



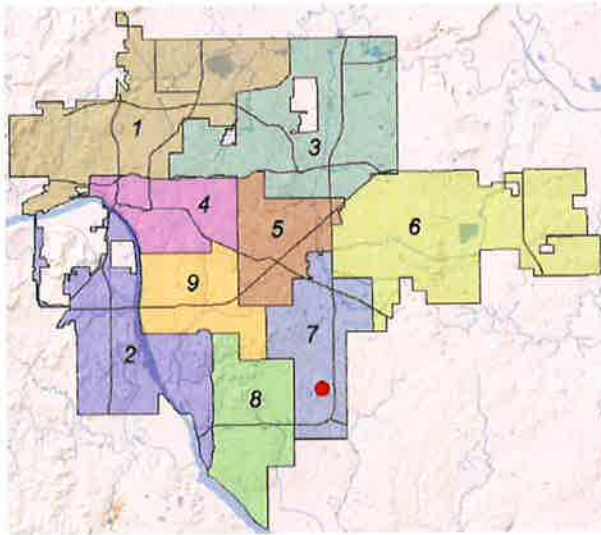
Case Number: Z-6051-SP-2d
Minor Amendment

Hearing Date: January 20, 2021

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Crown Neon Signs
 Property Owner: 8200 S Mingo, LLC

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: Corridor minor amendment to increase the allowable sign height from 12 ft to 20 ft.

Gross Land Area: 2.33 acres

Location: NE/c S Mingo Rd and E 82nd PI S

8175 S Mingo Rd

Development Area B

Zoning:
 Existing Zoning: CO/Z-6051-SP-2
 Proposed Zoning: No Change

Staff Recommendation:
 Staff recommends approval

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

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-2d Minor Amendment

Amendment Request: Modify the Corridor Plan to increase allowable ground sign height from 12 feet to 20 feet.

Currently, signs for Development Area B are limited, by the development standards of the corridor, to a ground sign that is a maximum of 12 feet in height. The applicant is proposing to increase this allowance to 20 feet. The applicant does not propose to increase the allowable display area of the sign. Commercial zoning allows a sign height of 25 feet. The proposed increase to 20 feet is 5 feet shorter than what could otherwise be allowed.

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. “

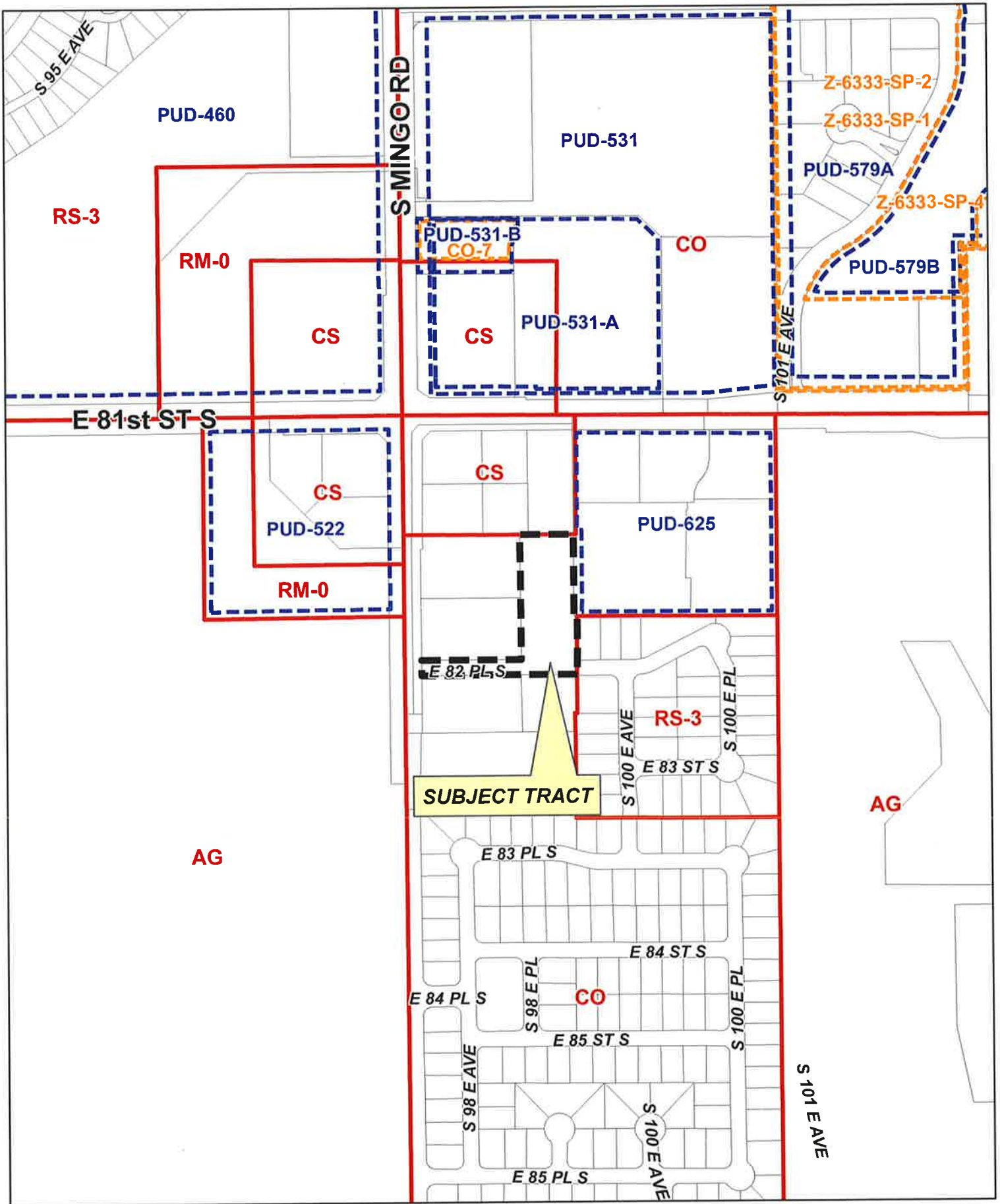
Staff has reviewed the request and determined:

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

Exhibits included with staff report:

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

With considerations listed above, staff recommends **approval** of the minor amendment request to increase allowable ground sign height from 12 feet to 20 feet for Development Area B.

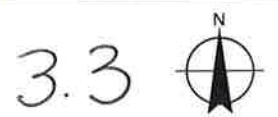


SUBJECT TRACT

Z-6051-SP-2d



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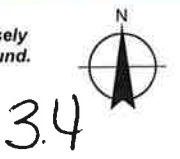
Subject Tract

Z-6051-SP-2d

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

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Aerial Photo Date: February 2018





S MINGO RD

E 82 PLS



Subject Tract

Z-6051-SP-2d

18-14 18

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

Aerial Photo Date: February 2018



35

