

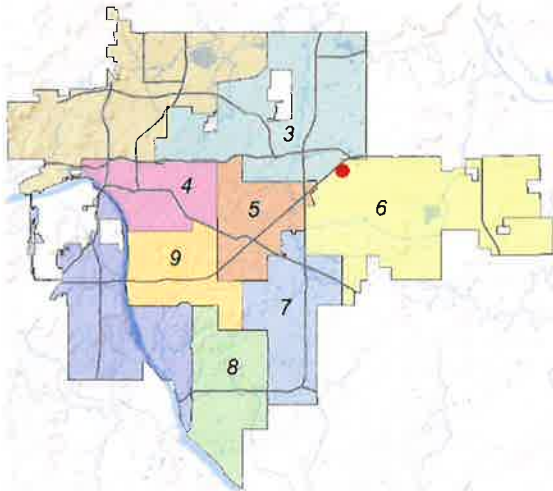


Case Number: PUD-537-2
Minor Amendment
Hearing Date: March 7, 2018

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Joe Freeny
 Property Owner: Ruby J Thompson Rev. Trust

Location Map:
 (shown with City Council Districts)



Applicant Proposal:
 Concept summary: PUD minor amendment to add Commercial Vehicle Repair / Maintenance and Fueling Station as well as revise setbacks along E 5th St S and S 129th E Ave.
 Gross Land Area: 1.02 acres
 Location: NE/c E. 5th St S. and S. 129th E. Ave.
 Lots 14, 16 and 17, Block 3 Meadowbrook Heights Addition

Zoning:
 Existing Zoning: CG/RS-2/PUD-537
 Proposed Zoning: No Change

Comprehensive Plan:
 Land Use Map: Mixed-Use Corridor
 Growth and Stability Map: Growth

Staff Recommendation:
 Staff recommends **approval**.

Staff Data:
 TRS: 494
 CZM: 39 Atlas: 1105

City Council District: 6
Councilor Name: Connie Dodson
County Commission District: 1
Commissioner Name: John Smaligo

SECTION I: PUD-537-2 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to add Commercial Vehicle Repair / Maintenance and Fueling Station as well as revise setbacks along E 5th St S and S 129th E Ave.

The current development standards limit the uses of the site to Mini-Storage and customary accessory uses. The applicant proposes to add Commercial Vehicle Repair / Maintenance and Fueling Station uses in order to support a trucking facility. Both of these uses are allowed by right in CG zoning, the primary underlying zoning for the subject lots. These uses would be required F1 screening along common lot lines abutting R zoned lots. F1 screens can consist of either an opaque fence, at least 6 ft in height and at least one tree per linear feet of fence, or a masonry wall with a minimum 6 ft height.

Current development standards limit the setback on S 129th E Ave to 100 ft from the centerline of 129th and the setback along the southern boundary of the PUD (E 5th St S for the subject lots) to 15 ft. The applicant proposes to revise both of these setbacks to 10 ft, which is the standard street setback for CG zoning, the primary underlying zoning for the subject lots.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 30.010.1.2.c(15) of the City of Tulsa Zoning Code.*

“Changes in an approved use to another use may be permitted, provided the underlying zoning on the particular site within the PUD would otherwise permit such use as of right and the proposed use will not result in any increase of incompatibility with the present and future use of nearby properties.”

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-537 and subsequent amendments shall remain in effect.

