



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

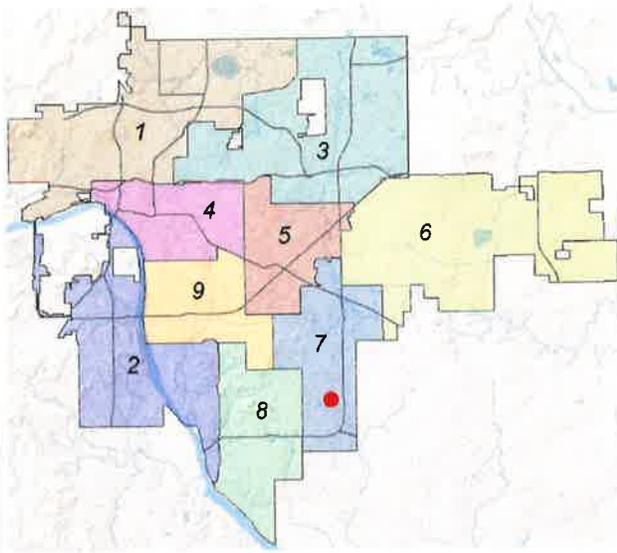
**Hearing Date:** September 15, 2021

**Case Report Prepared by:**  
 Jay Hoyt

**Owner and Applicant Information:**  
 Applicant: Katy O’Meilia, TSW

Property Owner: Mingo 83 LLC

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



**Applicant Proposal:**

Concept summary: Corridor minor amendment to revise window requirements, add evergreen screening, and add restrictions on lighting and trash pickup time.

Gross Land Area: 0.81 acres

Location: East of SE/c S Mingo Rd and E 82<sup>nd</sup> Pl 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-2f Minor Amendment

Amendment Request: Modify the Corridor Plan to revise window requirements, add evergreen screening, and add restrictions on lighting and trash pickup time.

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 be allowed, but required to be frosted, rectangular, transom style windows with a minimum bottom sill height of 7 feet. First floor windows on the east side are not required to be frosted but are to be a standard height that does not allow for visibility over the required 8 foot masonry screening wall. Windows on the north, west and south sides of the building would not be subject to these requirements.

In addition, the applicant proposes to add the restriction that all lighting on the east side of the building shall utilize cut off style fixtures that direct light downward and shall be placed at or below the 8 foot screening wall height.

Evergreen screening is proposed to be required along the east property line, running the length of the building. The trees are to be located in a landscape strip provided between the parking area and the required 8 foot masonry screening wall. The evergreen trees shall be a minimum of 2" caliper and a minimum of 10 feet in height at the time of installation.

The hours for trash pickup are proposed to be limited to 7:00 am – 7:00 pm.

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.”

