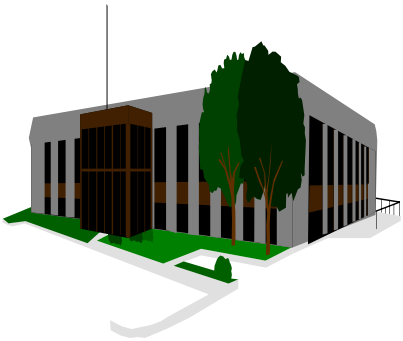


TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2489

August 15, 2007
1:30 PM
Francis Campbell City Council Room
Plaza Level, Tulsa Civic Center

CONSIDER, DISCUSS AND/OR TAKE ACTION ON

Call to Order:

REPORTS

Chairman's Report:

Worksession Report:

Comprehensive Plan Report:
Report on the update of the Comprehensive Plan

Director's Report:

1. Minutes of July 18, 2007, Meeting No. 2486
Minutes of July 25, 2007, Meeting No. 2487

2. CONSENT AGENDA

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may; however, remove an item by request.

a. **L-19601** – Kevin Coutant (9332)/Lot-Split (PD 18) (CD 9)
2916 East 51st Street South

b. **L-20121** – Sisemore Weisz (8333)/Lot-Split (PD 22) (CD 8)
11706 South Richmond Avenue

c. **L-20122** – Carol Lewis (9219)/Lot-Split (County)
4704 South 149th West Avenue

d. **L-20123** – Aaron Lemmons (1301)/Lot-Split (County)
8401 East 120th Street North

e. **LC-55** – John Sanford (9302)/Lot Combination (PD 5) (CD 3)
North of northeast corner Admiral Place & 67th East Avenue

f. **LC-56** – Yipyo Kim (8326)/Lot Combination (PD 26) (CD 8)
10600 South Memorial

g. **LC-57** – Viktor Schulz (9233)/Lot Combination (PD 8) (CD 2)
4302 West 57th Place

h. **LC-58** – Viktor Schulz (9233)/Lot Combination (PD 8) (CD 2)
4304 West 57th Place

2. CONSENT AGENDA, cont'd

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may; however, remove an item by request.

i. **LC-59 –** Viktor Schulz (9233)/Lot Combination (PD 8) (CD 2)
4310 West 57th Place

j. **LC-60 –** Viktor Schulz (9233)/Lot Combination (PD 8) (CD 2)
4314 West 57th Place

k. **LC-61 –** Viktor Schulz (9233)/Lot Combination (PD 8) (CD 2)
4320 West 57th Place

l. **LC-62 –** Viktor Schulz (9233)/Lot Combination (PD 8) (CD 2)
4324 West 57th Place

m. **LC-63 –** Viktor Schulz (9233)/Lot Combination (PD 8) (CD 2)
4328 West 57th Place

n. **LC-64 –** Viktor Schulz (9233)/Lot Combination (PD 8) (CD 2)
4332 West 57th Place

o. **PUD-608-A-1 – Carlson Consulting Engineers, Inc.** (PD-18) (CD-8)
6606 East 81st Street South (Minor Amendment to split a lot from Lot 1, Block 1, Crescent Center #1.)

p. **PUD-578-A-4 – Carlson Consulting Engineers, Inc.** (PD-26) (CD-8)
10938 South Memorial Drive (Minor Amendment to split a lot from Lot 1, Block 1, Wal-Mart Super Center #1597-03.)

q. **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**

3. PUBLIC HEARINGS

a. **9200 Delaware –** (8320)/Preliminary Plat (PD 18) (CD 2)
South of southwest corner of East 91st Street South and Delaware Avenue

b. **Z-7069 –** (8308)/Plat Waiver (PD 18) (CD 2)
Southeast corner of East 73rd Street South and Lewis Avenue

c. **PUD-648-A-Z-6001-SP-2** – (8202)/Plat Waiver (PD-8) (CD-2)
Northeast corner of West 71st Street South and Highway 75

d. **Z-7071 – Sack & Associates** **RS-2 to RT**
East of the northeast corner of South Lewis Avenue and East 56th Place (PD-18) (CD-9)

e. **Z-7068/PUD-743 – David Riggs/TDA** **RS-4 to OM/PUD**
Northeast corner of North Cincinnati Avenue and East Queen Street (PUD proposes a two-story dental clinic.) (PD-2) (CD-1)

f. **CZ-388 – David Stone** **AG to IL**

North of West 158th Street between South 33rd West Avenue & South 26th West Avenue (County)

