



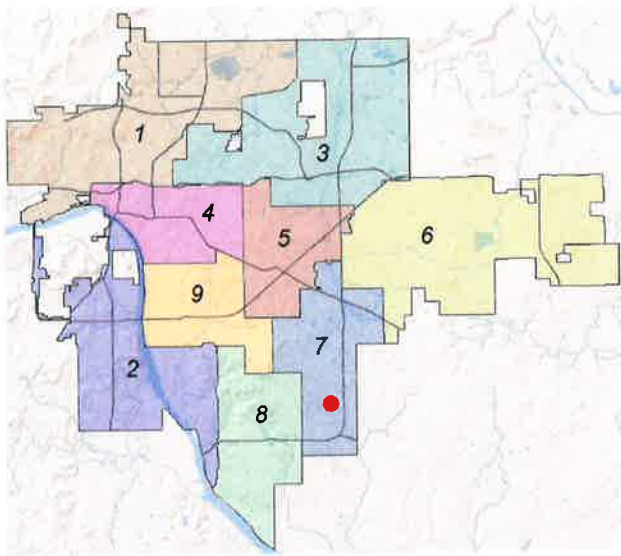
**Case Number:** Z-6051-SP-2e  
**Minor Amendment**

**Hearing Date:** July 7, 2021  
**Revised 7/6/2021**

**Case Report Prepared by:**  
 Jay Hoyt

**Owner and Applicant Information:**  
 Applicant: Mark Capron  
 Property Owner: Mingo 83 LLC

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



**Applicant Proposal:**

Concept summary: Corridor minor amendment to decrease east boundary setback and revise window requirements.

Gross Land Area: 0.81 acres

Location: East of SE/c S Mingo Rd and E 82<sup>nd</sup> PI S

Development Area B

Part of Lot 4, Block 1 South Mingo Plaza

**Zoning:**  
 Existing Zoning: CO/Z-6051-SP-2  
 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-2e Minor Amendment

Amendment Request: Modify the Corridor Plan to decrease east boundary setback and revise window requirements.

Currently, the east boundary setback for Development Area B is 39 feet. The applicant is proposing to reduce this requirement to 20 feet to permit the construction of a new office building, as illustrated on the applicant's site plan.

In addition, the applicant is proposing to revise the window standards for the subject lot. Currently windows on the south and east side are to be for decorative purposes only. The applicant proposes that windows on the second floor, east side and first 20 feet of the building west of the southeast corner be permitted with a minimum sill height of 6 feet in order to allow for natural lighting and limiting the site lines from within the building. Windows on the first floor are proposed to be permitted without the sill height restrictions as an 8 foot screening wall is required, which would block any views from those windows.