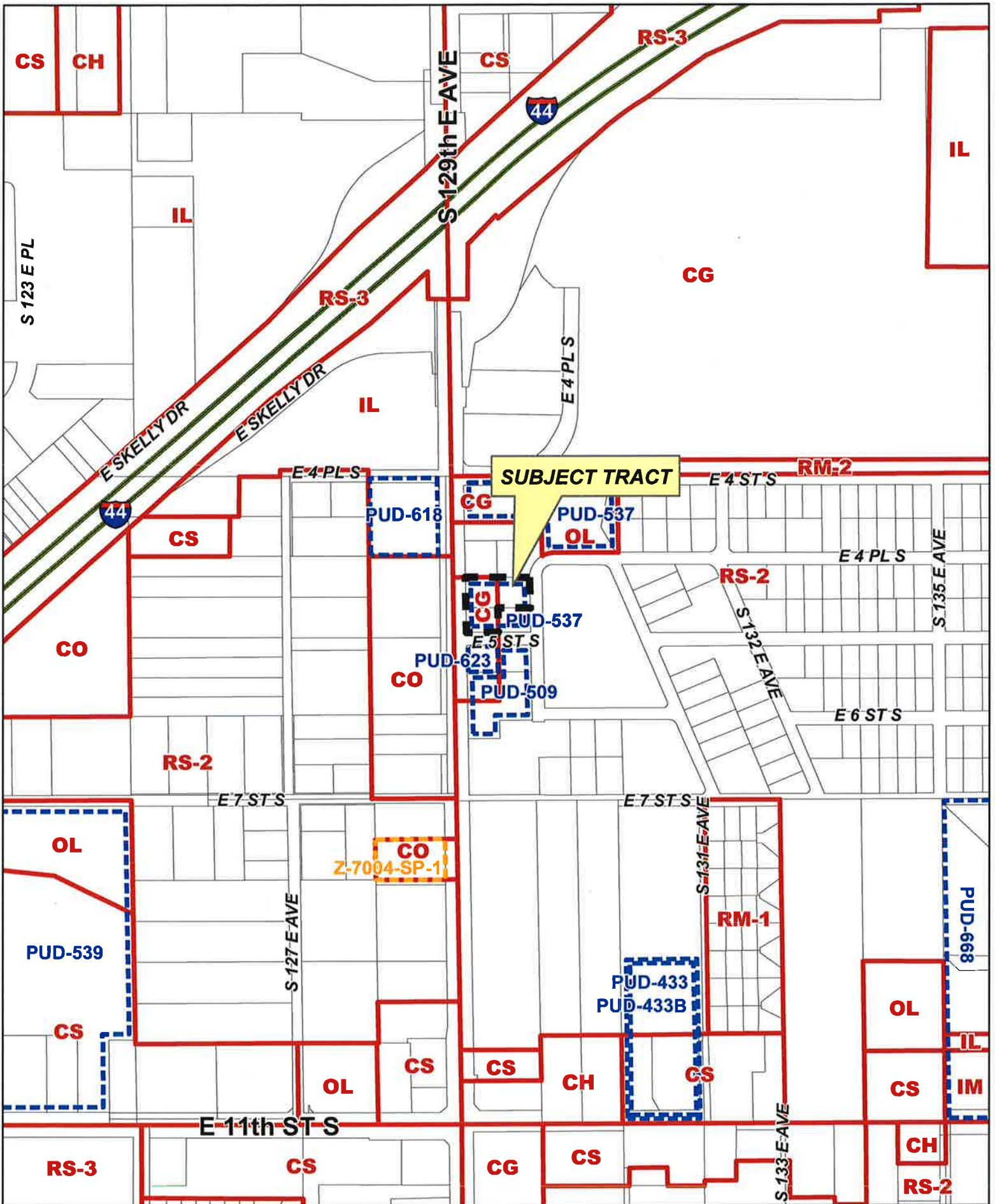
Exhibits included with staff recommendation:

INCOG zoning case map

INCOG aerial photo

INCOG aerial photo (enlarged)

With considerations listed above, staff recommends **approval** of the minor amendment request to add Commercial Vehicle Repair / Maintenance and Fueling Station as well as revise setbacks along E 5th St S and S 129th E Ave.



SUBJECT TRACT

PUD-537-2



19-14 04





Subject Tract

PUD-537-2

19-14 04

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

Aerial Photo Date: February 2016



S 129th E AVE

E4PLS

E5STS



Subject
Tract

PUD-537-2

19-14 04

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

Aerial Photo Date: February 2016



21.6