4. OTHER BUSINESS

a. **Commissioners' Comments**

ADJOURN

PD = Planning District/CD = Council District

NOTICE: **If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526**

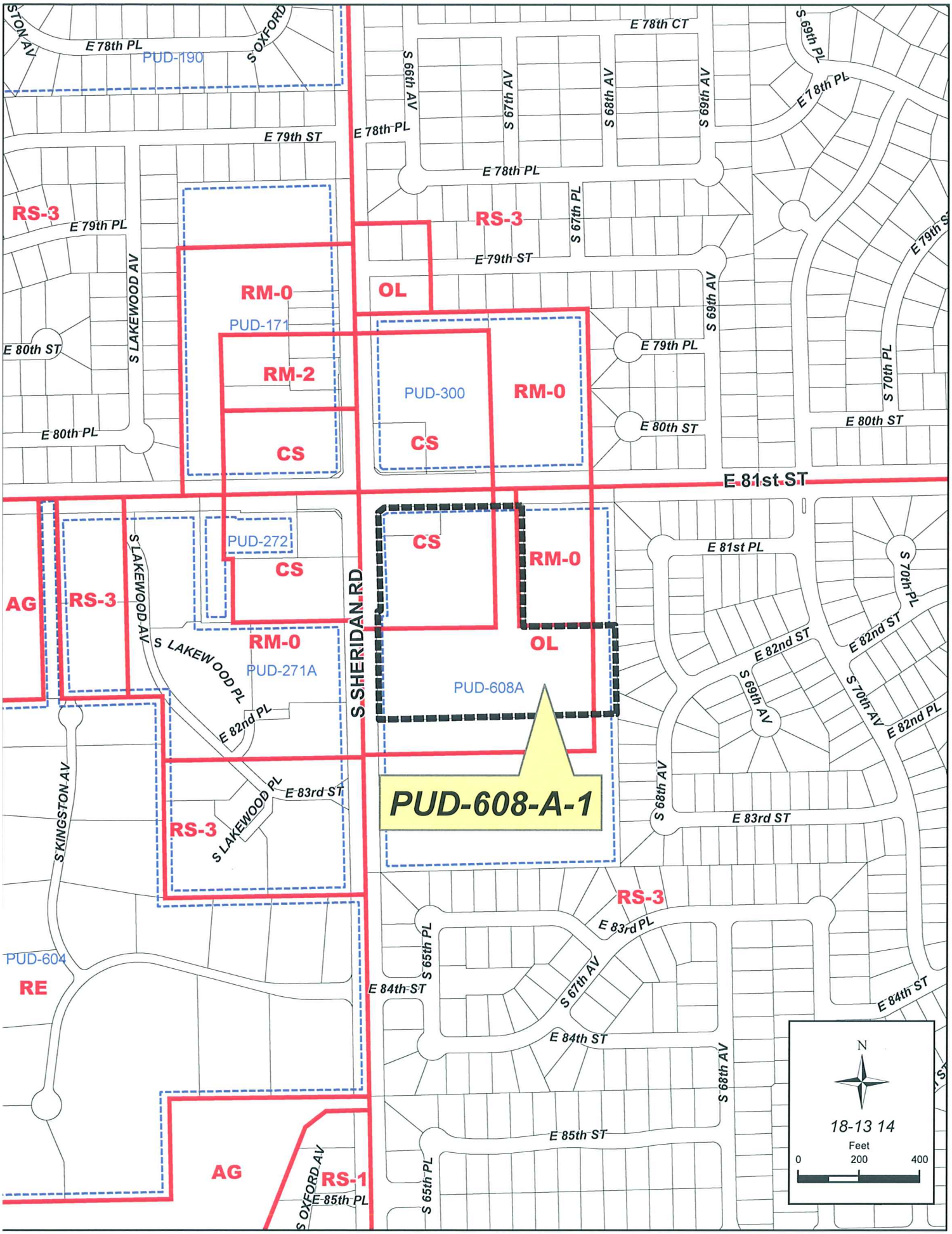
Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG.

