*AMENDED AGENDA*

TULSA METROPOLITAN AREA PLANNING COMMISSION
Meeting No. 2840

April 21, 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 and by videoconferencing and teleconferencing via GoToMeeting, an online meeting and web conferencing tool.

Commissioners and 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 by joining from a computer, tablet or smartphone using the following link:

https://www.gotomeet.me/CityOfTulsa3/tmapc_april_21_2021

Commissioners and members of the public can also dial in using their phone by dialing:

United States: +1 (872) 240-3212

Participants must then enter the following Access Code: 612-123-629

The following Commissioners plan to attend remotely via GoToMeeting, provided that they may still be permitted to appear and attend at the meeting site, the Tulsa City Council Chambers, Second Floor of City Hall, at One Technology Center, 175 East Second Street, Tulsa Oklahoma: Chair Covey, Commissioner Adams, Commissioner Blair, Commissioner Craddock, Commissioner Kimbrel, Commissioner McArtor, Commissioner Reeds, Commissioner Shivel, Commissioner Van Cleave, Commissioner Walker, Commissioner Whitlock

If you wish to present or share any documents, written comments, or exhibits during the hearing, please submit them by 9:00 am the day of the hearing. Remember to reference the case number and include your name and address.

Email: esubmit@incog.org
Mail: INCOG
     2 W 2nd Street
     Tulsa, OK 74103
INTRODUCTION AND NOTICE TO THE PUBLIC

At this Meeting the TMAPC, in accordance with and pursuant to applicable TMAPC Policies and Procedures, will review, consider, discuss, and may take action on, approve, recommend for approval, amend or modify, recommend for approval with modifications, deny, reject, recommend for denial, or defer action on any item listed on this Agenda.

Call to Order:

REPORTS:

Chairman's Report:
Work session Report:
Director's Report:

*Review and possible approval, approval with modifications or denial of the following:

1. Minutes of April 7, 2021 Meeting No. 2839

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.

*Review and possible approval, approval with modifications, or denial, of the following:

2. PUD-759-A-2 W Design, LLC (CD 8) Location: North and west of the northwest corner of East 121st Street South and South Sheridan Avenue requesting a PUD Minor Amendment to reduce rear yard setback

3. PUD-187-23 Eagle Eye Construction, Brad Banks (CD 7) Location: Northeast corner of East 65th Street South and South 72nd East Avenue requesting a PUD Minor Amendment to increase the allowable driveway width

4. PUD-857-1 Select Design, Ryan McCarty (CD 3) Location: North of the northwest corner of East 181st Street South and South Yale Avenue requesting a PUD Minor Amendment to reduce side yard setbacks and remove minimum dwelling size requirement
5. **Brownco Addition** (CD 3) Minor Subdivision Plat, Location: West of the northwest corner of East Pine Street and North David Patrick Avenue

*PUBLIC HEARING-REZONING*

*Review and possible recommendation of approval, approval with modifications or denial of the following:

6. **CO-10 Lou Reynolds** (CD 2) Location: North of the northwest corner of East 81st Street South and South Lewis Avenue requesting Major Amendment to a Corridor Development Plan (Continued from December 16, 2020, January 20, 2021 and February 3, 2021. Moved from February 17, 2021 and continued from March 17, 2021)

7. **Z-7601 Matthew Boyd** (CD 2) Location: West of the southwest corner of West 23rd Street South and South Jackson Avenue requesting rezoning from CS to CH

8. **Z-7603 Tanner Consulting, LLC** (CD 8) Location: South of the southeast corner of East 121st Street South and South Hudson Avenue requesting rezoning from AG to RS-3

*PUBLIC HEARING-COMPREHENSIVE PLAN AMENDMENTS*

*Review and possible adoption, adoption with modifications or denial of the following:

9. **TCCP-5** consider adoption of an amendment to the Comprehensive Plan of the Tulsa Metropolitan Area for the unincorporated areas of Tulsa County lying within the Jenks fenceline.

**OTHER BUSINESS**

10. **Commissioners' Comments**

**ADJOURN**

CD = Council District

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

TMAPC Mission Statement: The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region’s current and future residents.
**Case Number:** PUD-759-A-2  
**Minor Amendment**

**Hearing Date:** April 21, 2021

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
Applicant: W Design, LLC  
Property Owner: Crestwood at the River LLC

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

![Location Map](image)

**Applicant Proposal:**  
Concept summary: PUD minor amendment to reduce the rear yard setback  
Gross Land Area: 0.36 Acres  
Location: North and West of the NW/c E 121st St S and S Sheridan Rd  
Lots 1 and 2, Block 3 Crestwood Village

**Zoning:**  
Existing Zoning: RS-3/CS/PUD-759-A  
Proposed Zoning: No Change

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

**Staff Recommendation:**  
Staff recommends approval.

**Staff Data:**  
TRS: 8334

**City Council District:** 8  
**Councilor Name:** Phil Lakin

**County Commission District:** 3  
**Commissioner Name:** Ron Peters
SECTION I: PUD-759-A-2 Minor Amendment

Amendment Request: Revise the PUD Development Standards to reduce the required rear yard setback from 15 feet to 8 feet.

Per applicants Exhibit B, the applicant is proposing to reduce the required rear yard for the subject lot from 15 feet to 8 feet due to its visibility from the second floor lobby of a nearby office building. The applicant states that this reduction in rear yard will be made up for by the construction of an interior courtyard that would screen the space within the courtyard from view of the second floor lobby.

Staff Comment: This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(9) of the City of Tulsa Zoning Code.

"Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved standards and the character of the development are not substantially altered."

Staff has reviewed the request and determined:

1) PUD-759-A-2 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-759-A.

2) All remaining development standards defined in PUD-759-A and subsequent amendments shall remain in effect.

Exhibits included with staff report:
- INCOG zoning case map
- INCOG aerial photo
- INCOG aerial photo (enlarged)
- Applicant Exhibit A
- Applicant Exhibit B

With considerations listed above, staff recommends approval of the minor amendment to reduce the required rear yard setback from 15 feet to 8 feet.
Note: Graphic overlays may not precisely align with physical features on the ground.
W Design, LLC on Behalf of Crestwood at the River, LLC is requesting a minor amendment to PUD 759 to reduce the rear yard setback from 15' to 8' for a single residential tract within “Development Area ‘A’ – Residential”. This reduction request is for Tract A of LS-20817 (A tract of land that is part of Lots One(1) and Two(2), Block Three(3), “Crestwood Village”, an addition in the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof (Plat No. 6286), there is an existing utility easement on the North and South property line that will be unaffected by this request.
Exhibit ‘B’

Minor Amendment Request Narrative

The subject property Tract A of LS-20817 is one of the 3 remaining residential lots available within PUD 759 and as this development nears completion an unforeseen hardship has arisen on this lot between the residential development area and the commercial Development Area. The defined rear yard for this tract of land is highly visible from the second-floor lobby of the office building located at 11912 South Norwood Avenue. We are requesting a minor amendment to reduce the rear yard from 15’ to 8’ and we plan to supplement this reduction by introducing an interior courtyard to the residence that is screened from the existing office by the South end of this residence’s structure, thus achieving the intended purpose of the zoning. The requested minor amendment is unique to this specific tract within the development area as the viewing angles from the existing office only affect this tract’s defined rear yard. The requested change to the rear yard setback is the minimum needed to allow for an interior courtyard and to screen this courtyard from the existing second-floor lobby. All other setbacks, PUD standards, and private covenants will be adhered to in keeping the essential character of the neighborhood intact.

Per approval of LS-20817 Tract A the option to define front yard to the West or North is available. Front yard will face North and there are utilities on the West property line requiring a 15’ side yard versus the allowed 5’ side yard. This requirement reduces the available buildable area on this lot by +/-18% (850 SF), the granting of this minor amendment would allow a portion of the lost buildable area to be reclaimed.

We believe that granting this minor amendment will not cause substantial detriment to the public good or impair the purposes, spirit, or intent of the zoning code, the established PUD, or the City’s comprehensive plan.
**Case Number:** PUD-187-23  
**Minor Amendment**

**Hearing Date:** April 21, 2021

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**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
Applicant: Brad Banks  
Property Owner: Jason Lile

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

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**Zoning:**  
Existing Zoning: RS-3/PUD-187  
Proposed Zoning: No Change

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

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**Staff Data:**  
TRS: 8302

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**Applicant Proposal:**  
Concept summary: PUD minor amendment to increase the allowable driveway width.  
Gross Land Area: 0.3 Acres  
Location: NE/c E 65th St S and S 72nd E Ave  
Lot 15, Block 11 Shadow Mountain

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**Staff Recommendation:**  
Staff recommends approval.

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**City Council District:** 7  
**Councilor Name:** Lori Decter Wright

**County Commission District:** 3  
**Commissioner Name:** Ron Peters
SECTION I: PUD-187-23 Minor Amendment

Amendment Request: Revise the PUD Development Standards to increase the allowable driveway width.

The current standards for driveway width are based on the zoning code allowances, which limit the driveway width for lots with more than 75 feet of frontage to 27 feet for drives in the right of way and 30 feet for drives in the required setback. The applicant is proposing to construct one circle drive, with each end being 16 feet in width in the right of way and setback along S 72nd E Ave. There is an existing 16 foot wide drive along E 65th St S. This results in a total proposed drive width of 48 feet. The lot has approximately 223 feet of frontage, which means the requested drive width would be just under 22% of the total street frontage for the subject lot.

Staff Comment: This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(9) of the City of Tulsa Zoning Code.

"Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved standards and the character of the development are not substantially altered."

Staff has reviewed the request and determined:

1) PUD-187-23 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-187.

2) All remaining development standards defined in PUD-187 and subsequent amendments shall remain in effect.

Exhibits included with staff report:
INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)
Applicant Site Plan

With considerations listed above, staff recommends approval of the minor amendment to increase the allowable drive width to 48 feet.
Subject Tract
PUD-187-23
18-13 02

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: February 2016
| Location Map:  
(shown with County Commission Districts) | Applicant Proposal:  
Concept summary: PUD minor amendment to reduce side yard setbacks and remove minimum dwelling size requirement  
Tract Size: 50 + acres  
Location: N of the NW/c of E. 181st St. S. & S. Yale Ave. |
| --- | --- |
| **Case Report Prepared by:**  
Jay Hoyt | **Owner and Applicant Information:**  
Applicant: Select Design – Ryan McCarty  
Property Owner: Four Cedars Development Group |
| **Case Number:** PUD-857-1  
Minor Amendment | **Hearing Date:** April 21, 2021 |
| **Location Map:**  
(shown with County Commission Districts) | **Applicant Proposal:**  
Concept summary: PUD minor amendment to reduce side yard setbacks and remove minimum dwelling size requirement  
Tract Size: 50 + acres  
Location: N of the NW/c of E. 181st St. S. & S. Yale Ave. |
| **Zoning:**  
Existing Zoning: RE/PUD-857  
Proposed Zoning: No Change | **Staff Recommendation:**  
Staff recommends approval. |
| **Comprehensive Plan:**  
Land Use Map: Rural Residential  
Growth and Stability Map: N/A | **County Commission District:** 3  
**Commissioner Name:** Ron Peters |
| **Staff Data:**  
TRS: 7333 | **Staff Recommendation:**  
Staff recommends approval. |
| **Case Number:** PUD-857-1  
Minor Amendment | **Hearing Date:** April 21, 2021 |
| **Location Map:**  
(shown with County Commission Districts) | **Applicant Proposal:**  
Concept summary: PUD minor amendment to reduce side yard setbacks and remove minimum dwelling size requirement  
Tract Size: 50 + acres  
Location: N of the NW/c of E. 181st St. S. & S. Yale Ave. |
| **Zoning:**  
Existing Zoning: RE/PUD-857  
Proposed Zoning: No Change | **Staff Recommendation:**  
Staff recommends approval. |
| **Comprehensive Plan:**  
Land Use Map: Rural Residential  
Growth and Stability Map: N/A | **County Commission District:** 3  
**Commissioner Name:** Ron Peters |
| **Staff Data:**  
TRS: 7333 | **Staff Recommendation:**  
Staff recommends approval. |
SECTION I: PUD-857-1 Minor Amendment

Amendment Request: The applicant is proposing to amend the PUD to reduce the required side yard setbacks and remove the minimum dwelling size requirement.

