TULSA METROPOLITAN AREA PLANNING COMMISSION
Meeting No. 2861
March 2, 2022, 1:00 PM
175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber

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 February 16, 2022 Meeting No. 2860

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:

2. PUD-131-F-1 Phil Fitzgerald (CD 5) Location: Southwest corner of East Skelly Drive and South Garnett Road requesting a PUD Minor Amendment to allow dynamic display signs

PUBLIC HEARING-REZONING
Review and possible recommendation of approval, approval with modifications, denial, or deferral of the following:

3. **PUD-364-8 Lyndsay Hightower** (CD 7) Location: East of the southeast corner of South 99th East Avenue and East 97th Street South requesting a **PUD Minor Amendment** to allow a Type 2 home occupation

4. **Z-7641 Vladimir Logvinov** (CD 9) Location: West of the northwest corner of East 61st Street South and South Peoria Avenue requesting rezoning from **OL to RM-2**

5. **Z-7642 Walter Hall** (CD 1) Location: North of the northeast corner of East 46th Street North and North Peoria Avenue requesting rezoning from **CS to CG**

6. **Z-7623 (Amended) 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-4 with an optional development plan** to allow single residential development with a wide range of lot sizes (City Council remanded back to Planning Commission for reconsideration of less intense residential zoning) (Continued from February 2, 2022)

**PUBLIC HEARING-PLATS**

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

7. **The Estates at Tulsa Hills** (CD 2) Preliminary Plat, Location: North of the northeast corner of West 91st Street South and South Maybelle Avenue

8. **The Flats II** (County) Preliminary Plat, Location: South of the southeast corner of East 136th Street North and North Sheridan Road

9. **Elwood Crossing III-IV** (County) Preliminary Plat, Location: South of the southeast corner of East 161st Street South and South Elwood Avenue

10. **The Meadows II** (County) Preliminary Plat, Location: North of the northeast corner of East 106th Street North and North Memorial Drive

**PUBLIC HEARING-CAPITAL IMPROVEMENT PROJECTS**

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

11. **Public hearing approving new capital improvement projects** for the Capital Improvement Plan (CIP), Fiscal Year 2023-2027
OTHER BUSINESS

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.
<table>
<thead>
<tr>
<th><strong>Case Number:</strong></th>
<th>PUD-131-F-1 Minor Amendment</th>
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<td><strong>Hearing Date:</strong></td>
<td>March 2, 2022</td>
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**Case Report Prepared by:**
Jay Hoyt

**Owner and Applicant Information:**
Applicant: Phil Fitzgerald
Property Owner: Maroon Peak LLC

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

**Applicant Proposal:**
- Concept summary: PUD minor amendment to allow dynamic display signs.
- Gross Land Area: 1.04 Acres
- Location: SWC E Skelly Dr and S Garnett Rd

**Zoning:**
- Existing Zoning: CS/PUD-131-F
- Proposed Zoning: No Change

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

**Staff Recommendation:**
Staff recommends approval.

**Staff Data:**
TRS: 1914

**City Council District:** 5
- Councilor Name: Mykey Arthrell-Knezek

**County Commission District:** 1
- Commissioner Name: Stan Sallee
SECTION I: PUD-131-F-1 Minor Amendment

Amendment Request: Modify the PUD Development Standards to allow a dynamic display sign.

The current PUD development standards allow for a freestanding sign up to 70 ft in height and 2 sf per linear foot of street frontage but does not allow dynamic display signs. The applicant is proposing to revise the development standards to allow dynamic display signs. They are proposing to add a dynamic display sign, 240 sf in area to the existing sign structure. No other changes to the development standards are proposed.

Staff Comment: This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(12) of the City of Tulsa Zoning Code.

"Modifications to approved signage, provided the size, location, number and character (type) of signs is not substantially altered."

Staff has reviewed the request and determined:

1) PUD-131-F-1 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-131-F.

2) All remaining development standards defined in PUD-131-F and subsequent amendments shall remain in effect.

Exhibits included with staff report:
- INCOG zoning case map
- INCOG aerial photo
- INCOG aerial photo (enlarged)
- Applicant Sign Illustration

With considerations listed above, staff recommends approval of the minor amendment to allow dynamic display signs.
MINOR AMENDMENT - PUD

NEW SIGN
SIZE 10' X 24' = 240 SQ FT EACH SIDE

EXISTING PUD APPROVED
SIGN 15' X 18' = 270 SQ FT EACH SIDE

EXISTING PUD APPROVED
SIGN 10.5' X 15' = 157.5 SQ FT EACH SIDE

EXISTING PUD APPROVED
SIGN = 421.5 SQ FT EACH SIDE = 855 SQ FT TOTAL
NEW SIGN = 240 SQ FT EACH SIDE = 480 SQ FT TOTAL

N.T.S.

DENTAL DEPOT
1302 S. GARNETT RD
TULSA, OK
**Case Number:** PUD-364-8  
**Minor Amendment**  
(Formally case PUD-364-D, revised from Major to Minor Amendment)  
(Revised 2/28/22)  
**Hearing Date:** March 2, 2022

<table>
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<th>Case Report Prepared by:</th>
<th>Owner and Applicant Information:</th>
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<tbody>
<tr>
<td>Jay Hoyt</td>
<td>Applicant: Lyndsay Hightower</td>
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<td>Property Owner: Same</td>
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**Location Map:**  
(shown with City Council Districts)

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<tr>
<th>Zoning:</th>
<th>Staff Recommendation:</th>
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| Existing Zoning: RS-3/PUD-364  
Proposed Zoning: No Change | Staff recommends approval. |

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

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<th>Staff Data:</th>
<th>City Council District:</th>
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<tr>
<td>TRS: 8419</td>
<td>7</td>
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<tr>
<td></td>
<td>Councilor Name: Lori Decker Wright</td>
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<th>County Commission District:</th>
<th>Commissioner Name:</th>
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<td>3</td>
<td>Vicki Adams</td>
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SECTION I: PUD-364-8 Minor Amendment

Amendment Request: Modify the PUD Development Standards to allow a Type 2 home occupation.

The applicant is proposing to allow a Type 2 home occupation at their residence. Per the City of Tulsa Zoning Code home occupations fall into two categories. Type 1 home occupations allow the resident to use their home as a place of work, but no employees or customers are allowed to come to the home. Type 2 home occupations allows employees and customers to come to the residence. The applicant is proposing to operate a salon from her home, with a small number of customers at any given time. This would fall under the Type 2 home occupation designation.

Type 2 Home Occupations are defined by the Zoning Code as "those in which household residents use their home as a place of work and either employees or customers come to the site. Typical examples include tutors, teachers, photographers, counselors, hair cutting/styling and real estate agents."

Uses that comply with the regulations of Section 45.100 – Home Occupations of the Zoning code are allowed as of right unless otherwise stated. The prohibited uses are:

Any type of assembly, cleaning, maintenance, painting or repair of vehicles or equipment with internal combustion engines or of large appliances (such as washing machines, clothes dryers or refrigerators); 2. Dispatch centers or other businesses where employees come to the site and are dispatched to other locations; Equipment or supply rental businesses; Taxi, limo, van or bus services; Tow truck services; Taxidermists; Restaurants; Funeral or interment services Animal care, grooming or boarding businesses; Any use involving the use or storage of vehicles, products, parts, machinery or similar materials or equipment outside of a completely enclosed building; and Any use that does not comply with regulations section 45.100.

No more than 3 clients or customers may be present at any one time on the site of a Type 2 home occupation. Family members of the client or customer do not count toward the 3 person limit. All related activities must be located within the principal building or allowed accessory building.

Staff Comment: This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(11) of the City of Tulsa Zoning Code.

"Home occupations that comply with the regulations of Section 45.100."
Staff has reviewed the request and determined:

1) PUD-364-8 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-364.

2) Type 2 home occupation would be limited to a salon.

3) All remaining development standards defined in PUD-364 and subsequent amendments shall remain in effect.

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

With considerations listed above, staff recommends approval of the minor amendment to allow a Type 2 home occupation for the subject lot limited to a salon use.
Note: Graphic overlays may not precisely align with physical features on the ground.
Note: Graphic overlays may not precisely align with physical features on the ground.
Benjamin,

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

Thank you,

Jay Hoyt

From: Gore Gaines <gaines@lytlesoule.com>
Sent: Wednesday, February 23, 2022 11:02 AM
To: esubmit <esubmit@incog.org>
Cc: lyndsay.hightower@gmail.com; Sue Penni <sp74133@gmail.com>
Subject: Lyndsay Hightower application, PUD-364-D

Dear Tulsa Board of Adjustment,

Attached is my letter in support of the above-referenced application.

Sincerely,

Benjamin Gaines
Laura,

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

Thank you,

Jay Hoyt

-----Original Message-----
From: Laura Davis <lauradavis2@cox.net>
Sent: Wednesday, February 23, 2022 11:01 AM
To: esubmit <esubmit@incog.org>
Subject: PUD-364-D

To whom it may Concern,

Regarding Case#: PUD-364-D Lyndsay Hightower

My name is Laura Davis. I have lived next door (directly east) to Lyndsay and her children for 2 1/2 years. I believe Lyndsay having a Salon next door will NOT be a problem. Lyndsay is a very quiet and private person. Her house is very well maintained and there is minimal traffic or cars at her house. As a matter of fact she has one car which she keeps in her garage. If she has a salon she has told us all that there will be 2-5 cars max daily and only one at a time. That means one car in her driveway. Many homes on our street (including mine) have multiple drivers and have 4 cars at their residence. I do not believe the parking will be an issue for her.

In regards to property value, we have witnessed this week how quickly a home sold on our street. It had multiple offers at above market value and sold within 48 hours. This is WITH the large yellow zoning notice sign in Lyndsay’s yard. Lindsay’s salon will not be visible from the street.

I greatly admire Lyndsay’s motivation and willingness to try and figure out a way to make a living as a single mom for her family while we go thru these trying times as a nation. She has been fully transparent through the whole process and has accommodated/answered those with concerns. She has also agreed to abandon the zoning if she sells the house. I feel she has gone above and beyond to ease those with concerns and I feel it is our duty and obligation as citizens and neighbors to adjust to these different times in our world.

Again, as her direct neighbor, I fully support the re-zoning and her salon.

Thank you!

Laura Davis
9922 E 97th street
918-284-1727
Sawyer, Kim

From: Hoyt, Jay
Sent: Monday, February 14, 2022 8:17 AM
To: Erica Done; esubmit
Subject: RE: PUD-364-D

Erica,

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

Thank you,

Jay Hoyt

-----Original Message-----
From: Erica Done <ericadone@ymail.com>
Sent: Friday, February 11, 2022 9:22 PM
To: esubmit <esubmit@incog.org>
Subject: PUD-364-D

I am writing to state my support for Lyndsay Hightower’s amendment for a home salon (PUD-364-D).

Thank you,

Erica Done
10227 E 98th St.
Tulsa, OK 74133
CASE NUMBER: PUD-364-D

Lyndsay Hightower

Hello,

We are the Skelton’s. We are the Hightower’s neighbors and support the amendment of their home salon on their property. The Hightower’s are great neighbors. Lyndsay has recently served as the head of the Woodbine neighborhood social committee. She has always been committed to supporting and taking action in the best interest of the Woodbine neighborhood. We live two houses away on 97th St. We see no issue with their home business, and we are in favor and support it. They are amazing neighbors who elevate the neighborhood. If you have any questions, please let us know.

Respectfully,

Mr. and Mrs. Dan and Asimah Skelton
9928 E 97TH ST
Tulsa, OK
74133
918-724-0031 (cell: Asimah Skelton)
Asimah76@yahoo.com
I reside at 9714 S 100th East Avenue in the Woodbine Addition in Tulsa, Oklahoma. While I sympathize with Ms. Hightower’s situation, I do not support any change in the zoning of her property. I truly feel she was given bad advice early on in this process and did not realize the ramifications.

Sarah McBryde

Sent from my iPhone
I am AGAINST this petition being granted.

I live in the neighborhood and sympathize with her, but still don’t think it should be approved.

Thanks,
Ray Hucek
918-619-2980
We are sending this email in support of Lyndsay Hightower’s amendment allowing her home salon, case number PUD-364-D.

Laura and Josh Apgar
9734 E 97th St
Tulsa, OK 74133
In regards to Case number PUD-364-D:

I am here on behalf of Lindsay Hightower. Her efforts to make a living in her home are admirable in my opinion. Lindsay has done all the right things to accomplish this action and has been very transparent to make sure everyone knows what her intentions are.

I firmly support Lindsay.

Thank you

Karen Henze

Karen Henze
10101 E 98th street
Tulsa, OK 74133

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God is so Good to us, All the Time!
Good Afternoon,

Please accept this email as my support for Lyndsay Hightower running her hairstyling business from her home. I reside at 10033 E 98th Pl, Tulsa, OK 74133 in the Woodbine neighborhood.

Every day there are many non-residents that go in and out of our neighborhood. There are contractors and companies doing work to homes in the neighborhood and people visiting residents. I am confident that the minimal extra traffic in our neighborhood will go unnoticed and not cause any disruption to parking and traffic flow.

Lyndsay has also indicated she will be signing an agreement to abandon the amendment prior to selling her house. I do not foresee how property values will be affected as a result of Lyndsay running her business out of her home.

Again, I fully support the approval of allowing Lyndsay to run her hair styling business from her home.

Sincerely,
Carol Williams
I support the zoning amendment for Lyndsay Hightower’s property to run her business from home. I believe Lyndsay/ the woodbine board of directors did their due diligence to provide transparency and collect all information to ensure the best decision is made. I am a single mother who has lived in Woodbine since 2013, and I would do anything to support my family. Additionally, I support my neighbors who do everything they can to provide for their families. Work is going remote, so I am sure there will be more situations like this that will come up, and I am confident it will be handled appropriately. Thanks so much!

Ashley Madewell
Director of Loyalty CNE
479-220-0640
To whom it may concern!
My wife and I live in the woodbine addition 3 houses east of Lyndsay Hightower and we wanted to express our support to her and to say that we do not object to her new construction and her starting a new business as she described and as we all understood from the mails, letters, and talks with members of the board here at Woodbine addition.
I wrote an email to Lyndsay in support and wished her luck and success with her new business.

Sincerely,
Josef T. Shohat

Sent from Mail for Windows
To whom it may concern,

The purpose of this letter is to inform you that Kayla & Roy Williams address 9632 S 98th E Pl Tulsa, OK 74134 from Woodbine Neighborhood is in support of the reference case PUD-364-D.

Thank you,
Kayla & Roy Williams
918-330-2229
Sawyer, Kim

From: Dick Johnson <richardjohnsonok@live.com>
Sent: Thursday, February 17, 2022 5:10 PM
To: Lindsay Hightower add on.
Subject: 

I am not opposed in and manner concerning the add on at the Hightower home. She has and will adhere to all regulations and rules.
There are a number of families in the area that conduct business from home so the Hightower situation should be of little concern.

Dick and Nina Johnson

Sent from my U.S.Cellular© Smartphone
Reference Lindsay Hightower PUB petition for home based cosmetology business:

Ms. Hightower, to our knowledge, has followed the legal process to the letter.
The source of the local opposition seems to come from one John Doakes whose accusations and unrealistic concerns are unfounded and clearly in the minority.

Than you.

John Dandridge
jdandridge@cox.net
918-646-7217

Sent from my U.S.Cellular© Smartphone
Being unable to attend in person at this meeting, as residents of the addition (Woodbine) that this change pertains to, We wish to voice our objection to this change. We are a covenanted neighborhood with covenants that forbid this type of commercial endeavor that applicant is asking for. This will not only open up our neighborhood to various other exceptions to our covenants which will have the potential to lower the value of our properties.

Here again, we are on the record of being opposed to this change to PUD-364-D

Gerald and Nancy Hatfield
9812 S. 99th E. Ave
Tulsa, OK 74133

Sent from Mail for Windows
Dear Ms. McBryde,

Thank you for sending your concerns about the rezoning case PUD-364-D. It is on the Tulsa Metro Area Planning Commission’s (TMAPC) meeting agenda under public hearing for next Wednesday, March 2, 2022 at 1 p.m.

I have made a note on my calendar to be at the meeting for that item. Furthermore, once the TMAPC makes their recommendation to the Council on this request there are two more public Council meetings where constituents can make public comments. I will be sure your email is entered into the record.

I agree that Woodbine is not suited to the type of mixed use rezoning requested and will share that position with the Planning Commissioners and the City Councilors.

Best,
Lori

Councilor Lori Decter Wright
City of Tulsa | District 7
Chair of the Tulsa City Council | 2022
Office: 918-596-1927
Email: dist7@tulsacouncil.org
www.tulsacouncil.org
Pronouns: she, her, hers

As a long-time resident of the Woodbine Addition in Tulsa, I respectfully ask that you consider opposing this application to rezone the property being considered. We do not need the potential of decreasing property values because of random business plans being introduced. There is some confusion regarding verbiage in our HOA covenants. The reference in our covenants is to “Associated” purposes and the term “Accessory” use is used in the Tulsa zoning code. I’m not sure those terms should be used interchangeably.

I thank you for your representation of our District and do appreciate your consideration of this matter.

Sarah McBryde
Hi Dwayne,

Thanks for clarifying that for me, I was unaware and will definitely be at the meeting on Wednesday to speak on this item.

Best,

Lori

Councilor Lori Decter Wright
City of Tulsa | District 7
Chair of the Tulsa City Council | 2022
Office: 918-596-1927
Email: dist7@tulsacouncil.org
www.tulsacouncil.org
Pronouns: she, her, hers

Good afternoon Councilor and Ms. Tearney,

The Zoning Code allows this amendment through the Planning Commission as a minor amendment. If they approve the request it does not normally come to City Council for an ordinance.

Please let me know if you would like to discuss further.

Thanks
To: Becky Tearney <becky.tearney@cox.net>
Cc: esubmit <esubmit@incog.org>
Subject: Re: MAJOR Zoning Change TMAPC Case # PUD-364-D

Dear Ms. Tearney,

Thank you for sending your concerns about the rezoning case PUD-364-D. It is on the Tulsa Metro Area Planning Commission’s (TMAPC) meeting agenda under public hearing for next Wednesday, March 2, 2022 at 1 p.m.

I have made a note on my calendar to be at the meeting for that item. Furthermore, once the TMAPC makes their recommendation to the Council on this request there are two more public Council meetings where constituents can make public comments. I will be sure your email is entered into the record.

I agree that Woodbine is not suited to the type of mixed use rezoning requested and will share that position with the Planning Commissioners and the City Councilors.

Best,

Lori

Councillor Lori Decter Wright

City of Tulsa | District 7

Chair of the Tulsa City Council | 2022

Office: 918-596-1927

Email: dist7@tulsacouncil.org

www.tulsacouncil.org

Pronouns: she, her, hers

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From: Becky Tearney <becky.tearney@cox.net>
Sent: Wednesday, February 23, 2022 2:13 PM
To: (DIST7) Wright, Lori Decter <dist7@tulsacouncil.org>
Subject: Re: MAJOR Zoning Change TMAPC Case # PUD-364-D

Hi Lori,

I hope this helps somewhat, for the Zoning Board to REJECT the proposed zoning change in Woodbine.

3.23
Lori Decter Wright  
Council Woman, District 7  

Re: TMAPC Case Number PUD-364-D  

OBJECTION to proposed Major Amendment. Zoning Change for Hair Salon  

“Does it matter how safe the school is if the path to school isn’t safe?” Safe Passages Twitter Town Hall  

- 9916 E 97th St., Tulsa, Ok 74133, is less than a 3 minute walk from the entrance to Cedar Ridge Elementary school. During the school year, E. 97th Street is a main thoroughfare for children walking to and from school.  

- “Public Access” to 9916 E. 97th St. Tulsa, OK 74133 subjects each elementary child to potential opportunists. In addition most parents would not have chosen their home in Woodbine knowing a business exists that cross a child’s path to school.  

- Families will no longer purchase homes in Woodbine Neighborhood which would have a business with “Public Access.”  

- Property values will decrease. No doubt! Especially the properties on E. 97th Street which in turn affects the values as a whole in Woodbine.  

- Residential neighborhoods are meant for families, children and grandparents. Most of us would not choose a neighborhood that includes a business with public access due to the inherent risk for high crime.  

I am cognizant that everyone has the right to be an independent contractor, make a living and hopefully with great success. However, Zoning Commission Boards have continually denied zoning a residential property for Hair salons, etc. Businesses belong in commercial real estate developments. Not in residential neighborhoods.  

Attached are three links, where the Zoning Boards rejected requests for hair salons in residential neighborhoods. I hope you have the opportunity to read each one and OBJECT to the proposed Zoning change.  


Becky Tearney

Becky.tearney@cox.net

918-605-3828

Woodbine Homeowner since 1993

CAUTION: This email originated from outside of the organization. Do not reply, forward, click links, or open attachments unless you recognize the sender and know the content is safe. Please report using the Phish Alert button in the Outlook Desktop Client if this message contains potentially unsafe content.

CAUTION: This email originated from outside of the organization. Do not reply, forward, click links, or open attachments unless you recognize the sender and know the content is safe. Please report using the Phish Alert button in the Outlook Desktop Client if this message contains potentially unsafe content.
I'm extremely opposed..

Thank you,
Ruby Daniels
918-691-9354
To Whom It May Concern,

We are writing in reference to case PUD-364-D. Our names are John and Shaun Williams. We live in the Woodbine Community at 9925 E 97th St. We live across the street from Mrs. Hightower, whom is planning to open a one man salon in the back of her home. There has been much discussion within the neighborhood and its Facebook page that has attempted to direct the neighborhood to be against Mrs. Hightower being able to follow through with this. A small group of individuals that have notably bullied not only Mrs. Hightower, but anyone in the neighborhood that has expressed support for Mrs. Hightower. I am positive that this is the group of people that will be present at the hearing.

With that said, I wanted to express my ongoing support of Mrs. Hightower and am praying that she will be allowed to move forward with her plan to be able to work from her home and care of her children.

We have lived in the neighborhood for several years now. There are several observations that I am able to share that I feel like should make a difference when others are expressing concern about increased traffic and parking as it relates to Mrs. Hightower running her very small business from home.

1) Lindsay is a single mom. She owns one car, that she keeps in the garage. Her ex-husband is parked in the driveway on occasions for short periods of time. Otherwise, her driveway is always empty. Which indicates to the majority of us, that increased traffic and parking will NOT be an issue.

2) The neighbors that are expressing concern about these issues, on the other hand, have a great deal of traffic that come and go from their homes and there are always vehicles filling their driveways and parking in the street. In our opinion, their non-business homes are currently responsible for far more traffic in the neighborhood than what Mrs. Hightower will ever create with her clientele.

3) The concern about property values being affected by a very small business within Mrs. Hightower’s home is ridiculous! This has been recently shown through the sale of another home across the street from Mrs. Hightower. Mrs. Hightower has been displaying a large yellow sign next to the street showing that there is zoning going on and describing the intent. It did not deter people from looking at the home, nor making offers that were far above asking price. The home sold in 3 days, they had 6 offers that were all over asking price. It was also sold for $115,000 more than what is was bought for 3 years ago. This, in itself, should indicate that the property values within our neighborhood clearly are not going to be affected by this.

4) Mrs. Hightower and her children have always participated in the activities that are planned within the neighborhood. Mrs. Hightower herself, has been directly involved in neighborhood improvement and encouraging the neighbors to participate and make the community a family friendly area that our new neighbors will notice and want to be a part of, as well. While those that have made themselves opposed, never participate in anything within the neighborhood, but yet feel like they speak for the neighborhood as a whole. They even went as far as putting pre-printed opposition letters in each neighbors mailbox with the ability to return the letter of opposition to them, so they can submit it at the hearing.

The entire neighborhood had been made aware of these plans via the communication from the HOA. The HOA offered a detailed explanation of what was going to happen and provided the information to be able to contact the city with any concerns or support in the matter. At that point, the neighbors should have been able to make their own rationalized decision or simply to decide that they just don’t care; which means they don’t offer any type of reaction at all. The attempt by this group to intimidate the rest of the neighborhood has made many of us be less focused on what Mrs. Hightower is trying to accomplish and more concerned about the type of people that we are living around. And that’s very sad!! We all just want to be able to earn a living and live in peace, just like Mrs. Hightower is attempting to do.
We 100% support Mrs. Hightower and hope that the city will allow her to move forward with her plans to be able to support her children and care for them in this day and age, from her home.

Sincerely,

John and Shaun Williams
Woodbine Community residents

Sent from my iPad
Richard Green <ragdanc1@att.net>
Sunday, February 27, 2022 4:27 PM
esubmit
Case No PUD-364-D

I am Richard Green, I live at 9815 E 97th St. This is within 300 feet of the home that is wanting approval to allow the owner to run a cosmetology business out of her home. I am opposed to this change that will allow for any use of property in Woodbine other than for single-family residential use.

Sent from my iPhone
To whom it may concern,

I have been a resident of the Woodbine addition for almost 17 years and am letting you know that I am against the proposal in allowing a residence to be used also for commercial purposes.

