

# **TULSA METROPOLITAN AREA PLANNING COMMISSION**

## **Meeting No. 2835**

**February 3, 2021, 1:00 PM**  
**175 East 2nd Street, 2nd Level, One Technology Center**  
**Tulsa City Council Chamber**

The meeting will be held in the Tulsa City Council Chamber. Members of the public may attend the meeting in the Tulsa City Council Chamber, but are encouraged to attend and participate in the TMAPC meeting via videoconferencing and teleconferencing via **GoToMeeting** by joining from a computer, tablet or smartphone using the following link:

[https://www.gotomeet.me/CityOfTulsa3/tmapc\\_february\\_3rd\\_2021](https://www.gotomeet.me/CityOfTulsa3/tmapc_february_3rd_2021)

Members of the public can also dial in using their phone by dialing:

**United States: +1 (872) 240-3311**

Participants must then enter the following **Access Code**: **195-505-533**

### **CONSIDER, DISCUSS AND/OR TAKE ACTION ON:**

Call to Order:

### **REPORTS:**

**Chairman's Report:**

**Work session Report:**

**Director's Report:**

1. Minutes of January 20, 2021 Meeting No. 2834

### **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.**

2. **MPD-2-1 Nathan Cross** (CD 1) Location: West and north of the northwest corner of West Edison Street and North 41st West Avenue requesting a **MPD Minor Amendment** to modify the location of selected transect zones

## PUBLIC HEARINGS

3. **CPA-93 Erasmo Moreno** (CD 5) Location: West of the northwest corner of East 31<sup>st</sup> Street South and South 87th East Avenue (Related to Z-7589) (Continued from December 16, 2020) (**Applicant requests a continuance to February 17, 2021**)
4. **Z-7589 Erasmo Moreno** (CD 5) Location: West of the northwest corner of East 31<sup>st</sup> Street South and South 87th East Avenue requesting rezoning from **RS-2 to OL** (Related to CPA-93) (Continued from December 16, 2020) (**Applicant requests a continuance to February 17, 2021**)
5. **CO-10 Lou Reynolds** (CD 2) Location: North of the northwest corner of East 81<sup>st</sup> Street South and South Lewis Avenue requesting **Major Amendment** to a Corridor Development Plan (Continued from December 16, 2020 and January 20, 2021)
6. **Jamestown Phase I** (CD 6) Preliminary Plat, Location: West of the northwest corner of East 41<sup>st</sup> Street South and South 161<sup>st</sup> East Avenue (Continued from January 20, 2021)
7. **Z-7597 Lou Reynolds** (CD 7) Location: East of the southeast corner of East 91<sup>st</sup> Street South and South 97th East Avenue requesting rezoning from CO to CS

## OTHER BUSINESS

### 8. 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](http://tulsaplanning.org)

email address: [esubmit@incog.org](mailto: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:** MPD-2-1  
Minor Amendment

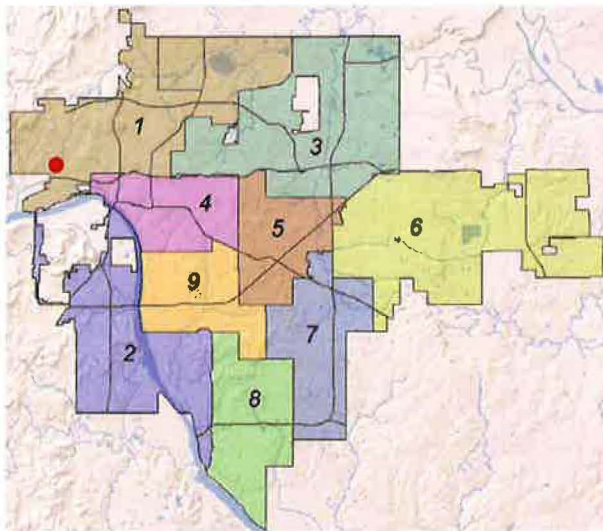
**Hearing Date:** February 3, 2021

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
Applicant: Nathan S. Cross

Property Owner: Harlow Creek Investment, LLC

**Location Map:**  
(shown with City Council Districts)



**Applicant Proposal:**

Concept summary: MPD minor amendment to modify the location of selected transect zones.

Gross Land Area: 141.88 ± acres

Location: West and North of the Northwest corner of West Edison Street & North 41<sup>st</sup> West Avenue

**Zoning:**  
Existing Zoning: MPD-2  
Proposed Zoning: No Change

**Staff Recommendation:**  
Staff recommends approval.

**Comprehensive Plan:**  
Land Use Map: New Neighborhood  
Growth and Stability Map: Growth

**Staff Data:**  
TRS: 9204

**City Council District:** 1  
*Councilor Name:* Vanessa Hall-Harper

**Osage County Commission District:** 3  
*Commissioner Name:* Darren McKinney

**SECTION I:**      MPD-2-1 Minor Amendment

Amendment Request: Modify the location of selected transect zones within the MPD. Transect zones function as the development areas of the MPD.

The transect zones within MPD-2 have specific requirements within the approved development plan, as indicated in Section II of this report. The applicant is proposing to modify the areas along the eastern edge of the proposed development as indicated on the applicant's Site Development Plan included with this report. The applicant is primarily requesting to modify the selected areas to T4 – General Urban Zone along this eastern edge from T2 – Rural Zone and T3 – Sub-Urban Zone, with the exception of the Northern most requested area of change, which is proposed to go from T2 – Rural Zone to T3 – Sub-Urban Zone.

List of Transect Zone General Descriptions:

- T1 – Natural Zone
- T2 – Rural Zone
- T3 – Sub-Urban Zone
- T4 – General Urban Zone
- T5 – Urban Center Zone

Staff Comment: *This request is considered a Minor Amendment as outlined by Section 70.040-I.1.a(3) of the City of Tulsa Zoning Code.*

*“Adjustment of internal development area boundaries, provided the allocation of land to particular uses and the relationship of uses within the project are not substantially altered.”*

*Additionally, the approved Development Plan for MPD-2 allowed the following to be considered minor amendments:*

- 1) Limitation or elimination of previously approved specific functions and uses provided the character of the development is not substantially altered.*
- 2) Addition to previously approved uses, provided the character of the development is not substantially altered.*

Staff has reviewed the request and determined:

- 1) MPD-2-1 does not represent a significant departure from the approved development plan of the MPD and is considered a minor amendment to MPD-2.
- 2) All remaining development standards defined in MPD-2 shall remain in effect.

Exhibits included with staff report:

- INCOG zoning case map
- INCOG aerial photo
- Applicant Site Development Plan

With considerations listed above, staff recommends **approval** of the minor amendment to modify the location of transect zones as proposed.



**SECTION II:**      **Uses / Lot and Building Regulations (No Modifications Proposed)**

**USE REGULATIONS TABLE**

**USE REGULATIONS BY TRANSECT ZONE**<sup>1</sup>

<b>AGRICULTURAL USE CATEGORY</b>	<b>T1</b>	<b>T2</b>	<b>T3</b>	<b>T4</b>	<b>T5</b>	<b>CS</b>
Animal Husbandry and all specific uses	P	P	P	P	P	P
Community Garden	P	P	P	--	--	--
Farm, Market or Community Supported	--	P	P	P	P	P
Horticulture Nursery	P	P	P	--	--	--

<b>RESIDENTIAL USE CATEGORY</b>	<b>T1</b>	<b>T2</b>	<b>T3</b>	<b>T4</b>	<b>T5</b>	<b>CS</b>
<b>Household Living</b>						
Single Household	--	P	P	P	P	P
Two households on a single lot	--	--	P	P	P	P
Three or more households on a single lot	--	--	--	P	P	P
<b>Group Living</b>						
Fraternity/sorority	--	--	--	--	P	P

<b>Public, Civic and Institutional Use Category</b>	<b>T1</b>	<b>T2</b>	<b>T3</b>	<b>T4</b>	<b>T5</b>	<b>CS</b>
College or University	--	--	--	--	P	P
Day Care	--	P	P	P	P	P
Library or Cultural Exhibit	--	--	--	P	P	P
Government Service	--	--	--	P	P	P
Hospital	--	--	--	--	P	--
Parks and Recreation	P	P	P	P	P	P
Postal Services	--	--	--	P	P	P
Religious Assembly	--	P	P	P	P	P
Safety Service	--	--	P	P	P	P
School	--	--	P	P	P	P
Utilities and Public Service Facility – Major and Minor	P	P	P	P	P	P
Wireless Communication Facility and all specific uses	P	P	P	P	P	P

<sup>1</sup> For purposes of continuity and future reference, "Transect Zones" shall have the same meaning as "Development Areas"

<b>Commercial Use Category</b>	<b>T1</b>	<b>T2</b>	<b>T3</b>	<b>T4</b>	<b>T5</b>	<b>CS</b>
Animal Services	P	P	P	P	P	P
Assembly and Entertainment and all specific uses	--	P	P	P	P	P
Commercial Service and all specific uses	--	P	P	P	P	P
Funeral or Mortuary Service	--	--	--	--	P	--
Lodging and all specific uses	--	P	P	P	P	--
Office						
Business or Professional Office	--	P	P	P	P	P
Medical, dental or health practitioner office	--	--	--	P	P	--
Parking Non-Accessory						
Surface Parking, Non-accessory	--	--	--	P	P	P
Parking Garage	--	--	--	P	P	P
Vehicle Service	--	--	--	--	P	--
Fueling Station Only	--	--	--	--	P	--
Restaurant and Bar with all specific uses	--	--	--	P	P	P
Retail Sales and all specific uses	--	P	P	P	P	P
Studio, Artist or Instructional Service	--	P	P	P	P	P
Trade School	--	--	--	--	P	P
Low-impact Manufacturing and Industry	--	--	--	P	P	P

<b>OTHER USE CATEGORY</b>	<b>T1</b>	<b>T2</b>	<b>T3</b>	<b>T4</b>	<b>T5</b>	<b>CS</b>
Drive-in or Drive-through Facility	--	--	--	--	P	--

P Allowed use  
 -- prohibited use

## RESIDENTIAL BUILDING TYPE TABLE

RESIDENTIAL BUILDING TYPES	T1	T2	T3	T4	T5	CS
<b>Household Living</b>						
Single Household	--					
Detached House*	--	P	P	P	P	P
Patio Home	--	P	P	P	P	P
Townhouse	--	P	P	P	P	P
Accessory Dwelling	--	P	P	P	P	P
<b>Two households on a single lot</b>						
Duplex	--	--	P	P	P	P
Mixed use building	--	--	P	P	P	P
Vertical mixed-use building	--	--	P	P	P	P
Accessory Dwelling	--	--	P	P	P	P
<b>Three or more households on a single lot</b>						
Cottage house	--	--	P	P	P	P
Multi-unit house	--	--	P	P	P	P
Apartment/condo	--	--	--	P	P	P
Mixed use building	--	--	--	P	P	P
Vertical mixed-use building	--	--	--	P	P	P
Accessory Dwelling	--	--	P	P	P	P

P Allowed building type

-- prohibited building type

\* may include an accessory dwelling unit on the same lot

### DETACHED ACCESSORY DWELLING UNITS:

1. No more than one accessory dwelling unit is allowed per lot.
2. May not cover more than 50% of the actual rear yard.
3. The floor area of a detached accessory dwelling unit may not exceed 750 square feet or more than 60% of the principal structure whichever is greater.
4. Entrances may not face any side or rear property line except when an alley abuts that property line

## LOT AND BUILDING REGULATIONS TABLE

### LOT AND BUILDING REGULATIONS BY TRANSECT ZONE

	T1	T2	T3	T4	T5	CS
Minimum lot size Square feet	na	7200	3600	1000	1000	1000
Lot Width Standards	na	72 ft min	36 ft min	18ft min	18ft min	25 ft min
Maximum lot building coverage <sup>2</sup>	na	60%	60%	70%	80%	100%
<b>Principal building setbacks</b>						
Minimum street setback <sup>4</sup>	na	4 ft	4 ft	4 ft	0ft	0 ft
Minimum side setback	na	4 ft	4 ft	0 ft	0 ft	0 ft
Minimum rear setback	na	4 ft	4ft	4 ft	0 ft	0 ft
<b>Accessory buildings setback</b>						
Minimum street setback <sup>4</sup>	na	44 ft	32 ft	26 ft	22 ft	20 ft
Minimum side setback	na	3 ft	3 ft	0 ft	0 ft	0 ft
Minimum rear setback	na	3 ft	3 ft	3 ft	0 ft	0 ft
Principal building height		30 ft	30 ft	55 ft	75 ft	215 ft
Accessory building height <sup>3</sup>		30 ft	30 ft	30 ft	30 ft	30

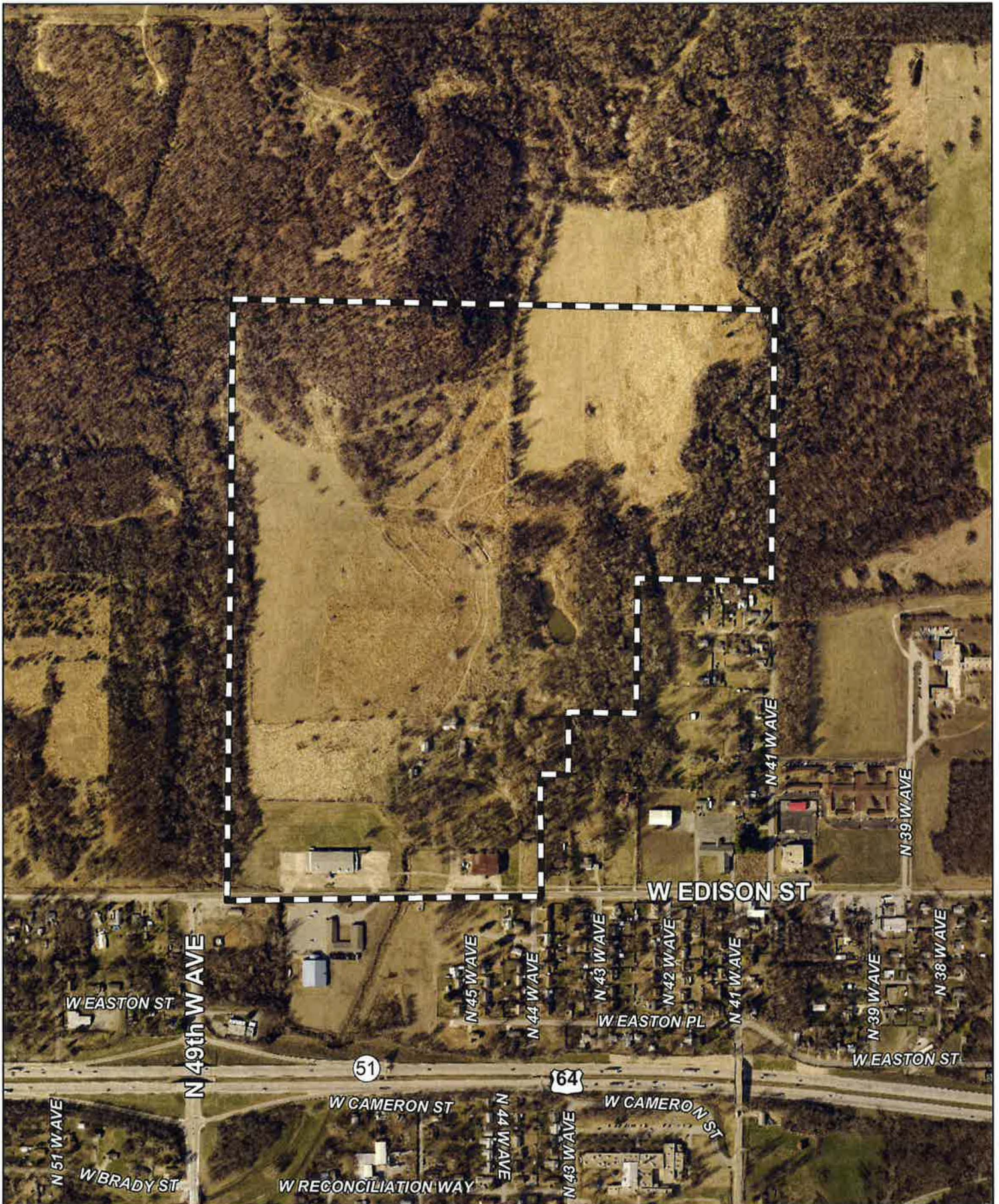
<sup>2</sup> Includes aggregate of all buildings on the lot including accessory buildings.

<sup>3</sup> The accessory building size regulations of Section 45.030-A and 90.090-C.2 of the Zoning Code shall not apply

<sup>4</sup> Setbacks are from public streets







0 300 600  
Feet



Subject  
Tract

**MPD-2-1**

20-12 32

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

Aerial Photo Date: February 2018



2.9

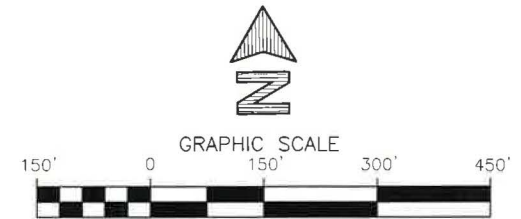


Harlow

## SITE DEVELOPMENT PLAN

MPD-2

Minor amendment #1



### LEGEND

[Dark purple swatch]	T5 ZONING
[Medium purple swatch]	T4 ZONING
[Light purple swatch]	T3 ZONING
[Light green swatch]	T2 ZONING
[Dark green swatch]	T1 ZONING
[Black swatch]	CIVIC SPACE
[White swatch]	RIGHT-OF-WAY, ALLEY, PEDESTRIAN PATH, OR PRIVATE DRIVE
[Hatched swatch]	AREA OF CHANGE

Note:  
Transect zones shall be shown on the final plat

CPA-93

Continuance  
to 2-17-21

**Sawyer, Kim**

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**From:** Wertin, Jani  
**Sent:** Thursday, January 28, 2021 8:34 AM  
**To:** Sawyer, Kim  
**Cc:** Wilkerson, Dwayne  
**Subject:** Staff Continuance Request for Z-7589 & CPA-93

Good Morning Kim,

Staff would like to request a continuance for Z-7589 and CPA-93 to the February 17<sup>th</sup> meeting. These items are currently scheduled for the February 3<sup>rd</sup>, 2021 planning commission meeting.

Respectfully,

**Jani Wertin**

Assistant Planner | Current Planning

**Tulsa Planning Office**

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

918.579.9465

[jwertin@incog.org](mailto:jwertin@incog.org)





Z-7589

Continued  
to 2-17-21

**Sawyer, Kim**

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**From:** Wertin, Jani  
**Sent:** Thursday, January 28, 2021 8:34 AM  
**To:** Sawyer, Kim  
**Cc:** Wilkerson, Dwayne  
**Subject:** Staff Continuation Request for Z-7589 & CPA-93

Good Morning Kim,

Staff would like to request a continuance for Z-7589 and CPA-93 to the February 17<sup>th</sup> meeting. These items are currently scheduled for the February 3<sup>rd</sup>, 2021 planning commission meeting.

Respectfully,

**Jani Wertin**

Assistant Planner | Current Planning

**Tulsa Planning Office**

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

918.579.9465

[jwertin@incog.org](mailto:jwertin@incog.org)



**TULSA**  
PLANNING OFFICE

4.1







Tulsa Metropolitan Area  
Planning Commission

**Case Number:** CO-10  
**Major Amendment**

**Hearing Date:** February 3, 2021  
January 20, 2021: Staff Request for continuance  
December 16, 2020: Neighborhood request for continuance

**Case Report Prepared by:**

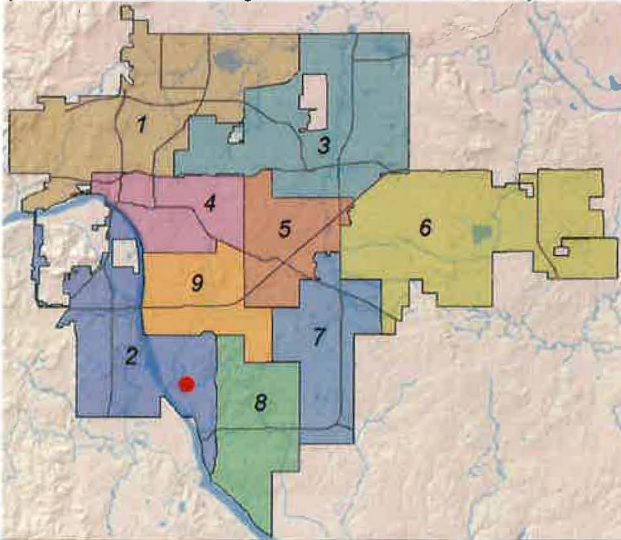
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Lou Reynolds

*Property Owner:* Tulsa Lewis Hotel Venture LLC

**Location Map:**  
**(shown with City Council Districts)**



**Applicant Proposal:**

*Present Use:* Hotel

*Proposed Use:* Veterans and Senior Housing and Services (multi family)

*Tract Size:* 5.16 ± acres

*Location:* North of the Northwest corner of East 81st Street South & South Lewis Avenue

**Zoning:**

*Existing Zoning:* CO / Z-5498-SP-2

*Proposed Zoning:* CO-10

**Comprehensive Plan:**

*Land Use Map:* Regional Center

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval with the modified provisions of Section II in the following report.**

The development plan language submitted by the applicant and negotiated with the neighborhood has been modified by staff to align with the Tulsa Zoning Code and with our normal practice for a development plan regulations.

**Staff Data:**

TRS: 8307  
CZM: 52

**City Council District:** 2

*Councilor Name:* Jeannie Cue

**County Commission District:** 2

*Commissioner Name:* Karen Keith

## SECTION I: CO-10

### APPLICANTS DEVELOPMENT CONCEPT:

The Applicant requests a Major Amendment to Corridor Plan Z-5498-SP-2 to add permitted uses to the Corridor Development Plan for property located at 7902 S. Lewis Ave. (the "Property"). The Property is comprised of approximately five (5) acres of land and lies north of the northwest corner of East 81<sup>st</sup> Street and South Lewis Avenue. Today, the Property is surrounded by development on all sides: to the east by Oral Roberts University ("ORU"), to the north by Victory Christian Center and to the west by a Wal-Mart Super Center. The Legal Description of the Property is attached hereto as Exhibit "A".

