



**Case Number:** PUD-288-17  
**Minor Amendment**

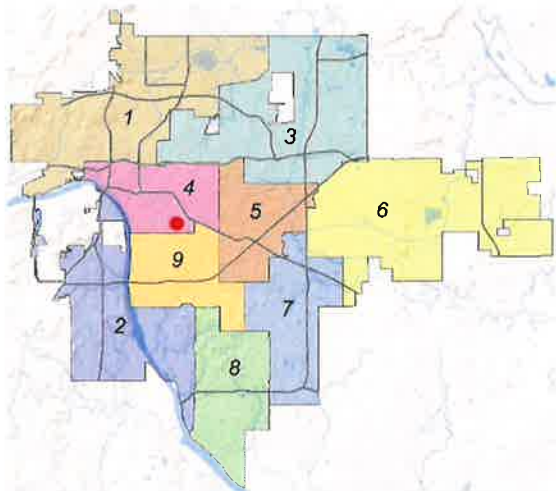
**Hearing Date:** January 17, 2018

**Case Report Prepared by:**  
 Jay Hoyt

**Owner and Applicant Information:**  
 Applicant: Jack Arnold

Property Owner: Jay & Fayenelle Helm

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



**Applicant Proposal:**

Concept summary: PUD minor amendment to reduce required livability space.

Gross Land Area: 0.4 acres

Location: East of the SE/c S Lewis Ave & E 26<sup>th</sup> PI S

2660 S Birmingham Ave, Unit O  
 Lot 15, Block 1 Eight Acres

**Zoning:**  
 Existing Zoning: RS-1/PUD-288  
 Proposed Zoning: No Change

**Staff Recommendation:**  
 Staff recommends **approval**.

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

**Staff Data:**  
 TRS: 9317  
 CZM: 37 Atlas: 93

**City Council District: 4**  
*Councilor Name:* Blake Ewing

**County Commission District: 2**  
*Commissioner Name:* Karen Keith

**SECTION I:** PUD-288-17 Minor Amendment

**STAFF RECOMMENDATION**

Amendment Request: Modify the PUD Development Standards to decrease the required livability space.

Currently, the development standards require a minimum of 9,000 sf of livability space per lot. The underlying zoning for this lot, RS-1, would permit a livability space of 7,000 sf. This amount would be sufficient to provide relief for the applicant in order to construct additions to the home, as illustrated on the applicant's site plan, included with this report.

<b>Current Minimum Livability Space Per Lot :</b>	9,000 sf
<b>Proposed Minimum Livability Space for Lot 15, Block 1:</b>	7,000 sf

Staff Comment: *This request can be 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."*

