The meeting will be held in the Tulsa City Council Chamber at the above address.

Applicants and members of the public may attend the meeting in the Tulsa City Council Chamber or by videoconferencing and teleconferencing via Zoom Meeting by joining from a computer, tablet or smartphone using the following link:

https://us02web.zoom.us/j/85962573819

Meeting ID: 85962573819

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

United States: +1(312)626-6799

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 the agenda.
Call to Order:

REPORTS:

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

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

1. Minutes of October 6, 2021 Meeting No. 2851

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, denial, or deferral of the following:

    None

PUBLIC HEARING-REZONING

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

2. **CZ-521 Ryan McCarty** (County) Location: South of the southeast corner of East 171st Street South and South Yale Avenue requesting rezoning from AG to RE to permit a single-family residential subdivision (Related to PUD-860, Magnolia Village Preliminary Plat, and The Reserve at Magnolia Preliminary Plat) (Continued from October 6, 2021)

3. **PUD-860 Ryan McCarty** (County) Location: South of the southeast corner of East 171st Street South and South Yale Avenue requesting a Planned Unit Development (Related to CZ-521 and Magnolia Village Preliminary Plat) (Continued from October 6, 2021)
4. **Z-7621 A & S Multi-Family LLC** (CD 5) Location: East of the northeast corner of South Memorial Drive and East 41st Street South requesting rezoning from **IL to CH** (Continued from October 6, 2021)

5. **Z-7623 Malcolm Rosser** (CD 6) Location: South and east of the southeast corner of East Admiral Place and South Lynn Lane Road requesting rezoning from **AG to RS-5** (Continued from October 6, 2021)

6. **Z-7624 Hall Estill, Stuart VanDeWiele** (CD 8) Location: Southeast corner of East 111th Street South and South Yale Avenue requesting rezoning from **AG to CH with optional development plan** (Continued from October 6, 2021)

7. **Z-7622 Robert Ellsworth** (CD 3) Location: South of the southwest corner of East Pine Street and North 129th East Avenue requesting rezoning from **AG to IL**

8. **Z-7628 Felipe Guedes Freitas** (CD 3) Location: North and east of the northeast corner of North 129th East Avenue and East Pine Street requesting rezoning from **RS-3 to IL**

**PUBLIC HEARING-PLATS**

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

9. **The Reserve at Magnolia** (County) Location: South of the southeast corner of East 171st Street South and South Yale Avenue (Related to CZ-521)

10. **Magnolia Village** (County) Location: South of the southeast corner of East 171st Street South and South Yale Avenue (Related to PUD-860 and CZ-521)

**OTHER BUSINESS**

11. Consider initiation of an amendment to the Comprehensive Plan for the Southeast corner East 31st Street South and South Peoria Avenue to amend the Area of Stability and Growth Map from Area of Growth to an Area of Stability to reflect the intent established in the TMAPC special meetings leading to the adoption of the 2010 Comprehensive Plan

12. **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:** CZ-521  
(Related to PUD-860, Magnolia Village Preliminary Plat, and The Reserve at Magnolia Preliminary Plat)  

**Hearing Date:** October 20, 2021  
(continued from October 6, 2021)  

**Owner and Applicant Information:**  
**Applicant:** Ryan McCarty  
**Property Owner:** Bixby McCutchin Land LLC  

**Location Map:**  
(shown with County Commission Districts)  

**Zoning:**  
**Existing Zoning:** AG  
**Proposed Zoning:** RE/PUD-860  

**Comprehensive Plan:**  
**Land Use Map:** Rural Residential  

**Staff Data:**  
**TRS:** 7334  
**CZM:** 67  

**Applicant Proposal:**  
**Present Use:** Vacant  
**Proposed Use:** Single-Family Residential  
**Concept summary:** Rezone from AG to RE with a PUD overlay on a portion of rezoning area to permit a single-family residential subdivision.  
**Tract Size:** 56.52 acres  
**Location:** South of the southeast corner of East 171st Street South and South Yale Avenue  

**Staff Recommendation:**  
Staff recommends approval.  

**County Commission District:** 3  
**Commissioner Name:** Ron Peters
SECTION I: CZ-521

DEVELOPMENT CONCEPT: The applicant is requesting to rezone from AG to RE to permit single-family subdivisions. A PUD (PUD-860) is being concurrently proposed with this rezoning to establish the allowable use and the bulk and area requirements for a portion of the proposed rezoning area (Magnolia Village). The lots within the PUD area are intended to be half acre minimum in size with those outside of the PUD area (The Reserve at Magnolia) shown as larger than one acre. Sewer is proposed to be provided through aerobic systems. The proposal lies within the Rural Residential designation of the City of Bixby Comprehensive Plan, which has been adopted as part of the Tulsa County Comprehensive Plan. This proposal, along with the accompanying PUD are compatible with this designation.

EXHIBITS:
INCOG Case map
INCOG Aerial
Comprehensive Plan Land Use Map
Applicant Exhibits:
Sketch Plat – Magnolia Village (Portion within PUD-860)
Sketch Plat – The Reserve at Magnolia (Remaining area not within PUD-860)

DETAILED STAFF RECOMMENDATION:
CZ-521 is non-injurious to surrounding proximate properties and consistent with the Tulsa County Comprehensive Plan;

CZ-521 is consistent with the anticipated future development pattern of the surrounding property therefore,

Staff recommends Approval of CZ-521 to rezone property from AG to RE.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is located within the fenceline of the City of Bixby and is designated as “Rural Residential.” The City of Bixby’s Comprehensive Plan – Bixby 2030 Our Vision, Our Future was adopted as part of the Tulsa County Comprehensive Plan on August 15, 2019. The Plan follows the City of Bixby’s fenceline which includes unincorporated areas of Tulsa County. A city’s fenceline is an area preserved for future annexation by virtue of a narrow annexation strip which encloses the area of municipal influence and prevents annexation by other cities. One of the most critical components of a comprehensive plan update is community engagement. Participation by a broad cross section of interests increases the likelihood that the plan’s goals and policies will be based on community consensus, which increases the likelihood for successful plan implementation. Gaining community input was achieved through the following public engagement efforts: Stakeholder Interviews, Steering Committee Meetings, Community Kiosks, Informal Brochures, Project Website, Surveys, and Public Workshops.

REVISED 10/14/2021
Land Use Vision:

*Land Use Plan map designation:* Rural Residential

The Rural Residential designation denotes areas that have large-lot detached residential development in natural/rural portions of the City. Development in this designation should retain the rural character of the area and will be relatively low in density. However, these areas should offer sufficient access to schools, parks, trails, and open spaces to maintain the quality of life in the rural setting, and may allow limited commercial uses that support the surrounding rural area.

*Areas of Stability and Growth designation:* N/A

Transportation Vision:

*Major Street and Highway Plan:* S Yale Ave is designated as a Secondary Arterial. A future Residential Collector is shown along the norther edge of the property immediately to the south of the subject area.

*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 vacant agricultural land.

*Environmental Considerations:* None

**Streets:**

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<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
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<th>Existing Use</th>
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<tr>
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<td>South</td>
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<td>AG</td>
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<td>Vacant</td>
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</table>

*Utilities:* The subject tract has municipal water available sewer will by an ODEQ approved system.

**Surrounding Properties:**

<table>
<thead>
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<td>West</td>
<td>AG</td>
<td>Rural Residential</td>
<td>N/A</td>
<td>Vacant</td>
</tr>
</tbody>
</table>
SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11843 dated June 26, 1970, established zoning for the subject property.

Subject Property:

No Relevant History

Surrounding Property:

CZ-503 November 2020: All concurred in approval of a request for rezoning a 50+ acre tract of land from AG to RE on property located North of the northwest corner of East 181st Street South and South Yale Avenue.

PUD-857 November 2020: All concurred in approval of a proposed Planned Unit Development on a 50+ acre tract of land for on property located North of the northwest corner of East 181st Street South and South Yale Avenue.

10/6/2021 1:00 PM
### Subdivision Statistics

- **Subdivision Name:** Magnolia Village
- **Status:** Residential Estate Zoning
- **Address:** 31801 Magnolia Village
- **City:** Tulsa
- **County:** Tulsa
- **State:** Oklahoma

### Basis of Bearings

- **Coordinates System:** State Plane Coordinate System 1983
- **Zone:** 2100
- **Zone Name:** North Central, CO

### Basis of Bearings

- **Zone Name:** North Central, CO
- **Easting:** 2100
- **Northing:** 400000

### Monumentation

- **All corners shown herein were set using a 3SR 475.2 GPS, 60-Wave GPS, and TERHA PARTY G005 AG11.
- **Method:** Sounding

### Benchmark

- **Address:** Ailomonostic in 11th County, State of Oklahoma, According to the United States Government Survey therefor.

### Floodplain Data

- **Map:** FEMA Flood Insurance Map, Tulsa County, Oklahoma
- **Datum:** NAVD88
- **Date:** October 17, 2013
- **Description:** Subject to B-I-2, B-1-3, and B-1-1 flood hazard areas.

### Floor Plan Data

- **City:** Tulsa, County: Tulsa, State: Oklahoma
- **District:** 16th District
- **Proposed:** Tulsa County, State: Oklahoma
- **Approved:** 8/5/2021

### Curve Table

| Curve | X | Y | Z
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### Legend

- **Building set back line:** Set back line
- **Road set back line:** Road set back line
- **Utilities:** Utilities
- **Street:** Street

### Line Table

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### Address

- **Lot Size:** Minimum lot size for individual septic systems for each lot

---

**SKETCH PLAT**

8/5/2021

---

**CERTIFICATE OF APPROVAL**

- **City:** Tulsa
- **County:** Tulsa
- **State:** Oklahoma
- **Date:** 8/5/2021

---

**TEMPORARILY APPROVED**

This approval is valid if the plat is not filed in the office of the county clerk or before.
Subdivision Statistics

This subdivision is designed in accordance with Oklahoma Department of Environmental Quality (DOEQ) requirements for minimum lot size for individual septic systems for each lot.

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE WALK OF SECTION THIRTY-FOUR (34), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

The Reserve at Magnolia

Address

THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY (DOEQ) REQUIREMENTS FOR MINIMUM LOT SIZE FOR INDIVIDUAL SEPTIC SYSTEMS FOR EACH LOT.

Floodplain Data

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE WALK OF SECTION THIRTY-FOUR (34), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

Legend

---

Owner / Developer
PINE SPRINGS DEVELOPMENT GROUP, LLC
1780 N. BUSH STREET
TULSA, OK 74110
PHONE: (918) 552-3100
FAX: (918) 552-3101

Surveyor
FRITZ & ANSON SURVEYING LLC
1419 MAIN STREET
TULSA, OK 74120
PHONE: (918) 606-9035
FAX: (918) 606-9036

Engineer
ENGINEERING SYSTEMS GROUP, PLLC
1780 N. BUSH STREET
TULSA, OK 74110
PHONE: (918) 552-3100
FAX: (918) 552-3101

Unplatted

1

2

3

Unplatted

Magnolia Village

South Yale Avenue

Public Street

Line Table

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</table>

Owner's Certificate of Approval

This subdivision is designed in accordance with Oklahoma Department of Environmental Quality (DOEQ) requirements for minimum lot size for individual septic systems for each lot.

Address

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE WALK OF SECTION THIRTY-FOUR (34), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.
**Case Report Prepared by:**

Jay Hoyt

**Case Number:** PUD-860
(Related to CZ-521 and Magnolia Village Preliminary Plat)

**Hearing Date:** October 20, 2021
(continued from October 6, 2021)

**Owner and Applicant Information:**

Applicant: Ryan McCarty

Property Owner: BIXBY MCCUTCHIN LAND LLC

**Location Map:**
(shown with County Commission Districts)

**Zoning:**

*Existing Zoning:* AG

*Proposed Zoning:* RE/PUD-860

**Comprehensive Plan:**

*Land Use Map:* Rural Residential

**Staff Data:**

TRS: 7334

CZM: 67

**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Single-Family Residential

*Concept summary:* Rezone from AG to RE with a PUD overlay to permit a single-family residential subdivision.

*Tract Size:* 32.92 ± acres

*Location:* South of the southeast corner of East 171st Street South and South Yale Avenue

**Staff Recommendation:**

Staff recommends approval

**County Commission District:**

*Commissioner Name:* Ron Peters
SECTION I: PUD-860

DEVELOPMENT CONCEPT: The applicant is requesting to rezone from AG to RE with a PUD overlay to permit a single-family subdivision. A rezoning is being concurrently proposed with this PUD (CZ-521). The proposed PUD will establish the allowable use as well as bulk and area requirements. Lots will need to be large enough to provide sewer systems on each lot and meet Oklahoma Department of Environmental Quality regulations.

EXHIBITS:
- INCOG Case map
- INCOG Aerial
- Comprehensive Plan Land Use Map
- Applicant Exhibits:
  - Statement of Intent
  - Development Concept
  - Development Standards
  - Exhibit A – Conceptual Site Plan
  - Exhibit B – Aerial Photography
  - Exhibit C – Site Topography
  - Sketch Plat – Magnolia Village

DETAILED STAFF RECOMMENDATION:

Uses allowed in PUD-860 are consistent with the Rural Residential land use designation identified in the Tulsa County Comprehensive Land Use plan.

PUD-860 allows lots sizes and uses that are consistent with the anticipated future development pattern of the surrounding property;

PUD-860 is consistent with the provisions of the PUD chapter of the Tulsa County Zoning Code, therefore;

Staff recommends Approval of PUD-860 to rezone property from AG to RE, PUD-860.

DEVELOPMENT STANDARDS:

Permitted uses: All uses allowed by right in the RE zoning district specifically Use Unit 6 – Single Family Dwelling and customary facilities and amenities.

Maximum dwelling units (residential lots) allowed by this PUD: 43

Minimum lot width (at building setback line): 110 feet *
* Lots with cul-de-sac frontage may have a minimum width of 30 feet at the right-of-way line but shall meet the minimum requirements for lot area as specified in this PUD.

Minimum lot area: 22,500 square feet

Minimum land area per dwelling unit: 26,250 square feet

Maximum structure height: 35 feet

Off-Street Parking: Three (3) enclosed off-street parking spaces per dwelling unit
Front yard: ................................................................. 35 feet
Rear yard: ................................................................. 25 feet
Side yard: ................................................................. 7.5 feet

No residence shall be built nearer than seven and one-half (7.5) feet to any side lot on one side, and seven and one-half (7.5) feet on the other side, thus requiring a combined total of at least fifteen (15) feet between the residences.

**Signage**

Signage for amenities will be allowed with a maximum of 16 square feet.

**Access and Circulation**

The subject tract shall be accessed from South Yale Avenue along the west side of the property. Interior vehicular access shall be derived from two entrances with public streets (24 feet in width) throughout. Cul-de-sacs shall have a pavement diameter of 96 feet. A single stub street shall be provided along the east property line for future residential street connections to this property.

**SECTION II: Supporting Documentation**

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

*Staff Summary:* The site is located within the fenceline of the City of Bixby and is designated as “Rural Residential.” The City of Bixby’s Comprehensive Plan – Bixby 2030 Our Vision, Our Future was adopted as part of the Tulsa County Comprehensive Plan on August 15, 2019. The Plan follows the City of Bixby’s fenceline which includes unincorporated areas of Tulsa County. A city’s fenceline is an area preserved for future annexation by virtue of a narrow annexation strip which encloses the area of municipal influence and prevents annexation by other cities. One of the most critical components of a comprehensive plan update is community engagement. Participation by a broad cross section of interests increases the likelihood that the plan’s goals and policies will be based on community consensus, which increases the likelihood for successful plan implementation. Gaining community input was achieved through the following public engagement efforts: Stakeholder Interviews, Steering Committee Meetings, Community Kiosks, Informal Brochures, Project Website, Surveys, and Public Workshops.

**Land Use Vision:**

*Land Use Plan map designation:* Rural Residential

The Rural Residential designation denotes areas that have large-lot detached residential development in natural/rural portions of the City. Development in this designation should retain the rural character of the area and will be relatively low in density. However, these areas should offer sufficient access to schools, parks, trails, and open spaces to maintain the quality of life in the rural setting, and may allow limited commercial uses that support the surrounding rural area.

**Areas of Stability and Growth designation:** N/A
Transportation Vision:

Major Street and Highway Plan: S Yale Ave is designated as a Secondary Arterial. A future Residential Collector is shown along the norther edge of the property immediately to the south of the subject area.

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 vacant agricultural land.

Environmental Considerations: None

Streets:

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<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
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<tr>
<td>S Yale Ave</td>
<td>Secondary Arterial</td>
<td>100 Feet</td>
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</tbody>
</table>

Utilities:

The subject tract has municipal water available sewer will by an ODEQ approved system.

Surrounding Properties:

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SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11843 dated June 26,1970, established zoning for the subject property.

Subject Property:

No Relevant History

Surrounding Property:
CZ-503 November 2020: All concurred in approval of a request for rezoning a 50+ acre tract of land from AG to RE on property located North of the northwest corner of East 181st Street South and South Yale Avenue.

PUD-857 November 2020: All concurred in approval of a proposed Planned Unit Development on a 50+ acre tract of land for on property located North of the northwest corner of East 181st Street South and South Yale Avenue.

10/6/2021 1:00 PM
CZ-521/
PUD-860

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

Aerial Photo Date: 2020/2021
Development Plan – Statement of Intent

1. Identify why the proposed development cannot be implemented with any of the other applicable zoning regulations.

   *Demand from builder’s is to provide ⅛ acre lots with narrower width around cul-de-sacs with more depth to provide more “backyard” than “side yard” area.*

   *Minimum side yard setback reduction from 15’ to 7.5’ provides more site plan flexibility when a side entry 3-car garage is preferred to front entry garage doors facing the street.*

2. Provide specific information outlining how the development plan will result in a project that is consistent with the City’s adopted comprehensive plans that affect the site. This may include the Tulsa Comprehensive Plan, small area plans, sector plans, special studies or other documents that help guide future development in the City of Tulsa.

   *Based on density standards in the RE zoning district, conventional zoning would allow for 56 residential lots. Our proposed PUD and conceptual site plan proposed 43 residential lots which is approximately a 20% reduction in allowable density.*

3. Include details identifying how the development plan will provide greater public benefit than could be achieved using conventional zoning regulations.

   *Refer to attached PUD narrative for text / details for explanation on how this development plan will exceed the minimum standards required to development the property. Pine Springs Development Group, LLC is dedicated to preserving natural features, providing meaningful open space and a quality development for the residents in Magnolia Village.*

Please feel free to contact me with any questions.

