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: A work session will be held October 5, 2022, at 10:30 am in the 10th floor north conference room to discuss Tulsa County Zoning Code update, Planitulsa update, Neighborhood Conditions Index and Kirkpatrick Heights/Greenwood Master Plan

Director’s Report:

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

1. Minutes of September 7, 2022 Meeting No. 2873

2. Amend the minutes of July 20, 2022 Meeting No. 2870 to correct legal of PUD-181-B and related Z-7660. (page 17 and page 23)

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:

3. Z-7492a Amy Wightman (CD 3) Location: North of the northeast corner of South Hudson Avenue and East 11th Street South requesting an Optional Development Plan Minor Amendment to allow Low-Impact Manufacturing and Industry by right and Moderate-Impact Manufacturing and Industry by Special Exception
PUBLIC HEARING-PLATS
Review and possible approval, approval with modifications, denial, or deferral of the following:

4. **Buena Vida Addition** (CD 3) Preliminary Plat, Location: South of the southwest corner of East Admiral Place and South 89th East Avenue

5. **Tulsa Hills Marketplace** (CD 2) Preliminary Plat, Location: Northwest corner of West 71st Street South and South Elwood Avenue

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

6. **Z-7673/MPD-5 Nia James, PartnerTulsa** (CD 1) Location: Southwest corner of East Independence Street and North Lansing Avenue requesting rezoning from IM to MPD-5

7. **Z-7674 Tulsa City Council** (CD 4) Location: The area generally bounded on the north by East 11th Street South, on the east by South Peoria Avenue, on the south by East 13th Street South, and on the west by Highway 75, commonly referred to as the Tracy Park Neighborhood and excluding the commercially zoned properties along South Peoria Avenue requesting rezoning **HP Overlay**

8. **Z-7676 Mark Gorman** (CD 4) Location: South of the southeast corner of East 18th Street South and South Boston Avenue requesting rezoning from **RM-2 to CH**

9. **CZ-535 John Parks** (County) Location: Northwest of intersection of Highway 75 and East 66th Street North requesting rezoning from **AG to IL** (related to TCCP-11) (Continued from September 7, 2022) (Neighborhood requests a continuance to October 5, 2022)

PUBLIC HEARING-COMPREHENSIVE PLAN AMENDMENTS
Review and possible adoption, adoption with modifications, denial, or deferral of the following:

10. **TCCP-11 John Parks** (County) Location: Northwest of intersection of Highway 75 and East 66th Street North requesting a land use amendment from **Rural Residential/Agriculture to Industrial** (related to CZ-535) (Continued from September 7, 2022) (Neighborhood requests a continuance to October 5, 2022)

OTHER BUSINESS
11. **LC-363 Nathalie Cornett**  Approval of Disclaimer of Zoning Jurisdiction

12. Commissioners' Comments

   **ADJOURN**

   CD = Council District

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

Visit our website at tulsaplanning.org  email address: esubmit@incog.org

**TMAPC Mission Statement:** The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region’s current and future residents.
**Case Number:** Z-7492a  
**Minor Amendment**

**Hearing Date:** September 21, 2022

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
Applicant: Amy Wightman  
Property Owner: Mohamad Soukieh

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

![Location Map](image)

**Applicant Proposal:**
Concept summary: ODP minor amendment to allow Low-Impact Manufacturing and Industry by right and Moderate-Impact Manufacturing and Industry by Special Exception.

**Gross Land Area:** 2.8 ± Acres

**Location:** North of the NEC South Hudson Ave and E 11th St S

**Zoning:**
Existing Zoning: IL/Z-7492  
Proposed Zoning: No Change

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

**Staff Recommendation:**
Staff recommends approval.

**Staff Data:**
TRS: 9303

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

**County Commission District:** 2  
**Commissioner Name:** Karen Keith
SECTION I: Z-7492a Minor Amendment

Amendment Request: Revise the Optional Development Plan Standards to allow Low-Impact Manufacturing and Industry by right and Moderate-Impact Manufacturing and Industry by Special Exception.

Currently the Optional Development Plan Standards limit the allowable uses for the subject lot and does not include Low-Impact Manufacturing and Industry or Moderate-Impact Manufacturing and Industry. The underlying zoning, IL, would permit Low-Impact Manufacturing and Industry by right and Moderate-Impact Manufacturing and Industry by Special Exception. The applicant is proposing to add Low-Impact Manufacturing and Industry as a use by right and Moderate-Impact Manufacturing and Industry as a use allowed by Special Exception as would be allowed by the underlying zoning. The applicant intends to conduct marijuana processing at this location.

Staff Comment: This request is considered a Minor Amendment as outlined by Section 70.040.1.1.a(4) of the City of Tulsa Zoning Code.

"Limitation or elimination of previously approved uses, provided the character of the development is not substantially altered."

Staff has reviewed the request and determined:

1) Z-7492a does not represent a significant departure from the approved development standards in the Optional Development Plan.

2) If approved, all remaining development standards defined in Z-7492 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 Low-Impact Manufacturing and Industry by right and Moderate-Impact Manufacturing and Industry by Special Exception.
Subject Tract 19-13 3

Z-7492a

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

**Hearing Date:** September 21, 2022

<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
</table>
| Nathan Foster                | **Applicant:** Select Design, Ryan McCarty  
**Owner:** Boomtown Development Company |

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

**Applicant Proposal:**

Preliminary Plat  
19 lots, 1 block, 4.81 ± acres  
*Location:* South of the southwest corner of East Admiral Place and South 89th East Avenue

**Zoning:** RS-4 (Single-Family Residential)

**Staff Recommendation:**

Staff recommends approval of the preliminary plat

**City Council District:** 3  
*Councilor Name:* Crista Patrick  
**County Commission District:** 2  
*Commissioner Name:* Karen Keith
PRELIMINARY SUBDIVISION PLAT

Buena Vida Addition - (CD 3)
South of the southwest corner of East Admiral Place and South 89th East Avenue

This plat consists of 19 lots, 1 block, 4.81 ± acres.

The Technical Advisory Committee (TAC) met on September 8, 2022 and provided the following conditions:

1. **Zoning:** The property is currently zoned RS-4. Lots must conform to the requirements of the RS-4 district.

2. **Addressing:** City of Tulsa will assign addresses to the plat. Address assignments must be shown on the face of the final plat. Provide address disclaimer.

3. **Transportation & Traffic:** Street construction and paving will require approval of an infrastructure development permit (IDP). City of Tulsa right-of-way permits will be required for new driveways. Sidewalks will be required on all lots as part of new construction. Developer is required to install sidewalks adjacent to South 89th East Avenue, East 2nd Street, and adjacent to reserve areas.

4. **Sewer/Water:** IDP approval must be obtained prior to release of the final plat for required sewer and water extensions. Adequate easement must be provided to cover all proposed extensions. Any required offsite easements must be recorded and reflected on the final plat.

5. **Engineering Graphics:** Submit a subdivision data control sheet with final plat. Remove contours from final plat submittal.

6. **Stormwater, Drainage, & Floodplain:** Stormwater improvements will require IDP approval prior to final plat approval. Required easements must be reflected on the face of the 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. City of Tulsa release letter is required prior to approval of the final plat.
BUENA VIDA
ADDITION
19-13 01

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

Aerial Photo Date: 2020/2021
Land Use Plan Categories

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

Buena Vida Addition

Day Suburban Acres

Hirrlinger Re-Subdivision

Removal & Replace - Existing Asphalt Street (Hatched Area)

Proposed Grass Lined Drainage Swale

Proposed Concrete Sidewalk (5' Wide)

Proposed Waterline (Typical)

Proposed Concrete Lined Ditch (Typical)

Proposed Storm Sewer (Typical)

Proposed Sanitary Sewer (Typical)

Proposed Fire Hydrant

Proposed Backyard Swale

Proposed Offsite Sanitary Sewer Extension

Proposed Storm Sewer (Typical)

Proposed Detention Pond Outlet Structure

Proposed Concrete Sidewalk (5' Wide)

Proposed Concrete Lined Ditch (Typical)

Proposed Storm Sewer (Typical)

Day Suburban Acres

Day Suburban Acre

9' Dia. Cul-de-Sac

26' Wide Curb & Gutter

E. 3rd St. S
**Case Report Prepared by:**
Nathan Foster

**Owner and Applicant Information:**
*Applicant:* Mark Capron, Wallace Design
*Owner:* Mohr Tulsa Marketplace, LLC

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

**Applicant Proposal:**
Preliminary Plat
6 lots, 1 block, 16 + acres
*Location:* Northwest corner of West 71st Street South and South Elwood Avenue

**Zoning:**
Existing: AG (Agriculture)
Proposed: CS (Commercial – Shopping)

**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
PRELIMINARY SUBDIVISION PLAT

**Tulsa Hills Marketplace - (CD 2)**
Northwest corner of West 71st Street South and South Elwood Avenue

This plat consists of 6 lots, 1 block, 16± acres.

The Technical Advisory Committee (TAC) met on September 8, 2022 and provided the following conditions:

1. **Zoning:** The property is currently zoned AG. TMAPC recommended approval of a rezoning from AG to CS (Z-7667) on July 20, 2022. The rezoning must be approved and effective prior to final plat approval.

2. **Addressing:** City of Tulsa will assign addresses to the plat. Address assignments must be shown on the face of the final plat. Provide address disclaimer.

3. **Transportation & Traffic:** City of Tulsa right-of-way permits will be required for new driveways. Sidewalks will be required adjacent to West 71st Street and South Elwood Avenue. Considerations should be made for bicycle and pedestrian traffic from the nearby Turkey Mountain Urban Wilderness.

4. **Sewer/Water:** IDP approval must be obtained prior to release of the final plat for required sewer and water extensions. Adequate easement must be provided to cover all proposed extensions. Any required offsite easements must be recorded and reflected on the final plat.

5. **Engineering Graphics:** Submit a subdivision data control sheet with final plat. Remove contours from final plat submittal. Add missing platted properties to the location map.

6. **Stormwater, Drainage, & Floodplain:** Stormwater improvements will require IDP approval prior to final plat approval. Required easements must be reflected on the face of the plat. Floodplain areas should be drawn based on contours and contained within an overland drainage easement.

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. City of Tulsa release letter is required prior to approval of the final plat.
TuLas Hills Marketplace
Deed of Dedication

STATE OF OKLAHOMA
COUNTY OF TULSA

THE INSTRUMENT WAS ACKNOWLEDGED UNDER THE FORM OF]
THEführen OF THE DESCHIEF OF THE COUNTY WHERE THE SAME WAS EXECUTED.

A. JOHN LIBBY, By White Buringa, a licensed land surveyor registered in the state of Oklahoma, verified this instrument.

B. THE INSTRUMENT IS ACKNOWLEDGED HEREIN BY THE OWNER, AND HE, SHE, OR IT IS ACKNOWLEDGED UNDER THE FORM OF A NOTARIZED ACKNOWLEDGMENT.

