



Case Number: PUD-816-1
Minor Amendment

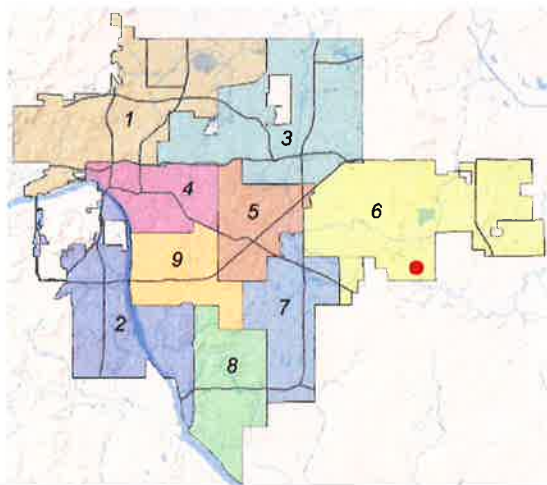
Hearing Date: May 15, 2019

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: K.B. Enterprise Homes

Property Owner: K.B. Enterprise Homes

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to reduce required front setback and increase allowable driveway coverage.

Gross Land Area: 0.28 acres

Location: SE/c E 45th Pl S and S 180th E Ave

Lot 7 Block 5 Huntington Park

Zoning:
 Existing Zoning: RS-4/PUD-816
 Proposed Zoning: No Change

Staff Recommendation:
 Staff recommends **approval**.

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

Staff Data:
 TRS: 9425

City Council District: 6
Councilor Name: Connie Dodson

County Commission District: 1
Commissioner Name: Stan Sallee

SECTION I: PUD-816-1 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Revise the development standards to reduce the front yard setback from 20 ft to 15 ft. and increase the allowable driveway coverage from 45% to 60%.

The subject lot is located on a cul-de-sac and is narrow at the front, compared to the rest of the property. The applicant is proposing to encroach into the currently required front yard setback, so this amendment proposes to decrease this requirement from 20ft to 15 ft. In addition, the driveway proposed exceeds the currently allowable 45% coverage of the front yard. The proposed amendment would increase this coverage to 60% to permit the drive as illustrated on the applicant site plan, included with this report.

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.”

