INTRODUCTION AND NOTICE TO THE PUBLIC
At this meeting the TMAPC, in accordance with and pursuant to applicable TMAPC Policies and Procedures, will review, consider, discuss, and may take action on, approve, recommend for approval, amend or modify, recommend for approval with modifications, deny, reject, recommend for denial, or defer action on any item listed on the agenda.

Call to Order:

REPORTS:

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

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

1. Minutes of February 1, 2023 Meeting No. 2883

CONSENT AGENDA
All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

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

2. PUD-559-3/Z-5888-SP-1c C. Joseph Watt (CD 7) Location: North of the northeast corner of East 91st Street South and South Mingo Road requesting a PUD Minor Amendment and Corridor Minor Amendment to combine part of development area B and C and name the development area C.1, clarify uses allowed in the combined development area and confirm that development will conform to current zoning code supplemental standards and regulations in a CO district. (Continued from January 18, 2023 and February 1, 2023)
3. **PUD-397-B-4 AAB Engineering, LLC** (CD 7) Location: South and east of the southeast corner of East 61st Street South and South Memorial Drive requesting a **PUD Minor Amendment** to remove the previous staff recommendation requirements that a cul-de-sac or other turn around shall be provided within the boundaries of PUD-397-B to allow traffic approaching outside the gate at the northeast corner to turn around.

**PUBLIC HEARING-PLATS**

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

4. **Saint Francis Hospital South** (CD 7) Request for Accelerated Release of Building Permits, Location: Northeast corner of East 91st Street South and Highway 169 (Continued from January 18, 2023 and February 1, 2023)

5. **City Lights** (CD 1) Preliminary Plat, Location: East of the southeast corner of East 46th Street North and North Peoria Avenue (Continued from February 1, 2023)

6. **Cardinal Pointe** (County) Preliminary Plat and Modification of the Subdivision & Development Regulations for block length, Location: Northeast corner of East 136th Street North and North Memorial Drive

**PUBLIC HEARING-REZONING**

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

7. **CZ-538 Ryan McCarty** (County) Location: Southwest corner of 171st Street South and South Sheridan Road requesting rezoning from **AG to CS** to permit a mini-storage facility and office.

**OTHER BUSINESS**

8. Commissioners' Comments

**ADJOURN**

CD = Council District

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

Visit our website at tulsaplanning.org  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 Report Prepared by:**
Dwayne Wilkerson
Amended minimum parking requirement 2.10. 2023

**Owner and Applicant Information:**
Applicant: C. Joseph Watt, P.E.
Property Owner: FLDES VB PH1, LLC

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

**Applicant Proposal:**
Concept summary: PUD and Corridor minor amendment to combine part of development area B and C and name the development area C.1. Clarify uses allowed in the combined development area. Confirm that development will conform to current zoning code supplemental standards and regulations in a CO district.

Gross Land Area: 8.11 Acres
Location: N of the NE/c of E 91st St S & S Mingo Rd

**Zoning:**
Existing Zoning: CO/PUD-559/Z-5888-SP-1
Proposed Zoning: No Change

**Comprehensive Plan:**
Land Use Map: Regional Center
growth and Stability Map: Growth

**Staff Recommendation:**
Staff recommends approval.

**Staff Data:**
TRS: 8418

**City Council District:**
County Commission District: 7
Councilor Name: Lori Decter Wright
Commissioner Name: Kelly Dunkerley
SECTION I: CONCEPT STATEMENT
PUD-559-3 and Z-5888-SP-1c Minor Amendment

Amendment Request: The applicant has submitted a minor amendment application for the PUD and Corridor site plan. The request is limited to a reconfiguration of development area boundaries and providing clarity on the uses allowed across the combined development area.

For the purposes of this staff report the combined development area will be called Development Area C.1 and the development standards outlined below will replace all of the standards outlined in the original PUD-559 and Z-5888-SP-1.

The subject property is split with two development plan areas outlined in PUD 559. Previous modifications to the surrounding areas in the original PUD have not changed the original supplemental development standards or uses allowed.

The remnant standards in PUD 559 and Z-5888-SP-1 allowed multi-family and office uses in the north portion of the subject tract that was included in Development Area B. The applicant proposes an amendment to the PUD and corridor site plan to clarify that a mental health facility (considered a hospital in the current zoning code) is allowed and will be allowed for the entirety of the subject tract (Development Area C.1).

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 30.010.I.2.c) (15) (1) (9) of the City of Tulsa Zoning Code and by Section 25.040.E.5 of the City of Tulsa Zoning Code.

“Changes in an approved use to another use may be permitted, provided the underlying zoning on the particular site within the PUD would otherwise permit such use as of right and the proposed use will not result in any increase of incompatibility with the present and future use of nearby properties.” (The underlying zoning is CO and it appears the hospital, office and other uses outlined in Section II below are included in the original approvals)

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

“Changes in structure heights, building setbacks, yards, driveway coverage measured by width, square footage or percentage of the yard, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved PUD standards and the character of the development are not substantially altered.”
Minor amendments to an approved corridor development plan may be authorized by the Planning Commission, which may direct the processing of an amended development plan and subdivision plat, incorporating such changes, so long as substantial compliance is maintained with the approved development plan."

SECTION II: MINOR AMENDMENT PUD-559-3 and Z-5888-SP-1C
DEVELOPMENT STANDARDS (Development area C.1)

Development shall conform to the supplemental use regulations in a CO district. All standards for parking design, signage in a corridor district, lighting, landscaping, and screening requirements will need to meet or exceed the standards in the current City of Tulsa Zoning Code.

Net Land Area Development Area C.1: 8.26 acres

Permitted uses Categories, Subcategories and Specific Uses:

PUBLIC, CIVIC AND INSTITUTIONAL – Limited to the subcategories listed below.
- Government Service or Similar Functions
- Hospital
- Day Care

COMMERCIAL
- Office (includes all subcategories)

MAXIMUM BUILDING COVERAGE: 34.5% of net lot area

MAXIMUM BUILDING HEIGHT: 75ft

MINIMUM BUILDING SETBACKS FROM PERIMETER OF SUBJECT TRACT:
- From the east boundary 25 feet
- From the north boundary 25 feet
- From the south boundary 25 feet
- From the west boundary 25 feet

MINIMUM OFF STREET PARKING SPACES:
Uses shall not be a consideration for determining the on-site parking requirement. The subject property shall have a minimum 450 115 parking spaces on the subject tract.