The Corridor District zoning and the Corridor Development Plan for the Property were originally established in 1981 for the development of a hotel in conjunction with the then-planned expansion of the ORU campus and the development of the City of Faith medical complex (now the CityPlex office towers). These plans were abandoned, and the Property was sold by ORU in 1995. Currently, the only permitted use of the Property in the Corridor Development Plan is Hotel use, with daycare services to hotel employees.

The Applicant, Veterans Services USA ("VSUSA"), provides a variety of resources and housing to veterans, focusing on those aged 55 and older. VSUSA desires to amend the Permitted Uses in the Corridor Development Plan to be consistent with the development pattern in the South Lewis Corridor and to repurpose the existing Crown Plaza Hotel for long-term housing tailored to veterans and seniors (55+). Services provided to the project's residents and the community will include meal services; social and recreational activities; education, occupational and vocational skills training; counseling and therapy; individualized nutrition and life safety skills training; special assistance and care for dementia, Alzheimer's and similar conditions, as well as for military injuries and post-traumatic stress; and adult day care. The adult day care facility will be open to both residents of the project and the public and will provide additional services such as nursing care, daily activities, and transportation to local appointments.

A Conceptual Site Plan showing the location of the buildings and other improvements, landscaping, vehicle access and parking, is attached hereto as Exhibit "B".

Except as provided below, all other Development Standards will remain the same and subject to all applicable ordinances, building and occupancy codes and regulations of the City of Tulsa, Oklahoma.

### 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:
  - Concept Site plan exhibit
  - Tulsa Deck Submittal Packet

### DETAILED STAFF RECOMMENDATION:

Uses and development standards as outlined in CO-10 are consistent with the Regional Center land use designation in the Tulsa Comprehensive Plan; and

The Corridor Development Plan is a unified treatment of the development possibilities of the project site; and

Provisions have been made for property access, circulation, and functional relationships of uses; and

Permitted Uses, building types and supplemental standards outlined in CO-10 are consistent with the provisions of the Corridor chapter of the Tulsa Zoning Code.

After a neighborhood engagement processes the applicant has submitted lease terms, military preferences and age preferences that are not normally part of the zoning enforcement capabilities of the City of Tulsa therefore staff recommends removal of that section of the development plan. Staff contends that the items highlighted with a \*\* should be private deed restrictions and the City of Tulsa has no enforcement mechanism in place to monitor or enforce those provisions.

During the neighborhood engagement process the applicant has also agreed to prohibited psychiatric care that is normally part of the Medical, Dental, and Health Practitioner Office subcategory in the Tulsa zoning code. Staff recommends including psychiatric care in this Corridor Development Plan. Prohibiting a specific use inside the subcategory can be regulated by the property management. Staff contends that this should be a private deed restriction and eliminated from the development plan outlined in Section II.

Anticipated uses, lot and building regulations along with normal supplemental regulations in the Tulsa Zoning Code as provided CO-10 are consistent with the existing development pattern in this area of Tulsa; and

Staff recommends Approval of the development plan for CO-10 as outlined and modified by the asterics in Section II below.

\* Staff has added Group Living with an Elderly/Retirement Center specific use. That specific use defined in our zoning code reflects the concept represented in the applicant's packet of information.

\*\* The applicant has submitted lease standards; age groups and limits the size of dwelling units that are not consistent with the Tulsa Zoning Code definitions. Staff recommends removing items noted from the development plan.

\*\*\* The applicant has excluded psychiatrist offices. That medical office use is typically allowed in all Medical, dental and health practitioner offices. Staff recommends allowing that medical practice that is normally allowed in that use category. Our zoning code does not allow medical marijuana dispensaries in the medical, dental and health practitioner office use category so that has been removed from this section. Please note that medical marijuana dispensaries are prohibited in the Retail Use Category. As a result of that restriction dispensaries are not allowed in CO-10.

## **SECTION II: CO-10 DEVELOPMENT STANDARDS:**

CO-10 replaces all previous zoning and site plan approvals on this site.

CO-10 will conform to the provisions of the Tulsa Zoning Code for development in a CO district and its supplemental regulations as identified in Section 25 in the Tulsa Zoning Code.

All use categories, subcategories or specific uses and residential building types or building types that are not listed below are prohibited.

### **Permitted Use Categories, Subcategories.**

The Permitted Uses in Corridor Development Plan Z-5498-SP are hereby deleted in their entirety and replaced with the following Categories, Subcategories, residential building types, building types.

All Specific Uses listed in the Zoning Code for each of the SUBCATEGORIES listed below with their customary accessory uses are allowed in this Corridor District.

#### **RESIDENTIAL**

##### **HOUSEHOLD LIVING**

Three or more households on a single lot

##### **\*Group Living**

\*Elderly/Retirement Center

~~\*\*Permitted household living uses are limited as follows:~~

~~Lessees shall be age 55 or older, with preference given to U.S. military veterans.~~

~~Lease terms shall be a minimum of six (6) months.~~

~~Lessee household income shall be between 40% and 80% of the area median income (AMI) (or equivalent income index)~~

~~Dwelling Units shall consist of one bedroom and studio apartments.~~

#### **PUBLIC, CIVIC AND INSTITUTIONAL**

DAY CARE (limited to Adult Day Care, as defined in the Oklahoma Adult Day Care Act, and customarily accessory uses thereto, including, but not limited to shuttle service)

WIRELESS COMMUNICATION FACILITY (building mounted only)

#### **COMMERCIAL**

##### **COMMERCIAL SERVICE**

Personal Improvement Service (limited to barbers, hair and nail salons, and spa services, excluding massage parlors)

##### **LODGING**

Hotel/Motel and normal accessory uses including, but not limited to, swimming facilities and aquatic activities, fitness centers, banquet halls and event spaces, bar and restaurant, and catering services.

##### **OFFICE**

Business and Professional Office

Medical, Dental, and Health Practitioner Office \*\*\*~~(excluding psychiatrist office and treatment facilities and medical marijuana dispensaries)~~

##### **RESTAURANT AND BAR**

##### **RETAIL SALES**

Convenience Goods (limited to sundry goods, products for personal grooming and day-to-day maintenance of personal health, and gift shop,



but excluding medical marijuana dispensaries and liquor sales for off-premises consumption)

STUDIO, ARTIST OR INSTRUCTIONAL SERVICE (limited to educational, individualized nutrition, life safety and similar skills training and special resilience and wellness programs, including therapy, yoga, meditation, acupuncture, life skills classes and similar instruction)

TRADE SCHOOL (limited to occupational and vocational skills training)

On-Site Management:

The project shall have daily, 24-hour on-site management.

**Lot and building regulations:**

1. Maximum Building Coverage 75%
2. Minimum lot area 22,000 square feet
3. Maximum Building Height 120 feet
4. Open space per dwelling unit is not required while repurposing the existing building as identified on the concept plan provided.
5. Open space for any new separate building that includes a dwelling unit will require 200 square feet per dwelling unit.
6. Minimum Building Setbacks
  - Street Setback 20 feet from planned right-of-way
  - From north boundary 20 feet
  - From south boundary 20 feet
  - From west boundary 20 feet
  - Internal lot lines 0 feet

**Permitted Residential Building Types:**

Three or more households on a single lot  
Apartments /Condo  
Vertical Mixed-Use Building

**Permitted Building Types:**

Apartment/Condo  
Mixed-Use Building  
Vertical Mixed-Use Building  
Commercial Building

**SECTION III: Supporting Documentation**

**NEIGHBORHOOD ENGAGEMENT:**

The applicant has met with many of the property owners in the area. Some of the provisions in the development plan came directly from the neighborhood discussions with the applicant. Staff supports many of those policies but contends that some of the concepts are outside of the normal enforcement capabilities of the City of Tulsa.

5.5

In this rare circumstance staff has outlined items that were important to the neighborhood but should be managed privately. In an effort to stay respectful to the neighborhood engagement process but also stay consistent with previous development plan concepts and the provisions of the Zoning Code we have included those items in Section II of the staff recommendation that need to be modified or eliminated. The development plan concept identified in Section 70.040-B typically regulates the items that are included in our zoning code. Our code does not regulate specific use medical office types, lease agreements and efficiency or single bedroom dwelling unit types.

## RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: The existing use and proposed uses along with the scale of allowed uses is consistent with the comprehensive plan and the existing building onsite.*

### Land Use Vision:

*Land Use Plan map designation:* Regional Center

Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

*Areas of Stability and Growth designation:* Area of Growth

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.”

### Transportation Vision:

*Major Street and Highway Plan:* Multi Modal Corridor

Multi-modal streets emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and

5.6

provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

*Trail System Master Plan Considerations: None*

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary: The site is currently developed as a multi-story hotel.*

*Street View from northeast corner looking southwest.*



Environmental Considerations: None that would affect site redevelopment.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Lewis Ave	Secondary Arterial with multi modal corridor designation	100 feet	5 lanes 2 lanes each direction with center turn lanes
Un-named private drive on north boundary of site	None	None	3 lanes, one west bound lane and two northbound lanes at signalized intersection

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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	OM	Regional Center	Growth	Church
East	RS-3 with board action for university use	Regional Center	Growth	ORU Campus
South	CS / PUD 495	Regional Center	Growth	Walmart / Murphy Gas
West	OM / PUD 495	Regional Center	Growth	Walmart

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 17848 dated January 14, 1993 established the current zoning for the subject property.

***Subject Property:***

**Z-6376/PUD-495/Z-5498-SP-2 December 1992:** All concurred in **approval** of a request to *rezone* the east 780' of the south 656.33' of Z-6376 for CS zoning and the remainder for OM zoning, **approval** of new *Planned Unit Development*, PUD-495, with a reduction of the minimum building setback for the loading dock to 110' and that a wall screening the loading area be erected parallel to 81<sup>st</sup> Street, and **approval** of Z-5498-SP-2, an amendment to previously approved *Corridor Site Plan and Detail Site plan Z-5498-SP-1*, on property located north of the northwest corner of South Lewis Avenue and East 81<sup>st</sup> Street (a 4.97-± acre tract of land).

The purpose of the proposed amendment to the previously approved Corridor Site Plan and Detailed Site Plan is to delete the west 217.80 feet of Lot one, Block one, The Directory (Tract I-Exhibit A), and to add a slightly larger parcel on the north side of Lot One, Block One, The Directory (Tract II-Exhibit A), to the Corridor Site Plan and Detailed Site Plan. Off-Street parking will be provided within Tract II to replace existing off-street parking with Tract I which presently serves the Grandview Hotel. (Ordinance No. 17848)

**The Directory (783) June 1981:** All concurred in **final approval** and release of The Directory, in accordance with the approved Corridor Site Plan. The site plan only allowed a hotel and customarily related accessory and recreational uses. The zoning code did not require an ordinance for the site plan approval. The provisions outlined in the Corridor Site plan for the Directory will be abandoned with CO-10.

**Z-5498-SP May 1981:** The Planning Commission voted 7-0-0 April 1981 to recommend **approval** of a *Corridor Development Plan* on a 30± acre tract of land for a hotel to the Board of City Commissioners (who approved the plan May 1981), on property located north and west of 81<sup>st</sup> Street and South Lewis Avenue. (Ordinance No. 15012)

**Z-4236/PUD-127 & Z-4245/PUD-128 :** All concurred in **approval** of a request to *rezone* and a new *Planned Unit Development* 67.99-± acre tract of land from RS-2 to RM-1/RD/RS-3, as well



as a request to *rezone* a 348.09-± acre tract of land from AG to RS-2/RM-2/RM-1/CS/OM, and a new *Planned Unit Development* on a 275.48-± acre tract of land from RS-2 to RM-1/RD/RS-3 for a large scale development, on properties located west of the northwest corner of 71<sup>st</sup> Street and Lewis Avenue, and south of the southwest corner of 71<sup>st</sup> Street and Lewis Avenue. This includes the subject property and a large portion of the surround area to the north and west. (Ordinance No. 12614)

Ordinance number 11828 dated June 26, 1970 established zoning for the subject property.

***Surrounding Property:***

**PUD-495-A August 1994:** All concurred in **approval** of a proposed *Major Amendment* to PUD on a 1± acre tract of land for a drive-in restaurant, on property located at the northwest corner of East 81<sup>st</sup> Street South and South Lewis Avenue.

**BOA-07769 February 1973:** The Board of Adjustment **approved** an *Exception* for permission to operate the 40 acre tract of Mabee Center as a Community Service, Cultural, and Recreational facility under Use Unit 5 in an RS-3 District and **approved** a *Variance* to vary the constant light requirements to permit a sign for the John Mabee Center in accord with plans and specifications submitted, subject to the condition that 90% of the lighted portion of the sign not be changed more than once every 24 hours and that the remaining 10%, which represents six squares be changed as needed to portray the scores of basketball games, in an RS-3 District, on property located at 81<sup>st</sup> and Lewis Avenue.

**BOA-07819 March 1973:** The Board of Adjustment **approved** an *Exception* to operate and conduct a construction facility for the improvement of South Lewis Avenue as a public work for a period of six months, subject to a legal description being provided of the portion of tract being used for the facility in an AG District, on property located at 7700 South Lewis Avenue.

**BOA-03760 February 1962:** The Board of Adjustment **granted** permission to use the property for school uses, on property located Pt. SW, of Section 8-18-13.

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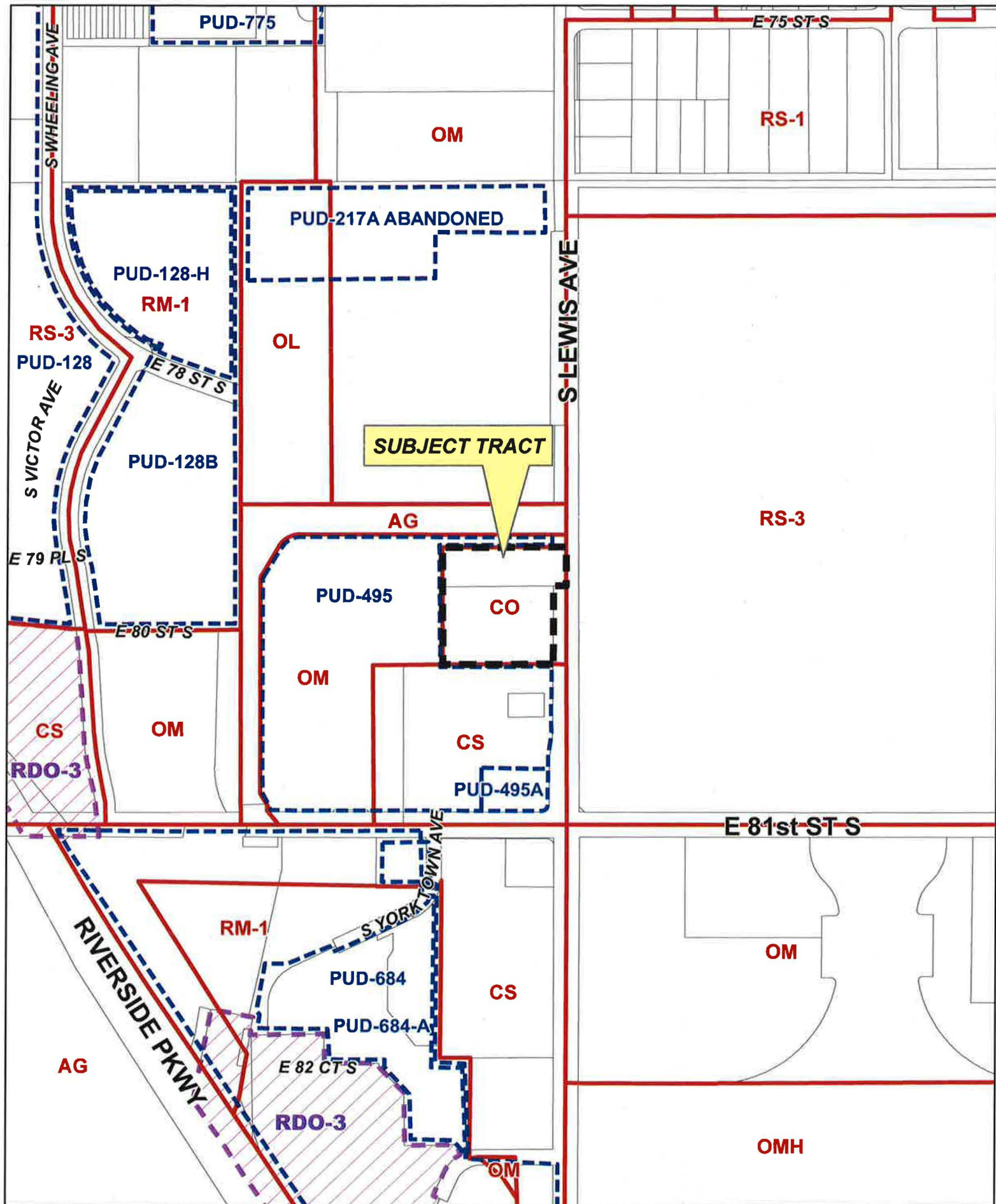
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# NEIGHBORHOOD ENGAGEMENT:

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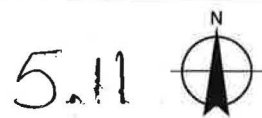
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CO-10

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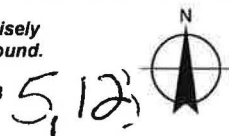
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**CO-10**

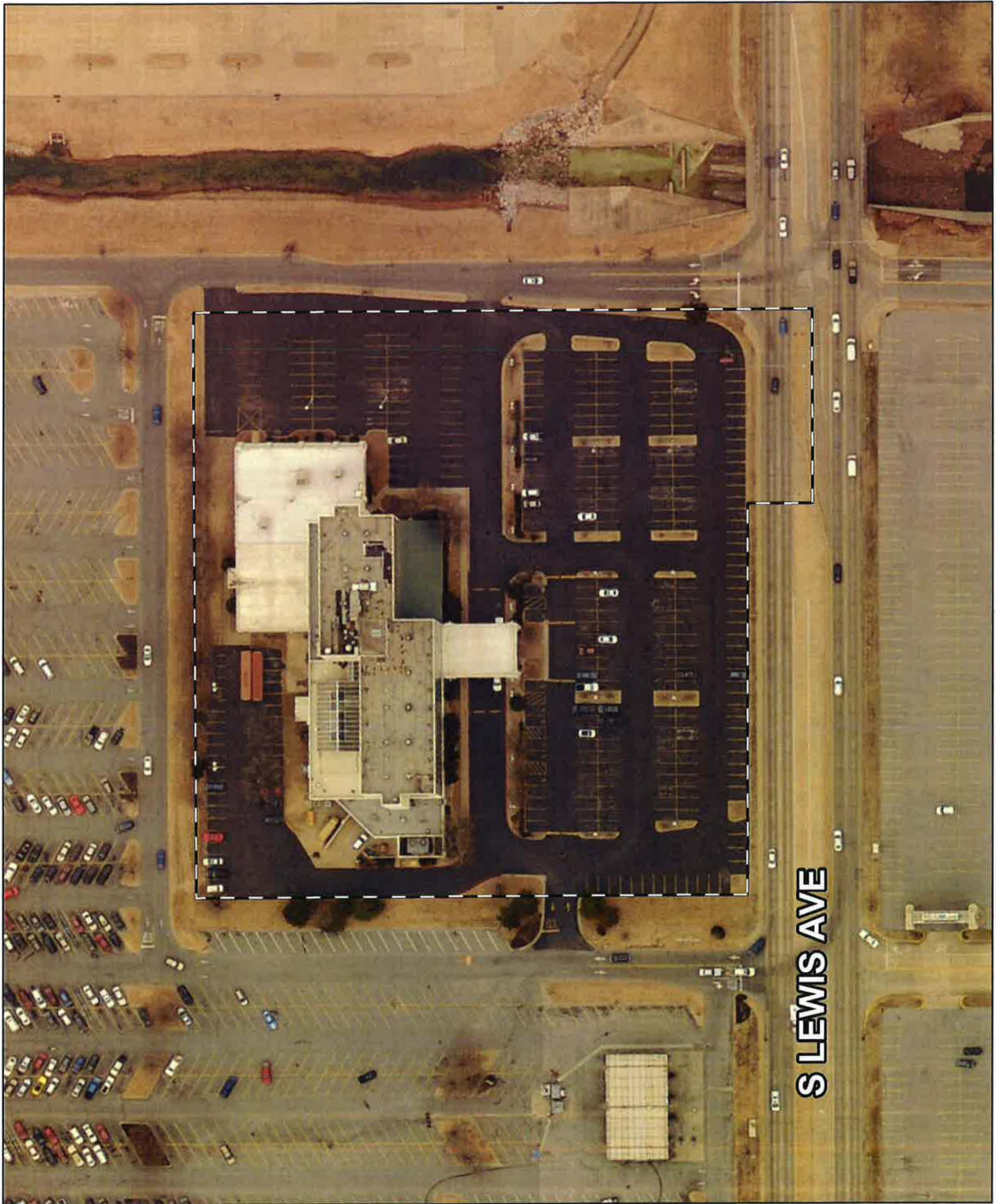
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Note: Graphic overlays may not precisely  
align with physical features on the ground.

