



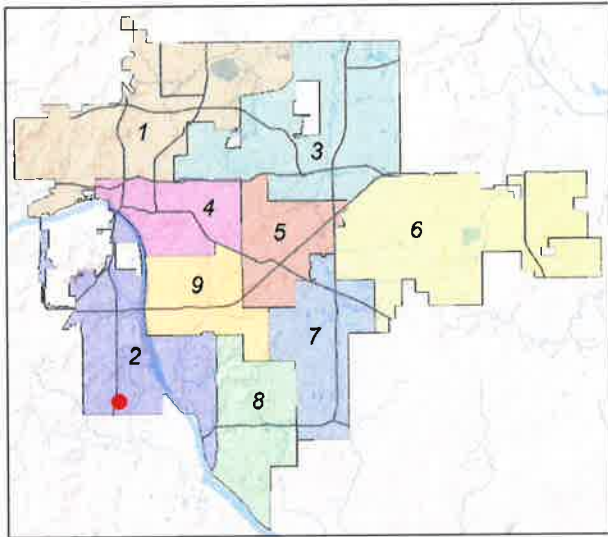
Case Number: Z-7140-SP-1h
Minor Amendment

Hearing Date: July 7, 2021

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Gant Hinkle
 Property Owner: TCGH, LLC.

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: Corridor minor amendment to reduce the side yard setback.

Gross Land Area: 0.11 acres

Location: West of the NW/c of W 85th Ct S & S Phoenix Pl W

Lot 10, Block 2 Hyde Park at Tulsa Hills

Zoning:
 Existing Zoning: CO/Z-7140-SP-1
 Proposed Zoning: No Change

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

Staff Recommendation:
 Staff recommends approval

Staff Data:
 TRS: 8214

City Council District: 2
Councilor Name: Jeannie Cue
County Commission District: 2
Commissioner Name: Karen Keith

SECTION I: Z-7140-SP-1h Minor Amendment

Amendment Request: Modify the Corridor Plan to reduce the side yard setback.

The current requirements for side yards within Hyde Park are either 0 ft on one side and 10 ft at the other or 5ft at one side and 5 ft at the other. The applicant wishes to construct a home that utilizes the 0 ft and 10 ft option, but which encroaches into the 10 ft setback, as shown on the applicant site plans included. They propose to reduce the side yard setback from 10 ft to 9 ft to permit a home with the footprint as shown on the plan.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 25.040D.3.b(5) of the Corridor District Provisions of the City of Tulsa Zoning Code.*

“Minor amendments to an approved corridor development plan may be authorized by the Planning Commission, which may direct the processing of an amended development plan and subdivision plat, incorporating such changes, so long as substantial compliance is maintained with the approved development plan. “

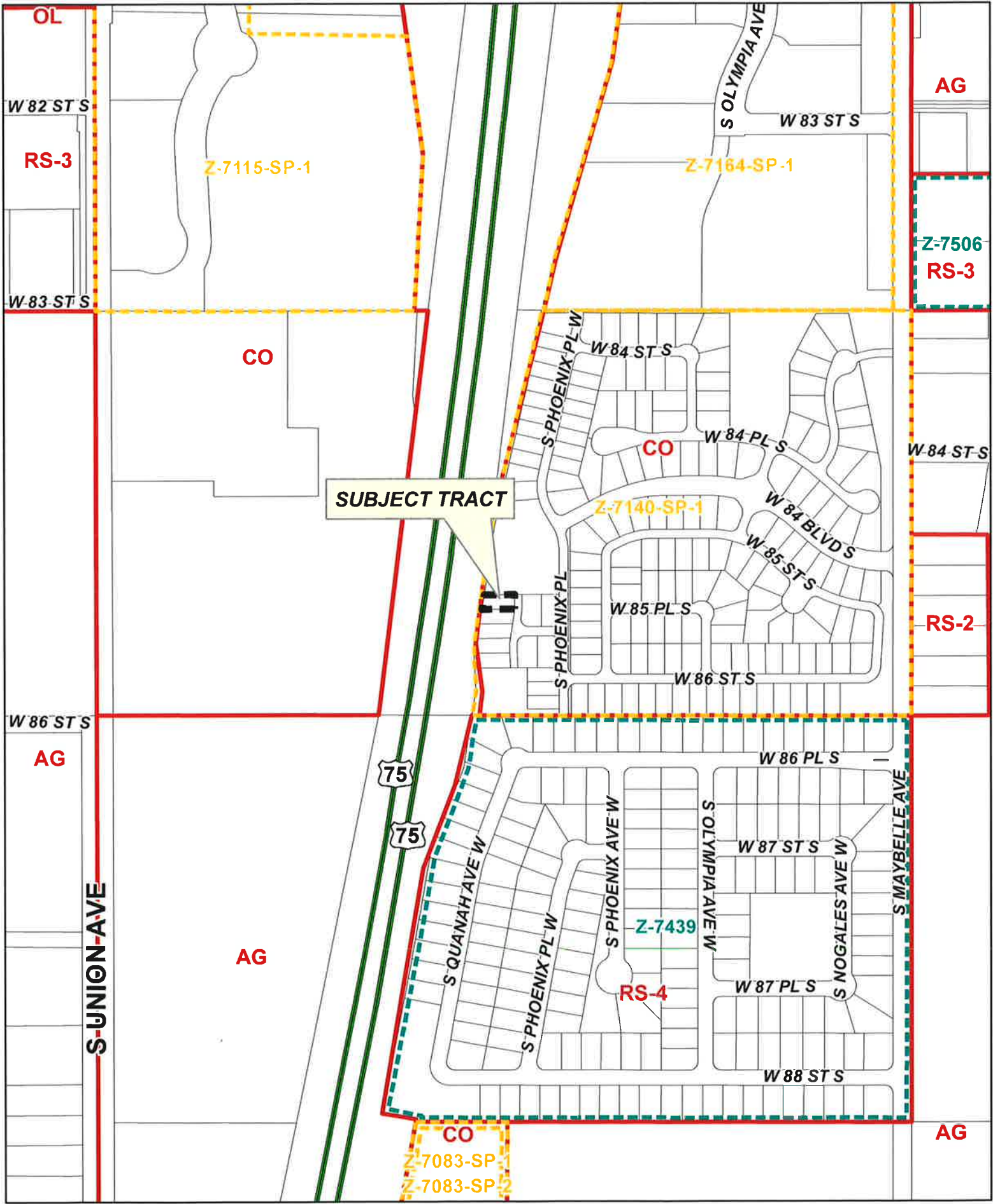
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in Z-7140-SP-1.
- 2) All remaining development standards defined in Z-7140-SP-1 and subsequent amendments shall remain in effect.

