



Case Number: Z-6979-SP-1a
Minor Amendment

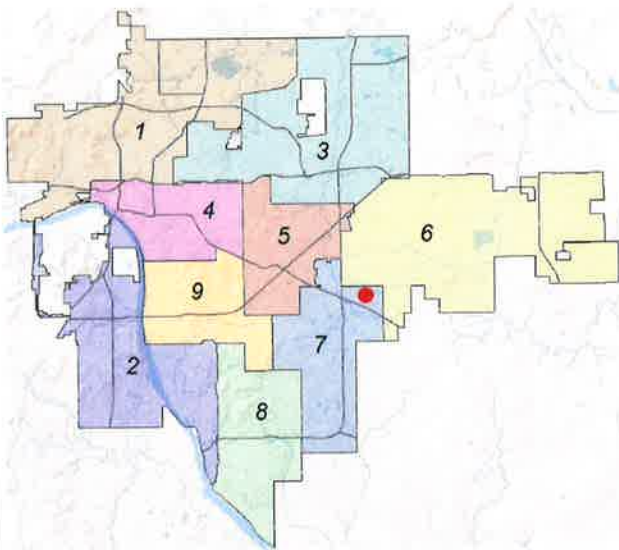
Hearing Date: July 7, 2021

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Lou Reynolds

Property Owner: American Southwest Properties, Inc.

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: Corridor minor amendment to remove floor area per use allocation.

Gross Land Area: 14.99 acres

Location: South and East of the SE/c of E 43rd St S & S 118th E Ave

Lot 1, Block 3 Southpark Center

Zoning:
 Existing Zoning: CO/Z-6979-SP-1
 Proposed Zoning: No Change

Comprehensive Plan:
 Land Use Map: Employment
 Growth and Stability Map: Growth

Staff Recommendation:
 Staff recommends approval

Staff Data:
 TRS: 9429

City Council District: 7
Councilor Name: Lori Decter Wright

County Commission District: 1
Commissioner Name: Stan Sallee

July 7, 2021

SECTION I: Z-6979-SP-1a Minor Amendment

Amendment Request: Modify the Corridor Plan to remove the floor area per use allocation.

The current requirements for floor area within the Corridor Plan provide a total of 125,560 sf of allowable floor area for the existing building and expansions, however this is divided into floor area for specific uses. 41,000 sf is allocated for Business, Trade and Technology Training and 84,560 sf is allocated to Uses permitted by right within SR and OM districts. The applicant intends to use the entire building for a Pre-k through 12th school. This use is allowed within the Corridor but would be limited by the current allocations. The applicant proposes to eliminate the allocations per uses. The 125,560 sf of total floor area would still remain in effect but would not be allocated to specific uses of the allowable uses in the corridor, enabling the proposed school to utilize the total floor area allowance.

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:

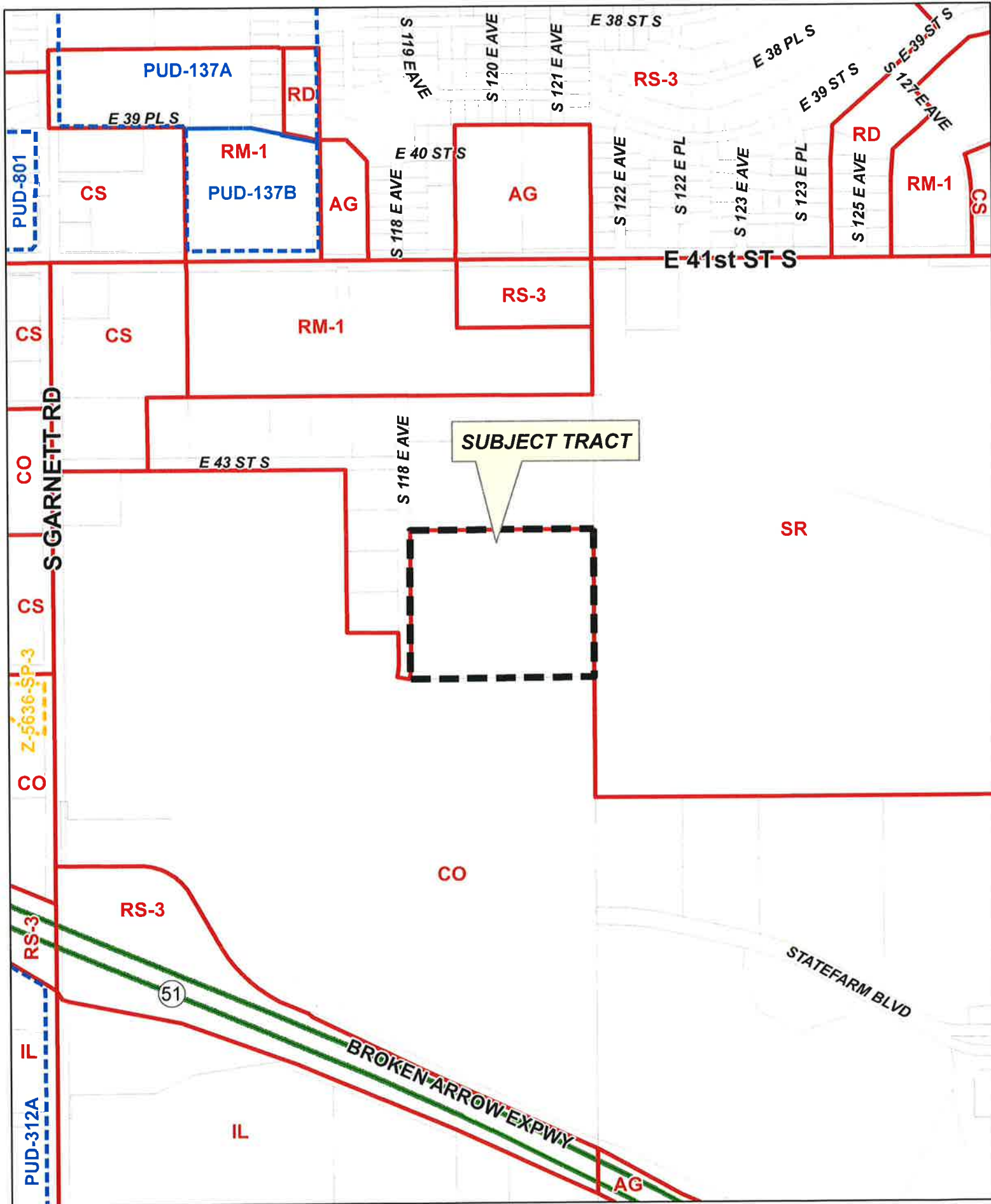
- 1) The requested amendment does not represent a significant departure from the approved development standards in Z-6979-SP-1.
- 2) All remaining development standards defined in Z-6979-SP-1 shall remain in effect.

Exhibits included with staff report:

INCOG zoning case map
INCOG aerial photo
Applicant Exhibit A

With considerations listed above, staff recommends **approval** of the minor amendment request to remove the floor area per use allocation.

5.2



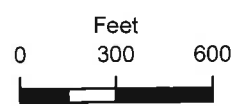
SUBJECT TRACT



Z-6979-SP-1

19-14 29





 Subject Tract

Z-6979-SP-1

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

19-14 29

Aerial Photo Date: 2021



Exhibit "A"

The Applicant requests a Minor Amendment to Corridor Plan Z-6979-Sp-1 to remove the maximum floor area allocations in the existing building, located at 4343 S. 118th E. Ave. (the "Property"). The Property, located north and east of the northeast corner of South Garnett Road and the Broken Arrow Expressway, is approximately 14.98 acres with an existing, 2-story building that contains approximately 120,560 square feet.

The Permitted Uses in the Corridor Plan are (1) trade and technology training, (2) uses permitted by right within the SR (Scientific Research) District, and (3) uses permitted by right within the OM (Office-Medium) District. The Applicant intends to use the entire building as School (grades Pre-k through 12), which is a permitted use under the Corridor Plan. However, the Corridor Plan currently allocates the maximum permitted floor area between uses within the building, providing 41,000 square feet for Business, Trade and Technology Training and the remaining 84,560 square feet to the uses permitted by right in the SR and OM Districts.

The Applicant desires to eliminate the allocations of floor area among the Permitted Uses in the Corridor Plan so that the entire building may be used for any or all of the Permitted Uses, including, but not limited to a School (grades Pre-k through 12). Accordingly, the following language stricken below is hereby deleted in its entirety from the Corridor Plan. Except as amended below, all other development standards shall remain the same.

Allocation of Maximum Floor Area:	
Business, Trade and Technology Training	41,000 SF
Uses Permitted by Right within a SR District and the uses Permitted by right within an OM District	84,560 SF