C. THIS DOCUMENT WAS PRINTED AND RECORDED IN THE COUNTY OF TULSA, OKLAHOMA.

D. THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE THE DATE OF RECORDING.

E. THE INSTRUMENT WAS ACKNOWLEDGED BEFORE THE DATE OF RECORDING.

F. THE INSTRUMENT WAS ACKNOWLEDGED BEFORE THE DATE OF RECORDING.

G. THE INSTRUMENT WAS ACKNOWLEDGED BEFORE THE DATE OF RECORDING.

H. THE INSTRUMENT WAS ACKNOWLEDGED BEFORE THE DATE OF RECORDING.

I. THE INSTRUMENT WAS ACKNOWLEDGED BEFORE THE DATE OF RECORDING.

J. THE INSTRUMENT WAS ACKNOWLEDGED BEFORE THE DATE OF RECORDING.

K. THE INSTRUMENT WAS ACKNOWLEDGED BEFORE THE DATE OF RECORDING.

L. THE INSTRUMENT WAS ACKNOWLEDGED BEFORE THE DATE OF RECORDING.

M. THE INSTRUMENT WAS ACKNOWLEDGED BEFORE THE DATE OF RECORDING.

N. THE INSTRUMENT WAS ACKNOWLEDGED BEFORE THE DATE OF RECORDING.

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P. THE INSTRUMENT WAS ACKNOWLEDGED BEFORE THE DATE OF RECORDING.

Q. THE INSTRUMENT WAS ACKNOWLEDGED BEFORE THE DATE OF RECORDING.

R. THE INSTRUMENT WAS ACKNOWLEDGED BEFORE THE DATE OF RECORDING.

S. THE INSTRUMENT WAS ACKNOWLEDGED BEFORE THE DATE OF RECORDING.

T. THE INSTRUMENT WAS ACKNOWLEDGED BEFORE THE DATE OF RECORDING.

U. THE INSTRUMENT WAS ACKNOWLEDGED BEFORE THE DATE OF RECORDING.

V. THE INSTRUMENT WAS ACKNOWLEDGED BEFORE THE DATE OF RECORDING.

W. THE INSTRUMENT WAS ACKNOWLEDGED BEFORE THE DATE OF RECORDING.

X. THE INSTRUMENT WAS ACKNOWLEDGED BEFORE THE DATE OF RECORDING.

Y. THE INSTRUMENT WAS ACKNOWLEDGED BEFORE THE DATE OF RECORDING.

Z. THE INSTRUMENT WAS ACKNOWLEDGED BEFORE THE DATE OF RECORDING.
CONCEPTUAL UTILITY LAYOUT

Tulsa Hills Marketplace


OWNER: Mohr Tulsa Marketplace, LLC
4851 LBJ Freeway, Suite 300
Dallas, Texas 75244
Phone: (469) 282-0181

ENGINEER: Wallace Design Collective, PC
1212 Main St. Suite 200
Tulsa, Oklahoma 74120
Phone: (918) 594-0050

SURVEYOR: White Surveying Company
9226 East 82nd Place
Tulsa, Oklahoma 74136
Phone: (918) 593-9364

Wallace Design Collective, PC

9936 East 55th Place
Tulsa, Oklahoma 74136
Phone: (918) 663-6924

Mohr Tulsa Marketplace, LLC

4851 LBJ Freeway, Suite 300
Dallas, Texas 75244
Phone: (469) 282-0181

Surveys:
Wallace Design

9936 East 55th Place
Tulsa, Oklahoma 74136
Phone: (918) 663-6924

White Surveying Company
9226 East 82nd Place
Tulsa, Oklahoma 74136
Phone: (918) 593-9364

Primary Survey

123 MLK Jr. Blvd.
Tulsa, Oklahoma 74103
Phone: (918) 685-8583

Tulsa Hills Marketplace

5.5

Tulsa Hills Marketplace

5.5
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

TULSA HILLS MARKETPLACE
18-12 02
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
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<tbody>
<tr>
<td>Nathan Foster</td>
<td>Applicant: Nia James, Partner Tulsa</td>
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<tr>
<td>Property Owner: CITY OF TULSA</td>
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<tr>
<th><strong>Location Map:</strong> (shown with City Council Districts)</th>
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<tr>
<td><img src="image" alt="Location Map" /></td>
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<tr>
<th><strong>Applicant Proposal:</strong></th>
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<tr>
<td>Present Use: Office/Assembly &amp; Entertainment/Vacant</td>
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<tr>
<td>Proposed Use: Mixed Use</td>
</tr>
<tr>
<td>Tract Size: 22.32 ± acres</td>
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<tr>
<td>Location: Southwest corner of East Independence Street and North Lansing Avenue</td>
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<tr>
<th><strong>Zoning:</strong></th>
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<tr>
<td>Existing Zoning: IM, HNO, NIO</td>
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<tr>
<td>Proposed Zoning: MPD-5, HNO, NIO</td>
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<tr>
<th><strong>Comprehensive Plan:</strong></th>
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<tr>
<td>Land Use Map: Regional Center</td>
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<tr>
<td>Stability and Growth Map: Area of Growth</td>
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<tr>
<th><strong>Staff Recommendation:</strong></th>
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<tr>
<td>Staff recommends approval.</td>
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<tr>
<th><strong>City Council District:</strong> 1</th>
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<tbody>
<tr>
<td>Councilor Name: Vanessa Hall-Harper</td>
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<tr>
<td><strong>County Commission District:</strong> 1</td>
</tr>
<tr>
<td>Commissioner Name: Stan Sallee</td>
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</tbody>
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**Case Number:** Z-7673/MPD-5
**Hearing Date:** September 21, 2022

**Staff Data:**
TRS: 0236
CZM: 36, 28

REVISED 9/15/2022
SECTION I:  Z-7673/MPD-5

APPLICANTS DEVELOPMENT CONCEPT:

The subject property is comprised of approximately 22.32 acres of land and is located at the southwest corner of North Lansing Avenue and East Independence Street.

The property is currently zoned IM. In November of 2018, the Board of Adjustment approved a special exception to permit an assembly & entertainment use for the BMX Headquarters on the northern half of the site. A request for proposals was issued by PartnerTulsa on the southern half of the site in September of 2021 and a developer was selected in May of 2022. The proposal for the southern half of the property includes a range of commercial and residential uses. The development of this site does not align with the existing industrial zoning. The MPD is proposed to align the existing zoning regulations with the intended use of the site and establish long-term guidance for future development.

A preliminary plat for the site that includes 2 lots has been approved. The final plat is expected to be completed following the zoning process. Both lots will be served by City of Tulsa utilities.

The purpose of MPD-5 is primarily intended to:
   a. Accommodate and encourage the most desirable, most productive, most intense use of land, without regard to the regulation of building height, floor area, land coverage and parking requirements, within the central core area of the city.
   b. Encourage a diversity of high intensity uses that mutually benefit from close proximity to, and from the available services of, the high transportation carrying capacity afforded by locations within the boundaries of the Inner Dispersal Loop; and
   c. Preserve and promote the public and private investment of the existing central core area.

DETAILED STAFF RECOMMENDATION:

The proposed development of the site under MPD-5 is consistent with the Regional Center designation of the Comprehensive Plan and meets the standards for a master planned development of Section 25.070-A.

MPD-5 will promote:
   1. Compact, mixed-use development patterns where residential, commercial, employment, civic, and open space areas are located in close proximity to one another.
   2. Flexibility and creativity in responding to changing social, economic, and market conditions.

MPD-5 will accommodate the large-scale assembly & entertainment uses proposed and existing on the site that are limited by other similar zoning designations, but that are consistent with the Regional Center land use designation.

Staff recommends approval of Z-7673/MPD-5 with the development standards outlined in Section II.

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
SECTION II: MPD-5 DEVELOPMENT STANDARDS:

MPD-5 shall allow only those uses identified, below, along with customary accessory uses, and subject to the supplemental regulations of the Tulsa Zoning Code except as modified below.

Uses identified below are permitted as of right.

Uses that cannot be reasonably interpreted to fall within a permitted use, as stated in 35.020E of the Tulsa Zoning code are prohibited.

The Tulsa Planning Office will review all site plans for compliance with MPD-5 prior to release of any building permit.

The following use modifications may be considered minor amendments:
1) Limitation or elimination of previously approved specific functions and uses provided the character of the development is not substantially altered.
2) Addition to previously approved uses, provided the character of the development is not substantially altered.

PERMITTED Use Categories, Subcategories and Specific uses:

RESIDENTIAL Use Category:
Household Living Subcategory (if in allowed building type identified below):
Specific Use:
- Single household
- Two households on single lot
- Three or more households on single lot

PUBLIC, CIVIC, and INSTITUTIONAL Use Category:
- Cemetery
- College or University
- Day Care
- Government Service or Similar Function
- Hospital
- Library or Cultural Exhibit
- Natural Resource Preservation
- Parks and Recreation
- Postal Service
- Religious Assembly
- School
- Utilities and Public Service Facility
  - Minor
- Wireless Communication Facility

COMMERCIAL Use Category:
- Animal Service
  - Boarding or shelter
  - Grooming
  - Veterinary
- Assembly and Entertainment (Gun Clubs, outdoor or indoor, are prohibited)
- Other Indoor,
  - Small (up to 250-person capacity)
Large (>250-person capacity)
Other Outdoor
Broadcast or Recording Studio
Commercial Service
   Building Service
   Business Support Service
   Consumer Maintenance/Repair Service
   Personal Improvement Service
   Research Service
Financial Service
Lodging
   Bed & Breakfast
   Short-term rental
   Campgrounds and RV parks
   Hotel / Motel
Office
   Business or professional office
   Medical, dental or Health practitioner office
Restaurants and Bars
   Restaurant
   Bar (Bars in MPD-5 are not subject to spacing requirements of 40.050-A)
   Brewpub
Retail Sales
   Consumer shopping goods
   Convenience goods
   Grocery Store
   Small Box Discount Store
Studio, Artist or Instructional Service
Trade School
Vehicle Sales and Service
   Personal Vehicle Rentals only
Agricultural
   Community Garden,
   Farm, Market or Community Supported

INDUSTRIAL Use Category:
   Low Impact Manufacturing and Industry

RESIDENTIAL BUILDING TYPES
Single Household
   Townhouse
   Mixed-Use Building
   Vertical Mixed-Use Building
Two Households on Single Lot
   Mixed-Use Building
   Vertical Mixed-Use Building
Three Households on Single Lot
   Apartment/Condo
   Mixed-Use Building
MPD-5 LOT & BUILDING REGULATIONS

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Requirement Value</th>
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<tbody>
<tr>
<td>Minimum Lot Area</td>
<td>N/A</td>
</tr>
<tr>
<td>Minimum Street Frontage</td>
<td>N/A</td>
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<tr>
<td>Maximum Floor Area Ratio (FAR)</td>
<td>N/A</td>
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<tr>
<td>Minimum Lot Area per Unit</td>
<td>N/A</td>
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<tr>
<td>Minimum Open Space per Unit</td>
<td>N/A</td>
</tr>
<tr>
<td>Building Setbacks</td>
<td>N/A</td>
</tr>
<tr>
<td>Maximum Building Coverage</td>
<td>N/A</td>
</tr>
<tr>
<td>Maximum Building Height</td>
<td>N/A</td>
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PARKING:

**Minimum off-Street Parking Spaces:**
Parking is not required however when parking is constructed it shall conform to the design standards outlined in section 55.090 of the Tulsa Zoning Code.

