



**Case Number:** PUD-579-B-2 / Z-6333-SP-4b  
**Minor Amendment**

**Hearing Date:** August 19, 2020

**Case Report Prepared by:**

Jay Hoyt

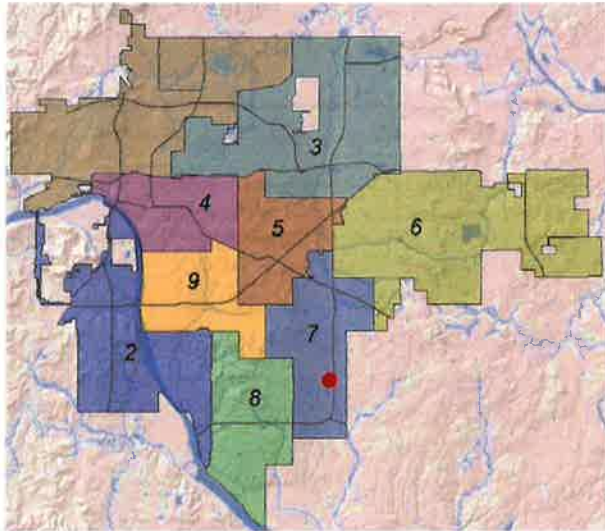
**Owner and Applicant Information:**

Applicant: Hall Estill (c/o Stuart E. Van De Wiele)

Property Owner: Expedition Properties, LLC (c/o James J. Grogan)

**Location Map:**

(shown with City Council Districts)



**Applicant Proposal:**

Concept summary: Minor amendment To clarify and delete certain obsolete or inconsistent Development Standards and to provide for enhanced signage standards for the Development Areas.

Gross Land Area: 11.6+ Acres

Location: North and East of the NEC of South 101st East Avenue and 81st Street South

Lot One (1), Lot Two (2), and Lot Four (4) (less the north 466.12 thereof), all in Block One (1) Tall Grass

Development Areas B (less the north 466.12 feet thereof) and C

**Zoning:**

Existing Zoning: CO/PUD-579-B / Z-6333-SP-4  
 Proposed Zoning: No Change

**Comprehensive Plan:**

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

**Staff Recommendation:**

Staff recommends approval.

**Staff Data:**

TRS: 8407

**City Council District: 7**

Councilor Name: Lori Decter Wright

**County Commission District: 3**

Commissioner Name: Ron Peters

**SECTION I:** PUD-579-B-2 / Z-6333-SP-4b Minor Amendment

Amendment Request: Revise the Development Standards to clarify and delete certain obsolete or inconsistent Development Standards and to provide for enhanced signage standards for the Development Areas.

The applicant is proposing to amend the Development Standards for the subject portion of Development Area B to eliminate the restriction that only one use be allowed. In addition, they are proposing to revise the interior lot line setback as well as establish signage criteria, as shown in the Minor Amendment Text provided by the applicant, included with this report. For Development Area C, the applicant is proposing to establish revised signage criteria, as shown on the applicant's text document.

For both the subject areas, except as otherwise provided in the existing and revised Development Standards for the affected portion of Development Area B and Development Area C, the current City of Tulsa Zoning Code shall apply.

Staff Comment: *This request is 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) PUD-579-B-2 / Z-6333-SP-4b does not represent a significant departure from the approved development standards and is considered a minor amendment to PUD-579-B / Z-6333-SP-4.
- 2) All remaining development standards defined in PUD-579-B / Z-6333-SP-4 and subsequent amendments shall remain in effect.

With considerations listed above, staff recommends **approval** of the minor amendment to revise the Development Standards to clarify and delete certain obsolete or inconsistent Development Standards and to provide for enhanced signage standards for the Development Areas.