SECTION III: Staff Recommendation

Staff has reviewed the request and determined:

1) PUD-559-3 and Z-5888-SP-1c is consistent with the provisions for administration and procedures of a PUD in section 30.010-H and of a corridor development plan in section 25.040.E.5.
2) PUD-559-3 and Z-5888-SP-1c does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-559 and Z-5888-SP-1.

3) The minor amendment will not affect any of the remnant parts of PUD 559 and Z-5888-SP-1

With considerations listed above, staff recommends approval of the minor amendment as outlined in Section II to combine two development areas and clarify allowed uses and update development standards.

Exhibits included with staff report:
- INCOG zoning case map
- INCOG aerial photo
- Site plan
- Consolidation of Development Area example
Slashed Box - Remainder of Development area B

Empty Box - Remainder of Development area C

These two will be consolidated into Development area C.1

PUD-559-3

18-14 18
Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2020/2021
Here are the changes being made to the development standards. “Current Standards” were put into place with the original PUD-559. Any reference to the zoning code in “Current Standards” would be using the City of Tulsa Zoning Code adopted in 1970.

The “Proposed Standards” are what minor amendment PUD-559-3 and Z-588-SP-1c would change. Any reference to the Tulsa Zoning Code would use the zoning code adopted in 2010.

<table>
<thead>
<tr>
<th>Uses</th>
<th>Current Standards</th>
<th>Proposed Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Office and Studios, Multifamily dwellings</td>
<td>Government service, Hospital, Daycare, Office (All subcategories)</td>
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<tr>
<td>Maximum Building Coverage</td>
<td>30%</td>
<td>34.5% of net lot area</td>
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<tr>
<td>Maximum Building height</td>
<td>Offices and Studios - 60ft, Multifamily - 43ft</td>
<td>75ft</td>
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<tr>
<td>Building setbacks</td>
<td>From East Boundary - 25ft</td>
<td>From East Boundary - 25ft</td>
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<tr>
<td></td>
<td>From West Boundary - 50ft</td>
<td>From West Boundary - 25ft</td>
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<td>From North Boundary - 25ft</td>
<td>From North Boundary - 25ft</td>
</tr>
<tr>
<td></td>
<td>From South Boundary - 25ft</td>
<td>From South Boundary - 25ft</td>
</tr>
<tr>
<td>Minimum Off Street parking spaces</td>
<td>As required by applicable use units of the Tulsa Zoning Code</td>
<td>115 parking spaces on the subject tract.</td>
</tr>
</tbody>
</table>
**Case Number:** PUD-397-B-4  
**Hearing Date:** February 15, 2023

**Case Report Prepared by:**  
Dylan Siers

**Owner and Applicant Information:**  
Applicant: AAB Engineering, LLC  
Property Owner: Woodland Valley Development, LLC

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

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**Applicant Proposal:**  
Concept summary: PUD minor amendment to remove the previous staff recommendation requirements that a cul-de-sac or other turn around shall be provided within the boundaries of PUD-397-B to allow traffic approaching outside the gate at the NE corner to turn around.

Gross Land Area: 8.18 Acres  
Location: S & E of the SE/c of E 61st St and S Memorial Dr  
Development Area D-1

**Zoning:**  
Existing Zoning: RM-1/PUD-397-B  
Proposed Zoning: No Change

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

**Staff Recommendation:**  
Staff recommends approval.

**Staff Data:**  
TRS: 8418

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

**County Commissioner District:** 3  
*Commissioner Name:* Kelly Dunkerley
SECTION I: PUD-397-B-4 Minor Amendment

Amendment Request: PUD minor amendment to remove the previous staff recommendation requirements that a cul-de-sac or other turn around shall be provided within the boundaries of PUD-397-B to allow traffic approaching outside the gate at the NE corner to turn around.

The PUD went through a minor amendment in 2017. Within the staff report for that amendment, it states “that a cul-de-sac or other turn around should be provided within the boundaries of the PUD”. The applicant today wants to remove that requirement.

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 30.010.I.2.c(5) of the City of Tulsa Zoning Code:

Modification of the internal circulation system, provided the system is not substantially altered in design, configuration or location;

Staff has reviewed the request and determined:

1) PUD-397-B-4 is consistent with the provisions for administration and procedures of a PUD in section 30.010-H.

2) PUD-397-B-4 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-397-B

3) All remaining development standards defined in PUD-397-B and previous amendments shall remain in effect.

With considerations listed above, staff recommends approval of the PUD minor amendment to remove the previous staff recommendation requirements that a cul-de-sac or other turn around shall be provided within the boundaries of PUD-397-B to allow traffic approaching outside the gate at the NE corner to turn around.

Exhibits included with staff report:
INCOG zoning case map
INCOG aerial photo
Plat with area in question
Note: Graphic overlays may not precisely align with physical features on the ground.

