



Tulsa Metropolitan Area Planning Commission

**Case Number:** Z-7571 (related to CPA-89)

**Hearing Date:** December 16, 2020

1. Staff Continuance from September 2, 2020 Staff re-notice to September 16<sup>th</sup> for modified request to 45' in height
2. Applicant continuance from October 21<sup>st</sup> to November 18<sup>th</sup> for additional neighborhood engagement
3. Neighborhood continuance from November 18<sup>th</sup> to December 16<sup>th</sup> for development plan consideration

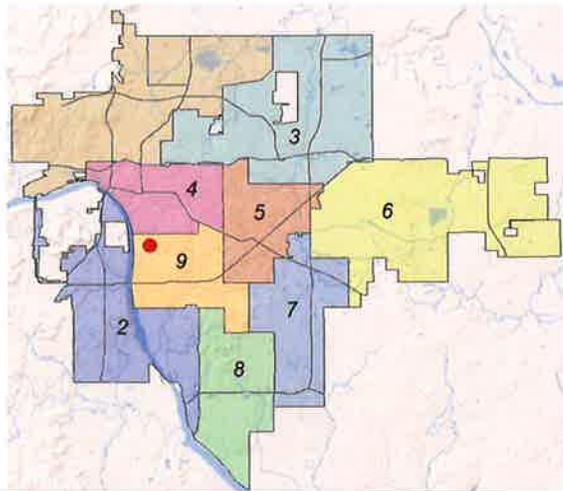
**Case Report Prepared by:**

Dwayne Wilkerson

**Owner and Applicant Information:**

*Represented by:* Lou Reynolds  
*Applicant:* CBC Builds c/o AAB Engineering, LLC  
*Property Owner:* John E. and Harriet L. Vaughn

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



**Applicant Proposal:**

*Present Use:* Residential

*Proposed Use:* All uses and building types that are allowed in the MX1- U zoning classification with a maximum building height of 45 feet.

*Concept summary:* Redevelop property from existing single-family homes to a mixed-use building.

*Tract Size:* 0.48 ± acres

*Location:* East of the Northeast corner of East 36th Street South & South Peoria Avenue

**Zoning:**

*Existing Zoning:* RS-3

*Proposed Zoning:* MX1-U-45 w/optional development plan

**Comprehensive Plan:**

*Land Use Map:* Existing Neighborhood  
*Proposed in CPA-89:* Main Street

*Stability and Growth Map:* Area of Stability  
*Proposed in CPA-89:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval with or without the optional development plan.**

**Staff Data:**

TRS: 9319  
CZM: 47

**City Council District: 9**

*Councilor Name:* Jayme Fowler

**County Commission District: 2**

*Commissioner Name:* Karen Keith

*e.l*

## **SECTION I: Z-7571**

**DEVELOPMENT CONCEPT:** The applicant is requesting to rezone the subject property from RS-3 to MX1-U-45 and has included an optional development plan after the previous public hearing for this zoning case.

In addition to the zoning request with the optional development plan the applicant has submitted a Comprehensive Plan Amendment to change the Land-use designation and the Growth and Stability designation from "Existing Neighborhood" to "Main Street" and "Area of Stability" to "Area of Growth", respectively.

This staff report and the comprehensive plan amendment request have both been edited to reflect neighborhood engagement process.

### **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 included

### **DETAILED STAFF RECOMMENDATION:**

The requested zoning is compatible with the properties north and west of the subject property however it is not consistent with the existing neighborhood land use designation. The applicant has also submitted an amendment to the land use map and growth and stability map in Tulsa's Comprehensive Plan. Staff supports those changes and,

Establishing MX1-U (neighborhood mixed-use) zoning designation with a 45-foot maximum height provides use limitations and design standards that are consistent with the abutting Main Street designation and,

Neighborhood engagement has been an important part of this process and the Planning Commission public hearing has been continued several times. As a result of that process the applicant has submitted an optional development plan that only limits the use allowed on the site. This is the first optional development plan that is part of a mixed-use zoning application and normally staff does not support that as a consideration in an MX district. In this instance all the remaining standards in the MX district remain and staff supports the development plan request because of the neighborhood engagement process.

MX1-U building placement requirements will enhance the pedestrian nature of East 36<sup>th</sup> Street South and establish a consistent corridor edge on the east side of the main street corridor and,

MX1-U is the least intensive mixed-use zoning district defined in the code and provides appropriate design considerations for abutting adjacent residential uses and,

This designation, combined with the Urban character designation and the height limit of 45 feet, would allow this property a greater variety of neighborhood compatible building types to choose from, while increasing the walkability and access of the neighborhood to goods and services, and protecting neighborhoods from objectionable uses therefore,

6.2

**Staff recommends Approval of Z-7571 to rezone property from RS-3 to MX1-U-45 with or without the provisions of the optional development plan provided below.**

## **SECTION II: OPTIONAL DEVELOPMENT PLAN:**

Z-7571 with the optional development plan standards will conform to the provisions of the Tulsa Zoning Code for development in an MX1-U-45 district and its supplemental regulations except as further refined below. All use categories, subcategories or specific uses and residential building types that are not listed below are prohibited.

### PERMITTED USE CATEGORY

RESIDENTIAL (See allowed residential building types below)

Household Living

Three or more households on a single lot

### PERMITTED RESIDENTIAL BUILDING TYPES

Apartment/Condo

## **SECTION III: Supporting Documentation**

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

#### Staff Summary:

The applicant is currently requesting a *Main Street* land use designation and growth designation of *Area of Growth*, which are the current land use and growth designations held by the parcels abutting this property to the north, south, and west. Main Streets are typically comprised of residential, commercial, and entertainment uses along a transit-rich street usually two to four lanes wide and includes much lower intensity residential neighborhoods situated behind. They are also pedestrian-oriented places with generous sidewalks, storefronts on the ground floor of buildings, and street trees and other amenities. The MX1, Neighborhood Mixed-use district is intended to accommodate small scale retail, service and dining uses that serve nearby residential neighborhoods. The district also allows a variety of residential uses and building types. MX1 zoning is generally intended for application in areas designated by the comprehensive plan as neighborhood centers, main streets and mixed-use corridors

### Current Land Use Vision:

*Land Use Plan map designation:* Existing Neighborhood

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.

*Areas of Stability and Growth designation:* Area of Stability

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.

#### Proposed Land Use Vision as supported by staff in CPA-89

Staff supports the applicants request to consider a land use change from existing neighborhood to a Main Street. Main Streets are Tulsa's classic linear centers. They are comprised of residential, commercial, and entertainment uses along a transit-rich street usually two to four lanes wide and includes lower intensity residential neighborhoods situated behind. Main Streets are pedestrian-oriented places with generous sidewalks, storefronts on the ground floor of buildings, and street trees and other amenities. Visitors from outside the surrounding neighborhoods can travel to Main Streets by bike, transit, or car. Parking is provided on street, small private off street lots, or in shared lots or structures.

Staff also supports the applicants request to consider a change to the existing Area of Stability to an 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. 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: This site is not included in the City Council initiated MX zoning initiative.

Major Street and Highway Plan: None that affect site redevelopment.

Trail System Master Plan Considerations: The Go Plan recommends East 36<sup>th</sup> Street South from Riverside Drive to South Hudson Avenue as bike path with shared lane markings, which runs along the southern portion of the subject property.

#### Small Area Plan:

Much of the area immediately west of this site is included in the Brookside Infill Development Design Recommendation plan and was adopted in 2002. The plan and has not been amended. This site is not directly affected by the concepts illustrated in that plan except that the boundary of the commercial growth is illustrated and includes the subject property

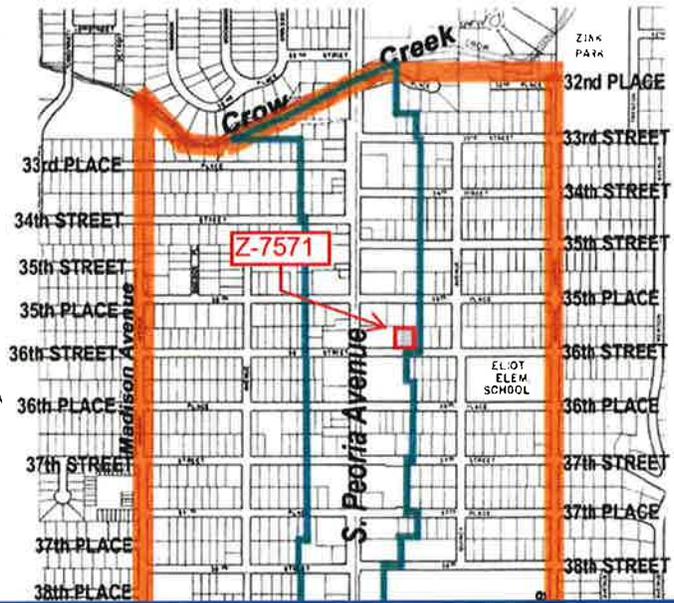
SMALL AREA PLAN EXHIBIT: (See following page)

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EXHIBIT 25 -

**BOUNDARY BETWEEN NORTHERN RESIDENTIAL AREA AND NORTHERN BUSINESS AREA**

-  NEIGHBORHOOD DETAILED IMPLEMENTATION PLAN STUDY AREA BOUNDARY
-  BOUNDARY BETWEEN NORTHERN RESIDENTIAL AREA AND NORTHERN BUSINESS AREA



Special District Considerations: There are no special districts that require consideration in this area.

Historic Preservation Overlay: There are no historic preservation overlays that require consideration in this area.

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary:

*The site is currently made up of three separate parcels, each with a single-family detached home to be demolished and replaced a mixed-use building that includes commercial on the ground floor and apartments up above. Across the street from the subject property to the south are single-family detached homes and the Brookside Church, which was recently re-zoned to MX-1-P-U. As part of that request, the land use designation was amended from Existing Neighborhood to Main Street on the residential lot immediately east of the church. To the north of the subject property, there is an office space and townhomes, to the west there is a popular commercial strip center which offer a variety of services to the neighborhood, and to the east there are more single-family detached homes.*



6.5

Figure 1. Street view from directly south of the property facing north.



Figure 2. Street view from the front of the property, facing south.



Figure 3. Street view from directly south of the property facing east.



Figure 4. Street view from the front of the property looking west.

Environmental Considerations: There are no environmental considerations that would affect site re-development.

Streets:

le. le

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
E. 36 <sup>th</sup> St. S.	Residential Collector	60 ft.	2 lanes

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use Designation</u>	<u>Area of Stability or Growth</u>	<u>Existing Use</u>
North	OL/PUD-718	Mainstreet	Area of Growth	Offices and Townhomes
South	MX-1-P-U/RS-3	Mainstreet/ Existing Neighborhood	Area of Growth	Brookside Church and Single-family Residential
East	RS-3	Existing Neighborhood	Area of Stability	Single-family Residential
West	PK/CH	Mainstreet	Area of Growth	Commercial Strip Center

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 11838 dated June 26, 1970 established zoning for the subject property.

***Subject Property:***

**BOA-12466 February 1983:** The Board of Adjustment **denied** a *Special Exception* to permit a duplex in an RS-3 District, a *Variance* of the lot area from 9,000 square feet to 7,000 square feet and a *Variance* of the frontage from 75' to 50', on property located at 1333 East 36<sup>th</sup> Street.

**BOA-12422 January 1983:** The Board of Adjustment **approved** a *Variance* of the frontage requirement in an RS-3 district from 60' to 50' to permit a lot split, on property located at 1333 East 36<sup>th</sup> Street.