Please consider this carefully as if passed, it may affect our property values in the future.

Sincerely,

Ed Bateman
9728 E 97th Street
Tulsa, OK 74133
Subject: I would like to file my official opposition to the request of the subject requested in the above listed PUD above. I have resided in the Woodbine Housing addition for more than 3 decades. It should remain a residential community without the requested change that would allow a commercial business operations out of a home.

I respect fully request you recognize my opposition and deny this request. Commercial businesses should operate in a properly zoned area for business operations that can support the requirements needed for a business. A residential area is not designed nor should it be required to accommodate such an operation.

Respectfully,
John Sellers

sellersjohn56@yahoo.com
In regards to Case number PUD-364-D

In reference to Lindsay Hightower’s request for zoning, I applaud her efforts to both be a mom and make a living in this pandemic. I am 100% behind her and her request. Lindsay has taken all the right steps to accomplish this action. Lindsay has also been very transparent to make sure everyone knows what her intentions are.

I firmly support Lindsay.

Thank you
Teresa Mendez
10102 E 98th St
Tulsa Ok 74133

Sent from my iPhone
TMAC,
I am a resident of the Woodbine subdivision. My husband and I built our home over 30 years ago. I’m writing to say that I oppose the application for zoning change at 9916 E. 97 Street.
Sincerely,
Shirley Sellers
(918-810-7353)
Re zoning change hearing scheduled for 3/2/2022 at 1pm for zoning change to allow Lyndsay Hightower to do cosmetology work from her home.

I live in Woodbine neighborhood for 28 years and have no objection to this change. I do business with other people that work from their home and have not seen any negative consequences of that process. I support Ms. Hightower in her efforts to work from home.

Claudette Dandridge

9901 S 100th East Pl

Tulsa, OK 74133

918-695-4745
Tulsa Metropolitan Area Planning Commission
c/o INCOG
2 W. 2nd St
Tulsa, OK. 74103

RE: Case Number PUD-364-D

Staff of the Tulsa Planning Office,

Pursuit to the Notice of Hearing before the Tulsa Metropolitan Area Planning Commission “TMAPC” regarding PUD-364-D, this letter is to notify the TMAPC of my objection of the proposed Major Amendment to the PUD to allow for the residential home to include a salon.

Regards,

Signature

Printed Name

Address 9949 E 57th St, Tulsa, OK 74133
Tulsa Metropolitan Area Planning Commission
c/o INCOG
2 W. 2nd St
Tulsa, OK. 74103

RE: Case Number PUD-364-D

Staff of the Tulsa Planning Office,

Pursuit to the Notice of Hearing before the Tulsa Metropolitan Area Planning Commission “TMAPC” regarding PUD-364-D, this letter is to notify the TMAPC of my objection of the proposed Major Amendment to the PUD to allow for the residential home to include a salon.

Regards,

Signature

Printed Name Charles M. Cashenberry

Address 9904 E. 98 St. South
RE: Case Number PUD-364-D

Staff of the Tulsa Planning Office,

Pursuit to the Notice of Hearing before the Tulsa Metropolitan Area Planning Commission “TMAPC” regarding PUD-364-D, this letter is to notify the TMAPC of my objection of the proposed Major Amendment to the PUD to allow for the residential home to include a salon.

Regards,

Signature

Printed Name

Address

Tulsa, OK. 74103
To Whom It may concern:

Our letter of opposition to this change is attached.

Kindest regards,

Don and Patsy Akin
9914 E 98th St, Tulsa, OK 74133
RE: Case Number: PUD-364-8 Minor Amendment  
(Formerly case PUD-364-D, revised from Major to Minor Amendment)

FROM: Don and Patsy Akin  
9914 E. 98th Street  
Woodbine II Lot 3 Block 2

TO: Members of the Tulsa Zoning Board of Adjustment

We are writing to **OPPOSE** the granting of a Type 2 Home Occupation to the applicant residing at 9916 E. 97th Street at Lot 3 Block 4 Woodbine. This opposition is not personal against the Woodbine neighbor making this request as we would oppose this request regardless of who the person was making the request. Our opposition is focused on maintaining the integrity of the neighborhood for single family residential occupancies only! Particularly when this particular request involves a home right smack dab in the middle of the Woodbine neighborhood (please refer to the Woodbine Map) and solely for the convenience of the applicant. This opposition is about common sense—Not personalities.

We have lived in Woodbine at our current address for 30 years. We chose the Woodbine neighborhood because it was clearly a Single Family Residential neighborhood as set out in PUD-364. Further, Woodbine is a “Covenant Controlled” neighborhood. We had to sign an additional document at closing stating that we would enjoy both the privileges and restrictions contained in the Articles of the Covenant.

The Woodbine HOA Covenants define “Use of the Property” and specifically “Use of Lots” in Article 5. Section 5.01.A. states in its entirety: “No Lot shall be occupied, used or improved for other than detached single family residential and associated purposes by Owners, their tenants and social guests.”

We do not find the term “associated purposes” defined in an extensive list of definitions in the Covenants. We believe “associated purposes” to be normal activities and uses related to Single Family Residential occupancy. It would be a stretch that a normal person would portend that the term “associated purposes” would in any way indicate a “business use” of any kind no matter how limited...such as an “in home salon” with outside customers coming to the property. To believe that “associated purposes” is the same as an “accessory use” referred to in the exceptions section described in 45.100-C Types of Home Occupations 2. Type 2 Home Occupations wouldn’t be logical.
Because of PUD-364 and the Woodbine HOA Covenants language, we felt very comfortable that we were buying a Home in a clearly defined Single Family Residential Neighborhood as opposed to a neighborhood that allowed mixed uses for homes. So, we purchased our home in Woodbine in good faith that the neighborhood was purely a single family residential neighborhood and would remain so with no business uses. We are praying that we did not rely on the language of PUD-364 and the HOA Covenants to our detriment.

We believe that the granting of one exception by the Tulsa Zoning Board of Adjustment to allow a Type 2 Home Occupation could act as a magnet to draw other applicants to make similar requests. Once the first exception is approved...it is hard to deny other applicants the same exception. Where does it end?

We are also concerned, as are many of our neighbors, that if the exception is granted:

a. Our property values are subject to diminution.
   1. Would you rather be buying a house next door to a house that had customers coming to frequent a hair salon---or one that has no such occupation? BE HONEST!
   2. And would you rather be buying a house in a neighborhood that already has one such hair salon exception with customers coming and could see another homeowner apply for such exception—or would you prefer to buy a house where the neighborhood has no such business use occupation? BE HONEST!

b. There are unknowns as to who will actually police and enforce and guarantee compliance with the provisions listed below in 45.100-H General Regulations as relates to traffic, parking and other regulations required of the applicant as set out in:

45.100-H General Regulations 2. Home occupations that change the character of the residential building they occupy or that adversely affect the character of the surrounding neighborhood are prohibited. Home occupations may not, for example, produce light, noise, vibration, odor, parking demand, or traffic impacts that are not typical of a residential neighborhood in Tulsa.

Home occupations must be operated so as not to create or cause a nuisance.

**Question:** Who will police and enforce and guarantee these traffic and parking regulations in Type 2 Home occupations? BE HONEST! Nobody.

**Question:** Who will police and enforce the provision that Type 2 Home Occupations must be operated so as not to create or cause a nuisance? BE HONEST! Nobody.
c. There are unknowns as to who will actually police and enforce and guarantee compliance with **45.100-J Supplemental Regulations for Type 2 Home Occupations**. These regulations include the number of clients who can be on the property at any one time among other things.

**Question:** Who will actually police and enforce and guarantee that these regulations are enforced? BE HONEST! Nobody.

d. The exception granted stays with the property forever. That is way past the lifetime of the applicant/current occupant of that home. That is really scary! Who will police and enforce the General Regulations and the Supplemental Regulations into the future? BE HONEST! Nobody.

Conclusion: It is our understanding that exceptions to the normal Occupation Use for a Single Family Dwelling exists to grant relief that clearly make sense due to circumstances not contemplated by regular zoning definitions. Otherwise, the Zoning Code would simply be re-written to include Business Use as a Hair Salon in its normal definition of Single Family Residence Occupations—without an exception or variance having to be requested.

If the property requesting the exception was at the very edge of the neighborhood fronting Mingo Road or adjacent to a commercial area then it might be reasonable to grant this exception. That is not the case here. This property is smack dab in the middle of a single family residential neighborhood and is being requested solely for personal convenience. Our neighborhood has been around for about 35 years as a wonderful, enjoyable Single Family Residential Neighborhood. Please do not turn it into a Business District.

For all the reasons stated above we plead for the Zoning Board of Adjustment to please deny this exception and to maintain the integrity of our Single Family Residential neighborhood.

Respectfully Submitted,

Don and Patsy Akin
Dear Mr. and Mrs. Driesel,

Thank you for sending your concerns about the rezoning case PUD-346-8, formerly PUD-364-D. It is on the Tulsa Metro Area Planning Commission's (TMAPC) meeting agenda under public hearing for next Wednesday, March 2, 2022 at 1 p.m.

I have made a note on my calendar to be at the meeting for that agenda item. I agree that Woodbine is not suited to the type of property use requested by the applicant and will share that position with the Planning Commissioners.

Dwayne Wilkerson in the Tulsa Planning Office has informed me the Zoning Code allows this rezoning application to be decided through the Planning Commission as a minor amendment. If they approve the request it does not normally come to City Council for an ordinance.

Therefore, it is critically important to let the Planning Commissioners know of your opposition to this zoning request.

When it was first submitted to the Tulsa Planning Office they thought it would be a major amendment and advertised it as such; however, the zoning code has language that allows home occupations to be processed as a minor amendment. Since notification requirements are greater for major amendments, requirements for a minor amendment were met as well. Final decisions on minor amendments are made at TMAPC – they do not go to City Council. TMAPC or the City are not bound by private covenants, but it can probably help neighbors make a case against this at the hearing if you all want to argue that it is not appropriate in their neighborhood.

Additionally, any home occupation including a hair salon has limitations outlined in Chapter 45.100-H of the zoning code: [http://tulsaplanning.org/plans/TulsaZoningCode.pdf](http://tulsaplanning.org/plans/TulsaZoningCode.pdf)

This use is considered a Type 2 home occupation. The code is specific about what can be done to the home, how many clients, etc.

Below is a summary of that section of the code:

- Generally a home occupation is limited so it is not changing the character of the house and operated so it does not create a nuisance.
- The business activity can not do anything that produces light, noise, vibration, odor or parking demand not typical of a residential neighborhood.
- No more than 3 clients at a time.
- No illuminaed signage allowed,
- No display of material or merchandise.
- No Commercial style entrance visible from the street.

I am sharing emails and letters on this item that come into my office with the Planning Office and will be present during the Commission meeting next Wednesday, March 2, 2022 at 1 p.m.
Sincerely,
Lori

Councilor Lori Decter Wright
City of Tulsa | District 7
Chair of the Tulsa City Council | 2022
Office: 918-596-1927
Email: dist7@tulsacouncil.org
www.tulsacouncil.org
Pronouns: she, her, hers

From: Hoyt, Jay <JHoyt@incog.org>
Sent: Friday, February 25, 2022 8:14 AM
To: Susan Driesel; esubmit
Cc: (DIST7) Wright, Lori Decter
Subject: RE: PUD-364-D

Susan,

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

Thank you,

Jay Hoyt

-----Original Message-----
From: Susan Driesel <sfdriesel@gmail.com>
Sent: Thursday, February 24, 2022 10:55 AM
To: esubmit <esubmit@incog.org>
Cc: Dist7@Tulsacouncil.org
Subject: PUD-364-D

As homeowners in Woodbine, we oppose the rezoning application.

Thank you for your consideration of those of us who live in this neighborhood.

Bill and Susan Driesel
10220 E 98th St
Tulsa, Ok 74133
918 455-9034
CAUTION: This email originated from outside of the organization. Do not reply, forward, click links, or open attachments unless you recognize the sender and know the content is safe. Please report using the Phish Alert button in the Outlook Desktop Client if this message contains potentially unsafe content.
Hi Dwayne,

Thanks for clarifying that for me, I was unaware and will definitely be at the meeting on Wednesday to speak on this item.

Best,

Lori

---

Good afternoon Councilor and Ms. Tearney,

The Zoning Code allows this amendment through the Planning Commission as a minor amendment. If they approve the request it does not normally come to City Council for an ordinance.

Please let me know if you would like to discuss further.

Thanks
To: Becky Tearney <becky.tearney@cox.net>
Cc: esubmit <esubmit@incog.org>
Subject: Re: MAJOR Zoning Change TMAPC Case # PUD-364-D

Dear Ms. Tearney,

Thank you for sending your concerns about the rezoning case PUD-364-D. It is on the Tulsa Metro Area Planning Commission’s (TMAPC) meeting agenda under public hearing for next Wednesday, March 2, 2022 at 1 p.m.

I have made a note on my calendar to be at the meeting for that item. Furthermore, once the TMAPC makes their recommendation to the Council on this request there are two more public Council meetings where constituents can make public comments. I will be sure your email is entered into the record.

I agree that Woodbine is not suited to the type of mixed use rezoning requested and will share that position with the Planning Commissioners and the City Councilors.

Best,
Lori

Councilor Lori Decter Wright

City of Tulsa | District 7

Chair of the Tulsa City Council | 2022

Office: 918-596-1927
Email: dist7@tulsacouncil.org

www.tulsacouncil.org

Pronouns: she, her, hers

From: Becky Tearney <becky.tearney@cox.net>
Sent: Wednesday, February 23, 2022 2:13 PM
To: (DIST7) Wright, Lori Decter <dist7@tulsacouncil.org>
Subject: Re: MAJOR Zoning Change TMAPC Case # PUD-364-D

Hi Lori,

I hope this helps somewhat, for the Zoning Board to REJECT the proposed zoning change in Woodbine.
Lori Deeter Wright  
Council Woman, District 7  

Re: TMAPC Case Number PUD-364-D  

OBJECTION to proposed Major Amendment. Zoning Change for Hair Salon  

"Does it matter how safe the school is if the path to school isn’t safe?” Safe Passages Twitter Town Hall  

- 9916 E 97th St., Tulsa, Ok 74133, is less than a 3 minute walk from the entrance to Cedar Ridge Elementary school. During the school year, E. 97th Street is a main thoroughfare for children walking to and from school.  

- “Public Access” to 9916 E. 97th St. Tulsa, OK 74133 subjects each elementary child to potential opportunists. In addition most parents would not have chosen their home in Woodbine knowing a business exists that cross a child’s path to school.  

- Families will no longer purchase homes in Woodbine Neighborhood which would have a business with “Public Access.”  

- Property values will decrease. No doubt! Especially the properties on E. 97th Street which in turn affects the values as a whole in Woodbine.  

- Residential neighborhoods are meant for families, children and grandparents. Most of us would not choose a neighborhood that includes a business with public access due to the inherent risk for high crime.  

I am cognizant that everyone has the right to be an independent contractor, make a living and hopefully with great success. However, Zoning Commission Boards have continually denied zoning a residential property for Hair salons, etc. Businesses belong in commercial real estate developments. Not in residential neighborhoods.  

Attached are three links, where the Zoning Boards rejected requests for hair salons in residential neighborhoods. I hope you have the opportunity to read each one and OBJECT to the proposed Zoning change.  


Becky Tearney

Becky.tearney@cox.net

918-605-3828

Woodbine Homeowner since 1993

CAUTION: This email originated from outside of the organization. Do not reply, forward, click links, or open attachments unless you recognize the sender and know the content is safe. Please report using the Phish Alert button in the Outlook Desktop Client if this message contains potentially unsafe content.
Re: Lot 3 Block 4 Woodbine

TMAPC Case Number: PUD-364-D

Thank you for acknowledging this email and taking it into consideration.

Our neighborhood was recently made aware of the zoning application and upcoming hearing on March 2 with the Tulsa Planning Commission. It is my understanding that the applicant is requesting a zoning change to allow a hair salon with a customer based business allowing up to three patrons at a time to visit the property for services.

My husband, Dean and I have been residents of Woodbine for 3 years and never dreamed that our covenants would allow mixed-use zoning within our small community.

My husband and I strongly OPPOSE the zoning change. The change would allow for additional traffic on an already busy main street of our neighborhood. We now have both morning and evening traffic and parking for access to Cedar Ridge Elementary as well as cut-through traffic accessing the daycare center at the front of the neighborhood on 97th St and Mingo.

We OPPOSE because this will set a precedence going forward for future residents that want a zoning change to create in-home customer based businesses.

As a home owner I have concerns of this change negatively affecting our property value.

We have been told that you are aware of the situation and are researching yourself to determine the best interest of our neighborhood as well as other District 7 covenant controlled communities. We hope that your diligence results in understanding our opposition and that you will be in agreement with our position.

Karla Shafer

918.845.2225

Kawakewtie@yahoo.com
9725 S. 99th East Ave.
Tulsa, OK. 74133
Staff of the Tulsa Planning Office,

Pursuit to the Notice of Hearing I received in the mail regarding PUD-364-D, this letter is to notify the TMAPC of my objection of the proposed Major Amendment to the PUD to allow for the residential home to include a salon. I live directly across the street from the subject property and believe the business will be disruptive to the family neighborhood. Parking and safe traffic flow will likely be impacted as well. I am also concerned about the possible negative effect’s this home business may have on my property value in the future. In addition, if this re-zoning is approved to allow the affiliated business to be conducted from our neighbor’s home, it will set a precedence moving forward allowing the opportunity for other businesses to open up in the neighborhood as well. I don’t believe a family neighborhood is the right place for a public access business.

Regards,
Jeremy Henry
9915 E. 97th St.
Tulsa, OK. 74133
From: mrtyster@cox.net <mrtyster@cox.net>
Sent: Wednesday, February 23, 2022 6:39 PM
To: 'dwilkerson@incog.org' <dwilkerson@incog.org>
Subject: PENDING WOODBINE ADDITION ISSUE

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

From.
MICHAEL R TYLER
HELEN R TYLER
9831 SO 99TH E AVE.
TULSA,OK.
74133
WOODBINE ADDITION
RESIDENTS SINCE 2000

February 23, 2022

TO THE MEMBERS OF THIS COUNCIL AND TO WHOM IT CONCERN

Please note for the record that we are opposed to any Zoning change that would allow Any sort of nonresidential occupancy (Business/Commercial) Mixed use development in our addition.

Signed,
Michael R Tyler

Helen R Tyler

MICHAEL
Dear Mr. Doak,

Thank you for sending your concerns about the rezoning case PUD-364-D. It is on the Tulsa Metro Area Planning Commission’s (TMAPC) meeting agenda under public hearing for next Wednesday, March 2, 2022 at 1 p.m.

I have made a note on my calendar to be at the meeting for that agenda item. I agree that Woodbine is not suited to the type of property use requested by the applicant and will share that position with the Planning Commissioners.

Dwayne Wilkerson in the Tulsa Planning Office has informed me the Zoning Code allows this rezoning application to be decided through the Planning Commission as a minor amendment. If they approve the request it does not normally come to City Council for an ordinance.

Therefore, it is critically important to let the Planning Commissioners know of your opposition to this zoning request. I am sharing emails and letters on this item that come into my office with the Planning Office and will be present during the Commission meeting next Wednesday, March 2, 2022 at 1 p.m.

Sincerely,
Lori

Councilor Lori Decter Wright  
City of Tulsa | District 7  
Chair of the Tulsa City Council | 2022  
Office: 918-596-1927  
Email: dist7@tulsacouncil.org  
www.tulsacouncil.org  
Pronouns: she, her, hers
To: (DIST7) Wright, Lori Decter <dist7@tulsacouncil.org>; cmcsoud@gablawyers.com <cmcsoud@gablawyers.com>
Subject: TMAPC case number PUD-364-D

Lori Decter Wright
Council Woman, District 7

Re: TMAPC Case Number PUD-364-D

OBJECTION to proposed Major Amendment. Zoning Change for Hair Salon, This business will be located next to my home at 9910 east 97th, Tulsa, Ok. Home of John & Debby Doak.

Applicant never attempted to discuss commercial business with myself or my wife. I purchased my home in Woodbine over 20 years ago and never wanted to live next to a commercial business. This will diminish the value of my home, unwanted constant flow of general public next to my home. Further commercial business space is available within walking distance of neighborhood. Woodbine already has issues ongoing with cedar ridge elementary parent traffic illegally parking to pick up children.

If this is approved who provides checks and balances?
Who will respond to daily complaints from voting public?

Tulsa has designated areas for this commercial business open to the general public. Our HOA covenants specifically state that homes are for single family residential purposes.

Timely notice was not given to HOA members as this was a surprise to find out from a Facebook post and sign in front yard. Less than 30 days notice after living in my home for 20 plus years to find out my neighbor wants to operate a commercial business open to the general public less than 60 feet from my front door.

I have incurred unwanted legal cost to protect the value of my home & family safety. This zoning committee has the opportunity to do the right thing by protecting my home value and not allowing a commercial business next door to my private residential home.

"Does it matter how safe the school is if the path to school isn’t safe?" Safe Passages Twitter Town Hall

- 9916 E 97th St, Tulsa, Ok 74133, is less than a 3 minute walk from the entrance to Cedar Ridge Elementary school. During the school year, E. 97th Street is a main thoroughfare for children walking to and from school.

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- Families will no longer purchase homes in Woodbine Neighborhood which would have a business with “Public Access.”
- Property values will decrease. No doubt! Especially the properties on E. 97th Street which in turn affects the values as a whole in Woodbine.

- Residential neighborhoods are meant for families, children and grandparents. Most of us would not choose a neighborhood that includes a business with public access due to the inherent risk for high crime.

I am cognizant that everyone has the right to be an independent contractor, make a living and hopefully with great success. However, Zoning Commission Boards have continually denied zoning a residential property for Hair salons, etc. Businesses belong in commercial real estate developments. Not in residential neighborhoods.

Attached are three links, where the Zoning Boards rejected requests for hair salons in residential neighborhoods. I hope you have the opportunity to read each one and OBJECT to the proposed Zoning change.


Sent from the all new AOL app for iOS

CAUTION: This email originated from outside of the organization. Do not reply, forward, click links, or open attachments unless you recognize the sender and know the content is safe. Please report using the Phish Alert button in the Outlook Desktop Client if this message contains potentially unsafe content.
Please deny the request to rezone a part of our neighborhood. We have lived in Woodbine addition for over thirty years and do not want any zoning changes. We reside at 9701 South 101st East Avenue. Thank you.

John and Tracey Swain

Sent from my iPad
Jeremy,

You're email will be forwarded to the Planning Commission for their consideration.

Thank you,

Jay Hoyt

-------------------------------
From: Henry, Jeremy <Jeremy.Henry@magellanlp.com>
Sent: Wednesday, February 23, 2022 7:59:36 PM
To: esubmit <esubmit@incog.org>
Subject: Re-zoning Application PUD-364-D Hightower Property

Staff of the Tulsa Planning Office,

Pursuit to the Notice of Hearing I received in the mail regarding PUD-364-D, this letter is to notify the TMAPC of my objection of the proposed Major Amendment to the PUD to allow for the residential home to include a salon. I live directly across the street from the subject property and believe the business will be disruptive to the family neighborhood. Parking and safe traffic flow will likely be impacted as well. I am also concerned about the possible negative effect’s this home business may have on my property value in the future. In addition, if this re-zoning is approved to allow the affiliated business to be conducted from our neighbor’s home, it will set a precedence moving forward allowing the opportunity for other businesses to open up in the neighborhood as well. I don’t believe a family neighborhood is the right place for a public access business.

Regards,
Jeremy Henry
9915 E. 97th St.
Tulsa, OK. 74133
As homeowners in Woodbine, we oppose the rezoning application.

Thank you for your consideration of those of us who live in this neighborhood.

Bill and Susan Driesel
10220 E 98th St
Tulsa, Ok 74133
918 455-9034
Jeremy,

They will be forwarded to the Planning Commission.

Thank you,

Jay Hoyt

Jay,

Attached are two exhibits I have created regarding traffic issues we currently encounter in the Woodbine neighborhood. I request the exhibits be submitted to the planning commission for consideration. In my opinion, adding a home business to the neighborhood only adds to the traffic issues we already face.

Regards,
Jeremy Henry
9915 E. 97th St.
Tulsa, OK. 74133

Jeremy,

You're email will be forwarded to the Planning Commission for their consideration.

Thank you,

Jay Hoyt
To: esubmit <esubmit@incog.org>
Subject: Re-zoning Application PUD-364-D Hightower Property

Staff of the Tulsa Planning Office,

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Regards,
Jeremy Henry
9915 E. 97th St.
Tulsa, OK. 74133
Current Traffic Issues
Afternoons and Evening - Woodbine Entrance.
Adding affiliated business to the neighborhood will increase already existing traffic issues.

Residents and non-residents park along entrance during school dismissal to avoid stop light and school parking lot. Creates blind spots and narrows lane.

Traffic from adjacent neighborhood cuts through Woodbine neighborhood to avoid stop light and school zone.

Note: Graphic overlays may not precisely align with physical features on the ground.
Current Traffic Issues Mornings - Woodbine Entrance. Adding affiliated business to the neighborhood will increase already existing traffic issues.