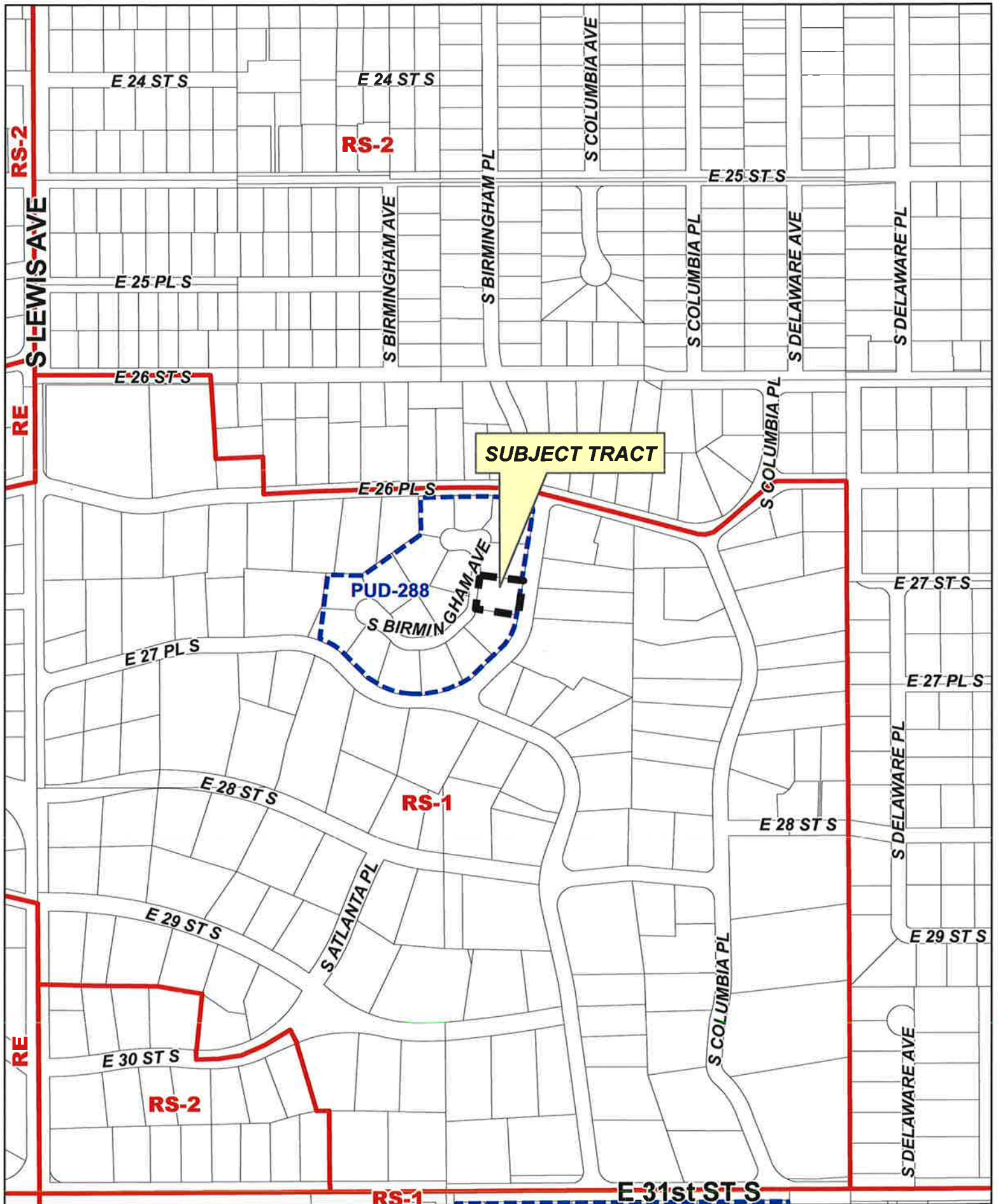
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-288 and subsequent amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map  
INCOG aerial photo  
INCOG aerial photo (enlarged)  
Applicant Site Plan SP2

With considerations listed above, staff recommends **approval** of the minor amendment request to decrease the minimum livability space for the subject lot to 7,000 sf.



