



Tulsa Metropolitan Area  
Planning Commission

**Case Number:** PUD-855-1  
**Minor Amendment**

**Hearing Date:** September 6<sup>th</sup>, 2023

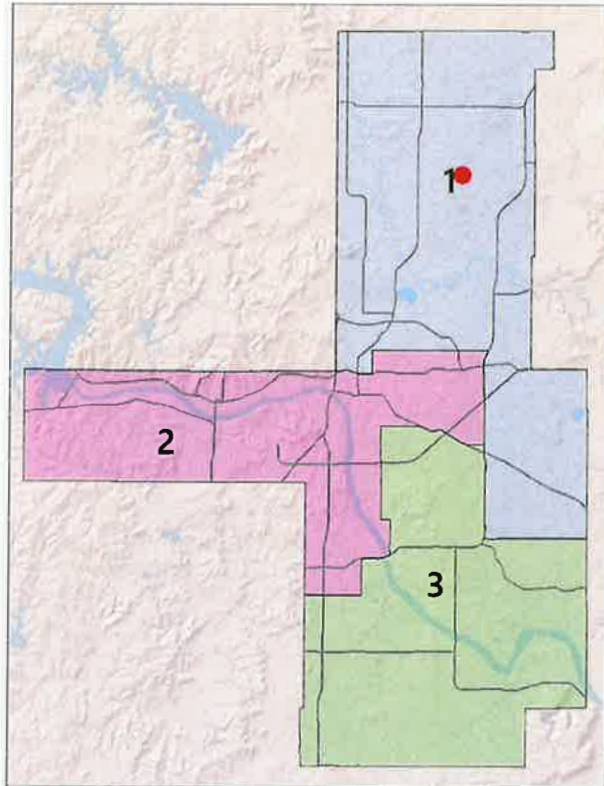
**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**

Applicant: AAB Engineering, LLC

Property Owner: Executive Homes, LLC

**Location Map:**  
(shown with County Commission Districts)



**Applicant Proposal:**

Concept summary: PUD minor amendment to reduce the required lot area and frontage in order to create an HOA reserve for landscape and irrigation.

Gross Land Area: 0.51 Acres

Location: North of the Northeast corner of East 106<sup>th</sup> Street North and North Memorial Drive

Lot 1, Block 5 Meadows I Amended

**Zoning:**  
Existing Zoning: RS/PUD-855  
Proposed Zoning: No Change

**Staff Recommendation:**  
Staff recommends approval.

**Comprehensive Plan:**  
Land Use Map: Transitional (Owasso)

**Staff Data:**  
TRS: 2113

**County Commission District: 1**  
*Commissioner Name:* Stan Sallee

**SECTION I:** PUD-855-1 Minor Amendment

Amendment Request: Minor amendment to reduce the required lot area and frontage in order to create an HOA reserve for landscape and irrigation.

Currently the PUD requires a minimum lot area of 21,780 sf and a minimum lot width of 115 ft. The applicant is proposing to reduce the minimum lot area on the subject lot to 420 sf, remove the minimum width requirement and add a minimum frontage of 35 feet. The amendment is intended to allow an HOA owned reserve area for landscape and irrigation purposes only. This amendment would apply only to the portion of the subject lot illustrated as Tract A in the document provided by the applicant. The remainder of the subject lot would comply with the existing standards of PUD-855.

Staff Comment: *This request is considered a Minor Amendment as outlined by Section 1170.7 of the Tulsa County Zoning Code.*

*“Minor changes in the PUD may be authorized by the Planning Commission, so long as a substantial compliance is maintained with the outline development plan and the purposes and standards of the PUD provisions hereof. Changes which would represent a significant departure from the outline development plan shall require compliance with the notice and procedural requirements of an original Planned Unit Development.”*

