

**Case Number:** Z-7008-SP-1t  
**Minor Amendment**

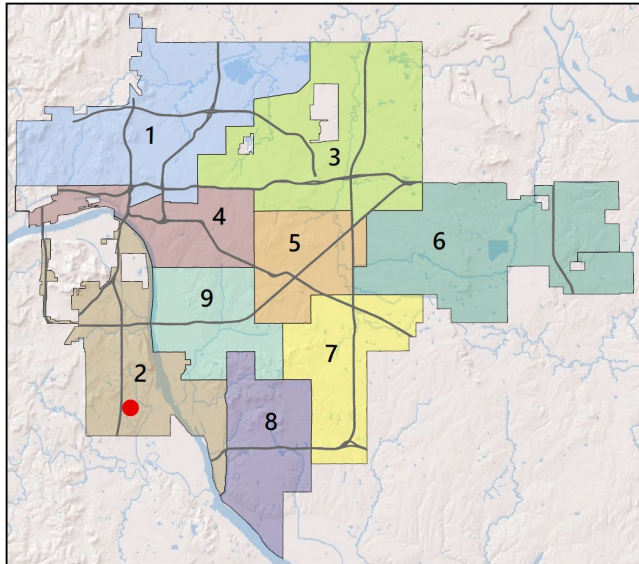
**Hearing Date:** November 15, 2023

**Case Report Prepared by:**  
Dylan Siers

**Owner and Applicant Information:**  
Applicant: Tanner Consulting LLC

Property Owner: Sam's Real Estate Business Trust

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



**Applicant Proposal:**

Concept summary: Corridor minor amendment to allocate allowable building floor area between proposed lots.

Gross Land Area (Lot A): 13.730 acres  
Lot B: 0.584 acres  
Lot C: 13.146 acres

Location: N of the NE/c of W 81st St S & S Olympia Ave E

**Zoning:**  
Existing Zoning: Z-7008-SP-1t  
Proposed Zoning: No Change

**Staff Recommendation:**  
Staff recommends approval.

**Comprehensive Plan:**  
Land Use Map: Regional Center

**Staff Data:**  
TRS: 8211

**City Council District: 2**  
*Councilor Name:* Jeannie Cue

**County Commission District: 2**  
*Commissioner Name:* Karen Keith

**SECTION I:** Z-7008-SP-1t Minor Amendment

Amendment Request: Corridor minor amendment to allocate allowable building floor area between proposed lots.

This minor amendment is associated with a lot split application LS-21541. This application takes the current tract and splits a 25,425 SF portion into its own tract. Currently there is 149,521 SF allocated for the existing tract. Since this is being split, the amendment is needed to allocate the needed building floor area to the two new tracts. For the northern tract (.584 acres) the applicant has requested 6,356 SF be allocated to the tract. For the remainder of the tract there will be 143,165 SF allocated.

Staff Comment: *This request is considered a Minor Amendment as outlined by Section 70.040-1(3)(6) of the City of Tulsa Zoning Code.*

*“Adjustment of internal development area boundaries, provided the allocation of land to particular uses and the relationship of uses within the project are not substantially altered.”*

*“Lot splits that have been reviewed and approved in accordance with the subdivision and development regulations.”*

Staff has reviewed the request and determined:

- 1) Z-7008-SP-1t is consistent with the provisions for administration and procedures of an Amendment to Approved Development Plan (Sec.70.040-1.a.)
- 2) Z-7008-SP-1t does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to Z-7008-SP-1.
- 3) All remaining development standards defined in Z-7008-SP-1 and subsequent amendments shall remain in effect.

