

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2489

August 15, 2007

1:30 PM

Francis Campbell City Council Room
Plaza Level, Tulsa Civic Center

CONSIDER, DISCUSS AND/OR TAKE ACTION ON

Call to Order:

REPORTS

Chairman's Report:

Worksession Report:

Comprehensive Plan Report:

Report on the update of the Comprehensive Plan

Director's Report:

1. Minutes of July 18, 2007, Meeting No. 2486
Minutes of July 25, 2007, Meeting No. 2487

2. CONSENT AGENDA

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may; however, remove an item by request.

- a. **L-19601** – Kevin Coutant (9332)/Lot-Split (PD 18) (CD 9)
2916 East 51st Street South
- b. **L-20121** – Sisemore Weisz (8333)/Lot-Split (PD 22) (CD 8)
11706 South Richmond Avenue
- c. **L-20122** – Carol Lewis (9219)/Lot-Split (County)
4704 South 149th West Avenue
- d. **L-20123** – Aaron Lemmons (1301)/Lot-Split (County)
8401 East 120th Street North
- e. **LC-55** – John Sanford (9302)/Lot Combination (PD 5) (CD 3)
North of northeast corner Admiral Place & 67th East Avenue
- f. **LC-56** – Yipyoo Kim (8326)/Lot Combination (PD 26) (CD 8)
10600 South Memorial
- g. **LC-57** – Viktor Schulz (9233)/Lot Combination (PD 8) (CD 2)
4302 West 57th Place
- h. **LC-58** – Viktor Schulz (9233)/Lot Combination (PD 8) (CD 2)
4304 West 57th Place

2.

CONSENT AGENDA, cont'd

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may; however, remove an item by request.

- i. **LC-59** – Viktor Schulz (9233)/Lot Combination (PD 8) (CD 2)
4310 West 57th Place
- j. **LC-60** – Viktor Schulz (9233)/Lot Combination (PD 8) (CD 2)
4314 West 57th Place
- k. **LC-61** – Viktor Schulz (9233)/Lot Combination (PD 8) (CD 2)
4320 West 57th Place
- l. **LC-62** – Viktor Schulz (9233)/Lot Combination (PD 8) (CD 2)
4324 West 57th Place
- m. **LC-63** – Viktor Schulz (9233)/Lot Combination (PD 8) (CD 2)
4328 West 57th Place
- n. **LC-64** – Viktor Schulz (9233)/Lot Combination (PD 8) (CD 2)
4332 West 57th Place
- o. **PUD-608-A-1 – Carlson Consulting Engineers, Inc.** (PD-18) (CD-8)
6606 East 81st Street South (Minor Amendment to split a lot from Lot 1, Block 1, Crescent Center #1.)
- p. **PUD-578-A-4 – Carlson Consulting Engineers, Inc.** (PD-26) (CD-8)
10938 South Memorial Drive (Minor Amendment to split a lot from Lot 1, Block 1, Wal-Mart Super Center #1597-03.)
- q. **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**

3.

PUBLIC HEARINGS

- a. **9200 Delaware** – (8320)/Preliminary Plat (PD 18) (CD 2)
South of southwest corner of East 91st Street South and Delaware Avenue
- b. **Z-7069** – (8308)/Plat Waiver (PD 18) (CD 2)
Southeast corner of East 73rd Street South and Lewis Avenue
- c. **PUD-648-A-Z-6001-SP-2** – (8202)/Plat Waiver (PD-8) (CD-2)
Northeast corner of West 71st Street South and Highway 75
- d. **Z-7071 – Sack & Associates** **RS-2 to RT**
East of the northeast corner of South Lewis Avenue and East 56th Place (PD-18) (CD-9)
- e. **Z-7068/PUD-743 – David Riggs/TDA** **RS-4 to OM/PUD**
Northeast corner of North Cincinnati Avenue and East Queen Street (PUD proposes a two-story dental clinic.) (PD-2) (CD-1)

f. **CZ-388 – David Stone**

North of West 158th Street between South 33rd West Avenue
& South 26th West Avenue

AG to IL

(County)

4. **OTHER BUSINESS**

a. **Commissioners' Comments**

ADJOURN

PD = Planning District/CD = Council District

NOTICE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526

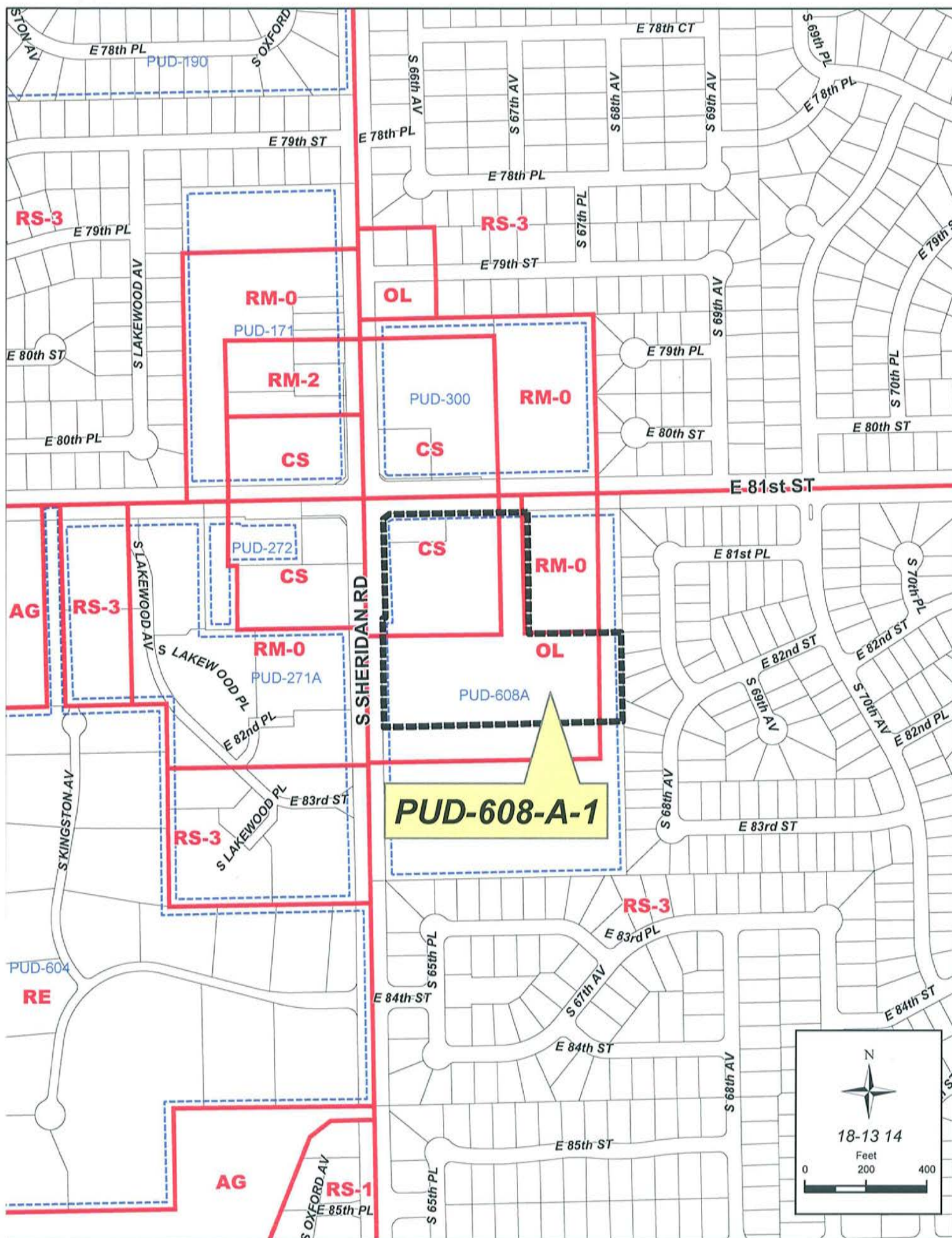
Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG.

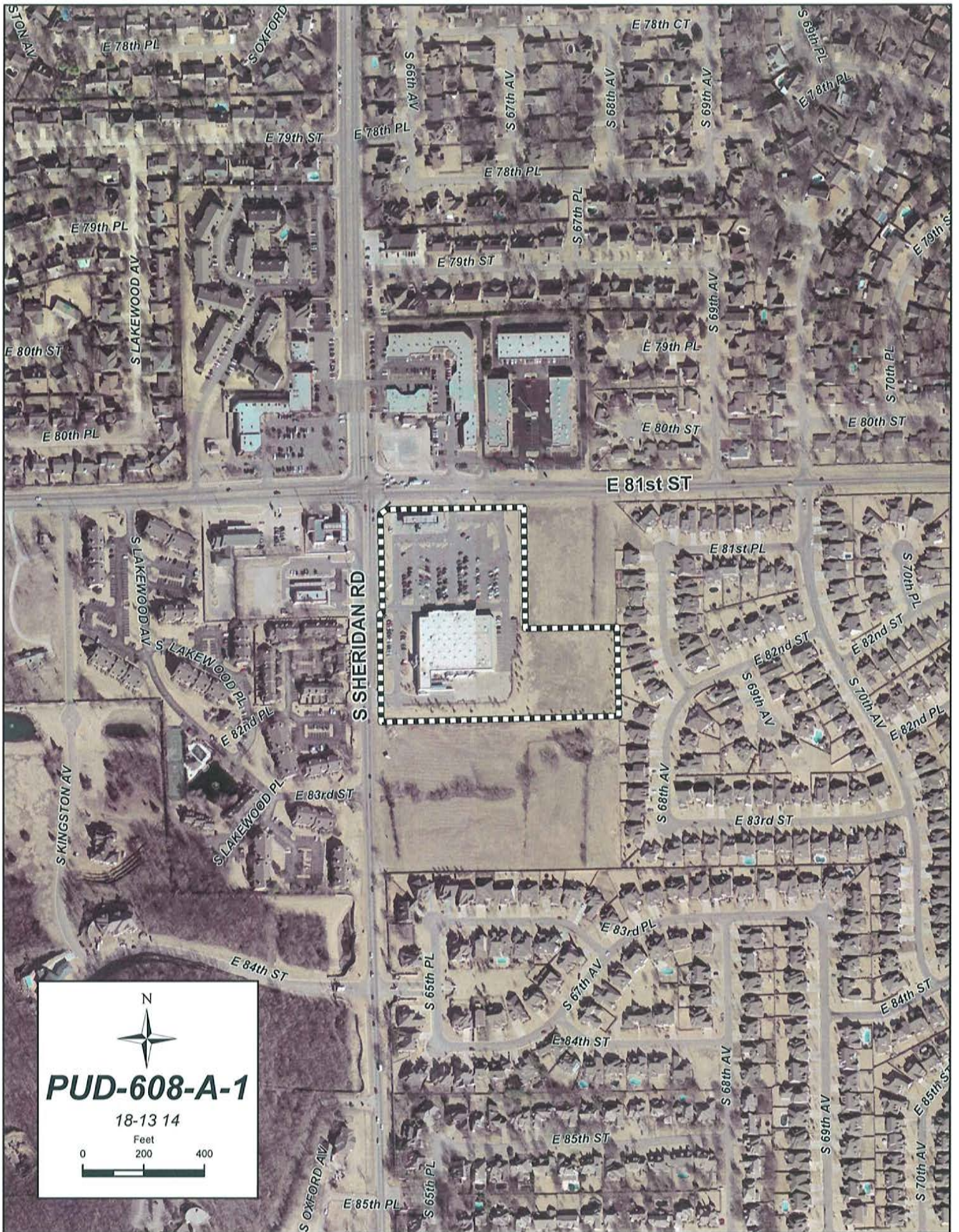
Ringling/sound on all cell phones and paggers must be turned off during the Planning Commission.

Note: Agendas are provided here for informational purposes only and are not official postings. Please contact INCOG at 584-7526 if an official posted agenda is needed.

The mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide comprehensive planning, zoning and land division services for the City of Tulsa and Tulsa County through a joint city-county cooperative planning commission resulting in the orderly development of the Tulsa Metropolitan Area and enhancing and preserving the quality of life for the region's current and future residents.

TMAPC Mission Statement





N

PUD-608-A-1

18-13 14

Feet
0 200 400

A north arrow pointing upwards and a scale bar showing distances of 0, 200, and 400 feet.

August 15, 2007

STAFF RECOMMENDATION

PUD- 608-A-1

Minor Amendment – Murphy Oil/ Wal-Mart; 6606 East 81st Street South; Lot 1, Block 1, Crescent Center #1; Development Area A; PUD/ CS; PD-18; CD-8; *related to L-20125*

The applicant is requesting a minor amendment to PUD 608-A for the purpose of splitting a lot from Lot 1, Block 1, Crescent Center #1. Currently Wal-Mart and Murphy Oil are located on the same lot, with Murphy Oil leasing a portion of the lot on which it is located. The lot-split is desired to recognize this tract (proposed Lot 2, Block 1) as a separate lot. The new lot will comprise 19,988 square feet, or 0.46 acres, and will have 188.57 feet of frontage on East 81st Street South and 96.56 feet of frontage on South Sheridan Road. Access to East 81st Street South will be via a mutual access easement which will also provide access to the remainder Wal-Mart tract. Sidewalks are existing along East 81st Street South and South Sheridan Road; therefore, pedestrian access to the proposed lot is provided.

Staff recommends approval of PUD 608-A-1 as proposed and subject to the following amended conditions to Development Area A:

MAXIMUM NUMBER OF LOTS:	Two	
MINIMUM LOT SIZE:	19,988 SF	0.46 AC
MINIMUM FRONTAGE:		
East 81 st Street South		188 FT
South Sheridan Road		96 FT
MAXIMUM FLOOR AREA:		
Proposed Lot 2, Block 1 (Murphy Oil)		250 SF
Remainder Lot 1; Block 1 (Wal-Mart)		88,800 SF

E 81st ST

PUD-608-A

608-A added this tract to PUD-608 and established Dev. Standards for Area "C". Modified Standards for Area "B"

Dev. Area "C"

CRESCENT CENTER ONE #5424

Development Area "A"

Development Area "B"

S SHERIDAN RD

9.0.4

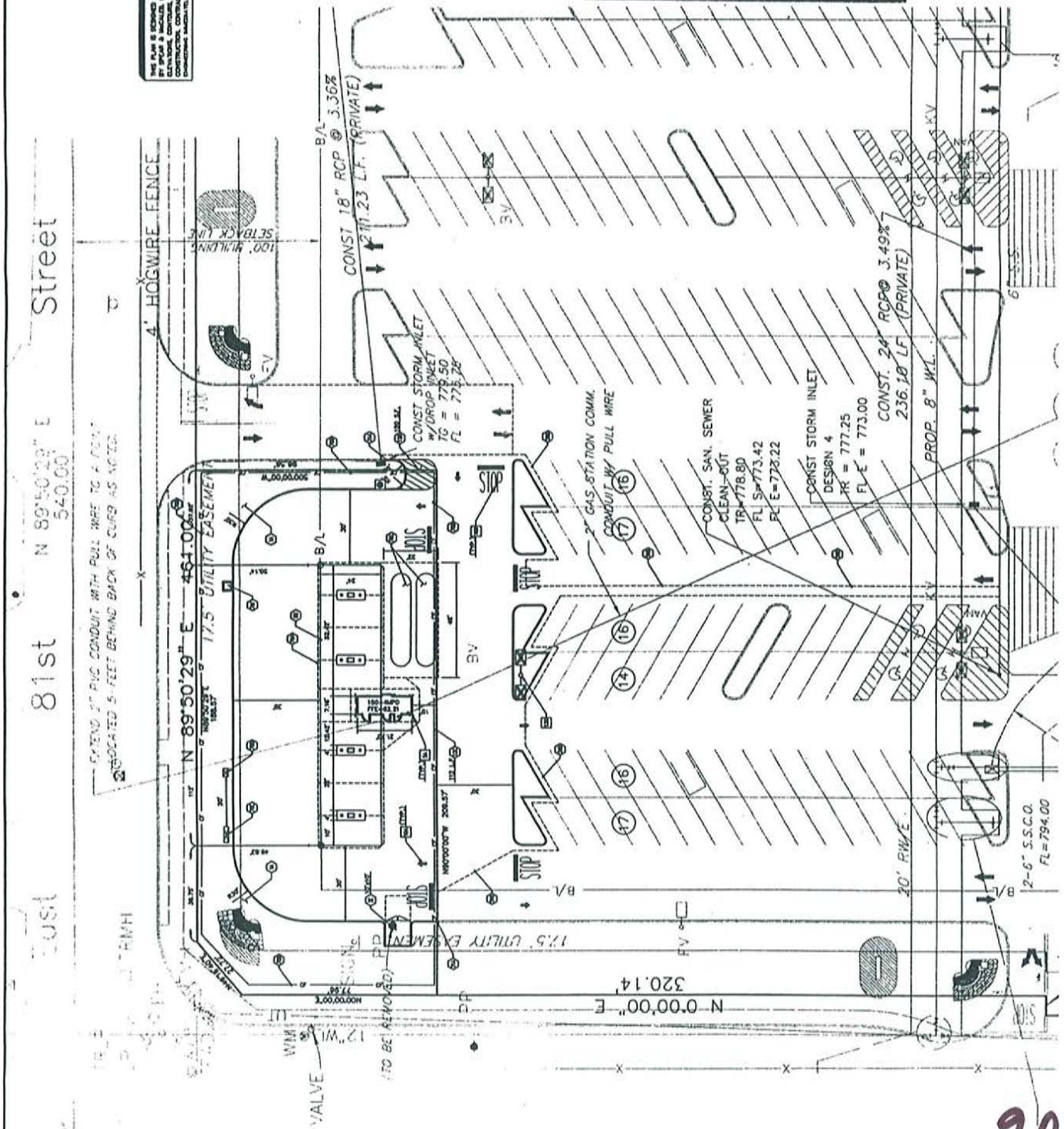
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GENERAL	
A.	ALL DRUGS CONTAINED
B.	ALL CLERKS ON THIS I
C.	LIMITS OF WHICH TH
	ALL CASES RECALL
	PAYMENT PLANS C
D.	THE COME REPUTED
E.	A MARRI

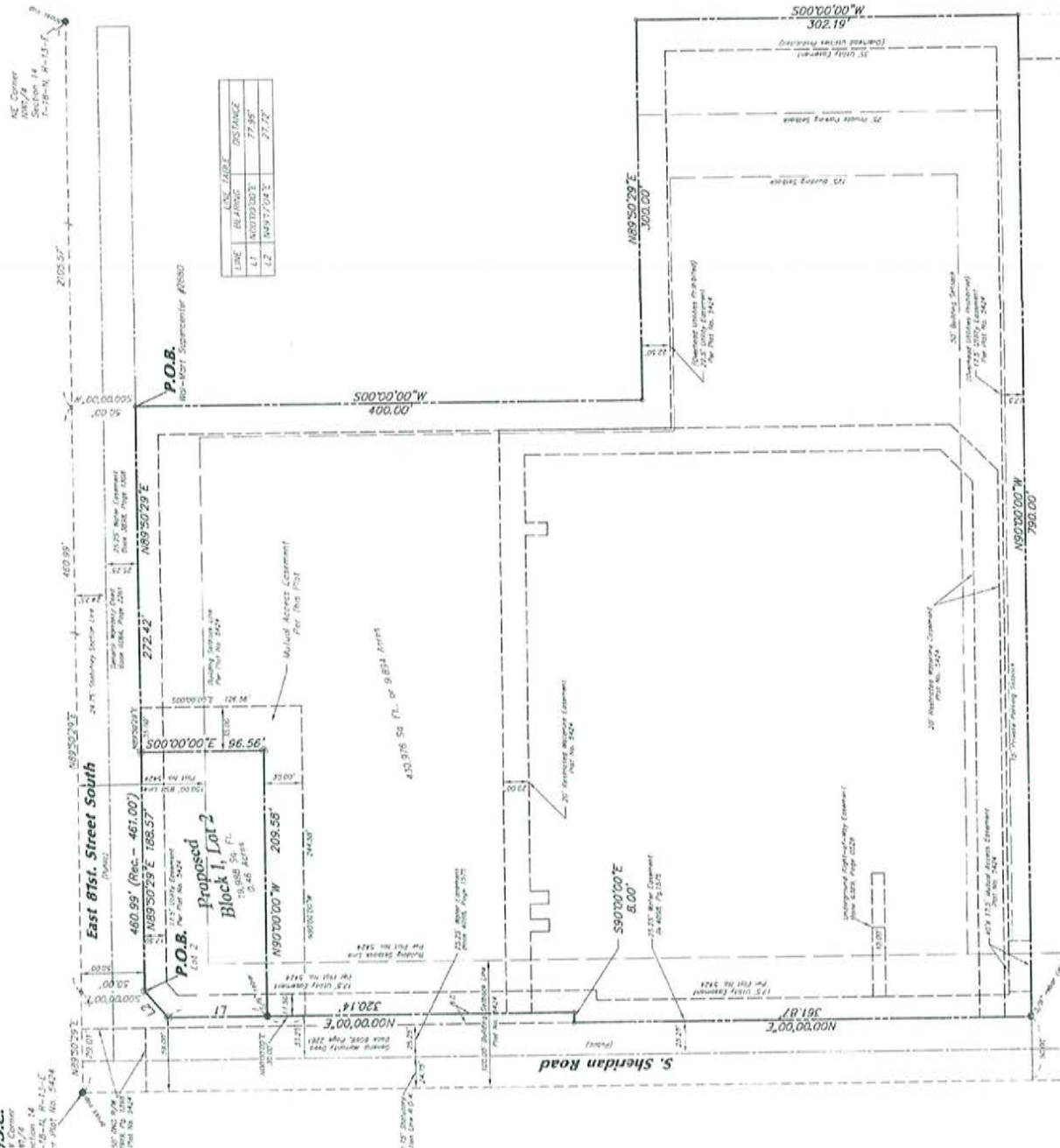
5


 中華民國教育部 臺灣省教育廳 臺南市教育委員會

APPROVED SITE PLAN
FOR PUD 004 DATED 6/26 00
DEV. AREA A DF
THAPC OFF. NO.



2.0.5



Legend

Property Line (Subject)
Adjoining Property Line
Easement Line
Right-of-Way Line
Section Line
Setback Line
Found Monument as Noted
Found Map Not
Set 1/2" Head (p1570)
Survey Chaser

Certificate of Survey

Wally M. Christison, DE, AIA #1378
Registered Land Surveyor



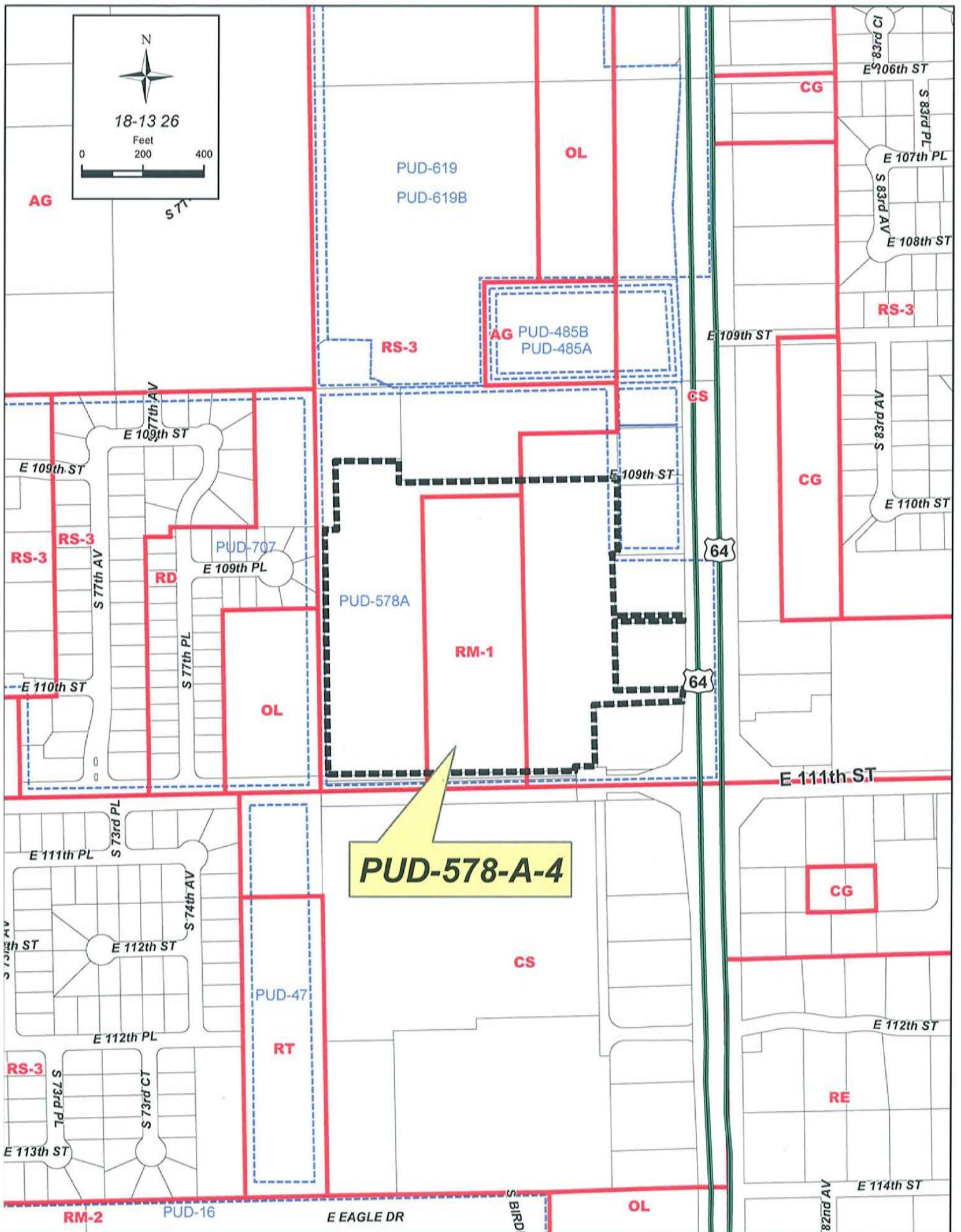
Exp. 10/31/2001

Tract Split
Lot 1, Block 1
Crescent Center O

Christison

- *Delonix*
- *Mimosa*
- *Moringa*

Project Data
Project # 2007-54
Drawing Name: 07-54Plot
Subsite: 07/02/07
System: Local
Field Op: N.M.C.
Drawn By: S.G.B.
Checked By: N.M.C.
Scale 1" = 60'
Sheet 1 of 2
Revision 0



N

PUD-578-A-4

18-13 26

Feet
0 200 400



August 15, 2007

STAFF RECOMMENDATION

PUD- 578-A-4

Minor Amendment – Murphy Oil/ Wal-Mart; 10938 South Memorial Drive; Lot 1, Block 1, Wal-Mart Super Center #1597-03; PUD/ CS; PD-26; CD-8; *related to L-20126*

The applicant is requesting a minor amendment to PUD-578-A for the purpose of splitting a lot from Lot 1, Block 1, Wal-Mart Super Center #1597-03. Currently Wal-Mart and Murphy Oil are located on the same lot, with Murphy Oil leasing a portion of the lot on which it is located. The lot-split is desired to recognize this tract (proposed Lot 3, Block 1) as a separate lot. The new lot will comprise 29,184 square feet, or 0.67 acres. Because Wal-Mart does not own the strip of land immediately adjacent to and along a portion of East 111th Street South, the proposed lot does not have street frontage. However, access to East 111th Street is provided via a mutual access easement which connects to East 111th Street South west of the proposed lot. Sidewalks providing pedestrian access are already in place along East 111th Street South.