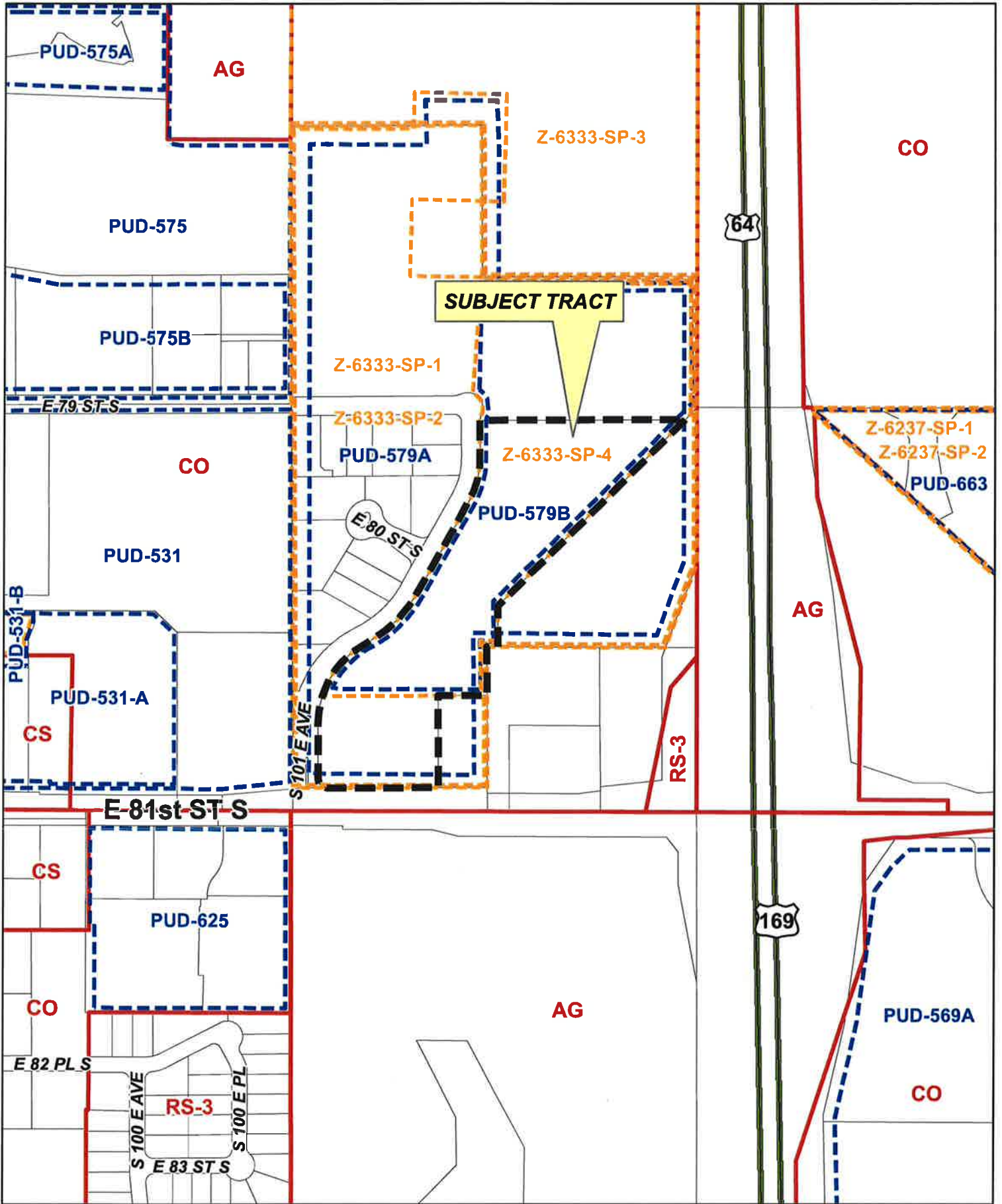
**SECTION II: Supporting Documentation**

Exhibits included with staff report:

INCOG zoning case map

INCOG aerial photo

Applicant Minor Amendment Text



**PUD-579-B-2/  
Z-6333-SP-4b**

18-14 07



2.3





64

169

E 79 ST S

E 80 ST S

S 101 EAVE

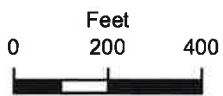
E 81st ST S

E 82 PL S

S 100 EAVE

S 100 EPL

E 83 ST S



Subject Tract

**PUD-579-B-2/  
Z-6333-SP-4b**

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

Aerial Photo Date: February 2018

18-14 07



24

**MINOR AMENDMENT**  
**PLANNED UNIT DEVELOPMENT**  
**(PUD NO. 579-B-2—)**  
**CORRIDOR SITE PLAN**  
**(Z-6333-SP-4b—)**

**JULY, 2020**

**MINOR AMENDMENT**

**PUD NO. 579-B-2 and Z-6333-SP-4b**

**AMENDMENT SUMMARY**

This Amendment is being pursued (i) to clarify and delete certain obsolete or inconsistent Development Standards and (ii) to provide for enhanced signage standards for the Development Areas described below.

This Amendment will apply to (i) Development Area B (less the North 466.12 feet thereof) and (ii) the entirety of Development Area C.

**LEGAL DESCRIPTION**

Lot One (1), Lot Two (2), and Lot Four (4) (less the north 466.12 thereof), all in Block One (1) Tall Grass, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to Recorded Plat No. 5647.



