



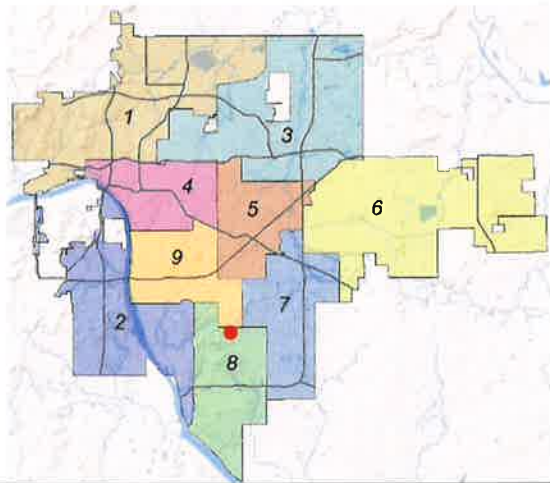
Case Number: PUD-190-A-39
Minor Amendment

Hearing Date: June 5, 2019

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Jackie Bubenik – Tulsa Parks
 Property Owner: City of Tulsa

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to remove the requirement for site plan approval for park alterations.

Gross Land Area: 21.6 acres

Location: South and West of the SW/c E 71st St S and S Sheridan Rd

Lot 2, Block 3 Minshall Park II

Zoning:
 Existing Zoning: RD/PUD-190-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: 8310

City Council District: 8
Councilor Name: Phil Lakin, Jr.

County Commission District: 3
Commissioner Name: Ron Peters

SECTION I: PUD-190-A-39 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Revise the development standards to remove the requirement for site plan approval for park alterations.

Currently, the development standards require that for each change to the public park at Minshall Park, TMAPC must approve the changes via a site plan approval. This proposal would allow Tulsa Parks to make and approve changes to the park without the need to come to TMAPC for each change that is made. This revised process would be the same as the process for parks not located within a Planned Unit Development, in that Tulsa Parks, themselves, would be the approving body for changes to this park.

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.”

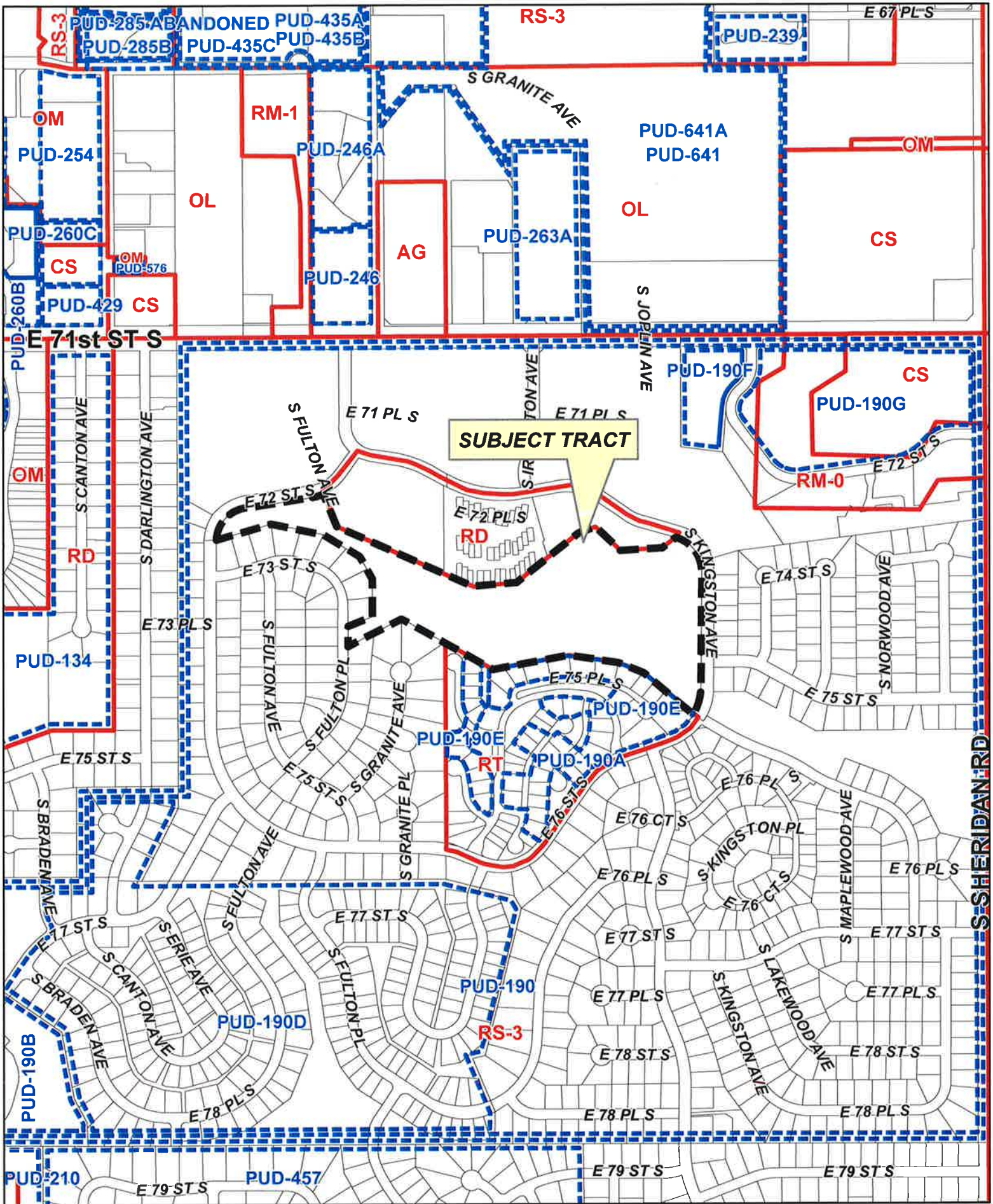
Staff has reviewed the request and determined:

- 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-190-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 Analysis
Applicant Proposed Site Plan

With considerations listed above, staff recommends **approval** of the minor amendment request to remove the requirement for site plan approval for park alterations.



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E 67 PL S

E 68 ST S

S GRANITE AVE

E 71st ST S

S CANTON AVE

S DARLINGTON AVE

S FULTON AVE

E 71 PL S

S IRVINGTON AVE

E 71 PL S

S JOPLIN AVE

E 72 ST S

E 72 ST S

E 72 PL S

S KINGSTON AVE

E 74 ST S

S NORWOOD AVE

E 73 ST S

E 73 PL S

S FULTON AVE

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S GRANITE AVE

E 75 PL S

E 75 ST S

E 75 ST S

S BRADEN AVE

S FULTON AVE

S GRANITE PL

E 76 ST S

E 76 CT S

E 76 PL S

S MAPLEWOOD AVE

E 76 PL S

S SHERIDAN RD

E 77 ST S

S ERIE AVE

S CANTON AVE

E 77 ST S

S FULTON PL

E 76 PL S

S KINGSTON PL

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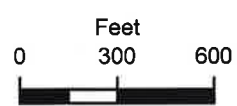
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Subject Tract

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

Aerial Photo Date: February 2018



