



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

Hearing Date: February 7, 2017

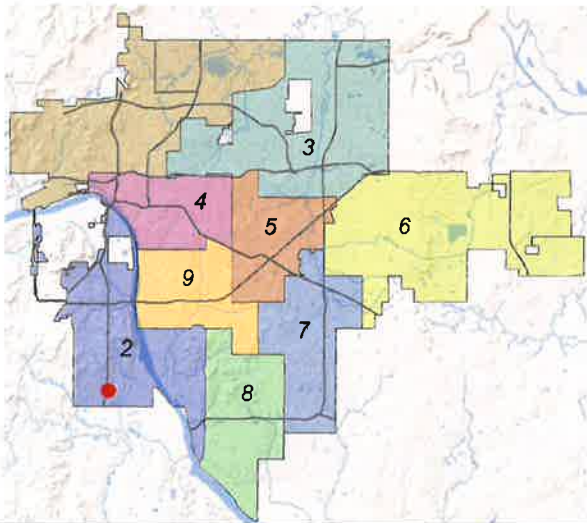
Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:

Applicant: Bailey Mills

Property Owner: Dwight Pierce

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: Corridor Minor amendment to reduce required side yard setback.

Gross Land Area: 0.22 acres

Location: Southeast corner of S. Phoenix Ave at West 85th Street South

8501 South Phoenix Ave.

Lot 3, Block 7 Hyde Park at Tulsa Hills

Zoning:

Existing Zoning: CO
 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
 CZM: 51 Atlas: 1584

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

12.1

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

STAFF RECOMMENDATION

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

Currently, the required side yard setback (abutting a private street) is 15 feet. The applicant is requesting to reduce the setback in order for the proposed residence to extend approximately 2 ½ feet into the side yard setback.

The requested reduction of side yard setback would not be incompatible with the character of the neighborhood, however the reduction should be limited to a 3 foot reduction (12 ft side yard setback) and within the western 50 ft of the lot. This would allow the proposed encroachment without the effect of having the setback for the entire length of the W. 85th St frontage reduced as well.

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 request should be limited to a 12 ft setback, within the western 50 ft of the subject lot.
- 2) The requested amendment does not represent a significant departure from the approved development standards in the Corridor Development Plan.
- 3) All remaining development standards defined in Z-7140-SP-1 and subsequent minor amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map

INCOG aerial photo

INCOG aerial photo (enlarged)

