

**Tulsa Metropolitan Area
Planning Commission**



Case PUD-851-1 Staff Report

Hearing Date: October 2, 2024

Prepared by: Jay Hoyt
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918-579-9476

Owner and Applicant Information

Applicant: Summit Concrete & Construction CO, LLC
Property Owner: David Belcher

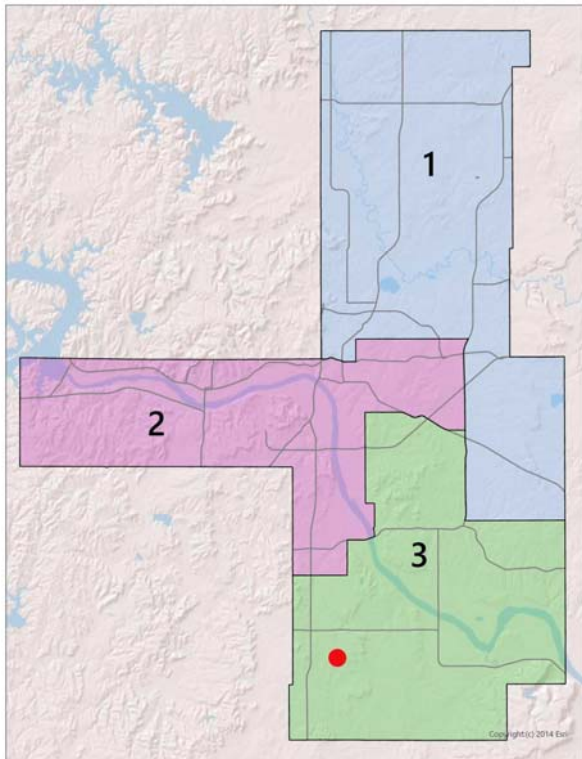
Property Location

Northeast corner of South 4th East Avenue and East
166th Place South

Tract Size: ±0.59 acres

Location within Tulsa County

(shown with County Commission districts)



Elected Representatives

County Commission: District 3, Kelly Dunkerley

Staff Recommendation

Staff recommends **approval**.

Request Summary

Minor Amendment to allow an 840 sf accessory building to
be located in the required side yard

Zoning

Existing Zoning: RE

Existing Overlays: PUD-851

Use

Current Use: Single-Family Residence

Comprehensive Plan Considerations

Land Use

Land Use Plan: Estate Residential (Glenpool)

Transportation

Major Street & Highway Plan: N/A

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: N/A

Environment

Flood Area: N/A

Parks & Open Space: N/A



Detailed Staff Recommendation

The applicant is requesting approval of a minor amendment to allow an 840 sf accessory building to be located in the side yard of the subject lot.

The Tulsa County Zoning Code prohibits accessory buildings from being located in the front or side yard of a lot in a residential district. The application is proposing to place an 840 sf accessory building in the side yard of the subject lot, as shown on the site plan provided by the applicant. The applicant is requesting that the PUD development standards for their lot be amended so that they may construct the proposed 840 sf accessory building in the side yard, adjacent to the existing home. No reduction in setbacks are being requested as part of this application and are not needed if the accessory building is constructed in the location indicated on the site plan.

Staff has reviewed the request and has determined:

- 1) PUD-851-1 is consistent with the provisions for administration and procedures of a PUD in Section 1170.7
- 2) PUD-851-1 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-851.
- 3) All remaining development standards defined in PUD-851 shall remain in effect

With consideration given to the factors listed herein, staff recommends **approval** of the application.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as: Estate Residential

This designation is for areas that, due to public service limitations or prevailing rural character, should have limited development activity other than large-lot residential. Such areas provide a transition between a city’s rural fringe and more urbanized in-city development patterns and intensities. Lots in this category typically range from one to three acres, which provides substantial openness and separation between individual dwellings.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RE	Estate Residential	Single-Family Residential
East	AG	Estate Residential	Single-Family Residential /Agricultural
South	RE	Estate Residential	Single-Family Residential
West	RE	Estate Residential	Single-Family Residential



Small Area Plans

None

Transportation

Major Street & Highway Plan: N/A

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Environmental Considerations

Flood Area: The subject property is not within a flood plain.