**SUBJECT TRACT**

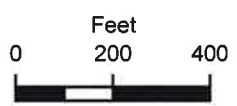
**PUD-288**

**RS-1**

**RS-2**

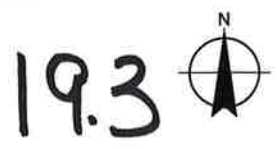
**RS-1**

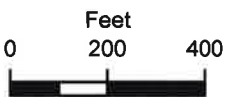
**E-31st ST S**



**PUD-288-17**

19-13 17





Subject Tract

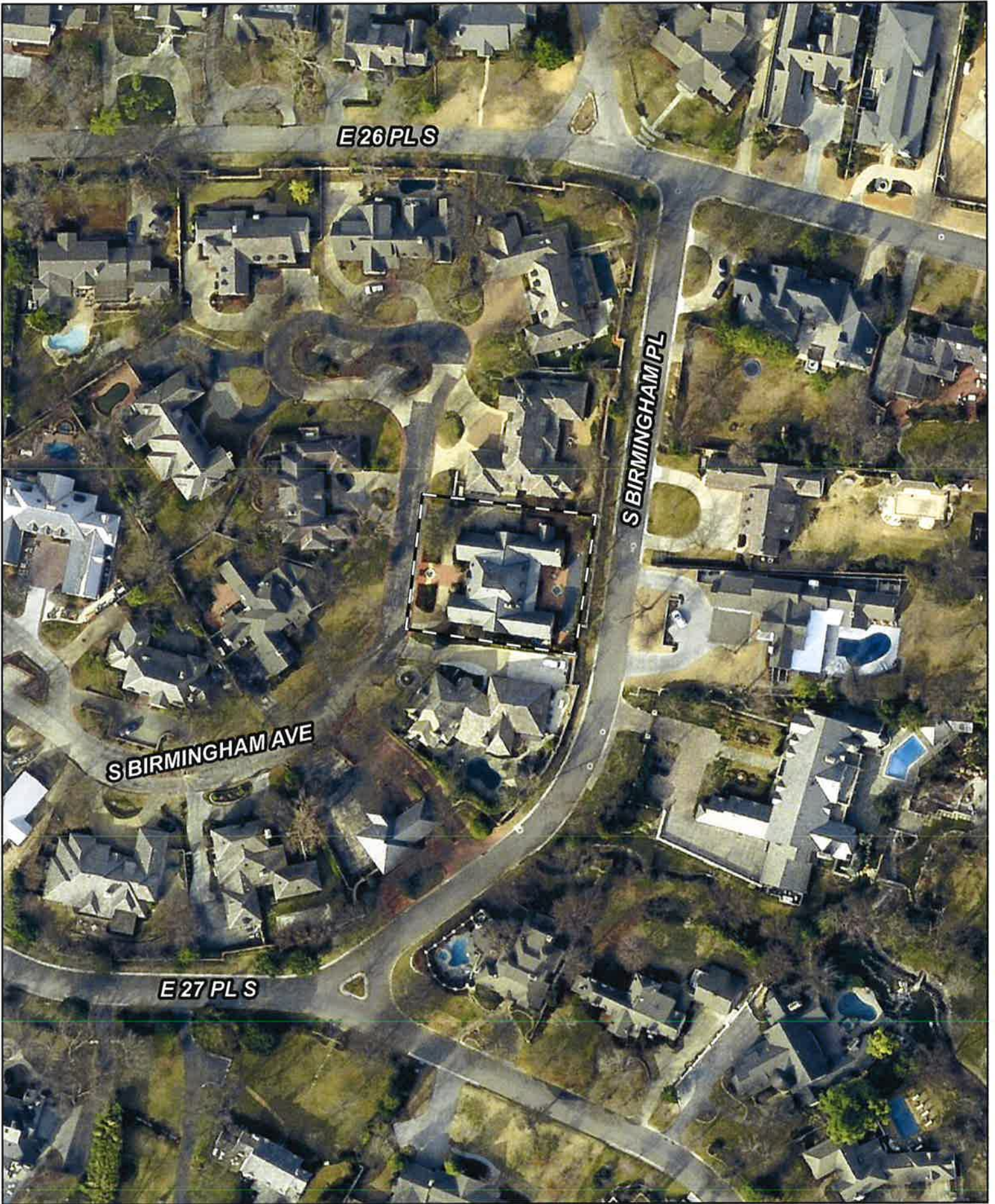
# PUD-288-17

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

Aerial Photo Date: February 2016





E26 PLS

S BIRMINGHAM PL

S BIRMINGHAM AVE

E27 PLS



 Subject Tract

**PUD-288-17**

19-13 17

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

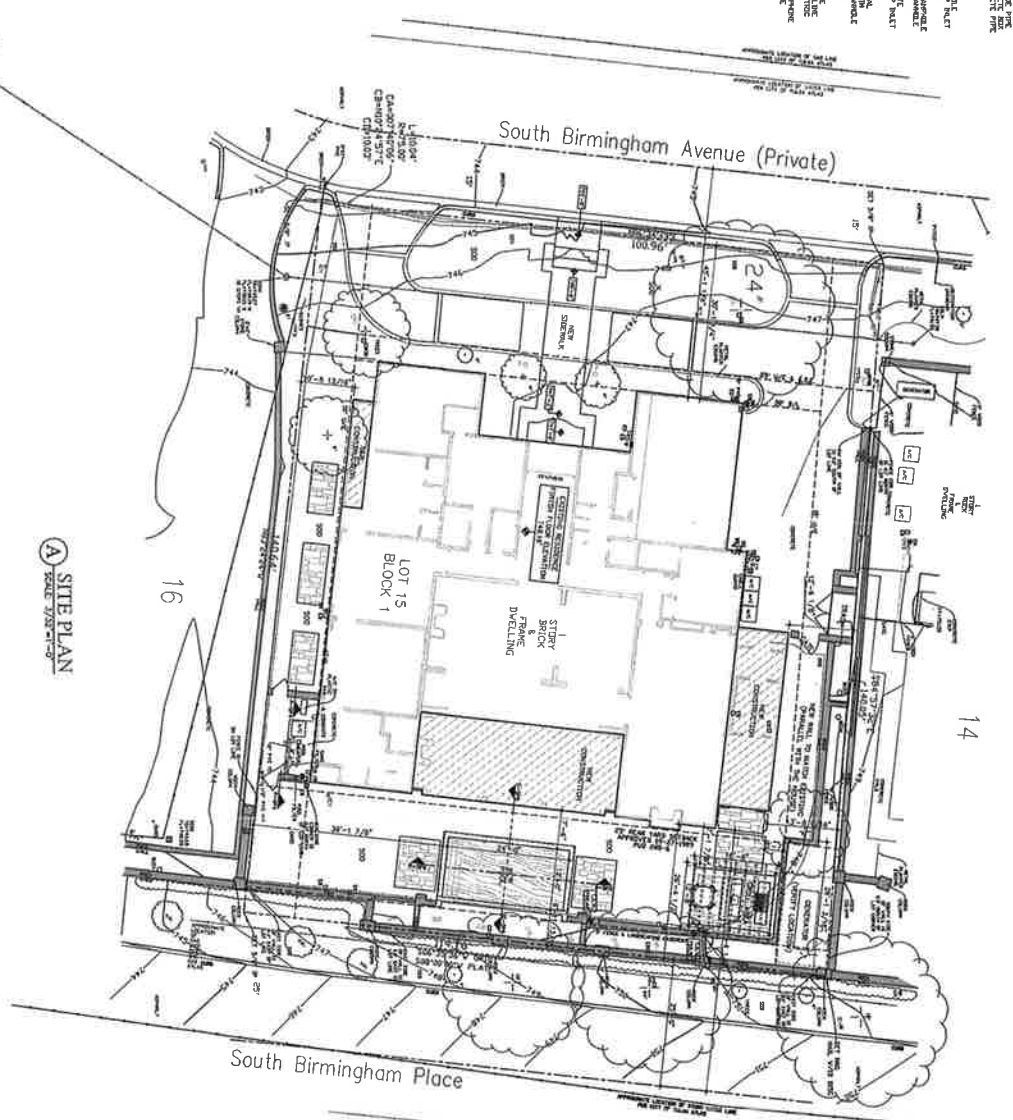
Aerial Photo Date: February 2016



195

**Legend**

1	EXISTING	11	PROPOSED EXTERIOR FINISH
2	EXISTING	12	PROPOSED EXTERIOR FINISH
3	EXISTING	13	PROPOSED EXTERIOR FINISH
4	EXISTING	14	PROPOSED EXTERIOR FINISH
5	EXISTING	15	PROPOSED EXTERIOR FINISH
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**A SITE PLAN**  
SCALE 1/8" = 1'-0"

19.6  
NORTH

- NOTES**
- 1. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TULSA, OKLAHOMA.
  - 2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TULSA, OKLAHOMA.
