

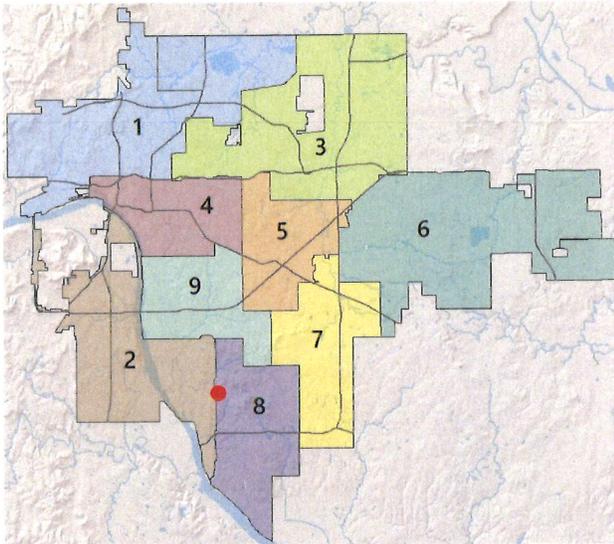


Case Number: Z-7625a
Minor Amendment
(Continued from August 3rd and August 17th, 2022)
Hearing Date: October 5, 2022

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Lou Reynolds
Property Owner: Oklahoma Studios, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:
Concept summary: ODP minor amendment to allow retaining wall tie-backs to be located in a portion of the 25 ft landscape buffer.
Gross Land Area: 6.28 ± Acres
Location: NEC E 81st St S and S Harvard Ave
Lot 6 & 7, Block 3 Timbercrest Addition

Zoning:
Existing Zoning: OM/Z-7625
Proposed Zoning: No Change

Staff Recommendation:
Staff recommends denial.

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

Staff Data:
TRS: 8309

City Council District: 8
Councilor Name: Phil Lakin, Jr.
County Commission District: 3
Commissioner Name: Kelly Dunkerley

SECTION I: Z-7625a Minor Amendment

Amendment Request: Revise the Optional Development Plan Standards to allow retaining wall tie-backs to be located in a portion of the 25 ft landscape buffer.

Currently the Optional Development Plan Standards require retaining walls, including footings, tie-backs and wall drainage must be placed outside of the 25 foot landscape buffer area as outlined in the Zoning/Optional Development Plan approval for Z-7625. The applicant is proposing to revise the standards to allow tie-backs within the 25 foot landscape buffer in the areas indicated on the site plan provided by the applicant.

Staff does not support this request and feels that the 25 foot landscape buffer approved in the Optional Development plan should be maintained.

Staff Comment: *This request is considered a Minor Amendment as outlined by Section 70.040.I.1.a(8) of the City of Tulsa Zoning Code.*

“Modification to approved screening and landscaping plans, provided the modification is not a substantial deviation from the original approved plan.”