Ryan McCarty, President
Residential Subdivision

MAGNOLIA VILLAGE

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE NW/4 OF SECTION THIRTY-FOUR (34), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

Date Prepared - 8/26/2021

Select design

DEVELOPMENT ANALYSIS
PROJECT MANAGEMENT
DRAFTING & DESIGN
P.O. Box 548
Bixby, Oklahoma 74008
Phone: (918) 798-8356
Magnolia Village (CZ- /PUD- )

August 26, 2021

RE (Residential Single-Family, Estate District) – Single Family Residential Subdivision

Prepared By:

Select Design
Ryan McCarty
P.O. Box 548
Bixby, OK 74008
Phone: (918) 798-8356
rmccarty.selectdesign@gmail.com

Prepared for:

Pine Springs Development Group LLC
1376 E. 181st St. S.
Mounds, OK 74047
Phone: (918) 830-7998
jerry.gordondevelopments@gmail.com

Development Concept

Magnolia Village is a residential neighborhood in Tulsa County, Oklahoma. The project is located on the east side of South Yale Avenue approximately one-half mile south of East 171st Street South and is surrounded by unplatted property on all sides. This Planned Unit Development is an overlay covering the RE zoning district and will follow RE dimensional and density standards with a few notable exceptions.

A property owners’ association will be formed for the neighborhood and dues established for the maintenance of the neighborhood and amenities. Covenants for the neighborhood have been prepared to set forth minimum dwelling sizes, percent of masonry and other criteria which establish and maintain a quality development.

Magnolia Village will be a professionally planned neighborhood with passive neighborhood amenities associated with the detention facility including fountains/aerators, new tree plantings and substantial green space for the enjoyment of the residents in Magnolia Village.
Development Standards

Land Area: ................................................. 34.27 Acres

Permitted uses: All uses allowed by right in the RE zoning district specifically Use Unit 6 – Single Family Dwelling and customary facilities and amenities.

Permitted Uses: ............................................. RE Single Family Residential Development

Residential lot density calculation:

- Maximum dwelling units allowed in RE zoning district (1,492,826 / 26,250 square feet): ............... 56
- Maximum dwelling units (residential lots) allowed by this PUD: ........................................... 43

Minimum lot width (at building setback line): ................................................................. 110 feet *

* Lots with cul-de-sac frontage may have a minimum width of 30 feet at the right-of-way line but shall meet the minimum requirements for lot area as specified in this PUD.

Minimum lot area: .................................................. 22,500 square feet

Minimum land area per dwelling unit: .......................................................... 26,250 square feet

Maximum structure height: .......................................................... 35 feet

Off-Street Parking: .................................................. Three (3) enclosed off-street parking spaces per dwelling unit

Front yard: ............................................................................. 35 feet

Rear yard: ............................................................................. 25 feet

Side yard: ............................................................................. 7.5 feet

No residence shall be built nearer than seven and one-half (7.5) feet to any side lot on one side, and seven and one-half (7.5) feet on the other side, thus requiring a combined total of at least fifteen (15) feet between the residences.
Signage

Signage for amenities will be allowed with a maximum of 16 square feet.

Access and Circulation

The subject tract shall be accessed from South Yale Avenue along the west side of the property. Interior vehicular access shall be derived from two entrances with public streets (24 feet in width) throughout. Cul-de-sacs shall have a pavement diameter of 96 feet. A single stub street shall be provided along the east property line for future residential street connections to this property.

Topography and Existing Soils

The property consists of pastureland with elevations ranging from 694 feet to 671 feet. The Soil Survey of Tulsa County, Oklahoma was used to help identify soil types present on the site. Existing soils consist of the following:

<table>
<thead>
<tr>
<th>Map Unit Symbol</th>
<th>Map Unit Name</th>
<th>Acres in AOI</th>
<th>Percent of AOI</th>
</tr>
</thead>
<tbody>
<tr>
<td>12</td>
<td>Dennis silt loam, 1 to 3 percent slopes</td>
<td>5.6</td>
<td>16.3%</td>
</tr>
<tr>
<td>16</td>
<td>Dennis-Radley complex, 1 to 12 percent slopes</td>
<td>9.3</td>
<td>27.1%</td>
</tr>
<tr>
<td>43</td>
<td>Okemah silt loam, 0 to 1 percent slopes</td>
<td>4.8</td>
<td>13.5%</td>
</tr>
<tr>
<td>44</td>
<td>Okemah-Parsons-Pharoah complex, 0 to 1 percent slopes</td>
<td>14.8</td>
<td>43.1%</td>
</tr>
</tbody>
</table>

Totals for Area of Interest 34.3 100.0%

Utilities and Drainage

Utilities are available at the development boundaries, with the exception that a septic system for each lot will be required. Storm water drainage will be collected, and detention will be addressed within designated reserve area in accordance with Tulsa County development regulations. Domestic and irrigation water service will be provided by Okmulgee County Rural Water District #6.

Environmental and Open Space Considerations

The detention facilities will be designed in a way to provide an amenity to wildlife and for passive neighborhood recreation opportunities. The purpose of this open space will remain a storm water management system, however landscaping will be included as part of the open space design. A broad variety of vegetation will be installed for the enjoyment of the residents in the Magnolia Village neighborhood.
Amenities

- Fountains / Aerators
- New tree planting and professional landscaping
- Approximately 3.6 acres of green space / reserve area

Waiver of Sidewalk Requirement

Due to the existing conditions and design of this property (bar ditches, no curb and gutter, etc.), a sidewalk waiver is requested for this development.

Site Plan Review

For the purposes of site plan review requirements, the approved final plat shall constitute the required detailed site plan.

Platting Requirement

No building permit shall be issued until the area comprising the Planned Unit Development has been included within a subdivision plat submitted to and approved by the Tulsa Metropolitan Area Planning Commission (TMAPC) and the Tulsa County Board of County Commissioners and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved Planned Unit Development and the Tulsa Metropolitan Area Planning Commission (TMAPC) shall be a beneficiary thereof.

Anticipated Construction Schedule

Magnolia Village anticipated construction schedule begins in October of 2021 and is expected to be complete and ready for lot sales in March of 2021.

Exhibits

Exhibit A: .................................................................................. Conceptual Site Plan
Exhibit B: .................................................................................. Aerial Photography
Exhibit C: .................................................................................. Site Topography
EXHIBIT A
Conceptual Site Plan

PINE SPRINGS DEVELOPMENT GROUP, LLC

1576 EAST 111TH STREET SOUTH
MOUNDS, OKLAHOMA 74354
PHONE: 918-630-7988
Case Report Prepared by:
Dwayne Wilkerson

Location Map:
(shown with City Council Districts)

Zoning:
Existing Zoning: IL
Proposed Zoning: CH

Comprehensive Plan:
Land Use Map: Employment
Stability and Growth Map: Area of Growth

Staff Data:
TRS: 9324
CZM: 48

Case Number: Z-7621
Hearing Date: October 20, 2021
(Staff continuance from October 6, 2021)

Owner and Applicant Information:
Applicant: A & S Multi-Family LLC
Property Owner: TARE LLC

Applicant Proposal:
Present Use: Hotel
Proposed Use: Multi-family housing

Concept summary: Convert an under-utilized hotel to multifamily housing. Multi-family housing is not allowed in an IL district. Rezoning is required to achieve the goal of repurposing that hotel
Tract Size: 2.84 ± acres
Location: East of the northeast corner of S. Memorial Dr. & E. 41st St. S.

Staff Recommendation:
Staff recommends approval.

City Council District: 5
Councilor Name: Mykey Arthrell-Knezek
County Commission District: 3
Commissioner Name: Ron Peters
SECTION I: Z-7621

DEVELOPMENT CONCEPT: Convert an under-utilized hotel to multi-family housing. Multi-family housing is not allowed in an IL district. Rezoning is required to achieve the goal of repurposing that hotel.

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

DETAILED STAFF RECOMMENDATION:

Z-7621 request CH zoning which is broadly consistent with the Employment land use designation of the Comprehensive Plan and also allows multi-family residential uses that can support surrounding business and employment centers and,

The CH district is primarily intended to accommodate high-intensity commercial and related uses primarily in the core area of the city; encourage use of properties and existing buildings along older commercial corridors; and minimize encroachment and adverse land use impacts on stable residential neighborhoods. This zoning change will support repurposing existing buildings and has little or no impact on surrounding residential neighborhoods and,

Uses allowed in an CH district are similar and consistent with the expected development of surrounding IL properties,

Staff recommends Approval of Z-7621 to rezone property from IL to CH.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: This site abuts an expressway and secondary arterial street. The previous hotel uses partially burned and there is an opportunity to provide work force housing in the remaining building. The zoning code does not allow residential uses in the industrial zoning districts. The applicant has applied for CH zoning to support multi family re-development.

Land Use Vision:

Land Use Plan map designation: Employment

Employment areas contain office, warehousing, light manufacturing, and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity.

Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts,
attention to design, screening and open space buffering is necessary when employment
districts are near other districts that include moderate residential use

Areas of Stability and Growth designation: Area of Growth:
An area of growth is a designation 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: Secondary Arterial with Multi Modal Corridor designation:

East 41st Street South is considered a multi-modal corridor. Future development should
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: This is an existing hotel site with multiple buildings and ample parking.  
Originally the hotel was constructed with four buildings and used as an extended stay hotel.  
The north building burned, and the remains were demolished leaving three buildings that are  
planned to be residential multi-family workforce housing.
Environmental Considerations: None that may affect site redevelopment

Streets:

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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</thead>
<tbody>
<tr>
<td>East 41st Street South</td>
<td>Secondary Arterial with Multi Modal Corridor</td>
<td>100 feet</td>
<td>5</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>2 each direction with center turn lane</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>
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<tr>
<td>North</td>
<td>RS-3 north of the Broken Arrow Expressway</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Single Family</td>
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<tr>
<td>East</td>
<td>IL</td>
<td>Employment</td>
<td>Growth</td>
<td>Industrial supply</td>
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<tr>
<td>South</td>
<td>IL</td>
<td>Employment</td>
<td>Growth</td>
<td>Retail / wholesale sales and vehicle service</td>
</tr>
<tr>
<td>West</td>
<td>IL</td>
<td>Employment</td>
<td>Growth</td>
<td>Retail</td>
</tr>
</tbody>
</table>
SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11824 dated June 26, 1970, established zoning for the subject property.

Subject Property:

BOA-12148 September 1982: The Board of Adjustment approved a Special Exception to permit a hotel in an IL District, per plot plan submitted, on property located at Lots 2 and 3, Block 1, Bond Addition.

Surrounding Property:

BOA-17298 February 1996: The Board of Adjustment approved a Variance to permit the display of automobiles for sale on a surface other than an all-weather material behind the setback line immediately west of the showroom floor, limited to no more than 10 vehicles at any time (Section 222.) Use Unit 17, on property located at 3939 South Memorial Dr.

BOA-17038 May 1995: The Board of Adjustment deny a Variance to permit requirement that vehicles being parked, stored, or displayed for sale be located on an all-weather material before January 1, 1995, (Section 1407.E), Use Unit 17; and to deny a Special Exception to permit storage and/or display of motorized vehicles on a surface other than all-weather if located behind the building setback line (Section 222.) Use Unit 17; finding that the area in question is visible to surrounding developed uses, on property located at 3939 South Memorial Dr.

BOA-16627 April 1994: The Board of Adjustment approve the appeal and to OVERTURN the decision of the Administrative Official that the all-weather surface requirement for off-street parking applies to the display of automobiles for (merchandise)(Section 1303.D) Use Unit 17; finding that the vehicles are displayed merchandise for sale on the lot and this merchandise does not occupy required off-street parking, but is located in front of the building on a grassed display area; on property located at 3939 South Memorial Dr.

BOA-13724 August 1985: The Board of Adjustment deny a Special Exception to permit the 110’ setback from the centerline of 41st Street to 100’ to permit an addition to an existing structure in an IL zoned district; per plot plan submitted finding a hardship imposed on the applicant by the existing building encroachments in the area, on property located at 8545 East 41st Street.

BOA-13552 May 1985: The Board of Adjustment approved a Variance to permit a billiard parlor and restaurant in an IL zoned district; finding that the special exception request violates the spirit and intent of the Code and the Comprehensive Plan, on property located at 8548 East 41st Street.

BOA-13205 June 1984: The Board of Adjustment approved a Special Exception to permit Use Units 12 and 19 for a restaurant and billiard parlor in an IL district under the provisions of Section 1680, on property located at the southwest corner of South 87th East Avenue and East 41st Street.

BOA-13023 January 1984: The Board of Adjustment deny a Special Exception to permit a billiard parlor in an IL District under the provisions of Section 1580, on property located at the SW corner of South 87th East Avenue and East 41st Street.

BOA-11201 October 1980: The Board of Adjustment approved a Variance to permit a church related school, subject to the variance running with this applicant only, for a period of 3-years with a maximum of 90 students and subject to the parking letters which were approved by Mr. Jackere, on property located at 8516 East 41st Street.

REVISED 10/14/2021
BOA-10803 November 1979: The Board of Adjustment approved a Variance to permit the setback requirements from 75' to 0' on the north from an R District and approve a Special Exception to remove the screening requirement where the purpose of the screening cannot be achieved, per plot plan submitted, on property located at Lot 1, Bond Addition.

BOA-10628 August 1979: The Board of Adjustment deny a Special Exception to permit dancing and recreational facility in an IL District, on property located at 8516 East 41st Street.

BOA-10519 June 1979: The Board of Adjustment approved a Special Exception to permit the removal of the screening requirement where the purpose of the screening cannot be achieved, on property located at 3939 South Memorial Rd.

BOA-8326 August 1974: The Board of Adjustment approved a Special Exception to permit Use Units 12, 13, 14; and a Variance to permit Use Unit 19 in an IL District, on property located at 8200 East 41st Street.

BOA-8245 May 1974: The Board of Adjustment approved a Special Exception to permit operate furniture sales in and IL District as presented to the Board, on property located at north and east of 41st Street and Memorial.

BOA-7477 July 1972: The Board of Adjustment approved a Special Exception to permit operating a retail furniture sale along with wholesale sales within an IL District, on property located at 8445 East 41st Street.

BOA-7307 February 1972: The Board of Adjustment approved a Special Exception to permit erecting a building 50' into a U-3A district, on property located at 8550 East 41st Street.

10/6/2021 1:00 PM
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
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
Planning Commission,

I have an office building at 8500 E 41st street. According to the zoning application they are requesting a change to CH which will allow them to become multi-family housing. My concern is currently we see police across the street almost daily and larger groups of police most weeks. How will this impact the foot traffic in the area, crime, vandalism, drug use.

At my building I have had people use the parking lot to work on their cars, live in cars, property broken into, and a neighboring business has seen needles left in the yard. I understand there are constraints as far as what City and police can do but I question if this zoning change might allow an even worse blight in the area.

I spoke with applicant of zoning change and want to verify they are not the current owners and do plan to improve the building and address issues with crime.

Thank you,

Paul
**Case Report Prepared by:**
Dwayne Wilkerson

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

**Zoning:**
- **Existing Zoning:** AG
- **Proposed Zoning:** RS-5 with optional development plan

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

**Staff Data:**
- TRS: 9401
- CZM: 40

**Case Number:** Z-7623 with optional development plan

**Hearing Date:** October 20, 2021
(Continued from October 6, 2021)

**Owner and Applicant Information:**
- **Applicant:** Malcolm E. Rosser IV
- **Property Owner:** The School of the Ozarks Inc

**Applicant Proposal:**
- **Present Use:** Vacant
- **Proposed Use:** Residential New Home Development

**Concept summary:** Rezone to allow single family residential development with wide range of lot sizes that are consistent with the new neighborhood land use designation in the comprehensive plan.

**Tract Size:** 89.62 acres

**Location:** South and East of the southeast corner of East Admiral Place & South Lynn Lane Road

**Staff Recommendation:**
Staff recommends approval.

**City Council District:** 6
- **Councilor Name:** Connie Dodson

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

REVISED 10/14/2021
SECTION I: Z-7623

APPLICANTS DEVELOPMENT CONCEPT:

Development of 90-acre parcel for residential single-family homes, with a variety of lot sizes. Property is currently zoned AG. Density will be lower at the boundary of the property, to protect existing adjoining residential properties, and higher toward the center of the property. Overall density will be lower due to significant floodplain areas on the property that will limit the amount of developable area in the property.

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:
Lot size concept drawings

Neighborhood Engagement
Petition
Emails
Photographs of surrounding properties
Flood maps and photographs

DETAILED STAFF RECOMMENDATION:

Z-7623 requesting RS-5 zoning allows single family residential uses that are compatible with the existing surrounding properties and,

Lot and building regulations identified in the provisions of the optional development plan allow larger lot sizes than minimum RS-5 requirements, but smaller lot sizes than the abutting properties. The lot sizes identified in the optional development plan are consistent with the anticipated future development pattern of the surrounding property and,

The optional development standards defined in Section II is consistent with the development plan standards defined in the Tulsa Zoning Code and,

Lot and building regulations in Z-7623 are consistent with the New Neighborhood land use designation of the Comprehensive Plan therefore,

Staff recommends Approval of Z-7623 to rezone property from AG to RS-5 with the provisions outlined in the optional development plan defined below.

SECTION II: OPTIONAL DEVELOPMENT PLAN

The optional development plan standards will conform to the provisions of the Tulsa Zoning Code for development in an RS-5 district with its supplemental regulations, except as further refined and restricted below. All use categories, subcategories or specific uses and residential building types that are not listed in the following permitted uses categories are prohibited:
PERMITTED USE CATEGORY

A) RESIDENTIAL
   Household Living (if in allowed building type identified below)
      Single household

B) PUBLIC, CIVIC, AND INSTITUTIONAL
   Natural Resource Preservation
   Safety Service
   Utilities and Public Service Facility (minor)
   Wireless Communication Facility (building or tower-mounted antenna)

C) COMMERCIAL
   Lodging (short-term rental)

D) AGRICULTURAL
   Community Garden

RESIDENTIAL BUILDING TYPES

   Single household
   Detached house
   Patio Home
   Cottage house development

LOT SIZE RESTRICTIONS

A) Lots abutting the exterior boundary of the subject property will have a minimum lot width (as determined under Section 90.060 of the Tulsa Zoning Code) of 50 feet, a minimum lot area (as determined under Section 90.020 of the Tulsa Zoning Code) of 5,500 square feet and a minimum lot area per unit (as determined under Section 90.030 of the Tulsa Zoning Code) of 5,500 square feet.

