



Tulsa Metropolitan Area  
Planning Commission

**Case Number:** PUD-858-1  
**Minor Amendment**

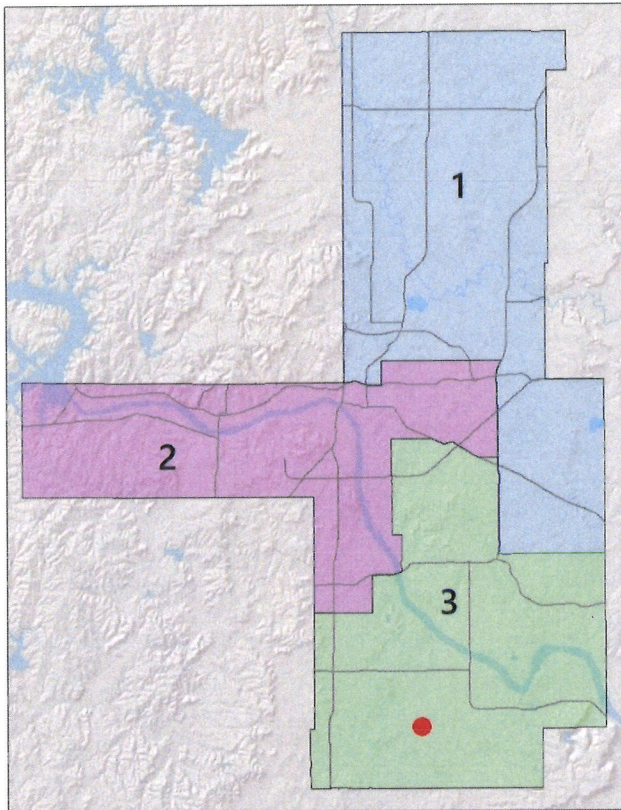
**Hearing Date:** May 3<sup>rd</sup>, 2023

**Case Report Prepared by:**  
Dylan Siers

**Owner and Applicant Information:**  
Applicant: John Wyrrick

Property Owner: Tim and Suzanne Sincock

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



**Applicant Proposal:**

Concept summary: PUD minor amendment to allow an accessory building within the side yard.

Gross Land Area: .52 Acres

Location: West of the Northwest corner of South Yale Avenue and East 181<sup>st</sup> Street South

Lot 5, Block 8, Magnolia Heights

**Zoning:**  
Existing Zoning: RE/PUD-858  
Proposed Zoning: No Change

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

**Staff Data:**  
TRS: 8302

**Staff Recommendation:**  
Staff recommends approval.

**County Commission District: 3**  
*Commissioner Name:* Kelly Dunkerley

2.1

May 3rd, 2023

**SECTION I:** PUD-858-1 Minor Amendment

Amendment Request: PUD minor amendment to allow for an accessory building within the side yard.

Currently, the Tulsa County zoning code does not allow for accessory buildings to be located in the side yards without being accompanied by a variance. While the development standards do not explicitly state that you cannot build within the side yard, it does state a 7.5' side setback. The applicant wants to construct an accessory building that is not within the 7.5' setback but is within the side yard of the property.

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:

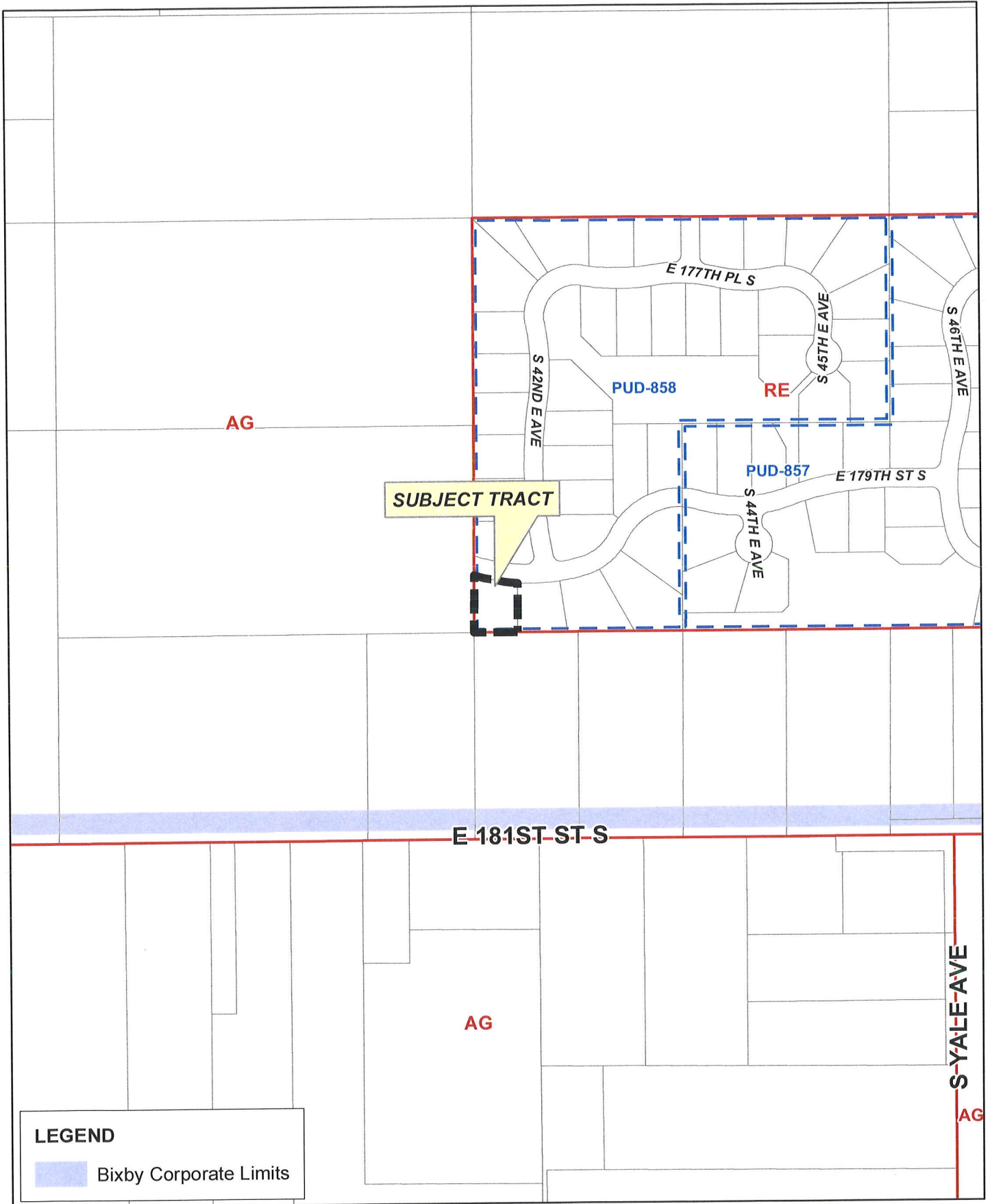
- 1) PUD-858-1 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-858.
- 2) All remaining development standards defined in PUD-858 shall remain in effect.

Exhibits included with staff report:

- INCOG zoning case map
- INCOG aerial photo
- INCOG land use plan map
- Site plan
- Site elevation plan
- Site layout

With considerations listed above, staff recommends **approval** of the minor amendment to allow an accessory building within the side yard.