Currently PUD-857 requires side yards to be a minimum of 15 feet. The applicant proposes to reduce this to a minimum of 7 ¼ feet. This would apply to both side yards of the lots within the PUD and would provide a minimum of 15 feet between residences as opposed to the 30 feet provided by the current restrictions.

The PUD also contains a requirement for minimum dwelling sizes of 2,500 sf of heated living space. The applicant proposes to remove this minimum dwelling size requirement from the development standards of the PUD. The applicant has stated that they intend to include a minimum dwelling size requirement in the private restrictions of the final plat.

Staff Comment: This request is considered a Minor Amendment as outlined by Section 1170.7 of the Tulsa County Zoning Code.

"Minor changes in the PUD may be authorized by the Planning Commission, which may direct the processing of an amended subdivision plat, incorporating such changes, so long as a substantial compliance is maintained with the outline development plan and the purposes and standards of the PUD provisions hereof. Changes which would represent a significant departure from the outline development plan shall require compliance with the notice and procedural requirements of an original Planned Unit Development."

Staff has reviewed the request and determined:

1) PUD-857-1 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-857.

2) All remaining development standards defined in PUD-857 shall remain in effect.

Exhibits included with staff report:
   INCOG zoning case map
   INCOG aerial photo

With considerations listed above, staff recommends approval of the minor amendment to reduce the required side yard setback to 7 ¼ feet and to remove the minimum dwelling size requirement.
Subject Tract

PUD-857-1

Aerial Photo Date: February 2018

Note: Graphic overlays may not precisely align with physical features on the ground.
**Tulsa Metropolitan Area Planning Commission**

**Case Report Prepared by:**
Nathan Foster

**Owner and Applicant Information:**
*Applicant:* Malek Elkhoury  
*Owner:* Brown Acres, LLC

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

**Zoning:** IM (Industrial – Moderate)

**Applicant Proposal:**
Minor Subdivision Plat  
1 lot, 1 block, 8.79 ± acres  
*Location:* West of the northwest corner of East Pine Street and North David Patrick Avenue

**Staff Recommendation:**
Staff recommends **approval** of the minor subdivision plat

**City Council District:** 3  
*Councilor Name:* Crista Patrick

**County Commission District:** 1  
*Commissioner Name:* Stan Sallee

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

**Case:** Brownco Addition  
**Hearing Date:** April 21, 2021
MINOR SUBDIVISION PLAT

_Brownco Addition_ – (CD 3)
West of the northwest corner of East Pine Street and North David Patrick Avenue

This plat consists of 1 lot, 1 block on 8.79 ± acres.

The Technical Advisory Committee (TAC) met on July 2, 2020 and provided the following comments:

1. **Zoning:** The subject tract is zoned IM. Lot conforms to the requirements of the IM district. Approved as submitted.

2. **Addressing:** Approved as submitted.

3. **City of Tulsa:** Approved as submitted. Release letter received March 24, 2021.

4. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All required release letters and certificate of oil & gas records have been submitted.

Staff recommends _APPROVAL_ of the minor subdivision plat as submitted.
Land Use Plan Categories

- Downtown
- Downtown Neighborhood
- Main Street
- Mixed-Use Corridor
- Regional Center
- Town Center
- Neighborhood Center
- Employment
- New Neighborhood
- Existing Neighborhood
- Park and Open Space
- Arkansas River Corridor

SUBJECT TRACT
LAND USE PLAN
EMPLOYMENT

BROWNCO ADDITION
20-14 29
Growth and Stability

- Area of Growth
- Area of Stability

BROWNCO ADDITION
20-14 29
DISTANCE OF 1320.74 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID LOT IN THE CITY COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION AND THENCE N 88°38'02" E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION TO THE SOUTH LINE OF SAID SECTION BEGINNING CONTAINING 8.79 ACRES OR 382,705.5 SQUARE FEET MORE OR LESS.

The Owner has caused the above described land to be surveyed, staked and subdivided into one lot and one block in conformity with the aforesaid plat and survey (hereinafter the "Lot") and has executed and delivered to the City of TULSA, Oklahoma (hereinafter "TULSA"") the "SUBDENTION PLAT" as a Subdivision in the City of Tulsa, Tulsa County, Oklahoma, and the deed of dedication and restrictive covenants

SECTION 2. PUBLIC STREETS, CANCELLATIONS AND UTILITIES.

A. Public Streets and Utility Entries.

The Owner hereby dedicates to the public, the Utility Entries described on the accompanying plat of "SUBDENTION PLAT" for the purposes of maintaining, surfacing, grading, paving, lighting, repairing, replacing, and maintaining all said Utility Entries along with all poles, lines, conduits, or structures appertaining thereto. The Owner hereby shall be responsible for maintaining the public streets, sidewalks, curbs, gutters, and all appurtenances thereto. The Owner hereby agrees to maintain all public streets, sidewalks, curbs, gutters, and all appurtenances thereto in good and serviceable condition. The Owner hereby agrees to maintain all public streets, sidewalks, curbs, gutters, and all appurtenances thereto in good and serviceable condition.

B. Underground service cables and gas lines to all structures which may be located within the Subdivision shall be run underground in accordance with applicable laws.

C. The Owner shall be responsible for providing all necessary water and sewer connections to the public water and sewer systems as required by the City of Tulsa, Oklahoma, and any governmental agency or utility provider. The Owner shall pay all costs associated with providing such connections.

D. The Owner shall be responsible for maintaining all public sidewalks, driveways, and all other public improvements located within the Subdivision.

E. The utility lines, poles, and structures shall be maintained at all times in a manner that will not interfere with the use and enjoyment of the Subdivision.

F. The utility lines, poles, and structures shall be maintained at all times in a manner that will not interfere with the use and enjoyment of the Subdivision.

G. The utility lines, poles, and structures shall be maintained at all times in a manner that will not interfere with the use and enjoyment of the Subdivision.

H. The utility lines, poles, and structures shall be maintained at all times in a manner that will not interfere with the use and enjoyment of the Subdivision.

I. The utility lines, poles, and structures shall be maintained at all times in a manner that will not interfere with the use and enjoyment of the Subdivision.

J. The utility lines, poles, and structures shall be maintained at all times in a manner that will not interfere with the use and enjoyment of the Subdivision.

K. The utility lines, poles, and structures shall be maintained at all times in a manner that will not interfere with the use and enjoyment of the Subdivision.

L. The utility lines, poles, and structures shall be maintained at all times in a manner that will not interfere with the use and enjoyment of the Subdivision.

M. The utility lines, poles, and structures shall be maintained at all times in a manner that will not interfere with the use and enjoyment of the Subdivision.

N. The utility lines, poles, and structures shall be maintained at all times in a manner that will not interfere with the use and enjoyment of the Subdivision.

O. The utility lines, poles, and structures shall be maintained at all times in a manner that will not interfere with the use and enjoyment of the Subdivision.

P. The utility lines, poles, and structures shall be maintained at all times in a manner that will not interfere with the use and enjoyment of the Subdivision.

Q. The utility lines, poles, and structures shall be maintained at all times in a manner that will not interfere with the use and enjoyment of the Subdivision.

R. The utility lines, poles, and structures shall be maintained at all times in a manner that will not interfere with the use and enjoyment of the Subdivision.

S. The utility lines, poles, and structures shall be maintained at all times in a manner that will not interfere with the use and enjoyment of the Subdivision.

T. The utility lines, poles, and structures shall be maintained at all times in a manner that will not interfere with the use and enjoyment of the Subdivision.

U. The utility lines, poles, and structures shall be maintained at all times in a manner that will not interfere with the use and enjoyment of the Subdivision.

V. The utility lines, poles, and structures shall be maintained at all times in a manner that will not interfere with the use and enjoyment of the Subdivision.

W. The utility lines, poles, and structures shall be maintained at all times in a manner that will not interfere with the use and enjoyment of the Subdivision.

X. The utility lines, poles, and structures shall be maintained at all times in a manner that will not interfere with the use and enjoyment of the Subdivision.

Y. The utility lines, poles, and structures shall be maintained at all times in a manner that will not interfere with the use and enjoyment of the Subdivision.

Z. The utility lines, poles, and structures shall be maintained at all times in a manner that will not interfere with the use and enjoyment of the Subdivision.

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

BROWNSO ADDITION

MINOR SUBDIVISION PLAT - March 3, 2021

Sheet 3 of 2
**Case Report Prepared by:**
Dwayne Wilkerson

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

**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 Data:**
TRS: 8307  
CZM: 52

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

**Hearing Date:** April 21, 2021
March 17, 2021 applicant granted a continuance to April 21, 2021)  
Moved from February 17 (snow) to March 17, 2021  
February 3, 2021: City Council continuance request  
January 20, 2021: Staff Request for continuance  
December 16, 2020: Neighborhood continuance request

**Case Report Prepared by:**
Dwayne Wilkerson

**Owner and Applicant Information:**
*Applicant:* Lou Reynolds  
*Property Owner:* Tulsa Lewis Hotel Venture LLC

**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

**City Council District:** 2  
*Councilor Name:* Jeannie Cue

**County Commission District:** 2  
*Commissioner Name:* Karen Keith
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 81st 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 (received 4.14.21)

DETAILED STAFF RECOMMENDATION:

Staff fully supports the appropriate redevelopment opportunities, uses and development standards as outlined in CO-10. The redevelopment opportunities are consistent with the Regional Center land use designation in the Tulsa Comprehensive Plan and abutting CS zoned properties; 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 and other concepts that are not normally part of the zoning code standards in the City of Tulsa. In this instance staff has outlined important concepts supported by surrounding property owners in Section III.B that should be private deed restrictions excluded from the development plan. 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 as an option in this Corridor Development Plan.

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 in Section II of the following staff report.

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.

RESIDENTIAL Use Category: (subcategories and customarily accessory uses allowed only as follows)

Household Living
Three or more households on a single lot
Group Living
Elderly/Retirement Center
PUBLIC, CIVIC AND INSTITUTIONAL Use Category: (subcategories and customarily accessory uses allowed only as follows)

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 Use Category: (subcategories and customarily accessory uses allowed only as follows)

Commercial Service
   Personal Improvement Service
      Uses that provide personal grooming, cosmetic or health and well-being-related services. Typical uses include barbers, hair and nail salons, tanning salons, day spas, and body art services.

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

Restaurant and Bar including the restaurant and bar subcategory.

Retail Sales
   Convenience Goods (Package stores are prohibited)
      Uses allowed as follows: (1) sundry goods; (2) products for personal grooming and for the day-to-day maintenance of personal health or (3) food or beverages for off-premises consumption, retail bakeries and similar uses that provide incidental and accessory food and beverage service as part of their primary retail sales business. Typical uses include convenience stores, drug stores, specialty food stores, gift shops.

Studio, Artist, or Instructional Service
   Uses in an enclosed building that focus on providing individual or small group instruction or training in fine arts, music, dance, drama, fitness, language or similar activities. Also includes dance studios, ballet academies, yoga studios, martial arts instruction, tutoring, artist studios and photography studios.

   Note: Some specific uses that are anticipated may also include individualized or small group instruction in nutrition, life safety and similar skills, training and wellness programs that include but are not limited to, therapy, yoga, and meditation.

Trade School
   Uses in an enclosed building that focus on teaching the skills needed to perform a particular job. Examples include schools of cosmetology, modeling academies, computer training facilities, vocational schools, administrative business training facilities and similar uses.

6.4

REVISED 4/15/2021
Lot and building regulations:

<table>
<thead>
<tr>
<th>MAXIMUM BUILDING COVERAGE</th>
<th>75%</th>
</tr>
</thead>
<tbody>
<tr>
<td>MINIMUM LOT AREA</td>
<td>22,000 square feet</td>
</tr>
<tr>
<td>MAXIMUM BUILDING HEIGHT</td>
<td>120 feet</td>
</tr>
</tbody>
</table>

OPEN SPACE PER DWELLING UNIT:

a. No open space per dwelling unit is required for dwelling units that are inside the existing building. Landscaping will be provided as illustrated on the concept plan in this staff recommendation and will be completed prior to issuance of any occupancy permit.

b. Open space for any new separate building that includes a dwelling unit will require 200 square feet per dwelling unit.

