

Jenks | PC Staff Report



To Planning Commission
Hearing Date March 03, 2022
Case Number JZ 22 PUD 117 Minor Amendment No. 01 | Neal
Request *Approve reduction of 25 ft. Build line as pertains to the Plat*
Location 223 & 227 W 130th St S

Staff Report

Preparer | Marcaé Hilton; bm

Attachments

- Surveyors Inspection Documents
- Pictures

Preparer

Sisemore & Associates
Tom Neal

Background Information

Staff was contacted by Mr. Neal regarding homes being built at 223 and 227 W 130th St S. After building the homes it was revealed that they had built across the front yard setback of 25 feet by < 5 feet. Tom Neal originally applied for a variance to the 25' setback, but there is no hardship as defined by State statute. A minor amendment to the PUD would correct the build line encroachment. Staff does not see any adverse impact from the relief for the two homes as described.

Zoning Request PUD 117 Minor Amendment No. 1 | Change the front build line on Lot 12 & 13, Block 50 from 25 feet to 20 feet. No other lots are impacted by the request.

Public Comment None | Minor Amendments are not advertised

Use Single-family Subdivision | No Change

Zoning RS-2 PUD 117 | Single-family Residential | No change to the zoning

Comprehensive Plan Local Commercial (Horizon Jenks | New Comp Plan)

General Location North of 131st and East of Elm

Plat Yorktown Blocks 50-52 | Plat No. 6898 | January 22, 2020

Lot 12, Block 50
Parcel ID 60463730628810
Property Address 223 W 130 ST S

Lot 13, Block 50
Parcel ID 60463730628820
Property Address 227 W 130 ST S

STR Section: 06, Township: 17, Range: 13

Zoning North | Single-family Residence
 East | Single-family Residential
 South | Single-family Residential
 West | Single-family Residential

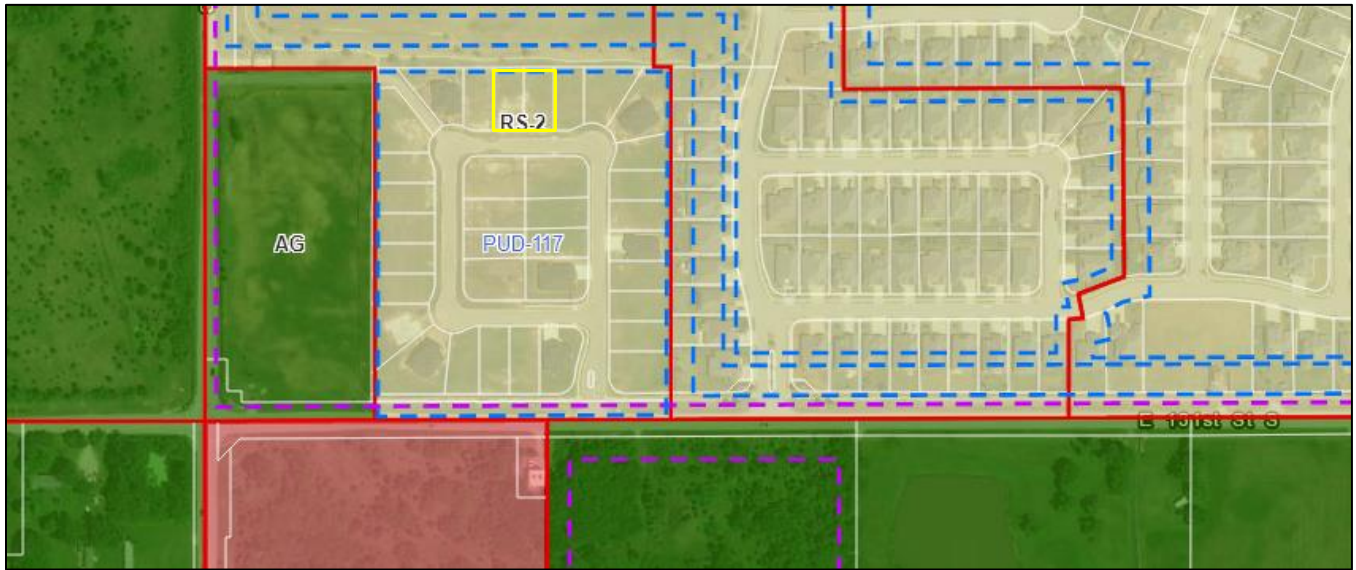


Figure 1: Zoning Map | INCOG



Figure 2: Legend

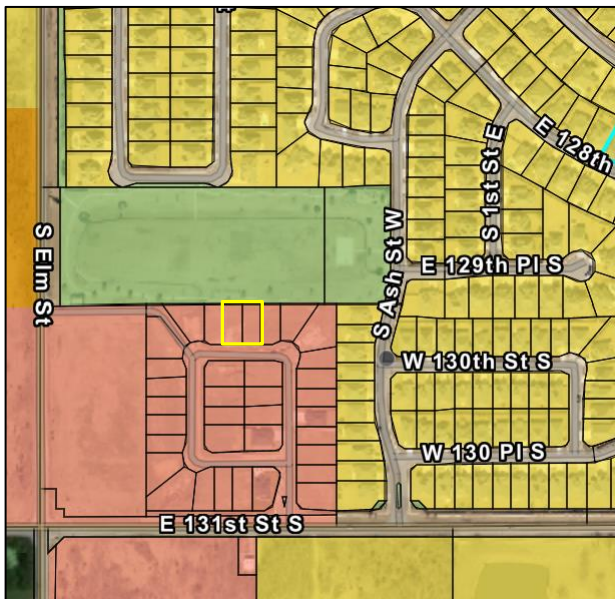


Figure 3: Horizon Jenks Comp Plan



Figure 4: Google Map View

PUD 117 | PUD ZONING LANGUAGE | [Sec. 980. - Amendments.](#)

A. Minor Changes in the PUD may be authorized by the Planning Commission and City Council, which may direct the procession of an amended subdivision plat, incorporating such changes, so long as substantial compliance is maintained with the development plan and the purposes and standards of the PUD provisions hereof.

B. Changes which would represent a significant departure from the site development plan shall require compliance with the notice and procedural requirements of an original Planned Unit Development. It shall be the duty of the zoning administrator to determine whether any specific request shall be considered a major or minor change, but this decision may be reversed when reviewed by Planning Commission and the City Council. If it is determined that a major change is requested, then a new application will be process in accordance with the provision of Chapter 15 of the Zoning Code.

Staff Evaluation & Recommendation

Evaluation | Front 20-foot build line encroachment relief request:

1. Approving this request would allow the current and future property owners which have been identified by Parcel and Lot & Block relief from the required 25-foot setback by changing it to a 20-foot front build line setback.
 - a. This is only for 2 lots.
 - b. The request is for relief under 4.5'
 - c. No other lots in the Valley View Ride are impacted by this decision.
2. Approving this request will clear the title of the encroachment.
3. Consider
 1. Whether the PUD (amendment) is consistent with the comprehensive plan; (Consistent, but not applicable)
 2. Whether the PUD (amendment) harmonizes with the existing and expected development of surrounding areas; (Yes, it harmonizes)
 3. Whether the PUD (amendment) is a unified treatment of the development possibilities of the project site; (Not applicable)
 4. Whether the PUD (amendment) is consistent with the stated purposes and standards of this chapter. (Yes)

RECOMMENDATION | Staff recommends approval of the requested front build-line reduction from 25' to 20' for PUD 117 | Minor Amendment Number 01.