

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2826

September 16, 2020, 1:00 PM
175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report:

Work session Report:

Director's Report:

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.

PUBLIC HEARINGS

1. **Z-7140-SP-1g Bart James** (CD 2) Location: South of the southwest corner of West 81st Street South and South Maybelle Avenue requesting a **Corridor Minor Amendment** to allow duplexes and townhouses in development area C (Continued from August 19, 2020)
2. **CPA-89 CBC Builds c/o AAB Engineering LLC** (CD 9) Location: East of the Northeast corner of East 36th Street South and South Peoria Avenue requesting to amend the Land Use Map designation from Existing Neighborhood to Main Street. (Related to Z-7571) (Continued from September 2, 2020) **(Applicant requests a continuance to October 21, 2020)**
3. **Z-7571 CBC Builds c/o AAB Engineering LLC** (CD 9) Location: East of the Northeast corner of East 36th Street South and South Peoria Avenue requesting rezoning from **RS-3 to MX1-U-40** (related to CPA-89) (Continued from September 2, 2020) **(Applicant requests a continuance to October 21, 2020)**

OTHER BUSINESS

4. Commissioners' Comments

ADJOURN

CD = Council District

NOTE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify the Tulsa Planning Office at 918-584-7526. Exhibits, petitions, pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained Tulsa Planning Office at INCOG. All electronic devices must be silenced during the Planning Commission meeting.

Visit our website at tulsaplanning.org

email address: esubmit@incog.org

TMAPC Mission Statement: The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region's current and future residents.



Case Number: Z-7140-SP-1g
Minor Amendment

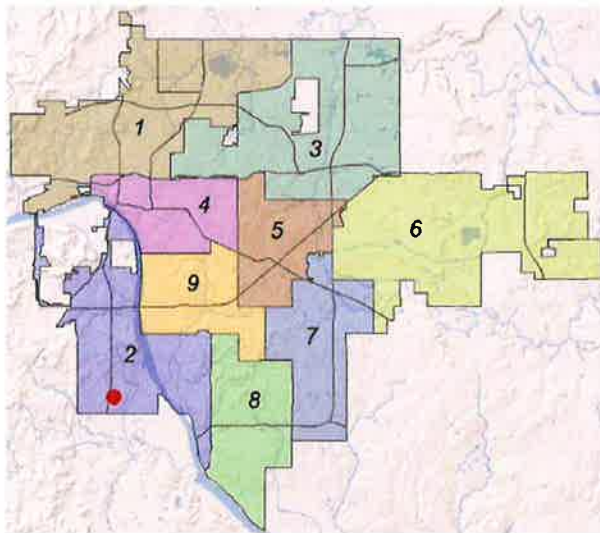
Hearing Date: September 16, 2020
(Continued from August 19, 2020)

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Bart C. James

Property Owner: Hyde Park, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: Corridor minor amendment to establish Development Area C for Villa Homes consisting of Duplexes and Townhouses

Gross Land Area: 41+ acres

Location: South of the SW/c of W 81st St S & S Maybelle Ave

Hyde Park at Tulsa Hills

Zoning:
Existing Zoning: CO/Z-7140-SP-1
Proposed Zoning: No Change

Comprehensive Plan:
Land Use Map: Existing Neighborhood
Growth and Stability Map: Stability

Staff Recommendation:
Staff recommends approval

Staff Data:
TRS: 8214

City Council District: 2
Councilor Name: Jeannie Cue

County Commission District: 2
Commissioner Name: Karen Keith

SECTION I: Z-7140-SP-1g Minor Amendment

Amendment Request:

Amend the Corridor Plan to establish Development Area C of Hyde Park at Tulsa Hills. This new development area would be to establish Villa Homes in the development, which would allow duplex homes as well as townhouses, which are not currently permitted.

The applicant has provided revised use and bulk and area requirements for the lots that will be a part of Development Area C, as shown on Rider II, included with this report. These setbacks have been revised to allow the proposed duplex homes and townhouses.

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 25.040D.3.b(5) of the Corridor District Provisions of the City of Tulsa Zoning Code.

“Minor amendments to an approved corridor development plan may be authorized by the Planning Commission, which may direct the processing of an amended development plan and subdivision plat, incorporating such changes, so long as substantial compliance is maintained with the approved development plan. “

Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in Z-7140-SP1.
- 2) All remaining development standards defined in Z-7140-SP-1 and subsequent amendments shall remain in effect.

Exhibits included with staff report:

INCOG zoning case map

INCOG aerial photo

Applicant Materials:

Rider II

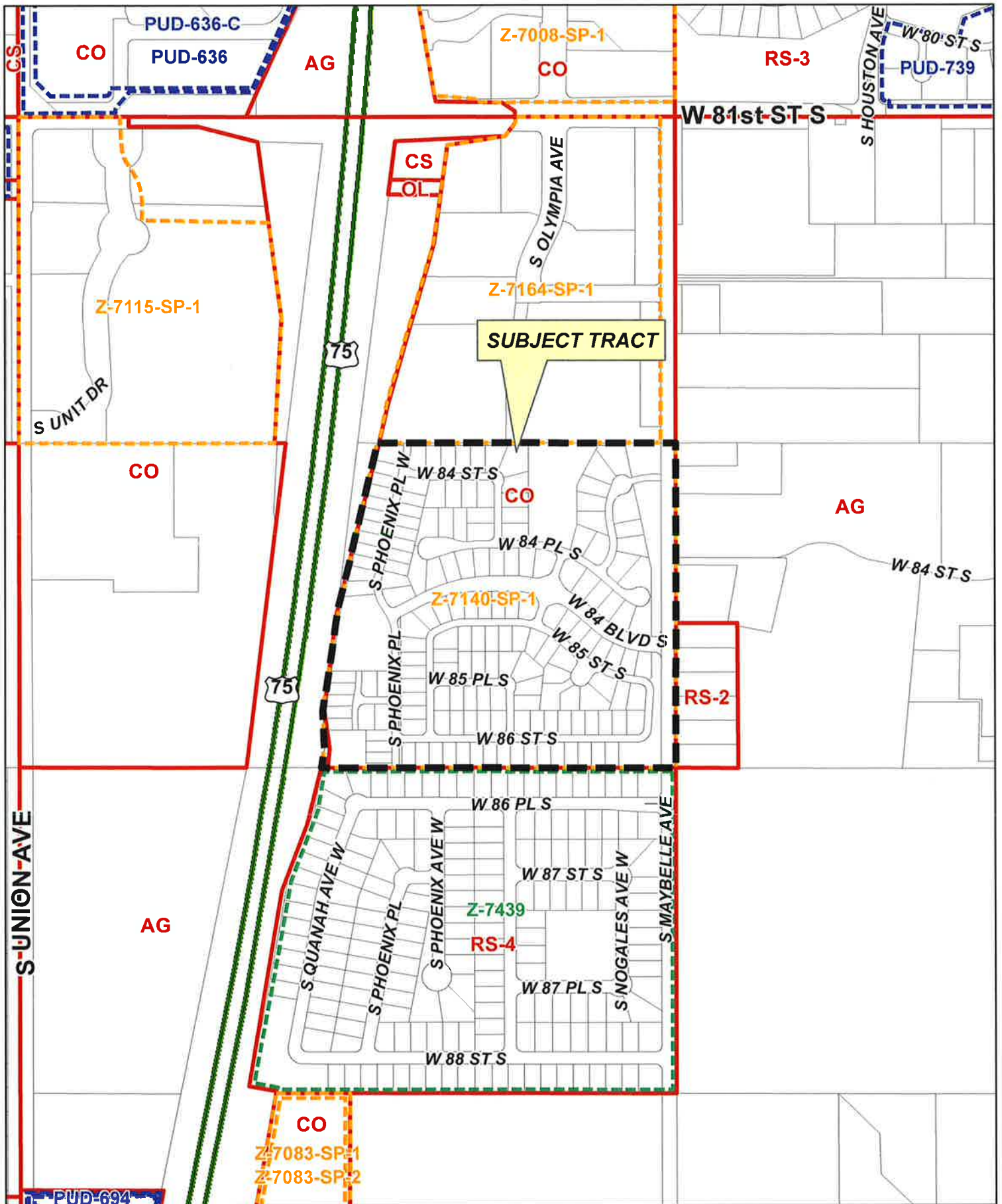
Development Layout

Renderings

Minor Amendment Letter with supporting material

Home Value Data for Hyde Park and Winchester Park

With considerations listed above, staff recommends **approval** of the minor amendment to establish Development Area C for Villa Homes as shown on the material provided by the applicant.



Z-7140-SP-1g

18-12 14

1.3



0 250 500
Feet



Subject
Tract

Z-7140-SP-1g

18-12 14

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

Aerial Photo Date: February 2018



1.4

RIDER II

PUD Plat No.7140-SP-1 is hereby amended to add the following Development Area “C” as an additional alternative, non-exclusive alternative to Development Area “A” or Development Area “B”, as the case may be, on a lot-by-lot basis.

Development Area “C” - Villa Homes is hereby added as follows:

Permitted Uses: Uses permitted by right Use Unit 1 - Area Wide Uses by Right; Use Unit 6, Single Family Dwelling, alternatively as a Duplex Dwelling; Use Unit 7, Duplex Dwelling; Use Unit 7A, Townhome Dwelling; and Use Unit 5, Community Services and similar uses and uses customarily incidental to permitted principal uses.

Maximum Number of Dwelling Units: 38

Minimum Livability Space Per Dwelling Unit: 1,400 sq. ft*

**Livability Space is defined as open space not used for parking or drives. Parking or drives located between the front lot line and building setback line shall count against livability space.*

Minimum Lot Size: 4,500 sq. ft.

Minimum Lot Frontage: 45 feet

Setbacks:

As to Lot 9, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	5 Feet
From the West Side Lot Line:	0 Feet

As to Lot 10, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	0 Feet
From the West Side Lot Line:	5 Feet

As to Lot 11, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	5 Feet
From the West Side Lot Line:	0 Feet

As to Lot 12, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	0 Feet
From the West Side Lot Line:	0 Feet

As to Lot 13, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	0 Feet
From the West Side Lot Line:	5 Feet

As to Lot 14, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	5 Feet
From the West Side Lot Line:	0 Feet

As to Lot 15, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	0 Feet
From the West Side Lot Line:	5 Feet

As to Lot 16, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	5 Feet
From the West Side Lot Line:	0 Feet

As to Lot 17, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	0 Feet
From the West Side Lot Line:	5 Feet

As to Lot 18, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	5 Feet
From the West Side Lot Line:	0 Feet

As to Lot 19, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	0 Feet
From the West Side Lot Line:	5 Feet

As to Lot 20, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	5 Feet
From the West Side Lot Line:	0 Feet

As to Lot 21, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	0 Feet
From the West Side Lot Line:	0 Feet

As to Lot 22, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	0 Feet
From the West Side Lot Line:	5 Feet

As to Lot 23, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	5 Feet
From the West Side Lot Line:	0 Feet

As to Lot 24, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	0 Feet
From the West Side Lot Line:	15 Feet

As to Lot 6, Block 2; the minimum Building setback from Side Lot Lines shall be as follows*:

From the North Side Lot Line:	0 Feet
From the South Side Lot Line:	5 Feet

As to Lot 7, Block 2; the minimum Building setback from Side Lot Lines shall be as follows*:

From the North Side Lot Line:	5 Feet
From the South Side Lot Line:	0 Feet

As to Lot 8, Block 2; the minimum Building setback from Side Lot Lines shall be as follows*:

From the North Side Lot Line:	0 Feet
From the South Side Lot Line:	5 Feet

As to Lot 9, Block 2; the minimum Building setback from Side Lot Lines shall be as follows*:

From the North Side Lot Line:	0 Feet
From the South Side Lot Line:	0 Feet

As to Lot 10, Block 2; the minimum Building setback from Side Lot Lines shall be as follows*:

From the North Side Lot Line:	5 Feet
From the South Side Lot Line:	0 Feet

As to Lot 4, Block 2; the minimum Building setback from Side Lot Lines shall be as follows*:

From the North Side Lot Line:	20 Feet
From the South Side Lot Line:	15 Feet
From the East Side Lot Line:	15 Feet
From the West Side Lot Line:	0 Feet

As to Lot 5, Block 2; the minimum Building setback from Side Lot Lines shall be as follows*:

From the North Side Lot Line:	20 Feet
From the South Side Lot Line:	15 Feet
From the East Side Lot Line:	0 Feet
From the West Side Lot Line:	15 Feet

As to Lot 6, Block 6; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	15 Feet
From the West Side Lot Line:	0 Feet

As to Lot 7, Block 6; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	0 Feet
From the West Side Lot Line:	0 Feet

As to Lot 8, Block 6; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	0 Feet
From the West Side Lot Line:	5 Feet

As to Lot 9, Block 6; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	5 Feet
From the West Side Lot Line:	0 Feet

As to Lot 10, Block 6; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	0 Feet
From the West Side Lot Line:	15 Feet

As to Lot 11, Block 2; the minimum Building setback from Side Lot Lines shall be as follows*:

From the North Side Lot Line:	15 Feet
From the South Side Lot Line:	20 Feet
From the East Side Lot Line:	0 Feet
From the West Side Lot Line:	15 Feet

As to Lot 12, Block 2; the minimum Building setback from Side Lot Lines shall be as follows*:

From the North Side Lot Line:	15 Feet
From the South Side Lot Line:	20 Feet
From the East Side Lot Line:	15 Feet
From the West Side Lot Line:	0 Feet

As to Lot 20, Block 7; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	5 Feet
From the West Side Lot Line:	0 Feet

As to Lot 21, Block 7; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	0 Feet
From the West Side Lot Line:	0 Feet

As to Lot 22, Block 7; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	0 Feet
From the West Side Lot Line:	5 Feet

As to Lot 23, Block 7; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	5 Feet
From the West Side Lot Line:	0 Feet

As to Lot 24, Block 7; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	0 Feet
From the West Side Lot Line:	0 Feet

As to Lot 25, Block 7; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	0 Feet
From the West Side Lot Line:	5 Feet

As to Lot 26, Block 7; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	5 Feet
From the West Side Lot Line:	0 Feet

As to Lot 27, Block 7; the minimum Building setback from Side Lot Lines shall be as follows*:

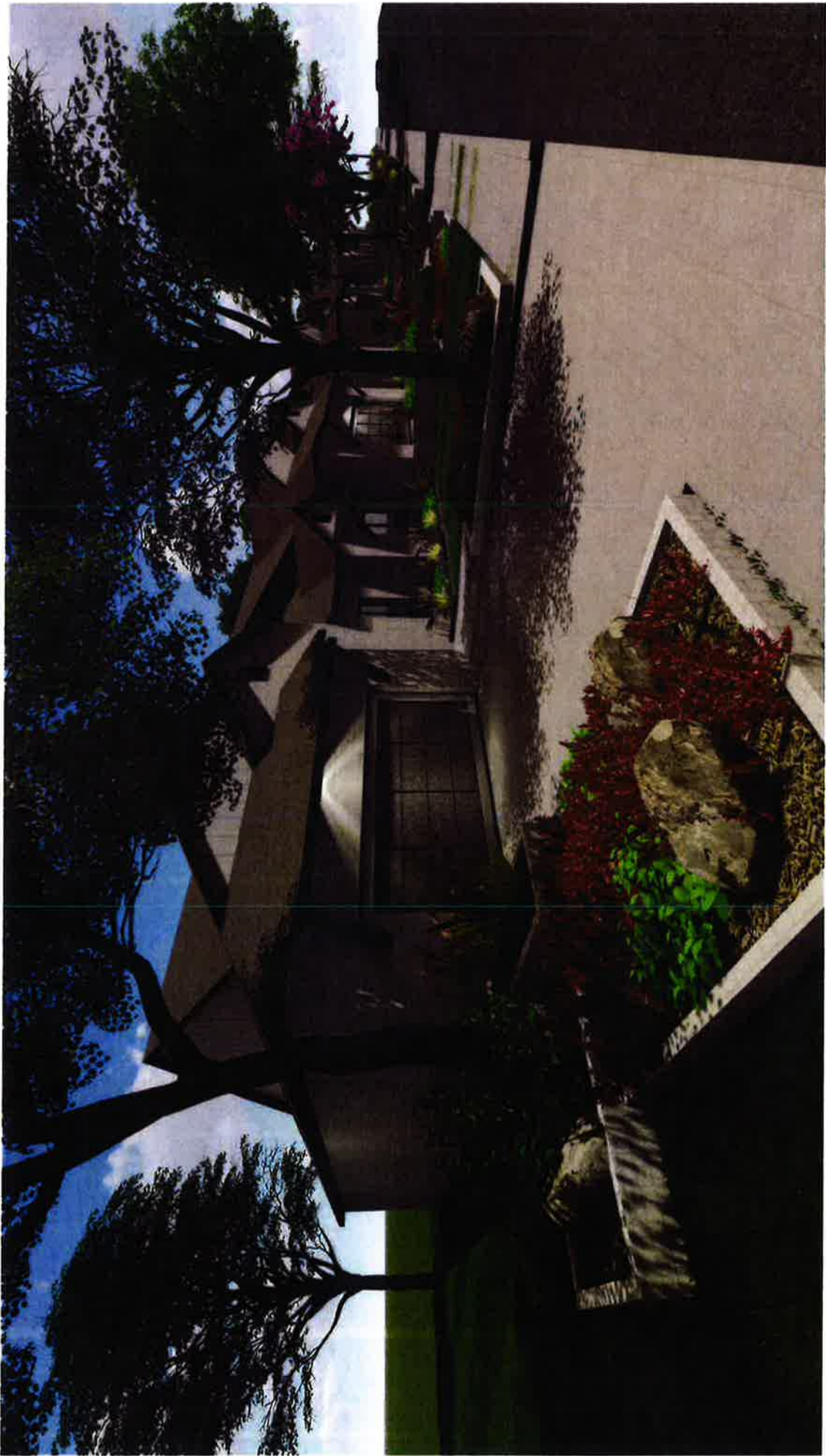
From the East Side Lot Line:	0 Feet
From the West Side Lot Line:	15 Feet

** Unless otherwise approved by the Architectural Committee or Developer*

Maximum Building Height: 35 Feet***

**** Architectural decorative features such as chimneys and cupolas may extend to a maximum height of 45 feet. However, no habitable portion of any dwelling may exceed the 35 foot height limitation.*

Signs: No signs permitted in Area C.