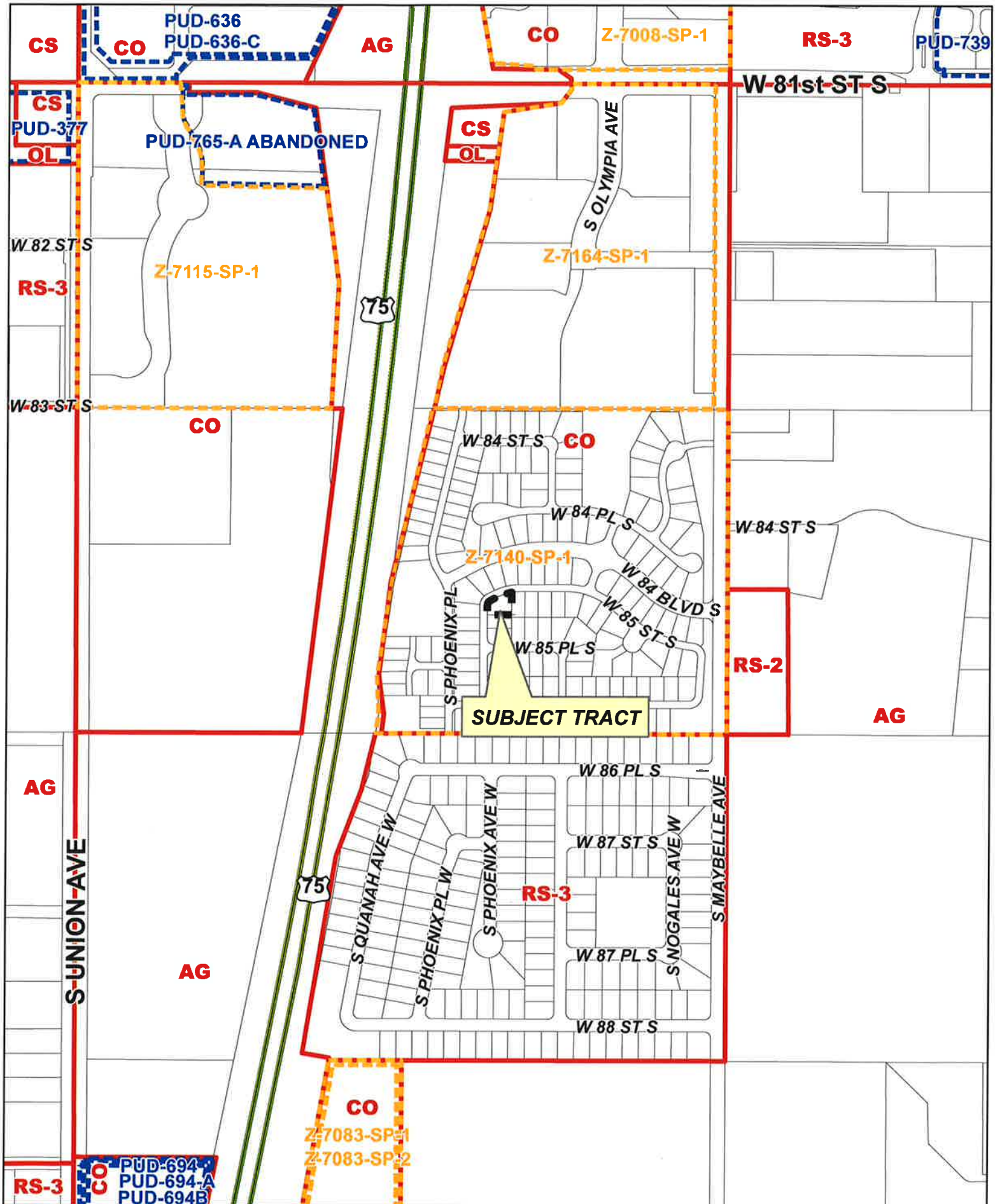
Applicant Exhibits:

Site Plan

Floor Plan (1st & 2nd Floors)

