



Tulsa Metropolitan Area
Planning Commission

Case Number: CPA-100
Comprehensive Plan Amendment
(related to Z-7665)

Hearing Date: July 20, 2022
(Staff requested continuance from July 6th to July 20th)

Case Report Prepared by:

Dylan Siers

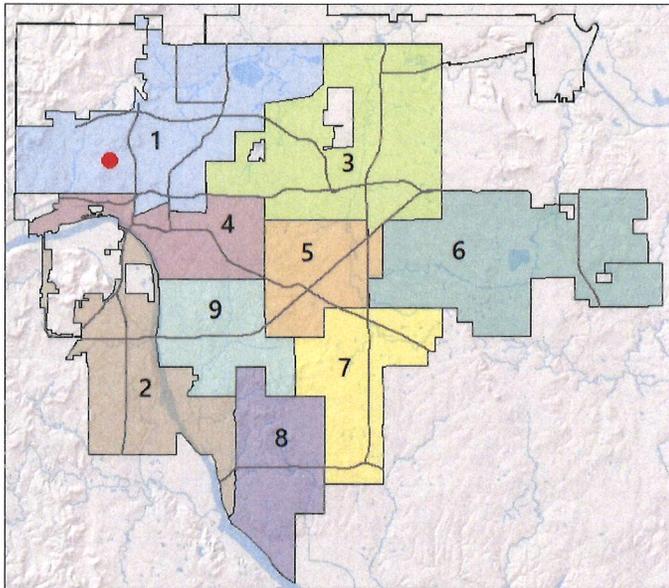
Owner and Applicant Information:

Applicant: Sharon Cole

Property Owner: The Cole Family Investment Trust

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Land Use Map change from *Parks and Open Space* to *Neighborhood Center*

Stability and Growth Map change from an *Area of Stability* to an *Area of Growth*

Tract Size: 4.11 + acres

Location: Northeast corner of West Pine Street and North 24th West Ave

Staff Recommendation:

Staff recommends **approval** of *Neighborhood Center* and *Area of Growth* designations

Comprehensive Plan:

Land Use Map

Existing: *Parks and Open Space*

Proposed: *Neighborhood Center*

Stability and Growth Map

Existing: *Area of Stability*

Proposed: *Area of Growth*

Zoning

Existing Zoning: RM-1

Proposed Zoning: CS (Z-7665)

City Council District: 1

Councilor Name: Vanessa Hall-Harper

County Commission District: Osage County District 2

Commissioner Name: Steve Talburt

TMAPC Staff Report
CPA-100
Comprehensive Plan Amendment

Property Information and Land use Request

The applicant has submitted this proposed Comprehensive Plan amendment (CPA-100) with a concurrent rezoning request (Z-7665) to request a change in both the Land Use and the Growth and Stability designation of the subject property from *Parks and Open Space* to *Neighborhood Center* and *Area of Stability* to *Area of Growth*. The concurrent zoning request proposes CS from RM-1 for a restaurant.

Background

The Land Use and Area of Stability or Growth designations for the subject property were made in 2010 with the adoption of the 2010 Tulsa Comprehensive Plan. At this time, the subject property was assigned a Land Use designation of *Parks and Open Space* and an Area of Stability or Growth designation of *Area of Stability*. As there are no other plans that cover this area that offer land use recommendations, the 2010 Tulsa Comprehensive Plan solely provides guidance regarding land use for this area.

The subject property is located just east of the Gilcrease Museum and was previously the Gilcrease information center. The intent of the proposed development is to remodel the current building and construct a steak house restaurant. The parcels abutting the subject property to the northwest are currently zoned RM-1/PUD-167 carrying a Land Use Map designation of *Existing Neighborhood*, as well as an Area of Growth and Stability Map designation of *Area of Stability*. These parcels contain townhomes to the north. The parcel abutting the subject property to the north and the east is zoned RS-3 and carries a *Parks and Open Space* Land Use designation, as well as an *Area of Stability* designation.

Existing Land Use and Growth Designations

A *Parks and Open Space* land use designation was assigned to the area subject to the amendment request at the time of the adoption of the Tulsa Comprehensive Plan in 2010:

“These are areas to be protected and promoted through the targeted investments, public private partnerships, and policy changes identified in the Parks, Trails, and Open Space chapter. Zoning and other enforcement mechanisms will assure that recommendations are implemented. No park and/or open space exists alone: they should be understood as forming a network, connected by green infrastructure, a transportation system, and a trail system. Parks and open space should be connected with nearby institutions, such as schools or hospitals, if possible.”

