



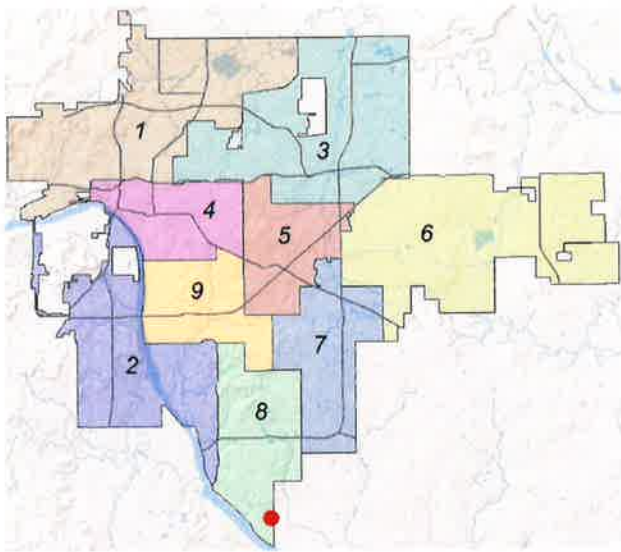
Case Number: PUD-828-2
Minor Amendment

Hearing Date: July 7, 2021
 Revised 7/6/2021

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Simmons Homes
 Property Owner: Same

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to reduce the required open space

Gross Land Area: 0.17 Acres

Location: North and West of the SW/c E 125th St S & S Sheridan Rd

Lot 8, Block 5 The Enclave at Addison Creek

Zoning:
 Existing Zoning: RS-3/PUD-828
 Proposed Zoning: No Change

Comprehensive Plan:
 Land Use Map: New Neighborhood
 Growth and Stability Map: Growth

Staff Recommendation:
 Staff recommends **denial**.

Staff Data:
 TRS: 7303

City Council District: 8
Councilor Name: Phil Lakin Jr.
County Commission District: 3
Commissioner Name: Ron Peters

SECTION I: PUD-828-2 Minor Amendment

Amendment Request: Revise the PUD Development Standards to reduce the required open space.

The current development standard for open space on each lot within PUD-828 is 3,572 sf. The applicant is requesting to reduce this requirement for the subject lot to 3,400 sf. This would be a reduction of 172 sf or less than 5% reduction of the current required open space on the lot, which would be a minor reduction from the currently established standard.

A PUD must provide the minimum required open space of the underlying zoning either on the lot or in common areas of the development. The open space of the reserve areas of this development have already been distributed in minor amendment PUD-828-1, therefore the requested reduction in open space cannot be granted.

Staff Comment: This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(9) of the City of Tulsa Zoning Code.

“Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved standards and the character of the development are not substantially altered.”

