

Dawn T. Warrick, AICP
1724 S Florence Place
Tulsa, OK 74104

February 19, 2021

Tulsa Planning Office / INCOG
2 West Second Street, Suite 800
Tulsa, OK 74103

Re: BOA Case #23085 / February 23, 2021 hearing

Board of Adjustment Members:

I am writing to convey my support for the requested variance of the lot frontage requirement for the property located at 5323 S Olympia Ave, site of the Herman and Kate Kaiser Family YMCA.

I believe there are significant hardships based upon the physical characteristics of the subject property. There is a steep hillside to the west and more than 1300' of (inaccessible) frontage on a controlled-access highway. Access to the east is not available because of adjacent development and Mooser Creek's location, another environmental constraint unique to this property. Access to the south is not possible. The adjoining property is in a trust, and development is restricted. It is part of the future expansion of the Turkey Mountain Urban Wilderness.

While the Y acquired two adjacent lots fronting Skelly, they must remain independent for financing purposes. Therefore, dedicated access easements between each of the three affected sites' consenting ownership entities will ensure proper access. I understand that this property is zoned IL, and a lot is required to have 50' of frontage. The site currently has a frontage of approximately 20'. Reducing that frontage does not improve the non-conforming status of the lot. However, the access easements provide mitigation and legal assurances that access will be maintained.

A change in zoning to a commercial designation would eliminate the frontage requirement. But the variance seems like a more appropriate pursuit since the use is permitted in the IL district. The City has allowed the Y to demo Olympia Ave and has stated there is no longer a public purpose for retaining the right of way.

I know the BOA is required to consider the facts of the case and establish findings to support their vote. I believe the significant, site-specific hardships described above constitute sufficient support to grant the requested variance.

Thank you for your consideration,
Dawn T. Warrick, AICP

Memorandum of Understanding

- The YMCA of Greater Tulsa is presently in construction of significant improvements to what has been the Westside Y, and is now being transformed into the "Herman & Kate Kaiser YMCA".
- With the improvements to the Y, there is a significant need to modify/lower the entry roadway which is Olympia Avenue. As it exists, this segment of Olympia is not constructed to current City standards and needs improvement to provide safe access to the YMCA's main site. Additionally, this roadway provides access to multiple parcels adjacent to the main YMCA site, all of which are now under the control of the YMCA but cannot be combined or easily tied due to the financing limitations already in place.
- The access condition is significantly complicated by ODOT's major I-44/US75 corridor project(s) with this area presently in plan development but unfortunately not yet complete.
- In order for the YMCA to proceed with its ongoing improvements we are requesting authority to, at our project's expense, proceed with lowering the grade at the southern end of Olympia Avenue and to provide a temporary crushed rock surface to be maintained by the YMCA's construction team while ODOT completes their scoping for this area which we understand is anticipated to be complete later in calendar year 2020. Following this the YMCA would re-construct the Olympia Avenue surfacing as intended on the attached plans, or with appropriate modifications as required by the City, utilizing a City Authorized Capital Improvements Contractor.

Requested by:



Ricki Wimmer, CEO

Greater Tulsa YMCA

8/17/20

Date

Authorized by:

Paul D. Zachary

Digitally signed by Paul D. Zachary
DN: cn=Paul D. Zachary, o=City of Tulsa, ou=Director
Engineering Services / City Engineer,
email=pzachary@cityoftulsa.org, c=US
Date: 2020.08.18 10:25:45 -05'00'

Paul Zachary, P.E., City Engineer

Date







