



Case Number: Z-7347a
Minor Amendment

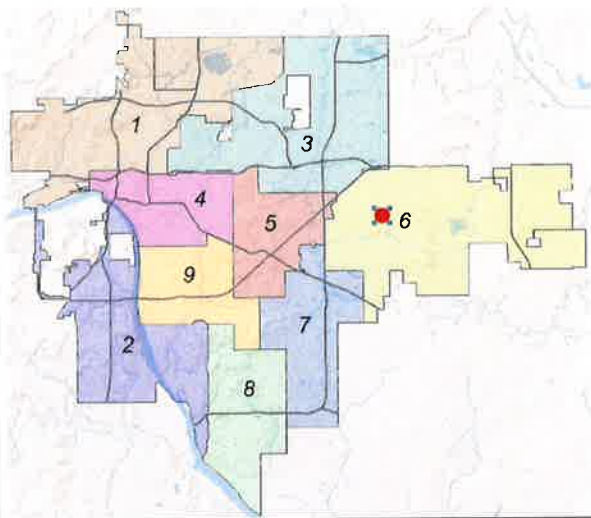
Hearing Date: July 21, 2021

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Tim Terral, TEP

Property Owner: East 21st St Storage, LLC
 c/o Tobin Investment Company, LLC

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: Modify the Optional Development Plan standards to remove requirement for 150 ft of street frontage on E 21st St S.

Gross Land Area: 6.6 acres

Location: West of the NW/c of E 21st St S and S 145th E Ave

Development Area B

Zoning:
 Existing Zoning: CG with optional development plan
 Proposed Zoning: No Change

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

Staff Recommendation:
 Staff recommends **approval**.

Staff Data:
 TRS: 9409

City Council District: 6
Councilor Name: Connie Dodson

County Commission District: 1
Commissioner Name: Stan Sallee

SECTION I: Z-7347a Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the Optional Development Plan standards remove the requirement for 150 ft of street frontage on E 21st St S.

The current Optional Development Plan Standards require Development Area B to have 150 ft of street frontage on E 21st St S. The applicant is proposing to remove this requirement. They would like to split the lot contained within Development Area B into three lots, as shown on the applicant's Exhibit A, with two lots fronting E 21st St S and the remainder with frontage on S 140th E Ave. If approved, the lots would be required to have the minimum street frontage of the CG zone, which is 50 ft. After the proposed split, the lot with frontage on S 140th E Ave would have 60 ft of frontage on S 140th E Ave.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 70.0401.1.a of the City of Tulsa Zoning Code.*

"The planning commission is authorized to approve amendments to approved development plans as minor amendments if the planning commission determines that substantial compliance is maintained with the approved development plan. "

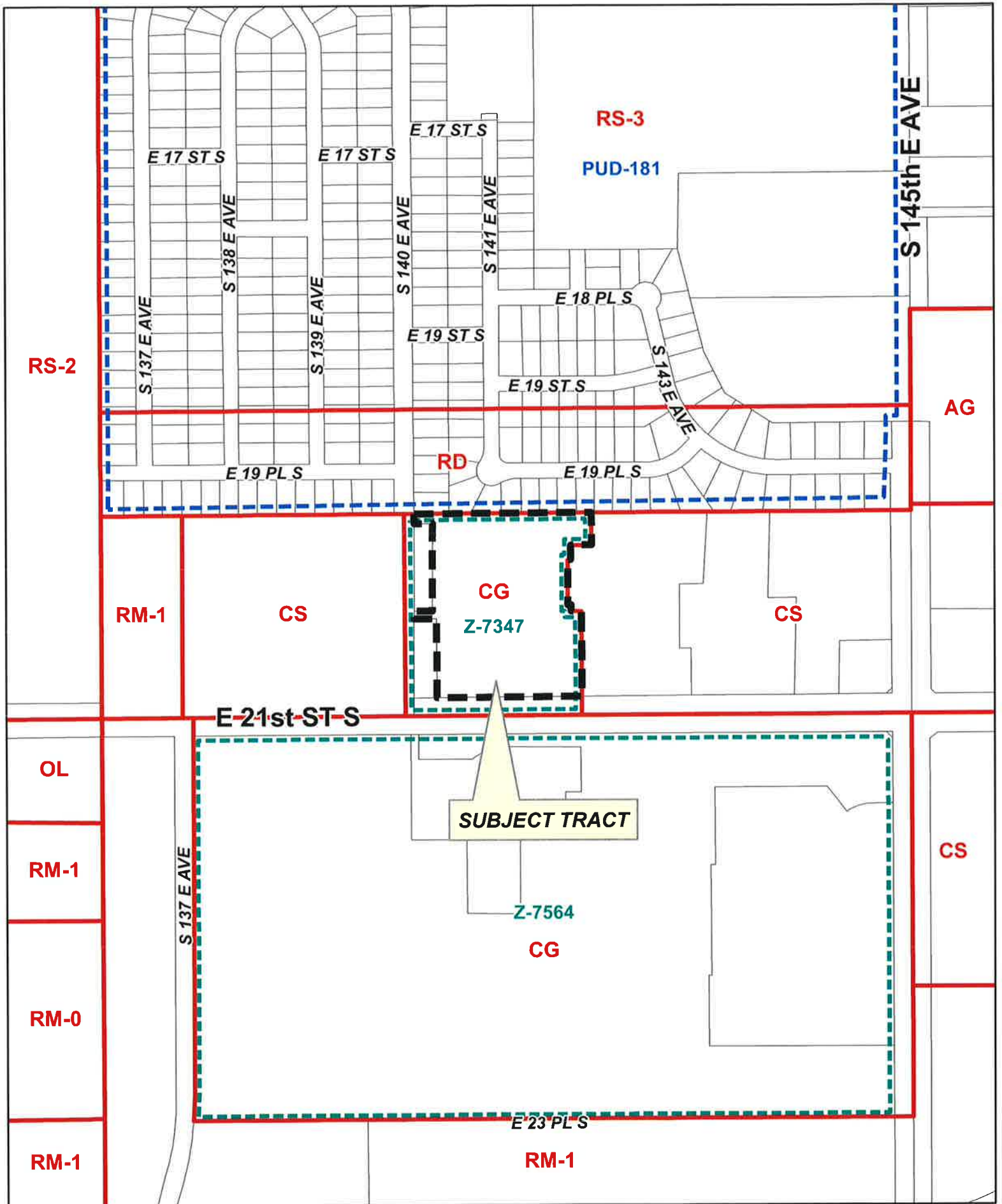
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the Optional Development Plan.
- 2) All remaining development standards defined in Z-7347 shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
Applicant Exhibit A

