

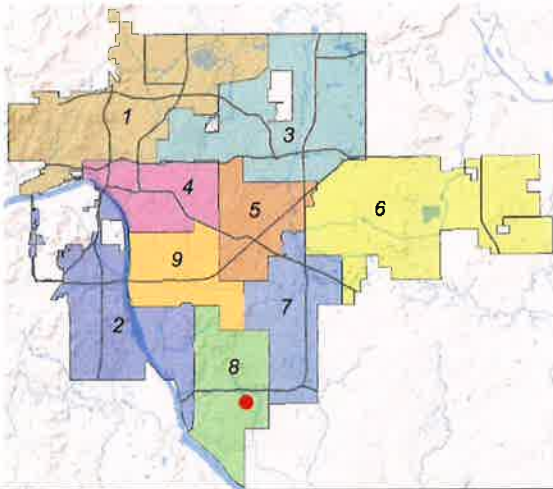


**Case Number:** PUD-339-5  
**Minor Amendment**  
**Hearing Date:** December 5, 2018

**Case Report Prepared by:**  
 Jay Hoyt

**Owner and Applicant Information:**  
 Applicant: Ross McCallister/John Kraus  
 Property Owner: 101 Sheridan Apartments, LLC

**Location Map:**  
 (shown with City Council Districts)



**Applicant Proposal:**  
 Concept summary: PUD minor amendment to reduce the minimum required parking to 364 spaces.  
 Gross Land Area: 7.63 acres  
 Location: NE/c E 101<sup>st</sup> St S and S Sheridan Rd  
 Lot1, Block 1 Sheridan Galleria

**Zoning:**  
 Existing Zoning: RM-1/CS/PUD-339  
 Proposed Zoning: No Change

**Comprehensive Plan:**  
 Land Use Map: Neighborhood Center  
 Growth and Stability Map: Growth

**Staff Recommendation:**  
 Staff recommends **approval**.

**Staff Data:**  
 TRS: 2383

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

**SECTION I:** PUD-339-5 Minor Amendment

**STAFF RECOMMENDATION**

Amendment Request: Modify the PUD Development Standards to reduce the minimum required parking for the apartment complex to 364 total spaces.

Currently, the development standards require a minimum of 404 spaces for the complex. The complex was originally designed as an elderly housing facility with a minimum of 370 spaces. The age requirement was subsequently eliminated via amendment to the PUD after the complex was constructed. This amendment, however increased the original minimum from 370 to 404. Over the years, some of the spaces were modified and restriped which decreased the parking provided below the 404 space threshold. The applicants have stated that 364 would be more than enough to serve the existing dwellings and would only be 6 spaces below the original 370 requirement.

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:

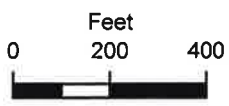
- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-339 and subsequent amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map  
INCOG aerial photo  
INCOG aerial photo (enlarged)  
Applicant Survey

With considerations listed above, staff recommends **approval** of the minor amendment request to reduce the required parking to 364 total spaces.