B) Lots not abutting the exterior boundary of the subject property will have a minimum lot width (as determined under Section 90.060 of the Tulsa Zoning Code) of 35 feet, a minimum lot area (as determined under Section 90.020 of the Tulsa Zoning Code) of 3,850 square feet and a minimum lot area per unit (as determined under Section 90.030 of the Tulsa Zoning Code) of 3,850 square feet.

OPEN SPACE

The areas that include the flood plain as illustrated on the concept plan provided will remain undisturbed except where street crossings, multipurpose trails, utilities and where stormwater detention areas are required. The vegetative undergrowth, trash, flood debris may be cleared and cleaned but tree cover in these areas will remain undisturbed.

SECTION III: Neighborhood Engagement

The applicant sponsored a public meeting for discussion about the planned residential project and has had discussions outside the public meeting with some of the interested neighborhood associations and surrounding property owners.

During the process leading up to the planning commission meeting staff has also independently met with members of the surrounding properties.

Amended 5.3  2-7-23

REVISED 10/18/2021
Staff Summary: Property owners in the surrounding community are generally opposed to the lot sizes being proposed. It is clear that the surrounding property owners are not opposed to residential development and generally support development with AG-R sized lots as an effort to integrate residential uses into the rural residential area especially along Lynn Lane.

Much of the opposition included discussions about lack of public infrastructure that will not support increased population and housing density. Lynn Lane (S. 177th East Avenue) and 11th street are flooded during heavy rain events.

SECTION IV: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site abuts existing neighborhood land uses and is bisected by a flood plain that will significantly affect site development opportunities. The abutting properties were developed with stub streets that anticipated street connectivity. The RS-5 district supports small lots but also allows a variety of home ownership options and is consistent with the New Neighborhood land use 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
An area of growth is a designation 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:
South Lynn Lane Road and East 11th Street are both considered a secondary arterial and planned for 4 lane traffic as population increases. Street right of way will be dedicated for that.

5. 4
REVISED 10/14/2021
planned arterial street construction during the subdivision compliance process. Staff is not aware of immediate plans for widening of Lynn Lane.

4th Street is considered a residential collector and the major street and highway plan and currently stubs into the east boundary of this site. The collector street requires a minimum of 60 feet of street right-of-way and wider pavement than the minimum residential street section.

East 4th Street and South 185th East Avenue are considered a residential collector. 4th street will be constructed as part of this planned development but will end up in a different configuration than shown on the major street and highway plan.

Trail System Master Plan Considerations: The trail system master plan does not provide guidance for trail plans in the flood plain area however the regulatory flood plain provides an opportunity for developers to include park and trail amenities that can be used by the surrounding property owners.
Small Area Plan: This site is included in the East Tulsa Neighborhood plan that was adopted in 2005. That plan has not been included in the current Tulsa Comprehensive plan however the plan is still referenced as part of any zoning consideration if it is included in the detailed study area. This site is approximately 2 miles east of the detailed study so no additional recommendations are included in the zoning analysis.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is undeveloped with rolling terrain and a mix of wooded areas and open fields on the north and east portions of the site and in the spunky creek tributary flood plain areas.

Environmental Considerations: This site is bisected by a tributary of Spunky Creek and the site design will be affected regulatory flood plain. Current flood maps show the FEMA flood hazard mapping ending near the east edge of this property. Preservation of the natural character of the flood plain and drainage areas is an important part of the development plan for this site. Preservation of the open space as illustrated on the concept plan included in this staff report is part of the Optional Development Plan standards in Section II.
Streets:

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<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<tbody>
<tr>
<td>South Lynn Lane Road</td>
<td>Secondary Arterial</td>
<td>100 feet</td>
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<tr>
<td>East 2nd Street South</td>
<td>None</td>
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<tr>
<td>East 4th Street South</td>
<td>Residential Collector</td>
<td>60 feet</td>
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Utilities:

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

<table>
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<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>
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</thead>
<tbody>
<tr>
<td>North</td>
<td>RS-1 and RS-3</td>
<td>Mixed Use Corridor and existing neighborhood</td>
<td>Stability where the existing neighborhood abuts the site: Growth in all other locations</td>
<td>Single family residential in the northeast quadrant of the site Undeveloped elsewhere</td>
</tr>
<tr>
<td>East</td>
<td>RD, RS-3 and AG</td>
<td>Existing and New Neighborhood</td>
<td>Stability where the existing neighborhood abuts the site: Growth in all other locations</td>
<td>Single family residential in the northeast quadrant of the site Undeveloped elsewhere</td>
</tr>
<tr>
<td>South</td>
<td>RS-3 and AG</td>
<td>New Neighborhood</td>
<td>Growth</td>
<td>Large lot undeveloped and residential</td>
</tr>
<tr>
<td>West</td>
<td>RS-1 and AG</td>
<td>New Neighborhood</td>
<td>Growth</td>
<td>Large lot undeveloped and residential</td>
</tr>
</tbody>
</table>

## SECTION V: Relevant Zoning History

**Subject Property:**

**ZONING ORDINANCE:** Ordinance number 11818 dated June 26, 1970, established zoning for the subject property.

**Surrounding Property:**

**Z-7327 June 2016:** All concurred in approval of a request for rezoning a 4.6+ acre tract of land from AG/OL to CS on property located East of SE/c South 177th East Ave. and East admiral Pl N.

**BOA-20554 August 2007:** The Board of Adjustment approved a Variance to permit minimum average lot width required in the AG district (Section 303), per plan, with condition for a copy of the right-of-way dedication to be submitted for the record after City Council approval; finding the hardship to be topographic because of the nature of the drainage and existing pond and finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district, on property located at 345 South Lynn Lane Road East.

**BOA-19817 May 2004:** The Board of Adjustment approved a Special Exception to permit a church and accessory uses in an AG zoned district, with conditions: no daycare center or school; comply with all codes and meet all requirements of Storm Water Management Department and Department of Environmental Quality regarding sewage system, on property located at 944 South 177th East Avenue.

**Z-5719 June 1982:** All concurred in approval of a request for rezoning a 4.59+ acre tract of land from RS-1 to CS & AG on property located East of the SE corner of South 177th East Avenue and East Admiral Place.

**BOA-9891 March 1978:** The Board of Adjustment approved a Variance to permit the rear yard requirements from 20' to 16' per plot plan submitted, on property located at 18106 East 3rd Street.

**BOA-9460 April 1977:** The Board of Adjustment approved a Variance to permit the side yard requirements from 10' to 5' to permit 5' on each side of the structures, subject to the elevations of Lots 17-21, Block 7, being approved by the City Engineer, in an RD District, on property located at South 181st East Avenue between 2nd Street and 4th Street.
BOA-4891 December 1965: The Board of Adjustment grants a permission to permit off street parking for church use in a U-2-A District on Lots 17 through 24, inclusive, Block 11, Capitol Hill Second Addition, on property located at Lots 17-24, Block 11, Capitol Hill 2nd ADDN.
Subject Tract

Z-7623

Aerial Photo Date: 2020/2021

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

Lynn Lane Neighborhood Association recommendations (Bruce Denny)

Petition opposing RS-5 zoning

Email Correspondence

Photographs of neighborhood

Photographs of street flooding and flood plain maps
LYNN LANE NEIGHBORHOOD ASSOCIATION
Bruce Denny 905 S. Lynn Lane Road Tulsa, Ok 74108  bcdenny@cox.net  (918) 350-8341

To: Dwayne Wilkerson, Principal Planner City of Tulsa  (918) 579-9475 dwilkerson@incog.org

Re: Z-7623 AG to RS-5

The LLNA steering group met yesterday evening on 10/11/2021 and discussed in detail Z-7623.

We are property owners and professionals, are in touch with the area and we want to see property values increase, not decrease. Our group is composed of builders, architects, engineers and doctors; we are experienced and have vision.

The consensus is RS-5 simply doesn’t fit, is much higher density than surrounding areas, is not needed and has too many negative possibilities.

We recommend AG-R zoning, single family, detached homes on 1 acre or more.

This would be a positive addition to the City of Tulsa with up-scale home sites that would provide stability and typically a larger tax base for the City of Tulsa with a smaller drain on Police/Fire/EMS services compared to a lot of smaller tract houses and multi-family housing units that likely would require more services and expenses and would likely not be as positive.

As you know, there are many problems with existing storm water issues and your previous staff comments stated that storm water studies ended on the east side of the property in question. I can assure you that Bee Creek at 700 S. Lynn Lane Road produces rushing water over the road with a sustained heavy rain, an area that neighbors call “Lynn Lane Pond”.

This area is in the Spunky Creek drainage basin. In July of 2021, Oak Grove and Rolling Hills Fire Departments rescued 2 teen boys from the rushing storm water crossing 11th St east of 193rd; their flooded-out car floated down the creek; they could have easily drowned!

Storm water and low-lying areas with a lot of limestone produce a lot of non-absorbed run-off water, then add to that roof tops and concrete; this may be just an area that is un-safe, un-feasible to build; we’re not against new neighborhoods: just make them good neighborhoods.

Heavy traffic moves too fast now on 2 lane roads, much of which is heavy truck traffic. Our water line on Lynn Lane breaks at least once a year and many are without tap water.

If this area can be built on at all, it must be so done carefully. The City of Tulsa has received national awards for making positive steps concerning storm water; this is definitely a problem area. We want to make Tulsa a positive place to live and play in.

Bruce Denny LLNA
I live on Lynn Lane Road (535) so will be directly effected by any zoning changes. I have numerous concerns about the proposed zoning change. My main concerns are stormwater management as the roads in this area flood on a regular basis already any time it rains hard and while Malcom Rosser said that any development can't ADD to the run off, we are having problems before they ever do anything. As far as the proposed retention ponds and such- that if fine if no one in the development adds storage sheds, patios, extra wide driveways, etc. We all know that will happen in any development. Since there are not street lights on the roads around the area in question, when driving at night, you generally are going to end up in the middle of the flooded areas before you even realize it. There are not any signs indicating most of the areas that are prone to flooding.

I would certainly like to see stormwater management studies done on the area in question before any zoning changes are allowed. The area residents that I have talked to and I have not been able to find any recent studies on this area.

I know we have had pictures submitted showing the houses in this area including the new homes being built and the proposed RS-5 does not fit with that in any way. Even the residents that I have spoken to in Rolling Hills (which is RS-3) are not happy with the idea of houses/lots that are half the size of their houses/lots. I believe whole heartedly that a much better fit for the current established residences would be Ag-R with 1 acre lots and single family detached homes.

I also have horses and a number of the other residents that would be up against the proposed development have horses, goats, chickens and other livestock that we are concerned about the affects of the proposed development. According to what Malcom Rosser presented to us, I could potentially have 4-5 houses along the back edge of my pasture and horses and livestock are considered “an attractive nuisance” or similar- where if the kids decide to climb over the fence to pet, feed, ride, or tease the horses without permission and get hurt, I am still liable for their injuries. I am not okay with that.

I also have concerns about traffic, we have 2 lane roads with 4 way stop signs and a “temporary” one lane bridge that has been awaiting repairs for over a year. If 200 to 400 new houses are added, there traffic will be out of control.

I have many other concerns but I realize that some of the above and many of my other concerns are out of your scope in decision making.

Thank you for reading this! Feel free to contact me with any questions you have.

Carol Best, DVM
Hi Dwayne - hope all is well with you. I am writing to give my family's input on this case. I am representing my father's living trust. His name is Bobby Burton Turner and his address is 631 South Lynn Lane. His property is probably the most affected of anyone near the development as he could have a large number of houses backing up to his property on two full sides.

We feel the zoning change is not appropriate because of the negative affect it will have on not only his property but the entire area. This is due to an inappropriately high density of residential possible in RS-5. As with most of the folks living in the area, my parents moved there for the large lot sizes, low densities and agricultural potential supporting large animals. None of these would mix well with high density residential.

All of the recent residential development has been larger houses on larger lots. The 50-year-old development of houses to the north (Rolling Hills) is not at all a good example of recent residential development trends in the area. We would consider supporting residential with a much larger lot size such as ½ to 1 acre.

Additionally, the Comprehensive Plan designations of “Stability” and “Change” areas is also flawed as it ignores (or possibly occurred before) most, if not all, of the positive recent residential development. How is a Small Area plan done? Is that an option we should pursue?

We would also like the following to be studied much more before any development is considered:

**Storm Water** - the natural creek that flows through the subject area is large and has a huge flow. The stormwater impact on the surrounding area would be huge with this much development, regardless of mitigation from retention. Water flow is an existing, documented problem on both Lynn Lane and 11th. This dense of a development would make it worse.

**Traffic** - traffic along Lynn Lane is pretty dangerous. In the current state, cars travel at high speed and the road is a narrow two lane road with no runoff or turn lanes. Both intersections at 11th and Admiral are not signalized. We request a traffic study along Lynn Lane and 11th to study the impact of the increased traffic. Traffic from Rolling Hills that is limited to Admiral access only would spill onto Lynn Lane and potentially 11th from the plan I have seen.

**Lighting** - the local street lighting is insufficient for the current traffic load much less an increased load.

**Utilities** – My father’s place has routine water line breaks along Lynn Lane, power outages, and there is no sanitary sewer.

**Noise** - many of the local residents moved to the area for the peaceful rural nature of low density development with lots of space between houses. Hundreds of new houses in the middle of the acreages would have a negative effect on the overall quality of living.
Thank you for your help, please let me know if you have any questions. My cell phone is below.

JAMES E. TURNER, AIA
PRINCIPAL | CHIEF ADMINISTRATION OFFICER

D: 918.346.6806
O: 918.877.6000
M: 918.688.1768

WWW.CYNTERGY.COM | IT’S RELATIONSHIPS WE BUILD
Mr. Wilkerson

My name is Matt Edwards, I live at 530 S Lynn Lane Road in Tulsa. I also own 532 S. Lynn Lane Road.

I purchased 10 acres about 10 years ago that had an older run down house on it at 532 S Lynn Lane Road and completely remodeled it. I then split 3.5 acres off the 10 acres at 532 and built a large custom built home and its address became 530. At that time this area was really starting to change. Older properties were being remodeled and 5 to 10 acre lots were being developed into nice size custom homes. The area continues to develop in that direction with several new large homes being built in just the past two years.

Lynn Lane and part of 11th Street to the East of Lynn Lane were really starting to become a little gem for this side of town. People were making a sizable investment to develop these small acreage lots. In the past two years the houses that have been constructed are in the 500-700 thousand range. My house and the smaller house I own next to me have a total value of around 900 thousand in today's market.

Everyone making the investment in the area knew the prominent existing zoning was AG so the thought of sinking a lot of money in this area of town was risky but we thought we were giving up the luxury of South Tulsa for a little piece of the country, in the city.

Now we are faced with this request for a change in zoning. The zoning they are requesting, R5, is the the least restrictive of all the residential zoning codes. Rezoning to this density would be like me wanting to go to downtown Tulsa and ask to rezone a city block from what it is now to AG. Would that make sense? Of course not. A house and a barn in the middle of an existing downtown city district would be ridiculous. The most obvious reason being a house and barn don't fit the existing developed area. I feel like that's what the developer is trying to do in my area.

We have lets say 20 properties on acreages, many with livestock, and they want to back up lots against some of these existing pastures that house these livestock. Existing fencing just isn't sufficient to keep small children or pets out of the way of, in some cases, dangerous and/or expensive animals. How is that ever going to work?

If you, or the board aren't familiar with this particular area, the Casino in Catoosa has really affected the area pretty hard. It has brought a lot of not so nice people into the area. In the past 5 years I've had both my personal vehicles stolen, my house broke into, two trailers stolen, and an ATV stolen. This Saturday night they broke into my truck and stole my tools. I always felt this area with large plots of land sort of acted as a "buffer" between the City of Tulsa and the Casino. You start putting high density developments here and you are really opening the doors for crime to move further into Tulsa from this direction.

I get we can't stop or expect to stop progress. All my neighbors know things are going to change but we have all invested large sums of money into making this part of Tulsa better and I don't see R5 zoning in this area bringing any value to this part of our City.

As a native Tulsan of 57 years, I care about the City and want it to be the best it can be. I understand more housing is needed I just wish some common sense could be used and that the developer would make the lots 1 acre so we at least have some chance of getting houses built that match what we have already started building here over these past 10 years.

The attorney for the applicant told us that the only way to make this development financially feasible is to get as many houses built and crammed in there as possible. (Maybe not his exact words but that's the jest of it) Its all dollars and cents with them. Build a ton of small cracker box houses, or in R5 zoning, duplexes for that matter, build them cheap, make their money and move on. Is that how we want zoning changes to work? Its all about how to make money and forget about the investments that have already been made in that community? I hope not.
Speaking of the applicants attorney, the residents of this area cannot get any answers to what type of project this is even going to be. R5 zoning can be just about anything except mobile homes. We have asked for lot sizes, values of the proposed homes, type of homes, type of construction, etc. The fact we cant get any of these details leads us only to believe they have something planned that they know we would be upset about so they are choosing to try and get this zoned and once they get R5 they know we cant do anything about it.

I know you have a comprehensive plan your working with and your hands are tied so to speak. I get it. It fits the plan so you cant really object to the reasoning behind their request. 'I'm hoping that the voices of the Lynn Lane residents will be heard at some point in this process and the City, the developer, and the existing residents can land on some type of zoning that protects the area and the value of the houses that have been built here.

Of course the R5 zoning not fitting this area is my major concern, we as a group also have a whole host of other reasons we think R5 is not appropriate. We have existing storm water flooding that drains thru that area, we are concerns about increased traffic from this new development and the traffic that will now have access to this new development from Rolling Hills. Water line breaks on Lynn Lane that are becoming about an every 90 day event, (Check with the water dept. They are VERY familiar with this one mile strip of road) and several other items I'm sure that will be brought up during our time to be heard at City Hall.

Thank you for taking the time to read this. If you have any suggestions on how my voice can be better heard please let me know. Please feel free to forward this email to anyone at the City that you feel may need to hear my objection.

Thanks Matt Edwards Stay Green, Inc. 532 S. Lynn Lane Road Tulsa, OK 74108 P: 918-693-6590 F: 918-437-1334 email: edwardsgc@sbcglobal.net
From: Wilkerson, Dwayne  
Sent: Thursday, October 14, 2021 8:17 AM  
To: Sawyer, Kim  
Subject: Fwd: Lynn Lane Z7623

Sent from my iPhone

Begin forwarded message:

From: "Wilkerson, Dwayne" <DWilkerson@incog.org>  
Date: October 14, 2021 at 8:16:04 AM CDT  
To: Nikki Burress <nikkilburress@gmail.com>  
Subject: Re: Lynn Lane Z7623

Thanks for your email and sorry I have missed your calls. I am out of the office today and tomorrow and am happy to talk in more detail when I return.