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

A. NEIGHBORHOOD ENGAGEMENT:
   Neighborhood engagement is an important part of any rezoning process and particular attention to neighborhood involvement is important for any infill project. The applicant has met with many of the property owners in the area and the results of those meetings are important in the decision-making process for appropriate mandatory development plan provisions of a CO zoning district.
In this instance some of the provisions in the applicant’s submittal for a development plan came directly from the neighborhood discussions. Staff does not object to those concepts however we contend that some of the items listed in the applicant’s submittal are private property management concerns and fall outside the enforcement capabilities of the City of Tulsa and should not be included in the development plan.

Staff agrees that ideas that came out of the engagement process may be helpful in supporting a successful repurposing the existing building and offers a predictable outcome to the community but many of those restrictions should be managed privately. A summary of surrounding property owners considerations that are not art of the development plan are listed as follows:

B. NEIGHBORHOOD ENGAGEMENT RESULTS EXCLUDED FROM DEVELOPMENT PLAN:

Permitted Use Categories, Subcategories.

Residential

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 medium income (AMI) (or equivalent income index)
- Dwelling Units shall consist of one-bedroom and studio apartments.

On-Site Management:
- The project shall have daily, 24-hour on-site management.

Office
- Exclude psychiatric office and treatment facilities.

Acupuncture is a commonly known medical treatment and was a listed use in the applicant’s submittal. Staff has removed that for consistency with the zoning code and that service would normally be considered part of the Medical Office use category.

Retail Sales (The following specific uses were specifically excluded from the development plan and are prohibited)
- Medical Marijuana Dispensary
- Package store sales for off premise consumption

Sexually Oriented Business (This use category in its entirety has been excluded from the development plan.) The massage parlor specific use is included in this use category and was mentioned in the applicant’s submittal.

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 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.
Environmental Considerations: None that would affect site redevelopment.

Streets:

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

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>OM</td>
<td>Regional Center</td>
<td>Growth</td>
<td>Church</td>
</tr>
<tr>
<td>East</td>
<td>RS-3 with board action for university use</td>
<td>Regional Center</td>
<td>Growth</td>
<td>ORU Campus</td>
</tr>
<tr>
<td>South</td>
<td>CS / PUD 495</td>
<td>Regional Center</td>
<td>Growth</td>
<td>Walmart / Murphy Gas</td>
</tr>
<tr>
<td>West</td>
<td>OM / PUD 495</td>
<td>Regional Center</td>
<td>Growth</td>
<td>Walmart</td>
</tr>
</tbody>
</table>

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 81st 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 81st 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 81st 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 71st Street and Lewis Avenue, and south of the southwest corner of 71st 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 81st 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 81st 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.

02/03/2021 1:00 PM
NEIGHBORHOOD ENGAGEMENT:
Corridor Site Plan
7902 S. LEWIS AVE., TULSA, OK 74136

ISSUE DATE: 4/7/2021

LEGEND
- EXISTING LANDSCAPE
- PROPOSED LANDSCAPE
- PROPOSED S1 SCREEN
- EXISTING TREES (61)
- PROPOSED NEW TREES (59)
- PROPOSED ACCESSIBLE SIDEWALK
- PROPERTY LINE
  (BASED ON TAX ASSESSOR DATA 4/7/2021)
- EXISTING LIGHT POLES
- PROPOSED PATH LIGHTING

WALMART SERVICE DRIVE
PROPOSED S1 SCREEN
(3' TALL SHRUBS)

EXISTING SIGN

NEW LANDSCAPE ISLANDS (TYP.)

PROPOSED S1 SCREEN
(3' TALL SHRUBS)

NEW LANDSCAPE ISLANDS (TYP.)

EXISTING PARKING

PROPERTY BOUNDARY

PROPOSED SIDEWALK TO CONNECT TO PUBLIC SIDEWALK

EXISTING WALMART SIGN

EXISTING BUILDING

NEW DAYTIME SENIOR CARE & ACTIVITIES ENTRY

NEW RESIDENTIAL ENTRY

EXISTING HOTEL ENTRANCE TO REMAIN

WALMART PRIMARY ENTRY DRIVE

PROPOSED SIDEWALK CONNECTION TO WALMART

EXISTING WALMART

PROPOSED CROSSWALK

Tanner Consulting LLC
LANDSCAPE ARCHITECTURE | LAND PLANNING
CIVIL ENGINEERING | LAND SURVEYING
Subject Tract CO-10 18-13 07

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

Aerial Photo Date: February 2018
Land Use Plan Categories:
- Downtown
- Downtown Neighborhood
- Main Street
- Mixed-Use Corridor
- Regional Center
- Neighborhood Center
- Employment
- New Neighborhood
- Existing Neighborhood
- Park and Open Space
- Arkansas River Corridor

CO-10
18-13 07

Subject Tract Land Use Plan Regional Center
PROPOSAL FOR REDEVELOPMENT
CROWNE PLAZA – TULSA
7902 S. Lewis Ave
Tulsa, OK 74136
EXECUTIVE SUMMARY

Mixed-Use Development
• Adaptive Reuse - conversion into residential apartments, limited-service hotel, and daytime senior care & activities
• VSUSA to remain as owner-operator and be an anchor in the community, this is a long-term investment for the company
• National presence, currently in 17 states with a goal of operations in all 50

PROJECT PARTNERS

Hospitality & Tourism
• Reimagined hotel model – efficient, modern design, streamline operations, and appropriately sized to thrive in the market
• Hotel Management Agreement with Commonwealth Hotels – 35+ years of management experience / 10 year agreement

Residential & Veterans
• Mixed-Income Residential - 20% of units at 50% AMI*, 55% of units at 80% AMI, and 25% of units at free market rates
• < 50% of overall building area converted to residential use (appr. 120-160 units, varying based on unit mix and amenities)
• Studio and one-bedroom units available starting at $600 per month, age-restricted for eligible residents of 55 years or older

Senior Care
• Commercial component – Featuring daytime senior care and activities administered by SarahCare
• Platform combines supportive services, social activities, and health monitoring for seniors and senior veterans
• Shuttle transportation for local participants available

*AMI = Area Median Income
DEVELOPMENT TEAM - OVERVIEW

Veteran Services USA
- Organization committed to supporting veterans and seniors through programs ensuring successful life transitions
- VSUSA offers affordable independent housing and community-based services (daytime senior care and activities)
- Established strong relationship with Department of Veteran Affairs to roll out platform that provides access to affordable housing for senior veterans
- In total there are over twenty-six (26.4) million veterans (per most recent Census data)
- Over nine (9) million, or approximately 37% are aging senior U.S. veterans over 65 years old
- VSUSA team is comprised of retired military officers, academics, entrepreneurs, experts in finance, media, and industry all striving to achieve our mission of helping our nation’s veterans and seniors

Lockwood Development Partners
- 30-Year old national real estate development and investment firm
- Operating model is designed to adapt distressed real estate to meet the needs of our nation’s veterans and seniors by converting existing hotels into mixed-use properties
- Committed to being the leading developer and provider of best-in-class housing facilities for veterans and their families ensuring that veterans are treated and cared for in compassionate, dignified, and professional environments allowing them to achieve optimal levels of independence
- Passionate team focused on the mission of supporting our veterans and seniors
- Extensive professional team with experience in development, asset management, design & constructions, and operations
### VSUSA & Lockwood Development Teams

#### VS USA

<table>
<thead>
<tr>
<th>Team Member</th>
<th>Role</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eddie Dooner</td>
<td>Principal</td>
</tr>
<tr>
<td>Charles Everhardt</td>
<td>Principal</td>
</tr>
<tr>
<td>Faizina Nabi, Ph.D</td>
<td>Strategic Program &amp; Business Director</td>
</tr>
<tr>
<td>David Webb</td>
<td>Board Member &amp; Advisor</td>
</tr>
<tr>
<td>Captain Kevin Wensing</td>
<td>Board Member &amp; Advisor</td>
</tr>
<tr>
<td>Brigadier General (R) Leree Sutton</td>
<td>Board Member &amp; Advisor</td>
</tr>
<tr>
<td>Merle D. Griff, Ph. D</td>
<td>Board Member &amp; Advisor / Founder of SarahCare</td>
</tr>
<tr>
<td>Jeffrey Clark</td>
<td>Board Member &amp; Advisor</td>
</tr>
<tr>
<td>Kevin Clancyey</td>
<td>Director of Food &amp; Beverage</td>
</tr>
</tbody>
</table>

#### Lockwood Development Partners

<table>
<thead>
<tr>
<th>Team Member</th>
<th>Role</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eddie Dooner</td>
<td>Principal</td>
</tr>
<tr>
<td>Charles Everhardt</td>
<td>Principal</td>
</tr>
<tr>
<td>Alan Nessim</td>
<td>Acquisitions / Capital Markets / Asset Management</td>
</tr>
<tr>
<td>Andy Gollubsky</td>
<td>Acquisitions / Development</td>
</tr>
<tr>
<td>Bruce McDermott</td>
<td>Capital Markets</td>
</tr>
<tr>
<td>Thomas Lee</td>
<td>Development / Design &amp; Construction</td>
</tr>
<tr>
<td>Dan McNulty</td>
<td>Development / Asset Management</td>
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<tr>
<td>Alan Turner</td>
<td>Development</td>
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<tr>
<td>Brad Birdwell</td>
<td>Development / Asset Management</td>
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<tr>
<td>Carlos Pesant</td>
<td>Design &amp; Construction</td>
</tr>
<tr>
<td>Erik Weinstein</td>
<td>Capital Markets / Tax Credits &amp; Incentives</td>
</tr>
<tr>
<td>Rick Stagle</td>
<td>Capital Markets / Tax Credits &amp; Incentives</td>
</tr>
</tbody>
</table>
SARAHCARE - OVERVIEW

Vision

- 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.

Program

- 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.

Daytime Senior Care & Activities

- SarahCare strives to care for our seniors just as if they were our family members. We do this by understanding them as a unique individual and customizing their care and activities to fit their specific needs. Our seniors enjoy:
  - Activities, social programs, and outings designed with everyone's interests in mind
  - Multiple activity offerings all through the day so that our seniors can choose their own activity.
  - Each center offers over 40 different clubs and groups including our Veteran Club and Men's League.
  - Making new friends and developing new interests, or rediscovering old ones
  - Delicious, nutritious meals including a light breakfast, fully catered lunch and snacks
COMMONWEALTH HOTELS - OVERVIEW

Vision
- Commonwealth Hotels is a full-service hotel management company which operates a wide variety of premium hotel brands nationally. Vision is 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
- As hotel owners and operator's we have a hands-on management style that results in customer satisfaction. We deliver a quality experience to our guests and work hard every day to put people first, pursuing excellence, embracing change, and acting with integrity in every location we manage.
## Commonwealth Hotels Portfolio*

<table>
<thead>
<tr>
<th>Brand</th>
<th># of Hotels</th>
<th># of Rooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>IHG</td>
<td>15</td>
<td>5,148</td>
</tr>
<tr>
<td>Marriott</td>
<td>9</td>
<td>2,438</td>
</tr>
<tr>
<td>Hilton</td>
<td>7</td>
<td>2,126</td>
</tr>
<tr>
<td>Independent</td>
<td>3</td>
<td>1,012</td>
</tr>
<tr>
<td>Choice</td>
<td>1</td>
<td>198</td>
</tr>
<tr>
<td>Total</td>
<td>35</td>
<td>10,822</td>
</tr>
</tbody>
</table>

**# 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 | 150 | 142 | 292
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 | 176 | 306
14. Doubletree | Hilton | 150 | 254 | 404
15. Doubletree | Hilton | 305 | 306 | 611
16. Doubletree | Hilton | 120 | 168 | 288
17. Doubletree | Hilton | 100 | 167 | 267
18. Embassy Suites Hilton | Hilton | 223 | 0 | 223

**# 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 | 130 | 260
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 | 977 | 1,177
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 | 200 | 200 | 400
35. Sheraton | Marriott | 120 | 191 | 311

**Total** 4,883 | 6,289 | 10,922

*Projects listed include Commonwealth Hotels Active Portfolio Only – These are All NON-VUSA projects.*
PLANS FOR THE CROWNE PLAZA SITE
EXISTING CONDITIONS

