



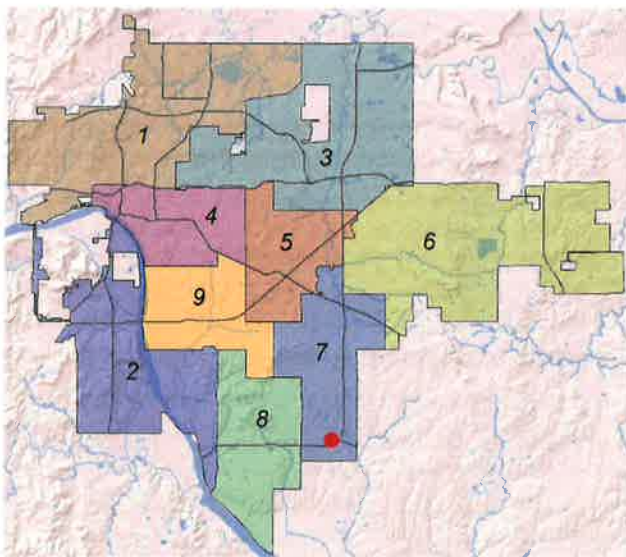
Case Number: PUD-628-C-4/Z-6467-SP-7d
Minor Amendment

Hearing Date: June 17, 2020

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Nathalie Cornett
 Property Owner: W.O. Smith Trust

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to increase building coverage from 37% to 43%

Gross Land Area: 2.65 acres

Location: E of SE/c S 97th E Ave and E 93rd St S

Lot 3, Block 1 Cedar Ridge Park

Zoning:
 Existing Zoning: CO/PUD-628-C/Z-6467-SP7
 Proposed Zoning: No Change

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

Staff Recommendation:
 Staff recommends approval

Staff Data:
 TRS: 8419

City Council District: 7
 Councilor Name: Lori Decter Wright

County Commission District: 3
 Commissioner Name: Ron Peters

SECTION I: PUD-628-C-4 Minor Amendment

Amendment Request:

Amend the development standards to increase the allowable building coverage from 37% to 43% as shown on the conceptual plan. Typical building coverage in commercially zoned sites is between 50% to 75%, so this request would be within the normal allowances for commercially zoned lots.

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) The requested amendment does not represent a significant departure from the approved development standards in PUD-628-C.
- 2) All remaining development standards defined in PUD-628-C and subsequent amendments shall remain in effect.

Exhibits included with staff report:

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

With considerations listed above, staff recommends **approval** of the minor amendment to increase allowable building coverage from 37% to 43%.

