



Tulsa Metropolitan Area  
Planning Commission

**Case Number: Z-7729** (Related to PUD-772-A)

**Hearing Date: August 2, 2023** (Continued from July 19, 2023)

**Case Report Prepared by:**

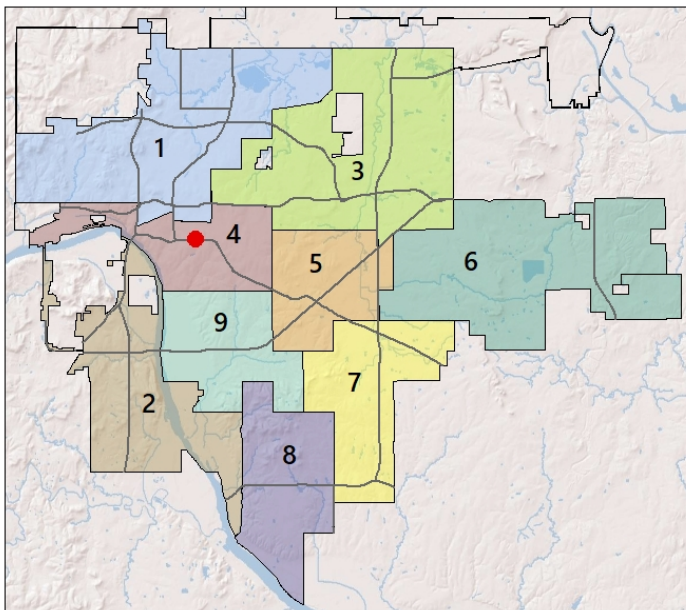
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Lou Reynolds

*Property Owner:* Mandalay Bay Investments LLC

**Location Map:**  
**(shown with City Council Districts)**



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Commercial

*Concept summary:* Rezoning of the subject property from RM-2 to CS with an associated major amendment to PUD-772 to establish development standards for two development areas.

*Tract Size:* 3.5 ± acres

*Location:* Northwest corner of South Utica Avenue and East 13<sup>th</sup> Place South

**Zoning:**

*Existing Zoning:* RM-2

*Proposed Zoning:* CS/PUD-772-A

**Comprehensive Plan:**

*Land Use Map:* Regional Center and Neighborhood

**Staff Recommendation:**

**Staff recommends approval of the rezoning with the Planned Unit Development standards outlined in PUD-772-A.**

**Staff Data:**

TRS: 9307

CZM: 37

**City Council District: 4**

*Councilor Name:* Laura Bellis

**County Commission District: 2**

*Commissioner Name:* Karen Keith

## **SECTION I: Z-7729**

**DEVELOPMENT CONCEPT:** Rezoning of the subject property from RM-2 to CS with a PUD major amendment to establish development standards for two development areas.

### **EXHIBITS:**

INCOG Case map  
INCOG Aerial (small scale)  
INCOG Aerial (large scale)  
Tulsa Comprehensive Plan Land Use Map  
Applicant Exhibits: See PUD-772-A

### **DETAILED STAFF RECOMMENDATION:**

The applicant is proposing to rezone the subject tract from CS to RM-2 with a PUD Major Amendment to establish two separate development areas.

The development standards outlined in PUD-772-A are consistent with the “Regional Center” and “Neighborhood” land use designations of the City’s comprehensive plan by limiting commercial uses to the areas included within “Regional Center” and allowing only residential uses within the “Neighborhood” designation.

**Staff recommends approval of Z-7729 as outlined in Section I only with the approval of the associated PUD major amendment, PUD-772-A.**

## **SECTION II: Supporting Documentation**

### **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

**Staff Summary:** CS zoning is consistent with the “Regional Center” designation and, with the proposed development standards of PUD-772-A, consistent with the “Neighborhood” designation. Commercial uses will be limited to the eastern development area.

### **Land Use Vision:**

#### ***Land Use Plan map designation: Regional Center and Neighborhood***

Existing regional trip generators define the Regional Centers in contrast to Local Centers. These centers should be the most connected land use pockets outside of downtown for public transit access and high-capacity arterial streets. New regional trip generators should be permitted in the area with special consideration given to the transportation access and circulation. Regional trip generators include universities, malls, large medical campuses, casinos, big-box shopping centers, and very large churches.

Neighborhoods are “Mostly Residential Uses” which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low intensity uses that support residents’ daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off of a lower-order street separated from the arterial, then it would be considered Neighborhood.

**Transportation Vision:**

**Major Street and Highway Plan:** South Utica Avenue is considered an Urban Arterial by the Major Street and Highway Plan. East 13<sup>th</sup> Place is considered a freeway access road. Both classifications are adequate to support the proposed uses of PUD-772-A. East 13<sup>th</sup> Street South is not classified by the Major Street and Highway Plan.

**Trail System Master Plan Considerations:** East 13<sup>th</sup> Street South is designated for on-street bicycle lanes by the GO Plan. East 13<sup>th</sup> Place South is designated as a “Signed Route” by the GO Plan. Site development should consider bicycle access and parking to support the planned bicycle network adjacent to the site.