**Minimum Bicycle Parking Spaces:**
Short-term bicycle parking is required per Section 55.060-B of the Tulsa Zoning Code. Bicycle parking shall conform to the design standards outlined in Section 55-060-D of the Tulsa Zoning Code.

LANDSCAPING AND SCREENING:

Landscaping and screening for the project shall conform to the requirements identified in the Tulsa Zoning Code, Chapter 65.

For the purposes of administering landscaping regulations, MPD-5 shall follow the requirements for the CBD zoning district.

Screening requirements for specific uses shall conform to the Supplemental Use & Building Regulations identified for specific uses in the Tulsa Zoning Code, Chapter 40.

SIGNS:

Signage for the project shall conform to the sign regulations identified in Chapter 60 of the Tulsa Zoning Code. For the purposes of administering sign regulations, MPD-5 shall follow the requirements for the CBD zoning district.

Off-premise Outdoor Advertising Signs are prohibited.

SIDEWALKS:

Sidewalks shall be installed and maintained along streets designated by and in accordance with the subdivision regulations and City of Tulsa ordinances.

LIGHTING:

Lighting for the project must comply with applicable City of Tulsa Zoning Code regulations. Final Lighting design standards will be determined upon detailed Site Plan and detail Landscape Plan approval.
GENERAL PROVISIONS:

A. Site, Landscape and Signage Plan Review:
No building permit shall be issued for any building within MPD-5 until a Detail Site Plan and a Detail Landscape Plan have been approved that is consistent with the Development Standards included.

B. Compliance with Subdivision & Development Regulations
No building permit or zoning clearance permit shall be issued for any building within MPD-5 until a subdivision plat has been approved and recorded. Subdivision plat must include development standards for MPD-5 in the deed of dedication.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: MPD-5 is consistent with the expected use for a Regional Center under the Tulsa Comprehensive Plan. The development of the site, including the existing BMX Headquarters, will attract visitors from around the region and beyond. The MPD accommodates large-scale assembly and entertainment uses that are limited in other zoning classifications found in the City of Tulsa Zoning Code.

Land Use Vision:

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

Areas of Stability and Growth designation: Area of Growth
The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the City where general agreement exists that development or redevelopment is beneficial.

Transportation Vision:

Major Street and Highway Plan:
East Archer Street is designated as a Commercial/CBD/Industrial collector adjacent to the south end of the subject property.

Trail System Master Plan Considerations:
East Archer Street, North Lansing Avenue, and East Independence Street adjacent to the site are planned as "Signed Bicycle Routes". Accommodations for bikes and additional bike infrastructure should be considered in development of the site.
Small Area Plans:
Downtown Area Master Plan
Unity Heritage Neighborhoods Sector Plan

Special District Considerations:
Healthy Neighborhood Overlay
Neighborhood Infill Overlay

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:
The site under application is adjacent to Highway 75 on the east side, Interstate 244 on the south side, a railroad corridor to the west, and existing industrially zoned property to the north.

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 Lansing Avenue</td>
<td>Not Classified</td>
<td>50'</td>
<td>2 vehicle lanes</td>
</tr>
<tr>
<td>East Archer Street</td>
<td>Commercial/CBD/Industrial Collector</td>
<td>60'</td>
<td>2 vehicle lanes 2 bicycle lanes</td>
</tr>
<tr>
<td>East Independence Street</td>
<td>Not Classified</td>
<td>60'</td>
<td>2 vehicle lanes</td>
</tr>
</tbody>
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Utilities:
The subject tract has municipal water and sewer available.

SECTION IV: Relevant Zoning History

History: Z-7673/MPD-5

ZONING ORDINANCE: Ordinance number 11918 dated September 1, 1970, established zoning for the subject property.

Subject Property:

SA-5 August 2021: All concurred in approval of a request for a Special Area Overlay on multiple properties along the multiple properties located within certain neighborhoods adjacent to downtown to establishes zoning regulations that are intended to promote the development of alternative infill housing in established neighborhoods. The overlay allows for a variety of residential housing types in a manner that is compatible, in mass and scale, with the character of surrounding properties. The regulations are also intended to promote housing types that accommodate households of varying sizes and income levels and provide for a more efficient use of residential land and available public infrastructure.

SA-3 April 2018: All concurred in approval at city council (TMAPC recommended denial) to apply supplemental zoning, HNO (Healthy Neighborhoods Overlay), to multiple properties within the plan area boundaries of Greenwood Heritage Neighborhoods Sector Plan (also known as the Unity Heritage Neighborhoods Plan), 36th Street North Corridor Small Area Plan, and The Crutchfield Neighborhood Revitalization Master Plan (related to ZCA-7).
BOA-22539 November 2018: The Board of Adjustment approved a Special Exception to permit an outdoor assembly & entertainment use; & a Variance to reduce the required number of parking spaces, on property located at SW/c of East Independence Street North & North Lansing Avenue

Surrounding Property:

SA-5 August 2021: All concurred in approval of a request for a Special Area Overlay on multiple properties along the multiple properties located within certain neighborhoods adjacent to downtown to establishes zoning regulations that are intended to promote the development of alternative infill housing in established neighborhoods. The overlay allows for a variety of residential housing types in a manner that is compatible, in mass and scale, with the character of surrounding properties. The regulations are also intended to promote housing types that accommodate households of varying sizes and income levels and provide for a more efficient use of residential land and available public infrastructure.

SA-3 April 2018: All concurred in approval at city council (TMPAC recommended denial) to apply supplemental zoning, HNO (Healthy Neighborhoods Overlay), to multiple properties within the plan area boundaries of Greenwood Heritage Neighborhoods Sector Plan (also known as the Unity Heritage Neighborhoods Plan), 36th Street North Corridor Small Area Plan, and The Crutchfield Neighborhood Revitalization Master Plan
Note: Graphic overlays may not precisely align with physical features on the ground.
Case Report Presented by:
Susan Miller, AICP, Director
Tulsa Planning Office

Owner and Applicant Information:
Applicant: Tulsa City Council
Property Owner: Multiple

Location Map:
(shown with City Council Districts)

Proposed Zoning: RS-3 with supplemental Historic Preservation (HP) Overlay Zoning

Comprehensive Plan:
Land Use Map: Park and Open Space, Existing Neighborhood
Stability and Growth Map: Area of Stability

Staff Data:
TRS: 9212
CZM: 36

Proposal:
Apply Historic Preservation (HP) Overlay Zoning
Location: The area generally bounded on the north by East 11th Street South, on the east by South Peoria Avenue, on the south by East 13th Street South, and on the west by Highway 75, commonly referred to as the Tracy Park Neighborhood and excluding the commercially zoned properties along South Peoria Avenue

Staff Recommendation:
Approval of an Historic Preservation Overlay in the Tracy Park neighborhood, excluding the 3.54-acre property comprising Tracy Park.

City Council District: 4
Councilor Name: Kara Joy McKee
County Commission District: 2
Commissioner Name: Karen Keith
Item
Public hearing to consider an Historic Preservation Zoning Map Amendment to establish an Historic Preservation (HP) Overlay in the Tracy Park neighborhood

Background
Historic Preservation (HP) Overlay districts are one of several types of overlay districts established by the Tulsa Zoning Code. Within HP Overlays, an HP permit is required for most exterior work to buildings, structures, and lots. The Tulsa Preservation Commission (TPC) reviews applications for HP Permits based on the Unified Design Guidelines, which provide guidance on the treatment of properties within HP Overlays.

On behalf of the Tracy Park Neighborhood Association, the Tulsa City Council initiated the process to establish an HP Overlay for the Tracy Park neighborhood on April 20, 2022. Tulsa Preservation Commission staff then explored existing conditions within the district, mapped potential boundaries, and notified owners within those boundaries. The TPC held a public informational session during its regular meeting on June 9, 2022.

At its regular meeting on June 28, 2022, the TPC recommended approval of the HP Overlay along with proposed boundaries and recommended that no additional design guidelines specific to the Tracy Park HP Overlay be adopted. The attached report describes the TPC’s findings and recommendations in detail, as well as the process and public engagement efforts leading up to the TPC meeting on June 28, 2022.

Public Engagement since June 28
Prior to the TMAPC public hearing, notices were mailed to property owners within 300 feet of the recommended boundaries, sign notices were posted throughout the neighborhood, and a newspaper notice was published in the Tulsa World. TPC staff presented information about the proposed HP Overlay during the TMAPC work session on August 17, 2022.

In anticipation of the TMAPC public hearing, the Tracy Park Neighborhood Association facilitated a Q&A session with a preservation commissioner during their neighborhood meeting on Saturday, August 20, 2022 (18 attendees). As of September 14, there is an ongoing neighborhood-led effort to canvas the district and collect input from property owners through a petition.

In response to public comments during the TPC informational meeting on June 9, staff requested feedback from the City of Tulsa’s Parks, Culture & Recreation department about the inclusion of Tracy Park in the proposed HP Overlay, and the department provided comments in late August. The Parks, Culture & Recreation department, in consultation with the mayor’s office, has requested that Tracy Park be excluded from the proposed HP Overlay due to planned improvements to the park. As this feedback was received after the TPC public meeting, the TPC’s recommended boundaries include Tracy Park.
Staff Analysis
The proposed HP Overlay is consistent with the Existing Neighborhood and Area of Stability designations of the Comprehensive Plan. The proposed overlay also allows for the implementation of multiple goals and policies within the Comprehensive Plan. The HP zoning map amendment is consistent with the zoning code's general purposes (Section 1.050), the stated purposes and intents of HP Overlays (Section 20.020-A), and the HP zoning approval criteria (Section 70.060-J).

Staff Recommendation
Staff recommends approval of Z-7674 to supplementally rezone properties to Historic Preservation (HP) Overlay zoning within the boundaries recommended by the TPC, excluding the 3.54-acre property comprising Tracy Park. Staff agrees with the TPC recommendation that there be no additional design guidelines that apply within the HP Overlay.

Attachments
- Report outlining the recommendations and findings by the TPC
- Maps of boundaries as recommended by TPC
- Map of property owner input received in writing through September 15, 2022
- Notice of TPC meetings sent to owners in May 2022
- Public input received through September 15, 2022
HISTORIC PRESERVATION ZONING MAP AMENDMENT

PROPOSED DISTRICT: TRACY PARK HISTORIC PRESERVATION OVERLAY

LOCATION: THE AREA GENERALLY BOUNDED ON THE NORTH BY EAST 11TH STREET SOUTH, ON THE EAST BY SOUTH PEORIA AVENUE, ON THE SOUTH BY EAST 13TH STREET SOUTH, AND ON THE WEST BY HIGHWAY 75, COMMONLY REFERRED TO AS THE TRACY PARK NEIGHBORHOOD AND EXCLUDING THE COMMERCIALLY ZONED PROPERTIES ALONG SOUTH PEORIA AVENUE.

