

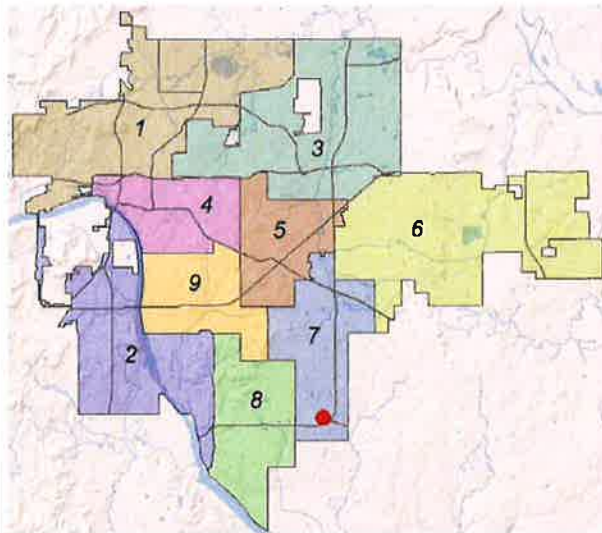


Case Number: Z-6538-SP-2b
Minor Amendment
Hearing Date: January 20, 2021

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Aaron Schupp
 Property Owner: Steward Schell Properties, LLC

Location Map:
 (shown with City Council Districts)



Applicant Proposal:
 Concept summary: Corridor Minor amendment to add Personal Improvement service to permitted uses.
 Gross Land Area: 2.61 acres
 Location: S of the SE/c E 91st St S & S Mingo Rd
 9233 S Mingo Rd
 Lot 1, Block 1 Mingo Medical Center

Zoning:
 Existing Zoning: CO/Z-6538-SP-2
 Proposed Zoning: No Change

Staff Recommendation:
 Staff recommends approval

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

Staff Data:
 TRS: 8419

City Council District: 7
Councilor Name: Lori Decter Wright
County Commission District: 3
Commissioner Name: Ron Peters

January 20, 2021

SECTION I: Z-6538-SP-2b Minor Amendment

Amendment Request: Modify the Corridor Plan to add Personal Improvement Service to the permitted uses.

The current Corridor Development standards for this site restrict the uses to Medical and General Offices. The applicant is proposing to add the Personal Improvement Service use in order to allow a health club/gym to be constructed on the site.

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. “

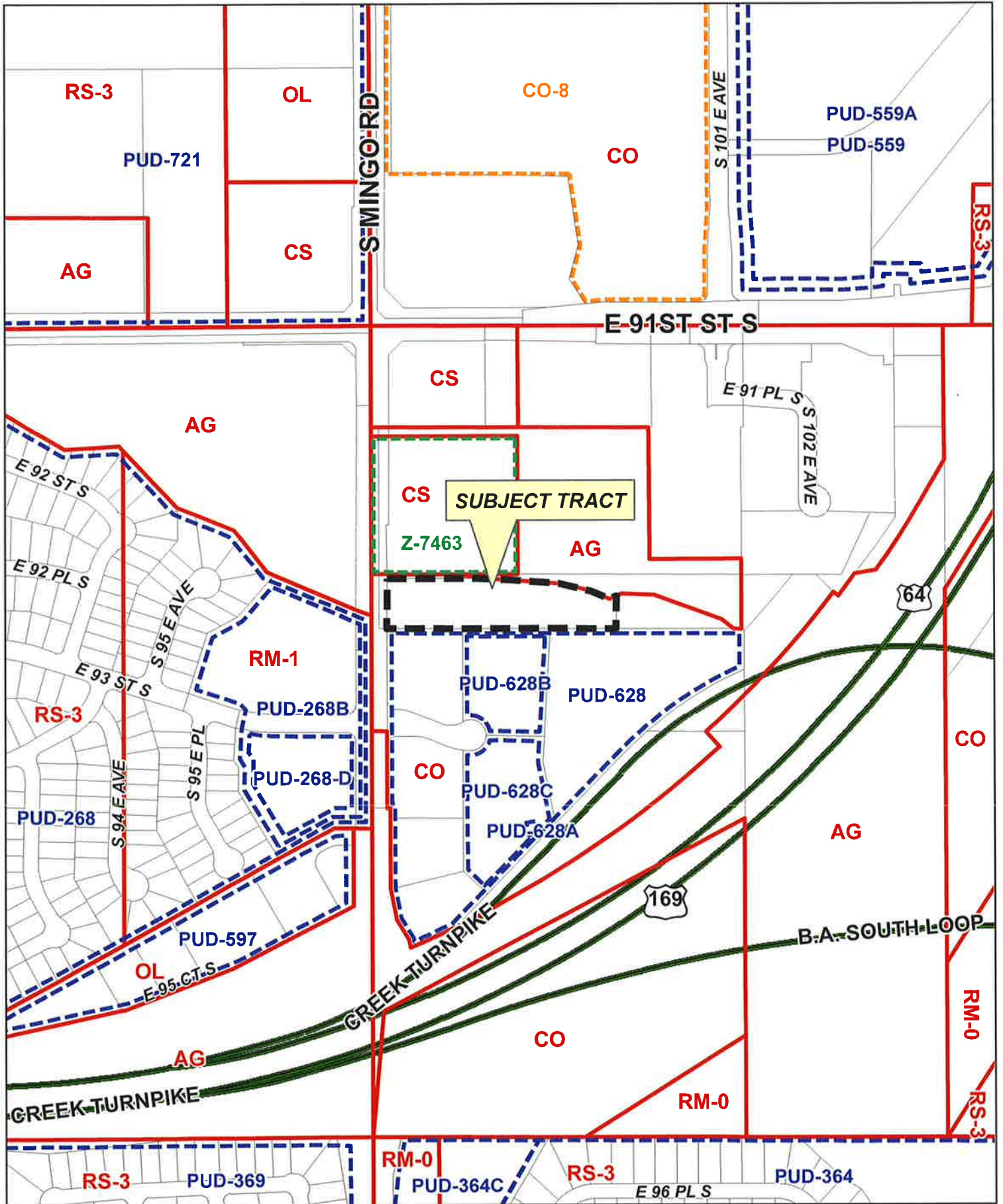
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in Z-6538-SP-2.
- 2) All remaining development standards defined in Z-6538-SP-2 and subsequent amendments 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 add Personal Improvement Service to the permitted uses.



SUBJECT TRACT
Z-7463

Z-6538-SP-2b



18-14 19





S MINGO RD

E 91st ST S

S 101 AVE

S 102 AVE

E 91 PL S

E 92 ST S

E 92 PL S

E 93 ST S

S 95 AVE

S 94 AVE

S 95 E PL

S 93 AVE

E 95 CT S

E 95 PL S

169

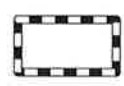
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CREEK TURNPIKE

B.A. SOUTH LOOP

E 96 PL S

CREEK TURNPIKE



Subject Tract

Z-6538-SP-2b

18-14 19

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

Aerial Photo Date: February 2018



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