Aerial Photo Date: February 2018







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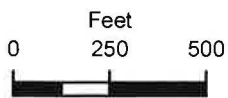
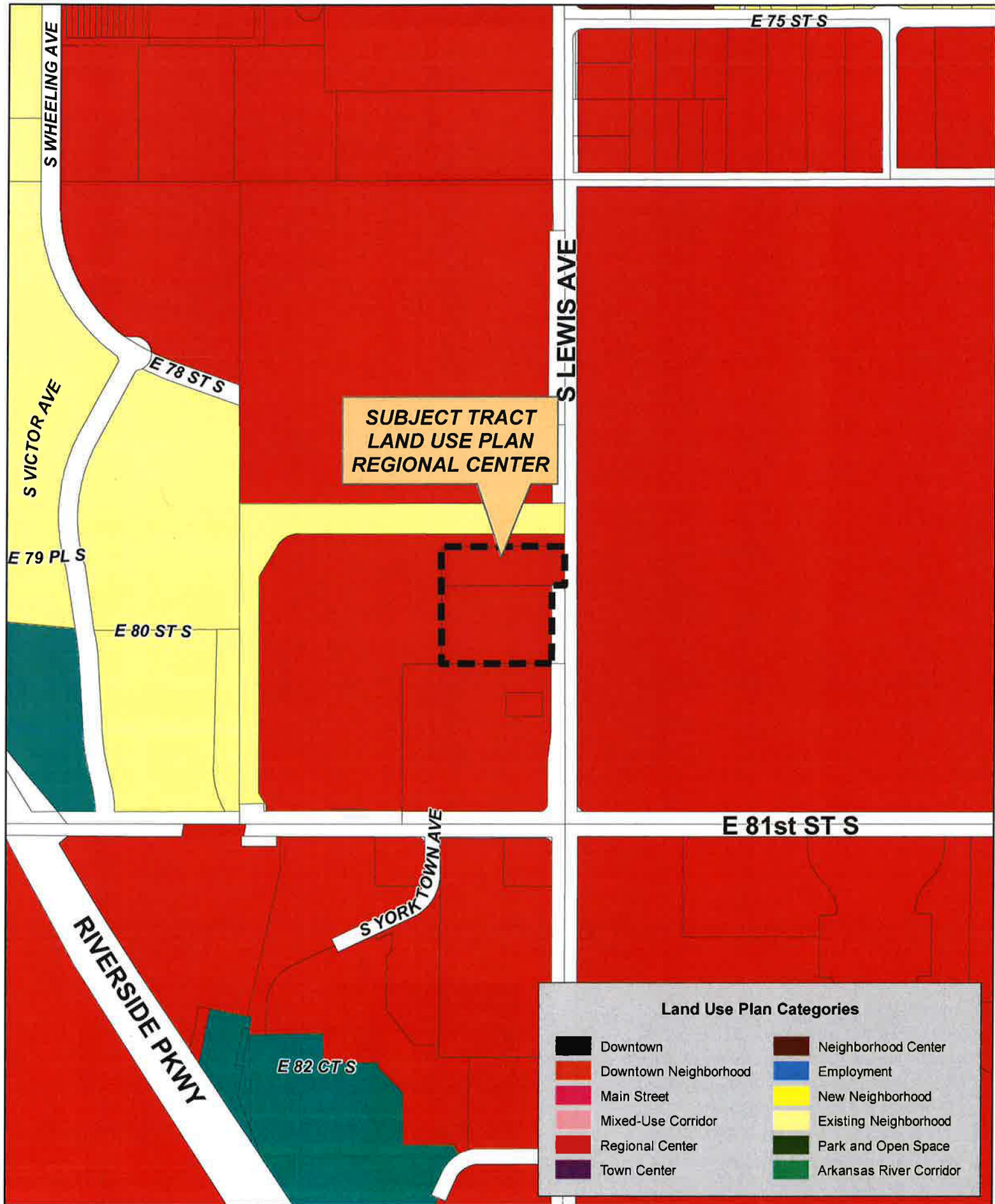
Note: Graphic overlays may not precisely  
align with physical features on the ground.

Aerial Photo Date: February 2018

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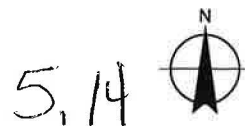


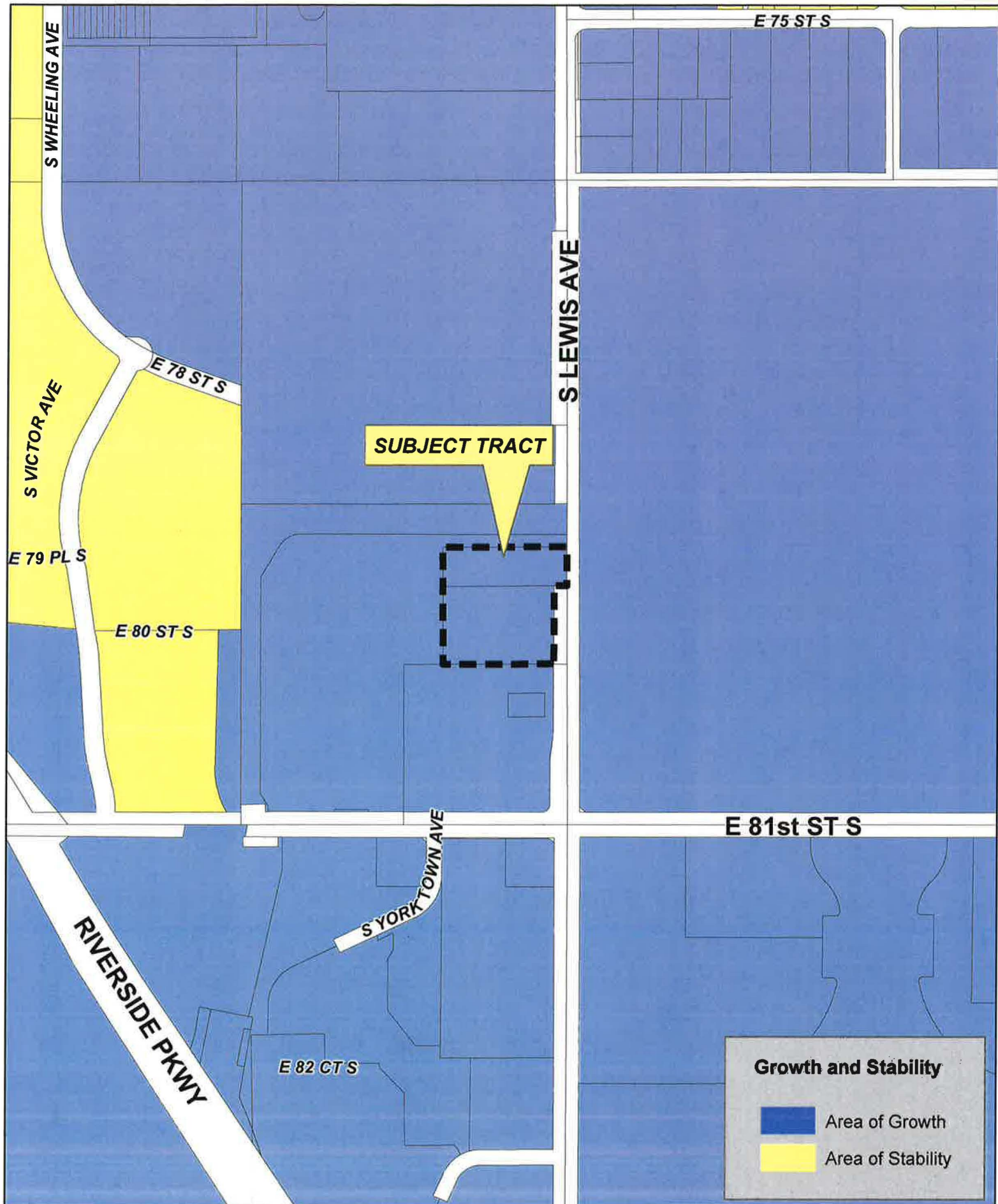




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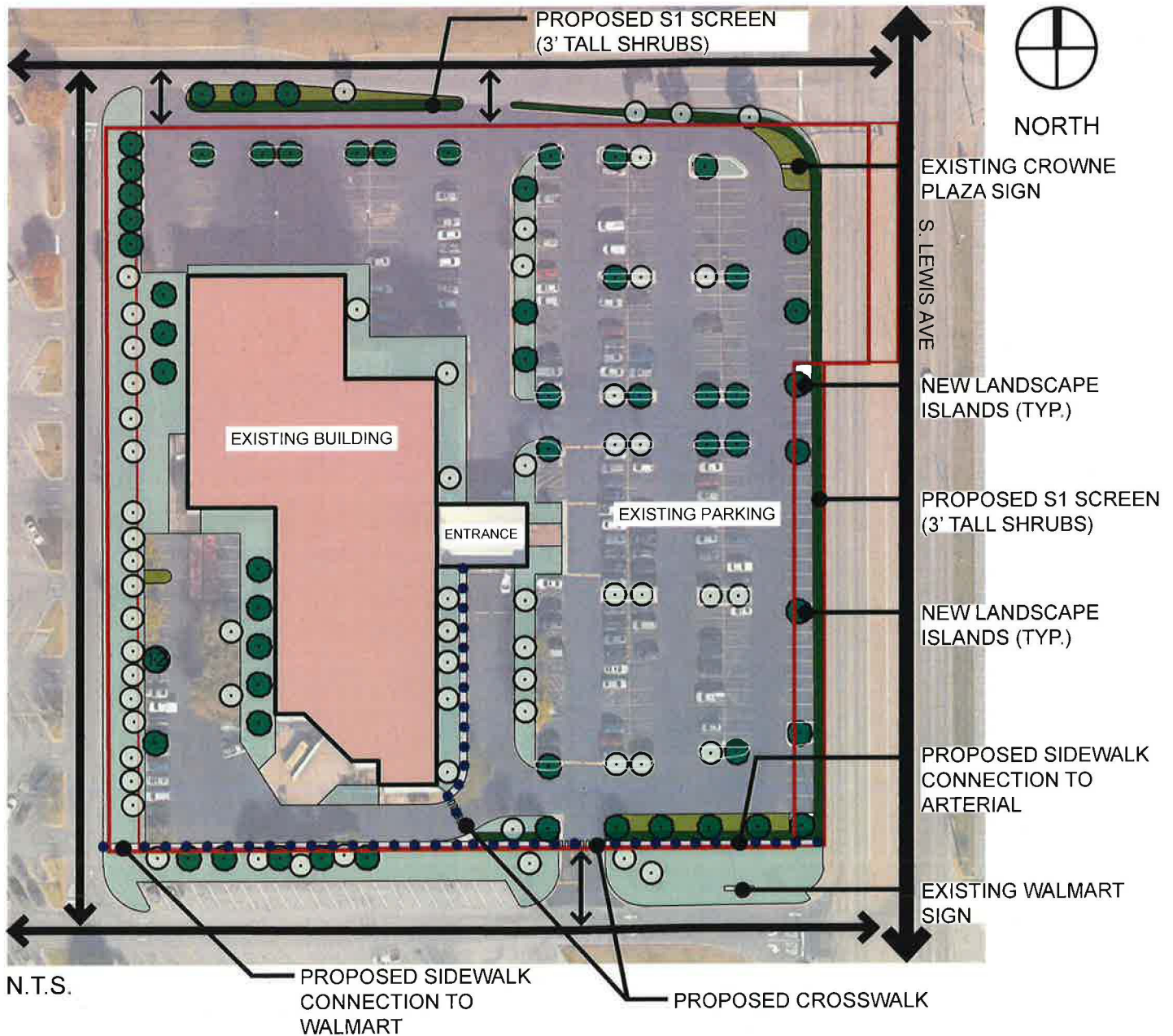
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# Corridor Site Plan


Z-5498-SP-2



## LANDSCAPE

- EXISTING TREES: 61
- EXISTING AND PROPOSED TREES: 120

## LEGEND

	EXISTING LANDSCAPE		EXISTING TREES
	PROPOSED LANDSCAPE		PROPOSED TREES
	PROPOSED S1 SCREEN		

5,16





# **VSUSA**

**VETERAN SERVICES USA**

**Our Mission is You**

## **PROPOSAL FOR REDEVELOPMENT CROWNE PLAZA – TULSA**

**7902 S. Lewis Ave  
Tulsa, OK 74136**



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## EXECUTIVE SUMMARY

Lockwood Development Partners, Veteran Services USA, SarahCare and Commonwealth Hotels have teamed up to reposition existing hotel properties by strategically converting these assets into mixed-use developments. This process will shift existing programming into residential apartments, limited-service hotel, and commercial use (adult daycare) on each property. The team is targeting older, inefficient, full-service hotels that were struggling financially prior to the distress brought on by the COVID-19 pandemic. Crowne Plaza Tulsa was operating at just under 40% occupancy before the onset of the global crisis, which only accelerated the inevitable closure of the hotel. The concept to revitalize this property into a mixed-use development will prevent it from being blighted and vacant, unable to pay property taxes and support the needs of community.

VSUSA has partnered with Commonwealth Hotels to reimagine the existing hotel into a more efficient and modern design that will streamline hotel operations. Commonwealth Hotels will provide hotel management and development services for Crowne Plaza Tulsa and boasts an existing operating portfolio of 44 hotels across 14 states. These projects include premium branded hotels from IHG, Marriott, and Hilton. Additional details are provided further into the presentation deck.

VSUSA is working within the guidelines of the FHA 221D4 criteria (a well-established program) that provides guarantees for affordable housing developments. Our intention is to apply for Federal Low Income Housing Tax Credits (LIHTCs) and Tax-Exempt Bond Financing. The residential component will be income and age-restricted for eligible residents of 55 years or older; VSUSA intends on marketing the property to attract and serve the local Veteran population but will follow the guidelines of the Fair Housing Act of 1968\*. The design of the property will feature separate entrances for each use with one providing access to residents and another for hotel patrons, creating a distinct bifurcation of space between the residential component and hotel operations.

The commercial component of the project will feature an adult daycare program administered by SarahCare. This program offers members of the community along with residents of the redesigned building a unique platform that combines supportive services, social activities, and health monitoring in a friendly and safe environment for seniors and senior veterans. Additionally, SarahCare offers a shuttle to transport local community members back and forth from their home to the facility.



\*More Information Available at the United States Housing & Urban Development Website

5.19





## LOCKWOOD DEVELOPMENT PARTNERS & VSUSA OVERVIEW

**Lockwood Development Partners** is a for-profit real estate development and investment firm. Lockwood Development Partners is committed to being the leading developer and provider of best-in-class housing facilities with related services for veterans and their families, ensuring that veterans are treated and cared for in compassionate, dignified, and professional environments that allows them to achieve optimal levels of independence while assisting them to re-acquire life skills and the ability to live in the broader communities.

**Veteran Services USA** is a not-for-profit\* organization committed to supporting veterans and seniors by offering programs that ensure successful life transitions. VSUSA offers affordable independent housing and community-based services (adult daycare) by placing veterans and seniors, 55 and older throughout the United States into our facilities. SarahCare, an affiliated adult daycare provider implements these services to offer residents and local community members with support, activities and wellness programs.

Our operating model is designed to adapt distressed real estate to meet the needs of our veterans and seniors by converting existing hotels into mixed-use properties. A portion of the hotels are dedicated to be converted into permanent housing for seniors while offering recreational and social activities. Veterans get a place to share with fellow residents and entertain guests, while the hotel benefits from those guests that generate additional demand for room, bar, and restaurant revenue.

In response to Secretary of Veteran Affairs (VA) Robert Wilkie's statement emphasizing the nationwide veteran housing crisis, we have established a strong working relationship with the VA to develop and roll out a platform that will provide access to much needed affordable housing to our senior veterans. In total, there are approximately over twenty-five (25) million veterans (as of January 2020). Of this constituency, over nine (9) million, or approximately 37%, are aging senior U.S. veterans over 65 years old, and we are proud to serve them as they have served us honorably. VSUSA has assembled an accomplished group of individuals, including retired military officers, academics, entrepreneurs, experts in finance, media, and industry to achieve our mission of helping our nation's veterans and seniors. Our team is extremely passionate about the mission of supporting our veterans and has extensive professional experience in development, asset management, design & constructions, and operations.



\*VSUSA has applied for status as a 501(c)3 and approval is in process

5.20



## LOCKWOOD DEVELOPMENT PARTNERS & VSUSA TEAM\*



Team Member	Role
Eddie Dovner	Principal
Charles Everhardt	Principal
Farzana Nabi, PH.D	Strategic Program & Business Director
David Webb	Board Member & Advisor
Captain Kevin Wensing	Board Member & Advisor
Brigadier General (R) Loree Sutton	Board Member & Advisor
Merle D. Griff, PH. D	Board Member & Advisor / Founder of SarahCare
Jeffrey Clark	Board Member & Advisor
Kevin Clancey	Director of Food & Beverage



Lockwood Development Partners

Team Member	Role
Eddie Dovner	Principal
Charles Everhardt	Principal
Alan Nessim	Acquisitions / Capital Markets / Asset Management
Andy Golubitsky	Acquisitions / Development
Bruce McDermott	Capital Markets
Thomas Lee	Development / Design & Construction
Dan McNulty	Development / Asset Management
Conor Melville	Development / Design & Construction
Alan Turner	Development
Brad Bridwell	Development / Asset Management
Carlos Pesant	Design & Construction
Erik Wishneff	Capital Markets / Tax Credits & Incentives
Rick Slagle	Capital Markets / Tax Credits & Incentives

\*Bolded Team Members of Lockwood Development Partners & VSUSA have featured biographies on subsequent pages in the deck





## LOCKWOOD DEVELOPMENT PARTNERS REAL ESTATE TEAM

Team Member	Role	Biography
Charles Everhardt	Principal	Charles has been active in real estate investing, development, finance and purchasing of distressed assets for over 30 years. He has development experience across asset classes, including gaming and casinos, luxury condos, hospitality and build-to-suit gas stations. He also has experience with adaptive reuse and rehabilitation historic properties, and the conversions of office buildings and hotels into multifamily and mixed-use retail. Charles has sourced and structured equity and debt in excess of \$2 billion. Charles primary function is to secure the appropriate facilities and properties, as well as the financing for all the projects.
Andy Golubitsky	Acquisitions / Development	Andy has 12 years of real estate development experience. Prior to his involvement with Lockwood/VSUSA, Andy served as Vice President of Development at Macklowe Properties, where he was responsible for the redevelopment of a 1.2 million sf, \$2 billion historic office building conversion in lower Manhattan, consisting of 560 luxury condominium units and over 170,000 square feet of retail. In his previous role as a development manager at Douglaston Development, Andy was directly involved in the development of approximately 4,000 residential units, 300 hotel keys and over 300,000 sf of retail in New York City and Seattle. Prior to his career in real estate development Andy practiced architecture in Boston, New York City, Moscow, Kuwait, Istanbul and Port-au-Prince. During this period, he was involved in projects ranging from large scale master plan mixed-use communities, multibillion dollar hospital additions, ambulatory care facilities, data centers, university campus buildings, dormitories, luxury and affordable multi-family projects, private residences, and several commercial interiors. Andy holds a Masters of Science in Real Estate Development and a Master's of Science in Urban Design from Columbia University and a Bachelors of Architecture degree from Syracuse University. Andy is a LEED accredited professional, and an adjunct professor at Columbia University.
Dan McNulty	Acquisitions / Development / Asset Management	Dan McNulty began his career in the 1980's as an investment and real estate consultant at John Buck Company and has been engaged in the real estate investment and venture capital markets ever since, having started and managed a number of technology and health-care related companies and transacted countless real estate deals in the multi-family, office, retail and medical office building/health care services market segments. McNulty is a business development consultant to mature and early-stage businesses. He has an extensive background and entrepreneurial experience in business development and implementation, successfully founding, funding, operating and growing a variety of small to middle market businesses throughout his career within all industries including real estate, healthcare, energy, technology, paper and pulp manufacturing. Highly successful in identifying opportunities and building relationships. Innovative problem-solver that generates workable solutions and accelerate growth for the organization. In addition to his consultancy practice and McNulty has been involved in funding, founding and operations of 4 entrepreneurial start-up ventures in technology/systems, healthcare, and real estate services. McNulty was Director of National Leasing for the multi-family and commercial real estate development firm Golub and Company (Chicago), established and developed a national M&A practice for The Patterson Group (Chicago), and capitalized and developed a national market presence for 2WAY Corp (Seattle).
Alan Nessim	Acquisitions / Capital Markets / Asset Management	Alan has 18 years of experience in real estate investment management. Between 2002 and 2006 Mr. Nessim worked as a principal with the Oxbridge Group and developed the landmark 1430 K Street NW office tower in downtown Washington D.C. and managed a commercial real estate portfolio of 1 million square feet in the greater D.C. area. In 2007 Mr. Nessim returned to his native Spain to serve as managing director of inversions AR, a privately held real estate investment firm with a portfolio including assets in residential, retail and luxury resorts in Madrid and Costa del Sol. Mr. Nessim subsequently founded Hispania Capital, a real estate investment firm sourcing and managing equity and debt on behalf of private and institutional investors in the U.S. and Europe. Mr. Nessim has a track record of capital allocation across multiple fund and co-investment vehicles and management experience across asset classes including residential, hospitality and retail. Most recently before his involvement with Lockwood/VS USA, Alan served as CIO for Royal Palm Companies and the Participant Capital funds, featuring the development of Paramount Miami Worldcenter. Prior to his experience in real estate, Alan worked for Glencore International AG in Switzerland, where he handled commodities related transactions and M&A in excess of \$2.5 billion in the metals & minerals, mining, industrial and energy sectors. Alan holds a BA in Economics from Boston University and a diploma from The Hebrew University of Jerusalem.