Elevations

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



SUBJECT TRACT

Z-7140-SP-1e



18-12 14





W 81st ST S

W 82 ST S

75

W 83 ST S

W 84 ST S

W 84 PL S

W 84 ST S

W 84 BLVD S

W 85 ST S

W 85 PL S

W 86 ST S

W 86 PL S

S UNION AVE

75

S QUANAH AVE W

S PHOENIX PL W

S PHOENIX AVE W

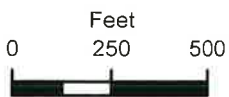
W 87 ST S

W 87 PL S

S NOGALES AVE W

S MAYBELLE AVE

W 88 ST S



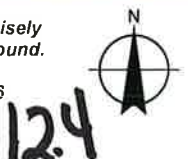
Subject Tract

Z-7140-SP-1e

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

18-12 14

Aerial Photo Date: February 2016





W84PLS

W84BLVDS

W85STS

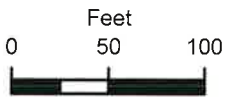
W85PLS

W86STS

S PHOENIX PL

S PHOENIX AVE

S OLYMPIA AVE



Subject Tract

Z-7140-SP-1e

18-12 14

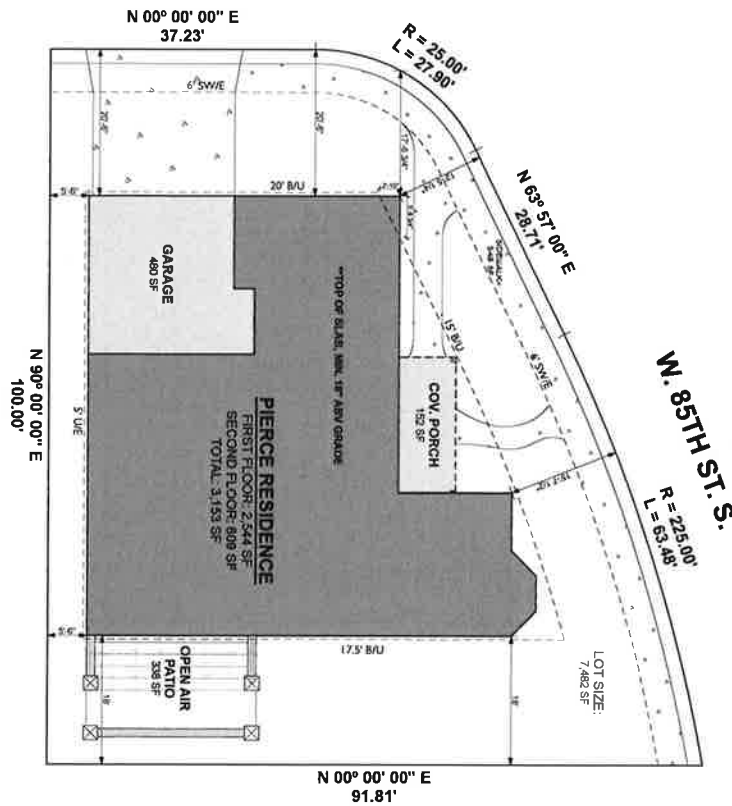
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016





125

(8501)
S. PHOENIX AVE. W.



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<p>NEIGHBORHOOD</p> 	<p>PLAN DESIGNER</p> 	<p>PROJECT/ADDRESS</p> <p>PIERCE RESIDENCE</p> <p>HYDE PARK AT TULSA HILLS • LOT 3 BLOCK 7 8501 S PHOENIX AVE W • TULSA OK 74132</p>	<p>SQUARE FOOTAGE</p> <p>FIRST FLOOR: 2,544* SF SECOND FLOOR: 609* SF TOTAL: 3,153* SF</p> <table border="1"> <thead> <tr> <th colspan="2">COVER FRAME</th> </tr> </thead> <tbody> <tr> <td>GARAGE</td> <td>480 SF</td> </tr> <tr> <td>DRIVENBY</td> <td>406 SF</td> </tr> <tr> <td>COV PATIO</td> <td>152 SF</td> </tr> <tr> <td>OPEN AIR PATIO</td> <td>308 SF</td> </tr> </tbody> </table>	COVER FRAME		GARAGE	480 SF	DRIVENBY	406 SF	COV PATIO	152 SF	OPEN AIR PATIO	308 SF	<p>DATE</p> <p>11/22/17</p> <p>SCALE</p> <p>1/8" = 1'-0"</p> <p>SHEET</p> <p>A1</p>
COVER FRAME														
GARAGE	480 SF													
DRIVENBY	406 SF													
COV PATIO	152 SF													
OPEN AIR PATIO	308 SF													