Ringing/sound on all cell phones and pagers must be turned off during the Planning Commission.

Note: Agendas are provided here for informational purposes only and are not official postings. Please contact INCOG at 584-7526 if an official posted agenda is needed.

The mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide comprehensive planning, zoning and land division services for the City of Tulsa and Tulsa County through a joint city-county cooperative planning commission resulting in the orderly development of the Tulsa Metropolitan Area and enhancing and preserving the quality of life for the region's current and future residents.

TMAPC Mission Statement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PUD-190
PUD-171
PUD-300
PUD-272
PUD-271A
PUD-608A
PUD-604
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CS
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RS-1
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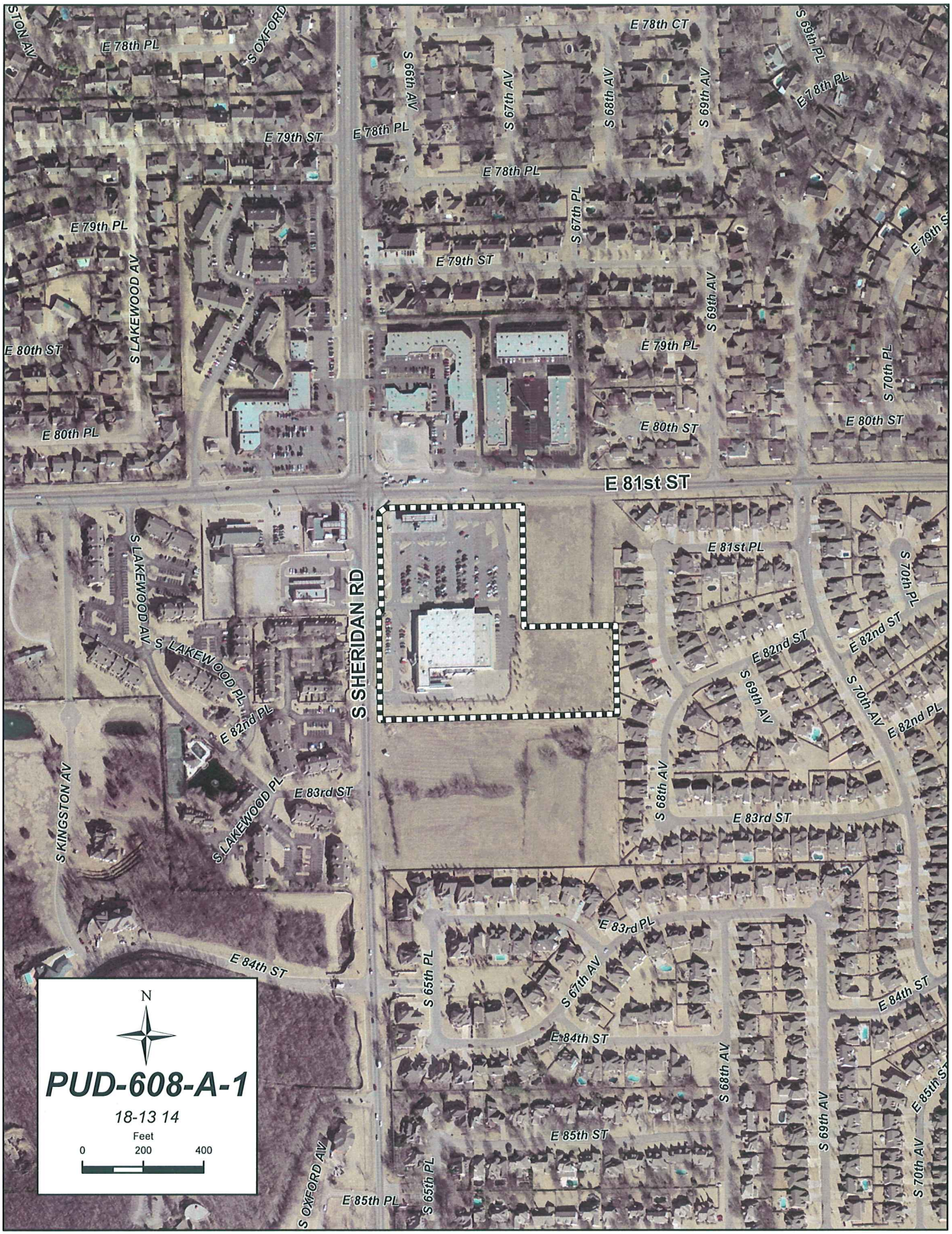
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August 15, 2007