When the Tulsa Comprehensive Plan was developed and adopted in 2010, the subject tract was designated as an *Area of Stability*:

“The Areas of Stability includes approximately 75% of the city’s total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.”

Proposed Land Use and Growth Designations (Tulsa Comprehensive Plan)

The applicant is proposing the *Neighborhood Center* land use designation for the subject property:

“Neighborhood Centers are 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.”

The applicant is also proposing the *Area of Growth*, growth designation for the subject property:

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

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

Zoning and Surrounding Uses

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-3	Parks and Open Space	Area of Stability	Open Space
South	RS-3	Existing Neighborhood	Area of Stability	Single-family Residential
East	RM-1/PUD-232	Existing Neighborhood	Area of Stability	Single-family Residential
West	RM-1/PUD-167	Existing Neighborhood	Area of Stability	Townhomes

Applicant's Justification

As part of the amendment application, the applicant is asked to justify their amendment request. Specifically, they are asked to provide a written justification to address:

1. How conditions on the subject site have changed, as well as those on adjacent properties and immediate area;
2. How changes have impacted the subject site to warrant the proposed amendment; and;
3. How the proposed change will enhance the surrounding area and the City of Tulsa.

"This amazing 4.11 acres wooded lot was the first lot to be developed in this area of Gilcrease in 1975. This half-wooded lot crowns the high western end of Pine Street that is around the corner from the Gilcrease Museum. The top of the 12,000 square foot building provides a majestic view of downtown, that must be one of the best views of Northern and Downtown Tulsa, that just has to be shared. The building was built as the Gilcrease Informational Center, and was zoned as residential multifamily, with a Land Use designation as Parks and Open Spaces. Growth and changes in Tulsa, North Tulsa, Downtown Tulsa and Gilcrease, welcome a neighborhood center land use for an upper end steakhouse providing fine dining and entertainment. Built as the Gilcrease informational center, it remains an architectural amazement, featuring a spacious open interior, with a suspended second floor, an almost all window 3rd floor room and balcony providing one of the best views of the North Tulsa and Downtown Tulsa areas, and an even more spectacular rooftop view. The lot and view is peaceful. The view and peaceful wooded surroundings are too amazing to keep private and would love to share with the community and the world as a gem in the crown of the Gilcrease and North Tulsa areas, complimenting the new phase of Gilcrease Museum around the corner. It is something to make the neighborhood proud. For many years, the building was being used as the architectural offices of the original owner, architect and builder, D. Leon Ragsdale, now deceased, who assisted in the design and development of the area. It fell into disrepair after being vandalized. Homeless and drug addicts have wreaked havoc over the last few years, living in the woods, repeatedly breaking into the building, and damaging the one-time neighborhood attraction. The new owner, even for more than a year while under contract for sale, has cleaned up the litter and debris from the homeless and drug addicts living in the woods and those invading the building, even defending herself at gunpoint, and has defended the building and property for safety and to better the location. Many in the neighborhood express desire to see change and improvement to the deteriorated property. The proposal is to open an upper end steak house restaurant, with a unique elegant experience, with much of the dining area being outside in patio type areas. The proposal would increase the outside usage by approximately 2000 square feet of new outside, open and screened/glassed areas. Large patios will be added to the front and rear of the building and a roof top seating area will be created. This will significantly expand the use and function of open space areas, keeping in mind previous designation, but welcoming and sharing it as a neighborhood center. Attractive landscaping will improve the overall look and feel of the property, increasing neighborhood appeal. Lovely decorative rock and iron fencing will divert the look of the present black top 70 space parking lot that already exists in the front of the property. Creative landscaping will enhance usability of walk paths, with bridges and seating, creating a peaceful experience and exposure to nature. Tulsa is becoming a world class city and is growing and changing rapidly. Many exciting new developments have been and are occurring in the Gilcrease, North Tulsa, and Downtown Tulsa areas and in Tulsa in general. The new belt way and near-by Route 66 will bring increased awareness and access to the area. The massive renovation project of the Gilcrease Museum

around the corner, and lack of continuation of its fine dining restaurant, create a need for a new unique fine dining experience. Downtown Tulsa, just across the highway, is bursting at the seams and heading this way. Our vision aligns with the changes, seeking to add value as a world class facility, honoring the past, present and future for Tulsa and local community. The proposal gives area residents a fine dining and entertainment option close to home and will attract other Tulsans and out of town guests to the lush hills of Gilcrease. It adds area appeal with the beautiful gardens and will complement the renovated Gilcrease Museum around the corner, providing service for its patrons, and exposure to the Museum for patrons of the restaurant. It will attract visitors into the area, generating interest and revenue into the community. As wonderful food and a beautiful experience do, patrons will develop a psychological tie to Tulsa and the community, creating a basis to return and remain. Further impact in the community is the support of women rising out of and remaining free from abuse, addiction, criminal activity, and for those coming out of foster care (in loving memory of Applicant's daughter). The applicant founded a women's homes association in the community to provide safety and support for women in their journey of a better life for themselves and their children. She envisions the new use of the property as a vehicle to support the women with funding and jobs. Amending the Land Use designation will enable the property to be rezoned to enable the beautiful transformation. Even without the amendment, the property will be put to good use and rented as a women's sober living home or male drug diversion program. The applicant has visited with numerous close and adjacent neighbors living in the area concerning the proposal. All have responded warmly with excitement and encouragement as a welcomed change."

