



**Case Number:** Z-6051-SP-2c  
**Minor Amendment**

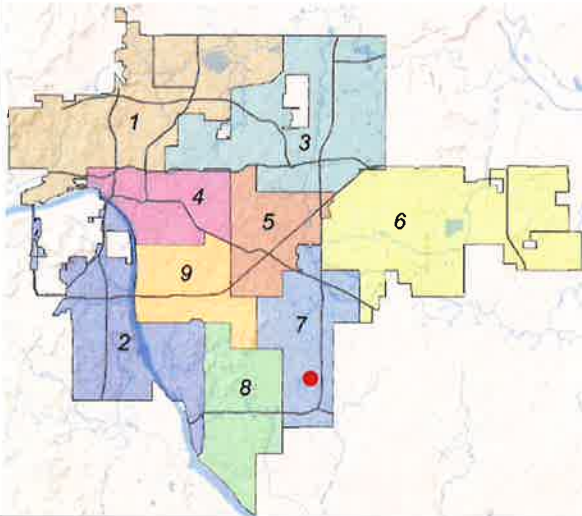
**Hearing Date:** May 15, 2019

**Case Report Prepared by:**  
 Jay Hoyt

**Owner and Applicant Information:**

Applicant: Danny R Mitchell  
 Property Owner: 8200 Mingo, LLC

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



**Applicant Proposal:**

Concept summary: Corridor Minor amendment to reduce the required building setbacks.

Gross Land Area: 2.33 acres

Location: SE/c E 81<sup>st</sup> St S and S Mingo Rd.

Lot 4, Block 1 South Mingo Plaza

Development Area B

**Zoning:**  
 Existing Zoning: CO  
 Proposed Zoning: No Change

**Comprehensive Plan:**  
 Land Use Map: Mixed-Use Corridor  
 Growth and Stability Map: Growth

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

**Staff Data:**  
 TRS: 8418

**City Council District:** 7  
*Councilor Name:* Lori Decter Wright

**County Commission District:** 3  
*Commissioner Name:* Ron Peters

**SECTION I:** Z-6051-SP-2c Minor Amendment

**STAFF RECOMMENDATION**

Amendment Request: Modify the Corridor Plan development standards to reduce the required building setbacks from the North Boundary of Development Area B and from the centerline of 82<sup>nd</sup> PI S.

Currently, the required setback along the north boundary is 10 ft and from the centerline of 82<sup>nd</sup> PI S is 103 ft. The building has been constructed a few inches beyond those limits and this proposed amendment seeks to bring the building into conformance with the standards of the Corridor. This request would reduce the setback from the North Boundary of Development Area B from 10 ft to 9 ft and the setback from the centerline of 82<sup>nd</sup> PI S from 103 ft to 102 ft.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 25.040D.3.b(5) of the Corridor District Provisions of the City of Tulsa Zoning Code.*

“Minor amendments to an approved corridor development plan may be authorized by the Planning Commission, which may direct the processing of an amended development plan and subdivision plat, incorporating such changes, so long as substantial compliance is maintained with the approved development plan. “

