



Tulsa Metropolitan Area  
Planning Commission

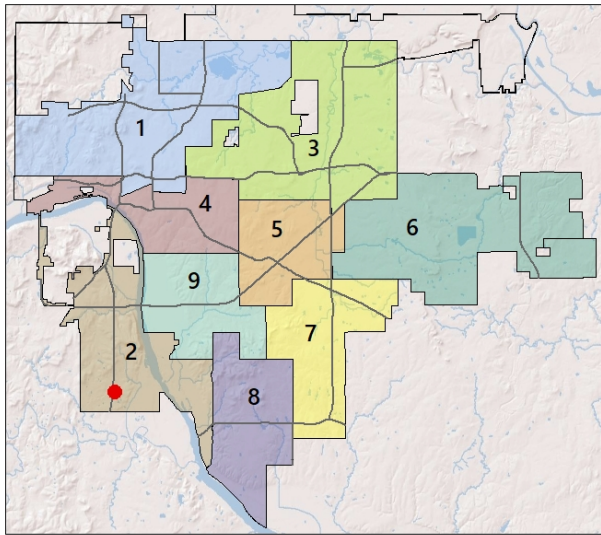
**Case Number:** Z-7140-SP-1j  
Minor Amendment

**Hearing Date:** February 1<sup>st</sup>, 2023

**Case Report Prepared by:**  
Dylan Siers  
**Amended by staff 1/30/2023**

**Owner and Applicant Information:**  
Applicant: TCGH, LLC  
  
Property Owner: TCGH, LLC.

**Location Map:**  
(shown with City Council Districts)



**Applicant Proposal:**

Concept summary: Corridor minor amendment to allow a separation distance of less than 10' between two homes.

Gross Land Area: 0.27 acres

Location: South of the SW/c of W 81<sup>st</sup> St S & S Maybelle Ave

Lot 24 and Lot 23, 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-1j Minor Amendment

Amendment Request: Modify the Corridor Plan to reduce separation distance between two buildings.

~~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 has constructed a home on Lot 24 that is 5ft from the property line and a home on Lot 23 that is 0' feet from the property abutting Lot 24. The structure on Lot 23 puts both properties out of compliance with the separation requirement within the corridor plan. Since the separation between the two homes is only 5', the applicant needs to modify the corridor plan so that the separation distance between two buildings can be 5' as opposed to 10'.~~

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 has constructed a home on Lot 24 that is 5ft from the property line. They are working on building a home on lot 23' that is 0' from the north property line, and 5' from the existing structure to the north. This request puts both the future home on lot 23 and the current home on lot 24 out of compliance. To get the building permits for the home on lot 23, the applicant will need to amend the requirements of a 10' separation between 2 buildings. Permitting has requested that the applicant seek a minor amendment as well as revise plans showing that a 1-hour fire rate wall be used on the new build on lot 23.

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) Z-7140-SP-1j is consistent with the provisions for administration and procedures of a corridor development plan in section 25.040.E.5.
- 3) 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)
- Site plans for Lt 24 Blk 2
- Site plans for Lt 23 Blk 2

With considerations listed above, staff recommends **approval** of the minor amendment request to allow a separation distance of less than 10' between two homes.