12.6

CONSTRUCTION SET

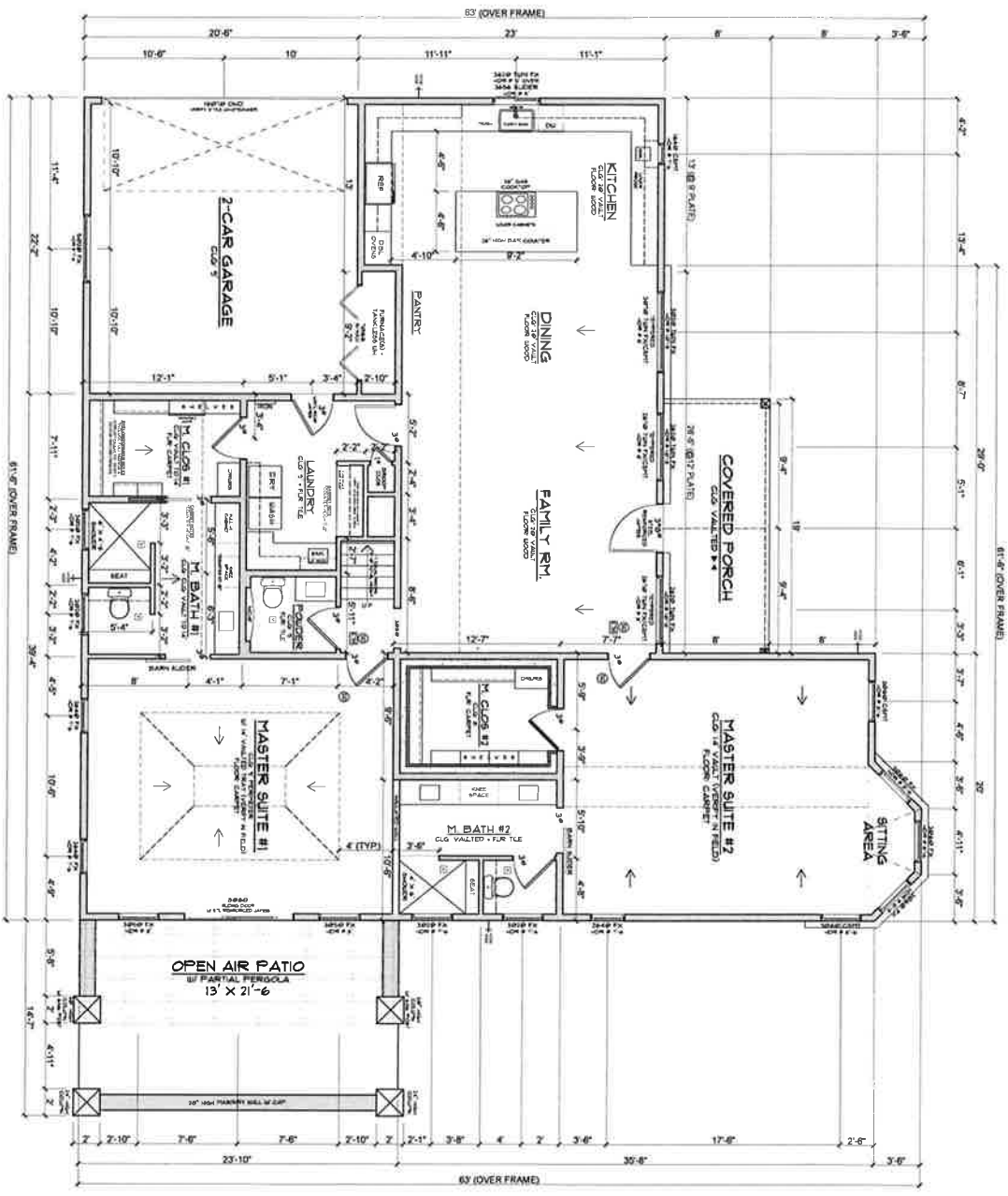
- FRAMING NOTES**
- ALL INTERIOR WALLS OVER 10 FEET IN HEIGHT ARE 2X6; ALL OTHER INTERIOR WALLS ARE 2X4, U.N.O.
 - PLATE HEIGHT VARIES, REFER TO ELEVATIONS
 - 1'-0" ROOF OVERHANG, U.N.O.
 - FRAME ALL WINDOWS & DOORS 1/2" OVER SLOUN 9/2ES
 - ASSEMBLE ALL UNDIMENSIONED DOORS ARE EITHER 4' OR 6' WIDE
 - ASSEMBLE ALL UNDIMENSIONED WALL OR CENTERED BETWEEN TWO CLOSEST WALLS
 - TUNN 2X12 HEADERS ABOVE ALL WINDOWS & DOORS
 - 16" GULLLET @ EACH GARAGE DOOR
 - 3X4 LINTEL OVER ALL EXTERIOR WINDOWS & DOORS
 - 2X4 NAYE BRICK OR STONE