2.2



**PUD-858-1**

17-13 33

2.3



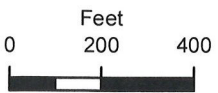
S 46TH AVE

E 179TH ST S

S 44TH AVE

E 181ST ST S

S YALE AVE



Subject Tract

**PUD-858-1**

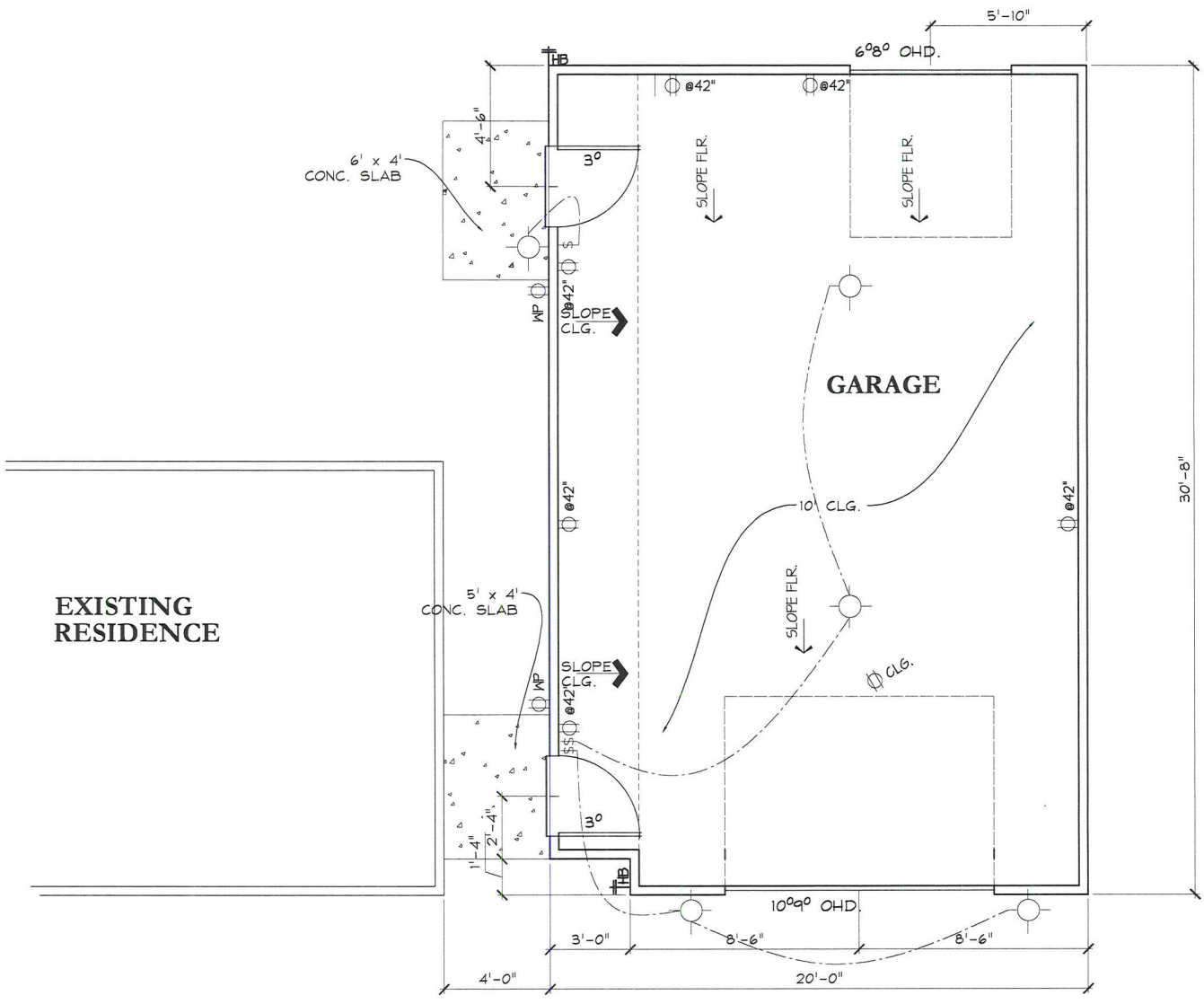
17-13 33

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

Aerial Photo Date: 2020/2021



2.4



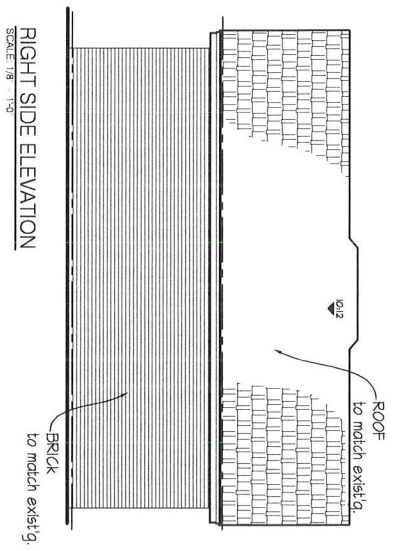
FLOOR PLAN  
SCALE 3/16" = 1'-0"

DESIGN: 03/10/23  
UPDATE: xx/xx/xx  
PERMIT: 03/20/23

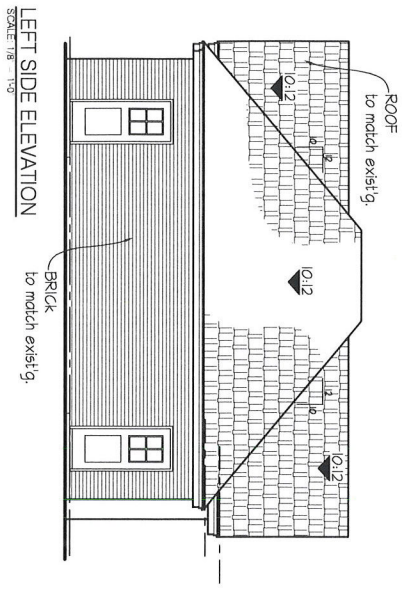
SINCOCK residence garage addition  
4135 east 179<sup>th</sup> st. .... bixby, OK