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## VSUSA OPERATIONS TEAM & SARAHCARE

Team Member	Role	Biography
Farzana Nabi, Ph.D.	Strategic Program & Business Director	<p>Dr. Farzana Nabi joins VSUSA with a unique combination of management, research, and military experience. She is an accomplished professional with expertise in strategic planning, program development, education, training, and applied research focused on defense, security, policy, and human behavior.</p> <p>Dr. Nabi has diverse experience across government, corporate, academic, and non-profit sectors, with a decade of experience working with the U.S. military. From 2011-2012, she deployed to Afghanistan in the capacity of a Senior Social Scientist in support of Operation Enduring Freedom and earned multiple awards and distinctions for her research. Upon redeployment, Dr. Nabi continued her work with the U.S. Army focused on optimizing human performance for soldiers. She holds a Masters in Psychology from Santa Clara University, and a Ph.D. in Social Welfare &amp; Policy from the University of California, Berkeley.</p>
David Webb	Board Member & Advisor	<p>Mr. David Webb is a presenter, anchor, and journalist entertaining and informing the public for over 25 years. His broadcast career from music to talk spans across Boston, Houston, Dallas, and New York City syndication. Mr. Webb is also a Satellite Radio Host and Presenter and serves as a Board Member for the Young Marines National Foundation and Wounded Warriors Family Support. He is an Advisor to the V.E.T.S. Program and the Iwo Jima Association of America. Mr. Webb frequently appears on radio and television such as CNBC, CNN International, FoxNEWS, BBC Radio and TV, NDTV/India, National TV, and KSA2 Saudi Arabia. He has been featured in various media outlets in Germany, Italy, Spain, Japan, France, Australia, Brazil and Canada, and in documentaries. Mr. Webb was TIME Magazine's Person of the Year in 2011 and received the Media Excellence Award by the Police Forces USA in 2015.</p>
Brigadier General (Retired) Loree Sutton, M.D.	Board Member & Advisor	<p>Brigadier General (R) Loree Sutton served in the United States Army, and as the Army's highest-ranking psychiatrist, Dr. Sutton served as the founding director of the Defense Centers of Excellence for Psychological Health and Traumatic Brain Injury (DCoE) and was a Special Assistant to the Assistant Secretary of Defense for Health Affairs. Prior to founding DCoE, Dr. Sutton served as Commander of the Carl R. Darnall Army Medical Center in Fort Hood, Texas, Commander of the DeWitt Army Community Hospital, Deputy Commander for Clinical Services, General Leonard Wood Army Community Hospital and as a Special Assistant to the Army Surgeon General. During her military career, she received many awards, including the Legion of Merit, Bronze Star Medal, Defense Meritorious Service Medal, and Order of Military Medical Merit.</p> <p>Since retiring from military service in 2010, Dr. Sutton co-founded Threshold GlobalWorks, providing resilience and trauma skills training and consultation services across the country and around the world. In 2014, she was appointed as commissioner for the New York City Mayor's Office for Veteran Affairs, then serving as the founding commissioner for the NYC Department of Veterans' Services through 2019.</p>
Merle D. Griff	Board Member & Advisor / Founder of SarahCare	<p>Dr. Merle Griff is the Founder and CEO of SarahCare Senior Solutions, and one of the leading authorities on the care of seniors in the United States. Dr. Griff has served on numerous national boards and task forces including being the past Chairperson of the Board of Directors for NASDSA (National Adult Day Services Association), member of the International Advisory Board for CARF (Commission on the Accreditation for Rehabilitation Facilities), and a task force member for the study of adult day care in the U.S. for the Assistant Secretary of Program and Evaluation in the Department of Aging.</p> <p>Dr. Griff is a leader in the development of intergenerational programs. She has developed programs for infants through college such as the "Rock-a-Babies Through Cross-Training of College Students in Early Childhood Education and Gerontology." She authored "LinkAges," a book based on a 3-year research program on the development of intergenerational relationships. She opened the first shared center for adult and child day care in the US, receiving a letter of accommodation from former First Lady Barbara Bush.</p>

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## SARAHCARE - OVERVIEW

Founded by Merle Griff, Ph.D. after becoming caregiver to her mother whose severe stroke left her unable to live alone and care for herself. The first center opened in Canton, Ohio in 1985. SarahCare has established itself as a premiere senior care provider in the community. The goal is to make caregiving easier for the families of these seniors by providing them with services that give them peace of mind in knowing their loved one is being lovingly and professionally cared for during the day and will return home each evening.

SarahCare is a uniquely-designed program that brings together health, social, and other supportive services in a warm, safe, and friendly environment. The members of our SarahCare staff strive to care for each of our participants as we would our own loved ones by understanding them as individuals and customizing their care and activities to fit their specific needs.

Not every senior wants or is ready to move to assisted living or a long term care facility despite needing some help at home. While in-home care provides many necessary services, it often fails to address the senior's need for socialization, exercise, nutrition, medication administration and medical monitoring. For seniors hesitant to make a move, SarahCare can be the transitional step between living at home with assistance and assisted living.

We have RNs and LPNs in every center that are specially trained to provide daily care and monitoring along with experience dealing with issues related to aging. Additionally, we provide a wide variety of care service:

- Diabetic care including daily glucose monitoring
- Blood pressure monitoring
- Medication administration and oversight
- Weight and vitals are taken and recorded regularly
- Dressing changes, feeding tube and ostomy care
- Regular contact with participants' physicians and other care team members

*SarahCare*<sup>®</sup>  
DAYTIME SENIOR CARE & ACTIVITIES







## LOCKWOOD DEVELOPMENT PARTNERS & VSUSA TRACK RECORD\*

#	Project Name	Property Address	Total Project Units	LIHTC / Income Restricted Units	Year Completed	Team Member
1	<b>188 West Randolph</b>	<b>188 West Randolph Street, Chicago, IL</b>	<b>346</b>	<b>0</b>	<b>2005</b>	<b>Charles Everhardt</b>
2	1140 North LaSalle Street	1140 North LaSalle Street, Chicago, IL	250	0	2005	Charles Everhardt
3	Rainbow Village	4846 N Clark St, Chicago, IL	127	0	2005	Charles Everhardt
4	Estero Oaks	9940 Estero Oaks Dr, Fort Myers, FL	280	0	2016	Alan Nessim
5	<b>Paramount Miami World Center</b>	<b>851 NE 1st Ave, Miami, FL 33132</b>	<b>562</b>	<b>0</b>	<b>2018</b>	<b>Alan Nessim</b>
6	Paramount Ft. Lauderdale Beach	701 N Fort Lauderdale Beach Blvd, Fort Lauderdale, FL	95	0	2017	Alan Nessim
7	1 North 4th Place	1 North 4th Place, Brooklyn, NY	510	102	2014	Andy Golubitsky
8	<b>The Edge &amp; BK Level</b>	<b>34 North 4th St; 22 North 6th St; 2 North 6th St, Brooklyn, NY</b>	<b>1119</b>	<b>347</b>	<b>2018</b>	<b>Andy Golubitsky</b>
9	Fifth and Virginia	1933 5th Avenue, Seattle, WA	435	87	TBD	Andy Golubitsky
10	75 Greene Avenue	75 Greene Avenue, Brooklyn, NY	25	0	2019	Andy Golubitsky
11	<b>One Wall Street</b>	<b>1 Wall Street, New York, NY</b>	<b>566</b>	<b>0</b>	<b>2021</b>	<b>Andy Golubitsky</b>
12	Switching Station Artist Lofts	15 S Homan Ave, Chicago, IL 60624	24	24	2002	Erik Wishneff
13	Gwendolyn Place	109 E 43rd St, Chicago, IL 60653	71	71	2014	Erik Wishneff
14	Villages of Westhaven	1949 W Lake St, Chicago, IL 60612	200	200	2016	Erik Wishneff
15	Carling Hotel	1512 N LaSalle Dr, Chicago, IL 60610	80	80	2016	Erik Wishneff
16	Marshall Hotel	1232 N LaSalle Dr, Chicago, IL 60610	90	90	2017	Erik Wishneff
17	4400 Grove	4400 South Cottage Grove Ave, Chicago, IL 60653	84	84	2018	Erik Wishneff
18	Persimmon Lofts	1028 SW Adams St, Peoria, IL 61602	44	44	2016	Erik Wishneff
19	Murray Place	100 Walnut St, Peoria, IL 61602	30	30	2016	Erik Wishneff
20	Vernon Boulevard	Astoria, NY	535	134	Q4 2021	Carlos Pesant
21	900 Central Tower	900 Central Ave, Saint Petersburg, FL 33705	209	31	Q3 2023	Thomas Lee
22	St. Pete Multi	1735 1st Ave N, St. Petersburg, FL 33713	50	50	Q2 2021	Thomas Lee
<b>Total</b>			<b>5,732</b>	<b>838</b>		

\*Bolded Projects are featured on subsequent pages in the deck

5.25



## LEVEL BK 2N 6<sup>TH</sup> PLACE, BROOKLYN, NY

Level BK is a 40-story market rate multi-family rental tower located on the East River waterfront in North Williamsburg. With direct ferry service to Midtown and Wall Street, residents enjoy a social lounge with a demonstration kitchen, a fitness center, an expansive ninth floor deck with an indoor/outdoor pool, a spa and steam room, and an extensive outdoor space with barbeques, a fireplace and breathtaking views of Manhattan. The project benefitted from a 421-a tax abatement resulting from the creation of 347 affordable housing units built as part of the adjacent Edge development. Level is the last as of right high-rise development at the North Williamsburg waterfront resulting from the 2006 Greenpoint-Williamsburg waterfront rezoning.

Level BK was awarded the 2017 Building & Design Award from the Queens and Bronx Building Association and placed as a finalist for the 2017 National Association of Home Builders Pillars of the Industry Award for Best High-Rise Apartment Community.

### PROJECT HIGHLIGHTS

- 631,600 Square Feet
- 554 Units (347 Affordable Housing Units)
- 35,000 Square Foot Open Space
- 160-Car Parking Garage







## ONE WALL STREET 1 WALL ST, NEW YORK, NY

Widely considered to be the most exquisite example of Art Deco architecture in New York City, One Wall Street was originally designed by Ralph Walker—deemed “Architect of the Century” by the American Institute of Architects—and built for the Irving Trust Company in 1930. Currently, One Wall Street is undergoing an innovative, meticulous transformation led by developer Macklowe Properties. The result will be a collection of luxury residences with an unrivaled ownership experience. More than two full floors of private and serviced amenities include beautifully appointed work and lounge areas, extensive spa facilities, an expansive 39th floor Roof Terrace, entertainment spaces, and a 75' indoor pool surrounded by panoramic views of the city and harbor. Additionally, One Wall Street residents will enjoy carefully curated retail within the building, including Whole Foods Market and a membership to the 74,000-square-foot Life Time Athletic facility. Located at the center of one of the greatest urban transformations in history, One Wall Street stands at the very heart of Downtown, where this city began and flourished for centuries.

### PROJECT HIGHLIGHTS

1,060,000 Square Feet  
52 Floors  
566 Units  
Landmarked Status



5.27





## PARAMOUNT MIAMI WORLD CENTER 851 NE 1<sup>ST</sup> AVE, MIAMI, FL

The future of Downtown Miami shimmers as Miami Worldcenter, the second largest urban development in the United States is realized. Spanning almost 30 acres in the heart of Downtown Miami, Miami Worldcenter features a signature residential condo tower that will sit directly atop its exclusive Mall at Miami Worldcenter. Paramount Miami Worldcenter condo tower will consist of 58 stories of luxury rising over 700 feet above the Magic City's vibrant lights. Paramount Miami Worldcenter will consist of 513 luxury, contemporary condos with only 12 residences per floor. Residences at Paramount Miami Worldcenter will feature private elevator access with private entry foyers, 10' ceilings throughout, spacious outdoor living rooms, large entertainment areas, European-designed kitchens, full-size laundry rooms, spa-like bathrooms with rain showers and soaking tubs and access to Paramount's exclusive residence smart phone app. In addition to the luxury and comfort of each residence, residents are certain to love the unparalleled amenities at Paramount Miami Worldcenter.

### PROJECT HIGHLIGHTS

58 Stories  
513 Residential Units  
Units Ranging from 1,294 – 4,087 Square Feet  
700 Feet Tall (12 Residences per Floor)



5.28

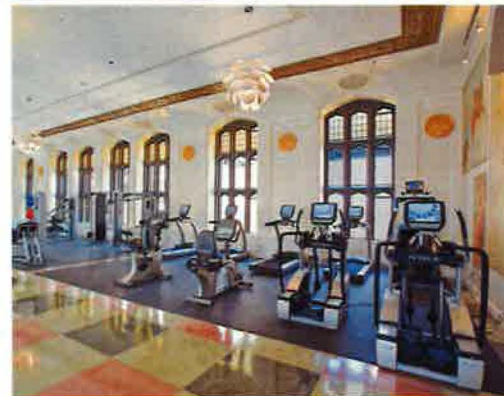


## RANDOLPH TOWERS 188 W RANDOLPH ST, CHICAGO, IL

Nestled along the edge of The Chicago Loop and famous River North neighborhood, the historic Randolph City Tower Apartments offers the comforts of home paired with the indulgences of lavish urban living. Only minutes away from the CTA, bus and pedway systems, and custom taxi services, Randolph Towers has been hailed as the most conveniently located apartments in Chicago Loop. Close proximity to the Theater District, Magnificent Mile, and Oak Street Beach also make The Randolph the elite in River North, Chicago apartments. This 45-story-high skyscraper has also been completely renovated to provide renters with every amenity imaginable including a 24-hour fitness center, indoor SkyClub with gourmet kitchen and theater, an Olympic-sized swimming pool with waterfall. Additionally, each of The Randolph's apartment homes features wood flooring, lavish master suites with oversized walk-through closets, spacious bathrooms with 36-inch soaking tubs, and sleek-styled kitchens. Randolph City Tower Apartments is the only choice for renters looking to experience the excitement of Chicago's urban lifestyle while taking pleasure in the comforts of the city's most luxurious high-rise apartment floorplans.

### PROJECT HIGHLIGHTS

- 312 Units
- 32 Resort-Inspired Amenities
- Renovated in 2012
- 45 Stories







## LOCKWOOD DEVELOPMENT PARTNERS & VSUSA ACTIVE HOTEL PROJECTS\*

#	Project Name - Location	State	Total Keys	Keys to Remain	Total Apartment Units	Studio Units	1-Bedroom Units
1	Crowne Plaza - Tulsa	OK	300	100	136	45	91
2	Crowne Plaza - Reading	PA	253	129	84	28	56
3	Crowne Plaza - Memphis	TN	319	120	135	45	90
4	Crowne Plaza - Dayton	OH	287	126	109	37	73
5	Crowne Plaza - Houston Galleria	TX	243	120	84	28	56
6	Doubletree - Westlake	OH	267	100	114	38	76
7	Holiday Inn - Strongsville	OH	306	100	140	47	93
8	Wyndham Gardens - Trenton	NJ	196	100	65	22	44
9	Clarion Inn - Pocatello	ID	198	80	80	27	54
10	Marriott - Jackson	MS	303	120	124	42	83
11	Daniel Boone Inn - Charleston	WV	465	0	316	105	211
12	Hyatt Sun Resort - Orlando	FL	920	450	320	107	213
13	Doubletree - Beechwood	OH	404	150	173	58	115
14	Saddlebrook Resort - Tampa	FL	509	200	210	70	140
15	Crowne Plaza - Austin	TX	393	150	165	55	110
16	Ramada Hotel - Augusta	GA	200	100	68	23	45
<b>Total</b>			<b>5,563</b>	<b>2,145</b>	<b>2,324</b>	<b>775</b>	<b>1,550</b>



\*VSUSA projects are in-progress and unit counts are subject to change.

5-30



## COMMONWEALTH HOTELS

### COMMONWEALTH HOTELS OVERVIEW

**Commonwealth Hotels is a full-service hotel management company which successfully operates a wide variety of premium hotel brands nationally.**

**Vision** to enhance our position as a world class hospitality company, sought after for our exceptional guest and associate satisfaction, market premiums, superior return on investment and "whatever it takes" attitude.

**Mission** to be a superior hospitality management company. This Mission is accomplished by providing quality products and services to our guests through attention to detail, integrity, pride and intensity in all we do. This allows us to develop a special relationship with our guests, associates and owners, carving out our niche in the marketplace. These actions across the board result in superior sales and financial performance.

**Approach** managing from an owner's perspective because we are owners. We achieve superior returns on investment for each and every property we operate. This is accomplished through our hands-on style of management, coupled with a focus on profitability. Our approach to drive revenue, control costs and achieve high levels of guest and associate satisfaction make owners happy. These results drive superior bottom lines and return on investment. It also drives the value of the assets we manage.

**Culture** sets us apart from other hotel management companies. Our do "whatever it takes" attitude is evident in our hard-working, service-oriented and passionate staff.

**Why Commonwealth?** Whether it's reinvigorating an existing property, building a new hotel or providing financial and accounting services; Commonwealth Hotels is a proven partner in providing management services and superior financial results. If you're looking for a long term partner to manage your asset, we invite you to call us to discuss your specific property management needs.





## COMMONWEALTH HOTELS HISTORY

### Early Beginnings

Like many hotel executives, Chairman and Founder of Commonwealth Hotels Dan Fay has worked in the hospitality industry much of his life. Beginning as a part-time employee in high school, he then worked at Stouffer Hotels while attending The Ohio State University. After graduation he entered a management training program with Stouffer Hotels. Within a few years he joined the hotel division of a Midwest restaurant company, which owned two hotels and several specialty restaurants. After ten years, he formed a hotel management company of his own and entered into a contract to purchase an existing franchised hotel.

### Partnering with Corporex

In the process of forming an equity partnership to complete the acquisition of a local hotel, Fay formed a partnership with construction and development veteran Bill Butler of Corporex Companies. The result of that initiative was the development and construction of the Hilton at the Greater Cincinnati Airport, and the formation of Commonwealth Hotels, LLC in 1986. Through this partnership, Fay and Butler have built a company of high quality assets, which lead the markets in their respective segments. They have become skilled at segmenting the market as a number of their projects have been built in the same marketplaces, but sell to different customers. The fact that Fay and Butler are owners as well as investors, business people and operators, has been key to their success.

### Continued Growth

As the company has grown, Commonwealth Hotels has taken on outside management contracts, delivering the same success for venture partners and third party owners. Today Commonwealth Hotels manages a wide variety of premium brand hotels in multiple market segments and markets. The success the company has achieved for its owners has established Commonwealth Hotels as a premier hotel management company, growing through performance based third-party management contracts, as well as equity partnerships.







## COMMONWEALTH HOTELS TEAM

Team Member	Role	Biography
Daniel T. Fay	CHA, Chairman & Founder	Dan's background encompasses over 35 years of experience in hotel management includes Stouffer, Hilton, Hyatt, and Marriott brands. Dan's experience shows exceptional strengths in the areas of financial controls, sales and marketing, and food and beverage. Operations for which Dan is responsible typically have strong operational margins and lead the market in terms of occupancy and rate. Managing from an owner's perspective has brought inherent strengths to the forefront of the businesses he operates resulting in tightly controlled and profitable businesses.
Bryan Hayes	Managing Director	Bryan joined Corporex in 2020 as Managing Director of Corporex's two hotel companies, Commonwealth Hotels, Inc and the Commonwealth Collection Inc. Prior to joining the Company, he spent over 35 years as an executive in the hospitality industry. Most recently Bryan was the Chief Operating Officer on Northwest Indiana based White Lodging. During his tenure as COO, he successfully led the company to double its revenues and profits in a six year period. Prior to White Lodging Bryan served as the Senior Vice President of Franchise Operations for Hyatt Hotels, where he successfully led the development and launching of the Hyatt Place and Hyatt House brands for Hyatt. Mr. Hayes has also served on various advisory councils for Marriott, Hilton and Hyatt. He has served on the Strategic Alliance Council of Purdue Universities Hospitality department and the Business Advisory Board of Edinboro University School of Business. He is a graduate of Edinboro University's School of Business with a degree in Business Administration.
Brian Fry	President	Brian drives success through mutually successful partnerships with our owners and our hotels. He contributed to the success of Hilton Hotels Corporation, GE Capital, and Winston Hotels with over 30 years of experience in all facets of the hospitality business in the areas of development, finance, and operations. Brian brings the perspective of a management company, owner, and national brand to bear on the unique business opportunities available in difficult market conditions. He holds a BA from Vanderbilt University and a MBA from the Goizueta School of Business at Emory University.
Paul Stanton	Vice President Development	Paul brings over 35 years of experience in all aspects of the hospitality business ranging from luxury five star resorts both in the United States and overseas, Disney, Hilton, Choice and Marriott brands. His operational expertise is key to establishing and managing a system of internal controls that consistently produce higher returns for owners. Integration of systems and the use of technology is a critical component of timely and accurate financial reporting and analysis. Working with owners to find and structure profitable hotel investments with the appropriate debt and equity.

5.33



## COMMONWEALTH HOTELS PORTFOLIO\*

Brand	# of Hotels	# of Rooms
 InterContinental Hotels Group	15	5,148
	9	2,438
	7	2,126
Independent	3	1,012
	1	198
<b>Total</b>	<b>35</b>	<b>10,922</b>

# Hotel	Parent Brand	Remaining Keys	Residential Units	Total
1 Independent	Independent	149	316	465
2 Clarion	Choice	80	118	198
3 Crowne Plaza	IHG	150	243	393
4 Crowne Plaza	IHG	150	278	428
5 Crowne Plaza	IHG	150	278	428
6 Crowne Plaza	IHG	100	142	242
7 Crowne Plaza	IHG	126	161	287
8 Crowne Plaza	IHG	120	123	243
9 Crowne Plaza	IHG	120	199	319
10 Crowne Plaza	IHG	200	200	400
11 Crowne Plaza	IHG	129	124	253
12 Crowne Plaza	IHG	130	170	300
13 Delta	Marriott	130	170	300
14 Doubletree	Hilton	150	254	404
15 Doubletree	Hilton	306	0	306
16 Doubletree	Hilton	120	168	288
17 Doubletree	Hilton	100	167	267
18 Embassy Suites Hilton	Hilton	223	0	223
<b>Total</b>		<b>4,883</b>	<b>6,289</b>	<b>10,922</b>

# Hotel	Parent Brand	Remaining Keys	Residential Units	Total
19 Embassy Suites Hilton	Hilton	80	118	198
20 Four Points Sheraton	Marriott	100	95	195
21 Hilton	Hilton	120	151	271
22 Hilton	Hilton	130	168	298
23 Hilton	Hilton	120	172	292
24 Holiday Inn & Suites	IHG	120	135	255
25 Holiday Inn	IHG	120	178	298
26 Holiday Inn Resort	IHG	200	577	777
27 Holiday Inn	IHG	100	119	219
28 Holiday Inn	IHG	100	206	306
29 Marriott	Marriott	120	183	303
30 Marriott	Marriott	100	96	196
31 Independent	Independent	150	197	347
32 Renaissance	Marriott	200	200	400
33 Renaissance	Marriott	120	192	312
34 Independent	Independent	250	200	200
35 Sheraton	Marriott	120	191	311
<b>Total</b>		<b>4,883</b>	<b>6,289</b>	<b>10,922</b>

\*Projects Listed include Commonwealth Hotels Active Portfolio Only -- These are ALL NON-VSUSA projects.