- PLUMBING & HEAT /AIR NOTE**
- PLACE ALL VENT STACKS ON BACK OR SIDES OF ROOF
 - VENT ALL EXHAUST FANS TO EXTERIOR

- LEGEND**
- VENT/VENT LIGHT
 - SMOKE DETECTOR
 - CARBON MONOXIDE DETECTOR

AWAITING KITCHEN REDESIGN

FIRST FLOOR



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NEIGHBORHOOD 	PLAN DESIGNER 	PROJECT ADDRESS PIERCE RESIDENCE HYDE PARK AT TULSA HILLS • LOT 3 BLOCK 7 8501 S PHOENIX AVE W • TULSA OK 74132	SQUARE FOOTAGE FIRST FLOOR: 2,544* SF SECOND FLOOR: 609* SF TOTAL: 3,153* SF	DATE 12/10/17 SCALE 1/4" = 1'-0"							
			<table border="1"> <tr> <th colspan="2">OVER FRAME</th> </tr> <tr> <td>GARAGE</td> <td>430 SF</td> </tr> <tr> <td>DRIVEWAY</td> <td>406 SF</td> </tr> <tr> <td>COV PATIO</td> <td>152 SF</td> </tr> <tr> <td>OPEN AIR PATIO</td> <td>358 SF</td> </tr> </table>	OVER FRAME		GARAGE	430 SF	DRIVEWAY	406 SF	COV PATIO	152 SF
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12.7