SECTION I: PUD-628-C-4 Minor Amendment

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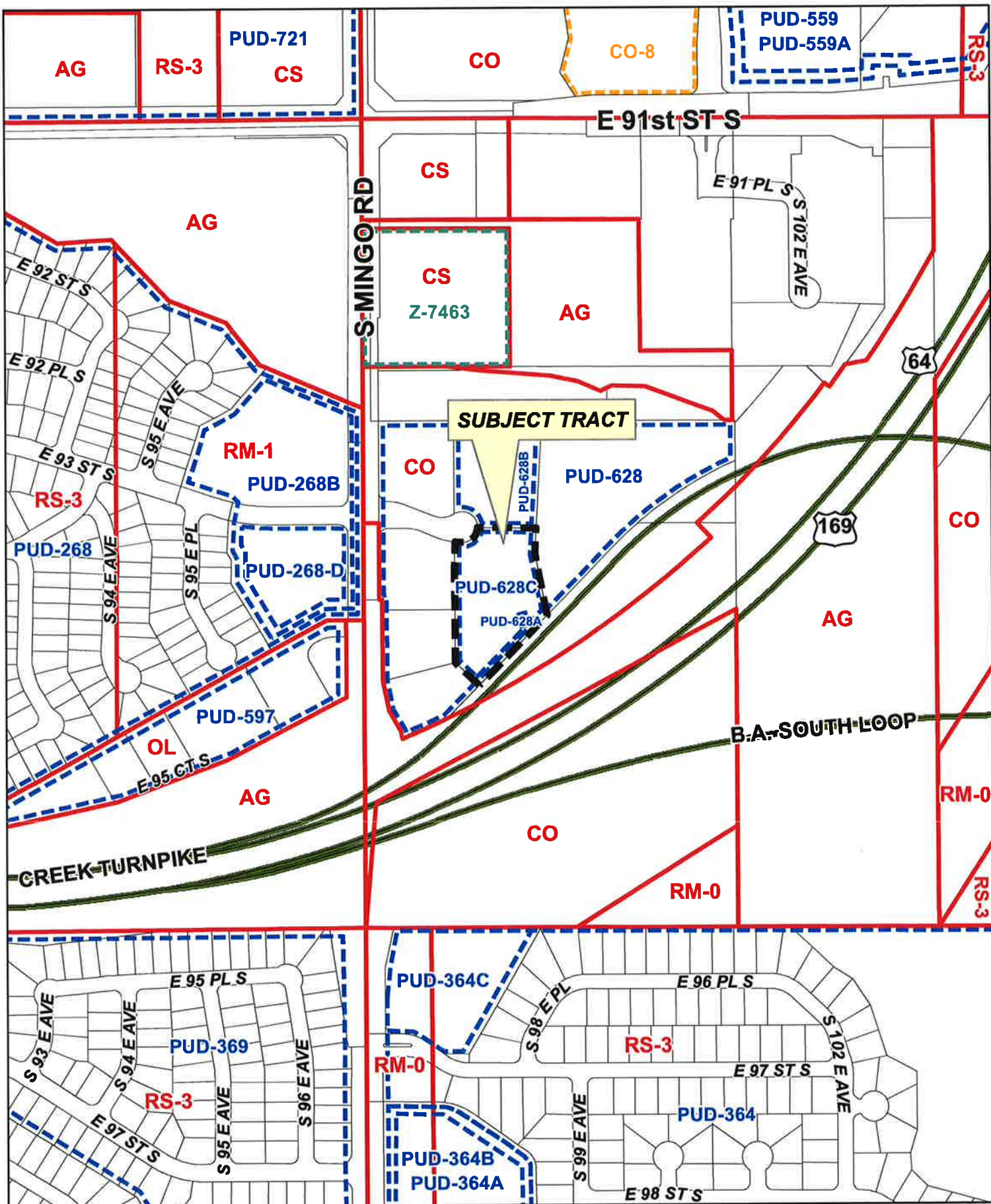
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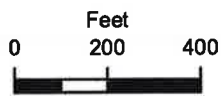
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SUBJECT TRACT

**PUD-628-C-4/
Z-6467-SP-7c**

3.4





**PUD-628-C-4/
Z-6467-SP-7c**

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

Aerial Photo Date: February 2018

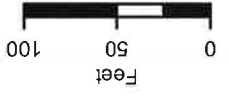
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 Subject Tract