Staff recommends approval of PUD 578-A-4 as proposed and subject to the following amended conditions to PUD 578-A:

MAXIMUM FLOOR AREA:

Proposed Lot 3, Block 1 (Murphy Oil)	250 SF
Remainder Lot 1, Block 1 (Wal-Mart)	231,250 SF

MINIMUM LOT FRONTAGE:

Proposed Lot 3, Block 1	0 FT
Remainder Lot 1, Block 1	150 FT

A PART OF P.U.D. No. 578-A

WAL-MART SUPERCENTER # 1597-03

IN ADDITION TO THE CITY OF TULSA BEING A PART OF THE SE/4 OF THE SE/4 OF SECTION 26, T-18-N,
R-13-E OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.

SUBDIVISION IS COMPRISED OF 2 LOTS IN 1 BLOCK CONTAINING 26.5617 ACRES.



PLAT PREPARED ON
OCTOBER 21, 2005

Owners:

MAIL-MART REAL ESTATE BUSINESS TRUST,
A DELAWARE STATUTORY TRUST
2001 SOUTHEAST 10TH STREET
BENTONVILLE, ARKANSAS 72716-0060
PHONE (479) 273-4000

UNIT

FROM SOUTH MEMORIAL PLAZA ASSOCIATES, L.P.,
A TEXAS LIMITED PARTNERSHIP
5001 SPRING VALLEY ROAD #100 W
DALLAS, TEXAS 75244
PHONE: (214) 415-4051

110 (2000) 11

Surveyor:
PDE AND ASSOCIATES, INC.
4606 SOUTH GARNETT ROAD, SUITE 600
TULSA, OKLAHOMA 74146-3200
PHONE: (918) 683-8000
E-MAIL: rlp@pdeandassociates.com
C.A. No. 31 (7/09, JUNE 30, 2007)

Accepted

LEGEND

ACC = ACCESS PERMITTED
BS/L = BUILDING SETBACK LINE
L/L = LIMITS OF NO ACCESS
M/A/E = MUTUAL ACCESS EASEMENT
M/O = MAINTENANCE ONLY ACCESS EASEMENT
U/E = UTILITY EASEMENT
P/L = PARKING SETBACK LINE
P/S/C = PUBLIC SERVICE COMPANY EASEMENT
R/W/E = RESTRICTED WATER LINE EASEMENT
S/S/E = STORM SEWER EASEMENT
W = EASEMENT A REFERENCE

Journal of Business Ethics

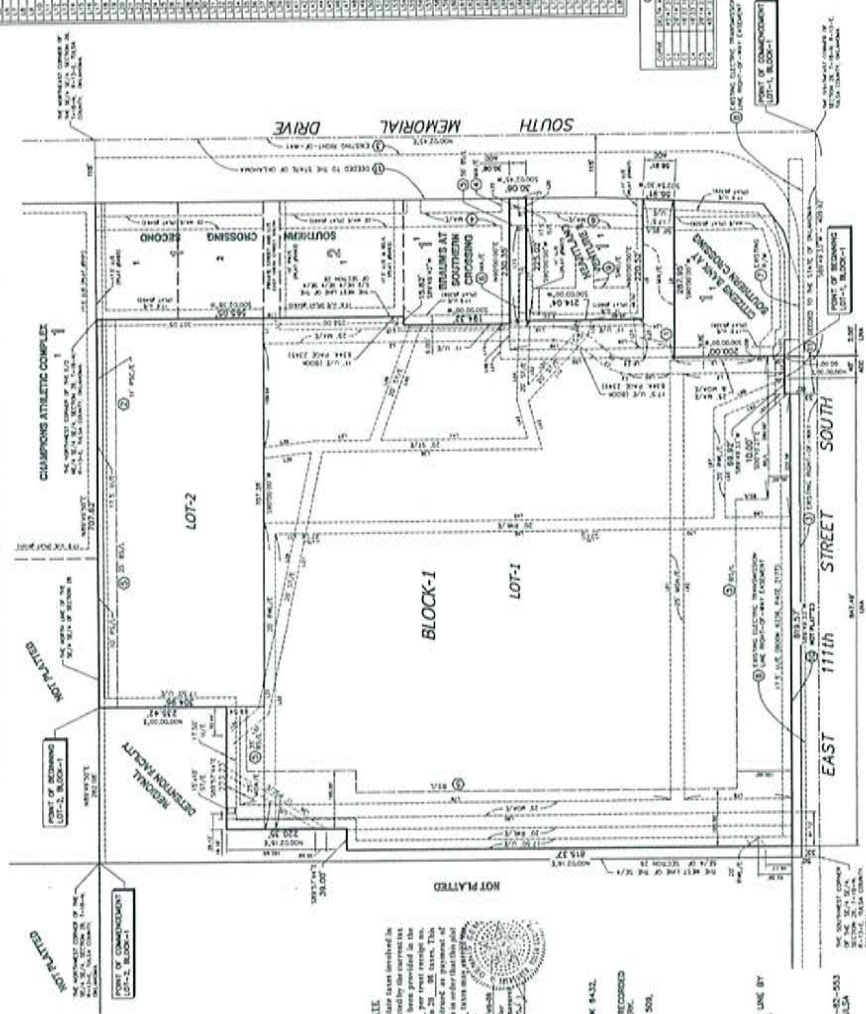
THE NON-ASTRONOMICAL BEARINGS HEREIN ARE BASED ON THE ASSUMED BEARING OF NORTH 070°45' EAST ALONG THE EAST LINE OF THE 23 1/4 OF SECTION 25, T-18-N, R-13-E OF THE INDIAN BAZE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE OFFICIAL UNITED STATES

Website:

EASMENTS SHOWN HEREON BY SPECIFIC RECORDING INFORMATION ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT DEDICATED PURSUANT TO THIS SUBDIVISION PLAT.

[illegible]

Curve	100 ft. curve	Radius	deg. long. per
C-1	100	1590.88	79.31
C-2	125	1590.88	63.45
C-3	150	1590.88	52.37
C-4	175	1590.88	45.94
C-5	200	1590.88	40.35
C-6	225	1590.88	35.47
C-7	250	1590.88	31.22
C-8	275	1590.88	27.50
C-9	300	1590.88	24.25
C-10	325	1590.88	21.43
C-11	350	1590.88	19.00
C-12	375	1590.88	16.91
C-13	400	1590.88	15.12
C-14	425	1590.88	13.60
C-15	450	1590.88	12.31
C-16	475	1590.88	11.21
C-17	500	1590.88	10.26
C-18	525	1590.88	9.44
C-19	550	1590.88	8.72
C-20	575	1590.88	8.10
C-21	600	1590.88	7.56
C-22	625	1590.88	7.09
C-23	650	1590.88	6.68
C-24	675	1590.88	6.32
C-25	700	1590.88	6.01
C-26	725	1590.88	5.74
C-27	750	1590.88	5.50
C-28	775	1590.88	5.28
C-29	800	1590.88	5.08
C-30	825	1590.88	4.90
C-31	850	1590.88	4.74
C-32	875	1590.88	4.59
C-33	900	1590.88	4.46
C-34	925	1590.88	4.34
C-35	950	1590.88	4.23
C-36	975	1590.88	4.13
C-37	1000	1590.88	4.04
C-38	1025	1590.88	3.95
C-39	1050	1590.88	3.87
C-40	1075	1590.88	3.80
C-41	1100	1590.88	3.73
C-42	1125	1590.88	3.67
C-43	1150	1590.88	3.61
C-44	1175	1590.88	3.56
C-45	1200	1590.88	3.51
C-46	1225	1590.88	3.46
C-47	1250	1590.88	3.42
C-48	1275	1590.88	3.38
C-49	1300	1590.88	3.34
C-50	1325	1590.88	3.30
C-51	1350	1590.88	3.27
C-52	1375	1590.88	3.24
C-53	1400	1590.88	3.21
C-54	1425	1590.88	3.18
C-55	1450	1590.88	3.15
C-56	1475	1590.88	3.12
C-57	1500	1590.88	3.10
C-58	1525	1590.88	3.07
C-59	1550	1590.88	3.05
C-60	1575	1590.88	3.03
C-61	1600	1590.88	3.01
C-62	1625	1590.88	2.99
C-63	1650	1590.88	2.97
C-64	1675	1590.88	2.95
C-65	1700	1590.88	2.93
C-66	1725	1590.88	2.91
C-67	1750	1590.88	2.89
C-68	1775	1590.88	2.87
C-69	1800	1590.88	2.85
C-70	1825	1590.88	2.83
C-71	1850	1590.88	2.81
C-72	1875	1590.88	2.79
C-73	1900	1590.88	2.77
C-74	1925	1590.88	2.75
C-75	1950	1590.88	2.73
C-76	1975	1590.88	2.71
C-77	2000	1590.88	2.69
C-78	2025	1590.88	2.67
C-79	2050	1590.88	2.65
C-80	2075	1590.88	2.63
C-81	2100	1590.88	2.61
C-82	2125	1590.88	2.59
C-83	2150	1590.88	2.57
C-84	2175	1590.88	2.55
C-85	2200	1590.88	2.53
C-86	2225	1590.88	2.51
C-87	2250	1590.88	2.49
C-88	2275	1590.88	2.47
C-89	2300	1590.88	2.45
C-90	2325	1590.88	2.43
C-91	2350	1590.88	2.41
C-92	2375	1590.88	2.39
C-93	2400	1590.88	2.37
C-94	2425	1590.88	2.35
C-95	2450	1590.88	2.33
C-96	2475	1590.88	2.31
C-97	2500	1590.88	2.29
C-98	2525	1590.88	2.27
C-99	2550	1590.88	2.25
C-100	2575	1590.88	2.23



CERTIFICATE

I hereby certify that all real estate taxes involved in this sale have been paid as reflected by the current tax roll for the year 2008. Security as required has been provided in the amount of \$ 1,000.00 per tract receipt no. 7245 to be applied to 20 08 taxes. This Certificate is NOT to be construed as payment of taxes in full but is given in order that this plot may be sold more easily. 20 08 taxes may still be due on the security deposit.

Dated: 22 April 2018
 Director, Sanitation
 Tuluva, Mysore, Karnataka
 By: *[Signature]*
 Deputy

STATE OF OKLAHOMA
COUNTY OF TULSA

Devised this ____ day of _____
 EARLENE WILSON, Tulsa County Clerk
 _____ Deputy

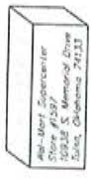
Keywords:

- (1) CHAIRMAN NEWSP CLIPPING (712) IN THE EVIDENCE RECORDED IN BOOK #432.
- (2) PAGE ONE OF THE RECORDS OF THE TULSA COUNTY CLINIC.
- (3) PUBLIC SERVICE COMPANY OF OKLAHOMA RIGHT-OF-WAY CASEMENT RECORDED IN BOOK 5410, PAGE 174 OF THE RECORDS OF THE TULSA COUNTY CLINIC.
- (4) RIGHT-OF-WAY DEED TO TULSA COUNTY, OKLAHOMA RECORDED IN BOOK 509, PAGE 485 OF THE RECORDS OF THE TULSA COUNTY CLINIC.
- (5) MUTUAL ACCESS CASEMENT DESIGNATED BY PLANT NO. 5209.
- (6) BETA (BUILDING STRUCK UNITS) ARE PER JUD. 379-A-2
- (7) MUTUAL ACCESS CASEMENT RECORDED IN BOOK 4234, PAGE 1000.
- (8) RIGHT-OF-WAY DESIGNATED BY PLANT NO. 5239
- (9) RIGHT-OF-WAY CASEMENT GRANTED FOR ELECTRIC TRANSMISSION LINE BY DISTRICT COURT CASE NO. C-73-148 RECORDED IN BOOK 1498, PAGES 1483-1484 OF THE RECORDS OF THE TULSA COUNTY CLINIC.
- (10) FROM MARY NOT RETURNED CASEMENT BY PLANT # 5607.
- (11) 37-7 NOT RETURNED CASEMENT BY THIS PLANT.
- (12) GRANTED TO STATE OF OKLAHOMA BY DISTRICT COURT CASE NO. C-43-403 RECORDED IN BOOK 1506, PAGES 523-527 OF THE RECORDS OF THE TULSA COUNTY CLINIC.

2.p.5



Vicinity Map
Not to Scale



Legend

- Property Line (Subject)
- Adjacent Property Line
- Concurrent Line
- Right-of-Way Line
- Setback Line
- Building Setback Line
- Public Access Easement
- Public Service Company Easement
- Utility Easement
- Found Monument as Noted
- Section Corner
- Set 1/2" Radius (#1274)



Owner's Certification

We, or I, the undersigned, do hereby certify that we are or I am sole owner(s) of the herein
described property and that the herein described property is to be surveyed and plotted and do hereby
indicate all easements for use by the general public and for the installation of utilities.

Current's Name _____ Date _____

Current's Name _____ Date _____

State of _____ County of _____

On this _____ day of _____, 20____, before me,

the undersigned notary, personally appeared _____

known to me (or satisfactorily proven) to be the person who subscribed to the

within instrument and acknowledged that he executed the same for the purposes

therein contained.

In witness whereof I hereunto set my hand and official seal.

My Commission Expires _____ Notary Public _____

Certificate of Approval

Pursuant to the Tulsa Subdivision Regulations and all other conditions and approvals having
been completed, this document is hereby accepted. This certificate is hereby executed under
the authority of the rules and regulations.

City of Tulsa Planning Commission Chairman

Signed _____ Mayor, City of Tulsa

Signed _____ City Clerk, City of Tulsa



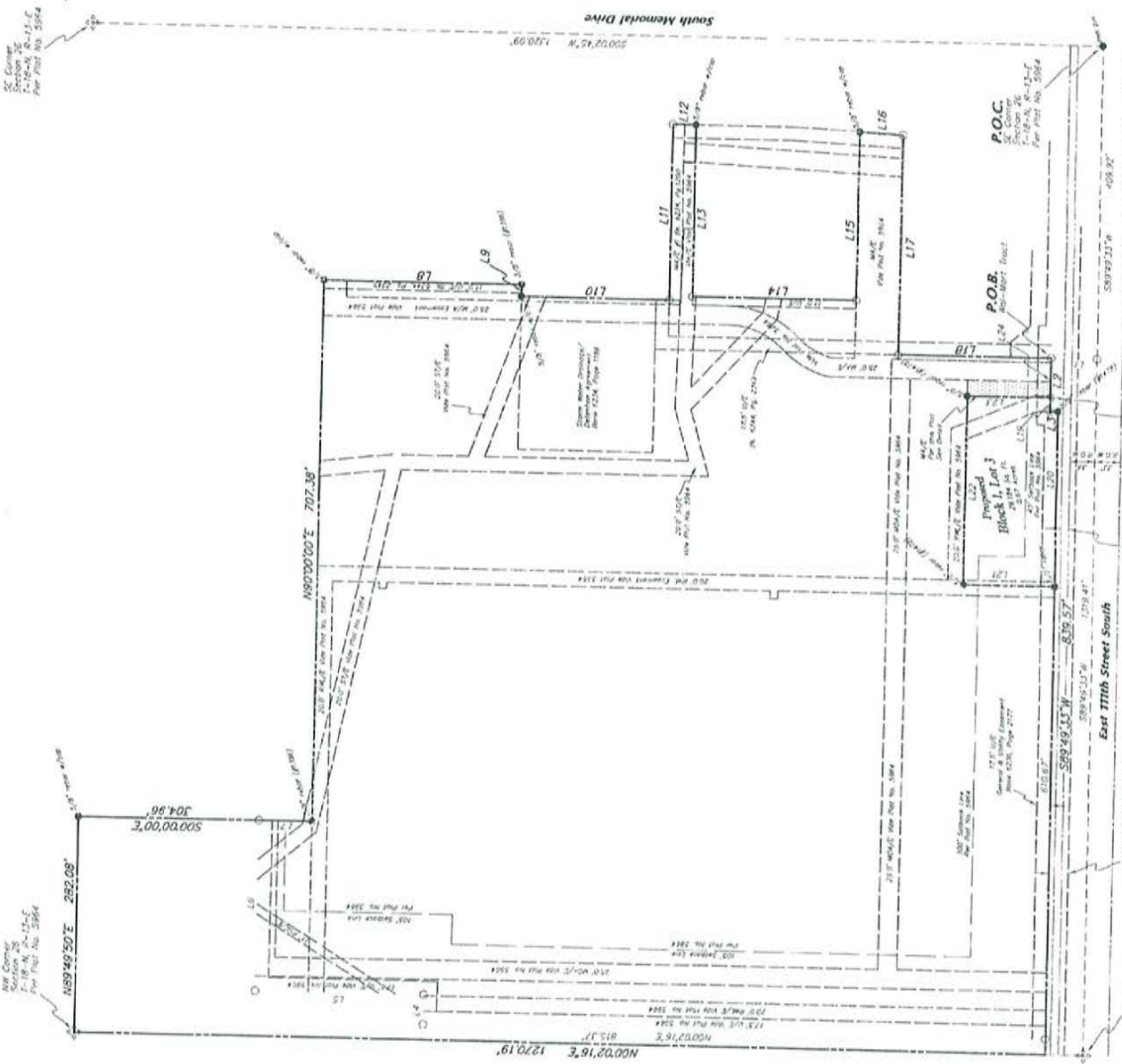
Tract Split
Block 1, Lot 1
Wal-Mart Supercenter No. 1597-03

Project Data
Project # 2007-58
Drawing Name 07-58/01
Date 07/02/07
Section 1000
Grid 01 1000
Drawn By T.C.P.
Checked By H.M.C.
1243 Plaza Creek Road
Stratford, AL 35762
Phone (405) 225-0022
Fax (405) 225-0022
Mobile (405) 225-0022
Scale 1" = 100'
Sheet 1 of 2

Christison
Land Surveying, Inc.

Alameda • Missouri • Oklahoma • Minnesota

Exp. 10/31/2007



Certificate of Survey
I, Hugh M. Christison, do hereby certify that this plat correctly represents
a boundary survey made and that boundary markers are placed as shown
hereon do hereby certify that the minimum requirements of the Oklahoma
Minimum Standards for Land Surveying have been met.

P.O.B.
Block 1, Lot 1

P.O.C.
Block 1, Lot 1

P.O.B.
Block 1, Lot 1

P.O.C.
Block 1, Lot 1

P.O.B.
Block 1, Lot 1

P.O.C.
Block 1, Lot 1

P.O.B.
Block 1, Lot 1

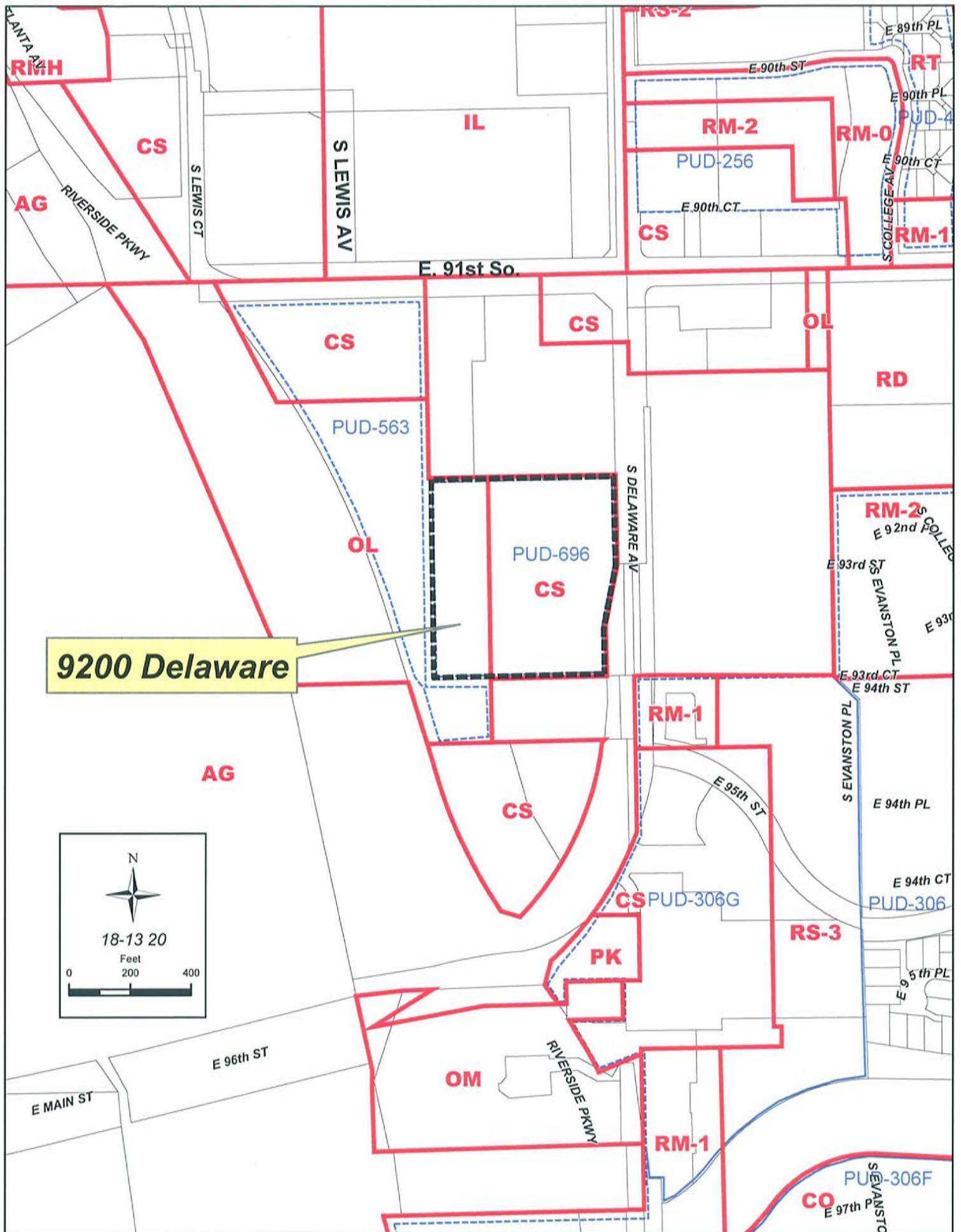
P.O.C.
Block 1, Lot 1

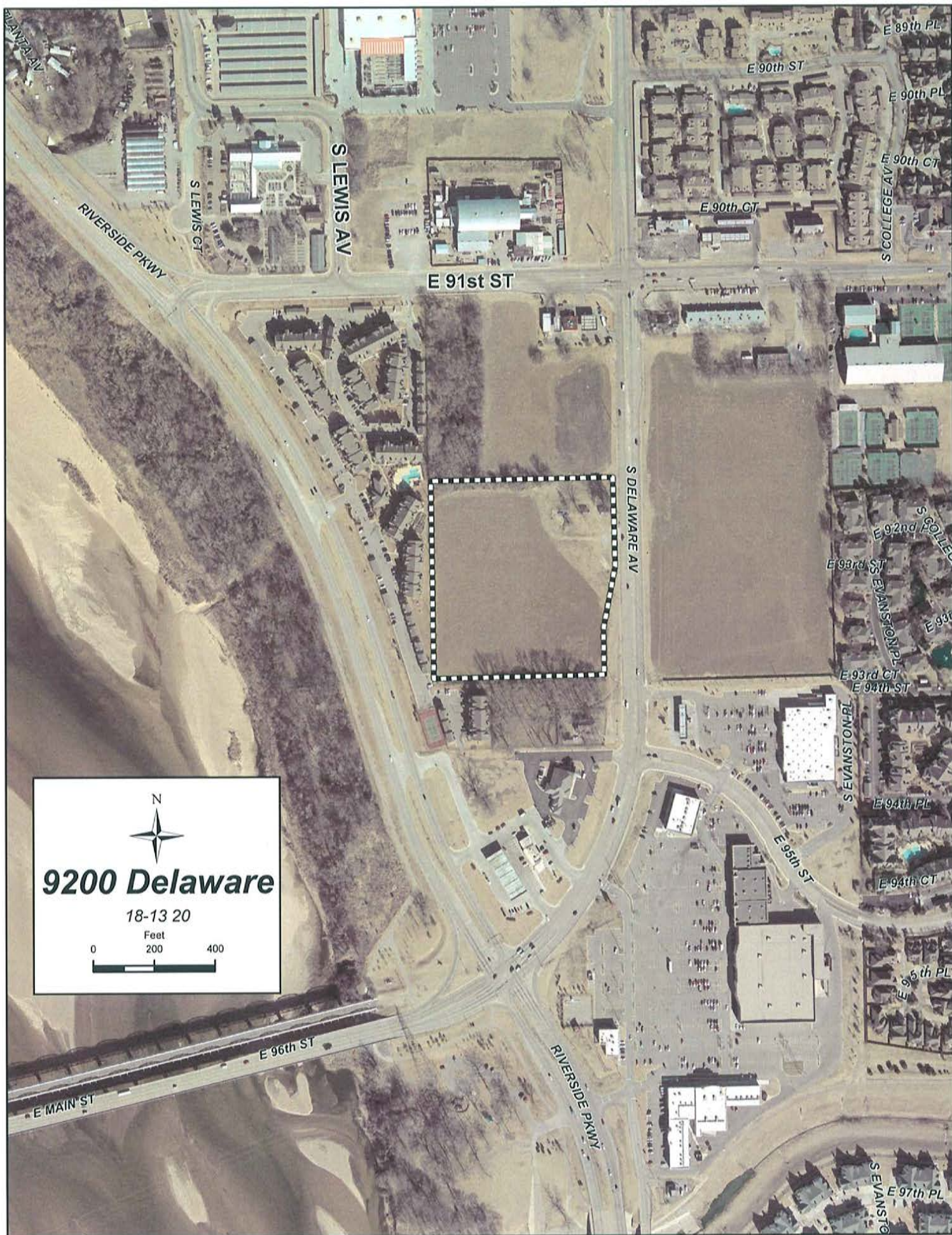
P.O.B.
Block 1, Lot 1

P.O.C.
Block 1, Lot 1

P.O.B.
Block 1, Lot 1

2.P.6





N

9200 Delaware

18-13 20

Feet
0 200 400

PRELIMINARY SUBDIVISION PLAT

9200 Delaware – (8320) (PD 18) (CD 2)

South of southwest corner of East 91st Street South and Delaware Avenue

This plat consists of 6 Lots, 1 Block, on 9.0041 acres.

The following issues were discussed August 2, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 696. All PUD conditions including the mutual access provisions must be met.
2. **Streets:** Provide recording documentation of the 30 foot of right-of-way on Delaware. Provide statement that requires sidewalks to be constructed on all street frontages. Provide standard language for sidewalk requirements. Need to provide appropriate language for mutual access for Reserve A. Change the access to read "80 foot access with median". PUD development standards require mutual access to north and south abutting properties. Include minimum construction standards for the private street in the PUD development standards.
3. **Sewer:** Add a 5 foot utility easement along the east property line of Lot 2 for a total easement width of 20 feet.
4. **Water:** No comment.
5. **Storm Drainage:** Concept plan indicates that the centerline of storm sewer is not the required minimum of 7.5 feet from the easement line. The minimum width of easement for a storm sewer is 15 feet, to be centered on the centerline of pipe. The proposed utility easement may need to be widened to comply with this requirement. Add a Section I.I for roof and pavement drainage. All rainfall runoff from roofs and paved surfaces must be collected on-site, and thence be piped to the 100 year drainage system, for conveyance to the Arkansas River. This plan does not contain all of the information required with a Preliminary Plat submittal. It is missing the contour lines with elevation labels, labeling of the proposed drainage system features; and a legend for all abbreviations, symbols, and unlabeled lines.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Perimeter easements will be needed. **Airport:** There may be some noise and sound

from the airport in this area.