***Surrounding Property:***

**Z-7478/CPA-83 June 2019:** All concurred in **approval** of a request for *rezoning* a 2.14± acre tract of land from RS-3/CH to MX-1-P-U for a church and a *Comprehensive Plan Amendment* to change the Land Use designation from Existing Neighborhood to Main Street, on property located at the southeast corner of East 36<sup>th</sup> Street South and South Peoria Avenue.

**Z-7345 July 2016:** All concurred in **approval** of a request for *rezoning* a .51± acre tract of land from OL to CH for a restaurant with an accessory bar, on property located east of the southeast corner of East 5<sup>th</sup> Street South and South Peoria Avenue.

**PUD-718 September 2005:** All concurred in **approval** of a proposed *Planned Unit Development* on a .64± acre tract of land for offices and townhomes, on property located east of the southeast corner of East 35<sup>th</sup> Place South and South Peoria Avenue.

**Z-6960 November 2004:** All concurred in **approval** of a request for *rezoning* a .32± acre tract of land from RS-3 to OL for an Office, on property located east of the southeast corner of East 35<sup>th</sup> Place and South Peoria Avenue.

6.7

**Z-6944 July 2004:** All concurred in **approval** of a request for *rezoning* a .32± acre tract of land from RS-3 to OL for an Office, on property located east of the southeast corner of 35<sup>th</sup> Place and South Peoria Avenue.

**BOA-17728 June 1997:** The Board of Adjustment **approved** a *Special Exception* to permit school use on the subject tract, finding that the school has existed for 50 years, on property located at the northwest corner of 36<sup>th</sup> Place and Rockford.

**Z-6334 November 1991:** All concurred in **approval** of a request for *rezoning* a .16± acre tract of land from RS-3 to CH for a commercial building, on property located east of the northeast corner of East 36<sup>th</sup> Street and South Peoria Avenue.

**Z-6324 October 1991:** All concurred in **approval** of a request for *rezoning* a .32± acre tract of land from RS-3 to OL for an office, on property located 1325 East 25<sup>th</sup> Place.

**Z-6326/PUD-474 October 1991:** All concurred in **approval** of a request to rezone a 1± acre tract of land from OL to CS and **approval** of a proposed *Planned Unit Development* for mini-storage, on property located east of the southeast corner of South Peoria Avenue and East 58<sup>th</sup> Street.

**Z-6003 December 1984:** All concurred in **approval** of a request for *rezoning* a .2± acre tract of land from RS-3 to CH for commercial/office, on property located west of the southwest corner of 35<sup>th</sup> Place and Peoria Avenue.

**BOA-07436 May 1972:** The Board of Adjustment **approved** a *Special Exception* to permit parking use for employees and customers, with the restrictions that the lot not be used for retail operations, on property located at 1315 East 36<sup>th</sup> Street.

**BOA-06400 August 1967:** The Board of Adjustment **approved** a *Special Exception* to permit establishing off-street parking for church use in a U-1C district, subject to the parking requirements of the Board, on property located at 1331 East 36<sup>th</sup> Place.

**BOA-03878 August 1962:** The Board of Adjustment **granted** permission to allow church uses, on property located at Lot 7, Peorian Addition and Lots 4,6-8, Block 1, Peorian Second Addition.

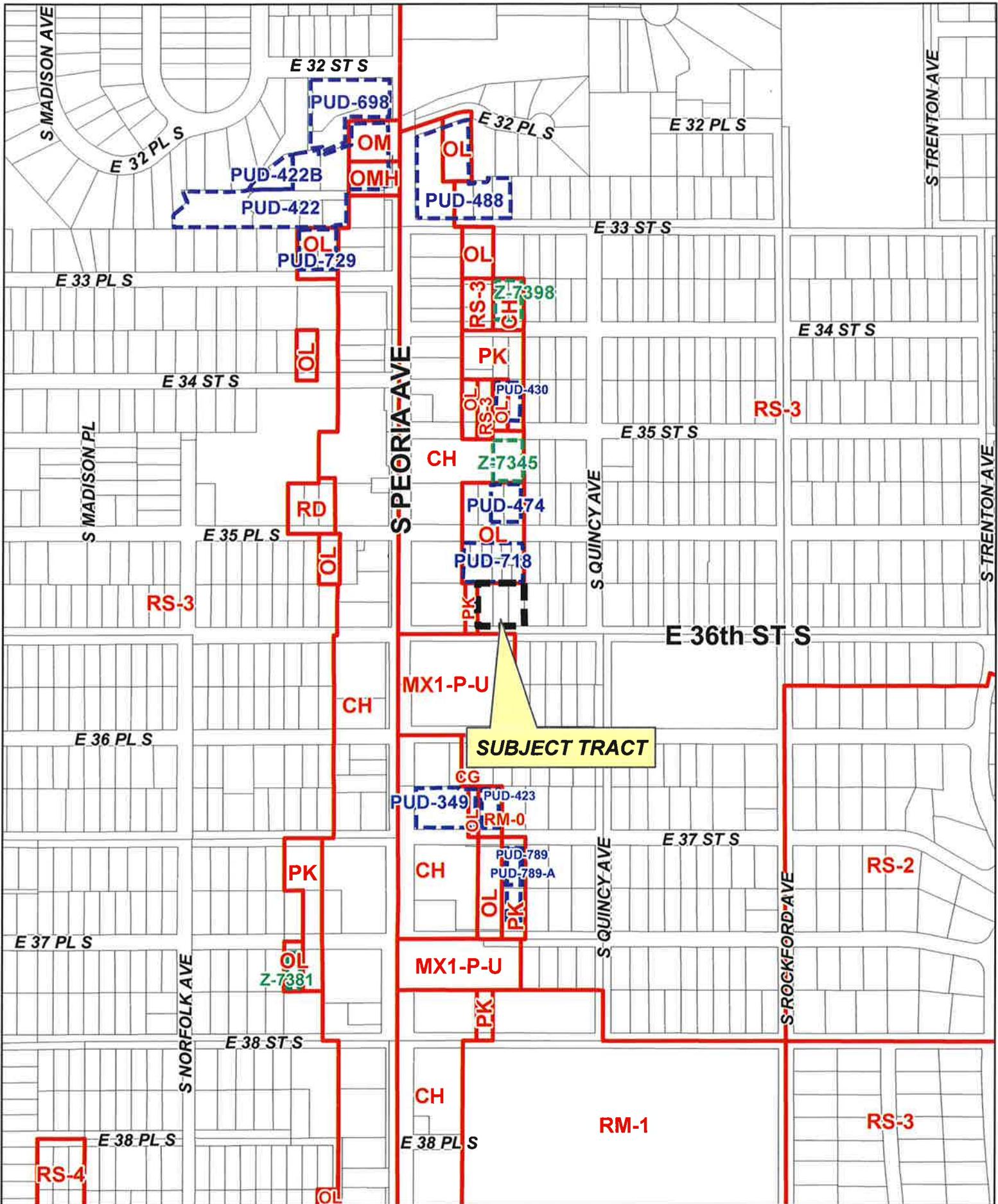
**BOA-02164 October 1950:** The Board of Adjustment **granted** permission to allow a church, on property located at Lots 8 and 9, Peorian Addition.

**BOA-01902 April 1947:** The Board of Adjustment **approved** a request for permission to erect an outdoor type electric substation, on property located at E-58' of W-65' of Lot 5, and N-40.87' of E-58' of W-65' of Lot 6, Block 3, Peoria Gardens Addition.

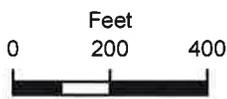
**BOA-01606 July 1943:** The Board of Adjustment **granted** permission to allow a church, on property located at Lots 10 and 11, Peorian Addition.

10/21/2020 1:00 PM

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**SUBJECT TRACT**

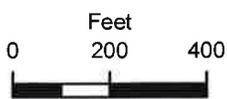


**Z-7571**

19-13 19

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Subject Tract

**Z-7571**

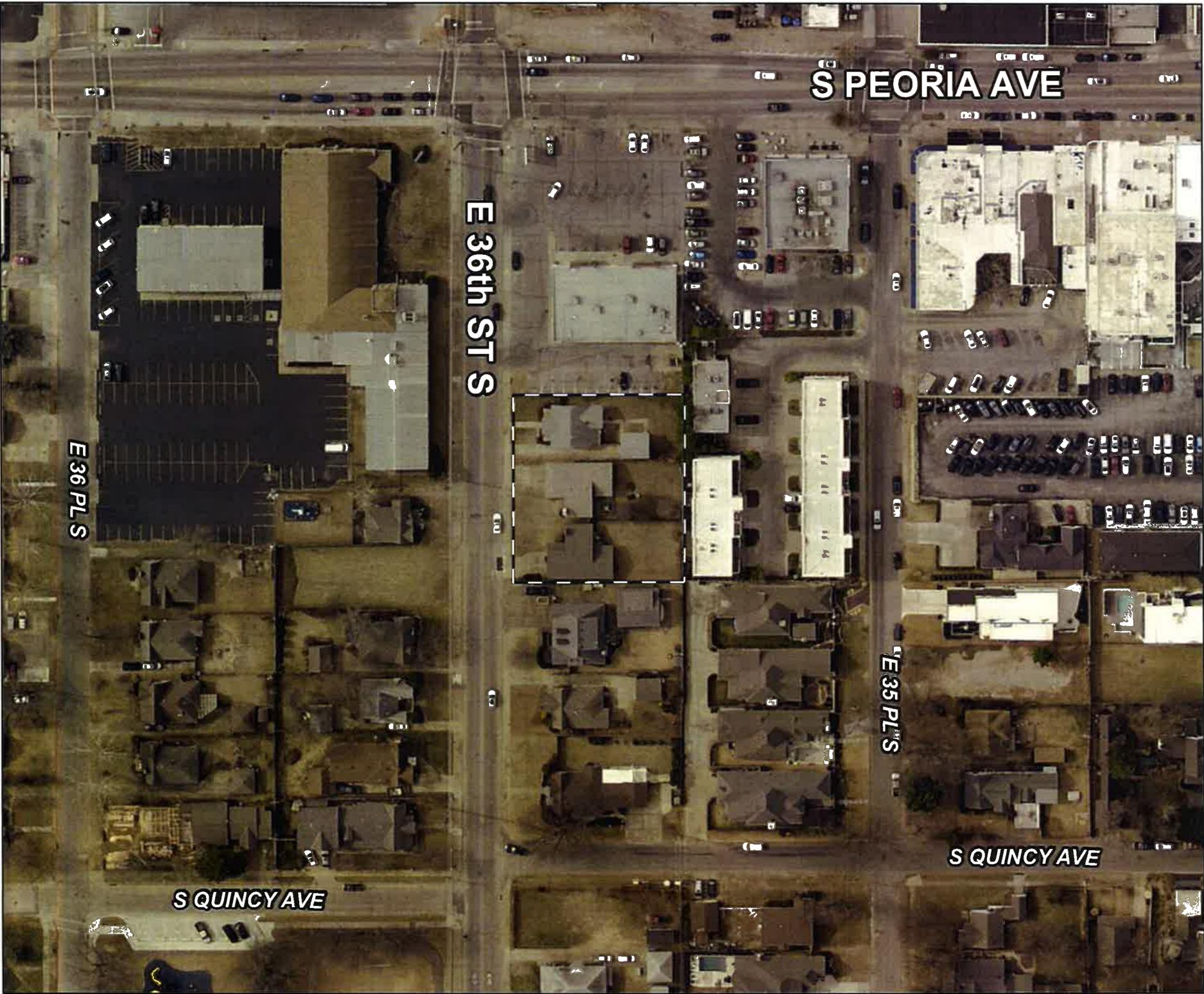
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018,