- Photos showcase existing property conditions during its operation as a Crowne Plaza Hotel.
- 11 story building with 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

<table>
<thead>
<tr>
<th></th>
<th>Oct 2019</th>
<th>Current Month</th>
<th>Year To Date</th>
<th>Running 3 Month</th>
<th>Running 12 Month</th>
</tr>
</thead>
<tbody>
<tr>
<td>Occupancy (%)</td>
<td>CPT</td>
<td>Comp Set Index (MPI)</td>
<td>CPT</td>
<td>Comp Set Index (MPI)</td>
<td>CPT</td>
</tr>
<tr>
<td>Current Month</td>
<td>38.1</td>
<td>60.6</td>
<td>64.4</td>
<td>70.52</td>
<td>100.13</td>
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<tr>
<td>Year To Date</td>
<td>38.6</td>
<td>58.1</td>
<td>68.7</td>
<td>72.85</td>
<td>95.33</td>
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<tr>
<td>Running 3 Month</td>
<td>38.5</td>
<td>55.4</td>
<td>71.3</td>
<td>68.43</td>
<td>94.96</td>
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<tr>
<td>Running 12 Month</td>
<td>38.2</td>
<td>54.4</td>
<td>70.3</td>
<td>72.82</td>
<td>94.78</td>
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</table>

<table>
<thead>
<tr>
<th></th>
<th>Oct 2019 vs. 2018 Percent Change (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Occupancy</td>
<td>CPT</td>
</tr>
<tr>
<td>Current Month</td>
<td>-12.9</td>
</tr>
<tr>
<td>Year To Date</td>
<td>-16.7</td>
</tr>
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<td>Running 3 Month</td>
<td>-7.7</td>
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<tr>
<td>Running 12 Month</td>
<td>-16.3</td>
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PROPOSED CONDITIONS

Residential Operations
- Dedicated Access, Lobby, & Elevators for Residential Component
- Property Manager On-Site 24/7 residing in the building in one of the units
- Lobby to have open access during business hours 7am-8pm, restricted key card access during non-business hours
- Amenities include fitness center, lounge, laundry facility, and computer/work area
- Offering Studio and 1-Bedroom units (some units may be offered as fully furnished units)

Hotel Operations
- New Lobby with Bar & Restaurant on Ground Floor
- Hotel Manager On-Site 24/7
- Breakfast Buffet (Continental Breakfast) to be Available, farm to table Menu with small plates for Lunch & Dinner – open to the public as a gathering place, Room Service Available from 7am-10pm
- Meeting rooms available for catered events in the community.
- Dedicated Access & Elevators for Hotel Operations
- Security will be provided by the hotel operator – 24/7 – safety is a primary focus of ensuring a positive guest experience

Building Improvements – Energy Efficiency & Sustainability
- All new “energy efficient” HVAC systems - State & Federal building efficiency-compliant
- Energy star/energy efficient appliances in all residential units
- LED/low voltage lighting elements for efficient electrical usage and long life expectancy
- Smart thermostats & lighting controls within Residential units and Common Areas

Site Improvements
- Installation of security cameras at entrances and in parking lots to elevate security
- Additional lighting elements (parking lots and pathway) to be added
- Periodic security patrols on-site (provided by Hotel Component for site-wide security)
- New accessible walkway from each entrance to Lewis Ave public sidewalk & Walmart
- Enhanced Landscape features including additional trees and understory plantings
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.
The 1st floor program is divided between limited-service hotel, daytime senior care and activities, 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 day healthcare 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 programming, 2-meals per day among others).
PROPOSED 2ND FLOOR PLAN*

The 2nd floor 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.

*Details are subject to change due to ongoing design coordination and local building codes.
PROPOSED 3RD - 6TH FLOOR PLAN*

The 3rd - 6th floors 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.
PROPOSED 7TH – 10TH FLOOR PLAN*

The 7th – 10th floors exclusively provide a mixture of residential unit types for residents of the property.

*Details are subject to change due to ongoing design coordination and local building codes.
PROPOSED 11th FLOOR PLAN*

The 11th floor exclusively provides a mixture of residential unit types for residents of the property.

*Key works are subject to change due to ongoing design coordination and 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 (including ADA-Accessible layouts).

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 are subject to change due to ongoing design coordination and local building codes.
APPENDIX
## VS USA TRACK RECORD

<table>
<thead>
<tr>
<th>#</th>
<th>Project Name</th>
<th>Property Address</th>
<th>Total Project Units</th>
<th>LIHTC/Income Restricted Units</th>
<th>Year Completed</th>
<th>Team Member</th>
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<td>102</td>
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<tr>
<td>8</td>
<td>The Edge &amp; BK Level</td>
<td>34 North 4th St; 22 North 6th St; 2 North 6th St, Brooklyn, NY</td>
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<td>347</td>
<td>2018</td>
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<td>9</td>
<td>Fifth and Virginia</td>
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<td>One Wall Street</td>
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<td>Villages of Westhaven</td>
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<td>15</td>
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<td>16</td>
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<td>17</td>
<td>4400 Grove</td>
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<td>Persimmon Lofts</td>
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<td>20</td>
<td>Women Boulevard</td>
<td>Astoria, NY</td>
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<td>21</td>
<td>900 Central Tower</td>
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<td>22</td>
<td>St. Pete Multi</td>
<td>1735 1st Ave N, St. Petersburg, FL 33713</td>
<td>50</td>
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<td>Q2 2021</td>
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**Total**

| 6,732 | 338 |

*Bolded Projects are featured on subsequent pages in the deck.*
LEVEL BK
2N 6TH 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
PARAMOUNT MIAMI WORLD CENTER
851 NE 1ST 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)
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*

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<tr>
<th>Project Name</th>
<th>Location</th>
<th>State</th>
<th>Total Units</th>
<th>Keys to Rent</th>
<th>Total Apartment Units</th>
<th>Studio Units</th>
<th>Bedroom Units</th>
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<td>297</td>
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*VSUSA projects are in progress and unit counts are subject to change. Generated 1/21.
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<th>Team Member</th>
<th>Role</th>
<th>Biography</th>
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<tr>
<td>Charles Everhardt</td>
<td>Principal</td>
<td>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 condominums, hospitality and build-to-suit gas stations. He also has experience with Adaptive reuse and rehabilitation of 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.</td>
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<tr>
<td>Andy Golubblaty</td>
<td>Acquisitions / Development</td>
<td>Andy has 14 years of real estate development experience. Prior to his involvement with Lockwood/NS USA, 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 Douglas Partners 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 Porto-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 in Science in Real Estate Development and a Masters 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.</td>
</tr>
<tr>
<td>Dan McNulty</td>
<td>Acquisitions / Development / Asset Management</td>
<td>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 has 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 Boston University and a diploma from The Hebrew University of Jerusalem.</td>
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<tr>
<td>Alan Nessim</td>
<td>Acquisitions / Capital Markets / Asset Management</td>
<td>Alan has 18 years of experience in real estate investment management. Between 2002 and 2006 Mr. Nessim worked as a principal with the Osbridge Group and developed the landmark 1430 X 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 Inversiones 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/NS USA, Alan served as CEO for Royal Palms Companies and the Participant Capital funds, overseeing 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&amp;A in excess of $2.5 billion in the metals &amp; minerals, mining, industrial and energy sectors. Alan holds a BA in Economics from Boston University and a diploma from The Hebrew University of Jerusalem.</td>
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VSUSA OPERATIONS TEAM & SARAHCARE

<table>
<thead>
<tr>
<th>Team Member</th>
<th>Role</th>
<th>Biography</th>
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<tbody>
<tr>
<td>Farzana Nabi, Ph.D.</td>
<td>Strategic Program &amp; Business Director</td>
<td>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. 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.</td>
</tr>
<tr>
<td>David Webb</td>
<td>Board Member &amp; Advisor</td>
<td>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 two 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.</td>
</tr>
<tr>
<td>Brigadier General (Retired) Loree Sutton, M.D.</td>
<td>Board Member &amp; Advisor</td>
<td>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. 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.</td>
</tr>
<tr>
<td>Merle D. Griff</td>
<td>Board Member &amp; Advisor / Founder of SarahCare</td>
<td>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 NASOSA (National Adult Day Services Association), member of the International Advisory Board for CARF (Commission on 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. 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.</td>
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# COMMONWEALTH HOTELS TEAM

<table>
<thead>
<tr>
<th>Team Member</th>
<th>Role</th>
<th>Biography</th>
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</thead>
<tbody>
<tr>
<td>Daniel T. Fay</td>
<td>Chairman &amp; Founder</td>
<td>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.</td>
</tr>
<tr>
<td>Bryan Hayes</td>
<td>Managing Director</td>
<td>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.</td>
</tr>
<tr>
<td>Brian Fry</td>
<td>President</td>
<td>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.</td>
</tr>
<tr>
<td>Paul Stanton</td>
<td>Vice President Development</td>
<td>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.</td>
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NEIGHBORHOOD ENGAGEMENT:
PROTEST PETITION
CASE NUMBER CO-10

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<tr>
<td>1</td>
<td>Elizabeth Thompson Kennedy</td>
<td>7232 S. Atlanta Pl. Tulsa, OK 74136</td>
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<td>2</td>
<td>Thomas John Kennedy</td>
<td>7232 S. Atlanta Pl. Tulsa, OK 74136</td>
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<td>3</td>
<td>Lynn Anne Cervetti</td>
<td>7209 S. Atlanta Ave Tulsa, OK 74136</td>
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<td>4</td>
<td>Paul Landis</td>
<td>7228 S. Atlanta Pl. Tulsa, OK 74136</td>
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<td>5</td>
<td>Eric Williams</td>
<td>5502 E 79th C. Tulsa, OK 74131</td>
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<td>6</td>
<td>C Steven Woodley</td>
<td>7261 S. Atlanta Pl. Tulsa, OK 74136</td>
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<td>7</td>
<td>Diane Stafford</td>
<td>7205 S. Atlanta Ave Tulsa, OK 74136</td>
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<td>Sharyl Landis</td>
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<td>Saundra Hodges</td>
<td>216-2, 7249 Pine Tulsa, OK 74136</td>
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<td>DAVID MERFIELD</td>
<td>7206 S. Atlanta Ave</td>
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<td>STAR BRANDER</td>
<td>2441 E. 78th Place</td>
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<td>DIEDRE DUNCAN</td>
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<td>Robert E. Duncan</td>
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<td>KEVIN HENDON</td>
<td>2445 E. 73rd Pl.</td>
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<td>Barbara Hendon</td>
<td>2445 E. 73rd Place</td>
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<td>John Morehead</td>
<td>2449 E. 73rd Place</td>
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<td>MARION YADON</td>
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<td>Ray Holme</td>
<td>2412 E. 72 Place</td>
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<td>Richard Bevin</td>
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<td>ROBERT H. COBB</td>
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<td>Rosemary Cobb</td>
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<td>Helen T. Yarmoff</td>
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<td>Sandra Rosander</td>
<td>2426 E 73rd St, Tulsa, OK 74134</td>
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<td>Terry Lynn Bevins</td>
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<td>Terry Lynn Bevins</td>
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<td>Mary A. Mancini</td>
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<td>Michael S. Snow</td>
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<td>Vincent J. Long</td>
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<td>Gayle Long</td>
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<td>Rodney E. Ker</td>
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<td>Deborah E. Ker</td>
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<td>Russell Paul</td>
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<td>WESTBROOK, Jr.</td>
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<td>NANCY J. PFEIFER</td>
<td>2434 E. 72nd St, Tulsa, OK 74136</td>
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<td>DIANNE SCHROETER</td>
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<td>SALLY BAKER</td>
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<td>Opal (Al) Davies</td>
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<td>MARC W. EVANS</td>
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<td>SID SMITH</td>
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<td>GARY SOWARD</td>
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<td>Jana Soward</td>
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<td>J. Chris White</td>
<td>2418 E. 72nd Street</td>
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<td>Ann M. White</td>
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<td>Joan Hauser</td>
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<td>June V Dudley</td>
<td>2428 E 72 Pl</td>
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<td>Steve Oden</td>
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<td>Beverly Oden</td>
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<td>Alysia McFeely</td>
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<td>Debra Milligan</td>
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<td>Charles Cissom</td>
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<td>Robin Brander</td>
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6:52
PROTEST PETITION
CASE NUMBER CO-10

Present Use of Parcel: Hotel (previously known as Crown Plaza – 7902 South Lewis Avenue)
Existing Zoning: CO / Z-5498-SP-2

Proposed Use: Mixed use including rental units and with few restrictions
Proposed Zoning: CO-10 Major Amendment. Refer to TMAPC Case Number CO-10 Report

Issue of Concern: We object to the zoning change of this property that will allow it to be used for income qualifying housing in an already overcrowded low-income rental area. There are already over 3900 rent units within a one-mile radius of subject tract (over 60% of the housing units are rental).

