



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7624 with optional development plan

Hearing Date: November 3, 2021

Applicant continuance granted October 20, 2021
Neighborhood continuance granted October 6, 2021

Case Report Prepared by:

Dwayne Wilkerson

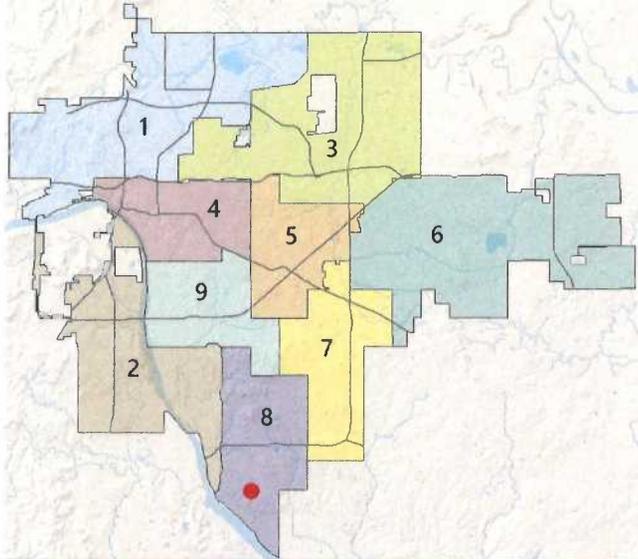
Owner and Applicant Information:

Applicant: Hall Estill (c/o Stuart VanDeWiele)

Property Owner: Broach, Brian

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Restaurant, Office, Retail

Concept summary: CH zoning for restaurant office and retail but with limitations defined in development plan.

Tract Size: 2.5 ± acres

Location: Southeast corner of East 111th Street South & South Yale Avenue

Zoning:

Existing Zoning: AG

Proposed Zoning: CH with optional development plan

Comprehensive Plan:

Land Use Map: Neighborhood Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval of CH zoning but only with the optional development plan defined in Section II.

Staff Data:

TRS: 8334
CZM: 57

City Council District: 8

Councilor Name: Phil Lakin Jr.

County Commission District: 3

Commissioner Name: Ron Peters

4.1

SECTION I: Z-7624

APPLICANTS DEVELOPMENT CONCEPT:

The Subject Property is a 2.5 acre (+/-) vacant tract of land located on the Southeast corner of 111th & South Yale Avenue (the "Subject Property").

The Applicant plans to develop the Subject Property by constructing two (2) buildings, one of which will be for two (2) restaurant and brewpub spaces and the other of which will be for a mix of office and retail spaces. The Applicant is designing the project to retain and take advantage of as many of the mature trees located on the Subject Property as possible by utilizing the natural open spaces located on site.

The size and scale of the development will complement the area and provide additional retail and dining options. The intended uses are compatible with the Subject Property's designation as a "Neighborhood Center" and an "Area of Growth".

The development is currently designed to contain approximately 10,700 square feet of restaurant and brew pub space and 5,050 square feet of office and retail space. The uses are designed to be complementary of one another from a parking standpoint and the development is currently designed with parking spaces which meets or exceeds the amount required by the Tulsa Zoning Code.

This Optional Development Plan is being voluntarily imposed by the Applicant to lessen the perceived or potential impact of the development on those residential areas in the immediate vicinity of the Subject Property.

Although the conceptual site plan submitted herewith depicts the current design contemplated by the Applicant, the final project may vary from the conceptual site plan.

In order to lessen the perceived or potential impact of the rezoning of the Subject Property (from AG to CH) on the nearby residentially zoned areas, the Applicant has elected to impose additional restrictions on the property by requesting the implementation of an Optional Development Plan as is allowed under the Tulsa Zoning Code.

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 Exhibit:
 - Concept site plan

DETAILED STAFF RECOMMENDATION:

The CH district is primarily intended to accommodate high-intensity commercial and related uses primarily in the core area of the city and encourage use of properties and existing buildings along older commercial corridors, minimize encroachment and adverse land use impacts on stable residential neighborhoods. CH zoning at this location is not necessarily consistent with the Neighborhood Center land use designation however,

4.2

Lot and building regulations defined in CH zoning districts provides reduced parking requirements for many uses that is important for the preservation of the existing tree cover and,

The optional development plan prohibits objectionable uses and,

The optional development plan is consistent with the development plan provisions of the Zoning Code therefore,

Staff recommends Approval of Z-7624 to rezone property from AG to CH with the optional development plan outlined in Section II.

II. Z-7624 Optional Development Plan – Development Standards:

The optional development plan standards will conform to the provisions of the Tulsa Zoning Code for development in a CH district with its supplemental regulations and accessory use provisions except as further refined below.

All uses categories, subcategories or specific uses and residential building types that are not listed in the following permitted uses categories are prohibited.

The development of the Subject Property shall meet the standards of the CH zoning districts except as otherwise limited or restricted below:

1. Permitted Uses. The Subject Property shall be used only for the following Specific Uses included in the “Commercial” and “Other” Use Categories of the Tulsa Zoning Code:

Commercial: Use Category

- A. Assembly and Entertainment – Other Outdoor (subject to approval of a special exception for the same);
- B. Broadcast or Recording Studio;
- C. Business Support Service;
- D. Personal Improvement Service;
- E. Business or Professional Office;
- F. Medical, Dental or Health Practitioner Office;
- G. Restaurant;
- H. Consumer Shopping Goods; and

Other: use category

- I. Drive-through Facility (as a component of an allowed principal use).

along with all uses and amenities accessory or incidental thereto customarily found in office, shopping or restaurant developments.

2. Building Setbacks. The Subject Property shall comply with the setback requirements for the CH zoning district established by the Tulsa Zoning Code.

3. Minimum Parking. The Subject Property shall contain parking spaces in compliance with the Tulsa Zoning Code.

4.3

4. Height Limitations. The maximum building height on any structure located within the Subject Property shall be 35 feet.
5. Other Bulk and Area Limitations. The Subject Property shall comply with all other bulk and area requirements imposed upon CH zoned properties by the Tulsa Zoning Code.
6. Signage. The Subject Property shall comply with all CH sign standards except as follows:
 - A. Pole signs are prohibited.
 - B. All freestanding signage must be monument style signage with a maximum of (2) monument signs with a maximum height of 8 feet.
 - C. Dynamic displays are prohibited

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Some uses allowed in a CH zoned district are not consistent with the Neighborhood Center land use designation and the supplemental regulations for signage may not be consistent with the expected development pattern in the area. The optional development plan adds signage limitations to help integrate this Neighborhood Center into the existing neighborhood.

Land Use Vision:

Land Use Plan map designation:

Neighborhood Centers: This land use designation should include small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to number of destinations.

Areas of Stability and Growth designation:

Area of Growth: An area of growth is a designation to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.”

Transportation Vision:

Major Street and Highway Plan: East 111th Street South is a secondary arterial. South Yale Avenue is designated a secondary arterial with a multi modal corridor designation.

Multi Modal Corridor: South Yale Avenue is a multimodal corridor. Future development should emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail, and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: Undeveloped with large trees and very little topographic change.

Environmental Considerations: None that would affect site development

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 111 th Street South	Secondary Arterial	100 feet	2
South Yale Avenue	Secondary Arterial with Multi modal corridor	100 feet	2

Utilities:

The subject tract has municipal water and sewer available.

4.5

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-2 and PUD 447	Neighborhood Center	Growth	Single family neighborhood. The abutting property is a large storm water detention facility.
East	AG	Existing Neighborhood	Growth	Religious Assembly
South	AG	Neighborhood Center	Growth	Fire Station
West	OL	Neighborhood Center	Growth	Office buildings

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11833 dated June 26, 1970, established zoning for the subject property.

Subject Property: None

Surrounding Property:

BOA-20271 May 2006: The Board of Adjustment **approved** a *Variance* to permit the requirement that illumination of a sign shall be by constant light (Section 302.B.2b) to permit an LED message board, on property located at 5050 East 111th Street South.

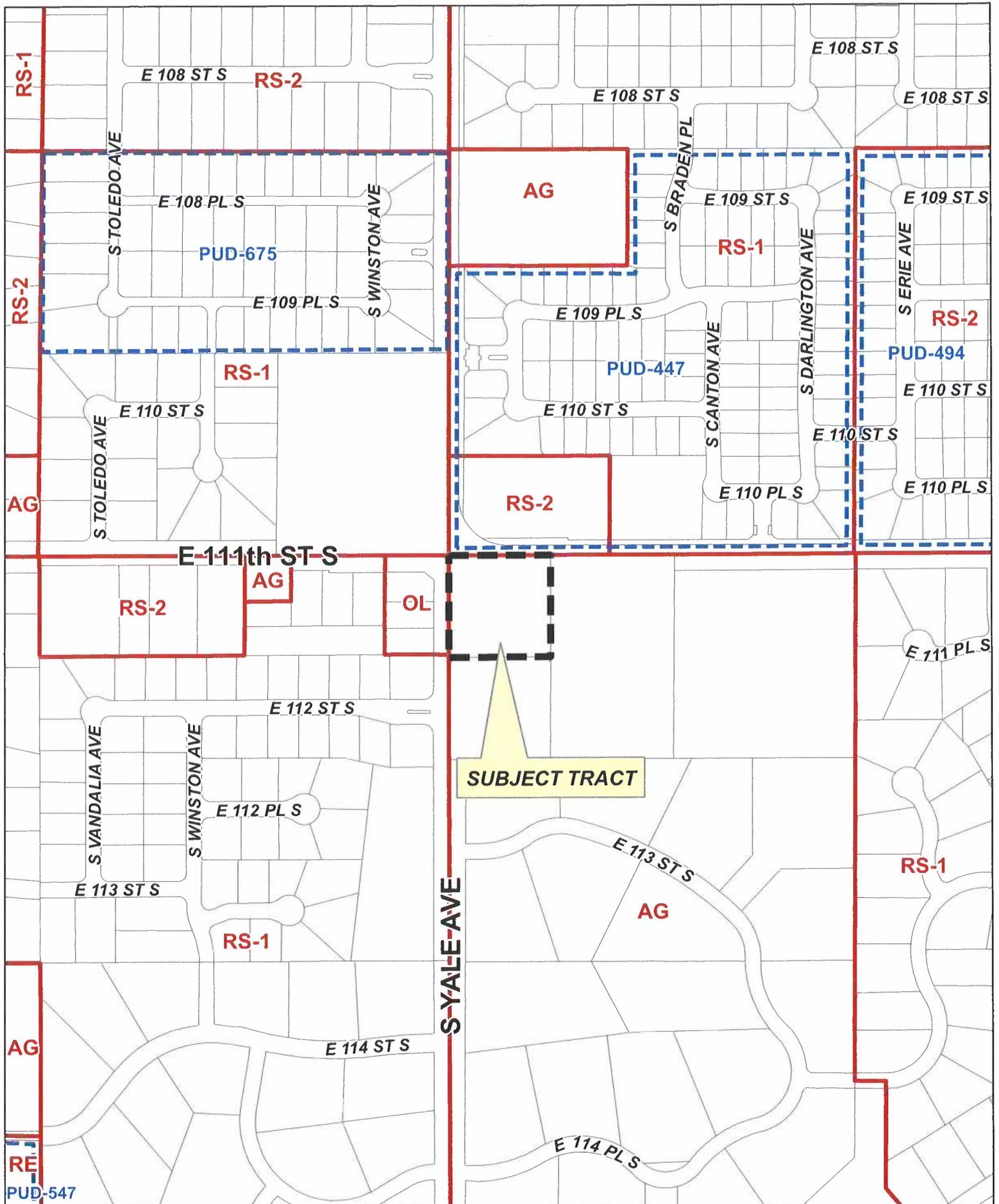
BOA-19373 June 2002: The Board of Adjustment **approved** a *Variance* to permit required setback from East 111th Street from 100' from centerline to 83' from centerline, on property located at SW/c South Yale & East 111th Street.