Subject Tract

PUD-397-B-4

18-13 01

Aerial Photo Date: 2020/2021
**Case:** Saint Francis Hospital South

**Hearing Date:** February 15, 2023 (Continued from February 1, 2023 and January 18, 2023)

<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td>Applicant: Nathalie Cornett, Eller &amp; Detrich</td>
</tr>
<tr>
<td></td>
<td>Owner: Saint Francis Health System</td>
</tr>
</tbody>
</table>

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

**Applicant Proposal:**
Request for authorization to receive accelerated release of building permits
2 lots, 1 block, 40.93 + acres

*Location*: Northeast corner of East 91st Street South and Highway 169

<table>
<thead>
<tr>
<th><strong>Zoning:</strong></th>
<th><strong>Staff Recommendation:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>CO/PUD-586-A</td>
<td>Staff recommends approval of the authorization to receive an accelerated release of a building permit</td>
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</tbody>
</table>

**City Council District:** 7

*Councilor Name:* Lori Decter Wright

<table>
<thead>
<tr>
<th><strong>County Commission District:</strong></th>
<th><strong>Commissioner Name:</strong></th>
</tr>
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<tbody>
<tr>
<td>3</td>
<td>Kelly Dunkerley</td>
</tr>
</tbody>
</table>
ACCELERATED RELEASE OF BUILDING PERMIT

Saint Francis Hospital South - (CD 7)
Northeast corner of East 91st Street South and Highway 169

The subject property is required to obtain full compliance with the Subdivision & Development Regulations due to a rezoning to PUD-586-A that occurred in December of 2001. A portion of the property was platted following the original approval, but the remainder of the tract is still subject to the platting requirements in the Tulsa Zoning Code Section 70.080.

The applicant has requested that the Planning Commission authorize the City of Tulsa to issue building permits prior to the filing of a final plat. The Subdivision & Development Regulations require the approval of a preliminary plat prior to authorization for an accelerated release of building permits. The preliminary plat for this project was approved on April 6, 2022.

The project is seeking to abandon and reconfigure existing public infrastructure that impacts that site. The abandonment of certain public infrastructure will include the closure and vacation of existing public utility easements that impact the project site. No construction will be permitted within the existing easements until closure of the easements has been completed. If approved, this application would allow work to begin on portions of the project that exist within the previously unplatted areas while the process to close and vacate existing easements continues. Closed easements will be depicted on the final plat. Any easements that have completed the vacation process will be removed from the final plat.

The Technical Advisory Committee met on January 5, 2023 and had no objections to the authorization for accelerated release of building permits.

If approved, this authorization only removes the requirement that the final plat be filed prior to building permits being issued. All other codes and requirements of the City of Tulsa remain in place.

Staff recommends approval of the accelerated release of a building permit with the following conditions:

1. If an accelerated release is approved, no final inspection of buildings or structures may occur, and no certificate of occupancy may be issued until a final plat for the subject property has been approved and recorded.

Staff has determined that circumstances related to the subject property reasonably preclude the future use or improvement of the area for which dedication of right-of-way and easements would be required and recommend TMAPC include these findings to defer those dedications to the final plat.
SAINT FRANCIS HOSPITAL SOUTH
DEED OF DEDICATION AND RESTRICTIVE COVENANTS

THE CITY OF DEDICATING PARTY, Party A, AS SALE OF DEDICATION, and the STATE OF DEDICATION, and the COUNTY OF DEDICATION, and the STATE OF RESTRICTIVE COVENANTS, Party B, AS SALE OF RESTRICTIVE COVENANTS, further referred to as the "PARTIES," hereby execute and deliver this DEED OF DEDICATION AND RESTRICTIVE COVENANTS, executed as of the date hereof.

1. **PARTIES:***
   - **SAINT FRANCIS HOSPITAL SOUTH (Party A)**
   - **DEED OF DEDICATION (Party B)**
   - **RESTRICTIVE COVENANTS (Party C)**

2. **PROPERTY:***
   - The property to which this DEED OF DEDICATION AND RESTRICTIVE COVENANTS applies is located in [Address], [City], [State], [ZIP Code].

3. **PURPOSE:***
   - The purpose of this DEED OF DEDICATION AND RESTRICTIVE COVENANTS is to dedicate the property to the use specified in the dedication and to place restrictions on the use of the property as described herein.

4. **DEED OF DEDICATION:***
   - **DEED OF DEDICATION (Party B)** hereby transfers and dedicates the property to the **STATE OF DEDICATION (Party A)** for the purpose of use as specified.

5. **RESTRICTIVE COVENANTS:***
   - **RESTRICTIVE COVENANTS (Party C)** hereby imposes restrictions on the use of the property as follows:
     - **Restriction 1:***
       - Description of restriction
     - **Restriction 2:***
       - Description of restriction
     - **Restriction 3:***
       - Description of restriction

6. **RECORDING:***
   - This DEED OF DEDICATION AND RESTRICTIVE COVENANTS shall be recorded in the public records of the jurisdiction where the property is located.

7. **MISCELLANEOUS:***
   - [Include any additional provisions or contingencies]

IN WITNESS WHEREOF, the Parties have executed this DEED OF DEDICATION AND RESTRICTIVE COVENANTS as of the date hereof.

[Signature]
Party A: SAINT FRANCIS HOSPITAL SOUTH

[Signature]
Party B: DEED OF DEDICATION

[Signature]
Party C: RESTRICTIVE COVENANTS

**NOTICE:***
- This document may contain legal terms and conditions that require professional review and interpretation. Please consult with a legal professional or licensed attorney for advice specific to your situation.
**Case: City Lights**

**Hearing Date:** February 15, 2023 (Continued from February 1, 2023)

<table>
<thead>
<tr>
<th>Case Report Prepared by:</th>
<th>Owner and Applicant Information:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td>Applicant: Wallace Design</td>
</tr>
<tr>
<td></td>
<td>Owner: City Lights Foundation of Oklahoma</td>
</tr>
</tbody>
</table>

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

![Location Map Image]

**Applicant Proposal:**

Preliminary Plat

2 lots, 2 blocks, 22.44 ± acres

*Location*: East of the southeast corner of East 46th Street North and North Peoria Avenue

**Zoning:**

RS-3 (Residential Single-Family)
RM-2 (Residential Multifamily)

**Staff Recommendation:**

Staff recommends **approval** of the preliminary plat

**City Council District:** 1

*Councilor Name*: Vanessa Hall-Harper

**County Commission District:** 1

*Commissioner Name*: Stan Sallee
PRELIMINARY SUBDIVISION PLAT

City Lights - (CD 1)
East of the southeast corner of East 46th Street North and North Peoria Avenue

This plat consists of 2 lots, 2 blocks on 22.44 ± acres.