Residents and non-residents park along entrance during school starting to avoid stop light and school parking lot. Creates blind spots and narrows lane.

Traffic from adjacent neighborhood cuts through Woodbine neighborhood to avoid stop light and school zone.
Dear Mr. and Mrs. Williams,

Thank you for sending your concerns about the rezoning case PUD-364-D. It is on the Tulsa Metro Area Planning Commission’s (TMAPC) meeting agenda under public hearing for next Wednesday, March 2, 2022 at 1 p.m.

I have made a note on my calendar to be at the meeting for that agenda item. I agree that Woodbine is not suited to the type of property use requested by the applicant and will share that position with the Planning Commissioners.

Dwayne Wilkerson in the Tulsa Planning Office has informed me the Zoning Code allows this rezoning application to be decided through the Planning Commission as a minor amendment. If they approve the request it does not normally come to City Council for an ordinance.

Therefore, it is critically important to let the Planning Commissioners know of your opposition to this zoning request. I am sharing emails and letters on this item that come into my office with the Planning Office and will be present during the Commission meeting next Wednesday, March 2, 2022 at 1 p.m.

Sincerely,

Lori

---

**Councilor Lori Decter Wright**

**City of Tulsa | District 7**  
**Chair of the Tulsa City Council | 2022**

Office: 918-596-1927  
Email: dist7@tulsacouncil.org  
[www.tulsacouncil.org](http://www.tulsacouncil.org)  
**Pronouns: she, her, hers**
To: Esubmit@incog.org <Esubmit@incog.org>
Cc: (DIST7) Wright, Lori Decter <dist7@tulsacouncil.org>
Subject: PUD-364-D

My husband and I appose the re-zoning of our Woodbine neighborhood. We are totally against this idea.

Thank you for your help in preventing it from happening.

Concerned residents,
Reba and Steve Williams

Sent from my iPhone
CAUTION: This email originated from outside of the organization. Do not reply, forward, click links, or open attachments unless you recognize the sender and know the content is safe. Please report using the Phish Alert button in the Outlook Desktop Client if this message contains potentially unsafe content.
Sawyer, Kim

From: Hoyt, Jay
Sent: Friday, February 25, 2022 8:10 AM
To: Claudette Dandridge; esubmit
Subject: RE: [SPAM] PUD-364-D

Claudette,

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

Thank you,
Jay Hoyt

From: Claudette Dandridge <cdandridge@cox.net>
Sent: Wednesday, February 23, 2022 12:13 PM
To: esubmit <esubmit@incog.org>
Subject: [SPAM] PUD-364-D

Re zoning change hearing scheduled for 3/2/2022 at 1pm for zoning change to allow Lyndsay Hightower to do cosmetology work from her home.

I live in Woodbine neighborhood for 28 years and have no objection to this change. I do business with other people that work from their home and have not seen any negative consequences of that process. I support Ms. Hightower in her efforts to work from home.

Claudette Dandridge

9901 S 100th East Pl

Tulsa, OK 74133

918-695-4745
Vince,

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

Thank you,

Jay Hoyt

From: Vince Adamek <vadamek@hotmail.com>
Sent: Friday, February 25, 2022 6:43 AM
To: esubmit <esubmit@incog.org>
Cc: jayhoyt@incog.org
Subject: PUD-364-D modified to PUD-364-B

Thank you in advance for acknowledging this email and taking it into consideration.

My wife and I are STRONGLY OPPOSED to the referenced proposed exception, we have been residents of Woodbine for over 30 years and never dreamed that our covenants would suddenly be susceptible to such a radical interpretation that would allow for what equates to mixed-use zoning within our small neighborhood community. We believe that there has been misinterpretation between the Woodbine covenants and the zoning code, and that this recommendation should be re-considered.

The Woodbine covenants clearly state in Section 5.01-A that “No Lot shall be occupied, used, or improved for other than detached single-family residential and associated purposes by Owners, their tenants and social guests.” Associated Purposes is not the same, and does not align with the zoning code reference to “Accessory Use”, therefore the language in the Woodbine covenants should govern in this situation with no exception being granted.

There have been numerous complimentary comments submitted regarding the applicant, and I do not necessarily disagree with them, but this issue is not about dispositions or personalities, it is about making an unnecessary exception to the established PUD and covenants, that if approved sets a precarious precedence for future similar situations for not only Woodbine but for other covenant-controlled Tulsa neighborhoods. For the above reasons, and plenty more, we again are STRONGLY OPPOSED to this change.

Vince Adamek
10002 East 98th Street
Tulsa, OK 74133
Sawyer, Kim

From: Hoyt, Jay
Sent: Friday, February 25, 2022 8:15 AM
To: Susan Driesel; esubmit
Cc: Dist7@Tulsacouncil.org
Subject: RE: PUD-364-D

Susan,

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

Thank you,

Jay Hoyt

-----Original Message-----
From: Susan Driesel <sfdriesel@gmail.com>
Sent: Thursday, February 24, 2022 10:55 AM
To: esubmit <esubmit@incog.org>
Cc: Dist7@Tulsacouncil.org
Subject: PUD-364-D

As homeowners in Woodbine, we oppose the rezoning application.

Thank you for your consideration of those of us who live in this neighborhood.

Bill and Susan Driesel
10220 E 98th St
Tulsa, Ok 74133
918 455-9034
From: Gore Gaines <gaines@lytlesoule.com>
Sent: Wednesday, February 23, 2022 11:34 AM
To: Hoyt, Jay <JHoyt@incog.org>
Cc: lyndsay.hightower@gmail.com; Sue Penni <sp74133@gmail.com>
Subject: Re: Lyndsay Hightower application, PUD-364-D

Mr. Hoyt,

I have revised my letter to reflect the Planning Commission as the proper addressee. Please use the attached.

Thank you,

Benjamin Gaines

From: Hoyt, Jay <JHoyt@incog.org>
Sent: Wednesday, February 23, 2022 11:18 AM
To: Gore Gaines <gaines@lytlesoule.com>
Subject: RE: Lyndsay Hightower application, PUD-364-D

Benjamin,

You are correct. The case will be heard by the Planning Commission and not the Board of Adjustment. You can send me your revised letter and I’ll forward it to the Planning Commission.

Thank you,

Jay Hoyt
Mr. Hoyt,

Did I address my letter to the wrong board? If so I would be glad to readdress it to the Planning Commission.

Thank you,

Benjamin Gaines

From: Hoyt, Jay <JHoyt@incog.org>
Sent: Wednesday, February 23, 2022 11:04 AM
To: Gore Gaines <gaines@lytlesoule.com>; esubmit <esubmit@incog.org>
Cc: lyndsay.hightower@gmail.com; Sue Penni <sp74133@gmail.com>
Subject: RE: Lyndsay Hightower application, PUD-364-D

Benjamin,

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

Thank you,

Jay Hoyt

From: Gore Gaines <gaines@lytlesoule.com>
Sent: Wednesday, February 23, 2022 11:02 AM
To: esubmit <esubmit@incog.org>
Cc: lyndsay.hightower@gmail.com; Sue Penni <sp74133@gmail.com>
Subject: Lyndsay Hightower application, PUD-364-D

Dear Tulsa Board of Adjustment,

Attached is my letter in support of the above-referenced application.

Sincerely,

Benjamin Gaines
February 23, 2022

Via email only: esubmit@incog.org
City of Tulsa Planning Commission
2 W 2nd St., Ste. 800
Tulsa OK 74103

RE: LYNSAY HIGHTOWER, PUD-364-D; March 2, 2022 hearing

Dear City of Tulsa Planning Commission:

While I have the utmost respect for those neighbors who may disagree with me, I am writing in support of Lyndsay Hightower’s application which would allow her to conduct very limited business as a Type 2 home occupation under the City Code. Briefly, I support her application for the following reasons:

1. I believe it is Ms. Hightower’s right under the Code and under our neighborhood’s covenants, subject to approval by this board. The Code speaks for itself. Additionally, for decades courts and quasi-judicial bodies such as this one have refused to enforce real estate restrictions that would violate the public policy of the state or nation. Oklahoma public policy supports the ability to work. Prohibiting one’s ability to work at home under the limited circumstances of a Type 2 home occupation would violate public policy and harm the public and the economy.

2. There is no reason to believe that Ms. Hightower will abuse the privilege. She has told me that she will make her driveway available to any customers for parking and that the work she expects to perform at home is limited as to hours of operation and number of customers. While I do not know Ms. Hightower personally, her home is immediately behind mine. I have seen that she has invested a lot of money into the outside appearance of her home. She maintains the exterior of her property immaculately. She and her family are quiet, respectful neighbors. Her conduct in this neighborhood leads me to believe that she can be trusted in this matter, as well.

3. I believe that the ability to work at home during present times is both expected and necessary. Accordingly, the ability to work at home (to the extent permitted as a Type 2 home occupation) enhances neighborhood property values and does not detract from values. My opinion is based upon floor plans for present new construction in which builders include home offices as a matter of course, and ask and receive prices of approaching $500,000 for homes smaller than 2,000 square feet. Home workplaces are the standard for 2022 and beyond. We need to meet that standard to maximize our home values.

Sincerely,

Benjamin Gaines
I am opposed to the request for rezoning in my neighborhood to allow a salon built onto a neighbors home. This is a quiet community with lots of kids and we don't need strangers in our subdivision creating more traffic.

Additionally, I believe rezoning will have implications on my property value.

I am against this

Please consider opposition requests.

Thank you

~Jennifer Kohn~
RE: Case Number PUD-364-D

Pursuit to the Notice of Hearing before the Tulsa Metropolitan Area Planning Commission “TMAPC” regarding PUD-364-D, this letter is to notify the TMAPC of my objection of the proposed Major Amendment to the PUD to allow for the residential home to include a salon.

Regards,

Sarah Been
9710 S. 101st E. Ave
Tulsa OK 74133
February 28, 2022

Public Hearing on Case Number PUD-364-D, scheduled for 3/2/2022,
Case Number: PUD-264-D

James R. Sterk & Sandra K. Sterk
9940 E. 97th St S
Tulsa, OK 74133

My wife and I oppose the requested Major Amendment to PUD-364-D.
I am familiar with the traffic and street conditions in the Woodbine neighborhood, especially on 97th St. S. We have lived in Woodbine since 1991, in a home just a few houses south of the petitioner.

I was President of the Woodbine Homeowners Assoc. when the Koala Kare Childcare Center was constructed. At that time on behalf of the Woodbine residents, I presented to the Tulsa City Council our request that access to the childcare center be from Mingo instead of the stated request for access from 97th St. S.

We oppose the petition for several reasons, but primarily for traffic safety reasons.

The intersection of 97th St. S and Mingo, and east on 97th from that intersection east to South 89th E. Ave is an ill configured and dangerous area. Evidence to that effect was presented to the City Council. Subsequently access to the childcare center (then Koala Kare) was changed to Mingo which allowed better sightlines north and south.
The only thing that has changed is that the situation is worse due to increased traffic on Mingo, especially during peak traffic periods. The widening of Mingo to the North and the addition of a turn lane onto 97th St. has done little to mitigate the traffic issues.

Vehicles exiting Mingo onto 97th st continue to face oncoming, frequently speeding traffic with poor sight lines to the south. Vehicles exiting 97th St. S onto Mingo, especially to the South frequently, during school start and end periods, and during evening peak traffic periods face bumper to bumper traffic moving South on Mingo. Additional residential traffic is not needed here.

Once a vehicle has entered 97th street moving east from Mingo, the driver must quickly navigate an uphill “S” turn. West bound vehicles have the same configuration in reverse. This places oncoming vehicles to the right of each other with a short sight line and minimal correction time. Normally this is not an issue unless speeding is involved. But it is a problem during school opening and closing hours when vehicles are parked, often illegally on the south side of the street, in the “S” turn area. For all practical purposes this produces a single lane for facing traffic. This in a restricted area where children are loaded and off loaded. More traffic is not needed in this area.

On 97th St east of South 89th E. Ave, single lanes are often encountered because vehicles are parked on both sides of the street. Most often the single lane issue occurs almost exactly in the immediate vicinity of the petitioner’s residence. This area is frequented by children. The street itself is historically frequented by speeding vehicles. More traffic and parking are not needed in this area.

When the intersection of 101st St. and Mingo was widened the Tulsa City Council recognized the potential for hazardous traffic due to vehicles transiting the Woodbine and adjacent neighborhood. For
safety reasons, the city placed a roadblock on S. 101E. Pl. to prevent traffic from cutting through the neighborhoods to avoid the construction at 101 and Mingo. The rationale remains that while residential traffic is expected. Business or throughfare traffic is a problem.

One important reason for our home purchase in Woodbine was the layout of the area. We believed the design dictated that the neighborhood would remain a neighborhood, not become a commercial area. Allowing a business that draws customers to the “store,” or in this case residence, establishes a precedent to add business growth to the area. That would bring an unfortunate change to the neighborhood and its character with a probable decrease in property values.

We oppose the petition and respectfully ask that it be denied.
To Whom It May Concern:

As residents of the Woodbine subdivision for the past 7 1/2 years, my wife and I wish to express our opposition to the proposed zoning change of one of the properties in our neighborhood from PUD-364 to PUD-364-D. Unfortunately, due to prior commitments, we will be unable to attend the public hearing on the proposed change.

We do not know the applicant personally and wish her every success in her efforts to establish her business. However, our opposition to the proposed zoning change is out of concern for the potential future effects it may have on the original intended residential “character” of the neighborhood when it was established over 30 years ago.

Thanks in advance for your consideration of our input into your decision.

John and Gail Bullock
9812 S. 100th East Pl.
Tulsa, OK 74133
RE: Case Number PUD-364-D

Staff of the Tulsa Planning Office,

Pursuit to the Notice of Hearing before the Tulsa Metropolitan Area Planning Commission “TMAPC” regarding PUD-364-D, this letter is to notify the TMAPC of my objection of the proposed Major Amendment to the PUD to allow for the residential home to include a salon.

Regards,

Signature [Signature]

Printed Name WILLIAM T. BADDLEY

Address 9944 EAST 97TH ST.
TULSA OK 74133
I noticed that my opposition email below was not made a part of the agenda that is now available on the website. There were others sent on March 1 that were on the agenda.

Please be sure this is included at the review for tomorrow’s hearing.

Thank you

Jill Burke
This is written to voice our STRONG OPPOSITION to the application for a Type 2 Home Occupation under the referenced application.

We chose this neighborhood in which to build our home almost 30 years ago, because of its location, the single-residency family homes (many homes which have children due to the proximity of the elementary school adjoining the west side of the neighborhood), and the protection provided by being controlled by a set of Covenants that we all agreed upon when choosing to purchase a home in this neighborhood. We never envisioned the Covenants to be stretched in interpretation to allow for running a business with daily clients in and out of the neighborhood.

This has nothing personal to do with the applicant, or not believing in change as times dictate, but everything to do with maintaining the integrity of this intimate neighborhood and those values with which it was established. We sit tucked away with our main entrance flanked by a daycare on one side and an elementary school on the other side. We respectfully ask that you kindly take that into consideration and the impact of what approving this application could have in the future.

Thank you for your consideration of our opinion.

Sincerely,

Leon & Jill Burke
This email is in regards to the above Case.

My wife and I are residents in Woodbine and have been since 1994.

Although we do not personally know the Owner/Applicant and can certainly sympathize with her situation, we would oppose the Applicant’s Proposal based primarily upon the following:

1) Obviously the neighborhood is made up of single-family detached homes. The Applicant’s home is located pretty much in the middle of the addition, and on the main street into the neighborhood. A re-zoning of Applicant’s property to include a permitted business/commercial use in the middle of the neighborhood is totally out of character and ill-suited with respect to the remainder of the surrounding neighborhood (as opposed to being on the “fringe” of the neighborhood that might abut a commercial use).

2) Despite whether the re-zoning is permitted, the proposed use violates a private restrictive covenant governing the subject property and the Addition. The Declaration of Covenants, Conditions and Restrictions for Woodbine, recorded June 17, 1987 at Page 5031 in Book 2180 (the “CCR’s”) provides, in Section 5.01 A. regarding Use of Lots:

“ No Lot shall be occupied, used or improved for other than detached single-family residential and associated purposes by Owners, their tenants and social guests.”

By definition, the use of a single-family residence for commercial or business purpose (i.e. a salon for customers) as requested by the Applicant is NOT an associated purpose. While the Applicant, as Owner (or her tenant) may be able to cut their own hair in their residence, or change their own oil in their garage or have their own craft studio or greenhouse in their residence as a use associated with the residence, having a business/commercial use for outside customers regarding any of the foregoing (i.e. cutting hair, changing oil, selling crafts or plants to customers as a business) is not in line with a residential or “associated purpose”. Thus, even if the re-zoning was to be approved as requested or otherwise, a violation of the cited private restrictive covenant from the CCR’s would nevertheless be subject to enforcement by a Woodbine homeowner or the Woodbine Homeowner’s Association (Sec. 13.02 of the CCR’s).

Without in any way lessening the above objections, if the Planning Commission is inclined to approve the re-zoning sought by the Applicant, it would be appropriate to, at a minimum, put limitations/restrictions on the same, such as:

1) Limit to a hair salon only (i.e. no nail salon, massage salon, etc.)
2) Limit to no employees other than the Applicant.
3) Limit of operation hours/days (e.g. M-Sat., 1pm-5pm)
4) No signage permitted
5) Special exception terminates on transfer of property by Applicant or if earlier, close of the hair salon business
6) Consider limiting customer parking to driveway only...no on street parking.
Respectfully,

Kevin and Donna Wylie
9821 E. 96th Place
Tulsa, OK 74133
Tulsa Metropolitan Area Planning Commission

Case Number: Z-7641
Hearing Date: March 2, 2022

Case Report Prepared by:
Dwayne Wilkerson

Owner and Applicant Information:
Applicant: Vladimir Logvinov
Property Owner: Vladimir Logvinov

Location Map:
(shown with City Council Districts)

Applicant Proposal:

Present Use: Office
Proposed Use: Single family residential as allowed in an RM-2 district
Concept summary: Rezoning for convenience of lending agencies.
Tract Size: 0.26 ± acres
Location:
West of the northwest corner of East 61st at South Peoria Avenue
6044 South Newport Avenue

Zoning:
Existing Zoning: OL
Proposed Zoning: RM-2

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

Staff Recommendation:
Staff recommends approval.

Staff Data:
TRS: 9236
CZM: 46

City Council District: 9
Councilor Name: Jayme Fowler
County Commission District: 3
Commissioner Name: Vicki Adams

REVISED 2/25/2022
SECTION I: Z-7641

APPLICANTS DEVELOPMENT CONCEPT: The existing property is occupied by a single-family home. The site is not anticipated to be used for office uses except in the circumstances where a home occupation may be allowed. Rezoning the property to a residential use will satisfy concerns with lending agencies.

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

DETAILED STAFF RECOMMENDATION:

The uses allowed in RM-2 zoning are consistent with the New Neighborhood land use designation in the Tulsa Comprehensive Plan and,

The property is consistent with the lot and building regulations defined in the Tulsa Zoning Code for a single-family residential lot and would also support multi-family development opportunities and,

The surrounding property is developed with multi-family and commercial development so RM-2 zoning is consistent with the existing development pattern and,

The building types allowed in an RM-2 district are consistent with the existing structure on the lot therefore,

Staff recommends Approval of Z-7641 to rezone property from OL to RM-2.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: RM-2 zoning and the anticipated single family residential use are 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:**

**Multi Modal Corridor:** East 61\textsuperscript{st} 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 except its proximity to the River Parks system and Johnson Park at 61\textsuperscript{st} and Riverside.

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** The subject property is at the intersection of South Newport Avenue and East 61\textsuperscript{st} Street south and has a single-family home on the site. The home has been on the property for decades.
Street View Snippet from Newport looking west:

Environmental Considerations: None

Streets:

<table>
<thead>
<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<tr>
<td>South Newport Avenue</td>
<td>None</td>
<td>50 feet</td>
<td>2</td>
</tr>
<tr>
<td>East 61st Street South</td>
<td>Secondary Arterial with multi modal corridor designation</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>
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<tbody>
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<td>North</td>
<td>RM-2</td>
<td>New Neighborhood</td>
<td>Growth</td>
<td>Multi-family residential</td>
</tr>
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<td>East</td>
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<td>West</td>
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<td>New Neighborhood</td>
<td>Growth</td>
<td>Detached Single-family residential</td>
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</table>
SECTION III: Relevant Zoning History

History: Z-7641

ZONING ORDINANCE: Ordinance number 11822 dated June 26, 1970, established zoning for the subject property.

Subject Property:

Z-4688 November 1974: All concurred in approval of a request for rezoning a tract of land from RM-2 to OL on property located 6044 South Newport Ave East.

Surrounding Property:

BOA-22048 March 2016: The Board of Adjustment approved a Variance to permit the minimum lot width from 60 feet to 50 feet to permit a duplex, per lot, in the RM-2 District (Section 5.030-A), on property located at N of NW/c of South Newport Avenue & East 61st Street.

BOA-20267 May 2006: The Board of Adjustment withdrawal a Variance to permit the minimum lot width for duplex use in an RM-2 district, on property located at 6030 South Newport and 6019 South Madison Place.

BOA-19038 April 2001: The Board of Adjustment approved a Minor Variance to permit the required RM-2 setbacks to allow RS-3 setbacks (5' and 5' for side yards) for single-family homes, on property located at SE/c East 60th Street and Madison Pl. and South of SW/c East 60th Street and Newport.

BOA-18866 September 2000: The Board of Adjustment approved a Variance to permit the required rear yard from 10' to 9.6. & a Variance of required side yard from 10' to 8.9', on property located at 6031 South Newport.

BOA-18360 March 1999: The Board of Adjustment approved a Variance to permit the required parking from 66.5 spaces to existing, on property located at 6031 South Newport.

BOA-17268 December 1995: The Board of Adjustment UPHOLD the decision of an administrative official in denying permission to rebuild a nonconforming ground sign-SECTION 1605. APPEALS FROM AN ADMINISTRATIVE OFFICIAL; and to approve a variance of the requirement that if a nonconforming sign is damaged or partially destroyed to the extent of more than 50% of its current replacement cost at the time of the damage, the sign shall be removed or made to conform – SECTION 1403.A.3 and to approve a variance to permit the maximum aggregate display surface area for ground signs of 1 square foot per lineal foot of street frontage , on property located at 1115 East 61st Street.

BOA-16426 September 1993: The Board of Adjustment approved a Variance to permit the setback from the centerline of East 61st Street from 50' to 40' to permit a ground sign, on property located at 1115 East 61st Street.

BOA-15107 April 1989: The Board of Adjustment approved a Special Exception to permit expanded office uses in an RM-2 zoned district, on property located at 1050 East 61st Street.

BOA-14590 August 1987: The Board of Adjustment approved a Special Exception to permit office uses in an RM-2 zoned district, on property located at SW/c of 61st Street and South Peoria Avenue.
BOA-12318 December 1982: The Board of Adjustment approved a Variance to permit the Major Street Plan setback from 50' to 46' for gas pump canopies, on property located at 1115 East 61st Street.

BOA-9843 February 1978: The Board of Adjustment approved a Special Exception to permit apartments in a CS District; and an Exception for a removal of the screening requirements where the purpose of the screening requirements cannot be achieved; and a Variance to build across lot lines and more than 40 units on a lot in a CS and RM-2 District, on property located at 60th Street and Newport Avenue.

BOA-8144 December 1973: The Board of Adjustment approved a Special Exception to permit apartments in a CS District; and an Exception for permission to remove the screening requirements where the purpose of the screening requirements cannot be achieved in an RM-2 and CS District, on property located at 60th Street and Newport Avenue.

BOA-7566 August 1972: The Board of Adjustment approved a Variance to permit a commercial mini-storage business in a CS District for apartment dwellers, on property located at 60th Street and Owasso Avenue.

BOA-7492 June 1972: The Board of Adjustment approved a Variance to permit the front and exterior side yards in the RM-1, RM-2 and RM-3 Districts, no more than one vehicle shall be parked for each 600 square feet of area contained in the front or exterior side yards and a Variance to waive the setback requirements for parking from the centerline of Newport and Madison Place and a Variance to permit building over lot line in an RM-2 District as per plot plan, on property located at 6031 South Madison Place.

BOA-5876 May 1968: The Board of Adjustment approved a Variance to permit use provisions of U-3A (Section 5 (h) (1)) to permit a sign 51 feet from the centerline of Memorial (Memorial Boulevard is on the Major Street Plan as a 120' primary arterial), on property located at 4404 South Memorial.

BOA-3438 June 1960: The Board of Adjustment grants permission to erect church on a property for church purposes, on property located at 1050 East 61st Street.

Z-2986 March 1969: All concurred in approval of a request for rezoning a tract of land from U-1C to U-2B on property located 1140 East 61st Street.

