



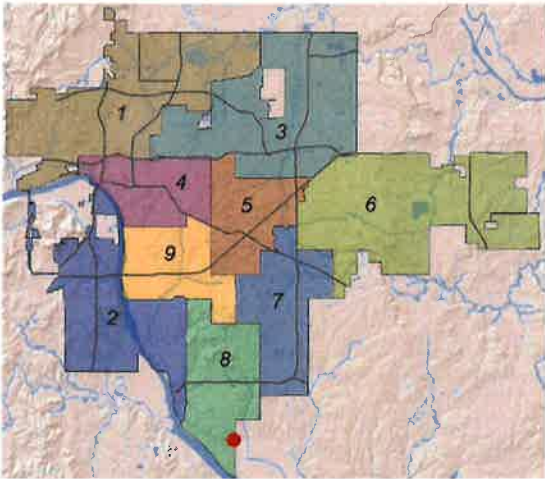
Case Number: PUD-806-2
Minor Amendment

Hearing Date: September 4, 2019
 (Continued from August 21, 2019)

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Doug Walker
 Property Owner: Ashley Bray

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to allow an 8 ft fence in front yard.

Gross Land Area: 5 acres

Location: N of NW/c E 121st St S & S Sheridan Rd

11908 S Sheridan Rd

Zoning:
 Existing Zoning: RS-1/PUD-806
 Proposed Zoning: No Change

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

Staff Recommendation:
 Staff recommends **approval**.

Staff Data:
 TRS: 8334

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

County Commission District: 3
Commissioner Name: Ron Peters

SECTION I: PUD-806-2 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Revise the development standards to allow an 8 ft wall/fence in the required front yard.

The applicant intends to construct an 8 ft precast concrete fence along the front yard of the subject property. This fence is to match the existing 8 ft precast concrete fence located along the frontage of the properties to the south in both style and height.

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.”

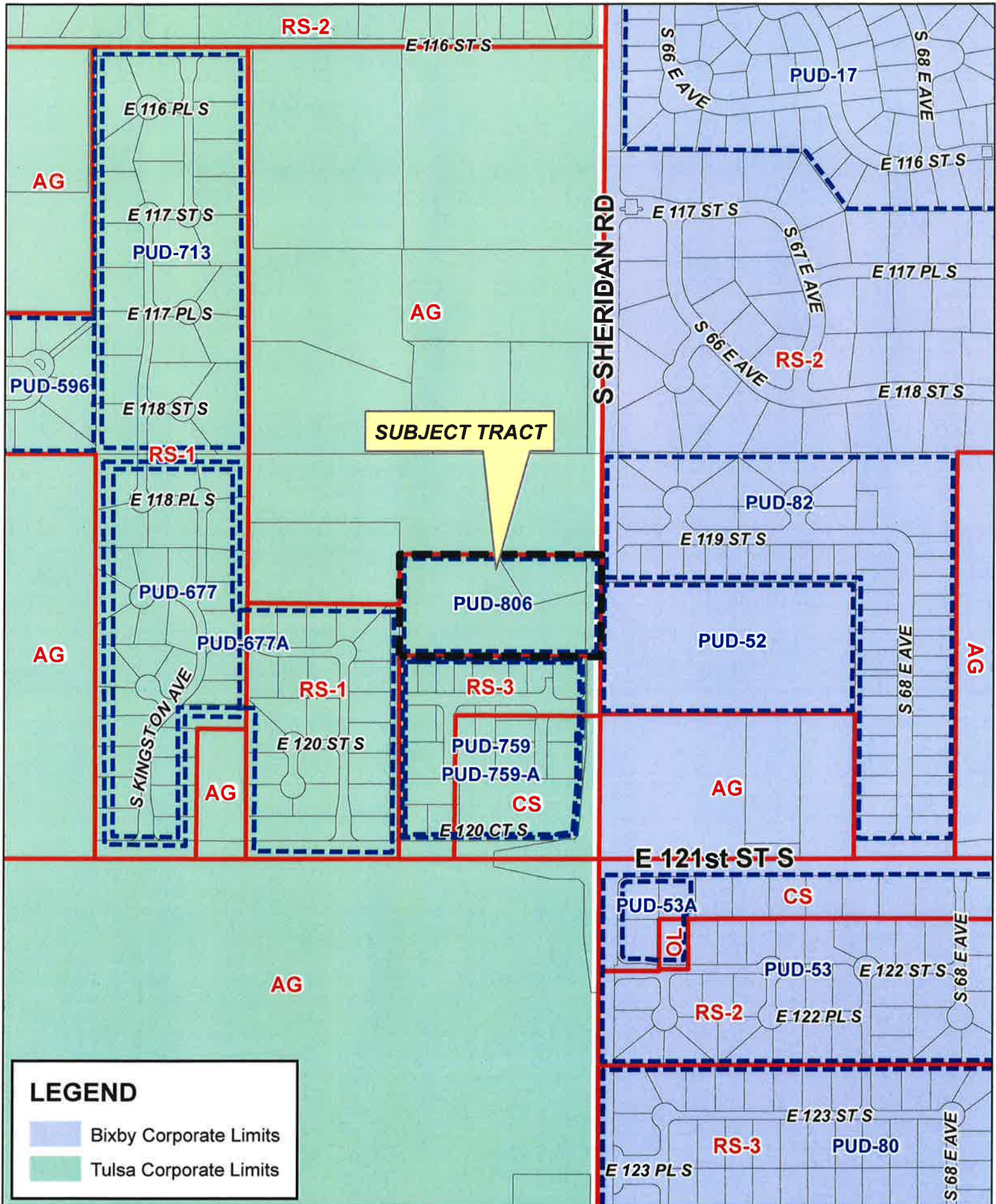
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) If approved, the design and layout of the 8 ft fence shall be subject to a detail site plan review.
- 3) All remaining development standards defined in PUD-806 and subsequent amendments 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 allow an 8 ft fence in the required front yard.



SUBJECT TRACT

LEGEND

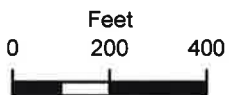
- Bixby Corporate Limits
- Tulsa Corporate Limits



PUD-806-2

18-13 34





Subject Tract

PUD-806-2

18-13 34

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

Aerial Photo Date: February 2018

2.4





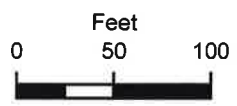
E 119 ST S

E 119 ST S

S. SHERIDAN RD

SNORWOOD AVE

SOXFORD AVE



Subject Tract

PUD-806-2

18-13 34

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

Aerial Photo Date: February 2018

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