The Technical Advisory Committee (TAC) met on January 19th and provided the following conditions:

1. **Zoning:** The property is currently zoned RS-3 and RM-2. Proposed lots conform to the requirements of the underlying zoning districts.

2. **Addressing:** City of Tulsa addresses and street names must be assigned and affixed to the face of the final plat along with the address disclaimer. Ensure addresses match assignments given by City of Tulsa.

3. **Transportation & Traffic:** IDP approval is required for proposed new streets, sidewalks, ADA ramps, and other improvements in the public right-of-way. Provide public street names on the face of the plat.

4. **Sewer:** IDP approval is required for sanitary sewer main extensions to serve the subdivision. Label and dimension easements, both existing and those being dedicated by the plat. Any offsite easements to cover public infrastructure extensions required by this project are required to be filed and reflected on the face of the plat.

5. **Water:** IDP approval is required for water main extensions to serve the subdivision. Label and dimension easements, both existing and those being dedicated by the plat. Any offsite easements to cover public infrastructure extensions required by this project are required to be filed and reflected on the face of the plat.

6. **Engineering Graphics:** Submit subdivision control sheet with final plat. Remove contours from final plat submittal. Add "City of Tulsa" before Tulsa County in the plat subtitle. Update location map to include platted boundaries and label all other areas as unplatted. Include coordinate system used under Basis of Bearing heading and provide a bearing angle shown on the face of the plat. Graphically show all pins found or set associated with the plat. Provide date of last site visit by the surveyor.

7. **Stormwater, Drainage, & Floodplain:** IDP approval for public storm sewer improvements is required prior to final plat approval. No floodplain on-site.

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

Staff recommends APPROVAL of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. City of Tulsa release letter required prior to final plat approval.
CITY LIGHTS
20-13 18

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2020/2021
SUBJECT TRACT
LAND USE PLAN
EXISTING NEIGHBORHOOD

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

CITY LIGHTS
20-13 18

5 5
FYI.

From: Mark Capron <mark.capron@wallace.design>
Sent: Wednesday, February 01, 2023 10:38 AM
To: Foster, Nathan <NFoster@incog.org>; Nicole Watts <nicole.watts@wallace.design>
Subject: Re: FW: TMAPC Agenda Item 5 - 1 February 2023

+Nicole Watts

Mr. Foster,

Thanks for forwarding us this information. We are currently working to set up a meeting with the interested party to discuss the project.

However, there is no point in postponing the preliminary plat and we respectively insist that the planning commission hear the case today.

Please continue to forward any correspondence on the case to us.

Regards,
Mark

mark b. capron, pla, apa
wallace design collective, pc
918.584.5858 o · 918.806.7314 d

On Wed, Feb 1, 2023 at 8:58 AM Foster, Nathan <NFoster@incog.org> wrote:

FYI. We've received several calls on City Lights this morning. Neighbors are requesting a continuance on the subdivision until they can talk with a representative of the development.

Several folks in our office have spoke to the neighbors and explained the difference between subdivision items and zoning items, but they would still like to talk with someone associated with the project. Ms. Malone’s number is included in the email below.
Good Evening Mr. Foster,

I am asking that this Agenda item not be approved until we are provided with additional information. As President of Chamberlain Area Neighbors (C.A.N.), we are concerned that the proposed utilization of this property will de-value our property, will increase other negative concerns, and until our issues and questions are answered, we ask that approval be denied at this time.

Please forward this request to the appropriate parties involved. Thank you for your consideration. If anyone has questions or desires additional information, I can be reached at home (918/425-4756).

Thank you,

Jane Malone
As a State Senator and representative of the people in Senate District 11 which encompasses much of North Tulsa, I would like to state one particularly important fact. Please communicate to whose that seek to bring Duluth significant projects to our district that it is extremely disappointing and disrespectful to ignore communicating with key stakeholders in that community. While organizations like Crossover Ministries and Habitat for Humanity have embarked on major projects in North Tulsa, there we’re conversations, input, and public meetings to address any questions or concerns in advance of public announcements that these projects would proceed. There is no doubt, there was probably no malicious intent, but disregard and the appearance of “doing it anyway” no matter what the community thinks, without regard for discussing or meeting with community stakeholders, continues to happen unnecessarily. Without such meetings and opportunity for input, my constituents have voiced strong opposition to this project as proposed. Senator Kevin Matthews SD-11

Sent from my iPhone
City Lights Village is a planned, gated, community consisting of 25 beautiful, dignified, triplex homes. Renters will be required to meet multiple criteria before becoming a resident. They will be required to pay rent- the same as other renters in Tulsa. It will have a community center, gardens, orchards, paths, a memorial space, There will be wrap-around services on-site. This will be permanent housing for those being lifted out of chronic homelessness. Many of these people are suffering from disabilities and cannot afford current housing costs/ medical costs/ and food to get themselves out of this cycle. They need assistance through a program like this.
City Lights Village
Frequently Asked Questions

Who we are:
The City Lights Foundation has been serving the Tulsa community since 2013. Our mission is to love individuals, give hope, and touch souls through relational service and dignified housing.

What is City Lights Village?
City Lights Village is a planned community that will consist of 25 Triplex homes. All neighbors will be required to pay rent. There will be a Community Center, Gardens, reflection areas, community space, and other services available. City Lights Village will also have opportunities for volunteers to engage and participate in community events.

Where:
City Lights Village will be located off of 46th St. North just west of Peoria. The triplexes will be located on the back 10 acres in a gated community. The front property will consist of orchards, gardens, chickens, and bees. Access to homes will be through the Community Center (located on the back property) or through specific gates accessible by neighbors.

We want to meet you!
We want to get to know our neighbors! Below are times we are setting aside to meet neighbors, answer questions, and provide tours. Email village@citylightsok.org with your name, address, and which of the following time/days that would work for you. We will keep these meetings to groups of 5 or less in order to answer questions and tour. They will last 30 minutes. We will confirm with you through email.