1.12





1.14



1.15

BART C. JAMES

ATTORNEY AT LAW

7910 SOUTH 101ST EAST AVENUE
TULSA, OKLAHOMA 74133

TELEPHONE: (918) 392-4949
FACSIMILE: (918) 495-1624
JKJTULSA@JKJCO.COM

Tulsa Metropolitan Area Planning Commission c/o INCOG
2 West 2nd Street, Suite 800
Tulsa, OK 74103

Re: Minor Amendment - CO - Hyde Park of Tulsa Hills
Case Number Z-7140-SP-1g
Wednesday, September 16, 2020 at 1:00 pm

Ladies and Gentlemen:

The pending Application requests an additional development option for thirty-eight (38) specific lots, so that thirty-eight (38) single family homes may be built on these lots, with some of the lots having a zero-side-lot line on one side of the lot and some having zero-side-lot line on both sides of the lot. The zero-side-lot line allows for having a common wall with the adjoining single family residence.

The requested development option of "Duplex" and "Townhouse" is requested to accomplish the above. The designation is not requested in an attempt to build two units on one lot, or three units on one lot, but strictly to build one single family home on each individual lot, with no resulting increase in density.

Additionally, I have heard indirectly that Hyde Park and the Winchester neighbors to the south are concerned that "Oh, it's going to decrease my property value...". An analysis of the sales prices in Hyde Park and on both sides of the street immediately south of Hyde Park in the abutting Winchester neighborhood does not support any perceived decrease in property values.

The price range of the Villas is in the same average price range as both the Winchester and Hyde Park Neighborhoods.

I have attached a letter from the builder, Gant Hinkle of True North Homes, indicating the types of homes, sizes, and price range planned. The square footage will range from 1,670 to 2,046 and the homes will range in price from \$350,000 to \$400,000. Amenities are included of high-end appliance packages, luxury-grade fixtures and flooring, and upgraded interior and exterior finishes.

The analysis of the sales price averages for Hyde Park shows an average sales price of just under \$400,000, and the average sales price for the Winchester homes on the street immediately south of the proposed Villa Home area is approximately \$380,000. A complete history of the lot sales within Hyde Park (including resales) and the adjoining Winchester Park area is attached. (The information in such was obtained from public records, deeds, documentary stamps, and assessor records.)

Additionally, because of the elevation changes across the development area, the homes will have a staggered, not stacked, appearance. I have also enclosed a graphic artist's rendering of what the Villas and homes will look like with the staggered appearance.

If I may answer any questions or provide any additional information which would be helpful to the Planning Commission, please e-mail or call me.

Respectfully submitted,
Bart C. James

1.14

Hyde Park LLC
ATTN: Harry Dandelles and Bart James
6126 S Memorial Dr
Tulsa, OK 74133
September 2, 2020

Dear Hyde Park LLC,

This letter is intended to provide clarity on the behalf of True North Homes LLC (TNH) in regard to development plans within Hyde Park. As you are aware, we are proposing the building of 41 villas on the 41 lots remaining for sale in blocks 1, 2, 5, 6, and 7 over the next two years. All lots are in the Southern, vacant portion of the community. 3 of the villas would be stand-alone residences while the balance would be bi-villas or tri-villas with one to two shared walls. The homes will be single story.

The proposed homes are all full masonry products with a full brick first floor and Hardie cement products for all facia, soffits, and gable siding. Most of the homes in Hyde Park today are a mixture of masonry products with lesser siding material. The windows are from Quaker Window Products and are all Lo E, Energy Star rated windows. As a standard, we install foam insulation in the rafters and blown in bibbs on exterior walls – this is required for us to meet Energy Star rating requirements. Inside the house, will install all hard surfaces – hardwood floors and tile throughout. No carpet, vinyl, or other cheaper material. The tile would be similar, if not the same, as used in TNH spec and custom homes. Our appliance package offering will be GE or Whirlpool with either the Frigidaire or Fisher Paykel twin packages, which also go in our homes that we sell between \$650k-\$1mm+. All lighting and plumbing fixtures are to be provided by Ferguson. Lighting will have similar finishes to products used in TNH spec and custom builds while the plumbing will all be Delta. Cabinets will be provided by Eagle Custom Cabinets with soft close in the kitchen and master bathroom. Every house will pre-wired for audio visual with TV outlets in each bedroom and livingroom.

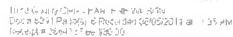
The homes will range from 1,670 to 2,046 square feet of living space and sold between \$350,000 - \$400,000. We aim to keep the price per foot between \$200-205/ft to help maintain higher per foot comps as observed in the neighborhood. While some of these homes share a common wall, the finishes throughout will be on par or above par with other homes in the neighborhood and will have a good consistent neighborhood look and feel. We have had good interest so far from great people looking to downsize and become part of the community.

Please let me know if I can provide any more answers or transparency. Thanks,

Bart Hinkle

Gant Hinkle
True North Homes LLC

APR 21 1968



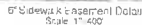
Dated: 24 Aug 79
 Dennis Smith
 Tullis Canada Corporation
 By: *[Signature]*
 Director

Hypo Park, L.L.C.
 6217 East Njord Drive, Suite B
 Tulsa, Oklahoma 74137
 Phone: 918.798.4001
 Fax: 918.798.2810
www.hypoparkllc.com

A subdivision in the City of Tulsa, being a part of the SE/4 of the NW/4 of Section 14,
Township 18 North, Range 12 East, of the Indian Meridian, Tulsa County, State of Oklahoma

6025 1/2 Ave. N
 Twin Falls, Idaho 83422
 208-733-4444

RECEIVED
JUN 12 2011
Texas Transportation and
Planning Commission

[illegible]

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4.2.2. A 10% decrease in the price of the inputs (LAP) changed the 1975-1976 output of LAP 10.2% more than the predicted output change. The 1976-1977 output of LAP 10.2% more than the predicted output change.

The top address for the top 1000 is top1000@cs.cmu.edu or <http://www.cs.cmu.edu/~top1000/>. The top 1000 is a list of the top 1000 most popular web pages in the world, as determined by the number of incoming links to each page. The top 1000 is a list of the top 1000 most popular web pages in the world, as determined by the number of incoming links to each page.

On the way to the station, I met a few other people who were also going to the station. I was very happy to see them and we all went to the station together. The train was very crowded and we had to stand for most of the journey. I was very tired when I got to the station, but I was very happy to see my friends and family. We all went to the hotel and had a very good night's sleep. I was very happy to be home and to see my friends and family. I was very tired when I got to the station, but I was very happy to see my friends and family. We all went to the hotel and had a very good night's sleep. I was very happy to be home and to see my friends and family.

Journal of Management Inquiry 20(4) 409-424

Education and training opportunities during and in connection with military operations. The United States will be involved in operations in the Gulf of Persia, primarily to protect oil flows. The Defense Secretary will coordinate military operations, but will not send troops, with the exception of a limited number of troops, which will be deployed in a limited number of areas. When the United States is not involved in the Gulf of Persia, the United States will be involved in the Gulf of Persia.

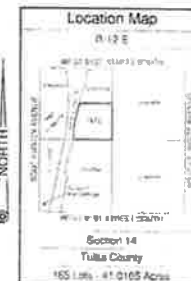
If the system is not stable, the controller must be redesigned. The system must be redesigned if the system is not stable, the controller must be redesigned. The system must be redesigned if the system is not stable, the controller must be redesigned.

[illegible]

Two months: 1. 2 years for all the following



Abstracts of theses and dissertations are indexed by the Library of Theological Studies. The abstracts are subject to change and may be revised at the discretion of the library.

[illegible][illegible]Hydrex Park in Tulsa Hills
of Preservation, 06/21/2011 Sheet 1 of 6

119

Hyde Park

Information obtained from public records, deeds, documentary stamps, assessor records.

Block	Lot	Owner	Notes	Purchase Price	Transaction Date	Assessor Value
						Avg. Assessor Value in Lieu of Purchase Price
			Avg. Purchase Price	\$ 390,911.76		\$ 372,082
1	1	Hyde Park LLC	Developer Lot	Available		
1	2	Hyde Park LLC	Developer Lot	Available		
1	3	Next Generation Homes LLC	Lot Purchase	Lot Only		
1	4	GEN Contractors, Inc	Builder Spec Home			\$ 229,000
1	5	Gem Contractors, Inc	Builder Spec Home			\$ 229,000
1	6	Jerry & Mary Janice Reed	Home completed		3/8/2018	\$ 410,000
1	7	Milestone Homes Inc	Builder Spec Home			
1	8	Doug & Kellie McCann	Home completed			\$ 431,900
1	9	Hyde Park LLC	Designated for Villas	Available		
1	10	Hyde Park LLC	Designated for Villas	Available		
1	11	Hyde Park LLC	Designated for Villas	Available		
1	12	Hyde Park LLC	Designated for Villas	Available		
1	13	Hyde Park LLC	Designated for Villas	Available		
1	14	Hyde Park LLC	Designated for Villas	Available		
1	15	Hyde Park LLC	Designated for Villas	Available		
1	16	Hyde Park LLC	Designated for Villas	Available		
1	17	Hyde Park LLC	Designated for Villas	Available		
1	18	Hyde Park LLC	Designated for Villas	Available		
1	19	Hyde Park LLC	Designated for Villas	Available		
1	20	Hyde Park LLC	Designated for Villas	Available		
1	21	Hyde Park LLC	Designated for Villas	Available		
1	22	Hyde Park LLC	Designated for Villas	Available		
1	23	Hyde Park LLC	Designated for Villas	Available		
1	24	Hyde Park LLC	Designated for Villas	Available		
2	1	Mark A Landers		\$ 297,500	1/28/2015	
2	2	Dana L Boersma		\$ 299,500	5/12/2015	
2	3	Rhonda Jean Young		\$ 295,500	2/13/2015	
2	4	Hyde Park LLC	Designated for Villas	Available		
2	5	Hyde Park LLC	Designated for Villas	Available		
2	6	Hyde Park LLC	Designated for Villas	Available		
2	7	Hyde Park LLC	Designated for Villas	Available		
2	8	Hyde Park LLC	Designated for Villas	Available		
2	9	Hyde Park LLC	Designated for Villas	Available		
2	10	Hyde Park LLC	Designated for Villas	Available		
2	11	Hyde Park LLC	Designated for Villas	Available		
2	12	Hyde Park LLC	Designated for Villas	Available		
2	13	Sharon A Johnson	Resale Purchase	\$ 310,000	9/30/2016	
2	13	Glenna S Rusher	Original Purchase	\$ 285,000	7/15/2013	
2	14	Ronald E & Linda R Chance		\$ 330,000	10/21/2016	
2	15	James & Juanita McClanahan Rev Trust		\$ 269,000	8/20/2013	
2	16	Christopher & Deborah Spriggs		\$ 315,000	12/5/2018	
2	17	Jo Carol James Rev Trust		\$ 335,000	3/22/2019	
2	18	Alynchia A Reynolds		\$ 325,000	1/8/2020	
2	19	Terri Stidham Living Trust		\$ 405,000	7/13/2017	
2	20	McBride Trust		\$ 370,000	3/22/2019	
2	21	Hyde Park LLC	Developer Lot	Available		
2	22	Hyde Park LLC	Developer Lot	Available		
2	23	Hyde Park LLC	Developer Lot	Available		

1.20

Hyde Park

Information obtained from public records, deeds, documentary stamps, assessor records.

Block	Lot	Owner	Notes	Purchase Price	Transaction Date	Assessor Value
2	24	Hyde Park LLC	Developer Lot	Available		
3	1	Hyde Park LLC	Developer Lot	Available		
3	2	Paul E & Janice L Holka		\$ 438,000	3/28/2018	
3	3	Gary L McQuigg Revocable Trust		\$ 350,000	9/26/2016	
3	4	Murrell Grantor Trust		\$ 410,000	12/11/2018	
3	5	Martin Shay & Eva Jean Singer		\$ 454,500	6/26/2019	
3	6	Jerry & Lois Finn	Lot Purchase	Lot Only		\$ 530,000
3	7	Elizabeth Blankenship Rev Trust	Resale Purchase	\$ 595,000	3/11/2020	
3	7	John G & Carole Nikkel	Resale Purchase	\$ 532,500	1/13/2017	
3	7	Steward Family Trust	Original Purchase	Lot Only	6/28/2013	
3	8	Ron E & Pamela J Shotts Rev Trust	Lot Purchase	Lot Only		\$ 401,500
3	9	John A & Patricia G Minielly - Trustees Minielly Family Rev Trust	Lot Purchase	Lot Only		\$ 352,000
3	10	Nancy J Haswell - Trustee of Nancy J Haswell Rev Family Trust	Lot Purchase	Lot Only		\$ 336,900
3	11	Warren W & Sandra Kay Gandall	Resale Purchase	\$ 650,000	3/11/2020	
3	11	Charles B McCall & Earnestine Mann	Resale Purchase	\$ 430,000	6/4/2015	
3	11	Ashton Homes Inc	Original Purchase	Lot Only	6/30/2014	
3	12	Deborah McCorkell Robertson	Lot Purchase	Lot Only		\$ 364,000
3	13	Christy Homles & Casey L Chonka	Lot Purchase	Lot Only		\$ 385,500
3	14	Roman T & Christina J Kraszkiewicz	Resale Purchase	\$ 435,000	9/23/2016	
3	14	Donna Sue Wuerch TTEE Donna Sue Wuerch Tr	Original Purchase	Lot Only	11/15/2011	
3	15	Michael D & Janice S Kyser	Lot Purchase	Lot Only		\$ 313,000
3	16	Robert A Webber Liv Trust & Tecla K Webber Liv Trust	Lot Purchase	Lot Only		\$ 356,000
3	17	Patsy R Slagle Trust	Lot Purchase	Lot Only		\$ 343,900
3	18	Patrick A & Sandra K Regan Family Trust	Lot Purchase	Lot Only		\$ 364,000
3	19	Richard O & Cathy E Jobe	Lot Purchase	Lot Only		\$ 366,900
3	20	Francis Scott Roberts & Penny D Owen		\$ 365,000	3/28/2019	
3	21	Bill W & Mary J Byrne		\$ 505,000	4/22/2019	
3	22	The Hathaway Family Trust	Lot Purchase	Lot Only		\$ 427,000
3	23	Mark Savage Trustee - Mark Savage Rev Trust	Lot Purchase	Lot Only		\$ 389,900
3	24	Carl Donavon & Nancy C Crow Trustees Crow Family Trust		\$ 404,500	11/21/2013	
3	25	Verbal M Snook Rev Trust	Lot Purchase	Lot Only		\$ 284,900
3	26	Victor V and Sharon K Ray Trust		\$ 353,000	6/5/2014	
3	27	William B and Donna J Smith	Lot Purchase	Lot Only		\$ 334,500
3	28	Jimmie & Deborah Sparks		\$ 480,000	9/13/2017	
3	29	Margaret M. Boerner	Lot Purchase	Lot Only		\$ 384,900
4	1	Marilyn D Boyd Trust	Lot Purchase	Lot Only		
4	2	Les J and Nancy M Gleaves Trust	Resale Purchase	\$ 350,000	9/24/2018	
4	2	Marcia K. Stowell	Original Purchase	\$ 280,000	7/11/2013	
4	3	Deborah Ann Moutsos Rev Trust		\$ 289,000	4/1/2015	
4	4	Joann Casey & JD Casey, Jr Trusts	Resale Purchase	\$ 333,000	11/16/2017	
4	4	Charles & Mark A Wollmershauser	Original Purchase	Lot Only	3/13/2013	
4	5	James A & Barbara Weems	Resale Purchase	\$ 250,000	11/6/2017	
4	5	William A Bowman	Original Purchase	Lot Only	5/29/2015	
4	6	Deborah K Watkins Rev Trust		\$ 340,000	11/20/2017	
4	7	Hyde Park LLC	Developer Lot	Available		

1.21

Hyde Park

Information obtained from public records, deeds, documentary stamps, assessor records.

