



**Case Number:** PUD-481-13  
**Minor Amendment**

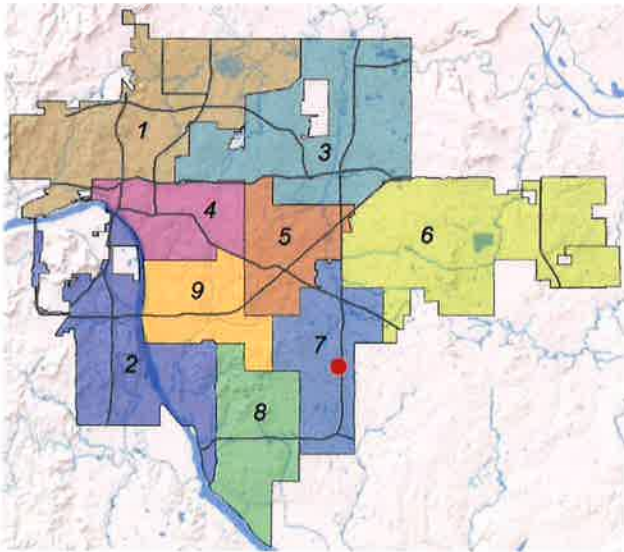
**Hearing Date:** December 16, 2020

**Case Report Prepared by:**  
 Jay Hoyt

**Owner and Applicant Information:**  
 Applicant: Midwest Global

Property Owner: BB Tulsa LLC

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



**Applicant Proposal:**

Concept summary: PUD minor amendment to increase allowable wall signage.

Gross Land Area: 12 acres

Location: NW/c of E 71<sup>st</sup> St S and Highway 169

10303 E 71<sup>st</sup> St S

**Zoning:**  
 Existing Zoning: CO/CS/PUD-481  
 Proposed Zoning: No Change

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

**Staff Recommendation:**  
 Staff recommends approval

**Staff Data:**  
 TRS: 8406

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

**County Commission District: 1**  
 Commissioner Name: Stan Sallee

2.1

**SECTION I:** PUD-481-13 Minor Amendment

Amendment Request:

Increase the allowable wall sign display area from 2 square feet of display area per linear foot of building wall to which attached to 3 square feet of display area per linear foot of building wall to which attached. This request would be in line with the current signage allowance for a commercially zoned parcel in the City of Tulsa Zoning Code, which allows businesses 3 square feet of display area per linear foot of building wall to which attached

Staff Comment: *This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(12) of the City of Tulsa Zoning Code.*

*“Modifications to approved signage, provided the size, location, number and character (type) of signs is not substantially altered.”*

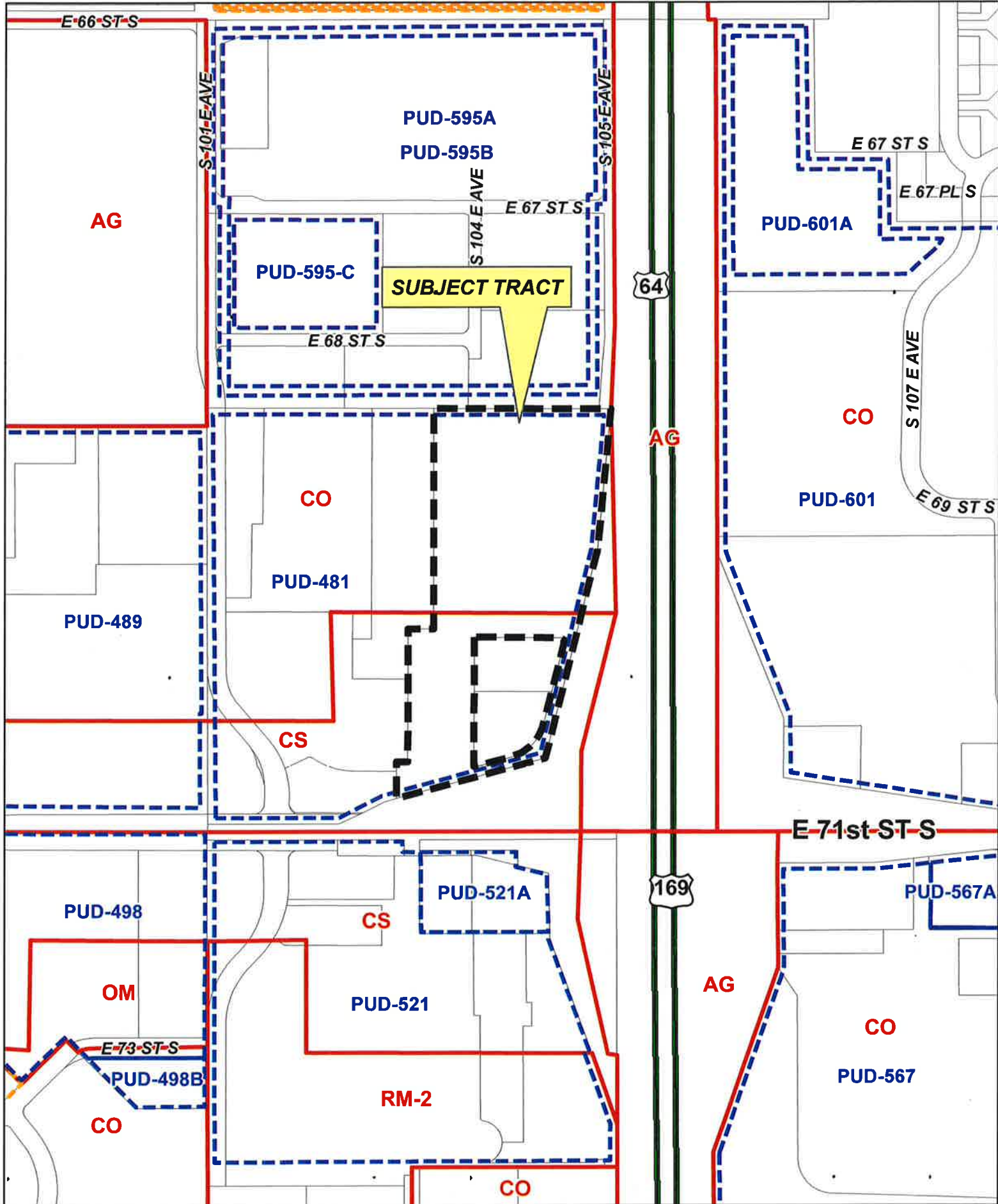
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in PUD-481.
- 2) All remaining development standards defined in PUD-481 and subsequent amendments shall remain in effect.

Exhibits included with staff report:

INCOG zoning case map  
INCOG aerial photo

With considerations listed above, staff recommends **approval** of the minor amendment to increase the allowable wall sign display area from 2 square feet of display area per linear foot of building wall to which attached to 3 square feet of display area per linear foot of building wall to which attached.



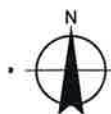
**SUBJECT TRACT**

**PUD-481-13**



18-14 06

2.3





E 66 ST S

S 101 E AVE

S 105 E AVE

E 67 ST S

E 67 PL S

E 67 ST S

64

E 68 ST S

S 104 E AVE

S 107 E AVE

E 69 ST S

E 71st ST S

169

E 73 ST S



Subject Tract

**PUD-481-13**

18-14 06

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

Aerial Photo Date: February 2018

2.4