Staff Summary & Recommendation

The applicant is currently requesting a *Neighborhood Center* land use designation and an *Area of Growth*. Neighborhood Centers 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 Growth 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. Additionally, 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.

The Comprehensive Plan outlines the following criteria that was used to previously identify areas of growth that can be used to identify new *Areas of Growth*:

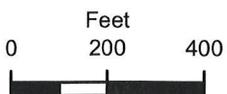
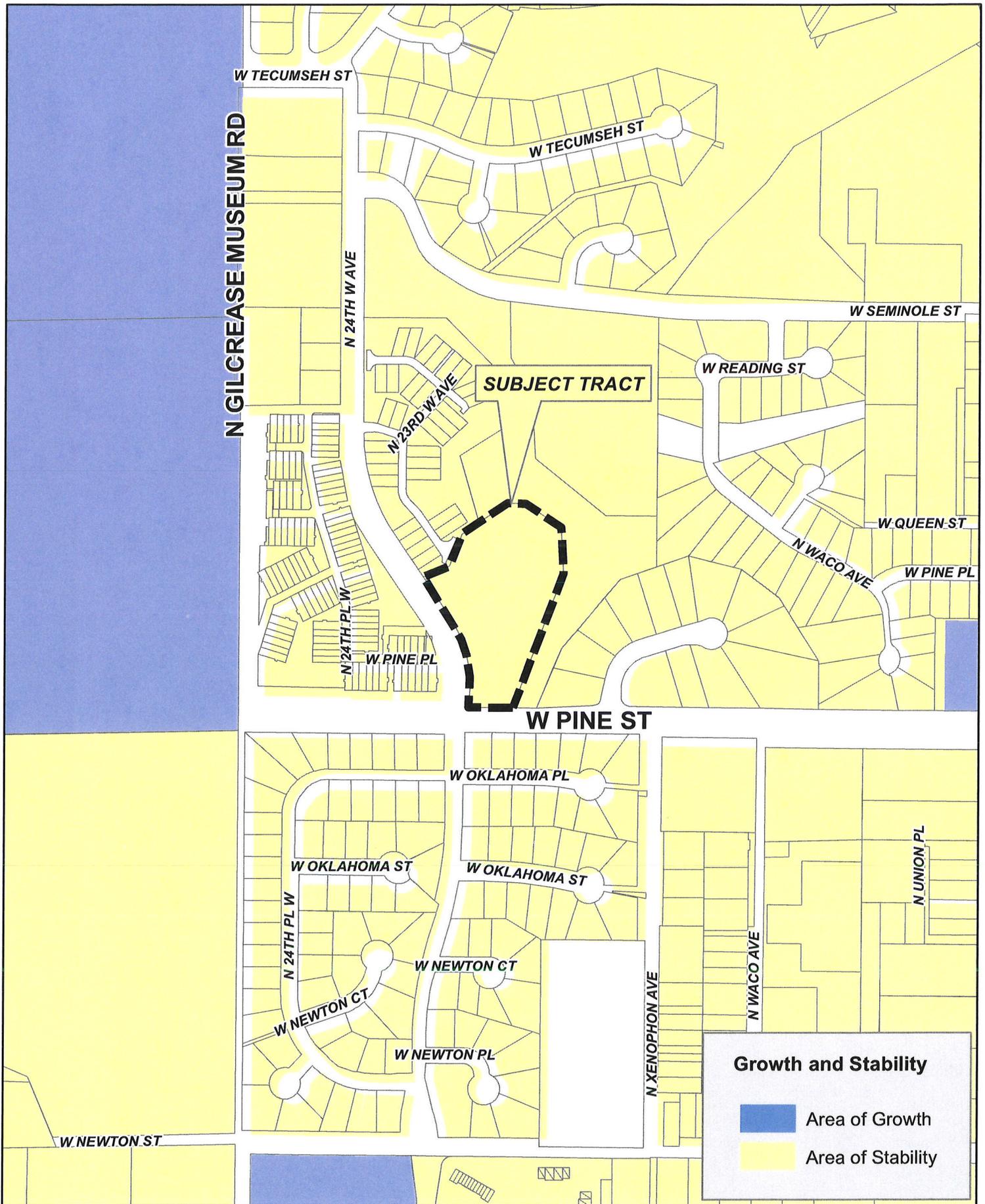
- Underutilized land, especially surface parking lots or vacant buildings downtown or along corridors
- Areas already undergoing positive change which is expected to continue
- Areas adjacent to transit and around transit stations, existing and planned
- Areas along corridors with frequent bus service that can accommodate development on underutilized land
- Locations where appropriate infill development will promote shorter and less frequent auto trips
- Areas with special opportunities such as where major public or private investments are planned