BOA-14343 February 1987: The Board of Adjustment **approved** a *Variance* to permit for parking in the required front yard; per plot plan submitted; finding a hardship demonstrated by the size, shape, and location of the tract on the corner of two major arterial streets; finding that the proposed parking lot is adjacent to an agriculture district, on property located at SE/c 111th street and Yale Avenue.

Z-6225 December 1988: All concurred in **approval** of a request for *rezoning* a 33.5± acre tract of land from AG to RS-2 on property located Northeast corner of East 111th Street South and Yale Avenue.

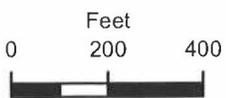
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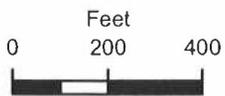
Z-7624

with Optional
Development Plan



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18-13 34

Z-7624
with Optional
Development Plan

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

Aerial Photo Date: 2020/2021

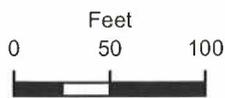




S YALE AVE

E 111th ST S

E 112 ST S



Subject Tract

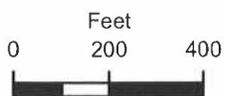
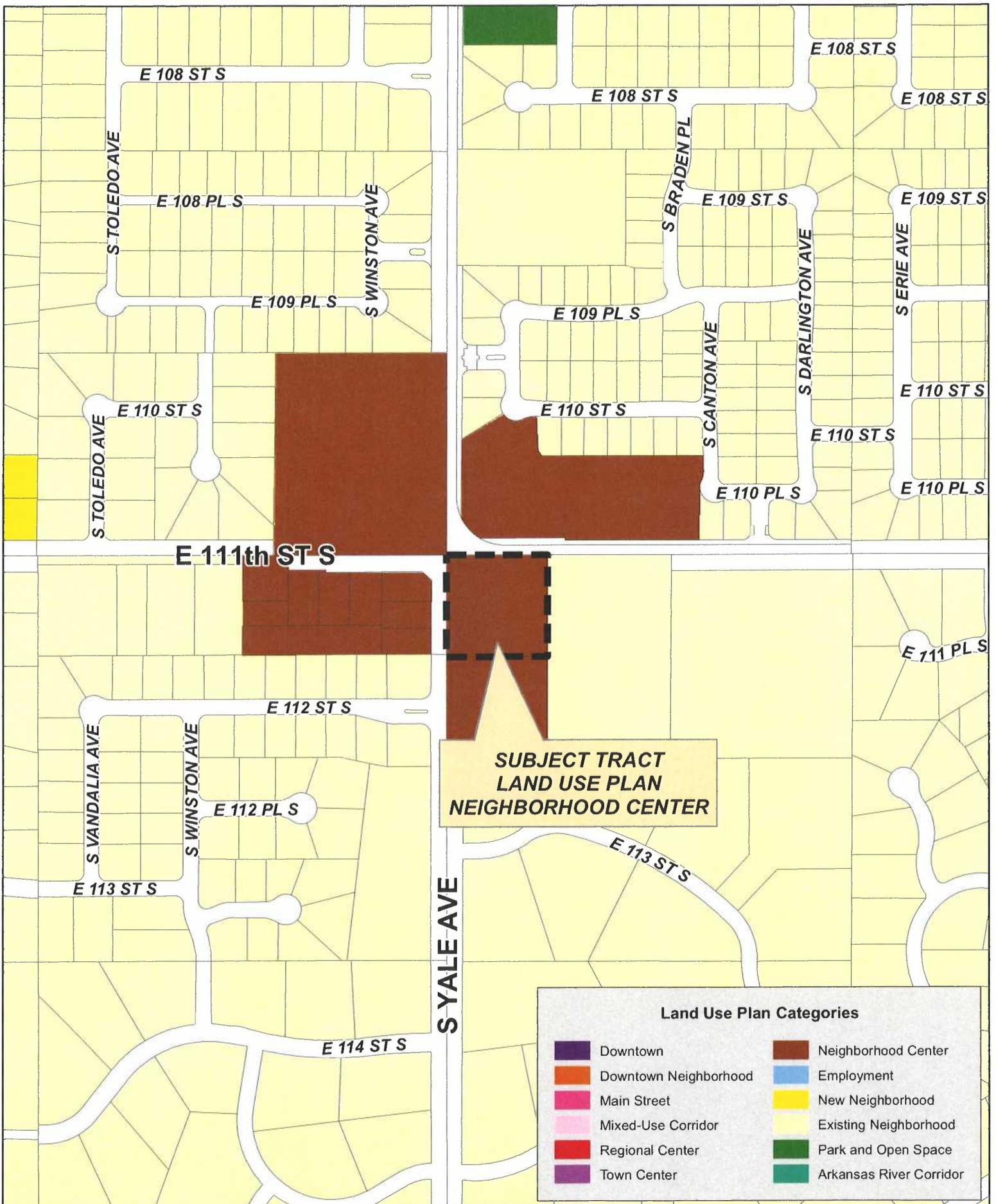
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**Z-7624
with Optional
Development Plan**

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

Aerial Photo Date: 2020/2021

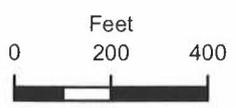
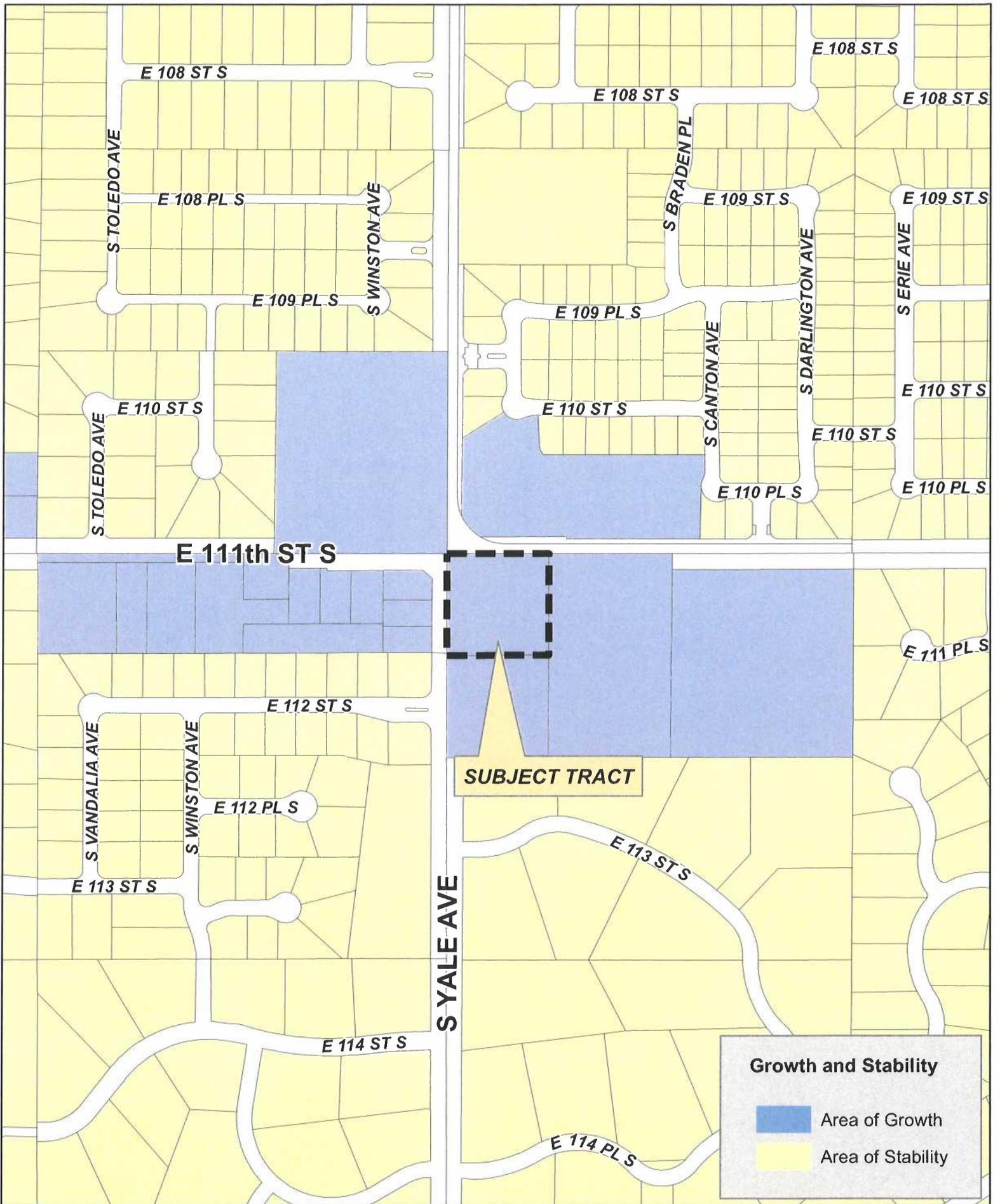




