

BOA-22919

15.1



**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 9332

Case Number: **BOA-22919**

CZM: 47

CD: 9

HEARING DATE: 06/09/2020 1:00 PM

APPLICANT: JCW Development LLC

ACTION REQUESTED: Verification of the 300' spacing requirement for a plasma center from plasma centers, day labor hiring centers, bail bond offices, pawn shops, and package stores (Section 40.300-A&B)

LOCATION: 5130 S HARVARD AV E

ZONED: CS

PRESENT USE: Vacant retail

TRACT SIZE: 113848.88 SQ FT

LEGAL DESCRIPTION: S41.33 E211 LT 1 & ALL LT 2 LESS N15 W230.30 THEREOF & LESS BEG NEC LT 1 TH S118.38 W2.96 NW119.23 E17.16 POB FOR RD BLK 1, SOUTHEAST CENTER RESUB L1 AVERY WOODLAND ACRES

STAFF COMMENTS: The applicant is requesting a *Verification* of the 300' spacing requirement for a plasma center from plasma centers, day labor hiring centers, bail bond offices, pawn shops, and package stores (Section 40.300-A&B)

Section 40.300 Plasma Centers, Day Labor, Package Stores, Bail Bonds, Pawn Shops

The supplemental use regulations of this section apply to all plasma centers, day labor hiring centers, package stores, bail bond offices and pawn shops.

40.300-A Plasma centers, day labor hiring centers, package stores, bail bond offices and pawn shops must be separated by a minimum distance of 300 feet, provided that bail bond offices located within the CBD district are not subject to this separation requirement.

40.300-B For uses established after July 1, 2001, the separation distance requirement of ~~§40.300-A~~ must be measured in a straight line from the nearest perimeter wall of the portion of the building occupied by one of the subject uses to the nearest perimeter wall of the portion of the building of any other subject use.

Included in your packet are exhibits provide by the applicant showing compliance with the spacing requirement. Additonly included in your packet is an inventory of uses within 300' of the proposed plasma center.

SAMPLE MOTION:

I move that based upon the facts in this matter as they presently exist, we accept the applicant's verification of spacing to permit the plasma center subject to the action of the Board being void should another package store or other conflicting use be established prior to the establishment of this package store.

15.2



Facing East immediately across Harvard Ave. There is a package store that is visible though it is not within 300' of the subject tenant space.



Facing South on Harvard



Subject Space

DANA L. BOX
ZONING
PLANS EXAMINER II

TEL (918)596-9657
danabox@cityoftulsa.org



DEVELOPMENT SERVICES

175 EAST 2nd STREET, SUITE 450
TULSA, OKLAHOMA 74103

ZONING CLEARANCE PLAN REVIEW

April 1, 2020

LOD Number: 1
Wendy Nichols
100 Tower Drive
Beaver Dam, WI 53916

Phone: 920-356-1255

APPLICATION NO: **ZCO-057065-2020**

(PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)

Location: **5130 S. Harvard**
Description: **Plasma Center**

INFORMATION ABOUT SUBMITTING REVISIONS

OUR REVIEW HAS IDENTIFIED THE FOLLOWING CODE OMISSIONS OR DEFICIENCIES IN THE PROJECT APPLICATION FORMS, DRAWINGS, AND/OR SPECIFICATIONS. THE DOCUMENTS SHALL BE REVISED TO COMPLY WITH THE REFERENCED CODE SECTIONS.

REVISIONS NEED TO INCLUDE THE FOLLOWING:

1. A COPY OF THIS DEFICIENCY LETTER
2. A WRITTEN RESPONSE AS TO HOW EACH REVIEW COMMENT HAS BEEN RESOLVED
3. THE COMPLETED REVISED/ADDITIONAL PLANS FORM
4. BOARD OF ADJUSTMENT APPROVAL DOCUMENTS, IF RELEVANT

****REVISIONS SHALL BE SUBMITTED DIRECTLY TO THE CITY OF TULSA PERMIT CENTER LOCATED AT 175 EAST 2nd STREET, SUITE 450, TULSA, OKLAHOMA 74103, PHONE (918) 596-9601. THE CITY OF TULSA WILL ASSESS A RESUBMITTAL FEE. DO NOT SUBMIT REVISIONS TO THE PLANS EXAMINERS.** (SEE #2, BELOW)**

SUBMITTALS FAXED / EMAILED TO PLANS EXAMINERS WILL NOT BE ACCEPTED.