7. **Other: Fire:** Proper hydrant coverage indicated on water main extension submittal. **GIS:** On location map, show proper location of "Crown Woods" subdivision. Include a tie from a section corner with point of commencement labeled, to a point of beginning labeled. Provide a metes and bounds description of the property using distances and bearings in the legal description. **General:** Dimension the east lot line of Reserve A. Surveyors C.A. number needs a renewed expiration date. PFPI approval will be withheld pending the resolution of PUD development standards requiring mutual access to abutting north and south properties. Section 1.E. Reserve A paragraph needs to include utility easement provisions and mutual access easement standard language. The mutual access provisions should be declared and incorporated within the platting and deed of dedication, not by separate instrument. PFPI (privately funded public improvements), SSID (sanitary sewer improvement district) and water main extension plans are under review by Development Services.

Staff recommends **APPROVAL** of the Preliminary Subdivision plat subject to the TAC comments and the special and standard conditions below.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. The concerns of the public works department staff must be taken care of to their satisfaction.

Standard Conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.

3.a.4

5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefore shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefore shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be

provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)

21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

9200 Delaware

PART OF GOVERNMENT LOT 1 OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 13 EAST
AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA



SUBMISSION CONTAINS
 SINGLE LOTS IN ONE(1) BLOCK AND ONE(1) RESUME
 CROSS SUBMISSION WITH: 5.004 ACCTS

Basis of Bearings:

THE BASIS OF CLAIMING FOR THE SURVEY SHOWN HEREON IS THE EASTERLY LINE OF "ORCHARD WOODS". AN ADDITION TO THE CITY OF TULSA, ACCORDING TO THE RECORDED PLAT THEREOF.

STATE OF OREGON.

1. Barlowe Wilson, Tulsa County Clerk, in and for the County and State above named, do hereby certify that the foregoing is a true and correct copy of a like instrument now

Debited this _____ day of _____, 2007
Treasurer: _____
Teller: _____
County Clerk: _____

100

DATE OF PREPARATION: JULY 6, 2007



B/A - BUILDING LINE
 B/F - BROW PINE FILING
 ○ - MONUMENT FOUND
 ● - 2 1/2" BROW PINE SET WITH YELLOW CAP
 L/A - LIMITS OF NO ACCESS
 R/E - RESTRICTED WALKING EASEMENT
 U/E - UTILITY EASEMENT

OWNER:
9200 DELAWARE, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY

P.O. Box 35218
Tulsa, Oklahoma 74137
Phone: (918) 299-0936

SURVEYOR:
Tanner Consulting, LLC.

DAN C. TANNER, P.L.S. NO. 1433
OKLA. CA No. 2682, EXPIRES 6/30/2000
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918)745-9929
EMAIL: dan@tannerpals.com

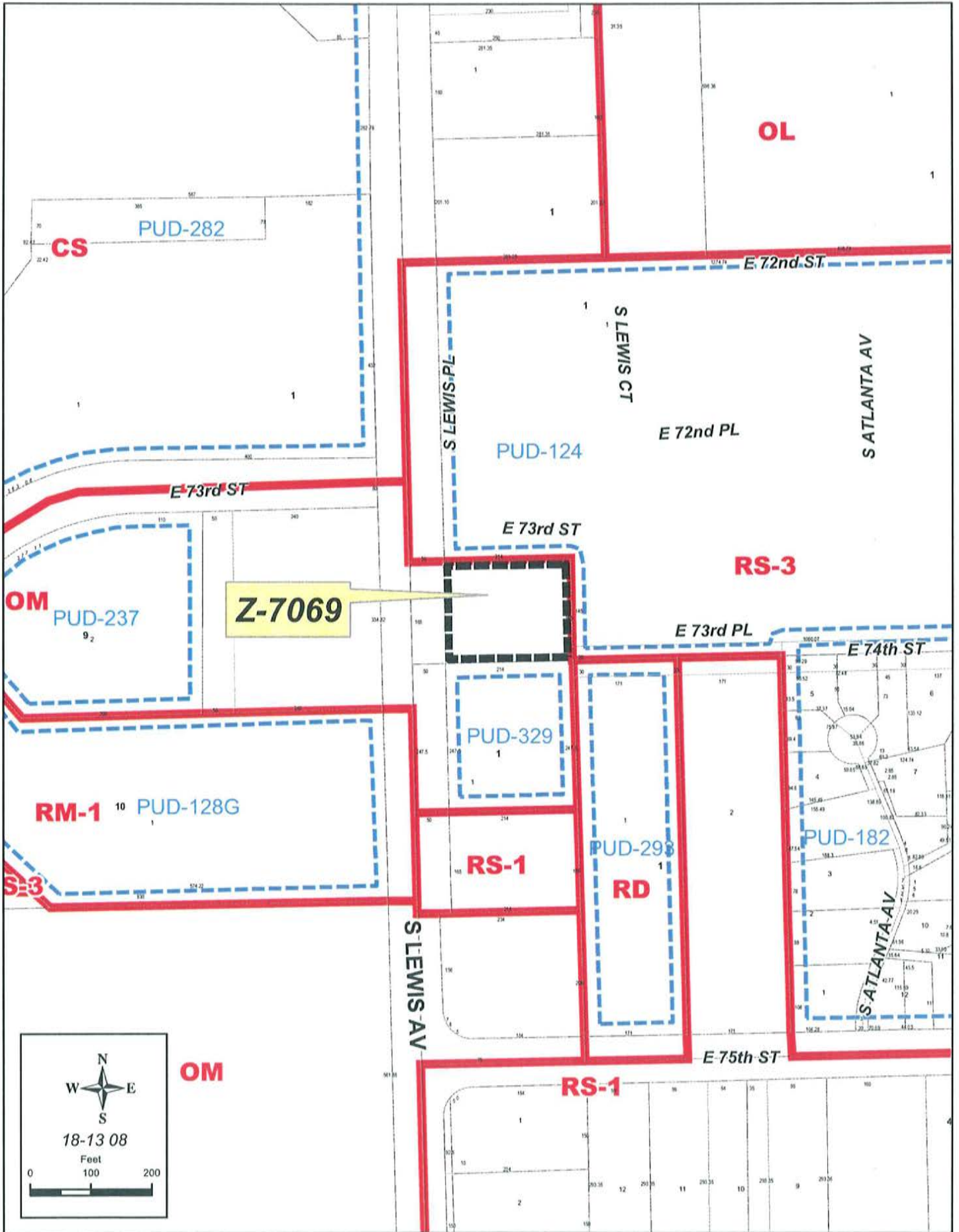
RESEARCH DESIGN

RECEIVED

Jul 13 2007

more than 1000 publications in

Abstract



PLAT WAIVER

August 15, 2007

Z-7069 - ((8308) (PD 18) (CD 2)

Southeast corner of East 73rd Street South and Lewis Avenue

The platting requirement is being triggered by a rezoning to OL.

Staff provides the following information from TAC at their August 2, 2007 meeting:

ZONING:

- TMAPC Staff: The plat waiver is to allow a lot split on the site after a downzoning from OM to OL.

STREETS:

- Verify the Lewis Avenue 50 foot right-of-way dedication. Confirm existing access restrictions or file a separate instrument per approval of Traffic Engineer.

SEWER:

- It is likely that any lot split for this property will require a Sanitary Sewer Mainline Extension, and additional easement to accommodate the Sanitary Sewer Main.

WATER:

- No comments.

STORM DRAIN:

- No comments.

FIRE:

- No comments.

UTILITIES:

- No comments.

Staff recommends **APPROVAL** of the plat waiver per TAC comments. The property is being rezoned from OM to OL to facilitate a lot split in this case.

A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:

- | | Yes | NO |
|--|-----|----|
| 1. Has Property previously been platted? | | X |
| 2. Are there restrictive covenants contained in a previously filed plat? | | X |

3.b.3

3. Is property adequately described by surrounding platted properties or street right-of-way? X

A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

	YES	NO
4. Is right-of-way dedication required to comply with Major Street and Highway Plan?		X
5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived?		X
6. Infrastructure requirements:		
a) Water		X
i. Is a main line water extension required?		X
ii. Is an internal system or fire line required?		X
iii. Are additional easements required?		X
b) Sanitary Sewer		
i. Is a main line extension required?	X	
ii. Is an internal system required?		X
iii. Are additional easements required?	X	
c) Storm Sewer		
i. Is a P.F.P.I. required?		X
ii. Is an Overland Drainage Easement required?		X
iii. Is on site detention required?		X
iv. Are additional easements required?		X
7. Floodplain		
a) Does the property contain a City of Tulsa (Regulatory) Floodplain?		X
b) Does the property contain a F.E.M.A. (Federal) Floodplain?		X
8. Change of Access		
a) Are revisions to existing access locations necessary?		X
9. Is the property in a P.U.D.?		X
a) If yes, was plat recorded for the original P.U.D.		
10. Is this a Major Amendment to a P.U.D.?		X
a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.?		
11. Are mutual access easements needed to assure adequate access to the site?		X
12. Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations?		X

[illegible]

OKMULGEE (U.S. HWY 75) EXPRESSWAY

AG

CO

OKMULGEE (U.S. HWY 75) EXPRESSWAY

OKMULGEE (U.S. HWY 75) EXPRESSWAY

CO

RS-3

W 67 ST S

W 68 ST S

S HOUSTON AV W

AG

W 71 ST S

2

Reserve-B

Reserve-C

Reserve-A

NEW LITIA
PORTERHALL
ANDERSON

CS

CS

OLYMPIA
MEDICAL
PARK

AG

RS-3

30.1

PLAT WAIVER

August 15, 2006

PUD 648-A-6001-SP-2 - (8202) (PD 8) (CD 2)

Northeast corner of West 71st Street South and Highway 75

The platting requirement is being triggered by a major amendment to the PUD (to increase floor area, and height).

Staff provides the following information from TAC at their August 2, 2007 meeting:

ZONING:

- TMAPC Staff: This is for the hotel use approved by the PUD amendment.

STREETS:

- No comment.

SEWER:

- No comment.

WATER:

- No comment.

STORM DRAIN:

- No comment.

FIRE:

- No comment.

UTILITIES:

- No comment.

Staff recommends **APPROVAL** of the plat waiver for this recently platted property.

A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:

- | | Yes | NO |
|---|-----|----|
| 1. Has Property previously been platted? | X | |
| 2. Are there restrictive covenants contained in a previously filed plat? | X | |
| 3. Is property adequately described by surrounding platted properties or street right-of-way? | X | |

A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

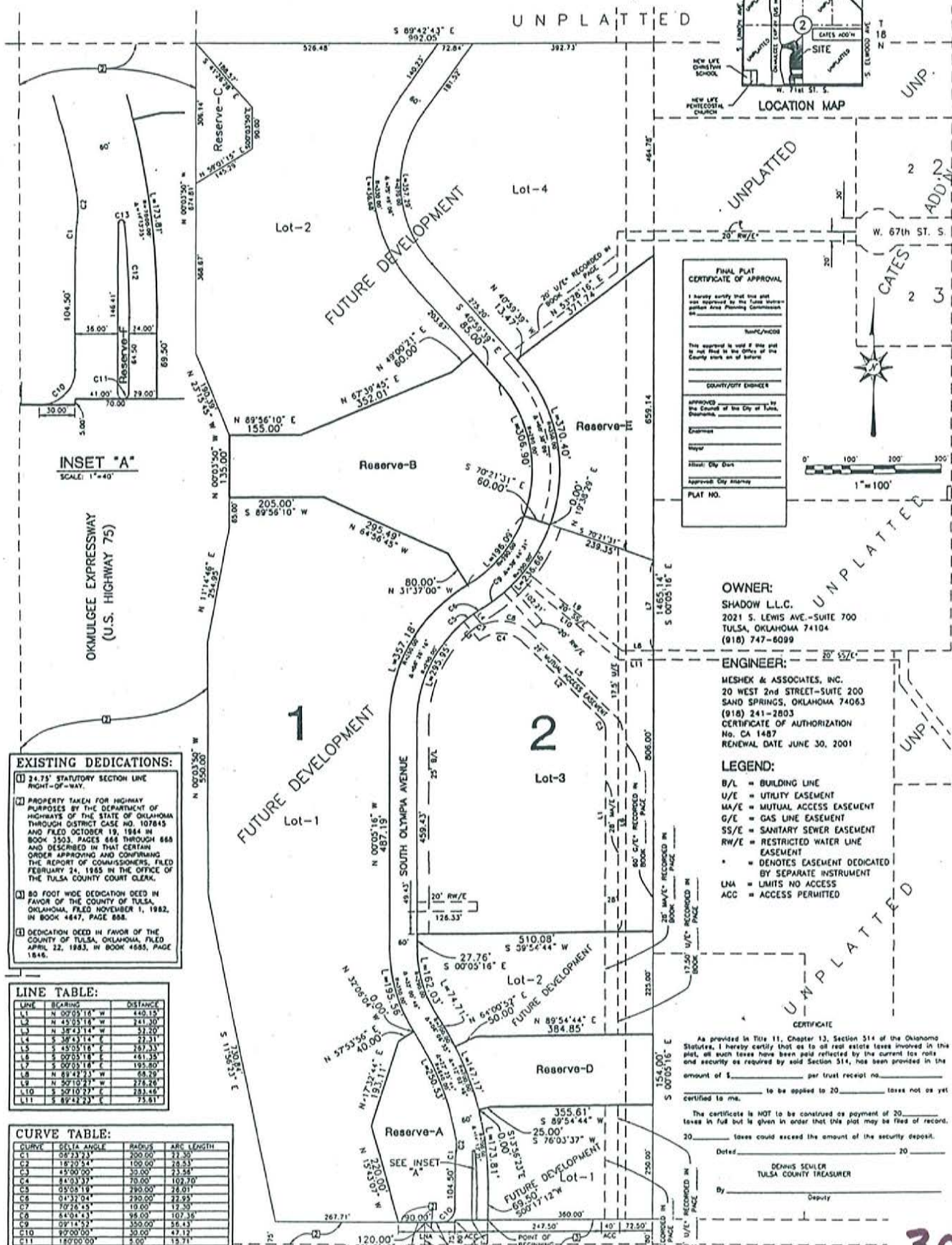
	YES	NO
4. Is right-of-way dedication required to comply with Major Street and Highway Plan?		X
5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived?		X
6. Infrastructure requirements:		
a) Water		
i. Is a main line water extension required?		X
ii. Is an internal system or fire line required?		X
iii. Are additional easements required?		X
b) Sanitary Sewer		
i. Is a main line extension required?		X
ii. Is an internal system required?		X
iii. Are additional easements required?		X
c) Storm Sewer		
i. Is a P.F.P.I. required?		X
ii. Is an Overland Drainage Easement required?		X
iii. Is on site detention required?		X
iv. Are additional easements required?		X
7. Floodplain		
a) Does the property contain a City of Tulsa (Regulatory) Floodplain?		X
b) Does the property contain a F.E.M.A. (Federal) Floodplain?		X
8. Change of Access		
a) Are revisions to existing access locations necessary?		X
9. Is the property in a P.U.D.?	X	
a) If yes, was plat recorded for the original P.U.D.	X	
10. Is this a Major Amendment to a P.U.D.?	X	
a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.?		X
11. Are mutual access easements needed to assure adequate access to the site?		X
12. Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations?		X

P.U.D. No. 648

OLYMPIA MEDICAL PARK

AN ADDITION TO THE CITY OF TULSA, BEING A PART OF THE E/2 OF THE SW/4 OF SECTION 2, T-18-N, R-12-E OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

SUBDIVISION CONTAINS 1 LOT & 4 RESERVES IN 1 BLOCK CONTAINING 20.670 ACRES MORE OR LESS.



INSET "A"
SCALE: 1"=40'

EXISTING DEDICATIONS:

1. 24.75' STATUTORY SECTION LINE RIGHT-OF-WAY.
2. PROPERTY TAKEN FOR HIGHWAY PURPOSES BY THE DEPARTMENT OF HIGHWAYS OF THE STATE OF OKLAHOMA THROUGH DISTRICT CASE NO. 107815 AND FILED OCTOBER 19, 1984 IN BOOK 3503, PAGES 648 THROUGH 665 AND DESCRIBED IN THAT CERTAIN ORDER APPROVING AND CONFIRMING THE REPORT OF COMMISSIONERS, FILED FEBRUARY 24, 1985 IN THE OFFICE OF THE TULSA COUNTY COURT CLERK.
3. 80 FOOT WIDE DEDICATION DEED IN FAVOR OF THE COUNTY OF TULSA, OKLAHOMA, FILED NOVEMBER 1, 1982, IN BOOK 4647, PAGE 688.
4. DEDICATION DEED IN FAVOR OF THE COUNTY OF TULSA, OKLAHOMA, FILED APRIL 22, 1983, IN BOOK 4685, PAGE 1846.

LINE TABLE:

LINE	BEARING	DISTANCE
1	N 00°05'16" W	440.15
2	N 43°05'18" W	341.30
3	N 38°43'14" W	32.20
4	S 38°43'14" E	22.31
5	S 43°05'18" E	267.33
6	S 00°05'16" E	441.35
7	S 00°05'16" E	195.80
8	N 69°42'23" W	68.29
9	N 50°10'21" W	278.26
10	S 50°10'21" W	281.44
11	S 89°42'23" E	75.81

CURVE TABLE:

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
C1	08°23'23"	200.00	32.30
C2	18°20'34"	100.00	28.53
C3	45°00'00"	32.00	23.34
C4	84°03'37"	70.00	109.70
C5	05°05'19"	280.00	28.01
C6	04°32'04"	280.00	22.95
C7	10°24'43"	10.00	12.30
C8	64°04'43"	95.00	107.35
C9	09°14'52"	350.00	56.13
C10	87°00'00"	30.00	47.12
C11	18°02'00"	5.00	19.71

OWNER:

SHADOW L.L.C.
2021 S. LEWIS AVE.-SUITE 700
TULSA, OKLAHOMA 74104
(918) 747-6099

ENGINEER:

MESHEK & ASSOCIATES, INC.
20 WEST 2nd STREET-SUITE 200
SAND SPRINGS, OKLAHOMA 74063
(918) 241-2803
CERTIFICATE OF AUTHORIZATION
NO. CA 1487
RENEWAL DATE JUNE 30, 2001

LEGEND:

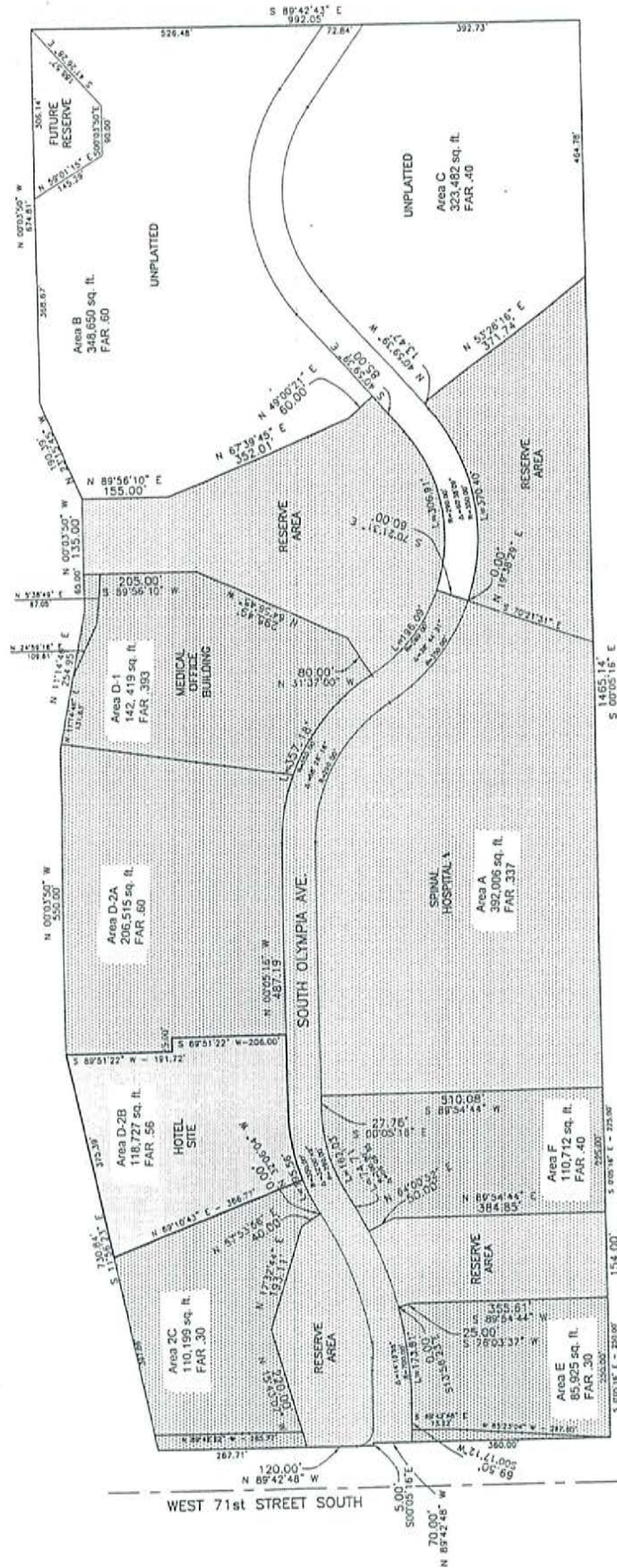
- B/L = BUILDING LINE
- U/E = UTILITY EASEMENT
- MA/E = MUTUAL ACCESS EASEMENT
- G/E = GAS LINE EASEMENT
- SS/E = SANITARY SEWER EASEMENT
- RW/E = RESTRICTED WATER LINE EASEMENT
- * = DEVOTES EASEMENT DEDICATED BY SEPARATE INSTRUMENT
- LMA = LIMITS NO ACCESS
- ACC = ACCESS PERMITTED

CERTIFICATE

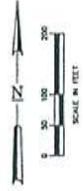
As provided in Title 11, Chapter 13, Section 514 of the Oklahoma Statutes, I hereby certify that as to all real estate taxes involved in this plat, all such taxes have been paid reflected by the current tax rolls and security as required by said Section 514, has been provided in the amount of \$_____ per tract receipt no. _____ to be applied to 20_____ taxes not as yet certified to me.

The certificate is NOT to be construed as payment of 20_____ taxes in full but is given in order that this plat may be filed of record. 20_____ taxes could exceed the amount of the security deposit.

Dated _____ 20_____
DENNIS SEULER
TULSA COUNTY TREASURER
By _____ Deputy



- OLYMPIA MEDICAL PARK
- OLYMPIA MEDICAL PARK II
- HOTEL SITE
- UNPLATED
- ODOT RIGHT-OF-WAY TAKING



PUD 648-A
5/16/07

Meshek & Associates, Inc.

SITE DEVELOPMENT

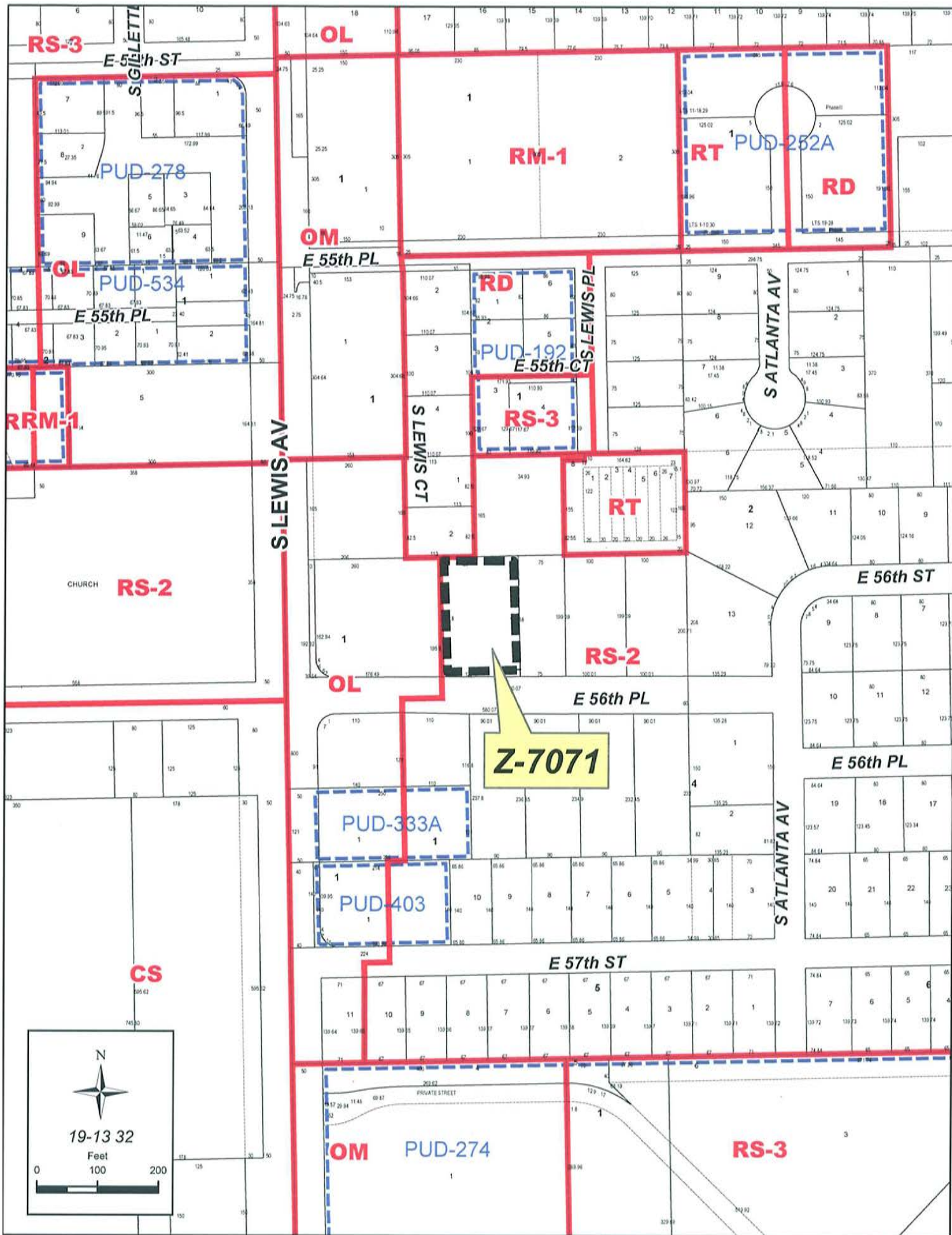
OLYMPIA MEDICAL PARK

2000-10-10
10:00 AM

PROJECT
NO. 03101301

EXHIBIT 1

3.C.6





S LEWIS AV

S LEWIS CT

E 55th PL
S LEWIS PL

**SUBJECT
TRACT**

E 56th PL

N



Z-7071

19-13 32

Feet

0 50 100



Huntsinger, Barbara

From: Caldwell, Kathie A [kacaldwell@saintfrancis.com]

Sent: Wednesday, August 01, 2007 9:03 AM

To: Huntsinger, Barbara

Subject: Opposition to Case 7071

Please convey to the commissioners my opposition to Case 7071 Zoning change. I am the owner and resident at 2524 E. 54th Street, Tulsa, Ok. 74105 phone 918-742-5254. I am unable to be there so I appreciate your conveying this for me. Thank you. Kathie Caldwell

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7071

TRS 9332

Atlas 661

CZM 47

PD-18 CD-9

TMAPC Hearing Date: August 15, 2007

(Continued from August 1, 2007)

Applicant: Sack & Associates, Inc.