6.10





S PEORIA AVE

E 36th ST S

E 35th Pl S

E 36th Pl S

S QUINCY AVE

S QUINCY AVE



Subject Tract

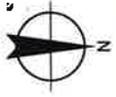
Z-7571

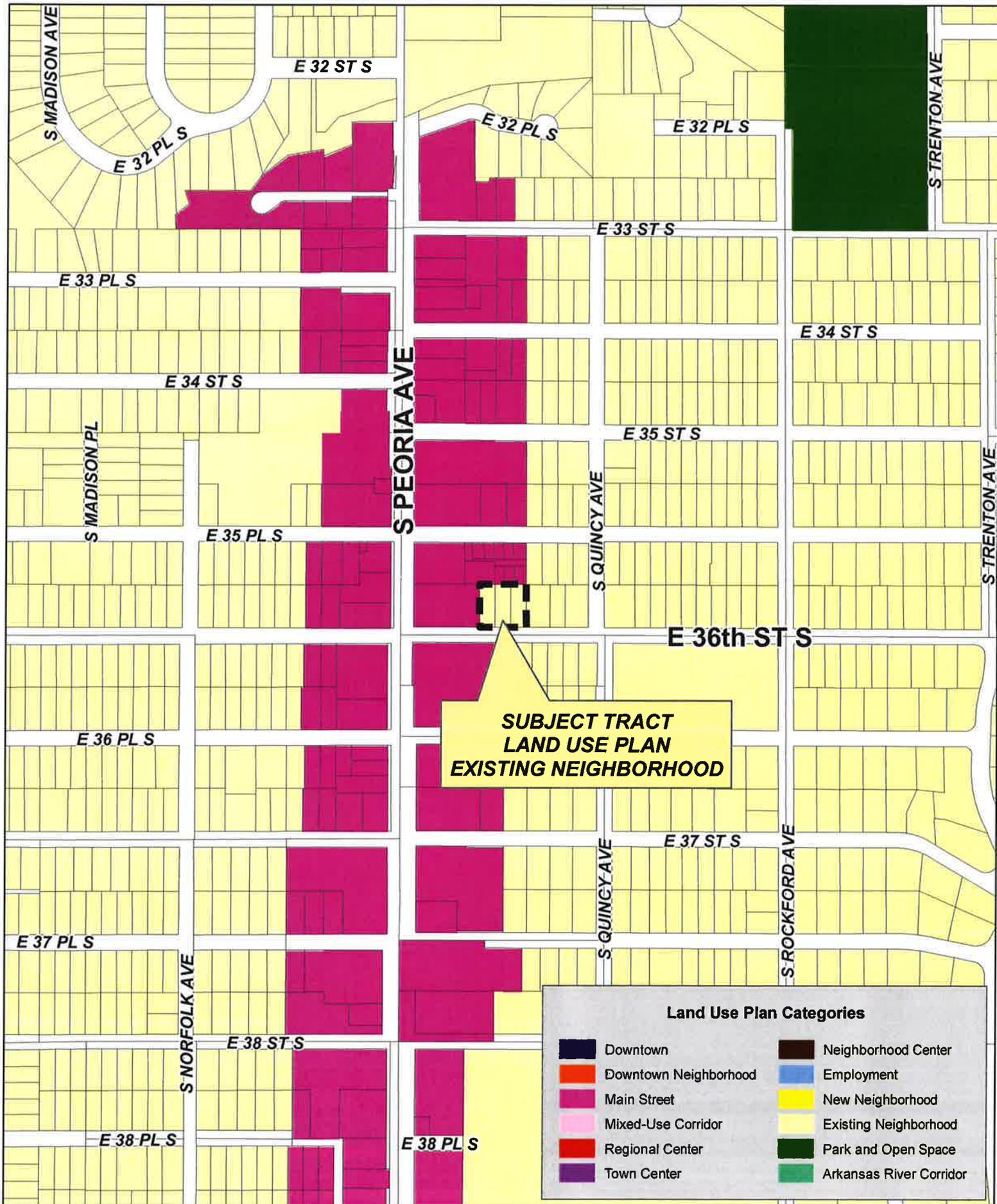
19-13 19

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

Aerial Photo Date: February 2018

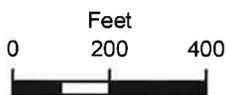
6/11





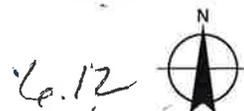
**SUBJECT TRACT  
LAND USE PLAN  
EXISTING NEIGHBORHOOD**

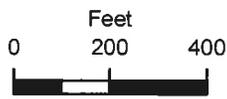
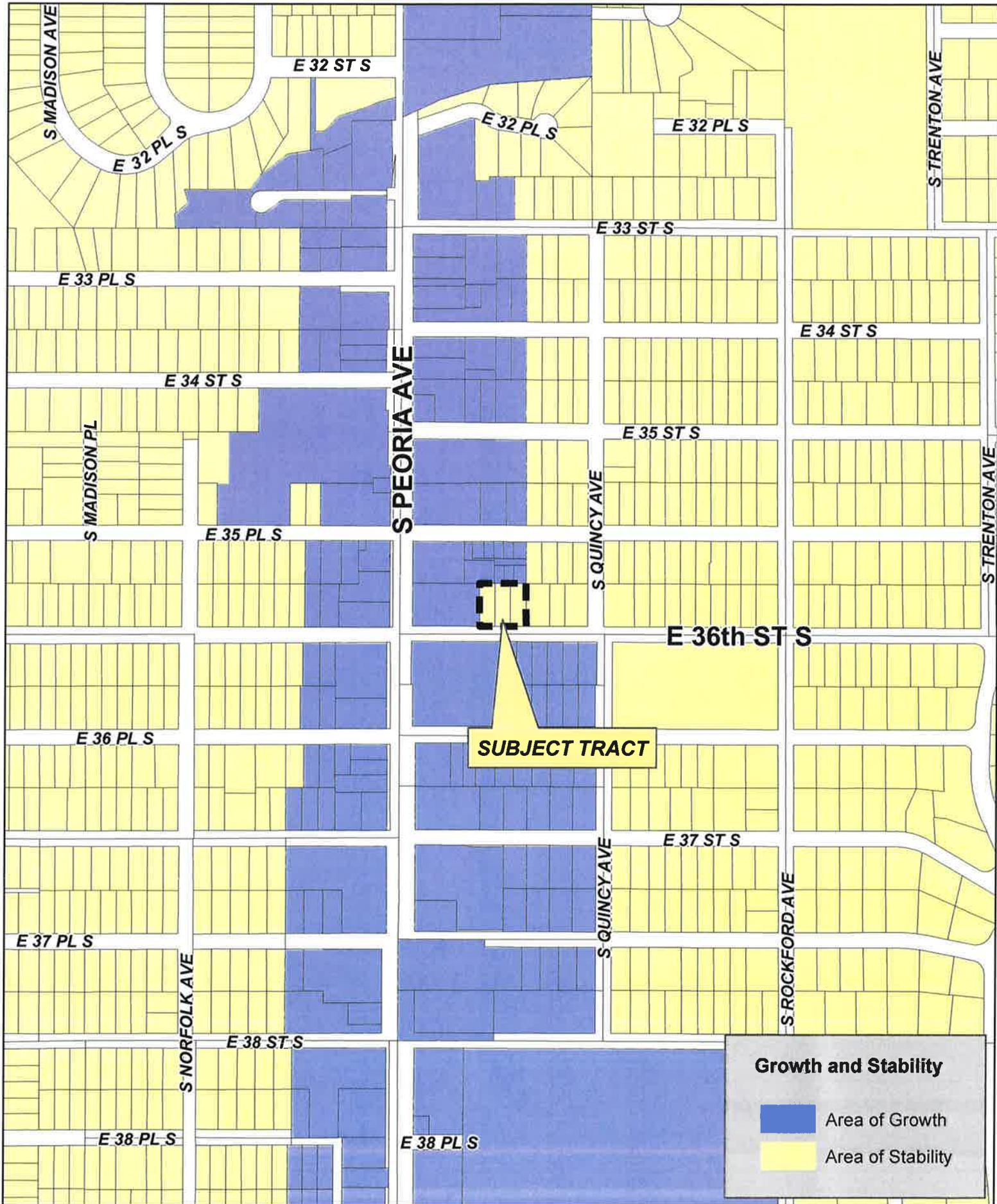
Land Use Plan Categories			
	Downtown		Neighborhood Center
	Downtown Neighborhood		Employment
	Main Street		New Neighborhood
	Mixed-Use Corridor		Existing Neighborhood
	Regional Center		Park and Open Space
	Town Center		Arkansas River Corridor



**Z-7571**

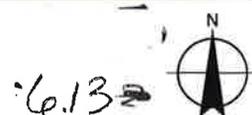
19-13 19





**Z-7571**

19-13 19



Sawyer, Kim

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**From:** Judy Wyatt <jwt64@cox.net>  
**Sent:** Friday, August 21, 2020 2:15 PM  
**To:** esubmit  
**Subject:** Case # Z-7571

FILE COPY

Good Afternoon,

I'm writing in reference to **Case # Z-7571** which is set for Public Hearing on 9-2-20 at 1:00 PM.

In speaking with over 30 neighbors within the close, general area of the property identified to be reviewed for rezoning (**Case # Z-7571**), all opinions are a resounding **NO**. We do not want this Current Zoning, Residential Single Family, changed. This is our neighborhood and we are already managing LOTS of traffic from Peoria to Lewis on **36<sup>th</sup> Street**. Since **36<sup>th</sup> street** was widened several years ago, we now live on a race track. Neighbors, visitors to our neighborhood, frequently comment on the level of traffic on **36<sup>th</sup> street**. How dangerous it is. Our neighborhood is a great mix of young couples, families, singles, seniors. Retired and working. 95% of the residents have a dog or dogs. We all walk them when weather accommodating; however, some have had to alter their usual route because of the amount and speed of traffic on **36<sup>th</sup> street**. Some of our neighbors have disabilities and virtually, risk their lives to walk in our neighborhood. Side streets off **36<sup>th</sup>** are also overrun with traffic. People unable to get out of driveways, safely.

I am very opposed to ANY alteration in the current Zoning---Residential Single-family. Leave it as it is. We purchased homes in this neighborhood expecting It would ALWAYS be a Residential Single Family Zone. We don't want it altered. We don't want ANYTHING that will be dumping more traffic on 36<sup>th</sup> street and through our other neighborhood streets.

I'm not sure what else the citizens need to do, how they can convey to the TMAPC, City Councilors, Mayor, etc-----We do **NOT** want this neighborhood altered from Residential Single Family Home identification. I do plan to be present at the Public Hearing on 9-2-20. It has come to this. Citizens in the midst of a pandemic feel it critical for us to be physically present vs listen on phone call or watch streaming.

Please let me know if you need more information. Thank you.

A Concerned Citizen,

Judy Wyatt Trickey  
3488 South Zunis Avenue  
Tulsa, OK 74105-2727  
918-770-1790  
Jwt64@cox.net

PETITION TO DENY ZONING CHANGE FOR PROPERTY ON NE CORNER OF 36<sup>TH</sup> STREET AND SOUTH PEORIA AVE. CASE NUMBERS CPA-89 AND Z-7571

A notice to change the zoning for the above described real estate under the case numbers described above has been filed by Applicant CBC Builders c/o AAB Engineering LLC. (918-514-4283). The proposed zoning would change the zoning from single family use to MX-1-U-40 which allows "mixed use urban-40 ft. height limit." This would disrupt the neighborhood where we have all purchased homes in a single family neighborhood and DO NOT WANT to have a multi-family "Main Street" land use in our neighborhood. Hearing to be held on 9-2-20 at 1:00 PM at Tulsa City Hall, Counsel Chambers, 175 E. 2<sup>nd</sup> St., Tulsa, OK .