IMPORTANT INFORMATION

1. IF A DESIGN PROFESSIONAL IS INVOLVED, HIS/HER LETTERS, SKETCHES, DRAWINGS, ETC. SHALL BEAR HIS/HER OKLAHOMA SEAL WITH SIGNATURE AND DATE.
2. ****PURSUANT TO FEDERAL, STATE, AND LOCAL DECLARATIONS OF EMERGENCY ARISING FROM THE COVID-19 THREAT AND AS DIRECTED BY THE ADMINISTRATION, OUR OFFICE IS CLOSED TO THE PUBLIC UNTIL FURTHER NOTICE. PAPER SUBMITTALS (INCLUDING REVISIONS AND ADDENDUM) FOR ANY PROJECT IS NOT ACCEPTED AT THIS TIME. IF SUBMITTING REVISIONS FOR APPLICATIONS THAT PREVIOUSLY UTILIZED PAPER PLANS, EMAIL THE REVISED PLANS TO COTDEVSVCS@CITYOFTULSA.ORG OR SUBMIT ELECTRONIC PLAN REVISIONS ON THE PORTAL AT [HTTPS://TULSAOK.TYLERTECH.COM/ENERGOV4934/SELFERVICE](https://tulsaok.tylertech.com/energov4934/selfservice). YOU WILL NEED TO REGISTER ON THE PORTAL IF YOU HAVE NOT PREVIOUSLY DONE SO.****
3. INFORMATION ABOUT ZONING CODE, INDIAN NATION COUNCIL OF GOVERNMENT (INCOG), BOARD OF ADJUSTMENT (BOA), AND TULSA METROPOLITAN AREA PLANNING COMMISSION (TMAPC) IS AVAILABLE ONLINE AT WWW.INCOG.ORG OR AT INCOG OFFICES AT 2 W. 2nd ST., 8th FLOOR, TULSA, OK, 74103, PHONE (918) 584-7526.
4. A COPY OF A "RECORD SEARCH" [X] IS [] IS NOT INCLUDED WITH THIS LETTER. PLEASE PRESENT THE "RECORD SEARCH" ALONG WITH THIS LETTER TO INCOG STAFF AT TIME OF APPLYING FOR BOARD OF ADJUSTMENT ACTION AT INCOG. UPON APPROVAL BY THE BOARD OF ADJUSTMENT, INCOG STAFF WILL PROVIDE THE APPROVAL DOCUMENTS TO YOU FOR IMMEDIATE SUBMITTAL TO OUR OFFICE. (See revisions submittal procedure above)

(continued)

REVIEW COMMENTS

SECTIONS REFERENCED BELOW ARE FROM THE CITY OF TULSA ZONING CODE TITLE 42 AND CAN BE VIEWED AT WWW.CITYOFTULSA-BOA.ORG

ZCO-057065-2020

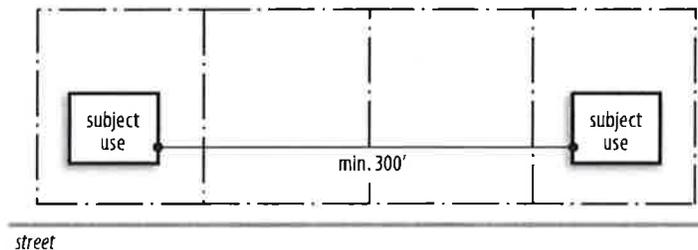
5130 S. Harvard Ave.

April 1, 2020

Note: As provided for in Section 70.130 you may request the Board of Adjustment (BOA) to grant a variance from the terms of the Zoning Code requirements identified in the letter of deficiency below. Please direct all questions concerning separation distance acceptance and all questions regarding BOA application forms and fees to the INCOG BOA Planner at 918-584-7526. It is your responsibility to submit to our office documentation of any decisions by the BOA affecting the status of your application, so we may continue to process your application. INCOG does not act as your legal or responsible agent in submitting documents to the City of Tulsa on your behalf. Staff review comments may sometimes identify compliance methods as provided in the Tulsa Zoning Code. The permit applicant is responsible for exploring all or any options available to address the noncompliance and submit the selected compliance option for review. Staff review makes neither representation nor recommendation as to any optimal method of code solution for the project.

Sec.40.300-A & B: Plasma centers...must be separated by a minimum distance of 300 feet. For uses established after July 1, 2001, the separation distance requirement of *Sec.40.300-A* must be measured in a straight line from the nearest perimeter wall of the portion of the building occupied by one of the subject uses to the nearest perimeter wall of the portion of the building of any other subject use.

*Figure 40-11: Measurement of Required Use Separation
(Permits Issued after 7/1/2001)*



Review comment: Submit a spacing verification reviewed and accepted by the BOA per *Sec.70.110* that demonstrates compliance with *Sec.40.300-A & B*.

Note: All references are to the City of Tulsa Zoning Code. Link to Zoning Code:

<http://www.tmapc.org/Documents/TulsaZoningCode.pdf>

Please notify the reviewer via email when your revisions have been submitted

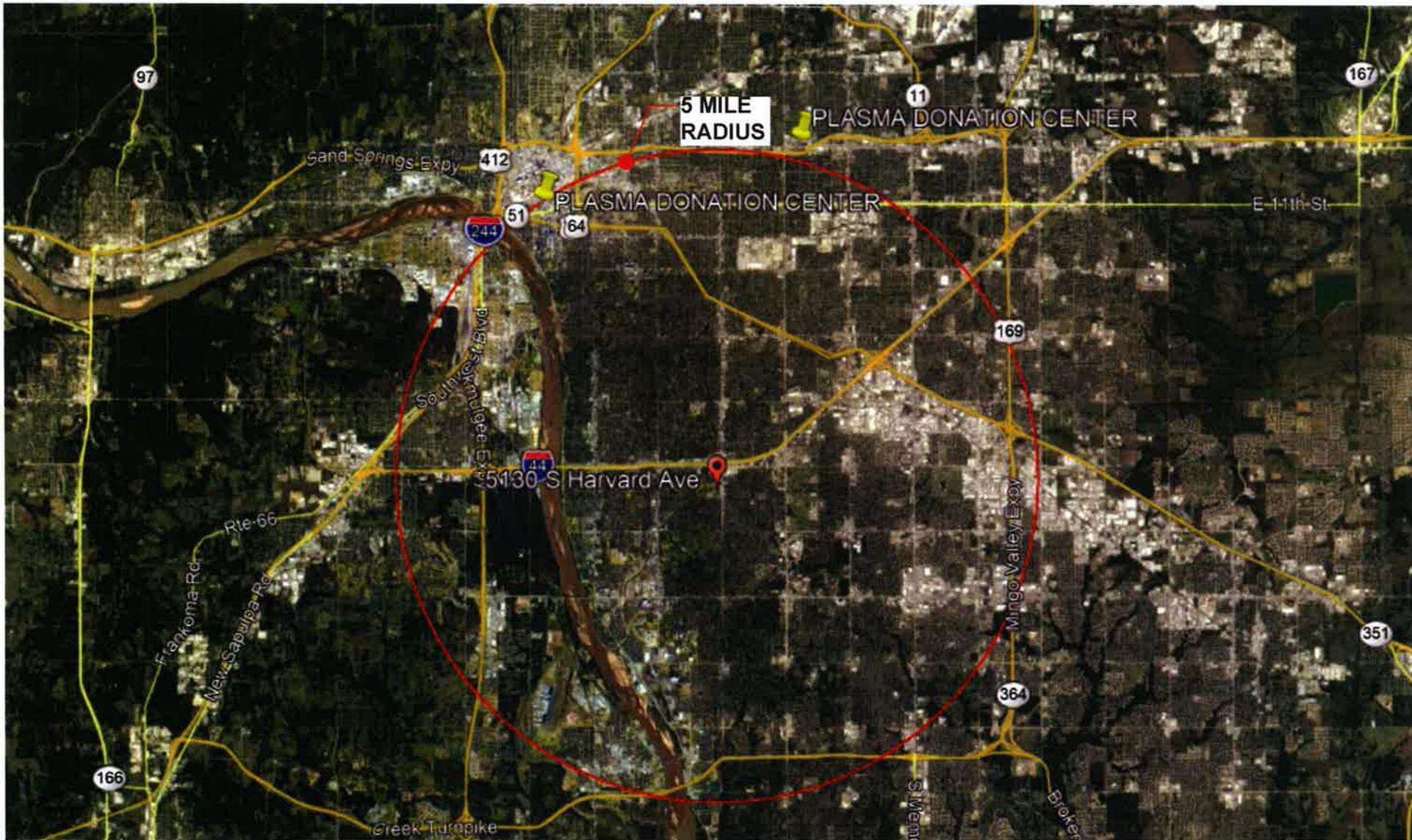
This letter of deficiencies covers Zoning plan review items only. You may receive additional letters from other disciplines such as Building or Water/Sewer/Drainage for items not addressed in this letter.

A hard copy of this letter is available upon request by the applicant.

END – ZONING CODE REVIEW

NOTE: THIS CONSTITUTES A PLAN REVIEW TO DATE IN RESPONSE TO THE SUBMITTED INFORMATION ASSOCIATED WITH THE ABOVE REFERENCED APPLICATION. ADDITIONAL ISSUES MAY DEVELOP WHEN THE REVIEW CONTINUES UPON RECEIPT OF ADDITIONAL INFORMATION REQUESTED IN THIS LETTER OR UPON ADDITIONAL SUBMITTAL FROM THE APPLICANT.

KEEP OUR OFFICE ADVISED OF ANY ACTION BY THE CITY OF TULSA BOARD OF ADJUSTMENT OR TULSA METROPOLITAN AREA PLANNING COMMISSION AFFECTING THE STATUS OF YOUR APPLICATION FOR A ZONING CLEARANCE PERMIT.