Z-3172 July 1968: All concurred in approval of a request for rezoning a tract of land from U-1C to U-3D on property located 1104 East 61st Street.
**Case Report Prepared by:**
Dwayne Wilkerson

**Owner and Applicant Information:**
*Applicant:* Walter Hall  
*Property Owner:* LA INVESTMENT DEVELOPMENT LLC

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

**Applicant Proposal:**
*Present Use:* Retail  
*Proposed Use:* All uses allowed in a CG district.  
*Concept summary:*  
*Tract Size:* 5.76 ± acres  
*Location:*  
North of the northeast corner of East 46th Street North at North Peoria Avenue.  
5029 North Peoria Avenue

**Zoning:**  
*Existing Zoning:* CS  
*Proposed Zoning:* CG

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

**Staff Recommendation:**  
Staff recommends denial.

**City Council District:** 1  
*Councilor Name:* Vanessa Hall-Harper  
**County Commission District:** 1  
*Commissioner Name:* Stan Sallee

**Staff Data:**  
*TRS:* 0307  
*CZM:* 22
SECTION I: Z-7642

DEVELOPMENT CONCEPT: The uses allowed in a CG district provide additional site development opportunities that are currently allowed in a CS district. The site is not fully developed but CG zoning provides opportunities for additional uses and additional floor area than is currently allowed. CG zoning if approved also provides additional opportunities for special exception uses to be considered by the Board of Adjustment.

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:

Uses allowed in a CG district may be consistent with vision of the Mixed-Use Corridor land use designation in certain circumstances; however, in this instance Z-7642 is an isolated parcel on the east side of North Peoria. The properties on the east and south side of the subject property are Tulsa Public School ownership for McClain High School and the north boundary of the site is adjacent to single family residential development that could be adversely affected by uses allowed in a CG district and,

CG zoning allows uses in the Vehicle Sales and Service sub-category that may not be compatible with the surrounding properties and are not consistent with the existing building styles on the site and,

CG zoning allows uses in the Wholesale, Distribution and Storage use category that are not consistent with the existing properties north and south of the site therefore,

Staff recommends Denial of Z-7642 to rezone property from CS to CG.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Uses allowed in the CG zoning category are not consistent with expected development pattern for the surrounding properties.

Land Use Vision:

Land Use Plan map designation:

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

**Areas of Stability and Growth designation:**

**Area of Growth:** 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:** North Peoria Avenue 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:** The property is developed with 7 single story retail/office style buildings.
Environmental Considerations:
None that affect site development.

Streets:

<table>
<thead>
<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Peoria Avenue</td>
<td>Secondary Arterial with Multi Modal Corridor</td>
<td>100 feet</td>
<td>4</td>
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</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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</thead>
<tbody>
<tr>
<td>North</td>
<td>RS-3</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Single Family Homes</td>
</tr>
<tr>
<td>East</td>
<td>CS</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>McLain High School</td>
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<tr>
<td>South</td>
<td>RS-3 with special exception for high school</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>McLain High School</td>
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<tr>
<td>West</td>
<td>CH</td>
<td>Mixed-use corridor</td>
<td>Growth</td>
<td>Office and Retail</td>
</tr>
</tbody>
</table>
SECTION III: Relevant Zoning History

History: Z-7642

ZONING ORDINANCE: Ordinance number 11802 dated June 26, 1970, established zoning for the subject property.

Subject Property:

BOA-18827 August 2000: The Board of Adjustment deny a Special Exception to permit an adult entertainment establishment within 150' of an R district and a Variance of 300' spacing from another adult entertainment establishment to 270', from a church to 290' and from a school to 200', on property located at 5035 North Peoria.

BOA-16777 September 1994: The Board of Adjustment approved a Special Exception to permit auto repair facility in a CS zoned district, on property located at 5003 North Peoria.

BOA-7978 July 1973: The Board of Adjustment approved a Variance to permit spread parking from one platted lot to another; and a Variance to pass from a public street through a required parking space to get to another parking space in a CS District, on property located at 5000 North Peoria Avenue.

Z-4490 September 1973: All concurred in approval of a request for rezoning a tract of land from OM & RS-3 to CS on property located 5000 North Peoria Avenue.

Surrounding Property:

BOA-22333 September 2017: The Board of Adjustment approved a Special Exception to permit maximum building height of a field house from 35 feet to 49 feet, on property located at 4929 North Peoria Avenue East.

BOA-21165 November 2010: The Board of Adjustment approved a Variance to permit the requirement that illumination of a sign shall be by constant light to permit an LED element on a sign for a school in the RS-3 district; and a Variance of the maximum permitted height of a sign in the R district from 20 ft. to 21'-4", on property located at 4929 North Peoria Avenue.

BOA-21152 October 2010: The Board of Adjustment approved a Special Exception to permit a building addition to an existing athletic stadium/field and to permit modifications to the same stadium, on property located at 4929 North Peoria Avenue.

BOA-17267 January 1996: The Board of Adjustment approved a Special Exception to permit Christmas tree sales and a tent in a CS zoned district, on property located at 5108 North Peoria Ave.

BOA-15565 October 1990: The Board of Adjustment approved a Special Exception to permit sales of automobiles only in a CS zoned district, on property located at 5033 North Peoria.

BOA-13409 December 1984: The Board of Adjustment approved a Special Exception to permit an automobile maintenance garage for the existing automobile sales lot in a CS zoned district, on property located at 5102 North Peoria.

BOA-12862 November 1983: The Board of Adjustment approved a Special Exception to permit a Y.W.C.A. building and an exception to permit a daycare center in a CS and RM-1 zoned district under
the provisions of Section 1680, on property located at South of the SE corner of 52nd Street North and Owasso Avenue.

**BOA-12359 December 1982:** The Board of Adjustment approved a *Variance* to permit a dog kennel in an RS-3 District, on property located at 1347 East 51st Street North.

**BOA-11809 February 1982:** The Board of Adjustment approved a *Special Exception* to permit permission to locate an auto sales agency in a CS District, on property located at 5102 North Peoria Avenue.

**BOA-11185 September 1980:** The Board of Adjustment approved a *Special Exception* to permit permission to use property as a playground for school age children in supervised programs and some staff parking, on property located at 51st Place North and Owasso Avenue.

**BOA-10094 October 1980:** The Board of Adjustment approved a *Special Exception* to permit permission to use property for church use and related activities, on property located at Northwest of 50th Place North and Peoria Avenue.

**BOA-5493 July 1967:** The Board of Adjustment approved a *Special Exception* to permit off-street parking 46 feet into a U-1C district, on property located at Northwest corner of 50th Street North and Peoria Avenue.

**Z-2712 March 1966:** All concurred in *approval* of a request for rezoning tract of land from U-1C to U-2A on property located 1210 East 52nd Street North.
5000 Feet

Subject Tract z-7642

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

Z-7642
20-13 07

Aerial Photo Date: 2020/2021

5.7
SUBJECT TRACT
LAND USE PLAN
MIXED-USE CORRIDOR

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
Growth and Stability

Area of Growth
Area of Stability

SUBJECT TRACT

Z-7642
20-13 07

5.10
February 27, 2022

Dear Commission Members:

Please see the attached opposition letter submitted for your review for the above zoning request at 51st and North Peoria Avenue. Please let me know by 3/1/2022 if you have received it by calling 918-500-9245. Thank you for your time and consideration.

Sincerely,

arthettapouncil@gmail.com
Re: Rezoning of Property located South of East 51st. North Peoria Ave.

February 27, 2022

Dear Commission Members:

My name is Arthetta M. Pouncil, Member at large of the NAACP. I am sorry that I will be unable to attend the meeting scheduled on March 2, 2022 at 100p.m. I wish to submit this letter for your review. I am opposing the rezoning of the above property for medical marijuana purposes, and/or commercial property. I assume it has met the requirement of being 1000 feet from any entrance of a public school (Title 630, SS425.) However, in my opinion, I am concerned with the health, safety, welfare, and economic conditions of our youth near McCain High school. I have been advocating for improvement of these conditions all my life. There are several dispensaries along the Peoria Ave., especially from 36th street North and beyond. I do not feel another dispensary would be beneficial at this time in this area. Why not consider more Retail Business Development? Thanks for your time and consideration. I look to hear a response at your earliest convenience.

Sincerely,

Arthetta M. Pouncil, Member at large, NAACP
Good Morning TMAPC Commissioners,

Please see attached letter from Chamberlain Area Neighbors (C.A.N.), opposing the application of Walter Hall.

Thank you,

Jane Malone
President of C.A.N.
February 27, 2022

TMAPC
Via: esubmit@incog.org

Re: TMAPC Meeting No. 2861
March 2, 2022 – 1:00 p.m.
Agenda Item 5 – Z-7642

Dear Commissioners of TMAPC:

This communication is an **Opposition Letter** regarding an application of Walter Hall to rezone an area from CS (Commercial Shopping) to CG (Commercial General). As president of Chamberlain Area Neighbors (C.A.N.), I am asking that you not approve this Proposed Rezoning which would allow for some industrial uses, such as the cultivation of Medical Marijuana. If approved, the Zoning Request would allow for medical marijuana to be cultivated (grown) inside a facility located in the Northridge Center (next to McLain High School).

It is realized the current property owner wants the property, that has been vacant for many years, to generate income, but we oppose this particular business. Our concerns are there would possibly be an increase in crime and traffic into the area. We have a quiet neighborhood, and we are trying to keep it that way by having positive improvements and not negative impacts in our area. We want "positive" images, not "drug" images.

If you have questions or need additional information, please call me at home (918/425-4756).

I will make every attempt to attend the meeting. If I am unable to be in attendance, I would like for this letter to be read and considered, asking that this Proposed Zoning Change be denied.

Thank you very much for your assistance in this matter.

Very truly yours,

Jane Malone
President

/jm
From: Sawyer, Kim
Sent: Monday, February 28, 2022 7:02 PM
To: Sawyer, Kim; Wilkerson, Dwayne
Subject: FW: Opposition to Zoning Request- 7642
Attachments: NTEDI Opoisition Zoning Request Z-7642 (022622) Update.pdf

From: North Tulsa Economic Development Initiative <ntedi.north@gmail.com>
Sent: Sunday, February 27, 2022 12:34 AM
To: Miller, Susan <SMiller@incog.org>
Cc: Bobby Burnett <bjburnett52@yahoo.com>; Clay Taulbert <claytau0503@gmail.com>; Dr. Pauline Harris <harripa2@tulsaschools.org>; Jack Henderson <ladydcompany@gmail.com>; Leon Rollerson <rollentp@aol.com>; Sally Perez <sperez7@sbcglobal.net>; Turner Goodrum <gpgoodie@cox.net>; Wynesha Turner-Boone <wynesha_turner@sbcglobal.net>
Subject: Opposition to Zoning Request- 7642

Susan Miller,

Provided per attachment is a letter that we would like for you to provide to TMAPC Board Members, to inform them that we are in opposition to Zoning Request Z-7642.

On behalf of NTEDI, we are conveying our collective Opposition to zoning change request from CS to CG.at property located in the Northridge Center (next to McLain High School) and nearby residential neighborhood. Approval of this Zoning Request would undermine more than 13 years of community efforts focused on “Rebuilding North Tulsa One Project at a Time.”

Thank you,

Lana Turner-Addison, EdD
President
--
North Tulsa Economic Development Initiative (NTEDI)
www.NTEDi.net

"There is no index of character so sure as the voice"

-- Tancred

CONFIDENTIAL INFORMATION IMPORTANT NOTICE:
This communication, including any attachment, contains information which may be confidential or privileged and is intended solely for the entity or individual to whom it is addressed. If you are not the intended recipient, you should delete this message and are hereby notified that any disclosure, copying, or distribution of this message is strictly prohibited and may be enforceable by federal and state privacy laws.
--
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February 26, 2022

Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
2 West 2nd Street, Suite 800
Tulsa OK 74103

RE: Opposition to pending Zoning Request – Case Z-7642

Dear Michael Covey,

A situation has recently come to our attention that is troubling and will negatively impact community development efforts along north Peoria from 56th St. to 36th St. The North Tulsa Economic Development Initiative (NTEDI) a nonprofit organization endeavors to implement and identify avenues to support community redevelopment along the North Peoria Corridor, also referred to as Peoria Connection. Yet approval of this Zoning Request would undermine more than 13 years of community efforts focused on “Rebuilding North Tulsa One Project at a Time.” On behalf of NTEDI, we are conveying our collective Opposition to zoning change request from CS to CG at property located in the Northridge Center (next to McLain High School) and nearby residential neighborhood.

After review of request and completing further inquiry, we became aware, that the ultimate desire will be to establish a medical marijuana grow operation (within a building) located on the property. We are alarmed that this type of request is being presented; one that would interfere with and stop the progress that is being made in the north Tulsa community and especially the Peoria Connection Area from 56th St. N. to 36th St. N. on North Peoria. The focus has been to create and attract business/retail development that provides amenities that would enhance the quality of life for citizens in the area.

The property impacted is located at South of East 51st Street North, and North Peoria Avenue. The present zoning is (Commercial Shopping); and the proposed zoning (Commercial General) requested would allow for some industrial uses, such as the cultivation of medical marijuana. This is not the type of business that should be allowed next to a school and a neighborhood with young children.

We offer the following initial rationale in opposition of the Zoning Request from CS to CG:

1. Very close proximity to McLain High School.
2. Very close proximity to residential areas.
3. Smells, exposing other to breath in the medical marijuana, etc.
4. Toxic chemicals used to grow medical marijuana.
5. High probability of increased criminal activity (robbery, burglary, etc.)

6. The zoning change from CS to CG is not in line with present and future development of the North Peoria Area.

Please give serious consideration and reject the rezoning application Case Z-7642 submitted by Walter Hall. Our collective focus is to build up the north Tulsa community and attract desired business/retail development and entertainment for families to enjoy in the area.

Respectfully,

Dr. Lana Turner-Addison
President

Cc: TMAPC Members
Joshua Walker
Ted A. Reeds, II
John Shivel
Delia Kimbrel
Robert Whitlock
Mathew Zalk
Stacey Bayles
Luisa Krug
Michael Craddock
Jack Blair

NTEDi Board of Directors
Jack Henderson
Bobby Burnett
Wynesha Boone
Turner Goodrum
Dr. Pauline Harris
Claiborne Taulbert
Leon Rollerson
Sally Perez
**Tulsa Metropolitan Area Planning Commission**

**Case Number:** Z-7623 (Amended) with optional development plan

**Hearing Date:** March 2, 2022

The applicant presented an amended application to Planning Commission February 2, 2022. The planning commission requested additional neighborhood coordination efforts and continued the hearing to March 2, 2022.

The applicant has not provided staff an amended development plan reflecting current neighborhood engagement discussion after the February 2nd meeting.

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

**Applicant Proposal:**
- **Present Use:** Vacant
- **Proposed Use:** Single family detached house subdivision

**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 but only with the provisions of the development plan outlined in Section II.

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

**County Commission District:** 1
- **Commissioner Name:** Stan Sallee
SECTION I: Z-7623 (Amended)

APPLICANTS DEVELOPMENT CONCEPT:

Development of 90-acre parcel for residential single-family homes, with a variety of lot sizes. Property is currently zoned AG. Overall density will be lower due to significant floodplain areas on the property that will limit the amount of developable area in the property. Retaining that open space will result in significantly lower housing density than if the flood plain and drainage areas channels were placed underground.

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:  
Opens space diagram

Neighborhood correspondence:

DETAILED STAFF RECOMMENDATION:

Z-7623 requesting RS-4 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-4 requirements and those lot and building regulations 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-4 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-4 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

OPEN SPACE

The areas that are include the flood plain and those areas 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. The exact boundary of the open space area has not been provided however the minimum open space preserved on the site shall not be less than 25 acres and be determined in the preliminary plat process.

Preservation of open space is an important part of the application and will be maintained as part of the Optional Development Plan standards.

SECTION III: Neighborhood Engagement

The applicant and neighborhood representatives have both participated in public meetings about the proposed residential development and have met privately.

The neighborhood engagement process has been robust. The property owners in the area have been organized and involved with planning commission staff during entire process.

The applicant has met with Councilor Dodson and the neighbors. In response to those meetings the applicant and has provided a simple development plan that allows single family detached housing and commits to large open space areas.

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

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 or RE 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 may 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 RS-3 properties were developed with stub streets that anticipated street connectivity. Street connectivity is an important component of the comprehensive plan and connection to those existing stub streets will be required during the subdivision development process. The proposed RS-4 district allows lots as small as 5500 square feet and is consistent with the New Neighborhood land use designation.

Land Use Vision:

Land Use Plan 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 future planned arterial street improvements. The City of Tulsa arterial street improvements are not generally included as part of the developer infrastructure requirements and 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 by the developer as part of this planned development but will end up in a different configuration than shown on the major street and highway plan. Those alignments will be identified during the subdivision compliance review process.
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>
</tr>
</thead>
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<tr>
<td>South Lynn Lane Road</td>
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</tr>
<tr>
<td>East 2nd Street South</td>
<td>None</td>
<td>50 feet</td>
<td>2</td>
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<tr>
<td>East 4th Street South</td>
<td>Residential Collector</td>
<td>60 feet</td>
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</table>

Utilities:

The subject tract has municipal water and sewer available. Sanitary sewer main line extensions are anticipated.

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-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>
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</table>

SECTION V: Relevant Zoning History

*Staff Summary of recent history:* The original application for Z-7623 sought RS-5 zoning for the subject property. The applicant subsequently amended the application to provide development standards with an Optional Development Plan. The TMAPC recommended denial of the application, and the applicant sought a hearing by the City Council. At its meeting on December 8, the City Council voted to remand the case to the TMAPC for consideration of a less intensive zoning classification. A less intensive zoning classification would include any of the following: RS-4, RS-3, RS-2, RS-1 or RE.

The neighborhood engagement process has identified AG-R or AG as an acceptable option. The public notice process has never included those options and would require a new application.

*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.
Growth and Stability

Area of Growth
Area of Stability

Z-7623
19-14 01
January 13, 2022

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

RE: ZONING CASE NUMBER: Z-7623

To Whom It May Concern:

We are writing to you as concerned citizens. We own the property on the south, which directly joins the 90 acres they are asking to be re-zoned from AG to RS-4. Our property is currently zoned RS-3, and we have lived there for 24 years. It is our understanding that with the RS-4 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 (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 petition has already been unanimously voted down once, by the Tulsa Planning Commission. It is simply unacceptable.

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 zoning petition unanimously turned down a second time. It is not any better or any different than it was the first time they presented it. If this 90 acres has to be re-zoned, the only thing that would be suitable to our area would be an AG-R, one acre lots for single family detached homes. Thank you for your time and attention to this matter.

Sincerely,

Kim Harris and Mary Mangrum
723 South Lynn Lane Road
Tulsa, Oklahoma 74108
918-234-3069
Thank You.

Kim Harris
Sales Assistant.

5151 North Skiatook Road
Catoosa, Oklahoma 74015

PH: 918-660-2066
kharris@kloecknermetals.com
Greetings Dwayne!

We met on Feb 17th with Mr. Rosser and Megan Pasco from Tanner regarding Z-7623 Amended at the library.

Please open the attached document and consider it.

The meeting was not productive and in fact, they have proposed even smaller lots than RS-4, not to mention any reduction in numbers.

I presented the above document to them (Mix lots 3A) which included a further concession from the neighbors on the number of larger lots so the overall count would be more. There was a brief discussion, but no progress or further conversation.

I have already sent to you Tanner’s Conceptual Master Plan 3.

Unless I hear different from you, we will be at TMAPC on March 2nd at 1 p.m.

Thank You!

Bruce Denny LLNA

Sent from Windows Mail
Hypothesis based upon general mathematical estimates.

Z-7623 Amended Conceptual land use plan was; 264 RS-4 lots on 90 a.
(RS-4 lot is 5500 s.f. min (50w min x 110))

5500 @100% = 5500 ("xxxxxx" means approximately 5500 sf.)

**RE** 22,500 sf min (150w min x 150) 66-RE Lots

(22,500 minus 75%="5625") 264-75% = 66

**RS-1** lot is 13,500 sf min (100w x 135 min) 108-RS-1 lots

(13,500 minus 59%="5535") 264-59% = 108

**RS-2** lot is 9,000 sf min (75w x 120 min) 161-RS-2 lots

(9,000 minus 39% = "5490") 264-39% = 161

Buffered/Mix Plan (approx.)

82% RS-1 & 18% RE = About 89 RS-1 and 19-RE (Total 108 lots)

88% RS-2 & 12% RE = About 142 RS-2 and 19-RE- (Total 161 lots)

15% larger lots on west & south; 85% smaller lots on remainder

Neighborhood Concession proposal

10% & 90%-drop larger lots west side of northern panhandle

(Add about 6 RS-2 lots) **Net: About 148 RS-2 and 12 RE** (160 lots total)

Bruce Denny

2-1-22  mix lots 3A
Good morning Dwayne;

Z-7623 Amended

We meet with Mr. Rosser and Megan Pasco with Tanner at the library on Feb 17th.

No progress was made. Please study the attached Concept 3 pdf map.

In fact, now they are now proposing 137- 40’ lots, 90- 50’ lots and 43-60’ lots.
(RS-5, RS-4 and RS-3 size lots.) Total 270 lots as outlined in their Conceptual Master Plan 3.

Our group was open to considering RS-2 in general with larger 150’ lots around the 7th and Lynn Lane main entry on the southwest and southern boundary, with a lot count total of about 160. THE MAIN POINT FROM THE VERY BEGINNING HAS ALWAYS BEEN DENSITY.

Please give me a call. We need to have the TMAPC meeting re-scheduled.

It was set for Mar 2, not a good day for one of our group.

We were thinking March 16 or 30th.
Because of Spring Break, looks like TMAPC will meet March 23 and then April 6th.

March 23rd is not a good day either; Jim Turner, one of our key members and property owners has a board meeting on that day at 3 pm.

April 6th??

Thank you!  Bruce Denny LLNA

Sent from Windows Mail

From: jturner@cyntergy.com
Sent: Tuesday, February 22, 2022 11:17 AM
To: Bruce Denny

JAMES E. TURNER
CYTERGY | IT'S RELATIONSHIPS WE BUILD

From: Cyn-Scanner@cyntergy.com <Cyn-Scanner@cyntergy.com>
Sent: Tuesday, February 22, 2022 11:15 AM
To: Jim Turner <JTurner@cyntergy.com>
Subject: Message from KM_C558
Sent from my iPhone

Concept plan prepared by Neighborhood 1.31.22

FILE COPY 6.22
From: Bruce Denny <bcdenny@cox.net>
Sent: Tuesday, February 1, 2022 12:51 PM
To: Wilkerson, Dwayne <DWilkerson@incog.org>
Cc: Bruce Denny <bcdenny@cox.net>
Subject: Up-graded and improved concept on the 90 acre School of the Ozarks property

Hi Dwayne;

Please find our 1 acre AGR and 1/2 acre RE lot size conception.

It appears to me to be about 20% AGR with (about 34 lots) and 80% RE (with about 150)

About 184 total lots.

Obviously this drawing is a rough concept, but you get the idea.

Mr. Rosser and Tanner Consulting proposes;
264 RS-4 four lots.
(2.93/per house on the 90 acres).

Using Rosser’s $200 k minimum per house, you arrive at $53M.

$300k on 150 -1/2 acre RE lots you come up with. $45M

$600k on 34 -1 acre AGR lots is $20.4M

$45M plus $20M= $65M

(About $12 million MORE.)
There ARE people that would be willing to pay prices like this!

This would provide some of the cushion and buffering so many of the neighbors want to see.

Beautiful new large lot homes, a good economic addition to City of Tulsa and a SHOW PLACE for East Tulsa!!

Nothing but positive for everyone; old neighbors, new neighbors and developers.

Thank you!!

Bruce Denny

Lynn Lane NA
This is a Formal Protest of Proposed Zoning Map Amendment Z-7623(Amended)!

Persons signing this protest petition by listing their address are stating they are at least eighteen (18) years of age and hold record title to their properties as shown in the land records of the Tulsa County Clerk.