**Small Area Plan:** Utica Midtown Corridor Small Area Plan

The subject property is located within the Utica Midtown Corridor Small Area Plan. The proposed development areas included in PUD-772-A align with the recommendations of the small area plan for commercial development adjacent to South Utica Avenue with a transition to neighborhood development west of South Troost Avenue.

**Special District Considerations:** None

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** The subject property is currently vacant. There is an existing religious assembly and a medical facility north of the subject property. The site is adjacent to the Broken Arrow Expressway to the south. There are existing single-family residences to the west of the subject property.

**Environmental Considerations:** None

**Streets:**

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Utica Avenue	Urban Arterial	70'	4
East 13 <sup>th</sup> Place South	Freeway	Variable	2
East 13 <sup>th</sup> Street South	None	50'	2
South Trenton Avenue	None	50'	2

**Utilities:**

The subject tract has municipal water and sewer available.

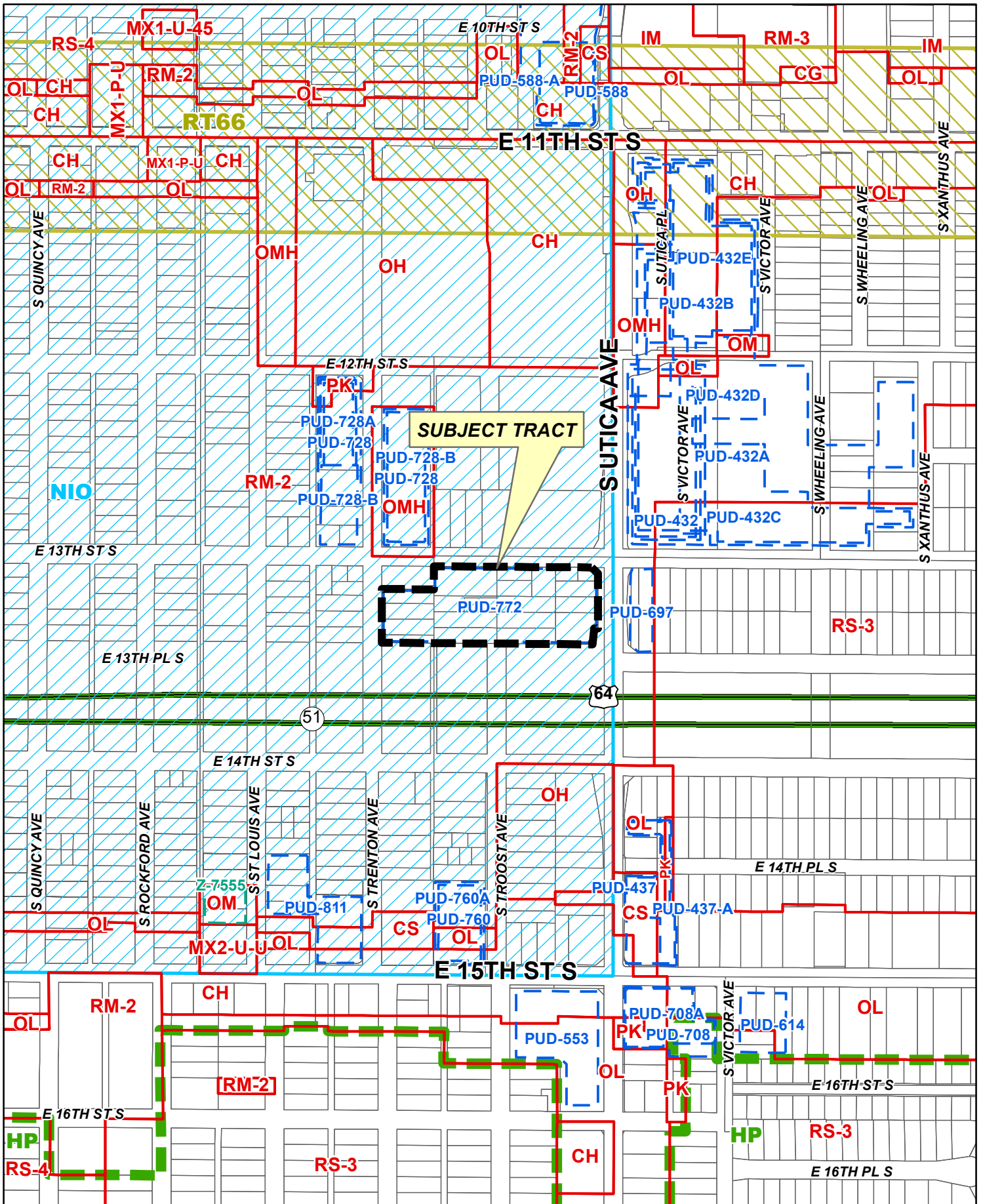
### Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	RM-2	Regional Center	Religious Assembly
East	RM-2	Regional Center	Vacant
South	N/A	None	Broken Arrow Expressway
West	RM-2	Neighborhood	Single-Family Residential

### SECTION III: Relevant Zoning History

**ZONING ORDINANCE:** Ordinance number 11815 dated June 26, 1970, established zoning for the subject property.

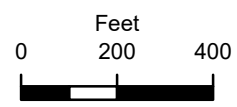
**PUD-772** – Ordinance number 22131 dated October 14, 2009 established PUD-772 on the subject property.