Block	Lot	Owner	Notes	Purchase Price	Transaction Date	Assessor Value
4	8	Hyde Park LLC	Developer Lot	Available		
4	9	Hyde Park LLC	Developer Lot	Available		
4	10	The Pense Companies	Builder Spec Home			
4	11	William & Pauline Dugger	Resale Purchase	\$ 460,000	8/6/2018	
4	11	Gem Contractors Inc	Original Purchase	Lot Only		
4	12	Judy C Edmonson Rev Trust		\$ 430,000	1/17/2018	
4	13	Laurence L Pinkerton	Lot Purchase	Lot Only		\$ 463,500
4	14	Raymond G & Barbara J Fenner	Lot Purchase	Lot Only		\$ 276,000
4	15	Hyde Park LLC	Developer Lot	Available		
4	16	Michael & Glenda Jean O'Brien Rev Tr		\$ 515,000	5/30/2019	
4	17	The Garrison Family Trust		\$ 390,000	7/3/219	
4	18	Joan Collins Rev Trust	Resale Purchase	\$ 359,000	6/27/2017	
4	18	Gem Contractors Inc	Original Purchase	Lot Only	11/10/2016	
4	19	John Wade Pettit Trust and Della Jane Pettit Trust		\$ 433,000	11/14/2017	
4	20	Gary Lee Collins and Dixie Lee Grant Collins Trust		\$ 425,000	10/12/2016	
4	21	Pamela D Grannis 1996 Rev Trust	Resale Purchase	\$ 420,000	5/22/2020	
4	21	Dana Lee Stone	Resale Purchase	\$ 420,000	12/17/2019	
4	21	Karen S Hatfield Rev Trust	Resale Purchase	\$ 399,000	7/6/2027	
4	21	Milestone Homes Inc	Original Purchase	Lot Only	11/4/2015	
4	22	Patricia L Thomas	Transfer on Death	\$ -	7/20/2020	
4	22	Susan L Thomas & Edward K Esping	Resale Purchase	\$ 419,000	2/25/2016	
4	22	Gem Contractors Inc	Original Purchase	Lot Only	6/23/2015	
4	23	Harry & Kathleen Henslick Family Trust	Lot Purchase	Lot Only		\$ 314,000
4	24	Donald L & Eva Ranae McQuay	Resale Purchase	\$ 362,000	4/24/2019	
4	24	Leonard & edwina Casey	Resale Purchase	\$ 362,000	8/11/2014	
4	24	Ashton Homes Inc	Original Purchase	Lot Only	3/7/2012	
4	25	William M. & Laura A Bailey	Resale Purchase	\$ 350,000	4/3/2019	
4	25	Billy G & Nancy Thomason	Resale Purchase	\$ 349,500	12/22/2015	
4	25	T J Enterprises LLC	Original Purchase	Lot Only	5/20/2014	
4	26	Charlotte M Ryan Rev Trust	Lot Purchase	Lot Only		\$ 322,900
4	27	Norma J Blackburn Rev Living Trust	Resale Purchase	\$ 390,000	8/22/2017	
4	27	Jack D Dill	Original Purchase	Lot Only	11/16/2011	
4	28	Rose Schultz Trust, TTEE Rose Schultz	Lot Purchase	Lot Only		\$ 314,500
5	1	TCGH LLC	Designated for Villas	Available		
5	2	TCGH LLC	Designated for Villas	Available		
5	3	Hyde Park LLC	Developer Lot	Available		
5	4	Hyde Park LLC	Developer Lot	Available		
5	5	Hyde Park LLC	Developer Lot	Available		
5	6	Hyde Park LLC	Developer Lot	Available		
5	7	Hyde Park LLC	Developer Lot	Available		
5	8	Steward Family Revocable Trust	Lot Purchase	Lot Only		\$ 417,000
5	9	Stephanie S Farley Trust	Lot Purchase	Lot Only		\$ 394,500
5	10	Hyde Park LLC	Developer Lot	Available		
5	11	Charles E Sherry L Beair	Lot Purchase	Lot Only		
5	12	Hyde Park LLC	Developer Lot	Available		
5	13	Sandra K Mocha	Lot Purchase	Lot Only		\$ 444,500
5	14	Susanne Braddy	Lot Purchase	Lot Only		\$ 405,000
5	15	James R and Annabelle L Sullins Trust		\$ 363,000	8/22/2014	
5	16	Sharon Maust	Lot Purchase	Lot Only		\$ 308,500

1.22

Hyde Park

Information obtained from public records, deeds, documentary stamps, assessor records.

Block	Lot	Owner	Notes	Purchase Price	Transaction Date	Assessor Value
6	1	Smith Living Trust	Lot Purchase	Lot Only		
6	2	Hyde Park LLC	Developer Lot	Available		
6	3	Hyde Park LLC	Developer Lot	Available		
6	4	Mark Romine Construction Co LLC	Builder Spec Home			
6	5	Hyde Park LLC	Developer Lot	Available		
6	6	Hyde Park LLC	Designated for Villas	Available		
6	7	Hyde Park LLC	Designated for Villas	Available		
6	8	Hyde Park LLC	Designated for Villas	Available		
6	9	Hyde Park LLC	Designated for Villas	Available		
6	10	Hyde Park LLC	Designated for Villas	Available		
7	1	Four D Lake Retreat LLC	Builder Spec Home			
7	2	C2K Homes LLC	Builder Spec Home			
7	3	Dwight L Pierce Rev Trust & Dorothy A Pierce Rev Trust	Lot Purchase	Lot Only		\$ 495,000
7	4	C2K Homes LLC	Builder Spec Home			
7	5	Robert Paul & Mary C Wentz	Lot Purchase	Lot Only		
7	6	Hyde Park LLC	Developer Lot	Available		
7	7	Hyde Park LLC	Developer Lot	Available		
7	8	Hyde Park LLC	Developer Lot	Available		
7	9	Mark Romine Construction Co LLC	Builder Spec Home			
7	10	Mark Romine Construction Co LLC	Builder Spec Home			
7	11	Hyde Park LLC	Developer Lot	Available		
7	12	Hyde Park LLC	Developer Lot	Available		
7	13	C2K Homes LLC	Builder Lot Purchase	Lot Only		
7	14	Toole Family, LLC	Lot Purchase	Lot Only		
7	15	ROK Residence LLC		\$ 468,500	3/14/2019	
7	16	Ronald S & Mary Sue Looney 2020 Rev Tr	Lot Purchase	Lot Only		
7	17	Gem Contractors Inc	Builder Spec Home			
7	18	Jeri Ann & Catherine M Tucker	Lot Purchase	Lot Only		\$ 390,000
7	19	TCGH LLC	Designated for Villas	Available		
7	20	Hyde Park LLC	Designated for Villas	Available		
7	21	Hyde Park LLC	Designated for Villas	Available		
7	22	Hyde Park LLC	Designated for Villas	Available		
7	23	Hyde Park LLC	Designated for Villas	Available		
7	24	Hyde Park LLC	Designated for Villas	Available		
7	25	Hyde Park LLC	Designated for Villas	Available		
7	26	Hyde Park LLC	Designated for Villas	Available		
7	27	Hyde Park LLC	Designated for Villas	Available		
7	28	The Murphy Living Trust	Lot Purchase	Lot Only		
7	29	Earnestine & Charles McCall		\$ 540,500	3/25/2020	
7	30	Dollie D Dorough & Kathy D George	Lot Purchase	Lot Only		\$ 498,500
7	31	Molly R Krumme Rev Tr	Lot Purchase	Lot Only		
7	32	Hyde Park LLC	Developer Lot	Available		
7	33	Hyde Park LLC	Developer Lot	Available		
7	34	Hyde Park LLC	Developer Lot	Available		
				Avg. Purchase Price	\$ 390,911.76	Avg. Assessor Value in Lieu of Purchase Price \$ 372,082

1.24



SUBDIVISION OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N/2 NW/4), SECTION FOURTEEN (14), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

Owner / Developer	Engineer	Surveyor
MAXWELL HILL, LLC 1018 SOUTH WILSON ST. TULSA, OK 74107 PHONE: (918) 480-4377 EMAIL: paul@mhll.com	THE BOB BROWNING GROUP, LLC 4000 SOUTH WILSON STREET SUITE 100 TULSA, OKLAHOMA 74107 PHONE: (918) 344-1100 EMAIL: carl@browngroup.com C.A. #0053 201 000119	ATLAS LAND SURVEY, LLC 207 SOUTH MAIN STREET TULSA, OKLAHOMA 74106 PHONE: (918) 485-0800 EMAIL: kerry@atlasland.com C.A. #0053 201 000119

Control	Static Load (lb)	Settlement (in)	Soil Type
C-1	10,000	0.05	CL-ML
C-2	20,000	0.10	CL-ML
C-3	30,000	0.15	CL-ML
C-4	40,000	0.20	CL-ML
C-5	50,000	0.25	CL-ML
C-6	60,000	0.30	CL-ML
C-7	70,000	0.35	CL-ML
C-8	80,000	0.40	CL-ML
C-9	90,000	0.45	CL-ML
C-10	100,000	0.50	CL-ML
C-11	110,000	0.55	CL-ML
C-12	120,000	0.60	CL-ML
C-13	130,000	0.65	CL-ML
C-14	140,000	0.70	CL-ML
C-15	150,000	0.75	CL-ML
C-16	160,000	0.80	CL-ML
C-17	170,000	0.85	CL-ML
C-18	180,000	0.90	CL-ML
C-19	190,000	0.95	CL-ML
C-20	200,000	1.00	CL-ML
C-21	210,000	1.05	CL-ML
C-22	220,000	1.10	CL-ML
C-23	230,000	1.15	CL-ML
C-24	240,000	1.20	CL-ML
C-25	250,000	1.25	CL-ML
C-26	260,000	1.30	CL-ML
C-27	270,000	1.35	CL-ML
C-28	280,000	1.40	CL-ML
C-29	290,000	1.45	CL-ML
C-30	300,000	1.50	CL-ML

Monumentation

ALL CORNERS SHOWN HEREON WERE SET
W/IN 1/4" X 3/4" X 1/2" STEEL PIN WITH A
PLASTIC CAP STAMPED "KYLE 8/78" AT ALL
CORNERS, UNLESS OTHERWISE NOTED

Basis of Bearings.

REPRESENTATION, AND REMAINS OF
OKLAHOMA STATE PLANE COORDINATE
SYSTEM - ZONE NORTH 3201 (RANGE)
BEARING 2 DEGREES E ALONG THE EAST
LINE OF THE STRIP OF SECTION 16, T-48N
R-12-E, OF THE INDIAN BASS AND MEDICINE
TULSA COUNTY, STATE OF OKLAHOMA.
ACCORDING TO THE U.S. GOVERNMENT
SURVEY THEORY.

Addresses

APPROXIMATE SPOTS ON THIS PLAT WERE
ACQUIRED AT THE TIME THIS PLAT WAS
FILED APPROXIMATE AND SUBJECT TO
CHANGE AND SHOULD NEVER BE RELIED
ON IN PLACE OF LEGAL DESCRIPTION

Aviation Notice

NOTICE IS HEREBY GIVEN THAT ORDERS AND ORDERS OF ARREST OF ALL PRISONS ORIGINATE ON A PRELIMINARY BASIS IN THE OFFICE OF THE ATTORNEY GENERAL. ANY ORDER OF ARREST OR ORDER OF DETENTION WHICH OPERATES IN A LUNATIC ASYLUM OR IN A HOSPITAL FOR THE MENTALLY ILL OR IN A MENTAL INSTITUTION, SHALL BE VOID AND OF NO EFFECT UNLESS IT BEING FIRST APPROVED BY THE ATTORNEY GENERAL. ANY ORDER OF ARREST OR ORDER OF DETENTION WHICH OPERATES IN A LUNATIC ASYLUM OR IN A HOSPITAL FOR THE MENTALLY ILL OR IN A MENTAL INSTITUTION, SHALL BE VOID AND OF NO EFFECT UNLESS IT BEING FIRST APPROVED BY THE ATTORNEY GENERAL.

**FINAL PLAT
ENDORSEMENT OF APPROVAL**

TULSA METROPOLITAN AREA PLANNING COMMISSION

APPROVAL DATE Jan 19 1988

Roscoe Miller INSURANCE
[Signature] CITY ENGINEER

COUNCIL OF THE CITY OF TULSA, OKLAHOMA

APPROVAL DATE Jan 19 1988

[Signature] MAY 2 2 1988 [Signature]
[Signature] INTEREST CITY CLERK
[Signature] JACOBSON
JAN 20 1988

THE APPROVAL OF THIS FINAL PLAT WILL EXHAUST OF
TULSA FROM THE SALES OF CITY COUNCIL APPROVAL.
NOT FILED IN THE OFFICE OF THE COUNTY CLERK
BEFORE THIS DATE.

CERTIFICATE

I hereby certify that all real estate taxes involved in this plot have been paid as reflected by the current tax rolls. No action or requirement has been provided for the amount of 2017 taxes as reflected on 2.0122 to be applied to 2017 taxes. This certificate is NOT to be construed as payment of 2017 taxes. This certificate is given in order that this plot may be sold. The taxes for 2017 year may exceed the amount of the taxes for 2016 year.

Attest,

Shirley M. Smith
Shirley Smith
Treasurer
By: Shirley M. Smith Shirley M. Smith
Deputy



RECEIVED
JUN 28 2017
TRANSACTION OF THE
WINCHESTER PARK
Winchester Park
June 28 2017

Winchester Park

(Information obtained from public records, deeds, documentary stamps, assessor records.)

Lot	Block	Owner	Notes	Purchase Price	Transaction Date
			Average Purchase Price	\$ 380,785.71	
32	2	Executive Homes	Builder Lot Purchase	Lot Only	12/23/2019
31	2	Executive Homes	Builder Lot Purchase	Lot Only	7/23/2018
30	2	Christopher L. and Kelly M. Jensen		\$ 407,500.00	11/19/2019
29	2	Mitchell and Elizabeth Thomas		\$ 415,000.00	4/14/2020
28	2	Rachel A. Summers		\$ 399,000.00	12/13/2019
27	2	Darren and Juli Green		\$ 372,000.00	2/18/2020
26	2	Asher Homes LLC	Builder Lot Purchase	Lot Only	4/20/2018
25	2	Francois Bournival		\$ 335,000.00	4/16/2019
24	2	Gregory D. Douglass		\$ 467,500.00	3/6/2020
23	2	Drew S. Garner		\$ 355,500.00	8/7/2019
22	2	Maureen Faith and Juan Carlos Morales		\$ 359,500.00	8/30/2019
21	2	HPA II - Borrower 2019-1 LLC		\$ 348,500.00	7/15/2019
20	2	Joshua S. Rosenstein		\$ 479,000.00	8/30/2019
19	2	KS Sanders Rev Trust c/o Steven P and Karen K Sanders TTEES		\$ 383,000.00	5/22/2020
18	2	BAT Trust		\$ 388,500.00	11/16/2018
17	2	Kenny Smith Homes Inc	Builder Lot Purchase	Lot Only	1/23/2019
16	2	Kenny Smith Homes Inc	Builder Lot Purchase	Lot Only	10/9/2019
15	2	Melanie Ketchandji and Roland Enlow		\$ 332,500.00	10/28/2019
14	2	Raul Gonzales and Maria Tolentino	Builder Lot Purchase	Lot Only	11/26/2018
38	5	Daniel & Kim Hamlin		\$ 350,000.00	3/31/2020
37	5	Executive Homes LLC	Builder Lot Purchase	Lot Only	6/1/2018
36	5	Carol P. Hurlburt		\$ 360,000.00	10/19/2018
35	5	Kelley C. and Tyler Woods		\$ 390,000.00	11/15/2019
34	5	Thomas Dale Barefoot and Bonita E. Franklin		\$ 353,000.00	6/25/2020
33	5	Madeline M. and Clay F. Algeo		\$ 367,500.00	6/4/2019
32	5	George Rafael and Iraida Parra		\$ 396,000.00	6/19/2019
31	5	Waseem and Huma Waseem Bari	Builder Lot Purchase	Lot Only	1/18/2018
13	4	Executive Homes LLC	Builder Lot Purchase	Lot Only	12/23/2019
12	4	Executive Homes LLC	Builder Lot Purchase	Lot Only	12/23/2019
17	3	Envision Homes LLC	Builder Lot Purchase	Lot Only	4/2/2019
16	3	Harry and Raycene Weaver Trust		\$ 375,500.00	3/5/2019
15	3	Mathew Sean Tweedy and Ashley Davie		\$ 362,000.00	6/21/2019
14	3	Asher Homes LLC	Builder Lot Purchase	Lot Only	2/5/2020
			Average Purchase Price	\$ 380,785.71	

FILE COPY

Dwayne Wilkerson, Principal Planner • Current Planning
Tulsa Planning Office • 2 W. 2nd St., 8th Floor
Tulsa, OK 74103 • dwilkerson@incoq.org

Dear Dwayne,

I'm Jim Weems, a homeowner at Hyde Park at Tulsa Hills. The proposal is to change our PUD to allow for DUPLEX and TRIPLEX units. The term TRIPLEX is not used in the application but the plans show that 6 triplexes are clearly intended. The renditions that have been shown to us are duplex and triplex.

ALL homeowners purchased premium properties at Hyde Park, a 55 plus community with this promise in the **Declaration of Covenants** that are filed at the county clerks office. Recorded 10-11-2013, Doc# 2013102770

Article II, Section 2.

Use of the Lots shall be limited to use for single family detached residences and customary accessory uses.

The deceased developer, Guy Lewis, in the opening Recitals of the CCRs states in paragraph C.

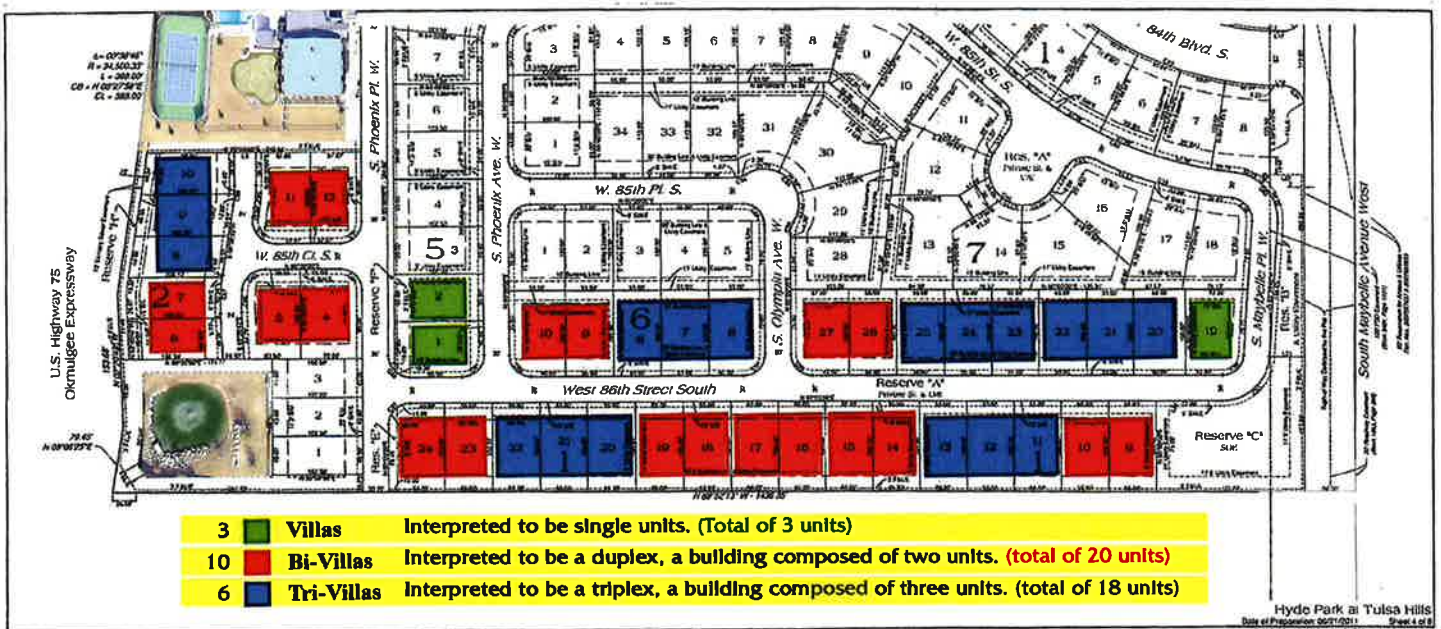
RECITALS: Paragraph C.