We are against Z-7623 (Amended) Zoning request (AG to RS-4)
We are against Zoning SMALLER than AG-R (1 acre) or RE (1/2 acre) Single-family detached homes

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<td>Daniel Dixon Young</td>
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Name: Darrell J Wilke
Signature: signature
Address or legal description: 213 S 181st E Ave
                           Tulsa, OK 74108

Name: Sandra Lawson
Signature: signature
Address or legal description: 18103 E 2nd St
                           Tulsa, OK 74108

Name: [Name]
Signature: [Signaure]
Address or legal description: [Address]

Name: [Name]
Signature: [Signature]
Address or legal description: [Address]

Name: [Name]
Signature: [Signature]
Address or legal description: [Address]

Date: 6.27
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Name __________________________
Signature ________________________

Address or legal description
275 S 184 East Ave
Tulsa Ok 74108

Name __________________________
Signature ________________________

Address or legal description

Name __________________________
Signature ________________________

Address or legal description

Name __________________________
Signature ________________________

Address or legal description

6.28
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We are against Zoning SMALLER than AG-R (1 acre) or RE (1 2 acre) Single-family detached homes

Name: Angela Plymlee
Signature: Angela Plymlee
Address or legal description: 18125 E. 14th St Tulsa, OK 74108

Name: Jennifer Shipe
Signature: Jennifer Shipe
Address or legal description: 270 S 184th E Ave Tulsa, OK 74108

Name: Miles Hulken
Signature: Miles Hulken
Address or legal description: 270 S 184th E Ave Tulsa, OK 74108

Name: Robert Fulton
Signature: Robert Fulton
Address or legal description: 18522 E Tulsa, OK 74108

6.29
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Name  Manuel D. Norie Jr.
Signature
Address or legal description 204 S. 181st E Ave. Tulsa, OK 74108

Name  Megan Cigliano
Signature
Address or legal description 214 S. 181st E Ave. Tulsa, OK 74108

Name  Dickie Brown
Signature
Address or legal description 223 S. 181st E Ave. Tulsa, OK 74108

Name  D. Bethge
Signature
Address or legal description 1811 E. 4th St. Tulsa, OK 74108
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Name
Donna Pyles Willhoite
Signature
[Signature]
Address or legal description
256 S. 181st E. Ave
Tulsa, OK. 74108

Name
Bob Loonis
Signature
[Signature]
Address or legal description
18028 E. 41st S. 74108

Name
Kevin Brewe
Signature
[Signature]
Address or legal description
247 S. 181st E. Ave. Tulsa, OK. 74108

Name
James L. Evans
Signature
[Signature]
Address or legal description
240 S. 181 E. Ave. 1-17-2082
Tulsa, OK. 74108

4.31
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<td>Nancy Roberts</td>
<td>Nancy Roberts</td>
<td>18114 E 4th St</td>
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<tr>
<td>James Meyer</td>
<td>Bambi Meyer</td>
<td>18208 E 4th St Tulsa</td>
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<tr>
<td>Regina Davis</td>
<td>Sue Davis</td>
<td>26 S. Lynn Lane Tulsa OK</td>
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We are against Zoning SMALLER than AG-R (1 acre) or RE (1/2 acre) Single-family detached homes

Name
Travis Moore, Trustee of Myllis Moore
Signature

Address or legal description
245 S. 181 East Ave.

Name
Lori Phelps
Signature

Address or legal description
242 S0 181st E Ave, Tulsa, OK 74108

Name

Signature

Address or legal description
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Name: Amber Ennis
Signature: [Signature]
Address or legal description: 232 S. 181st E. Ave Tulsa, OK 74168

Name: Edith DeHart
Signature: [Signature]
Address or legal description: 262 S. 181st E. Ave Tulsa, OK 74108

Name: David Ortiz Soto
Signature: [Signature]
Address or legal description: 266 S. 181st E. Ave Tulsa, OK 74108

Name: Linda M. Moss
Signature: [Signature]
Address or legal description: 18224 E. 41st St.
Tulsa, OK 74108
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Name
Signature

Address or legal description (1.1) 6 4th st Tulsa ok 74102

Name
Signature

Address or legal description

Name
Signature

Address or legal description

Name
Signature

Address or legal description

6.35
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We are against Zoning SMALLER than AG-R (1 acre) or RE (1/2 acre) Single-family detached homes

Name: Harden Wells
Signature: [Signature]
Address or legal description: 806 S 185th E Ave
Tulsa, OK 74108

Name: David Gregory Burns, TTEE Nancy L. Burns Rev. Trust
Signature: [Signature]
Address or legal description: 720 So. Lynn Lane
Tulsa, OK 74108

Name: [Signature]
Address or legal description: 

Name: [Signature]
Address or legal description: 

Name: [Signature]
Address or legal description: 

Signature: 6.34
This is a Formal Protest of Proposed Zoning Map Amendment Z-7623(Amended)!

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We are against Zoning SMALLER than AG-R (1 acre) or RE (1/2 acre) Single-family detached homes

Name Jack Will
Signature

Address or legal description 213 S 18th St. E Ave
Tulsa OK 74108

Name Rutilo Gómez
Signature

Address or legal description 13410 E 4th St
Tulsa OK 74108

Name Connie Smith
Signature

Address or legal description 18404 E 4th St
Tulsa OK 74108

Name Heather Parsons
Signature

Address or legal description 409 S 185th E Ave
Tulsa OK 74108

6.37
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<tr>
<td>Jose E. Lannarve</td>
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<td>18053 E 2nd Street Tulsa OK 74108</td>
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<td>Lisa Wilke</td>
<td></td>
<td>213 S 18 1/2 E Ave Tulsa OK 74108</td>
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<tr>
<td>Daniel Self</td>
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<td>276 S 18 1/2 E Ave Tulsa OK 74108</td>
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6.38
This is a formal PROTEST PETITION of proposed Zoning Map Amendment Z-7623 with the optional development plan (Amended).

Persons signing this protest petition by listing their address are stating they are at least 18 years of age and hold record title to their properties as shown in the land records of the Tulsa County Clerk and are legally authorized to sign.

We are against Z-7623 Amended Zoning request (AG to RS-4) with the optional development plan

And

Any zoning SMALLER than AG-R (1 acre) or RE (1/2 acre) Single-family detached homes on 90 acres owned by School of the Ozarks described in Z-7623 (Amended).

Name: Megan Grath
Signature: __________________________

Address or legal description: 214 South 181st East Ave
Tulsa, OK 74108

Name: Amber Ennis
Signature: __________________________

Address or legal description: 232 S 181st E Ave, Tulsa, OK 74108

Name: Donna Willhoite
Signature: __________________________

Address or legal description: 256 S 181st East Ave, Tulsa, OK 74108

Name: Evette Dullart
Signature: __________________________

Address or legal description: __________________________
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And
Any zoning SMALLER than AG-R (1 acre) or RE (1/2 acre) Single-family detached homes on 90 acres owned by School of the Ozarks described in Z-7623 (Amended).

Name Beverly K Arthur
Signature

Address or legal description 18308 E. 4th St S.

Name David Gregory Burns TREE Nancy L. Burns Rev. Trust
Signature

Address or legal description 720 So. Lynn Lane
Tulsa, OK. 74108

Name
Signature

Address or legal description

Name
Signature

Address or legal description

Protest Petition Z-7623 Amended AG to RS-4 (for property owners within 300 feet) 1/21/22
This is a formal PROTEST PETITION of proposed Zoning Map Amendment Z-7623 with the optional development plan (Amended).

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**And**

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Protest Petition Z-7623 Amended AG to RS-4 (for property owners within 300 feet) 1/21/22
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Name: Manuel D. Noel Jr.
Signature: [Signature]
Address or legal description: 204 S. 18 St. E. Ave, Tulsa, OK, 74108

Name: Janet E. Langston
Signature: [Signature]
Address or legal description: 18027 E 2nd St. Tulsa, OK 74108

Name: Megan Scott
Signature: [Signature]
Address or legal description: 18033 E. 2nd Street Tulsa, OK 74108

Name: Chris Scott
Signature: [Signature]
Address or legal description: 18033 E. 2nd Street Tulsa, OK 74108

Protest Petition Z-7623 Amended AG to RS-4 (for property owners within 300 feet) 1/21/22
This is a formal PROTEST PETITION of proposed Zoning Map Amendment Z-7623 with the optional development plan (Amended).

Persons signing this protest petition by listing their address are stating they are at least 18 years of age and hold record title to their properties as shown in the land records of the Tulsa County Clerk and are legally authorized to sign.

**We are against Z-7623 Amended Zoning request (AG to RS-4) with the optional development plan**

And

Any zoning SMALLER than AG-R (1 acre) or RE (1/2 acre) Single-family detached homes on 90 acres owned by School of the Ozarks described in Z-7623 (Amended).

Name: [Signature] [Address or legal description]

Name: [Signature] [Address or legal description]

Name: [Signature] [Address or legal description]

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Name: Samuel Dixon Young, Terrella Dawn Young
Signature: ____________________________
Address or legal description: 250 S 181 E Ave, Tulsa, Ok 74108

Name: David O. Young
Signature: ____________________________
Address or legal description: 266 S 181st East Ave, Tulsa, Ok 74108

Name: Linda M. Moss
Signature: ____________________________
Address or legal description: 18224 E. 44th St., Tulsa, Ok 74108

Name: Beverly K. Arthur
Signature: ____________________________
Address or legal description: 18308 E. 14th St. S.

Protest Petition Z-7623 Amended AG to RS-4 (for property owners within 300 feet) 1/21/22
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*And*

Any zoning SMALLER than AG-R (1 acre) or RE (1/2 acre) Single-family detached homes on 90 acres owned by School of the Ozarks described in Z-7623 (Amended).

Name: Kevin Brewer  
Signature: 
Address or legal description: 2675 18th E. Ave Tulsa, OK. 74108

Name: Ivan ARroyo  
Signature: 
Address or legal description: 1710 E 4th Tulsa, OK 74108

Name:  
Signature:  
Address or legal description: 

Name:  
Signature:  
Address or legal description:  

Name:  
Signature:  
Address or legal description:  

Protest Petition Z-7623 Amended AG to RS-4 (for property owners within 300 feet) 1/21/22
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**We are against Z-7623 Amended Zoning request (AG to RS-4) with the optional development plan**

And

Any zoning SMALLER than AG-R (1 acre) or RE (1/2 acre) Single-family detached homes on 90 acres owned by School of the Ozarks described in Z-7623 (Amended).

Name
Signature

Address or legal description 18107 E ZAPET

Name
Signature

Address or legal description

Name
Signature

Address or legal description

Name
Signature

Address or legal description

Protest Petition Z-7623 Amended AG to RS-4 (for property owners within 300 feet) 1/21/22
We are against Z-7623 Amended Zoning request (AG to RS-4)

Any zoning **SMALLER than AG-R (1 acre) or RE (1/2 acre)** Single-family detached.

<table>
<thead>
<tr>
<th>Name</th>
<th>Signature</th>
<th>Address</th>
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<tbody>
<tr>
<td>Nathan Henson</td>
<td></td>
<td>722 S Lynn Lane Rd., Tulsa, OK 74108</td>
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<tr>
<td>Candace Henson</td>
<td></td>
<td>722 S Lynn Lane Rd., Tulsa, OK 74108</td>
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<tr>
<td>Jason Henson</td>
<td></td>
<td>724 S Lynn Lane Rd., Tulsa, OK 74108</td>
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<tr>
<td>Therese Henson</td>
<td></td>
<td>724 S Lynn Lane Rd., Tulsa, OK 74108</td>
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</table>
We are against Z-7623 Amended Zoning request (AG to RS-4)

And

Any zoning SMALLER than AG-R (1 acre) or RE (1/2 acre) Single-family detached.

Name..................................Signature..................................
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Name..................................Signature..................................
Address.................................................................

(LLNA General Petition Z-7623 Amended.) 1/21/22
We are against Z-7623 Amended Zoning request (AG to RS-4)

And

Any zoning SMALLER than AG-R (1 acre) or RE (1/2 acre) Single-family detached.

Name: Angela L. Schmoker  Signature: Angela L. Schmoker
Address: 17702 E. Admiral Pl.  Catoosa, OK 74015

Name: Sidney L. Schmoker  Signature: 
Address: 17702 E. Admiral Pl.  Catoosa, OK 74015

Name: Megan E. Schmoker  Signature: 
Address: 367 S. Lynn Lane Rd. Tulsa, OK 74108

Name: Zachary S. Schmoker  Signature: 
Address: 367 S. Lynn Lane Rd. Tulsa, OK 74108

Name: Peter Nguyen  Signature: 
Address: 

Name: Connie Colvin  Signature: 
Address: 18132 E. Adams Place  Catoosa, OK 74015

Name: Carol Best  Signature: 
Address: 335 S. Lynn Lane Rd.  Tulsa, OK 74108

(LLNA General Petition Z-7623 Amended.)  1/21/22

6.49
We are against Z-7623 Amended Zoning request (AG to RS-4)

And

Any zoning SMALLER than AG-R (1 acre) or RE (1/2 acre) Single-family detached.

Name: Shane Fernandez  Signature: 
Address: 345 S. Lyman Lane Rd  Tulsa, Ok 74106

Name: M. R. Fernandez  Signature: 
Address: 345 S. Lyman Lane Rd  Tulsa, Ok 74106

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

Name: David Chesney  Signature: D. Chesney
Address: 18105 E. 11th St  Tulsa, Ok 74108

Name:             Signature: 
Address:  

Name:             Signature: 
Address:  

Name:             Signature: 
Address:  

(LLNA General Petition Z-7623 Amended.)  1/21/22
We are against Z-7623 Amended Zoning request (AG to RS-4)

And

Any zoning SMALLER than AG-R (1 acre) or RE (1/2 acre) Single-family detached.

Name: Randal D. Wise
Signature: x
Address: 725 S. Lynn Lane, Tulsa, OK 74108-5117

Name: Martha J. Wise
Signature: x
Address: 725 S. Lynn Lane, Tulsa, OK 74108-5117

Name: 
Signature: 
Address: 

Name: 
Signature: 
Address: 

Name: 
Signature: 
Address: 

Name: 
Signature: 
Address: 

Name: 
Signature: 
Address: 

(LLNA General Petition Z-7623 Amended) 4/21/22

4.53
My name is Don Young. I have lived at 250 S. 181 E. Ave for almost thirty years. I am seriously against any rezoning in this area. I am worried about flooding and other natural occurrences. My quality of life will be affected by the loss of the green belt behind my house. We will lose wildlife and the peace and quiet of our neighborhood. Traffic will also increase to the detriment of the safety of children and grand children.

I ask that my concerns be addressed.

Z-7623 Amended
AG TO RS-4.
January 13, 2022

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

RE: ZONING CASE NUMBER: Z-7623

To Whom It May Concern:

We are writing to you as concerned citizens. We own the property on the south, which directly joins the 90 acres they are asking to be re-zoned from AG to RS-4. Our property is currently zoned RS-3, and we have lived there for 24 years. It is our understanding that with the RS-4 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 (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 petition has already been unanimously voted down once, by the Tulsa Planning Commission. It is simply unacceptable.

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 zoning petition unanimously turned down a second time. It is not any better or any different than it was the first time they presented it. If this 90 acres has to be re-zoned, the only thing that would be suitable to our area would be an AG-R, one acre lots for single family detached homes. Thank you for your time and attention to this matter.

Sincerely,

Kim Harris
Mary Mangrum
Kim Harris and Mary Mangrum
723 South Lynn Lane Road
Tulsa, Oklahoma 74108
918-234-3069
**Case Report Prepared by:**
Nathan Foster

**Owner and Applicant Information:**
*Applicant:* Randy Branstetter
*Owner:* Estates at Tulsa Hills, LLC

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

**Applicant Proposal:**
Preliminary Plat
39 lots, 3 blocks, 40.457 + acres
*Location:* North of the northeast corner of West 91st Street South and South Maybelle Avenue

**Zoning:**
*Current:* AG (Agriculture)
*Proposed:* RS-1 with optional development plan (Z-7460)

**Staff Recommendation:**
Staff recommends approval of the preliminary plat

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

**County Commission District:** 2
*Commissioner Name:* Karen Keith

**EXHIBITS:** Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat
PRELIMINARY SUBDIVISION PLAT

The Estates at Tulsa Hills - (CD 2)
North of the northeast corner of West 91st Street South and South Maybelle Avenue

This plat consists of 39 lots, 3 blocks on 40.457 ± acres.

The Technical Advisory Committee (TAC) met on February 17, 2022 and provided the following conditions:

1. **Zoning:** The property is currently zoned AG (Agriculture). Rezoning is being requested under (Z-7460) with an optional development plan to permit the use of private streets in the subdivision. The rezoning request must be approved and effective prior to the approval of a final plat. TMAPC recommended approval of the rezoning on November 19, 2018. The rezoning is pending City Council approval.

2. **Addressing:** City of Tulsa addresses and street names must be assigned and affixed to the face of the final plat.

3. **Transportation & Traffic:** Subdivision & Development Regulations require call boxes to be located 60 feet from the curb line of the public street from which the private street is accessed. Vehicle turn-around is required before the entrance gate that allows passenger vehicles to complete a turn-around completely outside of the right-of-way of the intersecting public street. As a requirement of this project, South Maybelle Avenue is required to connect to West 91st Street. IDP for both the Maybelle project and the site must be approved prior to approval of final plat. Limits of No Access must be provided along South Maybelle Avenue and access points require approval through the City of Tulsa Streets & Stormwater department. Provide width of Maybelle right-of-way and include filing information.

4. **Sewer/Water:** Main line extensions are required to serve the subdivision. Easements must align with approved IDP plans. IDP approval for water and sewer are required prior to final plat approval.

6. **Engineering Graphics:** Submit subdivision control data sheet with the final plat submittal. Add “City of Tulsa” to the plat subtitle before Tulsa County. Ensure accuracy of point of beginning and point of commencement and correct spelling. Provide information for surveyor and engineer on the face of the plat including name, address, phone, email address, and CA number with renewal date. Update location map to reflect only platted property boundaries and label all other property as unplatted.

7. **Stormwater, Drainage, & Floodplain:** All drainage structures must be contained within easements. Overland drainage easements are required for any outflow to offsite areas. Covenant language must include HOA maintenance of all drainage easements as well as Reserve C.

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

Staff recommends APPROVAL of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. Release of the final plat by City of Tulsa is required prior to final plat approval.
THE ESTATES AT TULSA HILLS
18-12 14

Jenks Corporate Limits
Tulsa Corporate Limits

Feet
0 250 500
Subject Tract

THE ESTATES AT TULSA HILLS

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

Aerial Photo Date: February 2018
Growth and Stability

- Area of Growth
- Area of Stability

THE ESTATES
AT TULSA HILLS
18-12-14
KNOW ALL MEN BY THESE PRESENTS:

The Estates at Tulsa Hills, L.L.C., hereinafter referred to as the "Owner/Developer" is the owner of the following described real estate situated in the City of Tulsa, Tulsa County, State of Oklahoma, to wit:

A tract of land located in the NW/4 of the SE/4 of Section 14, T-18-N, R-12-E of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof, being more particularly described as follows:

Said tract contains 1,761,234.17 square feet or 40.43 acres.

The non-astronomic bearings for said tract are based on an assumed bearing of S 89°52'10" E along the north line of the NW/4 of the SE/4 of Section 14, T-18-N, R-12-E of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof;

and has caused the above described land to be surveyed, staked, platted, subdivided into Forty One (41) lots and three (3) blocks, in conformity with the accompanying plat, and has designated the subdivision as "THE ESTATES AT TULSA HILLS", a subdivision in the City of Tulsa, Tulsa County, Oklahoma.

SECTION I. EASEMENTS, AND UTILITIES

1.1 Public Streets and Utility Easements

The Owner/Developer does hereby dedicate to the public the street rights-of-way as depicted on the accompanying plat. Additionally, the Owner/Developer does hereby dedicate to the public the utility easements designated as "U/E" or "Utility Easement" for the several purposes of constructing, maintaining, operating, repairing, replacing, and/or removing any and all public utilities, including storm sewers, sanitary sewers, telephone and communication lines, electric power lines and transformers, gas lines, water lines and cable television lines, together with all fittings, including the poles, wires, conduits, pipes, valves, meters, manholes and equipment for each of such facilities and any other appurtenances thereto, with the rights of ingress and egress to and upon the utility easements for the uses and purposes aforesaid, provided however, the owner hereby reserves the right to construct, maintain, operate, lay and remove water lines and sewer lines, together with the right of ingress and egress for such construction, maintenance, operation, laying and relaying over, across and along all of the utility easements depicted on the plat, for the purpose of furnishing water and/or sewer services to the area included in the plat. The Owner/Developer herein imposes a restrictive covenant, which covenant shall be binding on each lot owner and shall be enforceable by the City of Tulsa, Oklahoma, and by the supplier of any affected utility service, that within the utility easements depicted on the accompanying plat no building, structure or other above or below ground obstruction that interferes with the above set forth uses and purposes of an easement shall be placed, erected, installed or maintained, provided however, nothing herein shall be deemed to prohibit drives, parking areas, curbing, landscaping and customary screening fences that do not constitute an obstruction.

1.2 Underground Service

1.2.1 Street light poles or standards shall be served by underground cable. All supply lines including electric, telephone, cable television and gas lines shall be located underground in the easement ways dedicated for general utility services and in the rights-of-way of the public streets as depicted on the accompanying plat. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in the easement ways. The Owner/Developer does hereby restrict the utility easements shown and designated on the accompanying plat to a single supplier of electrical service.
1.2.2 Underground service cables and gas service lines to all structures which are located within the subdivision may be run from the nearest gas main, service pedestal or transformer to the point of usage determined by the location and construction of such structure as may be located upon the lot. Provided that upon the installation of a service cable or gas service line to a particular structure, the supplier of service shall thereafter be deemed to have a definitive, permanent, effective and non-exclusive right-of-way easement on the lot, covering a 5 foot strip extending 2.5 feet on each side of the service cable or line extending from the gas main, service pedestal or transformer to the service entrance on the structure.

1.2.3 The supplier of electric, telephone, cable television and gas services, through its agents and employees, shall at all times have the right of access to all easement ways shown on the plat or otherwise provided for in this deed of dedication for the purpose of installing, maintaining, removing or replacing any portion of the underground electric, telephone, cable television or gas facilities installed by the supplier of the utility service.

1.2.4 The owner of the lot shall be responsible for the protection of the underground service facilities located on his lot and shall prevent the alteration of grade or any construction activity which would interfere with the electric, telephone, cable television or gas facilities. Each supplier of service shall be responsible for ordinary maintenance of underground facilities, but the owner shall pay for damage or relocation of such facilities caused or necessitated by acts of the owner or his agents or contractors.

1.2.5 The foregoing covenants set forth in this sub-section 1.2 shall be enforceable by each supplier of the electric, telephone, cable television or gas service and the owner of the lot agrees to be bound hereby.

1.3 Gas Service

1.3.1 The supplier of gas service through its agents and employees shall at all times have the right of access to all such easements shown on the plat or as provided for in this certificate of dedication for the purpose of installing, removing, repairing, or replacing any portion of the facilities installed by the supplier of gas service.

1.3.2 The owner of the lot shall be responsible for the protection of the underground gas facilities located in their lot and shall prevent the alteration, grade, or any other construction activity that would interfere with the gas service. The supplier of the gas service shall be responsible for the ordinary maintenance of said facilities, but the owner shall pay for damage or relocation of facilities caused or necessitated by acts of the owner, or its agents or contractors.

1.3.3 The foregoing covenants set forth in this paragraph shall be enforceable by the supplier of the gas service and the owner of the lot agrees to be bound hereby.

1.4 Water, Sanitary Sewer, and Storm Sewer Service

1.4.1 The owner of the lot shall be responsible for the protection of the public water mains, sanitary sewer mains, and storm sewers located on his lot.

1.4.2 Within the utility easement, restricted waterline, sanitary sewer, storm sewer and drainage easement areas depicted on the accompanying plat, the alteration of grade from the contours existing upon the completion of the installation of a public water main, sanitary sewer main, or storm sewer or any construction activity that would interfere with public water mains, sanitary sewer mains, and storm sewers shall be prohibited.

1.4.3 The City of Tulsa, Oklahoma, or its successors, shall be responsible for ordinary maintenance of public water mains, sanitary sewer mains, and storm sewers but the owner shall pay for damage or relocation of such facilities caused or necessitated by acts of the owner, his agents or contractors.
1.4.4 The City of Tulsa, Oklahoma, or its successors, shall at all times have right of access to all easements depicted on the accompanying plat, or otherwise provided for in this deed of dedication, for the purpose of installing, maintaining, removing or replacing any portion of underground water, sanitary sewer, or storm sewer facilities.

1.4.5 The foregoing covenants set forth in the above paragraphs shall be enforceable by the City of Tulsa, Oklahoma, or its successors, and the owner of the lot agrees to be bound.

1.5 Lot Surface Drainage

Each lot shall receive and drain, in an unobstructed manner, the storm and surface waters from lots and drainage areas of higher elevation and from private streets and easements. No lot owner shall construct or permit to be constructed any fencing or other obstructions which would impair the drainage of storm and surface waters over and across his lot. The foregoing covenants set forth in this paragraph 1.5 shall be enforceable by any affected lot owner and by the City of Tulsa, Oklahoma.

1.6 Paving and Landscaping within Easements

The owner of the lots shall be responsible for the repair and replacement of any landscaping and paving within the utility easements on the lot. In the event that it is necessary to repair any underground water, sanitary sewer, storm sewer, electric, natural gas, cable television or telephone service.

1.7 Reservation of Rights and Covenant as to Obstructions

The Owner/Developer hereby reserves the right to construct, maintain, operate, lay and re-lay water lines and sewer lines, together with the right of ingress and egress for such construction, maintenance, operation, laying and re-laying over, across and along all of the utility easements depicted on the plat, for the purpose of furnishing water and/or sewer services to the area included in the plat and to areas outside of the plat. The Owner/Developer herein imposes a restrictive covenant, which covenant shall be binding on each lot owner and shall be enforceable by the City of Tulsa, Oklahoma, and by the supplier of any affected utility service, that within the utility easements depicted on the accompanying plat no building, structure or other above or below ground obstruction shall be placed, erected, installed or maintained, provided however, nothing herein shall be deemed to prohibit drives, parking areas, curbing and landscaping, that do not constitute an obstruction.

