



Case Number: PUD-196-A-3
Minor Amendment

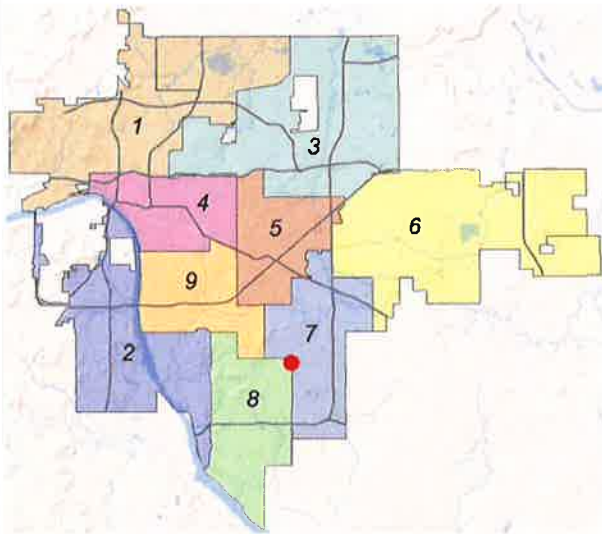
Hearing Date: June 17, 2020

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Stephen Kerr

Property Owner: Mark Redman, Tides Car Wash

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to allow signage on the South and West sides of the building.

Gross Land Area: 0.97 acres

Location: S of SW/c of Memorial Dr and E 71st St S

7188 S Memorial Drive

Zoning:
 Existing Zoning: CS/PUD-196-A
 Proposed Zoning: No Change

Staff Recommendation:
 Staff recommends approval

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

Staff Data:
 TRS: 8311

City Council District: 8
 Councilor Name: Phil Lakin

County Commission District: 3
 Commissioner Name: Ron Peters

June 17, 2020

SECTION I: PUD-196-A-3 Minor Amendment

Amendment Request:

Amend the development standards to allow signage on the South and West Sides of the building. Currently, signage is restricted to the North and East sides of the building. The applicant would like to allow signage on the South and West sides as well. To the west is a shopping center and to the south is an apartment complex. In commercially zoned areas, signage direction is not, typically, limited.

Staff Comment: This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(12) of the City of Tulsa Zoning Code.

“Modifications to approved signage, provided the size, location, number and character (type) of signs is not substantially altered.”

Staff has reviewed the request and determined:

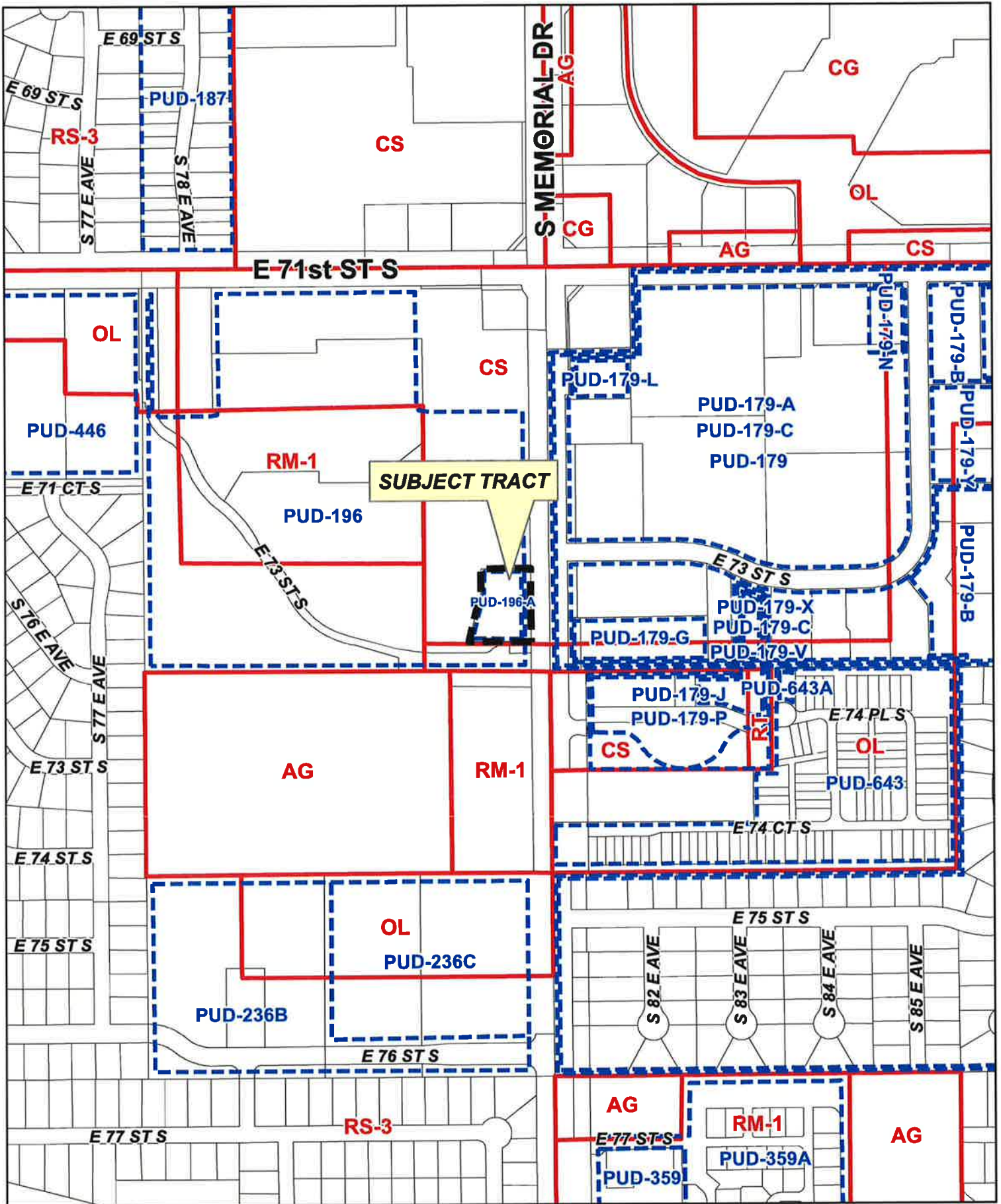
- 1) The requested amendment does not represent a significant departure from the approved development standards in PUD-196-A.
- 2) All remaining development standards defined in PUD-196-A and subsequent amendments shall remain in effect.

Exhibits included with staff report:

- INCOG zoning case map
- INCOG aerial photo
- INCOG aerial photo (enlarged)

With considerations listed above, staff recommends **approval** of the minor amendment to allow signage on the South and West sides of the building.

2.2



SUBJECT TRACT

PUD-196-A-3



18-13 11

2.3





Subject Tract

PUD-196-A-3

18-13 11

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

Aerial Photo Date: February 2018



24



S MEMORIAL DR

E73 STS

E73 STS

E74 PLS



Subject Tract

PUD-196-A-3

18-13 11

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

Aerial Photo Date: February 2018



2.5