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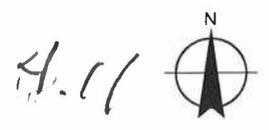
Z-7624
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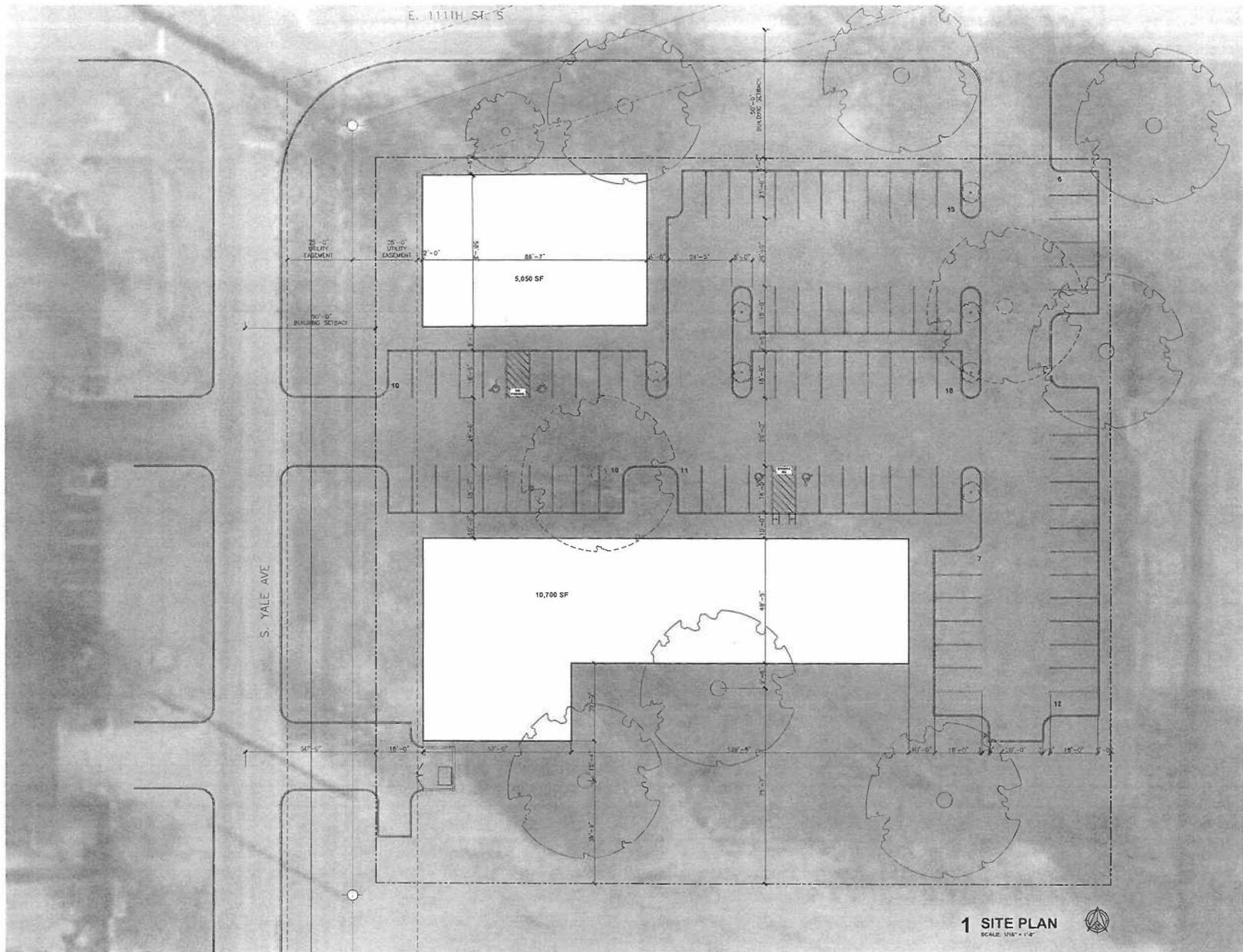




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Z-7624
with Optional
Development Plan





1 SITE PLAN
SCALE: 1/8" = 1'-0"



w 412
wdesign
 ARCHITECTURE & INTERIORS
 608 East 3rd Street
 Tulsa, OK 74120
 Office: 918.794.6616
 Fax: 918.794.6602
 www.wdesignsite.com

SEAL:



PROJECT:

THE GROVE
 PROJECT # 21078
 1111TH & YALE AVE
 TULSA, OK 74137

CONSULTANT:

REVISIONS:

ISSUE DATE:

5.18.2021

SHEET NAME:

SITE PLAN

SHEET #:

A101

Sawyer, Kim

From: jacobdo@aol.com
Sent: Wednesday, September 29, 2021 1:59 PM
To: esubmit
Subject: Proposed Zoning Change of the South East corner of 111th and Yale

Wednesday, September 29, 2021

FILE COPY

Dear Sirs:

I am a resident of the Lexington subdivision in Tulsa. I am writing to you with my concerns regarding the zoning change of the South East corner of 111th and Yale.

I am opposed to the proposed plans which include the construction of 2 restaurants and an office building at this location for the following reasons:

The amount of traffic in our area has increased substantially just in the past 5 years, especially during rush hours making it difficult to exit our addition. The proposed addition of the retail and commercial buildings would further compound the congestion especially during construction, not to mention the increase in noise pollution.

Is there really a need for more restaurants when there are already several restaurants with comparable menus within a 1-2 mile radius which have much easier access.

I am also against the removal of green space and the trees on this corner just to have it replaced with concrete. The last thing we need is replacement of this green space with restaurants and office space that many times ends up sitting empty. The South West corner of 111th and Yale, as well as 101st and Yale, and 91st and Yale, have **retail** properties sitting empty. As one drives around Tulsa it is hard not to notice all the office spaces that are sitting empty as well. Before building more retail or commercial sites why don't we utilize these already existing empty spaces?

I sincerely hope that you will take these concerns under consideration with regards to the proposed plans and the impact this will have on our community.

Thanking you,

Jacob Tarabolous

Sawyer, Kim

From: JEANETTE KING <j.a.king@att.net>
Sent: Monday, September 27, 2021 11:36 PM
To: esubmit
Subject: Zoning change at SE corner of 111th and Yale.

The roads in every direction at that intersection are only single lanes in each direction. The 111th going west even narrows to one lane in both directions. Since the city has no foreseeable plan to expand the lanes, this development would produce a traffic nightmare. Please deny the rezoning at this time.

Jeanette King
11024 S. Urbana Av918.671.1727

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FILE COPY

Sawyer, Kim

From: mike.sellers@cox.net
Sent: Tuesday, October 5, 2021 9:18 PM
To: esubmit
Cc: dist8@tulsacouncil.org; rpeters@tulsacounty.org
Subject: Case Z-7624 - 111th & Yale rezoning

FILE COPY

Case Z-7624

I am reaching out concerning the rezoning of the 2.5-acre tract on the SE corner of 111th and Yale. This is item 19 on tomorrow's agenda.

I live in Stonebriar Estates west of 109th and Yale, so I live close to the intersection. My wife and I attended Elliot Nelson's meeting last night at the property location. I appreciate Elliot's appearance and willingness to answer many questions. However, there are quite a few area residents extremely opposed to the rezoning and development of this area. I am also opposed to the rezoning for several reasons including increased traffic and noise, commercial development of a beautiful green part of south Tulsa, and the unknown use of the second building.

If the rezoning is approved, please consider proper restrictions because of the residential and church settings around this intersection. There currently isn't any commercial development within a mile.

Last night at the meeting, Elliot made the following assurances:

- * No live music
- * No brewpub or bar (both are mentioned in the Development Plan)
- * No drive-through, only carry out
- * No medical marijuana dispensary

Thank you for considering my comments and requests,

Michael Sellers

4507 E 109th Pl

Sawyer, Kim

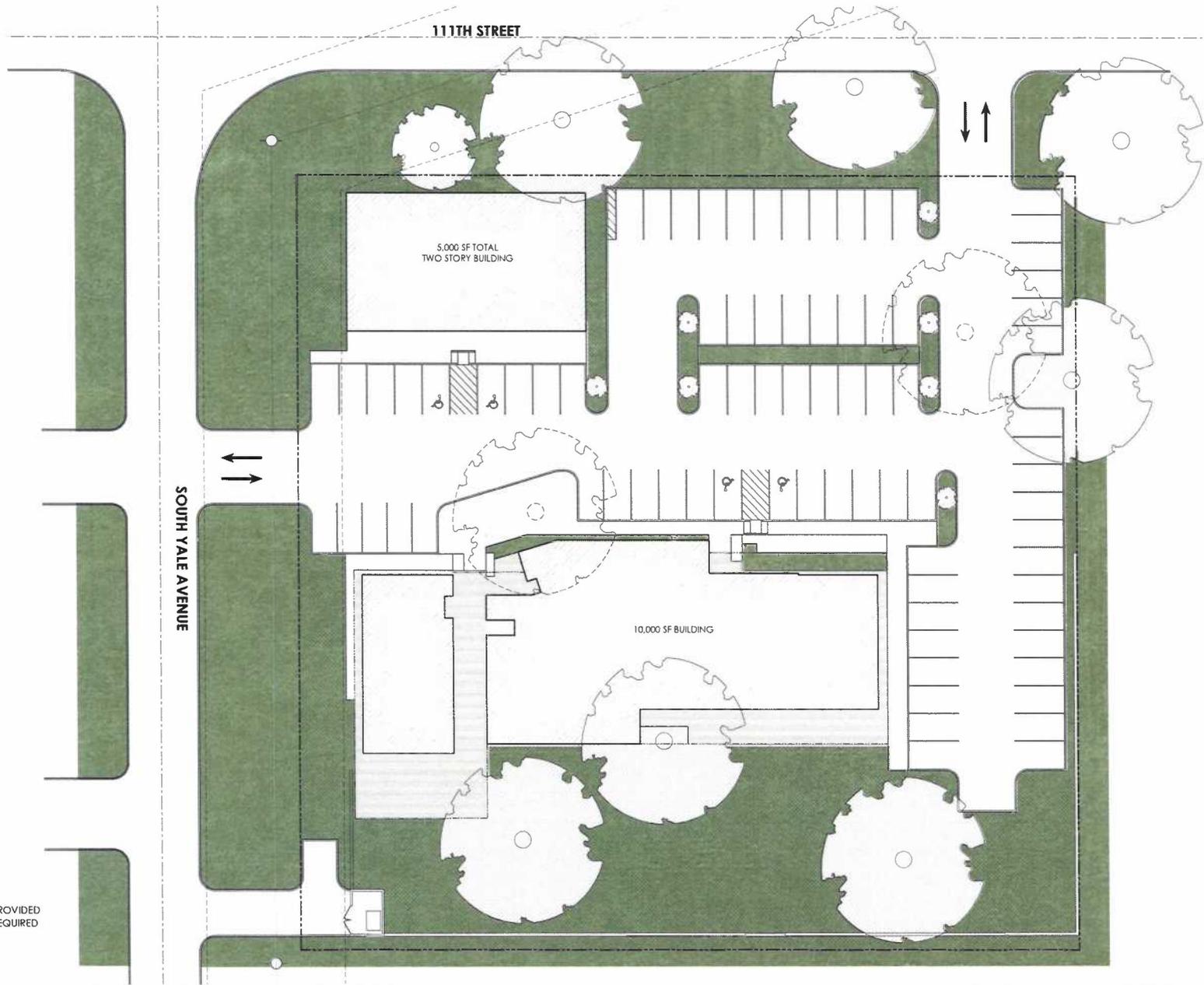
Z-7624

From: Deborah Holland <deborahholland747@gmail.com>
Sent: Tuesday, October 5, 2021 9:56 PM
To: esubmit
Subject: Z-7624

I am asking for a continuance on the Z-7624 case. The builder just hosted the public neighborhood meeting 2 nights ago (Monday 4th) and hasn't made good communication by following up with any changes with the concerns that were addressed to him at the meeting per #2 in the Neighborhood Communication section of the application. The public education of this was also insufficient in helping the surrounding neighborhoods understand in further detail beyond the application.