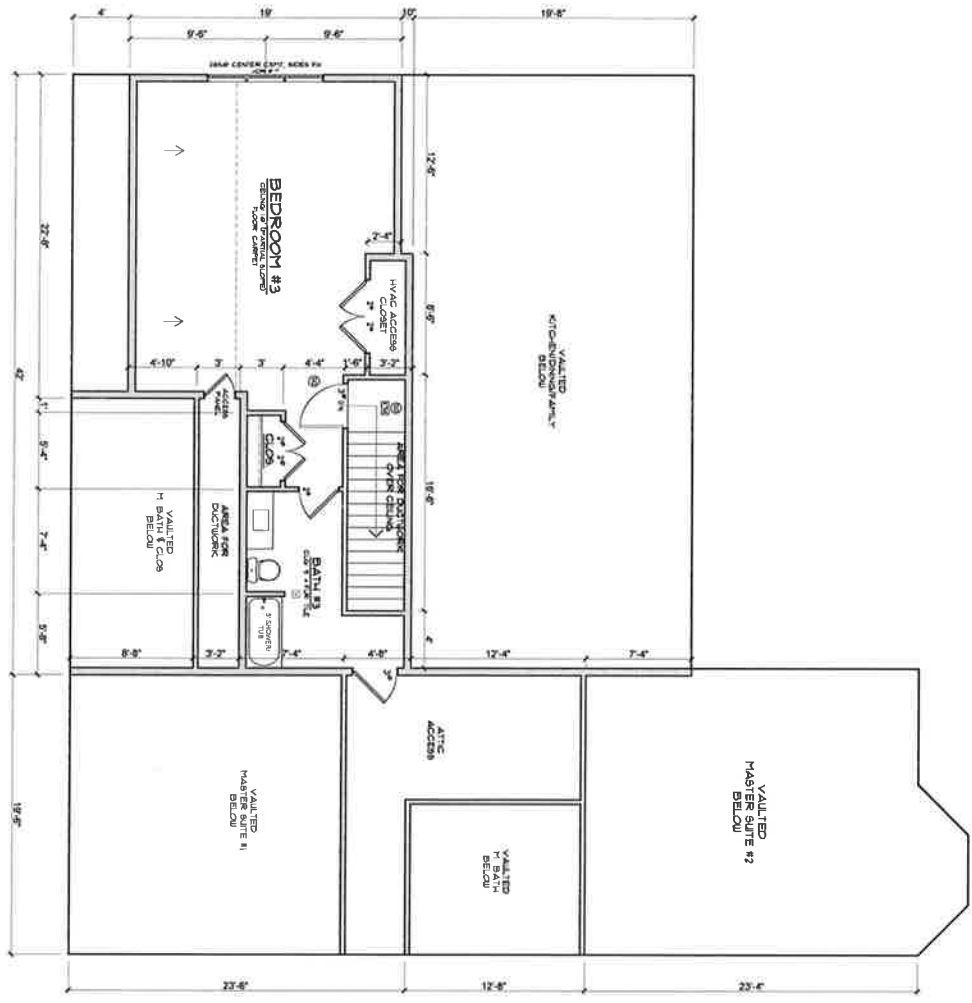
CONSTRUCTION SET

- FRAMING NOTES**
- ALL EXTERIOR WALLS ARE 2X6, AS SHOWN.
 - ALL INTERIOR WALLS OVER 10 FEET IN HEIGHT ARE 2X6. ALL OTHER INTERIOR WALLS ARE 2X4, U.N.O.
 - FLUTE HEIGHT VARIES, REFER TO ELEVATIONS
 - 10' ROOF OVERHANG, U.N.O.
 - 12' HEAD OVER DOORS, 12' OVER SLIDING GLASS DOORS
 - ASSURE ALL UNOBSTRUCTED DOORS ARE EITHER 4" OFF NEAREST ADJACENT WALL OR CENTERED BETWEEN TWO CLOSEST WALLS
 - 1/2" MIN 2X7 HEADERS ABOVE ALL WINDOWS & DOORS
 - 2" UNITS OVER ALL EXTERIOR DOORS
 - 2" UNITS OVER ALL EXTERIOR WINDOWS & DOORS THAT HAVE BRICK OR STONE