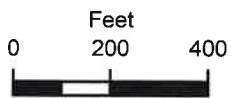
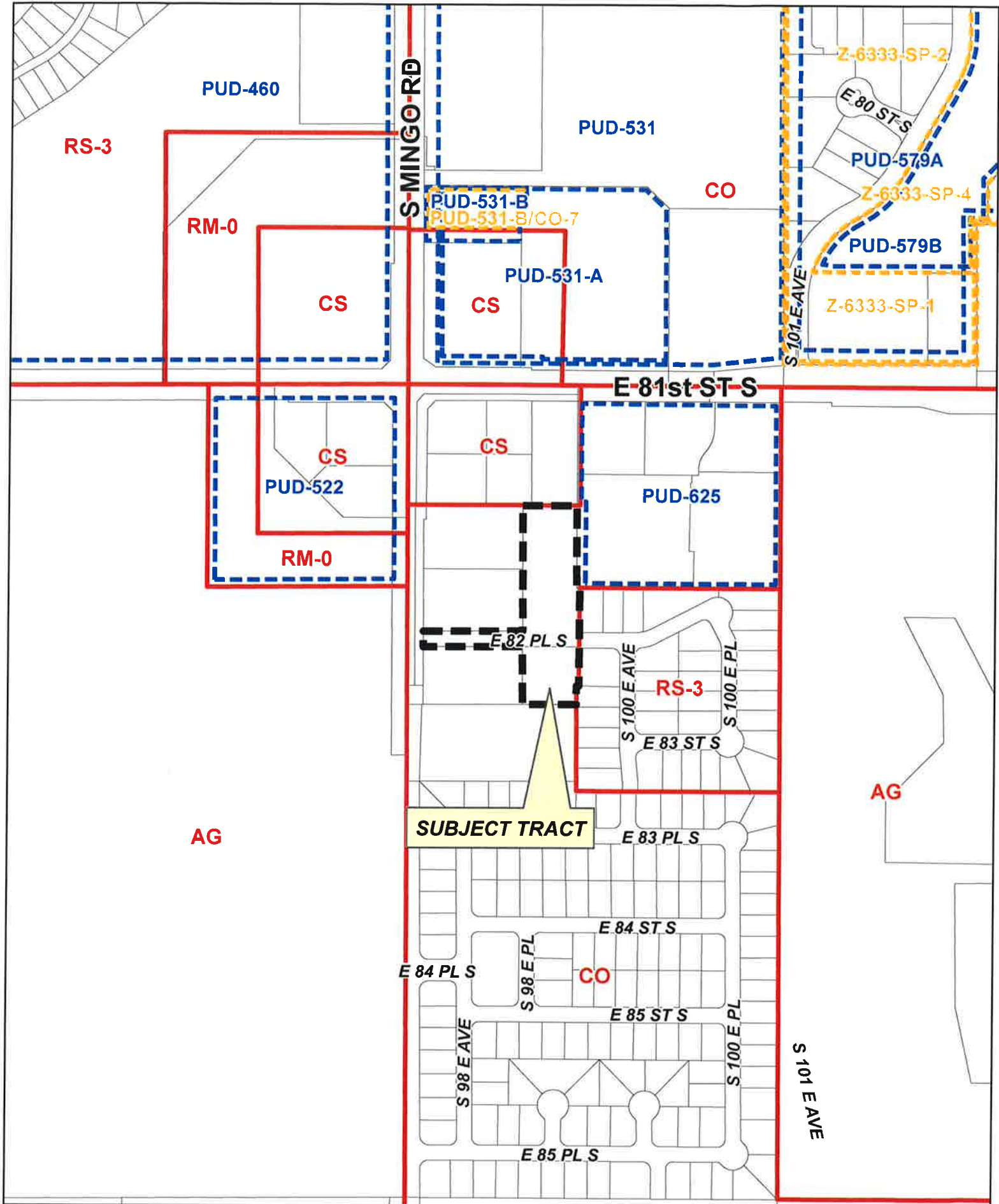
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the Corridor Development Plan.
- 2) All remaining development standards defined in Z-6051-SP-2 and subsequent amendments shall remain in effect.

Exhibits included with staff recommendation:

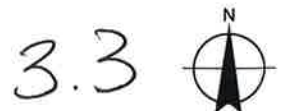
- INCOG zoning case map
- INCOG aerial photo
- INCOG aerial photo (enlarged)
- Applicant Survey

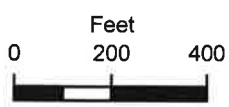
With considerations listed above, staff recommends **approval** of the minor amendment request to reduce the required building setbacks from the North Boundary of Development Area B and from the centerline of 82<sup>nd</sup> PI S



**Z-6051-SP-2c**

18-14 18





 Subject Tract

**Z-6051-SP-2c**

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

18-14 18

Aerial Photo Date: February 2018



S MINGO RD

E82PLS

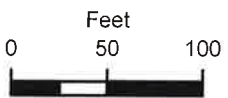


**Z-6051-SP-2c**

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

18-14 18

Aerial Photo Date: February 2018



SCALE: 1" = 40'