**SUBJECT TRACT**

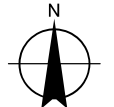
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PUD-728-B  
PUD-728  
PUD-728-B  
OMH

PUD-772

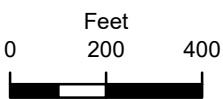


**Z-7729**

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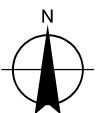
Subject  
Tract

**Z-7729**

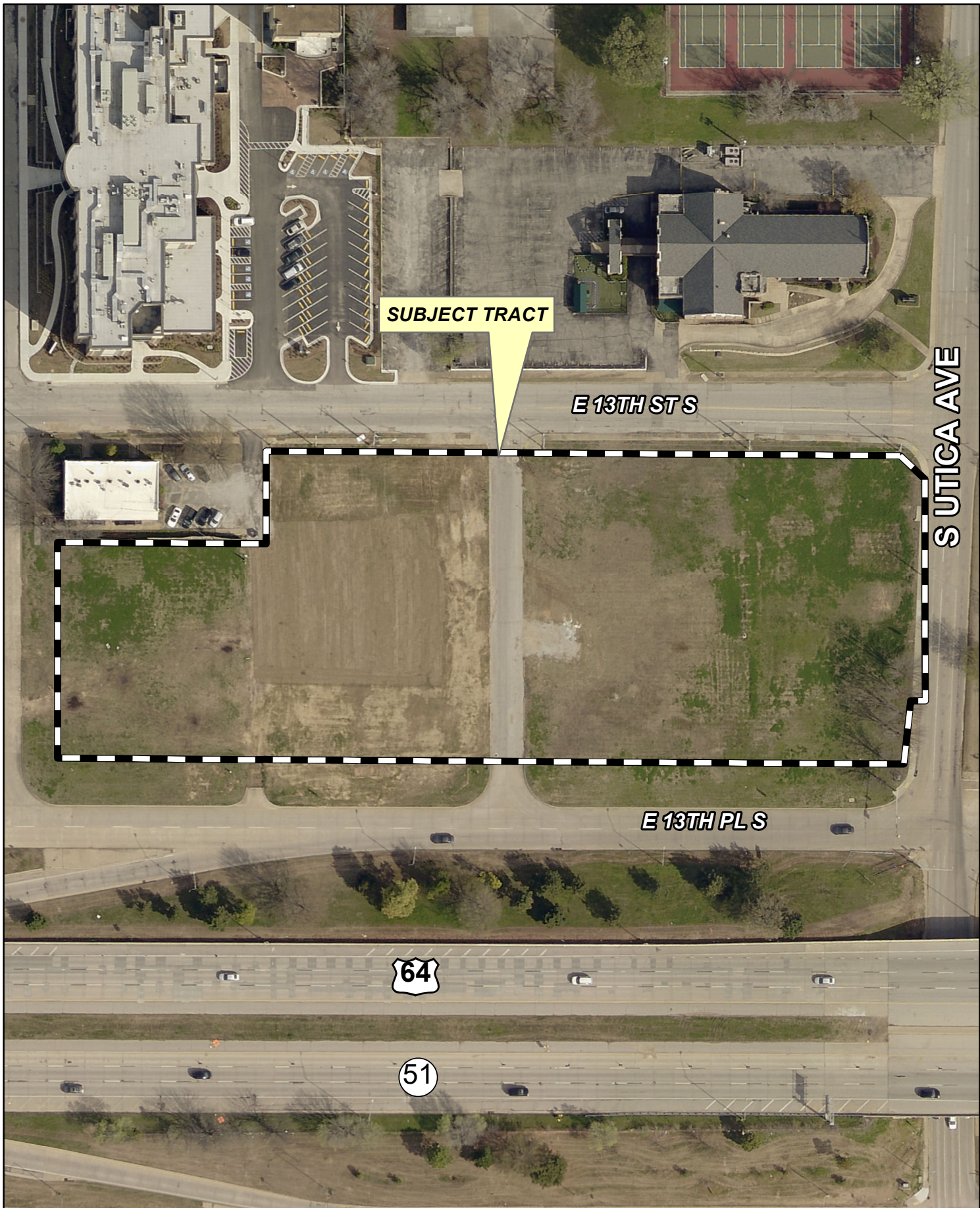
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2023