Thank you,
Deborah McKinney
11027 S Toledo Ave
Sent from my iPhone

FILE COPY



111TH STREET

5,000 SF TOTAL
TWO STORY BUILDING

10,000 SF BUILDING

SOUTH YALE AVENUE

80 PARKING SPACES PROVIDED
37 PARKING SPACES REQUIRED

 **SITE PLAN**
1/16" = 1'-0"

4.17

2-7624

wdesign





Sawyer, Kim

From: Kason Coder <kasoncoder@icloud.com>
Sent: Wednesday, October 20, 2021 10:46 AM
To: esubmit
Subject: Z-7624

FILE COPY

Hi, we live in the neighborhood called Fieldstone and have heard of the zoning change request. I wanted to send an email in opposition of this change.

111th and Yale is a family oriented part of town, and it should be kept that way. Putting businesses (let alone, a pub or restaurant (s) will create great amount of traffic and will take that away and makes this area less desirable. Many of us that live here have babies and/or elementary aged kids, and that kind of traffic would do us no favors. Traffic on 111th and Yale is already bad enough with speeding/racing. Putting a late night pub and/or restaurant on that corner would make things worse and would result in much greater traffic. This area can't handle the increase of traffic, nor would we allow for the roads to be expanded. That gets too close to all of us (but my family most importantly) and we would never want to see that happen. It would ruin what has been built up in this area for so long. The traffic (and speeding) is a huge concern, as is the implication that the roads may need to be widened due to this. The noise is another huge concern. We chose this neighborhood due to the quiet atmosphere, and by making this area "high commercial" it would take that away from us. And our sleeping babies who wake easily to noises.

I think there are many many available properties in town better fit for this business venture than 111th and Yale.

Please, please hear us out. We want to keep 111th and Yale Quiet, Safe, and Family-oriented.

Thank you,

Kason Coder

Sawyer, Kim

From: Alicia Urban <aliciaurban@bostonavenue.org>
Sent: Wednesday, October 20, 2021 10:39 AM
To: esubmit
Subject: Z-7624

FILE COPY

As a resident of Hunter's Bend at 111th and Yale, I ask that you reconsider allowing two restaurants/bars and office space to be built at this intersection. I have seen some great reasoning why this would be problematic for this area. I want to add that our neighborhood has many young children playing and families that cross 111th to get to the walking trail and park-like area at St. James. The increase in traffic, both on the major streets as well as people driving into the neighborhoods to turn around or park when the lot is full, could prove to be a safety issue for children and families.



she/her/hers

Communications Assistant

1301 S. Boston Avenue | Tulsa, OK 74119

aliciaurban@bostonavenue.org

[918-699-0132](tel:918-699-0132)



Sawyer, Kim

From: Payton Coder <paytoncoder@gmail.com>
Sent: Wednesday, October 20, 2021 10:38 AM
To: esubmit
Subject: Z-7624

FILE COPY

Hi, we live in Fieldstone and have heard of the zoning change so wanted to send an email in opposition.

111th and Yale is a quaint, family oriented part of town, and it should be kept that way. Putting businesses (let alone, a pub) takes that away and makes this area less desirable. Lots of us have babies and/or elementary aged kids, and that kind of traffic would do us no favors. 111th and Yale is already bad enough with speeding/racing, that putting a late night pub on that corner would do us no favors. This area can't handle the increase of traffic, nor would we allow for the roads to be expanded. That gets too close to all of us (but my family most importantly) and we would never want to see that happen. It would ruin what has been built up in this area for so long. The traffic (and speeding) is a huge concern, as is the implication that the roads may need to be widened due to this. The noise is another huge concern. We chose this neighborhood due to the quiet atmosphere, and by making this area "high commercial" it would take that away from us. And our sleeping babies who wake easily to noises.

I think there are many many available properties in town better fit for this business venture than 111th and Yale.

Please, please hear us out. Keep 111th and Yale desirable. Quiet. Safe. Family-oriented. Keep it an area we want to escape to, not escape from!

Thank you,
Payton Coder

Sawyer, Kim

From: Justin <justindsheets@hotmail.com>
Sent: Wednesday, October 20, 2021 9:52 AM
To: esubmit
Subject: Z-7624

FILE COPY

Dear TMPAC,

My family and I reside at 11018 S. Erie Ave. in Tulsa, near the request to rezone the property at 111th and Yale. I strongly oppose the zoning change request for multiple reasons:

1. The traffic on the two-lane roads, which are designed for neighborhood traffic and access only, would cause excessive traffic flow, cause congestion and create safety risks for the many pedestrians (adults and children) that walk, run and bike in the area;
2. If the site does not have sufficient parking it will result in people parking on the streets and in the neighborhoods. The surrounding neighborhoods are active with children riding bikes, scooters and playing outside, creating a safety risks for the neighborhood residents;
3. Increased noise, particularly in the evening and late nighttime hours, in an area that is surrounded by families, many with young children, who are trying to prepare and rest for their upcoming school day. This will be especially felt by the citizens, like me, whose house backs up to 111th or Yale; and
4. The zoning request does not provide certainty on the long-term use of the premises. The Heavy Commercial classification could be used to modify the premises for a variety of services that could negatively impact the area in the future.

I ask that you deny the zoning change request at the meeting today.

Thank you for your consideration,
Justin Sheets

FILE COPY

Sawyer, Kim

From: Lynne Henson <lhenson1@me.com>
Sent: Wednesday, October 20, 2021 2:01 PM
To: esubmit
Subject: 111th Yale Zoning

As a homeowner at 112th and Yale, I strongly oppose the current rezoning of the SE corner of 111th and Yale. I understand that "progress" is a part of any community. However, I hope the TMAPC will take into consideration the fact that 111th and Yale does NOT currently have the road structure to handle the additional traffic. Anyone should be able to understand that a two lane road with a four way stop is not conducive to a "High Commercial Zoning".

I request this rezoning not be approved.

Thank you for your consideration.

Lynne Henson
4834 E. 112th St.

Sawyer, Kim

FILE COPY

From: dalajoy@aol.com
Sent: Wednesday, October 20, 2021 1:38 PM
To: esubmit
Subject: zoning change for Z-7624

I am a church member at this location and I oppose the change. Our children and youth activities on our property should not be bothered with people, music, liquor, lights, parked cars, litter, noise. Thank you for your consideration.

Dala Westmoreland

Sawyer, Kim

From: Jeremy J. Brim <brim.jeremy@gmail.com>
Sent: Wednesday, October 20, 2021 12:39 PM
To: esubmit
Subject: Z-7624

FILE COPY

To whom it may concern

I am writing to express concerns/opposition to the potential re-zoning of the southeast corner at 111th and Yale from agricultural to heavy commercial

Traffic is already heavy on Yale. Reasoning could increase traffic creating additional difficulties for residents. Also could create future city construction costs if it is deemed necessary to widen the road (ex 101st and Yale)

High demand could create parking challenges, causing commercial traffic to park in near by neighborhoods

The close residential could be disturbed by loud noise (live music) late into the evening. Many households in the area have school aged children

If McNellies Group were to sell, the area will remain heavy commercial. Any commercial business could move in the area and potentially "downgrade" the current proposal

Thank you for taking the time

Best regards

J.Brim
Sent from my iPhone

4.26

Sawyer, Kim

From: Steve Widner <steve@txwidner.com>
Sent: Wednesday, October 20, 2021 9:25 AM
To: Sawyer, Kim
Subject: RE: Z-7624

Thank you for this info.

FILE COPY

From: Sawyer, Kim <ksawyer@incog.org>
Sent: Wednesday, October 20, 2021 9:24 AM
To: Steve Widner <steve@txwidner.com>
Subject: RE: Z-7624

The Applicant for Z-7624 has requested a continuance to the November 3, 2021 meeting. The Planning Commission will most likely grant this continuance since it is the first one requested by the applicant.

Thank you

From: Steve Widner <steve@txwidner.com>
Sent: Wednesday, October 20, 2021 8:46 AM
To: esubmit <esubmit@incog.org>
Subject: Z-7624

Zoning Commission-

I am writing this e-mail as I am unable to attend in person due to my work schedule. The idea of a commercial property being approved at 111th and Yale is quite surprising that it might even be something for consideration. My address is 11209 S. Fulton Avenue, which is very close to this proposed construction. We, as well as hundred of other families bought houses in these surrounding neighborhoods seeking safety and tranquility as opposed to other areas we may have considered. The points I'd like to address are numerous and I am truly sorry I cannot be there in person so that my passion could be seen in person.

- 1) Traffic-Over the years, traffic has not exactly improved in this area and is already a concern for pedestrians and cyclist including the many who bike to Southeast Elementary. Adding this property to commercial status, nonetheless the Heavy Commercial, would definitely add to accidents and most fearful of all, the injury or death of a kid going or coming from school.
- 2) Parking-it is my understanding that with Heavy Commercial designation, overflow parking could bleed over to roads and neighborhoods. Again, this is absolutely crazy. The roads are already tight and parking in neighborhoods will lead to multiple issues including safety, theft and littering.
- 3) Noise-pointing back to the tranquility reason for buying a house in this area, the noise concern of outdoor entertainment is appalling. While I do enjoy music and entertainment myself, it is not within the boundaries of neighborhoods. The police and your office as well as the establishment might be prepared for numerous complaints being filed.
- 4) Zoning to High Commercial brings with it yet another grave concern. What else could come to be placed here? The options of what this could turn into are far to wide and flexible. The property values will be gravely damaged if this is allowed.

I truly cannot understand why someone would even seek to do this. We are a family with 4 kids who eat out, enjoy entertainment and support growth. However, as an investor in real estate myself, I'd never find it feasible to do this in a neighborhood. This seems to be more well suited for an area of multi-use/multi-family areas where young and single people seem to be located. And not an established family-focused neighborhood.

Again, sorry I cannot attend in person. Please feel free to contact me with any questions. 918-760-5057.

Thank you,
Steve Widner

Sawyer, Kim

From: Dawn Sheets <dawnrichelle@hotmail.com>
Sent: Wednesday, October 20, 2021 9:10 AM
To: esubmit
Subject: Z-7624

FILE COPY

Dear TMAPC,

My family and I are opposed to McNellie's attempt to rezone the 2.5 acre parcel, located on the southeast corner of 111th and Yale, from Agricultural to Heavy Commercial. We are a local resident less than 1/4 mile down the road and do not want to experience the additional traffic on both 111th and Yale, intoxicated drivers being released into the area, the parking that will leak out on to the main roadways, and the excessive amount of noise that would come from their 'bar' setting. And even if it is not McNellie's and some other 'commercial business', we will still experience a lot of the same issues (with or without the involvement of an alcohol or dispensary license).

They finally widened the roadway out front of the elementary school, Walgreens, and the Shops of Seville, due to traffic build up from it being a two lane road. We would be afraid that if a heavy commercial development moved in at 111th and Yale, that it would result in more roadwork in the future to widen the roadway due to heavy traffic, which no one in our area wants to happen.

Please take our opposition into consideration during your meeting today, coming from a local resident really close to the location being zoned. We absolutely love our neighborhoods here and do not want them tainted by the chaos that a commercial zoning license would bring to our streets.

We appreciate your acceptance of our email that includes the key reasons for our opposition on this matter.

