



Case Number: PUD-405-25
Minor Amendment

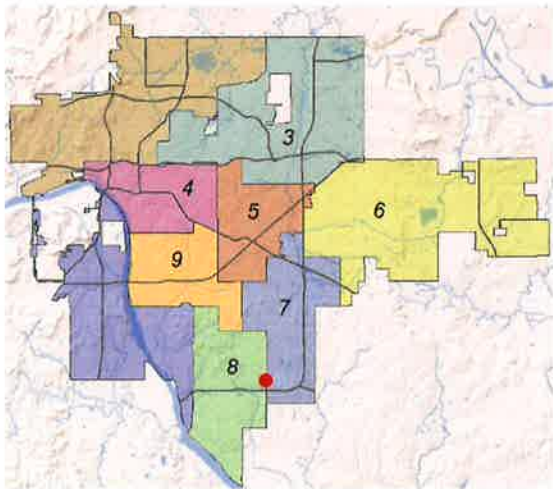
Hearing Date: April 18, 2018

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Birkie Ayer

Property Owner: Robert E. Howard II,
 REHCO East LLC.

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to modify display, setback and landscape requirements.

Gross Land Area: 0.77 acres

Location: SW/c E 91st St S and S Memorial Dr

Lot 3, Block 2, 9100 Memorial

7854 East 91st Street S

Zoning:
 Existing Zoning: CS/PUD-405
 Proposed Zoning: No Change

Comprehensive Plan:
 Land Use Map: Town Center
 Growth and Stability Map: Growth

Staff Recommendation:
 Staff recommends **approval**.

Staff Data:
 TRS: 8321
 CZM: 57 Atlas: 1905

City Council District: 8
Councilor Name: Phil Lakin

County Commission District: 3
Commissioner Name: Ron Peters

19.1

SECTION I: PUD-405-25 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Revise the PUD Development Standards to modify the requirement of the number of automobiles allowed on display between the front and side lot lines, reduce the setback from 40 ft to 10 ft for display of merchandise and modify the landscape requirements.

The subject lot currently contains a fuel station. The current auto dealership to the south has acquired the subject lot and would like to integrate it into their auto display area. The proposed development standards are in line with those that were approved on 10/1/14 for the current dealership in minor amendment PUD-405-23, and would help create a consistent look between the existing dealership and the new proposed area. The Zoning code requires an S1 screening along the street frontages. While the landscape plan is conceptual, at this time, it appears to conform to the S1 screening standard.

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:

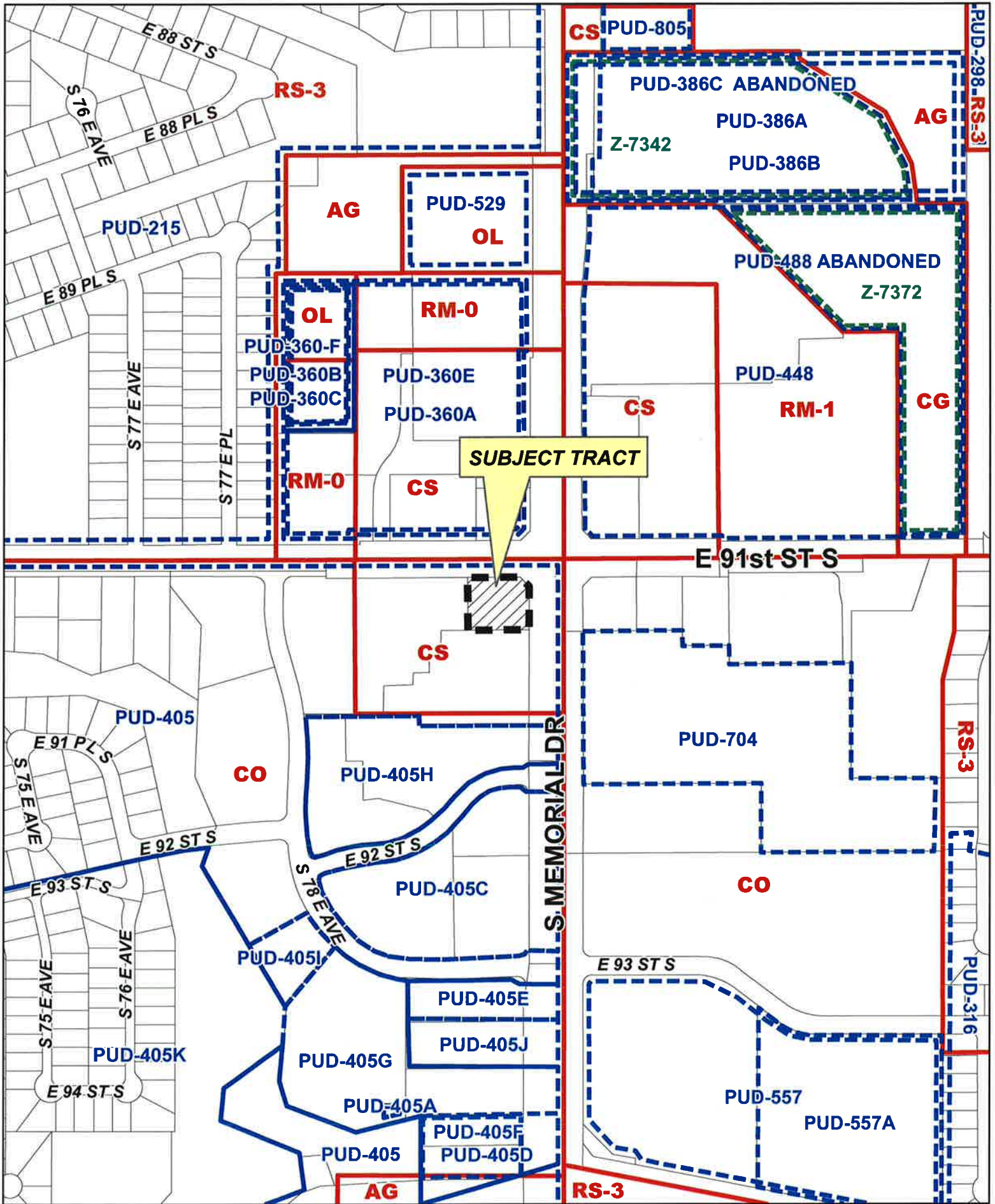
- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-405 and subsequent amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)
Proposed Revised Development Standards
Conceptual Site Plan
Conceptual Landscape Plan

With considerations listed above, staff recommends **approval** of the minor amendment request to modify the requirement of the number of automobiles allowed on display between the front and side lot lines, reduce the setback from 40 ft to 10 ft for display of merchandise and modify the landscape requirements.

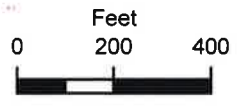
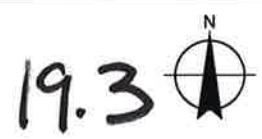
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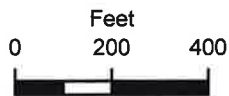


SUBJECT TRACT

PUD-405-25

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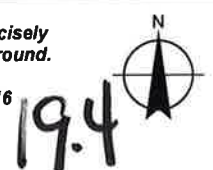
 Subject Tract

PUD-405-25

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

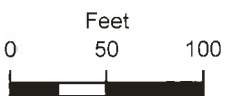
Aerial Photo Date: February 2016





E 91st ST S

S MEMORIAL DR



Subject Tract

PUD-405-25

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

Aerial Photo Date: February 2016





AYER DESIGN GROUP

PROFESSIONAL ENGINEERING SERVICES

**PUD Minor Amendment
PUD - 405
9100 Memorial (Block 2; Lot3)
South Pointe Honda
7854 East 91st Street**

REVISED DEVELOPMENT STANDARDS:

Maximum Number of Autos to Be Displayed Between a Front or Side Building Line and a Public Street (Arterial) R/W:

Number of Auto display between Front or Side building line and Arterial R/W is not limited.

Minimum distance from (Arterial) R/W for auto display

10' Minimum setback from R/W

Landscape Requirements:

10' Minimum Landscape Strip from R/W
Replacing required Street Trees with a tiered, layered streetscape consisting of trees, shrubs and perennials along the Arterial R/W 10' street yard as shown on the attached Conceptual Landscape Plan exhibit. Interior landscape islands not required.