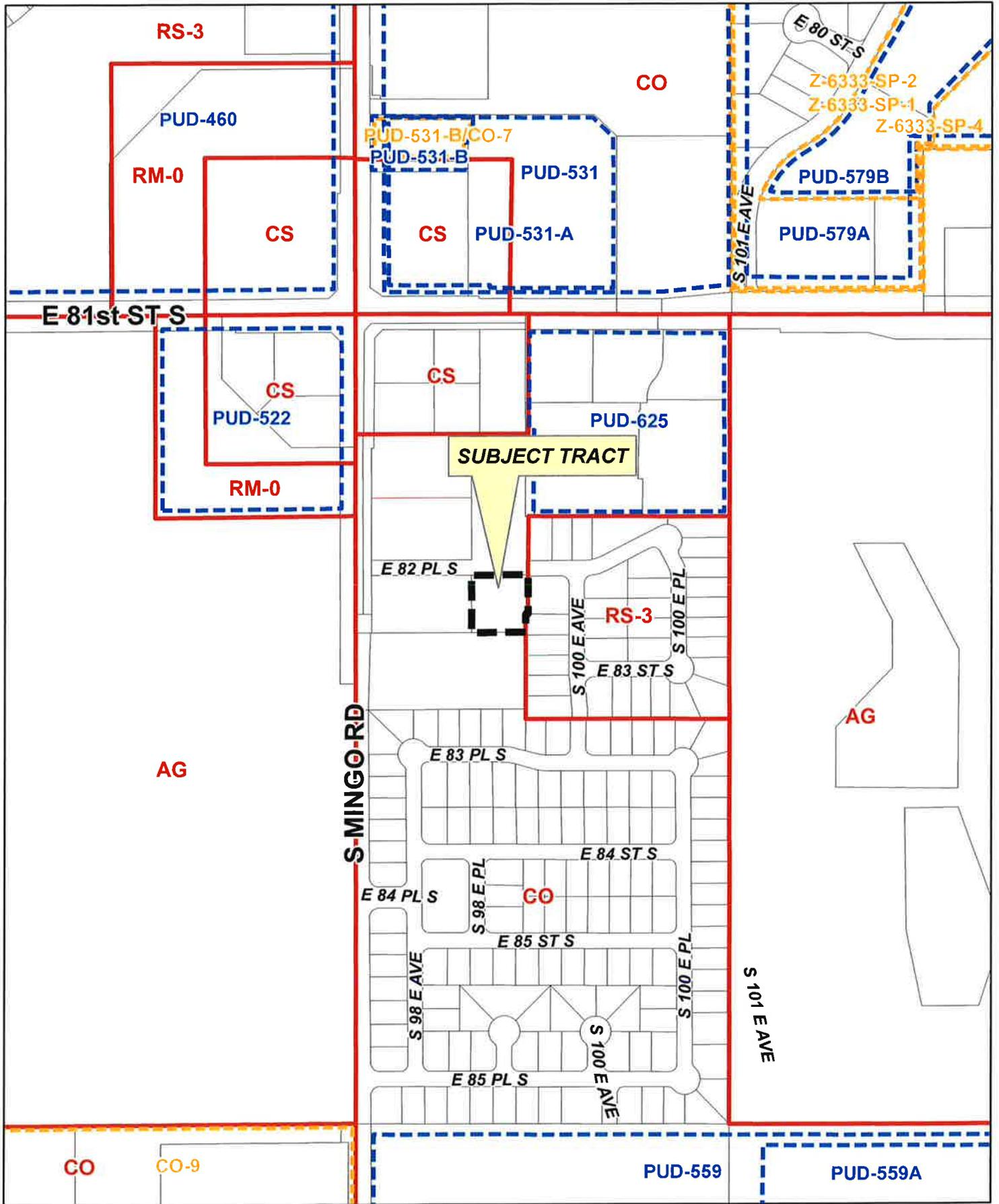
Staff has reviewed the request and determined:

- 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.

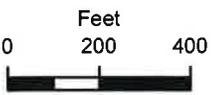
Exhibits included with staff report:

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

With considerations listed above, staff recommends **approval** of the minor amendment request to revise window requirements, add evergreen screening, and add restrictions on lighting and trash pickup time.