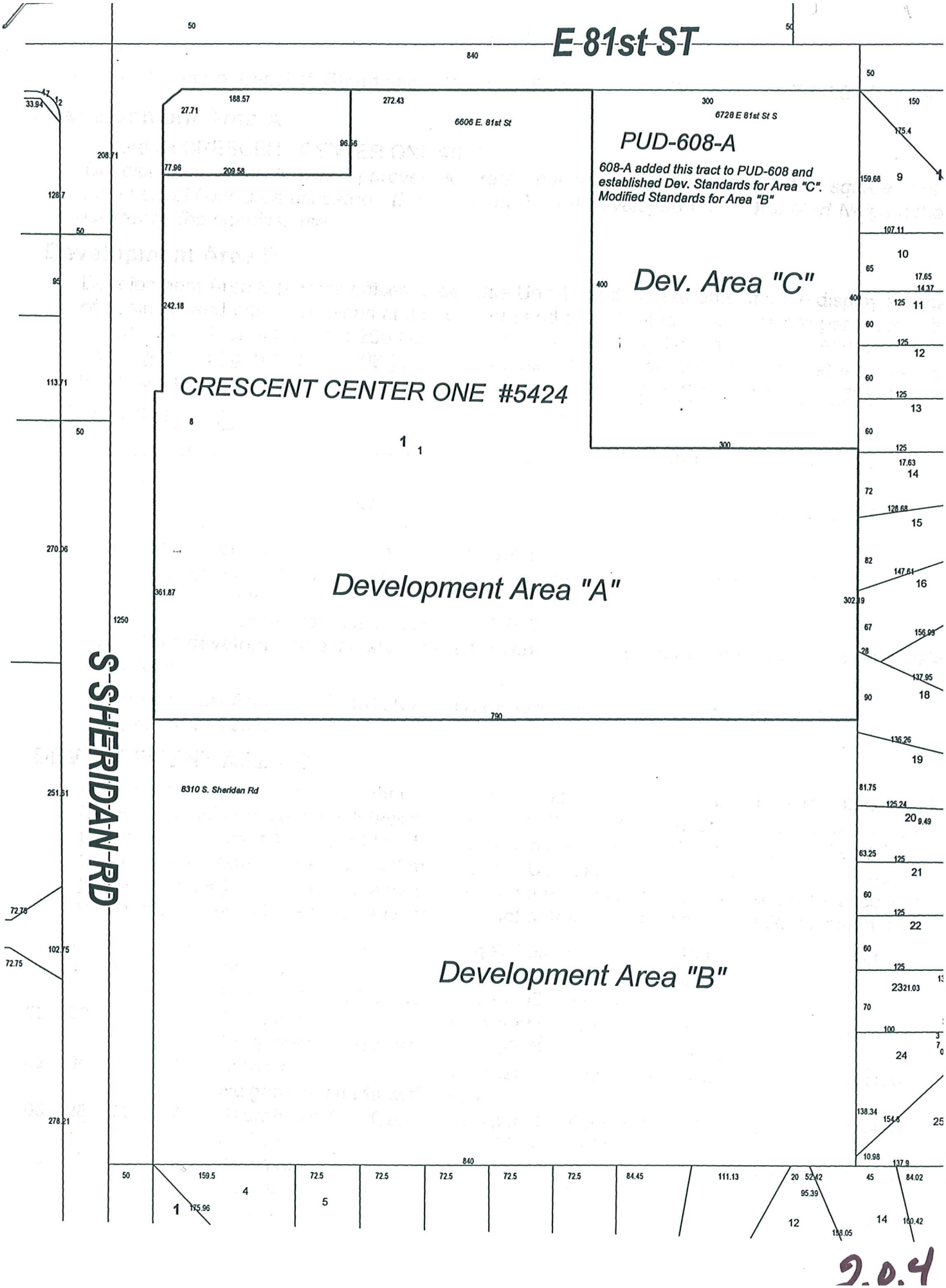
STAFF RECOMMENDATION

PUD- 608-A-1 Minor Amendment – Murphy Oil/ Wal-Mart; 6606 East 81st Street South; Lot 1, Block 1, Crescent Center #1; Development Area A; PUD/ CS; PD-18; CD-8; *related to L-20125*

