



**Case Number:** PUD-730-A-1  
**Minor Amendment**

**Hearing Date:** May 16, 2018

**Case Report Prepared by:**  
 Jay Hoyt

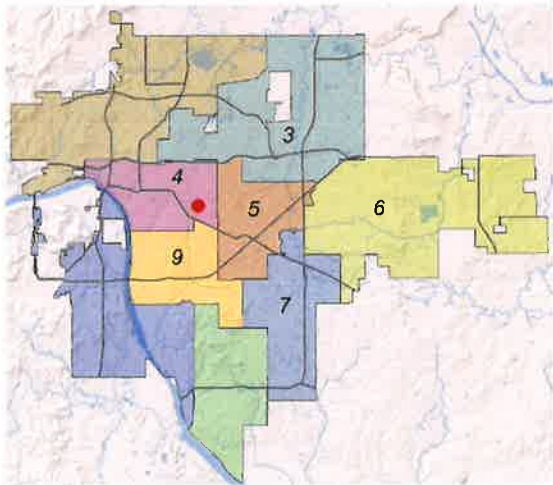
**Owner and Applicant Information:**

Applicant: Thomas L. Vogt

Property Owner: Tulsa County Public  
 Facilities Authority

**Location Map:**

(shown with City Council Districts)



**Applicant Proposal:**

Concept summary: PUD minor amendment to add parking as a permitted use, reduce fence height, allow pole lighting and access to 21<sup>st</sup> St S and amend landscape requirements.

Gross Land Area: 0.51 acres

Location: NW/c E 21<sup>st</sup> St S and S Louisville Ave

Lots 11, 12 and 13, Block 2 Wilson View  
 3617 E 21<sup>st</sup> St S

**Zoning:**

Existing Zoning: OL/RS-3/PUD-730-A  
 Proposed Zoning: No Change

**Comprehensive Plan:**

Land Use Map: Mixed-Use  
 Growth and Stability Map: Growth

**Staff Recommendation:**

Staff recommends **approval**.

**Staff Data:**

TRS: 9309

CZM: 37

Atlas: 89

**City Council District: 4**

*Councilor Name:* Blake Ewing

**County Commission District: 2**

*Commissioner Name:* Karen Keith

**SECTION I:** PUD-730-A-1 Minor Amendment

**STAFF RECOMMENDATION**

Amendment Request: Revise the PUD Development Standards to add parking as a permitted use, reduce the required screening wall height along the north and west boundaries from 8 feet to 6 feet in height, allow pole mounted lighting, allow access to 21<sup>st</sup> St S, pending approval by City Services and amend the landscape requirements.

The subject lot is proposed to be used as parking for the adjacent Expo Square. The pole lighting proposed would be limited to facing south and east, away from surrounding residential properties. PUD-730-A limited access to South Louisville. The applicant proposes to allow access to E 21<sup>st</sup> St S, pending approval of the proposed access from the City of Tulsa Traffic Department. PUD-730-A referred to a concept plan for landscaping requirements. The concept for the site is proposed to be changed from Office to Parking, therefore the concept plan is no longer appropriate. The applicant proposes to add the provision that if the lot is developed for parking, rather than the landscaping shown on the concept plan for the office building, alternate landscaping plans, suitable for a parking lot may be submitted as part of the site and landscape plan approval process.

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.”*

*As well as by Section 30.010.1.2.c(15) of the City of Tulsa Zoning Code.*

*“Changes in an approved use to another use may be permitted, provided the underlying zoning on the particular site within the PUD would otherwise permit such use as of right and the proposed use will not result in any increase of incompatibility with the present and future use of nearby properties.”*

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-730-A shall remain in effect.