Developer hereby declares that Hyde Park at Tulsa Hills shall be held, sold and conveyed subject to the following easements, restrictions, covenants, liens and conditions, which are for the purpose of protecting the value and desirability of Hyde Park at Tulsa Hills and which shall run with the land and shall bind Developer and its successors in title and shall be enforceable as hereinafter set forth.

The homeowners want the remaining lots built and occupied, but only by structures that adhere to the CC&Rs that we all agreed to when we paid \$84,000 just for the lot.

Thank you so much.


Jim Weems



1.26

To: Tulsa Metropolitan Area Planning Commission
 Re: Case Number: Z-7140-SP-1g

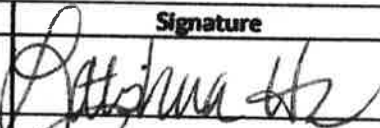
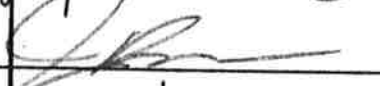
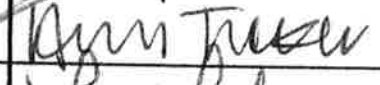
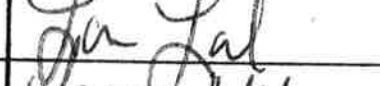
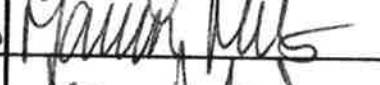






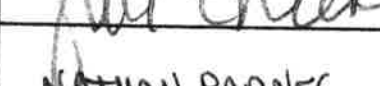
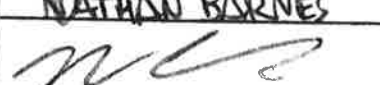
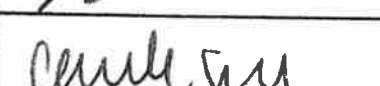
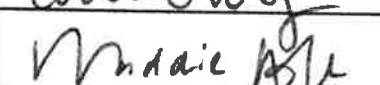
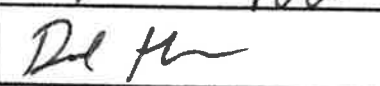


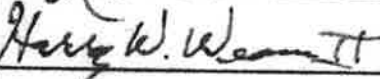

FILE COPY

Petition AGAINST PUD amendment to add Development Area C as a non-exclusive alternative to Development Areas A & B in Hyde Park.

Printed Name	Signature	Address	Date
Raylene Weaver	Raylene Weaver	1210 W 86 th PLS. ^{Tulsa OK}	08/20
Ryann Weaver	[Signature]	1210 W. 86 th PLS. ^{Tulsa OK}	8/15/20
Matt Tweedy	[Signature]	1218 W 86 th PLS ^{Tulsa OK}	8/20
Ashley Tweedy	[Signature]	1218 W. 86 th PLS ^{Tulsa OK}	8.2020
Marceline Ketchadji	Marceline Ketchadji	1229 W 86 th Place S	8-14-2020
Daniel Ketchadji	[Signature]	11- 11- 11-11	8/14/2020
Diana Ting	[Signature]	8635 S. QUANAH AVE.	8/14/2020
Brayden Knack	[Signature]	" "	8/14/2020
Stephanie Brown	Stephanie Brown	8705 S. QUANAH AVE	8/14/2020
Brent Selden	[Signature]	8705 S. QUANAH AVE	8/14/2020
Casey Riddle	Casey Riddle	8705 S. Phoenix Ave.	8/14/20
Jason Riddle	Jason Riddle	8705 S. Phoenix Ave	8/14/20
Jennifer	[Signature]	8713 S. Phoenix Ave	8/14/20
M. SHIMLEY	[Signature]	" "	" "
Karen Sanders	Karen Sanders	1203 W. 86 th PLS	8-15-20
Jeff Barsuk	[Signature]	1207 W 87 th ST	8/15/20
PETE SELDEN	[Signature]	8715 S. Phoenix Place	8/15/20
Silre Selden	Silre Selden	" "	8/15/20
George Fritz	George Fritz	8723 S. Phoenix Pl	8/15/20
Carole Fritz	CAROLE Fritz	8723 S. Phoenix Pl	8/15/20

To: Tulsa Metropolitan Area Planning Commission
 Re: Case Number: Z-7140-SP-1g

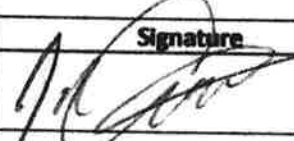
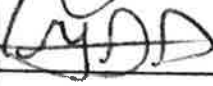

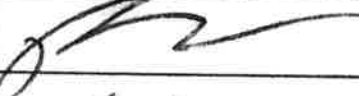



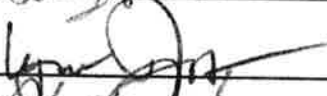









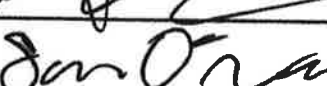
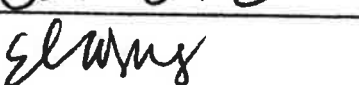

Petition AGAINST PUD amendment to add Development Area C as a non-exclusive alternative to Development Areas A & B in Hyde Park.

Printed Name	Signature	Address	Date
Latishua Hye		1119 W 86th Pl S Tulsa OK 74132	8/14
Joshua Bernstein		819 W 86th Pl. S Tulsa OK 74132	8/14
Ami Tucker		1209 W. 86th Pl. S. Tulsa, OK 74132	8/14
Laura Land		1113 W 86th Pl Tulsa OK 74132	8/14
Margreen Morales		1107 W 86th Pl Tulsa, OK 74132	8/14
Juan Morales		1107 W. 86th Pl Tulsa 74132	8/14
Teresa Palos		1101 W 86th Pl Tulsa 74132	8/14
Drew Gomer		1103 W. 86th Pl. S. Tulsa 74132	8/14
Abbie Bannister		1103 W. 86th Pl. S. Tulsa 74132	8/14
Janie Bournival		1025 W 86th Pl S Tulsa 74132	8/14
FRANCOIS BOURNIVAL		1025 W 86th Pl S Tulsa 74132	8/14
Juli Green		1013 W 86th Pl S	8/14
Nathan Barnes		1007 W 86th Pl S	8/14
Mitchell Thomas		1003 W 86th Pl S Tulsa OK 74132	8/14
Camille Sokolovsky		9718 S. Olympia Ave	8/14
Maddie Algo		1014 W. 86th Pl S.	8/14
DANIEL HAMLIN		904 W 86th Pl S	8/14
Byron Tucker		612-831-4347	8/14
Isaiah Weaver		1210 W 86th Pl S Tulsa, OK 74132	8/14
HARRY W. WEAVER II		1210 W. 86th Pl S.	8/14

To: Tulsa Metropolitan Area Planning Commission

Re: Case Number: Z-7140-SP-1g

Petition AGAINST PUD amendment to add Development Area C as a non-exclusive alternative to Development Areas A & B in Hyde Park.

Printed Name	Signature	Address	Date
John Costello		1018 W. 88TH ST. South	8/16/2020
GREG DOUGLASS		1031 W. 86TH PL S	08/16/2020
Imon BANOTHAME		1031 W. 86TH PL. S.	08/16/2020
Patrick Parr		1022 W. 87th St S.	8/16/2020
Court Macken		1010 W 87 S.	8/16/2020
Yelene Berge		1003 87TH. S	8/16/2020
Stacy Christiansen		8721 S Nogales Ave	8-16-20
Lynn Johnson		1014 W 87 St	8-16-20
Phil JOHNSON		1014 W 87 St	8-16-20
Brandy Mundell		8521 S Maybelle Ave	8-16-20
Clint Rogers		8505 S. Maybelle Ave	8-16-20
Angela Rogers		8505 S. Maybelle Ave	8-16-20
DAVID Cox		8729 S. Phoenix Ave.	8/16/20
Rachel Cox		8729 S. Phoenix Ave	8/16/20
Nick Del Ponte		8717 S Nogales	8/16/20
Chyanne Dearing		1116 W 88th St South	8/17/20
Allison Killblane		8714 S Phoenix Pl	8/19/20
Heather Koshre		8624 S. Quahan Ave	8/19/20
Samuel O'Neal		8624 S. Quahan Ave	8/17/20
Elizabeth Thomas		1003 W. 86th Pl S.	8/17/20

To: Tulsa Metropolitan Area Planning Commission
 Re: Case Number: Z-7140-SP-1g

Petition AGAINST PUD amendment to add Development Area C as a non-exclusive alternative to Development Areas A & B in Hyde Park.

Printed Name	Signature	Address	Date
Mitch Bryant	Mitch Bryant	8733 S. Phoenix Pl	8/15/20
Carol Fisher	Carol Fisher	8742 S. Phoenix Pl	8/15/20
Karen Goodson	Karen Goodson	1110 W. 88 St	8/15/20
Mark Goodson	Mark Goodson	LI	"
Mina Dhruve	Mina Dhruve	1213 W. 88 th St. S.	8/15/20
Lance Farmer	Lance Farmer	1210 W 88 th St. S	8/15/20
Kristina Meyer	Kristina Meyer	1210 W 88 th St. S	8/15/20
Michelle Shanks	Michelle Shanks	1012 W. 88 th St. S.	8/15/20
Mark Shanks	Mark Shanks	1012 W 88 th St S.	8/15/20
Steve P. Sanders	Steve P. Sanders	1803 W. 86th Place South	8/15/20
Heather Borsuk	Heather Borsuk	1207 W 87th St	8/15/20
Aaron Ledy	Aaron Ledy	8706 S. Olympia Ave	8/15/20
Natalie Ledy	Natalie Ledy	8706 S. Olympia Ave	8/15/20
Gueshanti Daniels	Gueshanti Daniels	8722 S. Olympia Ave	8/15/20
Valerie Brad Brown	Valerie Brad Brown	8709 S Olympia Ave	8/15/20
Share Pemberton	Share Pemberton	8730 S. Olympia Ave	8/15/20
Ungul Painter	Ungul Painter	8730 S. Olympia Ave.	8/15/20
Ann Domin	Ann Domin	1018 W. 87 Pl. S.	8/15/20

Re: Case Number: Z-7140-SP-1g

Petition AGAINST PUD amendment to add Development Area C as a non-exclusive alternative to Development Areas A & B in Hyde Park.

[illegible]

Re: Case Number: Z-7140-SP-1g

[illegible]

1.32

Sawyer, Kim

From: Hoyt, Jay
Sent: Tuesday, August 18, 2020 2:35 PM
To: Sawyer, Kim
Subject: FW: Case Number: Z-7140-SP-1g
Attachments: Petition.pdf

FILE COPY

From: Karen Sanders [mailto:karensanders1@me.com]
Sent: Tuesday, August 18, 2020 2:34 PM
To: Miller, Susan <SMiller@incog.org>; Wilkerson, Dwayne <DWilkerson@incog.org>; Hoyt, Jay <JHoyt@incog.org>; Jeannie Cue <Dist2@tulsacouncil.org>
Cc: Mike Kyser <kysermj736@gmail.com>; Joshua Rosenstein <Jroenstein6@gmail.com>
Subject: Case Number: Z-7140-SP-1g

Dear TMAPC Members and Councilor Cue,

I am a Winchester Park homeowner who is submitting a petition signed by 89 residents in Winchester Park and along Maybelle Avenue in opposition to the proposed Hyde Park at Tulsa Hills PUD Minor Amendment which will be discussed on **Wednesday, 8/19/2020**. More signatures will be forthcoming but given the short timeframe for your meeting I am sending an incomplete list. I will be happy to provide the original document at the meeting this Wednesday or I can wait and provide the final list of original signatures at the September 16th meeting.

Mr. Harry Dandelles is the Trustee of the Estate of Guy W. Lewis who is recently deceased and was the sole owner of Hyde Park development. Mr. Dandelles would like to expedite the completion of the development by building lower cost, multifamily, multilevel, zero property line housing such as duplexes and townhomes in lieu of the single-family homes originally planned for the neighborhood. Homeowners in the surrounding areas are concerned about the effect it will have on the area, including traffic, property values, neighborhood appeal, and storm water drainage from Hyde Park affecting Winchester Park homeowners (which has been an issue). Residents in Winchester Park whose homes back up to the proposed "villas" will be significantly impacted by the multilevel structures which will adversely affect privacy, property appeal, and value to potential buyers. We adamantly oppose the proposed amendment and would ask that you vote against the Hyde Park PUD Minor Amendment to add Development Area C as a non-exclusive alternative to Development Areas A & B.

We sincerely appreciate your time and effort to consider our request and the best interests of our community.

Warm regards,

Karen Sanders

1203 W 86th Pl S.

Tulsa, OK 74132

Sawyer, Kim

FILE COPY

From: Sawyer, Kim
Sent: Wednesday, August 19, 2020 8:18 AM
To: Mike Craddock; Audrey Blank; Delia Kimbrel; Delia Kimbrel(personal); Dwayne Wilkerson; Janine VanValkenburgh; Jeff Stephens; John Shivel (jshivelusaf@gmail.com); Josh Ritchey; Joshua A. Walker ; Julie Blew; Keith McArtor; Mark Swiney ; Michael L. Covey Jr. ; Michael Ling; Miller, Susan; Nick Doctor ; Tana Van Cleave (info@vancrete.com); Ted A. Reeds, II; Vicki Adams
Subject: FW: Hyde Park Development Amendment

-----Original Message-----

From: Hoyt, Jay <JHoyt@incog.org>
Sent: Wednesday, August 19, 2020 8:16 AM
To: Abbie Bannister <abbiegbannister@gmail.com>
Cc: Sawyer, Kim <ksawyer@incog.org>
Subject: RE: Hyde Park Development Amendment

Abbie,

Your comments will be forwarded to the Planning Commission for their consideration.

Thank you,

Jay Hoyt

-----Original Message-----

From: Abbie Bannister [mailto:abbiegbannister@gmail.com]
Sent: Tuesday, August 18, 2020 5:32 PM
To: Hoyt, Jay <JHoyt@incog.org>
Subject: Hyde Park Development Amendment

Hi Jay,

My name is Abbie Bannister and I live in Winchester Park, right behind Tulsa Hills. I recently received a letter in the mail notifying me of case number Z-7140-SP-1g for the Tulsa Metropolitan Area Planning Commission to review a rezoning request in Hyde Park at Tulsa Hills. I wanted to reach out to you to voice my family's concerns with this case.

The developer is requesting to re-zone several of his lots that had not previously sold and build up to 38 "villas"- duplexes, townhomes or condos in their place. My house backs up to one of the empty lots they would like to build a large building on, meaning the value of my home, as well as all of the homes in Winchester Park and Hyde Park, would be severely negatively impacted if this developer were to get approval.

My husband and I specifically chose our lot during the building process as we knew it would back up to a neighborhood with single or double story homes consistent with what was already in Hyde Park. If we were to have known a 35 foot building could be placed across the fence, and likely close by the fence, it would have been an instant deterrent from us moving to that area. My concern is this is exactly what prospective buyers will also think and it will immediately devalue our home. At 35 feet tall, these new buildings would allow people to see directly into our backyard and even right into our bedroom and living room. We

have a privacy fence up and have planted trees along the fence line, but even that could not block views of a building that tall and close by.

My husband and I are not able to attend the TMAPC meeting tomorrow due to business meetings we already had set in place, but we would like to very much express our immediate concern with this proposed rezoning and request you do not approve this case. Doing so would lower the value of the surrounding homes and negatively impact the housing surrounding Tulsa Hills.

If there is anyone else I can reach out to to discuss my concerns, please let me know.

Thank you,

Abbie Bannister

Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Thursday, August 13, 2020 2:15 PM
To: Michael Kyser; Sawyer, Kim; Miller, Susan
Cc: Bart James; Jeannie Cue
Subject: RE: Hyde Park at Tulsa Hills Z-7140-SP-1g

FILE COPY

Mr. Kyser,

The continuance request will be presented at the 8/19/2020 Planning Commission meeting. They will take action regarding your request for a continuance to the September 16th 2020 meeting. This should be a routine request.

Kim,

Please forward this request to the Planning Commission for action. Staff supports a continuance request as submitted by Mr. Kyser who is the president of the Homeowners Association at Hyde Park.

Respectfully,

Dwayne Wilkerson, ASLA, PLA
Principal Planner | Current Planning
Tulsa Planning Office
2 W. 2nd St., 8th Floor | Tulsa, OK 74103
918.579.9475
dwilkerson@incog.org



From: Michael Kyser <kysermj736@gmail.com>
Sent: Thursday, August 13, 2020 1:18 PM
To: Wilkerson, Dwayne <DWilkerson@incog.org>
Subject: Re: Hyde Park at Tulsa Hills Z-7140-SP-1g

Dwayne

Just following up to see if this case had been granted an extension.