 Subject Tract

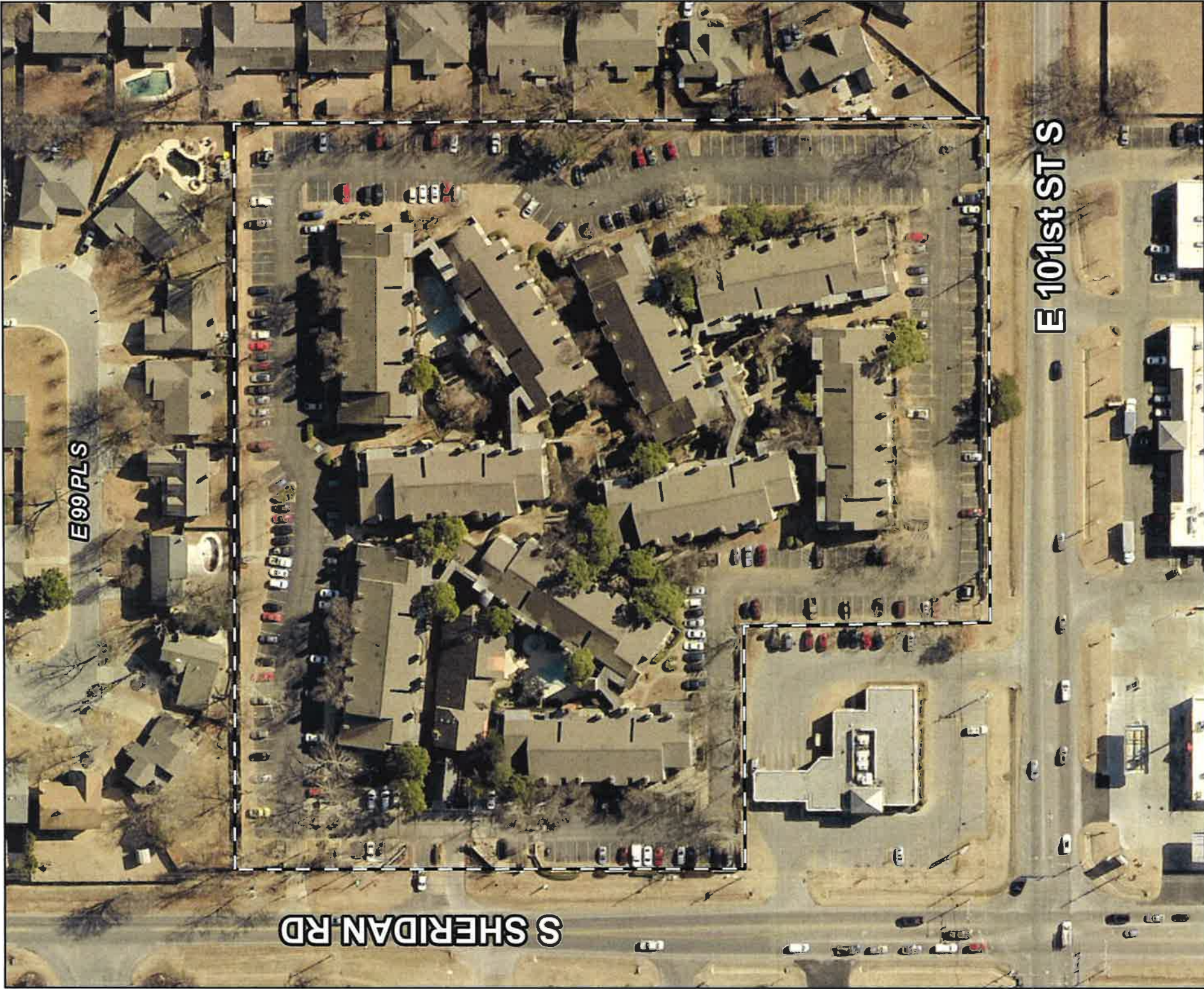
**PUD-339-5**

18-13 23

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

Aerial Photo Date: February 2018





E99 PLS

S SHERIDAN RD

E 101st ST S



Subject Tract

PUD-339-5

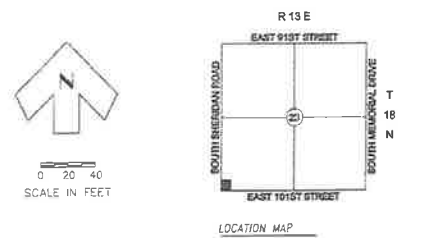
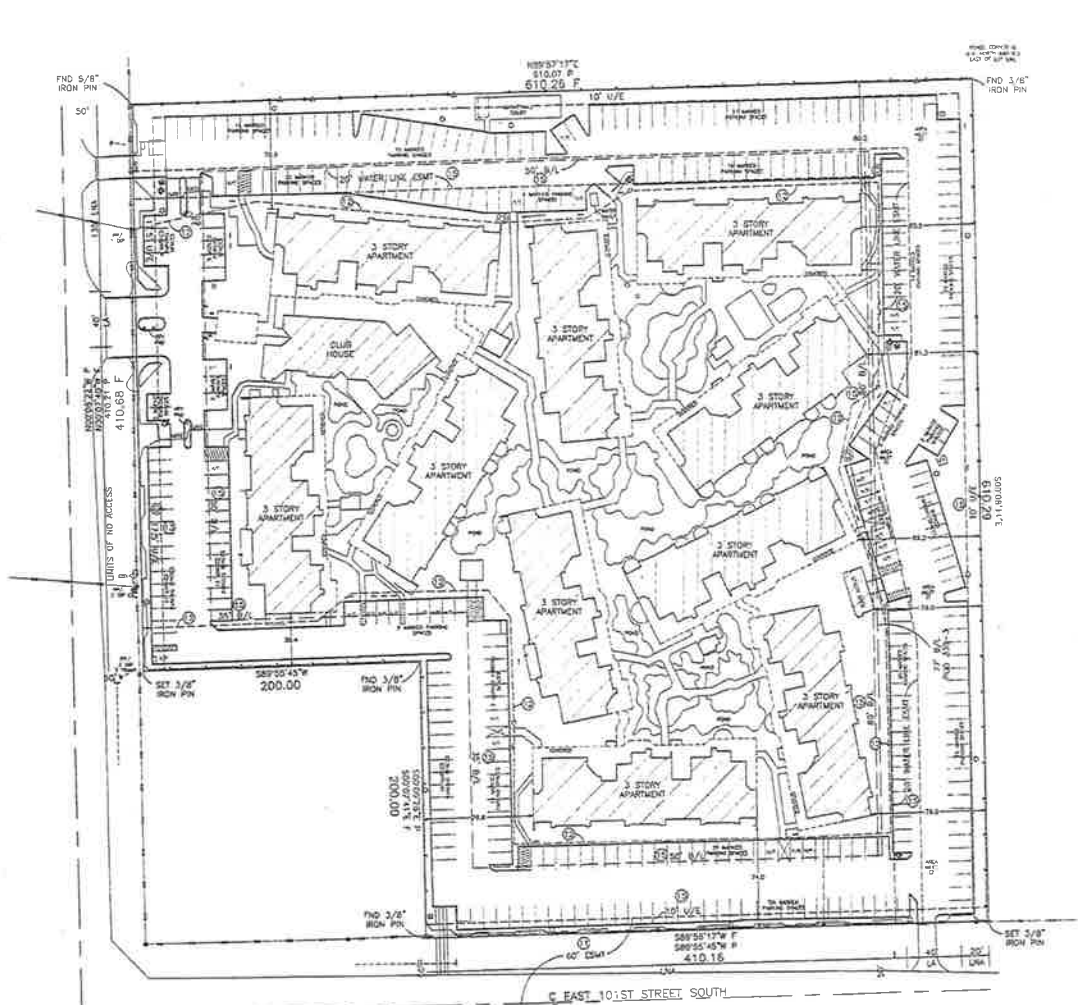
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018