Meeting Dates/Times
Monday, February 13th- 10am, 3pm, or 5:30pm
Tuesday, February 14th- 10:30 am
Sunday, February 19th- 2:00 pm

"We believe that each person we meet has value and should be treated with dignity."
From July 2023- January 31st: We met over a dozen neighbors that live in our neighborhood. We never had a complaint come to us during that time, and all neighbors have been extremely kind and relayed excitement and the need for what we are doing.

During this time we gave neighbors firewood that we cut, allowed neighbors to continue to cut and sell hay off of our land, helped a neighbor get their car off the road/bought them gas, and allowed neighbors to ride their horses on our land and trails. We also showed the house to neighbors that came up and wanted to see it. Below are the activities that made us visible during that time.

**Work Days**
July 16- 3 volunteers / 2 hours  
July 23- 13 volunteers / 4 hours  
August 6- 20 volunteers/ 4 hours  
August 13- 15 volunteers/ 4 hours  
September 10- 12 volunteers/ 5 hours  
October 15- 15 volunteers/ 4 hours  
January 16- 10 volunteers/ 3 hours

**Land Checks**
1-2 trips to the land weekly by 1-2 staff since August.

**Media**
November:
- Village information on our website  
- E-Newsletter Blast Announcing Village to over 1,000 contacts  
- 14th- Tulsa World Article on Village  
- 17th- Channel 2 news story on Village  
- 20th- Channel 8 news story on Village

January
- 1st- Tulsa World Article: 10 People to Watch- City Lights Village  
- 28th - Fox 23 House Dedication  
  Channel 6 House Dedication

**Other**
January
- 16th - House arrives  
- 27th - House Dedication on-site (4 hours)
February 1st to present: **Engagement**

**Complaints**

- Received information about Ms. Malone’s and Ms. McCondrichie’s complaint.
- Numerous conversations with Ms. Malone via phone. Offered to meet with Ms. Malone in a small group setting and tour. Refused despite many offers. She was very angry in these calls and continued to yell at me to take it back to my neighborhood. There was not a lot of room for discussion. She did invite us to a neighborhood meeting in which she promised only 20 people and that it would be orderly and allow room for us to explain. After our conversations it was clear that this meeting would not be that. We again offered smaller meetings and tours to anyone interested. Moved to email for documentation purposes. I noted our conversations were being misrepresented when spoken about by others.
- Have reached out to Ms. McCondrichie multiple times, offered tours and to meet. She continues to not agree to meet or tour.

**Further Engagement**

- Met with Councilor Hall-Harper and Dr. Crutcher for tour of home and discussion of housing development.
- **Canvassed neighborhood** across the street **three separate days** handing out flyers, answering questions, and offering meetings and tours. The house was also open for tours during canvassing times. (did not canvas Chamberlain- it’s 2 miles away)
  - Day 2 Canvassing- Councilor Hall- Harper, City Lights. Approx. 50 neighbors, approx. 60 flyers, 1 complaint.
  - Day 3 Canvassing- Councilor Hall-Harper, City Lights, Approx. 25 neighbors- 35 flyers, 3 complaints
- 6 people have come to tour the home
- Email sent to Ms. Malone, President of Chamberlain Area Neighbors (C.A.N.), with information about how to contact us and 5 meeting dates for those willing to meet, discuss, and tour. We are not sure that this information was passed along.
- We have had an open door at the home for tours and to visit with neighbors during all meeting times.
What we have heard and learned:

- Lots of people recovering from homelessness in the neighborhood
- Handful of people currently experiencing homelessness in the neighborhood that are couch surfing (several would be eligible for this program)
- Many asked for applications for friends and family
- Several neighbors asked about getting involved or donating
- Misinformation at the neighborhood meeting stated by several neighbors we met with.
February 9, 2023

VIA EMAIL ONLY

Ms. Jane Malone
President, Chamberlain Area Neighbors
Janemalone38@gmail.com

Re: City Lights Triplex Residential Subdivision

Dear Ms. Malone:

This letter is to confirm our previous e-mail correspondences regarding the preliminary plat for the City Lights triplex residential subdivision project located near E. 46th Street North and North Peoria Ave. As we previously discussed, City Lights will not be attending the Chamberlain Area Neighbors Neighborhood Meeting being held on February 11, 2023.

However, we would like to again extend an invitation to meet with neighbors and interested community members who may have questions about the project. We will have a representative available to meet at the Property, give a tour of the model home on-site, and discuss the project with groups of up to five (5) people. These tours will occur at the following dates and times:

- Monday February 13th- 10:00am - 10:30am
- Monday February 13th- 3:00pm – 3:30pm
- Monday February 13th- 5:30pm – 5:30pm
- Tuesday February 14th- 10:30am -11:00am
- Sunday February 19th- 2:00pm - 2:30pm

Anyone who is interested in participating may sign up by e-mailing village@citylightsok.org with the requested time and date. Additionally, a City Lights representative will be joined by Councilor Hall-Harper on Friday, February 10, 2023, to distribute flyers to our neighbors with this meeting information.

I look forward to seeing you at one of our meetings.

Respectfully,

[Signature]

Sarah Grounds,
Executive Director
Hello Ms. Malone,

Please see attached letter.

Best,

Sarah Grounds
Executive Director
The City Lights Foundation of Oklahoma
918-991-9599

www.citylightsok.org
**Case:** Cardinal Pointe  
**Hearing Date:** February 15, 2023

### Case Report Prepared by:
Nathan Foster

### Owner and Applicant Information:
**Applicant:** Tanner Consulting, LLC  
**Owner:** RC Collinsville, LLC

### Location Map:  
(shown with County Commission districts)

### Applicant Proposal:
Preliminary Plat and Modification of the Subdivision & Development Regulations for block length  
103 lots, 11 blocks, 80.03 ± acres  
**Location:** Northeast corner of East 136th Street North and North Memorial Drive

### Zoning:
RE (Residential – Estate)/PUD-864

### Staff Recommendation:
Staff recommends approval of the preliminary subdivision plat and the modification of the Subdivision & Development Regulations

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

**EXHIBITS:** Site Map, Aerial, County Land Use Plan, Modification Request, Preliminary Plat
PRELIMINARY SUBDIVISION PLAT

**Cardinal Pointe** - (County)
Northeast corner of East 136th Street North and North Memorial Drive

This plat consists of 103 lots, 11 blocks, 80.03 ± acres.