Mike Kyser

On Aug 11, 2020, at 9:29 AM, Michael Kyser <kysermj736@gmail.com> wrote:

I would prefer the 16th of September. And thank you For your response.

Michael D. Kyser

On Tue, Aug 11, 2020 at 8:49 AM Wilkerson, Dwayne <DWilkerson@incog.org> wrote:

Thank you for your email Mr. Kyser,

The PUD section of the zoning code supports the idea that this request can be processed as a minor amendment but within the context that the proposed building types would be attached single family homes on individual lots. As I understand the request these are still single family homes but with common walls.

We can support a continuance for the minor amendment to the PUD to the September 2nd meeting date or for the September 16th meeting date. Please send an email with the date you prefer.

Mr. James,

Please let me know if you support the continuance request.

Respectfully,

Dwayne Wilkerson, ASLA, PLA

Principal Planner | Current Planning

Tulsa Planning Office

2 W. 2nd St., 8th Floor | Tulsa, OK 74103

918.579.9475

dwilkerson@incog.org

-----Original Message-----

From: Michael Kyser <kysermj736@gmail.com>

Sent: Tuesday, August 11, 2020 6:18 AM

To: Wilkerson, Dwayne <DWilkerson@incog.org>; Jeannie Cue <Dist2@tulsacouncil.org>

Subject: Hyde Park at Tulsa Hills Z-7140-SP-1g

Dwayne

As the president of the as well as being elected by the homeowners to serve on the HOA Board, the referenced TMAPC "Minor Amendment" filed 7/13/2020 is concerning to not only me but the virtually all residents currently at Hyde Park. On Saturday the 8th of August, a couple of the homeowners received this notice. They then notified me wanting to know what was going on. Monday apparently many more notices had arrived. I received mine. So far, all of the responses of homeowners are strongly against the proposed change. But what is personally disturbing to me, is that with a filing date of July 13, 2020, it would seem logical that the information for said application had to be completed at a much earlier time, without communication to the residents of Hyde Park.

Our CCR's are specific. Quoting from the Declarations of Covenants, dated June 1, 2013, "Hyde Park was developed as a community of 165 single family lots and includes certain common areas... it goes on to describe the lots and blocks. In Section 2, Usage, "the use of the lots shall be limited to use for single family detached residences and customary accessory uses. In Section 3, Floor Area is specific to the various categories of the homes, the Bungalows/Garden Homes, the Cottage Patio Homes and finally the Villia/Patio Homes. The categories of each were designated to specific lots. In Section 4 in the CCR it defines the size of garage. But no where in this document does it allow for du-or triplex construction.

Single family homes with specific design criteria is what we were told, it is what we were presented with, and what was built and sold for over seven years. This is community that we bought into. These proposed changes in our mind, does not appear to be a Minor Amendment. Say that to the existing homes that back up to or will be along side of, these proposed changed construction residency.

Given the absolute lack of transparency to the residents on this change, the rush to push it through, the short time we have before the scheduled Commission meeting to respond is just not right. Therefor we are formally requesting a delay on the said hearing. The time for the next meeting is dependent on the Developer and his builder/s to present these "suggestions" to the current homeowners as well as, the current builders with homes under construction at a public meeting.

Respectfully submitted,

Michael D. Kyser, Retired Civil Engineer President of the HRC Board Member of the HPHOA

Sawyer, Kim

FILE COPY

From: Wilkerson, Dwayne
Sent: Thursday, September 10, 2020 12:03 PM
To: Alan Betchan
Cc: ~~Sawyer, Kim; Miller, Susan~~
Subject: RE: Z-7571 and CPA-89

Thanks Alan,

Staff supports your request and I will forward your continuance request for both items to the October 21st meeting.

Respectfully,

Dwayne Wilkerson, ASLA, PLA
Principal Planner | Current Planning
Tulsa Planning Office
2 W. 2nd St., 8th Floor | Tulsa, OK 74103
918.579.9475
dwilkerson@incog.org



From: Alan Betchan <alan@aabeng.com>
Sent: Thursday, September 10, 2020 12:00 PM
To: Wilkerson, Dwayne <DWilkerson@incog.org>
Subject: RE: Z-7571 and CPA-89

Dwayne we would like to continue both items to the October 21st planning commission meeting. This will allow time to advertise for the 45' building height instead of the previously proposed 40'.

Please let me know if you need anything else.

Thanks,
Alan

From: Wilkerson, Dwayne [<mailto:DWilkerson@incog.org>]
Sent: Wednesday, September 09, 2020 3:55 PM
To: Alan Betchan <alan@aabeng.com>
Subject: Z-7571 and CPA-89

Hey Alan,

Are you going to withdraw Z-7571?

I am ok if you ask for a continuance to the 10-21 agenda for CPA-89. That would let a new zoning application catch up. That will need to be submitted tomorrow if you want to meet that 10-21 schedule.

Thanks

Dwayne Wilkerson, ASLA, PLA
Principal Planner | Current Planning
Tulsa Planning Office
2 W. 2nd St., 8th Floor | Tulsa, OK 74103
918.579.9475
dwilkerson@incog.org



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Tulsa Metropolitan Area
Planning Commission

Case Number: CPA-89

Comprehensive Plan Amendment
(related to Z-7571)

Hearing Date: September 16, 2020
(Continued from September 2, 2020)

Case Report Prepared by:

Jani Wertin

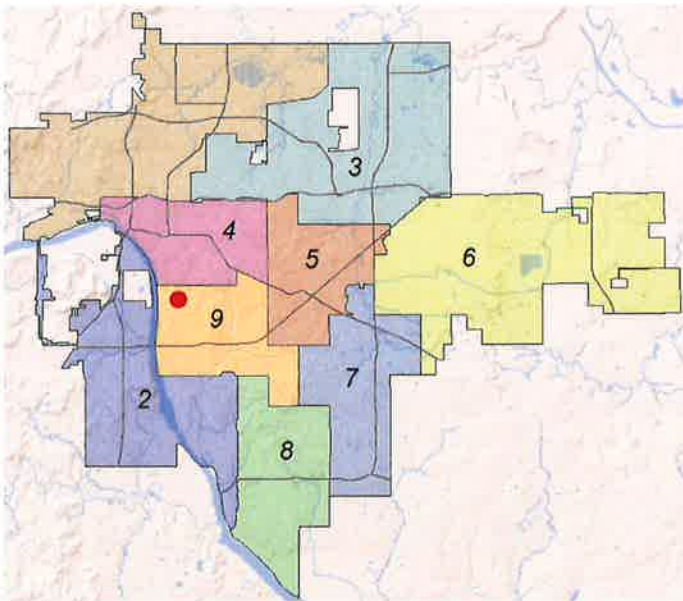
Owner and Applicant Information:

Applicant: CBC Builds c/o AAB Engineering, LLC

Property Owner: John E. and Harriet L. Vaughn

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Land Use Map change from ***Existing Neighborhood*** to ***Main Street***

Tract Size: 0.48 + acres

Location: East of the Northeast corner of East 36th
Street South & South Peoria Avenue

Comprehensive Plan:

Land Use Map

Existing: *Existing Neighborhood*

Proposed: *Main Street*

Stability and Growth Map

Existing: *Area of Stability*

Proposed: *Area of Growth*

Zoning

Existing Zoning: RS-3

Proposed Zoning: MX1-U-4035

Staff Recommendation:

Staff recommends **approval** of *Main Street* and
Area of Growth designations

City Council District: 9

Councilor Name: Ben Kimbro

County Commission District: 2

Commissioner Name: Karen Keith

TMAPC Staff Report CPA-89 Comprehensive Plan Amendment

Property Information and Land use Request

The applicant has submitted this proposed Comprehensive Plan amendment (CPA-89) with a concurrent rezoning request (Z-7571) to request a change in both the Land Use and the Growth and Stability designation of the subject property from *Existing Neighborhood* to *Main Street* and *Area of Stability* to *Area of Growth*. The concurrent zoning request proposes MX1-U-40 from RS-3 for a mixed-use development.

Background

The Land Use and Area of Stability or Growth designations for the subject property were made in 2010 with the adoption of the 2010 Tulsa Comprehensive Plan. At this time, the subject property was assigned a Land Use designation of *Existing Neighborhood* and an Area of Stability or Growth designation of *Area of Growth*. As there are no other plans that cover this area that offer land use recommendations, the 2010 Tulsa Comprehensive Plan solely provides guidance regarding land use for this area.

The site is currently made up of three separate parcels, each with a single-family detached home. The proposed development will remove those homes and construct a mixed-use building that includes commercial on the ground floor and residential units above. The parcels abutting the subject property to the north and west are currently zoned OL/PUD-718 and PK/CH, respectively, both carrying a Land Use Map designation of *Main Street*, as well as an Area of Growth and Stability Map designation of *Area of Growth*. These parcels contain office space and townhomes to the north and a commercial strip mall to the west. The parcel abutting the subject property to the south is zoned MX1-P-U/RS-3 and carries both a *Main Street* and *Existing Neighborhood* Land Use designation, as well as both *Area of Growth* and *Area of Stability* designations due to the location of both single-family detached homes and the Brookside Church. The Brookside Church is zoned MX1-P-U and was rezoned as part of the City Council initiated rezoning opportunities along the Bus Rapid Transit Corridor. The land use designation was changed from *Existing Neighborhood* to *Main Street* in 2019. Abutting to the east are more RS-3 zoned parcels with single-family detached homes that carry a land use designation of *Existing Neighborhood* and a growth designation of *Area of Stability*.

The Brookside Infill Development Design Recommendations was a plan adopted in 2002 that generally provide design guidance for development along and on either side of South Peoria Avenue immediately west of the subject property. The plan did not specifically make any recommendations to this site.

Existing Land Use and Growth Designations

An *Existing Neighborhood* land use designation was assigned to the area subject to the amendment request at the time of the adoption of the Tulsa Comprehensive Plan in 2010:

"The Existing Residential Neighborhood category is intended to preserve and enhance Tulsa's existing single-family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities."

When the Tulsa Comprehensive Plan was developed and adopted in 2010, the subject tract was designated as an *Area of Stability*:

"The Areas of Stability includes approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life."

Proposed Land Use and Growth Designations (Tulsa Comprehensive Plan)

The applicant is proposing the *Main Street* land use designation for the subject property:

"Main Streets are Tulsa's classic linear centers. They are comprised of residential, commercial, and entertainment uses along a transit-rich street usually two to four lanes wide and includes much lower intensity residential neighborhoods situated behind. Main Streets are pedestrian-oriented places with generous sidewalks, storefronts on the ground floor of buildings, and street trees and other amenities. Visitors from outside the surrounding neighborhoods can travel to Main Streets by bike, transit, or car. Parking is provided on street, small private off street lots, or in shared lots or structures."

The applicant is also proposing the *Area of Growth*, growth designation for the subject property:

"The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop."

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile."

Zoning and Surrounding Uses

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	OL/PUD-718	Main Street	Area of Growth	Offices and Townhomes
South	MX1-P-U / RS-3	Main Street/ Existing Neighborhood	Area of Growth	Brookside Church and Single-family Residential
East	RS-3	Existing Neighborhood	Area of Stability	Single-family Residential
West	PK/CH	Main Street	Area of Growth	Commercial Strip Center

Applicant's Justification

As part of the amendment application, the applicant is asked to justify their amendment request. Specifically, they are asked to provide a written justification to address:

1. How conditions on the subject site have changed, as well as those on adjacent properties and immediate area;
2. How changes have impacted the subject site to warrant the proposed amendment; and;
3. How the proposed change will enhance the surrounding area and the City of Tulsa.

"To Whom It May Concern,

We have made application to modify the comprehensive plan designation for three lots along the North side of 36th Street and East of Peoria Avenue. We propose to change the designation of these lots from Existing Neighborhood to Main Street and from Area of Stability to Area of Growth as depicted on the attached exhibits. This modification is submitted in conjunction with a request to change the zoning from RS-3 to MX1-U-3540.

The three lots are currently used a single-family residence but are under contract for purchase and redevelopment. As you can see on the exhibits these lots represent a "leave out" from the normally rectangular area of main street designation. The eastern boundary of this designation seems to have followed the exiting development pattens regardless of the suitability of these areas for other use. Given that the parcels are currently under contract for redevelopment this area warrants reconsideration as Main Street. The parcels are abutted by a multi-story apartment project to the north which is contained in a PUD and PK/CH zoning to the west. The areas south of 36th Street fronting this tract are zoned MX1-P-U. The surrounding development patterns support the requested re-designation."

Staff Summary & Recommendation

The applicant is currently requesting a *Main Street* land use designation and growth designation of *Area of Growth*, which are the current land use and growth designations held by the parcels abutting this property to the north, south, and west. Main Streets are typically comprised of residential, commercial, and entertainment uses along a transit-rich street usually two to four lanes wide and includes much lower intensity residential neighborhoods situated behind. They

are also pedestrian-oriented places with generous sidewalks, storefronts on the ground floor of buildings, and street trees and other amenities.

Areas of Growth direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Additionally, a major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

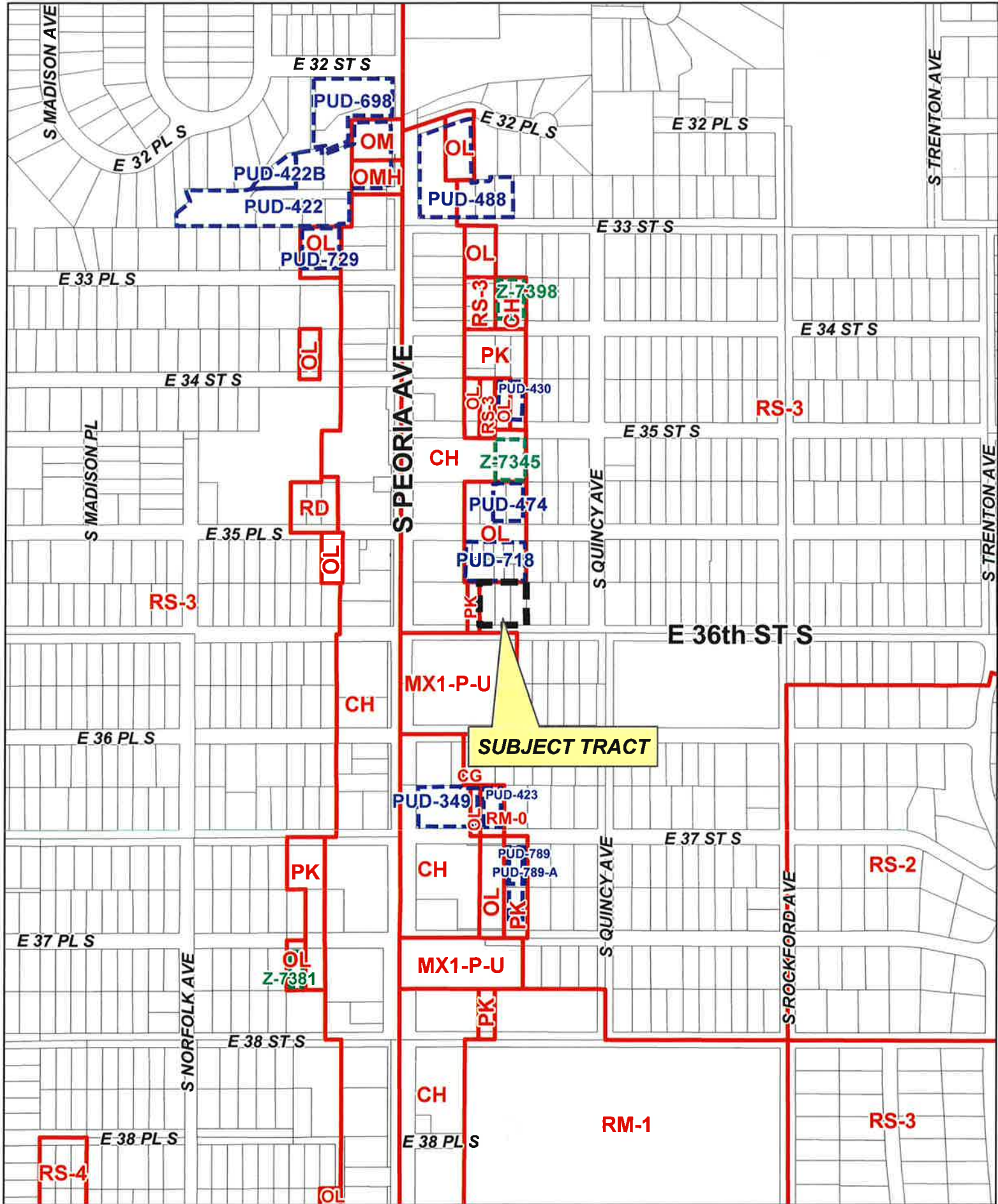
The Comprehensive Plan outlines the following criteria that was used to previously identify areas of growth that can be used to identify new areas of growth:

- Underutilized land, especially surface parking lots or vacant buildings downtown or along corridors
- Areas already undergoing positive change which is expected to continue
- Areas adjacent to transit and around transit stations, existing and planned
- Areas along corridors with frequent bus service that can accommodate development on underutilized land
- Locations where appropriate infill development will promote shorter and less frequent auto trips
- Areas with special opportunities such as where major public or private investments are planned

While the subject property may not necessarily be underutilized or require infill as there are currently houses on them, the property is close to the transit stops along Peoria Avenue and the surrounding area has been undergoing positive change, offering special opportunities such as where major public or private investments. Higher density opportunities, such as this, are appropriate along Bus Rapid Transit Corridors.

Given these descriptions, the character of the abutting developments, the Go Plan's designation of this stretch of 36th Street as a suggested shared bike route and the subject property's proximity to Peoria, which offers access to public transit, the *Main Street* land use designation and *Area of Growth*, growth designation would appear to be an appropriate fit for this property and the neighborhood and help create a more uniform boundary between the existing single-family neighborhood and the Peoria commercial corridor, while also offering commercial or office services that are accessible to the community.