The applicant is requesting to amend the Comprehensive Plan from *Parks and Open Space* to *Neighborhood Center*. They have submitted a concurrent request to rezone the property from Residential Multi-Family (RM-1) to Commercial Shopping (CS). If approved, the proposed rezoning will allow this currently underutilized property to be utilized as a restaurant. The applicant stated that "Many in the neighborhood expressed desire to see change and improvement to the deteriorated property.". The property itself is unique as it is not a part of the PUD located to the north or the PUD located to the east.

The subject property is close to West Pine Street which is designated as a secondary arterial on the Major Street and Highway Plan, which supports the Neighborhood Center designation. With the Go Plan's designation of this stretch of West Pine Street as a Bike Lane and the subject property's proximity to West Pine Street as a Multi-Modal Corridor, the *Neighborhood Center* land use designation and *Area of Growth* designation is an appropriate fit for this property.

There are several positive changes occurring near this property which includes the renovation of the Gilcrease Museum, the future improvements to North Gilcrease Museum Road, and the mountain bike trails being built just west of the Gilcrease Museum. These positive changes will encourage other developments to occur in the area and support the amendment to the Comprehensive Plan from *Parks and Open Space* to *Neighborhood Center*.

Staff recommends **approval** of the *Neighborhood Center* and *Area of Growth* designations.



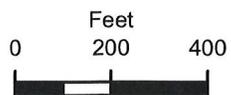
Z-7665
CPA-100

20-12 27





W TECUMSEH ST
N GILCREASE MUSEUM RD
N 24TH WAVE
W SEMINOLE ST
W READING ST
W QUEEN ST
N 23RD WAVE
N 24TH PL W
W PINE PL
W PINE ST
W OKLAHOMA PL
W OKLAHOMA ST
W OKLAHOMA ST
N 24TH PL W
W NEWTON CT
W NEWTON CT
W NEWTON PL
W NEWTON ST
N XENOPHON AVE
N WACO AVE
N UNION PL