1.8 Utility Easement Dedication

The dedication of street rights of way and utility easements to the public, contained in this Section 1., shall not take effect until filing by the City of Tulsa, Oklahoma (on behalf of the public) in the Tulsa County Clerk's office of a separate instrument entitled "Formal Acceptance" or similar wording, formally accepting the dedications and infrastructure. However, the rights and uses outlined herein necessary for the installation by private utilities of their facilities, i.e., electric, gas, telephone and communication, et. al., exclusive of those owned by the City of Tulsa, shall be in effect to allow access for surveying, excavating for, construction, operating, and maintaining such facilities until the City files its formal acceptance and these rights and uses are subsumed by the public dedication.

1.9 Reserve "A" - Private Streets

1.9.1 The use of Reserve "A" shall be limited to use for private streets, open space, landscaping, entry features, subdivision identification signs, sidewalks, stormwater drainage collection and conveyance and utilities is reserved for subsequent conveyance to the Owners' Association to be formed pursuant to Section III and Section VI hereof, for the purposes of administration and maintenance of the private street and other common areas of the subdivision.
1.9.2 The streets within Reserve "A", as designated on the accompanying plat, are herein established by grant of the Owner/Developer as a private street for the common use and benefit of the owners of the residential lots, their guests and invitees, for the purpose of providing vehicular and pedestrian access to and from the various residential lots to and from public streets.

1.9.3 The Owner/Developer herein grants to the City of Tulsa, Oklahoma, the United States Postal Service, any public utility providing utility service to the subdivision, and to any refuse collection service which provides service within the subdivision, the right to enter and traverse the private street and to operate thereon all service, emergency and government vehicles including, but not limited to, police and fire vehicles and equipment.

1.9.4 The Owner/Developer, for itself and its successors, herein covenants with the City of Tulsa, Oklahoma, which covenants shall run with the land and inure to the benefit of the City of Tulsa, Oklahoma, and shall be enforceable by the City of Tulsa, Oklahoma, to:

1.9.4.1 Construct and maintain street surfacing extending the full length of the private streets depicted within the accompanying plat, and meeting or exceeding the now existing standards for minor residential streets:
   a. Surfacing width shall be not less than 26 feet measured from face of curb to face of curb, except in the turn-around areas which shall not be less than 20 feet from face of curb to face of curb.
   b. Streets shall be curbed.
   c. Gutters, base and paving materials shall be of a quality and thickness meeting the now existing standards of the City of Tulsa, Oklahoma for minor residential streets.

1.9.4.2 Prohibit the erection of any arch or similar structure over any private street as depicted on the accompanying plat which would prohibit any governmental vehicle, specifically any fire vehicle, from free usage of the private street.

1.9.4.3 Secure inspection by the City of Tulsa, Oklahoma of the private streets and secure certification by the City of Tulsa, Oklahoma that the private streets have been constructed in accordance with the standards above set forth, or if the City of Tulsa, Oklahoma declines to inspect the private streets, certification shall be secured from a registered professional engineer that the private streets were constructed in accordance with the standards above set forth, and the required certification shall be filed with the Tulsa Metropolitan Area Planning Commission prior to the issuance of a building permit for any lot that derives its access from a private street.

1.9.5 The Owner/Developer acknowledges for itself and its successors in title that the private streets as depicted on the accompanying plat do not meet the City of Tulsa, Oklahoma standards as to width of right-of-way, and further acknowledges that the City of Tulsa, Oklahoma shall have no duty to maintain the private streets within the subdivision, nor have any implied obligation to accept any subsequent tender of dedication of the private streets within the subdivision.

1.10 Reserve’s “B”, “C”, and “D” - Overland Drainage Easement

1.10.1 The Owner/Developer does hereby dedicate to the City of Tulsa, Oklahoma for public use (subject to easements of record) a perpetual easement on, over, and across the property designated and shown on the accompanying plat as Reserve’s “B”, “C”, and “D” (hereinafter referred to as the "floodplain easement area") for the purposes of protecting and providing access to the 100-year floodplain located within Reserve’s “B”, “C”, and “D”. The floodplain easement area is hereby established to receive and drain, in an unobstructed manner, the storm and surface waters from lots and drainage areas of higher elevation and from public streets and easements.
1.10.2 Reserve's "B", "C", and "D" shall remain as natural unimproved areas excepting that area located with the overland drainage easement established with subsection 1.10 hereof and provided that removal of underbrush and grounds maintenance shall be permitted. Supplemental landscaping may be permitted if it does not impair the drainage of storm and surface waters over and across Reserve "C". Written permission from the City of Tulsa Public Works Department is required. Notwithstanding that the owner of Reserve "C" shall maintain the reserve as natural unimproved areas, the owner shall nonetheless comply with all state statutes and ordinances of the City of Tulsa regulating the existence of public and private nuisance.

1.10.3 The owner of Reserve's "B", "C", and "D" shall not construct or permit to be constructed any fencing or obstruction which would impair the drainage of storm and surface waters over and across the reserve. In the event THE ESTATES AT TULSA HILLS OWNERS' ASSOCIATION, INC., should fail to properly maintain the floodplain easement area or the event of the placement of an obstruction within, or the alteration of the grade or contour within the easement area, the City of Tulsa, Oklahoma, or its designated contractor may enter and perform maintenance necessary to the achievement of the intended drainage functions and may remove any obstruction or correct any alteration of grade or contour, and the cost thereof shall be paid by THE ESTATES AT TULSA HILLS OWNERS' ASSOCIATION, INC.. In the event the association fails to pay the cost of maintenance after completion of the maintenance and receipt of a statement of costs, the City of Tulsa, Oklahoma, may file of record a copy of the statement of costs, and thereafter the costs shall be a lien against each lot with "THE ESTATES AT TULSA HILLS," provided however, the lien against each lot shall not exceed that lot's prorata portion of the costs. A lien established as above provided may be foreclosed by the City of Tulsa, Oklahoma.

1.11 Sidewalks

Sidewalks are required along streets designated by and in accordance with subdivision regulations. Required sidewalks shall be constructed in conformance with City of Tulsa engineering design standards. The Owner/Developer shall construct required sidewalks along the private street reserve areas, within reserve areas, common areas and along arterial street frontages of abutting lots having access onto minor streets. Where sidewalks are not constructed by the Owner/Developer, the builder of each lot shall construct the required sidewalk.

1.12 Limits of No Access

The undersigned Owner/Developer hereby relinquishes rights of vehicular ingress or egress from any portion of the property adjacent to Maybelle Avenue South within the bounds designated as "Limits of No Access" on the accompanying plat, which "Limits of No Access (L.N.A.)" may be amended or released by the Tulsa Metropolitan Area Planning Commission, or its successor, and with the approval of the City of Tulsa, Oklahoma, or as otherwise provided thereto, and the limits of no access established shall be enforceable by the City of Tulsa.

1.13 Restricted Waterline Easement

The Owner/Developer does hereby dedicate for public use perpetual easements on, over, and across those areas depicted on the accompanying plat as "Restricted Waterline Easement" for the purposes of constructing, maintaining, operating, repairing, replacing, and/or removing waterlines together with all fittings including the pipes, valves, meters and equipment and other appurtenances thereto together with rights of ingress and egress to and upon the easement for the uses and purposes aforesaid.

SECTION II. RESERVE AREAS

2.1 Use of Land
2.1.1 Reserve Area "A"
Reserve Area "A" shall be limited to use for private streets, guest parking, access gates, access gate keypads, and associated appurtenances, landscaping, utilities, signage, sidewalks and open space and is reserved for subsequent conveyance to the Owners' Association to be comprised of the owners of the residential lots within THE ESTATES AT TULSA HILLS as set forth within Section III and VI hereof.

2.1.2 Reserve's "B", "C", and "D"
Reserve's "B", "C", and "D" shall be used for open space, signage, landscaping, walls, fencing, drainage, recreation, overland drainage, stormwater drainage, utilities, sidewalks, and ingress and egress and is reserved for subsequent conveyance to the Owners' Associations, as set forth within Section III and VI hereof. Reserve's "B", "C", and "D" shall be conveyed to THE ESTATES AT TULSA HILLS OWNERS' ASSOCIATION, INC.

2.2 All Reserves

2.2.1 All costs and expenses associated with all reserves, including maintenance of various improvements and recreational facilities will be the responsibility of the appropriate Owners' Association.

2.2.2 In the event the Owners' Association should fail to properly maintain the reserve areas and facilities thereon located as above provided, the City of Tulsa, Oklahoma, or its designated contractor may enter the reserve areas and perform such maintenance, and the cost thereof shall be paid by the Owners' Association.

2.2.3 In the event the Owners' Association fails to pay the cost of said maintenance after completion of the maintenance and receipt of a statement of costs, the City of Tulsa, Oklahoma may file of record a copy of the statement of costs, and thereafter the costs shall be a lien against each of the lots within the development. Such costs of maintenance shall become a lien on all the residential lots as hereinafter defined, which may be foreclosed by the City of Tulsa, Oklahoma.

2.2.4 THE ESTATES AT TULSA HILLS OWNERS' ASSOCIATION INC., shall be responsible for maintenance of Reserves "A", "B", "C", and "D".

SECTION III. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, THE ESTATES AT TULSA HILLS was submitted as Planned Unit Development No. xxx, Sections XXX-XXX of Title 42, Tulsa Revised Ordinances, City of Tulsa, Oklahoma, as the same existed on Month, Day, 2018, and was approved by the Tulsa Metropolitan Area Planning Commission on May 10, 2018, and by the City of Tulsa City Council on XXX XX, 2018, and

WHEREAS, the Planned Unit Development provisions of the Tulsa Zoning Code require the establishment of covenants of record, inuring to and enforceable by the City of Tulsa, Oklahoma, sufficient to assure the implementation and continued compliance with the approved Planned Unit Development, and
WHEREAS, the Owner/Developer desires to establish restrictions for the purpose of providing for an orderly development and to assure adequate restrictions for the mutual benefit of the Owner/Developer, its successors and assigns, and the City of Tulsa, Oklahoma.

THEREFORE, the Owner/Developer does hereby impose the following restrictions and covenants which shall be covenants running with the land and shall be binding upon the Owner/Developer, its successors and assigns, and shall be enforceable by the Owner/Developer, any person owning the lot or a parcel in THE ESTATES AT TULSA HILLS, and by the City of Tulsa as hereinafter set forth.

3.1 General Standards

The development of "THE ESTATES AT TULSA HILLS" shall be subject to the planned unit development provisions of the Tulsa Zoning Code, as such provisions existed November 21, 2002, or as may be subsequently amended.

3.2 Development Standards

3.2.1 Use of Land

The intended use is for single-family detached dwellings which shall be governed by the use and development regulations of the RS-1 District except as herein modified.

3.2.2 Development Standards

3.2.2.1 Permitted Uses: Single-Family detached dwellings and Customary Accessory Uses*

3.2.2.2 Maximum Number of Lots 45

3.2.2.3 Minimum Lot Size 13,000 sq. ft.

3.2.2.4 Minimum Lot Frontage 80 ft.**

3.2.2.5 Minimum Livability Space 7,000 sq. ft.

3.2.2.6 Maximum Building Height Accessory Buildings 45 ft.

3.2.2.7 Minimum Building Setbacks:

<table>
<thead>
<tr>
<th>Type</th>
<th>Minimum Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard</td>
<td>30 ft.</td>
</tr>
<tr>
<td>Corner Lot Side Yard</td>
<td>25 ft.</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>25 ft.</td>
</tr>
<tr>
<td>Side Yard</td>
<td>7.5 ft./7.5 ft.</td>
</tr>
</tbody>
</table>

* Detached accessory buildings, such as a garages, including one living or servants quarters per lot may be permitted. Any accessory living or garage quarters may include a bath and/or kitchen provided that such quarters may only be occupied by servants or by members of the family related by blood, adoption or marriage. Such living quarters must be a part of the accessory garage structure. The living area of any such quarters, exclusive of the accessory building of which it is a part, shall not exceed 1,100 square feet.

** Measured as the lot width at the midpoint between the front and rear lot lines.

3.2.3 Detailed Site Plan Approval:

No building permit shall be issued for an entry gate or guardhouse until a detailed site plan has been submitted to and approved by the Tulsa Metropolitan Area Planning Commission.
3.2.4 Owners’ Association

THE ESTATES AT TULSA HILLS OWNERS’ ASSOCIATION, INC., shall be created and vested with sufficient authority and financial resources to properly maintain all private streets and common areas including any security gates, guardhouses, or other commonly owned structures within THE ESTATES AT TULSA HILLS.

3.2.5 Lot Split and/or Lot Combination

Lot splits may be allowed as long as the remainder lot is not less than 12,000 square feet and meets the development standards of the approved PUD and the total lots do not exceed the maximum 45 units. Lot combinations may also be permitted to allow dwelling units to include multiple lots and allow buildings to be built over lot lines provided the lots are tied together and buildings do not encroach on any platted utility easements.

SECTION IV.

PRIVATE BUILDING AND USE RESTRICTIONS

WHEREAS, the Owner/Developer desires to establish restrictions for the purpose of providing for the orderly development of the subdivision and conformity and compatibility of improvements therein.

THEREFORE, the Owner/Developer does hereby impose the following restrictions and covenants which shall be covenants running with the land, and shall be binding upon the Owner/Developer, its successors and assigns, and shall be enforceable as hereinafter set forth.

4.1 Use of Land

4.1.1 The use of lots shall be limited to use for single family detached dwellings and customary accessory uses, having a garage providing space for a minimum of three (3) automobiles.

4.1.2 No noxious or offensive activity shall be carried on, maintained, or permitted in the Subdivision, nor shall anything be done therein which shall become an annoyance or nuisance to the neighborhood. Construction trash control must be provided by Contractor or Owner of lot if any construction is occurring.

4.1.3 The Owner/Developer herein establishes and reserves for the Owners’ Association, an easement to erect and maintain fencing, walls, and landscaping along the boundary of the subdivision within the maintenance easement depicted on the accompanying plat as “F&L/E”.

4.1.4 Privacy fencing shall be constructed of wood pickets with the good side facing the street or adjacent reserve area; where metal fence posts are used the good side of fence shall face to the outside of the lot in all directions. Wood post and wood rail chain link fencing (with black plastic coating) shall be allowed. Wood privacy fencing and post and rail chain link fencing shall not extend past the front part of the house adjacent to each side lot line. Other types of fencing constructed of wrought iron, brick, or stone may be permitted if pre-approved by the Architectural Committee. Side property line fences shall be allowed provided they meet all other fencing requirements. Additionally, any side fences are required to either step down or consistently taper down from its original height to meet the height of any rear lot boundary fence. The step down or taper must begin no closer than 17.5 feet from the rear boundary. All rear lot boundary fencing on these lots shall be of a wrought iron type and must be approved by the Architectural Committee. No fencing closer to any street, than the building setbacks.

4.1.5 No trailer, mobile home, vehicular dwelling, tent, shack, barn, or other outbuilding or any used structure whatsoever shall be moved onto, erected, maintained, or used in the Subdivision, temporarily or permanently or by any party whomsoever. However, permanent outbuildings may be constructed utilizing all the same exterior materials/colors as the residence, and with similar architectural design/style, if pre-approved by the Architectural Committee.
4.1.6 No animals, including livestock and poultry, shall be raised, bred, or kept on any lot at any time, except that dogs, cats, or other common household pets (which are not used, bred, or maintained for any commercial purpose) may be kept. All such household pets shall be restrained in such a manner as will prevent them from entering upon neighboring lots. All owners shall comply with all applicable ordinances of the City of Tulsa.

4.1.7 No boats, trailers, recreational vehicles, pickup campers, race cars, inoperative vehicles, debris, and similar items may be parked or kept for periods of time in excess of 48 hours on the streets of the subdivision or on any lots or driveways of the subdivision, unless parked within an enclosed garage. All vehicles shall be parked on concrete surfaces. No vehicles of any nature, operative or inoperative, including those owned by residents shall be parked in the Reserve Area "A", (Private Streets), on a "day to day" or permanent basis. Guest parking is allowed on a temporary basis.

4.1.8 No sign shall be displayed to public view on any lot other than those announcing the sale of the home or lot by the homeowner, developer, builder, or a realtor. These signs shall not exceed six (6) square feet. Any exception must be approved by the Architectural Committee.

4.1.9 No visible radio or television antennae shall be permitted on any residence or lot. Satellite receiver dishes, not to exceed twenty four inches (24") in diameter, may be installed on any lot a) in the back yards at a height not to exceed six (6) feet from ground level, b) on the rear or side walls of a residence, or c) on the portion of the roof of a residence facing the back or side yards. All plans for television receiver dish installation shall be submitted to the Architectural Committee for approval prior to installation.

4.1.10 Model homes may be built by builders owning lots in the subdivision and may utilize the garages as sales offices temporarily until the home is occupied as a residence, at which time the garage shall be reverted to its intended use.

4.1.11 Above ground swimming pools are permitted provided they are temporary and less than eight feet (8') in diameter (outside dimension). No other above ground pools shall be allowed. This covenant does not prohibit above ground hot tubs or spas.

4.1.12 Each lot shall be maintained in a neat and orderly manner free of clutter, trash, and other debris. Grass and landscaping shall be maintained on a regular basis. No lot shall be used for the storage of construction materials for a period of greater than thirty (30) days. All houses or accessory buildings under construction shall not allow trash or debris to scatter to other lots or reserve areas, trash containment measures are responsibility of lot Owner.

4.1.13 All outside trash receptacles, HVAC condensing and mechanical units shall be located outside public view or screened from public view. The type of screening shall be architecturally compatible with the residence or an acceptable type of privacy fencing.

4.2 Building Restrictions

4.2.1 Each main residence constructed shall contain at least 4,000 square feet of finished heated living area (measured to outside of masonry). All areas included in calculation are exclusive of any accessory building, garage, attic, unfinished basement, patio, terrace, covered porch, or area with ceiling height less than five (5) feet.

4.2.2 Unless otherwise specifically approved by the Architectural Committee, masonry veneer shall cover 100% of the exterior walls surfaces of structures from first floor plate height to grade except those areas under covered porches or patios. Accepted masonry materials shall include brick, stone, and stucco.

4.2.3 All roofing shall be Tamko Heritage II "Weathered Wood" architectural composition shingles or equivalent. All roof pitches shall be a minimum of 9/12 over 75% of the roof area. Any other roofing materials must be approved by the Architectural Committee.
4.2.4 A four foot (4') wide concrete sidewalk, located four feet (4') from the back of the curb must be installed and maintained parallel with the private streets on all lots. Sidewalks must align with sidewalks on adjacent lots.

4.2.5 Any exposed foundation or stemwall wall shall be covered with brick, stone, or stucco. No retaining walls shall be constructed on any lot until a site plan has been approved by the Architectural Committee. Site plan must show the residence, drainage concept, and the proposed location and height of retaining walls and the type and color of building materials. No railroad ties are permitted.

4.2.6 All chimney structures shall receive a copper or painted galvanized metal chimney shroud constructed in accordance with the approved designs of the Architectural Committee.

4.2.7 All metal dormers or other roof elements shall be fabricated of copper or galvanized metal, painted to match shingle color. All other exposed galvanized roofing metal, vent pipes, and P.V.C plumbing vent pipes shall be painted to match a shingle color.

4.2.8 Window frames may be of wood, vinyl, or aluminum construction. All aluminum framed windows shall be painted. Mill finish aluminum windows shall not be permitted.

4.2.9 All garages shall have overhead garage doors for access and closure. These may be constructed of wood, vinyl, or steel construction with no window elements included unless prior approval is obtained from the Architectural Committee. Garages shall be enclosed and carports are prohibited. Garages may not be converted to living areas.

4.2.10 Each residence shall have a garage providing for a minimum of three (3) automobiles. Each residence shall have a maximum of thirty (30) feet of garage door opening facing the abutting street(s), unless prior approval is obtained from the Architectural Committee. Driveways shall be of concrete and shall not exceed the overall width of the garage.

4.2.11 All 4' X 8' wood, masonite, or stucco board siding must have textured face and all joints must be batted.

4.2.12 Mailboxes shall conform in design to the specific design as designated by the Architectural Committee.

4.2.13 No primary residence shall exceed forty five feet (45') in height and no accessory building shall exceed thirty five feet (35') in height.

4.2.14 The front of each residence shall be sodded and landscaped within thirty (30) days of completion of the home. Plant material shall be sufficient in size, quantity, and spacing to achieve a full foundation planting across the entire front elevation of the home. If a foundation area is two feet (2') wide or less, plantings are not required in that area. The owner of each lot shall be required to install a minimum of two trees in the front yard with a minimum caliper of three inches (3") if there are no pre-existing trees of such size.

4.2.15 Seasonal and holiday exterior decorations may be used if timely and seasonally displayed. Other types of ornamental landscape design items (such as flagpoles, statuaries, fountains, or ornamental lighting, etc.) must be pre-approved by the Architectural Committee.

4.2.16 Basketball goals, swing sets, soccer goals, trampolines or other playground equipment are not allowed in the front yards or side yards.

4.3 Fronting and Access Limitations
Each dwelling shall front an interior private street and derive its access solely from an interior private street, except lots 2 and 3 of Block 1, which these two lots will be accessed from Maybelle Ave. S.

4.4 Yards and Setbacks

4.4.1 No building shall be erected nearer to a private street than the building setback lines depicted on the accompanying plat.

4.4.2 Each side yards shall be no less than the greater of seven and one half feet (7.5) in width or the width of any utility easement located within the lot and along the side lot line.

4.4.3 Dwellings shall maintain a separation of not less than fifteen feet (15').

4.4.4 No building, whether principal or accessory, shall encroach upon any utility easement as depicted on the accompanying plat.

4.4.5 Rear setback shall be governed by building line designated on plat and City of Tulsa zoning regulations.

SECTION V.
ARCHITECTURAL COMMITTEE

WHEREAS, the Owner/Developer desires to establish restrictions for the purpose of providing for the orderly development of the subdivision and conformity and compatibility of improvements therein.

THEREFORE, the Owner/Developer does hereby impose the following restrictions and covenants which shall be covenants running with the land, and shall be binding upon the Owner/Developer, its successors and assigns, and shall be enforceable as hereinafter set forth.

5.1 Architectural Committee - Plan Review

5.1.1 No residence, outbuilding, improvements, driveway, fence, wall, satellite receiver dish, or free standing mailbox shall be erected, placed, or altered on any lot in the subdivision until the plans and specifications have been approved in writing by The Estates at Tulsa Hills, L.L.C., or its authorized representatives or successors, which are hereinafter referred to as the 'Architectural Committee'. For each residence or out building, the required plans and specifications shall be submitted in duplicate and shall include a site plan, floor plan, exterior elevations, drainage and grading plans, exterior materials, and exterior color scheme.

5.1.2 The Architectural Committee's purpose is to promote good design and compatibility within the subdivision and in its review of plans or determination of any waiver as hereinafter authorized may take into consideration the nature and character of the proposed building or structure, the materials of which it is to be built, the availability of alternative materials, the site upon which it is proposed to be erected and the harmony thereof with the surrounding area. The Architectural Committee shall not be liable for any approval, disapproval, or failure to approve hereunder and its approval of building plans shall not constitute a warranty or responsibility for building methods, materials, procedures, structural design, grading or drainage, or code violations. The approval or failure to approve building plans shall not be deemed a waiver of any restriction. Nothing herein contained shall be deemed to prevent any lot owner in the subdivision from prosecuting any legal action relating to improvements within the subdivision which they would otherwise be entitled to prosecute.

5.1.3 The Architectural Committee's objective is to advance the harmonious use of landscaping, fencing, hardscaping, landscape lighting, and other landscape design items to promote compatibility and conformity within the subdivision. The Architectural Committee reserves the authority to review, approve, modify, or reject the type of landscaping or landscape design items which may be placed
in public view by any lot owner and determined in the discretion of the Architectural Committee to be incompatible with the overall landscape standards of THE ESTATES AT TULSA HILLS.

5.1.4 The powers and duties of the Architectural Committee shall, on the 1st day of January, 2012, be deemed transferred to the Owners' Association (THE ESTATES AT TULSA HILLS OWNERS' ASSOCIATION, INC.) provided for in Section III., or upon written assignment to the Owners' Association by the Architectural Committee, whichever event first occurs, and thereafter the foregoing powers and duties shall be exercised by the board of directors of the Owners' Association, or their designees.

5.1.5 The Architectural Committee reserves the right in their sole discretion and without joinder of any lot owner at any time, so long as Stonebrooke Development Group, L.L.C., is the owner of any lot or part thereof to amend, revise, or abolish any one or more of the above covenants and restrictions within this Section V., by instrument duly executed and acknowledged by them as the Architectural Committee and filed in the County Clerk's office in the Tulsa County Courthouse, Tulsa, Oklahoma.