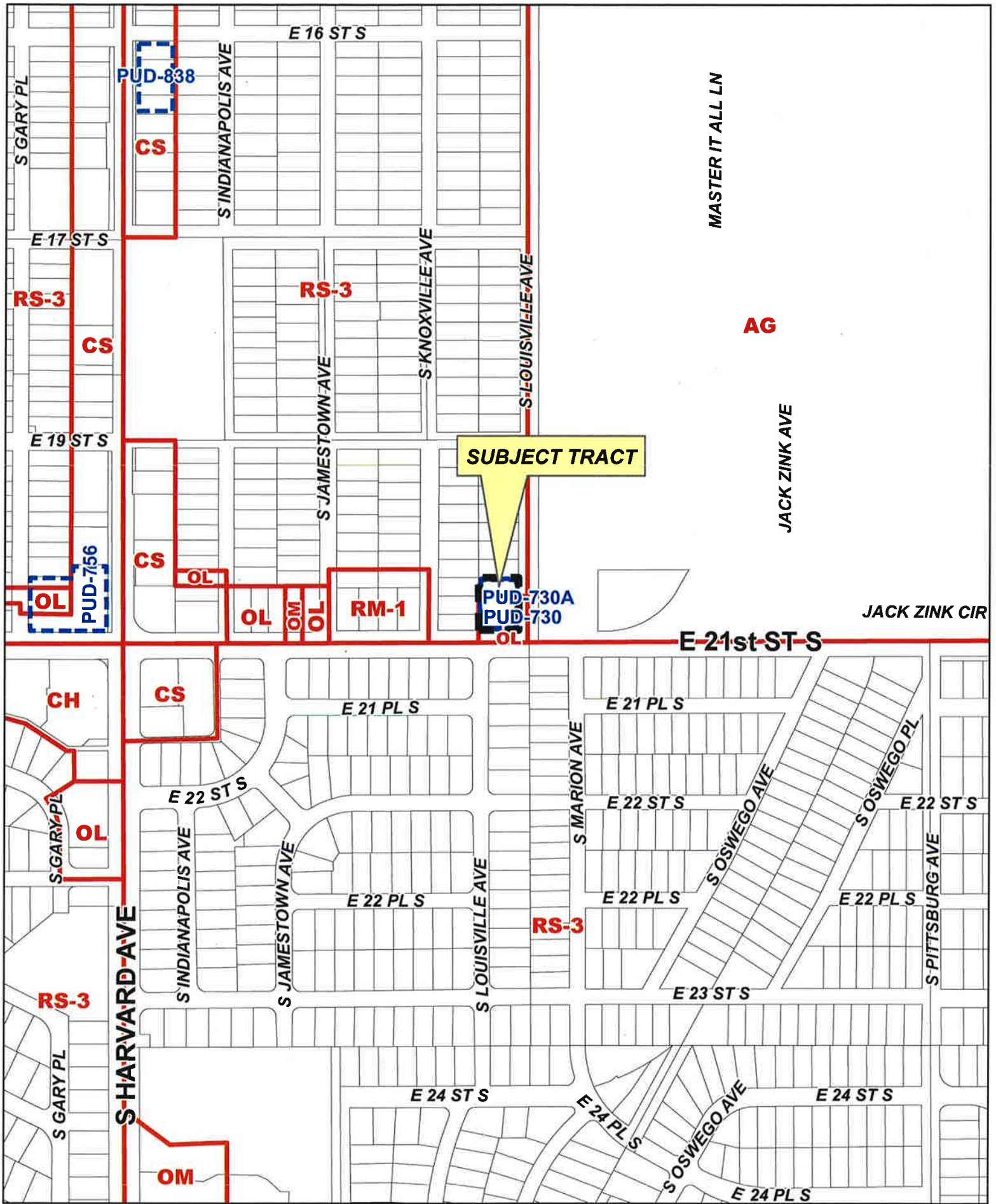
Exhibits included with staff recommendation:

INCOG zoning case map

INCOG aerial photo

INCOG aerial photo (enlarged)

With considerations listed above, staff recommends **approval** of the minor amendment request to add parking as a permitted use, reduce fence height, allow pole lighting, access to 21<sup>st</sup> St S and amend landscape standards.