 Subject Tract

Z-7665
CPA-100

20-12 27

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

Aerial Photo Date: 2020/2021



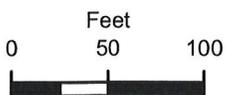
15.9



W PINE PL

N 24TH W AVE

W PINE ST



Subject Tract

Z-7665
CPA-100

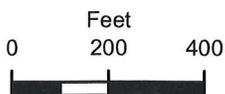
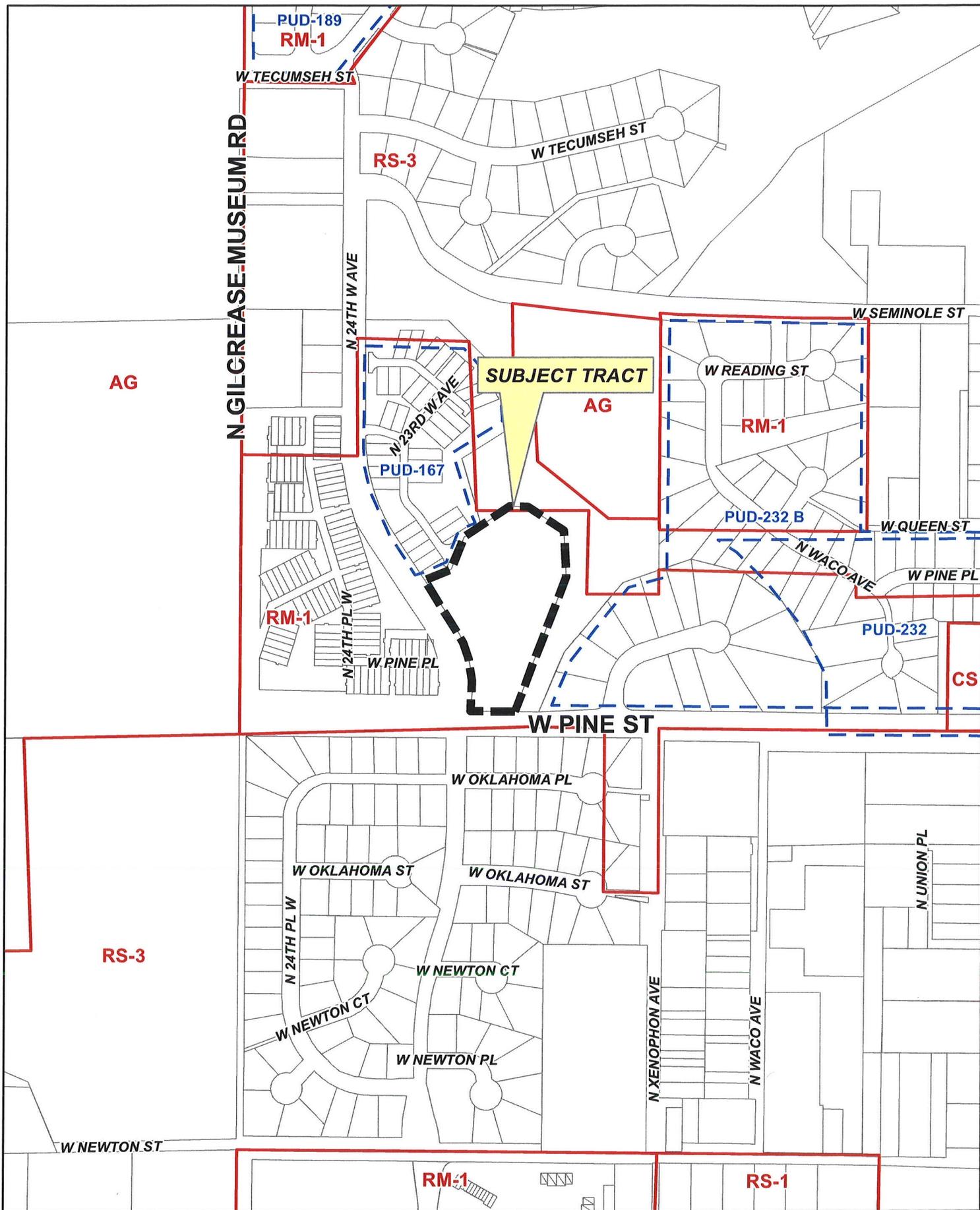
20-12 27

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Aerial Photo Date: 2020/2021

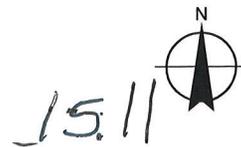


15.10



Z-7665
CPA-100

20-12 27



NEIGHBORHOOD CORRESPONDENCE

15.12

REVISED 7/14/2022

7/6/2022

To: Tulsa Metropolitan Planning Commission

RE: Case Number: Z-7665 (related to CPA-100)

My name is C J Hurlbut, I am a homeowner in Gilcrease Hills Neighborhood since 1984, past Gilcrease Hills Homeowners Association board member for over 10 years and represented the Board as President 4 years, plus I have served and continue to serve on several standing committees to serve the Gilcrease Hills Homeowners Association community. I am deeply concerned and am asking TMAPC to deny any change in rezoning from its original and current zoning for following reasons:

1. (Intended use and history)

This property in question is surrounded on all sides by the Gilcrease Hills Homeowners Association homes and common areas (green belts) that are set aside within the community and are zoned the same as this parcel in question of parks and open spaces. The Gilcrease Hills Development corporation developed and marketed this community to allow for residential homes only with no commercial use allowed. This four plus acre parcel with the building that is proposed to be converted to a restaurant is completely outside any known intended use I have of the original development company's development planning. It is my understanding that the developer built the building, parking lot, etc for the sole purpose of developing and marketing of Gilcrease Hills Development in the early 1970's. After the initial development of the community the building was no longer used or needed for its original purpose. I believe it was then sold and used by an architect to operate his business for several years. After that it was purchased by an individual who made substantial modifications to use as a home, but actual residence may or may not have occurred before the current condition of it being vacant for past few years. I have never known this property to be used for special event purposes other than the marketing use by the developer for which it was intended.

