



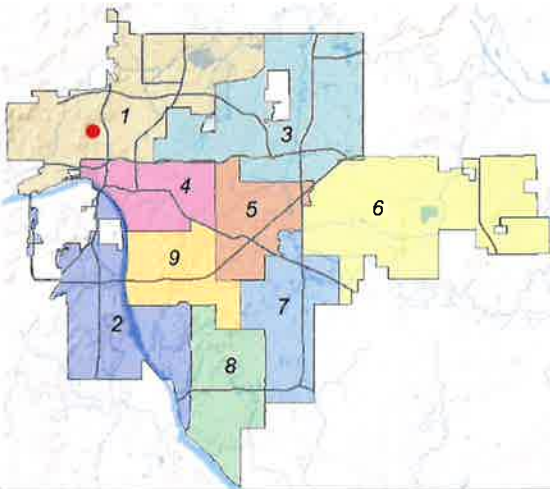
**Case Number:** PUD-232-B-1  
**Minor Amendment**

**Hearing Date:** December 6, 2017  
**(continued from November 15, 2017)**

**Case Report Prepared by:**  
 Jay Hoyt

**Owner and Applicant Information:**  
 Applicant: Michelle Guillory  
 Property Owner: Same

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



**Applicant Proposal:**

Concept summary: PUD minor amendment to reduce required street yards abutting Pine PI and Union Ave

Gross Land Area: 0.3 acres

Location: SW/c North Union Ave and West Pine PI

Lot 35, Block 2 Holley Heights

1702 West Pine PI

**Zoning:**  
 Existing Zoning: RM-1/RS-3/PUD-232-B  
 Proposed Zoning: No Change

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

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

**Staff Data:**  
 TRS: 2702  
 CZM: 28 Atlas: 112

**City Council District: 1**  
 Councilor Name: Vanessa Hall-Harper

**Osage County Commission District: 2**  
 Commissioner Name: Kevin Paslay

**SECTION I:** PUD-232-B-1 Minor Amendment

**STAFF RECOMMENDATION**

Amendment Request: Modify the PUD Development Standards to reduce the required street yards abutting Pine PI and Union Ave

The applicant is requesting to decrease the required street yard abutting Pine Place from 35 ft to 20 ft and the street yard abutting Union Avenue from 25 ft to 18 ft. This is to permit the construction of a single family home on the subject lot.

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.”*

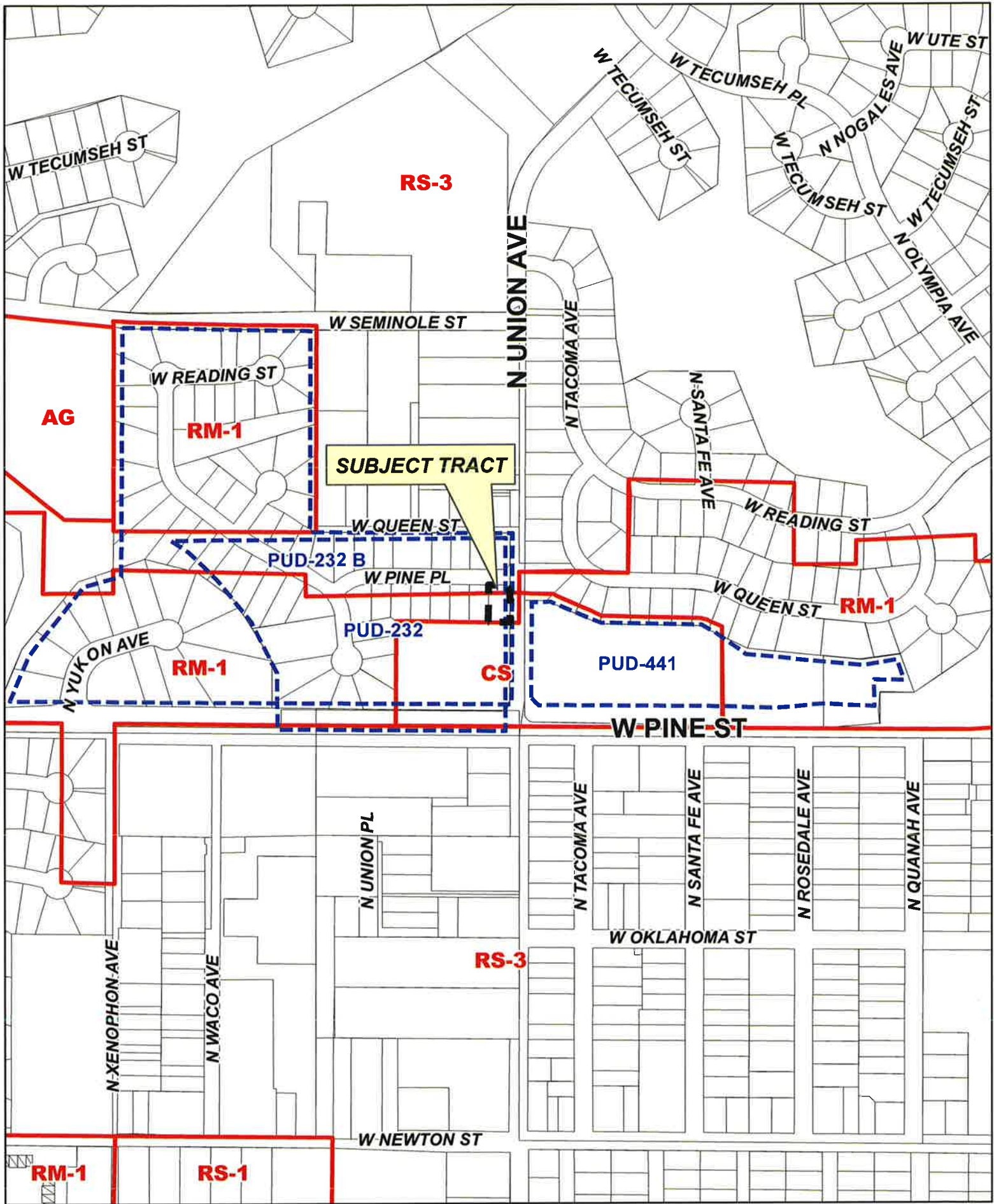
Staff has reviewed the request and determined:

- 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-232-B and subsequent amendments shall remain in effect.