Tract Size: .58± acres

ADDRESS/GENERAL LOCATION: East of northeast corner of South Lewis Avenue and East 56th Place

EXISTING ZONING: RS-2

EXISTING USE: Vacant/residential

ZONING ORDINANCE: Ordinance number 11823 dated June 26, 1970 established zoning for the subject property.

PROPOSED ZONING: RT

PROPOSED USE: Townhouses

RELEVANT ZONING HISTORY:

PUD-274-A May 2007: All concurred in approval of a proposed Major Amendment to PUD-274 on an 8.16± acre tract of land for senior care on property located north of northeast corner of South Lewis Avenue and East 61st Street.

PUD-333-A April 2003: All concurred in approval of a Major Amendment to a Planned Unit Development on a .833± acre tract to allow for a branch bank with drive-thru lanes on property located north of the northeast corner of South Lewis Avenue and East 57th Street.

Z-6568 December 1996: All concurred in approval of a request to rezone a 140' x 105' tract from RS-2 to OL on property located on the southeast corner of East 54th Street and South Lewis Avenue.

Z-6489/PUD-534 June 1995: All concurred in approval of a request to rezone a 1.5-acre tract from RS-3 to OL/PUD for a mixed use office and attached single-family residential development, subject to conditions on property located south of the southwest corner of East 55th Street South and South Lewis Avenue.

Z-6276 January 1990: All concurred in approval of a request to rezone a tract of land from RS-2 to OL for office development on property located north of subject property.

PUD-403 October 1985: Approval was granted for a request to rezone the one-acre tract from RS-2 and OL to OL/PUD for an office development allowing uses by right in an OL-zoned district, excluding drive-in bank and funeral home on property located on the northeast corner of South Lewis Avenue and East 57th Street.

PUD-333 September 1983: All concurred, per conditions, in approving a request to rezone a tract from RS-2/ OL to OL/PUD-333 for office use on property located north of the northeast corner of South Lewis Avenue and East 57th Street.

Z-5662/PUD-278 March 1982: All concurred in approval for a request to rezone a 3-acre tract from RS-3 to OL/PUD for office development and subject to conditions on property located on the southwest corner of East 55th Street South and South Lewis Avenue.

Z-5650/PUD-274 February 1982: All concurred in approval of a request to rezone a 13.8 acre tract from RS-2 to RM-1 and RS-3 and a proposed Planned Unit Development for a multi-story office building with residential condominium units, this included a 40 foot landscape buffer between the project and the abutting single-family residents to the north. On property located north of northeast corner of East 61st Street and South Lewis Avenue. A minor amendment PUD-274-3 added a drive-thru bank as a permitted use approved on September 6, 2006.

Z-5519/PUD-252-A May 1981: All concurred in approval of a request for rezoning a 1.3+ acre tract of land from RS-3 to RD and a Major Amendment to PUD-252 to add 5 townhouse units to the originally approved 22 units for PUD-252 on property located north of the northeast corner of East 55th Place and South Atlanta Avenue.

Z-5516 May 1981: All concurred in approval of a request for rezoning a tract of land from RS-2 to RT on property located northeast of subject property.

Z-5506 May 1981: All concurred in approval of a request for rezoning a tract of land from RS-2 to OL on property located and abutting west of the subject property

Z-4939/PUD-192 November 1976: A request was submitted for rezoning a 1.46+ acre tract of land from RS-3 to RD and a proposed Planned Unit Development for 5 duplex units and retaining the existing single-family unit, on property located on the southwest corner of East 55th Place and South Lewis Place. All concurred in approval of rezoning the north 200' to RD and the balance to RS-3 and approval of the Planned Unit Development.

Z-4313 January 1973: All concurred in approval of a request for rezoning a tract of land from RS-2 to RD on property located and abutting north of the subject property

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately .58+ acres in size and is located east of the northeast corner of South Lewis Avenue and East 56th Place. The property appears to be a vacant single-family residence and is zoned RS-2.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 56 th Place	N/A	N/A	2

UTILITIES: The subject tract has municipal water and sewer available.

SURROUNDING AREA: The subject tract is abutted on the east by single-family residential uses, zoned RS-2; on the north by single-family residential and duplex/multifamily residential uses, zoned RS-2 and RD; on the south by single-family residential uses, zoned RS-2; and on the west by mixed offices and multifamily residential uses-, zoned OL and OM.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 18 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Low Intensity-No Specific land use. According to the Zoning Matrix, the requested RT zoning **may be found** in accord with the Plan.

STAFF RECOMMENDATION:

The proposed development lies adjacent to a mixed office/multifamily residential strip along South Lewis Avenue. RT is a zoning category that may appropriately be used as a buffer between single-family residential and commercial or office uses or as an infill zoning designation. In this case, townhouses seem to be an appropriate reuse of the property and staff recommends **APPROVAL** of RT zoning for Z-7071.

08/15/07

Z-7071



Against



On 56th Place coasting to the light on Lewis.

ONE TERRIFIC BLOCK

2400 Block of East 56th Place

August 2, 2007

Tulsa Metropolitan Area Planning Commission
201 West 5th Street, Suite 600
Tulsa, OK 74103-4236



RE: Z-7071

Dear TMAPC Members:

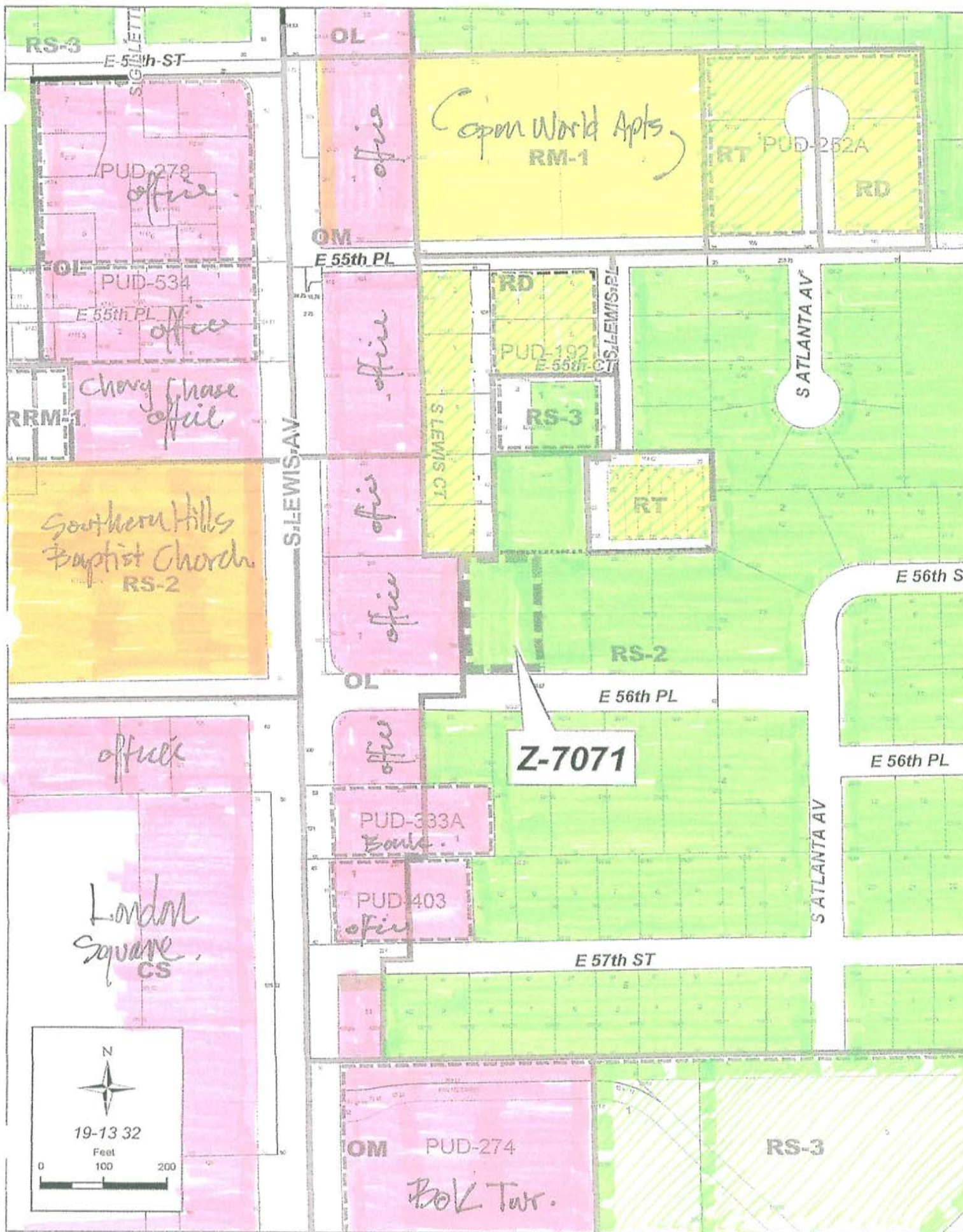
The surrounding neighborhood overwhelmingly objects to the rezoning of the property located at 2421 E. 56th Place from RS-2 to RT for the following reasons:

1. It will destroy the character and fabric of our street and isolate certain RS-2 lots from the others on our street.
2. Contrary to Staff's recommendation, it will not provide a buffer between residential and office; rather it will create an intrusion of dense housing onto a street of large lots and well kept homes.
3. It will likely reduce the property value of the surrounding homes.
4. There are no plans regarding drainage, quality of construction, landscaping, height, or layout; it is an attempt to turn a quick profit on a piece of land.

Enclosed is our petition, letters from residents, and photos of our neighborhood for your review. We urge you to reject this application and maintain the quality and strength of our neighborhood.

Respectfully,

Residents of the 2400 block of East 56th Place and the surrounding neighborhood.



Z-7071 Neighborhood Petition Against
Hearing on August 15, 2007



We are against the rezoning of property Z-7071 from RS-2 to RT Residential Townhouse. Signing our petition is every RS-2 owner on 56th Place east of the light at South Lewis to Atlanta, except Z-7071, as well as others sharing our displeasure. Our concerns are listed, and all of us share them.

- **All properties east of the light were RS-2 when Timothy Bob owners arrived.** These are owners who talked to a cat Timothy Bob who lived with Mrs. Needham, of Needham Tires, the first house on the south side of the street. These included Timothy Bob's house and the one north, both now OL.
- **Z-7071 RT Townhouses would intrude too far into our RS-2 neighborhood.** It would isolate houses on the south side of the street and surround them by commercial and higher density housing. Nearby neighbors will leave, and it will move up the street. A neighborhood of many decades will be gone. Tulsa does not prosper when stable neighborhoods of professionals disintegrate.
- **There is no PUD.** Timothy Bob is said to have said, **"If there is no PUD it's a Pig in a Poke."** It will be zoned RT for eternity with no input from us. There is no plan, only vague great expectations by an owner with little experience. We welcomed the recent negotiations on PUD-333a, Union Bank across from London Square. They changed the plans, moved the dumpster and put up a masonry wall.
- **RT would not be a buffer.** It is across the street and right next door. Wilcox and Jones at the light is at the lower altitude of Lewis. It is much less visible than townhouses protruding into the front yard and visible well up the street.
- **Everyone, without exception, has come to stay until Z-7071.** No one had real estate speculation in mind. We only leave by death or old age. That is why it is a beautiful neighborhood. "A city full of transients and house-flippers" has never appeared in any Chamber of Commerce literature to our knowledge.

Those who knew Timothy Bob personally and the dates they met him: Winters, 1972; Hammond, 1973; Guilfoyle, 1972; Hildebrant, 1976; Rooney, 1979. Good friends who have heard too much about T Bob, with dates: Rose 1996; McCollum, 1992; Winkler, 1990; Thompson, 1991; Timmons, 1999, Crotty, 1993.

And that adds up to 244 years to 1 against Z-7071.

Timothy Bob is against Z-7071!

Ugh, You Needham Tires!

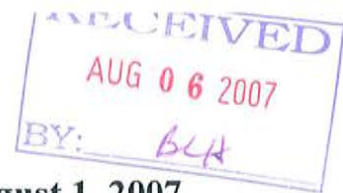
7071 PETITION AGAINST
59-60



7071 Petition Against.

We are against the rezoning of property 7071 from RS-2 to RT Residential Townhouse.

	Name	Address	Signature	Map #
1	Jennifer Mount	2505 E. 56th St Tulsa OK 74105	Jennifer Mount	13
2	Marian Russell	2519 E. 56th St. Tulsa, OK 74105	Marian Russell	15
3	Joey L. Fiscel	2525 E. 56th St. Tulsa, OK 74105	Joey L. Fiscel	16
4	Paul G. Paulson	5550 S. BIRMINGHAM Tulsa, OK 74105	P. Paulson	20
5	Tyson S. Smith	5536 S. Birmingham Tulsa OK 74105	T. Smith	22
6	Tom Bennett	5535 S. BIRMINGHAM Tulsa, OK	T. Bennett	25
7	Jana Black	5541 S. Birmingham Tulsa OK	Jana Black nutritionjblack@yahoo.com	26
8	Kanitta Schula	5549 S. Birmingham Ave. kanittaschula@sbcglobal.net	Kanitta Schula	27
9	Susan K. Paulson	5550 S. Birmingham Ave Tulsa, OK 74105	Susan K. Paulson	20
10	FRANK KUSHMAN	2612 E. 56th PL. TULSA, OK	Frank Kushman	32



7071 Petition Against.

August 1, 2007

We are against the rezoning of property 7071 from RS-2 to RT
Residential Townhouse.

	Name	Address	Signature	Map #
11	J. L. Dawson	2542 E. 56 th Pl	J. L. Dawson	35 ¹
12	Erin Johnson	2524 E 56 th Pl	Erin Johnson	38
13	Dianne Florer	2517 E 56 th Pl	Dianne Florer	39
14	Barbara Clark	5632 S. Atlanta Ave	Barbara A. Clark	11
15	Cara Thomas	2805 E 56 th Pl	Cara Thomas	41
16	Krista Rahija	2535 E. 56 th Pl. Tulsa, OK 74105	Krista Rahija	49
17	Kim Belongia	2548 E. 56 th St Tulsa OK 74105	Kim Belongia	55
18	Patti Alred	2530 E. 56 th St. Tulsa, OK 74105	Patti Alred	58
19	Betty Duck	2524 E. 56 th St. Tulsa OK 74105	Betty Duck	59
20	Shelley Reed	2518 E. 56 th St Tulsa, OK 74105	Shelley Reed	60

7071 Petition Against.

August 1, 2007



We are against the rezoning of property 7071 from RS-2 to RT Residential Townhouse.

	Name	Address	Signature	Map #
21	AGUILFOYLE <i>AGUILFOYLE</i>	2455 E. 52 PL	<i>AGUILFOYLE</i>	9
22	Alannah I. Guioyle <i>Guioyle</i>	2455 E 56 pl	<i>Alannah I. Guioyle</i>	9
23	SUSAN McCollum	2453 E. 56 pl.	<i>Susan McCollum</i>	8
24	Jack Immons	2454 E 56 pl	<i>Jack Immons</i>	10
25	Verdema F. Immons		<i>Verdema F. Immons</i>	10
26	Mary Beth Winters	2450 E. 52 PL.	<i>Mary Beth Winters</i>	7
27	Brian Crotty	2428 E. 56 th PL.	<i>Brian Crotty</i>	2
28	Bethlyn R. Rooney	2434 E 56 th PL	<i>Bethlyn R. Rooney</i>	3
29	Susan Hammond	2420 E. 56 PL	<i>Susan Hammond</i>	1
30	Valerie Rose	2447 E-56 th PL	<i>Valerie Rose</i>	6
31	PAUL ROSE	2447 E-56 th PL.	<i>PAUL ROSE</i>	6



7071 Petition Against.

August 1, 2007

We are against the rezoning of property 7071 from RS-2 to RT Residential Townhouse.

57th St.
BLH

	Name	Address	Signature	Map #
32	Anthony D. Huffman	2459 E. 57 th St.	Anthony Huffman	2459 A
33	Larry Tyson	2439 E. 57 th St.	Larry Tyson	B
34	FRANK FELIX	2432 E 57 th	Frank Felix	C
35	Judith Baker	2438 E. 57	Judith Baker	D
36	VERNA Cornelius	2444 E. 57 th	Verna Cornelius	E
37	ROBERT PEREZ	2450 E 57 th St	Robert Perez	F
38	Douglas R. Scott	2506 E. 56 th Place	Doug Scott	G
39	Julie Scott	2506 E 56 th Pl	Julie Scott	H
40	Chris White	2523 E. 56 th Pl.	Chris White	I
41	Brenda Holt	2541 E. 56 th Pl.	Brenda J. Holt	5J

7071 Petition Against.

August 1, 2007



We are against the rezoning of property 7071 from RS-2 to RT Residential Townhouse.

	Name	Address	Signature	Map #
42	Bobby Holt	2541 E 56th Pl 747-8022	Bobby Holt	51
43	John CHRISTIE	2531 E 56th St	John Christie	17
44	RAY SILVER	2511 E 56th St	Ray Silver	14
45	Ben Winkler	2448 1/2 E 56th	Ben Winkler	5
46	Martin Rooney	2439 E 56th Pl	Martin Rooney	3
47	Steve Johnson	2524 E. 56th Pl	Steve Johnson	38
48	David Shapiro	5341 S. Columbia Pl.	D.A. Shapiro	M
49	WESLEY THOMPSON	2448 E 56 Pl	Wesley Thompson	5
50	Charlotte Hildebrandt	2431 E. 56th Pl	Charlotte Hildebrandt	
	RONALD E. WILDEBRANT	2431 E. 56th Pl.	Ronald E. Hildebrandt	

S ZUNIS I

PUU-534

E 55th PL

RD PUD-1 PM-1

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S LEWIS CT

PUD-192

E-55th CT

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RS-2

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E 56th ST

S ATLANTA PL

S BIRMINGHAM AV

E 56th ST

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PUD 403

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S ATLANTA AV

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E 56th PL

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E 571

E 57th PL



PUD-274

RS-3

August 3, 2007

TMAPC
City of Tulsa



Dear Planning Commission:

We are weary. Once again we find ourselves in a battle to protect the value of our property. This time it's townhouses right smack dab in the middle of a quiet residential neighborhood and right across the street from our house. The owners of the property have made it clear that they bought the property purely for the purpose of maximizing their profit by building a half dozen townhouses and then moving on. Or, are they requesting this zoning so that they can then sell the property to another developer? With no definitive plans being presented with the zoning request, either of these scenarios will be to the detriment of all the other property owners on the street.

Is this the kind of project appropriate for this block? NO. This is a stable neighborhood; there are no rentals on this street. We've lived here for 34 years, and before the "flippers" moved in last October, the most recent residents moved in 11 years ago. All of the other families on this block have been here 20 years or more.

Now we're confronted with a zoning request for a townhouse project that is inappropriate to the lot and the neighborhood aesthetically. Additionally, these kinds of units often become rentals, thereby changing the character and stability of the neighborhood.

Help save our neighborhood AND the integrity of Tulsa. Please vote no for the reasons below:

- Townhouses are not in keeping with the single-family homes in this neighborhood
- There is no curb and gutter on this street. All the drainage from 56th place drains to Lewis Avenue and currently when there is a rainstorm all the runoff brings traffic on Lewis to a veritable standstill. This kind of density would only intensify this problem.
- The zoning request is too general, does not include a definitive plan of any kind, and does not include any PUD requirements. This owner or a future owner would have free rein to build almost anything without any input from the other property owners

Hobart and Susan Hammond
2420 E. 56th Place
Tulsa, Oklahoma



the Rose Family
2447 East 56th Place
Tulsa, OK 74105

918-746-7673
paulmrsrose@sbcglobal.net

August 2, 2007

Tulsa Metropolitan Area Planning Commission
201 West 5th Street, Suite 600
Tulsa, OK 74103-4236

RE: Z-7071

Dear TMAPC Members:

Please accept this letter as our family's response to Case Z-7071. The lot in question is located one house to the west of ours; one neighbor resides in between the rezoning and our house.

We moved to this neighborhood 11 years ago and plan on staying much longer. We moved here when we had four children and were in our mid-thirties and since then, we have had two more children and are now in our mid-forties.

Most of our neighbors are a little older and all vary in interests, age, income, and occupation. Yet, we all enjoy each other's company and look out for one another. We are a cohesive little street and probably represent what most neighborhoods desire to be like.

We chose our house because it could hold a big family, had a big lot (1/2 acre) and since it was in poor condition, we could afford it. The other homes on this street are on large 1/2 acre lots, and are in nice condition. Little by little, we have improved our home and property and have seen its value increase.

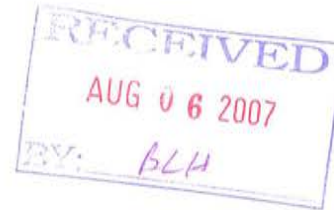
When the Lewis' had to move due to health reasons and advanced age, we hoped that the Fultons, who are requesting the rezoning, had the same plan to renovate and improve their property. Instead, they have informed us that they purchased their property for reinvestment only, and do not plan on staying in the neighborhood.

Their rezoning request will impact our street negatively in several ways:

1. The character of our street will change with the increased density and the potential size of a town home.

RE: Z-7071
August 2, 2007

Page 2 of 2



2. The location is not really a buffer zone as Staff represents. The line between the OL zone along Lewis Ave. and our neighborhood is quite distinct and this will "intrude" rather than "buffer".
3. The RT zone will allow the town homes to extend closer to the street rather than align with the other set backs and substantially reduce the green area of the lot.
4. Increased density will affect the traffic by increasing the number of residents on the street by 50% (from 11 to 16).

There is no need for an increase in density in this area and especially on this street. Several other RT and RD zones exist within blocks of this area and RM zones can be found within the quarter section. Within a half mile, there are undeveloped RT zones.

The request for this change is purely a money-making scheme and offers no benefit or improvement to the area; rather it diminishes one of the area's nicest streets. Our family asks that you deny this request so that the Fultons may be encouraged (or forced) to increase their investment the way the rest of us have: good old improvement of their property within its current zoning context.

Respectfully,

Paul and Valerie Rose family



2455 East 56th Place
Tulsa, Ok 74105

Tulsa Planning Commission
201 West 5th
Tulsa, Ok 74103

Reference No. Z7107 56th Place & South Lewis

Ladies and Gentlemen:

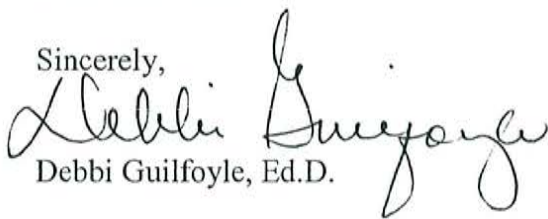
You have before you a request to change the zoning of a piece of property located on East 56th Place and South Lewis Avenue from residential housing to town homes.

We have been residents of this neighborhood for 34 years, and have three daughters who have never known any other home. Attached are letters from two of our three daughters who are now grown and married with families of their own. I'm not sure that my letter to you will say any more effectively what we want you to understand about our neighborhood than what my daughters have said to you in their letters.

You hear on a daily basis, drainage issues, adverse affect on property values, traffic congestion, tenants moving in and moving out and on and on. What I hope you hear today are the voices that memories have taken to give you a glimpse of childhood, good friends, rough times and good times, and, now, grandchildren who will walk the path from South Atlanta, down the hill to the end of the street, to their friends' homes.

Thank you for giving consideration to NOT rezone this property to multi-family townhome status.

Sincerely,


Debbi Guilfoyle, Ed.D.

Planning Commission
201 West 5th
Tulsa, Ok 74103



July 31, 2007

RE: Z-7071
56th Place, South Lewis Town Home Addition

To Whom It May Concern:

This letter is in reference to the Town Home addition being proposed for the 56th Place and South Lewis location. I had the privilege of growing up on 56th Place along with my two sisters, and 2 best friends. My parents and the parents of my friends have chosen for the most part to stay on 56th Place for a few reasons that I can imagine. It is a quiet community with strong family influence. It has placed itself to be part of an official bike route; it is positioned well for neighborhood schooling; and the families who live there have easy access to grocers, gas stations, and eating establishments. There has even been a traffic light installed in order to insure the safety of those traveling in and out of the neighborhood on a regular basis. Those are all the attractive elements that I know have gone into the decision making for this property to be considered for zoning changes.

What your commission has not taken into consideration, however, are those things that only those of us who grew up there can attest to. The path from the top of the hill at Atlanta to the bottom of the street that meets South Lewis has something that none of you can see with your eyes: the footprints of me and my childhood playmates, Terra and Owen. The three of us used that path daily to meet and play, and enjoy the safe haven of our neighborhood as a place to create the most memorable childhood experiences. The worry for excessive traffic, howling teenagers, and reckless drivers was somewhat distant for our parents. My memories of growing up on 56th place are vivid in nature, and involve the very things that your new addition will be taking away.

Every summer there was a block party, badmitten games, food, and fun for everyone to enjoy. On any given day, you might find me or my sisters at the house down the street playing cards with an older couple who never had children. When it snowed, and no one had to go to school, there were snow ball fights, forts being built, and more hot chocolate than you could possibly drink on a cold day. In the more difficult of times, like the flood of May 24, 1984, I remember waking up in the morning and finding in our living room and other areas of our house, all the neighbors whom we usually only wave to in the street, piled high with children and pets; since our house is at the highest point on the block, it was the safest place to shelter our community of families. One summer, my older sister was taking a walk and she found herself being followed by a strange man.

Her first instinct was to knock on the door of the home she was in front of, not knowing personally the resident, but knowing that in our neighborhood, there were neighbors willing to help whenever necessary. There is, to say the least, a strong sense of family, and brotherhood among these people. Just the other day I was driving through on the way to visit my parents, pointing out to my close friend, all the houses which I remember visiting and playing in. I know those people's names, their children, the history of their families, and in most cases I could even tell you where they all are now. You see, our ties do not stop at high school graduations, or kids moving away; our ties have lasted beyond the test of time and addresses. What we have is the stuff that life is made of.

By proposing this addition to this block, you will be introducing traffic, high turnover of tenants, and you will be harming the very thing that these neighbors and friends have worked so hard to create: a safe and quiet place to raise families. I know what you are thinking: this woman and her sisters and friends are all grown, why should we be concerned with the family atmosphere? I will tell you why: we have all grown and are now adult children, and with that comes grandchildren. My son is five, and he has walked the path that I mentioned above, in fact, he walks it with me every time we visit 56th Place to visit those friends of mine whose parents are anxious and excited to see the growth in each of our lives.

In addition to the quality of life issue, another detriment will be the decrease in property value to all who have worked so hard to make this place a home. Placing multiple family homes in this area would greatly reduce the value of my parent's home and the homes of everyone else in the area. What a shame to punish those who have lived and thrived in this neighborhood for more than 30 years.