5.34



# OUR PLANS FOR CROWNE PLAZA

CROWNE PLAZA

5.35



## EXISTING CONDITIONS

The photos showcase the existing conditions of the property during its operation as a Crowne Plaza Hotel. The building is 11 stories and approximately 186,000 square feet and 110' wide x 356' deep. The hotel is currently closed and has ceased operations during the transition of ownership. The prompting of the hotel to sell and close was based on the performance prior to the COVID-19 pandemic. As indicated in the STR Report below, Crowne Plaza Tulsa was operating at just under 40% occupancy before the onset of the additional distress caused by the pandemic. Compared to its competitors, the hotel performance could not maintain adequate occupancy, daily rates, and revenue per available room to compete in the marketplace.

### Monthly Performance at a Glance - Crowne Plaza Tulsa vs. Competitive Set

Crowne Plaza - Tulsa ("CPT") 7902 S Lewis Ave Tulsa, OK 74136-8600

For the Month of: October 2019 Date Created: November 15, 2019 Monthly Competitive Set Data Excludes Subject Property

October 2019									
	Occupancy (%)			ADR			RevPAR		
	CPT	Comp Set	Index (MPI)	CPT	Comp Set	Index (ARI)	CPT	Comp Set	Index (RGI)
Current Month	39.1	60.6	64.4	70.52	100.13	70.4	27.56	60.73	45.4
Year To Date	38.6	56.1	68.7	72.85	95.33	76.4	28.08	53.53	52.5
Running 3 Month	39.5	55.4	71.3	68.43	94.96	72.1	27.02	52.59	51.4
Running 12 Month	38.2	54.4	70.3	72.82	94.78	76.8	27.85	51.59	54.0

October 2019 vs. 2018 Percent Change (%)									
	Occupancy			ADR			RevPAR		
	CPT	Comp Set	Index (MPI)	CPT	Comp Set	Index (ARI)	CPT	Comp Set	Index (RGI)
Current Month	-12.9	-3.6	-9.6	-4.0	3.1	-6.9	-16.4	-0.6	-15.9
Year To Date	-16.7	-0.7	-16.2	2.0	0.2	1.7	-15.1	-0.5	-14.7
Running 3 Month	-7.7	-3.1	-4.7	-3.2	3.9	-6.8	-10.6	0.7	-11.2
Running 12 Month	-16.3	-1.2	-15.2	3.5	0.3	3.3	-13.3	-1.0	-12.5

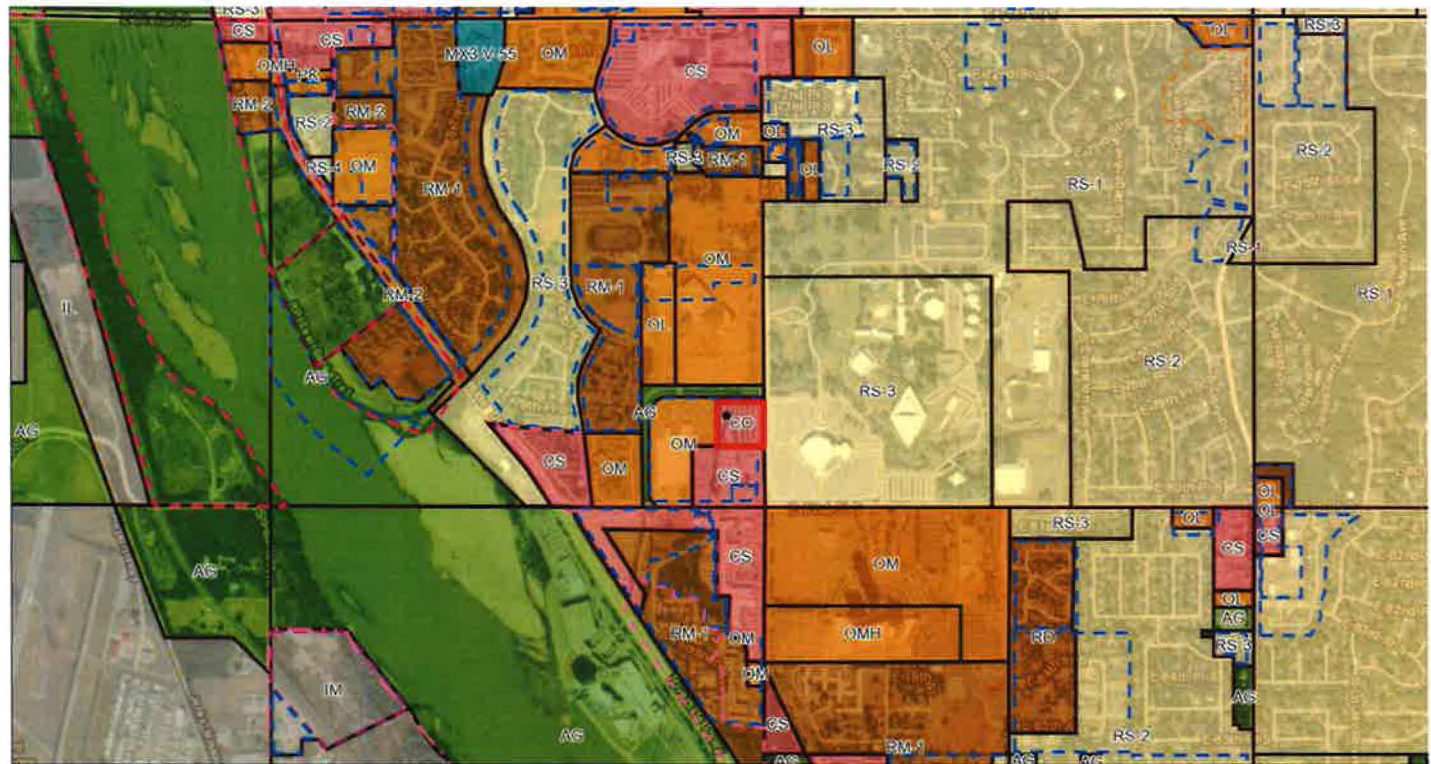
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## ZONING MAP

The property is located in a mixed-use neighborhood of southern Tulsa. Commercial uses are centered around the intersection of South Lewis Avenue and East 81st Street. Located in close proximity to services including area retail, medical facilities, and schools, the property is within the southwest portion of Tulsa. The walkable access to the nearby Walmart Supercenter and the adjacent college campus also provides the property with locational appeal.



### LEGEND

AG	AGRICULTURE
CO	CORRIDOR
CS	COMMERCIAL SHOPPING
MD3-V-55	MIXED USE
OL	OFFICE LOW INTENSITY
OM	OFFICE MEDIUM INTENSITY
OMH	OFFICE MEDIUM-HIGH INTENSITY
RD	RESIDENTIAL DUPLEX
RM-1	RESIDENTIAL MULTI-FAMILY LOW DENSITY
RM-2	RESIDENTIAL MULTI-FAMILY MEDIUM DENSITY
RS-1	RESIDENTIAL SINGLE-FAMILY LOW DENSITY
RS-2	RESIDENTIAL SINGLE-FAMILY MEDIUM DENSITY
RS-3	RESIDENTIAL SINGLE-FAMILY HIGH DENSITY
RS-4	RESIDENTIAL SINGLE-FAMILY HIGHEST DENSITY
PK	PARKING

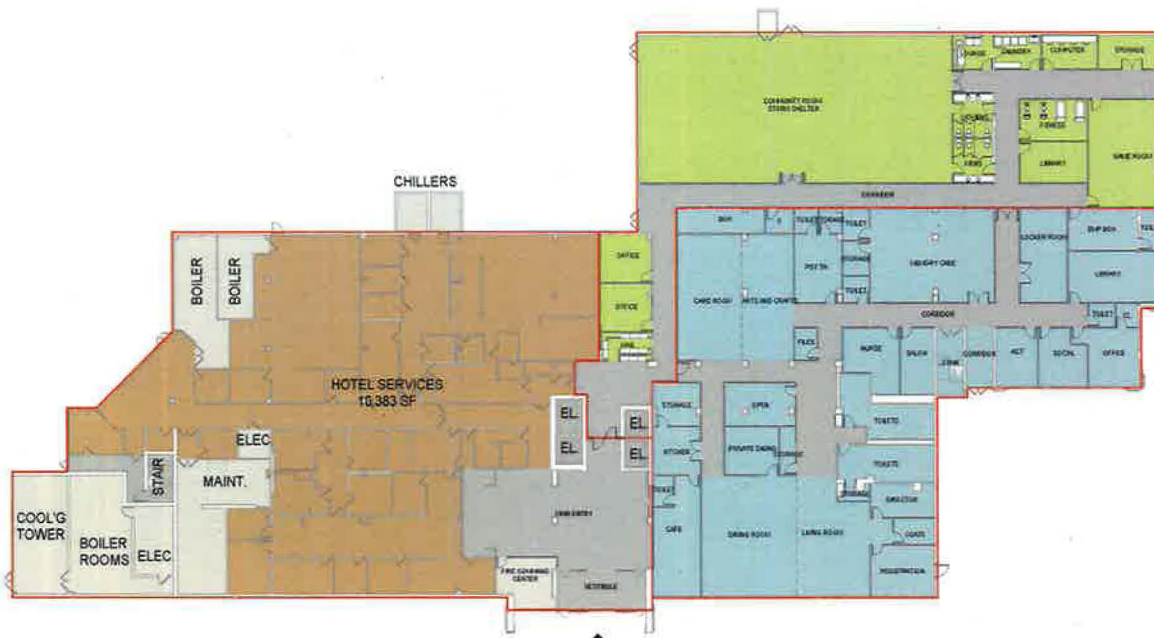
### SITE LOCATION:

7902 SOUTH LEWIS AVE  
TULSA, OK 74136

0.2mi

## PROPOSED 1<sup>ST</sup> FLOOR PLAN\*

The 1<sup>st</sup> level program is divided between limited-service hotel, adult daycare, and residential common uses and amenities. All three uses will have distinct and dedicated access. VSUSA has begun active outreach to several local veteran organizations and intend to work hand in hand to fulfill their individual needs. Additionally, VSUSA will provide programming related to education, vocational training, and counseling in tandem with the hotel use (as shown on levels 2 & 3 in available conference areas). From an Operational standpoint, we are looking to optimize our internal VSUSA team and leverage our Hotel Operating staff to assist with the standard maintenance and event planning that come with a hotel and convention facility. Moreover, we are including adult daycare as an on-campus amenity that will provide a variety of "services" to the Veteran residents of the building, as well as the community at large (this includes counseling, therapy, social programing, among others).



Existing 1<sup>st</sup> Floor Plan



### LEGEND

ADULT DAY CARE	12,650 SF
CIRCULATION	
HOTEL SERVICES	14,553 SF
MPE	2,531 SF
RESIDENTIAL	9,435 SF

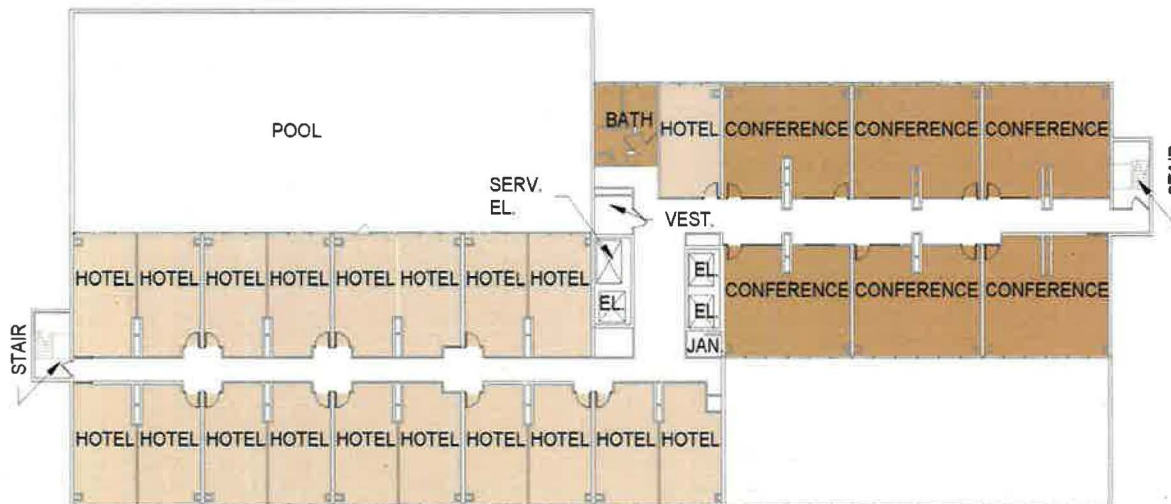
\*layouts and specifications are subject to change due to ongoing design coordination and in compliance with local building codes

5.28

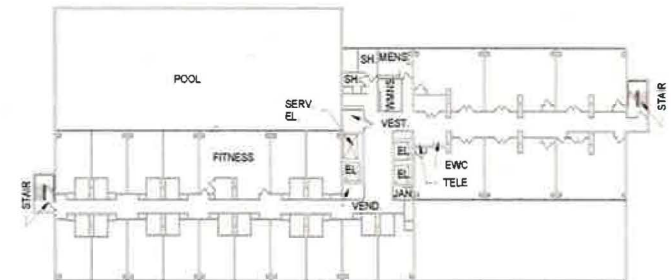


## PROPOSED 2<sup>ND</sup> FLOOR PLAN\*

The 2<sup>nd</sup> level will feature a number of hotel amenities including fitness center, conference center, hotel management offices, and pool access, along with a number of guest rooms. The hotel component has a significant amount of meeting and convention room space – VSUSA intends on hosting programs for veterans in these spaces once renovations to the facility are completed.



Existing 2<sup>nd</sup> Floor Plan



### LEGEND

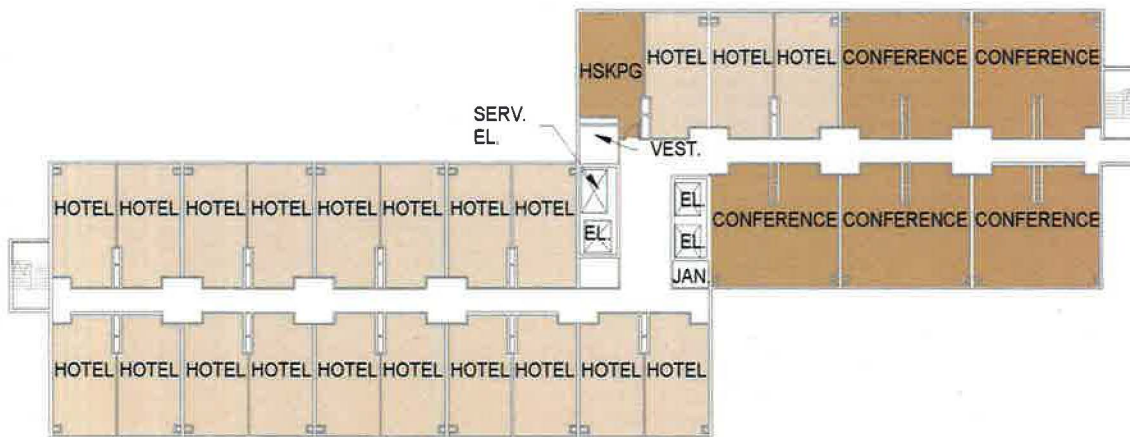
- HOTEL ROOM  
130 TOTAL ROOMS
- HOTEL  
SERVICES

HOTEL - 20,052 SF / FLOOR

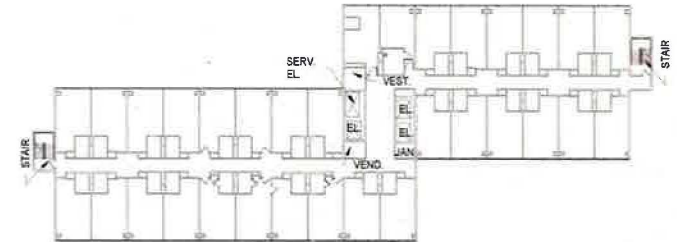
\*layouts and specifications are subject to change due to ongoing design coordination and in compliance with local building codes

## PROPOSED 3<sup>RD</sup> FLOOR PLAN\*

The 3<sup>rd</sup> level will feature hotel services and a number of guest rooms. The hotel component has a significant amount of meeting and convention room space – VSUSA intends on hosting programs for veterans in these spaces once renovations to the facility are completed.



## Existing 3<sup>rd</sup> Floor Plan



## LEGEND

- HOTEL ROOM
- HOTEL SERVICES

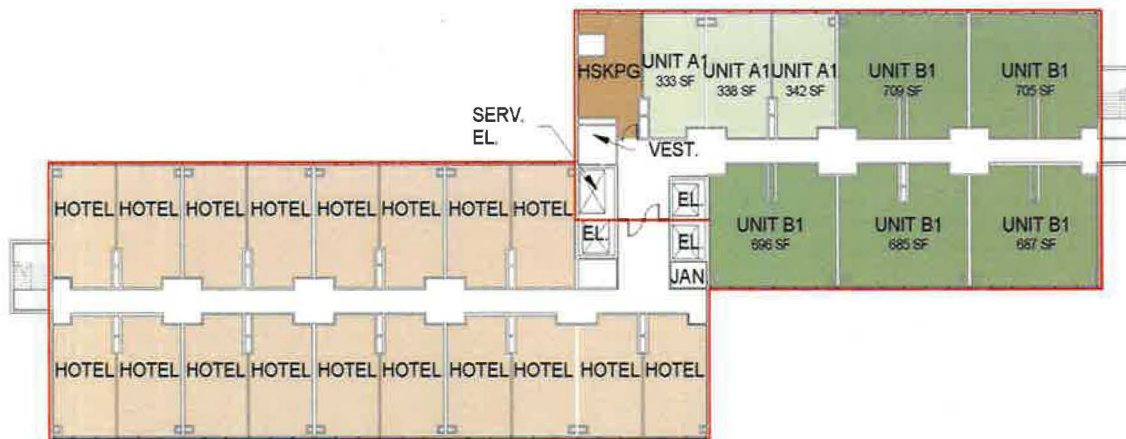
HOTEL - 14,646 SF / FLOOR

\*layouts and specifications are subject to change due to ongoing design coordination and in compliance with local building codes

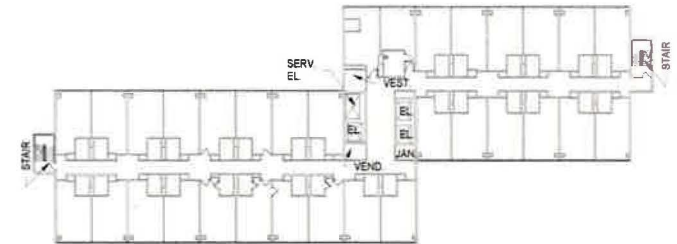
5.29

## PROPOSED 4<sup>TH</sup> – 8<sup>TH</sup> FLOOR PLAN\*

The 4<sup>th</sup> – 8<sup>th</sup> levels begin to be bifurcated with residential and hotel uses. The floor features a number of guest rooms and mix of residential units.



## Existing 4<sup>th</sup> – 8<sup>th</sup> Floor Plan



### LEGEND

- HOTEL
- HOTEL ROOM
- UNIT A1
- UNIT B1

MULTI-FAMILY - 6,473 SF / FLOOR  
HOTEL - 8,173 SF / FLOOR

\*layouts and specifications are subject to change due to ongoing design coordination and in compliance with local building codes

5.40

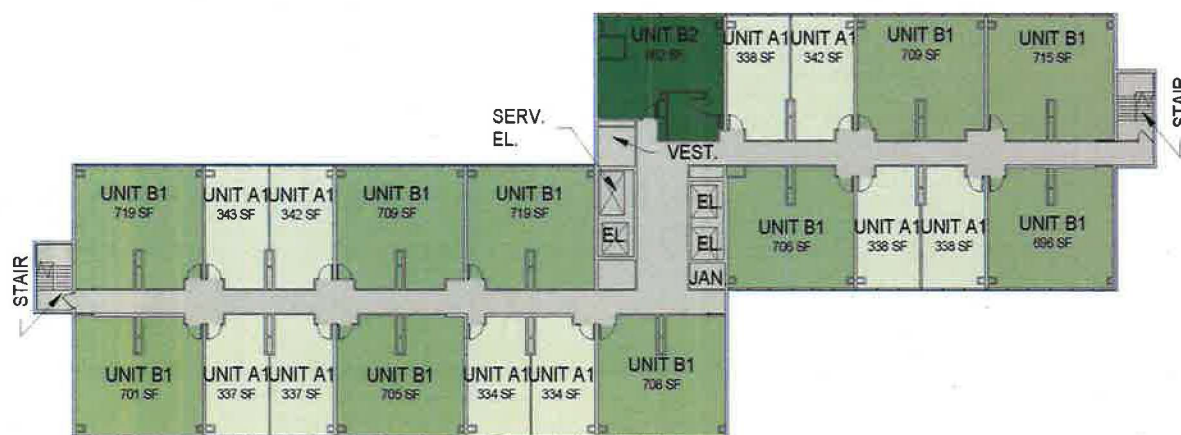


54

## PROPOSED 9<sup>TH</sup> – 11<sup>TH</sup> FLOOR PLAN\*

The 9<sup>th</sup> – 11<sup>th</sup> levels exclusively provide a mixture of residential unit types for residents of the property.

## Existing 9<sup>th</sup> – 11<sup>th</sup> Floor Plan



### LEGEND



MULTI-FAMILY - 14,646 SF / FLOOR

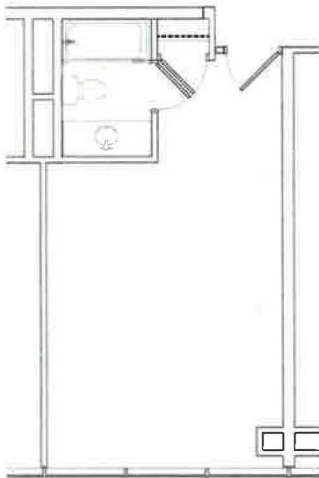
\*layouts and specifications are subject to change due to ongoing design coordination and in compliance with local building codes

## PRELIMINARY UNIT LAYOUTS\*

The existing hotel keys will be converted into one of three preliminary layouts including conversion of existing rooms into studio units and combining existing rooms into one of two options of 1-Bedroom units.