2.6



**SUBJECT TRACT**

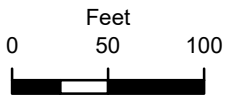
**E 13TH ST S**

**S UTICA AVE**

**E 13TH PL S**

**64**

**51**



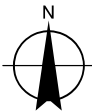
**Subject Tract**

**Z-7729**

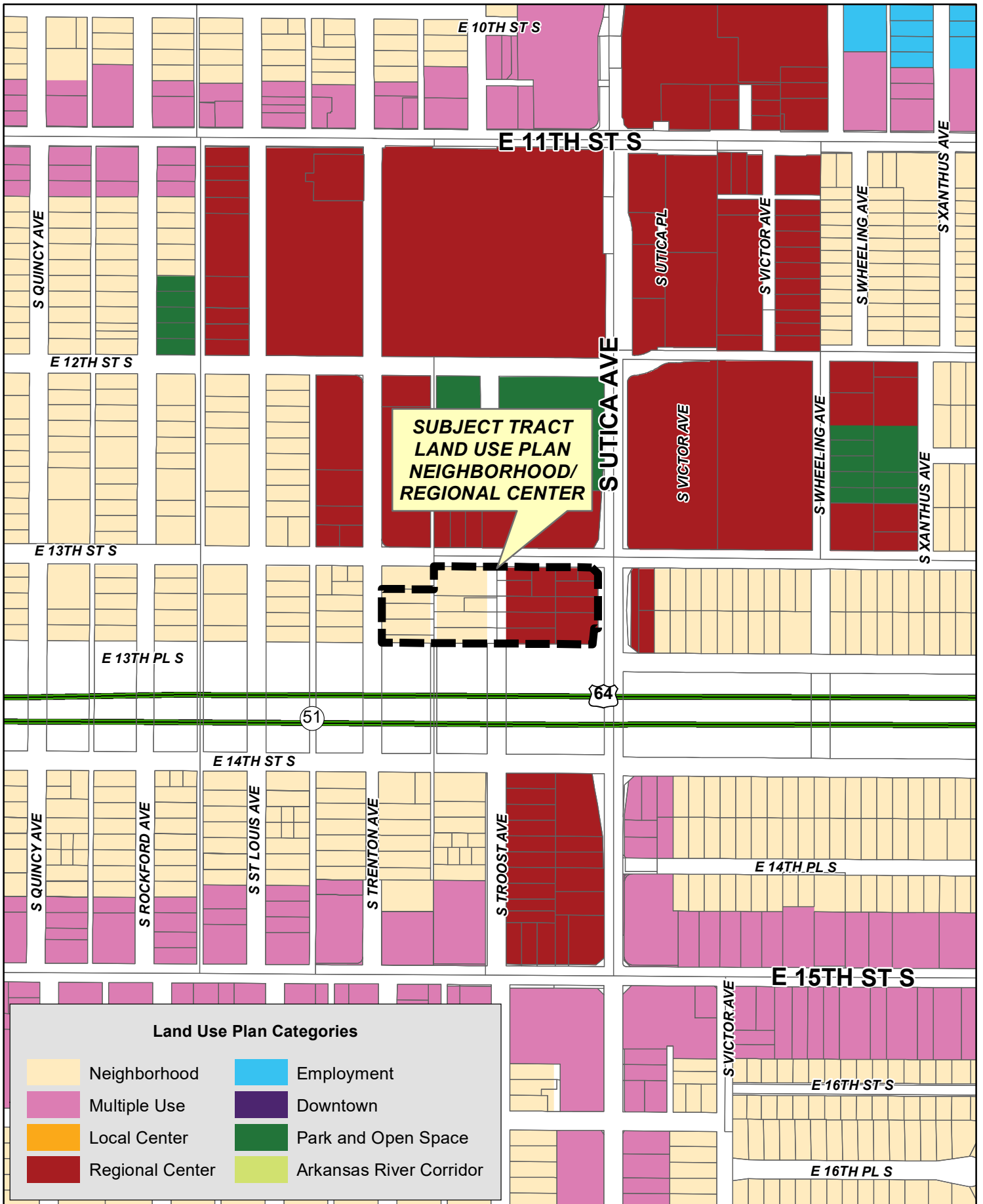
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*Note: Graphic overlays may not precisely align with physical features on the ground.*

Aerial Photo Date: 2023











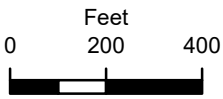
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**SUBJECT TRACT  
LAND USE PLAN  
NEIGHBORHOOD/  
REGIONAL CENTER**

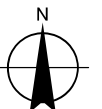
**Land Use Plan Categories**

 Neighborhood	 Employment
 Multiple Use	 Downtown
 Local Center	 Park and Open Space
 Regional Center	 Arkansas River Corridor



**Z-7729**

19-13 07





**From:** [Aaron LaBounty](#)  
**To:** [esubmit@incog.org](mailto:esubmit@incog.org); [Tulsa Planning Office](#)  
**Subject:** Public Comment for Case Z-7729  
**Date:** Thursday, July 13, 2023 9:07:33 AM  
**Attachments:** [z-7729 map.PNG](#)

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I would like to say that I **strongly** oppose this zoning change, for a variety of reasons.

First I'd like to point out that based on the supporting documents filed with the application only 4 residents of the area were contacted and invited to a meeting to discuss this change, all others were representatives from business in the area, and they do not live in the area. I think this shows a complete lack of willingness to engage the people that will be most affected by this change in the conversation.

Second, based on the current housing inventory and historic price jumps over the last couple of years, and the increase in people experiencing homelessness, Tulsa does not need more commercial property, it needs its residential properties to stay as residential, and someone to build dense housing on them. That combined with the influx of people from places like California, DC, and Colorado, houses cost more and more every day, and redfin has good data showing this (<https://www.redfin.com/city/35765/OK/Tulsa/housing-market#demand>).