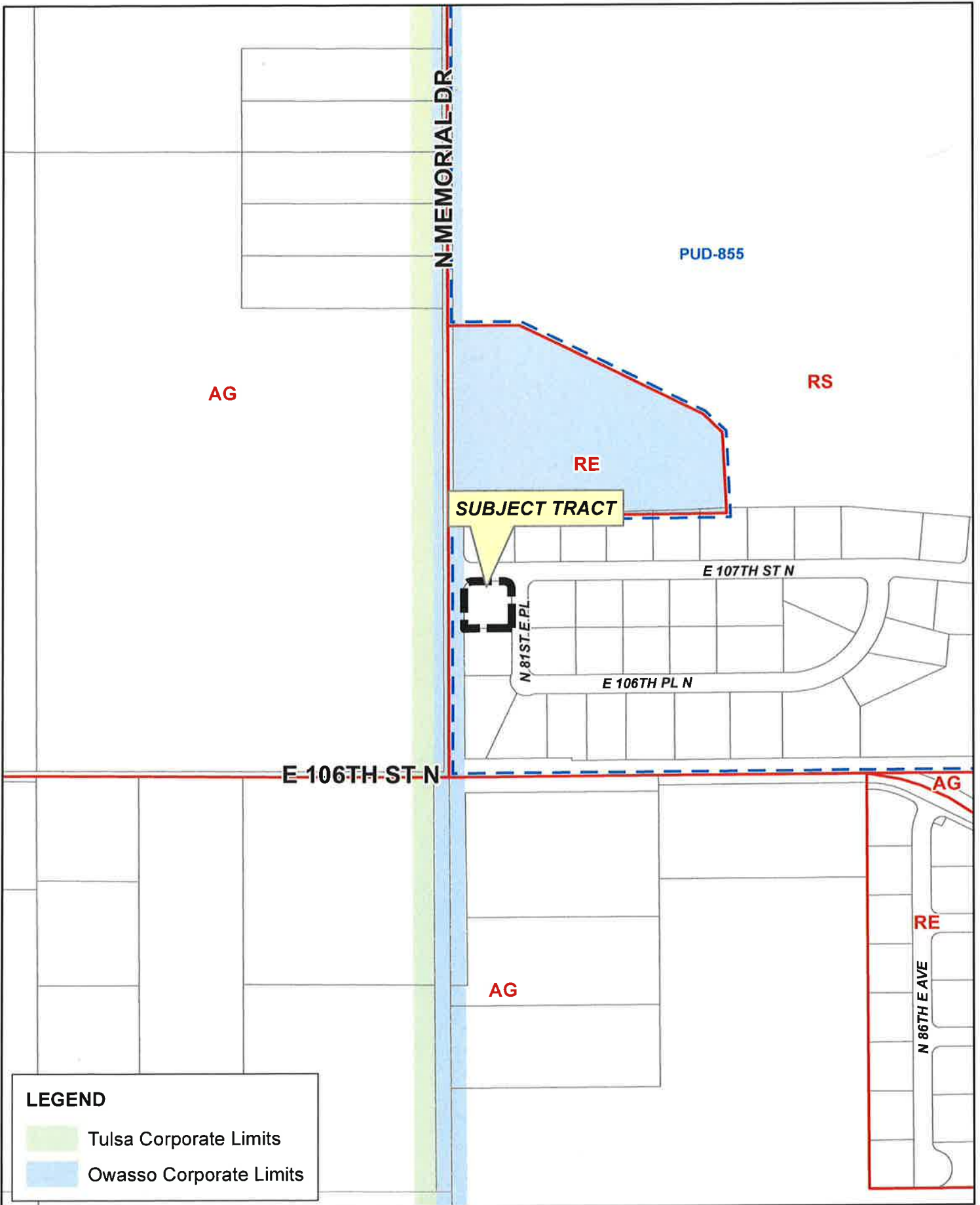
Staff has reviewed the request and determined:

- 1) PUD-855-1 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-855.
- 2) Proposed changes would apply only to the reserve area shown as Tract A.
- 3) All remaining development standards defined in PUD-855 shall remain in effect.

Exhibits included with staff report:

- INCOG zoning case map
- INCOG aerial photo
- INCOG aerial photo (Enlarged)
- Applicant Proposed Reserve Area (Tract A)

With considerations listed above, staff recommends **approval** of Minor amendment to reduce the required lot area, minimum lot width and add minimum lot frontage for the proposed reserve area.



**LEGEND**

- Tulsa Corporate Limits
- Owasso Corporate Limits

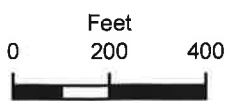


**PUD-855-1**

21-13 12







 Subject Tract

# PUD-855-1

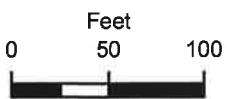
21-13 12

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

Aerial Photo Date: 2023







 Subject Tract

**PUD-855-1**

21-13 12

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

Aerial Photo Date: 2023

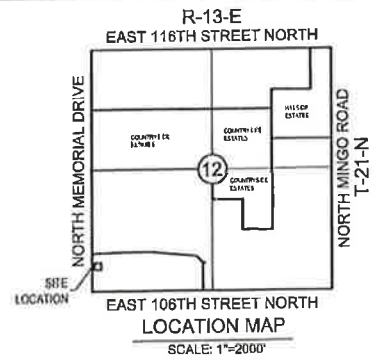
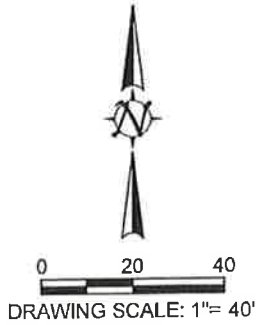