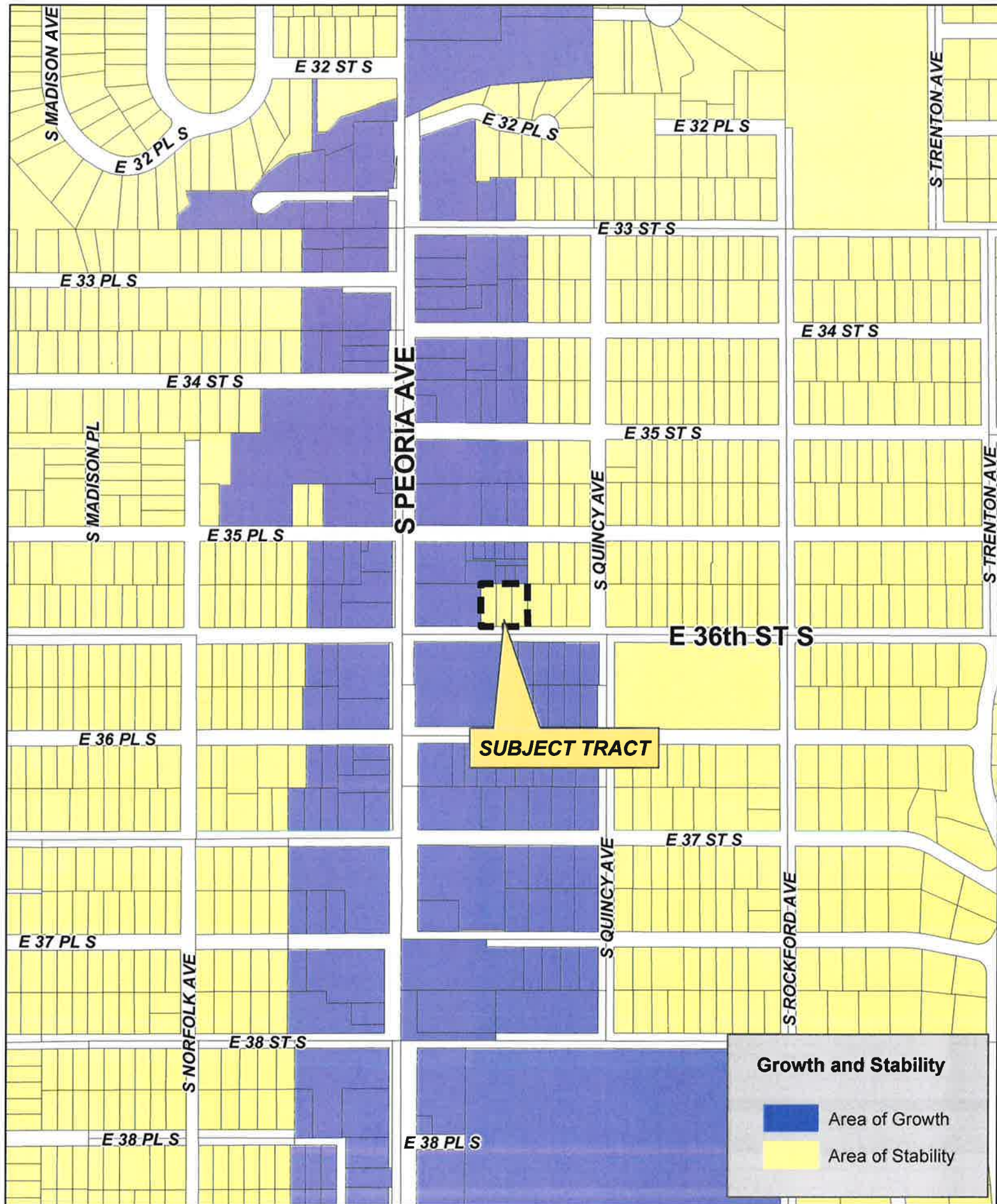
Staff recommends **approval** of the *Main Street* and *Area of Growth* designations.



CPA-89

19-13 19

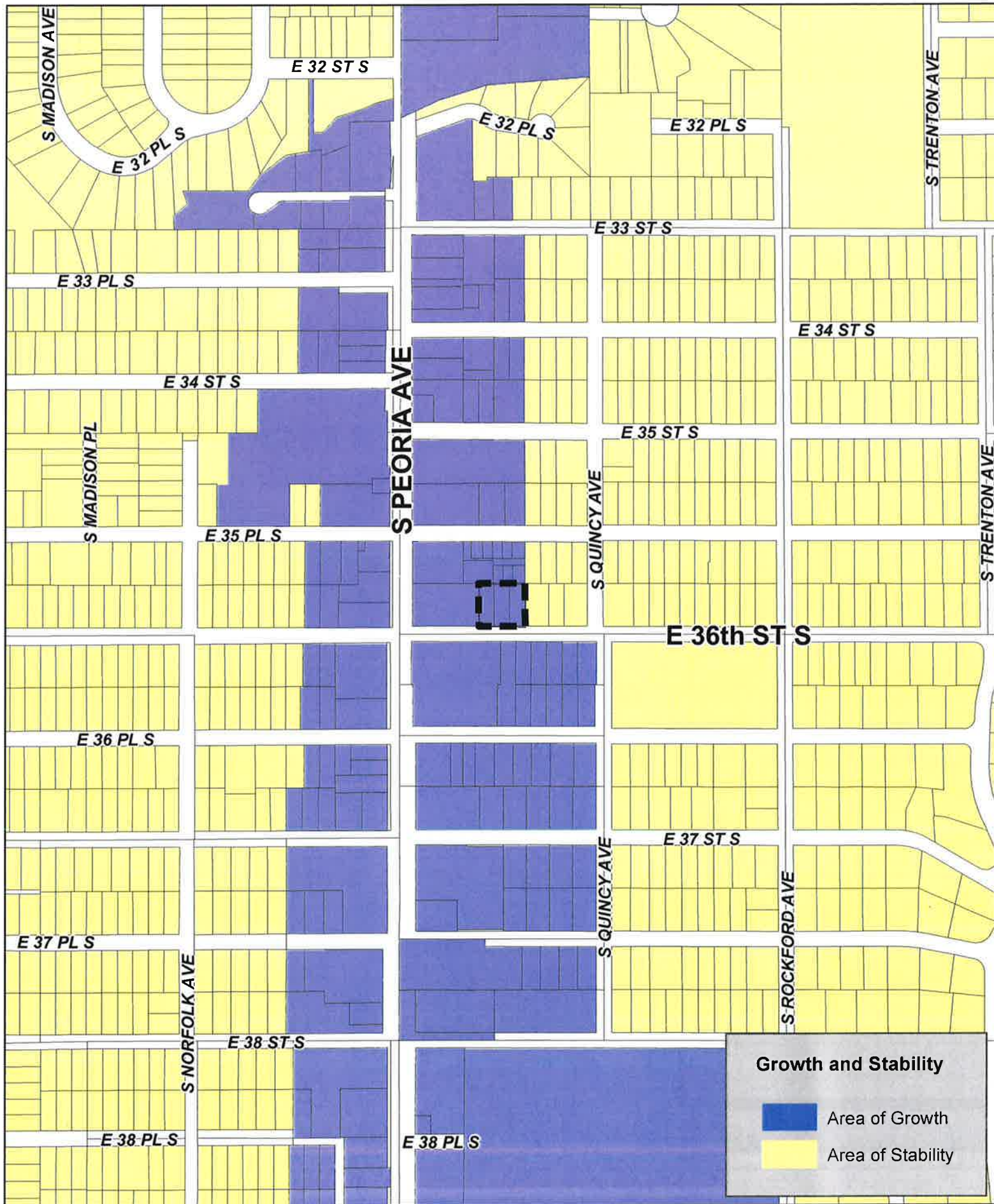
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CPA-89

19-13 19





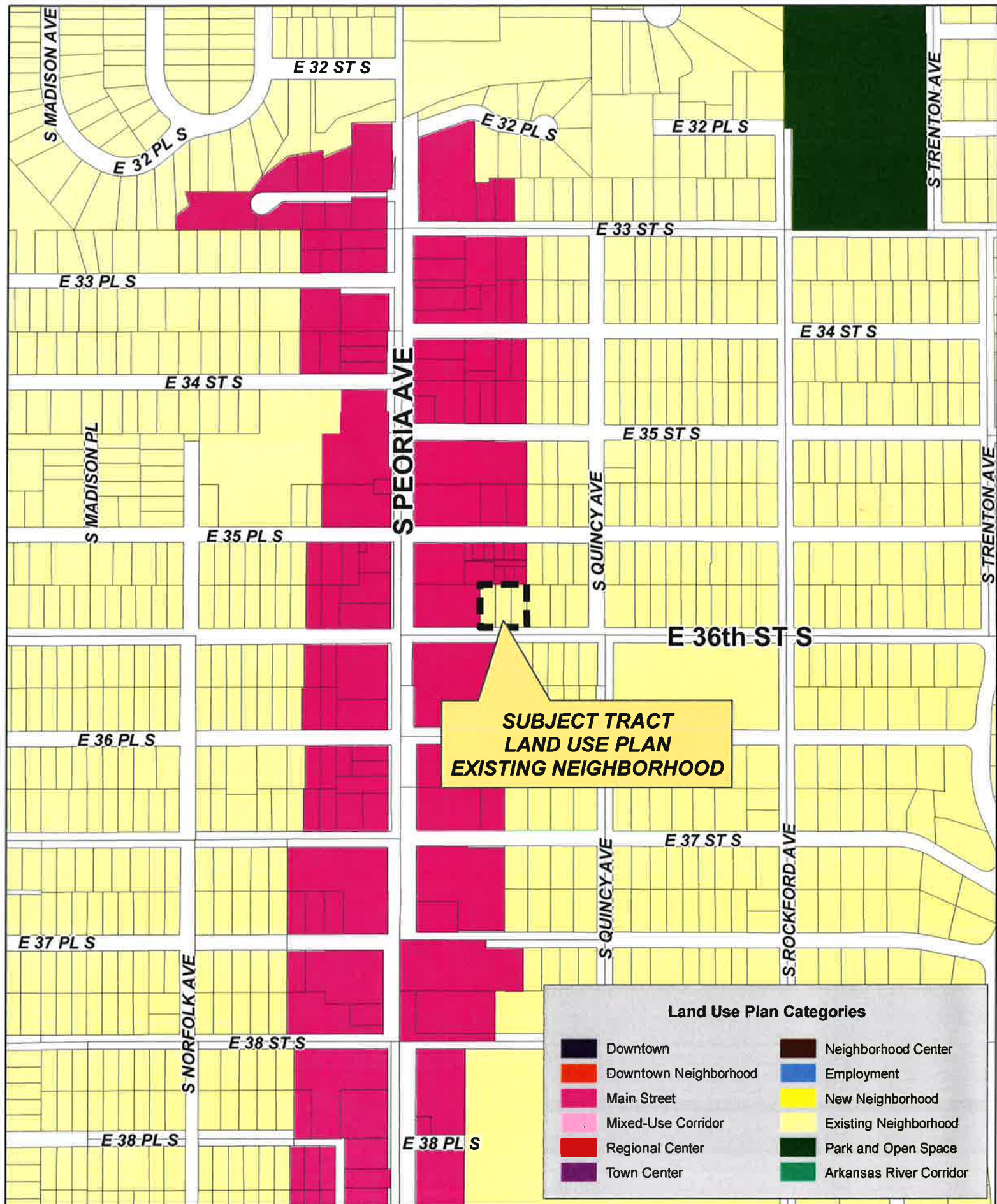
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CPA-89

19-13 19

**REQUESTED MAP
CHANGE**



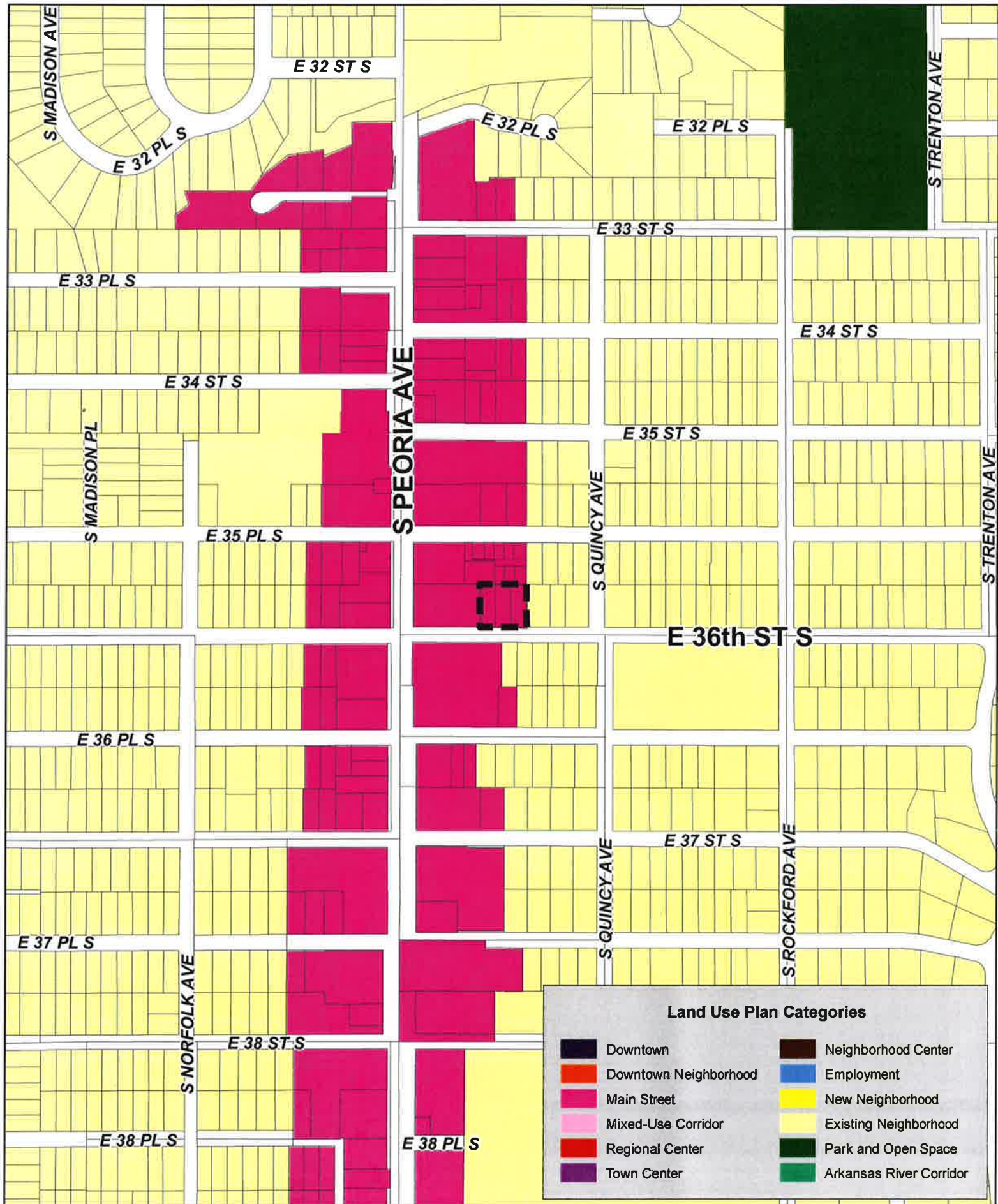


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CPA-89

19-13 19



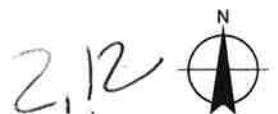


Feet
0 200 400

CPA-89

19-13 19

**REQUESTED
MAP CHANGE**



Sawyer, Kim

FILE COPY

From: Wilkerson, Dwayne
Sent: Thursday, September 10, 2020 12:03 PM
To: Alan Betchan
Cc: Sawyer, Kim; Miller, Susan
Subject: RE: Z-7571 and CPA-89

Thanks Alan,

Staff supports your request and I will forward your continuance request for both items to the October 21st meeting.

Respectfully,

Dwayne Wilkerson, ASLA, PLA
Principal Planner | Current Planning
Tulsa Planning Office
2 W. 2nd St., 8th Floor | Tulsa, OK 74103
918.579.9475
dwilkerson@incog.org



From: Alan Betchan <alan@aabeng.com>
Sent: Thursday, September 10, 2020 12:00 PM
To: Wilkerson, Dwayne <DWilkerson@incog.org>
Subject: RE: Z-7571 and CPA-89

Dwayne we would like to continue both items to the October 21st planning commission meeting. This will allow time to advertise for the 45' building height instead of the previously proposed 40'.

Please let me know if you need anything else.

Thanks,
Alan

From: Wilkerson, Dwayne [<mailto:DWilkerson@incog.org>]
Sent: Wednesday, September 09, 2020 3:55 PM
To: Alan Betchan <alan@aabeng.com>
Subject: Z-7571 and CPA-89

Hey Alan,

Are you going to withdraw Z-7571?

I am ok if you ask for a continuance to the 10-21 agenda for CPA-89. That would let a new zoning application catch up. That will need to be submitted tomorrow if you want to meet that 10-21 schedule.