Contact TMAPC, Dwayne Wilkerson 918-579-9475 or 918-584-7526 for questions. Submitted by Randy Francis, property owner of 1335 East 36<sup>th</sup> Street, Tulsa OK

\* Randy Francis 918-260-9882  
8-13-20

We, the undersigned own or lease homes in the area to be affected by the above described requested zoning change and are AGAINST ANY ZONING CHANGES.

Randy Francis 1335 E. 36th St 8-13-20  
Name Address Tulsa, OK Date

CLARK PLOST 1330 E. 36TH ST 8-13-20  
Name Address Date

DOROTHY Lunk 1339 E. 36<sup>th</sup> Pl 8-14-2020  
Name Address Date

Joe Bester 1341 E 31<sup>st</sup> St. 8.14.2020  
Name Address Date

Phil A 1523 E. 37<sup>th</sup> Pl. 8/19/20  
Name Address Date

Dustin Wilkin 343 14<sup>th</sup> E. 35<sup>th</sup> Pl 8-19-20  
Name Address Date

Robert G. Hammond 1344 E. 35<sup>th</sup> Pl 8-17-20  
Name Address Date

Jackie Kailing 1340 E. 35th Pl. 8-17-20  
Name Address Date



9-1-2020

\* Note:

ALTHOUGH WE ACTUALLY RESIDE AT 1340 E. 35TH PL.  
August M. & Jacquelyn (Jackie) D. Killing  
ARE THE LEGAL OWNERS OF THE PROPERTY  
AT 1338 E. 35TH PLACE. This property does  
LIE WITHIN 300' OF THE 3 LOTS ON 36TH  
STREET THAT ARE BEING ADDRESSED AT  
THIS MEETING.

Jacquelyn D. Killing (Jackie Killing)

2-7571

Sawyer, Kim

**From:** Laura Dempsey-Polan <ldpolan@gmail.com>  
**Sent:** Monday, October 5, 2020 5:10 PM  
**To:** esubmit  
**Subject:** Letter of concern regarding the Z-7571 application from Dr. Laura Dempsey and Dr. Joe Bessler, residents at 1341 E. 36th, Tulsa 74105

FILE COPY

10-5-20

To whom it may concern with the TMAPC and relevant staff:

In writing my 2nd email letter of concern, I would like the following concerns to be submitted in protest of the current 7-7571 application to be heard on 10/21/10 at TMAPC's next meeting, regarding the Z-7571 application from CBC Builds c/o AAB Engineering proposing to change residential zoning for three lots located two homes west of our home at 36th and Quincy (1341 E. 36th) to a multi-use zoning code.

Our concerns mirror many living in our neighborhood and include the following regarding the Z-7571 mixed-use application proposing to build a 45 foot building with retail below and apartments above, a distinct and out of character change from neighborhood homes nearby:

\* A multi-use building risks harming an appreciated and desired residential quality of life in a walkable neighborhood by significantly increasing traffic and blocking our's and our neighbor's view to leave driveways, turn off Quincy onto 36th street and increase the number of cars parked in our neighborhood;

\* A multi-use building also increases undesired noise patterns, especially if places like a restaurant are allowed to move in to the retail section of the building to include outdoor seating, allowing increased parking and a bar with the restaurant;

\* A multi-use building this close to neighborhood homes on a quiet residential street will hurt our property values by lowering them--no one in the neighborhood bought their homes in anticipation of a commercial or retail building next door to their home--i.e., no one in surrounding homes want to live right next to a commercial enterprise;

\* A multi-use building placing apartments above retail stores near single family homes brings a more transient population to the neighborhood in an area where this is not the norm, i.e., plenty of areas on Peoria's main street would serve as a better location for this type of structure; and,

\* A multi-use building in this Brookside neighborhood will encroach on our property worth for the future, setting an unwanted precedent on this small cross street to main street Peoria, a street that only serves single family homes along with Elliot elementary school, thus endangering children and families walking to school who will then encounter more traffic, particularly on the northwest side of the school which typically does not have a cross guard.

Thank you for dismissing the Z-7511 application and inviting an application to simply build residential homes--this type of application would be welcomed by all. We also note that the developers have refused to meet with neighbors thus far.

Sincerely,

Laura Dempsey

6.18

Laura Dempsey, PhD  
Dempsey Associates  
1341 E. 36th  
Tulsa, Oklahoma 74105  
918-284-2131  
[ldpolan@gmail.com](mailto:ldpolan@gmail.com)

## Sawyer, Kim

---

**From:** Laura Dempsey-Polan <ldpolan@gmail.com>  
**Sent:** Wednesday, September 16, 2020 8:35 AM  
**To:** Sawyer, Kim  
**Cc:** Cindy Woodward  
**Subject:** Re: Z-7572  
7571

FILE COPY

9/16/20

Kim-yes-that is the case we are concerned about-thank you for getting my letter to the right place—

Laura

Laura Dempsey, PhD  
Dempsey Associates  
1341 E 36th  
Tulsa, Ok 74105  
918-284-2131  
ldpolan@gmail.com

On Sep 16, 2020, at 8:09 AM, Sawyer, Kim <ksawyer@incog.org> wrote:

Dr. Dempsey

I assume you mean the 36<sup>th</sup> and Peoria case which is Z-7571 is that correct?  
I will pass your email along to Planning Commission for their consideration.

---

**From:** Laura Dempsey-Polan <ldpolan@gmail.com>  
**Sent:** Tuesday, September 15, 2020 11:47 PM  
**To:** esubmit <esubmit@incog.org>  
**Cc:** Cindy Woodward <cindy.woodward@outlook.com>  
**Subject:** Z-7572

9-15-20

To whom it may concern, note: this email has already been submitted to relevant INCOG/TMAPC staff.

My name is Dr. Laura Dempsey, my address and contact information are below—we live 2 houses east of the current Z-7572 application request and Cindy Woodward has generously included us in the current neighborhood discussion about the requested change in zoning to mixed use for the 3 lots east of 36th and Peoria and quite near to our home. Cindy is cc'd on this email as a FYI—

My understanding is that the developer(s) should follow a protocol which includes meeting with neighbors like me and my partner, Dr. Joe Bessler, directly impacted by this type of zoning change application.

A discussion about a possible meeting with INCOG staff who apparently support this development and the developers [on 9/16/20](#) has not manifested.

Does TMAPC or INCOG have any impact on this reasonable request to meet with the neighborhood to have such a meeting (safely)?

And, with the new request now on the next TMAPC agenda, what will the agenda include for this application?— E.g, another continuance prohibiting testimony on relevant issues, a chance for folks affected to talk to council members about their concerns?

Thank you to INCOG and TMAPC for advising: our concerns are obvious and have been reviewed in other correspondence to TMAPC/INCOG staff, i.e., —Peoria has plenty of zoned room for this type of development— why place it in a location currently zoned for residential homes?; —traffic with an elementary school nearby is a distinct concern, as is the type of businesses in the lower part of the proposed structure (e.g., could an adult book store open in this building, etc.?); — lots of walkers across the lifespan enjoy less traffic for safe exercise, clearly increased traffic is not desired or a good idea; —how will parking and related problems increase in our neighborhood?; —rental property can also reduce area home values and increase crime and noise with more transient apartment populations moving in and out, etc.; and, —If a something like a bar opens with outdoor seating, noise in the neighborhood is yet another concern. -More issues like this simply need to be discussed with those wishing to change current zoning for these properties—all, impacting our residential neighborhood.

In short, why make this type of zoning change endangering a very stable and beautiful Tulsa neighborhood when new residential homes in the area would be very welcomed?

Thank you for your answers to these questions and please include these concerns with the relevant application—Our neighborhood looks forward to meeting with TMAPC/INCOG staff and the developer(s) in the near future—we hope you will help make such a meeting possible—

Laura  
Laura Dempsey, PhD  
Dempsey Associates  
1341 E 36th  
Tulsa, Ok 74105  
[918-284-2131](tel:918-284-2131)  
[Ldpolan@gmail.com](mailto:Ldpolan@gmail.com)

Laura Dempsey, PhD  
Dempsey Associates  
1341 E 36th  
Tulsa, Ok 74105  
918-284-2131  
[Ldpolan@gmail.com](mailto:Ldpolan@gmail.com)

FILE COPY

Sawyer, Kim

**From:** Wilkerson, Dwayne  
**Sent:** Thursday, September 10, 2020 12:03 PM  
**To:** Alan Betchan  
**Cc:** Sawyer, Kim; Miller, Susan  
**Subject:** RE: Z-7571 and CPA-89

Thanks Alan,

Staff supports your request and I will forward your continuance request for both items to the October 21<sup>st</sup> meeting.

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:** Alan Betchan <[alan@aabeng.com](mailto:alan@aabeng.com)>  
**Sent:** Thursday, September 10, 2020 12:00 PM  
**To:** Wilkerson, Dwayne <[DWilkerson@incog.org](mailto:DWilkerson@incog.org)>  
**Subject:** RE: Z-7571 and CPA-89

Dwayne we would like to continue both items to the October 21<sup>st</sup> planning commission meeting. This will allow time to advertise for the 45' building height instead of the previously proposed 40'.

Please let me know if you need anything else.  
Thanks,  
Alan

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**From:** Wilkerson, Dwayne [<mailto:DWilkerson@incog.org>]  
**Sent:** Wednesday, September 09, 2020 3:55 PM  
**To:** Alan Betchan <[alan@aabeng.com](mailto:alan@aabeng.com)>  
**Subject:** Z-7571 and CPA-89

Hey Alan,

Are you going to withdraw Z-7571?

I am ok if you ask for a continuance to the 10-21 agenda for CPA-89. That would let a new zoning application catch up. That will need to be submitted tomorrow if you want to meet that 10-21 schedule.

Thanks

**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](mailto:dwilkerson@incog.org)



**TULSA**  
PLANNING OFFICE



Sawyer, Kim

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**From:** Tracy Nyquist <tnyquist@sbcglobal.net>  
**Sent:** Tuesday, September 1, 2020 8:36 PM  
**To:** esubmit  
**Subject:** Z7571

I'm writing in regards to the new building planned for 36th & Peoria, behind the Bank of the West and Jimmy Johns sandwich shop. Not knowing the design, it's a difficult to say how it would fit into the overall design of Brookside. Plus, privacy for the home owners is a big concern, along with parking for this new building. I live a block west of the QT at 36th & Peoria so I will be impacted by this building, especially if parking is an issue. I would not want a 2-3 story building right next to my house.

I hope this zoning change is denied.

Thanks,  
Tracy Nyquist

PSALM 73:23–24 "Yet I am always with you; you hold me by my right hand. You guide me with your counsel, and afterward you will take me into glory."

Sawyer, Kim

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**From:** Gretchen Heinberg <gheinberg@aol.com>  
**Sent:** Sunday, August 30, 2020 11:21 AM  
**To:** esubmit  
**Subject:** Case Number Z-7571

Hello, I have reviewed the information I was able to find on this proposal.

Mid town needs more homes not more retail. There are several new homes being built on 36th street. These are more affordable homes for the area - something that is needed.

There is an elementary school just down the block. Cars race through the school zone now despite flashing lights and school crossing guards.