MINOR AMENDMENT

PUD NO. 579-B-2\_\_\_ and Z-6333-SP-4b\_\_\_\_\_

AMENDMENTS TO DEVELOPMENT STANDARDS – DEVELOPMENT AREA B

- DEVELOPMENT AREA AFFECTED:** Development Area B, less the North 466.12 feet thereof.
- “ONE USE” RESTRICTION DELETED:** The following development standard is hereby deleted from the applicable development standards as applied to the affected portion of Development Area B:
- “A lot in Development Area A or B may not contain more than one use unless approved by minor amendment. Uses within the same Use Unit in the Tulsa Zoning Code are considered the same use.”*
- MINIMUM BUILDING SETBACKS:** In addition to the minimum building setbacks previously approved, the setback from any interior lot line (created by subsequent lot line adjustment of Development Area B) shall be 15 feet.
- SIGNS:** The Development Standards previously adopted for the affected portion of Development Area B are hereby replaced in their entirety with the Development Standards listed below.
- Cross Use of Signs:** Uses located on both (i) ~~the affected portion of~~ Development Area B (including the North 466.12 feet thereof) and (ii) Development Area C may utilize signs located on the affected portion of Development Area B for advertisement subject to a separate agreement to be negotiated between the owners of such tracts or lots.
- Ground Signs (East Side):** One ground sign on the East side of each tract (including multiple tracts if later divided) fronting Highway 169.
- Not to exceed 50’ in height.
- Not to exceed 672 square feet.
- Dynamic display signage is permitted not to exceed 250 square feet (which shall be considered as part of the overall size limitation)
- Ground Signs (West Side):** One ground sign on the West side of each tract (including multiple tracts if later divided) fronting 101<sup>st</sup> East Avenue.
- Not to exceed 25’ in height.
- Not to exceed 0.5 square feet per linear foot of street frontage on 101<sup>st</sup> East Avenue.

Dynamic display signage is permitted not to exceed 80 square feet (which shall be considered as part of the overall size limitation)

Wall Signs:

Not to exceed 2.0 square feet of display surface area per lineal foot of the building wall to which affixed, provided wall signs shall not exceed 75% of the length of the building wall to which attached.

Sign Plan Approval:

No sign permits shall be issued for erection of a sign on a lot within the affected portion of Development Area B until a detail sign plan for that lot has been submitted to INCOG for review and approval as being in compliance with the approved PUD / Corridor Site Plan Development Standards.

APPLICATION OF ZONING CODE:

Except as otherwise provided in the existing Development Standards for the affected portion of Development Area B (as amended hereby), the current City of Tulsa Zoning Code shall apply.



MINOR AMENDMENT

PUD NO. 579-~~B-2~~ and Z-6333-SP-~~4b~~

AMENDMENTS TO DEVELOPMENT STANDARDS – DEVELOPMENT AREA C

- DEVELOPMENT AREA AFFECTED:** Development Area C.
- SIGNS:** The Development Standards previously adopted for Development Area C are hereby replaced in their entirety with the Development Standards listed below.
- Cross Use of Signs:** Uses located on both (i) ~~the affected portion of~~ Development Area B (including the North 466.12 feet thereof) and (ii) Development Area C may utilize signs located on Development Area C for advertisement subject to a separate agreement to be negotiated between the owners of such tracts or lots.
- Ground Signs (South Side):** One ground sign on the South side of each tract fronting 81<sup>st</sup> Street.  
Not to exceed 30' in height.  
Not to exceed 200 square feet.  
Dynamic display signage is permitted not to exceed 80 square feet (which shall be considered as part of the overall size limitation)
- Ground Signs (West Side):** One ground sign on the West side of each tract fronting 101<sup>st</sup> East Avenue.  
Not to exceed 30' in height.  
Not to exceed 200 square feet.  
Dynamic display signage is permitted not to exceed 80 square feet (which shall be considered as part of the overall size limitation)
- Ground Signs (Reserve A):** One ground sign located in the Reserve A  
Not to exceed 10' in height.  
Not to exceed 40 square feet.  
Dynamic display signage is prohibited
- Wall Signs:** Not to exceed 1.5 square feet of display surface area per lineal foot of the building wall to which affixed, provided wall signs shall not exceed 75% of the length of the building wall to which attached.
- Sign Plan Approval:** No sign permits shall be issued for erection of a sign on a lot within Development Area C until a detail sign plan for that lot has been submitted to INCOG for review and approval as being in

compliance with the approved PUD / Corridor Site Plan Development Standards.

**APPLICATION OF ZONING CODE:**

Except as otherwise provided in the existing Development Standards for the affected portion of Development Area B (as amended hereby), the current City of Tulsa Zoning Code shall apply.