Parks & Open Space: N/A

Exhibits

Case map

Aerial

Tulsa County Comprehensive Plan Land Use Map

Applicant Exhibits:

Site Plan



SUBJECT TRACT

PUD-861

PUD-851

AG

RE

W 164TH PL S

S 1ST ECT

E 165TH ST S

W 166TH PL S

E 166TH PL S

E 167TH ST S

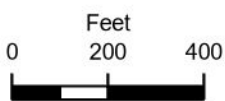
E 167TH ST S

S 1ST E AVE

S 2ND PLE

S 4TH E AVE

E 168TH ST S



PUD-851-1

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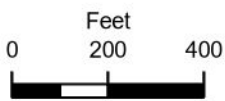
SUBJECT TRACT

PUD-851-1

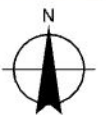
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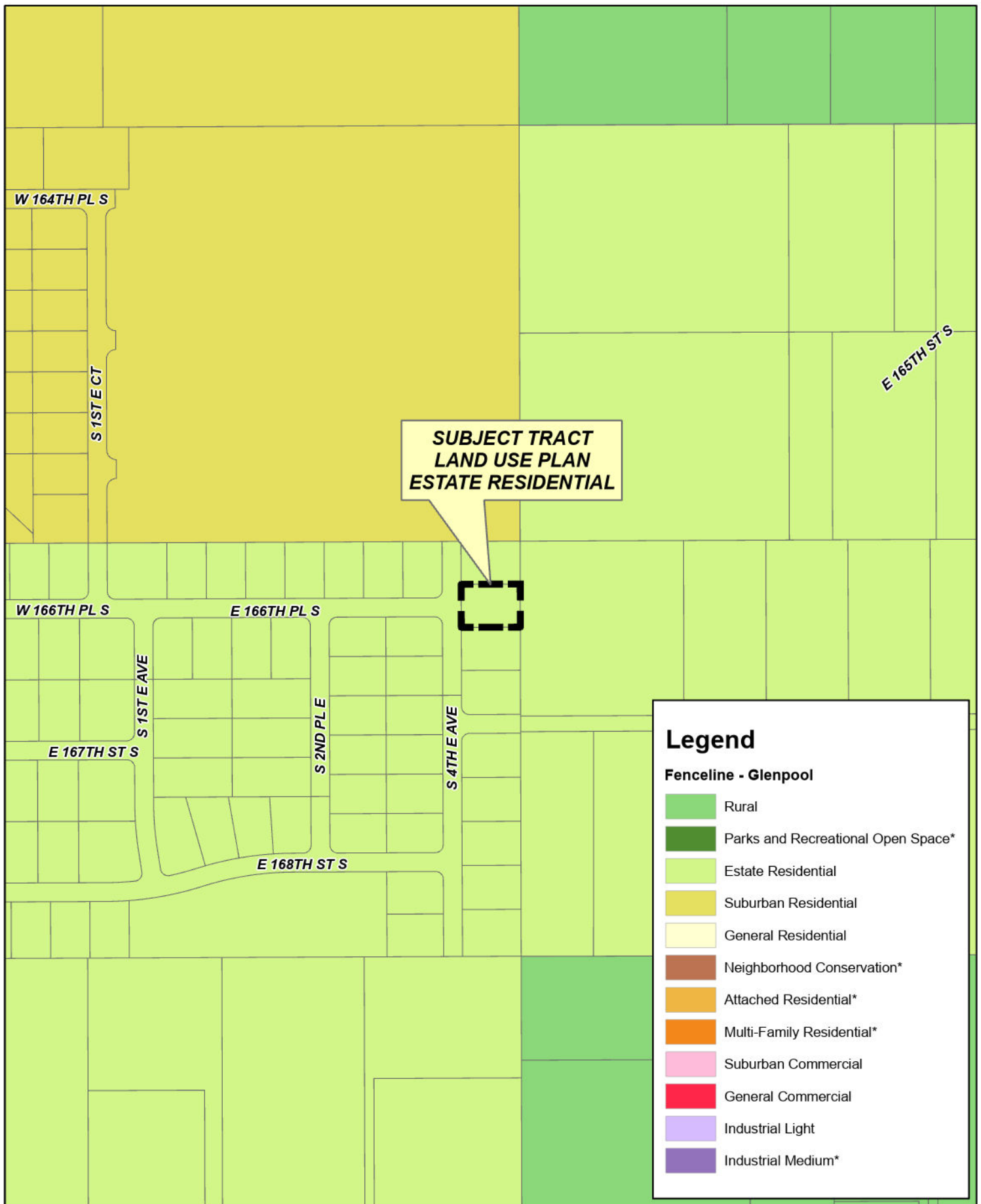
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2023



 Subject Tract



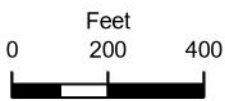


**SUBJECT TRACT
LAND USE PLAN
ESTATE RESIDENTIAL**

Legend

Fenceline - Glenpool

- Rural
- Parks and Recreational Open Space*
- Estate Residential
- Suburban Residential
- General Residential
- Neighborhood Conservation*
- Attached Residential*
- Multi-Family Residential*
- Suburban Commercial
- General Commercial
- Industrial Light
- Industrial Medium*



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