APPLICANT: TULSA CITY COUNCIL

A. CASE ITEMS FOR CONSIDERATION
   1. Historic Preservation Zoning Map Amendment to supplementally rezone various properties to Historic Preservation Overlay (designated as HP) in the Tracy Park Neighborhood
   2. Proposed boundaries of the Historic Preservation (HP) Zoning Map Amendment
   3. Design guidelines that will apply within the HP overlay

B. RECOMMENDATION
   1. The Tulsa Preservation Commission recommends approval of the adoption of an Historic Preservation Zoning Map amendment to supplementally rezone various properties to Historic Preservation Overlay, designated as HP, within the following described boundaries:

      The area generally bounded on the north by East 11th Street South, on the east by South Peoria Avenue, on the south by East 13th Street South, and on the west by Highway 75, commonly referred to as the Tracy Park Neighborhood and excluding the commercially zoned properties along South Peoria Avenue.

   2. The Tulsa Preservation Commission finds that the HP Zoning Map Amendment is consistent with the Tulsa Zoning Code’s general purpose as stated in Section 1.050 and the zoning code’s criteria for designation of HP Overlays as stated in Section 70.060-J.

   3. The Tulsa Preservation Commission recommends that there shall not be additional design guidelines that apply within the HP overlay.

C. PURPOSES OF HP OVERLAYS

Section 20.020-A of the Tulsa Zoning Code describes the purposes of HP Overlays:

Section 20.020-A Purposes

HP, Historic Preservation overlay districts and the other historic preservation-related regulations of this zoning code are intended to:

1. Promote the educational, cultural, economic and general welfare of the public through the conservation, preservation, protection and regulation of historic resources within the City of Tulsa;
D. BACKGROUND AND PUBLIC ENGAGEMENT
There are currently seven (7) HP Overlay Districts in the City of Tulsa, with the last adopted district being the Elmwood-Hurley Mansion Historic District in 2015. The neighborhood that most recently adopted HP Zoning was the Brady Heights Historic District (now commonly known as The Heights) in 1999.

In 2020 and 2021, the Neighborhood Infill Overlay (NIO) went through its public engagement and adoption process. During the process, the Tracy Park, Owen Park, and Buena Vista neighborhoods expressed concern about the NIO and were removed from its boundaries. As described by their current president, the Tracy Park Neighborhood Association “learned how concerned neighbors were about maintaining the original character and spirit of the neighborhood” while gathering feedback about the NIO during a door-to-door canvas. Members of the Tracy Park Neighborhood Association contacted Tulsa Preservation Commission (TPC) staff in the fall of 2021 for information about HP Overlays and the HP Zoning Map Amendment process, and staff offered two presentations to the Tracy Park Neighborhood Association on January 27, 2022, and February 17, 2022. The Tracy Park Neighborhood Association voted to pursue an HP Zoning Map Amendment, recording fourteen (14) households in favor and three (3) against pursuing an HP zoning map amendment at that time. The Tulsa City Council then initiated the process to establish an HP Overlay for Tracy Park on April 20, 2022, at the request of the Tracy Park Neighborhood Association.

After initiation by City Council, staff developed a map of the potential boundaries of the overlay, which were based on the Tracy Park Historic District as it was listed in the National Register of Historic Places, and explored existing conditions in the district. A public informational meeting was held during the regular meeting of the preservation commission on June 9, 2022. The preservation commission then recommended approval of the HP Overlay during its regular meeting on June 28, 2022. A notice of both meetings was mailed to property owners within the potential boundaries of the district, posted on the website of the Tulsa City Clerk, and posted on the website of the TPC twenty-one (21) days prior to the informational meeting.

E. BOUNDARIES
In April 2022, the City Council initiated the Tracy Park HP Overlay with the following boundaries (Figure 1):

*The area generally bounded on the east by South Peoria Avenue, to the West and South by Highway 75 and Highway 51, and to the north by East 11th Street South, commonly referred to as the Tracy Park neighborhood and excluding the commercially zoned properties along South Peoria Avenue.*
Figure 1. Potential boundaries presented to the TPC

The boundaries were based on the boundaries of the Tracy Park Historic District in the National Register of Historic Places (see Figure 2), and the maps and notices sent to property owners reflected those boundaries. Although it was not included in the district in the National Register, the triangular property at the southwest corner of 13th Street and Owasso Avenue was included in the map boundaries and notices because it is bounded on the south and west by Highways 51 and 75.

Figure 2. Tracy Park Historic District, National Register of Historic Places nomination, 1982
In discussion and exploration of the Tracy Park Historic District, the possible boundaries for the district mainly focused on whether to use the inner dispersal loop (IDL) or 13th Street as the southern boundary of the HP Overlay. After notices were sent to property owners, TPC staff were contacted by the owner of the properties south of 13th Street, who requested that the properties be excluded. During the meeting of the TPC on June 28, 2022, the property owner gave a justification for exclusion of those properties. The TPC recommended approval of the HP Overlay with 13th Street as the southern boundary. The attached maps reflect the boundaries of the Tracy Park HP Overlay district as recommended by the preservation commission.

**Figure 3 (left). Vacant lots near the intersection of 13th Street and Owasso Avenue, view southeast**

**Figure 4 (right). Vacant lots and Owasso Avenue south of 13th Street, view west**

**F. DESIGN GUIDELINES**

The *Rules and Regulations of the Tulsa Preservation Commission* state that the recommendation of the TPC to the TMAPC shall include any recommended design guidelines that will apply within the overlay. Currently, two sets of Unified Design Guidelines—one for residential structures and one for commercial and mixed-use structures—apply across all HP Overlays in the City of Tulsa. However, some HP Overlays have specific guidelines within the documents that apply only within those districts. For example, the Unified Design Guidelines for residential structures prohibit metal roofing in the Yorktown HP Overlay. No requests for additions to the Unified Design Guidelines specific to the Tracy Park neighborhood have been submitted to staff, and the TPC recommended that there be no additional guidelines that would apply within the Tracy Park HP Overlay.

**G. FINDINGS**

1. **Tulsa Zoning Code, Purposes**

   The proposed HP Overlay for the Tracy Park neighborhood is consistent with the general purposes of the zoning code and with the comprehensive plan, as described in Section 1.050 of the Tulsa Zoning Code:

   **Section 1.050 Purposes**

   *This zoning code is adopted for the purposes of:*

   1.050-A *Protecting and promoting the public health, safety, and general welfare; and*
The city’s comprehensive plan, planitulsa, designates most of the area within the proposed boundaries as an **Existing Neighborhood**, except for Tracy Park itself, which is designated as **Parks and Open Space**. In contrast, the commercial properties along Peoria Avenue and the properties south of 13th Street, which are excluded from the proposed boundaries of the HP Overlay, are designated Main Street. PlaniTulsa describes existing neighborhoods as follows:

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

PlaniTulsa describes the Parks and Open Space category as follows:

These are areas to be protected and promoted through the targeted investments, public-private partnerships, and policy changes identified in the Parks, Trails, and Open Space chapter. Zoning and other enforcement mechanisms will assure that recommendations are implemented. No park and/or open space exists alone: they should be understood as forming a network, connected by green infrastructure, a transportation system, and a trail system. Parks and open space should be connected with nearby institutions, such as schools or hospitals, if possible.

Similarly, the comprehensive plan classifies the properties within the proposed boundaries, including Tracy Park, as an **Area of Stability** and the properties along Peoria Avenue and south of 13th Street as an Area of Growth. PlaniTulsa describes areas of stability as follows:

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

In addition to the future land use and area of growth and stability designations, a guiding principle of the plan is for “Future development [to protect] historic buildings, neighborhoods and resources while enhancing urban areas and creating new mixed-use centers.” Policies throughout the comprehensive plan reflect that guiding principle and support the establishment of HP Overlays to protect the city’s historic resources:

- **PlaniTulsa Land Use Goal 13**: Existing neighborhoods are stable and infill development revitalizes, preserves and enhances these urban areas.
  - **13.1** Promote the unique characteristics of existing neighborhoods as key to the city’s long-term health and vitality.

- **PlaniTulsa Land Use Goal 14**: The city’s historic resources are protected and programs promote the reuse of this important cultural resource.
2. Tulsa Zoning Code, HP Zoning Approval Criteria

The proposed HP Overlay for the Tracy Park neighborhood meets the approval criteria for HP zoning map amendments, as described in Section 70.060-J:

Section 70.060-J HP Zoning Approval Criteria

A building, structure, site or area containing buildings, structures or sites that are at least 50 years old, or less with exceptional importance and possessing integrity, may be classified in an HP overlay district if the subject building, structure, site or area meets one or more of the following criteria:

1. It has significant character, interest, or value as part of the historical development, history or cultural heritage of the city, state, or nation;

2. It has significance as the site of a historic event in the past of the city, state or nation;

3. It is associated with a person, or group of persons, who played a significant role in the historical development, history or cultural heritage of the city, state, or nation;

4. It is the embodiment of distinguishing characteristics, design, details, materials or craftsmanship which represent a historically significant architectural or engineering innovation, type, style or specimen;

5. It portrays the environment in an era of history characterized by a distinctive architectural, engineering, or construction style;

6. It represents a significant and distinguishable entity of historical importance whose components may lack individual distinction;

7. It has yielded, or is likely to yield, information important in prehistory or history; or

8. It is listed or meets the criteria for being listed on the National Register of Historic Places.

The proposed HP Overlay for the Tracy Park neighborhood meets the criteria in items 1, 5, and 8 above, as the Tracy Park Historic District is listed in the National Register of Historic Places at the local level of significance in architecture and community planning. The district’s historic significance is described in more detail in the following section.

H. HISTORIC SIGNIFICANCE

The Tracy Park Historic District is located just east of downtown Tulsa and is roughly bounded on the south and west by the inner dispersal loop (IDL), on the east by South Peoria Avenue, and on the north by East 11th Street South. The Tracy Park Historic District was listed in the Oklahoma Landmarks Inventory in 1978 and in the National Register of Historic Places in 1982. It was nominated to the National Register at the local level of significance in architecture and
community planning. The district contains an eclectic mix of architectural styles from the 1920s and 1930s, such as Colonial Revival, Tudor Revival, Spanish Eclectic, Prairie, and Craftsman. Perhaps the most well-known site in the Tracy Park Historic District is the Adah Robinson House, an Art Deco residence built by artist and teacher Adah Robinson and architects Bruce Goff and Joseph Koberling.

Tracy Park, a 3.54-acre public park, is in the northern portion of the district and has been present since the neighborhood was established. Commercial properties along Peoria Avenue were not included in the district in the National Register of Historic Places, as the significance of the district was its association with residential architecture and neighborhood development.

The Tracy Park Addition was platted in 1918 and replatted as the Ridgewood Addition in 1919 on land that had been allotted to William Childers by the Muscogee (Creek) Nation and then inherited by his daughter, Nola Childers Tracy. The plat was bounded on by 11th Street, Peoria Avenue, 13th Street, and the Midland Valley Railroad (Figure 9). The Broadmoor Addition was established south of 13th Street around the same time. The IDL was later constructed over the western portion of the Ridgewood Addition and most of the Broadmoor Addition.
The Ridgewood Addition was one of the early subdivisions in Tulsa to use deed restrictions to achieve a standard scale and setbacks. For example, one-story homes are prevalent in the northern portion of the district, but two-story residences were required south of 12th Street by covenants. The consistent scale and setbacks brought visual cohesion to the neighborhood’s eclectic mix of styles and contributes to the historic significance of the Tracy Park Historic District as an example of subdivision development in 20th-century Tulsa.