SECTION VI. OWNERS' ASSOCIATION

6.1 Formation of Owners' Association

The Owner/Developer has formed or caused to be formed The Estates of Tulsa Hills Owners' Association, Inc., (hereinafter the "Owners' Association"), consisting of all owners of residential lots within THE ESTATES AT TULSA HILLS, established in accordance with the statutes of the State of Oklahoma for the general purposes of maintaining the common areas and enhancing the value, desirability, and attractiveness of THE ESTATES AT TULSA HILLS.

6.2 Membership

Every person or entity who is a record owner (herein referred to as a "lot owner") of the fee interest of a residential lot platted as part of THE ESTATES AT TULSA HILLS subdivision, shall be a member of the Owners' Association and shall be subject to assessment by the Owners' Association for maintenance of common areas within the subdivision. (THE ESTATES AT TULSA HILLS). Membership shall be appurtenant to and may not be separated from the ownership of a lot.

6.3 Covenant for Assessments

Each lot owner, by acceptance of a deed to such lot, is deemed to covenant and agree to pay to the Owners' Association assessments to be established by the Owner/Developer in accordance with this Deed of Dedication and Restrictive Covenants or any subsequent declaration that is executed and recorded by the Owner/Developer or by the Board of Directors, in accordance with the Bylaws of the Owner's Association, as the case may be. An assessment shall be a lien on the lot against which it is made, but the lien shall be subordinate to the lien of any first mortgage. Assessments not paid within thirty (30) days of the date that notification of the assessment is mailed to a lot owner, shall accrue interest at the rate of 18% per annum. The lien may be foreclosed in the same manner as a mortgage lien. The Owners' Association shall be entitled to recover all court costs and other costs of foreclosure, including reasonable attorney fees.

6.4 Maintenance of Sidewalks

The Owners' Association shall be responsible for the maintenance of the sidewalks located within the reserve areas, common areas and along the arterial street frontages of abutting lots having access onto minor
streets. The maintenance of the sidewalks located on lots within the subdivision shall be the responsibility of the individual lot owner.

SECTION VII.
ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

7.1 Enforcement

The restrictions herein set forth are covenants to run with the land and shall be binding upon the Owner/Developer, its successors and assigns. Within the provisions of Section I, Easements, and Utilities are set forth certain covenants and the enforcement rights pertaining thereto, and additionally the covenants within Section I whether or not specifically therein so stated shall inure to the benefit of and shall be enforceable by the City of Tulsa, Oklahoma. The covenants contained in Section III, Planned Unit Development Restrictions are established pursuant to the Planned Unit Development provisions of the City of Tulsa Zoning Code and shall inure to the benefit of the City of Tulsa, Oklahoma, the Owners' Association and the owners of the lot or a parcel herein. If the undersigned Owner/Developer, or its successors or assigns, shall violate any of the covenants within Section III, it shall be lawful for the City of Tulsa, the Owners' Association, or any owner of a lot to maintain any action at law or in equity against the person or persons violating or attempting to violate any such covenant, to prevent him or them from so doing or to compel compliance with the covenant. If the undersigned Owner/Developer, or its successors or assigns, shall violate any of the covenants within Section IV, Private Building and Use Restrictions, it shall be lawful for the Owners' Association, or any owner of a lot to maintain any action at law or in equity against the person or persons violating or attempting to violate any such covenant, to prevent him or them from so doing or to compel compliance with the covenant. In any judicial action brought by the Owners' Association, or a lot owner which action seeks to enforce the covenants or restrictions set forth herein or to recover damages for the breach thereof, the prevailing party shall be entitled to recover reasonable attorneys fees and costs and expenses incurred in such action.

7.2 Duration

These restrictions, to the extent permitted by applicable law, shall be perpetual but in any event shall be in force and effect for a term of not less than thirty (30) years from the date of the recording of this Deed of Dedication unless terminated or amended as hereinafter provided.

7.3 Amendment

The covenants contained within Section I, Easements, and Utilities and Section II, Reserve Areas, may be amended or terminated at any time by a written instrument signed and acknowledged by the owner of the land to which the amendment or termination is to be applicable and approved by the Tulsa Metropolitan Area Planning Commission, or its successors and the City of Tulsa, Oklahoma. The covenants contained within Section III, Planned Unit Development Restrictions, may be amended or terminated at any time by a written instrument signed and acknowledged by the owner of the affected lot in "THE ESTATES AT TULSA HILLS" and approved by the Tulsa Metropolitan Area Planning Commission, or its successor. The provisions of any instrument amending or terminating covenants as above set forth shall be effective from and after the date it is properly recorded. The "lot owners" may amend, revise or abolish any provision of Section IV, Private Building and Use Restrictions with a vote of a minimum of 60% of the "lot owners' favoring the proposed amendment, revision or abolishment, except as provided for in the following: The Estates at Tulsa Hills, L.L.C., reserves the right in their sole discretion and without joinder of any lot owner at any time, so long as The Estates at Tulsa Hills, L.L.C. is the owner of any lot or part thereof to amend, revise, or abolish any one or more of the above covenants and restrictions within Section IV, Private Building and Use Restrictions by instrument duly executed and acknowledged by them and filed in the County Clerk's office in the Tulsa County Courthouse, Tulsa, Oklahoma. The provisions of any instrument amending or terminating covenants as above set forth shall be effective from and after the date it is properly recorded.

7.4 Severability
Invalidation of any restriction set forth herein, or any part thereof, by an order, judgment, or decree of any Court, or otherwise, shall not invalidate or affect any of the other restrictions or any part thereof as set forth herein, which shall remain in full force and effect.

WITNESS WHEREOF, the undersigned Owner/Developer, has executed this instrument this 12th day of October, 2018.

The Estates at Tulsa Hills, L.L.C.

By: Stephen Wilson, Manager

State of Oklahoma )
) s.s.
County of Tulsa )

This instrument was acknowledged before me this 12th day of October 2018, by Stephen Wilson, Manager of The Estates at Tulsa Hills, L.L.C.

xxxxxx, Notary Public
My commission no. 00000000
expires November 0, 201x.

CERTIFICATE OF SURVEY

I, Andy Fritz, of Fritz Land Surveying, LLC., a professional land surveyor registered in the State of Oklahoma, hereby certify that I have carefully and accurately surveyed, subdivided, and platted the tract of land described above, and that the accompanying plat designated herein as "THE ESTATES AT TULSA HILLS", a subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, is a representation of the survey made on the ground using generally accepted land surveying practices and meets or exceeds the Oklahoma Minimum Standard
State of Oklahoma )

) s.s.

County of Tulsa )

Before me the undersigned, a notary public in and for said county and state, on this 12th day of October, 2018, personally appeared Andy Fritz, to me known to be the identical person who subscribed his name as Registered Professional Land Surveyor to the foregoing Certificate of Survey and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Xxxxxx xxxx, Notary Public
My commission no. Xxx
expires Month 04, 2019.
<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><strong>Applicant:</strong> Tanner Consulting</td>
</tr>
<tr>
<td></td>
<td><strong>Owner:</strong> Smalygo Properties</td>
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<table>
<thead>
<tr>
<th><strong>Location Map:</strong> (shown with County Commission Districts)</th>
<th><strong>Applicant Proposal:</strong></th>
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<tbody>
<tr>
<td>[Map Image]</td>
<td>Preliminary Plat</td>
</tr>
<tr>
<td></td>
<td>55 lots, 5 blocks, 44.55 ± acres</td>
</tr>
<tr>
<td></td>
<td>Location: South of the southeast corner of East 136th Street North and North Sheridan Road</td>
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</table>

<table>
<thead>
<tr>
<th><strong>Zoning:</strong> RS (Residential – Single-Family)</th>
<th><strong>Staff Recommendation:</strong></th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Staff recommends approval of the preliminary plat with conditions</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th><strong>County Commission District:</strong> 1</th>
<th><strong>Commissioner Name:</strong> Stan Sallee</th>
</tr>
</thead>
</table>

**Case:** The Flats II  
**Hearing Date:** March 2, 2022

**EXHIBITS:** Site Map, Aerial, Tulsa County Land Use, Plat Submittal
PRELIMINARY PLAT

The Flats II - (County)
South of the southeast corner of East 136th Street North and North Sheridan Road

This plat consists of 55 lots, 5 blocks on 44.55 ± acres.

The Technical Advisory Committee (TAC) met on February 17, 2022 and provided the following conditions:

1. **Zoning:** Property has been rezoned to RS (Residential - Single-Family). Proposed lots conform to the requirements of the RS district.

2. **Addressing:** Addresses provided by INCOG must be shown on face of the plat.

3. **Transportation & Traffic:** Tulsa Planning Office and the Tulsa County Engineer will require a connection to East 136th Street North prior to final plat approval. The 60 foot strip of land left between blocks 1 and 2 of The Flats first phase must be utilized as a dedicated right-of-way and access for The Flats II. The second point of access will provide relief for South Sheridan Avenue by providing access to the arterial street to the north and will satisfy fire code requirements for a second point of access. The County Engineer will not approve a second point of access on Sheridan. Engineering plans for street construction must be approved and streets must be accepted by the Tulsa County Engineer prior to final plat approval.

4. **Sewer/Water:** On-site sewage disposal requires approval by Oklahoma Department of Environmental Quality. Add ODEQ certificate to deed of dedication. Water service to be provided by Washington County Rural Water District #3. Any improvements to existing water lines must be approved through the RWD.

5. **Stormwater, Drainage, & Floodplain:** Improvements related to stormwater and drainage must be approved and accepted by the Tulsa County Engineer prior to final plat approval.

6. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: All utilities indicated to serve the site or located on site must provide a release letter prior to final plat approval. Provide a certificate of records search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. Release of the final plat by Tulsa County is required prior to final plat approval.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
SUBJECT TRACT

LEGEND
Collinsville
Land Use Plan
Agriculture
Residential
Office
Commercial
Industrial
Public and Quasi Public
Recreation and Open Space
100 Year Floodplain

THE FLATS II
22-13 35
Case: Elwood Crossing III-IV

Hearing Date: March 2, 2022

<table>
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<td>Nathan Foster</td>
<td>Applicant: Tanner Consulting</td>
</tr>
<tr>
<td></td>
<td>Owner: Elwood Crossing, LLC</td>
</tr>
</tbody>
</table>

| Location Map:           | Applicant Proposal:             |
|                        | Preliminary Plat                |
| (shown with City Council Districts) | 97 lots, 11 blocks, 80.24 + acres |

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<tr>
<th>Zoning:</th>
<th>Staff Recommendation:</th>
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<tbody>
<tr>
<td>RS (Residential – Single-Family)</td>
<td>Staff recommends approval of the preliminary plat</td>
</tr>
<tr>
<td>PUD-861</td>
<td></td>
</tr>
</tbody>
</table>

| County Commission District: 3 |
| Commissioner Name: Ron Peters |

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

Elwood Crossing III-IV - (County)
South of the southeast corner of East 161st Street South and South Elwood Avenue

This plat consists of 97 lots, 11 blocks on 80.24 ± acres.

The Technical Advisory Committee (TAC) met on February 17, 2022 and provided the following conditions:

1. Zoning: TMAPC recommended approval of a rezoning from AG to RS/PUD-861 on December 15, 2021. Zoning must be effective and all lots must conform to the final approved zoning prior to final plat approval.

2. Addressing: Label all lots with assigned addressed on final plat submittal. Addresses will be assigned by INCOG.

3. Transportation & Traffic: Label and dimension all right-of-way being dedicated by plat and provide recording information for any previously dedicated right-of-way. Engineering plans for street construction must be approved and new streets must be accepted by the Tulsa County Engineer prior to final plat approval.

4. Sewer/Water: Rural water district will be required to provide a release prior to approval of the final plat. Department of Environmental Quality will be required to approve on-site sewage disposal systems. Add ODEQ certification to the deed of dedication.

6. Engineering Graphics: Submit subdivision data control sheet with final plat submittal. Update location map with all platted subdivision boundaries and label all other property “unplatted”. Graphically show all pins found or set associated with this plat. Graphically label the point of beginning. Remove contours from final plat. Provide bearing angle from face of the plat under Basis of Bearing heading.

7. Stormwater, Drainage, & Floodplain: All drainage plans must comply with Tulsa County drainage standards and must be approved prior to the approval of the final plat. Any easements required for drainage must be shown on the final plat.

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

Staff recommends APPROVAL of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. Final release from Tulsa County is required prior to final plat approval.
SUBJECT TRACT

ELWOOD CROSSING III-IV

17-12 25
Subject Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
Preliminary Plat

Elwood Crossing III-IV

Robertson County, Tennessee

енная by LcU COUNTY, STATE of Tennessee

SECTION I: PUBLIC STREETS, EASEMENTS, AND UTILITY

A. PUBLIC STREETS AND UTILITY EASEMENTS

1. OVERHEAD utility lines for telephone, electricity, communication or whatever purpose by reason of the location and purpose of the land as shown on the preliminary plat. These utility lines shall be located underground and shall be subject to the provisions of the applicable utility company's rules and regulations.

2. UTILITY TRENCH: shall comply with all applicable regulations of the local utility company as set forth in the preliminary plat. The utility trench shall be properly filled and compacted to prevent erosion and to ensure the safety and stability of the surrounding area.

3. EASEMENTS: shall be included in the plat for the public utilities and shall be located and marked as shown on the preliminary plat.

B. PRIVATE STREETS

1. PRIVATE STREETS: shall be constructed and maintained in accordance with the applicable regulations of the city or county.

2. UTILITY TRENCH: shall be constructed and maintained in accordance with the applicable regulations of the utility company.

C. EASEMENTS

1. EASEMENT: shall be included in the plat for the purpose of providing access to the property and shall be located and marked as shown on the preliminary plat.

2. UTILITY TRENCH: shall be included in the plat for the purpose of providing access to the utility company and shall be located and marked as shown on the preliminary plat.

D. PARKING AND LANDSCAPING

1. PARKING: shall be provided in accordance with the applicable regulations of the city or county.

2. LANDSCAPING: shall be provided in accordance with the applicable regulations of the city or county.

E. SECTIONS II: RESERVE AREAS

A. PURPOSE

1. GENERAL: The purpose of the reserve areas is to protect the environment and to provide for the preservation of natural resources.

2. RESERVE AREAS: shall be included in the plat for the purpose of protecting the environment and preserving natural resources.

F. STORMWATER MANAGEMENT

1. STORMWATER MANAGEMENT PLAN: shall be prepared in accordance with the applicable regulations of the city or county.

2. STORMWATER MANAGEMENT SYSTEM: shall be installed in accordance with the applicable regulations of the city or county.

G. EASEMENTS

1. EASEMENT: shall be included in the plat for the purpose of providing access to the property and shall be located and marked as shown on the preliminary plat.

2. UTILITY TRENCH: shall be included in the plat for the purpose of providing access to the utility company and shall be located and marked as shown on the preliminary plat.

H. PUBLIC STREETS

1. PUBLIC STREETS: shall be constructed and maintained in accordance with the applicable regulations of the city or county.

2. UTILITY TRENCH: shall be constructed and maintained in accordance with the applicable regulations of the utility company.

I. EASEMENTS

1. EASEMENT: shall be included in the plat for the purpose of providing access to the property and shall be located and marked as shown on the preliminary plat.

2. UTILITY TRENCH: shall be included in the plat for the purpose of providing access to the utility company and shall be located and marked as shown on the preliminary plat.

J. PARKING AND LANDSCAPING

1. PARKING: shall be provided in accordance with the applicable regulations of the city or county.

2. LANDSCAPING: shall be provided in accordance with the applicable regulations of the city or county.

K. SECTIONS III: RESERVE AREAS

A. PURPOSE

1. GENERAL: The purpose of the reserve areas is to protect the environment and to provide for the preservation of natural resources.

2. RESERVE AREAS: shall be included in the plat for the purpose of protecting the environment and preserving natural resources.

L. STORMWATER MANAGEMENT

1. STORMWATER MANAGEMENT PLAN: shall be prepared in accordance with the applicable regulations of the city or county.

2. STORMWATER MANAGEMENT SYSTEM: shall be installed in accordance with the applicable regulations of the city or county.

M. EASEMENTS

1. EASEMENT: shall be included in the plat for the purpose of providing access to the property and shall be located and marked as shown on the preliminary plat.

2. UTILITY TRENCH: shall be included in the plat for the purpose of providing access to the utility company and shall be located and marked as shown on the preliminary plat.

N. PUBLIC STREETS

1. PUBLIC STREETS: shall be constructed and maintained in accordance with the applicable regulations of the city or county.

2. UTILITY TRENCH: shall be constructed and maintained in accordance with the applicable regulations of the utility company.

O. EASEMENTS

1. EASEMENT: shall be included in the plat for the purpose of providing access to the property and shall be located and marked as shown on the preliminary plat.

2. UTILITY TRENCH: shall be included in the plat for the purpose of providing access to the utility company and shall be located and marked as shown on the preliminary plat.

P. PARKING AND LANDSCAPING

1. PARKING: shall be provided in accordance with the applicable regulations of the city or county.

2. LANDSCAPING: shall be provided in accordance with the applicable regulations of the city or county.
Conceptual Utility Plan

Elwood Crossing III-IV

OWNER/DEVELOPER:
Elwood Crossing, LLC
3714 West 133rd Street South
Jenks, Oklahoma 74037
Phone: (918) 462-5462

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
5323 South Lewis Avenue
Tulsa, Oklahoma 74115
Phone: (918) 745-9829

DATE OF PREPARATION: January 30, 2003

Scale: 1" = 204.5'
<table>
<thead>
<tr>
<th>Case Report Prepared by:</th>
<th>Owner and Applicant Information:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td>Applicant: AAB Engineering</td>
</tr>
<tr>
<td></td>
<td>Owner: Blue Chip Land Company, LLC</td>
</tr>
</tbody>
</table>

| Location Map:           | Applicant Proposal:              |
| (shown with City Council Districts) | Preliminary Plat                  |
|                         | 84 lots, 5 blocks, 66.74 ± acres  |
|                         | Location: North of the northeast corner of East 106th Street North and North Memorial Drive |

<table>
<thead>
<tr>
<th>Zoning:</th>
<th>Staff Recommendation:</th>
</tr>
</thead>
<tbody>
<tr>
<td>RS (Residential – Single-Family)</td>
<td>Staff recommends approval of the preliminary plat</td>
</tr>
<tr>
<td>PUD-855</td>
<td></td>
</tr>
</tbody>
</table>

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

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

**The Meadows ll** - (County)
North of the northeast corner of East 106th Street North and North Memorial Drive

This plat consists of 84 lots, 5 blocks on 66.74 ± acres.

The Technical Advisory Committee (TAC) met on February 17, 2022 and provided the following conditions:

1. **Zoning:** Property is zoned RS (Residential – Single-Family) with a Planned Unit Development (PUD-855). Lots are required to conform to the requirements of the zoning prior to final plat approval.

2. **Addressing:** Label all lots with assigned addressed on final plat submittal. Addresses will be assigned by INCOG.

3. **Transportation & Traffic:** Label and dimension all right-of-way being dedicated by plat and provide recording information for any previously dedicated right-of-way. Engineering plans for street construction must be approved and new streets must be accepted by the Tulsa County Engineer prior to final plat approval.

4. **Sewer/Water:** Rural water district will be required to provide a release prior to approval of the final plat. Department of Environmental Quality will be required to approve on-site sewage disposal systems. Add ODEQ certification to the deed of dedication.

5. **Engineering Graphics:** Submit subdivision data control sheet with final plat submittal. Update location map with all platted subdivision boundaries and label all other property “unplatted”. Graphically show all pins found or set associated with this plat. Graphically label the point of beginning. Remove contours from final plat. Provide bearing angle from face of the plat under Basis of Bearing heading.

6. **Stormwater, Drainage, & Floodplain:** All drainage plans must comply with Tulsa County drainage standards and must be approved prior to the approval of the final plat. Any easements required for drainage must be shown on the final plat.

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

Staff recommends APPROVAL of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. Final release from Tulsa County is required prior to final plat approval.
Subject Tract

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

Aerial Photo Date: 2020/2021
**PRELIMINARY PLAT**

**The Meadows II**

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER (SWQ) OF SECTION TWELVE (12) OF TOWNSHIP THIRTY-ONE (31) NORTH AND RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MEIDIAN (E.B.M.), ACCORDING TO THE U.S. GOVERNMENT SURVEY, THEREOF, TULSA COUNTY, STATE OF OKLAHOMA.

**OWNER/DEVELOPER**
BLUE CHIP LAND COMPANY, LLC
ALLEN TRENDE

**ENGINEERSURVEYOR**
MB ENGINEERING LLC

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**SECTION 1. PUBLIC STREETS, EASEMENTS AND UTILITIES**

A. **PUBLIC STREETS AND GENERAL UTILITIES**

1. The Company (Owner, Developer or Builder) shall provide access to public streets for all property owners within the boundaries of the project, including, but not limited to, a minimum of one (1) public street entrance point to each lot. All public streets, sidewalks, and alleys shall be constructed according to the standards established by the City of Tulsa, Tulsa County, and other governmental authorities.

B. **UTILITY SERVICES**

1. The Company shall provide access to all necessary utility services for the development, including but not limited to, water, sewer, and gas. The Company shall ensure that all utility services are available and accessible to all property owners within the boundaries of the project.

---

**SECTION 2. EASEMENTS AND UTILITIES**

A. **PUBLIC STREETS AND EASEMENTS**

1. The Company shall be responsible for the maintenance, repair, and replacement of all public streets, sidewalks, and alleys within the boundaries of the project. All streets, sidewalks, and alleys shall be properly marked and maintained to ensure public safety.

B. **UTILITY SERVICES**

1. The Company shall ensure that all utility services, including water, sewer, and gas, are properly installed and accessible to all property owners within the boundaries of the project. The Company shall be responsible for the installation, maintenance, and repair of all utility services.

---

**SECTION 3. ENFORCEMENT, DURATION, AMENDMENT, AND TERMINATION**

A. **ENFORCEMENT**

1. The Company shall be responsible for the enforcement of all covenants, restrictions, and conditions contained within this Declaration. The enforcement shall be conducted by the Company, its agents, or any other party authorized by the Company.

B. **DURATION**

1. The Company shall own and control the land described in the Declaration for a period of twenty (20) years from the date of recording. After the expiration of the twenty (20) year period, the Company shall transfer ownership of the land to the property owners within the boundaries of the project.

---

**SECTION 4. AMENDMENT**

A. **AMENDMENT**

1. The Company shall have the right to amend the Declaration at any time by written agreement among the property owners. Any amendment shall be recorded in the public records and shall be binding on all property owners within the boundaries of the project.

B. **TERMINATION**

1. The Company shall have the right to terminate the Declaration at any time by written agreement among the property owners. Any termination shall be recorded in the public records and shall be binding on all property owners within the boundaries of the project.
Item
Public hearing approving new capital improvement projects for the Capital Improvement Plan, Fiscal Year 2023 – 2027.

Background
The Capital Improvement Plan (CIP), containing recommended capital projects for the next five years, is a tool to implement the Comprehensive Plan. State Statutes provide that once a comprehensive plan has been adopted, no capital project shall be constructed or authorized without approval of its location, character and extent by the Planning Commission.

City departments generated the list of new capital improvements in the plan. The City of Tulsa prepares an annual Capital Improvement Plan that is published with the fiscal year budget. The Planning Commission generally reviews any new additions proposed for inclusion in the proposed capital plan before the draft budget and capital plan are published.

Staff Analysis
TMAPC staff reviewed the new proposed Capital Improvement Plan projects for consistency with the City of Tulsa's Comprehensive Plan. In general, the improvements listed are consistent with the Comprehensive Plan.

A new CIP projects summary is attached. Below is a summarized list of those items, including: the name of requesting Department, the project name, the item number[s] that correspond with the attached chart, and staff comments regarding relationship and consistency with the Comprehensive Plan.

- **BOK Center**
  1. BOK-Box Office Upgrades and Systems
  2. BOK- Elevator / Escalator Modernization
  3. BOK- HVAC Mechanical Improvements
  4. BOK- Ice Plant Condenser Barrel Replacement
  5. BOK- Kitchen Replacements / Rehabilitations
  6. BOK- Operations Equipment / Replacements

  **Staff comments:** These projects generally involve maintaining and enhancing the existing BOK Center systems and operational equipment. The proposed improvements/rehabilitation to the BOK Center are consistent with the Comprehensive Plan’s understanding of the downtown core as Tulsa’s “…most intense regional center of commerce, housing, culture and entertainment.” (p. LU-31)

- **Gilcrease**
  7. Chain Link Security Fencing/Gates

  **Staff comments:** This proposed project represents improvements to an existing museum and surrounding amenities in the City of Tulsa and are consistent with the Plan’s focus on enhancing education and improving Tulsa’s quality of life.

