



Case Number: PUD-857-1
Minor Amendment

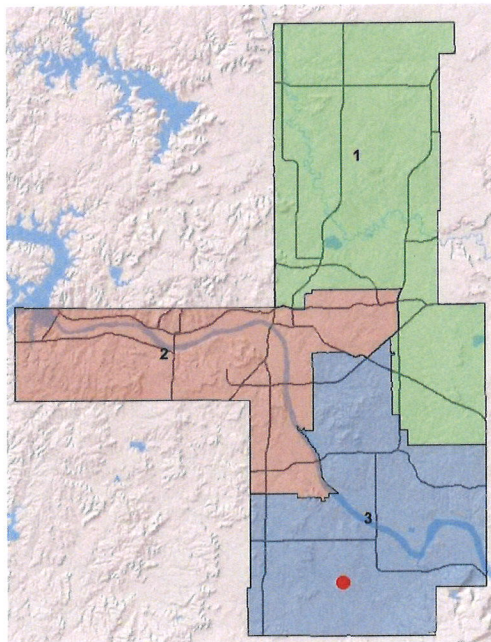
Hearing Date: April 21, 2021

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Select Design – Ryan McCarty

Property Owner: Four Cedars Development Group

Location Map:
 (shown with County Commission Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to reduce side yard setbacks and remove minimum dwelling size requirement

Tract Size: 50 + acres

Location: N of the NW/c of E. 181st St. S. & S. Yale Ave.

Zoning:
 Existing Zoning: RE/PUD-857
 Proposed Zoning: No Change

Comprehensive Plan:
 Land Use Map: Rural Residential
 Growth and Stability Map: N/A

Staff Recommendation:
 Staff recommends approval.

Staff Data:
 TRS: 7333

County Commission District: 3
Commissioner Name: Ron Peters

SECTION I: PUD-857-1 Minor Amendment

Amendment Request: The applicant is proposing to amend the PUD to reduce the required side yard setbacks and remove the minimum dwelling size requirement.

Currently PUD-857 requires side yards to be a minimum of 15 feet. The applicant proposes to reduce this to a minimum of 7 ½ feet. This would apply to both side yards of the lots within the PUD and would provide a minimum of 15 feet between residences as opposed to the 30 feet provided by the current restrictions.

The PUD also contains a requirement for minimum dwelling sizes of 2,500 sf of heated living space. The applicant proposes to remove this minimum dwelling size requirement from the development standards of the PUD. The applicant has stated that they intend to include a minimum dwelling size requirement in the private restrictions of the final plat.

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, which may direct the processing of an amended subdivision plat, incorporating such changes, 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.”

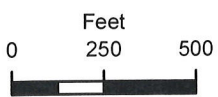
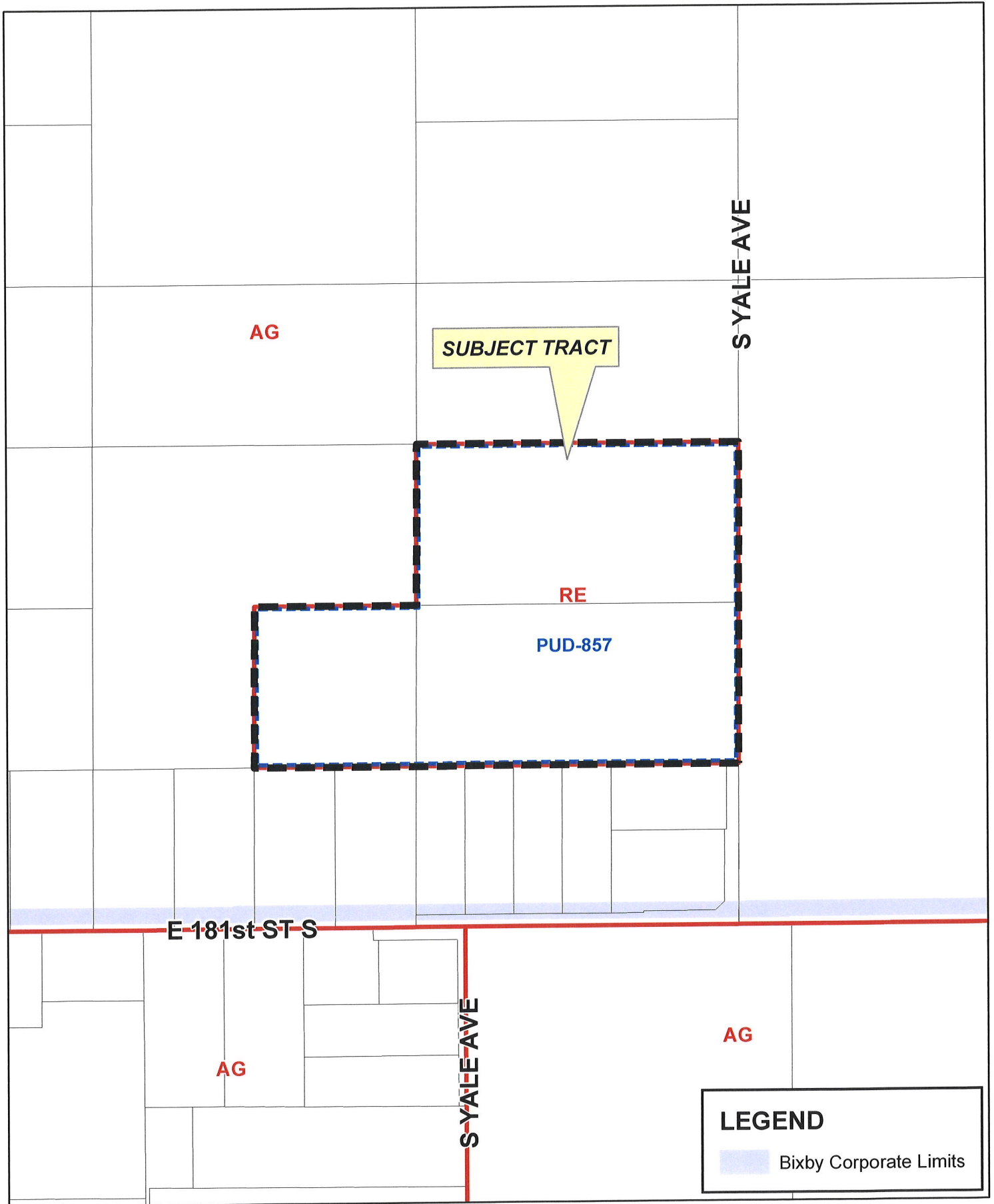
Staff has reviewed the request and determined:

- 1) PUD-857-1 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-857.
- 2) All remaining development standards defined in PUD-857 shall remain in effect.

Exhibits included with staff report:

INCOG zoning case map
INCOG aerial photo

With considerations listed above, staff recommends **approval** of the minor amendment to reduce the required side yard setback to 7 ½ feet and to remove the minimum dwelling size requirement.



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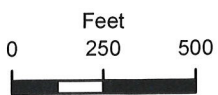




S YALE AVE

E 181st ST S

S YALE AVE



Subject Tract

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

Aerial Photo Date: February 2018



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