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**LEGEND**

⊙	SEWER MANHOLE	□	IRRIGATION CONTROL BOX
—S—	SANITARY SEWER LINE	□	ELECTRIC SERVICE
—R—	REINFORCED CONCRETE PIPE	□	GAS SERVICE
⊙	WATER METER	□	TELEPHONE SERVICE
⊙	WATER VALVE	—	FIRE HYDRANT
⊙	GAS METER	—	OVERHEAD UTILITIES
⊙	TELEPHONE PEDESTAL	—	FENCE LINE
⊙	POWER POLE (PP)	—	GRASS
⊙	LIGHT POLE	—	ASPHALT
⊙	SIEN	—	CLEAN OUT
⊙	A/C	—	SATELLITE DISH
—	PARKING BARRIER	—	CABLE TV
—	UP	□	CONCRETE
—	DOWN SLOPE	□	ASPHALT
—	LIMITS OF NO ACCESS	□	GRAVEL
—	LIMITS OF ACCESS	□	PAVEMENT

**GENERAL NOTES**

BASES OF RECORD REFERRED TO HEREIN.

THE PROPERTY DESCRIBED HEREON CONTAINS 7.43 ACRES, MORE OR LESS.

ABOVE GROUND FEATURES OF PUBLIC UTILITIES SUCH AS, BUT NOT LIMITED TO: METERS, VALVES, MANHOLES, POLES AND PEDESTALS ARE LOCATED AND SHOWN HEREON. NO UNDERGROUND UTILITY LINES WERE PLACED BY THEIR RESPECTIVE OWNERS AND THEREFORE ARE NOT SHOWN.

THIS PROPERTY LIES IN ZONES "UNSHOWN" FLOOD HAZARD AREA PER FIRM COMMUNITY PANEL NO. 401430388L AS LAST REVISED 10/16/2012.

FIELD WORK COMPLETED APRIL 23, 2014

F = FIELD MEASURED COURSE  
 R = RECORDED PLAT COURSE  
 D = DISCREPANT COURSE

INCHES NO. 2014036

ADDRESS: 10011 SOUTH SHEDDEN ROAD, TULSA, OKLAHOMA

THESE ARE NO ENCROACHMENTS EXCEPT THE FENCE IN THE NORTHWEST CORNER AS SHOWN.

THE TRACT APPROVED PLUS 533-4 ON NOVEMBER 20, 1983, WHICH DEFERRED THE REQUIREMENT THAT 25% OF THE LOTS BE FOR PARKING 30 YEARS OF AGE AND OLDER AND INCREASED THE PARKING REQUIREMENT TO 40% SPACES BY RE-OPENING THE PARKING AREA, EXCEPT THAT HANDICAPPED AREA JUST SOUTH OF DRIVING TIE, WHICH WILL REQUIRE THE SELECTION OF OTHER HANDICAPPED SPACES, HANDICAPPED PARKING SPACES, STAIRS, SHARED SPACES AND BALCONIES, 304 PARKING SPACES AND 28 HANDICAPPED SPACES FOR A TOTAL PARKING = 304.