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. “

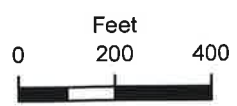
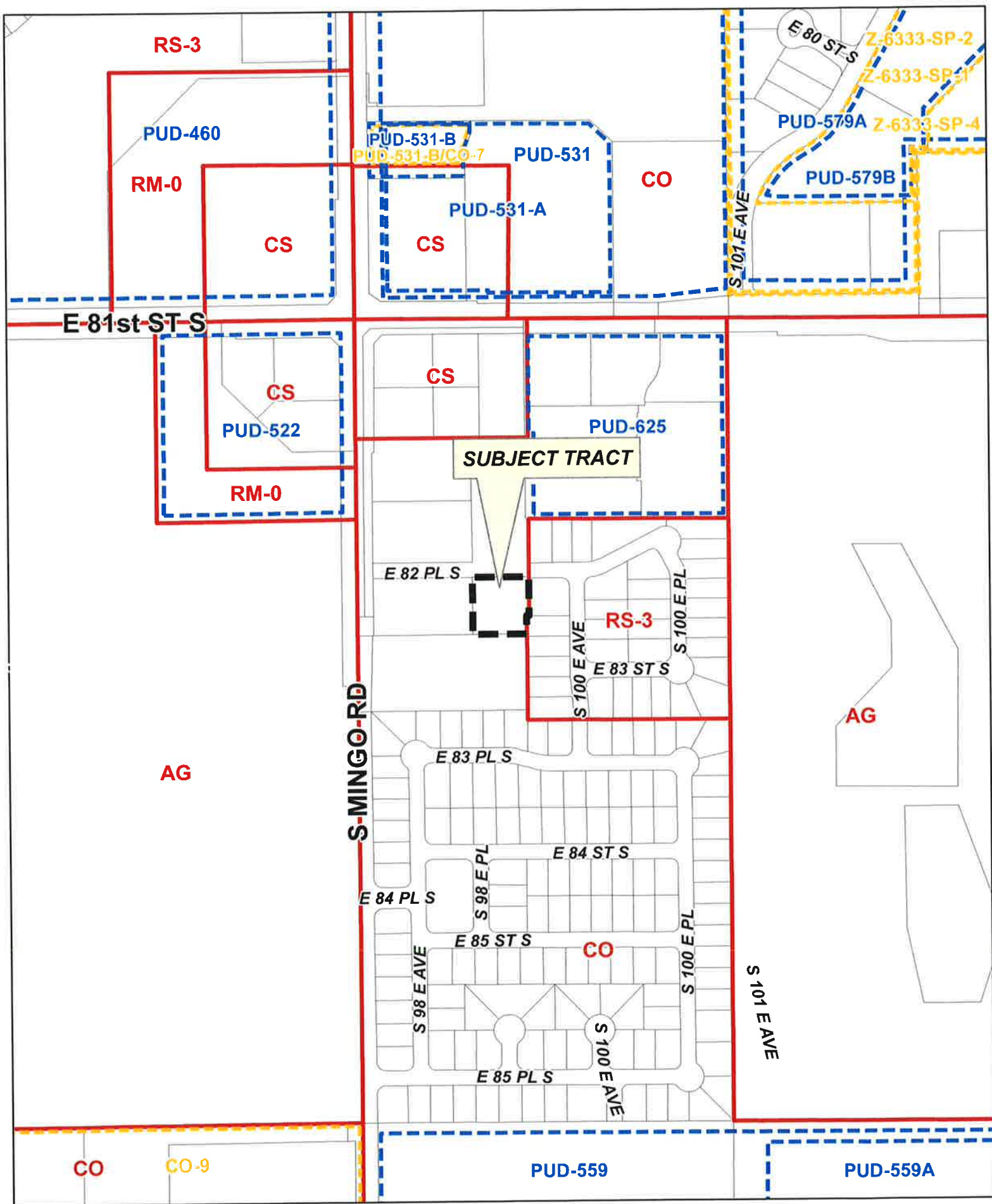
Staff has reviewed the request and determined:

- 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:

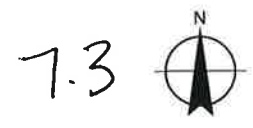
- INCOG zoning case map
- INCOG aerial photo
- INCOG aerial photo (enlarged)
- Applicant Site Plan
- Applicant Elevations
- Applicant Minor Amendment Text

With considerations listed above, staff recommends **approval** of the minor amendment request to decrease east boundary setback and revise window requirements.