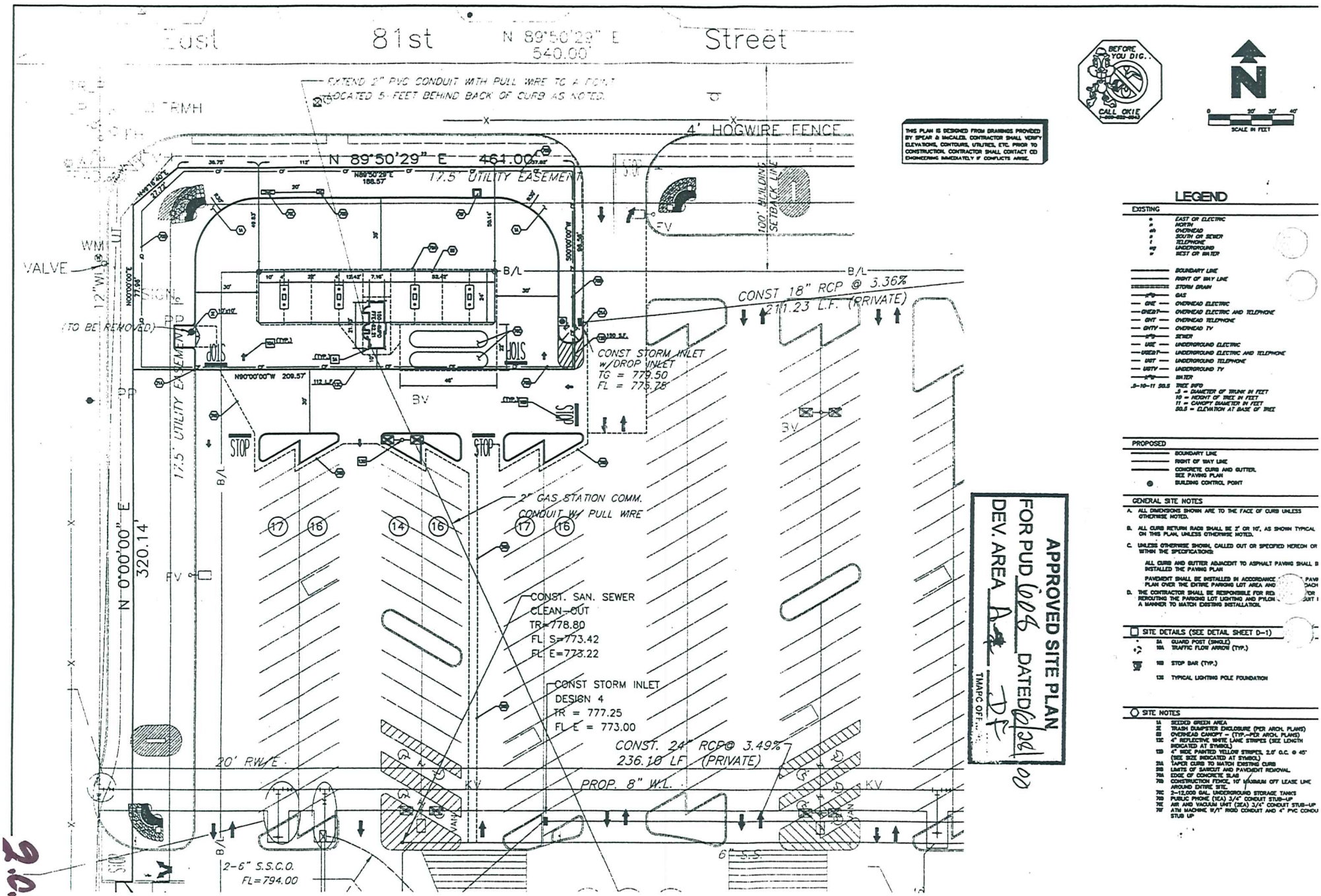
The applicant is requesting a minor amendment to PUD 608-A for the purpose of splitting a lot from Lot 1, Block 1, Crescent Center #1. Currently Wal-Mart and Murphy Oil are located on the same lot, with Murphy Oil leasing a portion of the lot on which it is located. The lot-split is desired to recognize this tract (proposed Lot 2, Block 1) as a separate lot. The new lot will comprise 19,988 square feet, or 0.46 acres, and will have 188.57 feet of frontage on East 81st Street South and 96.56 feet of frontage on South Sheridan Road. Access to East 81st Street South will be via a mutual access easement which will also provide access to the remainder Wal-Mart tract. Sidewalks are existing along East 81st Street South and South Sheridan Road; therefore, pedestrian access to the proposed lot is provided.