NOTE: THE 80' BUILDING LINE LYING ON THE EAST SIDE OF THE PROPERTY IS PER THE RECORDED PLAT THEREOF. THE TRACT APPROVED PLUS 330-3 ON AUGUST 8, 1990, WHICH NOW ALLOWS 12.7 FEET BETWEEN BUILDINGS AND A BUILDING SETBACK LINE OF 77 FEET ALONG THE EAST BOUNDARY OF THE PROPERTY, AS SHOWN HEREON.

**LEGAL DESCRIPTION**

LOT 1, BLOCK L, SHEDDEN GALLERY, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 4436

**ALTA/ACSM  
 LAND TITLE SURVEY**

- INSTRUMENT NOTES**
1. RECORDS INTENTIONALLY SHOWN ON THIS SURVEY DISCREPANCIES WITH COMMENTARY.
2. ALL ENCUMBRANCES AND RIGHTS-OF-WAY CONTAINED IN FIRST THROUGH FIFTH RECORDS HERETOBY REFERRED TO HAVE BEEN RECORDED IN THE PUBLIC RECORDS OF THE STATE OF OKLAHOMA, COMMENCING WITH INSTRUMENT NO. 1436-2047-22, EFFECTIVE DATE APRIL 4, 2014 AT 7:58 A.M., AND SAVING HEREON.
3. THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE UNRECORDED LEGAL INTERESTS IN REAL PROPERTY AS SET FORTH IN INSTRUMENT NO. 2007714305.
4. ALL RIGHTS OF WAY ARE FURTHER EXTENDED BY THE MAINTENANCE OF LEGAL, FILED OCTOBER 11, 2007, RECORDED AS INSTRUMENT NO. 2007714305.
5. 100' EASEMENT IN FAVOR OF THE PUBLIC SERVICE COMPANY OF OKLAHOMA, RECORDED IN BOOK 4116, PAGE 438, AS WAIVED BY THE PARTIAL RELEASE OF EASEMENT, RECORDED IN BOOK 4883, PAGE 2105.
6. UNDERGROUND RIGHT-OF-WAY EASEMENT IN FAVOR OF THE PUBLIC SERVICE COMPANY OF OKLAHOMA RECORDED IN BOOK 4886, PAGE 1700, APPROPRIATE CONTAINS LOCATION, EXACT LOCATION NOT SHOWN IN DOCUMENT.
7. 15' UTILITY EASEMENT IN FAVOR OF THE PUBLIC, RECORDED IN BOOK 4886, PAGE 1712.
8. THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE TERMS AND CONDITIONS IN THE UNRECORDED ALARM SERVICE AGREEMENT BETWEEN NORTON MANAGEMENT RESIDENTS CORPORATION AND SEAN HEMPHREY LIMITED PARTNERSHIP, AS FURTHER ENLARGED BY THE MAINTENANCE OF LEGAL, RECORDED IN BOOK 3279, PAGE 2651.
9. THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE TERMS, CONDITIONS, COVENANTS, RESTRICTIONS, PROVISIONS, RESTRICTIONS, EASEMENTS, BUILDING SET BACK LINES AND LIMITS OF NO ACCESS SET FORTH IN THE DEEDS OF DONATION AND SHOWN ON THE PLAT MAP, RECORDED AS PLAT NO. 4436 AS AFFECTED BY THE RELEASE OF GATEY, RECORDED IN BOOK 4886, PAGE 466.

**CERTIFICATE**

DAVID D. LACY, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO:

FRESH NATIONAL TITLE INSURANCE COMPANY  
 AMERICAN TITLE INSURANCE COMPANY  
 101 SOUTH MAIN STREET, SUITE 1000, TULSA, OKLAHOMA 74103

SET SHOWING APPROXIMATELY 1/2" AN INCH UNITS LAND SURVEY COMPANY, AND ITS SUCCESSORS AND ASSIGNS, HAS BEEN REVIEWED, FOUND ACCURATE, AND THE SURVEYOR HAS BEEN ADVISED THAT THE RECORDS OF THE PUBLIC RECORDS OF THE STATE OF OKLAHOMA, AS REFERRED TO IN THIS INSTRUMENT, ARE CORRECT AND COMPLETE.

THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM AWARE OF THE CONTENTS AND ACCURACY OF THE SAME.

DAVID D. LACY  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 1288  
 EXPIRES 12/31/2018

**D&S SURVEYING AND MAPPING**

PO BOX 471211, TULSA, OK 74147  
 Phone: 918.519.1873 Fax: 918.779.7208  
 Email: info@dands.com  
 648 1678 Eastman 6-30-11

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