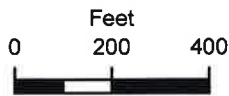
Exhibits included with staff recommendation:

INCOG zoning case map  
INCOG aerial photo  
INCOG aerial photo enlarged  
Applicant Floor Plan

With considerations listed above, staff recommends **approval** of the minor amendment request to reduce the required street yards abutting Pine Place and Union Avenue.

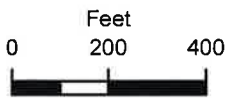


**PUD-232-B-1**



20-12 27

23.3



Subject Tract

**PUD-232-B-1**

20-12 27

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

Aerial Photo Date: February 2016





**W PINE ST**

**W QUEEN ST**

**WPINE PL**

**N UNION AVE**

**NTACOMA AVE**



Subject Tract

**PUD-232-B-1**

20-12-27

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

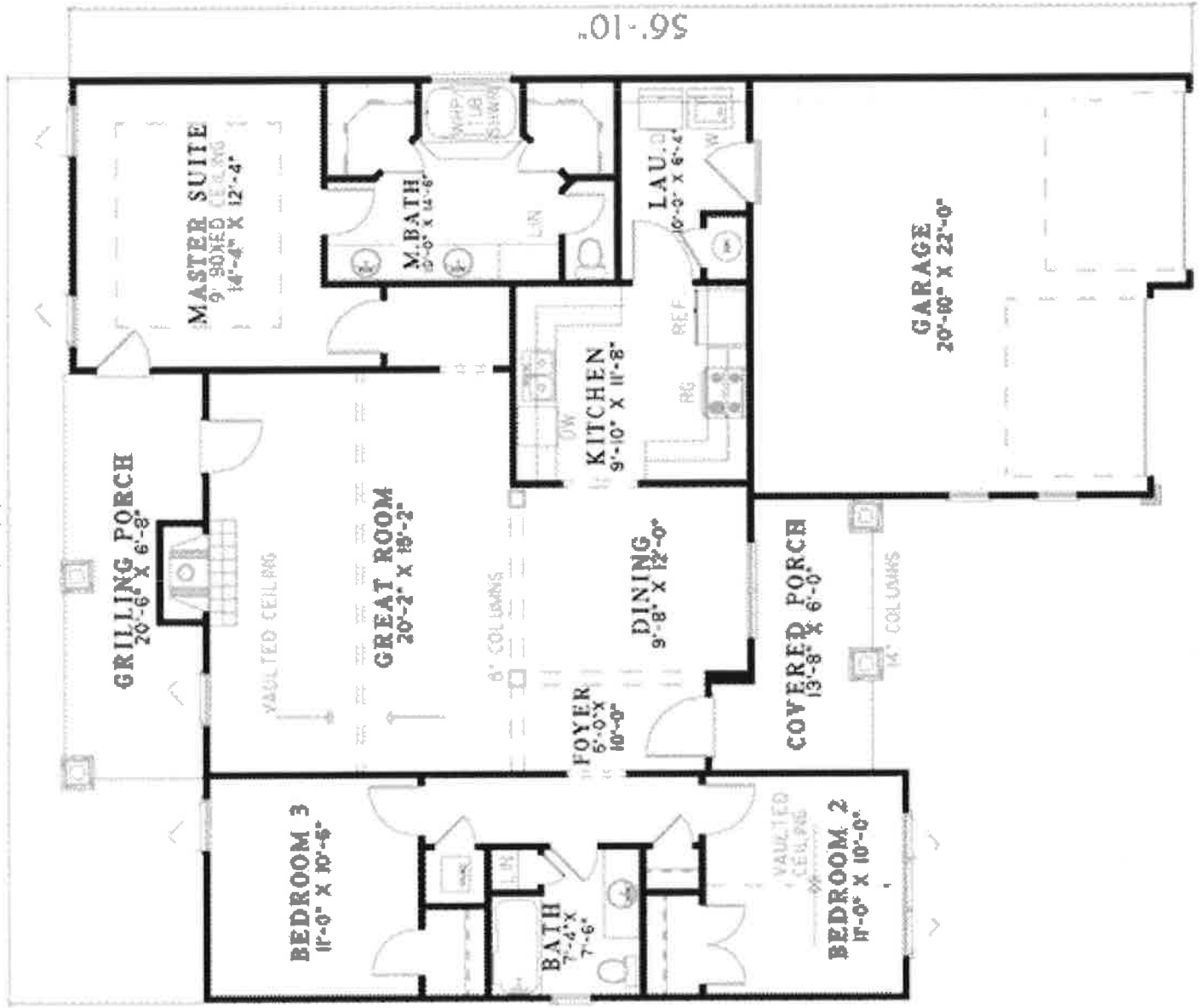
Aerial Photo Date: February 2016



23.5

46'-10"

56'-10"



23.6