The Technical Advisory Committee (TAC) met on February 2, 2023, and provided the following conditions:

1. **Zoning:** The property is zoned RE (Residential – Estate) with an approved Planned Unit Development (PUD-864). Zoning change was recommended for approval by TMAPC on December 7, 2022. Resolution #20230154 was approved and adopted by the Board of County Commissioners on January 30, 2023. PUD number should be included on the face of the plat and adopted PUD standards should be referenced in the deed of dedication. *Official zoning map updates had not been completed as staff prepared this recommendation.*

2. **Addressing:** Addresses to be assigned by INCOG. Add address assignments to the face of the plat and include address disclaimer. Street names must be approved by the County Engineer.

3. **Transportation & Traffic:** New public streets are required to obtain plan approval from the Tulsa County Engineer. Block 9 exceeds the allowable block length defined in the Subdivision & Development Regulations. Modification approval for block length is required for final plat approval. Add notation required by Section 5-060.5 to temporary dead-end streets.

4. **Sewer/Water:** On-site sewage disposal must be approved by the Oklahoma Department of Environmental Quality and signature must be included on plat for final plat approval. Water to be served by Washington County Rural Water District #3. Rural water district must approve all plans and release the plat prior to final plat approval.

5. **Airport:** Avigation notice is required on the face of the plat.

6. **Stormwater, Drainage, & Floodplain:** Drainage plans must be submitted and approved by the Tulsa County Engineer prior to final plat approval.

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.
Modifications of the Subdivision & Development Regulations:

Section 5-030.3 Block Length

Block length maximums are established by the Subdivision & Development Regulations depending upon the lot size along the block face. For lots with an average width of greater than 125 feet, the maximum block length allowed is 1500 feet.

The applicant has requested a modification to allow an extended block length for Block 9 on the preliminary plat. Due to the existing drainage areas and a jurisdictional stream, the applicant has dedicated an overland drainage easement which makes a connection to the east impractical per the modification requirements of Section 5.030-C. Staff supports the request for an extended block length only for the areas described.

Staff recommends APPROVAL of the preliminary plat and the modification of the Subdivision & Development Regulations for block lengths subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. Tulsa County release letter is required prior to approval of the final plat.
Cardinal Pointe – Modification to Subdivision & Development Regulations

Due to a likely jurisdictional stream thread on the east side of the property, as contained within a proposed overland drainage easement, we are limited on the placement of stub streets. Therefore, Block 9, measured along the ROW from the north property line to N. 82nd East Avenue, is 1,926’. 2 stub streets are shown – one to the north and one to the east. In addition, two entrances off N. Memorial Dr. and one entrance off E. 136th St. N. are proposed, ensuring adequate connectivity. I believe the intent of the subdivision regulations has been met, even with the challenge of existing natural resources, and therefore respectfully ask the planning commission to grant an exception to the maximum block length for Block 9.
Preliminary Plat
YUD-864
Cardinal Pointe
The Preliminary Plat of the southwestern quarter of section twenty-five, township thirteen north, range fifteen west of the second principal meridian is located in Tulsa County, State of Oklahoma.

SECTION I. DESCRIPTION AND RESTRICTIVE COVENANTS

A. APPURTEMENTS AND UTILITY EASEMENTS:

1. The Owner hereby designates to the Public the Street Right-of-Way shown on the plat as a Public Street.
**Case Number:** CZ-538  
**Hearing Date:** February 15, 2023

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
**Applicant:** Ryan McCarty  
**Property Owner:** Pine Springs Development Group LLC

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

![Location Map Image]

**Applicant Proposal:**  
**Present Use:** Vacant  
**Proposed Use:** Mini-Storage & Office  
**Concept summary:** Rezone from AG to CG to permit a mini-storage and office.  
**Tract Size:** 9.83 ± acres  
**Location:** Southwest corner 171st Street South and South Sheridan Road

**Zoning:**  
**Existing Zoning:** AG  
**Proposed Zoning:** CG

**Comprehensive Plan:**  
**Land Use Map:** Commercial/Neighborhood  
Commercial/Rural Residential

**Staff Recommendation:**  
Staff recommends approval.

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

**County Commission District:** 3  
**Commissioner Name:** Kelly Dunkerley

REVISED 2/8/2023
SECTION I: CZ-538

DEVELOPMENT CONCEPT: The applicant has requested to rezone from AG to CG to permit all uses that are allowed in a CG district. The immediate goal is to construct a mini-storage facility with an office and would be allowed in the CG district. The proposal lies primarily within the Commercial and Neighborhood Commercial land use designation however two small portions of the subject tract are located in Rural Residential designation of the City of Bixby Comprehensive Plan, which has been adopted as part of the Tulsa County Comprehensive Plan. This proposal is compatible with these designations, with the exception of the two small portions of the subject area located in Rural Residential. Staff has contacted the City of Bixby who has stated they have no issues or concerns with the proposed zoning change.

EXHIBITS:
- INCOG Case map
- INCOG Aerial
- Comprehensive Plan Land Use Map

DETAILED STAFF RECOMMENDATION:

CZ-538 is non-injurious to surrounding proximate properties and consistent with the Tulsa County Comprehensive Plan;

CZ-538 is consistent with the anticipated future development pattern of the surrounding property therefore,

Staff recommends Approval of CZ-538 to rezone property from AG to CG.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

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

Land Use Vision:

Land Use Plan map designation: Commercial/Neighborhood Commercial/Rural Residential

Commercial
The Commercial designation denotes areas that create retail and commercial destinations for City residents, as well as others throughout the region. This designation may also support offices and business parks. Development shall have direct access to major roads and transit.