onyx | creative

25001 EMERY ROAD #400, CLEVELAND, OH 44128

BioLife

JCW DEVELOPMENT - TULSA, OK - 04.03.20

15.7



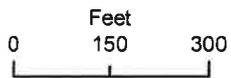
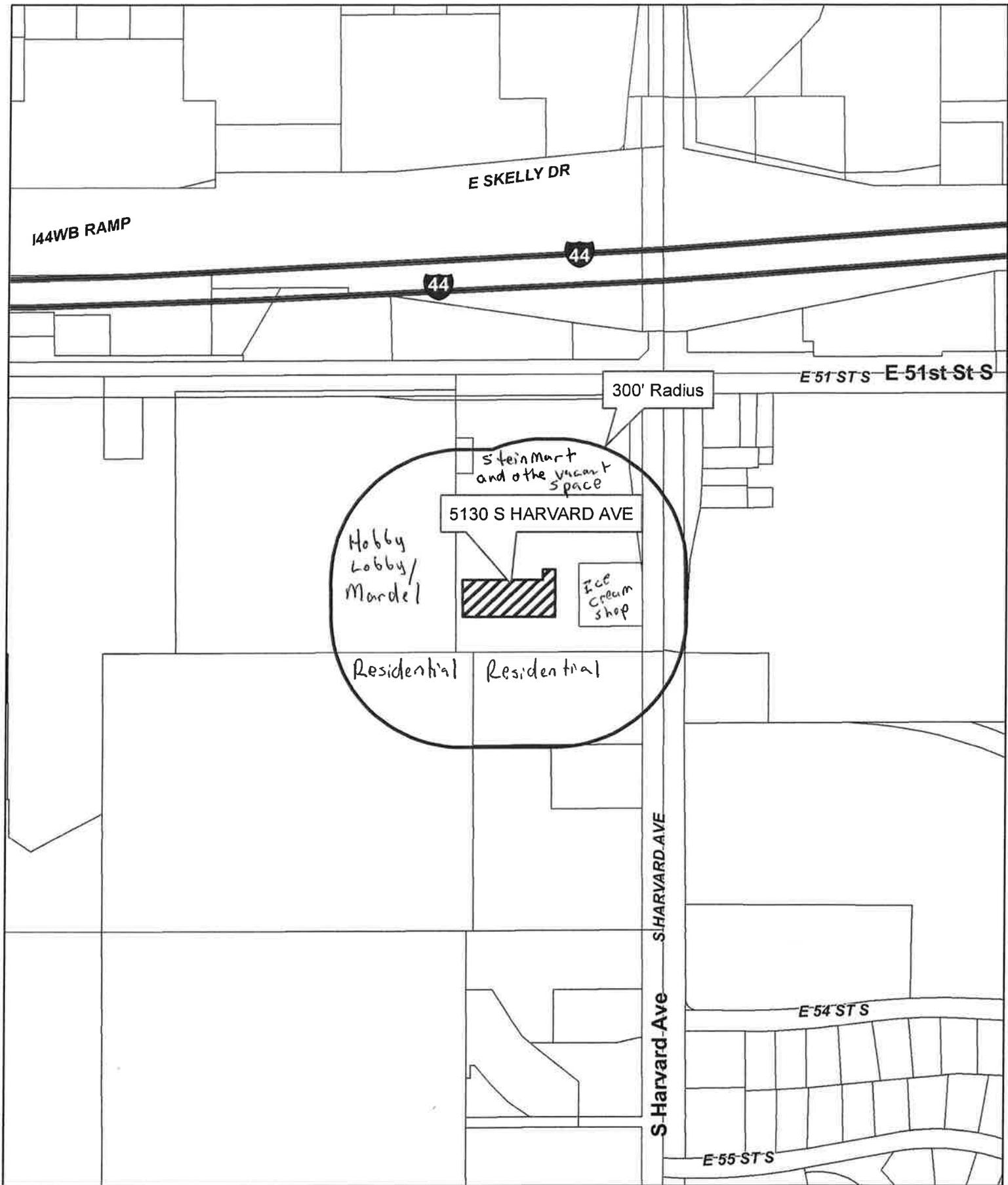
onyx | creative

25001 EMERY ROAD #400, CLEVELAND, OH 44128

BioLife

JCW DEVELOPMENT - TULSA, OK - 04.03.20

15.8



BOA-22919

15.9



Sparger, Janet

From: Monica Winn <monicawinn7@gmail.com>
Sent: Monday, June 1, 2020 11:14 PM
To: esubmit
Subject: A homeowner comments on Case # BOA-22919

Case # BOA-22919

Hello,

As a homeowner and parent in the South Creekside neighborhood I am strongly opposed a plasma center, pawn shop, bail bond office and day labor hiring center doing business out of the old hobby lobby building on Harvard. Eisenhower International School, is less than a mile and an easy walk away from that building. My children play at the splash pad and playground at Manion park, and I feel very uncomfortable knowing that those businesses are less than a 15 minute walk away. Those services do not serve this neighborhood well and will take away from our property values, as well as the level of safety that I as a home owner and mother feel.

I strongly ask that you think about the home owners in this area and hear our voice and concern.

My name is Monica Winn and my address is
2709 E 61st St, Tulsa, OK 74136

Sparger, Janet

From: Tyler Winn <tswinn@gmail.com>
Sent: Monday, June 1, 2020 11:13 PM
To: esubmit
Subject: Case # BOA-22919

To whom it may concern:

I am a homeowner and resident of the South Creekside neighborhood and strongly opposed to the businesses seeking to enter the old Hobby Lobby building, including a plasma center, pawn shop, bail bond office and day labor hiring center. I am honestly shocked that these businesses are considering entering this location. They truly do not fit the character of the neighborhood. We already have a good deal of foot traffic that makes our family feel unsafe at times. This will only heighten that sense, as well as serve to decrease the property values of these historic neighborhoods.

In addition, the business location is one mile away from Southern Hills Country Club where the PGA Championship will be held in 10 years. This is not the direction that the neighborhood should be headed, especially when national attention is on the horizon.

Please consider my voice added to the opposition.

Tyler Winn
2709 E 61st St, Tulsa, OK 74136

Sparger, Janet

From: Bill Scattergood <bill.scattergood@yahoo.com>
Sent: Monday, June 1, 2020 3:43 PM
To: esubmit
Subject: Case# BOA-22889

This carport was constructed without authorization from the city of Tulsa. The carport is basically ugly and doesn't fit the other properties on 74th St. So now the property owner wants to get permission to construct a longer and higher and probably uglier carport??? This will lower property values on 74th St. In the past the owner ran a business out of his garage which violates our zoning codes!!!! I have lived on my property over 40 years and this is the only carport between 15th St and 19th St and property values will drop if this request is approved.