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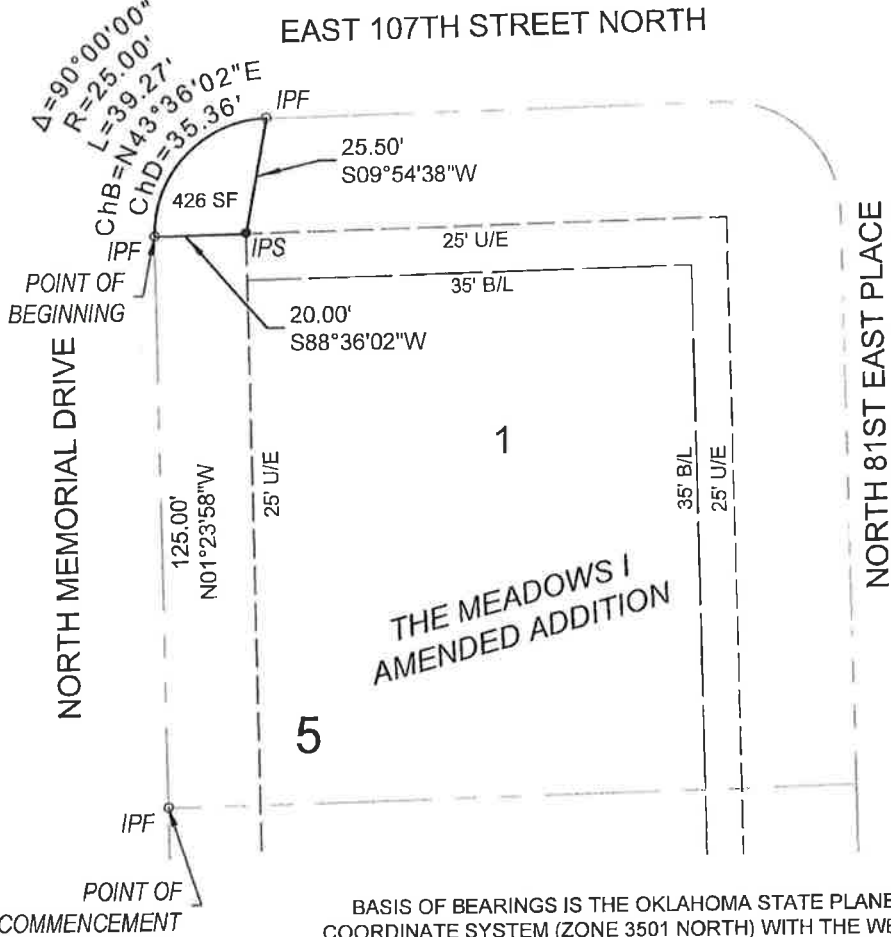
# Tract A

PART OF LOT 1, BLOCK 5, THE MEADOWS I AMENDED ADDITION, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.



## LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF LOT ONE (1), BLOCK FIVE (5), THE MEADOWS I AMENDED, A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 5; THENCE NORTH 01°23'58" WEST A DISTANCE OF 125.00 FEET ALONG THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING OF NORTH 43°36'02" EAST, A CHORD DISTANCE OF 35.36 FEET AND AN ARC LENGTH OF 39.27 FEET; THENCE SOUTH 09°54'38" WEST A DISTANCE OF 25.50 FEET; THENCE SOUTH 88°36'02" WEST A DISTANCE OF 20.00 FEET; TO THE SOUTH LINE OF SAID LOT 1 AND TO THE POINT OF BEGINNING.



BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE WEST LINE OF BLOCK 5 BEING N 01°23'58" W.

### SURVEYOR'S STATEMENT

THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA. THE FIELD WORK WAS COMPLETED ON JULY 20, 2023.

*Jay P. Bissell* 7-20-2023

JAY P. BISSELL  
OKLAHOMA PLS NO. 1318



### LEGEND

- IPF - IRON PIN FOUND
- IPS - IRON PIN SET (W/ CAP STAMPED CA 6318)
- U/E - UTILITY EASEMENT
- B/L - BUILDING LINE



PLOT DATE: Thu, 20 Jul 2023 FILE: P:\21113\12-106TH N & MEMORIAL (SOKOLOSKY)\SURVEY\2113-12 LOT 1 BLOCK 5 THE MEADOWS- LOT SPLIT