**Z-6051-SP-2e**

18-14 18







E 81st ST S

E 80 ST S

S 101 E AVE

E 82 PL S



S 100 E AVE

E 83 ST S

S 100 E PL S

S MINGO RD

E 83 PL S

E 84 ST S

E 84 PL S

S 98 E PL S

E 85 ST S

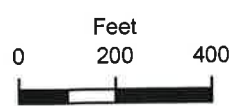
S 100 E PL S

S 98 E AVE

E 85 PL S

S 100 E AVE

S 101 E AVE



Subject Tract

**Z-6051-SP-2e**

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

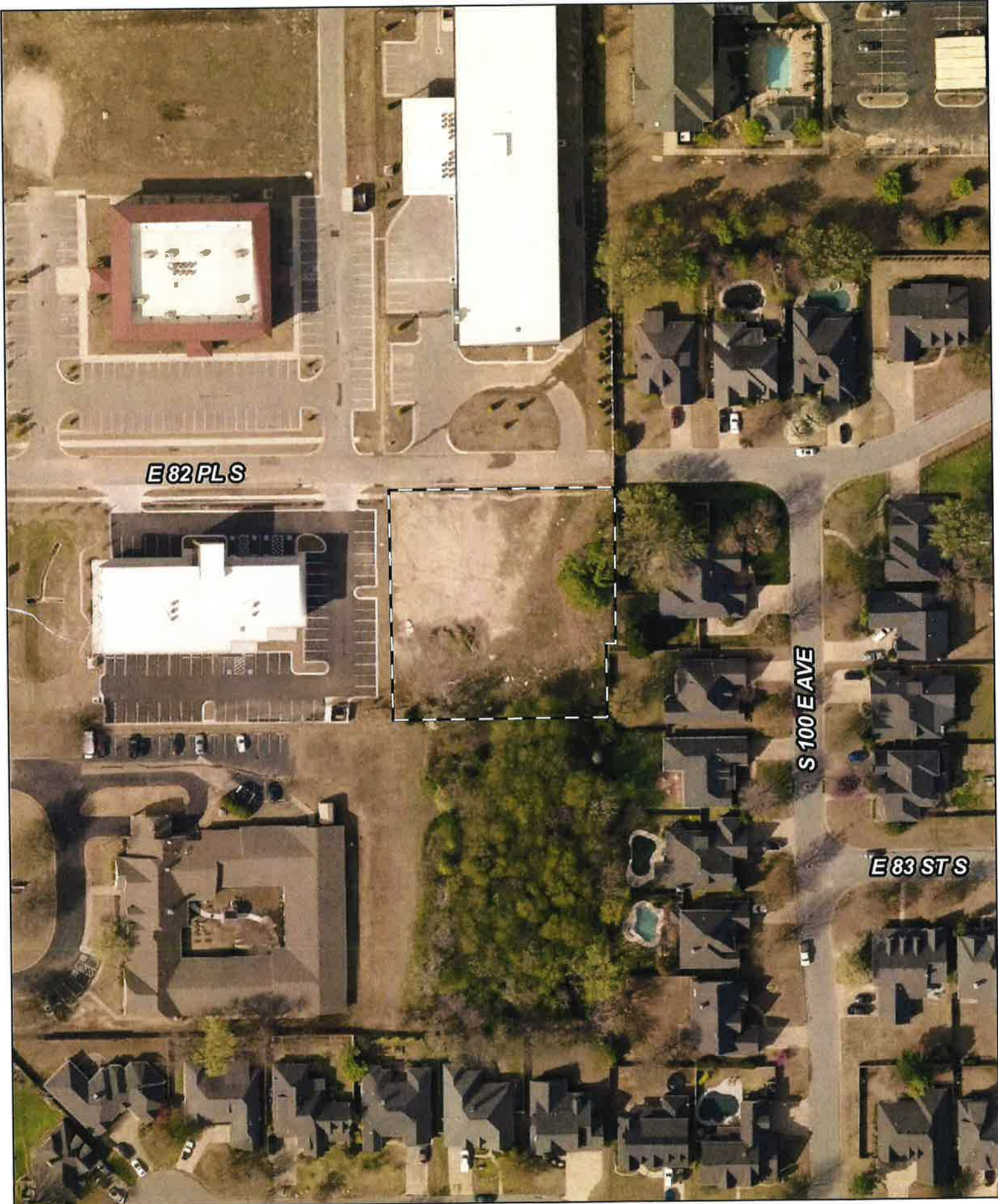
18-14 18

Aerial Photo Date: 2021

7.4







**E 82 PLS**

**S 100 E AVE**

**E 83 ST S**



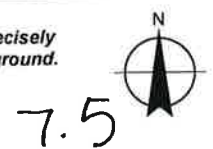
 **Subject Tract**

**Z-6051-SP-2e**

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

18-14 18

Aerial Photo Date: 2021



June 16, 2021

**Part of Lot 4, Block 1  
South Mingo Plaza – Z-6051-SP-2  
Proposed Corridor Minor Amendment  
Development Area ‘B’**

The development parcel part of Lot 4, Block 1, South Mingo Plaza, a development east of the south east corner of East 82nd Place South and South Mingo Road.

The current proposed concept site plan is attached.