Please do not misunderstand my position and believe that I am not aware that people must have knowledge and respect for the growth that must take place in communities. I know those things are crucial for a thriving city. Please do understand, however, my position as someone who grew up in that neighborhood, and who knows what a special place it is.

Thank you very sincerely for your time that you have taken reading this letter. Also, please remember that your decision will affect more than the land on which you plan to place these multiple family homes. You will be affecting my parents, my friend's parents, and our children.

Sincerely,



Maggie Guilfoyle Brown



Laura Miller (former Tulsa resident)
4722 Kenyon Drive
Little Rock, AR 72205



August 1, 2007

Planning Commission for Tulsa, Oklahoma
201 W. 5th Street
Tulsa, OK 74103

To Whom It May Concern:

I am writing to voice my concerns over the proposed requested zoning change concerning the area near 56th and Lewis in Tulsa, Oklahoma. I understand the commission is considering the change in order to allow multi-family units (townhouses) to be built in what is currently a single family residence neighborhood.

Our family came to the neighborhood when I was eighteen months old in 1973. Ten years later, when we'd outgrown our smaller house on 56th Street, we moved directly across the way into a bigger home on 56th Place, in order to stay in the same neighborhood; my sisters and I were already walking to school, and had played for years with the children on our block. Many of the people we know who live in this area have been there since the 1970s, and our families remain friends today. To further date myself, I can tell you I vividly recall when the Wilcox and Jones Insurance building was put in on the corner of 56th and Lewis (my bus stop to Carver Middle School); the traffic light there still seems "brand new" to me when I visit home from Arkansas.

I think—I hope—it's possible to change with the times, but also to be mindful of our history. There are so few neighborhoods left where everyone knows everyone else; where people get UPS packages for each other or will see your dog home if he jumps the fence. This is one of those neighborhoods.

When you consider changing the zoning, please also consider the lengthy history of dozens of families who want to preserve the neighborhood they still call home.

Sincerely,

Laura Miller

WESLEY E. THOMPSON
2448 EAST 56 PLACE
TULSA, OKLAHOMA 74105
918-748-8619

The Planning Commission
201 West 5th Street
Tulsa, Oklahoma 74103



Dear Planning Commission:

Subject: Z-7071

This letter is submitted in opposition to the zoning request Z-7071.

I am one of the newest members of the neighborhood having lived here for thirteen years. Almost all of the residences have lived in this location long enough to have their homes paid for. It is a very stable, small community. It provides a country atmosphere in the middle of the city of Tulsa. All of the homes are in excellent condition, are well maintained and the owners have a sizeable investment in their homes.

It is my concern that a zoning change that would allow townhouses to be built in the area would affect the value of the homes on our block by destroying the cozy atmosphere that now exists. The additional vehicle traffic would put a strain on a road that is already in need of repair.

During heavy rain storms, the intersection of Lewis and 56th Place becomes flooded. With the concrete parking and the buildings, there would be considerably more water run off that would cause more flooding and create a safety problem for traffic on South Lewis.

If this zoning change is allowed, several property owners would be penalized for the benefit of one. I request the Planning Commission deny this request.

Sincerely,

Wesley E. Thompson



Planning Commission
Attn: Barbara Huntsinger
201 W 5th St. #600, Tulsa 74103

Z-7071. Z-7071. Z-7071.



I don't know much about zoning. But I do know the 10 acres on 56th Place east of the new light on Lewis. You know, it's the once upscale London Square area. Imagine, Petty's Fine Foods was here—25¢ bell peppers for a \$1 back in 1979.

There was no light on Lewis in 1979. But when you turned east on 56th Place, it was all houses, most slightly post WWII, ours 1946, the year I was born. They were on big lots, and we liked them. Mrs. Needham was in the first one on our side, bordering Lewis, Office Light now. One day she pulled her car into the garage to answer her daughter's call, left it running and almost died from monoxide. Her cat was Timothy Bob, a great black and white bob-tail. You get it, Timothy Bob, and "Ugh, You Needham Tires." Ain't Tulsa great!

Everyone on this street came to stay, kids, and grand kids. We all know each other, without exception. The neighbors on this street are why we retired in this our first house. Half the neighbors have actually been here longer than we and, like us, know a cat dead for twenty-five years.

A year or so ago, Dub and Maxine failed in health and sold to the Fultons, who decided not to "Stay all night, stay a little longer," but rather to put in for Townhouse zoning RT. If the Fultons improve their home, they can sell RS-2 for their profit. Everyone benefits.

The proposed RT would buffer nothing from us and greatly harms our two neighbors to the west. Current OL, particularly Wilcox and Jones, is OK and we can't see it. What is a problem is the unfortunate Lewis Court Alley off 55th Place to the north. It is full of cars, bare dirt courtyards four feet wide and an endless supply of starving cats. We need a plan. We need an identified reputable developer. We need a PUD. Without those we only see another Lewis Court Alley and our good friends of thirty years leaving.

There are a lot of ideas now about returning Tulsa to greatness. My vote goes to Cason Carter and Herb Beatie for ridding us of the Camelot. My vote goes to those in District 9 who give three times the political contributions of any other zip. My vote goes to the highly professional people on this little street, my friends. Lewis and 56th Place is not Maple Ridge. But you do not want these Tulsans leaving. They fear a sea of cars and cats and dumpsters. Bring back Ms. Needham and Timothy Bob, a cat with a name.

Martin and Beth Rooney, 2434 E 56th Place, Tulsa, 74105



Tulsa Planning Commission
201 W. Fifth
Tulsa, OK 74103
Re: Zoning Application Case No. Z-7071

August 1, 2007

Dear Planning Commission:

We urge you to reject Zoning Application Case No. Z-7071 for the property located at 2421 E. 56th Pl.

As homeowners on the 2400 block of E. 56th Pl., we believe that the proposed change in zoning to allow the construction of a multifamily dwelling on the corner of 56th Pl. and Lewis would jeopardize the stability, safety, congruence and property values in our community. There are many other options for multifamily dwelling in the area and in the city, and these options can be explored without the destruction of a closely knit neighborhood of single-family homes in the heart of town.

Such development would increase traffic on our quiet and safe street, spoiling what initially drew us to the area. The traffic light and bike route that were installed on that corner a few years ago have already brought many more vehicles into our neighborhood.

We also are concerned about the almost inevitable tenant turnover associated with multifamily dwellings, and the effect that instability will have on our children and community. The character and charm of a neighborhood are things which are built over time, and are not easily replaced. Multifamily dwellings, and the instability inherent in their presence in an area, are not in keeping with the reasons we and our neighbors moved to the area in the first place. We strongly urge you to reject the proposed zoning change.

Respectfully,

Jack and Verdonna Timmons
Jack and Verdonna Timmons
2454 E. 56th Pl.

August 1, 2007

The Planning Commission
201 W.5th
Tulsa, OK 74103



Dear Planning Commission,

My letter to you references Z-7071 and proposed changes.

We consider our block to be Tulsa's best kept secret. We are a strong, multigenerational community of families who have bonded over the 30+ years that the vast majority have lived here together. We are exemplary of what's wholesome and desirable about Tulsa; we are an asset to our city. The third generation can now be observed toddling down the same safe block their parents once inhabited. There's a quality of life issue at stake for us if our single family dwellings begin to disappear, to be replaced with multifamily dwellings that invite inhabitants that are less permanent.

Our block's safety and well being is threatened with the possibility of ever-changing, unfamiliar faces and their accompanying unfamiliar schedules if the proposed multifamily dwellings were built. At present we have our neighborhood phone list that includes the names of each household's family members. We know each other well. We've networked ourselves to insure we can be of help to each family day or night.

I urge you to reject the proposal before the commission. Our block/neighborhood deserves to be kept intact to continue our unique contribution to Tulsa's future.

Respectfully submitted,

Carlton R Winters
Mary Beth Winters

Carlton and Mary Beth Winters
2450 E. 56th Pl.

August 2, 2007



To whom it may concern,

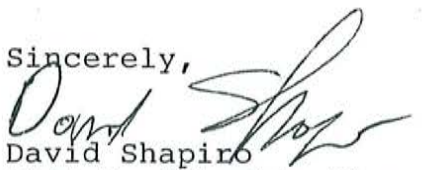
Please consider this protest against the rezoning of the lot at or near 2430 East 56th Street from residential single family to residential townhome. I don't want to have the future of my residential neighborhood decline due to townhomes. If I wanted to live next to a townhomes complex I would have bought one.

The property owners (Fulton) don't seem to care what happens to the neighborhood. They are in this for the profit. They made clear it does not matter whether he sells the property now or later. Rezoning would allow enable him to sell the rezoned property to any person at any time. He presented no plan or idea of what he intends to do other than "make a profit." The rezoning would give him a blank check to put up any quality townhome he wants with no regard for the neighborhood.

Rezoning would ruin our happiness and the neighborhood.

Please do not approve rezoning at or near 2430 East 56th Street to residential townhomes.

Sincerely,


David Shapiro
5341 S. Columbia Place
Tulsa, OK 74105

August 2, 2007



To whom it may concern,


Please consider this letter as our protest against the rezoning of the lot at or near 2430 East 56th Street from residential single family to residential townhome. We bought our house because of the single family zoning. If we had wanted to live next to an apartment complex or townhomes we would have bought a home in such an area.

The property owners (Fulton) have made it clear that they don't care what happens to the neighborhood after he sells the property. They made clear it does not matter whether he sells it out right immediately after the rezoning or builds the townhomes and then sells. To allow rezoning would enable him to sell the rezoned property to any fly-by-night builder. If he builds it himself - well-he admitted to a neighborhood meeting that his previous construction experience is limited to one (1) single family home on the other side of town. He could present no plan or idea of what he intends to do other than "make a profit." The rezoning would give him a blank check to put up poor quality townhomes with crooked nails pounded into flimsy walls with no regard for the people who have lived in that neighborhood for 20 years or more.

This proposed rezoning would ruin the atmosphere, increase traffic, noise, and pollution while decreasing the beauty, monetary and emotional investment we have in the neighborhood.

Please do not approve the rezoning of the lot at or near 2430 East 56th Street to residential townhomes.

Sincerely,


Dave and Erin Johnson
2524 East 56 Place
Tulsa, OK 74105

Planning Commission
201 West 5th
Tulsa, Oklahoma
74103



Dear Planning Commission,

This letter is regarding the change of "Zoning" to a piece of property on East 56th place. A family moved into the neighborhood this past fall giving the impression that they were here to become an active and viable part of our neighborhood on East 56th place. The Fultons cleaned up the large yard and did many improvements to the home. Now, a few months later we have become aware that their only purpose was to purchase the property, change the zoning, build multi-family structures and then resale at a large profit. This is not in the best interest of our neighborhood.

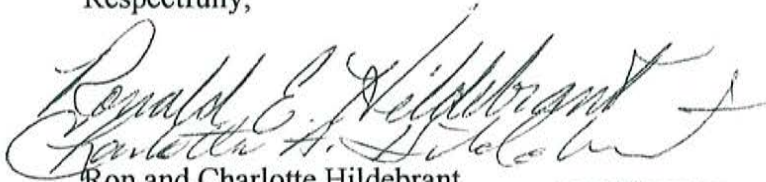
Our neighborhood joined together on Thursday, August 2 at 7:00 p.m. to invite the Fultons to explain their plans or proposals for their property and give us an opportunity to ask questions on how we felt the proposals might impact our neighborhood. They came to the meeting with their site planning engineer. They brought with them no plans of any kind. During the discussion of the evening it became very apparent to everyone that Mr. Fulton had no regard for how his proposal would affect the neighborhood. He was only concerned with making a profit. He said that he did not plan to be there very long. Every home owner from 56th place was there to ask questions about size, design, drainage, traffic flow, land use, how many units and price range of each unit. Mr. Fulton had no answers. He is asking for an open ended zone request.

My husband and I have lived on this street for 30 years raising two children and now enjoying the experience of grandchildren coming to this environment. We are here to stay through our retirement. Such a large change in the structure of the neighborhood will affect our property value and our lifestyle. There are children on this street that have been comfortable and free to move about without fear of traffic or unknown elements. We have always watched out for each others children and property. The added cars and traffic movement will affect this greatly.

During this past week, we took a petition around the entire area connecting to our street of 56th place, asking their opinion and how they felt it would impact the neighborhood. Not one person thought it was a good idea. We received 46 signatures in just four hours of time. Each person felt that if this change was made it would open the door to others trying to remake a neighborhood just for their gain. We already have seen an increase in traffic because of the traffic light being installed at the end of our street. There is a family in our neighborhood moving to Sand Springs and they have started the process of contacting Realtors. When the Realtors saw the zoning change sign they immediately said that would have a negative effect on the selling price of their home.

There is plenty of vacant property in this area of town to build this type of development without changing the value of an established neighborhood. Mr. Fulton has no experience in building such a project and he plans to do it himself. He quoted that he would spend maybe \$75.00 a square foot on the structure. That is a very low price for a structure that would fit into this neighborhood. Other alternative land use ideas were suggested but he was not interested. There are too many questions with no answers. Please do not allow this "zoning" change to happen. The Fultons bought a "home" in a neighborhood. They should not have the right to come in and change an environment that many have worked hard to create for their own personal gain.

Respectfully,

A handwritten signature in cursive script, appearing to read "Ronald E. Hildebrandt".

Ron and Charlotte Hildebrant
2431 E. 56th place





Planning Commission
201 W 5th St. #600, Tulsa 74103
RE: Z-7071

My name is Diana Crotty and I am speaking on behalf of my husband Brian and myself. We moved here with four children to raise, and it was a great environment. They, as well as Brian and I, made many friends who we trust and value.

Over the years since 1993 we have worked very hard to improve our property. Now we are down to one child and wish to downsize and sell our property to someone who, like us, can appreciate the community and feel safe.

The first thing a real estate appraiser said when he saw the rezoning sign across the street was "That's really going to hurt the value and sale of your property." If we don't even know the impact this rezoning will have, what would a prospective buyer think? It also made me very nervous when I realized that the person who wants to do this wore a gun to a meeting of his neighbors to discuss his plans for the property (there were none). He stated that his sole purpose for buying the property in the first place was to turn a profit without regard to this community. In our opinion, rezoning this is irresponsible.

Thank you,

Dr. Brian Crotty D.O.
Diana Crotty RN

Dr. Brian Crotty D.O.
Diana Crotty RN



Dear PMATC,

I am writing in regards to Z-7071, the zoning of proposed townhouses on 56th Pl. I live at 2448 ½ E. 56th PL and have lived here for 16 ½ years. The proposed townhouses will affect this residential area that is a quiet neighborhood. The proposed townhouses will not fit in with the area homes and will decrease the property value, bring unnecessary street traffic and the construction itself will pose a big menace to area. These proposed townhouses are just for a profitable gain to the current owner of the property, not designed to bring a desired change to the neighborhood.

Sincerely,
Brenda Winkler

August 4th 2007



Planning Commission
201 W. 5th
Tulsa, Okla

Dear Planning Commission:

I am opposed to the re-zoning of 2421 E. 56th Pl. for anything other than single family dwellings which it is at present. I have lived at this address since the early 1990's and believe that a change of the zoning would :

1. Be most unpleasant to the integrity of the neighborhood due to increased traffic.
2. Have ~~and~~ increased effects of drainage onto Lewis.
3. Look out of place in an older neighborhood for townhouses with metal roofs.
4. Not meet the needs of the city since there are already several vacant properties in the immediate 2 mile radius.
5. This street is asphalt and already receives a lot of maintenance each year with up keep. Additional traffic would not be helpful.

Thank you.


Susan McCollum

One Terrific Block... and a Yellow Sign

At Right: View from Diana and Brian's, the third house on the south, counting the one where Mrs. Needham's cat Timothy Bob lived at the Lewis & 56 Place light.



Below Right: Timothy Bob's and Mrs. Needham's, the first southern house on Lewis when we came. Just some of Hobbie and Susan's flowers in foreground.



Above: Hobbie and Susan's second southern house, a view from Wilcox and Jones across the street. A yellow sign is after foreground W & J parking, well up the street, north side.





A yellow house from Rooney's driveway, the fourth house south side. Dub and Maxine lived here for 30 years when it was grey with shrubs. The Fultons moved in a year ago.



Looking up the north side from a yellow house with a yellow sign.

The McCollum's, and Wes', the obsessive bowler.





Looking for someone? Knock on any door. We all know each other.

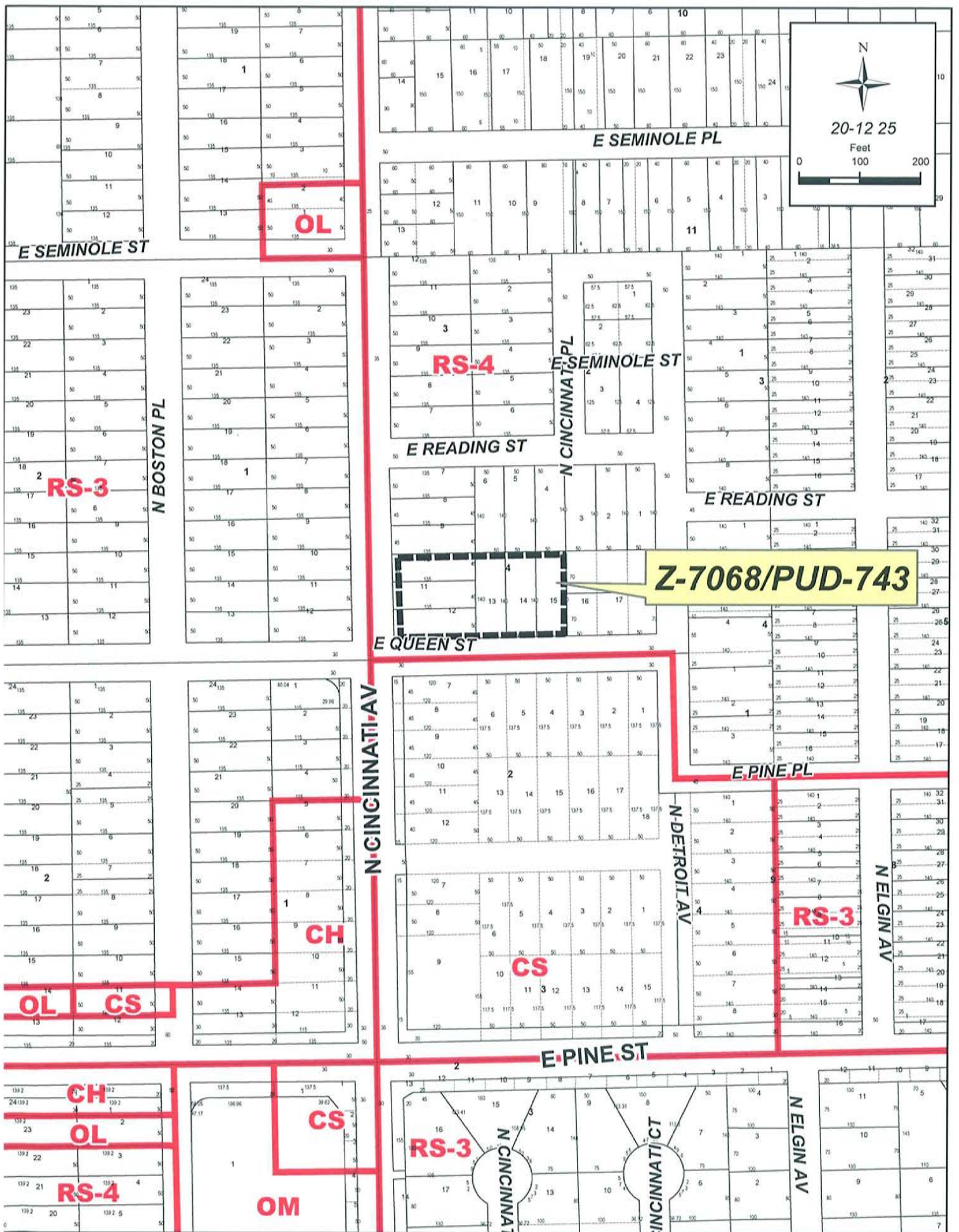
There are 10,000 tadpoles in the Timmon's pond. Verdonna makes jewelry. Jack does many things, always on to the next one.



Timothy Bob was Mrs. Needham's cat, dead for 25 years.

We remember him well: Winters, Hammonds, Hildebrants, Rooneys, Guilfoyles.

Ugh, You Needham Tires!





E SEMINOLE PL

E SEMINOLE ST

E SEMINOLE ST

E READING ST

E READING ST

N BOSTON PL

N CINCINNATI PL

E QUEEN ST

N CINCINNATI AV

E PINE PL

N ELGIN AV

N DETROIT AV

E PINE ST

N ELGIN AV

N CINCINNATI

N CINCINNATI

N

Z-7068/PUD-743

20-12 25

Feet

0 100 200

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7068

TRS 0225

Atlas 162

CZM 28

PD-2 CD-1

TMAPC Hearing Date: August 15, 2007

(Continued from August 1, 2007)

Applicant: David Riggs

Tract Size: 37,800 \pm square feet

ADDRESS/GENERAL LOCATION: Northeast corner of North Cincinnati Avenue and East Queen Street

EXISTING ZONING: RS-4

EXISTING USE: Vacant

ZONING ORDINANCE: Ordinance number 18123 dated January 13, 1994, established zoning for the subject property.

PROPOSED ZONING: OM

PROPOSED USE: Dental office

RELEVANT ZONING HISTORY:

Z-7057 June 2007: All concurred in denial of a request for rezoning a .87 \pm acre tract of land from RS-4 to OM on property located northeast corner of North Cincinnati Avenue and East Queen Street and the subject property.

Z-6856 June 2002: A request for rezoning a .915 \pm acre tract of land from RS-4 to OM for a funeral home was withdrawn by the applicant on property located northeast corner of North Cincinnati Avenue and East Queen Street and the subject property.

Z-6440 May 1994: All concurred in approval of a request for rezoning a 215 \pm acre tract of land from RM-1/RM-2 to RS-4 to comply with the Comprehensive Plan for that area by the TMAPC, on property located between Pine and Zion and between Peoria and Union Pacific Railroad. This area was formerly a "blanket-zoned" area and TMAPC staff worked with the neighborhood to rezone it to reflect its largely-single-family residential use.

Z-6428 January 1994: All concurred in approval of a "blanket rezoning" on lots lying between North Cincinnati Avenue and the Missouri-Pacific Railroad right-of-way; from East Ute Place on the north to East Pine Place on the south, from RM-1 to RS-4. The subject property was included in this action.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 37,800 square feet in size and is located northeast corner of North Cincinnati Avenue and East Queen Street. The property appears to be vacant and is zoned RS-4.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
North Cincinnati	Secondary arterial	100'	4
East Queen	N/A	N/A	2

UTILITIES: The subject tract has water and sewer available.

SURROUNDING AREA: The subject tract is abutted on the east by single-family residential uses, zoned RS-4; on the north by single-family residential uses, zoned RS-4; on the south by the North Pointe Center, zoned CS; and on the west by single-family residential uses, zoned RS-3. It should be noted that Cincinnati Avenue is a heavily-traveled arterial, and at various times in the past one or more of the residences fronting it on the west have reportedly been used as office-type facilities. It should be further noted that in requesting OL underlying zoning, the applicant is restricted to a single story in height. Several of the nearby and adjacent homes have two stories or steeply pitched roofs.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 2 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being within Special District 1 – NDP Area (an Urban Renewal area designation) and Medium Intensity-No Specific land use. According to the Zoning Matrix, the requested OL/PUD zoning **may be found** in accord with the Plan due to the site's location within a Special District.

STAFF RECOMMENDATION:

Staff can support the requested OL zoning based on the Comprehensive Plan and redevelopment trends in the area, and therefore recommends **APPROVAL** of OL zoning for Z-7068.

08/15/07

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-743

TRS 0225

Atlas 162

CZM 28

PD-2 CD-1

TMAPC Hearing Date: August 15, 2007

(Continued from August 1, 2007)

Applicant: David Riggs

Tract Size: 37,800 \pm square feet

ADDRESS/GENERAL LOCATION: Northeast corner of North Cincinnati Avenue and East Queen Street

EXISTING ZONING: RS-4

EXISTING USE: Vacant

ZONING ORDINANCE: Ordinance number 18123 dated January 13, 1994, established zoning for the subject property.

PROPOSED ZONING: OM

PROPOSED USE: Dental office

RELEVANT ZONING HISTORY:

Z-7057 June 2007: All concurred in denial of a request for rezoning a .87 \pm acre tract of land from RS-4 to OM on property located northeast corner of North Cincinnati Avenue and East Queen Street and the subject property.

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Z-6440 May 1994: All concurred in approval of a request for rezoning a 215 \pm acre tract of land from RM-1/RM-2 to RS-4 to comply with the Comprehensive Plan for that area by the TMAPC, on property located between Pine and Zion and between Peoria and Union Pacific Railroad. This area was formerly a "blanket-zoned" area and TMAPC staff worked with the neighborhood to rezone it to reflect its largely-single-family residential use.

Z-6428 January 1994: All concurred in approval of a "blanket rezoning" on lots lying between North Cincinnati Avenue and the Missouri-Pacific Railroad right-of-way; from East Ute Place on the north to East Pine Place on the south, from RM-1 to RS-4. The subject property was included in this action.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 37,800 square feet in size and is located northeast corner of North Cincinnati Avenue and East Queen Street. The property appears to be vacant and is zoned RS-4.

3.e.5

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
North Cincinnati	Secondary arterial	100'	4
East Queen	N/A	N/A	2

UTILITIES: The subject tract has municipal water and sewer available.

SURROUNDING AREA: The subject tract is abutted on the east by single-family residential uses, zoned RS-4; on the north by single-family residential uses, zoned RS-4; on the south by the North Pointe Center, zoned CS; and on the west by single-family residential uses, zoned RS-3. It should be noted that Cincinnati Avenue is a heavily-traveled arterial, and at various times in the past one or more of the residences fronting it on the west have reportedly been used as office-type facilities. It should be further noted that in requesting OL underlying zoning, the applicant is restricted to a single story in height. Several of the nearby and adjacent homes have two stories or steeply pitched roofs.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 2 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being within Special District 1 – NDP Area (an Urban Renewal area designation) and Medium Intensity-No Specific land use. According to the Zoning Matrix, the requested OL/PUD zoning **may be found** in accord with the Plan due to the site's location within a Special District.

STAFF RECOMMENDATION:

PUD 734 is proposed as a two story dental clinic at the northeast corner of North Cincinnati Avenue and East Queen Street. The application was originally submitted for OM zoning; however, TMAPC recommended that the request be resubmitted for OL zoning with an accompanying PUD.

The site comprises 37,800 square feet. The proposed building would comprise 11,076 square feet, with 8,096 square feet on the first floor and 2,971 square feet on the second floor. The first floor is to be a dental clinic with offices on the second floor. Parking is proposed adjacent to Cincinnati Avenue with landscaped areas and the clinic abutting the east boundary.

Staff finds the uses and intensities of development proposed and as modified by staff to be in harmony with the spirit and intent of the Code. Based on the following conditions, staff finds PUD-743 as modified by staff, to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of PUD-743 subject to the following conditions:

1. The applicant's Outline Development Plan and Text be made a condition of approval, unless modified herein.
2. Development Standards:

NET LAND AREA: 38,800 SF

MAXIMUM NUMBER OF LOTS: One

MINIMUM FRONTAGE:
North Cincinnati 140 FT

PERMITTED USES:
As permitted by right in OL District.