I

OBJECT TO THIS TO THIS
REQUEST

William

Scattergood
1544 S 74th E Ave
Tulsa, OK 74112
918-406-6361

Sparger, Janet

From: Shana Ramirez <shanajramirez@gmail.com>
Sent: Tuesday, June 2, 2020 8:24 AM
To: esubmit
Subject: BOA-22919

I am writing to request that the plan to bring in a plasma center, day labor facility, and bail bond store should not be located at 51st and Harvard. Those stores will not serve the neighbors who live close to that location. I will be attending the city Council meeting on June 9 and I will bring neighbors. There will be many who are opposed to this business coming to our area. Please consider the neighbor's desires. It would be better for our neighborhood for that storefront to stay empty than for this set of businesses to be there. Thank you for your consideration.

Shana Ramirez
5235 S Columbia Place, Tulsa, OK 74105
918-932-0260

Sent from my iPhone

Sparger, Janet

From: Sharon Anthamatten <Sharon.Anthamatten@sbconsulting.com>
Sent: Tuesday, June 2, 2020 8:47 AM
To: esubmit
Subject: Case # BOA-22919 Concerns

To Whom It May Concern,

I understand that there is a hearing on June 9 that will allow the Hobby Lobby at 51st & Harvard to be used for bail bond offices, pawn shops, Plasma center, etc. We are AGAINST such a measure that would allow these type of business so near our neighborhood which includes schools, churches, parks, etc. with young children and families. Although we would like to see this building occupied we are very much OPPOSED to these type of businesses so near our homes, families, children, schools and churches. These business are NOT businesses that would serve our neighborhood well. Thank you.

Sharon Anthamatten
2726 E. 59th St
Tulsa, OK 74105
918-697-5965

Sparger, Janet

From: Judy Bridwell <judybridwell@gmail.com>
Sent: Tuesday, June 2, 2020 10:49 AM
To: esubmit
Subject: Case # BOA22919

In regard to using this property for a Plasma Collection site, bail bonds, pawn shop, etc.

A neighborhood is a group of people and businesses that support each other to everyone's betterment. What will this out of state business contribute i to this part of town? I do not see it giving back to the neighborhood in anyway. It does not contribute to our welfare, our schools, our businesses or our houses of worship. I do see it as a place people of the neighborhood will want to avoid. I do not see the proposed as a benefit to anyone except themselves.

I am against the approval of this property for the reasons requested by those submitting the application for approval.

Thank you,

Judith Bridwell
4426 E. 58th Place S.
Tulsa, OK. 74135

--
Judy Bridwell

Sparger, Janet

From: Monte Harrison <monte.harrison@jasonsdeli.com>
Sent: Tuesday, June 2, 2020 11:09 AM
To: esubmit
Subject: Case # BOA-22919

We are homeowners in the South Creekside neighborhood and are opposed to this development.

Monte Harrison
2773 East 56th place
Tulsa ok 74105

--

Monte Harrison | | Jason's Deli
| monte.harrison@jasonsdeli.com



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Purpose - To Improve the Lives of Others through Nourishment of the Body, Mind, Heart, and Spirit

Core Values - The Highest Personal Standards

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Out of this World Hospitality

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Sparger, Janet

From: Jennifer Todd <jentodd727@gmail.com>
Sent: Tuesday, June 2, 2020 1:00 PM
To: esubmit
Subject: Case # BOA-22919 comments

To Whom It May Concern,

My son attends Eisenhower International and is entering the 1st grade in the fall. We have five more years at this school, which is currently in a nice, safe neighborhood where we, as parents and children alike, currently feel safe. The adjoining park, splash pad, and tennis courts (Manion Park) also provide a safe environment, with no loiterers, vagrants, or vandalism that I have ever seen or been aware of. Upon hearing there is an applicant for the space previously occupied by Hobby Lobby that will include plasma centers, day labor hiring centers, bail bond offices, pawnshops, and package stores, I became outraged. The clientele of the majority of those businesses should be nowhere near a school, especially a grade school, and my family and I are fully against it. Please consider the ramifications those businesses would have on the surrounding area, where children play, learn, have soccer practice, etc. There are open fields and a lovely park near the school which are currently clean and safe, but sadly would be ideal for the same crowds that frequent bail bond offices and pawnshops to loiter and completely alter the safe space for these children. With the cards already stacked against our children with overcrowded and underfunded classrooms, please do not expose the outdoor space to unsafe characters and add one more obstacle for these children to overcome. We rely on this city to protect our children even with the limited resources they have and I, for one, will consider the acceptance and approval of this application to be in direct violation of this trust. Please put the children and their well being first and deny the application of JCW Development, LLC.

Sincerely,
Jennifer Todd

4224 E 78th Street
Tulsa, OK 74136

Sparger, Janet

From: Steve Wilson <scwilson8472@gmail.com>
Sent: Tuesday, June 2, 2020 12:40 PM
To: esubmit
Subject: Case # BOA-22919

Good Afternoon,

Recently, I have been made aware of the proposed development referenced in the subject line. I am of the opinion that not only does this development not serve the neighborhood but is potentially detrimental due to the nature of the business and their proximity to an elementary school. I am a parent of an Eisenhower student and have concerns regarding the traffic and clientele likely to frequent these businesses. I urge you to consider the safety of the children and the sanctity of the South Creekside Neighborhood when making this decision and be guided by what is in their best interests.

