



Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-514-C

Hearing Date: November 15, 2023

Case Report Prepared by:

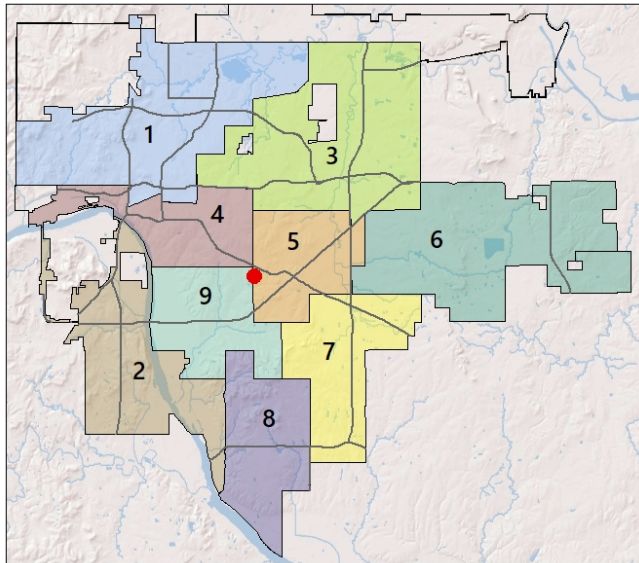
Nathan Foster

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: Beyond Good, LLC

Location Map:
(shown with City Council districts)



Applicant Proposal:

Present Use: Vacant Bank

Proposed Use: Car Wash

Concept summary: Rezoning from RS-2 to CS and a major amendment to PUD-514 to permit the development of a car wash with associated development standards.

Tract Size: 1 ± acres

Location: North of the northeast corner of South Yale Avenue and East 33rd Street South

Zoning:

Existing Zoning: CS,RS-2,PUD-514

Proposed Zoning: CS, PUD-514-C

Comprehensive Plan:

Land Use Map: Mixed-Use Corridor

Staff Recommendation:

Staff recommends approval subject to the approval of Z-7746 to rezone the remainder of the property from RS-2 to CS and the development standards outlined in Section II.

City Council District: 5

Councilor Name: Grant Miller

County Commission District: 1

Commissioner Name: Stan Sallee

SECTION I: PUD-514-C

DEVELOPMENT CONCEPT:

The Original PUD-514 was approved in 1994 and included approximately 3.66 acres. The PUD included two development areas Development Area A (Saied Music) and Development Area B (Drive through bank). Both development areas allowed for a mix of retail and office uses. PUD-514-C is a major amendment related to a rezoning request that is limited to the Development Area B (the north 1 acre) of the original PUD 514. Development Area B was most recently used as a drive through bank. The applicant is proposing a drive through car wash. The PUD never contemplated a car wash, and the underlying zoning is not appropriate therefore a major amendment has been presented for approval.

The PUD and underlying zoning will remove all references to the 1984 zoning code and PUD 514-C will rely on current zoning code standards, current process and supplemental regulations that are allowed in the PUD Legacy District chapter of the code. Modifying the underlying zoning and preparing a major amendment to the PUD is expected to allow uses that were not contemplated and remove barriers for many development opportunities on this site.

This rezoning application from RS-2 to CS and PUD-514-C will replace all previous ordinances and minor amendments that have been previously approved on the subject property.

EXHIBITS:

- Case map
- Aerial (small scale)
- Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Applicant Exhibits

DETAILED STAFF RECOMMENDATION:

Uses and supplemental regulations that are defined in the CS district are consistent with the comprehensive plan and,

The CS district with the provisions of PUD-514-C is in harmony with the existing and expected development in the area and,

The CS district and related PUD provide unified treatment of the development possibilities of the site and does not affect the remainder of the original PUD and,

The zoning request along with the PUD are consistent with the stated purposes and standards of the PUD chapter of the Tulsa Zoning code therefore,

Staff recommends approval of PUD 514-C but only with the approval of the underlying zoning change from CS and RS-2 to CS.

SECTION II: PUD-514-C Development Standards

PUD-514-C and the associated rezoning will replace all previously approved development standards defined in development area B of PUD-514.

Uses that are not included in the permitted use list below are prohibited.

Permitted Uses:

Residential Use Category

Household living (only if included in the residential building types defined in building type paragraph below)

- Single household
- Two households on a single lot
- Three or more households on a single lot

Group Living

- Assisted living facility.
- Convent/monastery novitiate
- Life care retirement center
- Elderly/retirement center

Public, Civic and Institutional

- Day Care
- Governmental Service or Similar Functions
- Hospital
- Library or Cultural Exhibit
- Natural Resource Preservation
- Parks and Recreation
- Religious Assembly
- Safety Service
- School
- Utilities and Public Service Facility
 - Minor
- Wireless Communication Facility
 - Building or tower-mounted antenna