Request from TMAPC and Tulsa City Council: We, the neighbors of referenced property affected by the proposed zoning change ask that TMAPC and Tulsa City Council deny CO-10 to prevent rezoning and development of this property into income qualifying and/or subsidized housing.

NEIGHBORS of Subject Tract

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<tbody>
<tr>
<td>1</td>
<td>Judith Anne Smith</td>
<td>7204 S. ATLANTA PL.</td>
<td>Judith A. Smith</td>
</tr>
<tr>
<td>2</td>
<td>HELEN Louise Smith</td>
<td>3935 E. 72nd Place, Tulsa, OK 74136</td>
<td>Helen L. Smith</td>
</tr>
<tr>
<td>3</td>
<td>CHARLES H. YADON</td>
<td>7214 S. ATLANTA AVE Tulsa, OK 74134</td>
<td>Charles Y.</td>
</tr>
<tr>
<td>4</td>
<td>Mary Geissin</td>
<td>2477 E 73rd Pl. Tulsa, OK 74136</td>
<td>Mary Ann</td>
</tr>
<tr>
<td>5</td>
<td>Eileen Brandshaw</td>
<td>2465 E 73rd Pl. Tulsa, OK 74136</td>
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<td>6</td>
<td>STEPHEN BRANDSHAW</td>
<td>2465 E 73rd Place Tulsa, OK 74136</td>
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<tr>
<td>7</td>
<td>JAMES S. SEEBASS</td>
<td>2411 E 72nd Pl. 74136</td>
<td>James S.</td>
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<tr>
<td>8</td>
<td>PETRONELA MERIFIELD</td>
<td>7206 S. ATLANTA AVE</td>
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<td>Patricia Friend</td>
<td>3415 E 72nd Pl.</td>
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<td>Tulsa 74136</td>
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<td>2</td>
<td>Visa Sevier</td>
<td>3419 E 72 Pl. 74136</td>
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<td>3</td>
<td>Daniel B. Sieker</td>
<td>2431 E. 72nd Pl. 74136</td>
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<td>Brenda Sieker</td>
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<td>2402 E 72nd St</td>
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<td>Doug E Huber</td>
<td>2402 E 72nd St</td>
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<td>3</td>
<td>Bruce W. Arnold</td>
<td>2408 E 72nd Pl.</td>
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<td>Michael Levinson</td>
<td>1743 E. 71st Street, Tulsa, OK 74136</td>
<td></td>
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<tr>
<td>2</td>
<td>Michael Levinson</td>
<td>2551 E. 67th Street, Tulsa, OK 74136</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>William Huffman</td>
<td>1743 E. 71st S., Tulsa, OK 74136</td>
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<tr>
<td>4</td>
<td>Jodi Hasty</td>
<td>1743 E. 71st St., Tulsa, OK 74136</td>
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<td>5</td>
<td>Kenny Joe Smith</td>
<td>1783 E. 71st S., Tulsa, OK 74136</td>
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<tr>
<td>6</td>
<td>Lee Levinson</td>
<td>1743 E. 71st S., Tulsa, OK 74136</td>
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<tr>
<td>7</td>
<td>Garrett Warman</td>
<td>2210 South Quebec avenue, 74136 Tulsa OK</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Natalia Cheek</td>
<td>4A-3 E. 71st S., Tulsa, OK 74136</td>
<td></td>
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<tr>
<td>9</td>
<td>Math Klingeman</td>
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Dear TMAPC Commissioners and staff,

I've already emailed my City Councilor, Jeannie Cue, but have copied her on this email as well.

My family and I live in a neighborhood near the former Crowne Plaza Hotel at 81st & Lewis, and I have attended one of the informational zoom meetings where the developers presented their plans and took questions. The meeting was a bit contentious (opponents are vocal and not always kind, and one of the developers was a bit short-tempered), but I came away feeling like it’s not the right plan for that building.

In addition to being wary of how many high-emotion groups they want to serve (U.S. Veterans, adults with disabilities, people with shelter insecurity), I have several concerns about the plan they are presenting:

1. This group has never successfully launched and maintained this business model;
2. Most members of this group is from out of state, and does not know Tulsa;
3. The proposed rent rates seem untenable for this demographic and this part of Tulsa;
4. If an exemption is granted, and this development group should sell to a new owner, the exemption will travel with the property and they will get to do whatever they want with it;
5. District 2 already has more affordable/subsidized housing than any other district in the city of Tulsa.

I encourage all of you to spend half an hour in the daytime and at night on that corner of 81st & Lewis, and you will see that the hotel does not need more uncertainty in its future.

Thank you for your thoughtful consideration of all the opinions related to this plan. Please vote NO!

Aimee Mehl
918-691-3706 (voice/text)
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am in favor to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

I am disappointed that the board of directors for The Timbers condos sent out a letter telling us not to let this happen in our backyard. This reminds me of the problems Iron Gate had in securing a location for expansion. Helping our neighbors in need is a function of a healthy society. We have a history of underserving the needs of veterans in this country. Refurbishing an empty hotel for their housing makes perfect sense.

I respectfully request the Tulsa Metropolitan Area Planning Commission approve the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals.

Thank you for your consideration and assistance!

Sincerely,

Kim Hagan
8425 S College Avenue
Tulsa OK 74137
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2ned Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

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VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

D.59
March 25, 2021

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Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

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Sincerely,

[Signature]

[Handwritten Signature]
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Thank you for your consideration and assistance!

Sincerely,

Kandis K Scheffraiche

2807 E. 84th St.
Tulsa, OK 74131
March 25, 2021

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Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

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Sincerely,

[Signature]
84th & So. College
Tulsa, OK 74137
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Dinah Sue Riggs
8443 S. College Ave.
Tulsa, OK 74137
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[Signature]

Gregory L. Rowley

2910 E 84th
Tulsa, OK 74137
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[Signature]

[Address]

[Date: 6.65]
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Sincerely,

Kathleen Lester Stovall
Timbers Condo owner.
March 25, 2021

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Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

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Sincerely,

[Signature]

Owner: 2824 E 85th St, Tulsa, OK 74137
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
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I respectfully request the Tulsa Metropolitan Area Planning Commission **deny** the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]

6070
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

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Thank you for your consideration and assistance!

Sincerely,

John O. Hulbert
March 25, 2021

Mr. Michael Covey, Chairperson  
Tulsa Metropolitan Area Planning Commission  
c/o Tulsa Planning Office  
2 West 2nd Street, Suite 800  
Tulsa, OK 74101

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Sincerely,

[Signature]

3955 E 84th St.
Tulsa, Ok 74137
March 30, 2021

Mr. Michael Covey, Chairperson  
Tulsa Metropolitan Area Planning Commission  
c/o Tulsa Planning Office  
2 West 2nd Street, Suite 800  
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel
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Sincerely,

[Signature]
8008 E. 85th St.  
Tulsa, OK 74137
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

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Sincerely,

[Signature]

[Address]

[Phone Number]
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

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Thank you for your consideration and assistance!

Sincerely,

[Signature]
2944 East 84th Street
Tulsa, Oklahoma 74137
(210) 380-6554
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

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Sincerely,

[Signature]

2944 East 84th Street
Tulsa, OK 74137
(916) 426-5843
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

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[Signature]
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2ned Street, Suite 800
Tulsa, OK 74101

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[Signature]

2841 E 85th St
Tulsa, OK 74137
918-494-7784
March 25, 2021

Mr. Michael Covey, Chairperson  
Tulsa Metropolitan Area Planning Commission  
c/o Tulsa Planning Office  
2 West 2nd Street, Suite 800  
Tulsa, OK 74101

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[Signature]  

6.80
March 25, 2021

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Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

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[Signature]
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West Second Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

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[Signature]
March 25, 2021

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Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: C0-10 Crown Plaza Hotel

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Sincerely,

Maureen Miller
3002 E 85th St
Tulsa OK 74137
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

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[Name]
March 25, 2021

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Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2ned Street, Suite 800
Tulsa, OK 74101

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Sincerely,

[Signature]

Owner, of Timbers Condo
Mistletoe Cir-d-snc
March 25, 2021

Mr. Michael Covey, Chairperson  
Tulsa Metropolitan Area Planning Commission  
c/o Tulsa Planning Office  
2 West 2nd Street, Suite 800  
Tulsa, OK 74101

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Sincerely,

Linda Shurt
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2ned Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

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Sincerely,

[Signature]

[Stamp]
March 25, 2021

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Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2ned Street, Suite 800
Tulsa, OK 74101

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Thank you for your consideration and assistance!

Sincerely,
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2ned Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

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Sincerely,

Ted M. Riseling
March 25, 2021

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Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

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Sincerely,

Amy Houseal
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

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Sincerely,

[Signature]

6.94
March 25, 2021

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Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

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Thank you for your consideration and assistance!

Sincerely,

Howard Bennett
Condominium Owner
The Timbers
3800 E. 85th St.
Tulsa, OK 74137
March 25, 2021

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Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

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Sincerely,

Jerry Culver
8470 S College Ave
Tulsa, OK 74137
March 25, 2021

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Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2ned Street, Suite 800
Tulsa, OK 74101

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Sincerely,

[Signature]

Jeanne D. Miller
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West Second Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

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Sincerely,

Carol Owstiany

As a resident of S. Tulsa, I could not disagree more with this plan!!
March 25, 2021

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Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2ned Street, Suite 800
Tulsa, OK 74101

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[Signature]

[Address]
March 25, 2021

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c/o Tulsa Planning Office
2 West Second Street, Suite 800
Tulsa, OK 74101

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Gary Owsiany
March 25, 2021

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Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

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Sincerely,

Debbi Boonstra
Homeowner, The Timbers Condominiums
March 25, 2021

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Tulsa Metropolitan Area Planning Commission  
c/o Tulsa Planning Office  
2 West 2nd Street, Suite 800  
Tulsa, OK 74101  

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Sincerely,

[Signature]

James R. Hoynes
March 25, 2021

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Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

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December 15, 2020

VIA EMAIL AND HAND-DELIVERY

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd 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 TMPAC 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
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
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
(918) 494-6868 - telephone
(918) 491-6297 - fax
www.wintersking.com

- WINTERS & KING, INC. E-MAIL CONFIDENTIALITY NOTICE -

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I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance.

Sincerely,

Donald Ryan
2816 E 85th St.
Tulsa, OK 74137
Do to me having covid I am ask for a 2nd delay on the project at 80th and Lewis and the 1st of March.

Thank you
Jeannie Cue
Tulsa City Council
Dist 2
175 E. 2nd
Tulsa, Okla

Get Outlook for Android
FYI...

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

From: (DIST2) Cue, Jeannie <dist2@tulsacouncil.org>  
Sent: Monday, February 15, 2021 8:55 AM  
To: Worley, Brandon <BrandonWorley@tulsacouncil.org>; Carole Hale <faunkeyl@gmail.com>  
Cc: Wilkerson, Dwayne <DWilkerson@incog.org>  
Subject: Re: Rezoning of Crowne Plaza Hotel

I agree. Thank you so much for your input.

Jeannie

Get Outlook for Android

From: Carole Hale <faunkeyl@gmail.com>  
Sent: Sunday, February 14, 2021 5:30:24 PM  
To: Worley, Brandon <BrandonWorley@tulsacouncil.org>  
Cc: (DIST2) Cue, Jeannie <dist2@tulsacouncil.org>; dwilkerson@incog.org <dwilkerson@incog.org>  
Subject: Rezoning of Crowne Plaza Hotel

We are not in favor of rezoning at 81st and Lewis of the Crowne Plaza Hotel for redevelopment into government subsidized housing. There is already government subsidized housing from 57th and Peoria to 81st and riverside.