- **Performing Arts Center (PAC)**
  8. Chapman and Williams Elephant door replacement / remodel
  9. Chapman Music Hall PIT LIFT system replacement modernization
  10. Facility paging and audio program feed repair/upgrade
  11. Theater and Stage Comms Systems
  12. Theater lighting console replacement
  13. Venue Audio Consoles replacement
14. Venue lighting control dimmer racks replacement

Staff comments: The proposed improvements to the Performing Arts Center (PAC) are consistent with the Comprehensive Plan's understanding of the downtown core as Tulsa's "...most intense regional center of commerce, housing, culture and entertainment." (p. LU-31); including:

- Policy 3.7: Enhance visual enjoyment of public spaces and art.
  - Civic institutions and community events, such as street fairs, parades, farmers markets and live performances, all give Tulsa an important cultural and urban flair. (p.LU-79)

- Policy 3.2: Encourage a balance of land uses within walking distance of each other.
  - Focus downtown development on increasing urban-style housing, retail, parks, cultural and arts amenities and entertainment to create an active, vibrant 24-hour urban core. (p.LU-79)

- Parks
  15. Berry Park Improvements
  16. Central Center Phase II Improvements
  17. Chamberlain Rec Center Expansion and Enhancement
  18. Chapman/Upper Hailey Master Plan
  19. Employee Office Building
  20. Helmerich Park/71st & Riverside Improvements
  21. Hinch Park Improvements
  22. Mohawk Dam and Lagoon System Improvements
  23. Nature Exchange/Overnight Camping area
  24. New Access Road and New Employee Parking Lot
  25. Osage Trail Lighting
  26. Outdoor Event Space
  27. Owen Rec Center Improvements
  28. Parks Wifi / Internet Improvements
  29. Pond Repairs and Cleanup
  30. Systemwide Lighting Improvements
  31. Tree Planting
  32. Water Line Replacements
  33. Water Works 2nd Floor Improvements

Staff comments: Based on the below and similar policies regarding parks, the proposed projects are in conformance with the Tulsa Comprehensive Plan.

- Parks, Trails and Open Space – Priority 5: Improve Access and Quality of Parks and Open Space
  - Goal 14: Parks and recreational facilities are updated to address changing needs and desires.
    - Policy 14.1: Add comfort and convenience features to parks. (p. PA-29)
    - Policy 14.2: Identify parks components that need to be updated or replaced and develop a schedule, budget and methodology to complete improvements. (p. PA-29)
    - Policy 14.4: Identify Parks throughout the City for upgrade and develop an action plan to accomplish upgrades. (p. PA-29)
- Police
  34. Airbus Helicopter
  35. Police Mobile Video Recording System (MVRS, Body Worn and In Car Video)

*Staff comments:* The projects will provide the City of Tulsa Police Department with updated technology and improved equipment. Although no specific guidance is provided in the Comprehensive Plan, the projects will contribute to public safety.

- Sewer
  36. Aeration Jockey Blower Addition
  37. Arc Flash Inspection Sewer
  38. Flat Rock Creek Rehabilitation & Relief
  39. Jones/Douglas Rehabilitation & Relief
  40. Mingo Creek Rehabilitation & Relief
  41. Wastewater System Comp Study
  42. West Bank Interceptor Improvements

*Staff comments:* The above projects are generally sewer maintenance/improvements. One of the Guiding Principles for Economic Development is “The City invests in the critical infrastructure necessary to develop a robust and diversified economy.” (p. 6) The projects are generally consistent with the Comprehensive Plan’s direction on infrastructure.

- Water
  43. ArcFlash Inspection Water
  44. Bird Creek Pump Station Flow Meter and Oologah Flowlines Valve Replacement
  45. Lake Yahola Improvements
  46. Oologah Pump Station Chemical Building
  47. Raw Water SCADA System
  48. Spavinaw Pump Station 54” Discharge Valve
  49. Spavinaw WTP Backwash Lagoon Stem Wall
  50. Water System Comp Study

*Staff comments:* The above projects are generally water maintenance, rehabilitation, and improvements. One of the Guiding Principles for Economic Development is “The City invests in the critical infrastructure necessary to develop a robust and diversified economy.” (p. 6) The projects are generally consistent with the Comprehensive Plan’s direction on infrastructure.

*Staff recommendation*
Approve based on the finding that the new capital improvement projects for the Capital Improvement Plan, FY 2023-2027 are in conformance with the Tulsa Comprehensive Plan.

*Attachment(s)*
FY 23-27 TMAPC New CIP Projects (table)
<table>
<thead>
<tr>
<th>#</th>
<th>PROJECT</th>
<th>DEPARTMENT</th>
<th>PURPOSE</th>
<th>CLASSIFICATION</th>
<th>EST. LIFESPAN</th>
<th>ADDRESS / LOCATION</th>
<th>DEPT. PRIORITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>BOK - Box Office Upgrades and Systems</td>
<td>BOK Center</td>
<td>Upgrade to Box Office abilities with technological changes and services</td>
<td>Upgrade</td>
<td>10 years</td>
<td>BOK Center</td>
<td>Medium</td>
</tr>
<tr>
<td>2</td>
<td>BOK - Elevator / Escalator Modernization</td>
<td>BOK Center</td>
<td>Maintain, repair and potentially replace elevator and escalator systems which are EOL.</td>
<td>Rehabilitation / Repair</td>
<td>20 years</td>
<td>BOK Center</td>
<td>Medium</td>
</tr>
<tr>
<td>3</td>
<td>BOK - HVAC Mechanical Improvements</td>
<td>BOK Center</td>
<td>Replace and upgrade various components of various Mechanical systems within the BOK Center. As listed in 5 year detail of 30 Year Maintenance Plan. HVAC major repair for aging system</td>
<td>Rehabilitation</td>
<td>5 - 10 years</td>
<td>BOK Center</td>
<td>High</td>
</tr>
<tr>
<td>4</td>
<td>BOK - Ice Plant Condenser Barrel Replacement</td>
<td>BOK Center</td>
<td>Replace and upgrade the ice plant condenser barrel components due to age and wear &amp; tear over the past 14 years</td>
<td>Replacement</td>
<td>15 years</td>
<td>BOK Center</td>
<td>Medium</td>
</tr>
<tr>
<td>5</td>
<td>BOK - Kitchen Replacements / Rehabilitations</td>
<td>BOK Center</td>
<td>Replace and upgrade various components of the Kitchen / Culinary spaces within BOK Center. As listed in 5 year detail of 30 year Maintenance plan.</td>
<td>Rehabilitation / Replacement</td>
<td>ongoing</td>
<td>BOK Center</td>
<td>Medium</td>
</tr>
<tr>
<td>6</td>
<td>BOK - Operations Equipment / Replacements</td>
<td>BOK Center</td>
<td>Replace current inventory and replacements of operational needs / stock for various services the facility provides</td>
<td>Replacement</td>
<td>2 years</td>
<td>BOK Center</td>
<td>Medium</td>
</tr>
<tr>
<td>7</td>
<td>Chain Link Security Fencing / Gates</td>
<td>Gilcrease</td>
<td>Replace barbed wire/broken fencing and replace with 8’ chain link security fencing/gates on the west side of the museum property along 33rd West Avenue.</td>
<td>Rehabilitation / Replace</td>
<td>50 yrs</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Chapman and Williams Elephant door replacement / remodel</td>
<td>PAC</td>
<td>Replace current elephant doors at the Williams and Chapman stages, create an lock for Williams theater</td>
<td>Rehab/Replace</td>
<td>50 years</td>
<td>110 E 2nd Street, Tulsa OK 74103</td>
<td>High</td>
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<tr>
<td>9</td>
<td>Chapman Music Hall PIT LIFT system replacement modernization</td>
<td>PAC</td>
<td>Repair and upgrade hydraulic orchestra pit lift to a more efficient and effective mechanical lift</td>
<td>Replacement / Rehabilitate</td>
<td>40 years</td>
<td>110 E 2nd Street, Tulsa OK 74103</td>
<td>High</td>
</tr>
<tr>
<td>10</td>
<td>Facility paging and audio program feed repair / upgrade</td>
<td>PAC</td>
<td>Replace current outdated and failing wireless and wired stage communications systems with updated and operable communications</td>
<td>Repair / Upgrade</td>
<td>20 years</td>
<td>110 E 2nd Street, Tulsa OK 74103</td>
<td>STANDARD</td>
</tr>
<tr>
<td>11</td>
<td>Theater and Stage Comms Systems</td>
<td>PAC</td>
<td>Replace current outdated lighting consoles with modern up to date equipment</td>
<td>Rehab/Replace</td>
<td>20 years</td>
<td>110 E 2nd Street, Tulsa OK 74103</td>
<td>STANDARD</td>
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<tr>
<td>12</td>
<td>Theater lighting console replacement</td>
<td>PAC</td>
<td>Replace current theatrical audio consoles and rack computers with updated modern equipment</td>
<td>Rehab/Replace</td>
<td>20 years</td>
<td>110 E 2nd Street, Tulsa OK 74103</td>
<td>STANDARD</td>
</tr>
<tr>
<td>13</td>
<td>Venue Audio Consoles replacement</td>
<td>PAC</td>
<td>Replace current theatrical lighting control dimmer racks with modern and efficient equipment</td>
<td>Rehabilitation</td>
<td>40 years</td>
<td>110 E 2nd Street, Tulsa OK 74103</td>
<td>High</td>
</tr>
<tr>
<td>14</td>
<td>Venue lighting control dimmer racks replacement</td>
<td>PAC</td>
<td>Replace current theatrical lighting control dimmer racks with modern and efficient equipment</td>
<td>Rehabilitation</td>
<td>40 years</td>
<td>110 E 2nd Street, Tulsa OK 74103</td>
<td>High</td>
</tr>
<tr>
<td>15</td>
<td>Berry Park Improvements</td>
<td>Parks</td>
<td>Berry Park improvements including a lighted sports field, trail /loop walk rehabilitation, additional trees, benches and lighting</td>
<td>Rehabilitation</td>
<td></td>
<td>5002 N Wheeling Ave</td>
<td></td>
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<tr>
<td>16</td>
<td>Central Center-Phase II Improvements</td>
<td>Parks</td>
<td>Install elevator and staircase in the two existing towers for second floor track access, new floor surface over 2nd floor walking track. Includes items for Art Allowance, Design Fees and testing</td>
<td>Expansion</td>
<td></td>
<td>1028 E 6th St</td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>Chamberlain Rec Center Expansion and Enhancement</td>
<td>Parks</td>
<td>Expansion to Chamberlain Rec Center, connecting main rec center to annex building and adding additional restrooms and multipurpose space</td>
<td>Expansion</td>
<td></td>
<td>4960 N Frankfort Ave</td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>Chapman / Upper Hailey Master Plan</td>
<td>Parks</td>
<td>Parks Create plan to develop newly donated Chapman land, Prepare site for trails and other potential amenities</td>
<td>New</td>
<td></td>
<td>719 S 501st E Ave</td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>Employee Office Building</td>
<td>Parks</td>
<td>AdTech office building was constructed in 1977 and now houses animal care curators/supervisors and IT, including computer servers for zoo campus. T2M then purchased a used modular structure and installed it in 2014 to address the need for staff office space. It resides near the front of the zoo and houses the President CEO, Finance, Development, HR and several others. Neither of these dated facilities allows for proper, modern working environments much less appropriate meeting spaces. A new facility will be designed and constructed on the site of the AdTech building with access to the current employee parking lot. Adding square footage and a second story will allow for the new facility to house 80% of the managerial positions in one space to promote cohesive work. A dedicated board room will allow for larger meetings in a space with state-of-the-art AV equipment. In addition it will be a modern space to meet with prospective donors. A new general area for staff to check in and out for the day, break and meals space and updated restroom facilities will make this a hub for all employees.</td>
<td>Replacement</td>
<td>50</td>
<td>6421 East 36th Street North, Tulsa, OK 74115</td>
<td>Medium</td>
</tr>
<tr>
<td>20</td>
<td>Helmerich Park / 71st and Riverside Improvements</td>
<td>Parks</td>
<td>Planning and site access at 71st St corner of Helmerich Park</td>
<td>Expansion</td>
<td></td>
<td>7190 Riverside Dr</td>
<td></td>
</tr>
<tr>
<td>21</td>
<td>Hinch Park Improvements</td>
<td>Parks</td>
<td>Design walking &amp; biking trails as well as other amenities at Hinch Park</td>
<td>New</td>
<td></td>
<td>1615 S. 357th E. Ave.</td>
<td></td>
</tr>
<tr>
<td>22</td>
<td>Mohawk Dam and Lagoon System Improvements</td>
<td>Parks</td>
<td>Improvements to Dams and Lagoons at Mohawk park</td>
<td>Rehabilitation</td>
<td></td>
<td>Mohawk Park</td>
<td></td>
</tr>
</tbody>
</table>
The Zoo’s free educational program, Nature Exchange, is a trading center where guests exchange natural items found outdoors for points that can be accumulated for other natural objects. The interaction of trading is performed through trained education staff to inspire respect and appreciation for the natural world. When originally opened, the space was adequate for the program based on guests frequenting the zoo. Over time the age of the facility caused multiple failures and the decision was made to relocate the Nature Exchange to another temporary space. Long-term, this educational opportunity needs to be moved more toward the center of the zoo to increase accessibility and interest. It needs dedicated space for interaction, classes and storage. At that time, we will also tie it into more overnight programs where guests can stay at the zoo in tents and associated facilities will be incorporated to increase education outreach as well as revenue.

Proper access, safety and growing our infrastructure to meet the guest, animal and business needs of the Zoo is vital. A new dedicated access road for staff working in the front of the zoo, our growing volunteer base, increased product deliveries and emergency response vehicles will also assure limited impact for the adjacent Lost Kingdom: Elephant facility. This access will also lead to an expanded, properly paved and lighted parking site for the increasing teams of staff and volunteers necessary to adequately serve guests and the facilities.

### Table: Projects and Information

<table>
<thead>
<tr>
<th># PROJECT</th>
<th>DEPARTMENT</th>
<th>PURPOSE</th>
<th>CLASSIFICATION</th>
<th>EST USEFUL LIFE</th>
<th>ADDRESS / LOCATION</th>
<th>DEPT PRIORITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>23 Nature Exchange/Overnight Camping area</td>
<td>Parks</td>
<td>Replacement</td>
<td>50</td>
<td>6421 East 36th Street North, Tulsa, OK 74115</td>
<td>Medium</td>
<td></td>
</tr>
<tr>
<td>24 New Access Road and New Employee Parking Lot</td>
<td>Parks</td>
<td>Rehabilitation</td>
<td>50</td>
<td>6421 E. 36th Street North, Tulsa, OK 74115</td>
<td>High</td>
<td></td>
</tr>
<tr>
<td>25 Osage Trail Lighting</td>
<td>Parks</td>
<td>New</td>
<td>Osage Prairie Trail</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>26 Outdoor Event Space</td>
<td>Parks</td>
<td>New</td>
<td>To Be Determined</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>27 Owen Roc Center Improvements</td>
<td>Parks</td>
<td>Rehabilitation</td>
<td>560 N Maybelle Ave</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>28 Parks WiFi / Internet Improvements</td>
<td>Parks</td>
<td>Expansion</td>
<td>Systemwide</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>29 Pond Repairs and Cleanup</td>
<td>Parks</td>
<td>Rehabilitation</td>
<td>Systemwide</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>30 Systemwide Lighting Improvements</td>
<td>Parks</td>
<td>Rehabilitation</td>
<td>Systemwide</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>31 Tree Planting</td>
<td>Parks</td>
<td>New</td>
<td>Systemwide</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>32 Water Line Replacements</td>
<td>Parks</td>
<td>Replacement</td>
<td>4233 S Yukon Ave</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>33 Water Works 2nd Floor Improvements</td>
<td>Parks</td>
<td>Expansion</td>
<td>1710 Charles Page Blvd</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>34 Airbus Helicopter</td>
<td>Police</td>
<td>Replacement</td>
<td>6066 E 66th St N</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>35 Police Mobile Video Recording System (MVRIS, Body Worn and In Car Video)</td>
<td>Police</td>
<td>5804 E 91St St</td>
<td>Medium</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>36 Aeration Jockey Blower Addition</td>
<td>Sewer</td>
<td>Efficiency/Cost Savings</td>
<td>Northside</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The Water System Development and Rehabilitation Project in Tulsa, Oklahoma, aims to address the safety and operational requirements of the water system. The project is part of a comprehensive assessment of the City of Tulsa's water system, which is completed every ten years by TMUA. The comprehensive study addresses population and water demand projections, water resource adequacy, current and future regulatory requirements, treatment facility operation and maintenance, service levels, infrastructure condition, and future capital investments to address infrastructure replacement and rehabilitation as well as service level improvements, growth, and economic development.

The project includes the following components:

1. **Arc Flash Inspection Sewer**
   - **Purpose**: Completion of the Arc Flash Risk Assessment is critical to plant safety and operations. The risk assessment evaluates potential hazards associated with electrical systems and equipment in the water and wastewater facilities. Water and Sewer Department (WSD) records show the Arc Flash studies are past due for review and need to be completed to OSHA, NFPA, and City of Tulsa safety requirements. This project will ensure proper operation of plant electrical equipment, identify faulty points and repairs needed to prevent an arc flash incident or injury.
   - **Classification**: Safety
   - **Useful Life**: 5
   - **Areawide

2. **Flat Rock Creek Rehabilitation & Relief**
   - **Purpose**: WSD records show Arc Flash reviews and need to be completed to OSHA, and need to be completed to OSHA, NFPA, and City of Tulsa safety requirements. This project will ensure proper operation of plant electrical equipment, identify faulty points and repairs needed to prevent an arc flash incident or injury. The project includes, pre- and post-rehab flow monitoring, hydraulic modeling, SSES, design, and construction. Existing, defective pipes and manholes in the area will be replaced or rehabilitated with acceptable installation methods. Private sector defect will also be addressed to remove rainfall derived $U$. The $U$ abatement goals for Flat Rock Creek as identified by the Northslope Optimization Study are 30% reduction in TL-40, 35% in TL-41-77, and 45% in TL-07. The flow monitor basins targeted for $U$ reduction contain 671,680 linear feet of pipe. The Northslope Optimization Study also identified 21,000 LF of high priority capacity enhancements within the Flat Rock Creek drainage basin in the water areas 1-N, 2-N, 3-N, and 102-N maintenance areas.
   - **Classification**: Regulatory
   - **Useful Life**: 40
   - **Collection System

3. **Jones/Douglas Rehabilitation & Relief**
   - **Purpose**: WSD records show Arc Flash reviews and need to be completed to OSHA, and need to be completed to OSHA, NFPA, and City of Tulsa safety requirements. This project will ensure proper operation of plant electrical equipment, identify faulty points and repairs needed to prevent an arc flash incident or injury. The project includes, pre- and post-rehab flow monitoring, hydraulic modeling, SSES, design, and construction. Existing, defective pipes and manholes in the area will be replaced or rehabilitated with acceptable installation methods. Private sector defect will also be addressed to remove rainfall derived $U$. The $U$ abatement goals for Jones/Douglas basin as identified by the Northslope Optimization Study is 40% reduction in TL-83. The flow monitor basin targeted for $U$ reduction contains 115,380 linear feet of pipe.
   - **Classification**: Regulatory
   - **Useful Life**: 40
   - **Collection System

4. **Mingo Creek Rehabilitation & Relief**
   - **Purpose**: WSD records show Arc Flash reviews and need to be completed to OSHA, and need to be completed to OSHA, NFPA, and City of Tulsa safety requirements. This project will ensure proper operation of plant electrical equipment, identify faulty points and repairs needed to prevent an arc flash incident or injury. The project includes, pre- and post-rehab flow monitoring, hydraulic modeling, SSES, design, and construction. Existing, defective pipes and manholes in the area will be replaced or rehabilitated with acceptable installation methods. Private sector defect will also be addressed to remove rainfall derived $U$. The $U$ abatement goals for Mingo Creek as identified by the Northslope Optimization Study are 25% reduction in the Apache LS Area and 30% in TL-02. The flow monitor basins targeted for $U$ reduction contains 356,630 linear feet of pipe. The Northslope Optimization Study also identified 3,280 LF of high priority capacity enhancements within the Mingo Creek drainage basin in the water areas 86-N, 87-N, and 89-N.
   - **Classification**: Regulatory
   - **Useful Life**: 40
   - **Collection System

5. **Wastewater System Comp Study**
   - **Purpose**: The project shall consist of a comprehensive assessment of the City of Tulsa's water system. TMUA completes a comprehensive study of the water and wastewater system approximately every ten years. The comprehensive study addresses population and water demand projects, water resource adequacy, current and future regulatory requirements, treatment facility operation and maintenance, service levels, infrastructure condition, and future capital investments to address infrastructure replacement and rehabilitation as well as service level improvements, growth, and economic development. The planning period for each Comprehensive Water and Wastewater Study (CWWS) is fifty (50) years.
   - **Classification**: Replacement/Rehabilitate
   - **Useful Life**: 10
   - **Areawide

6. **West Bank Interceptor Improvements**
   - **Purpose**: The West Bank Interceptor Improvements will include repair, rehabilitation and/or replacement of 27 large vault style manholes and 3,522 linear feet of large diameter interceptor located along the Arkansas River from approximately W. 21st Street South to W. 51st Street South. The rehabilitation recommendations come from the Interceptor Corrosion Assessment study referenced below which identified observed corrosion in pre-stressed concrete cylinder pipe (PCCP) with embedded steel cylinder (ECP). Corrosion was also observed compromising the structural integrity of the manholes on the West Bank Interceptor. 27 manholes are recommended for repair, rehabilitation and/or replacement starting at Manhole 039-0530 and ending at Manhole 040-0544. The pipeline rehabilitation will begin at Manhole 040-0534 and end at Manhole 040-0544, with two (2) additional pipeline rehabilitations at segments 039-0498, 039-0497 and 040-0539, 040-0538.
   - **Classification**: Replacement/Rehabilitate
   - **Useful Life**: 40
   - **Collection System

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**Note:** The project descriptions and classifications are based on the provided text.
Arc Flash Risk Assessment is critical to plant safety and operations. This risk assessment evaluates potential hazards associated with electrical systems and equipment in the water and wastewater facilities. Water and Sewer Department (WSD) records show the Arc Flash studies are past due for review and need to be completed to OSHA, NFPA, and City of Tulsa safety requirements. This project will ensure proper operation of plant electrical equipment, identify faulty points and repairs needed to prevent an arc flash incident or injury.

1) The flow meters at the Bird Creek Pump Station are the original flow meters and staff are unable to service and calibrate these meters. When using the recently installed diversion valve, the downstream meter location made obtaining accurate reads difficult due to turbulence occurring because of the distance between the diversion valve connection and the meter.

2) The Oologah Flowlines Inline valves have reached their end of life and are not operating properly. These valves are direct buy and are only accessible by excavation. The valves need to be replaced and the new installed valves should be placed in a vault so the valves can be examined and maintained regularly and safely.

Yahola reservoir has been expanded over the years and now consists of three cells divided by cell walls that are just below the water surface when it is full. The reservoir is full at Water Surface Elevation (WSE) of 610.0 feet, and raw water pumps operate below WSE 602.0 feet. The top of the cell wall between Mohawk and Sequoyah is at WSE of approximately 607.7 feet, and the top of the cell wall between Yahola and Sequoyah cells is approximately 605.7 feet. When WSE falls below the top of the cell wall between the Mohawk and Sequoyah cells 607.7 feet, the flow between those two cells is limited by the volume that can flow by gravity through two 16" crossover lines and one 36" butterfly valve. This restriction becomes especially problematic by limiting the production capacity during times when system demand is high.

The Oologah Pump Station needs a chemical building to properly store, meter and feed chemicals (such as earthtec) into the raw water supply. This injection system needs to be connected to the SCADA system for monitoring and recording. The location of the building should allow for safe delivery and storage of bulk chemical by a delivery service.

The project shall consist of a providing a SCADA system for the Raw Water Delivery System, beginning at the Spavinaw/Eucha and Oologah Lakes and end at the water treatment plants. In accordance with the SCADA Master Plan (TMUA-311) identified the need for a SCADA system to help manage the Raw Water Section’s operations. The proposed SCADA improvement will provide for real-time monitoring of the water supply operating system.

The Spavinaw Pump Station's 54" Discharge Valve is broken and in need of replacement. The valve resides downstairs in the pump room. Modifications need to be made to the floor to access the valve(s) and additional modifications to the lifting equipment may be needed in order to reach all of the pump room assets.

The Spavinaw Water Treatment Plant (WTP) backwash lagoon system, which consists of three small lagoons, is situated near the lake's edge of Spavinaw Lake. There is a concrete stem wall that runs behind the lagoons and creates a barrier between the lake and the lagoons. Recent record floods in 2017 and 2019, as well as age, have caused the stem wall to deteriorate. If the stem wall is lost, the lagoon basin would be exposed to the lake and could wash out. The length of the stem wall directly behind the lagoon is 208 feet. However, the total length of the stem wall (which continues behind the lake office) is 436 feet.

The project shall consist of a comprehensive assessment of the City of Tulsa's water system. TMUA completes a comprehensive study of the water and wastewater system approximately every ten years. The comprehensive study addresses population and water demand projects, water resource adequacy, current and future regulatory requirements, treatment facility operation and maintenance, service levels, infrastructure condition, and future capital investments to address infrastructure replacement and rehabilitation as well as service level improvements, growth, and economic development. The planning period for each Comprehensive Water and Wastewater Study (CWWS) is fifty (50) years.