

**Sawyer, Kim**

*Continuance request to 2-3-2021  
CPA-93*

**From:** Wilkerson, Dwayne  
**Sent:** Tuesday, December 8, 2020 9:20 AM  
**To:** Wertin, Jani; Sawyer, Kim; Miller, Susan  
**Cc:** Moreno.0833@yahoo.com  
**Subject:** RE: Application Z-7589 and CPA-93 follow up (Continuance request to February 3rd 2021)

Kim,

We are in receipt of a request for a continuance on Z-7589 and CPA-93. These items are currently scheduled for the December 16<sup>th</sup> 2020 planning commission meeting.

Staff supports the applicants request for a continuance to a February meeting. Please forward this request to the Planning Commission with a specific date to February 3<sup>rd</sup> 2021.

Respectfully,

**Dwayne Wilkerson, ASLA, PLA**  
Principal Planner | Current Planning  
**Tulsa Planning Office**  
2 W. 2nd St., 8th Floor | Tulsa, OK 74103  
918.579.9475  
[dwickerson@incog.org](mailto:dwickerson@incog.org)



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**From:** Wertin, Jani <jwertin@incog.org>  
**Sent:** Tuesday, December 8, 2020 9:10 AM  
**To:** Wilkerson, Dwayne <DWilkerson@incog.org>  
**Subject:** FW: Application Z-7589 and CPA-93 follow up

Good Morning Dwayne,

Please let me know if this will work or if I need to have her send you a formal email requesting the continuance. We were initially going to have to request a continuance because of the notification deadline mix up, but she is not going to be here in January and requested that we move her hearing date to sometime in February. I asked her if February 3<sup>rd</sup> would work for her and she did not respond.

Let me know if you need anything else,



**Jani Wertin**

Assistant Planner | Current Planning  
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**From:** Ana Moreno <[moreno.0833@yahoo.com](mailto:moreno.0833@yahoo.com)>  
**Date:** Monday, December 7, 2020 at 2:57 PM  
**To:** "Wertin, Jani" <[jwertin@incog.org](mailto:jwertin@incog.org)>  
**Subject:** Re: Application Z-7589 and CPA-93 follow up

i know and that's what i told the guy but he said that for the kind of change i was requesting i did not had to bring that in but so the date i had been told is changing i will be out all of January so can you please set me back on the calendar some time in Feb. 2021 please

On Monday, December 7, 2020, 02:24:30 PM CST, Wertin, Jani <[jwertin@incog.org](mailto:jwertin@incog.org)> wrote:

Good Afternoon Ana,

I am not sure what happened, but on the front page of the application, which you can find here: <http://tulsaplanning.org/forms/Comprehensive-Plan-Amendment-Application.pdf>, we have a list of things we require in order to consider your application complete. These things include the following:

1. Fill out Comprehensive Plan Amendment Application, located at: [tulsaplanning.org/resources/forms-applications](http://tulsaplanning.org/resources/forms-applications)
2. Provide a map identifying the subject area of the proposed amendment.
3. Provide a written justification for the amendment that addresses:
  - How conditions of the subject area and its surrounding properties have changed.
  - How those changes have impacted the subject area to warrant the proposed amendment.
  - How the proposed change will enhance the surrounding area and the City of Tulsa.
4. Submit Application and additional items to the TMAPC staff at INCOG.
5. TMAPC staff will schedule a proposed map amendment for TMAPC hearing concurrent with the development proposal.

The reason why a comprehensive plan amendment is required to accompany your re-zoning application is because the zoning category you are proposing for the property is not consistent with vision for the area as outlined by the Comprehensive Plan through the Land Use plan. As this plan was created through the Comprehensive Planning process, you as the applicant have to provide a reason as to why the land use category you are proposing is more appropriate than the current landuse category.

Changes can happen and in some cases are warranted, but we need to know more about the area and potential changes taking place, which is why we ask applicants to answer these three questions.

The Director also had some concerns regarding the land use designation you are requesting, is there a reason you chose the Main Street designation or would you be open to maybe adjusting your request to something like Neighborhood Center which might better fit the neighborhood?

Please let me know,



**Jani Wertin**

Assistant Planner | Current Planning

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**From:** Ana Moreno <[moreno.0833@yahoo.com](mailto:moreno.0833@yahoo.com)>  
**Date:** Monday, December 7, 2020 at 1:32 PM  
**To:** "Wertin, Jani" <[jwertin@incog.org](mailto:jwertin@incog.org)>  
**Subject:** Re: Application Z-7589 and CPA-93 follow up

good morning i did not submitted a justification for the comprehensive plan amendment because i was told by the guy that took my application in told me that i did not had to do so

On Monday, December 7, 2020, 11:11:48 AM CST, Wertin, Jani <[jwertin@incog.org](mailto:jwertin@incog.org)> wrote:

Good Morning Erasmo,

I hope you are well. I sent an email last Monday, November 30<sup>th</sup> and called last Tuesday, December 1<sup>st</sup> to give you an update on and discuss your applications, but did not receive a response, so I wanted to reach out again to follow up with you regarding your applications Z-7589 and CPA-93. As we missed a notification deadline, Staff will be requesting a continuance at the 12/16 TMAPC meeting to the next available meeting date, 1/6 and a new batch of notices will be sent out.

Additionally, I just looked through the file and it does not appear that you have submitted a justification for the Comprehensive Plan Amendment. Without it, I cannot move your application forward as it will be considered incomplete and I will have to recommend denial. If you could please send me a word document that answers the following questions, I would appreciate it.

- How conditions of the subject area and its surrounding properties have changed.
- How those changes have impacted the subject area to warrant the proposed amendment.
- How the proposed change will enhance the surrounding area and the City of Tulsa.

If you could please get back to me as soon as possible with your justification so I do not have to delay your application further, I would greatly appreciate it.



**Jani Wertin**

Assistant Planner | Current Planning

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