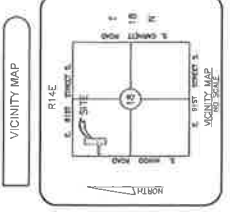
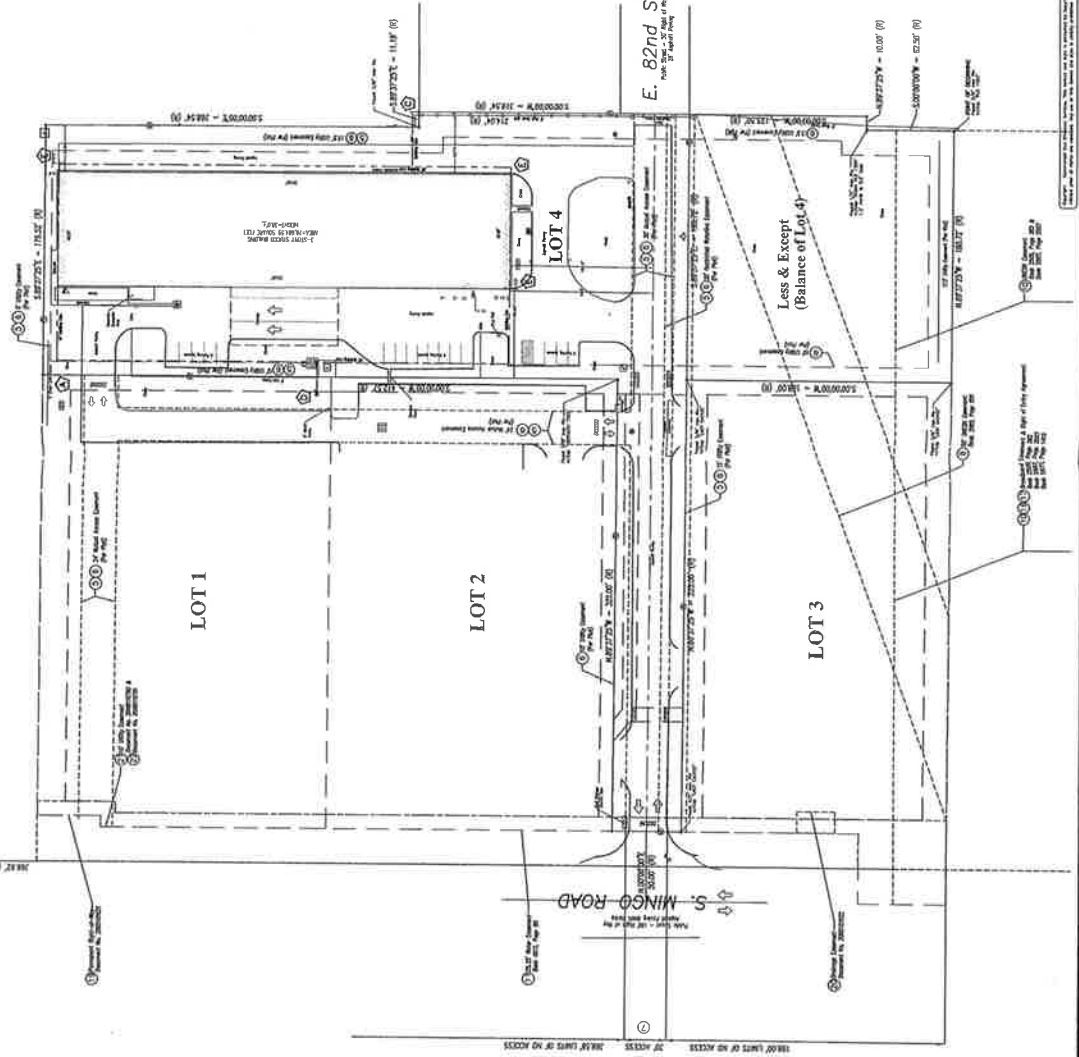
17 NORTH ARROW/ SCALE



19 LEGEND

- 5/8" 3/16" Iron Pin
- 1/2" Iron U.S. Pin
- 1/2" Iron U.S. Pin (over Pin)
- Proposed Boundary Line
- Water Meter
- Power Pole
- Gas Meter
- Light Pole
- Sanitary Sewer Manhole
- Gas Meter
- Water Valve
- Air Conditioner Unit
- Electric Meter
- Electric Transformer
- Storm Gate and
- Storm Sewer Manhole
- Sanitary Sewer Cleanout
- Catch TV Box
- Biased
- Traffic Direction Arrow
- Handicap Parking Space
- Fence
- Schedule B Marker Identifier
- Environment Lateral
- Building Height Limitation
- Record and Rebound
- Estimated Line

E-81st St - S-



18 ALTANSAPS Land Title Survey

This Survey prepared in accordance with the State of Oklahoma Statutes and the Oklahoma Land Title Act, Title 101, Section 101-1-1 and 101-1-2.

**CDS**  
COMMERCIAL  
DESIGN SERVICES

1425 North American Blvd., Suite 100  
Tulsa, Oklahoma 74104  
Phone: 405-253-0042  
Fax: 405-253-0044  
Toll Free: 888.922.7371

Drawn By:	QAH
Checked By:	QAH
Reviewed By:	QAH
Project No.:	1200
Plot Date:	12-20-2011
Scale:	1" = 40'

Prepared For:

20 PROJECT ADDRESS

8175 S. Mingo Road  
Tulsa, Oklahoma

Project Name:  
Kool Storage Tulsa OK

CDS Project Number:  
18-02-0599

3.4