- PUMPING & HEAT /AIR NOTE**
- PLACE ALL VENT STACKS ON BACK OR SIDES OF ROOF
 - VENT ALL EXHAUST FANS TO EXTERIOR

- LEGEND**
- ⊞ VENT/ VENT LIGHT
 - ⊞ SMOKE DETECTOR
 - ⊞ CARBON MONOXIDE DETECTOR

SECOND FLOOR



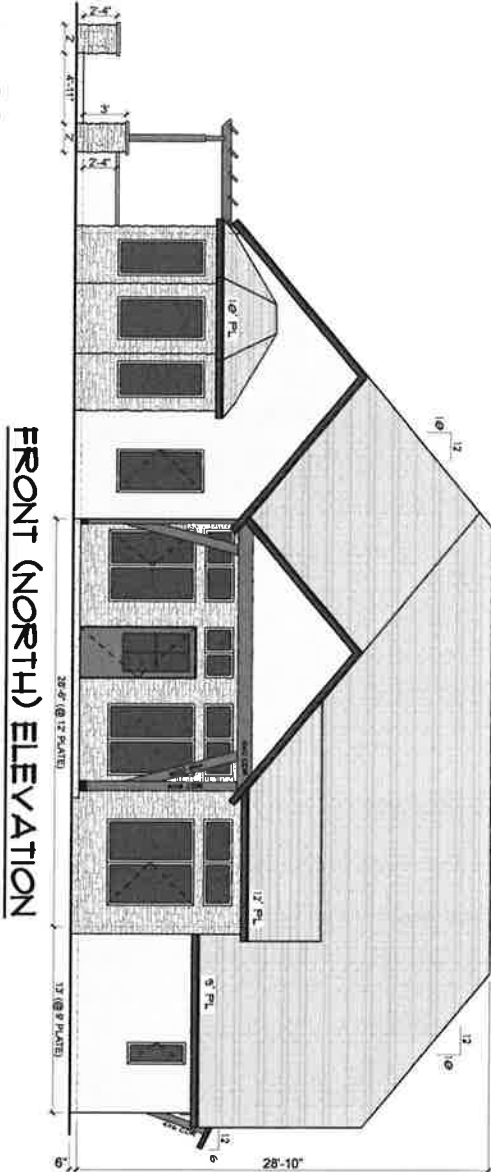
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<p>NEIGHBORHOOD</p>  <p>Hyde Park W/ LOTS 1916 1/4 Mile East of 1916</p>	<p>PLAN DESIGNER</p>  <p>ZONA DESIGNS</p>	<p>PROJECT/ADDRESS</p> <p>PIERCE RESIDENCE HYDE PARK AT TULSA HILLS • LOT 3 BLOCK 7 8501 S PHOENIX AVE W • TULSA OK 74132</p>	<p>SQUARE FOOTAGE</p> <p>FIRST FLOOR: 2,544* SF SECOND FLOOR: 609* SF TOTAL: 3,153* SF</p> <table border="1"> <tr> <td colspan="2">OVER FRAME</td> </tr> <tr> <td>GARAGE</td> <td>450 SF</td> </tr> <tr> <td>DRIVEWAY</td> <td>406 SF</td> </tr> <tr> <td>COV PATIO</td> <td>132 SF</td> </tr> <tr> <td>OPEN AIR PATIO</td> <td>338 SF</td> </tr> <tr> <td>SCREENED PATIO</td> <td>173 SF</td> </tr> <tr> <td>SCREENED PORCH</td> <td>523 SF</td> </tr> </table>	OVER FRAME		GARAGE	450 SF	DRIVEWAY	406 SF	COV PATIO	132 SF	OPEN AIR PATIO	338 SF	SCREENED PATIO	173 SF	SCREENED PORCH	523 SF	<p>DATE</p> <p>12/10/17</p> <p>SCALE</p> <p>1/4" = 1'-0"</p> <p>SHEET</p> <p>A4</p>
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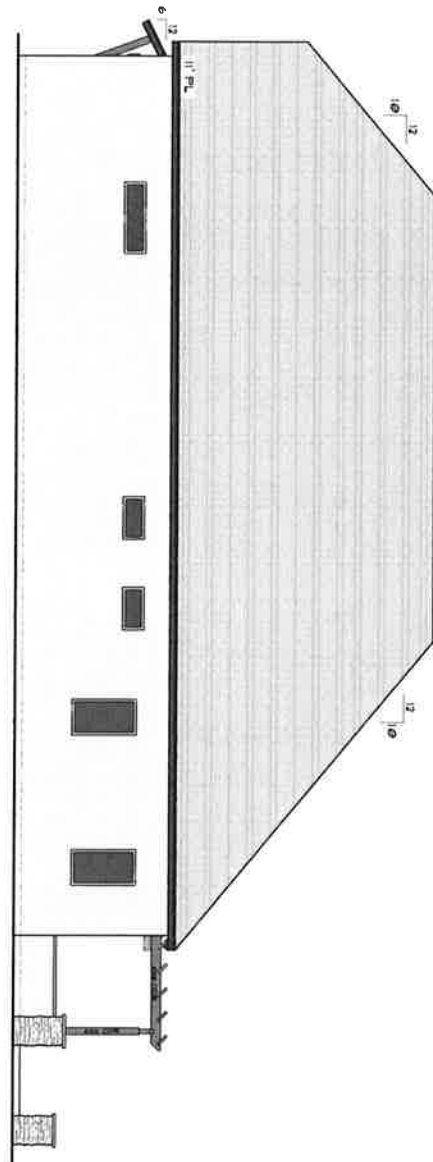
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CONSTRUCTION SET