Exhibits included with staff report:

zoning case map

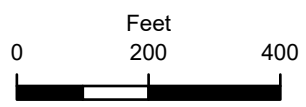
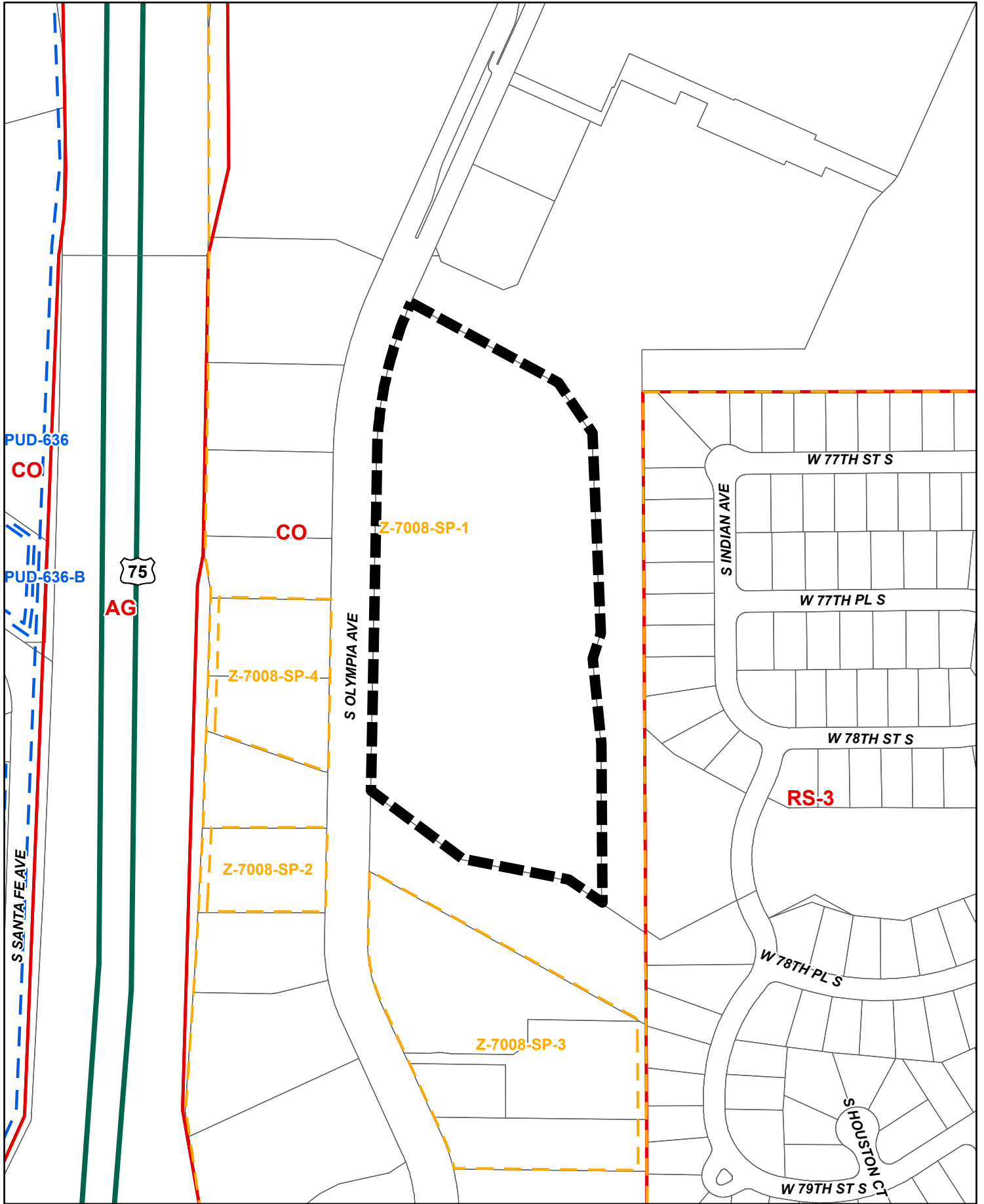
aerial photo

Applicant Exhibit A (Original Tract Exhibit)

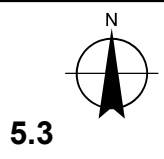
Applicant Exhibit B (Split Tract Exhibit)

Applicant Exhibit C (Remainder Tract Exhibit)

With considerations listed above, staff recommends **approval** of the Corridor minor amendment to allocate allowable building floor area between proposed lots.