Sincerely,
Dawn Sheets

Sawyer, Kim

2-7624

FILE COPY

From: mike@mp-designs.com
Sent: Wednesday, October 20, 2021 1:54 AM
To: esubmit
Subject: Case Z-7624 rezoning of Southeast corner of East 111th Street South & South Yale Avenue

Regarding Case Z-7624,

I am writing to express my concerns with this proposal and opposition to the plan.

My family and I have been in this area, the Hunters Bend edition to be exact, for 4 years now. A large reason for our choice to settle here is the quiet and safe surroundings in addition to not being far away from an already existing busy commercial environment with stores and restaurants of all types. This area offers the perfect balance between those two things.

However, the addition of new restaurants, or any commercial buildings, this deep into the heart of multiple neighborhoods is a solution to a problem that doesn't exist. Additionally, it will remove the quiet surroundings for all of the neighborhoods and instead bring with it increased traffic, noise and an increased potential for crime.

* This area was not designed to handle the traffic that these changes would automatically bring. Traffic congestion for so many people to simply go to and from their homes will become a problem if this moves forward.

* Parking is another issue that cannot be prevented if this moves forward.

The surrounding neighborhoods that are not gated, which is most of them, would make streets in front of homes suddenly available for public parking without any recourse possible from the home owners.

* This change in parking also brings a new potential for an increase in crime as it will place people inside neighborhoods that would otherwise not be there.

* The increased traffic of both vehicles and people, along with the possible approval of outdoor events, would also increase noise into what is currently a nice and quiet area to raise a family. The existing churches in this area already produce enough noise when they have outdoor events to be disruptive inside our home. In regards to the church events, they are not very common and do not last late into the evening. That would not be the case for the new restaurants that are being proposed.

* If this proposal is approved it also guarantees future magnification of the issues mentioned above as they have highlighted additional areas of growth that cannot be stopped once the rezoning is completed.

In summary I want to repeat that there are already numerous options for similar food within a couple of miles of this area that provide the same type of food and experience. Again, this proposal is a solution to a problem that doesn't exist and these restaurants could easily be located in one of the many existing vacant retail properties in this area. My family has no desire to visit the proposed restaurants, instead we desire to continue raising our children in this quiet part of town along with the 4 other families, within our single block, that have grade school children who like to play outside and be safe from the additional traffic this proposal would bring.

Thank you for taking the time to read my concerns and hopefully the McNellie's restaurant group can find a better location in this part of town to build their new restaurants so we can visit them and support their businesses.

Mike Phillips

Sawyer, Kim

From: Amy Lohse Hellen <ahellen25@hotmail.com>
Sent: Wednesday, October 20, 2021 8:57 AM
To: esubmit
Subject: Z-7624 Zoning Change

FILE COPY

To: Tulsa Metropolitan Area Planning Commission
Re: 111th and Yale Zoning Request

As residents living just west of Yale at 111th we are firmly AGAINST this zoning change. We live in Quail Pointe neighborhood and do not want this corner rezoned as heavy commercial.

This area is not suited to a change to heavy commercial. The roads are designed for residential- not commercial establishments. We do not want the traffic and we do not want the noise. If you allow this zoning change to happen, you will be ruining the reasons we purchased our home in Tulsa. We moved from Dallas several years ago. We were thrilled to find this quiet yet accessible area of town. We pay among the highest taxes in the city and this zoning change would take away from the reasons we live here. This area was designed for residential and maybe office space like what is on the opposite corner of 111th and Yale - not increased traffic and NOISE until late. We chose this quiet area for our family. I worry about patrons leaving the proposed establishment and driving after being served alcohol. I have teen drivers that I specifically don't let drive in certain areas of town for this reason.

You will be harming our property values and our quality of life by allowing this change. It might be McNellies today but you cannot control what it would become in the future. Even McNellies has had restaurants fail - this zoning change would allow any number of undesirable things to move in the future.

This would be short sided on your part to allow this to happen - there are any number of areas already zoned commercial that are nearby. WHY RUIN this area of town? Please don't allow this to happen.

Respectfully,

Curt and Amy Hellen
11002 S Toledo Ave
Tulsa, OK 74137

Sawyer, Kim

From: Steve Widner <steve@txwidner.com>
Sent: Wednesday, October 20, 2021 8:46 AM
To: esubmit
Subject: Z-7624

FILE COPY

Zoning Commission-

I am writing this e-mail as I am unable to attend in person due to my work schedule. The idea of a commercial property being approved at 111th and Yale is quite surprising that it might even be something for consideration. My address is 11209 S. Fulton Avenue, which is very close to this proposed construction. We, as well as hundred of other families bought houses in these surrounding neighborhoods seeking safety and tranquility as opposed to other areas we may have considered. The points I'd like to address are numerous and I am truly sorry I cannot be there in person so that my passion could be seen in person.

- 1) Traffic-Over the years, traffic has not exactly improved in this area and is already a concern for pedestrians and cyclist including the many who bike to Southeast Elementary. Adding this property to commercial status, nonetheless the Heavy Commercial, would definitely add to accidents and most fearful of all, the injury or death of a kid going or coming from school.
- 2) Parking-it is my understanding that with Heavy Commercial designation, overflow parking could bleed over to roads and neighborhoods. Again, this is absolutely crazy. The roads are already tight and parking in neighborhoods will lead to multiple issues including safety, theft and littering.
- 3) Noise-pointing back to the tranquility reason for buying a house in this area, the noise concern of outdoor entertainment is appalling. While I do enjoy music and entertainment myself, it is not within the boundaries of neighborhoods. The police and your office as well as the establishment might be prepared for numerous complaints being filed.
- 4) Zoning to High Commercial brings with it yet another grave concern. What else could come to be placed here? The options of what this could turn into are far to wide and flexible. The property values will be gravely damaged if this is allowed.

I truly cannot understand why someone would even seek to do this. We are a family with 4 kids who eat out, enjoy entertainment and support growth. However, as an investor in real estate myself, I'd never find it feasible to do this in a neighborhood. This seems to be more well suited for an area of multi-use/multi-family areas where young and single people seem to be located. And not an established family-focused neighborhood.

Again, sorry I cannot attend in person. Please feel free to contact me with any questions. 918-760-5057.

Thank you,
Steve Widner

Sawyer, Kim

From: Brad Steven Jensen <bradjensen75@hotmail.com>
Sent: Wednesday, October 20, 2021 9:13 AM
To: esubmit
Subject: z-7624 zoning

FILE COPY

We are against the re-zoning at 111th & Yale.

- The roads are inadequate to support the current traffic.
- The added noise of live music is not wanted. Our neighborhood is a "retirement community". Hunter's Bend has only 3 houses with children. Average age is over 65 years.
- The bar is too close to our children's Church.
- There is no need for restaurants in the area. There is already a McNellie's close by, on Yale. The business will not be successful and we have no control over the actual business that would end up there.
- The local police can't even manage the cycle/car racing that has been going on in this area for 10+ years.
- There is plenty of real estate sites zoned commercial available for purchase/lease in the area, as the local businesses are proving themselves unsuccessful.

Thanks,

Brad, Teresa, Isaac, Mariah, & Levi Jensen

(918) 770-3429, (918) 221-4593
5007 E 110th St, Tulsa OK, 74137

Sawyer, Kim

Z-7624

From: Janet Bilyeu <jlbilyeu21@yahoo.com>
Sent: Tuesday, October 19, 2021 10:40 PM
To: esubmit
Subject: Z-7624

FILE COPY

I am writing this email in regards to the 111th & Yale Zoning Request.

I highly oppose this request.

My husband & I bought a house in this area and moved in 2 months ago.

We love this area because of how quiet it is & the lack of traffic.

My concern if this gets rezoned to Heavy Commercial there will be many issues.

The traffic will increase tremendously and cause many problems with the residential community.

Parking could definitely compromise residential streets.

The noise not just from the excess traffic but also the restaurant's outdoor bands that could play late into the night at all hours could cause many issues. I have children in school & this would be very disruptive to our everyday life.

Also looking into the future, If this gets approved this property could be sold to any commercial entity, no matter what kind of business it is.

This area does not need to be a Heavy Commercial Zoning location. It will cause more negative issues than positive ones for all the homeowners that love this area the way it is.

Thank you,

Janet Bilyeu

Sent from my iPhone

Sawyer, Kim

2-7624

From: David Means <ddmeaner@gmail.com>
Sent: Tuesday, October 19, 2021 6:03 PM
To: esubmit
Subject: Z-7624

FILE COPY

It has come to my attention that McNellie's Restaurant Group intends to attempt to rezone a 2.5 acre parcel at the southeast corner of 111th and Yale from agriculture to heavy commercial. It appears they would like to build two buildings: (1) to accommodate 2 restaurants and (2) for multiple retail space.

The Tulsa Metropolitan Area Planning Commission (TMAPC) should NOT approve this request under any circumstances for the following reasons:

- **TRAFFIC:** Yale and 111th is still a two-lane intersection with a stop sign. A section of 111th west of Yale is one lane. This configuration was developed for neighborhood access only. Adding a high commercial zoning at this intersection would undoubtedly increase traffic flow and cause excess congestion - well beyond its design. Should the TMAPC approve McNellie's rezoning request, TMAPC should also anticipate spending millions of dollars to reconfigure Yale and 111th Street in this area.
- **Parking:** McNellie's desires a heavy commercial designation to avoid setbacks and parking restrictions. If the proposed site does not have adequate parking, patrons will park anywhere nearby, including the church parking lot (private) and nearby neighborhood streets that are considered public property. I'm sure no one on the council would desire this kind of parking issue in front of their homes.
- **Noise:** Increased traffic and people also increases noise levels. If approved, McNellie's could (with approval) have outdoor live bands etc. that could play any night of the week and could stay open until midnight or later. Would the council like this in their backyard? One would think not.
- **Future:** A zoning change would be permanent. McNellie's could allow any business establishment that fits the high commercial code (dispensary, animal services, lodging), all businesses that would be unwelcome to homeowners in the area.
- **Availability:** There is **NO NEED** for this type of rezoning and expansion. A drive around the Tulsa area makes it evident that there is plenty of space available (empty retail space is rampant) and thus, additional retail space is not needed or warranted.

To sum this all up, all progress is not necessarily progress at all.

Based on these arguments, I would strongly urge the TMAPC to reject McNellie's rezoning request. Please contact me if you have any questions about these concerns.

Respectfully submitted -

David Means
5512 E. 114th St.
Tulsa, OK 74137
402.651.9123
ddmeaner@gmail.com

Sawyer, Kim

Z-7624

From: Jenni Hutchins <jhutch@cox.net>
Sent: Tuesday, October 19, 2021 5:38 PM
To: esubmit
Subject: Z-7624

FILE COPY

Dear Tulsa Metropolitan Area Planning Commission,

Concerning the request from the McNellie's restaurant group to rezone the Southeast corner of 111th and Yale from Agriculture to Commercial, I am for this zoning change. I am a resident of the Stonebridge addition at 113th and Yale. I believe this area is ultimately going to be developed by somebody, and the McNellie group seems to have a strong concern for the neighbors and the surrounding area. They realize it is in their interest to keep neighbors happy with their establishment to avoid endless noise complaint calls. Their plans for a family restaurant would benefit our family, and would be much preferable to other possible establishments. I understand it is a challenge for those who do not appreciate change or an evolving area, but I do not agree with the opposition that this zoning change will negatively effect our property value. If the owner stays true to his plan, it could be a great asset to our area. I appreciate your consideration of this change and your care for our wonderful city.