Bicyclists uses 36th street regularly and have issues at the intersection where they have the benefit of traffic lights.

I cannot image cars turning into 36th street from retail parking lots half way down the block. Adding more traffic to this already congested area is a problem for current homeowners, school children and bicyclists.

Please do not allow this change.

Thank you for your consideration,

Gretchen Heinberg  
[Gheinberg@aol.com](mailto:gheinberg@aol.com)

Sent from my iPad

Sawyer, Kim

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**From:** Creda Moran <creda2000@cox.net>  
**Sent:** Sunday, August 30, 2020 5:20 PM  
**To:** esubmit  
**Subject:** CASE NUMBER: Z-7571

To: Tulsa Metropolitan Area Planning Commission  
City of Tulsa

As a long time resident who lives on 36th street, I am opposed to the proposed rezoning of the northeast corner of 36th Street South & South Peoria from RS-3 to MX-1-U-40. The change would not be in the interest of any neighbors for a variety of reasons—

1. All homes in the area are single family type as the current zoning is RS-3 so to have mixed-use-urban 40 ft. height limit structure(s) in place would destroy the present neighborhoods.
2. Eliot school is across the street and would be impacted.
3. Traffic would greatly increase yet is not wanted or needed, especially where there are many children (Eliot school).
4. 36th street was never intended to be transformed into a "Main Street"...was not built for such and is not.
5. Residents live in the area for a variety of reasons whether location, the fact that the entire area is RS-3, an elementary school is nearby, a shopping and dining area is not far away, etc. but no one lives in the area wanting a zoning change or mixed use structure (40 ft. height limit) near or next to them.
6. Property values will be negatively affected as the stability of the neighborhoods would be destroyed.
7. There are also unknowns to consider such as possible increase in crime or more parking problems or a permanent change in neighborhood character.

Overall, the dramatic change in zoning would not enhance any nearby neighborhoods. All residents bought their homes in well-established neighborhoods knowing the area was zoned RS-3.

Creda Moran  
3607 South Yorktown Place  
Tulsa, OK 74105-3451  
email: creda2000@cox.net

FILE COPY

Sawyer, Kim

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**From:** Jackie Khilling <jackie.lake1204@yahoo.com>  
**Sent:** Monday, August 31, 2020 10:15 AM  
**To:** esubmit  
**Subject:** Rezoning Case#Z-7571

Tulsa Metropolitan Area Planning Commission, City of Tulsa

As new residents to Tulsa, transplants from Fort Smith, Arkansas, we bought our dream home for retirement in Brookside on the same block as property requesting rezoning. An absolutely charming, quaint, friendly neighborhood .

We seldom get involved in controversial matters, but feel compelled to state our strong opposition to the proposed rezoning from current single family residence to mix/purpose with 36th St. designated to Main St. status.

Property values have drastically increased during the past 3 years since we moved here. Traffic has also increased & parking has become a problem. If the door is opened for multi-family residents and more commercial development, when our locally owned shops & restaurants are struggling to stay open, it appears in our opinion the entire demographics of the intimate neighborhood could change significantly.

Thank you for your attention to our concerns and registering our opposition to rezoning at this time.

Respectfully, August & Jacquelyn Khilling  
1340 E. 35th Place  
Sent from my iPhone

**Sawyer, Kim**

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**From:** Judy Wyatt <jwt64@cox.net>  
**Sent:** Sunday, September 13, 2020 1:27 PM  
**To:** Sawyer, Kim  
**Cc:** Jackie  
**Subject:** FW: CASE NUMBER: Z-7571 CPA-89

**FILE COPY**

Good Monday Morning Kim,

Yesterday, I received several pages regarding **Z-7571**, stamped FILE COPY. Among the pages were some of the emails that had been submitted by Brookside neighbors opposing the action of **Z-7571**. A neighbor, Creda's email was not included in this FILE COPY packet. I have a copy of what she had submitted initially. So, she resubmitted another one on Sunday (below). Now, my concern: If Creda's email was not made part of the FILE COPY record initially, where did it go and how many others did not make it to the official record? We are simply concerned the transparency to the public regarding the procedures, handling of Case **Z-7571** seems suspect. Can you or someone else tell us the process when written emails are submitted to the [esubmit@incog.org](mailto:esubmit@incog.org) address? Does it go to a specific person? And, from there-----how do the emails become part of the official record? What might have happened to Creda's first email?

One of the first measures public servants, **{TMAPC}** in this case}, must promise the taxpayers/citizens: Will the decision I make today, serve the wishes and best interests of the citizens and this neighborhood? If not, who are the benefactors? Who stands to reap the most from allowing **Z-7571** to move forward? When the Commissioners vote on **October 21<sup>st</sup>**, we are anticipating they vote on the side of the Citizens and Our Neighborhood. Obviously, the developer, engineer, et. al. expect to make money in our neighborhood against our will. The WILL of the people. Those who vote. Those who cherish our neighborhood the way it is.

Kim, you have been very helpful and that is much appreciated. Each of you represent "the citizens of Tulsa".....You have your job to be the watchdog for us. Public Servants are not to be advocates for a few who wish to make money by dismembering our Neighborhoods. Kim----I would like this email made part of the Official Record/FILE COPY/shared with Commissioners.

Thank you again,

Judy Trickey  
3488 South Zunis Avenue  
Tulsa 74105  
918-770-1790  
Jwt64@cox.net

**Sawyer, Kim**

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**From:** Pam Schloeder <ppschloeder@gmail.com>  
**Sent:** Wednesday, August 26, 2020 11:17 AM  
**To:** esubmit  
**Subject:** Case Number Z-7571

**FILE COPY**

I want to register my disfavor of the proposed change in Land Use Designation from "Existing Neighborhood" to "Main Street" in regard to Case Number Z-7571. My residential property is bordered on the south by 36th Street and I will be affected by the proposed change. We already have an abundance of traffic on 36th Street, accompanied by a lack of adequate parking spaces. While I understand the current growth occurring in Brookside, I do not see the need to bring 40 foot tall structures onto 36th Street and into well established, existing neighborhoods. Increased traffic on 36th Street will negatively affect the property value of my midtown residence. I urge you to NOT APPROVE the requested rezoning of Case Number Z-7571.

Pam Schloeder  
3481 S Zunis Ave  
Tulsa, OK 74105  
Ppschloeder@gmail.com

6.29

**Sawyer, Kim**

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**From:** Clark J. Plost, DDS <clark@plostdental.com>  
**Sent:** Tuesday, August 25, 2020 9:22 PM  
**To:** dist9@tulsacouncil.org  
**Cc:** esubmit  
**Subject:** Zoning Request Z-7571

FILE COPY

Councilman Ben Kimbro,

I am writing as a concerned home owner on 36<sup>th</sup> Street, just east of Peoria and across the street from the new zoning case number Z-7571. I have learned more about the zoning change request for the three properties located east of the intersection of 36<sup>th</sup> and Peoria on the north side of 36<sup>th</sup> street. The change request changes the zoning from "single-family" to "mixed-use space", allowing retail and multi-family living. After talking with the new owners of the property, the intended use is apartments on the upper stories with office/retail on the lower floor.

I have concerns with this project and I would like you to support the Brookside neighborhood in not allowing the re-zoning to take place. Please see a list of concerns below:

- Parking – I am concerned that 36<sup>th</sup> street will become a parking lot for tenants/customers of the apartments/retail/offices. Despite having "designated" parking on the facility, people inevitably choose to park in the most convenient area, which would be 36<sup>th</sup> street. Take the Enclave apartments at 41<sup>st</sup> and South Rockford Avenues as an example. The entire street in front of the apartment complex has become a parking lot.
- Proximity to Elliot Elementary – Kids walk to and from school in the neighborhood. Increasing traffic in this area beyond single-family residences will increase the traffic and will make the area more dangerous for kids walking to and from school. Lots of residential development is happening down 36<sup>th</sup> street between Peoria and Lewis, but all are single-family residential.
- Interrupting the bike lane designation of 36<sup>th</sup> street. Biker's bike up and down 36<sup>th</sup> street daily as it is a designated bike path. Placing "mixed-use" zoning facing 36<sup>th</sup> Street will increase traffic for bikers and make the bike path more dangerous.
- Encroaching on the residential neighborhood – Where does the commercial development stop traveling east down 36th? This new rezoning request encroaches on the residential Brookside neighborhood.

I am all in favor of new development in Tulsa and Brookside specifically, but I am concerned about this specific request. Re-zoning request # Z-7571 needs to be denied and the area needs to remain a single-family residential area. Please represent our district and keep these lots zoned for single family residential use.

Thank you for reading my concern.

Clark J. Plost  
1330 East 36<sup>th</sup> Street, Tulsa, OK. 74105

C. 30

**Clark Jared Plost, DDS**  
***Owner/General Dentist***

**PLOSTDENTAL**

Office: [2738 E. 51st Street Suite #120 Tulsa, OK. 74105](#) | [918-749-1747](#)

Cell: [918-808-8548](#)

[clark@plostdental.com](mailto:clark@plostdental.com)

[www.plostdental.com](http://www.plostdental.com)

6.31

Sawyer, Kim

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**From:** Myrna Seale <mvs5445@gmail.com>  
**Sent:** Thursday, August 20, 2020 11:21 AM  
**To:** esubmit  
**Subject:** Z-7571 zoning change from RE to MX-U-40

FILE COPY

Re: Zoning case Z-7571

I am writing to protest the request to change the 3 lots just east of the Peoria/36th intersection from RE to MX-U-40.

According to the filing, it will be a 3-story building with retail on the ground floor and apartments on the upper 2 floors.

**Protest #1:** Primarily against the retail aspect and the potential for significant increase in traffic on 36th Street - an area which is a short distance from Eliot Elementary School. I believe it's inappropriate and unsafe to add traffic flow into a school zone. The north and west sides of Eliot are very busy with dropoffs and pickups in the mornings and afternoons.

Frankly, I'm surprised there aren't zoning codes which would automatically block this.

**Protest #2:** Any residential - condos/apartments/townhomes - should be limited to 2 stories in keeping with the surrounding homes/neighborhoods.

**Summary:** This block of 3 lots should remain residential, but with the option for other than single family homes.

Respectfully submitted,  
Myrna Seale  
2624 E 33rd St  
918/743-5784

6.32

[mvs5445@gmail.com](mailto:mvs5445@gmail.com)

6.33

**Randy Francis**  
**Attorney at Law**

4733 South Harvard Ave.  
Tulsa, OK 74135

918-260-9882

August 22, 2020

TMAPC, c/o INCOG  
2 West 2<sup>nd</sup> Street, Suite 800  
Tulsa, OK 74103

Re: Case Number Z-7571

**FILE COPY**

Dear Representatives,

Soon you will receive a Petition resisting the proposed zoning change described above. All persons who signed the Petition moved into this part of Tulsa relied upon the ability to live in a neighborhood with the existing zoning. Within the last few months there has been a proposed change for the land use of the approximately 7 acres at 31<sup>st</sup> and Peoria allowing for a retail/commercial usage. Additionally, there is a land use change for the Church on the SE corner of 36<sup>th</sup> and Peoria allowing retail business on the 1<sup>st</sup> floor, and now a builder wants to change the land use for the above concerned real estate from Residential Single Family to Mixed Use Urban, building with a 40 foot tall building limit. WE ARE TIRED OF THIS ENCROCHMENT AND WANT OUR SINGLE FAMILY NEIGHBORHOOD TO REMAIN AS IT IS, OR WHAT IS LEFT OF IT.