I have two friends that are currently trying to buy their first house, and have been trying for over 6 months. They both work, have a combined income well above the median, but have struggled to find one they can afford, that isn't getting multiple offers over asking, and waiving things like inspections.

Third, I personally don't want to see a fast food chain restaurant in this area. There are already 3 within .5 miles, and 8 within 1.5 miles including...you guessed it, a Chick-fil-a (map attached for reference, link: [https://www.google.com/maps/d/u/0/edit?mid=1rhnKnRabTANA-T\\_NrXu9LvcR\\_kjWYY&usp=sharing](https://www.google.com/maps/d/u/0/edit?mid=1rhnKnRabTANA-T_NrXu9LvcR_kjWYY&usp=sharing)).

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Aaron LaBounty  
He/Him  
[aaron.labounty@gmail.com](mailto:aaron.labounty@gmail.com)  
918-348-4684

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**From:** [Lassman, Steven](#)  
**To:** [Tulsa Planning Office](#); [esubmit@incog.org](mailto:esubmit@incog.org)  
**Subject:** TMAPC Case Z-7729  
**Date:** Monday, July 17, 2023 6:34:35 PM  
**Attachments:** [image.png](#)  
[image.png](#)






TMAPC Commission,

I am writing to express my strong opposition to the rezoning of the 13<sup>th</sup> and Utica lot for a Chick-Fil-A drive thru restaurant. I live at 1920 E 13<sup>th</sup> Street, near this planned development and believe this will not be a positive addition to the surrounding neighborhoods.


The 2013 Utica Midtown Corridor small area plan makes a number of recommendations for this stretch of Utica, which the proposed development does not reflect whatsoever. Through public engagement with the neighborhood, the plan recommends improving walkability, adding more housing and mixed use developments, and reducing the amount of car centric, and specifically drive thru oriented commercial development in the area. The proposed Chick-Fil-A at this site would be antithetical to the needs of this growing area expressed by the neighborhood and PlaniTulsa. Our neighborhood has already seen increased traffic congestion and accidents resulting from the Drive Thru Cirque Coffee at 14<sup>th</sup> and Utica, and further car centric uses will only increase traffic in the area.

From the Utica Midtown Corridor Small Area Plan, listing drive thru chain restaurant as the lowest preference for neighborhood residents:

**IPS RESULTS**  
**FIRST IMPRESSIONS (LOWEST RATED)**

	<p><b>LOWEST RATED SCORE: -1.50</b></p> <ul style="list-style-type: none"> <li>• Garish; not visually appealing</li> <li>• Chain restaurant and drive-thru</li> <li>• Sign is not near the building (in the middle of parking lot)</li> </ul>		<p><b>3RD LOWEST RATED SCORE: -0.90</b></p> <ul style="list-style-type: none"> <li>• Horrible streetscaping</li> <li>• Needs more trees</li> </ul>
	<p><b>2ND LOWEST RATED SCORE: -1.13</b></p> <ul style="list-style-type: none"> <li>• Too monolithic</li> <li>• Dated architecture</li> <li>• Imposing height; too big and tall</li> </ul>		<p><b>4TH LOWEST RATED SCORE: -0.43</b></p> <ul style="list-style-type: none"> <li>• Too small to be a main entrance; making do with what they have</li> <li>• Not horrible but not desirable for future development</li> </ul>
			<p><b>5TH LOWEST RATED SCORE: 0.10</b></p>

**IPS RESULTS**  
**UTICA AVENUE (LOWEST RATED)**

	<p><b>LOWEST RATED SCORE: -1.57</b></p> <ul style="list-style-type: none"> <li>• Drive-thru users are bad</li> <li>• Ugly</li> </ul>		<p><b>4TH LOWEST RATED SCORE: -1.33</b></p> <ul style="list-style-type: none"> <li>• Open and unlit</li> <li>• Design attracts unwanted activity</li> </ul>
	<p><b>2ND LOWEST RATED SCORE: -1.50</b></p>		<p><b>5TH LOWEST RATED SCORE: -0.40</b></p> <ul style="list-style-type: none"> <li>• Very ugly</li> </ul>
	<p><b>3RD LOWEST RATED SCORE: -1.40</b></p>		

Additionally, both Terrace Drive and Forest Orchard neighborhoods have been growing quickly, along with the need for more housing in this area. This lot was formerly a mix of single and multifamily homes, which were demolished. The proposed development would be an unfortunate use of a lot which could have a much higher and better use for an area in such close proximity to both Cherry Street and the Market District, areas that have experienced rising demand and rising housing costs. Recent projects such as the NOMA apartments and the 1515 lofts show this area can support the type of dense mixed-use development that is needed, and that a single fast-food restaurant with surface parking would be a major step backwards for the area.

This lot has the potential to be transformative to the Forest Orchard and Terrace Drive neighborhoods. The lot is near a public park, located in a dense, walkable residential area that continues to grow in demand. A fast-food restaurant at this location will likely remain for decades and prevent more impactful developments that could be located at this site. I encourage the TMAPC to consider both the current and future needs of this area when making their decision.