2. (Potential harm to forested area and safety hazard to community)

This current application for rezoning to CS is in my opinion completely out of compliance with the Gilcrease Hills Development plan to be only residential. I do not believe there is any substantial benefit that could outweigh the harm to this community to have a commercial development of any kind inside the boundaries of the community. The community is a beautifully developed area of homes with many acres of common areas. These common areas are also zoned Parks and Open areas the same as this four plus acre parcel which all have native forested land that is considered old growth area that should be protected. This parcel of four plus acres does include a portion of that native forested area that for the rest of the area is protected from being developed, but changing that to CS zoning would allow that forested area on the property to be destroyed. The community does not have a need for a restaurant within the boundaries of our community, and having such would greatly increase the traffic on our streets in the community which are also routinely used for foot traffic as well since there are no sidewalks in the community of Gilcrease Hills. This could cause a huge safety concern for all of us and especially our children's safety as that street in front of the property is a common area for our walking

15.13

and riding bicycles within the neighborhood. Also we have paved trails through the common areas that interconnect with the streets and so that would also pose further danger of using those established trails when entering a busy street used for business. One of those trails borders this property as you can see in the picture and diagram included in the application for rezoning.

3. (Commercial shopping and restaurants already available to community)

The community does have a designated shopping center adjoining the community that was also part of the Gilcrease Hills Development plan that provides a range of retail and personal services serving the community and there is absolutely no need to add another business enterprise as being proposed inside the neighborhood proper. This shopping center known as Gilcrease Hills Shopping Center does I believe have available space for additional commercial development and would be a much more logical place for a new restaurant similar to what this applicant for rezoning is proposing.

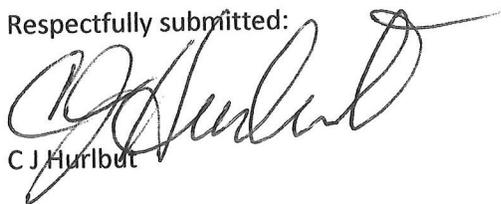
4. {Question whether building can be ADA compliant as legally required}

In addition the building on the property was built and used as a commercial property before ADA became law requiring access for people with disabilities. This structure is now to the best of my knowledge 3 stories high without an elevator. This would prevent use of the facility by many people unless substantial and very expensive modifications including possibly an elevator to accommodate those with mobility limitations. Therefore, I question the feasibility and probability of this building ever being ADA compliant for a restaurant and I think would probably cause the new property owner to either change plan or transfer ownership to someone else that might use it for other commercial use that could be more or equally adverse to our community.

5. (For the best interests of Gilcrease Hills community)

I humbly request that this rezoning to CS or any other rezoning change application be denied and left as Parks and Open Space zoning.

Respectfully submitted:



C J Hurlbut

2143 N. Vancouver Ave.

Tulsa, OK 74127

Email: hurlbut.cj@gmail.com

Phone: 918-519-1117

15.14

To: TMAPC

From: C J Hurlbut, resident of Gilcrease Hills since 1984

Case Number: Z-7665 (C-100)

Greetings:

This 4.11 acre parcel of land zoned RM-1 with land use of Parks and Open Space was originally used by the developer of Gilcrease Hills. The building on it which still exists, but vacant now was built for the use of the developer and occupied in Spring of 1971 by the Gilcrease Hills Development Corporation as an information center for the marketing of Gilcrease Hills development. The building was considered non-conforming for other uses when the Development Corporation had ended their use of it and so in December 1983 a special exception by the Board of Adjustment (BOA-12951) was granted to allow for office use only for architectural engineering, planning, interior design, feasibility studies, construction management, accounting relating to that business, and real estate sales in an RM-1 zoned district. Since that was a special exception made and with the structure no longer being used for that purpose for past several years it appears to me that the building and other structures including parking lot, are not in compliance with the RM-1 zoning. Therefore, the request to rezone appears to me to be a means by the applicant to make this structure conforming for other uses. Rezoning to allow a different use of this property in my opinion will be incompatible with the best interest or the safety, health, and welfare of the people in Gilcrease Hills. There is no reference made to any further exceptions for use of the structure and, if not, then the structure appears to me to be non-conforming and cannot be used for any other use than that provided in Case No. 12951, December 1983. The minutes of that case showed concern by the residents protesting that special exception that allowing an exception for use of the building could be a precedent for further change in use of the property over time that would be adverse to the community. This continues to be a major concern as well today and if this change in zoning is approved it will open the door to further harm to our community beyond this property being vacant and out of conformity with the zoning for any other use than the exception in 1983.

Reference: BOA-12951 December 1983, special exception approved



C J Hurlbut,

Member of Gilcrease Hills Homeowners Association

2143 N. Vancouver Ave.

Tulsa, OK 74127

15.15.

Sawyer, Kim

From: Tena Paul <tenapaul@att.net>
Sent: Tuesday, July 5, 2022 8:41 PM
To: esubmit
Subject: Z-7665 Northeast corner of West Pine Street and North 24th West Avenue

To Whom It May Concern,

My name is Tena Paul and I have been a resident of Gilcrease Hills for 23.5 years. My home is just one block from the proposed zoning change for the Northeast corner of West Pine Street and North 24th West Avenue.