Thank you,

Steve Wilson
1137 E. 53rd Place
Tulsa, OK 74105

Sparger, Janet

From: Sarah Dyer <sarah.dyer2176@gmail.com>
Sent: Tuesday, June 2, 2020 12:39 PM
To: esubmit
Subject: Case # BOA-22919

It was recently brought to my attention that there was a plan to develop the area where the old Hobby Lobby was at 51st and Harvard into a center to include Plasma donation, pawn shop, bail bond and day labor hiring center. While I understand that these are important facilities, I do not believe that this is the appropriate area for them. The proximity to my 8 year old son's school makes me incredibly upset and I would very much like to express my concern with this plan. There are many other areas of town where these services might be better received and actually have an impact on the people who need to use them. Bringing these types of services so near to a school seems like a very irresponsible use of the property and jeopardizes the safety of the children in the area. I would like to urge you to reconsider what you are planning to use this property for and consider the families who live in the area and the families of children who attend school in the area.

Thank you for your time and consideration.

Sarah Dyer - Parent of an Eisenhower student
3838 S 91st E Ave
Tulsa, OK 74145

Sparger, Janet

From: Michael Fell <mjfell@hotmail.com>
Sent: Tuesday, June 2, 2020 2:11 PM
To: Chapman, Austin; esubmit
Subject: Proposed businesses going into the old Hobby Lobby spot

To whom it may concern,

Halt the addition of the Plasma Center, Pawn Shop, Bail Bond office and Day Labor Hiring Center at the old Hobby Lobby location at 51st & Harvard. This will be to the detriment of the entire neighborhood.

A frequently voting taxpayer.

5215 S Harvard Ave
Apt G
Tulsa OK 74135

Sent from Outlook



Virus-free. www.avast.com

Sparger, Janet

From: Linda Williams <linbw@att.net>
Sent: Tuesday, June 2, 2020 8:39 PM
To: esubmit
Subject: Case #BOA-22919

Sirs and Madams,

It has been brought to our attention that a Variance is going to be discussed at a meeting on June 9, 2020 regarding the above mentioned location. I would at this time like to register an objection to Case # BOA-22919.

Our neighborhood is strongly family oriented. We have 4 churches, 3 schools and a neighborhood park that is well utilized by children, parents and seniors. There are tennis and basketball courts, playground equipment, splash pad and a walking track. We have neighborhood meetings, picnics and other events frequently.

The biggest concern with the planned changes would be the lack of benefit to our neighborhood community the encouragement of other elements. We are not located near a courthouse for bail bonding to be efficient. We would not utilize a pawnshop for neighborhood purchases or pawning. A blood bank would not be a deal breaker but as a nurse I have been associated with situations where they attract individuals who loiter and in some cases donate plasma at every opportunity.

Having lived here for 35 years we have witnessed the problems associated with the development of the low income housing at 61 and Peoria. When Mr. Cowen, god rest his soul, built this development we experienced a great hardship. Our homes have been burglarized, property stolen from yards and even open garage doors with repairmen in the house. Our schools were less safe and loitering in the park made it impossible to feel safe at times. The 'big kids' from the development coming and taking over the park made it unsafe for the neighborhood kids at certain times of the day. We have found drug paraphernalia and trash in the parking area and trash overflowing from the disposal bend.

Based on these problems a neighborhood group was established. A Neighborhood Watch Program developed and monies collected for improvements and security. All neighbors have begun to install and keep yard lights on at night and motion sensors during the day. We are doing our best to provide a safe and secure environment.

We live in this neighborhood, love this neighborhood and are invested in keeping it safe. Please do not make it impossible for us to maintain our homes in beauty, safety and property value. This is a request that you consider our neighborhood as you would your own and protect our children as you would yours.

Please send me the information needed to attend your meeting on June 9, 2020. Time and location will be distributed to our neighbors as we have a vested interest in the outcome.

Linda Williams
2769 E 56th Place
918-605-9259

Sparger, Janet

From: curtiscombs@hotmail.com
Sent: Tuesday, June 2, 2020 8:22 PM
To: esubmit
Subject: BOA-22919

I'm writing in concerning the zoning for a proposed Plasma Center in the old Hobby Lobby building at 5130 S Harvard Ave. While it may be outside the 300ft spacing requirement from the liquor store, it is just right across the street. It would also be right across the street from a bridge that commonly sees vagrants living underneath it already. On the other side of that bridge is a QuikTrip that has issues with vagrants already as well. It's an incredibly busy intersection that would become a magnet for people that do not live in the area. It's a bad location for this business and would be bad for the school and park right next to the location as well. A liquor store you can clearly see from the lot, the city's largest liquor store a mile down the road, 2 Quiktrips and an overpass already overrun with homeless. It's an incredibly irresponsible spot to put that kind of business in and actively harms the surrounding community. It serves no purpose to the people that actually live in the area. I ask that you reject this application for the sake of our community.

Curtis Combs
2710 E 56th Pl
Tulsa, OK 74105

Sparger, Janet

From: Teri Shaffer <tlcowan54@gmail.com>
Sent: Tuesday, June 2, 2020 10:08 PM
To: esubmit
Cc: Chapman, Austin
Subject: Proposed Zoning Variance- 66th & Lewis

To Whom It May Concern:

I have been an owner of a condominium at Royal Oaks for years. Over time, the area has become more crime ridden and the property has significantly decreased in value. Additionally, there is a huge concentration of people residing in that area because of the surrounding apartment complexes.