It is our thinking that adding more subsidized housing to the same area makes no sense.

Please share our concerns with appropriate parties.  
Thank you.

Adrian and Carole Hale
I live in the Kensington addition, and I think rezoning the hotel across from ORU to include low-income housing is not a good idea. This part of Tulsa already has a lot of low-income housing apartments, and to add another is a bad idea. Such housing should be spread all over town more evenly, not concentrated in specific areas. This part of town -- from 61st & Peoria down to 81st & Riverside -- already is a focal point for crime, and this rezoning would exacerbate the problem.

Please choose another option.

Thanks,

Cynthia S. Yanik
7625 S. Trenton Ave.
Thx Matty. I will forward to TMAPC. Have all future emails sent to Kim above.

Joshua A. Walker
Tulsa Land Company LLC
1325 East 31st Street, Suite 200
Tulsa, Oklahoma 74105
(918) 605-2807
jwalker@tulsalandcompany.com

From: Gawey <gawey@cox.net>
Date: Monday, February 15, 2021 at 1:03 PM
To: <esubmit@incog.org>, <dwilkerson@incog.org>, Susan Miller <smiller@incog.org>, Joshua Walker <jwalker@tulsalandcompany.com>, <dist1@tulsacouncil.org>, <dist2@tulsacouncil.org>, <dist3@tulsacouncil.org>, <dist4@tulsacouncil.org>, <dist5@tulsacouncil.org>, <dist6@tulsacouncil.org>, <dist7@tulsacouncil.org>, <dist8@tulsacouncil.org>, <dist9@tulsacouncil.org>, gt.bynum@gmail.com
Subject: Opposition to CO-10

Good afternoon,

I am the managing partner of University Village Retirement Community located at 8555 S Lewis Ave, approximately 5 blocks from the location at issue. I heard last night about the proposed zoning change to this site, currently the Crown Plaza hotel. It is my understanding that the proposed use would allow for this site to be a government subsidized housing project for veterans and seniors as well as section 8 housing. There is already a disproportionate number of low income and government subsidized apartments in this area and well as those that abut our property to the south.

We are facing a crisis in the area due to an increasing number of crimes. The addition of any more government assisted apartments will be a detriment to the area that may overwhelm our public services and further threaten the safety our our citizens.

In the last month alone, we have had 3 break-ins on our property. Before that, a mentally ill person carrying a gun was arrested on our property before he could enter the building. The criminals are climbing over and under our fences and also cutting through the chain fence along our east border. The wood fence on the south side of our property is continually being breached resulting in constant theft and trespassing. Calls to the police are not responded to timely and the thieves are never apprehended. Both fences have a strand of barbed wire, but that isn’t a deterrent. We also have strangers wander throughout our property on a daily basis.

We are now considering building an eight foot solid stone wall on those two sides and installing monitored electronic gates at the main entrance. Because the cost to do so is in excess of $450,000, we will not be able to do this all at once.
The safety, security and well-being of our 400+ residents is our number one concern. Our job is becoming increasingly more difficult due to the crime in the area. Adding more government assisted housing will not help in this regard.

In the best interest of this area, I hope you will not approve this zoning change request.

Matt Gawey
University Village Retirement Community
8555 S Lewis Ave
(918) 691-1200
February 15, 2021

Dear Councilor Cue, INCOG & Tulsa Land Company,

It has come to our attention that there is an upcoming development planned in our area at the Crowne Plaza Hotel at 77th and Lewis. It is our understanding that the property will be redeveloped into government subsidized housing. While we understand that Veterans may benefit from this development which we are for, it is the option to house those that don’t fall into the criteria that we are against.

The zoning change will allow for section 8 and other governmental subsidized housing. This area already carries an unhealthy amount of such housing between 56th and Peoria all the way to 83rd and Delaware. The current focus is to spread such housing around the city and this is contrary to the City of Tulsa goals (among all major municipalities in the US). Governmental house is good and a necessity. Stacking them on top of each other is detrimental to the entire area....see 61st and Peoria.

My husband and I are strongly opposed to # CO IZ-5498-SP-2. We do not see how this would benefit an already troubled area. I do not feel safe even shopping in that area and find it unsettling to take my daughter during any necessary trip to the Walmart next to the planned development. We are routinely approached and followed by beggars asking for donations, assistance with employment, and have even gone so far as asking if we have a cash app to send them money. I have moved to a delivery service since it is so scary to go to the stores in that area.

This not only affects constituents of District 2 but those districts adjacent to ours. Our safety will be compromised and significantly reduce our property values.

We ask that you NOT move forward with this development and find solutions the current problem of panhandling and misconduct in the area.

Respectfully,

Mark and Angela Boyd
I totally oppose.
I oppose C012-5498SP-2.
From: Kristin Fisher <kristin@fisherlaw.cc>
Sent: Monday, February 15, 2021 1:11 PM
To: Miller, Susan <SMiller@incog.org>
Subject: FW: Objection to Proposed Zoning Change at 81st & Lewis

Dear Ms. Miller,

I cannot begin to express to you enough how vehemently those in the Rockwood Hills Pond Neighborhood HOA oppose the proposed zoning change and planned conversion of the Crowne Plaza Hotel at 81st and Lewis into government housing. When we purchased our home 15 years ago, we believed we were purchasing a home in a safe area, close to Southern Hills, ORU, Victory Christian and Jenks Elementary School. Riverside Drive was nearby, which we considered at the time to be an asset. There were million dollar homes around the corner from the house we were purchasing and in several surrounding neighborhoods, so we felt certain that we didn’t need to worry property values in this area going down.

Unfortunately, over the past 15 years, we have seen the crime rate increase substantially as a result of excessive government housing that now stretches all the way from 56th and Peoria to 83rd and Riverside. This includes but is not limited to government housing at 51st and Harvard (Parkview Terrace Apartments), 61st and Yorktown (Pecan Creek Apartments), 65th and Newport (Riverbank Apartments and James Inhofe Plaza are both located here), 61st and Peoria (Savanna Landing Apartments and St. Thomas Square Apartments are both located here), and 88th between Lewis and Delaware (Braden Trails Apartments). It is impossible to shop at the Walmart at 81st and Lewis without being assaulted by panhandlers, drug addicts or gang members seeking money; and the Walgreens and Quik Trip on 71st Street are probably among the most frequently robbed in Tulsa. Cars in our neighborhood have been repeatedly broken into, despite the fact that residents have invested their own money to install huge spotlights on the streets and security cameras to capture the criminal activity that occurs. A significant number of businesses that used to thrive along Lewis between 51st Street and 71st Street have closed, as the criminal activity in the area has deterred law-abiding citizens from coming to shop; and what used to be million dollar homes have decreased in value at a time when other areas in Tulsa seem to be increasing. Still, the city continues to surround us with more and more low-income housing, despite the fact that our neighborhood appears to have a higher percentage of low-income housing than most other areas of Tulsa.

And although I am personally concerned that this re-zoning will completely devastate our individual property values, I am also convinced that adding additional government housing to the area will have a detrimental effect on the Tulsa economy in general. The additional low income housing in the area has already caused a surge in criminal activity throughout the general area. However, if Crowne Plaza is turned into government housing, ORU is going to have increasing difficulty convincing parents and prospective students that it can provide a safe campus to live and attend school. This college has always been an asset to Tulsa. However, as stated above, the Walmart across the street from ORU is already over-run with panhandlers, drug addicts, gang members and similar criminals who make it a horrible place to go shop; and this is most likely the store most students attending ORU go to purchase needed items on a regular basis. Ultimately, this is going to have a negative impact on the University, which negatively impacts Tulsa. Similarly, the city should consider the fact that the general disintegration of the area could potentially impact the ability of Southern Hills to attract large events such as the PGA in the future, which could negatively impact the restaurants, hotels and other merchants in the surrounding area.
In short, what the city is considering doing is not only bad for our individual neighborhoods, but it is terribly bad for all of Tulsa. I request that you please reject this request for re-zoning. I believe if passed, it will cause irreparable harm to our city. Please share my concerns with all parties who will be making a decision in this case.

Kristin Blue Fisher, Esq.
FISHER & FISHER
8177 S Harvard Ave., #333
Tulsa, OK 74137-1612
918-488-9191 (voice)
918-514-8626 (fax)
Kristin@FisherLaw.cc (email)

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Dear Sir/Madam,

I am writing this email to oppose the CO IZ-5498-SP-2 zoning change that would allow Crown Plaza Hotel to be phased into government subsidized housing.

Thank you.

Best regards
Chun Yng
Sawyer, Kim

From: Ailsa Vojvoda <v35mimi@sbcglobal.net>
Sent: Monday, February 15, 2021 9:04 AM
To: esubmit
Subject: Reasoning of Crown Plaza

Greatly oppose
Dear Ms. Sawyer,

I am writing today to express my strong objection to the planned conversion of the Crowne Plaza Hotel at 81st and Lewis to government housing. As a homeowner and business owner in an adjacent neighborhood, I am frankly astonished that such a move would be considered. This area already fights crime from the government housing stretching from 57th and Peoria to 81st and Riverside. Shopping at the “neighborhood” Walmart is already a scary event, from meth-heads twitching around the store, panhandlers intimidating us in the parking lot, and gang-bangers walking the aisles looking for trouble. Who thinks adding more low-income housing to the Walmart parking lot will improve things?

I am asking the Planning Commission to stand up for its neighbors in District 2, for homeowners and business owners who will see their property values plummet, for women who will be threatened buying groceries, for families who will see increased foot traffic from hoodlums; stand up against this change and fight for us. We cannot tolerate this move - it will devastate a large section of District 2!

Please share my concerns to the appropriate parties.

Tim Fisher

Timothy A. Fisher, Esq.
FISHER & FISHER
8177 S Harvard Ave., #333
Tulsa, OK 74137-1612
918-488-9191 (voice)
918-514-8626 (fax)
Tim@FisherLaw.cc (email)

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From: Richard Berumen <rwbslb78@gmail.com>
Sent: Monday, February 15, 2021 10:43 AM
To: esubmit <esubmit@incog.org>
Subject: New zoning changes in South Tulsa

Dear Council Members and Planning Commission,

I was just made aware of a proposal to approve a re-zoning plan which would allow the current Crowne Plaza Hotel to be converted into government subsidized housing (CO IZ-5498-SP-2). This is to inform you that I along with many of my neighbors are vehemently opposed to this proposed change! Our area has seen an increase in crime in recent years and feel that this would not be an appropriate site for such a development. This proposal has come as a sudden surprise to our addition and feel there seems to be an intent to rush it through. While I realize there is a need for housing, this does not seem to be an appropriate option. Thank you for taking my concerns into consideration.

Richard Berumen
President
Walnut Creek V HOA
919-200-1320

Thank you for your response.

On Mon, Feb 15, 2021 at 10:52 AM Sawyer, Kim <ksawyer@incog.org> wrote:

Thank you, your comments will be forwarded to Planning Commission for their consideration.
Dear Sirs and Madams,

I've learned the hotel across from ORU at 77th and Lewis is being rezoned to allow for Section 8 and other government-subsidized housing. As a homeowner in the nearby Kensington neighborhood I am against CO IZ-5498-SP-2. It will hurt home values and increase crime.

This area already carries an unhealthy amount of such housing between 56th and Peoria all the way to 83rd and Delaware. While governmental housing is important, stacking them on top of each other is detrimental to this (and any) area.

This rezoning is contrary to the City of Tulsa goals. The current focus to prevent degradation of specific areas in the city is to spread this type of housing around the city. Please continue to do so.

Respectfully,

Stefanie Forney
7710 S. Trenton Ave.
Tulsa, OK 74136
To the Honorable Representatives of the Tulsa Council and Members of INCOG

As a resident of the Kensington Neighborhood since 1986, I wish to protest the possible re-zoning of the area across from the ORU Campus on Lewis. Over the years, I saw what the effects the government housing program at 61st and Peoria had on the neighborhoods and people in that area as crime rates raised and property values lowered in increasing waves from 51st and Peoria to Lewis to 71st and Peoria to Lewis. Of course, public housing is necessary but I believe that the public housing program should be spread throughout Tulsa equally. I do not believe that this particular redistricting is a fair one to our neighborhood.