Thank you,
Jenni Hutchins

Tulsa City Council Public Comment Request
For Items Not on the Regular Agenda

2-7624

FILE COPY

Name (please print): Jefferey L. Donnell

Address: 4828 E. 111th Street

Email Address: jdonnell1@gmail.com

Daytime Phone: 918-277-9230 Other Phone: 918-664-8787

Your organization (if any): _____

REQUESTED COUNCIL MEETING DATE: October 6, 2021

CONTINUED
TO 10/20

TOPIC: Please be very specific in describing/identifying the issue you want to speak on so that the agenda posting will comply with state law.

SE corner of 111th & Yale from AG to CH

ZONING

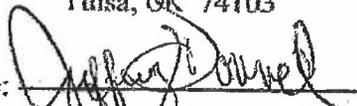
OTHER INFORMATION:

- 1. TIMING OF SUBMISSION OF REQUEST:** Your request to speak must be received at least one (1) week before the Council meeting at which you wish to speak, meaning no later than 12 p.m. (noon) the preceding Thursday.
- 2. SUPPORTING MATERIALS:** Please include with your application one (1) complete set of any material or documentation you would like the Councilors to review.
- 3. PLACEMENT OF REQUEST ON COUNCIL AGENDA:** Completion and submission of this request does not guarantee that your topic will be placed on the City Council Meeting Agenda.
- 4. TIME LIMIT:** Council Rules provide that anyone addressing the Council is allowed five (5) minutes total for the entire meeting.

You may submit your request as follows:

USPS: Secretary
Tulsa City Council
175 E. 2nd St., 4th Floor
Tulsa, OK 74103

Fax: 918-596-1964
Email: secretary@tulsacouncil.org

Sign Here:  Date: 9/29/21 10/14/21

If you are using the online fillable PDF document to submit your completed request by email: (1) click the "FILE" button on the uppermost tool bar of the PDF form; (2) select and click the "Attach To Email" button from the drop down menu; (3) complete the necessary information for the email transmission; and, (4) send.

Council Use Only		
Date received: _____	By: _____	Revised 12/17/18

4.37

City Commissioners TMAPC

re: Case Z-7624

Dear Commissioners:

My name is Jeff Donnell and my address is 4828 E. 111th Street, Tulsa, OK 74137. I live approximately 300 feet from the subject site at the SE corner of E. 111th Street and S. Yale Avenue. I am also President of the South Yale Property Owner's Association and the developer of South Yale Park plat #5596.

As a homeowner, and representative of the property owner's association, we collectively object to the re-zoning change of Case Z-7624. We would like for you to consider the following.

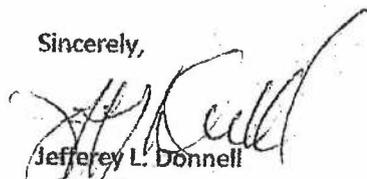
- 1) The areas surrounding the intersection of E. 111th Street and S. Yale Avenue are primarily highly residential neighborhoods; with a church adjacent to the referenced site.
- 2) The applicant is requesting CH zoning which is traditionally utilized in areas already serving commercial development. Even though the applicant is restricting uses, future owners are not restricted from requesting objectionable uses that are permitted by the underlying CH zoning.
- 3) The new businesses will considerably increase traffic that is already heavy for a two lane road. Ultimately the city will have to widen the intersection, widen the two-lane road, install a signal light, relocate water, sewer, storm water, gas and electric. All of these improvements will be borne by the city of Tulsa and ultimately, taxpayers. Another consideration is that E. 111th Street, running toward the west, is a one-lane road that already has heavy traffic that is now used when there is construction on South Yale Avenue at the 101st or 111th Street intersections. Traffic currently uses the route from Louisville and E. 111th, a one lane road, to bypass the traffic on Yale and E. 101st Street.
- 4) The increase in commercial development and traffic will reduce the value of homes in the neighborhoods. Residents in the area chose to build in South Tulsa because it has quiet family-oriented neighborhoods. The new high density commercial development will change the dynamic.
- 5) When I purchased land on the SW corner of Yale and E. 111th Street, I intended to Request CS zoning on the SW corner with OM zoning on the remaining land. The intent was to have a retail establishment on the corner and two-story offices on the remaining lots. As it turned out, the city rejected those uses which ultimately resulted in the development of South Yale Park plat #5596 with OL zoning for single story garden offices facing Yale and RS-1 zoning for single family homes facing E. 111th Street. The city of Tulsa set a precedent by only allowing OL and RS-1 zoning on Yale and E. 111th Street to preserve the residential neighborhood. The only difference in the subject site and South Yale Park is that the subject property is located on the east side of Yale directly across from South Yale Park.

Since the city of Tulsa set a precedent to maintain low density zoning to accommodate the residential neighborhood, I see no reason to reverse the precedent that has already been established.

- 6) If the city of Tulsa decides to grant the applicant the zoning change to CH the city will set a new precedent for other CH development in the same area.

Again, as the property owner's association president of South Yale Park and a homeowner near the subject development and the developer of South Yale Park plat #5596, I strongly object to the requested zoning change.

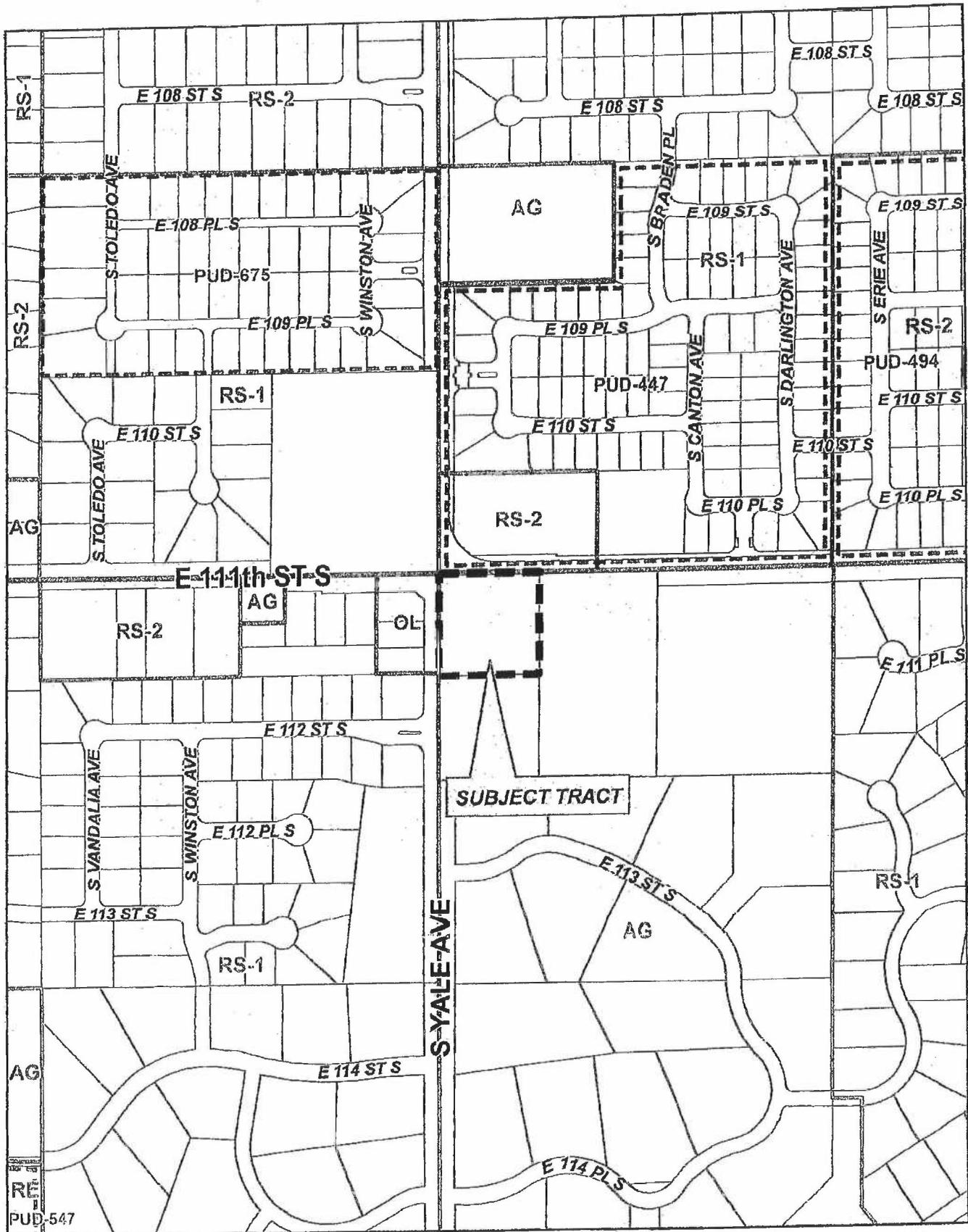
Sincerely,



Jefferey L. Donnell

918-277-9230

Jdonnell1@gmail.com



Z-7624

with Optional
Development Plan



18-13 34



4.40

Sawyer, Kim

From: Kevin Bodenhamer <kevinbodenhamer@hotmail.com>
Sent: Tuesday, October 19, 2021 11:40 AM
To: esubmit
Subject: Z-7624

FILE COPY

TMAPC,

I'm strongly opposed to the above referenced rezoning of the southeast corner of 111th and Yale from agriculture to a CH District as presented by Hall Estill for the benefit of McNellies Restuarant Group. I live in the Lexington Addition and I have grave concerns with how this will negatively impact the entire neighborhood.

I know that every major intersection in Tulsa will eventually be zoned Commercial, and I don't have an issue with that as long as it doesn't negatively impact the local neighborhood. The medical offices on the southwest corner of 111th and Yale for example are a positive part of the neighborhood. A similar type of low noise, low traffic, low impact commercial business would be fine for the property in question, but not a loud bar with outdoor music and an insufficient number of parking spaces.

In addition, McNellies has not be honest with the neighborhood. They had a public meeting at the site a few weeks ago where they told everyone that there would be "adequate" parking with approximately 90 parking spaces. If you count the spaces on the submitted plan, there are only 78 spaces. Hardly "adequate" parking for a large bar and adjoin shop. There is not enough space on this lot for the size of shops and bar that McNellies wants to build. The result will be parking in the neighborhood or in the medical parking across the street.

Also, a bar should not be built next door to a church! Is it really a betterment of the neighborhood to allow a bar to be built next door to a well-established church that is a key part of the community? I lived in Houston, Texas for over a decade and was disgusted by the lax zoning in the city where strip clubs were allowed to be built next to churches or schools.

Also, noise will be a big factor with outdoor music. In addition to disrupting all of the children who are trying to sleep at night, the firefighters at TFD Station #9 won't be able to sleep either. This is just the wrong venue for this location!