Sht. No.  
1.02

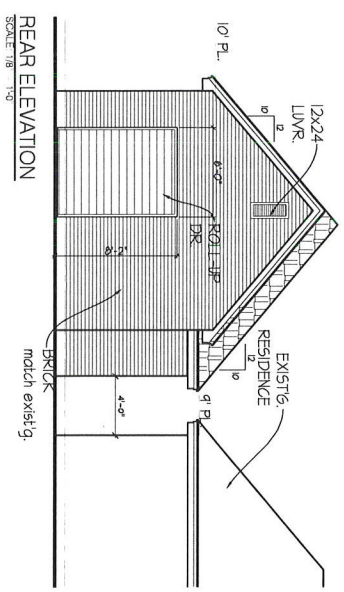




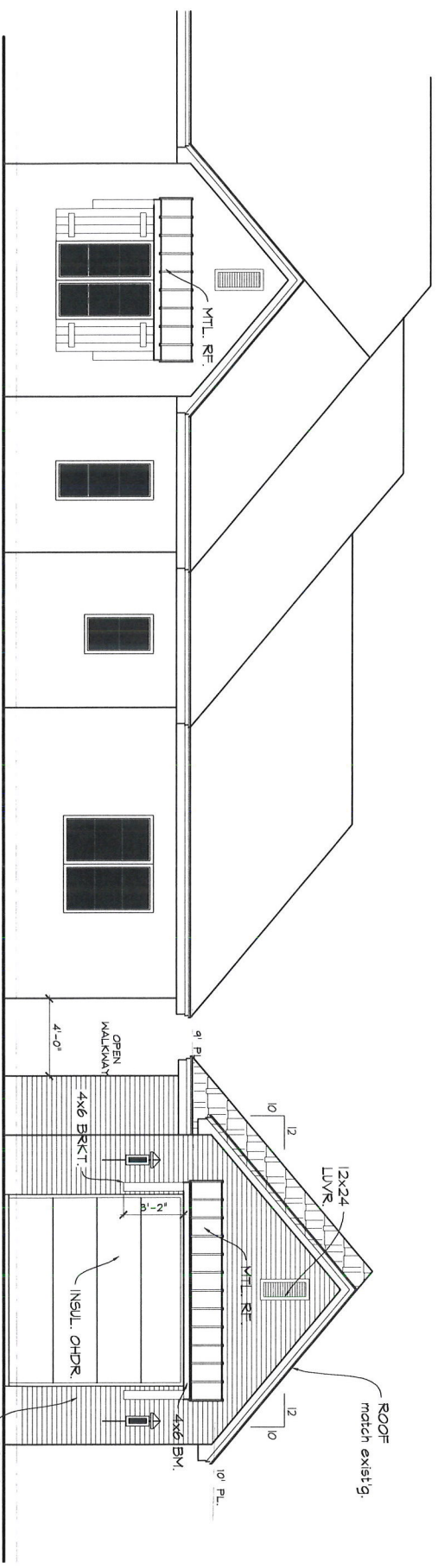
RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



REAR ELEVATION  
SCALE: 1/8" = 1'-0"