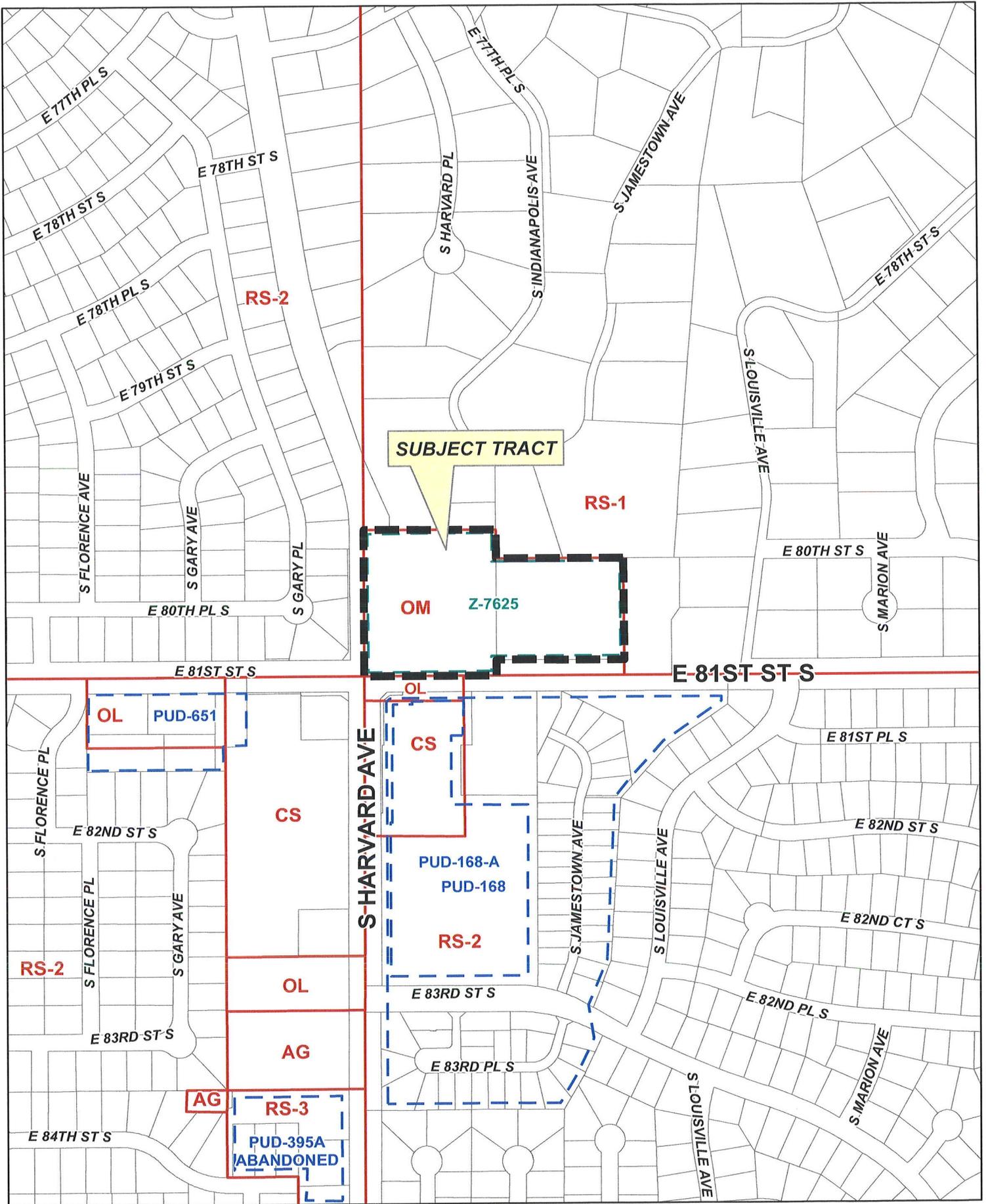
Staff has reviewed the request and determined:

- 1) Z-7625a represents a significant departure from the approved development standards in the Optional Development Plan but may be considered a minor amendment to Z-7625.
- 2) If approved, all remaining development standards defined in Z-7625 shall remain in effect.

Exhibits included with staff report:

INCOG zoning case map
INCOG aerial photo
Applicant Exhibit “A”
Applicant Site Plan

With considerations listed above, staff recommends **denial** of the minor amendment to revise the Optional Development Plan Standards to allow retaining wall tie-backs to be located in a portion of the 25 ft landscape buffer.

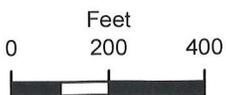


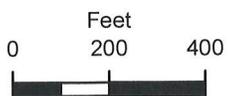
SUBJECT TRACT

OM Z-7625

Z-7625a

18-13 09





Subject
Tract

Z-7625a

18-13 09

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

Aerial Photo Date: 2020/2021



1.4

Exhibit "A"

The Applicant requests a Minor Amendment to the Z-7625 Optional Development Plan to allow retaining wall tie-backs to be located in a portion of the 25-foot landscape buffer. Except as set forth below, all other development standards of the Optional Development Plan shall remain the same.

RETAINING WALL AND TERRAIN CONSIDERATIONS

Except for the portion of the 25 foot landscape buffer area, shown on the attached Exhibit "A", in which tie-backs are permitted, retaining walls including footings, tie-backs, and wall drainage must be placed outside of the 25 foot buffer areas defined in the Landscaping and Screening Development Standards.