I would find it acceptable to change the zoning to CH if the following "Permitted Uses" in Section II Optional Development Plan - Development Standards are removed: A - Assembly and Entertainment, H - Bar, and I - Brewpub. The remaining permitted uses will not be a major disruption to the neighborhood.

Please seriously consider my suggestions.

Kevin Bodenhamer
4816 E. 112th Place
Tulsa, OK 74137

kevinbodenhamer@hotmail.com
918.500.7691

Sawyer, Kim

From: Foster, Nathan
Sent: Tuesday, October 19, 2021 11:01 AM
To: Sawyer, Kim
Cc: Wilkerson, Dwayne; Miller, Susan
Subject: FW: Z-7624

FILE COPY

FYI. Stuart has requested a continuance for Z-7624 to the November 3rd hearing date.

From: SVanDeWiele@HallEstill.com <SVanDeWiele@HallEstill.com>
Sent: Tuesday, October 19, 2021 10:50 AM
To: Foster, Nathan <NFoster@incog.org>
Subject: Z-7624

Nathan –

We have a scheduling conflict that has come up for tomorrow that will interfere with my client's ability to participate in tomorrow's TMAPC hearing.

Please accept this email as the applicant's request for a continuance until the first meeting in November.

Thank you.

 <p>HALL ESTILL ATTORNEYS AT LAW</p>	<p>STUART E VAN DE WIELE SHAREHOLDER AND DIRECTOR 320 S. Boston Ave. Suite 200 Tulsa, OK 74103 Office: 918-594-0816 Bio</p>
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This e-mail message and any attachment thereto is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. 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. If you have received this e-mail communication in error, please notify us immediately by sending a reply e-mail message to the sender. Thank you.

Sawyer, Kim

From: conlumeyer@aol.com
Sent: Tuesday, October 19, 2021 10:04 AM
To: esubmit
Subject: Z-7624

FILE COPY

To whom it may concern,

I am very much opposed to having this site zoned heavy commercial. My family and I live in Fieldstone and fear it could be a negative to resale values. There could be a serious problem with traffic, parking, and the possibility of it becoming an unsafe area.

Regards,
Connie Bart
11222 S. Fulton Ave.
Tulsa, OK 74137

Sawyer, Kim

From: Anne Bogie <anne@abidentity.com>
Sent: Tuesday, October 19, 2021 9:32 AM
To: esubmit
Subject: Z-7624

FILE COPY

Please do not allow the rezoning of the SE corner of 111th and Yale. We have a fire station on that corner that has to deal with a two lane road and a 4 way stop as of now. Adding additional traffic will just add to their access problems.

All of the neighbors in that area purchased their homes to get far enough out of town to be away from retail spaces and the additional noise and traffic associated with that.

Please do not allow that change and let us keep the peace and quiet of our neighborhood

Anne Bogie
5512 E. 112 St.

Sawyer, Kim

From: Nathan Barnard <nathanbarnard5@gmail.com>
Sent: Monday, October 18, 2021 4:47 PM
To: esubmit
Subject: Z-7624

TILE COPY

Our names are Nathan and Robin Barnard and our address is 5423 E. 111th Place, Tulsa, OK, 74137. We are **OPPOSED** to the re-zoning change request for Z-7624.

We are **OPPOSED** to the request for several reasons:

- 1) **Residential area.** 111th and Yale is primarily residential except for 3 offices on the opposite corner. Commercial-High is not compatible with the area.
- 2) **Traffic.** Since 111th and Yale is primarily residential, the intersection consists of 2 lane roads and stop signs. Commercial-High with 2 restaurants and retail would increase traffic significantly and most likely require widening the intersection and installing traffic lights. 111th west of the intersection is a one lane road.
- 3) **Precedent.** South Yale Park (the offices on the westside of Yale at 111th) is zoned Office-Low. I understand the developer requested re-zoning to a higher intensity and was denied to preserve the primarily residential neighborhood. The Tulsa Master plan has not changed since that time. Low intensity zoning should be maintained in this residential neighborhood.

Thank you for your consideration. Please **DENY** the re-zoning request.

Nathan and Robin Barnard
918-232-8723 (N)
918-230-3981 (R)
nathan.barnard5@gmail.com

Sawyer, Kim

From: Linda Coates <jimlindac@sbcglobal.net>
Sent: Monday, October 18, 2021 4:37 PM
To: esubmit
Subject: Z-7624

FILE COPY

As residents of Southern Woods we are very OPPOSED to the proposed zoning change of the Southeast corner of 111th and Yale from agriculture to heavy commercial. There are numerous reasons including:

1. increased traffic: this is still a 2 lane intersection with a stop sign. This intersection and the roads were designed for neighborhood access only. Adding a commercial establishment will increase traffic flow and cause additional congestion making it harder for us to leave and return home.
2. Parking: if the proposed site doesn't have enough parking patrons could park anywhere including neighborhood streets.
3. Noise: with increased traffic and people comes noise. If approved McNellie's could be allowed to have outdoor live bands that could play any night of the week and could stay open until midnight or later.
4. Future: it is our understanding once the zoning is changed, it is changed permanently and will remain high commercial. The corner could be sold and any business could move in and open anything under the high commercial zoning code.

For any or all of these reasons we are opposed to this proposed change.

Thank you for your consideration.

Jim and Linda Coates

Sent from my iPhone

Sawyer, Kim

From: Jennifer & Bruce Proctor <jbproctorg@gmail.com>
Sent: Monday, October 18, 2021 5:59 PM
To: esubmit
Subject: Z-7624

FILE COPY

Dear TMAPC/INCOG,

We are writing today to express our opposition to the proposed zoning change to the 2.5 acre parcel at 111th and Yale. It has been proposed to change the zoning from Agricultural to HEAVY COMMERCIAL. This intersection has residential housing all around and two lane roads which cannot support the traffic of HEAVY COMMERCIAL businesses. Also, these residences do not desire the noise and crime and traffic that naturally would come with HEAVY COMMERCIAL ZONING. The existing residential areas were developed and citizens have established their homes in this area for years based on the current zoning. The city does not need more road widening projects. So, who benefits from this proposed zoning change?

I remember an Amy Grant song that has a line in it that says "You pave paradise and put up a parking lot". Why would we want to take that little natural area and develop it, and put in cement and parking lots and buildings when there are plenty of existing HC zoned areas that have the infrastructure in place to support these businesses?

We respectfully request that you not allow the proposed change to the current zoning of Agricultural.

Many thanks for your consideration,

Jennifer and Bruce Proctor

Sawyer, Kim

From: Susan Grapengater <sgrape76@gmail.com>
Sent: Monday, October 18, 2021 3:10 PM
To: esubmit
Subject: Z-7624

I am in favor of the restaurant going in at 111th and Yale.
Thanks,
Susan

FILE COPY

Sawyer, Kim

From: Socorro Gardner <socorro.gardner@yahoo.com>
Sent: Monday, October 18, 2021 2:06 PM
To: esubmit
Subject: 111th & Yale Zoning

To Whom It May Concern:

I live at 112th & Yale, Lexington Neighborhood. This email is to voice my opposition on the rezoning. There are numerous reason, but the biggest concern is the increase of traffic that will occur and we have only a two-lane road with only a stop sign. West of 111th & Yale the road turns into a one line road. The parking could also be a big problem.

The increased traffic will make it difficult to get in and out of our neighborhood especially in the evening.

I hope that in addition to addressing the traffic and parking issue, you would consider the increased noise level and future use of the site.

Thank you.

Socorro Gardner
11227 S Vandalia Ave

FILE COPY

Sawyer, Kim

Z-7624

From: Raymond Gatlin <rgatlin802@cox.net>
Sent: Saturday, October 16, 2021 1:52 PM
To: esubmit
Subject: Z-7624

FILE COPY

As a homeowner with property abutting 111th street and multiple second story children's windows facing in the direction of this proposed property the impact of rezoning would be direct and negative.

The corner of 111th and Yale is near a highly residential area. I oppose the rezone to Heavy Commercial for the following reasons:

Traffic - the two lane roads cannot accommodate increased traffic. The area already has a high amount of speeding and reckless driving along 111th street between Yale and Sheridan. Additional traffic would negatively affect resident quality of life.

Noise - increased traffic noise as well as the potential for noise from the restaurants after hours is very concerning. Outdoor live bands should not be a consideration so close to a residential area.

Please record this letter of opposition.

Raymond Gatlin
5506 E 110th PI Tulsa Okla 74137
Sent from my iPad

Sawyer, Kim

From: Lori Taylor <lorile14@icloud.com>
Sent: Saturday, October 16, 2021 2:15 PM
To: esubmit
Subject: Z-7624

FILE COPY

My name is Lori Taylor. Address 5216 E. 110th Place. My house backs up to 111th Street. I am against changing the zoning to Heavy Commercial!

This area can NOT support heavy commercial. We have 2 lane roads each direction and one lane west of 111th Yale. No traffic lights or turn lanes

Supporting two Restaurants would mean parking in neighborhoods and surrounding areas

No other corner has heavy commercial, only light office commercial.

Our south Tulsa streets can not uphold the increase of traffic of one car per 60 seconds. That is 60 cars per hour per McNellies Group attorney statement.

The noise violation of loud music, outdoor party and game areas, and live bands is unnecessarily disturbing the quiet surrounding neighborhoods when Memorial street, Midtown, Tulsa Hills, and downtown is designed for this.

Please make this light commercial to flow with the SW corner of Yale. I can hear the soccer practice that takes place at the church. (Which I do not mind) However, the noise until 2am and the traffic, I do.

Thank you,
Lori Taylor

Sawyer, Kim

From: ngsloan@cox.net
Sent: Saturday, October 16, 2021 3:11 PM
To: esubmit
Cc: mgsloan@cox.net
Subject: Z-7624

FILE COPY

I am opposed to the proposed zoning change at 111th and South Yale for the following reasons:

- a. Increased traffic
- b. Parking problems
- c. Increased noise
- d. Unknown future (sales to other businesses, etc)

Thank you,

Norman G. Sloan

11434 S. Yale

Tulsa, Okla 74137

Sawyer, Kim

From: Ellen Bregman <ellenbregman@me.com>
Sent: Sunday, October 17, 2021 8:47 PM
To: esubmit
Subject: Z-7624

FILE COPY

As a homeowner in Forest Park South my family is strongly opposed to the zoning request for 111th and Yale. The added traffic, noise and possible parking problems will be detrimental to the surrounding neighborhoods as well as potentially being a safety issue for children who live in that area. The idea is a good one for another location.

Ellen Bregman

Sawyer, Kim

From: jacobdo@aol.com
Sent: Sunday, October 17, 2021 7:29 PM
To: esubmit
Subject: Z-7624

FILE COPY

Sunday, October 17, 2021

Dear Sirs:

As a resident of the Lexington subdivision in Tulsa. We are writing to you in opposition to the zoning change of the South East corner of 111th and Yale.

We are opposed for the following reasons:

Traffic: 111th and Yale is a two lane intersection with a stop sign. 111th west of Yale is a one lane road. This intersection and roads were set up for neighborhood **access only**. Adding a **High Commercial establishment** will not only increase traffic flow but cause excess congestion making it harder for residents to leave and return home.