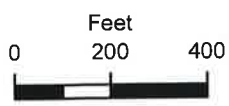
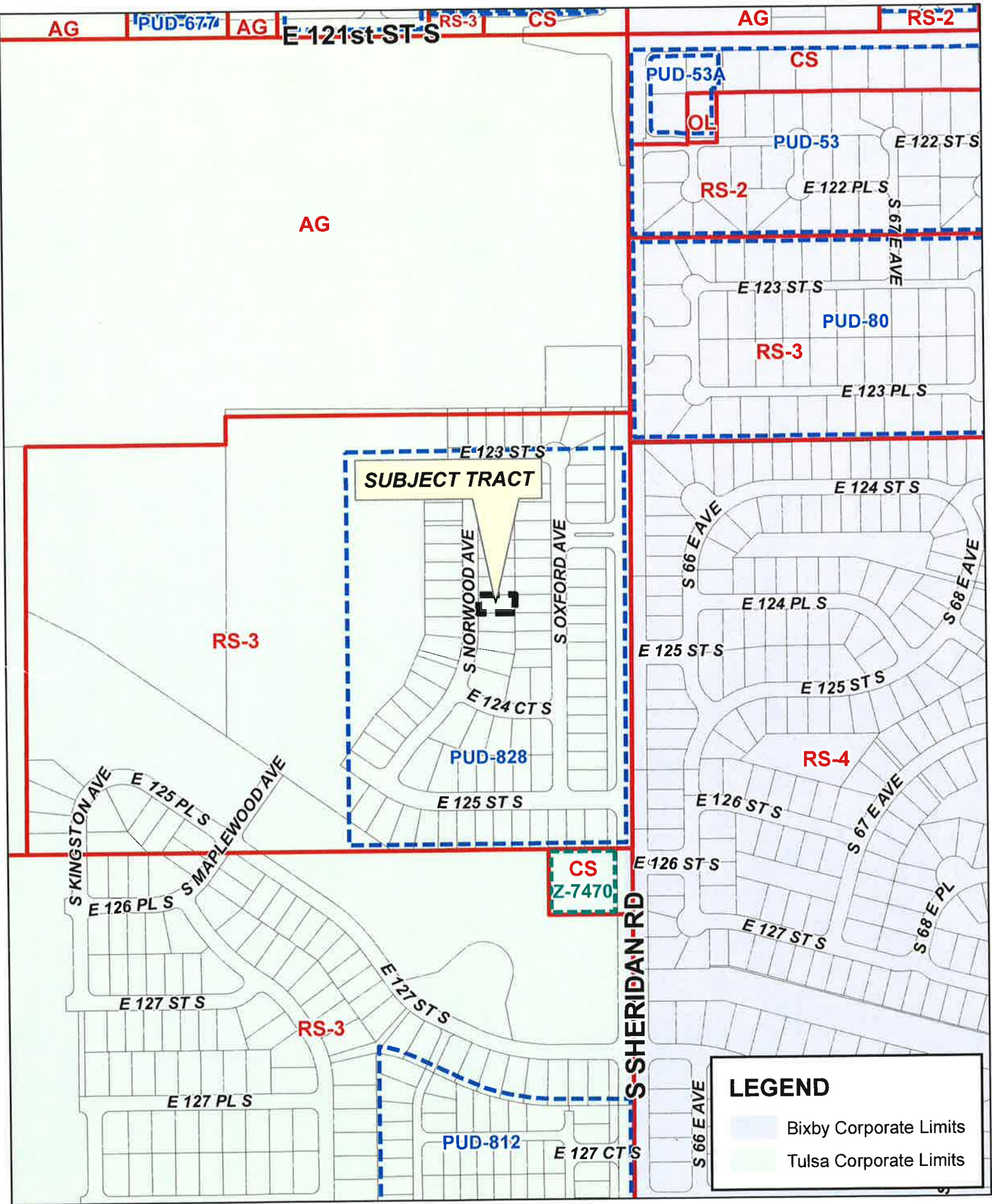
Staff has reviewed the request and determined:

- 1) PUD-828-2 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-828.
- 2) Due to restrictions in the open space requirement for PUDs in the City of Tulsa Zoning Code, the request cannot be granted without violating the Zoning Code.
- 3) All remaining development standards defined in PUD-828 and subsequent amendments shall remain in effect.

Exhibits included with staff report:

- INCOG zoning case map
- INCOG aerial photo
- INCOG aerial photo (enlarged)

With considerations listed above, staff recommends **denial** of the minor amendment to reduce the required open space on the subject lot.