BUILDING SETBACKS:
From right-of-way of N. Cincinnati 50 FT
From north boundary 30 FT
From east boundary 15 FT
From right-of-way of East Queen 25 FT

MAXIMUM BUILDING HEIGHT: 2 story/ 35 FT

PARKING:
As required per the applicable use unit of the zoning code.

MINIMUM LANDSCAPED AREA: 15% of net lot area

SCREENING AND BUFFERING:
A screening fence of not less than eight feet in height with masonry supports and minimum 15 foot landscaped strip with trees shall be provided along the east boundary. A screening fence of not less than six feet in height and minimum five foot landscaped strip shall be provided along the north boundary. Screening fences shall not be permitted to extend beyond the building setback unless reduced to a maximum height of four feet.

LIGHTING:
Exterior light standards shall not exceed 15 feet in height and shall be hooded and directed downward and away from the boundaries of the planned unit development. Shielding of outdoor lighting shall be designed so as to prevent the light producing element of reflector of the light fixture from being visible to a person standing at ground level in adjacent residential areas. Compliance with these standards shall be verified by application of the Kennebunkport Formula. Consideration of topography must be included in the calculations.

SIGNAGE:
One monument style ground sign not to exceed 32 square feet of display surface area and eight feet in height, OR one wall sign not to exceed 32 square feet shall be permitted.

VEHICULAR AND PEDESTRIAN ACCESS AND CIRCULATION:

One vehicular access to North Cincinnati in accord with Traffic Engineering shall be permitted. No vehicular access to East Queen Street shall be permitted. Sidewalks shall be provided and/ or maintained along East Queen Street and North Cincinnati Avenue. Pedestrian access from East Queen Street or North Cincinnati Avenue shall be provided to the entrance of the building. Such access may be provided as sidewalks and/or striping or other demarcation.

TRASH, MECHANICAL AND EQUIPMENT AREAS:

All trash, mechanical and equipment areas (excluding utility service transformers, pedestals, or equipment provided by franchise utility providers), including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.

3. No zoning clearance permit shall be issued for a lot within the PUD until a detail site plan for the lot, which includes all buildings, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
4. A detail landscape plan for each lot shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed or will be installed within a specified time in accordance with the approved landscape plan for the lot, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.
5. No sign permits shall be issued for erection of a sign on a lot within the PUD until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
6. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.
7. No building permit shall be issued until the requirements of Section 1107F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants that relate to PUD conditions.

8. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
9. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.
10. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle, nor shall trucks or truck trailers be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the PUD.

Comments from 7/19/07 TAC:

General: No comments.

Water: If the fire hydrant coverage of the building is not meet then a fire hydrant may need to be installed
or a looped waterline extension in a 20' restrictive waterline easement.

Fire: No comments.

Stormwater: Drainage was not addressed anywhere in this PUD. It must be addressed.

Wastewater: The existing sanitary sewer line under the proposed parking lot must be inspected by Underground Collections to determine whether or not it will hold up to the increase pressure from development. The line will probably need to be replaced with a Ductile Iron Pipe, which will be done at the Developer's expense. Also, along the North property line, where you show a proposed privacy fence over the existing sanitary sewer line, you will not be allowed to build with Stone or Masonry columns, or wall, over the existing sanitary line.

Transportation: Cincinnati is a secondary arterial; a 30-ft radius intersection right-of-way dedication should be made to conform to the Major Street and Highway Plan. Sidewalks will be required on street frontages where not already existing. Driveway must meet City of Tulsa standards for commercial driveway construction.

Traffic: Dedicate R/W for a 30ft Int. Radius. Access and LNA to be shown along the arterial on the plat. Recommend restricting Access along Queen St per the PUD site plan thereby eliminating any need for a closure of the existing street.

GIS: No comments.

Street Addressing: No comments.

County Engineer: No comments.

MSHP: Cincinnati is a designated secondary arterial. Sidewalks should be constructed per subdivision regulations.

LRTP: N. Cincinnati Ave, between Pine Street and Apache, existing 4 lanes. Sidewalks should be constructed if non-existing or maintained if existing.

TMP: Cincinnati is part of a planned bikeway

Transit: Currently, Tulsa Transit operates existing routes on N. Cincinnati Ave, between Pine Street and Apache. According to MTTA future plans, this location will continue to be served by transit routes. Therefore, consideration for access to public transportation should be included in the development.

08/15/07

NORTH CINCINNATI AVENUE

EAST QUEEN STREET

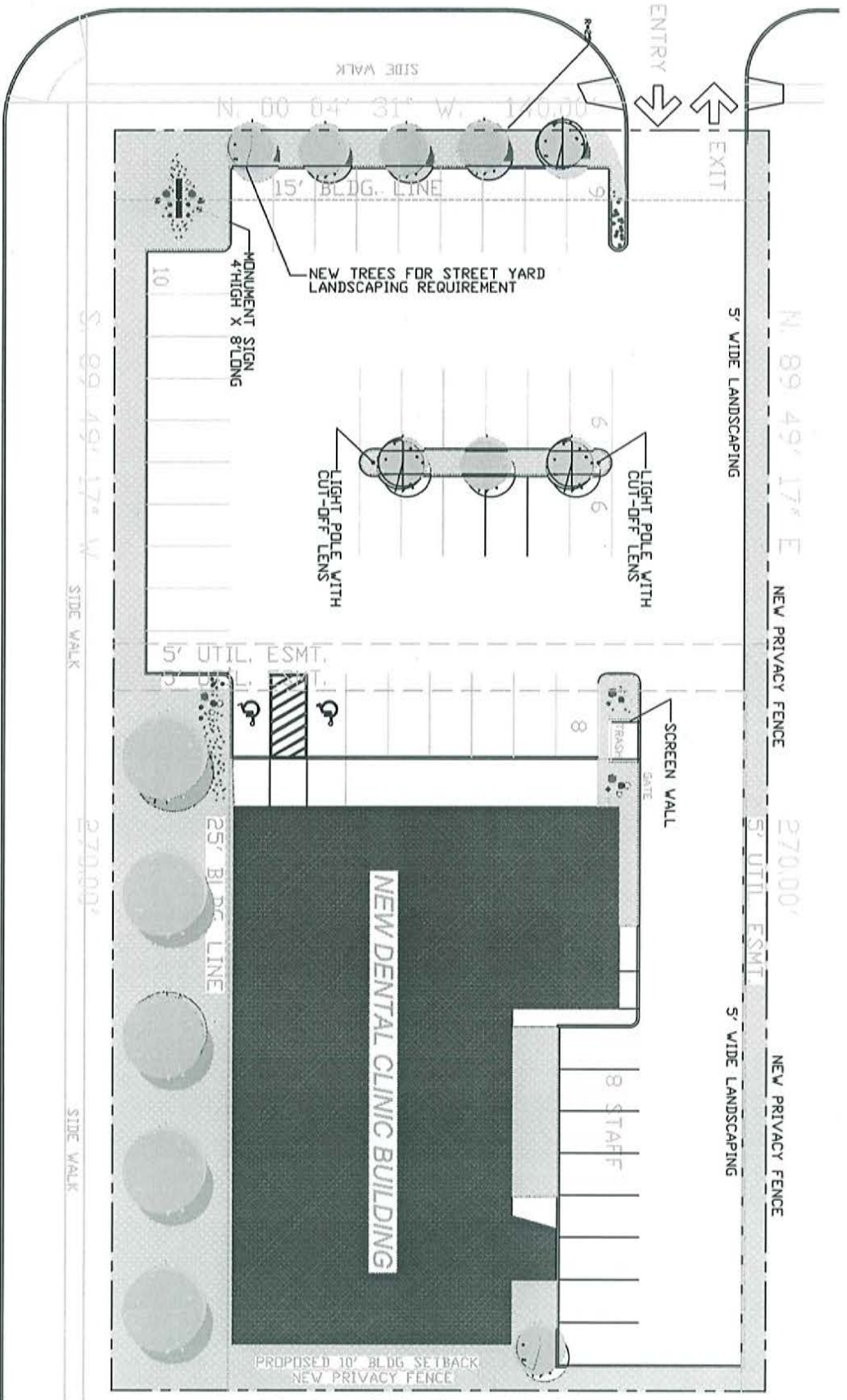
CONCEPTUAL SITE PLAN

6-13-07

SITE AREA = 37,800 SQ. FT.
 15% OPEN AREA = 5,670 SQ. FT.
 SITE OPEN AREA = 8,337 SQ. FT.

PROPERTY NOT IN FLOOD PLAIN

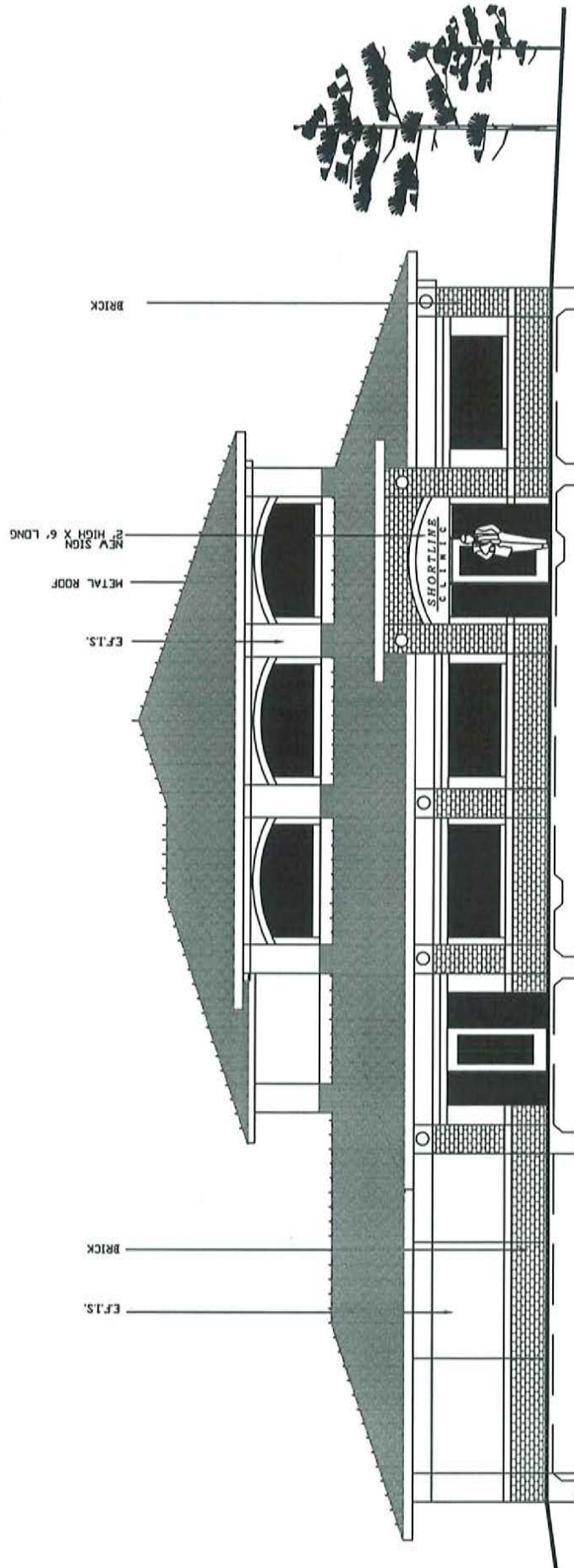
FIRST FLOOR AREA 8,096 SQ. FT.
 1 PARKING / 250 SQ. FT. = 33 PARKING SPACES
 SECOND FLOOR AREA 2,971 SQ. FT.
 1 PARKING / 300 SQ. FT. = 10 PARKING SPACES
 TOTAL BUILDING AREA = 11,066 SQ. FT. - 47 CAR PARKING



S. 00 04' 31" E. 140.00'

NO WINDOWS SECOND FLOOR
 THIS EAST ELEVATION

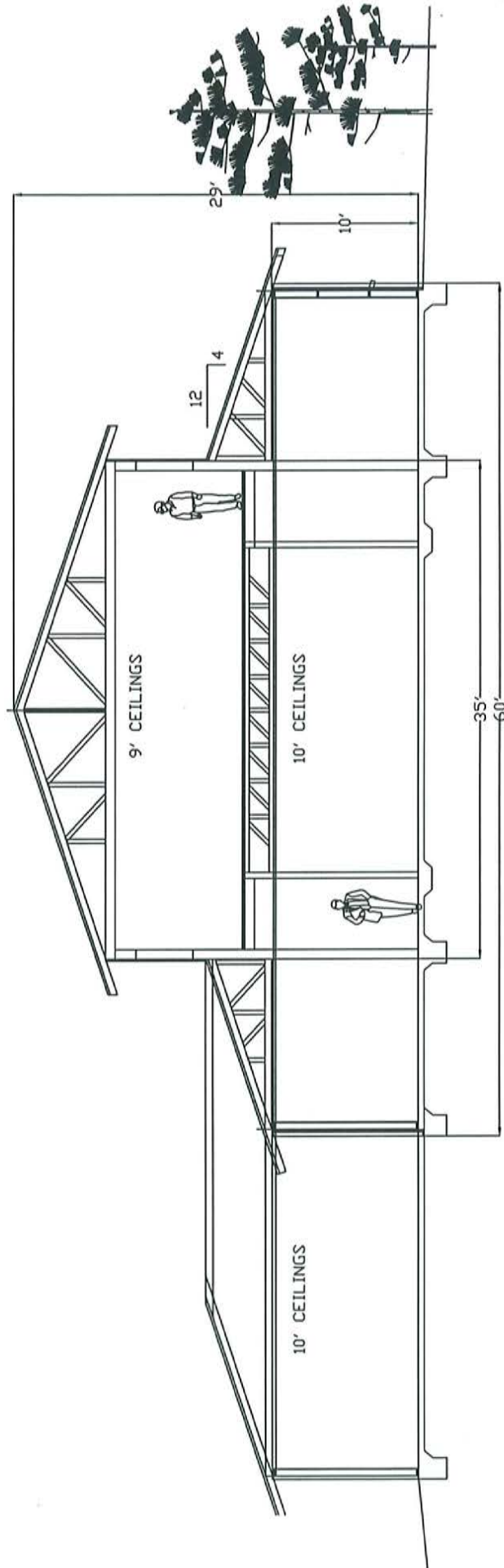
2011



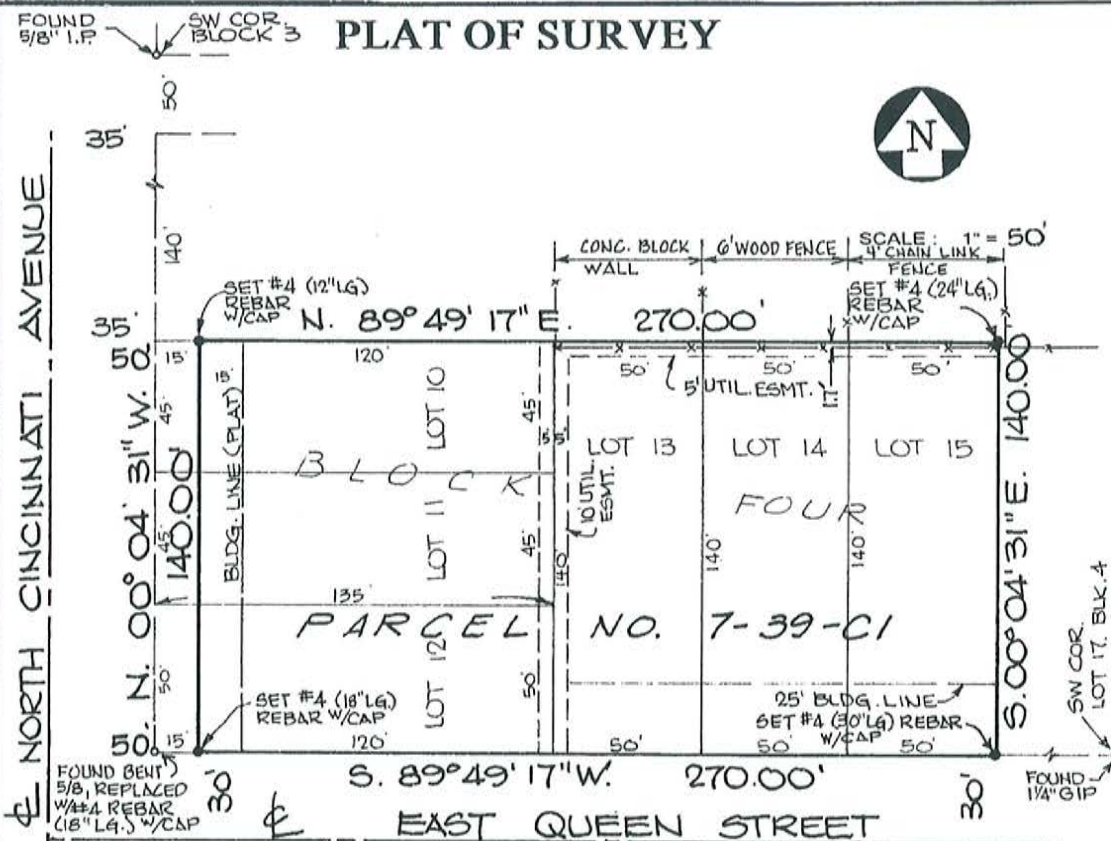
RESIDENTIAL SCALE DENTAL CLINIC
 METAL ROOF AND BRICK TO BE SIMILAR
 TO ADJACENT RETAIL DEVELOPMENT
 MAX BUILDING HEIGHT TO BE 35'

ELEVATION ONE

NEW LANDSCAPING TO COMPLEMENT
 EXISTING NEIGHBORHOOD AND NEW CLINIC



SECTION A



For: Tulsa Development Authority
W.O. 14245 Bk. 01-212 Pg. 48 Invoice No. 21454

Note: Bearings are based on the West line of Block 4, DICKASON GOODMAN ADDITION; Assumed N.0°04'31"W.
Note: Fences encroach 1.7' +/- over the North line of Lots 13, 14, & 15, Block 4 as shown.

THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

DESCRIPTION:

All of Lots Ten (10), Eleven (11), Twelve (12) Less the West 15 feet for street and Lots Thirteen (13), Fourteen (14) and Fifteen (15), Block Four (4), DICKASON GOODMAN ADDITION, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

WITNESS MY HAND AND SEAL THIS 10th DAY OF November, 2001.

Revised 145' to 140' on Lots 13, 14, and 15, this 14th day of October 2003.



ASSOCIATED SURVEYORS, L.L.C.
PH. 918-663-2425, FAX 918-834-7368
237 South 71st East Avenue
Tulsa, Oklahoma, 74112
C.A.#1130, EXP. 6/30/03

Graham W. Blake
GRAHAM W. BLAKE, RPLS # 1451



3.e.14

SECTION 601. PRINCIPAL USES PERMITTED IN OFFICE DISTRICTS

The principal uses permitted in the Office Districts are designated by use units. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading, and screening requirements and other use conditions in Chapter 12. The use units permitted in Office Districts are set forth below in Table 1.

Table 1

Use Units Permitted in Office Districts*

Use Unit		Districts			
No.	Name	OL	OM	OMH	OH
1.	Area-Wide Uses	X	X	X	X
2.	Area-Wide Special Exception Uses	E	E #	E#	E#
4.	Public Protection & Utility Facilities	E	E	E	E
5.	Community Services & Similar Uses	E	X	X	X
6.	Single-Family Dwelling	E	E	E	E
7.	Duplex Dwelling	E	E	E	E
7a.	Townhouse Dwelling	E	E	E	X
8.	Multifamily Dwelling and Similar Uses	E	E	E	X
10.	Off-Street Parking Areas	X	X	X	X
11.	Offices, Studios & Support Services	X**	X	X	X
12.	Eating Establishments Other than Drive-Ins				X
13.	Convenience Goods and Services	E****	E****	E****	E****
16.	Mini-Storage	E	E	E	E
19.	Hotel, Motel and Recreational Facilities			E***	E***

*X = Use by Right

E = Special Exception

** = Drive-in bank facilities whether a principal or accessory use, require Board of Adjustment approval of special exception in OL Districts.

*** = Limited to hotel and motel.

**** = Limited to barber and beauty shops.

= Residential treatment and transitional living centers are allowed by right in OM, OMH, and OH Districts.

SECTION 1210. USE UNIT 10. OFF-STREET PARKING AREAS

A. Description. Off-street parking areas which are principal uses.

B. Included Uses. Off-street parking areas.

C. Use Conditions

Off-street parking areas shall conform to the design, lighting, and improvement requirements for off-street parking contained in Chapter 13.

D. Off-Street Parking and Loading Requirements Not applicable.

SECTION 1211. USE UNIT 11. OFFICES, STUDIOS, AND SUPPORT SERVICES

A. Description

Offices, studios, medical and dental laboratories, and certain other compatible or supporting services.

B. Included Uses:

- Abstract Company
- Advertising Agency
- Artificial Limb and Corrective Shoe Sales (by prescription only)
- Artist's Studio
- Broadcasting or Recording Studio
- Computing Service
- Data Processing Service
- Drafting Service
- Dental Offices, Clinics, Laboratories and related Research Facilities
- Employment Agency
- Financial Institution, other than pawn shop
- Funeral Home
- General Business Offices, excluding on premise sale of Merchandise
- Insurance (claims adjustment - limit two bays - no repair)
- Interior Design Consultant (no retail sales)
- Loan Office
- Medical Offices, Clinics, Laboratories and related Research Facilities
- Optician or Optical Laboratories
- Photography Studio
- Prescription Pharmacy, provided that no sundry or other merchandise is sold or offered for sale

Studio or School for teaching ballet, dance, drama, fine arts, music,
 language, business or modeling
 Transportation Ticket Office
 Travel Agency
 Union Hall (meetings only, no trade school)

C. Use Conditions

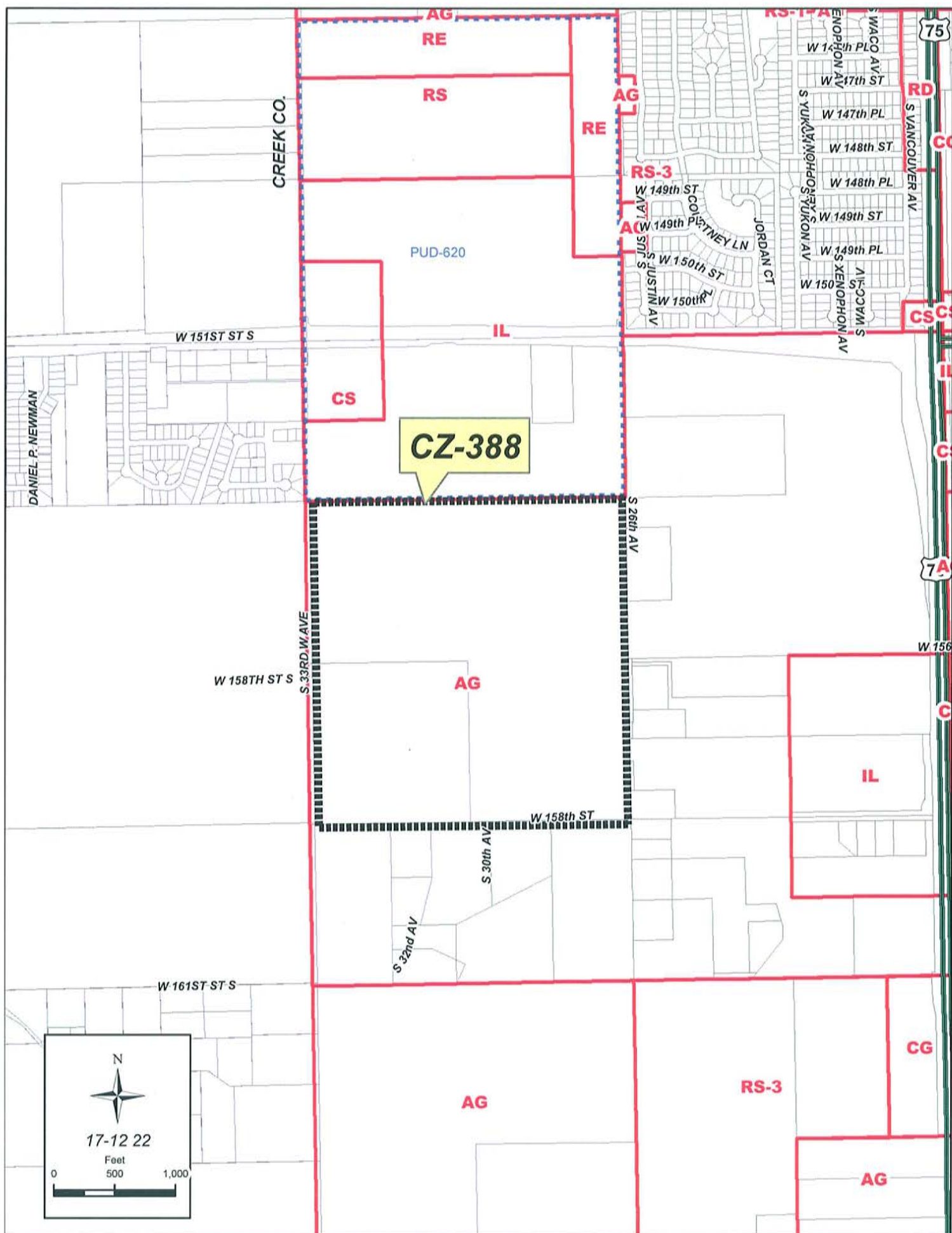
1. The uses included in Use Unit 11, when located on a lot which is abutting an R District, shall be screened from the abutting R District by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R District.
2. Funeral Homes which provide a chapel or assembly area shall have a minimum lot area of one acre.