Dwayne

Sent from my iPhone

On Oct 13, 2021, at 8:17 PM, Nikki Burress <nikkilburress@gmail.com> wrote:

Dear Mr. Wilkerson,

I have left a couple of voicemails for you concerning Z7623 and Mr. Denny. He does not represent all of Lynn Lane and there is not a Lynn Lane Association. There is a very small group, but they do not represent the land owners like my father that has been on Lynn Lane since 1949 and several other homeowners have been for 20 plus years and are connected to the actual land borders. Please feel free to call me if you would like to discuss this further.

Please send any and all communications or updated reports to me so we may continue to work with you and Mr. Rosser and hopefully find a plan that works for everyone.

Below is a copy of an email I sent to Mr. Rosser

Thank you  
Nikki Capshaw Burress  
918-629-8792

-----------------------------------
Dear Mr. Rosser,

I have not received the updated proposed plan you gave to Mr. Wilkerson or his responses or concerns. Could you please forward all of this to me as soon as possible?

I shared my concerns with you concerning Bruce Denny and would appreciate if we could be given the information directly.

Also, I may have some photographs that may interest you concerning the storm water run off from the recent storms.

Thank you again for everything!
Nikki Burress
(918)629-8792

Sent from my iPad
To Whom It May Concern:

We are writing to you as concerned citizens. We have lived in our house for 24 years. A developer is trying to buy the 90 acres next door to us, and is trying to have the 90 acres re-zoned as RS-5. It is our understanding that with the RS-5 zoning the lot sizes are very small. Which would result in very small houses and/or apartments and way too many dwellings on one piece of land. All of our neighbors are concerned by this possibility. We are all members of the Lynn Lane Neighborhood Association.

Obviously with 300-400 new houses comes a lot of serious problems. For example: water issues, sewer issues, traffic issues, flooding, and more crime. Some of this land is in a flood zone. The developer’s plan will result in way too many houses for a small area. This 90 acres has always been zoned as agricultural. This land is around 7th and Lynn Lane Road (177th East Avenue) in the city of Tulsa. It is located south and east of the current Rolling Hills area, south of Admiral between Lynn Lane and 193rd East Avenue. The zone hearing is being held October 6th, 2021.

Many of our neighbors have voiced negative opinions as we all live on acreages. Most everyone lives out here to have peace, quiet, and space. All the people own 2.5 to 10 plus acres that they have built new homes on. A development of this nature will drop property values and damage our serene way of life. This will affect several citizens.

We are asking for your assistance in getting this zoning process stopped and leave this land as agricultural. Thank you for your time and prompt attention to this matter.

Sincerely,

Mary Mangrum and Kim Harris
723 South Lynn Lane Road
Tulsa, Oklahoma 74108
918-234-3069
Re: Proposed housing addition in Tulsa and impact to Catoosa Rolling Hills

yes - I will make that correction when I speak with them on Tuesday. Doing this and tax returns is a bit of a challenge.

Thank you for the proof read

On Saturday, October 2, 2021, 03:42:14 PM CDT, Bruce Denny <bcdenny@cox.net> wrote:

P.S. I noticed you said RS -3 in your text; I think you mean RS-5? Bruce

Sent from my iPhone

On Oct 2, 2021, at 3:39 PM, Bruce Denny <bcdenny@cox.net> wrote:

Thank you Valorey! Every effort to get an actual representative from any of those agencies at the meeting on Wednesday would be very important. Thank you so much! Bruce

Sent from my iPhone

On Oct 2, 2021, at 3:11 PM, Valorey Totten <valoreytotten@yahoo.com> wrote:

----- Forwarded Message ----- 
From: Valorey Totten <valoreytotten@yahoo.com>
To: Fred Williams <fwilliams@cityofcatoosa.org>; Eddie Faulkner <efaulkner@cityofcatoosa.org>; Greg Miller <rockinmranch23@yahoo.com>
Sent: Saturday, October 2, 2021, 03:05:35 PM CDT
Subject: Proposed housing addition in Tulsa and impact to Catoosa Rolling Hills

Bruce Denny of the Lynn Lane Neighborhood Association (918) 350-8341 is leading the charge to reject this rezoning request from AG to R2 for various reasons. Please feel free to call him directly as he is very interested in having representation from the City of Catoosa and Rolling Hills to assist in the protest at the City of Tulsa on October 6, 2021. Meeting is at 175 E 2nd St Tulsa, OK 74103 at 1pm.
I personally have property in Tulsa County and Wagoner County that are already affected by the water problems that are inherent in this area. Catoosa residents in Rolling Hills areas have previously witnessed the negative impact when development in the City of Tulsa has impacted the City of Catoosa drainage issues.

My opposition at this time to this rezoning request is because of the following issues:

There have not been any reports submitted by engineers on surface drainage impact. There should be at least a drainage impact study reporting the land use and hydrologic changes with storage capacity specifications to alleviate negative impact to downstream flooding.

This proposed housing addition straddles flood plain areas at many points. The floodplain maps have not been updated in this area for years as there was no population impacted. I think there should be an updated flood plain study before any development.

To my knowledge, there was not been any notification of this zoning change to City of Catoosa or Wagoner County government officials. The proposed number of additional residents at zoning level would certainly impact shared resources such as police and fire. Although this is City of Tulsa, the fire departments of Rolling Hills and Catoosa would be requested to respond as they are the closest departments and often share emergency response.

The flooding issues are already present on the major streets and increased traffic will create more stalled cars in deep water creating wrecks and water rescue situations both in Tulsa and Wagoner counties.
“NO THANKS” to Re-zoning request Z-7623!

We oppose re-zoning an 89 acre Agricultural area south of Admiral and east of Lynn Lane Rd to High Density Residential houses! (AG to RS-5)

This is the absolute smallest size lot that can be had in the City of Tulsa, less than HALF the size of lots in Rolling Hills!! This could be over 500 or more houses!! It’s too intense, we’ve already got storm-water run-off issues and we don’t need MORE traffic!

Name: Dallas Mulligan
Signature: [signature]
Address: 2095 S 182nd E Ave Tulsa, OK 74108

Name: Kathleen Mykoff
Signature: [signature]
Address: 18203 E. 2nd St. Tulsa, OK 74108

Name: Joseph Lovett
Signature: [signature]
Address: 18190 E. 2nd St. Tulsa, OK 74108

Name: Sandra Lawson
Signature: [signature]
Address: 1803 E 2nd St. Tulsa, OK 74108

Name: Darin Freeman
Signature: [signature]
Address: 1816 E 2nd St. Tulsa, OK 74108

Name: Almendare
Signature: [signature]
Address: 227 S 183rd E Ave. Tulsa, OK 74108

Name: Phyllis Maxwell
Signature: [signature]
Address: 231 S 183rd E Ave. Tulsa, OK 74108

Name: Jack Stafford
Signature: [signature]
Address: 245 S 183rd East Ave Tulsa, OK 74108

Name: Richard Prince
Signature: [signature]
Address: 261 S 183rd E Ave Tulsa, OK 74108
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<tr>
<th>Name</th>
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<tbody>
<tr>
<td>Billy Titchen</td>
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<td>865 S 183 E Ave Tulsa OK 74108</td>
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<td>Connie Smith</td>
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<td>18404 E 4th St 74108</td>
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<td>Jodi Roseburg</td>
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<td>13322 E 4th St Tulsa OK 74108</td>
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<td>Larry Yamboldt</td>
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<td>501 S 184th East Ave Tulsa OK 74108</td>
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<td>Scott Tribble</td>
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<td>269 S 184th E. Ave</td>
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<td>Lynn K Mitchell</td>
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<td>251 S 184th East Ave Tulsa OK 74108</td>
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<tr>
<td>Rebecca L Hopper Mitchell Jr</td>
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<td>251 S 184th East Ave Tulsa OK 74108</td>
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<td>Timothy R. Mitchell Jr</td>
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<td>Cody McInturf</td>
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<td>Alyssa McInturf</td>
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<td>Samantha Dougherty</td>
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<td>James Peterson</td>
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<td>Rose Barnes</td>
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<td>Edward Barnes</td>
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<td>Scott Barger</td>
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<td>320 S 185th E Ave</td>
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<td>Jason Loring</td>
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<td>211 S. 185th E Ave, Tulsa, OK 74108</td>
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<td>Cynthia Hernandez</td>
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<td>850 E 2nd Street, Tulsa, OK 74108</td>
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<tr>
<td>Robbie Wayne</td>
<td>Z. H. W.</td>
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<td>Address</td>
<td>217 S. 185th E Ave, Tulsa, OK 74108</td>
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<td>Alisha Wayne</td>
<td>A. W.</td>
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<td>Address</td>
<td>217 S 185th E Ave Tulsa, OK 74108</td>
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<td>Edith Millsap</td>
<td>E. M.</td>
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<td>Address</td>
<td>18522 East 2nd St. Tulsa, OK 74108</td>
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<td>Jerrod Millsap</td>
<td>J. M.</td>
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<td>Address</td>
<td>18502 E 2nd St.</td>
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<td>Shuntara Shaw</td>
<td>S. S.</td>
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<td>Address</td>
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<td>John Nixon</td>
<td>J. N.</td>
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<td>James Eadsen</td>
<td>J. E.</td>
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<td>Address</td>
<td>155 184 E Pl, 74108</td>
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<td>Brenda Wilmore</td>
<td>B. W.</td>
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<td>Address</td>
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<td>Kristen Wells</td>
<td>K. W.</td>
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<td>Address</td>
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We oppose re-zoning an 89 acre Agricultural area south of Admiral and east of Lynn Lane Rd to High Density Residential houses! (AG to RS-5)

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<table>
<thead>
<tr>
<th>Name</th>
<th>Signature</th>
<th>Address</th>
<th>City, State, Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>Venus A Little</td>
<td></td>
<td>18117 E. 3rd St. Tulsa, OK 74108</td>
<td></td>
</tr>
<tr>
<td>Devon E. Depp</td>
<td></td>
<td>2602 S 181st E Ave, Tulsa, OK 74108</td>
<td></td>
</tr>
<tr>
<td>Roman Jasinski</td>
<td></td>
<td>5414 S. Gillette, Tulsa, OK 74105</td>
<td></td>
</tr>
<tr>
<td>Andrea Smith</td>
<td></td>
<td>102 N. 44th E Ave, Tulsa, OK 74105</td>
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</tr>
<tr>
<td>Joan Lewis</td>
<td></td>
<td>18104 E. 34th St., Tulsa, OK 74108</td>
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<tr>
<td>Ivan Albro</td>
<td></td>
<td>11810 E. 41st St., Tulsa, OK 74107</td>
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<tr>
<td>Joshua A. Parsons</td>
<td></td>
<td>409 S. 18th Ave, Tulsa, OK 74105</td>
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<tr>
<td>Heather Parsons</td>
<td></td>
<td>409 S. 185th E Ave, Tulsa, OK 74108</td>
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<tr>
<td>Dawn Wells</td>
<td></td>
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<thead>
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<tr>
<td>Tony McCaig</td>
<td></td>
<td>219 S 181st E Ave, Tulsa, OK 74108</td>
</tr>
<tr>
<td>Lisa Wilke</td>
<td></td>
<td>213 S 181st E Ave, Tulsa, OK 74108</td>
</tr>
<tr>
<td>Manuel Noel Jr.</td>
<td></td>
<td>204 S 181st E Ave, Tulsa, OK 74108</td>
</tr>
<tr>
<td>Ubaldo Herrera</td>
<td></td>
<td>205 S 181st E Ave, Tulsa, OK 74108</td>
</tr>
<tr>
<td>Bryan Reider</td>
<td></td>
<td>203 S 181st East Ave, Tulsa, OK 74108</td>
</tr>
<tr>
<td>Brandon Bowline</td>
<td></td>
<td>228 S 181st E Ave, Tulsa, OK 74108</td>
</tr>
<tr>
<td>Pauline Letterman</td>
<td></td>
<td>236 S 181st E Ave, Tulsa, OK 74108</td>
</tr>
<tr>
<td>Lori Phelps</td>
<td></td>
<td>242 S 181st E Ave</td>
</tr>
<tr>
<td>Dan Young</td>
<td></td>
<td>250 S 181st E Ave, Tulsa, OK 74108</td>
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Name: Donna Willhoite  Signature: Donna Willhoite
Address: 256 S. 181st Ave. Tulsa, OK 74108

Name: Daniel Betzge  Signature: D. Betzge
Address: 18119 E. 41st St.

Name: Patrick Plumele  Signature: Patrick Plumele
Address: 18125 E. 41st St.

Name: Michael Toy  Signature: Michael Toy
Address: 18131 E. 7th Street

Name: Doug Barr  Signature: Doug Barr
Address: 341 So. 182nd E. AU

Name: Mark Sommar  Signature: Mark Sommar
Address: 18168 E. 3rd Place

Name: Julia Truett  Signature: Julia Truett
Address: 1610 P E 3rd St. Tulsa

Name: Ted Jacobs  Signature: Ted Jacobs
Address: 18110 E 3rd Street

Name: Austin Ganti  Signature: Austin Ganti
Address: 371 S 184th E. Ave
“NO THANKS” to Re-zoning request Z-7623!
We oppose re-zoning an 89 acre Agricultural area south of Admiral and east of Lynn Lane Rd to High Density Residential houses! (AG to RS-5) This is the absolute smallest size lot that can be had in the City of Tulsa, less than HALF the size of lots in Rolling Hills!! This could be over 500 or more houses!! It’s too intense, we’ve already got storm-water run-off issues and we don’t need MORE traffic!

Name: Michael David Kisamee
Address: 237 S 184 E AVE. Tulsa OK 74108
Signature: 

Name: Michael J. Kisamee
Address: 237 S 184 E AVE. TULSA, OK 74108
Signature: 

Name: Robert D. Smith
Address: 231 S 184 E AVE. Tulsa, OK 74108
Signature: 

Name: Louana Smith
Address: 231 S 184 E AVE Tulsa, OK 74108
Signature: 

Name: Emmanuel Cijano
Address: 18319 E. 2nd St Tulsa, OK
Signature: 

Name: Maferia Hanis
Address: 18319 E. 2nd St Tulsa, OK
Signature: 

Name: Kelsie Moody
Address: 10028 E 47th St.
Signature: 

Name: Justin Veeger
Address: 10210 E 24th St.
Signature: 

5.37
“NO THANKS” to Re-zoning request Z-7623!
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Name: Brock Clark  Signature: Brock Clark
Address: 236 S 183rd East Ave Tulsa, OK 74106

Name: Paul Cacy  Signature: Paul Cacy
Address: 241 S. 183rd E. Ave Tulsa, OK 74108

Name: Susan Atkinson  Signature: Susan Atkinson
Address: 246 South 183rd E. Ave

Name: Tom Burk  Signature: Tom Burk
Address: 246 South 183rd E. Ave

Name: Michael Morris  Signature: Morris
Address: 270 S 184th E Ave

Name: Doreen Barnkus  Signature: Doreen Barnkus
Address: 18304 E 4th St

Name: Mike Hill  Signature: Mike Hill
Address: 270 S 184th E Ave

Name: Jennifer Sligh  Signature: Jennifer Sligh
Address: 770 S. 184th E. Ave

Name: Joni Rake  Signature: Joni Rake
Address: 2087 S. 184th E Ave

5.38
“NO THANKS” to Re-zoning request Z-7623!
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Name: Dusty Bulley
Address: 18112 E 3rd Pl, Tulsa, OK 74108

Name: Linda Corrie
Address: 18108 E 3rd St

Name: Suul Romer
Address: 2155 192nd East Ave, Tulsa, OK 74108

Name: Beth Happen
Address: 2145 182nd East Ave, Tulsa, OK 74108

Name: Robert Mecum
Address: 115 S 183rd E Ave, Tulsa, OK 74108

Name: Karon Calhoun
Address: 1827 E 2 St, Tulsa, OK 74108

Name: Linda Brown
Address: 218 S 183rd East Ave, Tulsa, OK 74108

Name: Kevin Henson
Address: 237 S 183rd Pl, Tulsa, OK 74108
“NO THANKS” to Re-zoning request Z-7623!
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Name: Tony U. Shelton  Signature: 
Address: 365 S. 185th E. Ave

Name: Shanna Miller  Signature: 
Address: 365 S. 185th E. Ave

Name: Jason Shelton  Signature: Jason Shelton
Address: 365 S. 185th E. Ave

Name: Spencer Bridger  Signature: 
Address: 341 S. 183rd C. Ave

Name: Lynn Welty  Signature: Lynn Welty
Address: 321 S. 183rd E. Ave

Name: Mike Read  Signature: Mike Read
Address: 711 S. 185th E. Ave

Name: Randy Branchfield  Signature: 
Address: 229 S. 185th E. Ave

Name: Ruth Cook  Signature: Ruth Cook
Address: 244 S. 185th E. Ave
"NO THANKS" to Re-zoning request Z-7623!
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Name: Jose E. Lambard Signature: Joe Lambard
Address: 18027 E 32nd Tulsa OK 74108

Name: Trace Moore Signature: Trace Moore
Address: 245 S 181st East Ave Tulsa OK 74108

Name: Amy Calico Signature: A Calico
Address: 245 S 181st E Ave Tulsa OK 74108

Name: Barbara Hubbs Signature: Barbara Hubbs
Address: 2103 S 181st Ave

Name: Lindsey Metz Signature: Lindsey Metz
Address: 18114 E 47th Pl

Name: Becky Tubby Drake Signature: Becky Tubby Drake
Address: 18128 E 47th St.