We do not need added noise, crime and increased traffic in that area that an entertainment hall serving alcohol will likely bring. Please do not allow the special exception to the zoning ordinance.

Thank you,
Teri Shaffer
918.519.6849

Sparger, Janet

From: kyle brown <kbrown0902@gmail.com>
Sent: Wednesday, June 3, 2020 8:10 AM
To: esubmit
Subject: Case Number BOA-22919

I ask the Board of Adjustment reconsider allowing a plasma center, day labor hiring center, bail bond office, pawn shop, package stores from opening at 5130 S. Harvard Ave E in Tulsa. As a resident in the area and a regular visitor to stores in that area, I am concerned the operations will create undue hardship on the residents and visitors.

This area is not a current hot spot for patrons of these businesses and placing them in this location only requires the city to find transportation from areas they inhabit. It does not make sense to have a business in a location that does not have a ready made customer base and rely on daily transportation from external areas for support.

An elementary school and two churches share this area with many businesses that caters to young and elderly people alike. Urban Air is a relatively new business that is frequented by children and opening the area up to the crowds typically associated with plasma centers, pawn shops, day labor centers, and bail bonds would likely impact their business unfairly as they try to recover from the current COVID-19 crisis. Adding these on top would likely end their business as parents will choose to stay away.

I ask the Board of Adjustment refuse the application and offer alternative locations that would make more sense for those businesses as well as their patrons.

Thank you,

Kyle Brown

Sparger, Janet

From: 1946garyc@gmail.com
Sent: Wednesday, June 3, 2020 9:14 AM
To: esubmit
Subject: Case # BOA-22919

I am inquiring about the hearing on 6-9-2020 on Case # BOA-22919.
I don't think we have time to get our documents in time for the hearing.
We received the letter on Friday afternoon 5-29-2020.
Can this hearing be tabled until next month?
THANKS

Gary M. Connelly
Harvard Park Village
5205 S. Harvard Ave.
Unit # 114
Tulsa, Ok 74135
918-605-5538

Sparger, Janet

From: Shanna Marlow <t_town_girl@hotmail.com>
Sent: Wednesday, June 3, 2020 9:55 AM
To: esubmit
Subject: Case BOA 22919 JCW Development LLC

Dear Board of Adjustments - I would like to share my concerns with the proposed use of a portion of the former Hobby Lobby store at 5130 S. Harvard being utilized as a plasma center. While I fully support the good intentions of voluntary blood donation, a "paid" donation center usually presents a different clientele and outcome. I realize some of our community members need income and do so through selling blood, but we also need to acknowledge this often includes people with addiction and homeless issues.

As you may be aware, this location is near two senior living communities and those neighbors frequently patronize the SteinMart store next door. A plasma center which shares the same parking lot with a department store, is not congruent to successful business. It may be a detraction for senior shoppers, as well as the general public, if there are people loitering in the area. We also do not need to endanger any of our senior citizens with an increased possibility of being approached for money, car theft, shoplifting, etc. If the SteinMart store closes, our seniors will have lost their nearest and most accessible department store.

Additionally, the underpass at 51st & Harvard, the QuikTrip the Starbucks and the BestWestern have already experienced many issues with pandering, loitering, drug activity and theft. Some of that activity has spilled over into the southern portions of my neighborhood, Villa Grove. We have also had many vagrancy and theft issues relating to the vacant/empty buildings along the access road along I-44. Adding yet another business that can be a gathering point for all of these elements is not the highest and best use of the property. Considering the many available buildings surrounding the downtown area, it would seem the plasma center would be more suited to a location in that area near the main bus terminal and the agencies serving our homeless population.

Again, I wish we did not have to consider these issues in our community, but unfortunately they are a reality. Thank you for allowing me to share these concerns and for your thoughtful consideration in your decisions.

Shanna Marlow-Wallis
4424 S. Gary Ave.
Tulsa, OK 74105
918-629-9127

Sparger, Janet

From: Sarah Dyer <sarah.dyer2176@gmail.com>
Sent: Tuesday, June 2, 2020 8:30 PM
To: Chapman, Austin
Cc: esubmit
Subject: Re: Case # BOA-22919

Thank you for your response. If I am understanding your response correctly a plasma center, which is what is proposed to fill that space, can't be within 300' feet of a liquor store. That location is directly across the street from a liquor store so wouldn't that be grounds for an objection?

On Tue, Jun 2, 2020 at 12:41 PM Chapman, Austin <ACHapman@incog.org> wrote:

Good afternoon,

This application is for a single plasma center that is verifying that it is not within 300' of the other uses listed. The Board doesn't have the ability to deny the application because it is objectionable, they can only deny this application if there is a Plasma Center, Bail Bonds Office, Pawn Shop, Package Store (Liquor Store) or Day Labor Center within 300' of the proposed Plasma Center. The subject tract is zoned Commercial-shopping (CS) and that use is allowed by right, you may view the application at the link below:

www.tulsaplanning.org/cityboa/cases/BOA-22919.pdf



Austin Chapman

Planner, City of Tulsa Board of Adjustment

Tulsa Planning Office

[2 W. 2nd St., 8th Floor | Tulsa, OK 74103](#)

[918.579.9471](tel:918.579.9471)

achapman@incog.org

Determining compliance to zoning or building code requirements is not a function of this office.