Commercial

- Animal Service
 - Grooming
 - Veterinary
- Broadcast or Recording Studio
- Commercial Service
 - Personal Improvement Service
 - Research Service
- Financial Services
 - Personal credit establishment
- Office
 - Business or professional office
 - Medical, dental or health practitioner office
- Restaurants and bars
 - Restaurant
- Retail Sales
 - Building supplies and equipment
 - Consumer shopping goods
 - Convenience goods
 - Grocery Store
 - Small Box Discount Store
 - Medical Marijuana Dispensary
- Studio, Artist, or Instructional Service
- Trade School

- Vehicle Sales and Services
 - Personal Vehicle repair and maintenance (limited to a car wash)
 - Fueling station
- Other
 - Drive in or Drive through Facility

Residential Building Types:

Household Living

- Single household
 - Townhouse
- Two households on a single lot
 - Mixed-use building
 - Vertical mixed-use building
- Three or more households on a single lot
 - Mixed use building
 - Vertical mixed-use building

Lot and Building Regulations:

Minimum lot area	None
Minimum street frontage	50 ft
Maximum floor area ratio	0.75
Minimum lot area per dwelling unit	1,600sq ft
Minimum open space per dwelling unit	200 sq ft
Building Setbacks	
Street	10 feet
East boundary of the subject tract	40 feet
North Boundary of the subject tract	10 feet
Maximum building height	35 feet

Off-Street Parking:

Minimum parking ratios shall be as provided in Chapter 55 of the Tulsa Zoning Code for the applicable use category.

Landscaping and Screening Requirements:

In addition to the provisions of the landscape standards in the Tulsa Zoning Code the following shall apply:

1. A landscape buffer with a minimum width of ten (10) foot landscape shall be located along the east boundary of the subject tract. Inside that landscape buffer trees that are classified as large trees in the plant list for the City of Tulsa will be planted with a maximum spacing of 25 feet along the length of that property line.
2. A masonry screening wall with a minimum height of six (6) feet high or higher shall be located along the east boundary of the subject tract and along the east 230 feet of the north boundary of the subject tract.

Outdoor lighting:

In addition to the outdoor lighting provisions of Chapter 67 of the Tulsa zoning code the following shall apply.

1. No freestanding pole light fixtures shall be installed closer than one hundred (100) feet from the east boundary of the subject tract All pole mounted lights shall be limited to a maximum height of 16 feet.
2. Drive-through canopy lights shall be at least forty (40) feet from the east boundary of the subject tract and shall be directed downward.
3. Building mounted light fixtures shall be mounted no higher than twenty (20) feet high and shall be shielded from adjacent residential properties and directed downward.

Signage:

In addition to the signage provisions of Chapter 60 of the Tulsa zoning code the following shall apply.

Wall signage

1. Illuminated wall signage is prohibited on the east and north wall of any structure.
2. Wall signage shall be limited to 1.5 square feet of display surface area per linear foot of building wall which is attached.
3. Dynamic display wall signage is prohibited.

Ground signage

1. Ground signage shall be limited to one sign on the subject property.
2. Ground signage shall be monument style with a maximum height of 20 feet and a display surface area not exceeding 68 square feet.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CS zoning with the provisions of PUD-514-C is consistent with the Multiple Use vision in the Tulsa Comprehensive Plan.

Land Use Vision:

Land Use Plan map designation: Multiple Use

Multiple Use areas are “Mostly Commercial or Retail Uses” which include restaurants, shops, services, and smaller format employment uses. This land use designation is most common in areas of the city from earlier development patterns, with Local Centers being more commonplace in newer parts of the city. For single properties that are commercial but surrounded by Neighborhood, Multiple Use is the preferred designation.

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *Currently a vacant financial service building with a drive-through facility occupies the site. The facility is closed.*

Environmental Considerations: None that affect site redevelopment.

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Yale Avenue	Primary Arterial	60'	5

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	CS and RD	Multiple Use/ Neighborhood	Tire Shop and Duplexes
East	RS-2	Neighborhood	Single Family Homes
South	CS and RS-2	Multiple Use	Music Store
West	CH	Multiple Use	Apartments and Hotels