Thank you,  
 Steven Lassman  
 1920 E. 13<sup>th</sup> Street

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## Foster, Nathan

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**From:** Ashley Bath <ashbath32@gmail.com>  
**Sent:** Monday, July 17, 2023 8:14 PM  
**To:** Tulsa Planning Office  
**Subject:** Case Z-7729

TMAPC Commission,

I am writing as a neighbor as well as the Board President of the Terrace Drive Neighborhood Association to express my strong opposition to the rezoning of the 13th and Utica lot for a Chick-Fil-A drive-thru restaurant. I live at 2221 E 12th Pl, near this planned development, and believe this will not be a positive addition to the surrounding neighborhoods in our area.

The key reasons I believe this lot should not be rezoned and developed this way include:

- The 2013 Utica Midtown Corridor small area plan makes a number of recommendations for this stretch of Utica, which the proposed development does not reflect whatsoever. Through public engagement with the neighborhood, the plan recommends improving walkability, adding more housing and mixed-use developments, and reducing the amount of car-centric, and specifically drive-thru-oriented commercial development in the area. The proposed Chick-Fil-A at this site would be antithetical to the needs of this growing area expressed by the neighborhood and PlaniTulsa.
- Our neighborhood has already seen increased traffic congestion and accidents resulting from the Drive Thru Cirque Coffee at 14th and Utica, and further car-centric uses will only increase traffic in the area.
- Both Terrace Drive and Forest Orchard neighborhoods have been growing quickly, along with the need for more housing in this area. This lot was formerly a mix of single and multi-family homes, which were demolished. The proposed development would be an unfortunate use of a lot that could have a much higher and better use for an area in such close proximity to both Cherry Street and the Market District, areas that have experienced rising demand and rising housing costs. Recent projects such as the NOMA apartments and the 1515 lofts show this area can support the type of dense mixed-use development that is needed, and that a single fast-food restaurant with surface parking would be a major step backward for the area.

I and others believe this lot has the potential to be transformative to the Forest Orchard and Terrace Drive neighborhoods. The lot is near a public park, located in a dense, walkable residential area that continues to grow in demand. A fast-food restaurant at this location will likely remain for decades and prevent more impactful developments that could be located at and nearby this site.

I strongly encourage TMAPC to consider these concerns as well as both the current and future needs of this area when making their decision.

### **Ashley Bath**

**She / Her / Ella**

**A:** 2221 E 12th Pl, Tulsa, OK 74104

**P:** (314) 402-2870

**FB:** [@ashbath32](#)

**LI:** [@ashbath32](#)

*“You cannot get through a single day without having an impact on the world around you. What you do makes a difference and you have to decide what kind of a difference you want to make.”*

*—Jane Goodall*

**From:** [Christensen, Aaron T.](#)  
**To:** [Tulsa Planning Office](#)  
**Cc:** [esubmit@incog.org](mailto:esubmit@incog.org); (DIST4) Bellis, Laura  
**Subject:** Case Z-7729  
**Date:** Tuesday, July 18, 2023 5:07:07 PM

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Dear Tulsa Metropolitan Area Planning Commission (TMAPC):

I am writing to express my deep concern as a resident of 1136 S Xanthus Ave, located in the Terrace Drive Neighborhood adjacent to the proposed development on the edge of the Forest Orchard Neighborhood. It is disheartening to learn that TMAPC is contemplating a zoning change that would disrupt the thriving upper Midtown culture, characterized by walkable and sustainable development. The inclusion of fast-food drive-thru restaurants between the burgeoning Cherry Street District and the newly emerging Meadow Gold District and Market District Corridors, connected by Utica Ave, is simply unacceptable. Instead, the development along Utica should complement the existing denser and pedestrian-friendly structures in the area.

I implore you not to cater to the interests of fast-food corporations and a car-reliant culture that may be prevalent in other cities or other parts of our city. Let us preserve the essence of our walkable and pedestrian-friendly neighborhoods, fostering harmonious growth for the future. Allowing an increase in traffic and the introduction of a fast-food drive-thru restaurant would not serve Tulsa's best interests in terms of future infill growth and development. I am particularly concerned about the impact on the value of residential properties, as they may no longer be described as places that are welcoming to pedestrians, adorned with locally owned niche establishments such as restaurants, shops, galleries, spas, and cafés. A corporate fast-food drive-thru is simply incompatible with the vision we have for our neighborhood.

I kindly request that you reconsider the zoning change proposed in Case Z-7729. It is evident, both through PlaniTulsa and the Utica Midtown Corridor Small Area Plan, that such a change is not in the best interest of the residents. We value our community and the principles it upholds, and we trust that TMAPC will act in accordance with the desires and aspirations of the people it serves.

Thank you for your time and consideration.

Sincerely,

Aaron T. Christensen  
1136 S. Xanthus AVE  
Tulsa, OK 74104

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**From:** [Sam Boehning](#)  
**To:** [Tulsa Planning Office](#)  
**Subject:** Case Z-7729  
**Date:** Tuesday, July 18, 2023 8:47:53 PM

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Hello,

My name is Sam Boehning, I live at 1916 E.13th street, and I want to express my opposition to the proposed Chick-Fil-A at 13th and Utica. A Chick-fil-A at this location will only add congestion to our neighborhood and further erode our community.

