



**Case Number:** PUD-773-2  
**Minor Amendment**

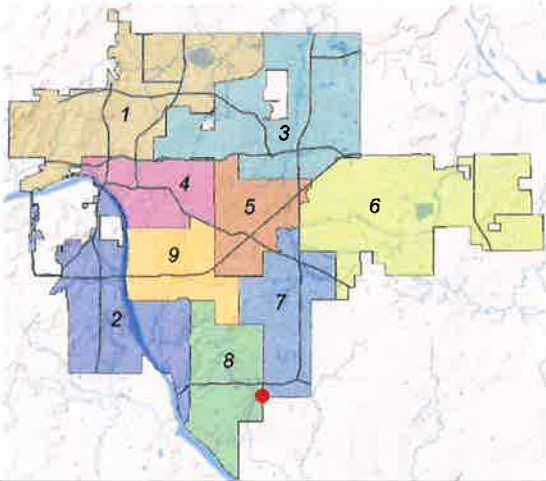
**Hearing Date:** June 5, 2019

**Case Report Prepared by:**  
 Jay Hoyt

**Owner and Applicant Information:**  
 Applicant: Stephen A. Schuller – Gable Gotwals

Property Owner: Quik Trip Corp.

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



**Applicant Proposal:**

Concept summary: PUD minor amendment to revise the development standards to permit an expansion of the existing Quik Trip facility.

Gross Land Area: 0.6 acres

Location: North of NW/c E 101<sup>st</sup> St S & S Memorial Dr

Lot 6, Block 1 NGP Business Complex

Development Area B

**Zoning:**  
 Existing Zoning: CS/PUD-773  
 Proposed Zoning: No Change

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

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

**Staff Data:**  
 TRS: 8323

**City Council District: 8**  
*Councilor Name:* Phil Lakin, Jr.

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

**SECTION I:** PUD-773-2 Minor Amendment

**STAFF RECOMMENDATION**

Amendment Request: Revise the development standards to permit an expansion of the existing Quik Trip facility.

Currently, the development standards were set up with the intent of allowing an expansion to the Quik Trip facility, but limited the placement of canopies to a small area on the subject lot. The proposal would be for that anticipated canopy, but, due to the store and site configuration, the current standards need to be revised to permit the desired design of the expansion and the canopy placement.

Revised landscaping as well as a screening fence along the retaining wall along the western portion of the site, have been included to help mitigate impacts of the proposed expansion.

The applicants proposed revised standards are included with this report.

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.”*

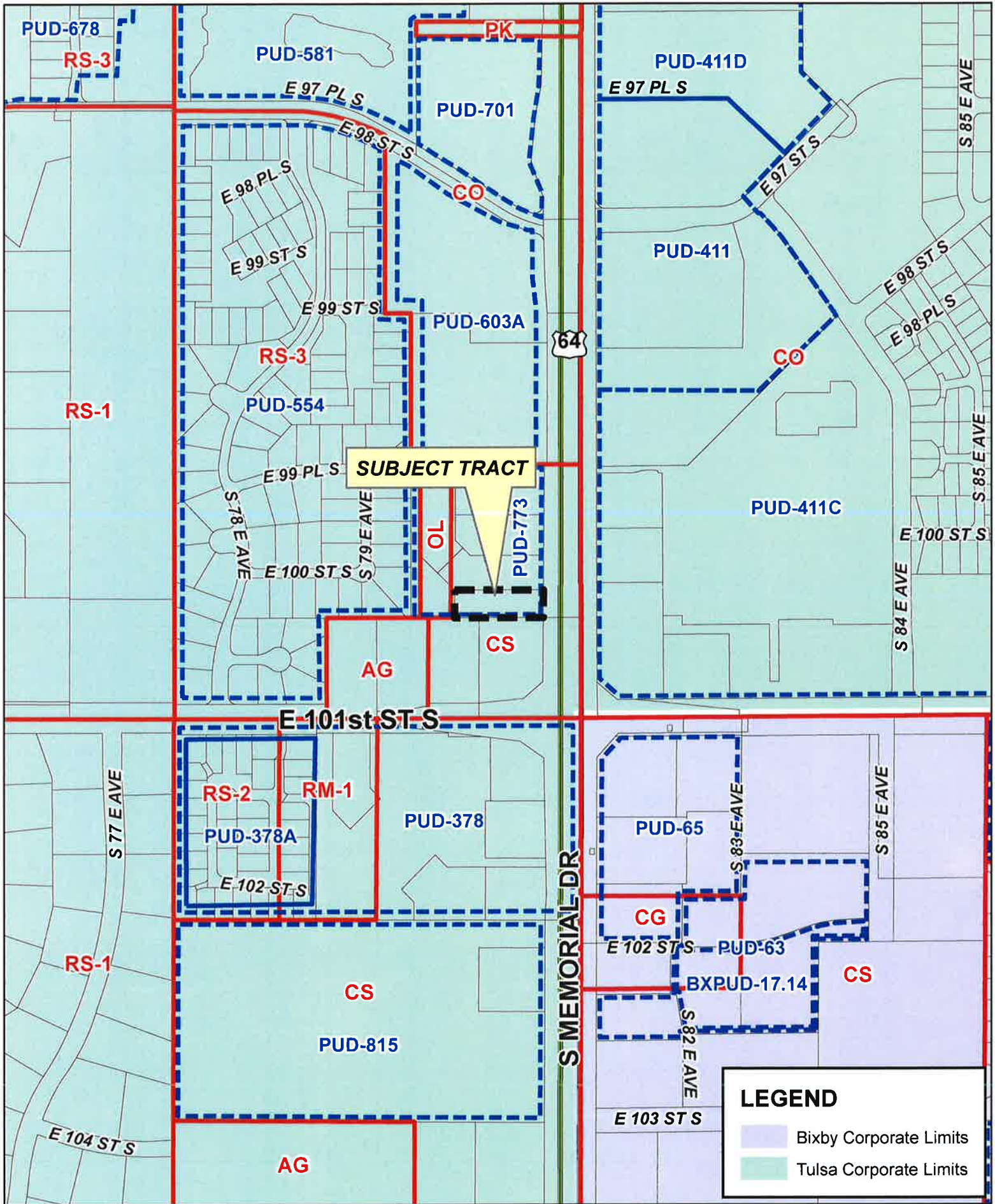
Staff has reviewed the request and determined:

- 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-773 and subsequent amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map  
INCOG aerial photo  
INCOG aerial photo (enlarged)  
Applicant Minor Amendment Text

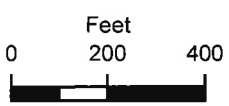
With considerations listed above, staff recommends **approval** of the minor amendment request to revise the development standards to permit an expansion of the existing Quik Trip facility.



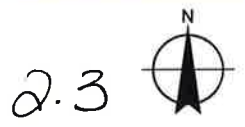
**SUBJECT TRACT**

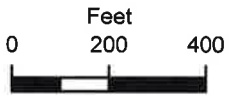
**LEGEND**

- Bixby Corporate Limits
- Tulsa Corporate Limits



**PUD-773-2**





 Subject Tract

**PUD-773-2**

18-13 23

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

Aerial Photo Date: February 2018



2.4



**E 101st ST S**

**64**

**S MEMORIAL DR**



**Subject Tract**

**PUD-773-2**

18-13 23

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

*Aerial Photo Date: February 2018*



**Minor Amendment of Planned Unit Development No. 773  
Development Area "B"**

Planned Unit Development No. 773 was approved by the City Council of the City of Tulsa by Ordinance No. 22145 adopted on 15 October 2009 and by the Mayor *Pro Tem* of the City of Tulsa on 20 October 2009. PUD 773 consists of two Development Areas designated "Development Area A" and "Development Area B;" this Application for a Minor Amendment of PUD 773 pertains *only* to specified Development Standards for Development Area "B."

All Development Standards prescribed for Development Area "B" in the original PUD 773 remain unchanged and are not to be amended or modified, *except for the following*:

MAXIMUM PERMITTED HEIGHT OF FUEL PUMP CANOPY: 25 ft<sup>1</sup>

MINIMUM CANOPY SETBACK:  
From the West Boundary: 120 ft<sup>2</sup>

**LANDSCAPE BUFFER:**

The existing landscape plants may not survive the construction of the contemplated improvements of Development Area "B" but will be replaced upon completion. In that regard, all landscape plant specifications will be the same as in the original PUD 773, *except that the required 8 Austrian Pine trees shall be a minimum of 8 feet in height at the time of planting.*

**RETAINING WALL:**

The existing retaining wall extending through the western portion of Development Area "B" shall remain in place. *A 6-foot tall privacy fence (conforming to the current Tulsa Zoning Code's requirements) shall be erected atop such retaining wall to provide further screening from the residential properties to the West of PUD 773.*

*In addition, given the intervening adoption of the current Tulsa Zoning Code, the "Permitted Uses" prescribed in the original PUD 773<sup>3</sup> shall be amended to include the "consumer shopping goods/convenience goods" and "fueling station" use categories.*

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<sup>1</sup> This is an increase by 25% from the original prescribed maximum height of 20 ft. and is proposed due to the natural slope of the land that may result in a height greater than 20 ft. at one end and less at the other.

<sup>2</sup> This is a reduction by 35% from the original required setback of 185 ft.

<sup>3</sup> The originally prescribed "Permitted Uses" were: "Uses permitted as a matter of right in Use Unit 14, Shopping Goods and Services; and uses customarily accessory to the permitted principal uses." The current Tulsa Zoning Code has adopted a different categorization of uses and does not recognize the former "Use Unit" categorization of uses.