



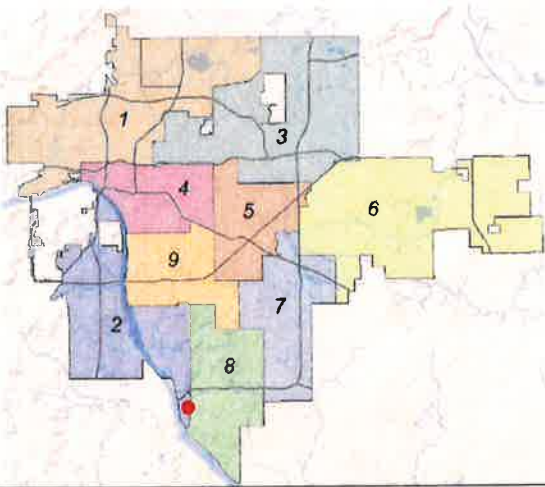
**Case Number:** PUD-714-A-2  
**Minor Amendment**

**Hearing Date:** April 17, 2019

**Case Report Prepared by:**  
 Jay Hoyt

**Owner and Applicant Information:**  
 Applicant: John Krumme w/ Riverside Lots, LLC  
  
 Property Owner: Various (See attached Applicant Proposal Information)

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



**Applicant Proposal:**  
  
 Concept summary: PUD minor amendment to increase the allowable driveway width.  
  
 Gross Land Area: 15 acres ±  
  
 Location: SE/c S Delaware Ave and E 101<sup>st</sup> St S  
  
 Lots 1-3, 5-24 Block 4, Lots 1-9, 11-26, 28-33, Block 5, Lots 2-4, 9 of Block 6 Riverview Park Estates

**Zoning:**  
 Existing Zoning: RS-3/PUD-714-A  
 Proposed Zoning: No Change

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

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

**Staff Data:**  
 TRS: 1813

**City Council District: 2**  
*Councilor Name:* Jeannie Cue  
  
**County Commission District: 3**  
*Commissioner Name:* Ron Peters

**SECTION I:** PUD-714-A-2 Minor Amendment

**STAFF RECOMMENDATION**

Amendment Request: Revise the development standards to permit increase the allowable driveway width.

Currently, the development standards for driveway widths are determined by the maximum percent coverage from the older City of Tulsa Zoning Code that was replaced in 2016. The applicant is proposing to allow wider driveway widths measured by a maximum width within the right-of-way and within street setback in relation to the lot width. The applicant proposes 32 ft driveway width allowed within the street right-of-way for lots 46 ft in width, 30 ft for lots between 30-35 ft and 12 ft for lots less than 30 ft in width. Also proposed is allowing 32 ft in width within the street setback for all lots greater than 30 ft in width.