The requested Minor Amendment would allow:

Minimum Building Setbacks

	Current	Proposed Amendment
From east boundary line of Development Area B	39 ft	20 ft

Windows

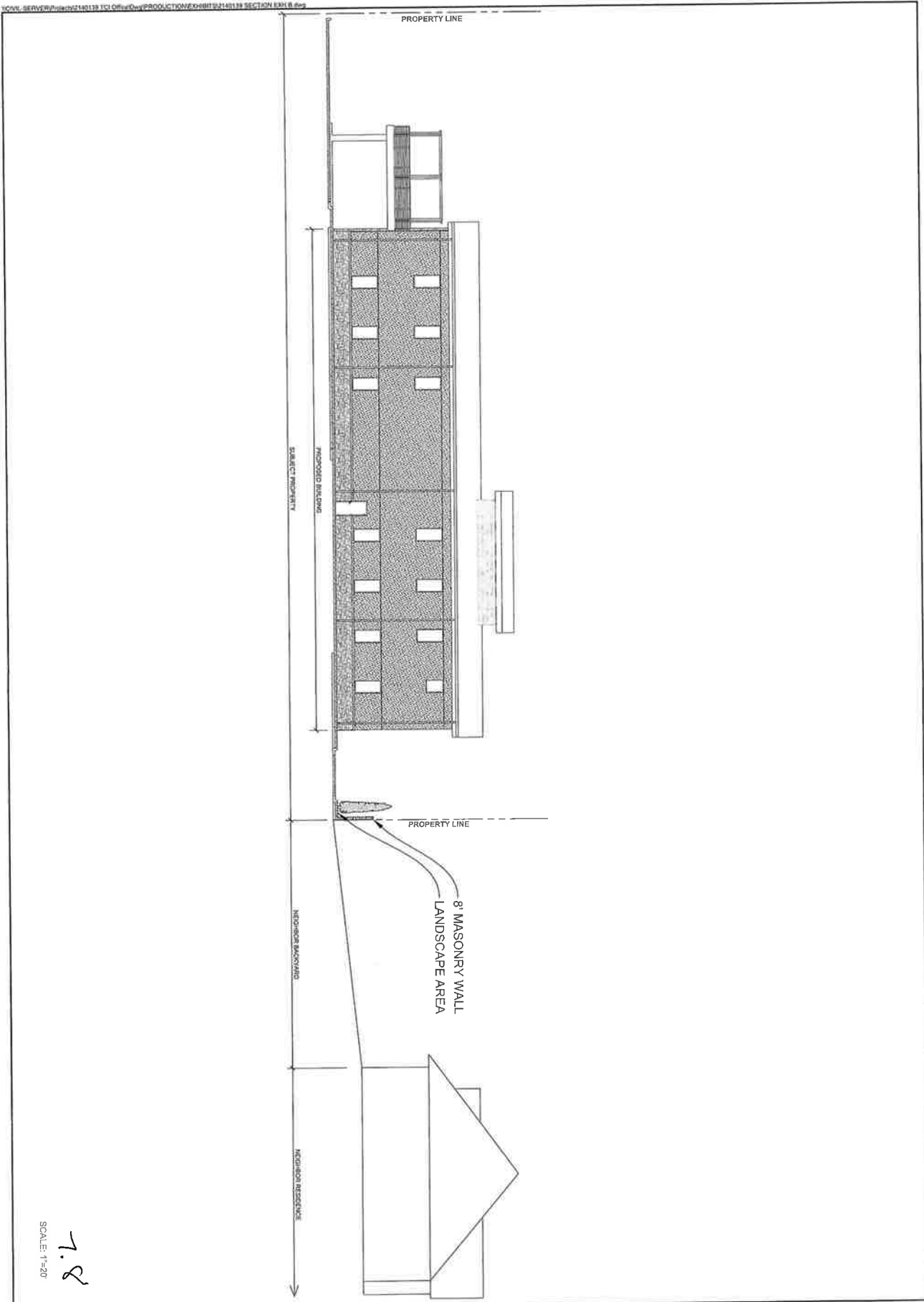
Original Corridor Plan:

All windows on the south and east side of the building will be for decorative purposes only and it will not be possible to see outside of the building from the south or east side.

Proposed Amendment:

Windows on the second floor, east side of the building and first 20' west of southeast corner of the building will have a sill height of 6'-0" above finished floor to allow in natural light and to obstruct site lines from within the building. Windows on the first floor will have no such restrictions as an 8'-0" screen wall is required.

All other provisions of the PUD shall remain in effect as previously approved by the City of Tulsa.



SCALE: 1"=20'  
1.8

REV	DATE	DESCRIPTION	DATE

**TCI OFFICE**  
SOUTH MINGO PLAZA  
TULSA, OK

SECTION  
EXHIBIT B

DATE: 09/10/2021  
PROJECT NO: 2140133  
SHEET NAME