Figure 9. Plat of Ridgewood Addition, 1919

Figure 10. East side of Owasso Avenue north of 12th Street
Figure 11. West side of Owasso Avenue south of 12th Street
Today, the Tracy Park Historic District is largely intact, and the streetscapes have maintained regular setbacks and scale. The three properties south of 13th Street that were included in the Tracy Park Historic District featured residences at the time the district was listed in National Register but are now vacant. Limited recent construction of residences has occurred, and few other vacant lots remain in the district.

I. SUMMARY
The Tulsa Preservation Commission recommends approval of the Tracy Park HP Overlay with the boundaries of 11th Street to the north, 13th Street to the south, Highway 75 to the west, and Peoria Avenue to the south, excluding the commercial properties along Peoria Avenue and as shown in the attached maps. The Tracy Park Historic District meets the zoning code’s approval criteria for HP Overlays, and the adoption of an overlay would be consistent with the purposes of the zoning code and with the comprehensive plan. The preservation commission recommends that no additional design guidelines other than the Unified Design Guidelines be applied within the Tracy Park HP Overlay.

J. ATTACHMENTS
1. Maps of boundaries as recommended by the TPC
2. Map of input received in writing from property owners through September 15, 2022
3. Notice of TPC meetings sent to property owners within the potential boundaries
4. Public input received through September 15, 2022
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021
Z-7674
19-12 12

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
Tracy Park Historic Preservation Overlay
Property Owner Input Map

Esri Community Maps Contributors, City of Tulsa, Texas Parks &
Wildlife, © OpenStreetMap, Microsoft, Esri, HERE, Garmin,
SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US
Census Bureau, USDA

0 0.04 0.07 Miles

- PARCELS
- NEUTRAL
- OPPOSE
- SUPPORT
Notice of Public Meetings
before the Tulsa Preservation Commission
City of Tulsa, Oklahoma

Tracy Park Historic Preservation Overlay

Notice is hereby given that the Tulsa Preservation Commission (TPC) will hold two public meetings to consider a proposed amendment to the zoning map to establish an Historic Preservation Overlay District. All persons interested in this matter may attend these meetings and present their arguments for or objections to the proposed amendment. You have received this notice because your property is included within the proposed overlay area.

The Case

Applicant: Initiated by Tulsa City Council
Action Requested: Adopt historic preservation zoning map amendment to rezone supplementally various properties to Historic Preservation Overlay (designated as HP)
Location: As shown on the attached map, the area generally bounded on the east by South Peoria Avenue, to the west and south by Highway 75 and Highway 51, and to the north by East 11th Street South, commonly referred to as the Tracy Park Neighborhood and excluding the commercially zoned properties along South Peoria Avenue

View the Staff Report: https://tulapreservationcommission.org/coa/agenda-staff-reports-and-minutes/
Staff reports will be available for review at this link one week prior to each meeting.

TPC Public Information Meeting

Staff will present information about the proposed amendment, answer questions, and accept comments from interested parties. The TPC will not take action on the item at this meeting.

Date: Thursday, June 9, 2022, 11:00 A.M.
Location: Tulsa City Hall, 10th Floor, North Conference Room, 175 East 2nd Street, Tulsa
Submit Written Comments & Exhibits: If you wish to present or share any documents, written comments, or exhibits during the meeting, please submit them by 9:00 A.M. on the day of the meeting. Remember to reference the Tracy Park Historic Preservation Overlay and include your name and address.
Email: fgood@incog.org
Mail: Tulsa Preservation Commission, c/o INCOG, 2 West 2nd Street, Suite 800, Tulsa, Oklahoma 74103

TPC Public Meeting

Staff will present information, answer questions, and accept comments from interested parties. The TPC will make a recommendation to the Tulsa Metropolitan Area Planning Commission at this meeting.

Date: Tuesday, June 28, 2022, 4:30 P.M.
Location: Tulsa City Hall, 10th Floor, South Conference Room, 175 East 2nd Street, Tulsa
Submit Written Comments & Exhibits: If you wish to present or share any documents, written comments, or exhibits during the meeting, please submit them by 9:00 A.M. on the day of the meeting. Remember to reference the Tracy Park Historic Preservation Overlay and include your name and address.
Email: fgood@incog.org
Mail: Tulsa Preservation Commission, c/o INCOG, 2 West 2nd Street, Suite 800, Tulsa, Oklahoma 74103

See the next page for additional information.
Tracy Park Historic Preservation Overlay

Background
The process to establish an Historic Preservation (HP) Overlay for Tracy Park was initiated by the Tulsa City Council on April 20, 2022, at the request of the Tracy Park Neighborhood Association. As initiated by City Council, the proposed HP Overlay would apply only to property located inside the boundaries shown on the attached map. You have received this notice due to your property’s location within the boundary of the proposed HP Overlay.

What is an HP Overlay?
An overlay is a type of zoning classification that “over-lays” the zoning of a property to alter some or all of the property’s zoning regulations. Historic Preservation Overlays can be applied to historic properties and districts with the purpose of conserving, preserving, protecting, and regulating historic resources. There are currently 7 HP Overlays within the City of Tulsa.

When a property is located within an HP Overlay, an application for an HP Permit is required before beginning most exterior work, including but not limited to changes to fences, driveways, walkways, porches, windows, doors, or other modifications that affect appearance. The Tulsa Preservation Commission (TPC) reviews proposed work based on the Unified Design Guidelines, which apply to all HP Overlay Districts. In some cases, TPC Staff can issue an HP Permit without a review by the TPC. There are also some exemptions to the requirement for an HP Permit.

To learn more about the Unified Design Guidelines and HP Permits, you may follow the links below or contact staff in the Tulsa Planning Office with the phone number and email listed at the bottom of this page. Copies of the Unified Design Guidelines and the Tulsa Zoning Code are also available for viewing in the Tulsa Planning Office at INCOG, 2 West 2nd Street, Suite 800, Tulsa, Oklahoma.

- Read the Unified Design Guidelines: https://tulsapreservationcommission.org/guidelines/

Overview of Process
After a recommendation by the Tulsa Preservation Commission, the HP Zoning Map Amendment will be heard by the Tulsa Metropolitan Area Planning Commission, which will make a recommendation to the Tulsa City Council. The City Council will then take final action on the HP Zoning Map Amendment.

Questions?
If you have questions about the application or this notice, you may contact staff in the Tulsa Planning Office. Please reference the Tracy Park Historic Preservation Overlay.

- Felicity Good: 918-579-9456 or fgood@incog.org
Hi Felicity,

My name is Jeff Whitlatch. I purchased my home at 1143 South Newport Avenue, in Tracy Park, in 1998. I support the proposed Historic Preservation Overlay for the Tracy Park neighborhood.

Sorry for the late email, I know Council is voting this week... I completely forgot.

Thank you for your time,
Jeff Whitlatch
918-629-7188 Mobile
Hi Felicity,
Again I will be in Bartlesville tomorrow and unable to attend, but my view on the matter has not changed. I am not in support of the HP overlay for Tracy Park at this time.

Thank you,
Carmen Warden
1117 S Norfolk Ave, Tulsa, OK 74120

On Thu, Jun 9, 2022 at 9:38 AM Good, Felicity <fgood@incog.org> wrote:

Thank you for your email, Carmen. I will share it with the Tulsa Preservation Commission.

Felicity Good
Historic Preservation Planner
Tulsa Planning Office
2 W. 2nd St., 8th Floor | Tulsa, OK 74103
918.579.9456
fgood@incog.org
Regarding the hearing for Tracy Park to have a Historic Preservation overlay on 6/9/22, I am unable to attend. However as a longtime homeowner in Tracy Park I appreciate the opportunity to weigh in.

I am opposed to the overlay for Tracy Park. I believe that in our very special neighborhood, we can balance historic character and improvements without taking this big step.

Thank you,

Carmen Warden

1117 S Norfolk Ave, Tulsa, OK 74120
**Good evening. I strongly support the Historic Preservation Overlay for Tracy Park. Thank you. Christine Graves**
My name is Terry Shackelford, I live at 1123 S. Norfolk Ave, Tulsa, OK 74120. I am also a Real Estate Broker for Coldwell Banker Select here in the Tulsa Metro Area for the past 25 years.

I do not support this Historic Preservation Overlay. I believe that it will harm property values by reducing the number of buyers and investors in the Tracy Park Subdivision. More than 60% of Buyers voice negative opinions when they are being shown properties that have mandatory HOA, so imagine their disdain for subdivisions that have outside organizations restricting what they can and can not do with their own property.

I also have been told that the Renters in Tracy Park are being allowed to cast a vote on this Historic Overlay???? Can someone explain to me why a Tenant is voting on the rights of their landlords and a process that affects the Landlord's property? If this is true? It needs to stop! Tenants should never cast a vote that affects property that they do not own!

Sincerely,
Terry J. Shackelford
1123 S. Norfolk Ave
Tulsa, OK 74120
918 808 4988
Hi hi!

Reaching out again because I can’t attend these meetings with work. Making sure you know my vote is strongly against this overlay - THANK YOU!

Also was told that renters votes counted? That doesn’t seem fair to me with it being a long term issue and the homeowner has a say on what is done to the house anyway. Like would a renter and homeowner both cast a vote on same house? Our FB neighborhood page said renters could vote?

Thank you,
Ashley & Mike Wozniak
Homeowners at 1214 S Newport Ave
Re: Information For TPC Board -06-28-2022 Tracy HP Overlay Mtng
1 of 2

Falicity,
Attached are various Maps/Info Detailing The Tracy Park Neighborhood/Boundaries
Which The Original Ridgewood Addition went from 11th on The North to 15th Street on The South

NOTE:
< Tracy Park Addition Plat Dedication Map 1918 (Notice West Side Of Norfolk RS-3 Existing Lots)
< Broadmoor Plat Map Certified Dedication (Originally Lots South Of 13th)
< Broadmoor Plat Map 03-05-1919 (Originally Lots South Of 13th)
< South 13t Street Certified Plat Map 11-9-2018 (Showing Current RS-3 Plots Part of Tracy Park)
< South 13th Street Certification Of Plat Map (Certified Plat/Survey of 13th ST So)
< Accessors Office City Of Tulsa Parcel Map - (Current Accessors Map Tracy Park)
< Tracy Park Shaded Boundaries Map w/ Coordinates (Tracy Boundaries)
< Tracy Park Topographical Map Boundaries w/ Coordinates (Tracy Boundaries)
< INCOG Historical Places Map - INCOG Web Site (INCOG Site Map Tracy)
< HP Staff Report Boundaries + True Perimeter Tracy Park (Primeter Marked Tracy Park)
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

TO THE

BROADMOOR ADDITION

OF

BLOCKS 1, 2, 3, 6, 7, 8, 17, 18 AND 19

AMENDED PLAT
CERTIFICATE

The undersigned licensed bonded abstractor in and for Tulsa County, Oklahoma, does hereby certify that attached as Exhibit "B" hereto is a list of owners and their mailing addresses as reflected by the current years tax rolls in the office of the County Treasurer of Tulsa County, Oklahoma of property within 300 feet of the land described on Exhibit "A" attached hereto.