ELEVATIONS



BACK (SOUTH) ELEVATION



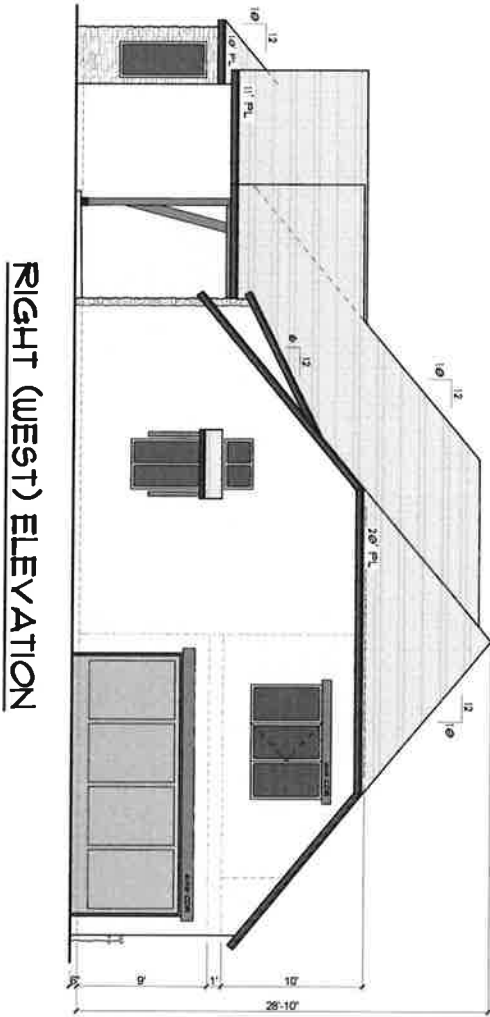
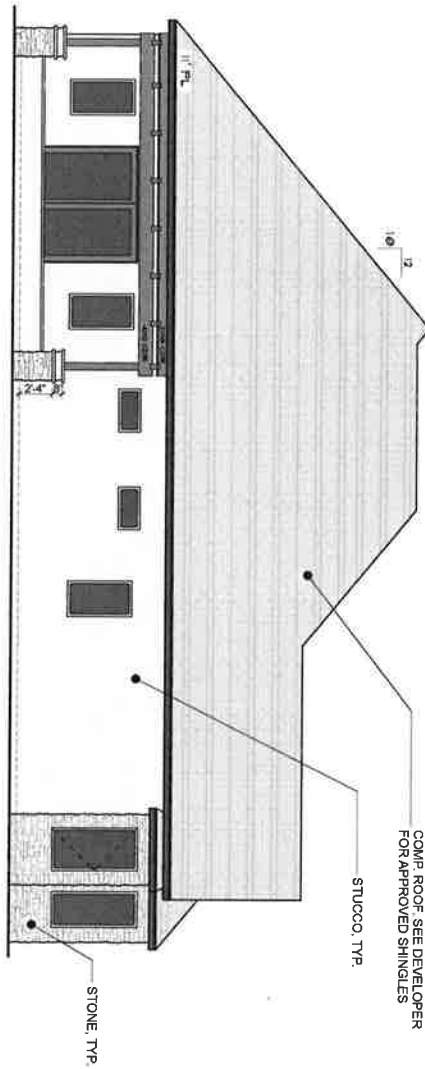
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12.9

CONSTRUCTION SET

ELEVATIONS



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<p>NEIGHBORHOOD</p> <p>Hyde Park at Tulsa Hills Livable. Luxe. Inspired.</p>	<p>PLAN DESIGNER</p> <p>ZONA DESIGNS</p>	<p>PROJECT ADDRESS</p> <p>PIERCE RESIDENCE HYDE PARK AT TULSA HILLS • LOT 3 BLOCK 7 8501 S PHOENIX AVE W • TULSA OK 74132</p>	<p>SQUARE FOOTAGE</p> <p>FIRST FLOOR: 2,544* SF SECOND FLOOR: 609* SF TOTAL: 3,153* SF</p> <table border="1"> <thead> <tr> <th colspan="4">COVER FRAME</th> </tr> </thead> <tbody> <tr> <td>GARAGE</td> <td>480 SF</td> <td>DRIVEWAY</td> <td>408 SF</td> </tr> <tr> <td>COV PATIO</td> <td>152 SF</td> <td>ADJACENT TO STOK</td> <td>173 SF</td> </tr> <tr> <td>OPEN AIR PATIO</td> <td>338 SF</td> <td>BUILDING & DECK</td> <td>523 SF</td> </tr> </tbody> </table>	COVER FRAME				GARAGE	480 SF	DRIVEWAY	408 SF	COV PATIO	152 SF	ADJACENT TO STOK	173 SF	OPEN AIR PATIO	338 SF	BUILDING & DECK	523 SF	<p>DATE</p> <p>12/10/17</p> <p>SCALE</p> <p>1/4" = 1'-0"</p> <p>SHEET</p> <p>A6</p>
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12.10