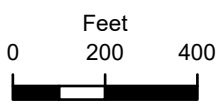
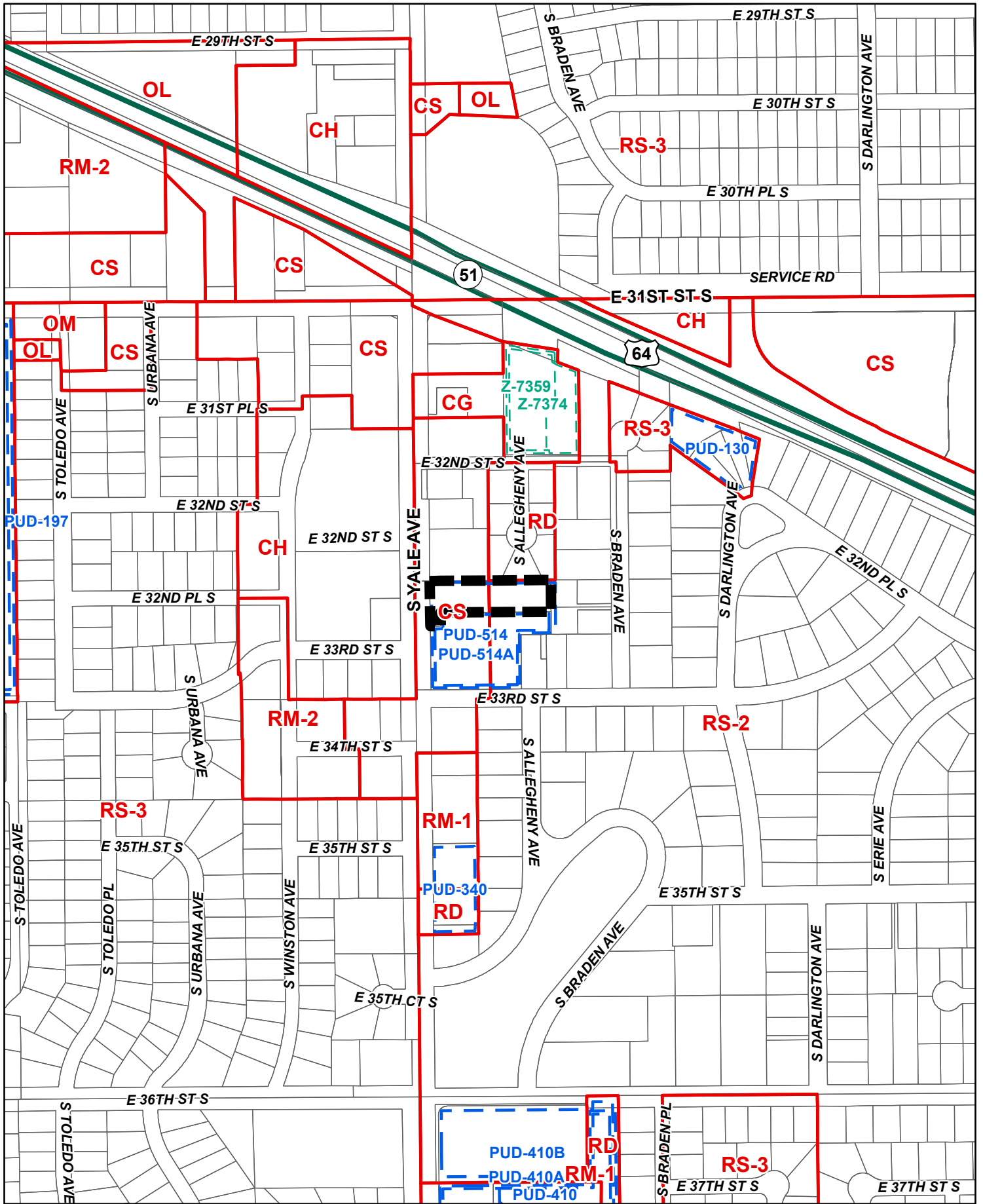
SECTION III: Relevant Zoning History

History: PUD-514-C related to Z-7746

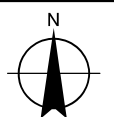
Subject Property:

ZONING ORDINANCE: Ordinance number 11823 dated June 26, 1970, established CS and RS-2 zoning for the subject property.

PUD-514: All concurred in **approval** of a proposed *Planned Unit Development* on a tract located at the northeast corner of South Yale Avenue and East 33rd Street South to provide sufficient parking to an existing music store. Notes in the file for PUD-514 mentioned that west 250 feet of the subject tract was zoned CS.



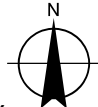
Z-7746 (PUD-514-C)





