



Case Number: PUD-628-C-3
Minor Amendment

Hearing Date: March 7, 2018

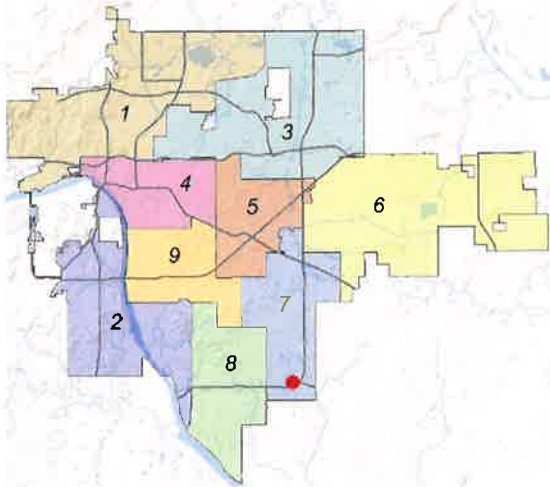
Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:

Applicant: Nathalie M. Cornett

Property Owner: W.O. Smith Trust c/o Eller & Detrich

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to establish setback for ground sign

Gross Land Area: 6.25 acres

Location: East of the NE/c of the Intersection of S. Mingo Rd. and The Creek Turnpike

9718 E. 93rd St. S.

Lot 3, Block 1, Cedar Ridge Park

Zoning:
 Existing Zoning: CO/PUD-628-C
 Proposed Zoning: No Change

Comprehensive Plan:
 Land Use Map: Regional Center
 Growth and Stability Map: Growth

Staff Recommendation:
 Staff recommends **approval**.

Staff Data:
 TRS: 8419
 CZM: 58 Atlas: 2087

City Council District: 7
Councilor Name: Anna America

County Commission District: 3
Commissioner Name: Ron Peters

22.1

SECTION I: PUD-628-C-3 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to establish the setback for the one non-digital ground sign not exceeding 50 ft in height and 165 sf in display surface area that is currently allowed.

Currently, a setback is not specified for this sign. This amendment proposes to establish a setback of no less than 10 ft from the freeway planned right-of-way that is adjacent to the site. No other development standards are proposed to be changed.

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-628-C and subsequent amendments shall remain in effect.

Exhibits included with staff recommendation:

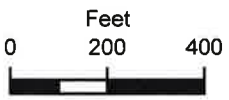
INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)
Applicant Exhibits:
Exhibit 'A'

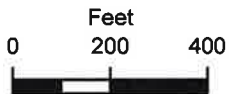
With considerations listed above, staff recommends **approval** of the minor amendment request to establish setback for a previously approved ground sign.



SUBJECT TRACT

PUD-628-C-3





Subject
Tract

PUD-628-C-3

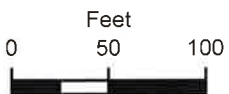
Note: Graphic overlays may not precisely align with physical features on the ground.

18-14 19

Aerial Photo Date: February 2016

224





Subject Tract

PUD-628-C-3

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

18-14 19

Aerial Photo Date: February 2016



Exhibit "A"

Applicant requests a minor amendment to PUD 628-C/Z-6467-Sp-7 to amend the approved signage standards of Lot 3, pursuant to Section 30.010-I(2)(c)(12) of the Tulsa Zoning Code (the "Code"). The current development standards for Lot 3 permit one (1) non-digital ground sign not exceeding 50 FT in height and 165 SF in display surface area on Lot 3 of the Project. The purpose of this amendment is to clarify the allowed setback of the sign from the adjacent freeway, as well as to carry forth the previous standards of the Corridor Plan and PUD. No other development standards will change:

II. SIGNS

- A. One (1) ground sign not exceeding 12 FT in height and 32 SF in display surface area shall be permitted on each lot.
- B. One (1) non-digital ground sign not exceeding 50 FT in height and 165 SF in display surface area shall be permitted on Lot 3 of the Project. The sign shall be set back no less than ten (10) feet from the freeway planned right-of-way.
- C. Wall signs shall be permitted not to exceed 1.5 SF in display surface area per linear foot of building wall to which attached. The length of the wall shall not exceed 75% of the frontage of the building.
- D. Two (2) non-digital project identification signs on South Mingo Road. Each non-digital project identification sign shall not exceed 10FT in height and 82 SF in display surface area.