**SUBJECT TRACT**



**Z-6051-SP-2f**

18-14 18

2.4





E 81st ST S

S MINGO RD

E 80 ST S

S 101 E AVE

E 82 PL S

S 100 E AVE

S 100 E PL

E 83 ST S

E 83 PL S

E 84 ST S

E 84 PL S

S 98 E PL

E 85 ST S

S 98 E AVE

E 85 PL S

S 100 E AVE

S 100 E PL

S 101 E AVE



Subject Tract

**Z-6051-SP-2f**

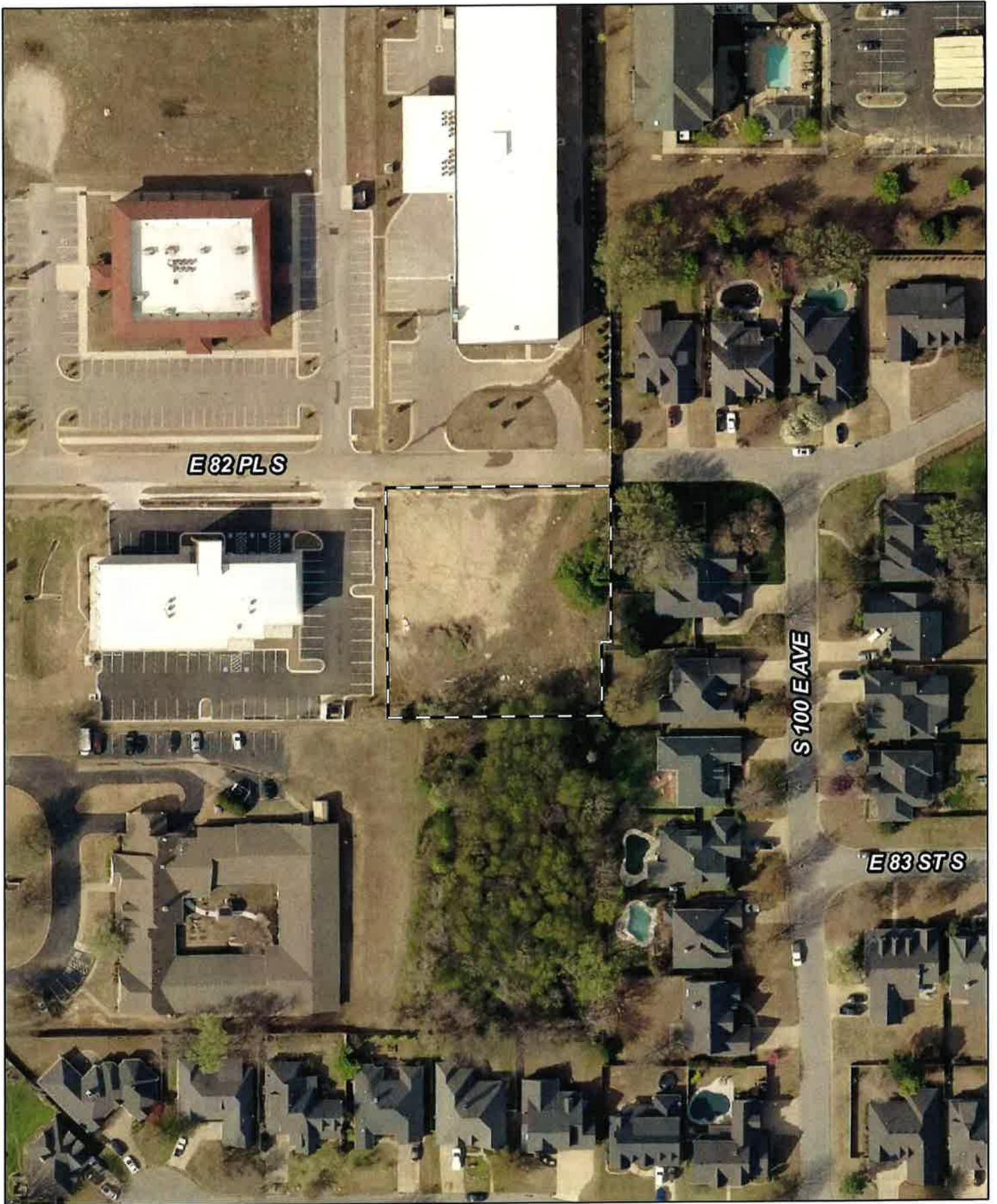
Note: Graphic overlays may not precisely align with physical features on the ground.

18-14 18

Aerial Photo Date: 2020/2021



2.5



E 82 PLS

S 100 E AVE

E 83 STS



Subject Tract

**Z-6051-SP-2f**

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

18-14 18

Aerial Photo Date: 2020/2021



2.6

A virtual meeting to discuss a minor amendment application for the development of a new office building located East of the Southeast Corner of E. 82 Pl S and South Mingo Drive, in the South Mingo Plaza was held on 8.13.21. Meeting participants included:

- Lori Dector Wright (Councilwoman District 7)
- Brandon Worley (Council Aid)
- Kendall Carter (Thompson Construction/ Property Owner Rep.)
- Katy O'Meilia (TSW & Owner Rep)
- Derek Steeley (homeowner / effected resident)
- Mark Kiel (homeowner/ effected resident)

After the meeting, an updated site plan with proposed amendment language per the meeting discussion was sent out to the group on two separate occasions for review and commenting. We received feedback on two separate occasions from Mr. Steeley regarding the proposed language. Other than his comments provided in the initial meeting, we did not receive any feedback from Mr. Keil.

The amendment language listed below has been agreed upon by all parties involved.

**Amendment Request:**

- Property Owner/applicant agrees to adhere to the required 39' building setback on the east property line.
- Trash/dumpster pickup for the property shall be limited to the hours of 7:00 am - 7:00 pm.
- Property Owner/applicant to install evergreen screening along the east property line that runs the length of the building. Evergreen screening to be located in a landscape strip provided between the proposed parking area and the 8' masonry screening wall. Evergreen trees to be a minimum of 2" caliper in size with a 10' minimum height at time of installation.
- Second story windows located on the east side of the proposed building shall be a frosted, rectangular, transom style window with a bottom seal height of 7' minimum. First floor windows located on the east side of the building do not require frosting but shall be a standard height that does not allow for visibility over the 8' screening wall. The buildings north, west, and south facades are not subject to these window requirements.
- All lighting located on the east side of the building will utilize cut off style light fixtures that direct light downward and shall be placed at or below the 8' screening wall height.