Parking: McNellie's wants **HEAVY COMMERCIAL** to avoid setback and parking restrictions mandated by other zoning classifications. If there is not enough parking for patrons they will park anywhere nearby including our **neighborhood streets**.

Noise: Increased traffic means increased noise. If approved, McNellie's would be allowed (with board approval) to have outdoor live bands that could play any night of the week and stay open until midnight or later. This would not be welcomed within a residential neighborhood

Future: Once the zoning classification is changed, it is changed permanently and will remain **HIGH COMMERCIAL**. McNellie's could sell the corner and any business could move in and open anything under the high commercial zoning code.

We sincerely hope that you will take these concerns under consideration with regards to the proposed plans and the impact this will have on our community and our quiet neighborhood.

Thanking you,

Kristi and Jacob Tarabolous

Sawyer, Kim

From: Betty Shaull <bshaull@sbcglobal.net>
Sent: Sunday, October 17, 2021 6:53 PM
To: esubmit
Subject: Fw: Z-7624

FILE COPY

To all it may concern:

As a long-time home owner in the area of 111th & Yale, we highly oppose the proposed zoning request by McNellie's on that corner. There is no reasonable place for any "Heavy Commercial" zoning in this area. The roads are only two lanes in all directions and down to one lane within a mile - are you kidding me?? The property is surrounded by only residential properties and 2 churches, one next door and one within a very short distance to the north. Tulsa Fire Station #9 is located to the immediate south and should have clear and uncluttered access to the two lane roads that are available.

Your consideration of our personal opposition will be greatly appreciated.

Most Sincerely,

Harry R Shaull

Sawyer, Kim

From: JEANETTE KING <j.a.king@att.net>
Sent: Sunday, October 17, 2021 2:25 PM
To: esubmit
Subject: Z-7624

FILE COPY

I am opposed to the southeast corner of 111th and Yale to have a change of zoning to heavy commercial. I live very close to here and my house backs up to 111th, west of Yale. This area does not have the street infrastructure to support appreciably more traffic. Yale has one lane in both directions with stop signs in both directions. West on 111th, the road quickly becomes one lane rather than two. I fear parking and noise will also become a problem with potential for business parking in residential neighborhoods. Also, if one of those businesses fails, anything could replace it since the zoning will have been changed. Please do not allow this zoning designation to happen.

Jeanette King
918.671.1727
11024 S. Urbana Ave.
Tulsa 74137

Sawyer, Kim

From: Pat Hope <pat-hope@hotmail.com>
Sent: Sunday, October 17, 2021 1:12 PM
To: esubmit
Subject: Z-7624

FILE COPY

I am extremely opposed to the rezoning of land at 111st. And Yale. I live in Hunters Bend and traffic at rush hour backs a half a mile sometimes as it is a 2 lane intersection on 3 sides and one lane on the other with 4 way stop signs. It would create a traffic nightmare. This intersection is surrounded by residential neighborhoods that have been here for years the increased noise and parking would also be a problem. Let's keep the zoning as it was intended for years. Thank you Ted and Pat Hope

Sent from my iPad

Sawyer, Kim

From: John <jmkapura@sbcglobal.net>
Sent: Saturday, October 16, 2021 9:12 PM
To: esubmit
Subject: Z-7624

FILE COPY

Sorry that I will miss the meeting, but I am taking my wife to MD Anderson for their evaluation of her condition and treatment plan. I strongly oppose a rezoning to Heavy Commercial. It would be most appropriate that the developer provide sufficient parking for the patrons of the establishments of the buildings they are providing without other existing facilities and neighborhoods.

Traffic on the two lane roads will also be a nightmare, so the developer should provide only 1 entrance/exit and provide for a light.

The rezoning should provide a stipulation that outside music must stop at 9:00 or 10:00 pm because of the proximity to existing neighborhoods, we were here first, they are the new comers.

I know there is no stopping the rezoning, but it should not be to Heavy Commercial.

John Kapura
4802 E 112th Pl
74137
Sent from my iPhone

PAUL R. CALLEGARI, M.D.

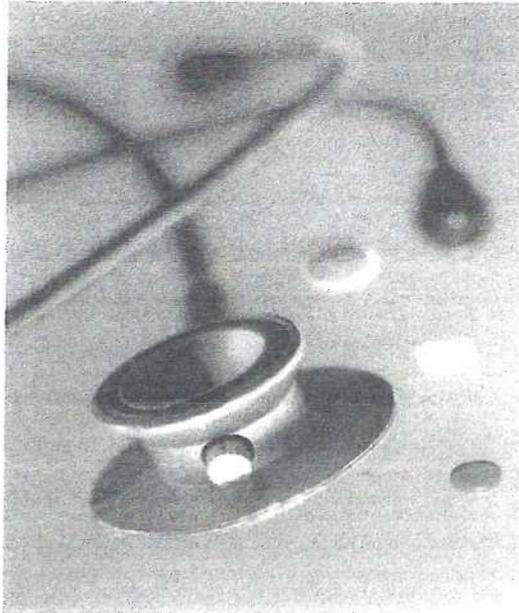
WILLIAM MEDICAL BUILDING

6585 S. YALE, SUITE 1050

TULSA, OK 74136-8330

PHONE #: (918) 494-8200 FAX #: (918) 494-8204

Dr.'s E-Mail: dr.c@tulsacoxmail.com Office E-Mail frontofficeofdrcallegari@gmail.com



FILE COPY

DATE 10-18-21

NUMBER OF PAGES 2 **INCLUDING COVER**

TO TMPAC **Phone #** _____

FAX # _____ **E-Mail** esubmit@incog.org

Subject Z-7624

**THE INFORMATION CONTAINED IN THIS FAXED TRANSMISSION IS
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SENDER.**

THANK YOU,

4.59

111th and Yale Zoning Request

October 18th, 2021

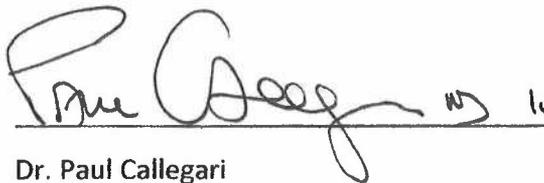
Subject: Z-7624

Tulsa Metropolitan Area Planning Commission,

As residents in the vicinity of this zoning request we, Dr Paul and Dr. Barbara Callegari, are opposed to this request. We are opposed to this request for the following reasons:

1. Increase in traffic will be unacceptable within this residential area
 - a. The intersection itself is not built to handle the increased volume in traffic flow.
 - b. Inadequate space for the necessary traffic entrances and exits. This is a safety concern.
 - c. Overflow parking will spill into the adjacent neighborhoods.
2. Noise pollution with music, patrons, traffic.
3. Is this a back door entrance for some other commercial company if McNellie's withdraws or becomes bankrupt (similar to the EL Guapo locations)?
4. An increase in drunk driving cases. There will also be an increase in alcohol involved offenses such as fights, drug possession / distribution, and other criminal activity.

With these points mentioned above, we are opposed to the Zoning change (Z-7624).

 10.18.21
Dr. Paul Callegari

 10.18.21
Dr. Barbara Callegari

4.60

Sawyer, Kim

From: Steve King <s.r.king@att.net>
Sent: Monday, October 18, 2021 9:53 AM
To: esubmit
Subject: Z-7624

FILE COPY

TMAPC Representatives,

I'm writing to voice my adamant opposition to restaurants at the corner of 111th and S. Yale. Main opposition in bullet points for brevity,

- The road/intersection infrastructure isn't adequate for current traffic load with narrow two lane roads without shoulders and 4 way stop. 111th narrows to one lane west of the intersection. The roads have been built and maintained for residential access.
- The parking plan doesn't appear adequate so overflow parking will be on the roads and residential streets during heavy use thus creating additional residential travel and safety problems.
- The "restaurants" are essentially bars that serve food and the additional evening noise of outdoor seating is not welcome and not compatible with a residential area.
- The additional evening traffic noise is not welcome. This area already sounds like a drag strip on occasion in the evening.
- No one moved to this area hoping for more traffic, noise and folks that have been drinking on the streets.

I would not oppose zoning and building restrictions similar to the SW corner of 111th and Yale. Those offices operate during the day, don't add to the traffic burden and are closed in the evening.

Thank you for your consideration.

Regards,

Steve King
11024 S. Urbana Ave.
Tulsa, OK 74137
Email: s.r.king@att.net
Cell: 405-823-0944

Sawyer, Kim

From: Curtis Dunkel <curtis.dunkel@outlook.com>
Sent: Friday, October 15, 2021 5:45 PM
To: esubmit
Subject: Z-7624

FILE COPY

Dear Planning Commission Members,

I live within the Stonebriar Estates neighborhood at 109th and Yale and am asking the commission to reject the proposal to rezone 111th and Yale to "Commercial High". This area of town is beautiful as is, and has numerous options for dining, shopping, and other commercial activities within a few minutes drive. Rezoning the land in question will result increased traffic which will require roads to be widened, changing the landscape of our area of town forever. Roads will be closer to our homes, traffic noise will then be audible from our homes, and the citizens who live in homes close to the roads will be less safe due to the increase in traffic, especially when drivers who have consumed alcohol at an establishment located at 111th and Yale drive by our homes, churches and Jenks SE Elementary in order to leave the area. To reduce traffic noise, unsightly sound walls will be built around our neighborhoods which will decrease the value of our homes, and will further change the landscape of our beautiful area for the worse. Albeit temporarily, we will all have to endure the nuisance of yet more construction in town, but this time, right outside of our neighborhoods. These seem to be the downsides to rezoning this land. The only upsides seem to be we will only have to travel 2 minutes rather than 5 or 10 if we want to eat at a restaurant, and the organization represented by the applicant (the leader of which does not live in our part of town) may profit financially (if not, we may be stuck with vacant buildings right outside of our neighborhoods).

On a net basis, our quality of life would decrease if this proposal were to be approved. Please do not let this happen.

Sincerely,
Curtis Dunkel
4619 E 109th Pl
Tulsa, OK 74137

Sent from [Mail](#) for Windows

Sawyer, Kim

From: Amy Bregman <amybregman@yahoo.com>
Sent: Saturday, October 16, 2021 2:09 PM
To: esubmit
Subject: Z-7624

FILE COPY

I am writing to share the feeling regarding the zoning request. I am strongly **opposed** to the zoning change. As a member of Stone Briar neighborhood, one of the appeals of the neighborhood was that it was a quiet, non commercial area. If this is approved it will make this area have more traffic, more noise and could make for customers using our neighborhood as parking if there isn't enough parking for the restaurants/shops.

Please consider the families and children who appreciate the quiet low traffic area of where we live and do not let the zoning be changed for commercial use.

Thank you,
Amy Veitch

Sawyer, Kim

From: Kari <karipalmer@cox.net>
Sent: Saturday, October 16, 2021 7:03 PM
To: esubmit
Subject: Z-7624

FILE COPY

I am in opposition of this zoning.

We have a two lane road.

There is not enough parking for one restaurant. It is not fair to turn this into a HIGH COMMERCIAL area.

The noise and congestion to this area does not make any sense.

Thank you

Kari Palmer

918-899-9544