With considerations listed above, staff recommends **approval** of the minor amendment request to the remove the requirement for 150 ft of street frontage on E 21st St S.

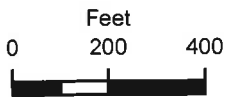


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Subject
Tract

Z-7347a

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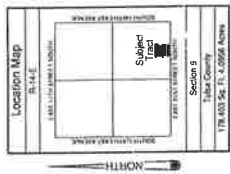
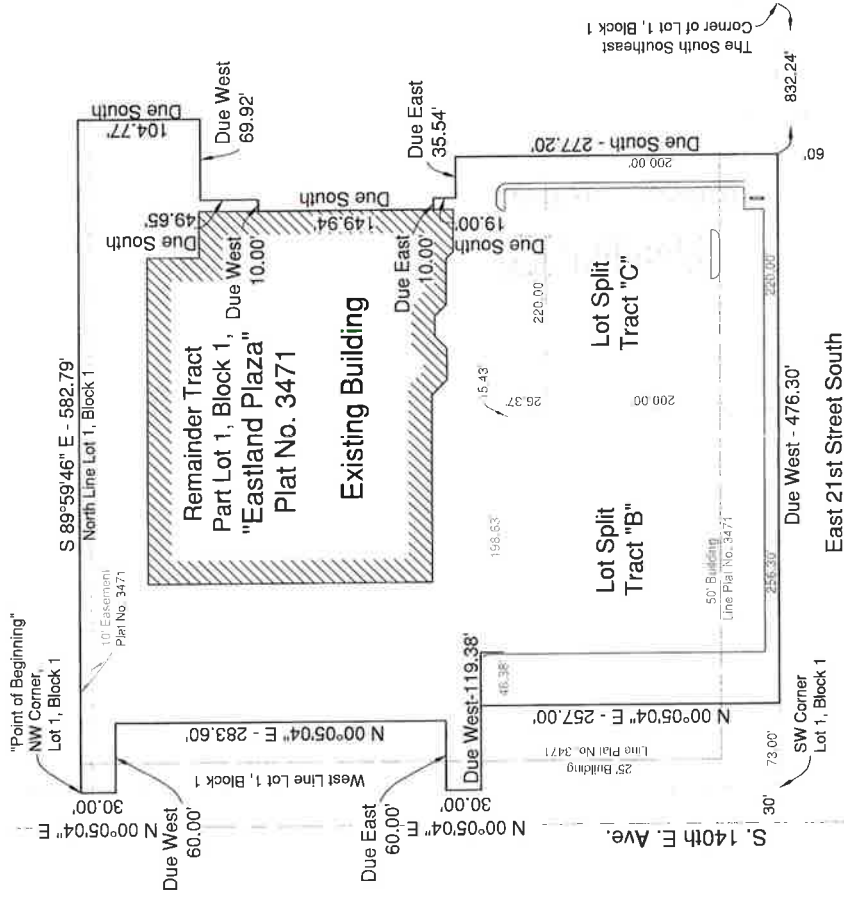
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021

3.4



Exhibit "A"
Minor Amendment to
Optional Development Plan (Z-7347)



Tulsa Engineering & Planning Associates
 9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
 Phone: 918-252-9621 Fax: 918-340-5999
 Civil Engineering, Land Surveying, Land Planning
 Authorization No. CA 531 PE/LS Renewal Date June 30, 2021



Job No: 21-007
 Scale: 1" = 100'
 Date: 06/24/2021

Site Plan

Part of Lot 1, Block 1, Eastland Plaza, City of Tulsa,
 Tulsa County, State of Oklahoma