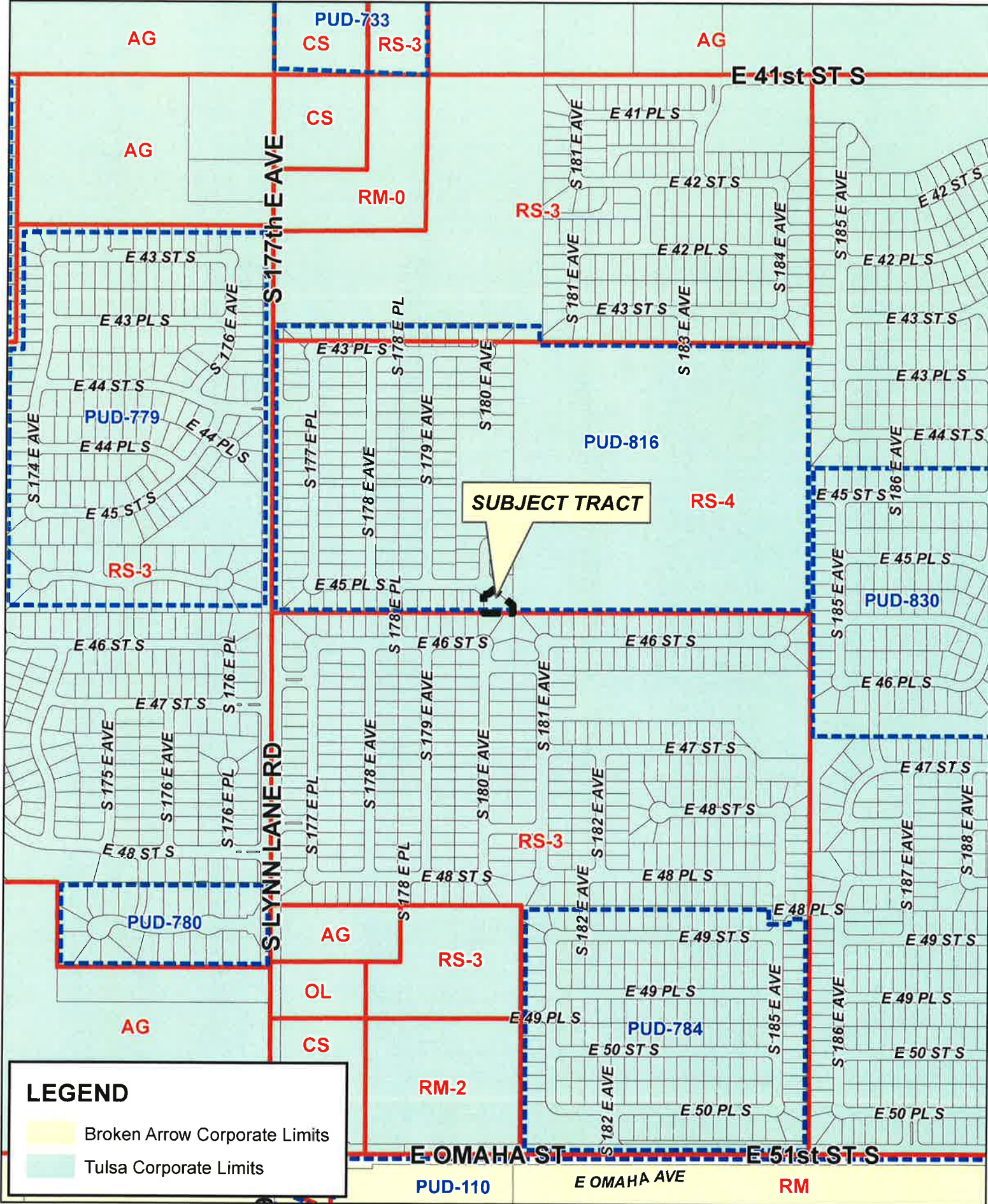
Staff has reviewed the request and determined:

- 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-816 and subsequent amendments shall remain in effect.

Exhibits included with staff recommendation:

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

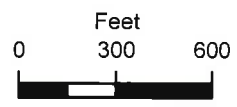
With considerations listed above, staff recommends **approval** of the minor amendment request to reduce the front yard setback from 20 ft to 15 ft. and increase the allowable driveway coverage from 45% to 60%.