Executed on this 9th day of November, 2018 in Tulsa, Tulsa County, Oklahoma.

AMERICAN EAGLE TITLE & ABSTRACT, L.L.C.

BY: Jerry L. Basore #3474
ABSTRACTOR

State of Oklahoma)
County of Tulsa ) ss.

Subscribed and sworn to and affirmed before me on 9th day of November, 2018, by Jerry L. Basore.

Andrea Davis
NOTARY PUBLIC

My commission expires:
My commission #
Tracy Park Historic District
Proposed HL Overlay Boundary

Legend

Tracy Park Historic District
Good, Felicity

Re: Information For TPC Board -06-28-2022 Tracy HP Overlay Mtng
2 of 2

Felicity,
Attached are various Articles/History/Info Detailing The Ridgewood/Broadmoor/Tracy Park Neighborhood/Boundaries

Note:
< On 1 of 2 sent Previously The INCOG Web Site Map Of Tracy did Not Download Properly
< Attachments Descriptions Downloaded Out Of Order Of Description Listing

Attachments:
< 03-30-1919 Tulsa Democrat Newspaper Article (Interesting History Article Ridgewood)
< Preservation Commission Book Cover Page (Cover Of Published Book)
< Preservation Commission Book Page 6 (Details Ridgewood abutting Maple Ridge)
< Ridgewood Boundaries (Community Page Article Descrip Highlighted)
Heed Opportunity's Last Call!

To you who hesitated when urgent appeals were made to invest in lots in beautiful Stonemarch Heights, who passed by the golden opportunity to own a home in classical Maple Ridge, who realized too late that a small investment in Morningside would have put you on easy street now, who allowed Oak Grove to make modest fortunes for others, we desire to announce that the door of opportunity is again swinging wide open and that you are now offered an investment that eclipses anything heretofore promised Tulsa people in the way of immediate remunerative returns in our opening sale of lots in high class.

RIDGWOOD ADDITION
The Subdivision Beautiful

Lots Priced for Ready Sale at From $750 to $1,500. Very Attractive Terms

Sale Opens Monday, March 31

He who hesitates is lost, for at the prices these lots are offered for quick sale, they will immediately be purchased by conservative business men who realize that never again will property practically in the heart of the city be sold at figures so low and within the reach of all.

Location

Ridgewood Addition comprises the north half of the 80-acre Childers tract, consisting of 142 lots and immediately joins Broadmoor Addition which is now in rapid process of development. Located only twelve blocks from the heart of the Tulsa business district, it is within easy walking distance, being closer in than Stonemarch Heights or any of the high class additions already built up in the southeastern and eastern parts of the city. It is relatively on the periphery of Fourteenth and Main streets on the south, the Washington school on the east and Brady Heights on the north.

Improvements

The addition is high and slightly, being well-covered with native oak trees that are invaluable. It is now a part of the city and paving, sewers, gas, water and electricity are being put in as rapidly as it is possible to do so. A person building a house now will be provided with every city convenience by practically the time it can be finished.

A beautiful city park bounds the addition on the north.

Build to Attract Permanent Residents and Tulsa Will Grow

The naturalist who knows something about the habits of birds has learned, too, a lot of philosophy in city building. He knows that if he expects only sparrows to build in the trees of his back yard he has only to leave the dead grass there with a few feathers and pieces of string.

But if he wants the singing room he must build the particular kind of a house the wren wants, and the same is true of the martin. And if he wants the orioles to be his neighbors he must have tree with hanging branches, because orioles live in such trees. In short, the art of attracting bird-builders demands fast some refinements with what the birds like, and second, an effort to meet that liking more than half-way.

City building philosophy has very much the same foundation. To attract permanent residents there must be built houses which permanent residents will like. The city, in its residence section, must reflect permanence in building or the stranger is not going to be impressed with its suitability as a place in which he will move.

Realizing this truth owners of Ridgewood Addition have placed building restrictions of from $1,000 to $2,500 on each lot, which insures the class of dwelling that speaks for permanency. This means that the orioles instead of the sparrows in municipal life will be your neighbors if you buy and build in this addition.

Opportunity is afforded the man of modest means by this sale to own his own house in a restricted district at a cost much less than that of a lower value can be purchased a mile further removed from the business district.

Remember the Lot Sale Opens Monday

The first purchasers are insured of the cream of the addition. This insures the cream of the addition for early buyers. An agent will be on the ground to show the property.

Street Railway

Facilities

The Occult line of the Oklahoma Union Railway company passes along Tenth street, which is practically the northern boundary line of the addition. No lot in the entire Addition is more than four blocks from this line.

Investment Features

Stonemarch Heights opened six years ago at $500 a lot. Now they could not be purchased, if vacant, for less than $5,000 a lot. Try to buy one.

Maple Ridge opened three years ago at $650 a lot. The same lots can not be purchased today for less than $1,000. Try to buy one.

Morningside opened three years ago at $750 a lot and are now finding a ready sale at $2,500. Try to buy one.

Broadmoor opened sixty days ago with lots selling at from $750 to $1,800. These same lots are now reselling at from $4,000 to $5,000. Price them and see.

RIDGEWOOD IS OPENING AT FROM $750 TO $1,500 A LOT. WITHIN A YEAR THEY WILL BE WORTH DOUBLE THE MONEY. PICK OUT YOUR LOT TODAY.

THEODORE COX

Phone 583 509 Daniels Bldg.

Take Occult Lake car at Fourth and Main streets direct to the property or reach it either by the Eleventh or Fifteenth street subways.

Persons desiring additional information can secure same by calling upon
A NEIGHBORHOOD HISTORY OF TULSA'S HISTORIC TRACY PARK

CITY OF TULSA
PRESERVATION COMMISSION
URBAN DEVELOPMENT DEPARTMENT
TRACY PARK AREA HISTORY

The Tracy Park Historic District comprises a small pocket of houses nearly surrounded by expressways and commercial development. It was originally part of the larger Ridgewood subdivision that once abutted the Central Business District and the prestigious Maple Ridge neighborhood to the south. Its strong physical and visual boundaries set it apart and have contributed to its neighborhood identity.

The neighborhood conveys a sense of historical and architectural cohesiveness as expressed in the eclectic style found in many 1920s developments. Clapboard, stucco, and brick were used by Tulsa builders in their adaptations of Georgian Revival, Dutch Colonial, Spanish, Cottage, and Bungalow styles.
Welcome to our community page!

The Tracy Park Historic District is a small pocket of houses built in the 1920's. It is now isolated by expressways and commercial development. The modest residential neighborhood conveys a sense of historical and architectural cohesiveness as expressed in the eclectic style found in many 1920's developments.

The neighborhood is set on a wooded ridge overlooking the downtown business district. Tracy Park itself, a 150'x970' tract with formal gardens, playground and tennis courts, which was deeded to the public in 1919 as an integral part of the subdivision, comprises the Tracy Park Historic District's northern boundary. The 68 single-family homes with quarters are what remain from expressway construction that cut through the larger Ridgewood Subdivision in the late 60's. The Tracy Park Historic District is isolated on the north by the park, on the east by commercial development and on the south and west by the southeast interchange of the Inner Dispersal Loop of Tulsa's expressway system.

The Tracy Park Historic District is composed of Bungalows and one-, two- and two-and-a-half-story frame, stucco and brick houses. The houses are white, tan, gray and natural brick. All but two of the houses were built during the 1920's and reflect a variety of modest residential styles of the period.

The streetscape remains much as it must have been during the 20's, since no major alterations have been made to the facades of the houses or to the surrounding landscaping. The sites reflect the building restrictions specified on the deeds, which required uniform set-backs, minimum costs of construction and exclusively two-story construction south of Twelfth Street. These restrictions produced a neighborhood scale which unifies the district.

The Tracy Park Historic District was listed on the National Register of Historic Places in 1982. Portions of the content on this web page were adapted from a copy of the original nomination document.
Re: Tracy Park Historical Neighborhood House Pictorials

Felicity,
Folder File of Photos was too large to attach to your e-mail
I will bring the CD of professional taken photos with me to the meeting tomorrow afternoon
You can download & or if you're giving a presentation with Power Point tomorrow
You can upload and show or just put on random rotation for board & public to view

Sincerely,

Jeffrey J Noftsger
Tracy Park Historical Neighborhood
Secretary
c: 918-813-2367
Good, Felicity

From: Debbie Blackwell <dlee.blackwell@icloud.com>
Sent: Tuesday, June 28, 2022 11:07 AM
To: Good, Felicity
Cc: Tracy Park
Subject: Tracy Park HP Overlay

I reside at 1212 South Owasso Avenue in the Tracy Park neighborhood. I am in favor of the Historic Preservation overlay.

Thank you,

Debbie Blackwell
918.671.3367
Hi Felicity,

I am the owner at 1136 S Newport Ave.
I am a 16 year Realtor in Tulsa and among the Top 500 Producers. HP Overlay would significantly decrease improving and the valuations in Tracy Park. I am joining with a majority group of residents who view a reasonable, covenant controlled required HOA as an informed and logical path to preserving and increasing value.

Thank you,

Amy
Amy Smith Main
Coldwell Banker Select
amy@amymainrealty.com
918-720-4010
the Art & Science of Marketing Real Estate
Good, Felicity

From: robert johnson <bobjohnson56@icloud.com>
Sent: Wednesday, June 29, 2022 11:28 AM
To: Bob and Candice Johnson
Subject: Good, Felicity

Bob and Candice Johnson
1149 E 13th St
In favor of the HP overlay
June 28, 2022

Tulsa Preservation Commission
c/o INCOG
2 West Second Street, Suite 800
Tulsa, Oklahoma 74103

Re: Part of Lots 1, 2, 3, & 10, Block 2, and Lots 7, 8, 9, & 10, Block 1, Broadmoor Addition (a/k/a 1301, 1307, 1311, and 1315 S. Owasso Avenue, Tulsa, OK 74120) (the “Property”).

Dear Commissioners:

My name is Jim McCoy and my companies, McCoy Property Company, LLC and Pearl Street Investment Group, LLC, own the lots located south of East 13th Street, which are outlined in red on the attached Exhibit. I am writing to object to the inclusion of my Property in the proposed Tracy Park Historic Preservation Overlay.

I. THE PROPERTY IS VACANT

All of my Property is vacant. There are no historical structures on the Property nor is there any historical significance to the Property. The triangular-shaped lot that is located to the west of Owasso Avenue was Broken Arrow Expressway right-of-way until I acquired it in 2017 from the Oklahoma Department of Transportation. Three of the lots on the east side of Owasso Avenue formerly had houses located on them that were included in the Tracy Park National Register designation in 1982. However, one of those houses was demolished in 1997 and the other two in 2008.

II. THE PROPERTY HAS NO HISTORICAL SIGNIFICANCE

None of my Property is part of the original Tracy Park Subdivision. One of the main historical significances of Tracy Park is that it was one of the first subdivisions to include deed restrictions related to the design of the houses. There are no such deed restrictions on any of my Property, which is part of the Broadmoor Subdivision that extends south to 15th Street.
III. **The Property is Included in the Neighborhood Infill Overlay**

My Property is part of the Neighborhood Infill Overlay (NIO) that was recently approved by the Tulsa City Council, which allows for a variety and mix of housing types. The Tracy Park neighborhood north of 13th Street requested that Tracy Park be excluded from the NIO, in part, to preserve the single-family character of the subdivision.