We already feel the strain of businesses like Hillcrest take advantage of our neighborhood and I don't want to see that increased by a Chick-fil-A.

Thank you,

-Sam Boehning

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**Foster, Nathan**

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**From:** Hoyt, Jay <JHoyt@incog.org>  
**Sent:** Wednesday, July 19, 2023 7:54 AM  
**To:** Tulsa Planning Office  
**Subject:** FW: Case Z-7729/PUD-772-A

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**From:** aarongriffith918@gmail.com <aarongriffith918@gmail.com>  
**Sent:** Wednesday, July 19, 2023 7:47 AM  
**To:** planning@cityoftulsaorg; esubmit <esubmit@incog.org>  
**Cc:** CD4 <dist4@tulsacouncil.org>  
**Subject:** Case Z-7729/PUD-772-A

Greetings,

Please reject this requested change, Tulsa desperately needs the housing, preferably affordable and workforce, that this area is currently zoned for. It should remain unchanged.

**10. Z-7729 Lou Reynolds (CD 4) Location: Northwest corner Avenue and East 13<sup>th</sup> Place South requesting rezoning to CS/NIO (Related to PUD-772-A)**

**11. PUD-772-A Lou Reynolds (CD 4) Location: Northwest Utica Avenue and East 13<sup>th</sup> Place South requesting Amendment to establish two development areas (Relat**

Besides, there's already plenty of fast food options already located in the area.

Respectfully,

Aaron Griffith  
2561 E. 17th St.  
Tulsa, OK 74104

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## Ascension St. John

July 26, 2023

Tulsa Metropolitan Area Planning Commission (TMAPC)  
Tulsa Planning Office  
Tulsa City Hall  
175 E 2<sup>nd</sup> St., Suite 480  
Tulsa, OK 74103

Re: Case Number: Z-7729 and PUD 772-A

Dear Commissioners,

I am writing to speak to the rezoning request which has been submitted for the property located between 13<sup>th</sup> Place and 13<sup>th</sup> Street, and between Utica Ave and Trenton St. This request for rezoning is from Chick-Fil-A, on development area A and Philos Hospitality, Inc. dba Hospitality House of Tulsa on development area B.

As you know, the healthcare provider sector makes up one of the largest employment providers in our city. Healthcare accounts for more than 64,000 direct jobs in the Tulsa region, which encompasses eleven counties, for a direct total economic impact of \$3.8 billion. Factor in the multiplier effect and other jobs that are added because of that sector, and health care exerts a \$7.3 billion economic impact on the area, according to the Tulsa Regional Chamber. Health care also supports \$240 million in local tax collection. Large metros are economic hubs for health care, by offering a range of services that include specialty and trauma care.

Because of this quality and specialty of healthcare, Tulsa receives over 25,000 visitors to our city, who may never be counted in our tourism numbers. These visitors spend their hard-earned dollars at our restaurants, hotels, pharmacies, and gas stations. They come from small towns across Oklahoma, forty-eight states in the U.S., and even foreign countries. However, they are not coming because they want to be in Tulsa, they come because they must be here for life-saving medical care. Tragically, about 40% of these families coming in for medical care have exhausted their financial resources and cannot afford to pay for hotels or meals. Trying to sleep in waiting room chairs or their vehicles leads to further decline in their physical and mental health.

Fortunately, for the last 18 years, Hospitality House of Tulsa, a local nonprofit, has been providing medical lodging, meals, transportation assistance, and spiritual support for these healthcare travelers. By decreasing the burden of out-of-pocket expenses, 30% of these guests report that they were able to avoid foreclosure or eviction because of what Hospitality House of Tulsa provided. Hospitality House is an important provider of services within our healthcare solutions and now has the opportunity to expand their services to help more families. Since they maintain nearly 100% occupancy each night with a waiting list, they plan to build a new hospital hospitality house on the section of land located between 13<sup>th</sup> place and 13<sup>th</sup> street, and between Trenton and Troost. While Hospitality House serves all Tulsa area hospitals and outpatient centers, five of those hospitals will be within walking distance from Hospitality House.

Ascension St John Administration  
1923 S Utica Avenue, Davis Tower 2nd Floor  
Tulsa, OK 74104

918-744-2180  
ascension.org





## Ascension St. John

Developing good community partners and neighbors is also beneficial to healthcare. Having Chick-Fil-A next door to Hospitality House of Tulsa will be a tremendous help to our healthcare and social services communities. The location of this restaurant is ideal for our medical staff and visitors to have access to quick, convenient, and affordable meals.

You may be aware, that Chick-Fil-A is known for its compassionate care and outreach within our community. Whenever a crisis occurs, very often local Chick-Fil-A owners/operators are quick to respond with meals to support first responders, volunteers, and community helpers. Similarly, when a medical crisis occurs in a struggling family's life, Hospitality House of Tulsa responds by meeting their needs, just as it does so for thousands of people each year. Developing this specific section of land by pairing two compassionate organizations that excel in hospitality will be a tremendous benefit to Tulsa.

