



Case Number: Z-7101-SP-2a
Minor Amendment

Hearing Date: March 4, 2020

Case Report Prepared by:

Jay Hoyt

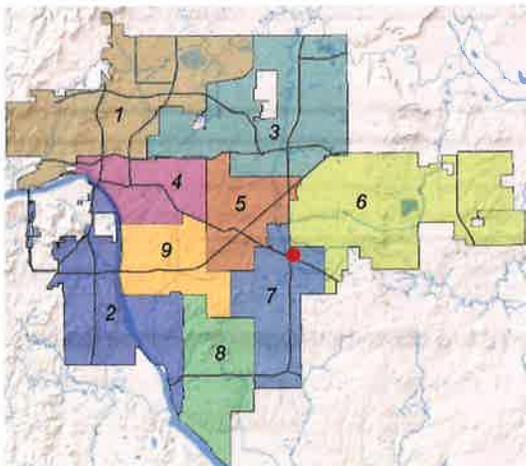
Owner and Applicant Information:

Applicant: Tulsa Pain Consultants, Inc. P.C.

Property Owner: Tulsa Portfolio Oklahoma Realty LP

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Concept summary: Corridor minor amendment to add Research Service to allowable uses.

Gross Land Area: 7.27 acres

Location: South and West of SW/c E 41st St S and S Garnett Rd

Zoning:

Existing Zoning: CO/Z-7101-SP-2

Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Employment

Growth and Stability Map: Growth

Staff Recommendation:

Staff recommends **approval**.

Staff Data:

TRS: 9430

City Council District: 7

Councilor Name: Lori Decter Wright

County Commission District: 3

Commissioner Name: Ron Peters

2.1

SECTION I: Z-7101-SP-2a Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Amend the development standards to add "Research Service" to the allowable uses.

The applicant is proposing to add Research Service so that they may conduct Medical Marijuana Testing. The facility already performs medical testing at this location but would like to expand the services offered to include testing of Medical Marijuana, which falls under the Research Service use in the City of Tulsa Zoning Code.

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. "

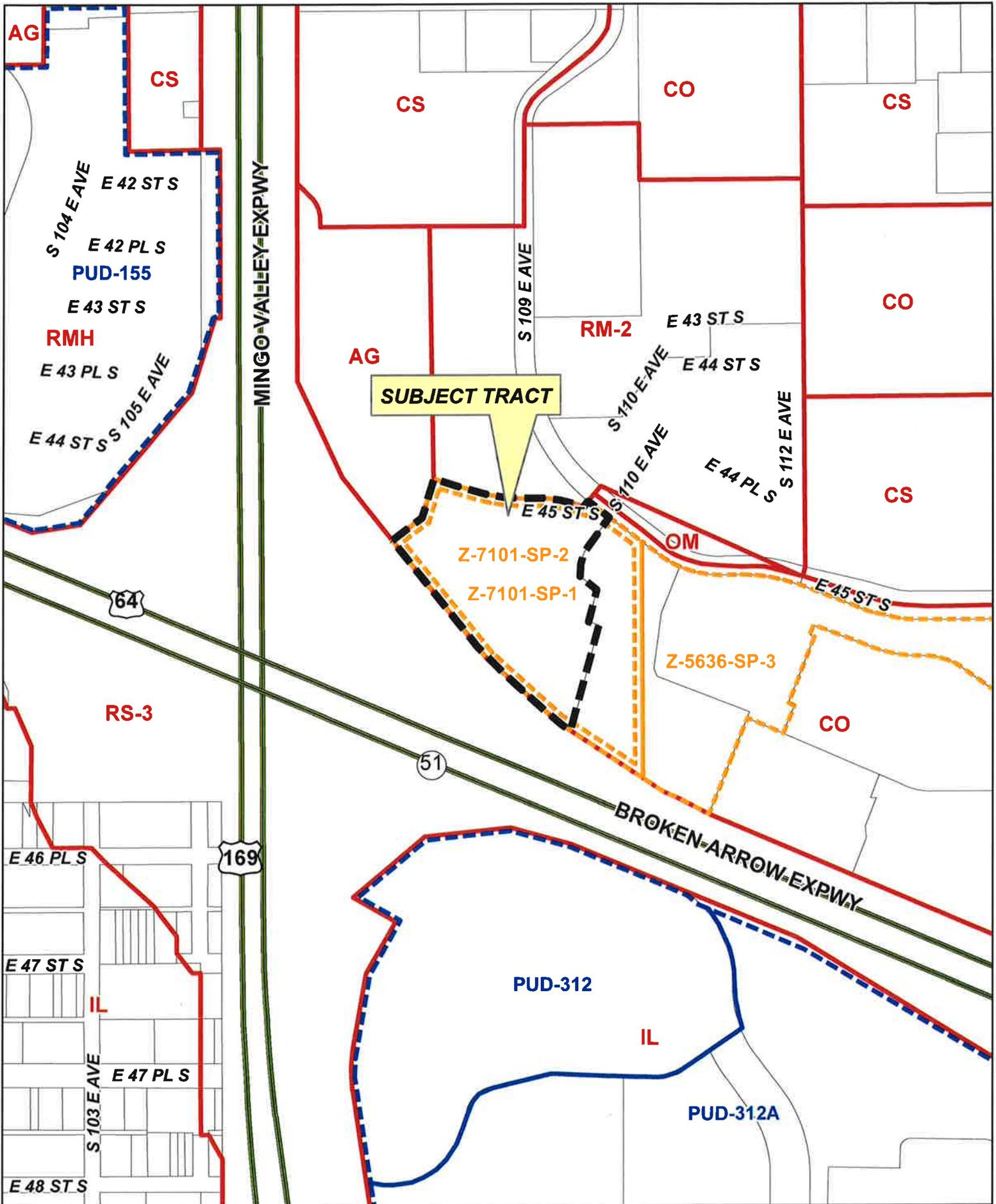
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the Corridor.
- 2) All remaining development standards defined in Z-7101-SP-2 shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo

With considerations listed above, staff recommends **approval** of the minor amendment request to add Research Service to allowable uses.



SUBJECT TRACT

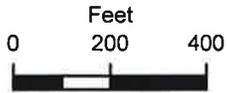
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Z-5636-SP-3

PUD-312

PUD-312A

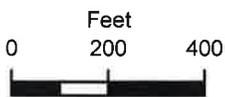
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Subject
Tract

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

Aerial Photo Date: February 2018