PUD-828-2

17-13 03



LEGEND

- Bixby Corporate Limits
- Tulsa Corporate Limits

E 121st ST S

E 122 ST S

E 122 ST S

E 122 PL S

S 67 E AVE

E 123 ST S

E 123 PL S

E 123 ST S

S NORWOOD AVE

S OXFORD AVE

E 124 ST S

S 66 E AVE

E 124 PL S

S 68 E AVE

E 125 ST S

E 124 CT S

E 125 ST S

E 125 ST S

E 126 ST S

S KINGSTON AVE

E 125 PL S

S MAPLEWOOD AVE

E 126 PL S

E 126 ST S

S 67 E AVE

E 127 ST S

S 68 E PL

E 127 ST S

E 127 ST S

S SHERIDAN RD

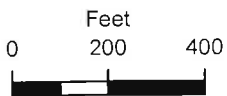
E 127 PL S

E 127 PL S

E 127 CT S

S 66 E AVE

S 68 E AVE



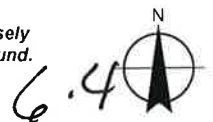
Subject Tract

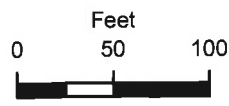
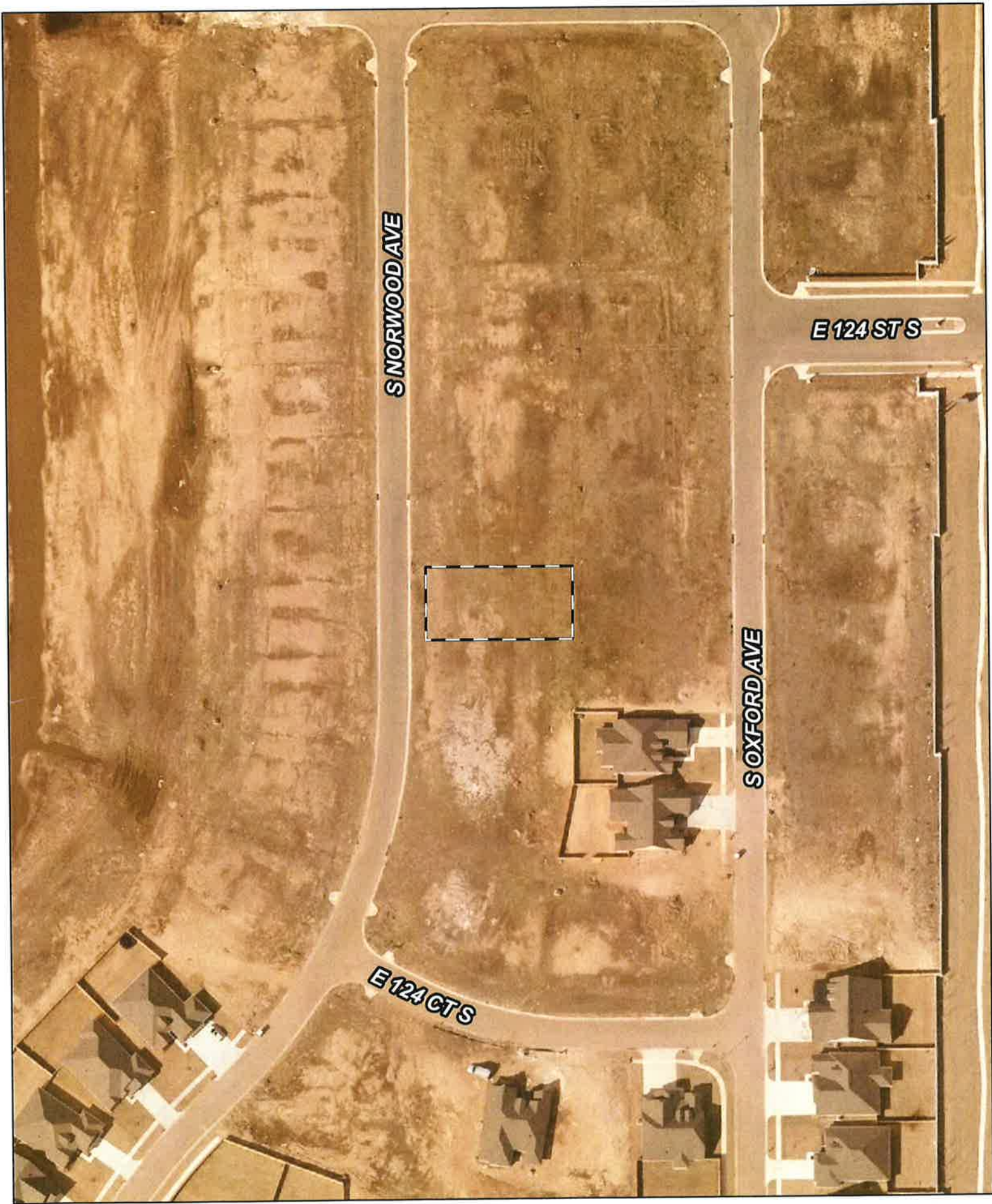
PUD-828-2

17-13 03

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

Aerial Photo Date: 2021





 Subject Tract

PUD-828-2

17-13 03

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

Aerial Photo Date: 2021

6.5

