

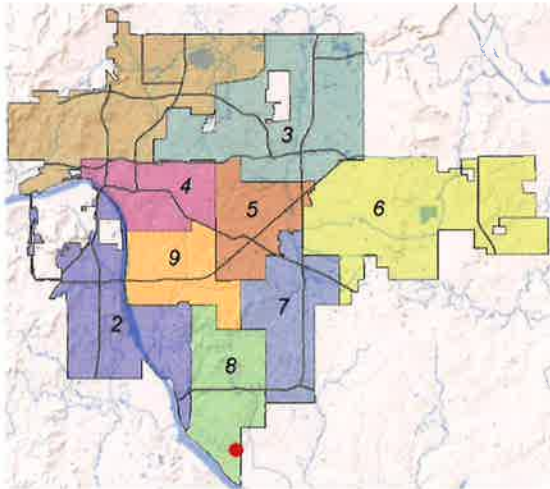


Case Number: PUD-677-A-4
Minor Amendment
 (Continued from 4/4/18)
Hearing Date: April 18, 2018

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Guy McAnally
 Property Owner: Rex & Tara Linville

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to reduce the street setback along Lakewood Ave to 15 feet to allow a pool.

Gross Land Area: 0.33 acres

Location: West of the NW/c E 121st St S and S Sheridan Rd

Lot 1, Block 1, Crestwood At The River II
 12007 S. Kingston Pl. E.

Zoning:
 Existing Zoning: RS-1/PUD-677-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: 8314
 CZM: 57 Atlas: 3575

City Council District: 8
Councilor Name: Phil Lakin
County Commission District: 3
Commissioner Name: Ron Peters

16.1

SECTION I: PUD-677-A-4 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Revise the PUD Development Standards to reduce the required yard along Lakewood Ave from 25 feet to 15 feet to allow a pool to be constructed.

Currently, the yard along Lakewood is considered a street yard and a rear yard for the home, requiring a 25 ft setback. The unique configuration of the subject lot, with streets on three sides, makes placing a pool on the lot difficult and with limited space to work with, without utilizing a reduced setback on the yard adjacent to Lakewood Ave.

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.”

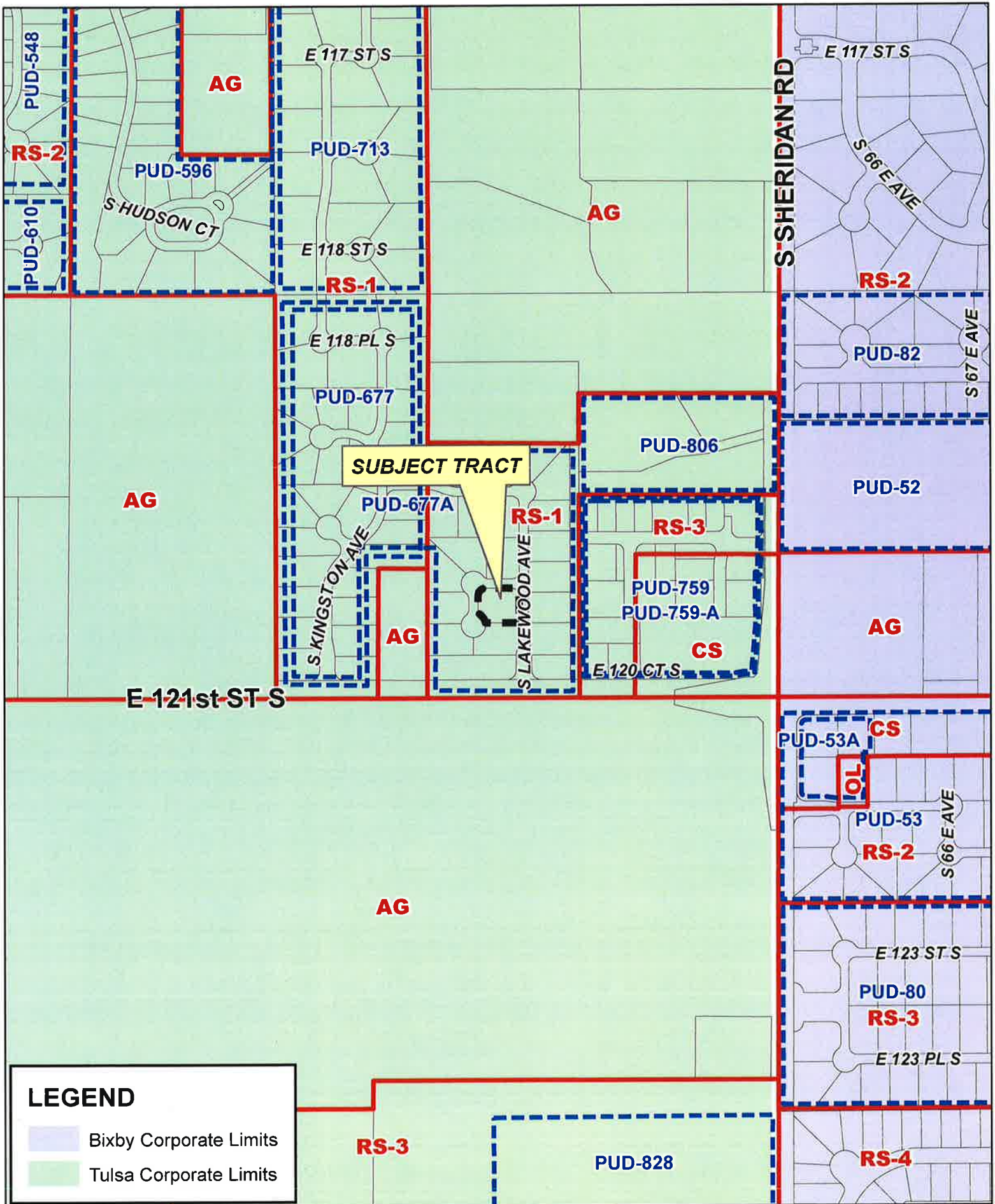
Staff has reviewed the request and determined:

- 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-677-A and subsequent amendments shall remain in effect.

Exhibits included with staff recommendation:

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

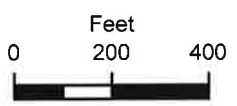
With considerations listed above, staff recommends **approval** of the minor amendment request to reduce the setback along Lakewood Ave from 25 feet to 15 feet.



SUBJECT TRACT

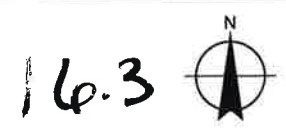
LEGEND

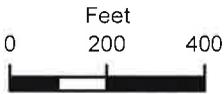
- Bixby Corporate Limits
- Tulsa Corporate Limits



PUD-677-A-4

18-13 34





Subject
Tract

PUD-677-A-4

18-13 34

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

Aerial Photo Date: February 2016



16



E 119 PLS

S LAKEWOOD AVE

SKINGSTON PL

E 120 STS

E 121 STS

E 119 STS

E 120 CTS

0 50 100
Feet



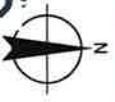
Subject
Tract

PUD-677-A-4

18-13 34

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Aerial Photo Date: February 2016



16.5