Subject Tract

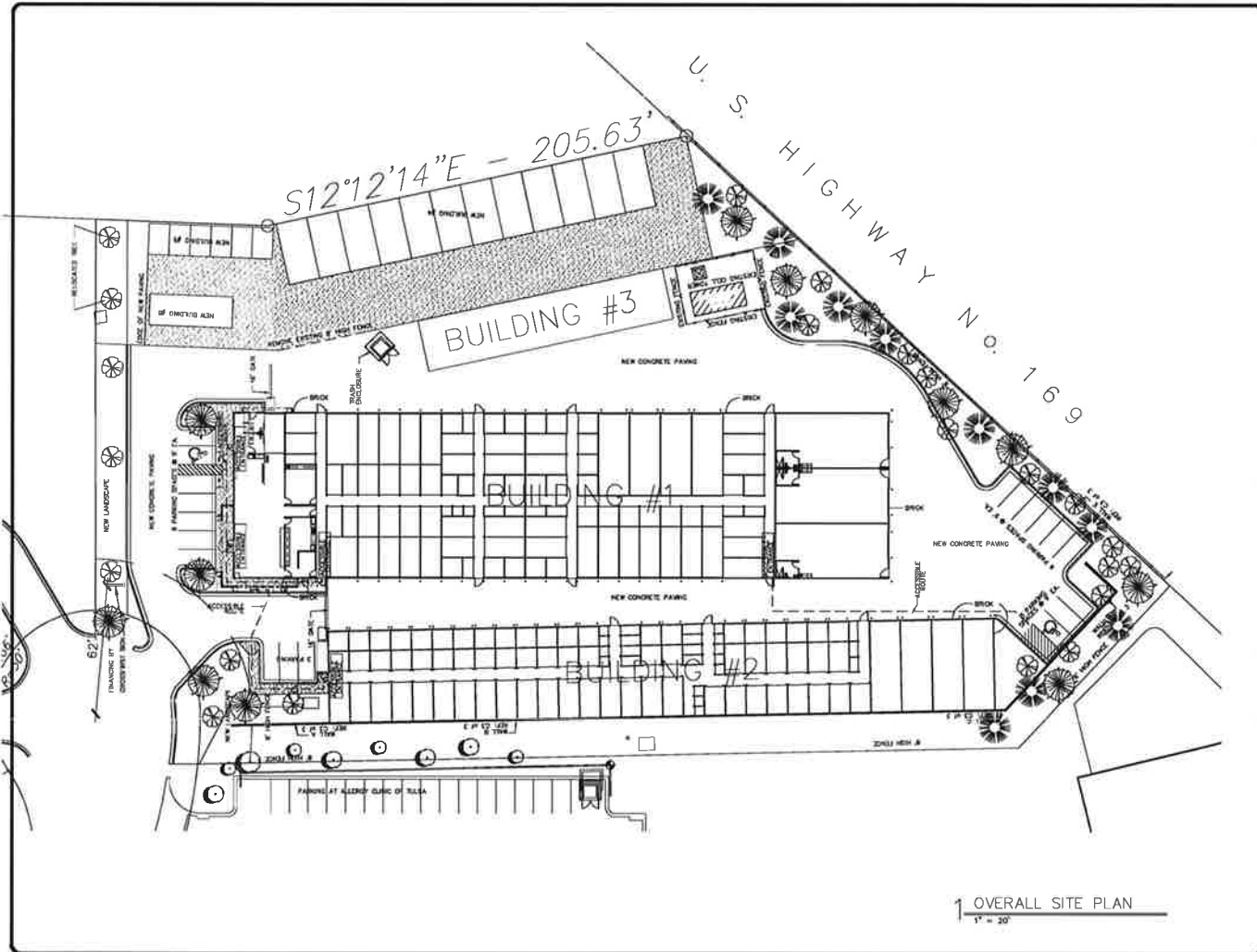
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**PUD-628-C-4/
Z-6467-SP-7c**

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: February 2018

3.4





1 OVERALL SITE PLAN
1" = 20'

DANNY B. MITCHELL ARCHITECT, P.C.
5110 SOUTH "A" C. SUITE 510
TULSA, OKLAHOMA 74135-7401
(918) 523-0040 TEL.
(918) 523-6282 FAX
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CEDAR RIDGE MINI STORAGE PHASE II
ADDRESS
CITY, COUNTY, STATE

ISSUED FOR CONSTRUCTION - 2008-04-07

OVERALL SITE PLAN	
DATE:	2008-04-07
DRAWING NO.:	2008-012
REVISIONS:	

AS BUILT
DANNY B. MITCHELL ARCHITECT, P.C.
2008-012
2008-04-07

SHEET NO.
C1
OF 02