Thanks

Dwayne Wilkerson, ASLA, PLA
Principal Planner | Current Planning
Tulsa Planning Office
2 W. 2nd St., 8th Floor | Tulsa, OK 74103
918.579.9475
dwilkerson@incog.org



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PLANNING OFFICE

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Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7571

(Related to CPA-89)

Hearing Date: September 16, 2020

(Continued from September 2, 2020)

Case Report Prepared by:

Dwayne Wilkerson

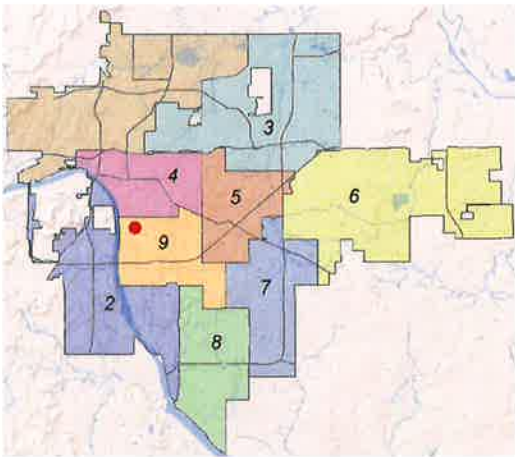
Owner and Applicant Information:

Applicant: CBC Builds c/o AAB Engineering, LLC

Property Owner: John E. and Harriet L. Vaughn L

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Present Use: Residential

Proposed Use: All uses and building types that are allowed in the MX1- U zoning classification with a maximum building height of 40 **35** feet.

Concept summary: Redevelop property from existing single-family homes to a mixed-use building.

Tract Size: 0.48 ± acres

Location: East of the Northeast corner of East 36th Street South & South Peoria Avenue

Zoning:

Existing Zoning: RS-3

Proposed Zoning: MX1-U-**40 35**

Comprehensive Plan:

Land Use Map: Existing Neighborhood

Proposed in CPA-89: Main Street

Stability and Growth Map: Area of Stability

Proposed in CPA-89: Area of Growth

Staff Recommendation:

Staff recommends approval.

It was determined during the September 2nd Planning Commission meeting that the 40-foot height designation was not a valid request. Staff recommends approval of MX1-U-35 but we cannot comment on anything over 40 feet tall until new notice requirements are satisfied.

Staff Data:

TRS: 9319

CZM: 47

City Council District: 9

Councilor Name: Ben Kimbro

County Commission District: 2

Commissioner Name: Karen Keith

SECTION I: Z-7571

DEVELOPMENT CONCEPT: The applicant is requesting to rezone the subject property from RS-3 to MX1-U-40 35 to allow a mixed-use development. The applicant has also submitted a subsequent Comprehensive Plan Amendment request to change the Land-use designation and the Growth and Stability Designation from “Existing Neighborhood” to “Main Street” and “Area of Stability” to “Area of Growth”, respectively.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits: None included

DETAILED STAFF RECOMMENDATION:

The requested zoning is compatible with the properties north and west of the subject property however it is not consistent with the existing neighborhood land use designation. The applicant has also submitted an amendment to the land use map and growth and stability map in Tulsa’s Comprehensive Plan. Staff supports those changes and,

Establishing MX1-U (neighborhood mixed-use) zoning designation with a 40 35-foot maximum height provides use limitations and design standards that are consistent with the abutting Main Street designation and,

MX1-U building placement requirements will enhance the pedestrian nature of East 36th Street South and establish a consistent corridor edge on the east side of the main street corridor and,

MX1-U is the least intensive mixed-use zoning district defined in the code and provides appropriate design considerations for abutting adjacent residential uses and,

This designation, combined with the Urban character designation and the height limit of 40 35 feet, would allow this property a greater variety of neighborhood compatible building types to choose from, while increasing the walkability and access of the neighborhood to goods and services, and protecting neighborhoods from objectionable uses therefore,

Staff recommends Approval of Z-7571 to rezone property from RS-3 to MX1-U-3540.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary:

The applicant is currently requesting a *Main Street* land use designation and growth designation of *Area of Growth*, which are the current land use and growth designations held by the parcels abutting this property to the north, south, and west. Main Streets are typically comprised of residential, commercial, and entertainment uses along a transit-rich street usually two to four lanes wide and includes much lower intensity residential neighborhoods situated behind. They are also pedestrian-oriented places with generous sidewalks, storefronts on the ground floor of

buildings, and street trees and other amenities. The MX1, Neighborhood Mixed-use district is intended to accommodate small scale retail, service and dining uses that serve nearby residential neighborhoods. The district also allows a variety of residential uses and building types. MX1 zoning is generally intended for application in areas designated by the comprehensive plan as neighborhood centers, main streets and mixed-use corridors

Current Land Use Vision:

Land Use Plan map designation: Existing Neighborhood

The Existing Residential Neighborhood category is intended to preserve and enhance Tulsa's existing single-family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.

Areas of Stability and Growth designation: Area of Stability

The Areas of Stability includes approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

Proposed Land Use Vision as supported by staff in CPA-89

Staff supports the applicants request to consider a land use change from existing neighborhood to a Main Street. Main Streets are Tulsa's classic linear centers. They are comprised of residential, commercial, and entertainment uses along a transit-rich street usually two to four lanes wide and includes lower intensity residential neighborhoods situated behind. Main Streets are pedestrian-oriented places with generous sidewalks, storefronts on the ground floor of buildings, and street trees and other amenities. Visitors from outside the surrounding neighborhoods can travel to Main Streets by bike, transit, or car. Parking is provided on street, small private off street lots, or in shared lots or structures.

Staff also supports the applicants request to consider a change to the existing Area of Stability to an Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the

opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.”

Transportation Vision: This site is not included in the City Council initiated MX zoning initiative.

Z-7571 is directly affected by the Go Plan’s designation of this stretch of 36th Street as a suggested shared bike route and the subject property’s proximity to Peoria, which offers access to public transit, the *Main Street* would appear to be an appropriate fit for this property. In addition to fitting the description and meshing with the existing developments, especially the office space and townhomes to the north, the proposed land use designation will also help create a more uniform boundary between the existing single-family neighborhood and the Peoria commercial corridor, while also offering commercial or office services that are accessible to the community.

While the subject property may not necessarily be underutilized or require infill as there are currently houses on them, the property is close to the transit stops that dot Peoria Avenue and the surround area itself has been undergoing positive change, offering special opportunities such as where major public or private investments.

Major Street and Highway Plan: None that affect site redevelopment.

Trail System Master Plan Considerations: The Go Plan recommends East 36th Street South from Riverside Drive to South Hudson Avenue as bike path with shared lane markings, which runs along the southern portion of the subject property.

Small Area Plan:

Much of the area immediately west of this site is included in the Brookside Infill Development Design Recommendation plan and was adopted in 2002. The plan and has not been amended. This site is not directly affected by the concepts illustrated in that plan.

Special District Considerations: There are no special districts that require consideration in this area.

Historic Preservation Overlay: There are no historic preservation overlays that require consideration in this area.

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary:

The site is currently made up of three separate parcels, each with a single-family detached home to be demolished and replaced a mixed-use building that includes commercial on the ground floor and apartments up above. Across the street from the subject property to the south are single-family detached homes and the Brookside Church, which was recently re-zoned to MX-1-P-U and had its land use changed from Existing Neighborhood to Main Street in 2019. To the north of the subject property, there is an office space and townhomes, to the west there is a popular commercial strip center which offer a variety of services to the neighborhood, and to the east there are more single-family detached homes.



Figure 1. Street view from directly south of the property facing north.



Figure 2. Street view from the front of the property, facing south.



Figure 3. Street view from directly south of the property facing east.



Figure 4. Street view from the front of the property looking west.

Environmental Considerations: There are no environmental considerations that would affect site re-development.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
E. 36 th St. S.	Residential Collector	60 ft.	2 lanes

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	OL/PUD-718	Mainstreet	Area of Growth	Offices and Townhomes
South	MX-1-P-U/RS-3	Mainstreet/ Existing Neighborhood	Area of Growth	Brookside Church and Single-family Residential
East	RS-3	Existing Neighborhood	Area of Stability	Single-family Residential
West	PK/CH	Mainstreet	Area of Growth	Commercial Strip Center

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11838 dated June 26, 1970 established zoning for the subject property.

Subject Property:

BOA-12466 February 1983: The Board of Adjustment **denied** a *Special Exception* to permit a duplex in an RS-3 District, a *Variance* of the lot area from 9,000 square feet to 7,000 square feet and a *Variance* of the frontage from 75' to 50', on property located at 1333 East 36th Street.

BOA-12422 January 1983: The Board of Adjustment **approved** a *Variance* of the frontage requirement in an RS-3 district from 60' to 50' to permit a lot split, on property located at 1333 East 36th Street.

Surrounding Property:

Z-7478/CPA-83 June 2019: All concurred in **approval** of a request for *rezoning* a 2.14± acre tract of land from RS-3/CH to MX-1-P-U for a church and a *Comprehensive Plan Amendment* to change the Land Use designation from Existing Neighborhood to Main Street, on property located at the southeast corner of East 36th Street South and South Peoria Avenue.

Z-7345 July 2016: All concurred in **approval** of a request for *rezoning* a .51± acre tract of land from OL to CH for a restaurant with an accessory bar, on property located east of the southeast corner of East 5th Street South and South Peoria Avenue.

PUD-718 September 2005: All concurred in **approval** of a proposed *Planned Unit Development* on a .64± acre tract of land for offices and townhomes, on property located east of the southeast corner of East 35th Place South and South Peoria Avenue.

Z-6960 November 2004: All concurred in **approval** of a request for *rezoning* a .32± acre tract of land from RS-3 to OL for an Office, on property located east of the southeast corner of East 35th Place and South Peoria Avenue.

Z-6944 July 2004: All concurred in **approval** of a request for *rezoning* a .32± acre tract of land from RS-3 to OL for an Office, on property located east of the southeast corner of 35th Place and South Peoria Avenue.

BOA-17728 June 1997: The Board of Adjustment **approved** a *Special Exception* to permit school use on the subject tract, finding that the school has existed for 50 years, on property located at the northwest corner of 36th Place and Rockford.

Z-6334 November 1991: All concurred in **approval** of a request for *rezoning* a .16± acre tract of land from RS-3 to CH for a commercial building, on property located east of the northeast corner of East 36th Street and South Peoria Avenue.

Z-6324 October 1991: All concurred in **approval** of a request for *rezoning* a .32± acre tract of land from RS-3 to OL for an office, on property located 1325 East 25th Place.

Z-6326/PUD-474 October 1991: All concurred in **approval** of a request to rezone a 1± acre tract of land from OL to CS and **approval** of a proposed *Planned Unit Development* for mini-storage, on property located east of the southeast corner of South Peoria Avenue and East 58th Street.

Z-6003 December 1984: All concurred in **approval** of a request for *rezoning* a .2± acre tract of land from RS-3 to CH for commercial/office, on property located west of the southwest corner of 35th Place and Peoria Avenue.

BOA-07436 May 1972: The Board of Adjustment **approved** a *Special Exception* to permit parking use for employees and customers, with the restrictions that the lot not be used for retail operations, on property located at 1315 East 36th Street.

BOA-06400 August 1967: The Board of Adjustment **approved** a *Special Exception* to permit establishing off-street parking for church use in a U-1C district, subject to the parking requirements of the Board, on property located at 1331 East 36th Place.

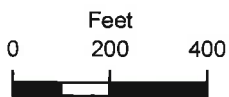
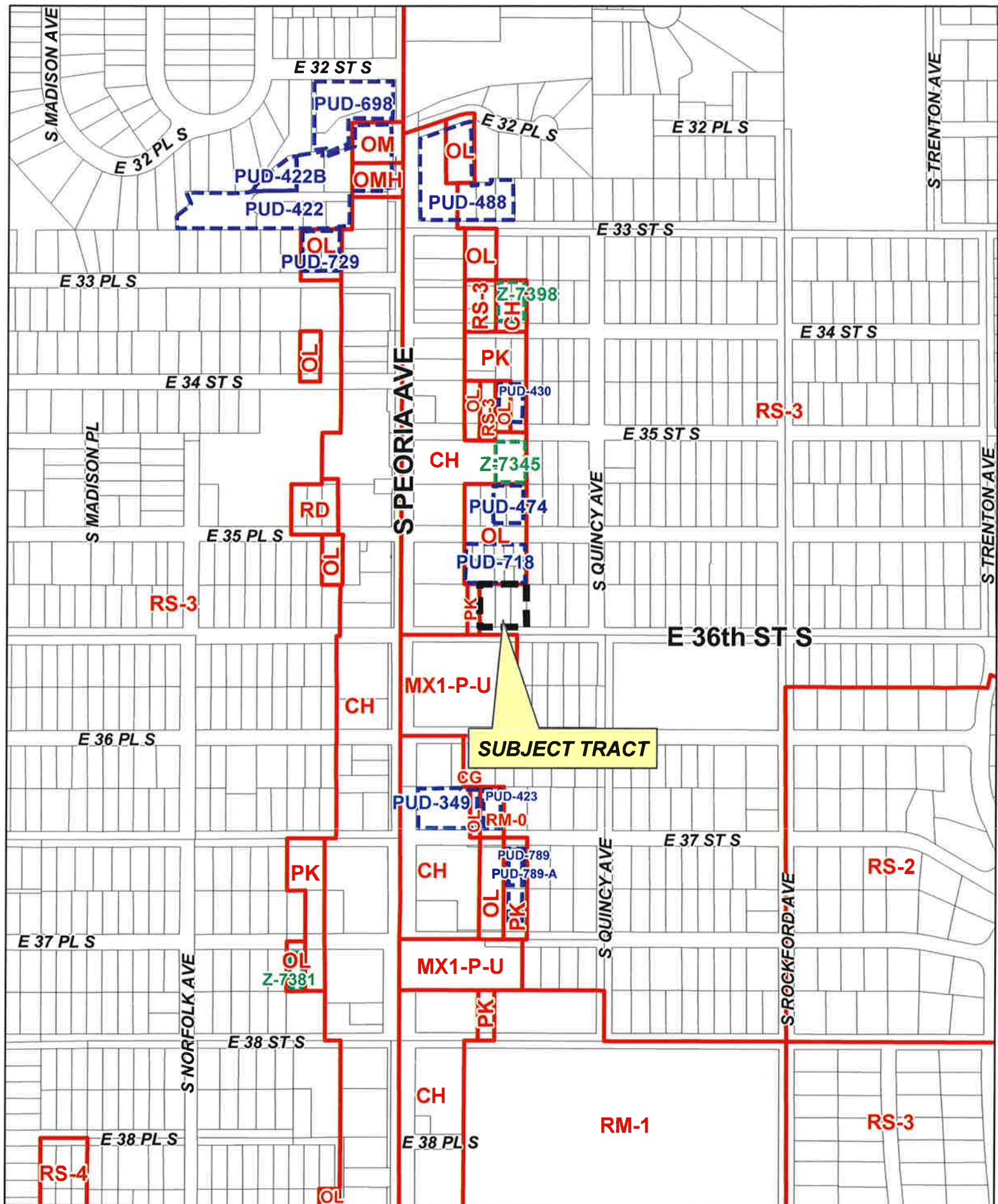
BOA-03878 August 1962: The Board of Adjustment **granted** permission to allow church uses, on property located at Lot 7, Peorian Addition and Lots 4,6-8, Block 1, Peorian Second Addition.

BOA-02164 October 1950: The Board of Adjustment **granted** permission to allow a church, on property located at Lots 8 and 9, Peorian Addition.

BOA-01902 April 1947: The Board of Adjustment **approved** a request for permission to erect an outdoor type electric substation, on property located at E-58' of W-65' of Lot 5, and N-40.87' of E-58' of W-65' of Lot 6, Block 3, Peoria Gardens Addition.

BOA-01606 July 1943: The Board of Adjustment **granted** permission to allow a church, on property located at Lots 10 and 11, Peorian Addition.

9/2/2020 1:00 PM



Z-7571

19-13 19





0 200 400
Feet



Subject
Tract

Z-7571

19-13 19

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

Aerial Photo Date: February 2018

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0 50 100
Feet



Subject
Tract

Z-7571

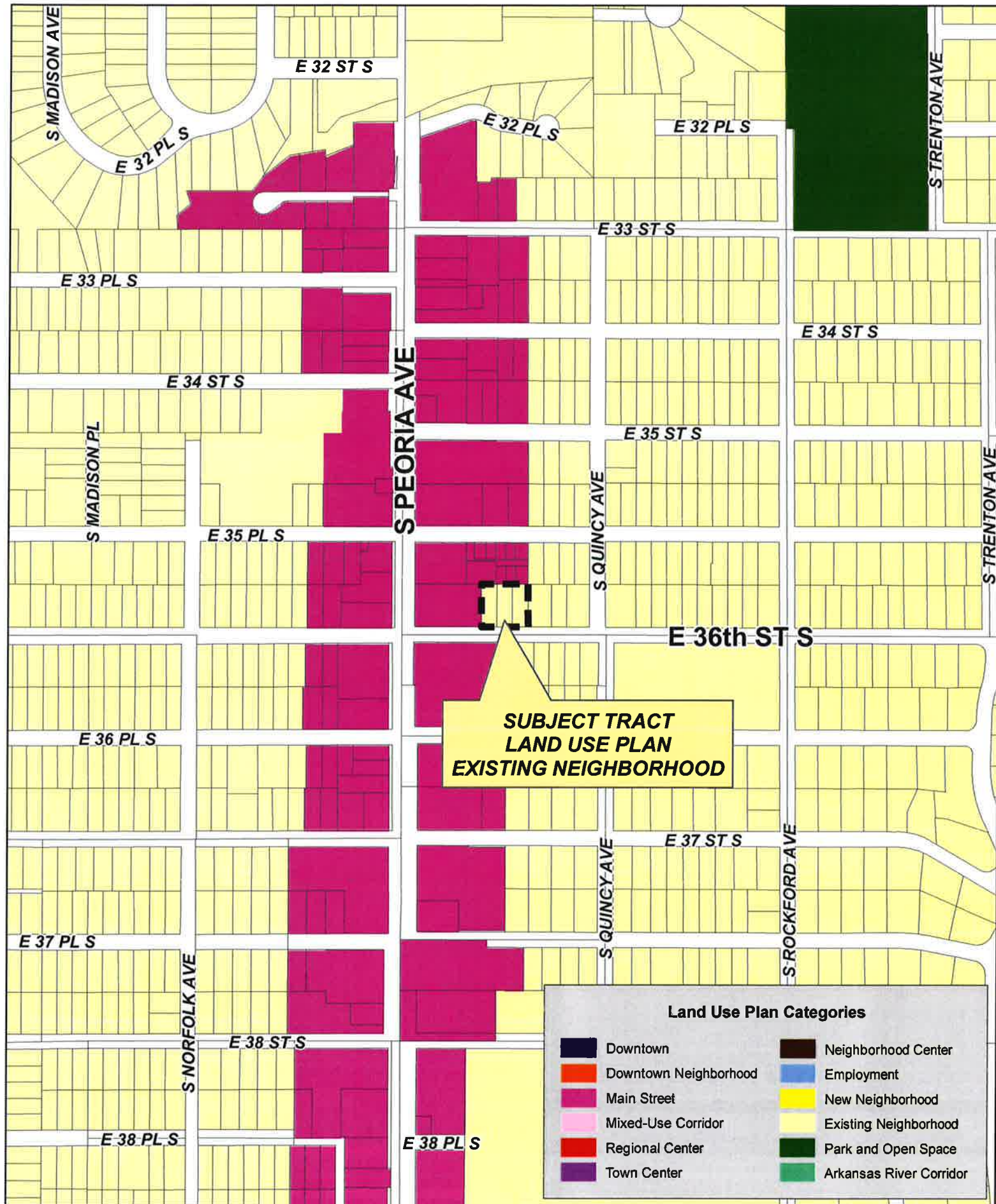
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Note: Graphic overlays may not precisely
align with physical features on the ground.