Exhibits included with staff report:

- INCOG zoning case map
- INCOG aerial photo
- INCOG aerial photo (enlarged)
- Applicant Site Plans

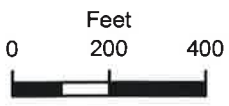
With considerations listed above, staff recommends **approval** of the minor amendment request to reduce the side yard setback from 10 ft to 9 ft.



SUBJECT TRACT

Z-7140-SP-1h

3.3





W 82 ST S

W 83 ST S

W 86 ST S

S UNION AVE

75

75

S QUANAH AVE W

S PHOENIX PL W

S PHOENIX AVE W

S OLYMPIA AVE W

S NOGALES AVE W

S MAYBELLE AVE

S OLYMPIA AVE

W 83 ST S

W 84 ST S

W 84 PL S

W 84 BLVD S

W 85 ST S

W 85 PL S

W 86 ST S

W 86 PL S

W 87 ST S

W 87 PL S

W 88 ST S

W 84 ST S



Subject Tract

Z-7140-SP-1h

18-12 14

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

Aerial Photo Date: February 2018





75

75

W 84 BLVD S

S PHOENIX PL

W 85 CT S

W 86 ST S

Z-7140-SP-1h

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

18-12 14

Aerial Photo Date: February 2018

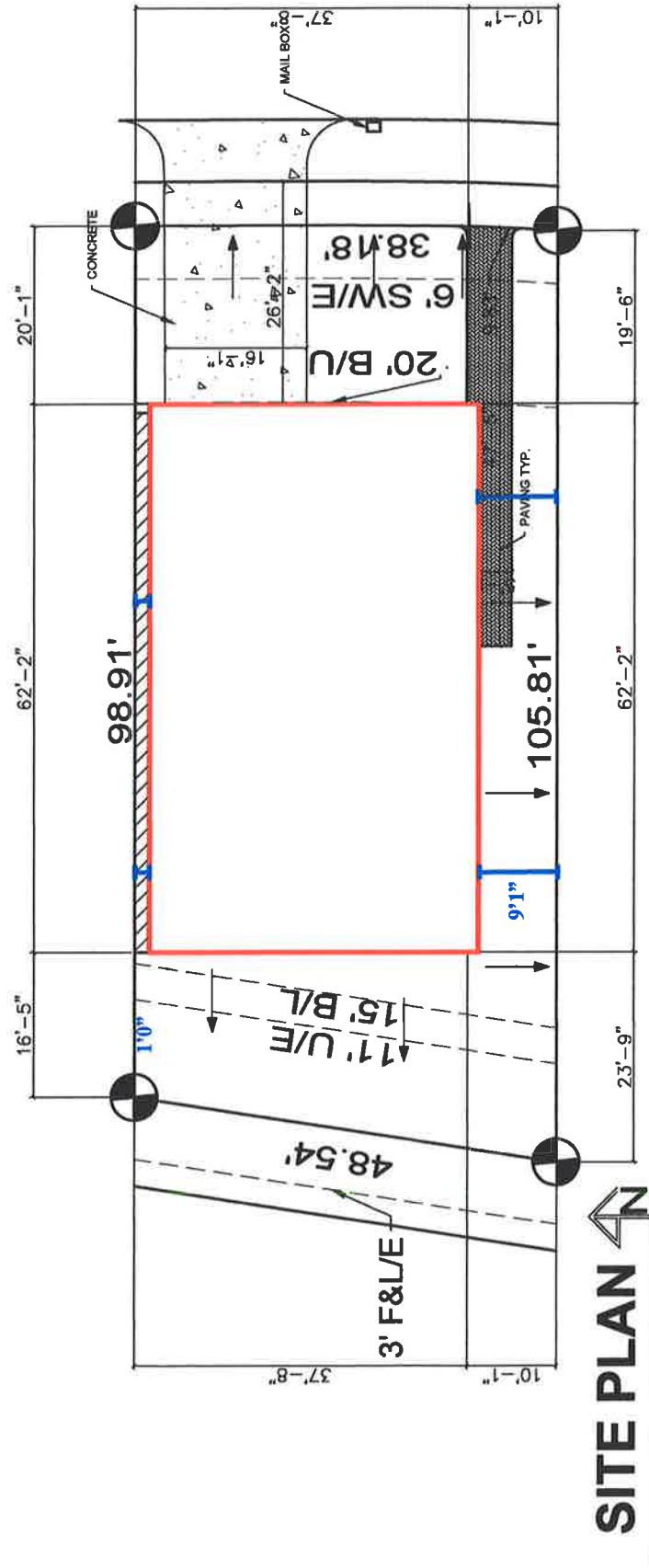


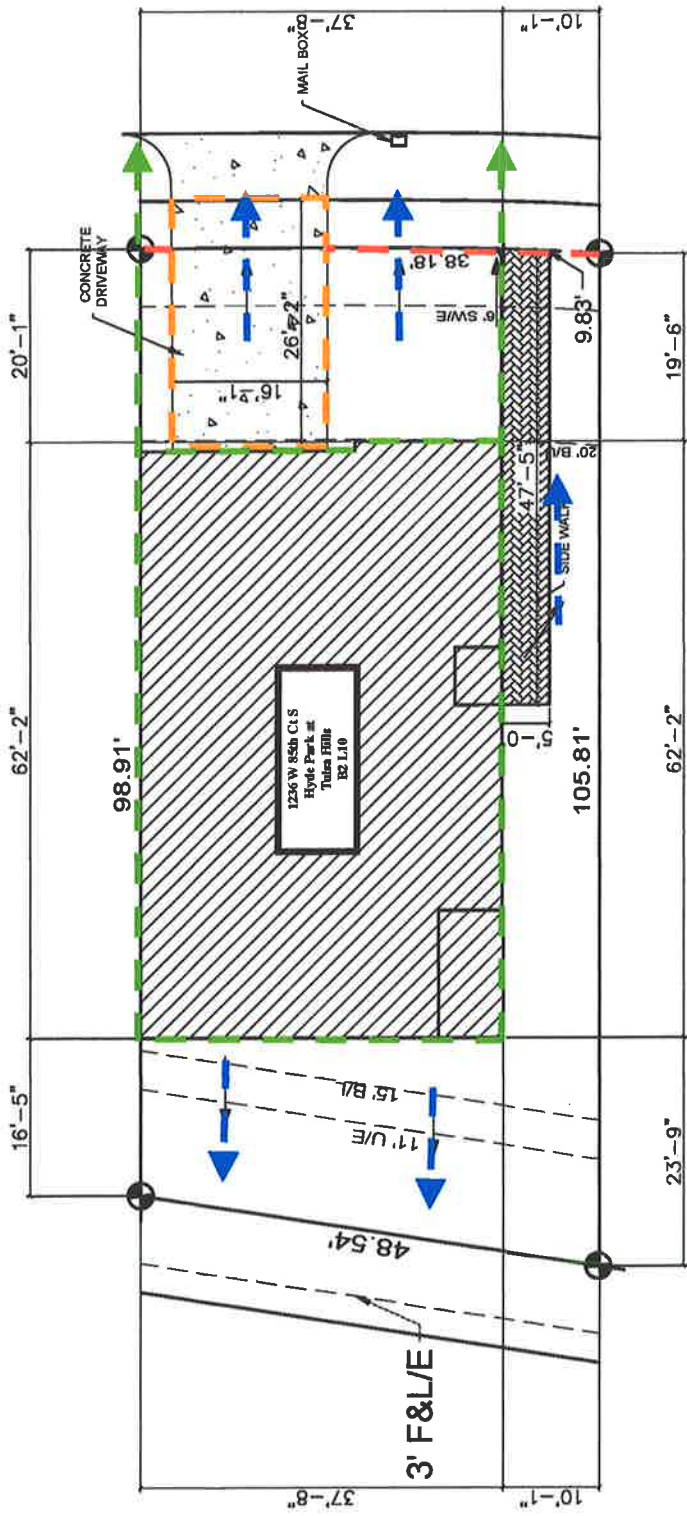
Subject Tract



35

1236 W 85th Ct, Tulsa, OK 74132
 BLK 2 LT 10 Hyde Park at Tulsa Hills
 Site Plan Revision





SITE PLAN

SCALE: 1" = 20'

Drainage
Gravel
Silt Fence
Tight-line Guttering to Street