The Building Permits Division will address compliance upon application for a building permit or occupancy {(918) 596-9456}

From: Sarah Dyer <sarah.dyer2176@gmail.com>
Sent: Tuesday, June 2, 2020 12:39 PM
To: esubmit <esubmit@incog.org>
Subject: Case # BOA-22919

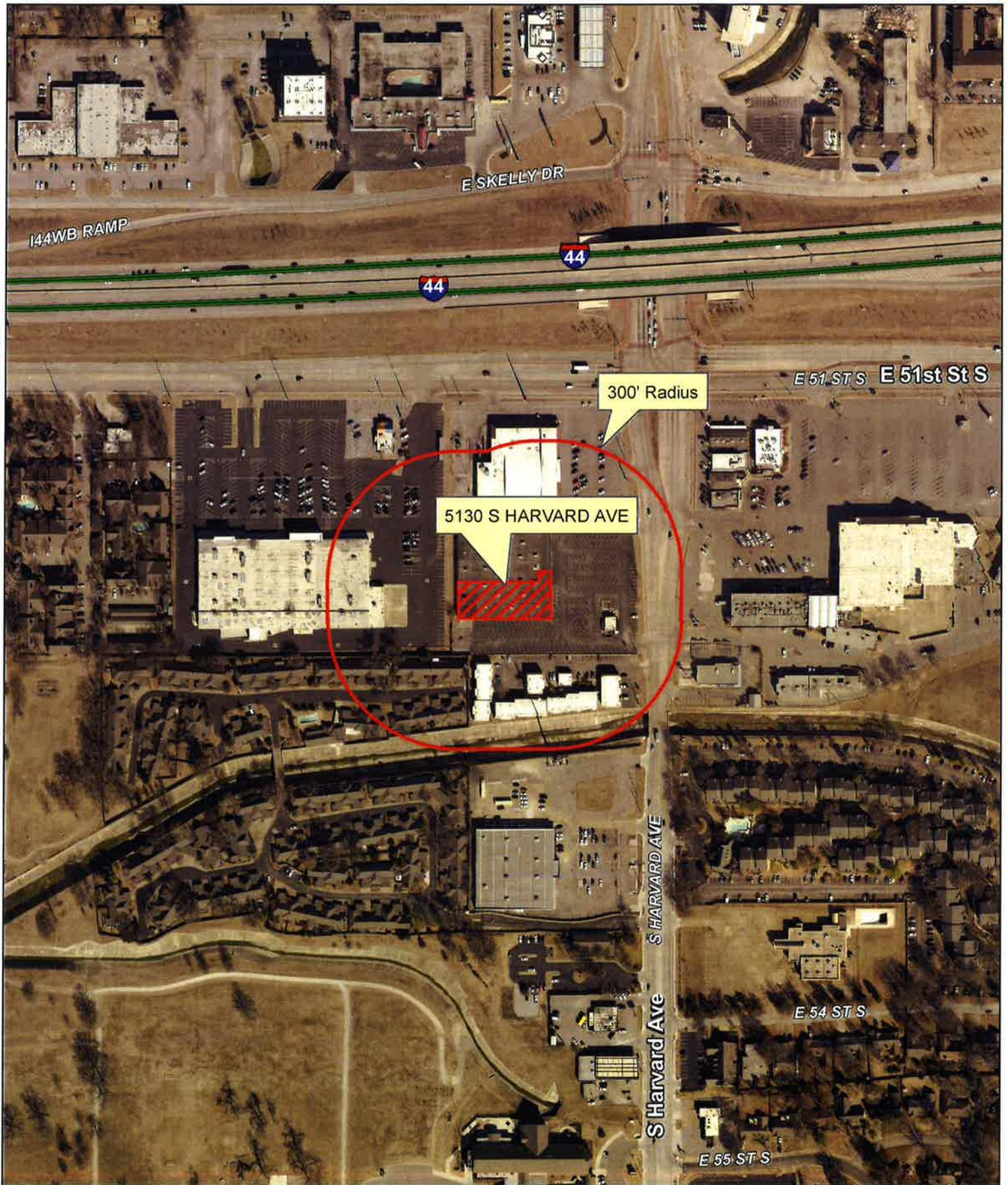
It was recently brought to my attention that there was a plan to develop the area where the old Hobby Lobby was at 51st and Harvard into a center to include Plasma donation, pawn shop, bail bond and day labor hiring center. While I understand that these are important facilities, I do not believe that this is the appropriate area for them. The proximity to my 8 year old son's school makes me incredibly upset and I would very much like to express my concern with this plan. There are many other areas of town where these services might be better received and actually have an impact on the people who need to use them. Bringing these types of services so near to a school seems like a very irresponsible use of the property and jeopardizes the safety of the children in the area. I would like to urge you to reconsider what you are planning to use this property for and consider the families who live in the area and the families of children who attend school in the area.

Thank you for your time and consideration.

Sarah Dyer - Parent of an Eisenhower student

3838 S 91st E Ave

Tulsa, OK 74145



BOA-22919

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

Aerial Photo Date: February 2018



15.29