As the city of Tulsa continues to partner with many agencies in Tulsa to solve the homeless issues, having an excellent community partner such as Chick-Fil-A, which will no doubt increase the sales tax revenue in this part of town will be a significant help as sales tax dollars support the City of Tulsa's goals around homelessness and social services.

Hospitality

I encourage you to approve the requested zoning change which will allow Chick-Fil-A and Hospitality House of Tulsa to build and provide excellence in hospitality for Tulsans and traveling Oklahomans.

Sincerely,

Lucky Lamons  
Chief Advocacy Officer  
Ascension St. John

Ascension St John Administration  
1923 S Utica Avenue, Davis Tower 2nd Floor  
Tulsa, OK 74104

918-744-2180  
ascension.org

# hillcrest Medical Center

July 25, 2023

Tulsa Metropolitan Area Planning Commission (TMAPC)  
Tulsa Planning Office  
Tulsa City Hall  
175 E 2<sup>nd</sup> St., Suite 480  
Tulsa, OK 74103

Re: Case Number: Z-7729 and PUD 772-A

Dear Commissioners,

I am writing to speak to the rezoning request which has been submitted for the property located between 13<sup>th</sup> Place and 13<sup>th</sup> Street, and between Utica Ave and Trenton St. This request for rezoning is from Chick-Fil-A, on development area A and Philos Hospitality, Inc. dba Hospitality House of Tulsa on development area B.

As you know, the healthcare provider sector makes up one of the largest employment providers in our city. Healthcare accounts for more than 64,000 direct jobs in the Tulsa region, which encompasses eleven counties, for a direct total economic impact of \$3.8 billion. Factor in the multiplier effect and other jobs that are added because of that sector, and health care exerts a \$7.3 billion economic impact on the area, according to the Tulsa Regional Chamber. Health care also supports \$240 million in local tax collection. Large metros are economic hubs for health care, by offering a range of services that include specialty and trauma care.

Because of this quality and specialty of healthcare, Tulsa receives over 25,000 visitors to our city, who may never be counted in our tourism numbers. These visitors spend their hard-earned dollars at our restaurants, hotels, pharmacies, and gas stations. They come from small towns across Oklahoma, forty-eight states in the U.S., and even foreign countries. However, they are not coming because they want to be in Tulsa, they come because they must be here for life-saving medical care. Tragically, about 40% of these families coming in for medical care have exhausted their financial resources and cannot afford to pay for hotels or meals. Trying to sleep in waiting room chairs or their vehicles leads to further decline in their physical and mental health.

Fortunately, for the last 18 years, Hospitality House of Tulsa, a local nonprofit, has been providing medical lodging, meals, transportation assistance, and spiritual support for these healthcare travelers. By decreasing the burden of out-of-pocket expenses, 30% of these guests report that they were able to avoid foreclosure or eviction because of what Hospitality House of Tulsa provided. Hospitality House is an important provider of services within our healthcare solutions and now has the opportunity to expand their services to help more families. Since they maintain nearly 100% occupancy each night with

a waiting list, they plan to build a new hospital hospitality house on the section of land located between 13<sup>th</sup> place and 13<sup>th</sup> street, and between Trenton and Troost. While Hospitality House serves all Tulsa area hospitals and outpatient centers, six of those hospitals will be within either walking distance or within 5 minutes of the patient's bedside.

Developing good community partners and neighbors is also beneficial to healthcare. Having Chick-Fil-A next door to Hospitality House of Tulsa will be a tremendous help to our healthcare and social services communities. The location of this restaurant is ideal for our medical staff and visitors to have access to quick, convenient, and affordable meals.

You may be aware, that Chick-Fil-A is known for its compassionate care and outreach within our community. Whenever a crisis occurs, very often local Chick-Fil-A owners/operators are quick to respond with meals to support first responders, volunteers, and community helpers. Similarly, when a medical crisis occurs in a struggling family's life, Hospitality House of Tulsa responds by meeting the needs of thousands of people each year. Developing this specific section of land by pairing two compassionate organizations that excel in hospitality will be a tremendous benefit to Tulsa.

As the city of Tulsa continues to partner with many agencies in Tulsa to solve the homeless issues, having an excellent community partner such as Chick Fil A, which will no doubt increase the sales tax revenue in this part of town will be a significant help as sales tax dollars support the City of Tulsa's goals around homelessness and social services.

I encourage you to approve the requested zoning change which will allow Chick-Fil-A and Hospitality House of Tulsa to build and provide excellence in hospitality for Tulsans and traveling Oklahomans.

Sincerely,



Xavier Villarreal  
CEO, Hillcrest Medical Center

**hillcrest**  
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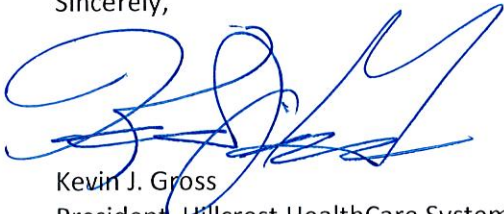
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Sincerely,



Kevin J. Gross  
President, Hillcrest HealthCare System