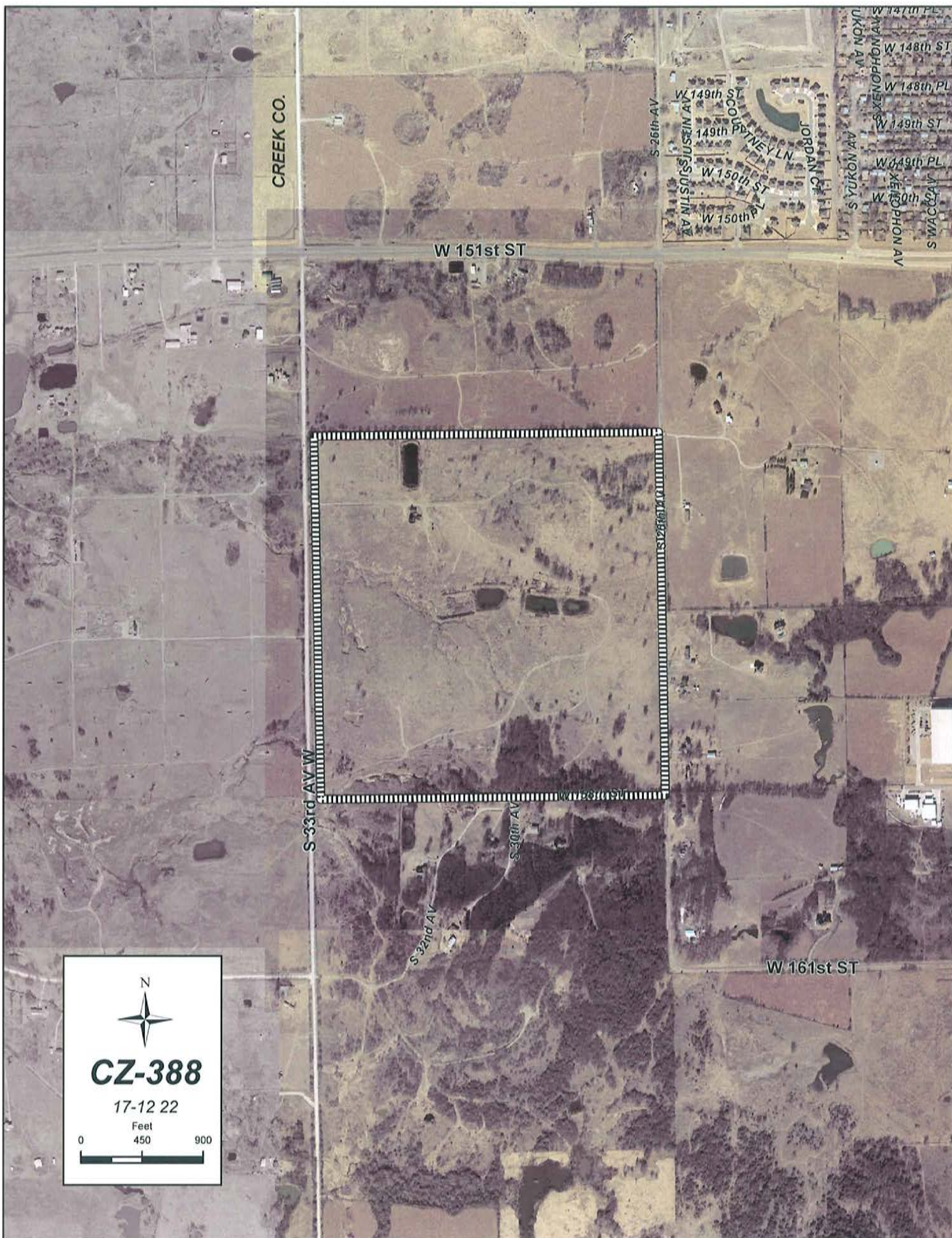
D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Funeral Home and Union Hall	1 per 40 SF of assembly floor area plus 1 per 300 SF of nonassembly floor area	1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area
Medical & Dental Offices, Clinics & Laboratories	1 per 250 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Studio or School	1 per 150 SF of floor area	NA
Other Uses	1 per 300 SF of floor area for the first 30,000 SF of floor area in a building and if the building exceeds 30,000 SF, 1 per 350 SF of floor area for the floor area exceeding 30,000 SF	1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area

E. Other Requirements

1. Only vehicles which are accessory to permitted principal uses on the lot shall be permitted to be parked on the lot. Such vehicles shall include customer's





CZ-388

17-12 22

Feet

0 450 900



**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: CZ-388

TRS 7222

Atlas 0

CZM 65

PD-Glenpool—County-2

TMAPC Hearing Date: August 15, 2007

Applicant: David Stone

Tract Size: 160± acres

ADDRESS/GENERAL LOCATION: North of West 158th Street between South 33rd West Avenue & South 26th West Avenue

EXISTING ZONING:AG

EXISTING USE: Agriculture

ZONING ORDINANCE: Resolution number 98254 dated September 15, 1980, established zoning for the subject property.

PROPOSED ZONING: IL

PROPOSED USE: Industrial uses

RELEVANT ZONING HISTORY:

CZ-259/PUD-620 February 2000: All concurred in approval of a request for rezoning a 240± acre tract of land from AG to RE/RS/CS/IL for mixed use development on property located on the north and south sides of West 151st Street South between South 33rd West Avenue and South 26th West Avenue and abutting north of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 160± acres in size and is located north of West 158th Street between South 33rd West Avenue & South 26th West Avenue. The property appears to be mostly vacant and is zoned AG.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South 33 rd West Avenue	Secondary arterial	100'	2 (barely; gravel-topped)
South 26 th West Avenue	N/A	N/A	N/A

UTILITIES: The subject tract has rural water available through District 2 of Creek County and no sewer available.

SURROUNDING AREA: The subject tract is abutted on the east by mixed use large-lot developments, zoned AG; on the north by vacant land, zoned IL/PUD-620; on the south by largely vacant land (appears to be in oil wells), zoned AG; and on the west by vacant land/oil wells, zoned AG in Creek County.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The Comprehensive Plan for the **City of Glenpool**, designates this area as being some residential and some agriculture with a rural residential intensity mostly with some low intensity in residential. Information from the Glenpool City Manager indicates that the City of Glenpool has plans to purchase land in this area (and including some of the subject property's 160 acres) for development of an industrial park.

STAFF RECOMMENDATION:

The proposal has the support of the Glenpool City Manager (letter in file), but it does not have the support of the adopted Glenpool Comprehensive Plan. It does not meet the criteria of the Metropolitan Development Guidelines for location of medium to high intensity uses. The property is an interior parcel, with frontage only on South 33rd West Avenue, which is not improved to industrial standards. Industrial zoning has occurred, more properly, adjacent to the Highway 75 frontage, to the east. Staff therefore cannot support this application and recommends **DENIAL** of IL zoning for CZ-388.

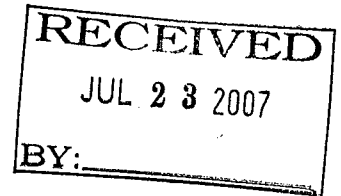
08/15/07



City of Glenpool

P.O. Box 70 • Glenpool, Oklahoma 74033 • (918) 322-5409 • Facsimile(918) 322-5433

July 19, 2007



Tulsa Metropolitan Planning Commission
200 West 5th Street, Suite 600
Tulsa, OK 74103

Attn: Danē Matthews

RE: CZ-388, Stone Trucking, Tulsa County Re-zoning, Section 22, T-17-N, R-12-E
Agricultural to Industrial

To Whom It May Concern:

This letter is in support of the industrial zoning application. The City of Glenpool is acquiring property for a new Industrial Park. This Park is a joint effort of the Cities of Jenks, Bixby and Glenpool in coordination with Tulsa County. A 130-acre portion of this application is under a commitment to purchase agreement by the City. We do support the application.

If you have any questions, please contact me.

Sincerely,

Ed Tinker,
City Manager

CC: Mayor J. Shayne Buchanan

TO: **Tulsa Metropolitan Area Planning Commission (TMAPC)**
INCOG, 201 West 5th Street, Suite 600 / Tulsa / OK 74103

August 6, 2007

From: Ryan Jones, concerned residence
2231 West 161st South
Glenpool, OK 74033
918-406-6209



Subject: **Opposition of proposed AG (Agriculture District) to IL (Industrial Light District) zoning amendment CZ-388**
(SOUTH HALF OF THE NORTHWEST OF THE NORTHEAST OF THE
SOUTHWEST OF SECTION 22, T-17-N, R-12-E **AND** NORTHWEST OF THE
SOUTHWEST OF SECTION 22, T-17-N, R-12-E)



Ladies and Gentlemen:

Thank you for taking the time to review my objection to the proposed zoning amendment from AG district to an IL district (CZ-388). As an adjacent resident and neighbor, I am concerned about the effects of IL and its impact amongst our thriving community. The idea of an IL district within a few feet of our property line weighs negatively on my investment. After review of the Tulsa County Zoning Code Chapter 9 (Industrial District Provisions) and Chapter 12 (Use units), I feel it would be a detriment having an IL district adjacent to our established community.

The sheer location of this proposed IL district, centered between three high density residential zoning plots, seems rather in conducive to the thriving community. To the NE is Taylor's Pond with 100+ residents. To the west is the Evergreen subdivision on the bordering Creek County line (currently in the house building phase). And to the SW is a recently zoned RS-3 residential zoning district on the south side of 161st, all within the diagram of the sent notice. Associated with this district would be the constant support structure of industrial traffic.

Aside from the many potential losses in home values associated with an adjacent IL district, many other concerns relate to this classification of zoning. A very common safety concern is the dense & heavy transportation of equipment and materials adjacent to these dense residential areas. The transit routes along W 26th street South and W 33rd Street South are marginal at best (See figure below). The volume of heavy equipment can grossly impact the integrity of the narrow and frail community transit routes.

Additionally, the topography in this corridor has been a traffic visibility concern as well. The blind spot at the crest of Hwy 151 eastbound between W33rd street S and W26th street S reveals a significant hazard (See figure below). Additionally, the topographical impact of environmental discharge from this property elevation cresting above lower residential elevations could have an enormous impact. Current issues with hydrological run-off from this property have been affecting underlying households.

My wife has a chronic reaction to dust. The volume of dust pollutants associated with IL and their connected equipment can adversely affect her. Adding to the pollutants is the effects of constant and irritating noise associated in this district. The potential "around the clock" hours of IL operations could keep households up "around the clock" as well. Adding to the many concerns is the capping of aged oil wells and its effects on environmental safety over the years.

Ladies and gentlemen, thank you for your time reviewing my many concerns with this amendment. I felt it imperative that to convey my strong opposition to this amendment. Each resident has their own personal reasons for this opposition. Again, for me first the safety hazards and pollutants associated with this type of district; second, the potential environmental effects of IL; third, irregular operations; and lastly maintaining the integrity of a thriving and aspiring residential community. Below are a few supporting pictures displaying my concerns to this amendment. I look forward to meeting you on August 15, 2007 at the 1:30 meeting. Thanks again.

 August 06, 2007



Narrow and deteriorating road from 161st through W26st South. Taylor's Pond sub-division viewed to north for reference.

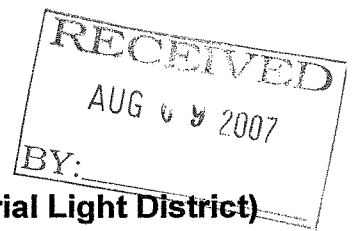


Blind spot at crest of 151st and W 26st S



Top of crest at 151st with W 26st South to right and Taylor's pond to left.

TO: **Tulsa Metropolitan Area Planning Commission (TMAPC)**
INCOG, 201 West 5th Street, Suite 600 / Tulsa / OK 74103




Subject: **Opposition of proposed AG (Agriculture District) to IL (Industrial Light District)**
zoning amendment CZ-388
(SOUTH HALF OF THE NORTHWEST OF THE NORTHEAST OF THE
SOUTHWEST OF SECTION 22, T-17-N, R-12-E AND NORTHWEST OF THE
SOUTHWEST OF SECTION 22, T-17-N, R-12-E)

Resident Name: TAMARA AND DAN ANDERSEN

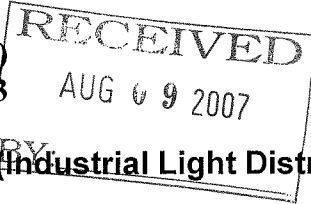
Address: 805 W 150 Place Glenpool OK 74031

I am opposed to this amendment because:

I did not purchase a new home
in a nice family neighborhood (Taylor's
Pond) to have industrial zoning
behind me - resulting in decreasing
my property value. There is plenty
of land just down the road that
would not have this effect. I
oppose the zoning.


Tamara Andersen 8-7-07
Signature Date

TO: Tulsa Metropolitan Area Planning Commission (TMAPC)
INCOG, 201 West 5th Street, Suite 600 / Tulsa / OK 74103



Subject: Opposition of proposed AG (Agriculture District) to IL (Industrial Light District)
zoning amendment CZ-388
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SOUTHWEST OF SECTION 22, T-17-N, R-12-E AND NORTHWEST OF THE
SOUTHWEST OF SECTION 22, T-17-N, R-12-E)

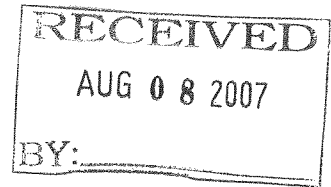
Resident Name: Frank & Becky Gregory
Address: 865 W. 150th Pl., Glenpool, OK 7403

I am opposed to this amendment because:

Upon moving here last year, we were under the impression that this was a ~~residential~~ residential neighborhood. The activity of industrial vehicles will add to the noise and cause much more wear & tear on the street conditions. It will also increase the chances of crime in the area with the increase of activity at all hours of the night.

Frank C. Gregory 8/6/07
Signature Date

TO: Tulsa Metropolitan Area Planning Commission (TMAPC)
INCOG, 201 West 5th Street, Suite 600 / Tulsa / OK 74103



Subject: Opposition of proposed AG (Agriculture District) to IL (Industrial Light District)
zoning amendment CZ-388
(SOUTH HALF OF THE NORTHWEST OF THE NORTHEAST OF THE
SOUTHWEST OF SECTION 22, T-17-N, R-12-E AND NORTHWEST OF THE
SOUTHWEST OF SECTION 22, T-17-N, R-12-E)

Resident Name: JACK & Julie Ferrell

Address: 15001 Jordan Ct., Glenpool, OK 74033

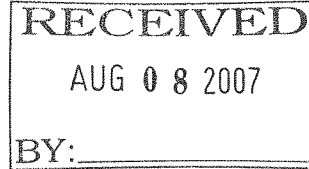
I am opposed to this amendment because:

We do not want a trucking company across the street from our housing addition. Not only do the heavy trucks put on unusual amount of wear and tear on our roads, but they are unsightly and will bring down the value of the homes surrounding their home base location. We also do not want other industrial companies moving into the area.

Julie L. Ferrell 8-6-07
Signature Date
Jack & Julie

August 5, 2007

INCOG
201 West 5th Street, Suite 600
Tulsa, OK 74103



Re: Case Number CZ-388
Proposed Zoning Change from AG to IL

We are in receipt of your Notice regarding Case Number CZ-388. As a resident of South 26th West Avenue, we object to the proposed amendment for a number of reasons.

First of all, we believe this zoning change and the subsequent establishment of a trucking company and other future industrial business would negatively affect our property value. We built our home four years ago and moved in to it after living within the City of Glenpool for the 18 years prior. Our home appraised for \$250,000 four years ago. Since then, we have made improvements to the house and the land, and we feel certain those improvements have had a positive impact to the appraised value.

Our property is located to the east of the site of the proposed zoning change. The topography of that property is such that our property is downhill from it. Runoff water from that property, as well as the property to the north, very efficiently enters and exits our property, as well as that of the Fentons and the Martinez'. The runoff water enters the Fenton pond, and any overflow exits onto our property and then joins with another creek which we believe ends up in the City of Glenpool. We are concerned with what type of waste may be generated from an industrial site and will ultimately end up crossing our property, as well as that of our neighbors. Of additional concern is the possible interruption or rerouting of the runoff caused by the construction of businesses in an area void of improvements such as storm sewer and other water management solutions.

Since the trucking company does not own any highway frontage, this will force the company to use either 26th West Avenue or 33rd West Avenue for access. Neither of these roads is adequate to handle the volume of traffic or the type of traffic the trucking company will generate. The current condition of 26th West Avenue is deplorable at best, and care must be taken when your car meets another one on this narrow stretch of road. Meeting a truck on that road will be all the worse. Entering 151st Street (Hwy 67) from 26th West Avenue must also be done with care due to the hill just to the west of the intersection.

We are also concerned about the noise and pollution associated with businesses such as trucking and other industry. Many of these businesses operate 24 hours a day and will disturb the peace we enjoy. There are two asthma sufferers in our home, and we are concerned about excessive gravel dust and other possible pollutants. The applicant's current place of business does not appear to have any hard surface parking; it is all gravel.

INCOG

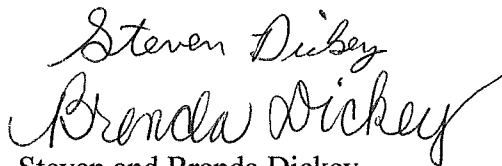
August 5, 2007

Page 2 of 2

The site of the proposed zoning change is a beautiful, natural place with an abundance of wildlife. Not only will numerous animals be displaced, but the establishment of industrial business would cause the area to become unsightly. We are certainly not experts in zoning matters, but it seems this is an extreme transition from residential to industrial, with the two separated only by a narrow county road.

On a more personal note, we do not want to compromise our home or our investment. We purchased our land nine years ago, and saved our money for five years so that we could build our dream home, the one we hoped to spend the rest of our days in. We do not want to ever have to sell our home, but we fear if industry is built across the street from us, we would be hard pressed recover our investment, or even to sell it at all.

Thank you for your time to consider our concerns. We respectfully request that the application for Industrial Light zoning be denied.

The block contains two handwritten signatures in cursive. The first signature is 'Steven Dickey' and the second is 'Brenda Dickey'. Both are written in dark ink.

Steven and Brenda Dickey
15615 South 26th West Avenue
Glenpool, Oklahoma 74033
(918) 322-3800 evening
(918) 640-7737 day

TO: **Tulsa Metropolitan Area Planning Commission (TMAPC)**
INCOG, 201 West 5th Street, Suite 600 / Tulsa / OK 74103

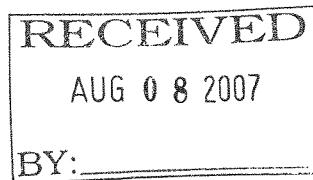
Subject: **Opposition of proposed AG (Agriculture District) to IL (Industrial Light District)**
zoning amendment CZ-388
(SOUTH HALF OF THE NORTHWEST OF THE NORTHEAST OF THE
SOUTHWEST OF SECTION 22, T-17-N, R-12-E **AND** NORTHWEST OF THE
SOUTHWEST OF SECTION 22, T-17-N, R-12-E)

Resident Name: Michael Shane Francis

Address: 14911 Jordan Ct. Glenpool, OK 74033

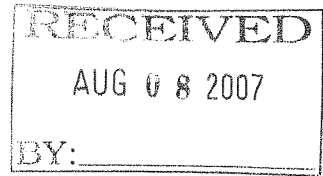
I am opposed to this amendment because:

*It would create a loss of enjoyment
of life for the residents in
the immediate area.*



M. Shane Francis 8-4-07
Signature Date

**TO: Tulsa Metropolitan Area Planning
Commission (TMAPC)
INCOG, 201 West 5th Street, Suite 600 / Tulsa
/ OK 74103**



**Subject: Opposition of proposed AG (Agriculture District) to IL (Industrial
Light District)
zoning amendment CZ-388**
(SOUTH HALF OF THE NORTHWEST OF THE NORTHEAST OF
THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E AND
NORTHWEST OF THE SOUTHWEST OF SECTION 22, T-17-N,
R-12-E)

August 4, 2007

Resident Name: Myron and Lorene Dunn

Address: 15303 S. 26th W. Ave., Glenpool, OK 74033

I am opposed to this amendment because: My wife and I are deeply opposed to the re-zoning change. As we near retirement age, we have hopes of a quiet time, and be able to run a few head of cattle, as long as health permits.

Now we are faced with the possibility of an industrial complex and or trucking company across the road from us.

We must now consider the loss in value of our property, loss of wildlife, additional noise, dust and dirt, and heavy truck traffic on roads that are much to small and poorly maintained for even present light residential use.

No one can stop progress, or should there even be a need to stop it, however, consideration must be given to those who are already in the area. In my retirement years I would rather see and hear young couples and their children enjoying a rural life style than the roar of diesels and the banging of steel.

Thank-you for your time.

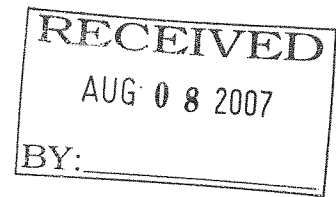
Myron Dunn

A handwritten signature in cursive script, appearing to read "Myron Dunn".

Lorene Dunn

A handwritten signature in cursive script, appearing to read "Lorene Dunn".

INCOG
201 W. 5th St
Ste 600
Tulsa OK 74103



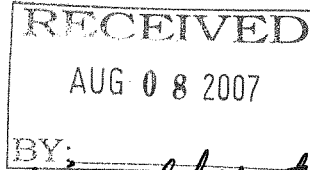
Re: Case# C2-388

To Whom It May Concern:

I am opposed to this zoning change.
My home is directly across the
street from the proposed change.
I have invested much money in capital
improvements to our property in the
hopes of raising our three children
in a quiet rural residential area.
This change will drop our property
values, cause potential health problems
for our children and increase the
noise and traffic.

Thank you,
Kimberly Fenton
15607 S. 26th W. Ave
Broken Arrow, OK 74033

Aug 4-07



To whom it may concern:

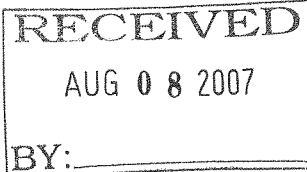
It has come to our attention that the property at N of W 158th St. So. between So. 33rd W. Ave. and So. 14th W. Ave. is up for a rezoning change. This property has always been zoned A.B. and now their wanting it to change to I.L. for Industrial use. We are not wanting the zoning change. All the people in this area have invested considerable monies in their homes + property. To allow such a change would only decrease all of our property values.

Also we've been trying for 4 yrs or longer to get the county to fix our roads, with no success. The roads are not large enough to handle large trucks + hauling from this area. The road So. 14th W. is primarily a one lane road. If two cars pass one has to go to the grass to be able to pass. The road will not handle constant lg. traffic + loads.

Please consider our requests before changing the zoning. It is vital to our area it stay A.B.

Thank You
Gene Fulbright

Gene Fulbright
16015 So. 26th W. Ave.
Glenpool, Ok. 74033



TO: Tulsa Metropolitan Area Planning Commission (TMAPC)
INCOG, 201 West 5th Street, Suite 600 / Tulsa / OK 74103

Subject: Opposition of proposed AG (Agriculture District) to IL (Industrial Light District)
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SOUTHWEST OF SECTION 22, T-17-N, R-12-E)

Resident Name: Stephanie Fox

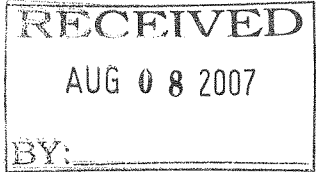
Address: 15042 Jordan Court, Glenpool, Oklahoma

I am opposed to this amendment because:

As a resident of Taylors Pond, I am absolutely apposed to the proposed zoning amendment. Zoning the current agricultural to industrial will be disastrous for the developement of Taylors Pond. There are many lots still vacant and if zoned to industrial many potential buyers will look elsewhere. This will cost the city of Glenpool valuable property tax revenue. A trucking company is NOT necessary industry for our area. The noise will be unbearable: these vehicles will be coming and going at all hours of the day and night. The constant trat will cause pollution and more wear and tear of 151st street. Everything mentioned above will erode the property values of the above average real estate of Taylors Pond. The real estate of NEW housing that so many of our residents have worked a

Signature Stephanie Fox Date 8/6/07

that means lower value for us, lower



TO: **Tulsa Metropolitan Area Planning Commission (TMAPC)**
INCOG, 201 West 5th Street, Suite 600 / Tulsa / OK 74103

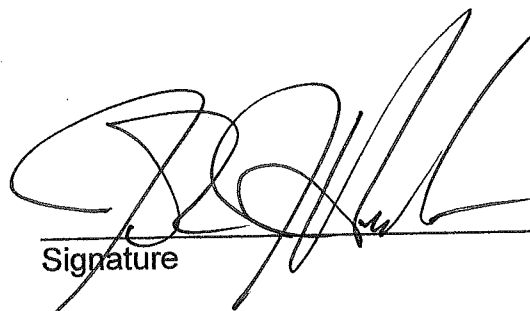
Subject: **Opposition of proposed AG (Agriculture District) to IL (Industrial Light District)**
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SOUTHWEST OF SECTION 22, T-17-N, R-12-E)

Resident Name: JOHN Harshman

Address: 15042 JORDAN CT. Glenpool

I am opposed to this amendment because:

*This Area needs
to stay Agriculture, or change
to Residential as this is
a growing Residential Area
and to make it light Industrial
will kill the growth of
Residential in the Glenpool
Kiefer Area.*

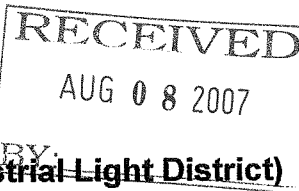


Signature

8-6-07

Date

TO: **Tulsa Metropolitan Area Planning Commission (TMAPC)**
INCOG, 201 West 5th Street, Suite 600 / Tulsa / OK 74103



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SOUTHWEST OF SECTION 22, T-17-N, R-12-E)

Resident Name: Kenneth and Paulette VAN CAMP

Address: 15719 South 26th West Ave Glenpool, OK 74033

I am opposed to this amendment because:

August 6, 2007

Dear Sir or Madam:

We are very concerned and are strongly opposed to the plans of changing the 160 acres of land to the west of our home from AG. To IL. And allowing unsightly and noisy businesses, heavy traffic which these roads can't handle, also I don't believe that neither the county nor the city of Glenpool has the monies to construct or maintain the area in question. Further more it would degrade the value of the residential properties surrounding the area and it goes against the current Comprehensive Plan for the City of Glenpool, which states that this area be used for medium intensity residential use.

Sincerely,

Kenneth L. Van Camp & Paulette G. Van Camp
15719 South 26th West ave Glenpool, OK 74033

Paulette Van Camp August 6, 2007
Kenneth L Van Camp August 6 2007
Signature Date

RECEIVED

AUG 08 2007

BY:

TO: Tulsa Metropolitan Area Planning Commission (TMAPC)
INCOG, 201 West 5th Street, Suite 600 / Tulsa / OK 74103

Subject: Opposition of proposed AG (Agriculture District) to IL (Industrial Light District)
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SOUTHWEST OF SECTION 22, T-17-N, R-12-E)

Resident Name: EUGENE FULLER

Address: 14855 COURTNEY LN GLENDALE

I am opposed to this amendment because:

This is a very nice neighborhood &
I don't want the extra noise, traffic, & dust.

Eugene Fuller 8.4.07
Signature Date

RECEIVED

AUG 08 2007

BY: _____

TO: Tulsa Metropolitan Area Planning Commission (TMAPC)
INCOG, 201 West 5th Street, Suite 600 / Tulsa / OK 74103

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SOUTHWEST OF SECTION 22, T-17-N, R-12-E)

Resident Name: Carol L. Todd

Address: 14929 Country Lane Glenpool

I am opposed to this amendment because: I live in Taylors Pond.

This is the first home that I have purchased in my life. I'm 66 yrs old. I want my home to retain its property value. It is the only thing that I will have to leave to my children. I am divorced, single, and have no retirement. I pass by the current location of the business that wants to have this location re-zoned and it is an eye-sore. — I would not want to buy any property in close proximity to it. Neither would anyone else. Our property value would decrease.

Signature Carol L. Todd Date 8/4/07

TO: Tulsa Metropolitan Area Planning Commission (TMAPC)
INCOG, 201 West 5th Street, Suite 600 / Tulsa / OK 74103

RECEIVED
AUG 08 2007

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SOUTHWEST OF SECTION 22, T-17-N, R-12-E)

Resident Name: Tom Lisle and Mistie Lisle

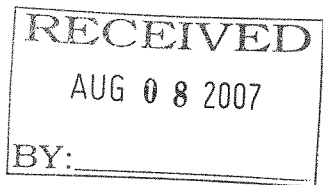
Address: 14949 Courtney Ln. Glenpool OK 74033

I am opposed to this amendment because:

There would be an increase in traffic in my area. there would be an increase in Truck traffic in my area and that would cause there to be a lot of noise around the clock in an area that is now very quiet and Peacefull, the trucking would also cause significantly more damage to our roads in this area than there would have been if it were not here. I feel these businesses would make our area unsightly and cause our property ^{value} ~~base~~ to be lowered. Who would want to live across the street from that eye sore, the property could be better used as a new neighborhood with homes that match those in the area. That would be the proper way to develop this land.