Neighborhood Commercial

The Neighborhood Commercial designation denotes areas that provide goods and services to meet the frequent shopping needs of residents. Development shall have access to major roads and provide opportunities for walking and biking from nearby residential areas.

Rural Residential

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

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: E 171st St S is designated as a Primary Arterial. S Sheridan Rd is designated as a Secondary Arterial.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently vacant agricultural land.

Environmental Considerations: None

Streets:

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<tr>
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<th>MSHP R/W</th>
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<td>E 171st St S</td>
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<td>S Sheridan Rd</td>
<td>Secondary Arterial</td>
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Utilities: The subject tract has municipal water available. Sewer will be by ODEQ approved septic system.
Surrounding Properties:

<table>
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<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
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SECTION III: Relevant Zoning History

History: CZ-538

ZONING ORDINANCE: Resolution number 98254 dated September 15, 1980, established zoning for the subject property.

Surrounding Property:

CZ-536/PUD-863 December 2022: All concurred in approval of a request to rezone a 135.27+ acre tract of land from AG to RE and approval of a proposed Planned Unit Development for a single-family residential subdivision, on property located Southwest corner of East 171st Street south and South Sheridan Road.
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
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<tbody>
<tr>
<td>Mark &amp; Ruth Hartje</td>
<td>17691 S. Sheridan Road</td>
<td>Mark Hartje</td>
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<tr>
<td>Stephen &amp; Allyson Bibb</td>
<td>17527 S. Sheridan Road</td>
<td>Allyson Bibb</td>
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<tr>
<td>Carol Arnold</td>
<td>17351 S. Sheridan Road</td>
<td>Carol Arnold</td>
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<td>Jason &amp; Amanda Sparks</td>
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<td>Barbara Skaggs</td>
<td>17319 S. Sheridan Road</td>
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<td>Michael &amp; Karlene White</td>
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<td>Larry &amp; Patricia Edwards</td>
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<td>Don &amp; Deborah Crall</td>
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<td>Adam West</td>
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<td>Baron &amp; Mary Sproles</td>
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<td>Shirley Garcia</td>
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<tr>
<td>Sam &amp; Vonette Parker</td>
<td>7081 E. 177 St S</td>
<td>Vonette Parker</td>
</tr>
</tbody>
</table>

(2/1/23)
Neighbors Objecting to the Proposed Rezoning on CZ-538

Name                        | Address                           | Signature/Date
-----------------------------|------------------------------------|-------------------
Jason & Lacy Randall         | 6618 E 171st                      | Jason Randall     
(directly across from the property in question) |                        | 2/11/23           |
Kevin King                   | 17195 S. Sheridan Road            | Kevin Newton      
(directly across from the property in question) |                        |                   |
Joey & Jackie Newton         | 171st & S. Sheridan Road          | Joey Newton       
(directly across from the property in question – no address) |                        |                   |
Terri & Kathy Jo Williams    | 17476 S. Sheridan Road            | Terri Williams    
(with in Magnolia Estates)   |                        |                   |
Joey & Christina Shutrump    | 6866 E. 171st St. S.              | Joey Shutrump     
|                        |                                    |                   |
Jason Orr                    |                                    |                   |
**Neighbors Objecting to the Proposed Rezoning on CZ-538**

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<thead>
<tr>
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<tr>
<td>William Yee</td>
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<tr>
<td>Dovile Petrauskaite-Yee</td>
<td>17570 S. Sheridan Road</td>
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**Property Owners in Magnolia Estates**
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<tr>
<td>Meliuski</td>
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<td>Deanna Sheik</td>
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<td>Adam West</td>
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<td>Mark Boatman</td>
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<tr>
<td>Joanna Boatman</td>
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<tr>
<td>Kris Hooper</td>
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<tr>
<td>Amie &amp; Richard Tuggle</td>
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<tr>
<td>Green Family</td>
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Neighbors Objecting to the Proposed Rezoning on CZ-538

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<td>Steven &amp; Anna Wilcox</td>
<td>17453 S. 71st Av E</td>
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<td>Billy &amp; Felicia Caperton</td>
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<td>Blakemore Family Trust</td>
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<td>David Goff</td>
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<tr>
<td>Philip Harper</td>
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<td>Jennifer Thompson</td>
<td>17800 S 71st Ave</td>
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<td>Robert Leco</td>
<td>17898 27th Ave</td>
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<td>Stephen Hardy</td>
<td>7141 S 179th S</td>
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<td>David Seibert</td>
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<td>Gilbert Ybarro</td>
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<td>Joy King</td>
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<td>Barbara Shipman</td>
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<td>Sally Divine</td>
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<td>Emma R McKenney</td>
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<tr>
<td>Shelly Greene</td>
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<tr>
<td>William A Greene</td>
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<tr>
<td>Glenn Walker</td>
<td>18002 S 72nd E Ave</td>
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</tbody>
</table>
February 12, 2023

TULSA METROPOLITAN AREA PLANNING COMMISSION INCOG
2 West 2nd Street, Suite 800
Tulsa, Oklahoma 74103

Re: CZ-538 (request to rezone AG property to CG)

Objections to Proposed Rezoning of Property located at: SW/C 171st St S and S Sheridan Rd

Dear Planning Commission members:

We, the undersigned property owners (Exhibit 1) respectfully object to this property being rezoned from AG to CG for the reasons categorized below. We all live within a 1–2-mile radius of the property.

**Our decision to move away from Urban areas was intentional**

Most of us have moved from urban areas to the rural countryside, south of Bixby. We did not do this to be closer to commercial development, but to enjoy our rural settings.

Bixby is known as the “Garden Spot of Oklahoma,” because of its rich agrarian heritage. At one time, the Seal of the City of Bixby contained this phrase. There also used to be a road sign just south of 111th and Memorial welcoming visitors to “Bixby – the Garden Spot of Oklahoma.”

Bixby has grown, but most of that growth is north of the river (this fact can be found in Bixby’s section of Tulsa County’s Comprehensive Land Use Plan – pg. 9). In addition, the population is growing at a 24% rate in the incorporated areas, compared to a 12.4% rate in the unincorporated areas (pg. 3 of this Plan). As such, development would be premature in this area of South Bixby and should follow the population growth.