 Subject Tract

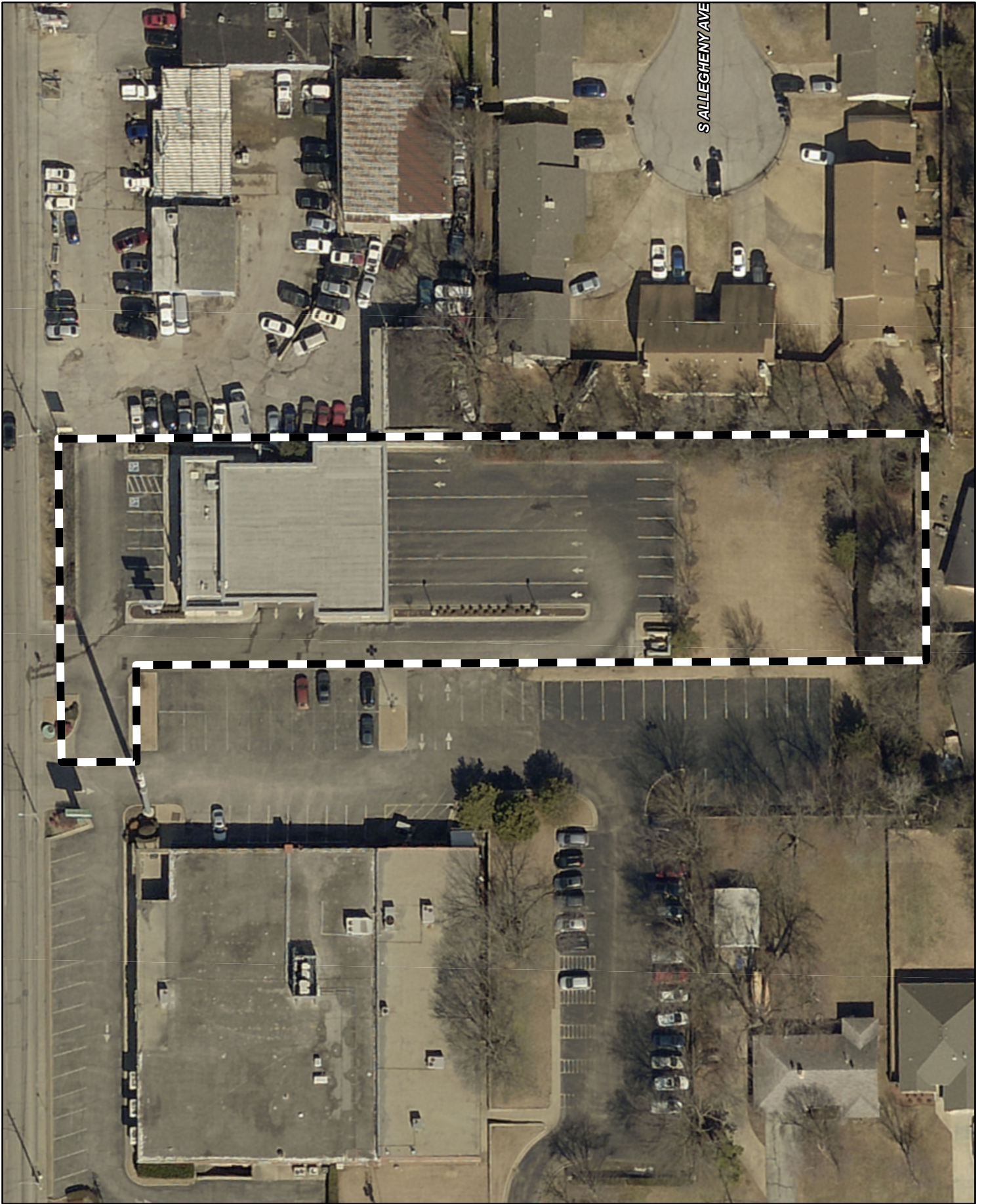
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0 550 1,100 Feet

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

Aerial Photo Date: 2021



SALLECHENY AVE

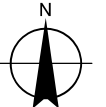
Feet
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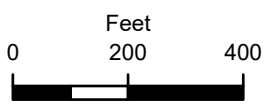
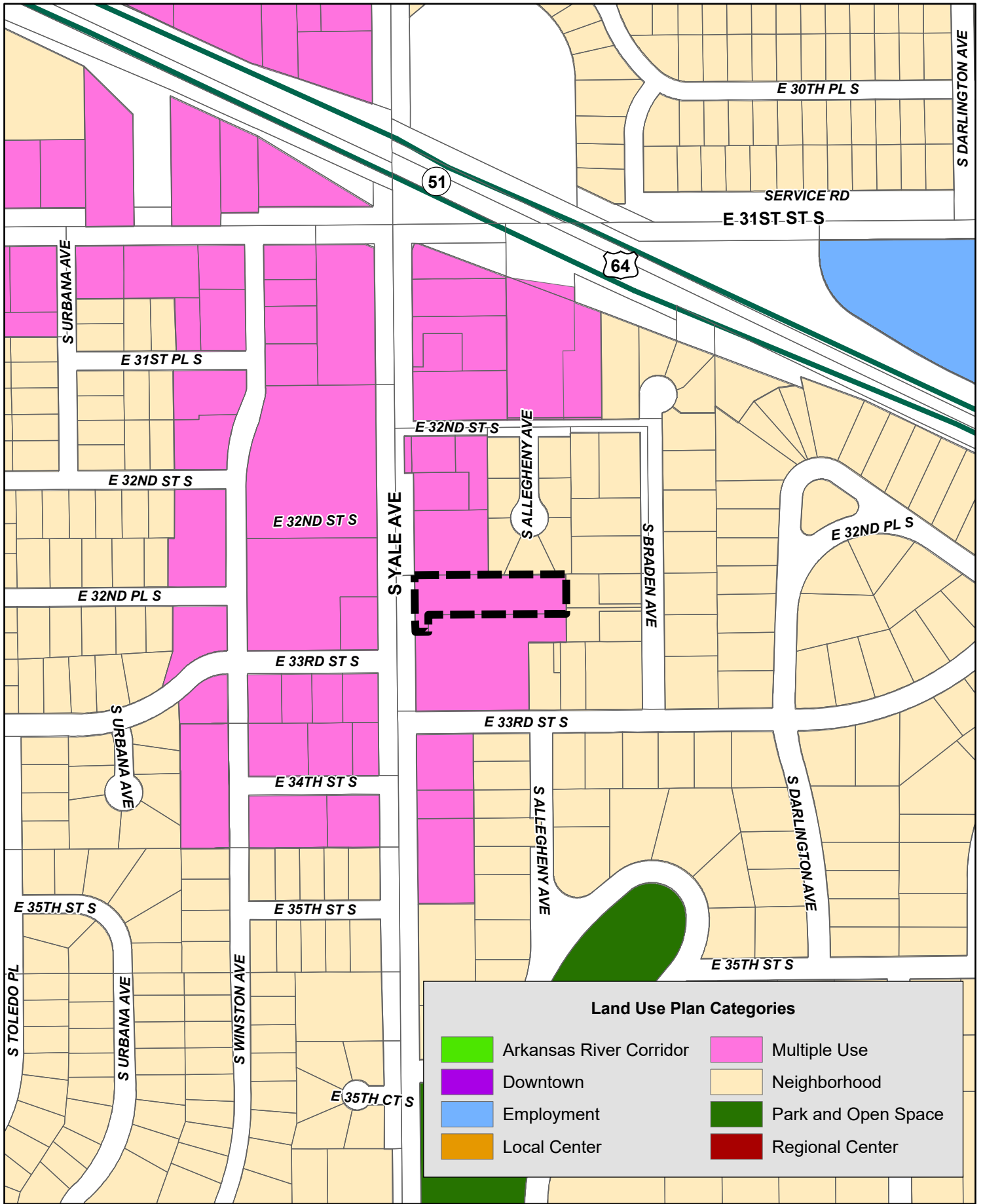
Subject
Tract