I would like to express my concerns with changing the zone of this area from residential to commercial. I attended the meeting held at the Gilcrease Hills Homeowners Association on July 5, 2022. I was not satisfied nor impressed with Ms. Cole's presentation or answers she provided. I would love nothing more than to have a fine dining restaurant nearby, but since this area is a residential area, more specifically, an area close to where my family lives, I do not agree that the zone should be allowed to change. My general consensus from the meeting was most residents are against this proposal. I am sure Ms. Cole's intentions are pure and her desire to open a fine dining restaurant in the area are admirable. However, there is no way she can guarantee that her business will always be successful. Having said that, if the request to have the zone is changed, there is no limit to the types of businesses that can be opened in this space in the future. This is very concerning to me as a homeowner. My family deserves to have ability to enjoy a nice, peaceful neighborhood that we've enjoyed since moving to the area. Although my main concern regarding changing the zoning to commercial is the types of businesses that can operate in the building, I am also concerned with increased traffic flow, safety and having a business in my neighborhood. I commend Ms. Cole for any repairs she's already made to the building and I admire her desire to bring a business to the area, unfortunately, I cannot agree with her plan for this building.

I trust that the committee will listen to the residents wishes and take those wishes into consideration when making a decision on the next steps in this process. I would also think that Ms. Cole would want the community's support in any business effort.

Thank you for your consideration,
Tena M. Paul

Sawyer, Kim

From: sactul1@cox.net
Sent: Tuesday, July 5, 2022 3:24 PM
To: esubmit
Subject: Case Z-7665

Hello this is Shirley Cobbins

I live in Gilcrease Hills and am not wanting the new zoning.

Thank You

Sawyer, Kim

From: Cathleen Thomas <vashti610@yahoo.com>
Sent: Friday, July 1, 2022 11:32 AM
To: esubmit; (DIST1) Hall-Harper Vanessa
Cc: Cathleen Thomas
Subject: Rezoning Z-7665

I live on Newton Court which is 3 blocks past the intersection where this will be

I am not wanting the additional traffic here.

I am not wanting a commercial anything in that spot.

Cathleen Thomas

Sawyer, Kim

From: LaTonya Scott <scott.latonya.d@gmail.com>
Sent: Tuesday, June 28, 2022 10:58 AM
To: esubmit
Subject: Case Z-7665/CPA-100

I am wondering about the zoning change request and future of the property on the northeast corner of west Pine Street and North 24th West Ave. I live in the neighborhood and I am concerned.

Where can I find more information prior to the hearing date listed on all signage?

Best,
LaTonya

From: [Siers, Dylan](#)
To: [Sawyer, Kim](#)
Subject: FW: Case # Z-7665 related to CPA-100 July 20, 2022
Date: Monday, July 18, 2022 2:26:03 PM

From: Glenda Sisson <kkdb@cox.net>
Sent: Saturday, July 16, 2022 2:50 PM
To: Siers, Dylan <dsiers@incog.org>; DwayneWilkerson@incog.org; info@tulsacouncil.org
Subject: Case # Z-7665 related to CPA-100 July 20, 2022

As a 45 year resident of Gilcrease Hills,
I am opposed to the approval of the above
requests for the following reasons:

Our community is a planned development intended to provide a quite, serene living environment. We have trails, ponds and green belts. Our community consists of individual residences with a limited number of townhomes/multi housing. We are a diversified, older community with a resurgence of younger families that have moved here in recent years. We have all ages out walking and children riding their bikes.

We have access to all of the various restaurants and entertainment venues within 5 minutes due to our location to downtown Tulsa.

The zoning change to CS is not conducive to the needs or desires of our home owners. The area for consideration is in a residential area next to our families homes. The streets referenced are residential, there are no major city streets or businesses in this area. There is nothing close by that will attract traffic that would support the high end fine dining restaurant that Ms. Cole is submitting for this zoning change.

In reference to Tulsa Zoning Code, Chapter 15 and the related table of Permitted Uses:
The change to CS opens our community up to other facilities that are not what we want and are not conducive to our quality of life. We opted to move here due to the serenity and privacy we enjoy.

My concern and concern of other home owners is the feasibility of the success of the proposed restaurant. If this zoning change is approved, and the restaurant is never opened or is not successful, we could have an unlimited number of undesirable facilities in our community if the zoning is

changed to CS. These permitted facilities are listed on the Table in section 15. There have been rumors that Ms. Cole wants to establish a group home on this property (CS zoning would allow a group home).