Staff recommends approval of PUD 608-A-1 as proposed and subject to the following amended conditions to Development Area A:

MAXIMUM NUMBER OF LOTS:		Two
MINIMUM LOT SIZE:	19,988 SF	0.46 AC
MINIMUM FRONTAGE:		
East 81st Street South		188 FT
South Sheridan Road		96 FT
MAXIMUM FLOOR AREA:		
Proposed Lot 2, Block 1 (Murphy Oil)		250 SF
Remainder Lot 1; Block 1 (Wal-Mart)		88,800 SF


E 81st ST
S SHERIDAN RD
6606 E. 81st St
6728 E 81st St S
PUD-608-A
608-A added this tract to PUD-608 and established Dev. Standards for Area "C". Modified Standards for Area "B"
Dev. Area "C"
CRESCENT CENTER ONE #5424
Development Area "A"
8310 S. Sheridan Rd
Development Area "B"

2.04



THIS PLAN IS DESIGNED FROM DRAWINGS PROVIDED BY SPEAR & McCALEB. CONTRACTOR SHALL VERIFY ELEVATIONS, CONTOURS, UTILITIES, ETC. PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT CO ENGINEERING IMMEDIATELY IF CONFLICTS ARISE.

BEFORE YOU DIG.. CALL OKIE

SCALE IN FEET

LEGEND

EXISTING

- EAST OR ELECTRIC
- NORTH
- OVERHEAD
- SOUTH OF SEWER
- TELEPHONE
- UNDERGROUND
- WEST OF WATER
- BOUNDARY LINE
- RIGHT OF WAY LINE
- STORM DRAIN
- GAS
- OHE — OVERHEAD ELECTRIC
- OHE/T — OVERHEAD ELECTRIC AND TELEPHONE
- OHT — OVERHEAD TELEPHONE
- OHTV — OVERHEAD TV
- SEWER
- UGE — UNDERGROUND ELECTRIC
- UGE/T — UNDERGROUND ELECTRIC AND TELEPHONE
- UGT — UNDERGROUND TELEPHONE
- UGTV — UNDERGROUND TV
- WATER
- 5-10-11 20.5 TREE INFO: 5 = DIAMETER OF TRUNK IN FEET; 10 = HEIGHT OF TREE IN FEET; 11 = CANOPY DIAMETER IN FEET; 20.5 = ELEVATION AT BASE OF TREE

PROPOSED

- BOUNDARY LINE
- RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER. SEE PAVING PLAN
- BUILDING CONTROL POINT

GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

B. ALL CURB RETURN RADII SHALL BE 3' OR 10', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS:

ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL B INSTALLED THE PAVING PLAN

PAVEMENT SHALL BE INSTALLED IN ACCORDANCE PAVI PLAN OVER THE ENTIRE PARKING LOT AREA AND OACH

D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RE OR REROUTING THE PARKING LOT LIGHTING AND PYLON A MANNER TO MATCH EXISTING INSTALLATION. URT I

SITE DETAILS (SEE DETAIL SHEET D-1)