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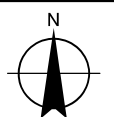
Aerial Photo Date: 2021



Z-7746 (PUD-514-C)



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rlreynolds@ellerdetrich.com

November 6, 2023

SS Yale LLC
c/o NSA Property Holdings
8400 E. Prentice Avenue
Apartment 9
Greenwood Village, CO 80111-2912

Re: 3233 S. Yale Ave. (the "Property")

Dear Sir or Madam:

If you have not already, you will be receiving a notice from the Tulsa Planning Office regarding our applications for Case Nos. Z-7746 and PUD-514-C, which will be heard by the Tulsa Metropolitan Area Planning Commission (TMAPC) on **Wednesday, November 15, 2023, at 1:00 p.m.**

The Property is the site of the former Arvest Bank, directly north of Saied Music Company. The Property owner previously filed these applications in March 2023 (Case Nos. Z-7694/PUD-514-B), which you also received notice of, but the applications were subsequently withdrawn without any action taken. The Property owner desires to rezone the eastern half of the Property from RS-2 to CS (Commercial Shopping) and amend the existing PUD to meet the current zoning code provisions and expand the uses permitted in the PUD.



November 6, 2023

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If you have any questions about this project, please do not hesitate to contact me at (918) 747-8900.

Yours very truly,

ELLER AND DETRICH
A Professional Corporation

R. Louis Reynolds

RLR:rea

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November 6, 2023

Executive Series LLC
6304 S. Peoria Avenue
Tulsa, Oklahoma 74136

Re: 3233 S. Yale Ave. (the "Property")

Dear Sir or Madam:

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3252 S Yale LLC
6304 S. Peoria Avenue
Tulsa, Oklahoma 74136

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November 6, 2023

Nasir Iqbal
4826 East 33rd Street
Tulsa, OK 74135-2038

Re: 3233 S. Yale Ave. (the "Property")

Dear Mr. Iqbal:

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Yours very truly,

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November 6, 2023

David S. Russell
4820 East 33rd Street
Tulsa, OK 74135-2038

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November 6, 2023

JAMS7 LLC
c/o Diamond Quality Care Inc.
4812 East 33rd Street
Tulsa, OK 74135-2038

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November 6, 2023

Margaret Rourke Bloomberg, Trustee
Margaret Rourke Bloomberg Trust
c/o Thomas Affeldt
2112 East 59th Street
Tulsa, Oklahoma 74105

Re: 3233 S. Yale Ave. (the "Property")

Dear Ms. Bloomberg:

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Natalie J. Marra
Jacob W. Purdum

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Of Counsel

Donald L. Detrich, *Retired*
Jerry M. Snider
Katherine Saunders, PLC
Heidi L. Shadid
Joshua M. Tietsort

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Writer's E-Mail
rlreynolds@ellerdetrich.com

November 6, 2023

Gonzo Enterprises LLC
1169 North 172nd East Avenue
Tulsa, OK 74116-4216

Re: 3233 S. Yale Ave. (the "Property")

Dear Sir or Madam:

If you have not already, you will be receiving a notice from the Tulsa Planning Office regarding our applications for Case Nos. Z-7746 and PUD-514-C, which will be heard by the Tulsa Metropolitan Area Planning Commission (TMAPC) on **Wednesday, November 15, 2023, at 1:00 p.m.**

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November 6, 2023

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If you have any questions about this project, please do not hesitate to contact me at (918) 747-8900.