SUBJECT TRACT

LEGEND

- Broken Arrow Corporate Limits
- Tulsa Corporate Limits



PUD-816-1

19-14 25

5.3



Subject Tract

PUD-816-1

19-14 25

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

Aerial Photo Date: February 2018

5.4





S 179 EAVE

S 180 EAVE

E 45 PLS

E 46 STS

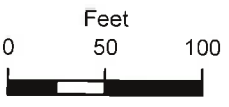
E 46 STS

S 179 EAVE

S 180 EAVE

E 46 PLS

S 181 EAVE



 Subject Tract

PUD-816-1

19-14 25

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

Aerial Photo Date: February 2018

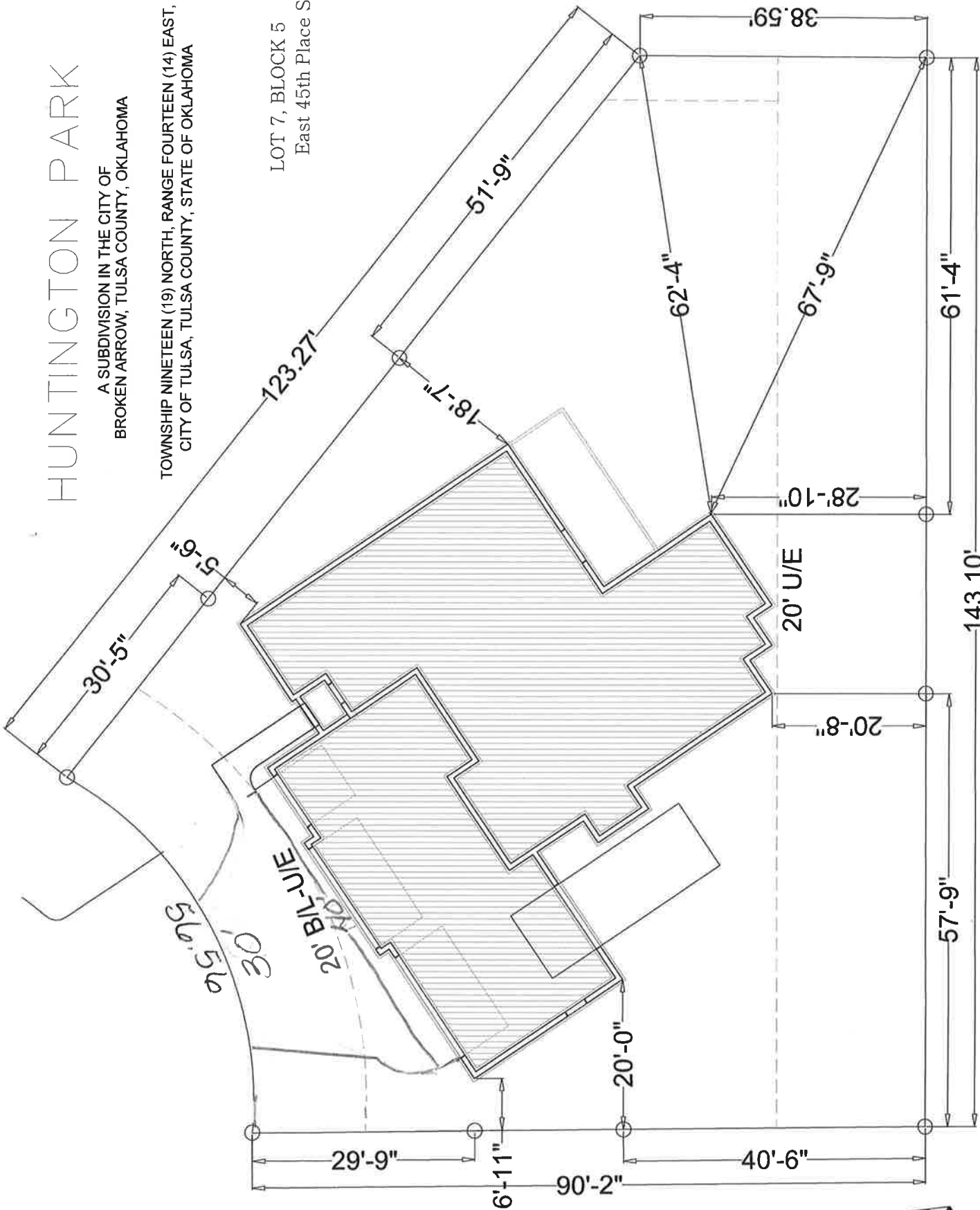


HUNTINGTON PARK

A SUBDIVISION IN THE CITY OF
BROKEN ARROW, TULSA COUNTY, OKLAHOMA

TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST,
CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

LOT 7, BLOCK 5
East 45th Place South



5.6

| | |
|----------------|--------------------------------|
| 4245 B21 | KB Enterprises/Hinson/2850.dwg |
| DRAWING NUMBER | 9 |
| SHEET NO. | OF SHEETS |

| | |
|-----------|----------|
| NAME | DATE |
| BY | 4-20-18 |
| BY | 4-20-18 |
| TOLERANCE | ± 1/8" |
| SCALE | 1/8"=10" |

TITLE
PLAN 2850
4 CAR GAR.+ BONUS HOME
SITE PLAN

PROJECT
The
"HINSON"
Home

KB ENTERPRISE HOMES
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