Tom Lisle
Signature

8-4-07
Date



TO: Tulsa Metropolitan Area Planning Commission (TMAPC)
INCOG, 201 West 5th Street, Suite 600 / Tulsa / OK 74103

Subject: Opposition of proposed AG (Agriculture District) to IL (Industrial Light District)
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SOUTHWEST OF SECTION 22, T-17-N, R-12-E)

Resident Name: Butch Dellis

Address: 15002 S Justin Ave Glenpool

I am opposed to this amendment because:

• INCREASED NOISE:

We specifically chose our neighborhood for the slow, quiet and peaceful atmosphere next to the country. IT'S VERY ENJOYABLE TO ~~THE~~ AFTER come home to AFTER A FAST Paced, HECKTIC Day of work in Tulsa. We ARE planning to add a pool to our BACKYARD AND LISTENING TO TRACTOR TRAILER TRUCKS, JAKE BRAKES, AIR BRAKE NOISES AND MORE ROAD NOISE would ROB us of our enjoyment of Family Time.

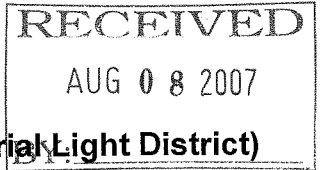
• INCREASED TRAFFIC:

~~Hwy~~ 151st STS. TRANSITIONS FROM 2 LANE TO SINGLE LANE VERY BUSY DURING SCHOOL HOURS; ie Buses & Parent drop off - OFTEN TRUCKING COMPANIES HAUL OVERSIZED LOADS AND REQUIRE ESCORTS - Hwy 75 & 151st ST. SOUTH is BUSY AND OFTEN TRAFFIC IS ~~IMPACTED~~ CURRENTLY IMPACTED (Backed up) by TURNING SEMI-TRUCKS. - CHILDREN ARE Sometimes SCENE Biking Along ^{151st} ~~Hwy 75~~

Butch Dellis
Signature

Date

TO: Tulsa Metropolitan Area Planning Commission (TMAPC)
INCOG, 201 West 5th Street, Suite 600 / Tulsa / OK 74103



Subject: **Opposition of proposed AG (Agriculture District) to IL (Industrial Light District) zoning amendment CZ-388**
(SOUTH HALF OF THE NORTHWEST OF THE NORTHEAST OF THE
SOUTHWEST OF SECTION 22, T-17-N, R-12-E **AND** NORTHWEST OF THE
SOUTHWEST OF SECTION 22, T-17-N, R-12-E)

Resident Name: THOMAS J. Ford

Address: 826 W. 150th PLACE South

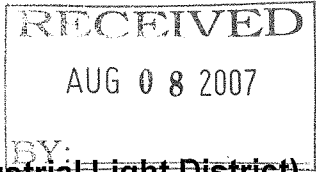
I am opposed to this amendment because:

We do not want extra noise, traffic, ~~sur~~rounding our
residential neighborhood. Thank you for not Zoning Industrial!

Thomas J. Ford
Signature

8-4-07
Date

TO: Tulsa Metropolitan Area Planning Commission (TMAPC)
INCOG, 201 West 5th Street, Suite 600 / Tulsa / OK 74103



Subject: Opposition of proposed AG (Agriculture District) to IL (Industrial Eight District) zoning amendment CZ-388

(SOUTH HALF OF THE NORTHWEST OF THE NORTHEAST OF THE
SOUTHWEST OF SECTION 22, T-17-N, R-12-E AND NORTHWEST OF THE
SOUTHWEST OF SECTION 22, T-17-N, R-12-E)

Resident Name: Scott or Sarah Blasdel

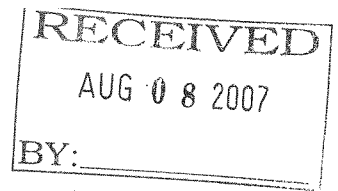
Address: 14915 Courtney Lane, Glenpool, OK 74033

I am opposed to this amendment because:

My main reason is that I have two small children, and the reason I moved to Glenpool is because of the fact that there is less traffic and more quiet out here. My husband and I want to raise our kids in the most safe environment ~~more~~ possible. So we are most definitely against the new Zoning and will take all the actions needed to make sure all the children in the subdivision here at Taylor's Pond are safe from big trucks and etc. Thank you.

Sarah Blasdel
Signature

8-4-07
Date



TO: **Tulsa Metropolitan Area Planning Commission (TMAPC)**
INCOG, 201 West 5th Street, Suite 600 / Tulsa / OK 74103

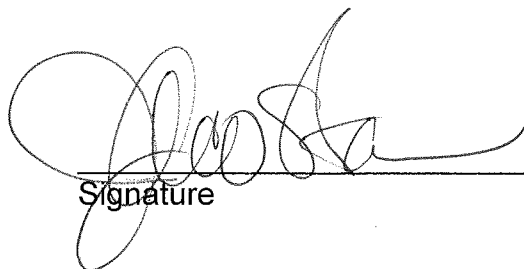
Subject: **Opposition of proposed AG (Agriculture District) to IL (Industrial Light District)**
zoning amendment CZ-388
(SOUTH HALF OF THE NORTHWEST OF THE NORTHEAST OF THE
SOUTHWEST OF SECTION 22, T-17-N, R-12-E AND NORTHWEST OF THE
SOUTHWEST OF SECTION 22, T-17-N, R-12-E)

Resident Name: Patrick and Jeniffer Acosta

Address: 14935 Courtney Ln. Glenpool, OK. 74033

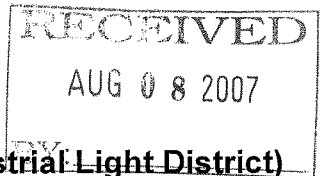
I am opposed to this amendment because:

Noise, clutter, traffic from larger trucks, and not to mention, lowering my property value of our home.


Signature

8/4/07
Date

TO: **Tulsa Metropolitan Area Planning Commission (TMAPC)**
INCOG, 201 West 5th Street, Suite 600 / Tulsa / OK 74103



Subject: **Opposition of proposed AG (Agriculture District) to IL (Industrial Light District) zoning amendment CZ-388**
(SOUTH HALF OF THE NORTHWEST OF THE NORTHEAST OF THE
SOUTHWEST OF SECTION 22, T-17-N, R-12-E AND NORTHWEST OF THE
SOUTHWEST OF SECTION 22, T-17-N, R-12-E)

Resident Name: Shelly Craig

Address: 15709 S 26 W Ave Glenpool OK 74033

I am opposed to this amendment because:

This area has been agricultural & needs to stay that way. We move out here to get away from noise & close neighbors. If this land is amended to Industrial, it will become nothing but an eyesore & noise. I don't want to look out my front door & see huge silver fans nor do I want to hear loud semis continuously moving them in & out. The roads out here are already narrow & run down & adding this type of traffic would only worsen the problem. Please take in to consideration how you would feel if you lived in the country where it is quiet & secluded & someone like Stan Trucking was to move in across from you! you can't make me believe you would be happy.

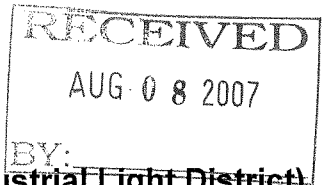
Signature

Shelly Craig

Date

8/7/07

TO: Tulsa Metropolitan Area Planning Commission (TMAPC)
INCOG, 201 West 5th Street, Suite 600 / Tulsa / OK 74103




Subject: **Opposition of proposed AG (Agriculture District) to IL (Industrial Light District) zoning amendment CZ-388**
(SOUTH HALF OF THE NORTHWEST OF THE NORTHEAST OF THE
SOUTHWEST OF SECTION 22, T-17-N, R-12-E **AND** NORTHWEST OF THE
SOUTHWEST OF SECTION 22, T-17-N, R-12-E)

Resident Name: Eantz & Tammy Rinard

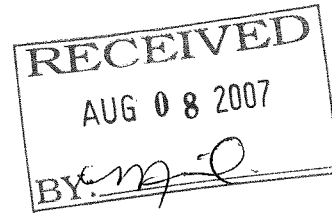
Address: 85 W 150th P.S. Glenpool OK

I am opposed to this amendment because:


Signature _____ Date Aug 6, 07
Tammy Rinard Aug 6. 07

August 8, 2007

INCOG
201 West 5th Street, Suite 600
Tulsa, OK 74103



Via Personal Delivery

Re: Case Number CZ-388
Proposed Zoning Change from AG to IL

Attached for your review are signed petitions against the proposed zoning change as referenced in Case Number CZ-388. There are 93 signatures.

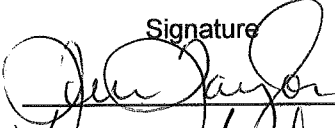
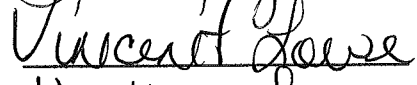
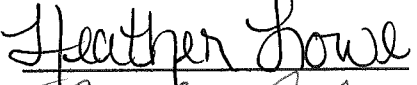

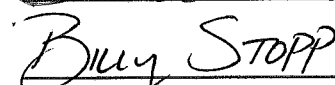

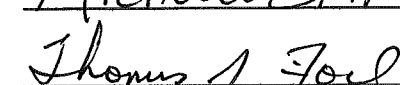
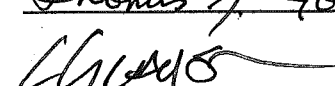
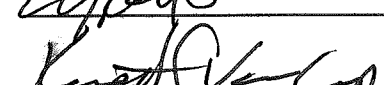
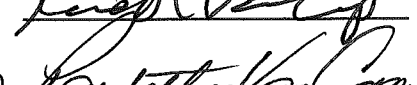

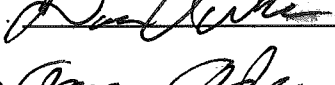
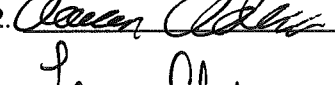
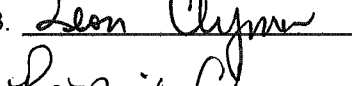
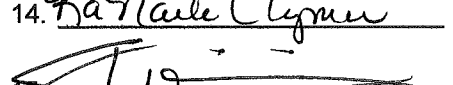

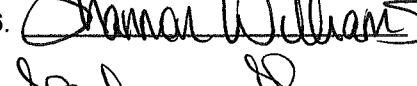
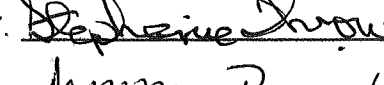
If you should have any questions, please call (918) 406-6209 or (918) 640-7737.

Thank you for your time.

Residents of Neighborhoods Surrounding Property Identified in Case CZ-388

PETITION

The undersigned residents of the neighborhoods surrounding the property identified in Case No. CZ-388 of Tulsa County, State of Oklahoma, described in the Notice as the SOUTH HALF OF THE NORTHWEST OF THE NORTHEAST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E AND NORTHWEST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E, hereby stand strongly against the proposed application for an Industrial Light District zoning.

	Signature	Print Name	Address
1.		Teri Taylor	876 W. 150 Pl
2.		Vincent Lowe	835 W. 150 Pl
3.		Heather Lowe	835 W. 150th PL
4.		Billie Coleman	836 W 150th Pl
5.		Billy Stopp	825 W 150th PL S
6.		Michelle Stopp	825 W 150th PL S
7.		THOMAS J. FORD	826 W. 150th PL S.
8.		LEEANN GRAWSON	836 W. 149th PL S
9.		Kenneth VANCAMP	15719 S 26th W. Ave
10.		Paulette VanCamp	15719 S. 26th W. AVE.
11.		Dan Andersen	805 W 150th PL
12.		AARON ADAMO	806 W 150th PL
13.		Leon Clymer	846 W. 150th PL
14.		Ranaile Clymer	846 W 150th PL
15.		Scott Williams	886 W 150th PL
16.		Shannon Williams	886 W. 150th PL
17.		Stephanie Throber	855 W. 150th
18.		Tammy Rinard	815 840 W. 150th PL S.

PETITION

The undersigned residents of the neighborhoods surrounding the property identified in Case No. CZ-388 of Tulsa County, State of Oklahoma, described in the Notice as the SOUTH HALF OF THE NORTHWEST OF THE NORTHEAST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E AND NORTHWEST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E, hereby stand strongly against the proposed application for an Industrial Light District zoning.

	Signature	Print Name	Address
1.		Robin Matunas	851 W. 150 th ST
2.		PATTI Garrison	831 W 150 th ST
3.		DOANE GARRISON	831 W 150 th ST
4.		Chad Sparks	820 W. 150 th ST.
5.		Vickie Fagin	1418 E 140 th Pl.
6.		KEVIN FAGIN	1418 E 140 th Pl.
7.		Julian Stragapete	14461 S. Oak St.
8.		Heidi Stragapete	14461 S. Oak St.
9.		Frank Martinez	15621 S. 26 th W Ave
10.		Tiffany Martinez	15621 S. 26 th W. Ave.
11.		JACKIE Collins	4332 S Garnett Rd
12.		SUE J. WALKER	P.O. BOX. 584 Glenpool, OK 74033
13.		PHARES WALKER	PO BOX. 584 Glenpool, OK 74033
14.		Alexander Martinez	15621 S 26 th W Ave Glenpool, OK 74033
15.		ROB CRAIG	15709 S. 26 th W. Ave Glenpool, OK 74033
16.		Shelly Craig	15709 S. 26 th W AVE Glenpool, OK 74033
17.		Brenda Dickey	15615 S. 26 th W. Ave. Glenpool
18.		Steve Dickey	18615 S 26 W Ave

PETITION

The undersigned residents of the neighborhoods surrounding the property identified in Case No. CZ-388 of Tulsa County, State of Oklahoma, described in the Notice as the SOUTH HALF OF THE NORTHWEST OF THE NORTHEAST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E AND NORTHWEST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E, hereby stand strongly against the proposed application for an Industrial Light District zoning.

	Signature	Print Name	Address
1.		Louie Willingham	14871 Jordan Ct
2.		Callie Willingham	14871 Jordan Ct
3.		Mike Cates	14881 Jordan Ct
4.		Bobbi Cates	14881 Jordan Ct
5.		Jodee Wilsdorf	14891 Jordan Court
6.		Keith Wilsdorf	14891 Jordan Court
7.		Susan Ross	14981 Jordan Ct.
8.		Julie L. Ferrell	15001 Jordan Ct.
9.		Jack G. Ferrell	15001 Jordan Ct
10.		Chad Smith	15052 Jordan Ct
11.		Bonnie Molloy	15052 Jordan Ct.
12.		Stephanie Fox	15042 Jordan Court
13.		Michael Moore	15011 Jordan Ct.
14.		Phyllis Moore	15011 Jordan Ct
15.		Jose Esteban Torre	15021 Jordan Ct
16.		Angela Francis	14911 Jordan Ct
17.		Johnny Carnes	14951 Jordan Ct
18.			

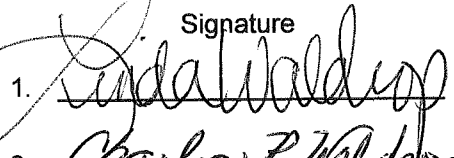
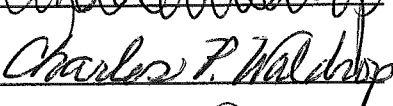
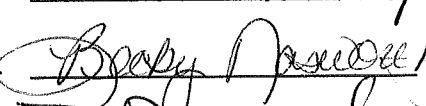
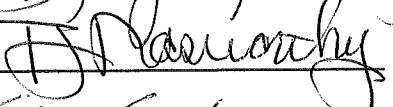

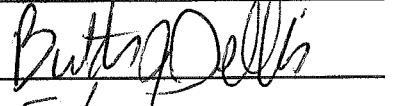


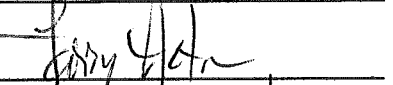
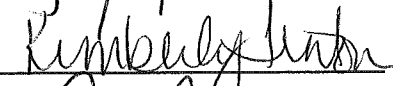

PETITION

The undersigned residents of the neighborhoods surrounding the property identified in Case No. CZ-388 of Tulsa County, State of Oklahoma, described in the Notice as the SOUTH HALF OF THE NORTHWEST OF THE NORTHEAST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E AND NORTHWEST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E, hereby stand strongly against the proposed application for an Industrial Light District zoning.

	Signature	Print Name	Address
1.	<u>Nancy Grayson</u>	NANCY GRAYSON	14905 Courtney Ln
2.	<u>Eugene Fuller</u>	EUGENE FULLER	14855 COURTNEY LN Glenpool
3.	<u>D. Annette Glenn</u>	D. ANNETTE GLENN	14919 Courtney LN, OK 74033
4.	<u>Dennis R. Glenn</u>	D.R. GLENN	14919 Courtney LN OK 74033
5.	<u>Carole Todd</u>	CAROLE TODD	14929 Courtney Ln Glenpool, OK
6.	<u>Patrick Acosta</u>	PATRICK ACOSTA	14935 COURTNEY LAKE Glenpool, OK 74033
7.	<u>Tom Lisle</u>	TOM LISLE	14949 Courtney Ln Glenpool, OK 74033
8.	<u>Mistie Lisle</u>	MISTIE LISLE	14949 Courtney Ln Glenpool, OK 74033
9.	<u>Lisa Nixon</u>	LISA MIXON	14944 Courtney Ln Glenpool, OK 74033
10.	<u>Darin Samuels</u>	DARIN SAMUELS	14939 Courtyard Lane 74033
11.	<u>Terry Ames</u>	TERRY AMES	14938 Courtney Ln OK 74033
12.	<u>Betsey Saltzman</u>	BETSEY SALTZMAN	14909 Courtney Ln 74033
13.	<u>Scott Blasdell</u>	SCOTT BLASDELL	14915 Courtney Ln 74033
14.	<u>Michael Rogers</u>	MICHAEL ROGERS	14936 Courtney Ln 74033
15.	<u>Ronda Jones</u>	RONDA JONES	2231 W 161st Glenpool 74033
16.	<u>Ryan Jones</u>	RYAN JONES	2231 W 161st Glenpool, OK 74033
17.	<u>Lorene Dunn</u>	LORENE DUNN	15303 S. 26 W. AVE.
18.	<u>Myron Dunn</u>	MYRON DUNN	15303 S. 26th W. AVE

PETITION

The undersigned residents of the neighborhoods surrounding the property identified in Case No. CZ-388 of Tulsa County, State of Oklahoma, described in the Notice as the SOUTH HALF OF THE NORTHWEST OF THE NORTHEAST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E AND NORTHWEST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E, hereby stand strongly against the proposed application for an Industrial Light District zoning.

	Signature	Print Name	Address
1.		Linda Waldrop	845 W. 149th Pl.
2.		Phillip Waldrop	"
3.		Rocky Nasworthy	856 W. 149 Place
4.		Terry Nasworthy	856 W. 149 Place
5.		CRAIG SWEENEY	816 W 149TH PL
6.		Butch DELLIS	15002 S JUSTIN AVE Glenpool
7.		Shawn Maues	15022 Justin Ave Glenpool
8.		Katharina Maues	15022 Justin Ave Glenpool
9.		Larry Fenton	851 W. 149th St
10.		Kimberly Fenton	15607 S 26th W Ave 746
11.		David Fenton	15607 S 26th W Ave 746
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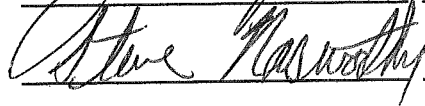
PETITION

The undersigned residents of the neighborhoods surrounding the property identified in Case No. CZ-388 of Tulsa County, State of Oklahoma, described in the Notice as the SOUTH HALF OF THE NORTHWEST OF THE NORTHEAST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E AND NORTHWEST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E, hereby stand strongly against the proposed application for an Industrial Light District zoning.

	Signature	Print Name	Address
1.	<u>Ernest Rinaud</u>	<u>Ernest Rinaud</u>	<u>815 W. 150th PLS.</u>
2.	<u>Gene Fulbright</u>	<u>Gene Fulbright</u>	<u>16015 S. 26th W. Ave</u>
3.	<u>Bob Shelton</u>	<u>Bob Shelton</u>	<u>15909 S. 26th W. Ave</u>
4.	<u>Monroe T. Hannon</u>	<u>Monroe T. Hannon</u>	<u>15834 S. 30th W. Ave</u>
5.	<u>Lori R. Hannon</u>	<u>Lori R. Hannon</u>	<u>15834 S. 30th W. Ave.</u>
6.	<u>Martie Fulbright</u>	<u>MARTIE FULBRIGHT</u>	<u>16015 S. 26th West Ave</u>
7.	<u>Ken Pickering</u>	<u>KEN PICKERING</u>	<u>2902 W 158th St. S.</u>
8.	<u>Deb Pickering</u>	<u>Deb Pickering</u>	<u>2902 W 158th St. S.</u>
9.	_____	_____	_____
10.	_____	_____	_____
11.	_____	_____	_____
12.	_____	_____	_____
13.	_____	_____	_____
14.	_____	_____	_____
15.	_____	_____	_____
16.	_____	_____	_____
17.	_____	_____	_____
18.	_____	_____	_____

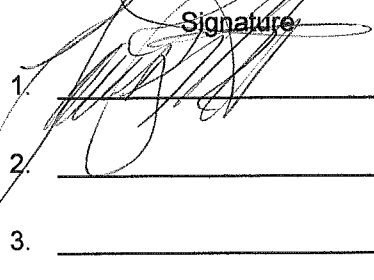
PETITION

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	Signature	Print Name	Address
1.		James W. Smith Jr	846 W. 149th St
2.		STEVEN MASNOR	860 W. 150th St
3.			
4.			
5.			
6.			
7.			
8.			
9.			
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PETITION FROM NEIGHBORING CREEK COUNTY

The undersigned residents of the neighborhoods surrounding the property identified in Case No. CZ-388 of Tulsa County, State of Oklahoma, described in the Notice as the SOUTH HALF OF THE NORTHWEST OF THE NORTHEAST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E AND NORTHWEST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E, hereby stand strongly against the proposed application for an Industrial Light District zoning.

	Signature	Print Name	Address
1.		Tammy Ritter	204 TAOS DR KIEFER OK 740
2.			
3.			
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**NOTICE TO THE PUBLIC OF A HEARING
ON A PROPOSED AMENDMENT TO THE ZONING MAP
TO THE COUNTY OF TULSA, OKLAHOMA**

CZ-388

**North of West 158th Street South between South 33rd West Avenue and South 26th
West Avenue**

B

Notice is hereby given that a public hearing will be held before the Tulsa Metropolitan Area Planning Commission (TMAPC), in the **Francis Campbell City Council Meeting Room, City Hall, 200 Civic Center, Tulsa, OK, 1:30 p.m. on Wednesday, August 15, 2007**, to consider the proposed zoning change on the following described property:

SOUTH HALF OF THE NORTHWEST OF THE NORTHEAST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E **AND** NORTHWEST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E;

From: AG (Agriculture District)

To: IL (Industrial Light District)

For: Industrial uses

All persons interested in this matter may appear at the foregoing time and place and present their objections to or arguments for the proposed amendment(s).

If you have questions concerning this request call or write INCOG, 201 West 5th Street, Suite 600, Tulsa, Oklahoma, 74103. (918-584-7526). When calling, please refer to Case number **CZ-388**.

TO: **Tulsa Metropolitan Area Planning Commission (TMAPC)**
INCOG, 201 West 5th Street, Suite 600 / Tulsa / OK 74103

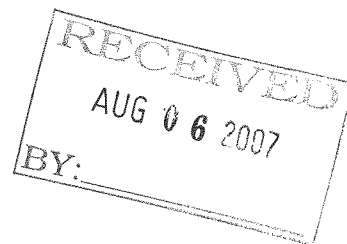
Subject: **Opposition of proposed AG (Agriculture District) to IL (Industrial Light District) zoning amendment CZ-388**
(SOUTH HALF OF THE NORTHWEST OF THE NORTHEAST OF THE
SOUTHWEST OF SECTION 22, T-17-N, R-12-E AND NORTHWEST OF THE
SOUTHWEST OF SECTION 22, T-17-N, R-12-E)

Resident Name: Keith Wilsdorf

Address: 1489 Jordan Court - Glenpool, OK 74033

I am opposed to this amendment because:

This is a residential area and I do not want the increased traffic & noise that amending this area to an IL zone will bring. It may also bring heavy equipment traffic into the area, which could create danger for the many families in this area with small children.



Keith Wilsdorf
Signature

8/4/07
Date

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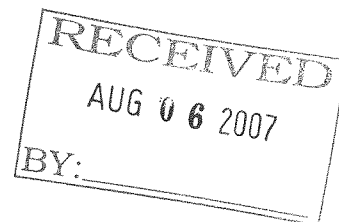
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SOUTHWEST OF SECTION 22, T-17-N, R-12-E)

Resident Name: Billie Coleman

Address: 836 W 150th Pl

I am opposed to this amendment because:

I have small children
that's very queasy about things
it think could hurt one of the
kids And it looks bad for
property value goes down



Billie Coleman 8-14-07
Signature Date

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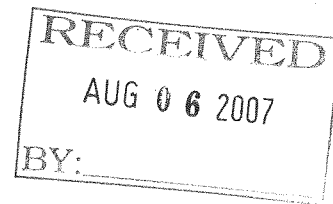
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Resident Name: Chad Sparks

Address: 820 W. 150th St.

I am opposed to this amendment because:

- Lowering property value
- Eyesore
- Increased traffic
- Industrializing a community area
- Displacing local area wildlife
- Decrease in safety for my children & neighborhood kids.
- Increasing local area crime rates.



Chad Sparks
Signature

Aug. 4, 2007
Date

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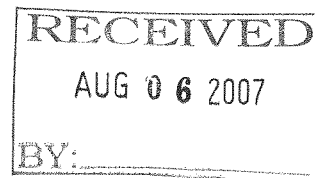
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SOUTHWEST OF SECTION 22, T-17-N, R-12-E)

Resident Name: VINCENT LOWE & HEATHER LOWE

Address: 835 W. 150th PL. Glenpool, OK. 74033

I am opposed to this amendment because:

This is a family neighborhood.
The danger to the children & pets
would be increased substantially due
to the traffic associated with the
light industrial park site.



Vincent Lowe
Signature

8/4/07
Date

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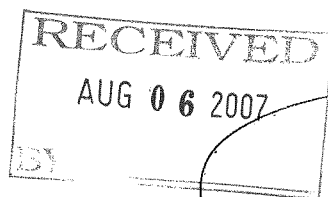
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SOUTHWEST OF SECTION 22, T-17-N, R-12-E)

Resident Name: Phillip + Linda Waldrop

Address: 845 W. 149th Pl Glenpool

I am opposed to this amendment because:

When we bought + built our new home, we were under the impression this would be a quiet neighborhood with low traffic. I don't want a lot of traffic in front of my neighborhood; nor do I want the noise from it. I am all for building up Glenpool but I want our neighborhood across from ^{my} neighborhood. Build the industrial parks further out away from town.



Signature

Date

Linda Waldrop 8-4-07