Sincerely,

Cindy Leonard
Dear sir or madam,

I am writing concerning CO IZ-5498-SP-2, concerning the rezoning of the area near the hotel across from ORU. I am against this application for the following compelling reasons:

We are homeowners at 2718 E. 72nd Street. In the past ten years, we have been shocked to see drug dealing, violent crime, and theft pervade this entire area. Stacking the area with casinos, government housing, and even halfway houses in the middle of our neighborhood has caused a huge influx of crime.

Two years after the casino opened, I was upstairs at 3:30 pm in the day and heard something in our small business office downstairs. I came down to find a young man tearing through every office cabinet, looking for something to steal. He ran out the back door when he saw me. I was lucky. It could have ended terribly. We have had even worse incidents and several costing us thousands of dollars. Theft is rampant here now, mostly by people who are desperate to find money for drugs or gambling. Every homeowner has had to install either cameras, higher fences, and/or security alarm systems, at great cost to themselves.

Our neighborhood was forewarned (in a meeting with a council woman and Tulsa PD) that crime would increase in a two square mile area surrounding the casino. They weren’t kidding. 11 out of the 13 houses in our part of the addition have been victims of theft or vandalism. Crime also increased substantially when the halfway houses were bought and filled up with clients before we even found out what had been done. The residents of those often walked the neighborhood at all hours—which completely shut down our feelings of safety as homeowners. I used to take a walk around our beautiful tree lined streets every morning about 8:30 after I got the kids off for school. One of those halfway house "clients" met me at my mailbox one morning, saying "Aren’t you going for your walk today?" Chilled to the bone, I quickly walked back inside and have never walked in my neighborhood since that day. Where is my right to live without fear, or to enjoy the streets my taxes pay for?

Our home has now been broken into three times, our cars have been vandalized more than a half dozen times, and we live in the "safe" area of Rockwood Hills Pond! I cringe when I see students walking home after getting off the bus, because we have so many unidentifiable people roaming around. I wonder what would happen if one of those innocent children walked in on a burglary?

We and all of our neighbors have had enough! Do not add to our burden by allowing another government housing situation to unfold in this same area. Please do not allow the rezoning of this hotel. I appreciate your public service.

Thank you,
Linda Mansur
2718 E. 72nd Street
Tulsa, Oklahoma 74136
918-232-2435
From: Justin Dollar <dollar.justin@gmail.com>
Sent: Tuesday, February 16, 2021 8:09 AM
Subject: INCOG

Good day,

I wanted to make it known that I definitely oppose CO IZ-5498-SP-2.

Sincerely,
Michael Dollar
To whom it may concern,

I would like you to reconsider building government housing across the street from ORU. This sector of 74136 is already becoming a high crime area for students and residents in the surrounding neighborhoods. It is not even safe to shop at the local Walmart anymore and lower income housing will only hurt other local businesses. Homeowner’s values have not kept pace with other neighborhoods and this will bring harm to those needing to sale.

Sincerely,

Gary Haynes

Virus-free. www.avg.com
Hello,

Writing to let you know that I am against the rezoning (CO IZ-5498-SP-2) of the hotel at 81st and Lewis. Over the years I have seen firsthand the decline to the area surrounding Walmart. With ORU across the street and the casino on the backside there has to be a better solution that would promote growth to that area.

Thanks... Brian
From: <sueriggs37@gmail.com>
Date: Tuesday, February 16, 2021 at 11:47 AM
To: 'Timbers Office' <thetimbers@tulsacoxmail.com>
Subject: RE: Zoning Change for Crowne Plaza Hotel

The Timbers Homeowners Association opposes CO IZ-5498-SP-2. The proposed zoning change shrouds the zoning as a Veterans center. But it is obvious that it will also allow for low-income housing on the site. This area already carries an unhealthy amount of section 8 and other governmental subsidized housing between 56th and Peoria all the way to 91st and Delaware.

As a result of this government housing, crime in our area has increased significantly. The Timbers, a gated community, has experienced numerous thefts in the past year. Due to this, we have been forced to spend a tremendous amount of money on increasing our security. Our gates do little to keep criminals out.

It is almost impossible to shop at the Walmart at 81st and Lewis without being assaulted in the parking lot by panhandlers and drug addicts seeking money. There is an increased number of robberies in the area.

The Crowne Plaza is within walking distance of The Timbers--there is no reason to increase the number of criminals with easy access to our homes

We urge you to vote against this zoning change.

Sincerely,

Bob Shank
President, Timbers Homeowners Association

Sue Riggs
Treasurer, Timbers HOA
Case Report Prepared by:
Dwayne Wilkerson

Owner and Applicant Information:
Applicant: Matthew Boyd
Property Owner: Tom & Viv Holdings LLC

Applicant Proposal:
Present Use: Medical Marijuana Dispensary
Proposed Use: Dispensary & Low-Impact Medical Marijuana Processing
Concept summary: Rezone from CS to CH to expand allowed uses.
Tract Size: 0.92 ± acres
Location: West of the Southwest corner of West 23rd Street South and South Jackson Avenue

Zoning:
Existing Zoning: CS
Proposed Zoning: CH

Comprehensive Plan:
Land Use Map: Mixed-Use Corridor
Stability and Growth Map: Area of Growth

Staff Recommendation:
Staff recommends approval.

Staff Data:
TRS: 9214
CZM: 36

City Council District: 2
Councilor Name: Jeannie Cue
County Commission District: 2
Commissioner Name: Karen Keith
SECTION I: Z-7601

DEVELOPMENT CONCEPT: Rezone from CS to CH to expand allowable uses and expand maximum floor area opportunities.

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 Provided

DETAILED STAFF RECOMMENDATION:

Z-7601 requesting CH zoning allows uses and building types that are consistent with the Mixed-Use land use designation.

The Eugene Fields small area plan was adopted in 2013 and recognized that this site is part of a Mixed-Use Corridor. Uses allowed in a CH district are consistent with that vision.

Uses allowed in an CH district are consistent with the expected development pattern of the surrounding properties.

The Area of Growth anticipates redevelopment opportunities and CH zoning supports uses that are included in that concept therefore,

Staff recommends Approval of Z-7601 to rezone property from CS to CH.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Uses and building placement supported in a CH district are consistent with the expected development pattern in the area and consistent with the development.

Land Use Vision:
- Land Use Plan map designation: Mixed-Use Corridor

A Mixed-Use Corridor is a plan category used in areas surrounding Tulsa’s modern thoroughfares that pair high-capacity transportation facilities with housing, commercial, and employment uses. The streets usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods.

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 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:
The Major Street and Highway Plan illustrates this site as an urban arterial street with a multi modal corridor designation. The cross section for an urban arterial / multi-modal street cross includes two lanes with no center turn lane, bike lanes and 11-foot-wide sidewalks and street trees on one side.

The small area plan recommendation for W. 23rd is not consistent and includes 4 lanes with no bike lane and no center turn lane.

Trail System Master Plan Considerations: None

Small Area Plan: Eugene Field Small Area Plan
This site is near the center of the Eugene Field Small Area plan and is one of the few commercial development opportunities in the area and is illustrated in the plan between two Urban Renewal Housing properties. The plan was effective May 2013. Significant redevelopment has started on the north side of E. 23rd Street directly across the street from the subject property.

The plan has specific recommendations for increasing the commercial development opportunities, encouraging building placement closer to the street, installing trees along the street and generally improving the pedestrian experience along West 23rd Street South.

The small area plan recommends removing the center turn lane on West 23rd Street South widening sidewalks and installing street trees.

Several recommendations were provided in the plan. One of the recommendations specific to this site is to “clearly define the character of West 23rd Street as the neighborhood commercial center, encouraging retail and neighborhood services to locate along this corridor.”

Street Cross Sections shown on the following page are part of the Eugene Fields Small Area Plan:
**EXISTING CONDITIONS**

**PROPOSED IMPROVEMENTS**
- Eliminate central turn lane
- Narrow lanes to improve pedestrian crossings
- Provide a 14-foot sidewalk on both sides to facilitate commercial activity
- Traffic light at South Nogales Avenue

**PROPOSED CONDITIONS**

**Special District Considerations:** None

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

*Staff Summary:* This rezoning request is part of the existing shopping center. The street view is from the north boundary looking south.
Environmental Considerations: None that would affect CH zoning decisions.

Streets:

<table>
<thead>
<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Existing # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>West 23rd Street South</td>
<td>Urban Arterial</td>
<td>70 feet</td>
<td>5</td>
</tr>
</tbody>
</table>

Two lanes each direction with median and left turn lanes.

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

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>MX1-U-55</td>
<td>Mixed-Use Corridor</td>
<td>Growth</td>
<td>Multifamily re-development (Arial photos illustrate buildings that have been removed. New construction is in process)</td>
</tr>
<tr>
<td>East</td>
<td>CS</td>
<td>Mixed-Use Corridor</td>
<td>Growth</td>
<td>Shopping center</td>
</tr>
<tr>
<td>South</td>
<td>RM-2</td>
<td>New Neighborhood</td>
<td>Growth</td>
<td>Multifamily</td>
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<tr>
<td>West</td>
<td>CS</td>
<td>Mixed-Use Corridor</td>
<td>Growth</td>
<td>Shopping Center</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11814 dated June 26, 1970 established zoning for the subject property.

Subject Property:

**BOA-19950 January 2005:** The Board of Adjustment approved a Variance of required parking for a church located in a shopping center in a CS district from 185 spaces to 84 spaces, finding the times the church would need parking spaces, Sundays and Wednesdays would be when most of the tenants would be closed and to tie the approval to the space known as 734 West 23rd Street, containing approximately 4,087 sq. ft., on property located at 734 West 23rd Street South.

**BOA-08361 September 1974:** The Board of Adjustment approved an Exception to construct, maintain, and permit use of an auto wash facility, subject to the submission of building plans to the TURA board for its approval, reaffirming the minutes of April 6, 1972 in regard to the landscape being provided in lieu of the screening fence between the CS and the RM-2 to the south, in a CS District, on property located at 726 West 23rd Street.

**BOA-08054 September 1973:** The Board of Adjustment approved a Minor Variance for a waiver of major street setback requirements from 60' to 40' from the centerline of 23rd Street to permit the erection of a pole sign, subject to the customary removal contract, and that the sign not hang over the right of way in a CS District on property located at 724 West 23rd Street.
**BOA-07399 April 1972:** The Board of Adjustment approved an Exception to modify the screening wall requirements on the south side between apartments and shopping center in a CS District, subject to approval of the landscaping plan by the Tulsa Urban Renewal Authority and the housing project (Riverview Village, Inc.), on property located at 704 West 23rd Street.

**Surrounding Property:**

**BOA-22788 November 2019:** The Board of Adjustment approved the request for a Variance to reduce the required Transparency Percentages for a building façade in a MX-1-U District; Variance of the required minimum parking ratios for an Apartment/Condo in an MX-1-U District, subject to conceptual plans 21.8-21.14 of the agenda packet, finding the hardship to be the uniqueness of the property as well as the intended for residential use, subject to the reduction in transparency from 20% to 10% be only applicable to residential buildings and the parking be based on one off street parking space per unit, on property located north of West 23rd Street South and South of West 21st Street South between Southwest Boulevard and South Jackson Avenue.

**Z-7494/PUD-796-A Abandonment September 2019:** All concurred in approval of a request for rezoning a 41.1+ acre tract of land from RM-1/RM-2/CS/CH to MX1-U-55 and Major Amendment to Abandon PUD-796 for a mixed-use development, on property located southeast corner of Southwest Boulevard and West 21st Street South.

**SA-1 September 2016:** All concurred in approval of a request for a Special Area Overlay on multiple properties along the Arkansas River extending from W. 11th St. S. to E. 121st St. S., to establish the River Design Overlay as a supplemental zoning, RDO-1, RDO-2, or RDO-3 and regulations to govern the form, function, design and use of the properties located within the boundaries of the River Design Overlay District. The regulations are generally intended to maintain and promote the Arkansas River corridor as a valuable asset to the city and region in terms of economic development and quality of life.

**BOA-19632 August 2003:** The Board of Adjustment approved a Special Exception to allow the screening fence to be moved, per plan, on property located at south of the southeast corner of West 23rd Street and South Maybelle.