Name: Mary London Signature: Mary London
Address: 337 S 182nd E Ave Tulsa 74108

Name: David Cade Signature: David Cade
Address: 337 S 182nd Ave Tulsa 74108
“NO THANKS” to Re-zoning request Z-7623!
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Name: Bob White
Address: 19801 E 7th
Tulsa

Name: Kevin Brewer
Address: 2675 S. 181st E. Ave
Tulsa

Name: Jamie Arrayo
Address: 18110 E. 4th St.
Tulsa, OK 74108

Name: Ivan Arrayo
Address: 18110 E. 4th St.
Tulsa, OK 74108

Name: Joy Engles
Address: 18522 E 11th St.
Tulsa, OK 74108

Name: Vincent Fortune
Address: 19027 E 11th St.
Tulsa, OK 74108

Name: Brandi Holland
Address: 1807 E. 11th St.
Tulsa, OK 74108

Name: Jose A. Poblete
Address: 18010 E 11th St.
Tulsa, OK 74108
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Name: Ximen Reledo
Signature: Ximen Reledo
Address: 18010 E 11th St. Tulsa, OK 74108

Name: Albert Crowe
Signature: Albert Crowe
Address: 9055 S 193rd E. Ave. Tulsa, OK

Name: Sid Schmoker
Signature: Sid Schmoker
Address: 17702 E. Admiral Pl. 74105

Name: Angie Schmoker
Signature: Angie Schmoker
Address: 17702 E. Admiral Pl. 74105

Name: Rob Strong
Signature: Rob Strong
Address: 525 S. Lynn Lane, Tulsa, OK

Name: Glen Whitworth
Signature: Glen Whitworth
Address: 343 S. Lynn Lane Tulsa, OK

Name: Sarojani Adin
Signature: Sarojani Adin
Address: 788 S. Lynn Lane Tulsa, OK 74108

Name: Donna Mac Jasae
Signature: Donna Mac Jasae
Address: 1720 E. Admiral Pl. Tulsa, OK 74116
“NO THANKS” to Re-zoning request Z-7623!
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Name: Kellie Ellis
Address: 250 S. 183 E Ave, Tulsa, OK 74108

Name: Jimmy Ellis
Address: 250 S. 183 E Ave, Tulsa, OK 74108

Name: Marinda Brown
Address: 317 S. 182nd E Ave, Tulsa, OK 74108

Name: Toda Brown
Address: 317 S. 182nd E Ave, Tulsa, OK 74108

Name: Jessica Brown
Address: 317 S. 182nd E Ave, Tulsa, OK 74108

Name: Beverly Arthur
Address: 10508 E. 41st St, S., Tulsa, OK 74108

Name: Carol Best
Address: 535 S. Lynn Lane Rd, Tulsa, OK 74108

Name: Bruce Denny
Address: 905 S. Lynn Lane Rd, Tulsa, OK 74108

Name: Claudia Denny
Address: 905 S. Lynn Lane Rd, Tulsa, OK 74108

5:44
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Name: Janeen Zillman  
Signature: Janeen Zillman  
Address: 18579 E. 3rd St.  

Name: Sarah Rothman  
Signature: Sarah Rothman  
Address: 18585 E. 3rd St. Tulsa OK 74105
“NO THANKS” to Re-zoning request Z-7623!
We oppose re-zoning an 89 acre Agricultural area south of Admiral and east of Lynn Lane Rd to High Density Residential houses! (AG to RS-5) This is the absolute smallest size lot that can be had in the City of Tulsa, less than HALF the size of lots in Rolling Hills!! This could be over 500 or more houses!! It’s too intense, we’ve already got storm-water run-off issues and we don’t need MORE traffic!

Name | Signature
---|---
Justin Speel | 
Address 246 S 184th E Ave

Name | Signature
---|---
Pete Gagné | 
Address 295 S 184th

Name | Signature
---|---
Jewels Steed | 
Address 242 S 184th E Ave Tulsa, OK 74108

Name | Signature
---|---
Nicole Steed | 
Address 236 S 184th E Ave Tulsa, OK 74108

Name | Signature
---|---
Kyle Dunagan | 
Address 236 S 184th E Ave Tulsa, OK 74108

Name | Signature
---|---
Tommy Shew | 
Address 228 S 184th E Ave

Name | Signature
---|---
name_2 | 
Address_2

Name | Signature
---|---
name_3 | 
Address_3
“NO THANKS” to Re-zoning request Z-7623!
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Name Regina Sparks Signature Regina Sparks
Address 17302 E Admiral Pl. Tulsa, OK 74116

Name Dena Henson Signature Dena Henson
Address 7216 S. Lynn Lane Rd. Tulsa, OK 74108

Name Nathan Henson Signature Nathan Henson
Address 722 S. Lynn Lane Rd. Tulsa, OK 74108

Name Candace Henson Signature Candace Henson
Address 722 S. Lynn Lane Rd. Tulsa, OK 74108

Name Jason Henson Signature Jason Henson
Address 724 S Lynn Lane Rd. Tulsa, OK 74108

Name Theresa Henson Signature Theresa Henson
Address 724 S. Lynn Lane Rd. Tulsa, OK 74108

Name Signature
Address

Name Signature
Address

Name Signature
Address

Name Signature
Address

5.47
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Name ___________________________ Signature ___________________________
Address ___________________________

Name ___________________________ Signature ___________________________
Address ___________________________

Name ___________________________ Signature ___________________________
Address ___________________________

Name ___________________________ Signature ___________________________
Address ___________________________

Name ___________________________ Signature ___________________________
Address ___________________________
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John Doe
Address 17220 Admiral Pl Tulsa OK 74112

Jen Jones

Name Derrick Roberts
Signature
Address 17515 E 11th St Tulsa 74108

Name
Signature
Address

Name
Signature
Address

Name
Signature
Address

Name
Signature
Address

Name
Signature
Address

Name
Signature
Address

Name
Signature
Address

Name
Signature
Address
I oppose ZONING CHANGE REQUEST Z-7623! (AG to RS-5)

Name: Beverly Chesney  Signature: Beverly Chesney
Address: 18105 E. 11th St. Tulsa, OK 74108

Name: David Chesney  Signature: David Chesney
Address: 18105 E 11th  Tulsa, OK 74108

Name: Linda M. Moss  Signature: Linda M. Moss
Address: 18224 E. 4th St. Tulsa, OK 74108

Name: ___________________  Signature: ___________________
Address: ___________________

Name: ___________________  Signature: ___________________
Address: ___________________

Name: ___________________  Signature: ___________________
Address: ___________________

Name: ___________________  Signature: ___________________
Address: ___________________

Name: ___________________  Signature: ___________________
Address: ___________________

Name: ___________________  Signature: ___________________
Address: ___________________
Yes, I’ve seen the water!! (Z- 7623) How many neighbors have seen the storm waters running and standing high as 6in, 8in and 1 foot OVER the roads??

(Check all that apply)
A) 700 S. Lynn Lane Road (Bee Creek)?
B) The intersection of 11th and Lynn Lane Road?
C) 18700 E. 11th St (Bee Creek)?
D) Near Lee’s Feed Store @ 19015 E. 11th Street?
E) South 193rd (County Line Road) near 3rd Street?
F) In the back yards near E. 181st and S. 4th street?
G) Many neighbors can verify their property remains soft & soggy most of the year!!

Other areas of concern or comments:

Name: Albert Crowe  Signature: 
Address: 905 S 193rd E Ave, Tulsa

We are neighbors & friends just like you that want to protect & preserve our property!
If you would like to help, get signatures or more info contact: Lynn Lane Neighborhood Assoc, Bruce Denny. (918) 350-8341  bcdenny@cox.net
Yes, I’ve seen the water!! (Z- 7623)
How many neighbors have seen the storm waters running and standing high as 6in, 8in and 1 foot OVER the roads??

(Check all that apply)
A) [ ] 700 S. Lynn Lane Road (Bee Creek)?
B) [ ] The intersection of 11th and Lynn Lane Road?
C) [ ] 18700 E. 11th St (Bee Creek)?
D) [ ] Near Lee’s Feed Store @ 19015 E. 11th Street?
E) [x] South 193rd (County Line Road) near 3rd Street?
F) [ ] In the back yards near E. 181st and S. 4th street?
G) [ ] Many neighbors can verify their property remains soft & soggy most of the year!!

Other areas of concern or comments:

Name
Address

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Bruce Denny. (918) 350-8341  bcdenny@cox.net
Yes, I’ve seen the water!! (Z-7623)

How many neighbors have seen the storm waters running OVER the roads a FOOT DEEP or more??

(Check all that apply)

A) [ ] 700 S. Lynn Lane Road (Bee Creek)?
B) [ ] The intersection of 11th and Lynn Lane Road?
C) [ ] 18700 E. 11th St (Bee Creek)?
D) [ ] Near Lee’s Feed Store @ 19015 E. 11th Street?
E) [✓] South 193rd (County Line Road) near 3rd Street?
F) [ ] In the back yards near E. 181st and S. 4th street?
G) [✓] Many neighbors can verify their property remains soft & soggy most of the year!!

Other areas of concern:

400 by 300 ft area over a foot deep when we get heavy rain, 50 or 60 times a year

Name ___________________________ Signature ___________________________

Address 18105 E 11th

Be at the TMAPC ZONING meeting on Oct 6, 2021 at 1:00 pm and show your support!!

We are neighbors & friends just like you that want to protect & preserve our property!

If you would like to help, get signatures or more info contact: Lynn Lane Neighborhood Assoc. Bruce Denny. (918) 350-8341 bcdenny@cox.net
Yes, I’ve seen the water!! (Z- 7623)
How many neighbors have seen the storm waters running and standing high as 6in, 8in and 1 foot OVER the roads??

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A) [ ] 700 S. Lynn Lane Road (Bee Creek)?
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C) [ ] 18700 E. 11th St (Bee Creek)?
D) [ ] Near Lee’s Feed Store @ 19015 E. 11th Street?
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F) [ ] In the back yards near E. 181st and S. 4th street?
G) [ ] Many neighbors can verify their property remains soft & soggy most of the year!!

Other areas of concern or comments:

Name: Bill Leonard
Address: 19015 E. 11th St, Tulsa, OK 74108
Signature: Bill Leonard

We are neighbors & friends just like you that want to protect & preserve our property!
If you would like to help, get signatures or more info contact: Lynn Lane Neighborhood Assoc.
Bruce Denny: (918) 350-8341 bcdenny@cox.net
Yes, I've seen the water!! (Z- 7623)

How many neighbors have seen the storm waters running and standing OVER the roads??

(Initial all that apply)

A) [ ] 700 S. Lynn Lane Road (Bee Creek)?
B) [ ] The intersection of 11th and Lynn Lane Road?
C) [ ] 18700 E. 11th St (Bee Creek)?
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E) [ ] South 193rd (County Line Road) near 3rd Street?
F) [ ] In the back yards near E. 181st and S. 4th street?
G) [ ] Many neighbors can verify their property remains soft & soggy most of the year!!

Other areas of concern or comments:

Lynn Lane at Admiral!

Name: John P. Jones
Signature: [Signature]
Address: 17220 E. Admiral Plc. Tulsa, OK 74116

We are neighbors & friends just like you that want to protect & preserve our property!

If you would like to help, get signatures or more info contact: Lynn Lane Neighborhood Assoc. Bruce Denny. (918) 350-8341 bcdenny@cox.net  R9-29
Yes, I’ve seen the water!!  (Z- 7623)
How many neighbors have seen the storm waters running and standing high as 6in, 8in and 1 foot OVER the roads??

(Initial all that apply)
A) [ ] 700 S. Lynn Lane Road (Bee Creek)?
B) [ ] The intersection of 11th and Lynn Lane Road?
C) [ ] 18700 E. 11th St (Bee Creek)?
D) [ ] Near Lee’s Feed Store @ 19015 E. 11th Street?
E) [ ] South 193rd (County Line Road) near 3rd Street?
F) [ ] In the back yards near E. 181st and S. 4th street?
G) [ ] Many neighbors can verify their property remains soft & soggy most of the year!!

Other areas of concern or comments:
I was unable to mow my ditches for a year because too wet

Name Carol Best    Signature Carol Best
Address 535 S Lynn Lane Road

We are neighbors & friends just like you that want to protect & preserve our property!
If you would like to help, get signatures or more info contact: Lynn Lane Neighborhood Assoc.
Bruce Denny: (918) 350-8341  bcdenny@cox.net
Yes, I’ve seen the water!! (Z- 7623)
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G)[ ] Many neighbors can verify their property remains soft & soggy most of the year!!

Other areas of concern or comments:

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If you would like to help, get signatures or more info contact: Lynn Lane Neighborhood Assoc.
Bruce Denny (918) 350-8341 bcdenny@cox.net

There is a stormwater drain on the east side of my property. When it rains it floods my property and will not drain to the creek that it is intended to go to. This has been an ongoing issue since 1992. I’ve reached out many times for help from the city. I’m tired of IT!
Yes, I’ve seen the water!! (Z-7623)
How many neighbors have seen the storm waters running and standing high as 6in, 8in and 1 foot OVER the roads??

(Check all that apply)
A) [X] 700 S. Lynn Lane Road (Bee Creek)?
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D) [ ] Near Lee’s Feed Store @ 19015 E. 11th Street?
E) [X] South 193rd (County Line Road) near 3rd Street?
F) [ ] In the back yards near E. 181st and S. 4th street?
G) [ ] Many neighbors can verify their property remains soft & soggy most of the year!!

Other areas of concern or comments:

Name: Strong Ron
Address: 505 S Lynn Lane Rd Tulsa ok

We are neighbors & friends just like you that want to protect & preserve our property!
If you would like to help, get signatures or more info contact: Lynn Lane Neighborhood Assoc.
Bruce Denny. (918) 350-8341  bcdenny@cox.net
Yes, I've seen the water!! (Z-7623)
How many neighbors have seen the storm waters running and standing high as 6in, 8in and 1 foot OVER the roads??

(Check all that apply)

A) X 700 S. Lynn Lane Road (Bee Creek)?
B) X The intersection of 11th and Lynn Lane Road?
C) X 18700 E. 11th St (Bee Creek)?
D) X Near Lee's Feed Store @ 19015 E. 11th Street?
E) X South 193rd (County Line Road) near 3rd Street?
F) X In the back yards near E. 181st and S. 4th street?
G) X Many neighbors can verify their property remains soft & soggy most of the year!!

Other areas of concern or comments:

Name: Bruce Denny
Address: 905 S. Lynn Lane Road

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Yes, I’ve seen the water!!  (Z- 7623)
How many neighbors have seen the storm waters running and standing high as 6in, 8in and 1 foot OVER the roads??

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F) [ ] In the back yards near E. 181st and S. 4th street?
G) [ ] Many neighbors can verify their property remains soft & soggy most of the year!!

Other areas of concern or comments:

Name: Nathan Henson
Address: 722 S. Lynn Lane Rd Tulsa, OK 74108

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G)[ ] Many neighbors can verify their property remains soft & soggy most of the year!!

Other areas of concern or comments:

Because the ground is clay, the water stays until it runs off or evaporates. Water is not absorbed into the ground.

Name  Jason Henson Signature

Address  724 S Lynn Lane Rd

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F) [ ] In the back yards near E. 181st and S. 4th street?  
G) [✓] Many neighbors can verify their property remains soft & soggy most of the year!!

Other areas of concern or comments:

Name: [Signature]

Address: [7219 S. Lynn Lane Rd. Tulsa, OK. 74108]

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Other areas of concern or comments:

Name: Candace Hinson
Signature: Candace Hinson
Address: 722 S. Lynn Lane Rd. Tulsa, Ok 74108

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G) [X] Many neighbors can verify their property remains soft & soggy most of the year!!

Other areas of concern or comments:

Name: CLAUDIA DENNY          Signature: [Signature]
Address: 905 S. Lynn Lane Lot 7wile on 2408

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Other areas of concern or comments:

Name: Theresa Henson
Address: 524 S. Lynn Lane Rd. Tulsa OK 74108

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Other areas of concern or comments:

Name: Randy Burchfield
Address: 324 S. 185th E. Ave.
Signature: [Signature]

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Other areas of concern or comments:

Name: ___________  Signature: ___________
Address: 2625 S 181st East  Tulsa 74108

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Other areas of concern or comments:

Name: Gina O'Neal  Signature: Gina O'Neal
Address: 18131 E 4th St Tulsa OK 74108

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G) [ ] Many neighbors can verify their property remains soft & soggy most of the year!!

Other areas of concern or comments:

Name: Venus A. Little  Signature: [Signature]
Address: 1817 E. 3rd St. Tulsa, OK 74108

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Other areas of concern or comments:  ADDRESS FROM 330 S. 185TH  ST. TO 546 S. 185TH E. AVE. FLOODS WHEN IT IS HEAVY RAIN. WILL GO UP TO TOP OF CURB.

Name: ROSE BARNES  Signature: Rose Barnes
Address: 330 S. 185TH E. AVE - TULSA, OKLAHOMA

We are neighbors & friends just like you that want to protect & preserve our property!
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Other areas of concern or comments:

Name ______________________________ Signature ______________________________
Address ______________________________ ______________________________

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Other areas of concern or comments:  

Name:  
Signature:  

Address:  

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Other areas of concern or comments:

Name: Joshua R. Pressey
Signature: [Signature]
Address: 409 S 185th E Ave Tulsa OK 74108

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Other areas of concern or comments:

Name: John L.  Signature: John L.
Address: 18104 East 4th

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Other areas of concern or comments:

Name: Greg Burns
Address: 720 So. Lynn Lane, Tulsa, OK, 74108

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Other areas of concern or comments:

Name
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Signature

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Address

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Other areas of concern or comments:

Name: Cody McInturf  Signature: 
Address: 18418 E 46th St  Tulsa OK 74108

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Other areas of concern or comments:

Name: Dawn Wells
Address: 700 S. 185 E Ave 74108 Tulsa Ok

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Other areas of concern or comments:

Name  
Address  726 S. Lynn Lane Rd., Tulsa OK 74108

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Other areas of concern or comments:

Name ____________________________ Signature ____________________________
Address: 235 S 181st E AVE TULSA OK 74108

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Other areas of concern or comments:

Name: [Signature]
Address: 337 S 182nd Ave, Tulsa 74108

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Other areas of concern or comments:

Name: Sommer Daugherty
Address: 419 S. 185th E. Ave Tulsa, OK 74108

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Other areas of concern or comments:

Name Susan Atkinson

Signature

Address 2416 South 193rd E Ave

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Other areas of concern or comments:

Name: Mary Conder
Address: 387 E. 18th Ave. Tulsa, OK 74108
Signature: Mary Conder

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B)[ ] The intersection of 11th and Lynn Lane Road?
C)[ ] 18700 E. 11th St (Bee Creek)?
D)[ ] Near Lee’s Feed Store @ 19015 E. 11th Street?
E)[ ] South 193rd (County Line Road) near 3rd Street?
F)[ ] In the back yards near E. 181st and S. 4th street?
G)[ ] Many neighbors can verify their property remains soft & soggy most of the year!!