# Z-7008-SP-1t

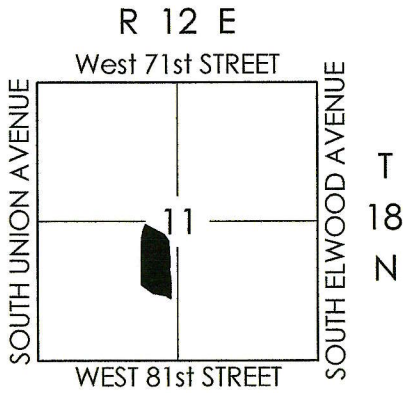
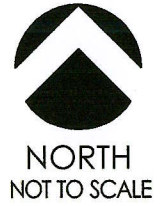


# Exhibit "A.2"

## Lots 3 & 4, Block 2

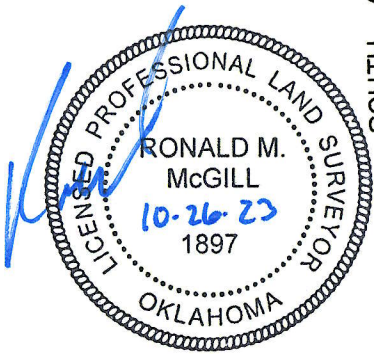
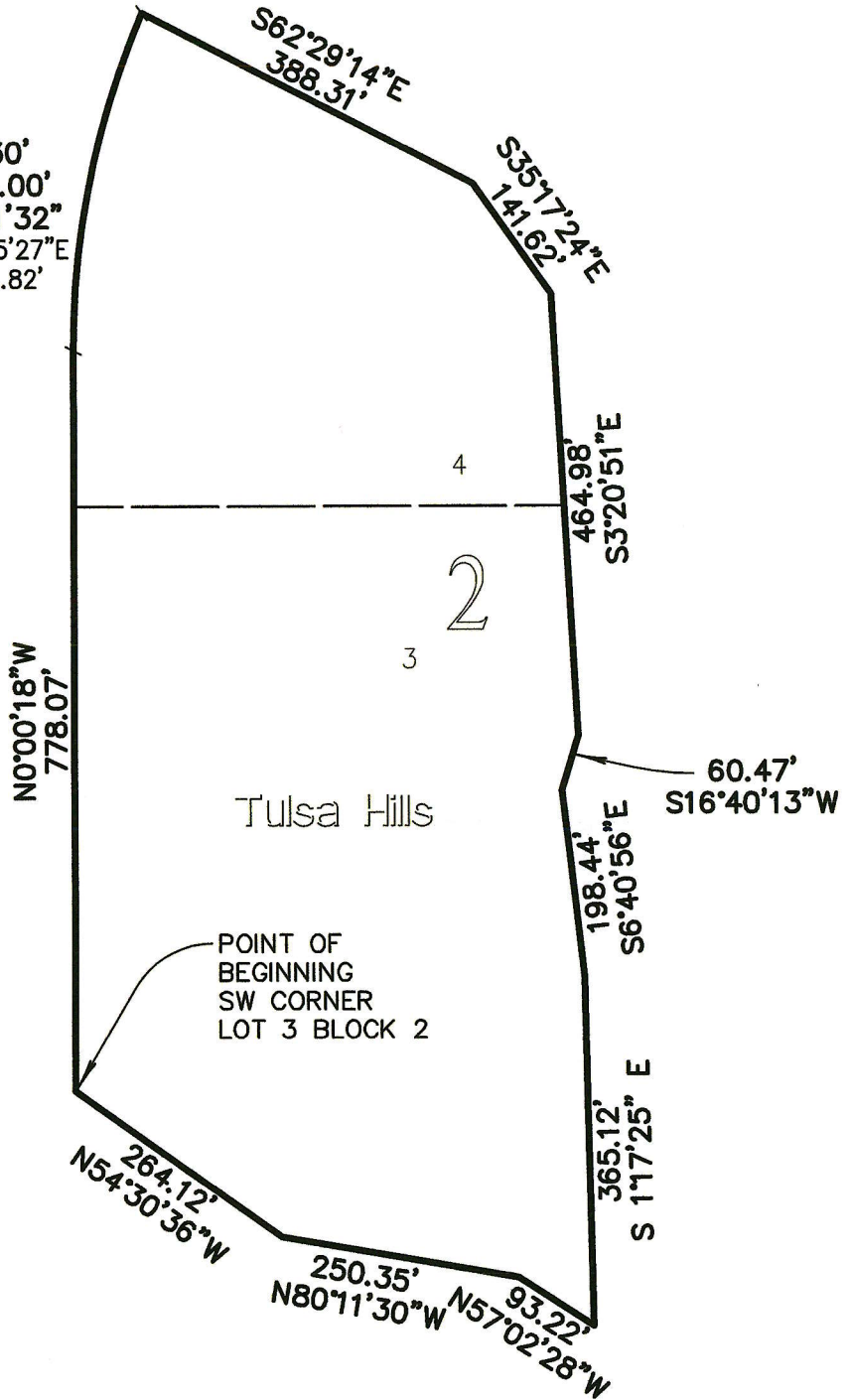
### Tulsa Hills