IV. **The Property Does Not Meet the Approval Criteria of the Tulsa Zoning Code**

My Property does not meet any of the Approval Criteria set forth in Section 70.060-J of the Tulsa Zoning Code needed to establish a Historic Preservation Overlay. I respectfully request that it be excluded from the proposed Tracy Park Historic Preservation Overlay.

Sincerely,

James B. McCoy

McCoy Property Company, LLC
Pearl Street Investment Group, LLC
Susan, after discussing this with our staff, City Legal Department and the Mayor’s Office, we would prefer that the park (Tracy Park) not be included in this request. We believe that it would offer no advantages to the City or park users, and could significantly hamper our ability to make needed park repairs or improvements in a timely way. Feel free to include this email as an official response or request from the City if needed.

Thanks!

Anna

Anna America, Chief of Culture and Recreation
Director-Parks, Culture and Recreation Department
City of Tulsa
1028 E. Sixth St.
Tulsa, OK 74120
Mobile: 918-407-6834
Email: AnnaAmerica@cityoftulsa.org
September 21, 2022, 1:00 PM
175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber

**Agenda Item: Z-7674**

Commissioners,

On behalf of our members, many of whom, you should hear from directly, as they can address their thoughts independently, we are in complete support of the HP Overlay for Tracy Park.

It is our hope, the Park should be also be incorporated into the designation, as it is significant to the neighborhood that carries its name. We are not clear the status of the Indian Burial Grounds, though it is certainly historical to the area, not sure about the process when discussing what we assume are Easements.

It was disappointing while reading thru the letters 'against,' it seems that misconceptions are still prevalent, maybe influenced by those who have another agenda, Realtors typically support and recognize the higher values for properties that hold this prestigious designation, which is well-documented.

It is our understanding, there is a majority for confirmation of this designation, from those property owners currently residing in the neighborhood and many of these neighbors have worked tirelessly for almost two years, gathering documents, completing an inventory and garnering support.

Please cast your votes in favor of this designation.

Thank you.

Cherie Cook
COHN Founding Member

List of Neighborhoods under COHN-Coalition of Historic Neighborhoods:

<table>
<thead>
<tr>
<th>Neighborhoods</th>
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<tbody>
<tr>
<td></td>
<td>Brady Heights</td>
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<tr>
<td></td>
<td>(Now The Heights)</td>
</tr>
<tr>
<td></td>
<td>Gillette</td>
</tr>
<tr>
<td></td>
<td>Lewiston Gardens</td>
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<td></td>
<td>Maple Ridge</td>
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<td></td>
<td>Ranch Acres</td>
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<td></td>
<td>Riverview</td>
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<td></td>
<td>Renaissance</td>
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<td></td>
<td>Swan Lake</td>
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<td></td>
<td>Yorktown</td>
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<td>Terrace Drive</td>
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<td></td>
<td>Terrace Drive</td>
</tr>
<tr>
<td></td>
<td>Tracy Park</td>
</tr>
</tbody>
</table>
Hello,

My name is Samantha Dent and I live in Tracy Park at 1215 S Owasso Ave, Tulsa, OK 74120. I am writing to let you know that I am in favor of the historic overlay proposal and would like to see our neighborhood have the protections it affords.

Thanks,

Samantha Dent
### Case Report Prepared by:
Dwayne Wilkerson

### Owner and Applicant Information:
**Applicant:** Mark Gorman  
**Property Owner:** David P Sharp Revocable Trust

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

![Location Map](image)

### Applicant Proposal:
**Present Use:** None  
**Proposed Use:** Coffee/Dog Park/Multifamily  
**Concept summary:** Rezoning to support new development opportunities as may be allowed in a CH zoning district.  
**Tract Size:** 1 ± acres  
**Location:** South of the southeast corner of E. 18th Street and S. Boston Avenue

### Zoning:
**Existing Zoning:** RM-2  
**Proposed Zoning:** CH

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

### Staff Recommendation:
Staff recommends approval.

### Staff Data:
**TRS:** 9212  
**CZM:** 36

### City Council District:
**City Council District:** 4  
**Councilor Name:** Kara Joy McKee

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

---

**Case Number:** Z-7676  
**Hearing Date:** September 21, 2022
SECTION I: Z-7676

DEVELOPMENT CONCEPT: Rezoning to support new development opportunities that are allowed in a CH zoning district.

EXHIBITS:
- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map

Applicant Exhibits: None provided

DETAILED STAFF RECOMMENDATION:

Z-7676 request rezoning several tracts of land from RM-2 to CH. The CH district is primarily intended to accommodate high-intensity commercial and related uses primarily in the core area of the city; encourage use of properties and existing buildings along older commercial corridors; and minimize encroachment and adverse land use impacts on stable residential neighborhoods. The goals of the CH zoning district are consistent with the Downtown Neighborhood land use designation,

Uses that are allowed in the CH district are consistent with the expected development pattern west of the Midland Valley Trail Corridor and,

The supplemental regulations for uses in a CH district provide adequate standards to minimize any adverse land use impact on adjoining properties therefore,

Staff recommends Approval of Z-7676 to rezone property from RM-2 to CH.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The uses and supplemental regulations defined in the CH zoning district are consistent with the Downtown Neighborhood land use designation. Boston Avenue is one of the primary connectors to the Central Business District

Land Use Vision:

Land Use Plan map designation: Downtown Neighborhood
Downtown Neighborhoods are located outside but are tightly integrated with the Downtown Core. These areas are comprised of university and higher educational campuses and their attendant housing and retail districts, former warehousing and manufacturing areas that are evolving into areas where people both live and work, and medium- to high-rise mixed use residential areas. Downtown Neighborhoods are primarily pedestrian-oriented and are well connected to the Downtown Core via local transit. They feature parks and open space, typically at the neighborhood scale.

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: None

Trail System Master Plan Considerations: This site abuts the Midland Valley Trail system. That trail connects to the Central Business District and connects to Gathering Place and the River Parks trail system. Future development should consider taking advantage of the trail system as an amenity and encourage trail users to enter and exit commercial development. Site plan and building placement should limit vehicular conflicts with the trail and encourage pedestrian and bicycle connectivity.

Small Area Plan: None

Special District Considerations: This subject property is near the southeast corner of the Neighborhood Infill Overlay. The overlay provides development opportunities for residential infill in the near downtown neighborhoods and the overlay allows for a variety of residential housing types in a manner that is compatible, in mass and scale, with the character of surrounding properties. The regulations are also intended to promote housing types that accommodate households of varying sizes and income levels and provide for a more efficient use of residential land. CH districts are exempt from the provisions of the overlay.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The property includes a log cabin style home, some open space and surface parking. All of the lots are adjacent to the trail system and South Boston Avenue.

Environmental Considerations: None that would affect site redevelopment.

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>South Boston Avenue</td>
<td>None</td>
<td>50 feet</td>
<td>2</td>
</tr>
<tr>
<td>Midland Valley Trail</td>
<td>none</td>
<td>none</td>
<td>Multipurpose trail system</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>CH</td>
<td>Downtown Neighborhood</td>
<td>Growth</td>
<td>Fire station</td>
</tr>
<tr>
<td>East</td>
<td>RM-2</td>
<td>Park and open space</td>
<td>Stability</td>
<td>Midland Valley Trail</td>
</tr>
<tr>
<td>South</td>
<td>RM-2</td>
<td>Downtown Neighborhood</td>
<td>Growth</td>
<td>Townhouses</td>
</tr>
<tr>
<td>West</td>
<td>CH and OL</td>
<td>Downtown Neighborhood</td>
<td>Growth</td>
<td>Surface parking for banking and church uses</td>
</tr>
</tbody>
</table>

**SECTION III: Relevant Zoning History**

**History: Z-7676**

**Subject Property:**

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

**SA-5 (Neighborhood Infill Overlay) August 2021:** All concurred in approval of a request for a Special Area Overlay on multiple properties along the multiple properties located within certain neighborhoods adjacent to downtown to establishes zoning regulations that are intended to promote the development of alternative infill housing in established neighborhoods. The overlay allows for a variety of residential housing types in a manner that is compatible, in mass and scale, with the character of surrounding properties. The regulations are also intended to promote housing types that accommodate households of varying sizes and income levels and provide for a more efficient use of residential land and available public infrastructure.

**BOA-18547 November 1999:** The Board of Adjustment approved an appeal from determination of City of Tulsa Zoning Official that concrete grass paver blocks do not constitute “all-weather material”, as defined by the provisions of Section 1800 of the Zoning code; request for interpretation that such material does constitute “all-weather material” permitted for use in surfacing off-street parking areas in residentially zoned districts in the alternative, & a Variance from the requirement that an unenclosed off-street parking area be surfaced with an all-weather material, to permit the use of concrete grass paver blocks in a residentially-zoned district on property located at 1907 S. Boston Ave.

**BOA-18156 August 1998:** The Board of Adjustment approved a Special Exception to permit the use of the subject property for offices & a Variance from the requirement for the location of off-street parking spaces on the lot containing the use for which such parking spaces are provided & a Variance of the setback requirement for parking spaces from the centerline of the abutting street & Variance of the requirement for a screening wall or fence along the lot lines in common with the abutting R District, on property located at 1903-1907 S. Boston Ave.

**BOA-17037 May 1995:** The Board of Adjustment approved a Special Exception to permit a physical therapy office in an RM-2 District & a Special Exception to modify the screening requirement, on property located at 1829 S. Boston Ave.
BOA-16699 April 1993: The Board of Adjustment approved a Special Exception to permit required parking on a lot other than the lot containing the principal use, & a Special Exception to permit parking in an RM District, on property located at 1817-1825 South Boston Ave.

BOA-4800 October 1965: The Board of Adjustment grants permission to establish off-street parking, on property located at Lot 20, Block 2, Boston Addition.

BOA-3811 May 1962: The Board of Adjustment grants permission to establish off-street parking, on property located at Lot 6, Block 3, Seig Addition

Surrounding Property:

SA-5 (Neighborhood Infill Overlay) August 2021: All concurred in approval of a request for a Special Area Overlay on multiple properties along the multiple properties located within certain neighborhoods adjacent to downtown to establishes zoning regulations that are intended to promote the development of alternative infill housing in established neighborhoods. The overlay allows for a variety of residential housing types in a manner that is compatible, in mass and scale, with the character of surrounding properties. The regulations are also intended to promote housing types that accommodate households of varying sizes and income levels and provide for a more efficient use of residential land and available public infrastructure.

Z-7626 December 2021: All concurred in approval of a request for rezoning a .41+ acre tract of land from RM-2 & OL to MX1-U-45 with optional development plan on property located Southwest corner of East 18th Street South & South Cincinnati Avenue.

BOA-22208 February 2017: The Board of Adjustment approved a Special Exception to permit Low-Impact Manufacturing and Industry in the CH district to permit a microbrewery, on property located at 108 East 18th Street South.