We have plenty of commercial destinations within 2 or 3 miles of our rural area and would not be better served with any additional destinations.

- We are 2 miles from the nearest mini-storage (Arborstone Storage – Bixby)
- We are 2.5 miles from QuikTrip (nearest gas station)
- We are 2.5 miles from the nearest grocery store (Doc’s Country Mart)
- We are 2.5 miles from the nearest bank (Mabrey Bank)
Injury to Surrounding Property Owners if this is rezoned CG

We understand that if this property is approved for CG, any type of commercial enterprises and buildings can be built on this former-AG land, affecting all our property values, and removing the natural atmosphere of our rural environment.

The developer or applicant has not met with any of us. The developer’s application states that the “proposed use” is a ministorage/office, but he is not bound to this plan.

There are numerous harms to the current property owners and the new owners, who are moving into this area to live in a rural country environment, if this is rezoned as CG:

- The values of our properties will be negatively impacted, since this area of Tulsa County is mainly agricultural, and that is the reason homeowners are moving to the area. Knowing there is a commercial building in the middle of this rural setting will not serve as an advantage for selling our properties. In fact, the new property owners across the road from this property (the Newtons) are already selling their newly purchased rural lot, for this reason.
- The property will have to have security lighting – adding light pollution to our serene night sky.
- The property will have to have large privacy fencing– this will remove the rural character of the area.
- There will be a significant increase in traffic and noise. Storage facilities will be opened/closed throughout the day and part of the night – affecting the peace and quiet and the natural sound and ambience of our rural area throughout the day, evening, and night.
- There will be a significant increase in rainwater runoff – due to the addition of commercial concrete to the agricultural/rural land.
- Commercial property owners can erect signs that are 25’ above the roof level, and they can also use dynamic display signs.
- Commercial businesses attract crime. This is under the jurisdiction of the Tulsa County Sheriff. As such, it would take much longer for law enforcement to intervene in this location.
- We, as County residents, have the right to shoot our weapons and have fires on our properties, with no outside interference. More than likely, this would not appeal to commercial residents.
**Current vs Planned Zoning**

**Current Zoning:** This property and the surrounding area is currently zoned as AG District, by Tulsa County. The County Zoning Code is in the process of being updated, with a Public Hearing Draft, dated January 10, 2023.

One of the most significant changes is the definition of AG District. It is proposed as:

**2.010-B Purposes**

1. **AG District**
   
   The AG district is primarily intended to:
   
   a. “Encourage and protect agricultural land;”
      
      a. - removing the phrase: “until an orderly transition to urban development may be accomplished.”
   
   b. “Discourage unplanned, premature urban development in rural areas;”
      
      a. – words “unplanned, premature and urban” have been added

It appears that Tulsa County wants to preserve the AG District by adding more restrictive and descriptive words to describe what an AG District is. Bottom-line – AG Districts should be protected. If there is urban development planned, it should not be premature. Development at 171st and Sheridan is extremely premature. Sheridan didn’t even extend past 171st, until 1968. This fact and that the fact, that the current property owners are satisfied with driving the 2 – 2.5 miles into Bixby for their commercial needs, should be considered, before premature development is forced on the area.

There is much up and coming development on the 151st corridor. That is where Bixby should be focusing their attention first. Sheridan from 151st all the way to 181st is all residential/farmland. 171st is all residential/farmland from Highway 64 to Yale, except for a church and the County Maintenance facility on the corner of 171st and Yale – neither of which are commercial in nature. Looking at a map of the area, this would be the only commercial building(s) in the middle of AG land and Rural Residential lots. It does not fit the character of the surrounding properties.

Given the fact that we moved out of the city intentionally, putting in our own infrastructure, Tulsa County should help us protect our coveted AG District. In other words, we, not the City of Bixby should have more input into how our land areas are zoned.

We understand that the Tulsa County Comprehensive Land Use Plan has plans for our area. Realizing this is after the fact, we are not in agreement with what the City of Bixby “plans” for our properties. It’s unfortunate that we weren’t notified with a sign on the corner when these changes were made in 2019 to the metro area. We would have attended those meetings and objected then.

We moved to AG District zoning, intentionally. As more areas are developed, AG districts need to be preserved and cherished. Along this line, rezoning even a small area right next to rural country properties will inevitably affect and destroy the look and feel our special Garden Spot!
**Planned zoning:** The Tulsa County’s Comprehensive Land Use Plan would zone this property and the surrounding area as primarily Rural Residential, if incorporated into the City of Bixby. According to this Plan (pg. 10), Rural Residential is defined as “denotes areas that have large-lot detached residential development in natural/rural portions of the City. Development in this designation should retain the rural character of the area and will be relatively low in density.”

It is hard to imagine how this area will retain its rural character if this property is allowed to be rezoned CG, given what has already been discussed about the nature of the commercial activities.

Whether we are appealing to you from the current County zoning or the planned City of Bixby zoning, both AG-District and Rural Residential speaks of either encouraging and protecting ag land or retaining the rural character of the area. The spirit of both the County AG-District and the City Rural Residential zoning codes will be violated by a commercial building stuck in the middle of our ag/rural land.

**Summary**

Please consider our objections and give extra weight to the fact that we are the current and long-term property owners. We would respectfully ask you not to approve this rezoning. Not only will this negatively impact our property values, but it will injure the quality of our lives, by decreasing the intrinsic value of our rural settings. The fact that we chose to raise our children in a rural setting should be considered by this board. Some of us have young children that will suffer due to this possible rezoning. In addition, we believe that our concerns for preserving and cherishing the characteristics, the look and feel of our rural country environment, would be shared by those who are moving into the nearby developments and communities.

We would also request that you consider amending the Tulsa County Comprehensive Land Use Plan to leave the corner of 171st and Sheridan as Rural Residential/AG.

Respectfully,

The Families of 171st – 181st and Sheridan/Rockdale Estates/Village of Sparta