#### Original Tract Exhibit



**Location Map**

364.30'  
 R=900.00'  
 $\Delta=23^{\circ}11'32''$   
 CB=N11°35'27"E  
 CD=361.82'



**LEGEND**

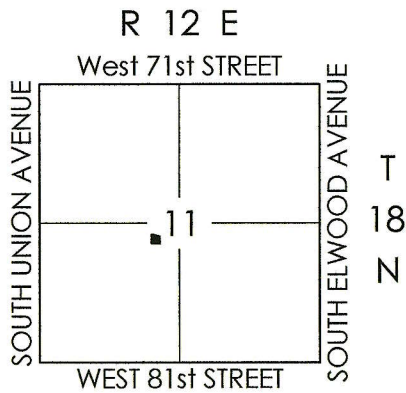
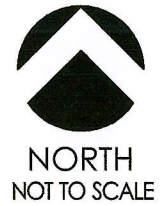
- CB CHORD BEARING
- CD CHORD DISTANCE
- L LENGTH OR ARC LENGTH
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- R RADIUS

# Exhibit "B.2"

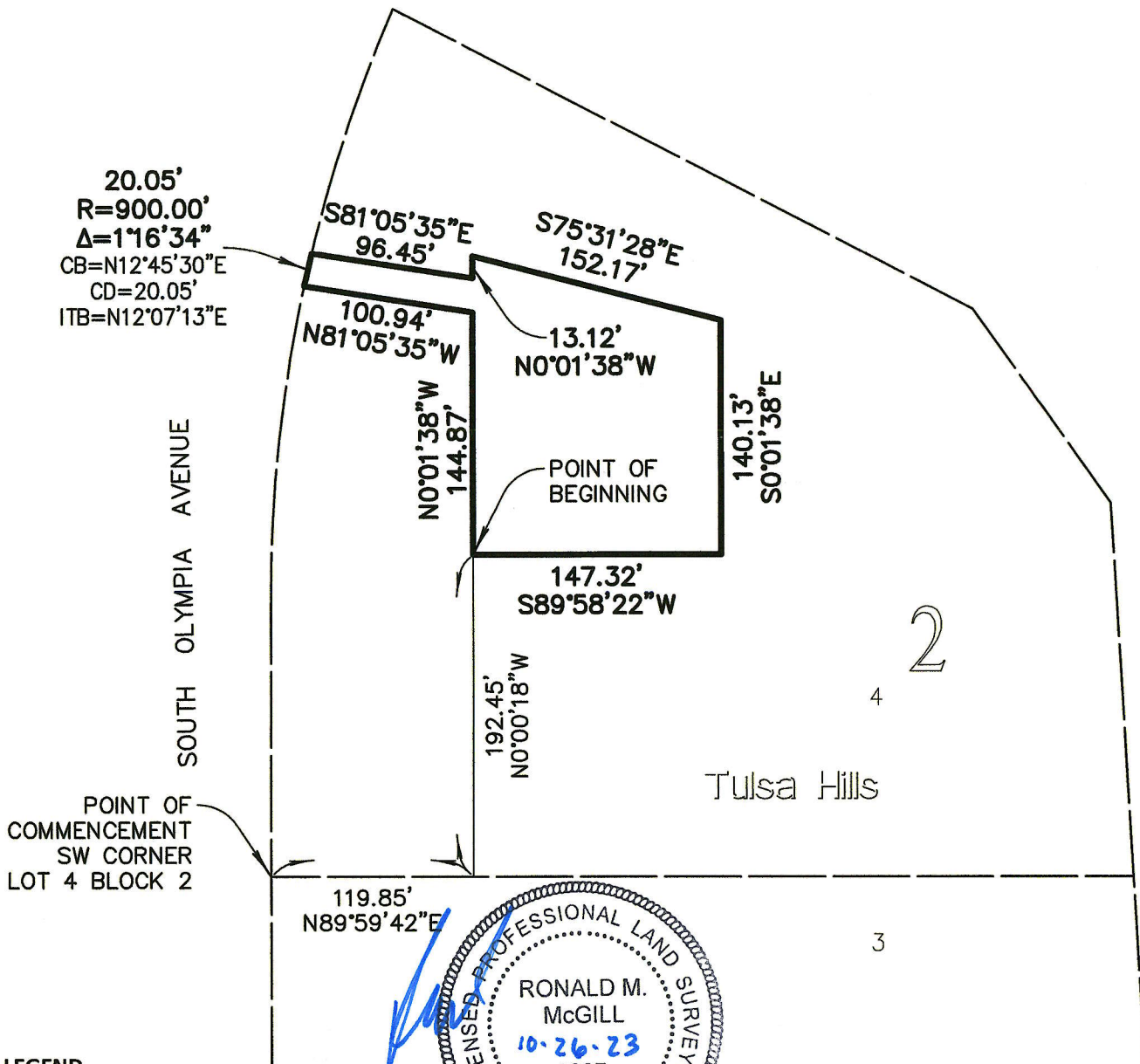
## Part of Lot 4, Block 2

### Tulsa Hills

#### Split Tract Exhibit



**Location Map**



**LEGEND**

POB POINT OF BEGINNING  
 POC POINT OF COMMENCEMENT

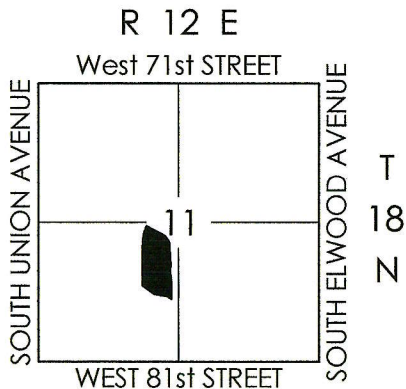


# Exhibit "C.2"

## Lots 3 & 4, Block 2

### Tulsa Hills

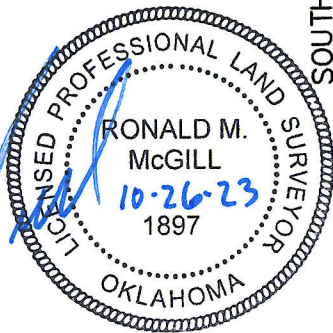
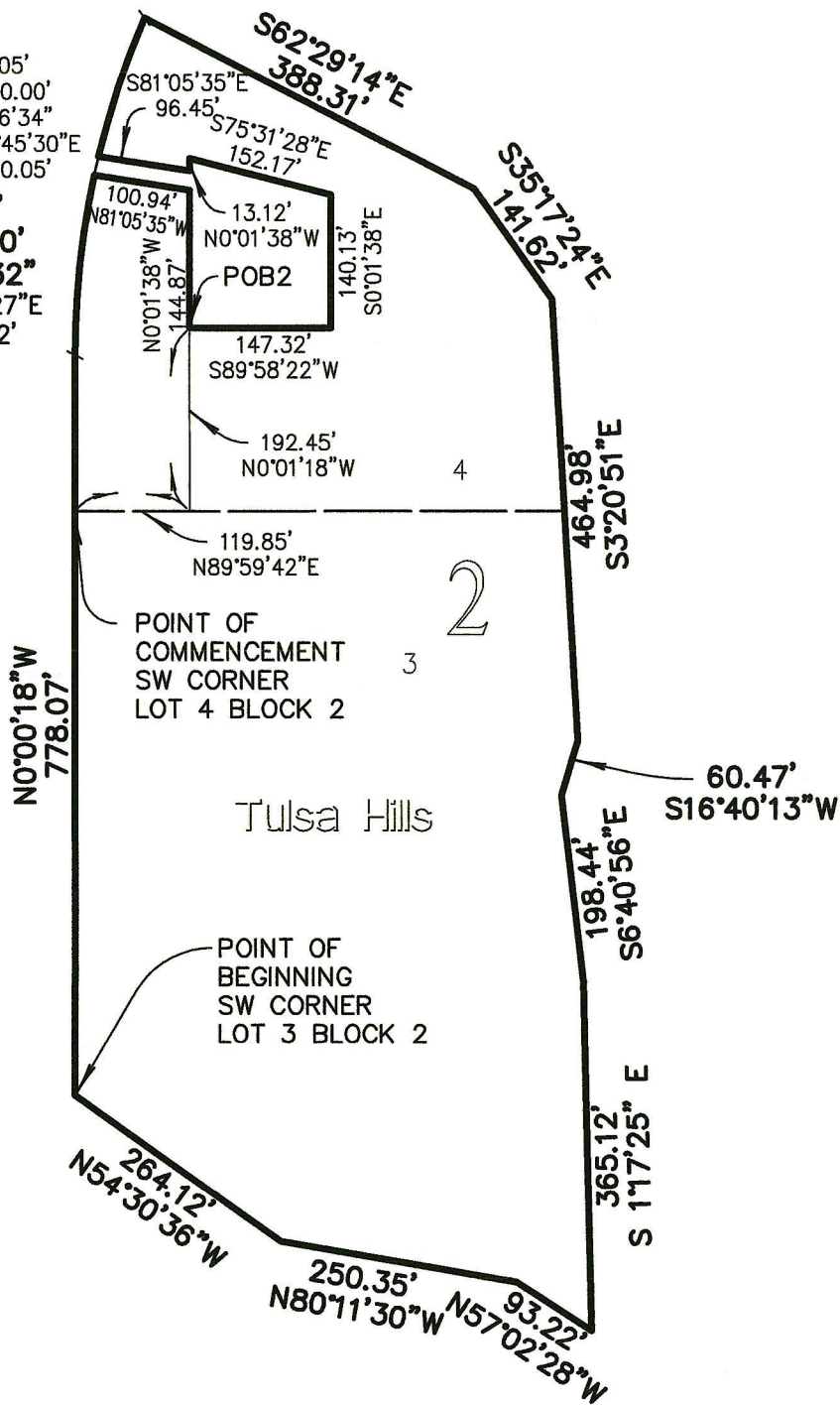
#### Remainder Tract Exhibit



Location Map

20.05'  
R=900.00'  
 $\Delta=1^{\circ}16'34''$   
CB=N12°45'30"E  
CD=20.05'

364.30'  
R=900.00'  
 $\Delta=23^{\circ}11'32''$   
CB=N11°35'27"E  
CD=361.82'



**LEGEND**

- CB CHORD BEARING
- CD CHORD DISTANCE
- L LENGTH OR ARC LENGTH
- POB POINT OF BEGINNING
- POB 2 2ND POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- R RADIUS