Personally, I own the home directly to the East of this proposed zoning change. My address is 1335 East 36<sup>th</sup> St., Tulsa. It is a 4 bedroom 5 car garage home with a detached garage (a 2 car attached to the home and a 3 car plus garage free standing). I BOUGHT THIS HOME EXPECTING ONLY SINGLE FAMILY HOMES TO SURROUND MY PROPERTY AND EXPECT ZONING REMAIN AS IT IS. It is totally unreasonable for the City to allow a "Multi Use" zoned property, allowing a commercial/retail use to be built abutting this \$500,000 plus valued property. ZONING RESTRICTIONS ARE IN PLACE FOR THE EXACT REASON, TO PREVENT THIS TYPE OF BUILDING TO OCCUR ABUTTING RELATIVELY EXPENSIVE SINGLE FAMILY HOMES!

Sincerely,

  
Randy Francis

6.34

**Sawyer, Kim**

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**From:** Bette Graves <bettegraves@me.com>  
**Sent:** Wednesday, August 19, 2020 5:48 PM  
**To:** esubmit  
**Subject:** Z-7571

**FILE COPY**

We are residents in midtown and are wanting you to know our concerns about the proposed zoning change.

Our main concern is how close the apartment building/retail site will be to Elliot Elementary. There is too much traffic as it is and pedestrian and bicycle use in this area will be so dangerous. There are so many of us who use this area for neighborhood walking and we think 36 th street should remain residential.

Thank you for your consideration.

Bette and Michael Graves  
2931 South Quaker Avenue

Sent from my iPad

6.35

**Sawyer, Kim**

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**From:** Richelle Voth <richelle.christine@icloud.com>  
**Sent:** Wednesday, August 19, 2020 8:56 PM  
**To:** esubmit  
**Subject:** Zoning Case Z-7571

**FILE COPY**

Hi,

I am the homeowner of 1437 E. 35th Street located in Brookside, Tulsa and I am writing to voice concerns over the proposed zoning changes for 36th street/Peoria.

Brookside, Tulsa - specifically 41st to 31st from Peoria to Utica - is a historic, residential neighborhood comprised of single family homes. Adding apartments and retail stores alters the foot traffic pattern and the caliber of the neighborhood. The Enclave Apartments are several streets away and they always have routine, available occupancy. There is not need for additional apartment housing. Additionally, those who live closer to the commercial portion of Brookside will tell you that car break-ins and package stealing is quite a normal behavior. We do not wish to have commercial retail traffic extend further East into the neighborhood as such. I also fear that allowing retail along the side of 36th street would set a presence for future developers to try and extend retail/offices etc into the neighborhood. It is a slippery slope.

With the proposed development at 31st/Peoria and now this tandem proposed development at 36th/Peoria, I believe we are downgrading Brookside's appeal to its current and future families for long-term occupancy. For, Brookside Tulsa is not akin to "Uptown, Dallas", whose transitional community mixes city living with residential burrows. Rather, the composition and community of Brookside Tulsa prides itself on being established, safe and and a legacy-lasting community. I hope we do not deviate from this historical purpose.

Thank you for hearing my thoughts. I would appreciate being informed of any opportunity to further become involved in this zoning process request.

Warmly,  
Richelle Voth

Z-7571

**Sawyer, Kim**

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**From:** Cindy Woodward <cindy.woodward@outlook.com>  
**Sent:** Wednesday, August 19, 2020 11:11 AM  
**To:** esubmit  
**Subject:** Z-7571 opposition

FILE COPY

To Whom It May Concern,

After receiving information from Alan Betchan regard the intended use as apartments in the upper stories, I am writing my opposition to this zoning change request. This is a single family neighborhood. Building apartments will adversely impact the property values of existing homes.

Cindy Woodward  
1334 E 36 st

Sent from my iPhone

637

Z-7571

**Sawyer, Kim**

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**From:** Chrystal Dollarhide <chrystalbohannon@gmail.com>  
**Sent:** Wednesday, August 19, 2020 2:07 PM  
**To:** esubmit  
**Subject:** Zoning Case Number Z-7571

**FILE COPY**

As a resident homeowner on 36th street between Utica and Peoria, I would like to submit my opinion on this zoning matter. In short, I do not support the change.

I feel retail space should not be expanded any further east or west from Peoria. It is not fair to homeowners to have their neighborhood turned into retail space. I also feel that apartments are not in keeping with the trend of residential development in the area and would be more appropriate along the river or on the edges of Brookside.

Thank you,  
Chrystal Dollarhide

6.38

# FILE COPY

Sawyer, Kim

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**From:** Wilkerson, Dwayne  
**Sent:** Tuesday, November 10, 2020 7:54 AM  
**To:** Sawyer, Kim  
**Subject:** FW: Z-7571

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

-----Original Message-----

**From:** Jake Reid <JakeR@dktire.com>  
**Sent:** Tuesday, November 10, 2020 7:16 AM  
**To:** Wilkerson, Dwayne <DWilkerson@incog.org>  
**Subject:** Z-7571

To whom it may concern,  
I am part of the neighborhood on Brookside. My address is 3645 S. Trenton Ave, Tulsa OK 74105. I believe the loft set up on 36th Street would be great for the neighborhood. I believe it would help keep the neighborhood young and growing. Brookside is a key piece to the young and upcoming individuals in our city. I hope this note finds you well.

Thank you,  
Jake Reid

# FILE COPY

Sawyer, Kim

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**From:** Wilkerson, Dwayne  
**Sent:** Tuesday, November 10, 2020 7:55 AM  
**To:** Sawyer, Kim  
**Subject:** FW: Z-7571

**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)



Shape Our Future  
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**From:** Courtney Coffey <courtneyckime@gmail.com>  
**Sent:** Monday, November 9, 2020 8:00 PM  
**To:** Wilkerson, Dwayne <DWilkerson@incog.org>  
**Subject:** Z-7571

To Whom it May Concern:

Please let the record show that I support the developments that are proposed by CBC Builds on 36th street. Part of the reason my family and I moved to the Brookside area was to enjoy the energy that comes from progress. We were happy to pay a premium for our house to be close to the bustling amenities that the Brookside area has to offer, and very much look forward to new and exciting growth that will take place as our children grow up here. Please do not allow the vocal protestations of a few hinder or extinguish the enjoyment of many.

Thank you for your time,

Courtney Coffey

Get [Outlook for iOS](#)

FILE COPY

Sawyer, Kim

**From:** Wilkerson, Dwayne  
**Sent:** Tuesday, November 10, 2020 7:58 AM  
**To:** Sawyer, Kim  
**Subject:** FW: Case Z-7571

**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:** Brian Donahue <[bdonahue644@live.com](mailto:bdonahue644@live.com)>  
**Sent:** Monday, November 9, 2020 1:38 PM  
**To:** Wilkerson, Dwayne <[DWilkerson@incog.org](mailto:DWilkerson@incog.org)>  
**Subject:** Case Z-7571

Mr. Wilkerson,

Just want to pass along my support for this project. My family and I live down the street and feel this development would be a major improvement over the older rental houses that currently exist on the site. Not sure why this would be an issue due to the fact you already have 3-story condo units to the developments immediate north.

Feel free to call me if you would like to discuss any further.

Thank you.

Brian Donahue  
1536 E. 35<sup>th</sup> Place  
Tulsa, OK 74105  
(918) 633-2827  
[bdonahue644@live.com](mailto:bdonahue644@live.com)

**Sawyer, Kim**

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**From:** Wilkerson, Dwayne  
**Sent:** Friday, November 13, 2020 2:36 PM  
**To:** Shane Saunders  
**Cc:** Sawyer, Kim  
**Subject:** RE: Support Approval in case Z-7571

**FILE COPY**

Thank you for taking the time to write in support of this request. We will forward your email to the Planning Commission.

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:** Shane Saunders <shane.saunders@gmail.com>  
**Sent:** Friday, November 13, 2020 1:53 PM  
**To:** Wilkerson, Dwayne <DWilkerson@incog.org>  
**Subject:** Support Approval in case Z-7571

Greetings!

I am pleased to write in support of the requested approval in the subject case for the planned development located near 36<sup>th</sup> and Peoria.

In fact, I'm more than pleased... I'm excited by the prospect of this development coming to fruition as I think it is badly needed for the Brookside neighborhood. This is the exact type of economic and housing development that Tulsans have craved for years and presents a real opportunity to expand our tax base, improve our housing inventory, and capture momentum as we re-invigorate our urban core.

By way of information, I have two children who attend Eliot Elementary which is just a few steps away from the proposed development. Additionally, I serve as the Treasurer for the Eliot PTA. I am overjoyed at the chance this development provides to add families to our school community. This type of housing attracts young families and young professionals, both of which we could use scores more.

I've heard some express concerns regarding traffic congestion along 36<sup>th</sup>. In perfect candor, it really is our fault at Eliot for any congestion that occurs...typically at drop off and pick up times at the start and end of the school day. In reviewing the developer's plans, it looks to me like they went to great lengths to do their

part in mitigating any additional vehicle flow. In short, I have no concerns with regard to traffic which says a lot because the safety of our students and families is of paramount importance to me.

Moreover, in reviewing the previous work and projects of the developer, CBC Builds, I am rather impressed. This is a Tulsa-based company bringing unique projects and concepts to our city. They've been innovative in their approach to residential, commercial, and multi-family projects. Their developments are successful and well maintained, they bring the type of things I only see when visiting other cities. If we can't get behind that kind of energy and entrepreneurship, then I really don't know what we're doing as a city.

This is a great plan and a great group trying to better our neighborhood. It will be a dramatic improvement over the existing structures and use for the subject land. I urge your most favorable consideration on the application and look forward to seeing the dirt move sometime soon!

All the Best,  
Shane Saunders

--

**Shane M. Saunders, MBA, CPL**  
President



The Philtower Building  
427 South Boston Avenue, Suite 706  
Tulsa, Oklahoma 74103  
918.392.2868 p  
918.629.9122 c  
[www.tridentenergyinc.com](http://www.tridentenergyinc.com)

Z-7571 + CPA-89

Sawyer, Kim

**From:** Judy Wyatt Trckey <jwt64@cox.net>  
**Sent:** Tuesday, November 17, 2020 11:39 AM  
**To:** 'Laura Dempsey-Polan'; 'Clark J. Plost, DDS'  
**Cc:** 'Cindy Woodward'; Wilkerson, Dwayne; Sawyer, Kim; 'TJ Martin'; 'Ross Snider'; 'Maria Rojas';  
mikehurd08@gmail.com; 'Jackie Khilling'; 'Pam Schloeder'; samjoyner@mac.com; 'Myrna Seale';  
'Randy Francis'  
**Subject:** RE: Z-7571 and CPA-89

Good Morning-----

I want to add my name to the list of neighbors who are endorsing our desire to remain identified as a Residential Zone. They have stated the issues very well. I, too, am requesting the continuance at the upcoming hearing, 11-18-20. As we know, Covid is burning in Tulsa and we are diligently trying to hold meetings, have meaningful discussions in the midst of this Pandemic. I believe a continuance is a reasonable request during this time and, hopefully, Chairman Covey will grant. Thank you.