Each unit will include a full kitchen (stove, sink, dishwasher, counter-space, and cupboards). Each bathroom will be a minimum 3-Fixture bathroom (Toilet, Shower/Bathtub, and Sink). Our goal is to provide washer/dryer units into each room and a common laundry facility for residents.

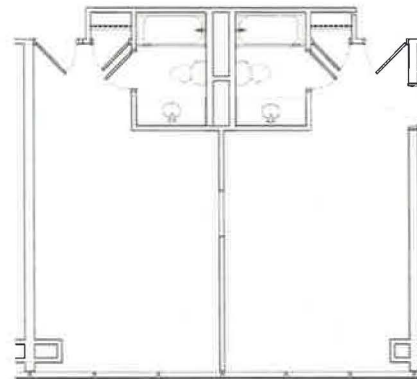
**Unit Type A1 - Existing**



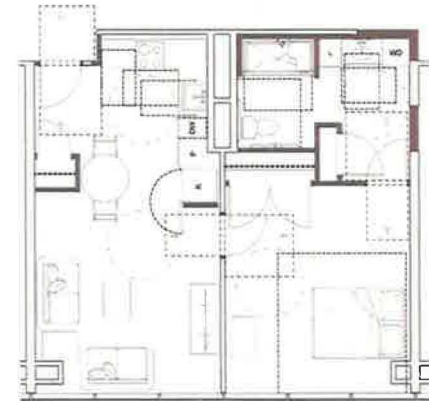
**Unit Type A1 - Proposed**



**Unit Type B1 - Existing**



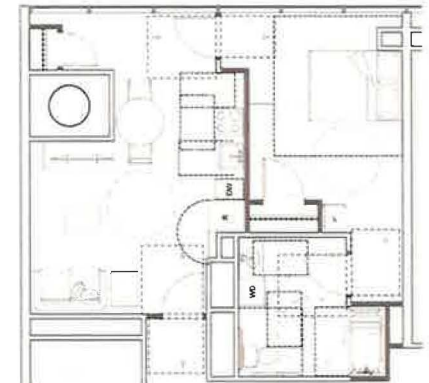
**Unit Type B1 - Proposed**



**Unit Type B2 - Existing**



**Unit Type B2 - Proposed**



\*layouts and specifications are subject to change due to ongoing design coordination and in compliance with local building codes

5.42



**POC:**

**Dan McNulty**

**Project Executive**

[dan.mcnulty@vsusa.org](mailto:dan.mcnulty@vsusa.org)

312.399.8600

70 SE 4<sup>th</sup> Avenue, Delray Beach, Florida 33483

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5,43



# NEIGHBORHOOD ENGAGEMENT:

CO-10



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[www.gablelaw.com](http://www.gablelaw.com)

December 15, 2020

***VIA EMAIL AND HAND-DELIVERY***

Mr. Michael Covey, Chairperson  
Tulsa Metropolitan Area Planning Commission  
c/o Tulsa Planning Office  
2 West 2<sup>nd</sup> Street, Suite 800  
Tulsa, Oklahoma

Re: CO-10, Agenda Item 11, TMPAC Agenda for December 16, 2020

Dear Commission Members:

We serve as counsel to Oral Roberts University ("ORU"), one of the leading educational institutions in the City of Tulsa, whose campus is situated directly across Lewis Avenue, opposite the Crown Plaza Hotel for which you are requested (in the referenced case) to approve some significant changes in the permitted uses prescribed by the existing approved Corridor Site Plan. ORU is opposed to the changes requested and requests a continuance of the matter to a future TMAPC meeting. Such a continuance is requested, not only to allow ORU sufficient time to inform itself on the issues in order to fully consider the application of which it was only notified last week, but also to provide time for ORU to further confer with the Applicant regarding the proposed development of the property and the prospects for limiting the application to something that will not have such a serious—and very possibly negative—impact on ORU and the students on campus, not to mention the many visitors and young people who attend events, camps, and programs on campus.

Upon receiving notice of the application and hearing last week, ORU contacted the Applicant to discuss the matter. ORU arranged a conference call on Friday to confer with the Applicant and representatives of his client, who kindly detailed for us in general terms the nature and scope of their plans for the property. Such plans, as they were outlined to us, were considerably narrower than the broad scope of the "Development Standards" proffered in the Applicant's application for modification of the Corridor Site Plan. ORU remains very concerned about the viability of the proposal, especially considering the lack of any "track record" on the part of the Applicant's client to succeed in the endeavor described. Consequently, we offered instead a comprehensive list of Development Standards to be adopted that set forth in fair detail the proposal for the redevelopment of the property and omitted proposed use categories that

5.45



Mr. Michael Covey, Chairperson  
Tulsa Metropolitan Area Planning Commission  
December 15, 2020  
Page 2

broadly permitted other uses wholly unrelated to the proposed redevelopment. These have been rejected by the Applicant, who has offered instead a modified list of use categories that—even as presented—would broadly permit other uses wholly unrelated to the project that could be established on the property, uses that could—without specific limitations—have a considerably negative impact on the University.

We expect the Applicant to focus substantially on his client's current development plans, but that is potentially only the tip of the iceberg. If the proposed redevelopment fails, the Development Standards would permit a broad range of uses that could very well be inconsistent with the existing development patterns along this portion of South Lewis Avenue, and inconsistent with what ORU strives to offer this City and this region from its campus.

Since ORU has only had a very short time since receiving notice of the matter—the Applicant did not notify ORU of the referenced application, nor did he reach out to ORU about it either before or after he filed the application—we strongly urge a continuance of the matter to allow representatives of ORU and the Applicant's client to continue their dialogue in the hope and expectation that some agreement can be reached that is mutually suitable and beneficial to all parties.

Yours very truly,

Robert J. Getchell  
For the Firm

RJG:me  
enclosure

cc: Mr. Stephen A. Schuller  
Mr. Terry Kollmorgen  
Ms. Susan Miller @ smiller@incog.org  
Mr. Dwayne Wilkerson @ dwilkerson@incog.org  
Ms. Kim Sawyer @ ksawyer@incog.org

5-46



CO-10

**Sawyer, Kim**

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**From:** Wesley Carter <wcarter@wintersking.com>  
**Sent:** Tuesday, December 15, 2020 7:46 PM  
**To:** Wilkerson, Dwayne; Miller, Susan; Sawyer, Kim  
**Subject:** Application CO-10 Item 11 on TMAPC Agenda for 12/16/20

I represent Victory Church which has property adjacent to the parcel in the above referenced case. Victory is requesting a continuance of this hearing to the following Planning Commission hearing on January 20, 2021. Victory has only recently found out about the hearing tomorrow. I participated in a phone call with the applicant on Monday and their description on the phone call of the planned use is much narrower than what appears in the application before the Planning Commission tomorrow. This causes concerns that potential uses in the future would fall outside the scope of the applicant's current intentions.

Victory is requesting this continuance in order to allow additional time to learn more about the planned project and consider the impact on Victory as well as afford Victory the opportunity to work with the applicant to determine if limiting the scope of the application is possible to mitigate concerns.

Wesley R. Carter  
Winters & King, Inc.  
2448 E 81st Street, Ste 5900  
Tulsa, OK 74137  
[wcarter@wintersking.com](mailto:wcarter@wintersking.com)  
(918) 494-6868 - telephone  
(918) 491-6297 - fax  
[www.wintersking.com](http://www.wintersking.com)

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Tulsa Metropolitan Area  
Planning Commission

**Case :** Jamestown Phase I

**Hearing Date:** February 3, 2021  
(Continued from January 20, 2021)

**Case Report Prepared by:**

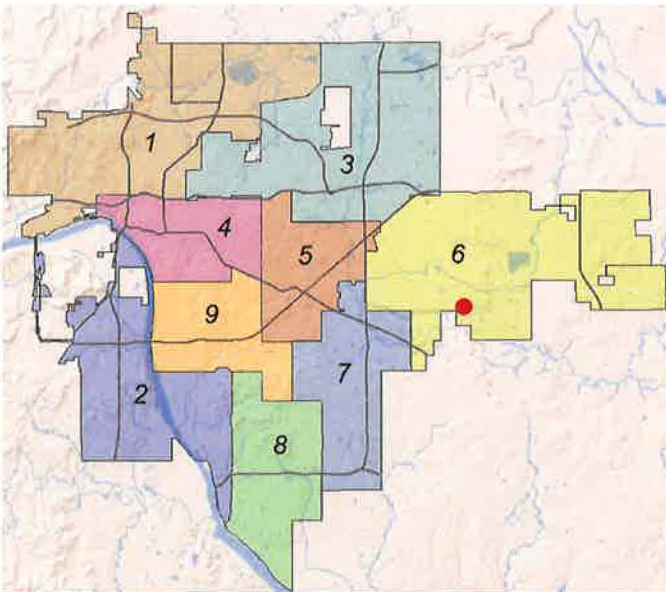
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Joseph Watt

*Owner:* Jamestown Land, LLC

**Location Map:**  
**(shown with City Council Districts)**



**Applicant Proposal:**

Preliminary Subdivision Plat

*Location:* West of the northwest corner of  
East 41<sup>st</sup> Street South and South 161<sup>st</sup>  
East Avenue

**Zoning:** RS-3

**Staff Recommendation:**

Staff recommends **approval** of the  
Preliminary Plat

**City Council District:** 6

*Councilor Name:* Connie Dodson

**County Commission District:** 1

*Commissioner Name:* Stan Sallee

**EXHIBITS:** Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat, Conceptual  
Improvements Plan

## PRELIMINARY SUBDIVISION PLAT

### Jamestown Phase I - (CD 6)

West of the northwest corner of East 41<sup>st</sup> Street South and South 161<sup>st</sup> East Avenue

This plat consists of 101 lots, 6 blocks on 32.2± acres.

The Technical Advisory Committee (TAC) met on January 7, 2020 and provided the following conditions:

1. **Zoning:** The property is zoned RS-3. Lots conform to the requirements of the RS-3 zoning district.
2. **Addressing:** Addresses required to be shown on the face of the final plat. City of Tulsa will provide addresses and street names.
3. **Transportation & Traffic:** Provide access through Reserve Area B to the proposed school site to the northeast. Legal survey closure form must be provided with final plat.
4. **Sewer:** Infrastructure development plans (IDP) must be approved prior to final plat approval for new sanitary sewer. Appropriate easements must be provided and detailed on the face of the final plat.
5. **Water:** : Infrastructure development plans (IDP) must be approved prior to final plat approval for new water main. Appropriate easements must be provided and detailed on the face of the final plat.
6. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Provide addresses for individual lots. Provide a north arrow for the location map. Under the "Basis of Bearing" heading provide a bearing angle between two known points associated with this plat. Add NAD83 to the coordinate system information stated. Show property pins set/found graphically. Ensure written legal description matches the face of the plat.
7. **Fire:** No comments.
8. **Stormwater, Drainage, & Floodplain:** Portions of the subject property are located within the Adams Creek floodplain. All delineated floodplain boundaries, including City of Tulsa Regulatory Floodplain, should be clearly and accurately shown on the plat with base flood elevations labeled. All public utilities and facilities should be located and constructed to minimize flood damage. Provide a base flood elevation for Timber Creek and provide a hydraulic and hydrologic study of Timber Creek to show fully urbanized floodplain with flood elevations on plat. Additional permits may be required by Army Corp of Engineers. Any proposed development within the floodplain must meet the floodplain development requirements of the City of Tulsa Revised Ordinances, Title 11-A and Title 51 as well as all City drainage standards. Proposed changes to the floodplain boundaries or flood elevations will be subject to floodplain map revisions.

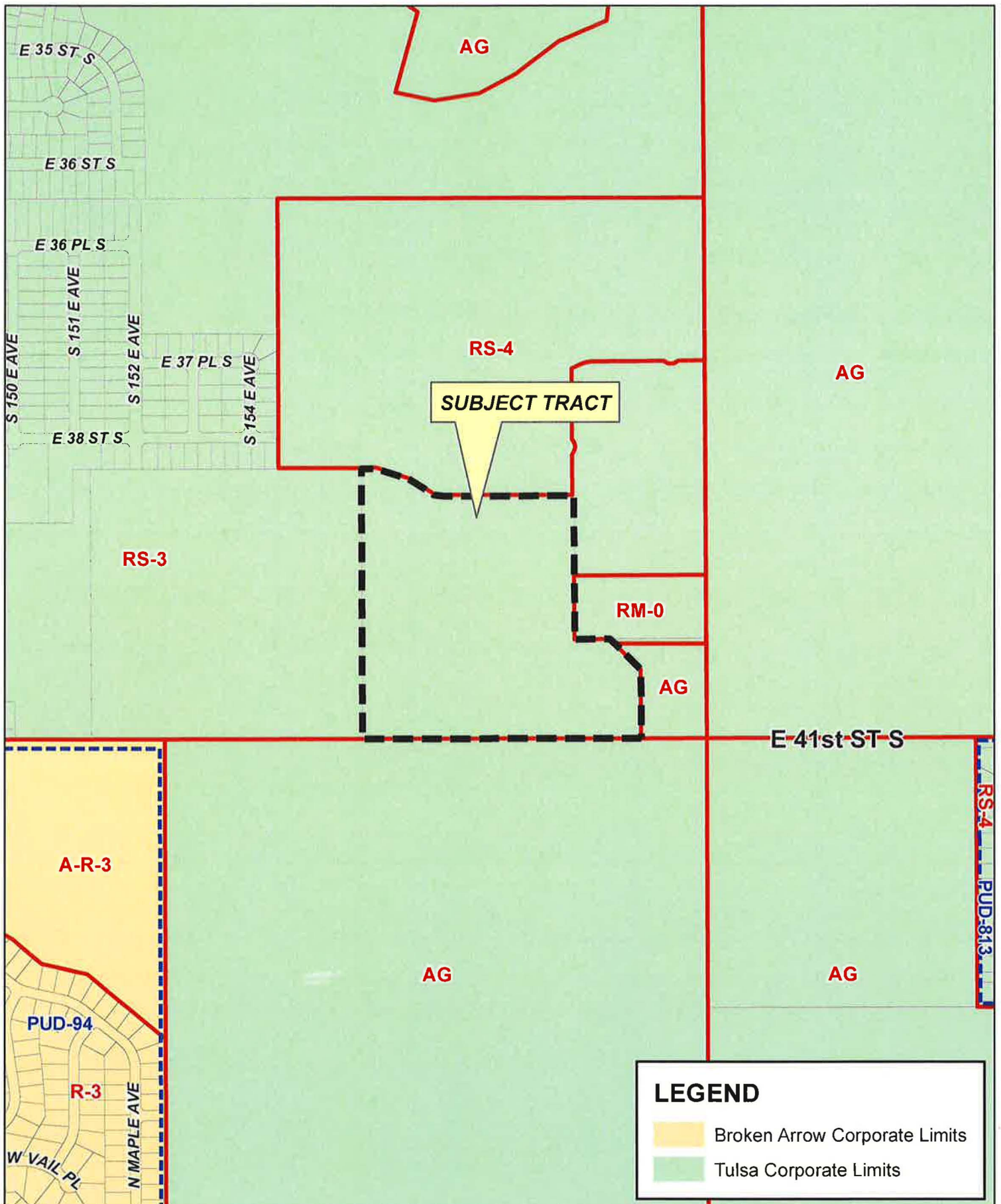


9. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

**Waivers of Subdivision Regulations:**

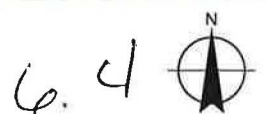
1. None Requested

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations. Final release is required by the City of Tulsa prior to final plat approval.



# JAMESTOWN PHASE I

19-14 22





E 41st ST S

Feet  
0 300 600



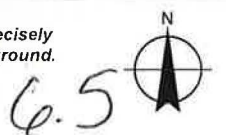
Subject  
Tract

## JAMESTOWN PHASE I

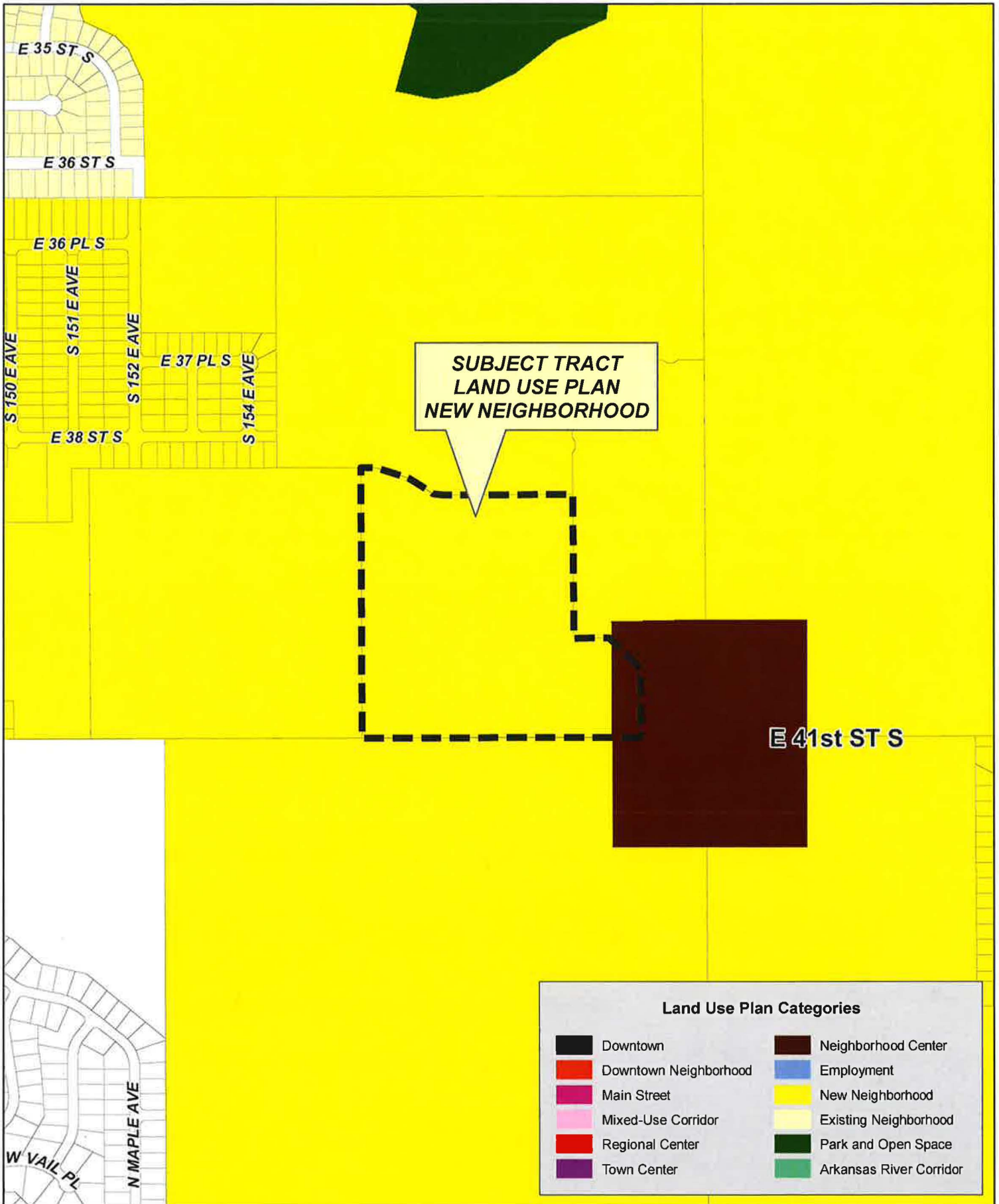
19-14 22

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

Aerial Photo Date: May 2020



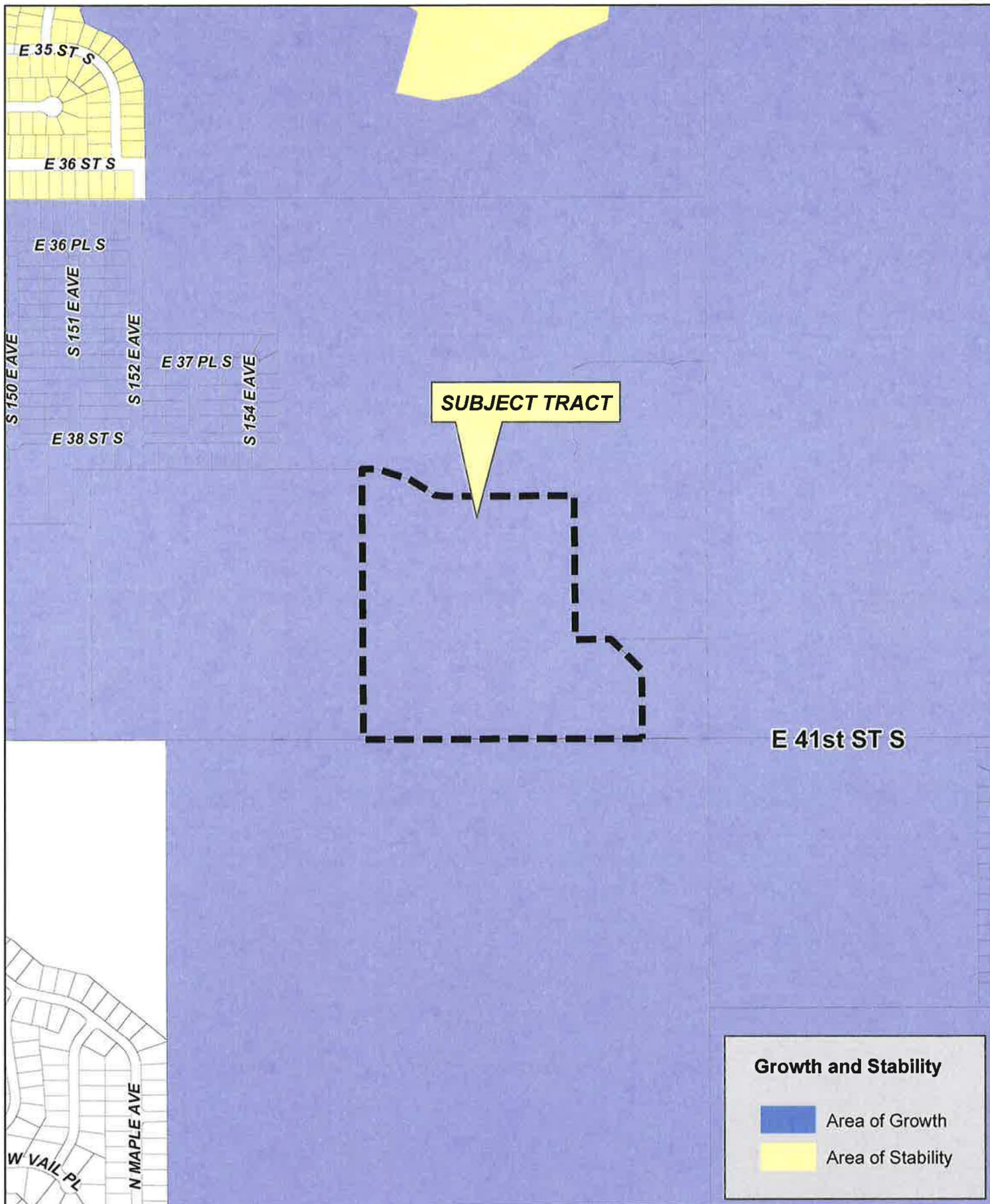




## JAMESTOWN PHASE I

19-14 22

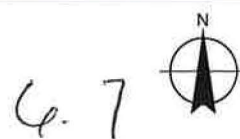




Feet  
0 300 600

# JAMESTOWN PHASE I

19-14 22

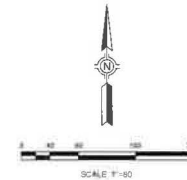


# Preliminary Plat Jamestown-Phase I

A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER (SE/4) OF  
SECTION TWENTY-TWO (22), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST  
CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