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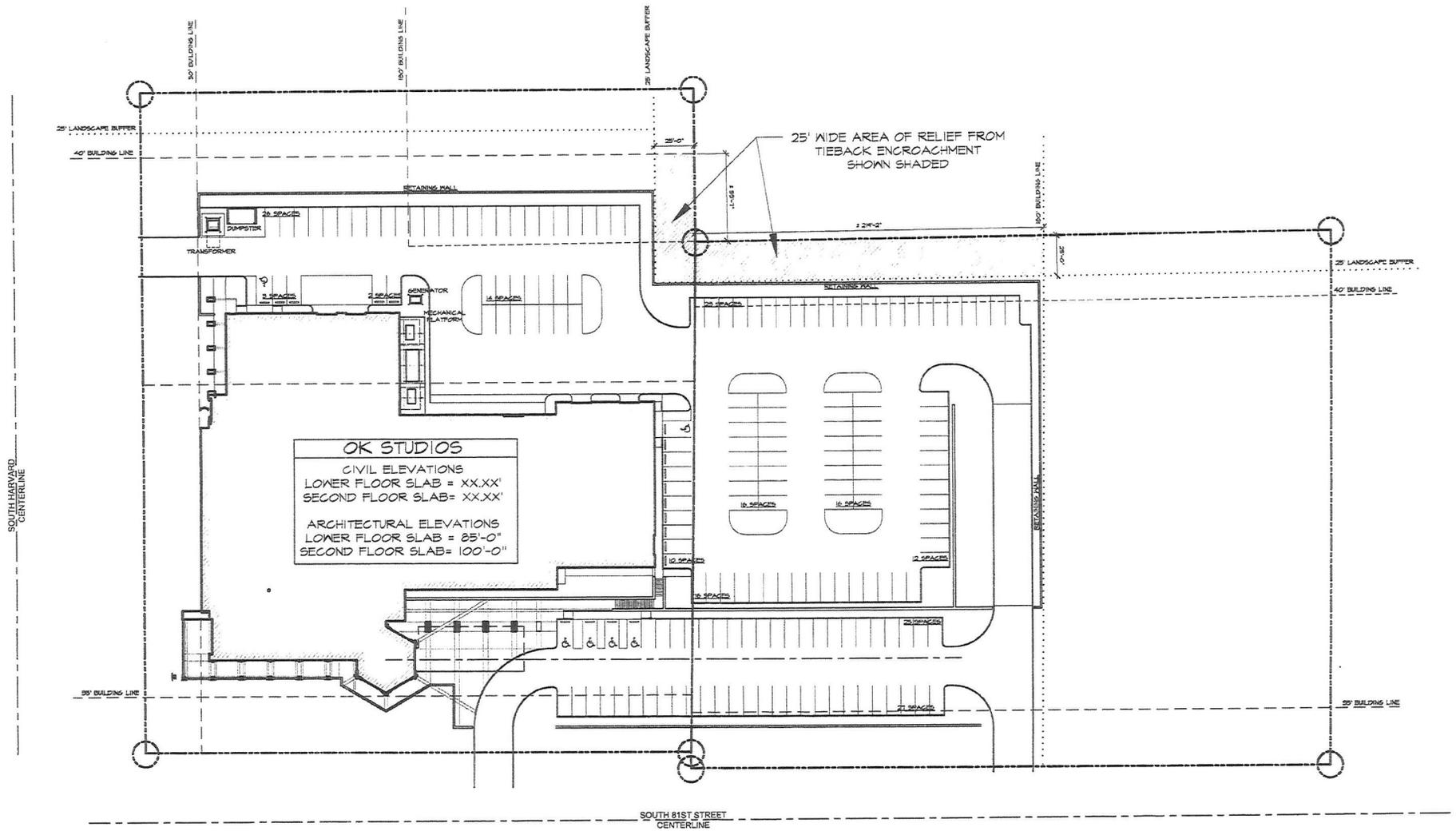


EXHIBIT A

SCALE: [Scale bar with markings for 0, 10, 20, 30, 40, 50, 60, 70, 80, 90, 100 feet] NORTH