Yours very truly,

ELLER AND DETRICH
A Professional Corporation

Lou Reynolds

R. Louis Reynolds

RLR:rea

Eller & Detrich
A Professional Corporation

Philip J. Eller
Kevin H. Wylie
R. Louis Reynolds
Daniel C. Cupps
Andrew A. Shank
Shanann Pinkham Passley
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November 6, 2023

Brandon Miles Roybal and
Lauren Michelle Roybal
3202 S. Braden Avenue
Tulsa, Oklahoma 74135-5234

Re: 3233 S. Yale Ave. (the "Property")

Dear Mr. and Ms. Roybal:

If you have not already, you will be receiving a notice from the Tulsa Planning Office regarding our applications for Case Nos. Z-7746 and PUD-514-C, which will be heard by the Tulsa Metropolitan Area Planning Commission (TMAPC) on **Wednesday, November 15, 2023, at 1:00 p.m.**

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Yours very truly,

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Lou Reynolds

R. Louis Reynolds

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November 6, 2023

Ronald Dean Pool and
C Allison Silvers Trust
4940 East 32nd Street
Tulsa, OK 74105

Re: 3233 S. Yale Ave. (the "Property")

Dear Sir or Madam:

If you have not already, you will be receiving a notice from the Tulsa Planning Office regarding our applications for Case Nos. Z-7746 and PUD-514-C, which will be heard by the Tulsa Metropolitan Area Planning Commission (TMAPC) on **Wednesday, November 15, 2023, at 1:00 p.m.**

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Yours very truly,

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A Professional Corporation

R. Louis Reynolds

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November 6, 2023

Highview LLC
c/o Darrell Jenkins
10901 S. Memorial Drive
Tulsa, Oklahoma 74133

Re: 3233 S. Yale Ave. (the "Property")

Dear Mr. Jenkins:

If you have not already, you will be receiving a notice from the Tulsa Planning Office regarding our applications for Case Nos. Z-7746 and PUD-514-C, which will be heard by the Tulsa Metropolitan Area Planning Commission (TMAPC) on **Wednesday, November 15, 2023, at 1:00 p.m.**

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November 6, 2023

Wilder LLC
1638 S. Carson Avenue
Apartment 604
Tulsa, OK 74119-4231

Re: 3233 S. Yale Ave. (the "Property")

Dear Sir or Madam:

If you have not already, you will be receiving a notice from the Tulsa Planning Office regarding our applications for Case Nos. Z-7746 and PUD-514-C, which will be heard by the Tulsa Metropolitan Area Planning Commission (TMAPC) on **Wednesday, November 15, 2023, at 1:00 p.m.**

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Yours very truly,

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November 6, 2023

Chung Pak and Mei Xia Szeto
7948 S. Lakewood
Tulsa, Oklahoma 74136

Re: 3233 S. Yale Ave. (the "Property")

Dear Mr. and Ms. Szeto:

If you have not already, you will be receiving a notice from the Tulsa Planning Office regarding our applications for Case Nos. Z-7746 and PUD-514-C, which will be heard by the Tulsa Metropolitan Area Planning Commission (TMAPC) on **Wednesday, November 15, 2023, at 1:00 p.m.**

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Yours very truly,

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A Professional Corporation

R. Louis Reynolds

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November 6, 2023

4D Rentals LLC
3827 S. Florence Avenue
Tulsa, Oklahoma 74105

Re: 3233 S. Yale Ave. (the "Property")

Dear Sir or Madam:

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R. Louis Reynolds

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November 6, 2023

Paul and Laura Hargrove
3221 S. Braden Avenue
Tulsa, OK 74135-5233

Re: 3233 S. Yale Ave. (the "Property")

Dear Mr. and Ms. Hargrove:

If you have not already, you will be receiving a notice from the Tulsa Planning Office regarding our applications for Case Nos. Z-7746 and PUD-514-C, which will be heard by the Tulsa Metropolitan Area Planning Commission (TMAPC) on **Wednesday, November 15, 2023, at 1:00 p.m.**

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R. Louis Reynolds

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Writer's E-Mail
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November 6, 2023

Payne Real Estate Revocable Trust
3220 S. Braden Avenue
Tulsa, Oklahoma 74135-5234

Re: 3233 S. Yale Ave. (the "Property")

Dear Sir or Madam:

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Lou Reynolds

R. Louis Reynolds

RLR:rea

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November 6, 2023

Susan Kay Allen and
William Phillip White
3225 S. Braden Avenue
Tulsa, OK 74135-5233

Re: 3233 S. Yale Ave. (the "Property")

Dear Ms. Allen and Mr. White:

If you have not already, you will be receiving a notice from the Tulsa Planning Office regarding our applications for Case Nos. Z-7746 and PUD-514-C, which will be heard by the Tulsa Metropolitan Area Planning Commission (TMAPC) on **Wednesday, November 15, 2023, at 1:00 p.m.**