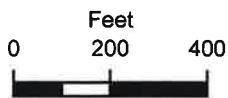
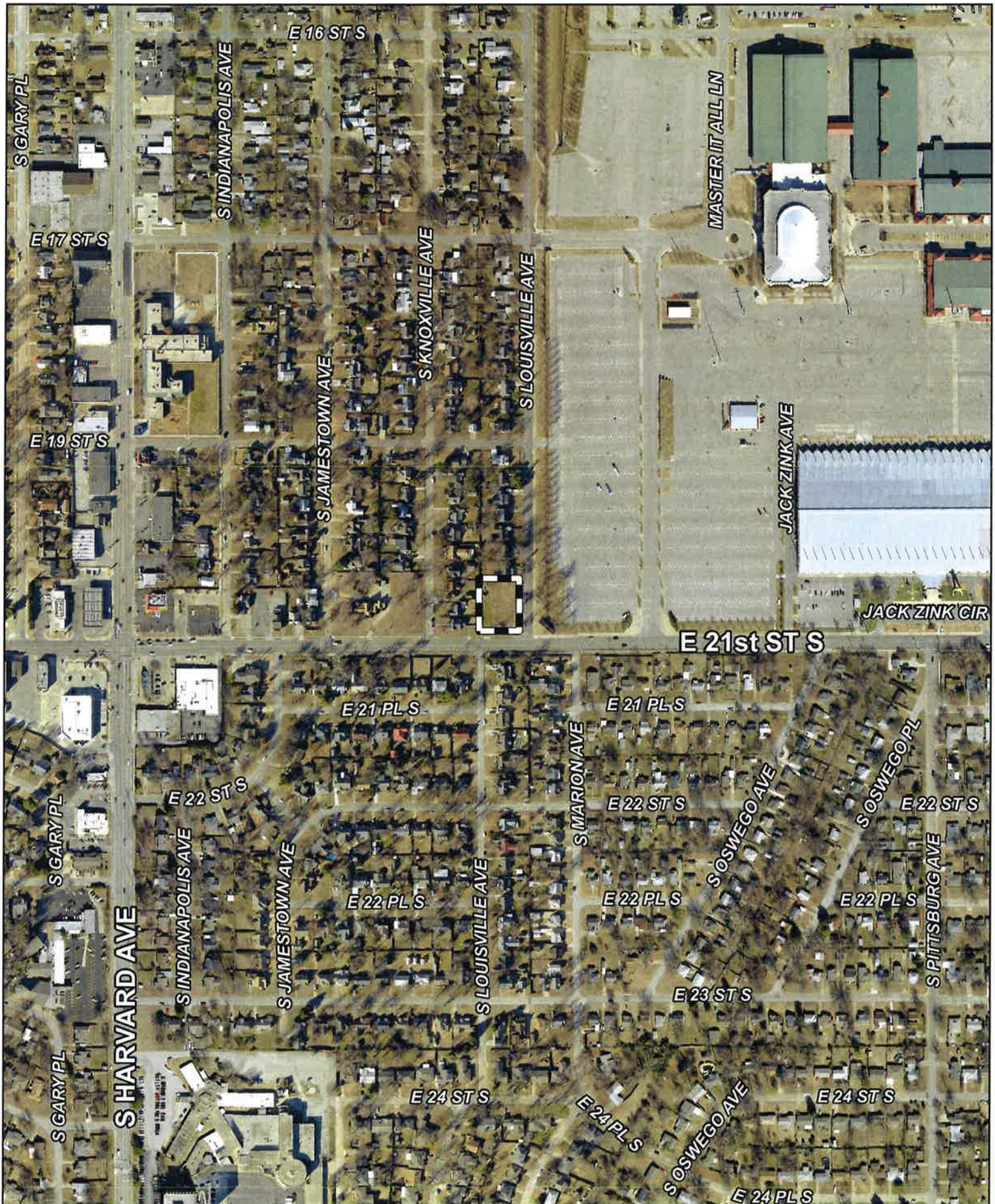
**SUBJECT TRACT**

**PUD-730A  
PUD-730**

**PUD-730-1**

19-13 09





Subject Tract

**PUD-730-1**

19-13 09

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

Aerial Photo Date: February 2016





S KNOXVILLE AVE

S LOUISVILLE AVE

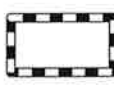
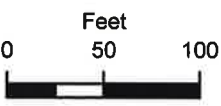
E 21st ST S

E 21 PLS

S LOUISVILLE AVE

S MARION AVE

E 21 PLS



Subject Tract

**PUD-730-1**

19-13 09

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Aerial Photo Date: February 2016



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