Judy Wyatt Trickey  
3488 South Zunis Avenue  
Tulsa 74105  
770-1790  
Jwt64@cox.net

**From:** Laura Dempsey-Polan <ldpolan@gmail.com>  
**Sent:** Monday, November 16, 2020 9:22 PM  
**To:** Clark J. Plost, DDS <clark@plostdental.com>  
**Cc:** Cindy Woodward <cindy.woodward@outlook.com>; Dwayne Wilkerson <DWilkerson@incog.org>; Kim Sawyer <ksawyer@incog.org>; TJ Martin <timjmartin@me.com>; Ross Snider <ross4@cox.net>; Maria Rojas <alerochac@hotmail.com>; mikehurd08@gmail.com; Jackie Khilling <jackie.lake1204@yahoo.com>; Judy Wyatt Trickey <jwt64@cox.net>; Pam Schloeder <ppschloeder@gmail.com>; samjoyner@mac.com; Myrna Seale <mvs5445@gmail.com>; Randy Francis <randy60@me.com>  
**Subject:** Re: Z-7571 and CPA-89

Dr. Joe Bessler and I (at 1341 E 36th) join with Clark and Cindy in their position and Cindy's articulate email -we appreciate your guidance and hope for a resolution more in line with our neighborhood and one that stays with the values, benefits and stability of residential zoning-thank you for your assistance—

Dr. Laura Dempsey with Dr. Joe Bessler

Laura Dempsey, PhD  
Dempsey Associates  
1341 E 36th  
Tulsa, Ok 74105  
918-284-2131  
[Ldpolan@gmail.com](mailto:Ldpolan@gmail.com)

On Nov 16, 2020, at 9:06 PM, Clark J. Plost, DDS <[clark@plostdental.com](mailto:clark@plostdental.com)> wrote:

Thank you Cindy for the follow up email. I too am under the same impression regarding CBC Builds request for a continuance.

Dwayne and Kim, I look forward to hearing back from y'all.

Kindest,

Clark

**Clark Jared Plost, DDS**  
**Owner/General Dentist**

**PLOSTDENTAL**

Office: [2738 E. 51st Street Suite #120 Tulsa, OK. 74105](https://www.google.com/maps/place/2738+E+51st+Street+Suite+120,+Tulsa,+OK+74105/@36.1144444,-95.9555556,15z) | [918-749-1747](tel:918-749-1747)

Cell: [918-808-8548](tel:918-808-8548)

[clark@plostdental.com](mailto:clark@plostdental.com)

[www.plostdental.com](http://www.plostdental.com)

On Nov 16, 2020, at 9:00 PM, Cindy Woodward <[cindy.woodward@outlook.com](mailto:cindy.woodward@outlook.com)> wrote:

Dwayne and Kim,

As you are aware, CBC Builds met with neighbors this evening regarding the above referenced zoning change requests.

The new plan continues to request an MX designation. The neighborhood residents do not support an MX zoning.

Based on the conversations at this meeting, we were told that Lou Reynolds will be requesting a postponement on behalf of CBC Builds in order to research and/or request an optional development plan with restrictions to the MX zoning that would disallow commercial/retail space, limiting the project to residential-only development.

The neighbors support their request for postponement in order for both the developers and the neighbors to further investigate these restrictions.

To be clear, there was no agreement between the parties other than to support their request for postponement.

Please advise your thoughts on how their request will proceed. Should we prepare for a full hearing on the request as it currently stands or can we expect the commission to grant their request?

Thank you very much for your help and guidance.

Cindy Woodward

Sent from my iPhone

Sawyer, Kim

---

**From:** Cindy Woodward <cindy.woodward@outlook.com>  
**Sent:** Monday, November 16, 2020 9:01 PM  
**To:** Wilkerson, Dwayne; Sawyer, Kim  
**Cc:** Clark J. Plost; TJ Martin; Laura Dempsey; Ross Snider; Maria Rojas; mikehurd08@gmail.com; Jackie Khilling; Judy Wyatt Trickey; Pam Schloeder; samjoyner@mac.com; Myrna Seale; Randy Francis  
**Subject:** Z-7571 and CPA-89

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Sent from my iPhone

Z-7571 + CPA-89

Sawyer, Kim

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**To:** Clark J. Plost, DDS  
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Dr. Laura Dempsey with Dr. Joe Bessler

Laura Dempsey, PhD  
 Dempsey Associates  
 1341 E 36th  
 Tulsa, Ok 74105  
 918-284-2131  
 ldpolan@gmail.com

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Dwayne and Kim, I look forward to hearing back from y'all.

Kindest,

Clark

**Clark Jared Plost, DDS**  
*Owner/General Dentist*

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 Cell: [918-808-8548](tel:918-808-8548)  
[clark@plstdental.com](mailto:clark@plstdental.com)  
[www.plstdental.com](http://www.plstdental.com)

On Nov 16, 2020, at 9:00 PM, Cindy Woodward <cindy.woodward@outlook.com> wrote:

6.48

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Sent from my iPhone

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**To:** Cindy Woodward  
**Cc:** Wilkerson, Dwayne; Sawyer, Kim; TJ Martin; Laura Dempsey; Ross Snider; Maria Rojas; mikehurd08@gmail.com; Jackie Khilling; Judy Wyatt Trickey; Pam Schloeder; samjoyner@mac.com; Myrna Seale; Randy Francis  
**Subject:** Re: Z-7571 and CPA-89

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Dwayne and Kim, I look forward to hearing back from y'all.

Kindest,

Clark

**Clark Jared Plost, DDS**  
**Owner/General Dentist**

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Thank you very much for your help and guidance.

Cindy Woodward

Sent from my iPhone

## Sawyer, Kim

---

**From:** Cindy Woodward <cindy.woodward@outlook.com>  
**Sent:** Monday, November 16, 2020 9:01 PM  
**To:** Wilkerson, Dwayne; Sawyer, Kim  
**Cc:** Clark J. Plost; TJ Martin; Laura Dempsey; Ross Snider; Maria Rojas; mikehurd08@gmail.com; Jackie Khilling; Judy Wyatt Trickey; Pam Schloeder; samjoyner@mac.com; Myrna Seale; Randy Francis  
**Subject:** Z-7571 and CPA-89

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Thank you very much for your help and guidance.

Cindy Woodward

Sent from my iPhone

Sawyer, Kim

Z-7571 & CPA-89

FILE COPY

**From:** Ross Snider <ross4@cox.net>  
**Sent:** Tuesday, November 17, 2020 5:57 AM  
**To:** Wilkerson, Dwayne; Sawyer, Kim  
**Cc:** Cindy Woodward; TJ Martin; Laura Dempsey; Maria Rojas; mikehurd08@gmail.com; Jackie Khilling; Judy Wyatt Trickey; Pam Schloeder; samjoyner@mac.com; Myrna Seale; Randy Francis; Clark J. Plost, DDS  
**Subject:** Re: Z-7571 and CPA-89

I also understand that CBC Builds is going to submit an optional development plan, which would probably result in a continuance.

I support the continuance as the neighborhood needs additional time to discuss the latest development proposal. We need the time since there is only about 36 hours between the presentation and the currently scheduled meeting.

On Nov 16, 2020, at 9:06 PM, Clark J. Plost, DDS <[clark@plostdental.com](mailto:clark@plostdental.com)> wrote:

Thank you Cindy for the follow up email. I too am under the same impression regarding CBC Builds request for a continuance.

Dwayne and Kim, I look forward to hearing back from y'all.

Kindest,

Clark

**Clark Jared Plost, DDS**  
**Owner/General Dentist**

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Thank you very much for your help and guidance.

Cindy Woodward

Sent from my iPhone

Sawyer, Kim

**From:** Myrna Seale <mvs5445@gmail.com>  
**Sent:** Wednesday, November 18, 2020 7:48 AM  
**To:** Judy Wyatt Trickey; 'Cindy Woodward'; 'Clark J. Plost, DDS'  
**Cc:** Wilkerson, Dwayne; Sawyer, Kim; 'TJ Martin'; 'Laura Dempsey'; 'Ross Snider'; 'Maria Rojas';  
mikehurd08@gmail.com; 'Jackie Khilling'; 'Pam Schloeder'; samjoyner@mac.com; 'Randy Francis'  
**Subject:** Re: Z-7571 and CPA-89

Dwayne,  
I'm also in support of the continuance to January.

Thank you,  
Myrna Seale

On 11/17/2020 10:29 PM, Judy Wyatt Trickey wrote:

Dwayne-----adding my support per Dr. Plost's request for continuance to January.

Judy Wyatt Trickey

---

**From:** Cindy Woodward <[cindy.woodward@outlook.com](mailto:cindy.woodward@outlook.com)>  
**Sent:** Tuesday, November 17, 2020 7:58 PM  
**To:** Clark J. Plost, DDS <[clark@plstdental.com](mailto:clark@plstdental.com)>  
**Cc:** Wilkerson, Dwayne <[DWilkerson@incog.org](mailto:DWilkerson@incog.org)>; Sawyer, Kim <[ksawyer@incog.org](mailto:ksawyer@incog.org)>; TJ Martin <[timjmartin@me.com](mailto:timjmartin@me.com)>; Laura Dempsey <[ldpolan@gmail.com](mailto:ldpolan@gmail.com)>; Ross Snider <[ross4@cox.net](mailto:ross4@cox.net)>; Maria Rojas <[alerochac@hotmail.com](mailto:alerochac@hotmail.com)>; mikehurd08@gmail.com; Jackie Khilling <[jackie.lake1204@yahoo.com](mailto:jackie.lake1204@yahoo.com)>; Judy Wyatt Trickey <[jwt64@cox.net](mailto:jwt64@cox.net)>; Pam Schloeder <[ppschloeder@gmail.com](mailto:ppschloeder@gmail.com)>; samjoyner@mac.com; Myrna Seale <[mvs5445@gmail.com](mailto:mvs5445@gmail.com)>; Randy Francis <[randy60@me.com](mailto:randy60@me.com)>  
**Subject:** Re: Z-7571 and CPA-89

Dwayne,

Confirming my support of Clark's request.

Cindy Woodward

Sent from my iPhone

On Nov 17, 2020, at 7:53 PM, Clark J. Plost, DDS <[clark@plstdental.com](mailto:clark@plstdental.com)> wrote:

Dwayne,

On behalf of the neighborhood, we would like to request a continuance for tomorrow's meeting regarding Z-7571 and CPA-89 to January 6th (as offered in your email this morning and due to everyone's holiday schedules). We have had less than 36 hours to digest the information presented last night by the developers and need additional time. Thank you.

Please confirm.

Kindest,

Clark

On Tue, Nov 17, 2020 at 8:48 AM Wilkerson, Dwayne <[DWilkerson@incog.org](mailto:DWilkerson@incog.org)> wrote:

Good morning everyone.

Thanks for your thoughtful email last night and this morning. I haven't seen a formal request for a continuance but will be in discussion with Mr. Reynolds today. Did you discuss the continuance date? The next two available options are December 2, December 16 and January 6th.

I need a little help understanding why there is no support for an MX designation but still support a continuance for a continuance request. Do you believe there is some support for the other components important to MX zoning designation with the exception of the uses that might be allowed? Very specifically the two details I remember from previous other conversations are:

- 1) 45 foot tall building height allowance
- 2) Requirements for placing the building closer to the street

I believe the Planning Commission will support another continuance as long as the interested neighbors and the developer concur that a continuance will end up with a mutual agreement. I will know more after I talk to Mr. Reynolds but at this moment I would say you should be prepared for a presentation at the planning commission meeting Wednesday.