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.”*

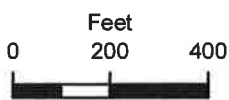
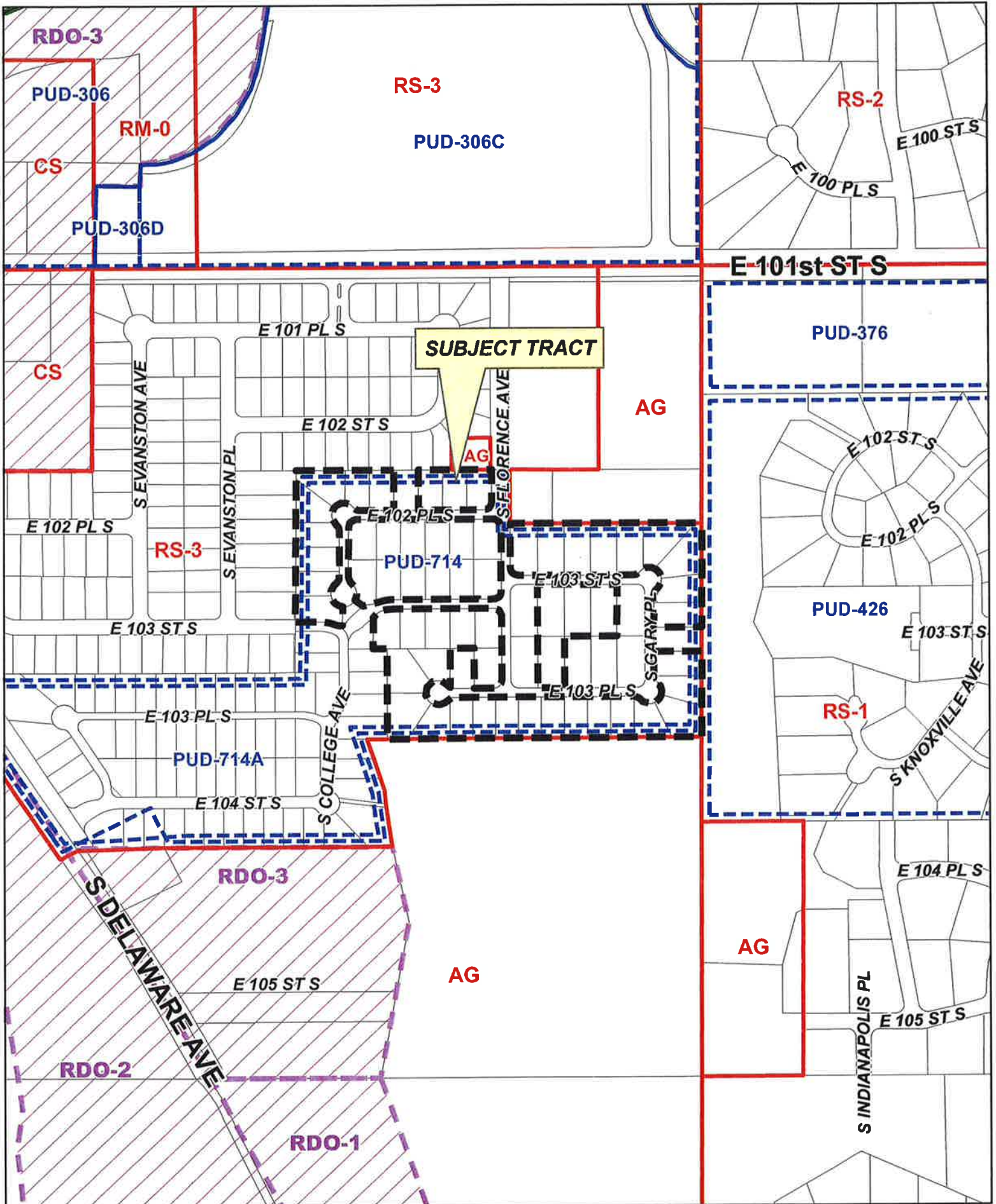
Staff has reviewed the request and determined:

- 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-714-A and subsequent amendments shall remain in effect.

Exhibits included with staff recommendation:

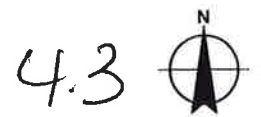
INCOG zoning case map  
INCOG aerial photo  
Applicant Proposal Information

With considerations listed above, staff recommends **approval** of the minor amendment request to increase the allowable driveway width.



**PUD-714-A-2**

18-13 29





 Subject Tract

# PUD-714-A-2

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

18-13 29

Aerial Photo Date: February 2018



## Attachment to Minor Amendment to PUD

### Legal Description:

Listing of property for requested minor amendment all in Riverview Park Estates Blocks 4, 5 and 6 a subdivision of part of the NE/4 of Section 29, T-18-N, R-13-E PUD 714A:

Lot	Block	Owner	Lot	Block	Owner
1	4	Paloma Capital, LLC	7	5	Paloma Capital, LLC
2	4	Paloma Capital, LLC	8	5	Paloma Capital, LLC
3	4	Paloma Capital, LLC	9	5	Paloma Capital, LLC
5	4	Riverside Lots, LLC	11	5	Paloma Capital, LLC
6	4	Paloma Capital, LLC	12	5	Paloma Capital, LLC
7	4	Paloma Capital, LLC	13	5	Riverside Lots, LLC
8	4	Paloma Capital, LLC	14	5	Paloma Capital, LLC
9	4	Paloma Capital, LLC	15	5	Paloma Capital, LLC
10	4	Riverview Park Estates, LLC	16	5	Paloma Capital, LLC
11	4	Paloma Capital, LLC	17	5	Paloma Capital, LLC
12	4	Paloma Capital, LLC	18	5	Paloma Capital, LLC
13	4	Paloma Capital, LLC	19	5	Paloma Capital, LLC
14	4	Paloma Capital, LLC	20	5	Paloma Capital, LLC
15	4	Paloma Capital, LLC	21	5	Paloma Capital, LLC
16	4	Paloma Capital, LLC	22	5	Paloma Capital, LLC
17	4	Paloma Capital, LLC	23	5	Paloma Capital, LLC
18	4	Paloma Capital, LLC	24	5	Paloma Capital, LLC
19	4	Paloma Capital, LLC	25	5	Paloma Capital, LLC
20	4	Paloma Capital, LLC	26	5	Paloma Capital, LLC
21	4	Paloma Capital, LLC	28	5	Riverside Lots, LLC
22	4	Paloma Capital, LLC	29	5	Paloma Capital, LLC
23	4	Paloma Capital, LLC	30	5	Paloma Capital, LLC
24	4	Paloma Capital, LLC	31	5	Paloma Capital, LLC
1	5	Chase Ryan Homes, LLC	32	5	Paloma Capital, LLC
2	5	Chase Ryan Homes, LLC	33	5	Paloma Capital, LLC
3	5	Chase Ryan Homes, LLC	2	6	Chase Ryan Homes, LLC
4	5	Paloma Capital, LLC	3	6	Riverview Park Estates, LLC
5	5	Paloma Capital, LLC	4	6	Paloma Capital, LLC
6	5	Paloma Capital, LLC	9	6	Riverview Park Estates, LLC

### Description of Proposal:

As it relates to City of Tulsa Standard Specifications and Details for Residential Driveways #701-704 and pursuant to Section 30.010-I2, we request an increase of the Maximum Driveway Width to 32' for both the Driveway Within Right-of-Way and Driveway Within Street Setback for lots with frontage greater than 45 feet. We also request an increase of Driveway Within Right-of-Way to 30 feet and Driveway Within Street Setback to 32 feet for lots with frontage 30 feet to 45 feet. This request is made due to the increase in size of standard cars and garages for homes with 3+ covered garage spaces.

The chart shows the requested changes which are shown in red and highlighted in yellow:

Maximum Driveway Width					
Lot Frontage	75'+	60' – 74'	46' – 59'	30' – 45'	Less than 30'
Driveway Within Right-of-Way (feet)	32'	32'	32'	30'	12'
Driveway Within Street Setback (feet)	32'	32'	32'	32'	-

**Property Owner Information:**

Owner	Address	City, ST, Zip	Daytime Phone	Email
Paloma Capital, LLC	1751 E. 71 <sup>st</sup> Street	Tulsa, OK, 74136	918-496-4242	<a href="mailto:jkrumme@krummeoil.com">jkrumme@krummeoil.com</a>
Riverside Lots, LLC	1751 E. 71 <sup>st</sup> Street	Tulsa, OK, 74136	918-496-4242	<a href="mailto:jkrumme@krummeoil.com">jkrumme@krummeoil.com</a>
Riverview Park Estates, LLC	1820 Walnut Street E, Ste 3	Devils Lake, ND, 58301	918-408-7536	<a href="mailto:info@riverviewparkestates.com">info@riverviewparkestates.com</a>
ChaseRyan Homes, LLC	1119 W. 108 <sup>th</sup> Place South	Jenks, OK, 74037	918-760-5679	<a href="mailto:crhomes@cox.net">crhomes@cox.net</a>

All property owners listed above have consented to the requested modification.