Other areas of concern or comments:

Name Eric Roberts
Address 1811 W. 473rd Pl
Signature

We are neighbors & friends just like you that want to protect & preserve our property!
If you would like to help, get signatures or more info contact: Lynn Lane Neighborhood Assoc.
Bruce Denny. (918) 350-8341 bcdenny@cox.net
Yes, I’ve seen the water!! (Z- 7623)

How many neighbors have seen the storm waters running and standing high as 6in, 8in and 1 foot OVER the roads??

(Check all that apply)
A)[ ] 700 S. Lynn Lane Road (Bee Creek)?
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G)[ ] Many neighbors can verify their property remains soft & soggy most of the year!!

Other areas of concern or comments:

Name: [Brook Clark] Signature: [Bruce Denny]
Address: 2365 S 183rd E Ave Tulsa, 74108

We are neighbors & friends just like you that want to protect & preserve our property!
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Other areas of concern or comments:

Name ______________________    Signature ______________________
Address ______________________

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Bruce Denny.  (918) 350-8341   bcdenny@cox.net

5. 88
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G) [ ] Many neighbors can verify their property remains soft & soggy most of the year!!

Other areas of concern or comments:

Name: Joel W. Lacey  Signature: Joel W. Lacey
Address: 18592 E St Fnd

We are neighbors & friends just like you that want to protect & preserve our property!

If you would like to help, get signatures or more info contact: Lynn Lane Neighborhood Assoc. Bruce Denny. (918) 350-8341 bcdenny@cox.net R9-29
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G) [ ] Many neighbors can verify their property remains soft & soggy most of the year!!

Other areas of concern or comments:

Name: Shuana Shaw
Signature: Shuana Shaw
Address: 18531 E 2nd St, Tulsa, OK 74108

We are neighbors & friends just like you that want to protect & preserve our property!
If you would like to help, get signatures or more info contact: Lynn Lane Neighborhood Assoc.
Bruce Denny. (918) 350-8341 bcdenny@cox.net
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G)[ ] Many neighbors can verify their property remains soft & soggy
most of the year!!

Other areas of concern or comments:

Name Jose E. Lamoarez  Signature [Signature]
Address 18027 E. 2nd St

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If you would like to help, get signatures or more info contact: Lynn Lane Neighborhood Assoc.
Bruce Denny. (918) 350-8341  bcdenny@cox.net
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G) [ ] Many neighbors can verify their property remains soft & soggy most of the year!!

Other areas of concern or comments:

Name: Richard Prince  Signature: Richard Prince
Address: 261 S. 183rd E Ave Tulsa, OK 74108

We are neighbors & friends just like you that want to protect & preserve our property!
If you would like to help, get signatures or more info contact: Lynn Lane Neighborhood Assoc.
Bruce Denny, (918) 350-8341  bcdenny@cox.net
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Other areas of concern or comments:

Name
Address

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G) [ ] Many neighbors can verify their property remains soft & soggy most of the year!!

Other areas of concern or comments:

Name  Donna Willhite  Signature  Donna Willhite
Address  256 S 181st East Ave, Tulsa OK 74108

We are neighbors & friends just like you that want to protect & preserve our property!
If you would like to help, get signatures or more info contact:  Lynn Lane Neighborhood Assoc.
Bruce Denny. (918) 350-8341  bcdenny@cox.net
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Other areas of concern or comments:

Name ____________________________ Signature ____________________________

Address ____________________________

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If you would like to help, get signatures or more info contact: Lynn Lane Neighborhood Assoc.
Bruce Denny. (918) 350-8341  bcdenny@cox.net  R9-29
Sent: Friday, October 15, 2021 9:04 AM
To: Sawyer, Kim
Subject: Fwd: z-7623 letter. please see below

Sent from my iPhone

Begin forwarded message:

From: Kim Harris <Kim.Harris@kloechner.com>
Date: October 15, 2021 at 7:14:34 AM CDT
To: "Wilkerson, Dwayne" <DWilkerson@incog.org>
Subject: z-7623 letter. please see below
October 15, 2021

Dwayne Wilkerson, ASLA, PLA
2 West 2nd Street, 8th floor
Tulsa, Oklahoma 74103

RE: ZONING CASE NUMBER: Z-7623

Dear Mr. Wilkerson,

We are writing to you as concerned citizens. We own the property on the south, which joins the 90 acres they are asking to be re-zoned from AG to RS-3. Our property is currently zoned RS-3, and we have lived there for 24 years. It is our understanding that with the RS-3 zoning the lot sizes are very small. Which would result in very small houses/apartments/townhouses, and way too many dwellings on one piece of land. All of our neighbors are concerned by this possibility. We are all members of the Lynn Lane Neighborhood Association.

Obviously with 300-400 new houses/apartments/townhouses comes a lot of problems. For example: water issues, sewer issues, traffic issues, flooding, and more Crime. This land is around 7th and Lynn Lane Road (3777 East Avenue) in the city of Tulsa. It is located south and east of the current Rolling Hills area, south of Admiral between Lynn Lane and 199th East Avenue. The zone hearing is being held on October 20, 2021.

Many of our neighbors have voiced negative opinions as we all live on acreages. Most everyone lives out here to have peace, quiet, and space. Most people own 2.5 to 10 plus acres that they have built new homes on. A development of this nature will drop our property values.

We are respectfully asking for your assistance to get this 90 acres re-zoned to AG-R, one acre lots for single family detached homes. Thank you for your time and attention to this matter.

Sincerely,

Mary Mangrum
Kim Harris
723 South Lynn Lane Road
Tulsa, Oklahoma 74108
918-234-3069
<table>
<thead>
<tr>
<th>Case Report Prepared by:</th>
<th>Dwayne Wilkerson</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Location Map:</strong> (shown with City Council Districts)</td>
<td></td>
</tr>
</tbody>
</table>
| **Zoning:** | Existing Zoning: AG  
Proposed Zoning: CH with optional development plan |
| **Comprehensive Plan:** | Land Use Map: Neighborhood Center  
Stability and Growth Map: Area of Growth |
| **Staff Data:** | TRS: 8334  
CZM: 57 |
| **Case Number:** | Z-7624 with optional development plan |
| **Hearing Date:** | October 20, 2021  
(Continued from October 6, 2021) |
| **Owner and Applicant Information:** | Applicant: Hall Estill (c/o Stuart VanDeWiele)  
Property Owner: Broach, Brian R etal |
| **Applicant Proposal:** | Present Use: Vacant  
Proposed Use: Restaurant, Office, Retail  
Concept summary: CH zoning for restaurant office and retail but with limitations defined in development plan.  
Tract Size: 2.5 acres  
Location: Southeast corner of East 111th Street South & South Yale Avenue |
| **Staff Recommendation:** | Staff recommends approval of CH zoning but only with the optional development plan defined in Section II. |
| **City Council District:** | 8 |
| **Councilor Name:** | Phil Lakin Jr. |
| **County Commission District:** | 3 |
| **Commissioner Name:** | Ron Peters |
SECTION I: Z-7624

APPLICANTS DEVELOPMENT CONCEPT:
The Subject Property is a 2.5 acre (+/-) vacant tract of land located on the Southeast corner of 111th & South Yale Avenue (the “Subject Property”).

The Applicant plans to develop the Subject Property by constructing two (2) buildings, one of which will be for two (2) restaurant and brewpub spaces and the other of which will be for a mix of office and retail spaces. The Applicant is designing the project to retain and take advantage of as many of the mature trees located on the Subject Property as possible by utilizing the natural open spaces located on site.

The size and scale of the development will complement the area and provide additional retail and dining options. The intended uses are compatible with the Subject Property’s designation as a “Neighborhood Center” and an “Area of Growth”.

The development is currently designed to contain approximately 10,700 square feet of restaurant and brew pub space and 5,050 square feet of office and retail space. The uses are designed to be complementary of one another from a parking standpoint and the development is currently designed with parking spaces which meets or exceeds the amount required by the Tulsa Zoning Code.

This Optional Development Plan is being voluntarily imposed by the Applicant to lessen the perceived or potential impact of the development on those residential areas in the immediate vicinity of the Subject Property.

Although the conceptual site plan submitted herewith depicts the current design contemplated by the Applicant, the final project may vary from the conceptual site plan.

In order to lessen the perceived or potential impact of the rezoning of the Subject Property (from AG to CH) on the nearby residentially zoned areas, the Applicant has elected to impose additional restrictions on the property by requesting the implementation of an Optional Development Plan as is allowed under the Tulsa Zoning Code.

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 Exhibit: Concept site plan

DETAILED STAFF RECOMMENDATION:
The CH district is primarily intended to accommodate high-intensity commercial and related uses primarily in the core area of the city and encourage use of properties and existing buildings along older commercial corridors, minimize encroachment and adverse land use impacts on stable residential neighborhoods. CH zoning at this location is not necessarily consistent with the Neighborhood Center land use designation however,
The optional development plan prohibits objectionable uses and,

The optional development plan is consistent with the development plan provisions of the Zoning Code therefore,

Staff recommends Approval of Z-7624 to rezone property from AG to CH with the optional development plan outlined in Section II.

II. Z-7624 Optional Development Plan – Development Standards:

The optional development plan standards will conform to the provisions of the Tulsa Zoning Code for development in a CH district with its supplemental regulations and accessory use provisions except as further refined below.

All uses categories, subcategories or specific uses and residential building types that are not listed in the following permitted uses categories are prohibited.

The development of the Subject Property shall meet the standards of the CH zoning districts except as otherwise limited or restricted below:

1. **Permitted Uses.** The Subject Property shall be used only for the following Specific Uses included in the “Commercial” and “Other” Use Categories of the Tulsa Zoning Code:

   **Commercial: Use Category**
   
   A. Assembly and Entertainment – Other Outdoor (subject to approval of a special exception for the same);
   
   B. Broadcast or Recording Studio;
   
   C. Business Support Service;
   
   D. Personal Improvement Service;
   
   E. Business or Professional Office;
   
   F. Medical, Dental or Health Practitioner Office;
   
   G. Restaurant;
   
   H. Brewpub (subject to approval of a special exception for the same);
   
   I. Consumer Shopping Goods; and

   **Other: use category**
   
   J. Drive-through Facility (as a component of an allowed principal use).

   along with all uses and amenities accessory or incidental thereto customarily found in office, shopping or restaurant developments.

2. **Building Setbacks.** The Subject Property shall comply with the setback requirements for the CH zoning district established by the Tulsa Zoning Code.

3. **Minimum Parking.** The Subject Property shall contain parking spaces in compliance with the Tulsa Zoning Code.

Amended 2023 Z-7624
4. **Height Limitations.** The maximum building height on any structure located within the Subject Property shall be 35 feet.

5. **Other Bulk and Area Limitations.** The Subject Property shall comply with all other bulk and area requirements imposed upon CH zoned properties by the Tulsa Zoning Code.

6. **Signage.** The Subject Property shall comply with all CH sign standards except as follows:
   
   A. Pole signs are prohibited.
   
   B. All freestanding signage must be monument style signage with a maximum of (2) monument signs with a maximum height of 8 feet.
   
   C. Dynamic displays are prohibited

**SECTION III: Supporting Documentation**

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

Staff Summary: Some uses allowed in a CH zoned district are not consistent with the Neighborhood Center land use designation and the supplemental regulations for signage may not be consistent with the expected development pattern in the area. The optional development plan adds signage limitations to help integrate this Neighborhood Center into the existing neighborhood.

**Land Use Vision:**

**Land Use Plan map designation:**

**Neighborhood Centers:** This land use designation should include small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to number of destinations.

**Areas of Stability and Growth designation:**

**Area of Growth:** An area of growth is a designation 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: East 111th Street South is a secondary arterial. South Yale Avenue is designated a secondary arterial with a multi modal corridor designation.

Multi Modal Corridor: South Yale Avenue is a multimodal corridor. Future development should 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: Undeveloped with large trees and very little topographic change.

Environmental Considerations: None that would affect site development

<table>
<thead>
<tr>
<th>Streets</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>East 111th Street South</td>
<td>Secondary Arterial</td>
<td>100 feet</td>
<td>2</td>
</tr>
<tr>
<td>South Yale Avenue</td>
<td>Secondary Arterial with Multi modal corridor</td>
<td>100 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>RS-2 and PUD 447</td>
<td>Neighborhood Center</td>
<td>Growth</td>
<td>Single family neighborhood. The abutting property is a large storm water detention facility.</td>
</tr>
<tr>
<td>East</td>
<td>AG</td>
<td>Existing Neighborhood Center</td>
<td>Growth</td>
<td>Religious Assembly</td>
</tr>
<tr>
<td>South</td>
<td>AG</td>
<td>Neighborhood Center</td>
<td>Growth</td>
<td>Fire Station</td>
</tr>
<tr>
<td>West</td>
<td>OL</td>
<td>Neighborhood Center</td>
<td>Growth</td>
<td>Office buildings</td>
</tr>
</tbody>
</table>

### SECTION IV: Relevant Zoning History

**ZONING ORDINANCE:** Ordinance number 11833 dated June 26, 1970, established zoning for the subject property.

**Subject Property: None**

**Surrounding Property:**

**BOA-20271 May 2006:** The Board of Adjustment approved a Variance to permit the requirement that illumination of a sign shall be by constant light (Section 302.B.2b) to permit an LED message board, on property located at 5050 East 111th Street South.

**BOA-19373 June 2002:** The Board of Adjustment approved a Variance to permit required setback from East 111th Street from 100' from centerline to 83' from centerline, on property located at SW/c South Yale & East 111th Street.

**BOA-14343 February 1987:** The Board of Adjustment approved a Variance to permit for parking in the required front yard; per plot plan submitted; finding a hardship demonstrated by the size, shape, and location of the tract on the corner of two major arterial streets; finding that the proposed parking lot is adjacent to an agriculture district, on property located at SE/c 111th street and Yale Avenue.

**Z-6225 December 1988:** All concurred in approval of a request for rezoning a 33.5+ acre tract of land from AG to RS-2 on property located Northeast corner of East 111th Street South and Yale Avenue.

10/6/2021 1:00 PM
Z-7624 with Optional Development Plan
Z-7624
with Optional Development Plan

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

Aerial Photo Date: 2020/2021
SUBJECT TRACT
LAND USE PLAN
NEIGHBORHOOD CENTER

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

Z-7624
with Optional Development Plan
Sawyer, Kim

From: jacobdo@aol.com
Sent: Wednesday, September 29, 2021 1:59 PM
To: esubmit
Subject: Proposed Zoning Change of the South East corner of 111th and Yale

Wednesday, September 29, 2021

Dear Sirs:

I am a resident of the Lexington subdivision in Tulsa. I am writing to you with my concerns regarding the zoning change of the South East corner of 111th and Yale.

I am opposed to the proposed plans which include the construction of 2 restaurants and an office building at this location for the following reasons:

The amount of traffic in our area has increased substantially just in the past 5 years, especially during rush hours making it difficult to exit our addition. The proposed addition of the retail and commercial buildings would further compound the congestion especially during construction, not to mention the increase in noise pollution.

Is there really a need for more restaurants when there are already several restaurants with comparable menus within a 1-2 mile radius which have much easier access.

I am also against the removal of green space and the trees on this corner just to have it replaced with concrete. The last thing we need is replacement of this green space with restaurants and office space that many times ends up sitting empty. The South West corner of 111th and Yale, as well as 101st and Yale, and 91st and Yale, have retail properties sitting empty. As one drives around Tulsa it is hard not to notice all the office spaces that are sitting empty as well. Before building more retail or commercial sites why don't we utilize these already existing empty spaces?

I sincerely hope that you will take these concerns under consideration with regards to the proposed plans and the impact this will have on our community.

Thanking you,

Jacob Tarabolous
The roads in every direction at that intersection are only single lanes in each direction. The 111th going west even narrows to one lane in both directions. Since the city has no foreseeable plan to expand the lanes, this development would produce a traffic nightmare. Please deny the rezoning at this time.

Jeanette King
11024 S. Urbana Av918.671.1727
From: mike.sellers@cox.net
Sent: Tuesday, October 5, 2021 9:18 PM
To: esubmit
cCc: dist8@tulsacouncil.org; rpeters@tulsacounty.org
Subject: Case Z-7624 - 111th & Yale rezoning

Case Z-7624

I am reaching out concerning the rezoning of the 2.5-acre tract on the SE corner of 111th and Yale. This is item 19 on tomorrow’s agenda.

I live in Stonebriar Estates west of 109th and Yale, so I live close to the intersection. My wife and I attended Elliot Nelson’s meeting last night at the property location. I appreciate Elliot’s appearance and willingness to answer many questions. However, there are quite a few area residents extremely opposed to the rezoning and development of this area. I am also opposed to the rezoning for several reasons including increased traffic and noise, commercial development of a beautiful green part of south Tulsa, and the unknown use of the second building.

If the rezoning is approved, please consider proper restrictions because of the residential and church settings around this intersection. There currently isn’t any commercial development within a mile.

Last night at the meeting, Elliot made the following assurances:

* No live music
* No brewpub or bar (both are mentioned in the Development Plan)
* No drive-through, only carry out
* No medical marijuana dispensary

Thank you for considering my comments and requests,

Michael Sellers
4507 E 109th Pl
I am asking for a continuance on the Z-7624 case. The builder just hosted the public neighborhood meeting 2 nights ago (Monday 4th) and hasn’t made good communication by following up with any changes with the concerns that were addressed to him at the meeting per #2 in the Neighborhood Communication section of the application. The public education of this was also insufficient in helping the surrounding neighborhoods understand in further detail beyond the application.

Thank you,
Deborah McKinney
11027 S Toledo Ave
Sent from my iPhone
80 PARKING SPACES PROVIDED
37 PARKING SPACES REQUIRED
5,000 SF TOTAL
TWO STORY BUILDING
SOUTH YALE AVENUE
11TH STREET
Entrance at E. 15th St. & S. Gary Pl.
Entrance at E. 15th St. & S. Florence Pl.

Entrance at E. 15th St. & S. Florence Ave.
Dear TMAPC/INCOG,

We are writing today to express our opposition to the proposed zoning change to the 2.5 acre parcel at 111th and Yale. It has been proposed to change the zoning from Agricultural to HEAVY COMMERCIAL. This intersection has residential housing all around and two lane roads which cannot support the traffic of HEAVY COMMERCIAL businesses. Also, these residences do not desire the noise and crime and traffic that naturally would come with HEAVY COMMERCIAL ZONING. The existing residential areas were developed and citizens have established their homes in this area for years based on the current zoning. The city does not need more road widening projects. So, who benefits from this proposed zoning change?