Aerial Photo Date: February 2018

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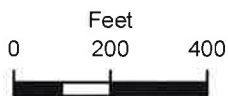
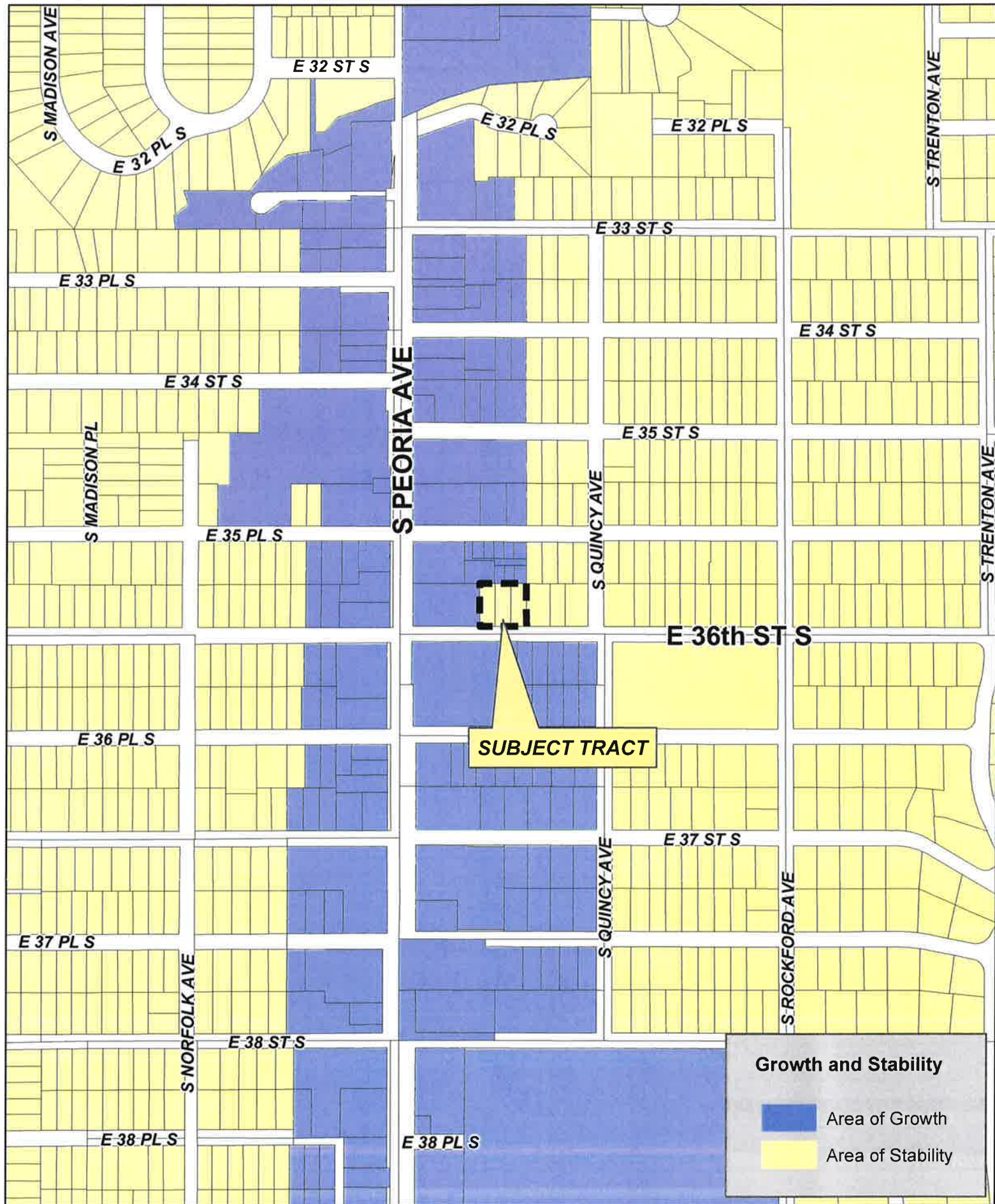
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Z-7571

19-13 19

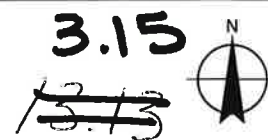
3.14
13.12





Z-7571

19-13 19



Sawyer, Kim

From: Judy Wyatt <jwt64@cox.net>
Sent: Friday, August 21, 2020 2:15 PM
To: esubmit
Subject: Case # Z-7571

FILE COPY

Good Afternoon,

I'm writing in reference to **Case # Z-7571** which is set for Public Hearing on 9-2-20 at 1:00 PM.

In speaking with over 30 neighbors within the close, general area of the property identified to be reviewed for rezoning (**Case # Z-7571**), all opinions are a resounding **NO**. We do not want this Current Zoning, Residential Single Family, changed. This is our neighborhood and we are already managing LOTS of traffic from Peoria to Lewis on **36th Street**. Since **36th street** was widened several years ago, we now live on a race track. Neighbors, visitors to our neighborhood, frequently comment on the level of traffic on **36th street**. How dangerous it is. Our neighborhood is a great mix of young couples, families, singles, seniors. Retired and working. 95% of the residents have a dog or dogs. We all walk them when weather accommodating; however, some have had to alter their usual route because of the amount and speed of traffic on **36th street**. Some of our neighbors have disabilities and virtually, risk their lives to walk in our neighborhood. Side streets off **36th** are also overrun with traffic. People unable to get out of driveways, safely.

I am very opposed to ANY alteration in the current Zoning---Residential Single-family. Leave it as it is. We purchased homes in this neighborhood expecting It would ALWAYS be a Residential Single Family Zone. We don't want it altered. We don't want ANYTHING that will be dumping more traffic on 36th street and through our other neighborhood streets.

I'm not sure what else the citizens need to do, how they can convey to the TMAPC, City Councilors, Mayor, etc-----We do **NOT** want this neighborhood altered from Residential Single Family Home identification. I do plan to be present at the Public Hearing on 9-2-20. It has come to this. Citizens in the midst of a pandemic feel it critical for us to be physically present vs listen on phone call or watch streaming.

Please let me know if you need more information. Thank you.

A Concerned Citizen,

Judy Wyatt Trickey
3488 South Zunis Avenue
Tulsa, OK 74105-2727
918-770-1790
Jwt64@cox.net

3.16
~~15.74~~

2-7571

Sawyer, Kim

From: Cindy Woodward <cindy.woodward@outlook.com>
Sent: Wednesday, August 19, 2020 11:11 AM
To: esubmit
Subject: Z-7571 opposition

FILE COPY

To Whom It May Concern,

After receiving information from Alan Betchan regard the intended use as apartments in the upper stories, I am writing my opposition to this zoning change request. This is a single family neighborhood. Building apartments will adversely impact the property values of existing homes.

Cindy Woodward
1334 E 36 st

Sent from my iPhone

3.17
~~13.15~~

Sawyer, Kim

2-7571

From: Chrystal Dollarhide <chrystalbohannon@gmail.com>
Sent: Wednesday, August 19, 2020 2:07 PM
To: esubmit
Subject: Zoning Case Number Z-7571

FILE COPY

As a resident homeowner on 36th street between Utica and Peoria, I would like to submit my opinion on this zoning matter. In short, I do not support the change.

I feel retail space should not be expanded any further east or west from Peoria. It is not fair to homeowners to have their neighborhood turned into retail space. I also feel that apartments are not in keeping with the trend of residential development in the area and would be more appropriate along the river or on the edges of Brookside.

Thank you,
Chrystal Dollarhide

3.18
~~13.18~~

Sawyer, Kim

From: Bette Graves <bettegraves@me.com>
Sent: Wednesday, August 19, 2020 5:48 PM
To: esubmit
Subject: Z-7571

FILE COPY

We are residents in midtown and are wanting you to know our concerns about the proposed zoning change.

Our main concern is how close the apartment building/retail site will be to Elliot Elementary. There is too much traffic as it is and pedestrian and bicycle use in this area will be so dangerous. There are so many of us who use this area for neighborhood walking and we think 36 th street should remain residential.

Thank you for your consideration.

Bette and Michael Graves
2931 South Quaker Avenue

Sent from my iPad

Sawyer, Kim

From: Richelle Voth <richelle.christine@icloud.com>
Sent: Wednesday, August 19, 2020 8:56 PM
To: esubmit
Subject: Zoning Case Z-7571

FILE COPY

Hi,

I am the homeowner of 1437 E. 35th Street located in Brookside, Tulsa and I am writing to voice concerns over the proposed zoning changes for 36th street/Peoria.

Brookside, Tulsa - specifically 41st to 31st from Peoria to Utica - is a historic, residential neighborhood comprised of single family homes. Adding apartments and retail stores alters the foot traffic pattern and the caliber of the neighborhood. The Enclave Apartments are several streets away and they always have routine, available occupancy. There is not need for additional apartment housing. Additionally, those who live closer to the commercial portion of Brookside will tell you that car break-ins and package stealing is quite a normal behavior. We do not wish to have commercial retail traffic extend further East into the neighborhood as such. I also fear that allowing retail along the side of 36th street would set a presence for future developers to try and extend retail/offices etc into the neighborhood. It is a slippery slope.

With the proposed development at 31st/Peoria and now this tandem proposed development at 36th/Peoria, I believe we are downgrading Brookside's appeal to its current and future families for long-term occupancy. For, Brookside Tulsa is not akin to "Uptown, Dallas", whose transitional community mixes city living with residential burrows. Rather, the composition and community of Brookside Tulsa prides itself on being established, safe and and a legacy-lasting community. I hope we do not deviate from this historical purpose.

Thank you for hearing my thoughts. I would appreciate being informed of any opportunity to further become involved in this zoning process request.

Warmly,
Richelle Voth

3.20
~~13.18~~

Chapman, Austin

From: Cindy Woodward <cindy.woodward@outlook.com>
Sent: Wednesday, August 19, 2020 11:11 AM
To: esubmit
Subject: Z-7571 opposition

To Whom It May Concern,

After receiving information from Alan Betchan regard the intended use as apartments in the upper stories, I am writing my opposition to this zoning change request. This is a single family neighborhood. Building apartments will adversely impact the property values of existing homes.

Cindy Woodward
1334 E 36 st

Sent from my iPhone

Sawyer, Kim

From: Myrna Seale <mvs5445@gmail.com>
Sent: Thursday, August 20, 2020 11:21 AM
To: esubmit
Subject: Z-7571 zoning change from RE to MX-U-40

FILE COPY

Re: Zoning case Z-7571

I am writing to protest the request to change the 3 lots just east of the Peoria/36th intersection from RE to MX-U-40.

According to the filing, it will be a 3-story building with retail on the ground floor and apartments on the upper 2 floors.

Protest #1: Primarily against the retail aspect and the potential for significant increase in traffic on 36th Street - an area which is a short distance from Eliot Elementary School. I believe it's inappropriate and unsafe to add traffic flow into a school zone. The north and west sides of Eliot are very busy with dropoffs and pickups in the mornings and afternoons.

Frankly, I'm surprised there aren't zoning codes which would automatically block this.

Protest #2: Any residential - condos/apartments/townhomes - should be limited to 2 stories in keeping with the surrounding homes/neighborhoods.

Summary: This block of 3 lots should remain residential, but with the option for other than single family homes.

Respectfully submitted,
Myrna Seale
2624 E 33rd St
918/743-5784

3.22

~~13.20~~

mvs5445@gmail.com

3.23

~~13.21~~

Randy Francis
Attorney at Law

4733 South Harvard Ave.
Tulsa, OK 74135

918-260-9882

August 22, 2020

TMAPC, c/o INCOG
2 West 2nd Street, Suite 800
Tulsa, OK 74103

Re: Case Number Z-7571

FILE COPY

Dear Representatives,

Soon you will receive a Petition resisting the proposed zoning change described above. All persons who signed the Petition moved into this part of Tulsa relied upon the ability to live in a neighborhood with the existing zoning. Within the last few months there has been a proposed change for the land use of the approximately 7 acres at 31st and Peoria allowing for a retail/commercial usage. Additionally, there is a land use change for the Church on the SE corner of 36th and Peoria allowing retail business on the 1st floor, and now a builder wants to change the land use for the above concerned real estate from Residential Single Family to Mixed Use Urban, building with a 40 foot tall building limit. WE ARE TIRED OF THIS ENCROCHMENT AND WANT OUR SINGLE FAMILY NEIGHBORHOOD TO REMAIN AS IT IS, OR WHAT IS LEFT OF IT.

Personally, I own the home directly to the East of this proposed zoning change. My address is 1335 East 36th St., Tulsa. It is a 4 bedroom 5 car garage home with a detached garage (a 2 car attached to the home and a 3 car plus garage free standing). I BOUGHT THIS HOME EXPECTING ONLY SINGLE FAMILY HOMES TO SURROUND MY PROPERTY AND EXPECT ZONING REMAIN AS IT IS. It is totally unreasonable for the City to allow a "Multi Use" zoned property, allowing a commercial/retail use to be built abutting this \$500,000 plus valued property. ZONING RESTRICTIONS ARE IN PLACE FOR THE EXACT REASON, TO PREVENT THIS TYPE OF BUILDING TO OCCUR ABUTTING RELATIVELY EXPENSIVE SINGLE FAMILY HOMES!

Sincerely,



Randy Francis

3:24
~~1:22~~

Sawyer, Kim

From: Clark J. Plost, DDS <clark@plostdental.com>
Sent: Tuesday, August 25, 2020 9:22 PM
To: dist9@tulsacouncil.org
Cc: esubmit
Subject: Zoning Request Z-7571

FILE COPY

Councilman Ben Kimbro,

I am writing as a concerned home owner on 36th Street, just east of Peoria and across the street from the new zoning case number Z-7571. I have learned more about the zoning change request for the three properties located east of the intersection of 36th and Peoria on the north side of 36th street. The change request changes the zoning from "single-family" to "mixed-use space", allowing retail and multi-family living. After talking with the new owners of the property, the intended use is apartments on the upper stories with office/retail on the lower floor.

I have concerns with this project and I would like you to support the Brookside neighborhood in not allowing the re-zoning to take place. Please see a list of concerns below:

- ☐ Parking – I am concerned that 36th street will become a parking lot for tenants/customers of the apartments/retail/offices. Despite having "designated" parking on the facility, people inevitably choose to park in the most convenient area, which would be 36th street. Take the Enclave apartments at 41st and South Rockford Avenue as an example. The entire street in front of the apartment complex has become a parking lot.
- ☐ Proximity to Elliot Elementary – Kids walk to and from school in the neighborhood. Increasing traffic in this area beyond single-family residences will increase the traffic and will make the area more dangerous for kids walking to and from school. Lots of residential development is happening down 36th street between Peoria and Lewis, but all are single-family residential.
- ☐ Interrupting the bike lane designation of 36th street. Biker's bike up and down 36th street daily as it is a designated bike path. Placing "mixed-use" zoning facing 36th Street will increase traffic for bikers and make the bike path more dangerous.
- ☐ Encroaching on the residential neighborhood – Where does the commercial development stop traveling east down 36th? This new rezoning request encroaches on the residential Brookside neighborhood.

I am all in favor of new development in Tulsa and Brookside specifically, but I am concerned about this specific request. Re-zoning request # Z-7571 needs to be denied and the area needs to remain a single-family residential area. Please represent our district and keep these lots zoned for single family residential use.

Thank you for reading my concern.

Clark J. Plost
1330 East 36th Street, Tulsa, OK. 74105

3.25
13.23

Clark Jared Plost, DDS
Owner/General Dentist

PLOSTDENTAL

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3.26
~~13.24~~

Sawyer, Kim

From: Pam Schloeder <ppschloeder@gmail.com>
Sent: Wednesday, August 26, 2020 11:17 AM
To: esubmit
Subject: Case Number Z-7571

FILE COPY

I want to register my disfavor of the proposed change in Land Use Designation from "Existing Neighborhood" to "Main Street" in regard to Case Number Z-7571. My residential property is bordered on the south by 36th Street and I will be affected by the proposed change. We already have an abundance of traffic on 36th Street, accompanied by a lack of adequate parking spaces. While I understand the current growth occurring in Brookside, I do not see the need to bring 40 foot tall structures onto 36th Street and into well established, existing neighborhoods. Increased traffic on 36th Street will negatively affect the property value of my midtown residence. I urge you to NOT APPROVE the requested rezoning of Case Number Z-7571.

Pam Schloeder
3481 S Zunis Ave
Tulsa, OK 74105
Ppschloeder@gmail.com

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~~13.25~~