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ARCHITECTURAL RESOURCES BY  
**JACK ARNOLD**

3100 South Yale • Tulsa, Oklahoma 74134 • 2 818.499.2730 • www.jackarnold.com

ISSUED: 07/31/2017  
JOB NO: 190716  
REVISED:

A NEW RESIDENTIAL REMODEL FOR:  
**Jay & Fayenelle Helm**  
2660 S. Birmingham, "O", Tulsa, Oklahoma

THE PURCHASER OF THESE PLANS IS HEREBY LICENSED TO CONSTRUCT ONE RESIDE FROM THESE PLANS. SHOULD CONSTRUCTION BE THE OWNER OF THE HOME, EXCEPT AS ILLUSTRATED IN THESE DRAWINGS AND SPECIFICATIONS. THESE PLANS MAY NOT BE USED AGAIN, REPRODUCED, SOLD OR ASSIGNED TO A THIRD PARTY WITHOUT WRITTEN PERMISSION FROM JACK ARNOLD ARCHITECTS. THE PURCHASER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND ALL GOVERNING CODES, ORDINANCES, AND DEPARTMENTS HAVING JURISDICTION OVER ANY ASPECT OF CONSTRUCTION AND THE DESIGN AND CONSTRUCTION OF THE PROJECT. ANY CHANGES OR MODIFICATIONS ARE NECESSARY OR DESIRED, ONLY PERSONS QUALIFIED TO MAKE SUCH CHANGES SHOULD BE CONSULTED BY THE PROFESSIONAL ENGINEER, ARCHITECT, PLANNING DESIGNER OR BUILDING CONTRACTOR. ARCHITECTS AND ENGINEERS ARE NOT RESPONSIBLE FOR ANY WORK CONSTRUCTED FROM THESE PLANS.

**JA**