The current zoning is desirable since it continues with the multi family concept of this specific neighborhood area.

In reference to Item 15 CPA 100 Change from Parks and Open Spaces to Neighborhood Center.
Re: Tulsa Comprehensive Plan

As noted above this is not a neighborhood looking for or needing small scale infill. The area Ms. Cole purchased is 4.1 acres.

I don't know if anyone on the staff or committee is aware that we also have two Community pools, tennis courts, basketball courts and a club house that serves as the HOA business office, including community meeting rooms and an equipped workout room. Our HOA is in the process of redoing the tennis courts and will be adding a pickle ball court. The Academy Central Elementary School is next to the Club House and both Carver and Booker T Washington are within a 5 minute drive.

In addition to the proximity of downtown we have the two libraries close by, Central and Rudisill. At Gilcrease Museum Road and Edison we have Walgreens, Arvest Bank, QuikTrip, Braums, McDonalds, Mazzios and some retail.

There seems to be a perception that our community needs revitalized, as homeowners we love our community and enjoy the development as originally planned and continues to be a viable community, this is why many of us that have been here 40 plus years are still here and why we have younger families that have chosen to live here. We're not old and feeble we are able to access what we need. We have strict HOA covenants that are filed with Osage County. At one time we were the largest HOA in the State.

Also as I'm sure you are aware Gilcrease Road is a narrow two lane road surrounded by trees/woods that should be conducive with the new plans for the Museum to have more trails and open areas.

Referencing Goal 13 page 84

13.1

Recognize adopted area and neighborhood plans in guiding development and zoning.

13.2 Encourage applicants for zoning changes to meet with HOA.

We had our first meeting with Ms. Cole the evening before the initial scheduled review with the planning committee. She was not prepared, she did not have any plans to present other than a video she had to show pictures of her idea for the high end steak house. She even commented that this was the first time she was aware of any objections, thus resulting in the request to postpone this zoning request.

13.3 Again we are not a distressed neighborhood.

I appreciate your consideration, and request, as a Gilcrease resident of 45 years to NOT-APPROVE the above referenced zoning changes.

Respectfully,
Glenda Sisson
2309 N. Quanah Ave.
Tulsa, Ok. 74127
Osage County

Submitted to:
TMAPC, Dylan Siers and Dwayne
Wilkerson
Tulsa City Council - Vanessa Hall-Harper

July 16, 2022

Sent from my iPhone

From: [Siers, Dylan](#)
To: [Shawn Murphy](#); [esubmit](#)
Subject: RE: Case # Z-7665 and CPA-100
Date: Monday, July 18, 2022 2:28:41 PM

Shawn,

Your email will be forwarded to the Planning Commission for their consideration.

Thank you,

Dylan Siers

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

From: Shawn Murphy <shawn22murphy@yahoo.com>
Sent: Monday, July 18, 2022 6:32 AM
To: [esubmit](mailto:esubmit@incog.org) <esubmit@incog.org>
Subject: Case # Z-7665 and CPA-100

In support of the refining and renovation of the large building at the top of pine (Cole-Manor -1715 N 24th west Ave, I'm a Broken Arrow resident and the renovation of downtown areas is very important and brings pride back to a community.

Sent from my iPhone

From: [Siers, Dylan](#)
To: [Sawyer, Kim](#)
Subject: FW: Re-Zoning Proposal for Gilcrease Property(CPA-100/Z-7665)
Date: Monday, July 18, 2022 2:25:58 PM

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

From: Rita McMullen <rmcmull57@gmail.com>
Sent: Sunday, July 17, 2022 8:55 PM
To: Wilkerson, Dwayne <DWilkerson@incog.org>
Cc: Siers, Dylan <dsiers@incog.org>; Dist1@tulsacouncil.org
Subject: Re-Zoning Proposal for Gilcrease Property(CPA-100/Z-7665)

My home adjacent to this proposed re-zoning proposal will be adversely affected by this zoning change. I am opposed to amending the land use designation and re-zoning request that Ms. Cole is requesting.

I listened to one of Ms. Cole's presentation, and am not satisfied that her vision for this property aligns with our vision for our Gilcrease community. She spoke about unanimous support from everyone she spoke to. She does not have the support of any of my neighbors, or any of the other Gilcrease residents that I've spoken with.

For her business venture of establishing a fine dining steakhouse to succeed, she must have the support of this Gilcrease community. She does not! If this venture fails, the ramifications of this re-zoning leaves my Gilcrease neighborhood exposed.

I respectfully ask that the Tulsa Planning Commission, and the Tulsa City Council deny this re-zoning request.

Rita McMullen