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R. Louis Reynolds

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November 6, 2023

John G. DeCoursey
6626 South 67th East Avenue
Tulsa, OK 74133-1721

Re: 3233 S. Yale Ave. (the "Property")

Dear Mr. DeCoursey:

If you have not already, you will be receiving a notice from the Tulsa Planning Office regarding our applications for Case Nos. Z-7746 and PUD-514-C, which will be heard by the Tulsa Metropolitan Area Planning Commission (TMAPC) on **Wednesday, November 15, 2023, at 1:00 p.m.**

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November 6, 2023

Charlotte Marlene Ward
3231 S. Braden Avenue
Tulsa, OK 74135-5233

Re: 3233 S. Yale Ave. (the "Property")

Dear Ms. Ward:

If you have not already, you will be receiving a notice from the Tulsa Planning Office regarding our applications for Case Nos. Z-7746 and PUD-514-C, which will be heard by the Tulsa Metropolitan Area Planning Commission (TMAPC) on **Wednesday, November 15, 2023, at 1:00 p.m.**

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Writer's Direct Line
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Writer's Direct Fax
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Writer's E-Mail
rlreynolds@ellerdetrich.com

November 6, 2023

Earline Houser and
Mary Byer
3249 S. Braden Avenue
Tulsa, OK 74135

Re: 3233 S. Yale Ave. (the "Property")

Dear Ms. Houser and Ms. Byer:

If you have not already, you will be receiving a notice from the Tulsa Planning Office regarding our applications for Case Nos. Z-7746 and PUD-514-C, which will be heard by the Tulsa Metropolitan Area Planning Commission (TMAPC) on **Wednesday, November 15, 2023, at 1:00 p.m.**

The Property is the site of the former Arvest Bank, directly north of Saied Music Company. The Property owner previously filed these applications in March 2023 (Case Nos. Z-7694/PUD-514-B), which you also received notice of, but the applications were subsequently withdrawn without any action taken. The Property owner desires to rezone the eastern half of the Property from RS-2 to CS (Commercial Shopping) and amend the existing PUD to meet the current zoning code provisions and expand the uses permitted in the PUD.

The PUD will impose a forty foot (40') building setback from the eastern boundary of the Property and will require a ten foot (10') landscape buffer and six foot (6') tall masonry screening



November 6, 2023

Page 2

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If you have any questions about this project, please do not hesitate to contact me at (918) 747-8900.

Yours very truly,

ELLER AND DETRICH
A Professional Corporation

R. Louis Reynolds

RLR:rea

Eller & Detrich
A Professional Corporation

Philip J. Eller
Kevin H. Wylie
R. Louis Reynolds
Daniel C. Cupps
Andrew A. Shank
Shanann Pinkham Passley
Mac D. Finlayson
Steven P. Flowers
Kenneth E. Crump, Jr.
Sloane Ryan Lile
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Of Counsel

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Jerry M. Snider
Katherine Saunders, PLC
Heidi L. Shadid
Joshua M. Tietsort

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November 6, 2023

Greg A. and Deborah A. Farrar, Trustees
Farrar Trust
2441 East 40th Street
Tulsa, Oklahoma 74105

Re: 3233 S. Yale Ave. (the "Property")

Dear Mr. and Ms. Farrar:

If you have not already, you will be receiving a notice from the Tulsa Planning Office regarding our applications for Case Nos. Z-7746 and PUD-514-C, which will be heard by the Tulsa Metropolitan Area Planning Commission (TMAPC) on **Wednesday, November 15, 2023, at 1:00 p.m.**

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Yours very truly,

ELLER AND DETRICH
A Professional Corporation

R. Louis Reynolds

RLR:rea

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rlreynolds@ellerdetrich.com

November 6, 2023

Bret Forrest Lane
3304 S. Allegheny Avenue
Tulsa, OK 74135-5232

Re: 3233 S. Yale Ave. (the "Property")

Dear Mr. Lane:

If you have not already, you will be receiving a notice from the Tulsa Planning Office regarding our applications for Case Nos. Z-7746 and PUD-514-C, which will be heard by the Tulsa Metropolitan Area Planning Commission (TMAPC) on **Wednesday, November 15, 2023, at 1:00 p.m.**

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If you have any questions about this project, please do not hesitate to contact me at (918) 747-8900.

Yours very truly,

ELLER AND DETRICH
A Professional Corporation

Low Reynolds

R. Louis Reynolds

RLR:rea

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Philip J. Eller
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November 6, 2023

U Haul Real Estate Company
P. O. Box 29046
Phoenix, AZ 85038-9046

Re: 3233 S. Yale Ave. (the "Property")

Dear Sir or Madam:

If you have not already, you will be receiving a notice from the Tulsa Planning Office regarding our applications for Case Nos. Z-7746 and PUD-514-C, which will be heard by the Tulsa Metropolitan Area Planning Commission (TMAPC) on **Wednesday, November 15, 2023, at 1:00 p.m.**