Owner/Developer:  
Jamestown Land, LLC  
An Oklahoma Limited Liability Company  
5711 East 71st Street, Suite 120  
Tulsa, Oklahoma 74136  
Phone: (918) 494-4004  
Contact: Mr. Steve Murphy

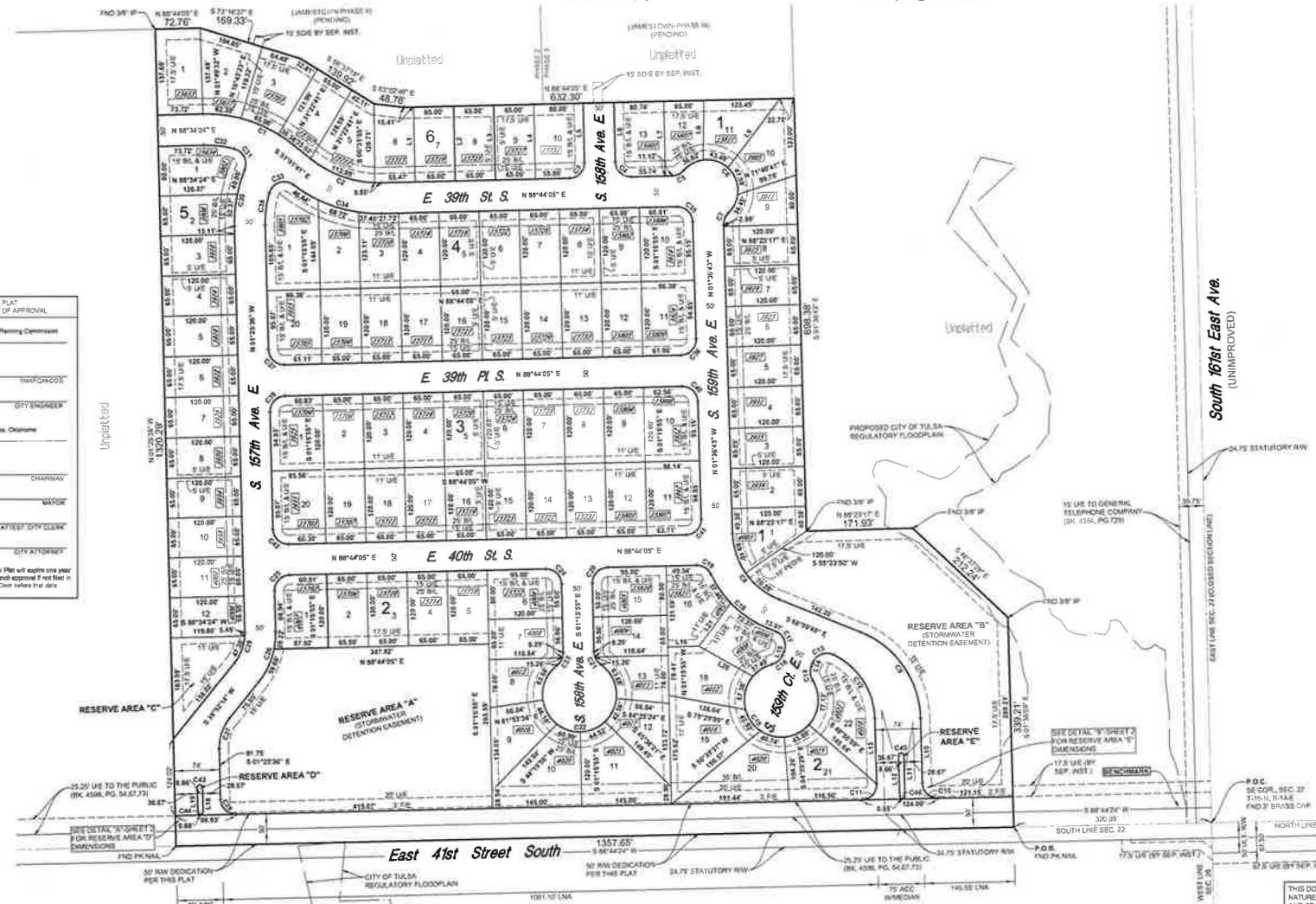
Engineer/Surveyor:  
Sisemore & Associates, Inc.  
Certificate of Authorization No. 2421 Exp. June 30, 2021  
6111 E. 32nd Place  
Tulsa, Oklahoma 74135  
Phone: (918) 665-3600  
E-mail: jwatt@sw-assoc.com



FINAL PLAT ENDORSEMENT OF APPROVAL	
Tulsa Metropolitan Area Planning Commission	Approval Date: _____
CITY ENGINEER	Approval Date: _____
CHAIRMAN	Approval Date: _____
MANOR	Approval Date: _____
CITY ATTORNEY	Approval Date: _____

The approval of this Final Plat will expire one year from the date of City Council approval. If not filed in the Office of the County Clerk within that date.

- Subdivision Statistics:**  
SUBDIVISION CONTAINS NINETY-SEVEN (97) LOTS IN SIX (6) BLOCKS  
AND FIVE (5) RESERVE AREAS
- RESERVE AREA "A" CONTAINS 2.32 ACRES (109,776 SF)
  - RESERVE AREA "B" CONTAINS 2.105 ACRES (91,351 SF)
  - RESERVE AREA "C" CONTAINS 1.25 ACRES (54,000 SF)
  - RESERVE AREA "D" CONTAINS 1.005 ACRES (44,000 SF)
  - RESERVE AREA "E" CONTAINS 0.814 ACRES (357,000 SF)
  - SUBDIVISION TOTALS 32.238 TOTAL ACRES (1,404,278 SF)
  - RAW BEING DEDICATED BY PLAT CONTAINS 1.004 ACRES (43,891 SF)
- Legend**
- UE = UTILITY EASEMENT
  - BL = BUILDING SETBACK LINE
  - FE = FENCE EASEMENT
  - BS = STORM SEWER EASEMENT
  - PEDE = PEDESTRIAN EASEMENT
  - ACC = ACCESS
  - LVA = LIMITS OF NO ACCESS
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - FOUND = FOUND
  - IRON PIN = IRON PIN
  - BOOK = BOOK
  - PAGE = PAGE
  - REC. = SECTION
  - (1507) = STREET ADDRESS
- Notice:**  
ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.
- Manumission:**  
30' HIGH FENCE TO BE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- Basis of Bearing:**  
THE BEARING BASE FOR THIS SURVEY IS BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NORTH ZONE 30N) BASED WITH THE SOUTH LINE OF SECTION 22 AS S 88°42'14" W
- Corner Mark:**  
PK NAIL SET IN SOUTH FACE OF POWER POLE LOCATED APPROXIMATELY 272' SOUTHWEST OF THE SOUTHEAST CORNER OF RESERVE AREA "B" JAMESTOWN PHASE I. NAVD 83 DATUM. ELEVATION 754.90'
- Notice:**  
PURSUANT TO SECTION 2-8-4 OF THE SUBDIVISION REGULATIONS FOR THE TULSA METROPOLITAN AREA (THE "SUBDIVISION REGULATIONS"), THE FINAL IMPROVEMENT PLANS SHALL HAVE BEEN APPROVED BY THE CITY OF TULSA (CITY) PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, AND THE CITY SHALL BE THE BENEFCIARY OF THE FOREGOING RESTRICTIVE COVENANT. HOWEVER, NOTHING CONTAINED WITHIN THIS COVENANT SHALL PREVENT THE TULSA METROPOLITAN AREA PLANNING COMMISSION FROM AUTHORIZING AN ACCREDITED RELEASE OF A BUILDING PERMIT UNDER THE PROVISIONS OF SECTION 3-1 OF THE SUBDIVISION REGULATIONS.



SEE SHEET 2 FOR CURVE & LINE TABLES  
AND RESERVE AREA DETAILS

THIS DOCUMENT IS PRELIMINARY IN  
NATURE AND IS NOT A FINAL, SIGNED  
AND SEALED DOCUMENT.

6.8



# Preliminary Plat Jamestown-Phase I

A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER (SE/4) OF  
SECTION TWENTY-TWO (22), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST  
CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

Curve Table				
CURVE #	LENGTH	RADIUS	DELTA (Δ)	CHORD BEARING
C1	156.60	225.00	40°23'38"	S 71°13'38" E
C2	122.90	175.00	40°14'14"	S 71°08'48" E
C3	39.27	25.00	80°00'00"	N 43°44'09" E
C4	36.27	25.00	80°00'00"	S 48°15'38" E
C5	21.60	25.00	48°11'22"	N 64°33'24" E
C6	162.34	50.00	180°01'58"	N 48°26'18" W
C7	21.03	25.00	48°11'22"	S 22°29'58" W
C8	139.30	120.00	68°32'53"	S 34°53'11" E
C9	100.00	150.00	60°33'11"	S 34°32'58" E
C10	39.12	25.00	89°30'28"	S 45°25'52" E
C11	39.42	25.00	90°30'34"	N 45°34'06" E
C12	136.64	118.00	82°30'34"	N 52°54'22" W
C13	40.99	20.00	89°53'06"	S 68°48'53" W
C14	25.55	25.00	55°58'06"	S 60°09'42" E
C15	365.58	80.00	287°55'10"	N 68°08'40" W
C16	25.55	25.00	55°58'06"	N 48°49'32" E
C17	39.27	25.00	90°00'00"	N 23°08'42" W
C18	139.83	170.00	43°45'21"	N 48°16'58" W
C19	25.17	25.00	68°51'31"	N 51°30'27" W
C20	39.27	25.00	90°00'00"	S 43°44'06" W
C21	25.58	25.00	53°58'06"	S 28°14'51" E
C22	301.53	60.00	287°58'10"	S 68°48'53" W
C23	25.55	25.00	55°58'06"	N 25°43'00" E
C24	39.27	25.00	90°00'00"	N 48°10'50" W
C25	36.34	20.00	90°08'41"	S 43°28'14" W
C26	57.91	125.00	40°11'52"	S 18°43'18" W
C27	52.78	75.00	40°11'52"	S 12°43'18" W
C28	39.20	25.00	69°50'02"	S 48°20'30" E
C29	53.73	75.00	40°17'50"	N 18°43'18" E
C30	33.33	221.00	25°48'59"	N 12°27'23" E
C31	42.40	25.00	87°18'48"	N 28°18'01" W
C32	50.29	175.00	18°27'11"	N 83°12'01" W
C33	49.73	25.00	111°42'58"	N 71°47'01" W
C34	153.01	225.00	38°57'48"	N 50°14'01" W
C35	36.12	25.00	89°38'12"	S 45°26'18" E
C36	39.42	25.00	90°30'34"	S 43°23'41" W
C37	36.30	20.00	89°50'18"	N 48°20'48" W
C38	53.17	175.00	17°34'32"	N 67°16'40" E
C39	36.34	25.00	90°08'41"	N 43°28'14" E
C40	36.12	25.00	89°38'12"	S 45°26'18" E
C41	39.42	25.00	90°30'34"	S 43°23'41" W
C42	39.20	25.00	69°50'02"	N 48°20'48" W
C43	13.01	4.33	179°53'08"	N 88°34'28" E
C44	13.01	4.33	180°01'03"	N 88°33'53" E
C45	13.01	4.33	179°59'55"	N 88°33'48" E
C46	13.01	4.33	180°02'33"	N 88°33'54" E

Line Table		
LINE #	LENGTH	BEARING
L1	126.00	N 61°19'59" W
L2	120.00	N 01°15'55" W
L3	120.00	N 01°19'59" W
L4	120.00	N 01°18'53" W
L5	95.00	N 01°19'59" W
L6	95.00	N 01°15'55" W
L7	120.00	N 01°15'55" W
L8	95.33	N 00°38'58" E
L9	139.28	N 53°18'57" E
L10	104.81	S 01°36'29" E
L11	69.01	S 01°36'29" E
L12	69.01	N 01°36'29" W
L13	105.74	S 01°36'29" E
L14	5.90	N 21°00'00" E
L15	6.19	N 21°00'00" E
L16	50.45	S 89°44'05" W
L17	40.01	N 01°20'38" W
L18	40.01	N 01°20'38" W
L19	99.91	S 89°51'04" E
L20	66.50	N 30°33'51" E

Lot Area/Address Table		
LOT	LOT AREA (SQ FT)	ADDRESS
1	8,192.94	4022 E 138th Ave E
2	7,594.93	2324 E 138th Ave E
3	7,800.00	2316 E 138th Ave E
4	7,800.00	2308 E 138th Ave E
5	7,800.00	2300 E 138th Ave E
6	7,800.00	2292 E 138th Ave E
7	7,800.00	2284 E 138th Ave E
8	7,800.00	2276 E 138th Ave E
9	7,800.00	2268 E 138th Ave E
10	7,800.00	2260 E 138th Ave E
11	8,511.96	13811 E 20th St S
12	8,511.96	13807 E 20th St S
13	8,511.96	13803 E 20th St S
14	8,511.96	13799 E 20th St S
15	8,511.96	13795 E 20th St S
16	8,511.96	13791 E 20th St S
17	8,511.96	13787 E 20th St S
18	8,511.96	13783 E 20th St S
19	8,511.96	13779 E 20th St S
20	8,511.96	13775 E 20th St S
21	8,511.96	13771 E 20th St S
22	8,511.96	13767 E 20th St S
23	8,511.96	13763 E 20th St S
24	8,511.96	13759 E 20th St S
25	8,511.96	13755 E 20th St S
26	8,511.96	13751 E 20th St S
27	8,511.96	13747 E 20th St S
28	8,511.96	13743 E 20th St S
29	8,511.96	13739 E 20th St S
30	8,511.96	13735 E 20th St S
31	8,511.96	13731 E 20th St S
32	8,511.96	13727 E 20th St S
33	8,511.96	13723 E 20th St S
34	8,511.96	13719 E 20th St S
35	8,511.96	13715 E 20th St S
36	8,511.96	13711 E 20th St S
37	8,511.96	13707 E 20th St S
38	8,511.96	13703 E 20th St S
39	8,511.96	13699 E 20th St S
40	8,511.96	13695 E 20th St S
41	8,511.96	13691 E 20th St S
42	8,511.96	13687 E 20th St S
43	8,511.96	13683 E 20th St S
44	8,511.96	13679 E 20th St S
45	8,511.96	13675 E 20th St S
46	8,511.96	13671 E 20th St S
47	8,511.96	13667 E 20th St S
48	8,511.96	13663 E 20th St S
49	8,511.96	13659 E 20th St S
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51	8,511.96	13651 E 20th St S
52	8,511.96	13647 E 20th St S
53	8,511.96	13643 E 20th St S
54	8,511.96	13639 E 20th St S
55	8,511.96	13635 E 20th St S
56	8,511.96	13631 E 20th St S
57	8,511.96	13627 E 20th St S
58	8,511.96	13623 E 20th St S
59	8,511.96	13619 E 20th St S
60	8,511.96	13615 E 20th St S
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62	8,511.96	13607 E 20th St S
63	8,511.96	13603 E 20th St S
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65	8,511.96	13595 E 20th St S
66	8,511.96	13591 E 20th St S
67	8,511.96	13587 E 20th St S
68	8,511.96	13583 E 20th St S
69	8,511.96	13579 E 20th St S
70	8,511.96	13575 E 20th St S
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87	8,511.96	13507 E 20th St S
88	8,511.96	13503 E 20th St S
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92	8,511.96	13487 E 20th St S
93	8,511.96	13483 E 20th St S
94	8,511.96	13479 E 20th St S
95	8,511.96	13475 E 20th St S
96	8,511.96	13471 E 20th St S
97	8,511.96	13467 E 20th St S
98	8,511.96	13463 E 20th St S
99	8,511.96	13459 E 20th St S
100	8,511.96	13455 E 20th St S
101	8,511.96	13451 E 20th St S
102	8,511.96	13447 E 20th St S
103	8,511.96	13443 E 20th St S
104	8,511.96	13439 E 20th St S
105	8,511.96	13435 E 20th St S
106	8,511.96	13431 E 20th St S
107	8,511.96	13427 E 20th St S
108	8,511.96	13423 E 20th St S
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110	8,511.96	13415 E 20th St S
111	8,511.96	13411 E 20th St S
112	8,511.96	13407 E 20th St S
113	8,511.96	13403 E 20th St S
114	8,511.96	13399 E 20th St S
115	8,511.96	13395 E 20th St S
116	8,511.96	13391 E 20th St S
117	8,511.96	13387 E 20th St S
118	8,511.96	13383 E 20th St S
119	8,511.96	13379 E 20th St S
120	8,511.96	13375 E 20th St S
121	8,511.96	13371 E 20th St S
122	8,511.96	13367 E 20th St S
123	8,511.96	13363 E 20th St S
124	8,511.96	13359 E 20th St S
125	8,511.96	13355 E 20th St S
126	8,511.96	13351 E 20th St S
127	8,511.96	13347 E 20th St S
128	8,511.96	13343 E 20th St S
129	8,511.96	13339 E 20th St S
130	8,511.96	13335 E 20th St S
131	8,511.96	13331 E 20th St S
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133	8,511.96	13323 E 20th St S
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141	8,511.96	13291 E 20th St S
142	8,511.96	13287 E 20th St S
143	8,511.96	13283 E 20th St S
144	8,511.96	13279 E 20th St S
145	8,511.96	13275 E 20th St S
146	8,511.96	13271 E 20th St S
147	8,511.96	13267 E 20th St S
148	8,511.96	13263 E 20th St S
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A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER (SE/4) OF  
SECTION TWENTY-TWO (22), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST  
CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

COMMISSION NUMBER  
8500156

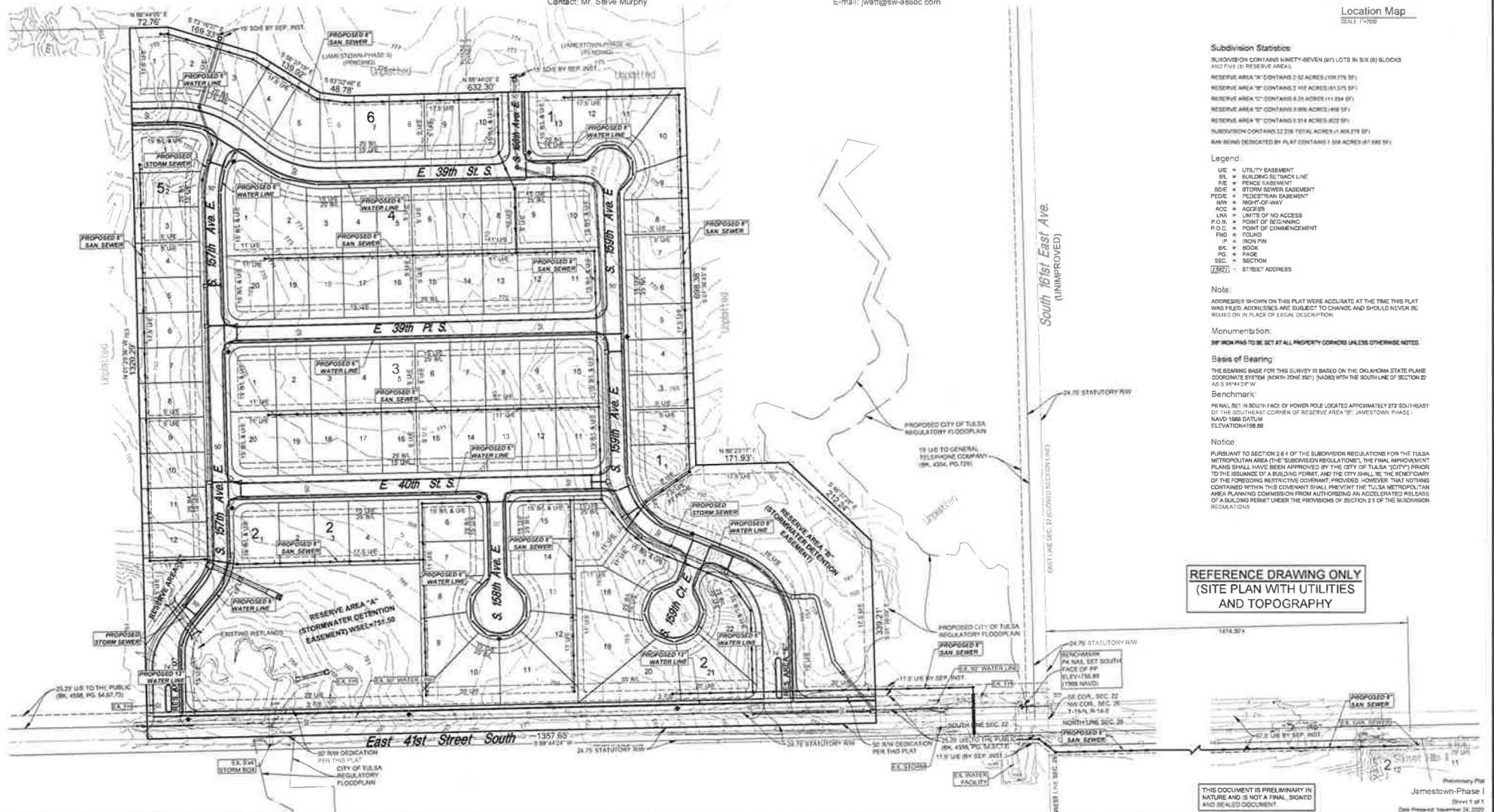
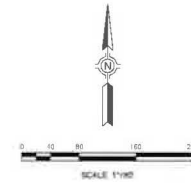
Preliminary Plat  
Jamestown-Phase I  
Sheet 4 of 4  
Date Prepared: November 26, 2025

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A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER (SE/4) OF  
SECTION TWENTY-TWO (22), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST  
CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

Engineer/Surveyor:  
Sisemore & Associates, Inc.  
Certificate of Authorization No. 2421 Exp. June 30, 2021  
6111 E. 32nd Place  
Tulsa, Oklahoma 74135  
Phone: (918) 665-3600  
E-mail: jwatt@sw-assoc.com



**REFERENCE DRAWING ONLY**  
(SITE PLAN WITH UTILITIES  
AND TOPOGRAPHY)

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT.