**BOA-09047 June 1976:** The Board of Adjustment approved an Exception to modify the screening requirements where an alternative screening will provide visual separation of uses, subject to an agreement between the property owners being made a part of the record, in a CS District, on property located at 704-818, inclusive, West 23rd Street.

**BOA-07055 June 1971:** The Board of Adjustment approved a Variance to modify the parking requirements in an RM-2 District from 388 spaces to 345 spaces, on property located at 2316 South Jackson Avenue.

**BOA-06807 November 1970:** The Board of Adjustment approved a Variance under the provision of Section 1470.1, to permit more than 40 units on 1 lot (as evidenced by plans previously approved by the Planning Commission and City Commission), on property located between 22nd Street and 26th Street, between Southwest boulevard and Jackson Avenue.
Case Number: Z-7603
Hearing Date: April 21, 2021

**Case Report Prepared by:**
Dwayne Wilkerson

**Owner and Applicant Information:**
*Applicant:* Tanner Consulting, LLC- Erik Enyart
*Property Owner:* Revocable Inter Vivos Trust of Bill J. Ramsey c/o Stone Horse Development, LLC

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

**Zoning:**
*Existing Zoning:* AG
*Proposed Zoning:* RS-3

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

**Applicant Proposal:**
*Present Use:* Vacant/Agricultural
*Proposed Use:* Single-Family Residential Development

*Concept summary:* Rezoning from AG to RS-3 for single family residential subdivision construction.
*Tract Size:* 20+ acres
*Location:* South of the Southeast corner of East 121st Street South & South Hudson Avenue

**Staff Recommendation:**
Staff recommends approval.

**Staff Data:**
TRS: 7303
CZM: 62

**City Council District:** 8
*Councilor Name:* Phil Lakin Jr.
**County Commission District:** 3
*Commissioner Name:* Ron Peters
SECTION I: Z-7603

DEVELOPMENT CONCEPT:

The applicant has submitted a request to rezone the property from AG to RS-3 for single family residential subdivision construction.

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-7603 requesting RS-3 zoning allows single family residential uses that are compatible with the surrounding properties and,

Lot and building regulations in a RS-3 district are consistent with the surrounding properties and consistent with the anticipated future development pattern of the surrounding property that has not been developed and,

RS-3 zoning is consistent with the New Neighborhood land use designation of the Comprehensive Plan therefore,

Staff recommends Approval of Z-7603 to rezone property from AG to RS-3.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The New Neighborhood land use designation in this area anticipates the single-family residential development contemplated with RS-3 zoning designation.

Land Use Vision:

Land Use Plan map designation: New Neighborhood
The New Neighborhood residential building block is comprised of a plan category by the same name. It is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity and shall be paired with an existing or New Neighborhood or Town Center.

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: None

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Environmental Considerations:

The site is undeveloped, wooded and nearly flat. Grading and drainage for the site will require removal of most of the vegetation on the site during the construction phase. The site is near the Arkansas River and abutting new subdivision construction east, south, and west. Staff is not aware of protected wildlife habitat on the site.

Streets:

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Hudson Avenue</td>
<td>Residential Collector</td>
<td>60 feet</td>
<td>2</td>
</tr>
</tbody>
</table>

Utilities:

The subject tract has municipal water and sewer available.
Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>AG</td>
<td>New Neighborhood</td>
<td>Growth</td>
<td>undeveloped</td>
</tr>
<tr>
<td>East</td>
<td>RS-3</td>
<td>New Neighborhood</td>
<td>Growth</td>
<td>Single family residential (subdivision in the construction phase)</td>
</tr>
<tr>
<td>South</td>
<td>RS-3</td>
<td>New Neighborhood</td>
<td>Growth</td>
<td>Single family residential (subdivision in the construction phase)</td>
</tr>
<tr>
<td>West</td>
<td>RS-3/PUD-803</td>
<td>New Neighborhood</td>
<td>Growth</td>
<td>Single family residential with some private streets as allowed by the PUD</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

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

**Subject Property:**

No Relevant History.

**Surrounding Property:**

**Z-7337 May 2016:** All concurred in approval of a request for rezoning a 33± acre tract of land from AG to RS-3 Single-family residential development, on property located south of the southwest corner of East 121st Street South and South Sheridan Road.

**Z-7243/PUD-803 January 2014:** All concurred in approval of a request to rezone a 122± acre tract of land from AG to RS-3 and approval of a proposed Planned Unit Development for a Single-family residential development, on property located west of the southwest corner of East 121st Street South and South Sheridan Road.

4/21/2021 1:00 PM
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: May 2020

Z-7603
17-13 03
Land Use Plan Categories

- Downtown
- Downtown Neighborhood
- Main Street
- Mixed-Use Corridor
- Regional Center
- Town Center

Feet

0 300 600

SUBJECT TRACT
LAND USE PLAN
NEW NEIGHBORHOOD

Z-7603
17-13-03
Item

**TCCP-5** Discuss an amendment to the Tulsa County Comprehensive Land Use Plan to update the comprehensive plan in the unincorporated areas of the Jenks’ fenceline.

**Background**

On July 15, 2019, the Jenks Comprehensive Plan was adopted as part of the Tulsa County Comprehensive Land Use Plan.

Jenks has recently updated their comprehensive plan, now referred to as Horizon Jenks Comprehensive Plan. The new plan was adopted September 1, 2020.

As anticipated and discussed at the TMAPC Work Session on March 17, 2021, this change will require an amendment to the Tulsa County Comprehensive Plan in order to reflect the new comprehensive plan in the unincorporated areas within the Jenks fenceline. It will include both map and text amendments.

**Public Process**

The Horizon Jenks Comprehensive Plan was completed in a four-step planning process that began with extensive public outreach and engagement with City staff, the Comprehensive Plan Advisory Committee, and the community at large. The Advisory Committee included residents, representative of businesses, schools, and other community organizations.

As part of the planning process, the City hosted several events including stakeholder interviews and focus groups, an advisory committee workshop, a community workshop, a business workshop, an elected officials’ roundtable, and visioning/subareas workshops with students and the larger community. Input was gathered through in-person and online participation.

**Staff Recommendation**

Staff recommends that TMAPC adopt an amendment to the Tulsa County Comprehensive Land Use Plan for the unincorporated areas of Tulsa County within the fenceline of Jenks, Oklahoma.

**Attachment(s)**

Exhibit 1: Jenks Land Use Map  
Exhibit 2: Horizon Jenks Comprehensive Plan - Land Use Designations
<table>
<thead>
<tr>
<th>DESIGNATION</th>
<th>LAND USE DESCRIPTION – HORIZON JENKS COMPREHENSIVE PLAN</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Intensity Single-Family</td>
<td>Areas designated as low intensity single family are neighborhoods that are comprised of large lots with estate style homes at an average density of two homes per acre. The City should work to preserve and protect these areas and ensure that they are not negatively impacted by nonresidential development. No areas outside of those currently developed as low intensity single-family are identified on the Land Use Plan.</td>
</tr>
<tr>
<td>Medium Intensity Single-Family</td>
<td>Medium intensity single-family is the predominate land use type included in the Land Use Plan. These neighborhoods should largely consist of single-family detached homes while also accommodating duplexes and brownstones in appropriate areas. These neighborhoods should be comprised of mid-size lots that are generally between four and six homes per acre. The City should ensure that all new development of this type connects with existing neighborhoods and preserves and activates open space.</td>
</tr>
<tr>
<td>High Intensity Single-Family</td>
<td>The high intensity single-family land use designation includes areas that should have a combination of single-family detached homes, duplexes, brownstones, and limited intensity multifamily buildings integrated in a seamless and complimentary manner. These neighborhoods should be comprised of small lots that average six to ten homes per acre. The City should promote the development of this land use type in areas near higher intensity multi-family and nonresidential uses.</td>
</tr>
<tr>
<td>Multi-Family Residential</td>
<td>Areas designated for multi-family residential should consist of apartments, condominiums and senior housing. Multi-family development areas should be in a master planned, complex setting like the Reserve and Riverwalk Apartments. This land use type can act to separate and transition single-family land use areas from higher intensity nonresidential development and busy streets. The City should promote new multi-family development to include lifestyle supportive amenities targeted to empty-nesters and millennials such as universal design.</td>
</tr>
<tr>
<td>Business Park</td>
<td>Areas designated as the business park land use designation are intended to provide for business park/office park uses, which could include stand-alone office buildings and complexes, or several buildings incorporated into a campus-like setting. Supporting commercial uses are appropriate. These areas are generally located along Highway 75 in proximity to the Tulsa Tech Riverside Campus and the Richard Lloyd Jones Jr. Airport or adjacent to Kimberly Clark.</td>
</tr>
<tr>
<td>DESIGNATION</td>
<td>LAND USE DESCRIPTION – HORIZON JENKS COMPREHENSIVE PLAN</td>
</tr>
<tr>
<td>---------------------</td>
<td>------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Regional Commercial</td>
<td>The regional commercial land use designation is concentrated at the northern and southern interchanges of Highway 75 as well as at the Riverfront. High traffic volumes and easy access make these areas suitable for the development of large-scale lifestyle shopping centers that would act as a regional draw. The City should ensure that new development of this type integrates the environmental features existing in the area as amenities and public gathering spaces.</td>
</tr>
<tr>
<td>Local Commercial</td>
<td>Areas designated for local commercial are primarily located at intersections along Elm Street and 131st Street and are intended to provide for City serving retail and service uses such as grocery stores, pharmacies, doctors or dentist offices, banks, and other small scale and standalone developments serving the daily needs of nearby residents. The City should continue to reserve zones for the land use type at key intersections to ensure that new neighborhoods have easy access to daily shopping and service needs.</td>
</tr>
<tr>
<td>Downtown (Not in Unincorporated)</td>
<td>The downtown land use designation includes Downtown Jenks, centered along East Main Street. Downtown areas should continue to consist of a variety of commercial uses including boutiques, antique stores, restaurants, cultural amenities, and offices. The City should work to enhance the character and identity of this area to make it a true destination in the Tulsa region.</td>
</tr>
<tr>
<td>Light Industrial (Not in Unincorporated)</td>
<td>Areas designated for light industrial are intended to accommodate a variety of uses ranging from light assembly, storage and distribution, low intensity fabrication operations, research and tech industry applications, artisan manufacturing, and more. Offices related to light industrial uses may locate in these areas. These areas continue to be concentrated in the northern most portion of the City near the Tulsa Tech Riverside Campus and the Richard Lloyd Jones Jr. Airport.</td>
</tr>
<tr>
<td>Heavy Industrial (Not in Unincorporated)</td>
<td>The heavy industrial land use designation is established to accommodate existing industrial uses including Kimberly Clark and the Glenpool Terminal. The Land Use Plan for the City of Jenks does not provide additional areas for heavy industrial uses, or new uses in existing areas that pose an undue risk to public safety.</td>
</tr>
<tr>
<td>Parks and Open Space</td>
<td>This land use is defined by areas that are used for active and passive recreation and natural areas including greenways and floodplains. Parks and open space will continue to make up a large percentage of land within the community and their quality should be enhanced over time. Potential areas for the development of new parkland have been identified to ensure that the City’s growing population continues to have safe and convenient access to recreation opportunities.</td>
</tr>
<tr>
<td>DESIGNATION</td>
<td>LAND USE DESCRIPTION – HORIZON JENKS COMPREHENSIVE PLAN</td>
</tr>
<tr>
<td>--------------------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Public and Semi-Public</td>
<td>This land use includes a wide variety of uses that provide or support public services and amenities including government-owned buildings, schools, places of worship, hospitals, and not-for-profit organizations. In Jenks' growth areas, new public/semi-public uses should be expected. Although the precise location for these uses is unknown at this time, the City should direct them away from areas designated as commercial or industrial on the Land Use and Development Chapter.</td>
</tr>
<tr>
<td>(Not in Unincorporated)</td>
<td></td>
</tr>
<tr>
<td>Utility</td>
<td>This land use comprises land that is dedicated to the production, storage, distribution, and maintenance of public and private utilities.</td>
</tr>
<tr>
<td>(Not in Unincorporated)</td>
<td></td>
</tr>
</tbody>
</table>