



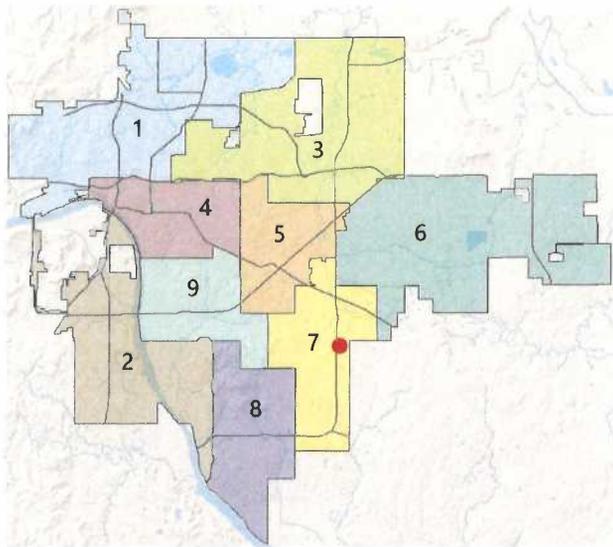
Case Number: Z-5578-SP-1a
Minor Amendment

Hearing Date: November 3, 2021

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Stuart E. Van De Wiele
Property Owner: 276 Apartments, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: Corridor minor amendment to reduce the building setback line from the east property line from 25 ft to 10 ft, other than portions of the east property line that abut S 107th E Ave

Gross Land Area: 12 acres

Location: South of the SE/c Hwy 169 and E 61st St S

6326 S 107th E Ave

Zoning:
Existing Zoning: CO/Z-5578-SP-1
Proposed Zoning: No Change

Comprehensive Plan:
Land Use Map: Existing Neighborhood
Growth and Stability Map: Stability

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: Z-5578-SP-1a Minor Amendment

Amendment Request: Modify the Corridor Plan to reduce the building setback line from the east property line from 25 ft to 10 ft. This reduction in setback would not apply to the portions of the east property line that abut S 107th E Ave, which would retain the 25 ft setback.

The original approval of the corridor zone established a 25 ft setback from the eastern property line for the multi-family development, however, when constructed two buildings in the southeast corner of the development were constructed within the 25 ft setback. The purpose of this minor amendment request is to bring those buildings into compliance with the corridor plan.

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. “

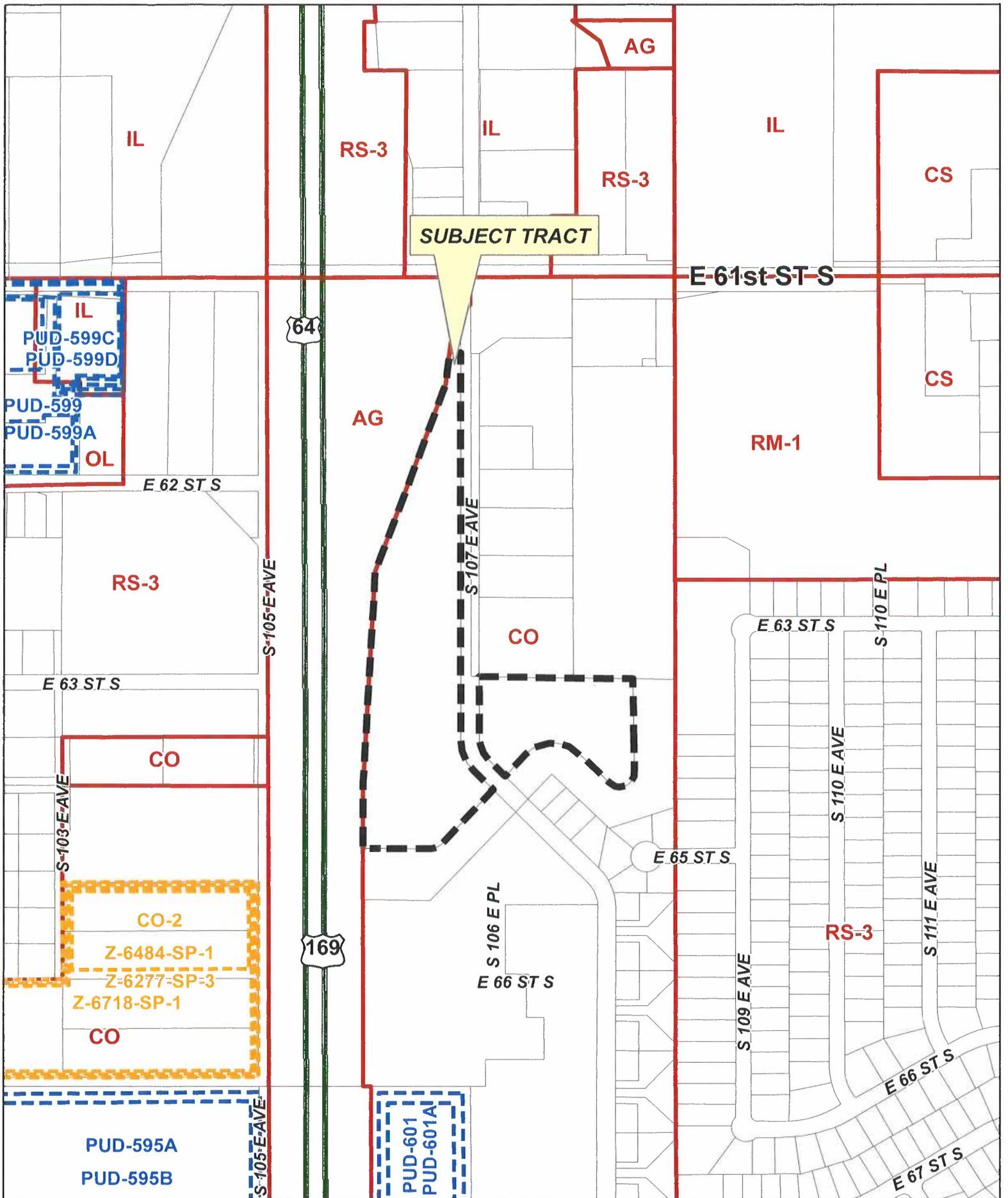
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in Z-5578-SP-1.
- 2) All remaining development standards defined in Z-5578-SP-1 shall remain in effect.

Exhibits included with staff report:

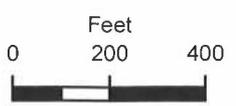
INCOG zoning case map
INCOG aerial photo

With considerations listed above, staff recommends **approval** of the minor amendment request to reduce the building setback line from the east property line from 25 ft to 10 ft, other than portions of the east property line that abut S 107th E Ave.

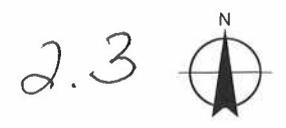


SUBJECT TRACT

Z-5578-SP-1a



18-14 06





Subject Tract

Z-5578-SP-1a

18-14 06

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

Aerial Photo Date: 2020/2021

2.4