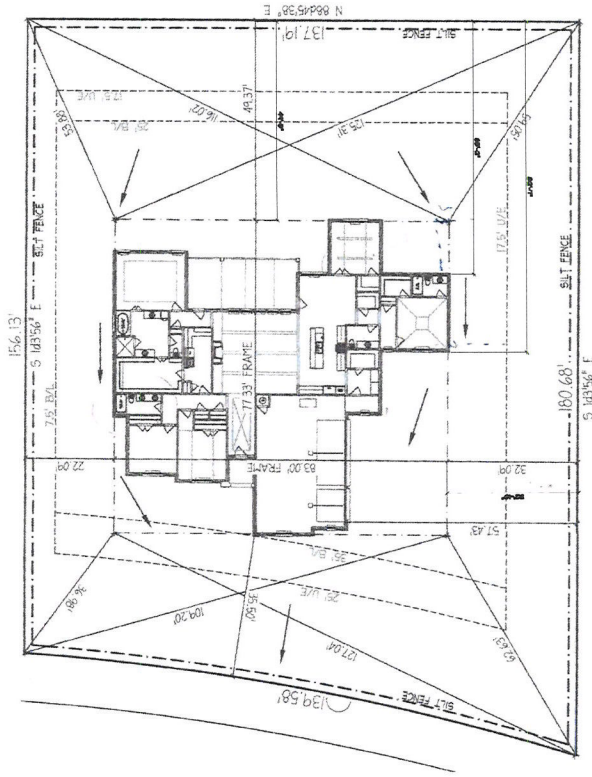
FRONT ELEVATION  
SCALE: 3/16" = 1'-0"

Sht. No.  
1.03

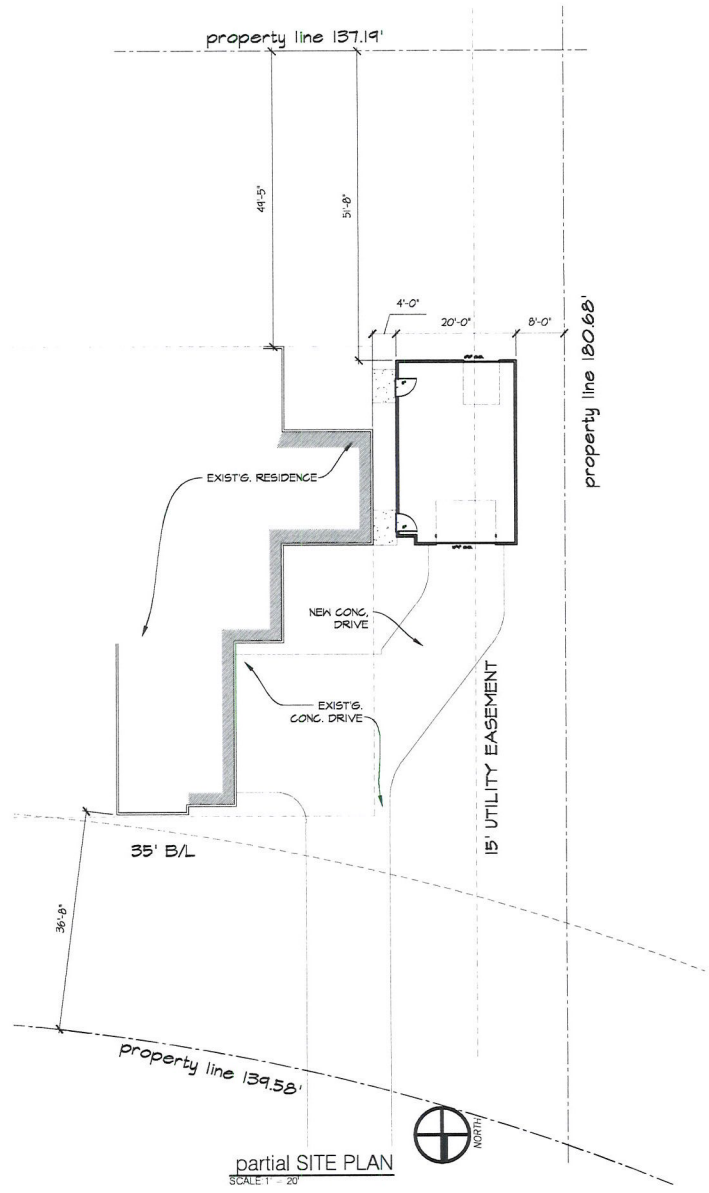
SINCOCK residence garage addition  
4135 east 179<sup>th</sup> st. .... bixby, OK

DESIGN: 03/10/23  
UPDATE: xx/xx/xx  
PERMIT: 03/20/23





existing SITE PLAN  
SCALE: 1" = 30'



partial SITE PLAN  
SCALE: 1" = 20'

IL018 BLK. 5 MAGNOLIA HEIGHTS  
4134 EAST 179th ST.  
BIXBY, OK



DESIGN: 03/10/23  
UPDATE: xx/xx/xx  
PERMIT: 03/20/23

SINCOCK residence garage addition  
4135 east 179th st. .... bixby, OK

Sht. No.  
1.01