Thanks

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)

-----Original Message-----

From: Cindy Woodward <[cindy.woodward@outlook.com](mailto:cindy.woodward@outlook.com)>

Sent: Monday, November 16, 2020 9:01 PM

To: Wilkerson, Dwayne <[DWilkerson@incog.org](mailto:DWilkerson@incog.org)>; Sawyer, Kim <[ksawyer@incog.org](mailto:ksawyer@incog.org)>  
Cc: Clark J. Plost <[clark@plostdental.com](mailto:clark@plostdental.com)>; TJ Martin <[timjmartin@me.com](mailto:timjmartin@me.com)>; Laura Dempsey <[ldpolan@gmail.com](mailto:ldpolan@gmail.com)>; Ross Snider <[ross4@cox.net](mailto:ross4@cox.net)>; Maria Rojas <[alerochac@hotmail.com](mailto:alerochac@hotmail.com)>; [mikehurd08@gmail.com](mailto:mikehurd08@gmail.com); Jackie Khilling <[jackie.lake1204@yahoo.com](mailto:jackie.lake1204@yahoo.com)>; Judy Wyatt Trickey <[jwt64@cox.net](mailto:jwt64@cox.net)>; Pam Schloeder <[ppschloeder@gmail.com](mailto:ppschloeder@gmail.com)>; [samjoyner@mac.com](mailto:samjoyner@mac.com); Myrna Seale <[mvs5445@gmail.com](mailto:mvs5445@gmail.com)>; Randy Francis <[randy60@me.com](mailto:randy60@me.com)>  
Subject: Z-7571 and CPA-89

Dwayne and Kim,

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Sent from my iPhone

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**Clark Jared Plost, DDS**  
*Owner/General Dentist*



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Office: (918) 749 1747  
Cell: (918) 808 8548  
clark@plostdental.com  
www.plostdental.com

FILE COPY

Sawyer, Kim

**From:** Wilkerson, Dwayne  
**Sent:** Wednesday, November 18, 2020 8:11 AM  
**To:** Sawyer, Kim  
**Subject:** FW: Z-7571  
**Attachments:** Sign-In Sheet 11.16.20.pdf

Good morning Kim,

Please forward this to the planning commission.

Thanks

**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)



---

**From:** R. Louis Reynolds <LReynolds@ellerdetrich.com>  
**Sent:** Tuesday, November 17, 2020 5:20 PM  
**To:** Wilkerson, Dwayne <DWilkerson@incog.org>  
**Subject:** Z-7571

Dear Dwayne: I am writing to follow up on the neighborhood meeting the Applicant had with the project's neighbors last night. Approximately 14 neighbors attended the meeting. A copy of the sign-in sheet for the meeting is included with this email.

At this meeting, the Applicant presented a redesigned Project plan showing the building shifted west to accommodate concerns from earlier meetings. In an effort to resolve the objections to commercial uses, the Applicant also told the neighbors that they would only use the building for residential/apartment use: no commercial use.

The use of the building for residential/apartment was, in general, well received. The biggest concern was how the neighbors could be assured that the Project would be limited to residential /apartment use.

The Applicant discussed the use of an optional development plan to limit the use of the Project to residential/apartment use. This idea was, generally, well received too. To be fair there some were objections to other Project details that the parties may not be able to resolve.

I told the neighbors that the Applicant would need to propose the language for such an optional development plan to staff for consideration and the neighbors stated that they would like some time to consider the idea.

So I can fairly state to you that both the Applicant and the neighbors at last night's meeting request that the TMAPC continue the hearing for this case to December 2, 2020.

Let me know if you have any questions.

Best regards, Lou Reynolds

**R. Louis Reynolds**

# Eller & Detrich

2727 E. 21st Street, Ste 200  
Tulsa, Oklahoma 74114-3533

-  (918) 747-8900 *phone*
-  (866) 547-8900 *toll free*
-  (918) 392-9407 *e-fax*
-  [LReynolds@EllerDetrich.com](mailto:LReynolds@EllerDetrich.com)

 <http://www.EllerDetrich.com/>

---

**CONFIDENTIALITY STATEMENT.** This e-mail and any attachments hereto are subject to the Electronic Communications Privacy Act, Tit. 18 U.S.C. Sec. 2510. The information contained in this transmission is or may be protected by the attorney-client and/or the attorney work product privilege and is confidential. It is intended only for the use of the individual or entity identified above. If the recipient or reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. No applicable privilege or confidentiality is waived by the party sending this communication and/or any attachments. If you received this email communication in error, please notify the sender immediately by reply e-mail or by telephone and delete the message and any attachments from your server/system. Thank you and we apologize for any inconvenience you may have encountered.



*Please consider the environment before printing this e-mail! ~ Thank you!*

6:60

# SIGN-IN SHEET

NOV. 16, 2020

7-7571

Paul Reynolds Rob Dault	2727 E. 21st St 1323 E. 26th Pl.	rreynolds@lev bold@leadershipproperties.com
SHAUN SAUNDERS	407 S. BOSTON AVE #100	SHAUN.SAUNDERS@comcast.com
CLARK PLOST	1330 E 26th STREET	CLARK@PLOT17DENTAL.COM COMAR.COM
Randy Francis	1335 E. 36th St.	Randy Francis
MARY COLETT	"	Mary Collett
Laura Dempsey Joe Barber	1341 E. 36th 1341 E 36th	LIDolan@gmail.com joe.barber@pts.fulda.edu
MARIA RACHA	1615 E 34th street	aleracha@hotmail.com
SAM JOYNER	1351 E. 35 PL.	samjoyner@mac.com

Sawyer, Kim

**From:** Clark J. Plost, DDS <clark@plostdental.com>  
**Sent:** Tuesday, November 17, 2020 7:53 PM  
**To:** Wilkerson, Dwayne  
**Cc:** Cindy Woodward; Sawyer, Kim; TJ Martin; Laura Dempsey; Ross Snider; Maria Rojas; mikehurd08@gmail.com; Jackie Khilling; Judy Wyatt Trickey; Pam Schloeder; samjoyner@mac.com; Myrna Seale; Randy Francis  
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Please confirm.

Kindest,

Clark

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

6.62

[dwillkerson@incog.org](mailto:dwillkerson@incog.org)

-----Original Message-----

From: Cindy Woodward <[cindy.woodward@outlook.com](mailto:cindy.woodward@outlook.com)>

Sent: Monday, November 16, 2020 9:01 PM

To: Wilkerson, Dwayne <[DWilkerson@incog.org](mailto:DWilkerson@incog.org)>; Sawyer, Kim <[ksawyer@incog.org](mailto:ksawyer@incog.org)>

Cc: Clark J. Plost <[clark@plostdental.com](mailto:clark@plostdental.com)>; TJ Martin <[timimartin@me.com](mailto:timimartin@me.com)>; Laura Dempsey <[ldpolan@gmail.com](mailto:ldpolan@gmail.com)>; Ross Snider <[ross4@cox.net](mailto:ross4@cox.net)>; Maria Rojas <[alerochac@hotmail.com](mailto:alerochac@hotmail.com)>; [mikehurd08@gmail.com](mailto:mikehurd08@gmail.com); Jackie Khilling <[jackie.lake1204@yahoo.com](mailto:jackie.lake1204@yahoo.com)>; Judy Wyatt Trickey <[jwt64@cox.net](mailto:jwt64@cox.net)>; Pam Schloeder <[ppschloeder@gmail.com](mailto:ppschloeder@gmail.com)>;

[samjoyner@mac.com](mailto:samjoyner@mac.com); Myrna Seale <[mvs5445@gmail.com](mailto:mvs5445@gmail.com)>; Randy Francis <[randy60@me.com](mailto:randy60@me.com)>

Subject: Z-7571 and CPA-89

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Thank you very much for your help and guidance.

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Sent from my iPhone

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**Clark Jared Plost, DDS**  
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Sawyer, Kim

**From:** Cindy Woodward <cindy.woodward@outlook.com>  
**Sent:** Tuesday, November 17, 2020 7:58 PM  
**To:** Clark J. Plost, DDS  
**Cc:** Wilkerson, Dwayne; Sawyer, Kim; TJ Martin; Laura Dempsey; Ross Snider; Maria Rojas; mikehurd08@gmail.com; Jackie Khilling; Judy Wyatt Trickey; Pam Schloeder; samjoyner@mac.com; Myrna Seale; Randy Francis  
**Subject:** Re: Z-7571 and CPA-89

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Sent from my iPhone

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## Sawyer, Kim

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**From:** Laura Dempsey-Polan <ldpolan@gmail.com>  
**Sent:** Tuesday, November 17, 2020 8:37 PM  
**To:** Wilkerson, Dwayne  
**Cc:** Clark J. Plost, DDS; Sawyer, Kim; TJ Martin; Ross Snider; Maria Rojas; mikehurd08@gmail.com; Jackie Khilling; Judy Wyatt Trickey; Pam Schloeder; samjoyner@mac.com; Myrna Seale; Randy Francis; Cindy Woodward; Joe Bessler  
**Subject:** Re: Z-7571 and CPA-89

FILE COPY

Dwayne,  
  
Dr. Joe Bessler and I concur with Dr. Plost's request to you for a continuance for reasons stated until January, 2021—

Thank you for your assistance,

Laura

Laura Dempsey, PhD  
Dempsey Associates  
1341 E 36th  
Tulsa, Ok 74105  
918-284-2131  
ldpolan@gmail.com

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Cindy Woodward

Sent from my iPhone

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**Sawyer, Kim**

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**From:** Maria Alejandra Rocha Castillo <alerochac@hotmail.com>  
**Sent:** Tuesday, November 17, 2020 9:32 PM  
**To:** Wilkerson, Dwayne  
**Cc:** Clark J. Plost, DDS; Sawyer, Kim; TJ Martin; Ross Snider; mikehurd08@gmail.com; Jackie Khilling; Judy Wyatt Trickey; Pam Schloeder; samjoyner@mac.com; Myrna Seale; Randy Francis; Cindy Woodward; Joe Bessler; Laura Dempsey-Polan  
**Subject:** Re: Z-7571 and CPA-89

Dwayne,

Jose O. Marcano and I concur with Clark's request to you for a continuance,

FILE COPY

Regards,  
Maria A. Rocha  
Jose O. Marcano  
Homeowners,

---

**From:** Laura Dempsey-Polan <ldpolan@gmail.com>  
**Sent:** Tuesday, November 17, 2020 08:36 PM  
**To:** TMAPC Dwayne Wilkerson <dwilkerson@incog.org>  
**Cc:** Clark J. Plost, DDS <clark@plstdental.com>; Sawyer, Kim <ksawyer@incog.org>; TJ Martin <timjmartin@me.com>; Ross Snider <ross4@cox.net>; Maria Rojas <alerochac@hotmail.com>; mikehurd08@gmail.com <mikehurd08@gmail.com>; Jackie Khilling <jackie.lake1204@yahoo.com>; Judy Wyatt Trickey <jwt64@cox.net>; Pam Schloeder <ppschloeder@gmail.com>; samjoyner@mac.com <samjoyner@mac.com>; Myrna Seale <mvs5445@gmail.com>; Randy Francis <randy60@me.com>; Cindy Woodward <cindy.woodward@outlook.com>; Joe Bessler <Joe.Bessler@ptstulsa.edu>  
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Sawyer, Kim

**From:** Judy Wyatt Trickey <jwt64@cox.net>  
**Sent:** Tuesday, November 17, 2020 10:29 PM  
**To:** 'Cindy Woodward'; 'Clark J. Plost, DDS'  
**Cc:** Wilkerson, Dwayne; Sawyer, Kim; 'TJ Martin'; 'Laura Dempsey'; 'Ross Snider'; 'Maria Rojas'; mikhurd08@gmail.com; 'Jackie Khilling'; 'Pam Schloeder'; samjoyner@mac.com; 'Myrna Seale'; 'Randy Francis'  
**Subject:** RE: Z-7571 and CPA-89

Dwayne-----adding my support per Dr. Plost's request for continuance to January.

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