



Case Number: PUD-713-8
Minor Amendment

Hearing Date: April 17, 2019

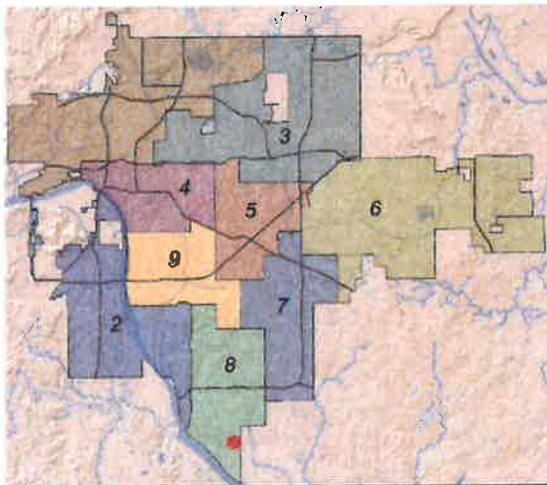
Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:

Applicant: Nick Puma

Property Owner: Bullock & Associates

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to reduce required front setback from 30 ft to 25 ft.

Gross Land Area: 0.51 acres

Location: SE/c E 117th Pl S and S Kingston Ave

Lot 10 Block 2 Estates at River Oaks Amended

Zoning:
Existing Zoning: RS-1/PUD-713
Proposed Zoning: No Change

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

Staff Recommendation:
Staff recommends **approval**.

Staff Data:
TRS: 8334

City Council District: 8
Councilor Name: Phil Lakin, Jr.

County Commission District: 3
Commissioner Name: Ron Peters

SECTION I: PUD-713-8 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Revise the development standards to reduce the front yard setback from 30 ft to 25 ft.

The requested revised setback has been submitted to and approved by the Home Owner's Association of this development. The home is to be located on a lot with an angular shape and frontage on a cul-de-sac, limiting the usable lot area. This request would eliminate 5 ft from the required setback.

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."

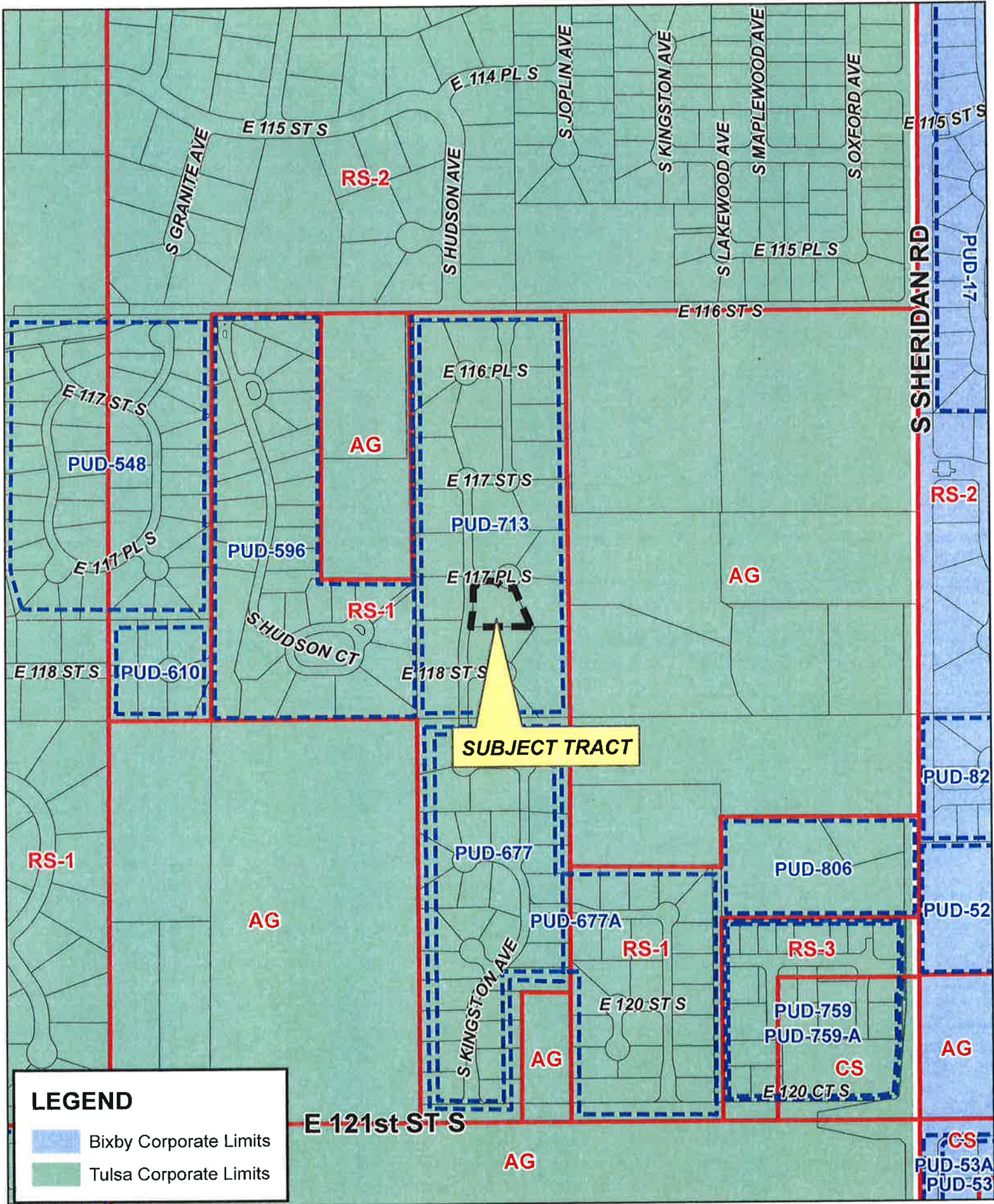
Staff has reviewed the request and determined:

- 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-713 and subsequent amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)
Applicant Plot Plan

With considerations listed above, staff recommends **approval** of the minor amendment request to reduce the front yard setback from 30 ft to 25 ft.



LEGEND

- Bixby Corporate Limits
- Tulsa Corporate Limits

SUBJECT TRACT



PUD-713-8

18-13 34





 Subject Tract

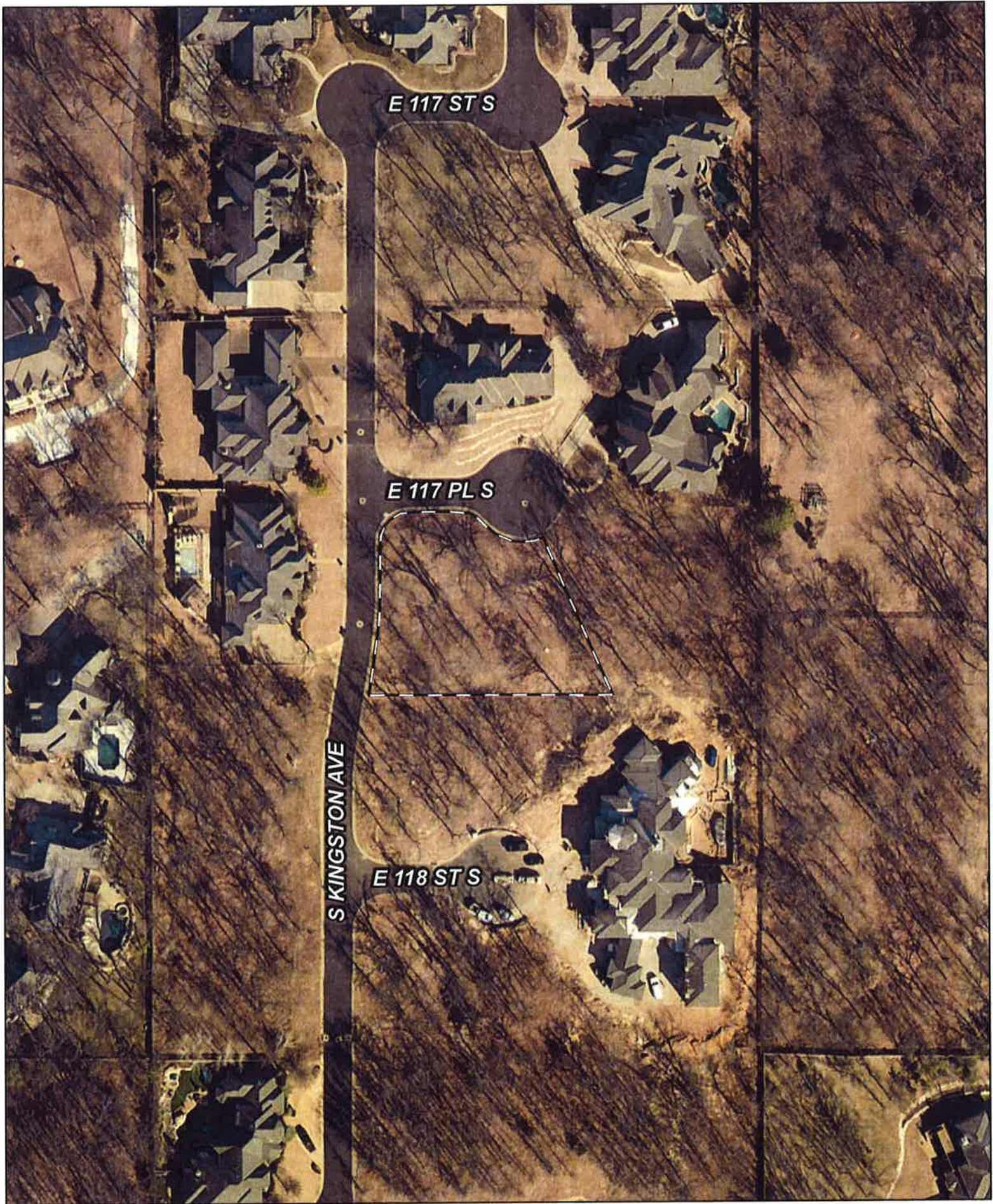
PUD-713-8

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

Aerial Photo Date: February 2018





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