I remember an Amy Grant song that has a line in it that says “You pave paradise and put up a parking lot”. Why would we want to take that little natural area and develop it, and put in cement and parking lots and buildings when there are plenty of existing HC zoned areas that have the infrastructure in place to support these businesses?

We respectfully request that you not allow the proposed change to the current zoning of Agricultural.

Many thanks for your consideration,

Jennifer and Bruce Proctor
I am in favor of the restaurant going in at 111th and Yale.
Thanks,
Susan
To Whom It May Concern:

I live at 112th & Yale, Lexington Neighborhood. This email is to voice my opposition on the rezoning. There are numerous reason, but the biggest concern is the increase of traffic that will occur and we have only a two-lane road with only a stop sign. West of 111th & Yale the road turns into a one line road. The parking could also be a big problem.

The increased traffic will make it difficult to get in and out of our neighborhood especially in the evening.

I hope that in addition to addressing the traffic and parking issue, you would consider the increased noise level and future use of the site.

Thank you.

Socorro Gardner
11227 S Vandalia Ave
As a homeowner with property abutting 111th street and multiple second story children’s windows facing in the direction of this proposed property the impact of rezoning would be direct and negative. The corner of 111th and Yale is near a highly residential area. I oppose the rezone to Heavy Commercial for the following reasons:

Traffic - the two lane roads cannot accommodate increased traffic. The area already has a high amount of speeding and reckless driving along 111th street between Yale and Sheridan. Additional traffic would negatively affect resident quality of life.

Noise - increased traffic noise as well as the potential for noise from the restaurants after hours is very concerning. Outdoor live bands should not be a consideration so close to a residential area.

Please record this letter of opposition.

Raymond Gatlin
5506 E 110th Pl Tulsa Okla 74137
Sent from my iPad
My name is Lori Taylor. Address 5216 E. 110th Place. My house backs up to 111th Street. I am against changing the zoning to Heavy Commercial.

This area can NOT support heavy commercial. We have 2 lane roads each direction and one lane west of 111th Yale. No traffic lights or turn lanes

Supporting two Restaurants would mean parking in neighborhoods and surrounding areas

No other corner has heavy commercial, only light office commercial.

Our south Tulsa streets can not uphold the increase of traffic of one car per 60 seconds. That is 60 cars per hour per McNellies Group attorney statement.

The noise violation of loud music, outdoor party and game areas, and live bands is unnecessarily disturbing the quiet surrounding neighborhoods when Memorial street, Midtown, Tulsa Hills, and downtown is designed for this.

Please make this light commercial to flow with the SW corner of Yale. I can hear the soccer practice that takes place at the church. (Which I do not mind) However, the noise until 2am and the traffic, I do.

Thank you,
Lori Taylor
I am opposed to the proposed zoning change at 111th and South Yale for the following reasons:

a. Increased traffic
b. Parking problems
c. Increased noise
d. Unknown future (sales to other businesses, etc)

Thank you,

Norman G. Sloan

11434 S. Yale

Tulsa, Okla 74137
As a homeowner in Forest Park South my family is strongly opposed to the zoning request for 111th and Yale. The added traffic, noise and possible parking problems will be detrimental to the surrounding neighborhoods as well as potentially being a safety issue for children who live in that area. The idea is a good one for another location.

Ellen Bregman
Dear Sirs:

As a resident of the Lexington subdivision in Tulsa. We are writing to you in opposition to the zoning change of the South East corner of 111th and Yale.

We are opposed for the following reasons:

**Traffic:** 111th and Yale is a two lane intersection with a stop sign. 111th west of Yale is a one lane road. This intersection and roads were set up for neighborhood access only. Adding a High Commercial establishment will not only increase traffic flow but cause excess congestion making it harder for residents to leave and return home.

**Parking:** McNellie's wants HEAVY COMMERCIAL to avoid setback and parking restrictions mandated by other zoning classifications. If there is not enough parking for patrons they will park anywhere nearby including our neighborhood streets.

**Noise:** Increased traffic means increased noise. If approved, McNellie's would be allowed (with board approval) to have outdoor live bands that could play any night of the week and stay open until midnight or later. This would not be welcomed within a residential neighborhood.

**Future:** Once the zoning classification is changed, it is changed permanently and will remain HIGH COMMERCIAL. McNellie's could sell the corner and any business could move in and open anything under the high commercial zoning code.

We sincerely hope that you will take these concerns under consideration with regards to the proposed plans and the impact this will have on our community and our quiet neighborhood.

Thanking you,

Kristi and Jacob Tarabolous
To all it may concern:

As a long-time home owner in the area of 111th & Yale, we highly oppose the proposed zoning request by McNellie’s on that corner. There is no reasonable place for any "Heavy Commercial" zoning in this area. The roads are only two lanes in all directions and down to one lane within a mile - are you kidding me?? The property is surrounded by only residential properties and 2 churches, one next door and one within a very short distance to the north. Tulsa Fire Station #9 is located to the immediate south and should have clear and uncluttered access to the two lane roads that are available.

Your consideration of our personal opposition will be greatly appreciated.

Most Sincerely,

Harry R Shaull
From: JEANETTE KING <j.a.king@att.net>  
Sent: Sunday, October 17, 2021 2:25 PM  
To: esubmit  
Subject: Z-7624

I am opposed to the southeast corner of 111th and Yale to have a change of zoning to heavy commercial. I live very close to here and my house backs up to 111th, west of Yale. This area does not have the street infrastructure to support appreciably more traffic. Yale has one lane in both directions with stop signs in both directions. West on 111th, the road quickly becomes one lane rather than two. I fear parking and noise will also become a problem with potential for business parking in residential neighborhoods. Also, if one of those businesses fails, anything could replace it since the zoning will have been changed. Please do not allow this zoning designation to happen.

Jeanette King  
918.671.1727  
11024 S. Urbana Ave.  
Tulsa 74137
I am extremely opposed to the rezoning of land at 111st. And Yale. I live in Hunters Bend and traffic at rush hour backs a half a mile sometimes as it is a 2 lane intersection on 3 sides and one lane on the other with 4 way stop signs. It would create a traffic nightmare. This intersection is surrounded by residential neighborhoods that have been here for years the increased noise and parking would also be a problem. Let’s keep the zoning as it was intended for years. Thank you Ted and Pat Hope

Sent from my iPad
Sorry that I will miss the meeting, but I am taking my wife to MD Anderson for their evaluation of her condition and treatment plan. I strongly oppose a rezoning to Heavy Commercial. It would be most appropriate that the developer provide sufficient parking for the patrons of the establishments of the buildings they are providing without other existing facilities and neighborhoods. Traffic on the two lane roads will also be a nightmare, so the developer should provide only 1 entrance/exit and provide for a light. The rezoning should provide a stipulation that outside music must stop at 9:00 or 10:00 pm because of the proximity to existing neighborhoods, we were here first, they are the new comers.

I know there is no stopping the rezoning, but it should not be to Heavy Commercial.

John Kapura
4802 E 112th Pl
74137
Sent from my iPhone
111th and Yale Zoning Request

October 18th, 2021

Subject: Z-7624

Tulsa Metropolitan Area Planning Commission,

As residents in the vicinity of this zoning request we, Dr Paul and Dr. Barbara Callegari, are opposed to this request. We are opposed to this request for the following reasons:

1. Increase in traffic will be unacceptable within this residential area
   a. The intersection itself is not built to handle the increased volume in traffic flow.
   b. Inadequate space for the necessary traffic entrances and exits. This is a safety concern.
   c. Overflow parking will spill into the adjacent neighborhoods.

2. Noise pollution with music, patrons, traffic.

3. Is this a back door entrance for some other commercial company if McNellie’s withdraws or becomes bankrupt (similar to the El Guapo locations)?

4. An increase in drunk driving cases. There will also be an increase in alcohol involved offenses such as fights, drug possession / distribution, and other criminal activity.

With these points mentioned above, we are opposed to the Zoning change (Z-7624).

[Signature]

Dr. Paul Callegari

[Signature]

Dr. Barbara Callegari
TMAPC Representatives,

I’m writing to voice my adamant opposition to restaurants at the corner of 111th and S. Yale. Main opposition in bullet points for brevity,

- The road/intersection infrastructure isn’t adequate for current traffic load with narrow two lane roads without shoulders and 4 way stop. 111th narrows to one lane west of the intersection. The roads have been built and maintained for residential access.
- The parking plan doesn’t appear adequate so overflow parking will be on the roads and residential streets during heavy use thus creating additional residential travel and safety problems.
- The “restaurants” are essentially bars that serve food and the additional evening noise of outdoor seating is not welcome and not compatible with a residential area.
- The additional evening traffic noise is not welcome. This area already sounds like a drag strip on occasion in the evening.
- No one moved to this area hoping for more traffic, noise and folks that have been drinking on the streets.

I would not oppose zoning and building restrictions similar to the SW corner of 111th and Yale. Those offices operate during the day, don’t add to the traffic burden and are closed in the evening.

Thank you for your consideration.

Regards,

Steve King
11024 S. Urbana Ave.
Tulsa, OK 74137
Email: s.r.king@att.net
Cell: 405-823-0944
Dear Planning Commission Members,

I live within the Stonebriar Estates neighborhood at 109th and Yale and am asking the commission to reject the proposal to rezone 111th and Yale to “Commercial High”. This area of town is beautiful as is, and has numerous options for dining, shopping, and other commercial activities within a few minutes drive. Rezoning the land in question will result increased traffic which will require roads to be widened, changing the landscape of our area of town forever. Roads will be closer to our homes, traffic noise will then be audible from our homes, and the citizens who live in homes close to the roads will be less safe due to the increase in traffic, especially when drivers who have consumed alcohol at an establishment located at 111th and Yale drive by our homes, churches and Jenks SE Elementary in order to leave the area. To reduce traffic noise, unsightly sound walls will be built around our neighborhoods which will decrease the value of our homes, and will further change the landscape of our beautiful area for the worse. Albeit temporarily, we will all have to endure the nuisance of yet more construction in town, but this time, right outside of our neighborhoods. These seem to be the downsides to rezoning this land. The only upsides seem to be we will only have to travel 2 minutes rather than 5 or 10 if we want to eat at a restaurant, and the organization represented by the applicant (the leader of which does not live in our part of town) may profit financially (if not, we may be stuck with vacant buildings right outside of our neighborhoods).

On a net basis, our quality of life would decrease if this proposal were to be approved. Please do not let this happen.

Sincerely,
Curtis Dunkel
4619 E 109th PI
Tulsa, OK 74137

Sent from Mail for Windows
I am writing to share the feeling regarding the zoning request. I am strongly **opposed** to the zoning change. As a member of Stone Briar neighborhood, one of the appeals of the neighborhood was that it was a quiet, non commercial area. If this is approved it will make this area have more traffic, more noise and could make for customers using our neighborhood as parking if there isn’t enough parking for the restaurants/shops. Please consider the families and children who appreciate the quiet low traffic area of where we live and do not let the zoning be changed for commercial use.

Thank you,
Amy Veitch
I am in opposition of this zoning.
We have a two lane road.
There is not enough parking for one restaurant. It is not fair to turn this into a HIGH COMMERCIAL area.
The noise and congestion to this area does not make any sense.

Thank you
Kari Palmer
918-899-9544
Rezoning

To Whom It May Concern,

Thank you for taking your time to read over my comments and concerns. I do not support the rezoning project of Z-7624 because of traffic, safety, parking, and the long term community and residential impact.

- The infrastructure in the area will not support the traffic increase of the rezoning. There are currently two lane roads going north, south and East in this area and the road in the west direction is one lane. The roads currently support neighborhood access traffic and during majority of the day it is already congested. The city will have to invest millions of dollars to upgrade the infrastructure to create a more feasible flow of traffic.

- This is a quiet area. People spend a lot of money to move here for the peaceful atmosphere here but they are still close to the city. By adding a high commercial zone noise pollution will increase due to the constant traffic and people visiting the area during all hours. The potential to have outdoor entertainment will only cause even more of increase in noise as well.

- The limited parking will cause overflow into the roads and neighborhoods where children are outdoor playing, people are walking, or doing other outdoor activities. This will cause an increase of safety concerns and issues to the surrounding community with patrons having to find additional parking.

- This corner will be indefinitely be zoned as a high commercial lot giving it the potential to change as the years go on and allowing other businesses to move in that would bring an even more negative impact to the surrounding communities.

I support this lot being zoned as OLS, similar to one across the street because the impact on the community is far less and allows the surrounding residents to still enjoy the peaceful setting of the area since most of the activity of OLS is during working hours when most are at work.
I hope you take my thoughts and concerns into consideration about how this will impact the surrounding communities and residents.

Thank you,
Deborah McKinney
11027 S Toledo Ave
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Hearing Date:</strong> October 20, 2021</th>
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<tr>
<td>Dwayne Wilkerson</td>
<td><strong>Owner and Applicant Information:</strong></td>
</tr>
<tr>
<td></td>
<td><strong>Applicant:</strong> Robert Ellsworth</td>
</tr>
<tr>
<td></td>
<td><strong>Property Owner:</strong> 1140 N 129th LLC</td>
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</table>

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

**Zoning:**
- **Existing Zoning:** AG
- **Proposed Zoning:** IL

**Comprehensive Plan:**
- **Land Use Map:** Employment
- **Stability and Growth Map:** Area of Growth

**Staff Data:**
- **TRS:** 0432
- **CZM:** 31

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<th><strong>Staff Recommendation:</strong></th>
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<tr>
<td><strong>Staff recommends approval.</strong></td>
<td><strong>Councilor Name:</strong> Crista Patrick</td>
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<td><strong>County Commission District:</strong> 1</td>
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<td></td>
<td><strong>Commissioner Name:</strong> Stan Sallee</td>
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**Case Number:** Z-7622
**Owner and Applicant Information:**
- **Applicant:** Robert Ellsworth
- **Property Owner:** 1140 N 129th LLC

**Applicant Proposal:**
- **Present Use:** Undeveloped
- **Proposed Use:** Construction Company
- **Concept summary:** Rezoning from AG to IL for all allowed IL uses.
- **Tract Size:** 10.04 ± acres
- **Location:** South of the southwest corner of East Pine Street North & North 129th East Avenue

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

**County Commission District:** 1
- **Commissioner Name:** Stan Sallee
SECTION I: Z-7622

DEVELOPMENT CONCEPT:
The applicant has submitted a request to change the zoning from AG to IL to support continued expansion of the industrial area and provide business expansion 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

DETAILED STAFF RECOMMENDATION:
The subject tract and properties north, south, and west are within an Employment land use designation in the City of Tulsa Comprehensive plan. The current IL zoning request expands development opportunities, and the current zoning code provides predictable results for the surrounding property owners providing supplemental regulations that will continue to help integrate this site into the surrounding areas and,

Uses allowed in the proposed IL district in the development plan with normal supplemental regulations are consistent with the Employment land use designation in the City of Tulsa Comprehensive Plan and,

The normal supplemental regulations identified in the zoning code are compatible with the surrounding proximate properties therefore,

Staff recommends Approval of Z-7622 to rezone property from AG zoning to IL.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:
Generally, the light industrial uses in Tulsa can be located in Employment land use areas.

Land Use Vision:

Land Use Plan map designation: Employment

Employment areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity. Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.

Amended 7.2
Z-7622
Areas of Stability and Growth designation: Area of Growth

Area of Growth: An area of growth is a designation 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: Along the south boundary of Z-7622 the major street and highway plan illustrates a collector street. The development of the site should include street right of way and street construction for future development opportunities west and north of the property. The exact location of the collector street will be determined during the subdivision compliance process in the City of Tulsa and a segment of street construction will be required for East Independence Street.
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 generally flat and abuts undeveloped property north and west of the site.

Environmental Considerations: The subject property does not include significant wildlife diversity, flood plain or other sensitive development areas that would be affected by site development.

Streets:

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<td>North 129th East Avenue</td>
<td>Secondary Arterial</td>
<td>100 feet</td>
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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>
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<td>North</td>
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<tr>
<td>East</td>
<td>IL</td>
<td>Neighborhood Center</td>
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<td>IL and AG</td>
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<tr>
<td>West</td>
<td>IL</td>
<td>Employment</td>
<td>Growth</td>
<td>Undeveloped</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11811 dated June 26, 1970, established zoning for the subject property.

Subject Property: None after Ordinance# 11811

Surrounding Property:

Z-7370 December 2016: All concurred in approval of a request for rezoning a 2.52+ acre tract of land from RS-3 to IL on property located East of SE/c of East Pine Street and North Garnett Road.

BOA-20966-A November 2013: The Board of Adjustment approved the request for a Modification of a previously approved site plan (BOA-20966) to permit the addition of three safe rooms on property located at 1003 North 129th avenue East.

7 4 REVISED 10/14/2021
**BOA-20966 August 2009:** The Board of Adjustment approved a Minor Special Exception to amend a previously approved site plan for an existing church, per plan, on property located at 1003 North 129th East Avenue.

**PUD-360-B March 10, 2003:** All concurred in approval of a proposed Planned Unit Development on a 3.17+ acre tract of land for on property located North and West of the northwest corner East 91st Street South and South Memorial Drive (7715 East 91st Street South).

**BOA-20538 July 2002:** The Board of Adjustment approved a Variance of the setback requirement for a building in the IL district of 75 ft. from an abutting AG district (Section 903), on property located at 12716 East Pine Street North.

**BOA-19599-A May 2014:** The Board of Adjustment approved a request for a Modification of a previously approved site plan (BOA-20966) to permit the addition of 3 safe rooms, on property located at 1003 North 129th Avenue East.

**BOA-18683 April 2000:** The Board of Adjustment approved a Special Exception to permit concrete ready-mix plant in an IL zoned district for one year, with no further extension of time on property located at 290' East of SE/c E. Pine & 129th E Ave.

**Z-6388 February 15th, 1993:** All concurred in approval of a request for rezoning a 3.21± acre tract of land from AG to IL on property located East of the southeast corner of Pine street and 129th East Ave.

**Z-6229 April 4th, 1989:** All concurred in approval of a request for rezoning a tract of land from RS-3 to IL on property located 12044 East Pine Street North.