Jamestown-Phase I  
(Sheet 1 of 1)  
as Prepared November 24, 2002



Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7597

**Hearing Date:** February 3, 2021

**Case Report Prepared by:**

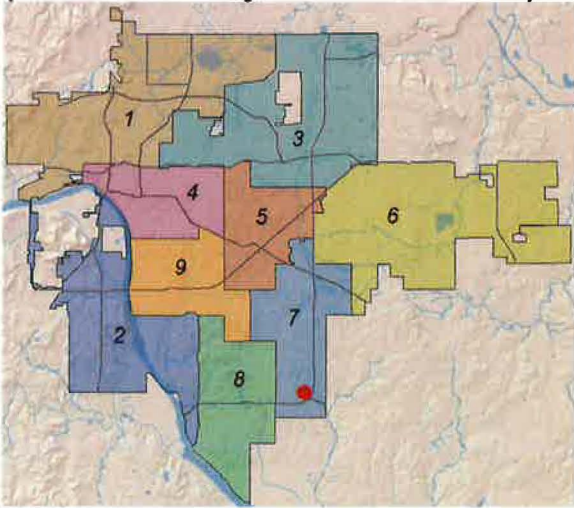
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Lou Reynolds

*Property Owner:* June Jenks, Trustee Loren H. &  
June S. Jenks Trusts

**Location Map:**  
**(shown with City Council Districts)**



**Applicant Proposal:**

*Present Use:* Residential/Vacant

*Proposed Use:* Vehicle Sales & Services

*Concept summary:* Original CO zoning was established in 1988 without a development plan. An ordinance is required for a new development plan. CO zoning concepts for internal street collection systems are no longer relevant to this site.

*Tract Size:* 3.45 ± acres

*Location:* East of the Southeast corner of East 91st  
Street South & South 97th East Avenue

**Zoning:**

*Existing Zoning:* CO

*Proposed Zoning:* CS

**Comprehensive Plan:**

*Land Use Map:* Regional Center

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval for CS zoning.**

**Staff Data:**

TRS: 8419  
CZM: 58

**City Council District:** 7

*Councilor Name:* Lori Decter Wright

**County Commission District:** 3

*Commissioner Name:* Ron Peters

7.1

## SECTION I: Z-7597

**DEVELOPMENT CONCEPT:** The Original CO zoning was established in 1988 without a development plan. Current zoning code requirements include an ordinance for a new development plan. CO zoning concepts for internal street collection systems are no longer relevant with this site and CS zoning seems more appropriate.

### 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:**

Z-7597 requesting CS is consistent with the Regional Center land use designation of the Tulsa comprehensive plan and,

CS zoning is non-injurious to the surrounding property owners.

Uses and supplemental regulations allowed in a CS zoning district are consistent with the expected development pattern in the area therefore,

Staff recommends Approval of Z-7597 to rezone property from CO to CS.

## **SECTION II: Supporting Documentation**

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: The uses and supplemental regulations allowed in a CS district are consistent with the expected development concepts in a Regional Center and an Area of Growth.*

### Land Use Vision:

#### *Land Use Plan map designation: Regional Center*

Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

#### *Areas of Stability and Growth designation: Area of Growth*

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.

7.2



Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are in 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:

##### *Major Street and Highway Plan: Multi Modal Street*

Multi-modal streets emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are in high intensity mixed-use commercial, retail and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

*Trail System Master Plan Considerations: None*

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

#### DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *Single family home on a wooded site.*

Environmental Considerations: None that might restrict commercial development.

#### Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 91 <sup>st</sup> Street South	Secondary Arterial	100 feet	5 lanes 2 lanes both directions with a center turn lane

#### Utilities:

The subject tract has municipal water and sewer available.

#### Surrounding Properties:

7.3

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	Corridor	Regional Center	Growth	Veteran Clinic (under construction)
East	Corridor	Regional Center	Growth	Medical mixed use hospital
South	AG	Regional Center	Growth	Undeveloped
West	CS	Regional Center	Growth	Convenience Store

### SECTION III: Relevant Zoning History

**ZONING ORDINANCE:** Ordinance number 17009 dated July 11, 1988 established the current zoning for the subject property.

#### ***Subject Property:***

**Z-6194 July 1988:** All concurred in **approval** of a request for *rezoning* a 3.19± acre tract of land from AG to CO for a corridor development, on property located east of the southeast corner of East 91st Street South and South 97th East Avenue. Staff found no evidence that a development plan or standards were established for this property (Ordinance No. 17009).

**Z-5916 December 1987:** All concurred in **approval** of a request to *rezone* the west 467 feet of a 7± acre tract of land from AG to CS for commercial, and **denial** of CS on the remainder, on property located at the southeast corner of 91<sup>st</sup> Street South and South Mingo Road (Ordinance No. 16936).

Ordinance number 11834 dated June 26, 1970 established zoning for the subject property.

#### ***Surrounding Property:***

**Z-6538-SP-2b Pending:** A *Minor Amendment* to allow a personal improvement use on property located south of the southeast corner of East 91st Street South & South 97th East Avenue, is scheduled to be presented at the January 20<sup>th</sup> Planning Commission Meeting.

**CO-8 March 2019:** All concurred in **approval** of a request for a *Corridor Development Plan* on a 29.83± acre tract of land for Healthcare and Mixed-use, on property located at the northeast corner of East 91<sup>st</sup> Street South and South Mingo Road.

**Z-7463 December 2018:** All concurred in **approval** of a request for *rezoning* a 4.45± acre tract of land from CO/AG to CS for a commercial office park, on property located south of the southeast corner of East 91<sup>st</sup> Street South and South Mingo Road.

**Z-6910-SP-2 April 2006:** All concurred in **approval** of a request for a *Corridor Site Plan* on a 4.45± acre tract of land for commercial and medical office use and to establish the aggregate floor area of 27,380 square feet for office development, on property located east of the southeast corner of East 91<sup>st</sup> Street and South Mingo Road.

**Z-6910-SP-1 December 2003:** All concurred in **approval** of a request for a *Corridor Development Plan* on a 3± acre tract of land for a four-story bank and medical office building, on property located east of the southeast corner of East 91<sup>st</sup> Street and South Mingo Road.

7.4

**Z-6910 October 2003:** All concurred in **approval** of a request for *rezoning* a 3± acre tract of land from AG to CO for an office/bank, on property located south and east of the southeast corner of East 91<sup>st</sup> Street and South Mingo Road.

**Z-6538-SP-2 August 1999:** All concurred in **approval** of a request of a proposed *Corridor Development Plan* on a 3.47± acre tract of land for a three-story, 42,500 square foot medical and general office building, on property located south of the southeast corner of 91<sup>st</sup> Street and South Mingo Road.

**Z-5888-SP-3/PUD-559-A May 1999:** All concurred in **approval** of a proposed *Major Amendment* to a Corridor Site Plan and PUD on a 58.4± acre tract of land to allow two outdoor advertising signs within Development Area A of the original PUD-559 that was approved for South Crest Hospital facilities, on property located at the northwest corner of East 91<sup>st</sup> Street and South Mingo Valley Expressway.

**Z-5888-SP-1/PUD-559 November 1997:** All concurred in **approval** of a proposed *Major Amendment* to a Corridor Site Plan and PUD on a 60.9± acre tract of land for a multi-use development including apartments, offices, college and universities, on property located at the northwest corner of East 91<sup>st</sup> Street and South Mingo Valley Expressway.

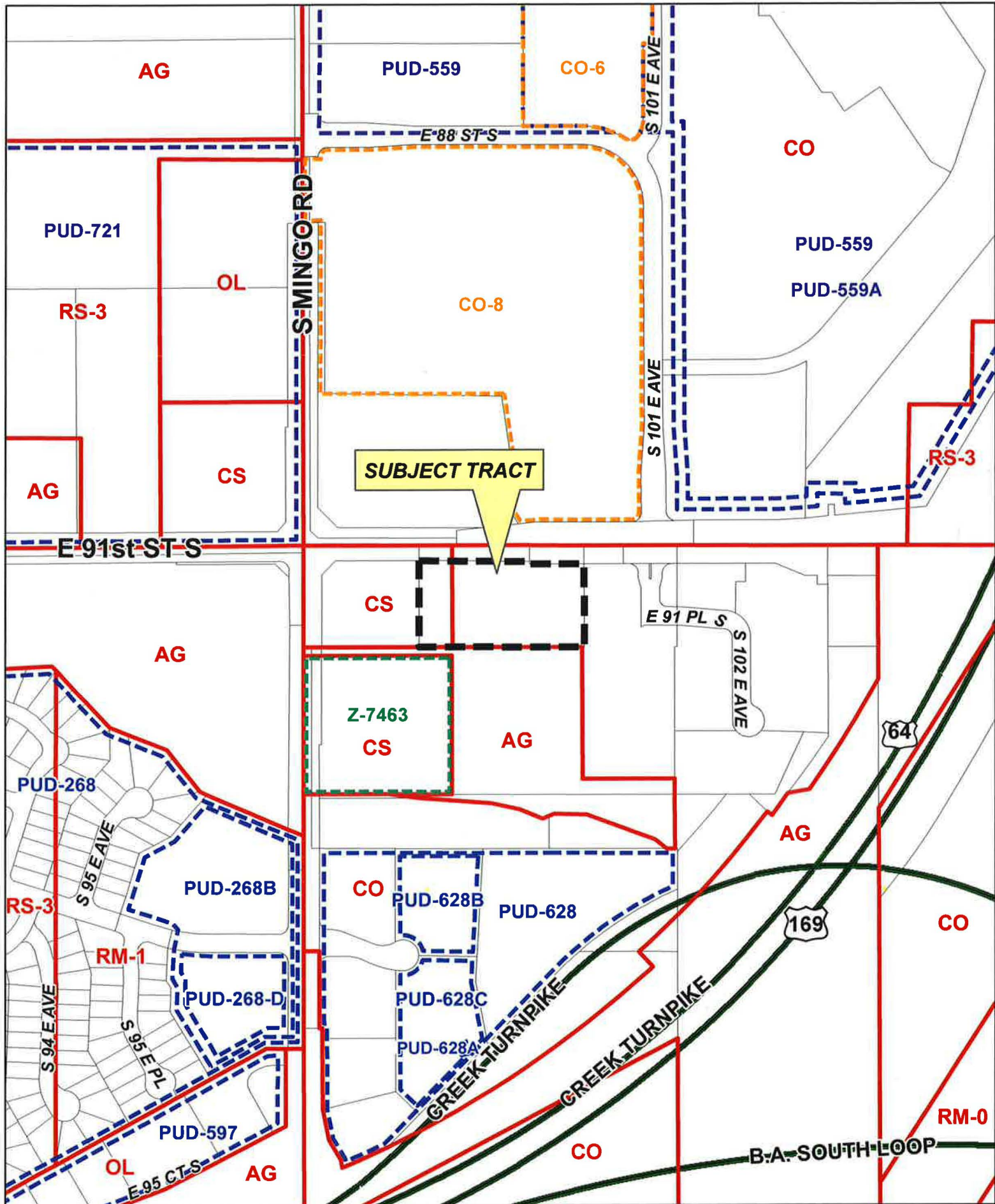
**Z-6538/Z-6538-SP-1 June 1996:** All concurred in **approval** of a request for *rezoning* a 3.47± acre tract of land from AG to CO for a hockey facility, on property located south of the southeast corner of 91<sup>st</sup> Street and South Mingo Road.

**Z-6014 December 1984:** All concurred in **approval** of a request for *rezoning* a 5.28± acre tract of land from AG to CS/CO for commercial, on property located east of the southeast corner of 91<sup>st</sup> and Mingo.

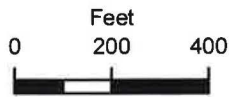
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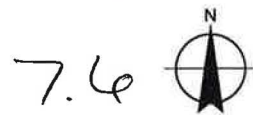


SUBJECT TRACT



**Z-7597**

18-14 19







0 200 400  
Feet



Subject  
Tract

**Z-7597**

18-14 19

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

Aerial Photo Date: February 2018

7.7







**E 91st ST S**

0 50 100  
Feet



**Subject  
Tract**

**Z-7597**

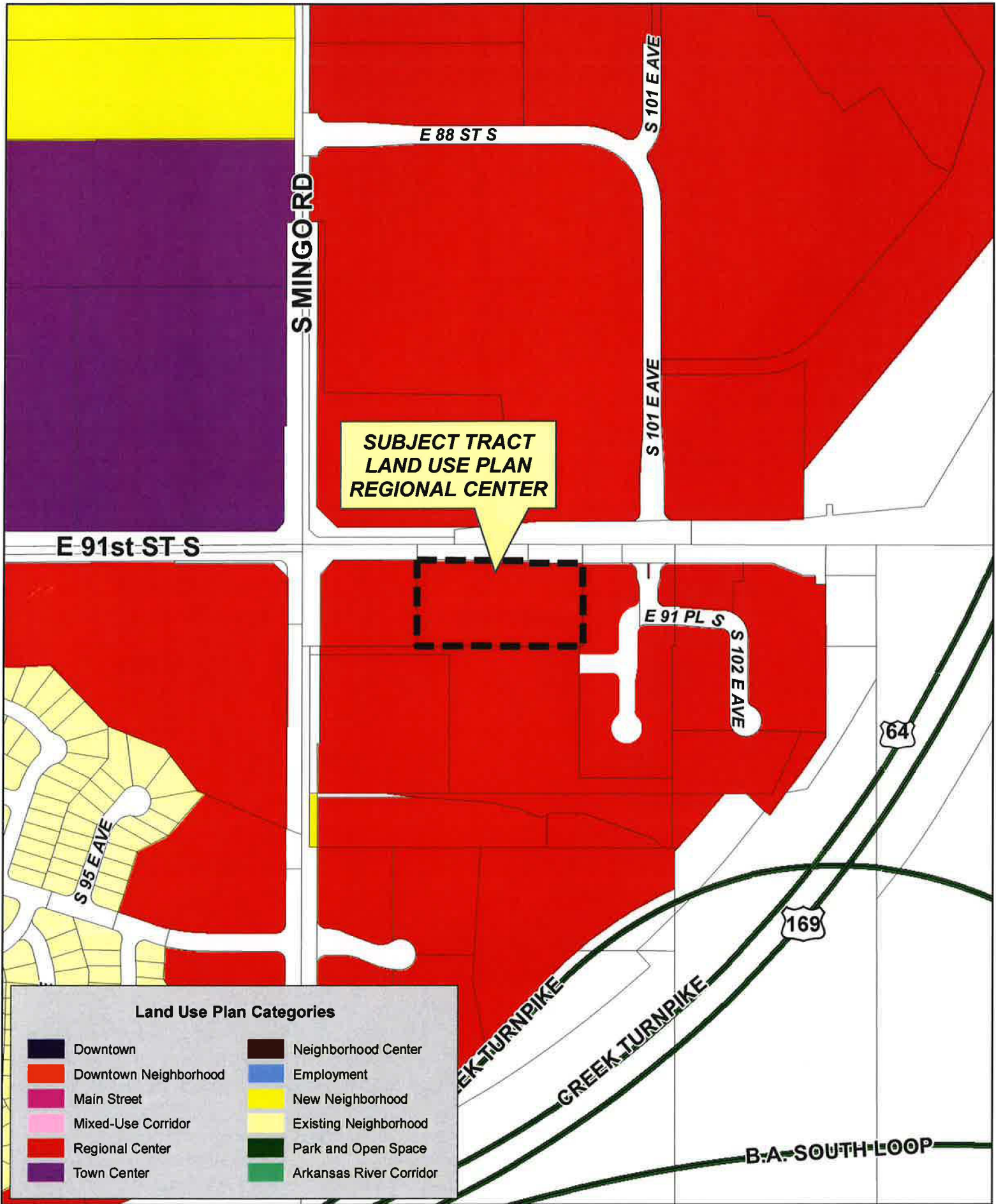
18-14 19

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

**Aerial Photo Date: February 2018**

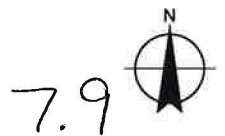


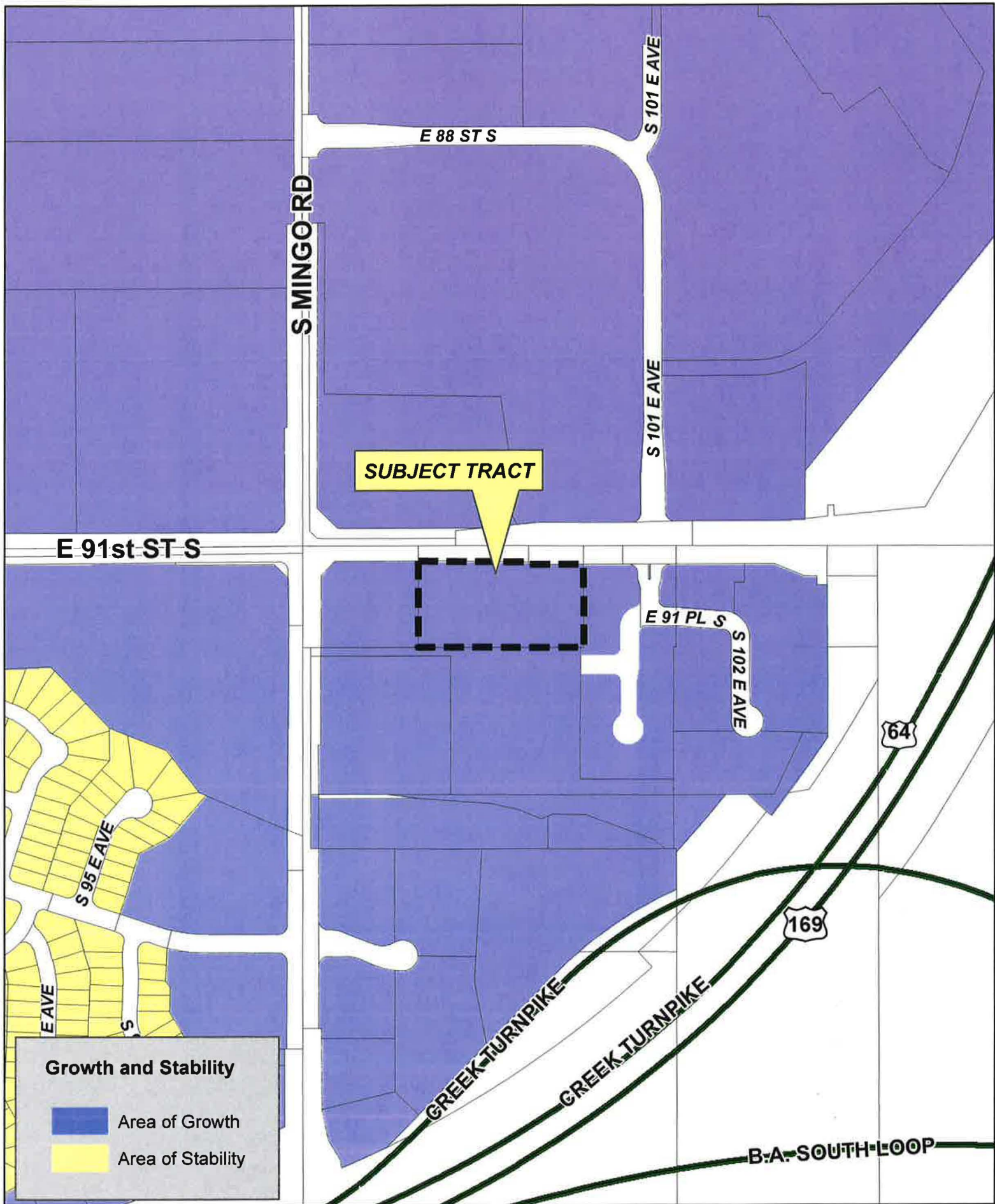




**Z-7597**

18-14 19





**Z-7597**

18-14 19