BOA-21539 February 2013: The Board of Adjustment approved a Special Exception to permit a trapeze, on property located at 1918 South Boston Avenue East.

BOA-21327 September 2011: The Board of Adjustment approved a Variance to permit the parking requirements for a school in an RM-2 District & a Variance of building setback from an R District for a Special Exception use from 25' to 12’, on property located at 1920 South Cincinnati.

BOA-20911 May 2009: The Board of Adjustment approved a Variance to permit the parking requirement to permit commercial uses within an existing building in a CH district, on property located at 118 East 18th Street.

BOA-19915 September 2004: The Board of Adjustment approved a Variance to permit 300 feet spacing from another Adult Entertainment Establishment; & a Special Exception to permit required parking on a lot other than that containing the use, on property located at 1747 South Boston Avenue East.

BOA-18164 September 1998: The Board of Adjustment approved a Special Exception to permit an adult entertainment establishment within 150’ of an R District & a Variance to permit an adult entertainment establishment within 300’ of another adult entertainment establishment & a Variance to permit parking on a lot other than lot on which Use Unit 1212 (a) is located, on property located at 112 & 116 East 18th Street.
BOA-16558 January 1994: The Board of Adjustment approved a Special Exception to permit school use in an RS-3 zoned district, on property located at 541 South 43rd W. Ave.

BOA-16292 April 1993: The Board of Adjustment approved a Variance to permit the required setback from the centerline of East 18th street from 35' to 32' to permit an existing sign, on property located at 112 East 18th Street.

BOA-15422 April 1990: The Board of Adjustment approved a Variance to permit required parking spaces to be, on property located at 112 East 18th Street.

BOA-13388 November 1884: The Board of Adjustment approved a Variance to permit the number of parking spaces for a private club from 24 to 5 in a CG zoned district & a Variance to permit off-site parking for a private club in a CG zoned district, on property located at the Northwest and Northeast corners of 18th and Boston Avenue.

BOA-12875 November 1983: The Board of Adjustment approved a Special Exception to permit office use in an RM-2 zoned district & a Variance of the screening requirement on the south side; & a Variance of lot coverage from 50% to 60%, & a Variance of lot frontage from 50' to 45' & a Variance of the parking requirements from 11 to 9 spaces & a Variance of the minimum side yard requirement from abutting residential districts from 10' to 1.8 and 6.2' in an RM-2 zoned district, on property located at North of the Northeast corner of East 21st Street South and South Boston Avenue.

BOA-12760 August 1983: The Board of Adjustment approved a Special Exception to permit office use in an RM-2 zoned district & a Special Exception to waive the screening requirements from abutting residential district & a Variance of the setback requirement from abutting residential district from 10' to 4.22' & a Variance & a Variance of the required all-weather parking surface requirement, on property located at 123rd East 21st Street.

BOA-11854 March 1982: The Board of Adjustment approved a Special Exception to permit office use in an RM-2 District & a Variance of the screening requirement when abutting an R district, on property located at 1921 South Boston Avenue.

BOA-11728 December 1981: The Board of Adjustment approved a Special Exception to permit offices in an RM-2 District, on property located at 1921 South Boston Avenue.

BOA-4781 September 1965: The Board of Adjustment granted permission to replace residential garage in rear yard on a U-3-B District, on property located at Lot 20, Block 1, Boston Addition.
Note: Graphic overlays may not precisely align with physical features on the ground.
Sawyer, Kim

From: Siers, Dylan
Sent: Monday, September 19, 2022 8:04 AM
To: Bill Courtney; esubmit; Wilkerson, Dwayne
Subject: RE: Letter of Concern Z-7676

William,

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

Thank you,

Dylan Siers

From: Bill Courtney <cbgb999@msn.com>
Sent: Friday, September 16, 2022 4:51 PM
To: esubmit <esubmit@incog.org>; Wilkerson, Dwayne <DWilkerson@incog.org>
Subject: Letter of Concern Z-7676

Dear Planning Commission Members,

My name is William Courtney. I moved to Tulsa two years ago to be near my son. I purchased a condominium located at 1907 South Boston Avenue, Unit C. I chose the location largely due to its close proximity to walking trails and the Gathering Place. I am a retired NYPD Detective. I took part in the 9/11 recovery efforts and developed illnesses directly related to my duties. The World Trade Center Health Program currently treats me for respiratory issues and severe depressive disorder. One of my symptoms is reoccurring insomnia. I left New York for a quieter life and a sounder environment.

Our street is largely residential except for two homes posting signage as consulting firms. Both properties have no commercial traffic and appear to be locations to hang licenses. We have multi and single-family residences throughout, with the exception of our neighborhood bike shop on 21st and South Boston and our local firehouse on 18th Street. Our street is bordered by the Midland Bike Trail and Council Oak Elementary School.

All of the commercial high properties are located on 18th Street and Boston and points north. There is a bar, small concert venue and several restaurants on that corner. We have occasional quality of life issues with these establishments but large parking lot acts as a buffer to the noise. We had a continuing problem with a dark barking at 1909 South Boston. The barking interfered with those residents working from home, a first responder who works nights and those of us who need a quiet safe place to live during the day. Several complaints to the City of Tulsa seemed to have fixed the problem. We were happy with their response.

It has been distressful to hear about attempts to change the zoning regulations next to our home. When I purchased the property, I was informed that the lots next door were zoned for the second phase of our condominium project. The current proposal calls for the establishment of a dog park and coffee bar. The dog park would be located twenty feet from our doors. As noted, we have already had issues with one dog next door. I don’t know how we could live with multiple dogs and people congregateing directly outside our home. I think everyone can understand our shock and concern that a dog park would be proposed next to someone’s house.

The other issue of concern is our property value. We would certainly lose potential buyers and value in our units should a commercial zone be granted. I would not have purchased the property if a dog park or high commercial business were located...
Thanks Thomas,

Staff supports your request for a continuance to the October 5th planning commission meeting for both items.

John Parks (sundanceinvestgroup@gmail.com). Please be advised that staff supports the neighborhood request for a continuance.

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

From: Thomas McCoy <tfrmccoy@gmail.com>
Sent: Wednesday, September 14, 2022 9:56 PM
To: Wilkerson, Dwayne <DWilkerson@incog.org>
Subject: CZ-535 (TCCP-11) Continuance Request for September 21,2022 Planning Commission Public Hearing

Dwayne,
A group of very concerned neighbors is opposed to proposed changes to the comprehensive land use map and the proposed zoning change.
1) In their proposal, the applicant claims to have, “collaborated with a host of business professionals, community stakeholders, community outreach organizations to assist in addressing the needs and concerns of the community”.
   a. We see no evidence of collaboration. None of the neighbors in the area of the proposed zoning change have been contacted and there have not been any group meetings with the neighbors to solicit their input or address any concerns.
   
   b. The County updated the land use plan approximately 2 years ago, the stakeholders involved deemed the long term plan as agricultural.
      i. There is no evidence the decisions made during the crafting of the long term plan are out of date.
      ii. In fact, a quick survey of the industrial zoning to the east of highway 75 indicated ample vacant land zoned for industrial development with all of the necessary utilities in place.
iii. Additionally, the nearest property zoned industrial is a speculative development with 14 parcels. The gas station is the only developed parcel.

2) We do not see a demonstrated need for additional lands zoned industrial in this area. We fear the proposed zoning change is simply speculative in nature from an out of state developer with no evidence of a real user.

3) My family is very concerned that the zoning change will adversely affect the value of our property. We have a very beautiful 175-acre ranch located here in Tulsa County with a focus on family, wildlife preservation and cattle ranching. We have the following concerns with the proposed zoning change that would be very detrimental to the aesthetics and value of the ranch:
   a. Giant ugly warehouses on the border of the property.
   b. Increased traffic
   c. Increased crime
   d. Increased noise
   e. Lighting pollution
   f. Uninvited odors
   g. Unaddressed water runoff plan
   h. Detrimental impact on the local wildlife

We are requesting a continuance of the TCCP-11 and the related CZ-535 hearing scheduled for September 21, 2022 for the following reasons:
1) My wife and I are the single largest neighbor with over ½ mile of frontage on the CZ-535 zoning proposal and we have had zero engagement from the applicant. If the proposed zoning change were to go through, our property would be adversely impacted in a significant way.
2) We are planning to present a Formal Protest Petition against the proposed zoning map amendment for zoning case number CZ-535. We need more time to assemble the petition.
3) Should the planning commission insist that a change to the zoning and the long-term plan is warranted and needed, we would request the applicant a) engage with the neighborhood and b) amend the application to include a PUD that would address and mitigate neighborhood concerns.

Sincerely,
Thomas F McCoy
(918) 671-6429
tfrmccoy@gmail.com
Thanks Thomas,

Staff supports your request for a continuance to the October 5th planning commission meeting for both items.

John Parks (sundanceinvestgroup@gmail.com). Please be advised that staff supports the neighborhood request for a continuance.

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

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Sincerely,
Thomas F McCoy
(918) 671-6429
tfrmccoy@gmail.com
DISCLAIMER OF ZONING JURISDICTION

WHEREAS, Jenks Land, L.L.C. ("Owner") is the purported owner of certain real property located in the City of Bixby, Oklahoma, more particularly described as PRESLEY HEIGHTS BLOCKS 6-10, a Subdivision within the City of Bixby, Tulsa County, Oklahoma ("Presley Heights");

WHEREAS, in 1996, a portion of the Property, including a portion of Presley Heights, was purportedly annexed into the City of Bixby by virtue of Ordinance No. 733, recorded with the Tulsa County Clerk in Book 6715, Page 653;

WHEREAS, in 2012, Lot Combination LC-363 was approved by the Tulsa Metropolitan Area Planning Commission ("TMAPC") pursuant to the Declaration dated December 11, 2012 and recorded as Document No. 2012124092 with the Tulsa County Clerk (the "Declaration"). The Declaration combined certain property (the "Property") more particularly described on Exhibit "A" attached hereto, which included a portion of Presley Heights;

WHEREAS, in 2021, the remainder of the Property was purportedly annexed into the City of Bixby by virtue of Ordinance No. 2369, recorded with the Tulsa County Clerk as Document No. 2021125227;

WHEREAS, the Plat of Presley Heights Blocks 6-10 was purportedly approved by the City of Bixby and recorded as Plat No. 6986 with the Tulsa County Clerk on August 5, 2021;

WHEREAS, the TMAPC does not have jurisdiction over property within the corporate limits of the City of Bixby, TMAPC hereby disclaims jurisdiction over the Property and the Declaration. Any covenants in favor of Tulsa County or TMAPC contained in the Declaration shall run with the successor having jurisdiction.

Dated: ____________________________

Chairman of the TMAPC

Attest: ____________________________

Secretary of the TMAPC
EXHIBIT "A"

The East 880 feet of the West half of the Southeast quarter (W/2 SE/4) of Section 17, Township 17 North, Range 13 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the US Government Survey thereof, less and except the South 310 feet of the East 210 feet thereof.

And

The North 70 feet of the South half of the South half of the Northeast quarter of the Southeast quarter (S/2 S/2 NE/4 SE/4) of Section 17, Township 17 North, Range 13 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the US Government Survey thereof.