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Yours very truly,

ELLER AND DETRICH
A Professional Corporation

R. Louis Reynolds

RLR:rea

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November 6, 2023

Katherine R. Spillman, Trustee
Katherine R. Spillman Revocable Trust
3223 S. Allegheny Avenue
Tulsa, Oklahoma 74135

Re: 3233 S. Yale Ave. (the "Property")

Dear Ms. Spillman:

If you have not already, you will be receiving a notice from the Tulsa Planning Office regarding our applications for Case Nos. Z-7746 and PUD-514-C, which will be heard by the Tulsa Metropolitan Area Planning Commission (TMAPC) on **Wednesday, November 15, 2023, at 1:00 p.m.**

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Yours very truly,

ELLER AND DETRICH
A Professional Corporation

R. Louis Reynolds

RLR:rea

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November 6, 2023

Patricia L. and William C. Elliott
3240 S. Braden Avenue
Tulsa, Oklahoma 74135

Re: 3233 S. Yale Ave. (the "Property")

Dear Mr. and Ms. Elliott:

If you have not already, you will be receiving a notice from the Tulsa Planning Office regarding our applications for Case Nos. Z-7746 and PUD-514-C, which will be heard by the Tulsa Metropolitan Area Planning Commission (TMAPC) on **Wednesday, November 15, 2023, at 1:00 p.m.**

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Yours very truly,

ELLER AND DETRICH
A Professional Corporation

Lou Reynolds

R. Louis Reynolds

RLR:rea

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November 6, 2023

Jordan Chimento
5009 East 33rd Street
Tulsa, OK 74135-5211

Re: 3233 S. Yale Ave. (the "Property")

Dear Mr. Chimento:

If you have not already, you will be receiving a notice from the Tulsa Planning Office regarding our applications for Case Nos. Z-7746 and PUD-514-C, which will be heard by the Tulsa Metropolitan Area Planning Commission (TMAPC) on **Wednesday, November 15, 2023, at 1:00 p.m.**

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Yours very truly,

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A Professional Corporation

R. Louis Reynolds

RLR:rea

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November 6, 2023

Bryce Fulton
5009 East 33rd Street
Tulsa, OK 74135-5211

Re: 3233 S. Yale Ave. (the "Property")

Dear Mr. Fulton:

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R. Louis Reynolds

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November 6, 2023

Amanda Fisher
3242 S. Braden Avenue
Tulsa, OK 74135-5234

Re: 3233 S. Yale Ave. (the "Property")

Dear Ms. Fisher:

If you have not already, you will be receiving a notice from the Tulsa Planning Office regarding our applications for Case Nos. Z-7746 and PUD-514-C, which will be heard by the Tulsa Metropolitan Area Planning Commission (TMAPC) on **Wednesday, November 15, 2023, at 1:00 p.m.**

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A Professional Corporation

R. Louis Reynolds

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November 6, 2023

Saied Realty
3259 S. Yale Avenue
Tulsa, OK 74135

Re: 3233 S. Yale Ave. (the "Property")

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Yours very truly,

ELLER AND DETRICH
A Professional Corporation

R. Louis Reynolds

RLR:rea

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Kevin H. Wylie
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November 6, 2023

Danielle Moore
5015 East 33rd Street
Tulsa, OK 74135-5211

Re: 3233 S. Yale Ave. (the "Property")

Dear Ms. Moore:

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R. Louis Reynolds

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November 6, 2023

Michael K. Yip Revocable Trust
3224 S. Braden Avenue
Tulsa, Oklahoma 74135-5234

Re: 3233 S. Yale Ave. (the "Property")

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November 6, 2023

Alfred Darnell Nelson
3232 S. Braden Avenue
Tulsa, Oklahoma 74135

Re: 3233 S. Yale Ave. (the "Property")

Dear Mr. Nelson:

If you have not already, you will be receiving a notice from the Tulsa Planning Office regarding our applications for Case Nos. Z-7746 and PUD-514-C, which will be heard by the Tulsa Metropolitan Area Planning Commission (TMAPC) on **Wednesday, November 15, 2023, at 1:00 p.m.**

The Property is the site of the former Arvest Bank, directly north of Saied Music Company. The Property owner previously filed these applications in March 2023 (Case Nos. Z-7694/PUD-514-B), which you also received notice of, but the applications were subsequently withdrawn without any action taken. The Property owner desires to rezone the eastern half of the Property from RS-2 to CS (Commercial Shopping) and amend the existing PUD to meet the current zoning code provisions and expand the uses permitted in the PUD.

The PUD will impose a forty foot (40') building setback from the eastern boundary of the Property and will require a ten foot (10') landscape buffer and six foot (6') tall masonry screening



November 6, 2023

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wall along the boundaries of the Property that abut residential areas to the north and east. Additional lighting and signage restrictions will also be imposed by the PUD.

If you have any questions about this project, please do not hesitate to contact me at (918) 747-8900.

Yours very truly,

ELLER AND DETRICH
A Professional Corporation

R. Louis Reynolds

RLR:rea

Eller & Detrich
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November 6, 2023

Another Perfect Property LLC
3007 West G Street
Jenks, Oklahoma 74037

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