10/20/2021 1:00 PM
Wilkerson, Dwayne

From: Carol Best <bestfriendvh@sbcglobal.net>
Sent: Tuesday, October 12, 2021 2:25 PM
To: Wilkerson, Dwayne
Cc: Dist6@tulsacouncil.org
Subject: zoning case Z-7623

I live on Lynn Lane Road (535) so will be directly effected by any zoning changes. I have numerous concerns about the proposed zoning change. My main concerns are stormwater management as the roads in this area flood on a regular basis already any time it rains hard and while Malcom Rosser said that any development can't ADD to the run off, we are having problems before they ever do anything. As far as the proposed retention ponds and such that if fine if no one in the development adds storage sheds, patios, extra wide driveways, etc. We all know that will happen in any development. Since there are not street lights on the roads around the area in question, when driving at night, you generally are going to end up in the middle of the flooded areas before you even realize it. There are not any signs indicating most of the areas that are prone to flooding.

I would certainly like to see stormwater management studies done on the area in question before any zoning changes are allowed. The area residents that I have talked to and I have not been able to find any recent studies on this area.

I know we have had pictures submitted showing the houses in this area including the new homes being built and the proposed RS-5 does not fit with that in any way. Even the residents that I have spoken to in Rolling Hills (which is RS-3) are not happy with the idea of houses/lots that are half the size of their houses/lots. I believe whole heartedly that a much better fit for the current established residences would be Ag-R with 1 acre lots and single family detached homes.

I also have horses and a number of the other residents that would be up against the proposed development have horses, goats, chickens and other livestock that we are concerned about the affects of the proposed development. According to what Malcom Rosser presented to us, I could potentially have 4-5 houses along the back edge of my pasture and horses and livestock are considered "an attractive nuisance" or similar- where if the kids decide to climb over the fence to pet, feed, ride, or tease the horses without permission and get hurt, I am still liable for their injuries. I am not okay with that.

I also have concerns about traffic, we have 2 lane roads with 4 way stop signs and a "temporary" one lane bridge that has been awaiting repairs for over a year. If 200 to 400 new houses are added, there traffic will be out of control.

I have many other concerns but I realize that some of the above and many of my other concerns are out of your scope in decision making.

Thank you for reading this! Feel free to contact me with any questions you have.

Carol Best, DVM
Land Use Plan Categories
- Downtown
- Downtown Neighborhood
- Main Street
- Mixed-Use Corridor
- Regional Center
- Town Center
- Employment
- Neighborhood Center
- New Neighborhood
- Existing Neighborhood
- Park and Open Space
- Arkansas River Corridor

SUBJECT TRACT LAND USE PLAN EMPLOYMENT
1. THE BEARING BASE FOR THIS EXHIBIT IS BASED ON THE EAST LINE OF SECTION 32 AS S00°58'44"E.

2. SEE EXHIBIT "A" PAGE 1 THROUGH 3 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATE.
Case Report Prepared by:
Dwayne Wilkerson

Location Map:
(shown with City Council Districts)

Zoning:
Existing Zoning: RS-3
Proposed Zoning: IL

Comprehensive Plan:
Land Use Map: Employment
Stability and Growth Map: Area of Growth

Staff Data:
TRS: 0428
CZM: 31

Case Number: Z-7628

Hearing Date: October 20, 2021

Owner and Applicant Information:
Applicant: Felipe Guedes De Freitas
Property Owner: Gann, Ron & Shannon

Applicant Proposal:
Present Use: Vacant
Proposed Use: Assembly and Entertainment for soccer training.

Concept summary: All commercial and industrial zoning categories will require additional Board of Adjustment approval for outdoor assembly and entertainment uses. Industrial uses are common in the area.

Tract Size: 2± acres
Location: North and east of the northeast corner of North 129th East Avenue & East Pine Street

Staff Recommendation:
Staff recommends approval.

City Council District: 3
Councilor Name: Christa Patrick

County Commission District: 1
Commissioner Name: Stan Sallee
SECTION I: Z-7628

DEVELOPMENT CONCEPT: This site is included in an area that is zoned RS-3 for single family residential homes however non-conforming uses north and east of the site are established industrial uses. Light industrial uses are consistent with the expected development in the area. The neighborhood is in transition from residential to industrial uses and the applicant has started a soccer training facility on site and it is now necessary to rezone for continued growth. All commercial and industrial zoning districts that might be appropriate in an Employment land use designation will require Special Exception approval by the Board of Adjustment for outdoor assembly and entertainment uses. Industrial uses are common in the area.

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

DETAILLED STAFF RECOMMENDATION:

The subject tract and properties abutting the site are included in the Employment land use designation in the City of Tulsa Comprehensive Plan and,

The current IL zoning request expands development opportunities, and the current zoning code provides predictable results for the surrounding property owners providing supplemental regulations that will continue to help integrate this site into the surrounding areas and,

Uses allowed in the proposed IL district in the development plan with normal supplemental regulations are consistent with the Employment land use designation in the City of Tulsa Comprehensive Plan and,

The normal uses with supplemental regulations identified in the zoning code are compatible with the surrounding proximate properties therefore,

Staff recommends Approval of Z-7628 to rezone property from RS-3 zoning to IL.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Uses, lots and building types defined in the IL district are consistent with the Employment land use designation.

Land Use Vision:

Land Use Plan map designation: Employment Employment areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity.

Amended 8.2
2-7628
Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.

Areas of Stability and Growth designation: Area of Growth

Area of Growth: An area of growth is a designation 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:

Staff Summary: The site is undeveloped and currently being used for open field soccer.

Environmental Considerations:

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>East Reading Place</td>
<td>None</td>
<td>50 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>RS-3</td>
<td>Employment</td>
<td>Growth</td>
<td>Tractor trailer storage</td>
</tr>
<tr>
<td>East</td>
<td>RS-3</td>
<td>Employment</td>
<td>Growth</td>
<td>Detached Single Family</td>
</tr>
<tr>
<td>South</td>
<td>IL</td>
<td>Employment</td>
<td>Growth</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>West</td>
<td>RS-3</td>
<td>Employment</td>
<td>Growth</td>
<td>Detached Single Family</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

**ZONING ORDINANCE:** Ordinance number 11811 dated June 26, 1970, established zoning for the subject property.

**Subject Property:** No zoning changes since Ordinance #11811.

**BOA-13530 April 1985:** The Board of Adjustment approved a *Special Exception* to permit a mobile home in a RS-3 zoned district; and to deny a *variance* of the one-year time limitation for a mobile home to permanently, on property located at East of SE/c of 129th East Avenue & Reading.

**Surrounding Property:**

**Z-7287 March 23, 2015:** All concurred in approval of a request for rezoning a 393± acre tract of land from AG/CH/IH to IL on property located NW/c of East Pine St & N 145th E. Ave.

**BOA-21746 June 2014:** The Board of Adjustment approved a *Special Exception* to permit a manufactured home (Use Unit 9) in an RS-3 District; and approved *Special Exception* to extend the 1-year time limit to 10 years, on property located at 12932 East Reading Place North.

**BOA-20264 May 2006:** The Board of Adjustment approved a *Special Exception* to permit a manufactured home in an RS-3 district and to extend the time limitation of one year to two years; and a *Variance* to temporarily permit two dwellings per lot of record, on property located at 12932 East Reading Pl N.

**BOA-13401 December 1984:** The Board of Adjustment approved a *Special Exception* to permit an existing mobile home to remain in an RS-3 zoned district; and a *Variance* of the one-year time limitation for a mobile home to permanently, on property located at N. of NW/c of Pine Street and 129th East Avenue.

**BOA-12771 September 1983:** The Board of Adjustment approved a *Special Exception* to permit a mobile home in an RS-3 zoned district, for a period of one year, with removal bond required and subject to Health Department approval, on property located at North of the NW corner of Pine Street and 129th East Ave.

**Z-6885 April 14, 2003:** All concurred in approval of a request for rezoning a tract of land from RS-3 to IL on property located Northeastern corner of East Pine Street and North 129th East Avenue.

10/20/2021 1:00 PM
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021

Subject Tract
Z-7628
20-14 28
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
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

Z-7628
20-14 28
**Case**: The Reserve at Magnolia (Related to CZ-521)

**Hearing Date**: October 20, 2021

**Owner and Applicant Information**

*Applicant: Select Design, Ryan McCarty*

*Owner: Pine Springs Development Group, LLC*

**Location Map**

(Shown with County Commission Districts)

**Zoning**

*Current: AG (Agriculture)*

*Proposed: RE (Residential – Estate)*

**Applicant Proposal**

Preliminary Plat

12 lots, 3 blocks, 25.71 acres

*Location: South of the southeast corner of East 171st Street South and South Yale Avenue*

**Staff Recommendation**

Staff recommends **approval** of the preliminary plat

**County Commission District**: 3

*Commissioner Name: Ron Peters*

**EXHIBITS**: Site Map, Aerial, Tulsa County Land Use Plan, Preliminary Plat, Conceptual Improvements Plan
PRELIMINARY PLAT

The Reserve at Magnolia – (Tulsa County)
South of the southeast corner of East 171st Street South and South Yale Avenue

This plat consists of 12 lots, 3 blocks on 25.71 ± acres.

The Technical Advisory Committee (TAC) met on October 7, 2021 and provided the following comments:

1. **Zoning:** The subject tract is currently zoned AG (Agriculture). The concurrent proposal for rezoning (CZ-521) to RE is required to be approved and effective prior to final plat approval to ensure conformance with all applicable zoning requirements.

2. **Addressing:** Final address assignments by INCOG must be shown on the face of the final plat.

3. **County Engineering:** Public street construction requires approval and acceptance by Tulsa County prior to final plat approval. Plans for stormwater and drainage are required to be approved and completed prior to final plat approval.

4. **Sewer/Water:** On-site sewage disposal must be approved by the Oklahoma Department of Environmental Quality. Water service to be provided by Okmulgee County Rural Water District 6. Water line extensions must be completed, and final plat must be released by the rural water district.

5. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: Release letters are required from all utilities serving the site. Provide certificate of records from Oklahoma Corporation Commission related to oil & gas activity on the site.

Staff recommends **APPROVAL** of the preliminary plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
Subdivision Statistics
Subdivision contour is located in three (3) blocks and two (2) remaining areas.

Address
Address shown on this plat is accurate at the time the plat was filed. Address is subject to change and should never be relied upon in place of the legal description.

Floodplain Data
The Reserve at Magnolia
A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE NINETY-FOURTH (94TH) TOWNSHIP SEVENTEEN (17T) NORTH, RANGE THIRTEEN (13R) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

Basis of bearings
OKLAHOMA STATE PLANE COORDINATE SYSTEM OF 1983, NORTH ZONE 35D, USING THE EAST LINE OF THE 100 MI. GRID AT 104.100 N. 96.100 W. AS THE ORIGIN.

Monumentation
All corners shown herein were set using a DIP + J-18 survey pin with a green plastic cap stamped "WHITE CEMENT.

Basis of Grades

Revised (2012)

C014 • 5\0 • OCTOBER 16 2012

This Subdivision is designed in accordance with Oklahoma Department of Environmental Quality (ODEQ) Requirements for Minimum Lot Size for Individual Septic Systems for Each Lot

PRELIMINARY PLAT

Owner / Developer
Pine Springs Development Group LLC
5125 E 51st Street South
Tulsa, OK 74132

Surveyor
Jenshamy Surveying Services
1741 So. 7 STRE W 135
Tulsa, OK 74119

Engineer
James H. Hinshaw, P.E.
JHH Consulting
816 S. 61 STRE W 135
Tulsa, OK 74119

Prepared by:

Final Plat
Certificate of Approval

The Pennsylvania

Preliminary Plat
Certificate of Approval
SECTION I. STREETS, EASEMENTS AND UTILITIES

A. STREETS AND UTILITIES EASEMENTS

The Subdivider reserves to itself the right to construct, maintain and operate streets, sidewalks, easements and rights-of-way for utilities, public and private, to be conveyed to the Homeowners Association by the Owner/Developer.

B. UNDERGROUND SERVICE EASEMENTS

The Owner/Developer reserves to itself the right to construct, maintain and operate underground service easements for the following utilities: electric, telephone, cable television, natural gas, water, storm sewer, sanitary sewer, storm drain and sanitary drain, and any other necessary facilities for the operation of the subdivision.

C. WATER SANITARY AND STORM SEWER EASEMENTS

The Subdivider reserves to itself the right to construct, maintain, operate and sell water, sanitary and storm sewer easements for the following utilities: electric, telephone, cable television, natural gas, water, storm sewer, sanitary sewer, storm drain and sanitary drain, and any other necessary facilities for the operation of the subdivision.

D. LANDSCAPE AND PAVING REPAIR

The Owner/Developer reserves to itself the right to construct, maintain and operate landscape and paving easements for the following utilities: electric, telephone, cable television, natural gas, water, storm sewer, sanitary sewer, storm drain and sanitary drain, and any other necessary facilities for the operation of the subdivision.

E. HOMEOWNERS' ASSOCIATION

The Owner/Developer reserves to itself the right to construct, maintain, operate and sell Homewoners' Association easements for the following utilities: electric, telephone, cable television, natural gas, water, storm sewer, sanitary sewer, storm drain and sanitary drain, and any other necessary facilities for the operation of the subdivision.

F. ENFORCEMENT, DURATION, AMENDMENT AND SORVERABILITY

The Owner/Developer reserves to itself the right to construct, maintain, operate and sell enforcement, duration, amendment and severability easements for the following utilities: electric, telephone, cable television, natural gas, water, storm sewer, sanitary sewer, storm drain and sanitary drain, and any other necessary facilities for the operation of the subdivision.

G. AUTOMOBILE PARKING SPACE

The Owner/Developer reserves to itself the right to construct, maintain, operate and sell automobile parking space easements for the following utilities: electric, telephone, cable television, natural gas, water, storm sewer, sanitary sewer, storm drain and sanitary drain, and any other necessary facilities for the operation of the subdivision.

H. RESTRICTION ON USES OF LAND

The Owner/Developer reserves to itself the right to construct, maintain, operate and sell restrictions on uses of land easements for the following utilities: electric, telephone, cable television, natural gas, water, storm sewer, sanitary sewer, storm drain and sanitary drain, and any other necessary facilities for the operation of the subdivision.

I. SURVEYORS IN CHARGE

The Owner/Developer reserves to itself the right to construct, maintain, operate and sell surveyors in charge easements for the following utilities: electric, telephone, cable television, natural gas, water, storm sewer, sanitary sewer, storm drain and sanitary drain, and any other necessary facilities for the operation of the subdivision.

J. DESCRIPTION

The Owner/Developer reserves to itself the right to construct, maintain, operate and sell description easements for the following utilities: electric, telephone, cable television, natural gas, water, storm sewer, sanitary sewer, storm drain and sanitary drain, and any other necessary facilities for the operation of the subdivision.
CONCEPTUAL IMPROVEMENTS PLAN

Magnolia Village
The Reserve at Magnolia

THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY (ODEQ) REQUIREMENTS FOR MINIMUM LOT SIZE FOR INDIVIDUAL SEPTIC SYSTEMS FOR EACH LOT.
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td>Applicant: Select Design, Ryan McCarty</td>
</tr>
<tr>
<td></td>
<td>Owner: Pine Springs Development Group, LLC</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Location Map:</strong> (shown with County Commission Districts)</th>
<th><strong>Applicant Proposal:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>[Image of map showing county commission districts]</td>
<td>Preliminary Plat</td>
</tr>
<tr>
<td></td>
<td>43 lots, 5 blocks, 34.27 ± acres</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Zoning:</strong> Current: AG (Agriculture) Proposed: RE (Residential – Estate) PUD-860</th>
<th><strong>Location:</strong> South of the southeast corner of East 171st Street South and South Yale Avenue</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th><strong>Staff Recommendation:</strong></th>
<th><strong>County Commission District:</strong> 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff recommends approval of the preliminary plat</td>
<td>Commissioner Name: Ron Peters</td>
</tr>
</tbody>
</table>

EXHIBITS: Site Map, Aerial, Tulsa County Land Use Plan, Preliminary Plat, Conceptual Improvements Plan
The Technical Advisory Committee (TAC) met on October 7, 2021 and provided the following comments:

1. **Zoning:** The subject tract is currently zoned AG (Agriculture). The concurrent proposal for rezoning (CZ-521) to RE (Residential-Estate) and a planned unit development (PUD-860) is required to be approved and effective prior to final plat approval to ensure conformance with all applicable development standards.

2. **Addressing:** Final address assignments by INCOG must be shown on the face of the final plat.

3. **County Engineering:** Public street construction requires approval and acceptance by Tulsa County prior to final plat approval. Plans for stormwater and drainage are required to be approved and completed prior to final plat approval.

4. **Sewer/Water:** On-site sewage disposal must be approved by the Oklahoma Department of Environmental Quality. Water service to be provided by Okmulgee County Rural Water District 6. Water line extensions must be completed, and final plat must be released by the rural water district.

5. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: Release letters are required from all utilities serving the site. Provide certificate of records from Oklahoma Corporation Commission related to oil & gas activity on the site.

Staff recommends **APPROVAL** of the preliminary plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.
LEGEND

100 Year Floodplain
Bixby Future Land Use
- Rural Agriculture (Unincorporated)
- Agricultural
- Rural Residential
- Low Density Residential
- Medium Density Residential
- Medium-High Density Residential
- High Density Residential
- Residential Manufactured Home Park
- Mixed Use
- Neighborhood Commercial
- Commercial
- Industrial
- Public/Institutional
- Recreation and Open Space
- Flood District

MAGNOLIA VILLAGE
17-13 34
MAGNOLIA VILLAGE

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE NW/4 OF SECTION THIRTY-FOUR (34), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

Owner / Developer

Hayes Development Group LLC
101 W 3RD STREET SOUTH
TULSA, OKLAHOMA 74103
MR. JERRY HAYES

Surveyor

Pride Surveying & Consulting
7551 W 71ST STREET SOUTH
TULSA, OKLAHOMA 74132
Mr. Jerry Hayes

Category

PRELIMINARY PLAT

This subdivision is designed in accordance with Oklahoma Department of Environmental Quality (ODEQ) requirements for minimum lot size for individual septic systems for each lot.

Final Plat Certificate of Approval

I hereby certify that this plat is approved by the Tulsa Metropolitan Area Planning Commission.

Date: 12/15/2002

Final Plat Official

The approval is made for this plat is not filed in the office of the county clerk on or before 12/31/2002.
CONCEPTUAL IMPROVEMENTS PLAN

Magnolia Village
The Reserve at Magnolia

THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY (ODEQ) REQUIREMENTS FOR MINIMUM LOT SIZE FOR INDIVIDUAL SEPTIC SYSTEMS FOR EACH LOT.

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE NW/4 OF SECTION THIRTY-FOUR (34), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MEADOW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.