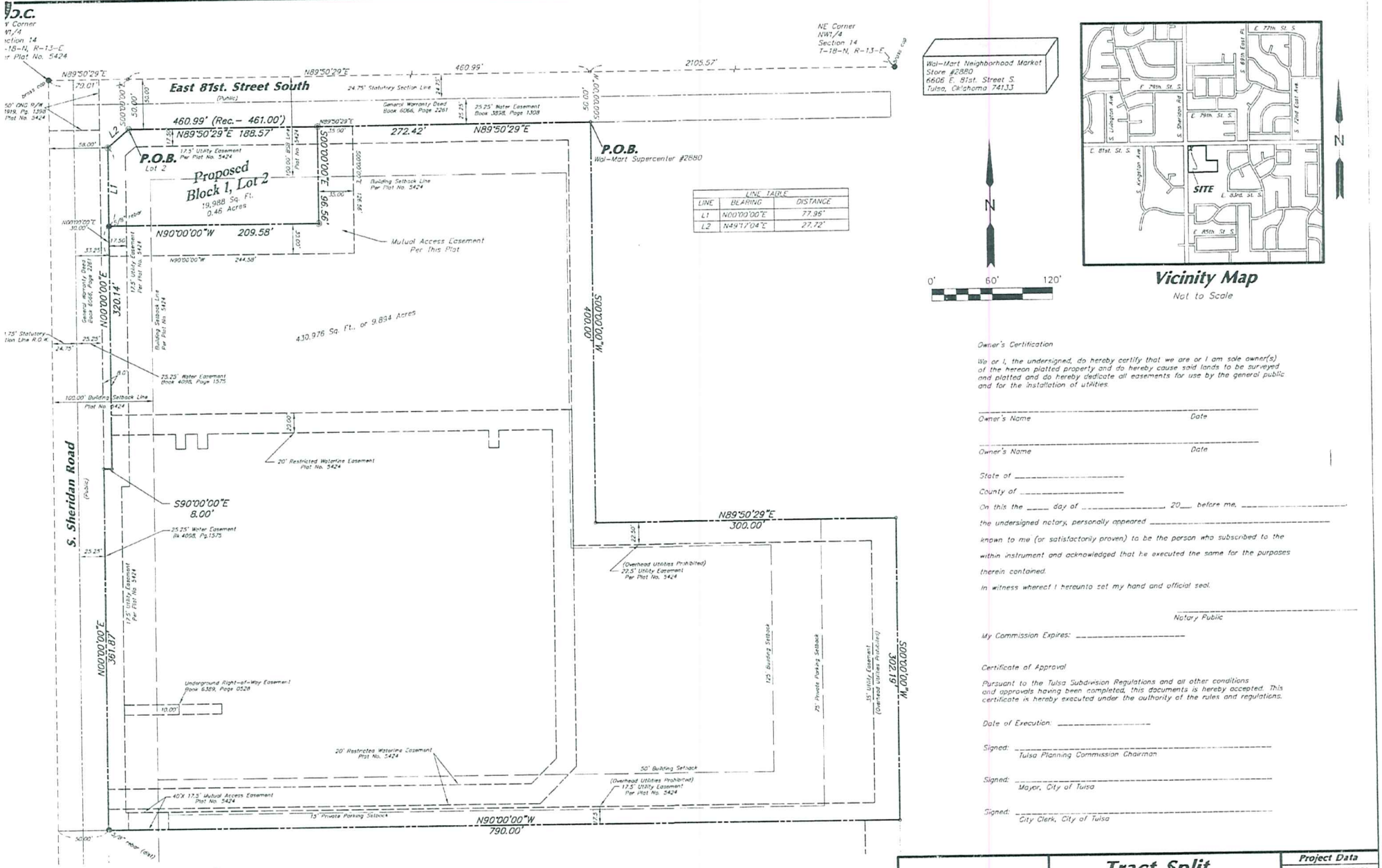
- 5A GUARD POST (SINGLE)
- 10A TRAFFIC FLOW ARROW (TYP.)
- 9B STOP BAR (TYP.)
- 13B TYPICAL LIGHTING POLE FOUNDATION

SITE NOTES

- 1A SEEDED GREEN AREA
- 2E TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS)
- 8B OVERHEAD CANOPY - (TYP.-PER ARCH. PLANS)
- 13C 4" REFLECTIVE WHITE LANE STRIPES (SEE LENGTH INDICATED AT SYMBOL)
- 13D 4" WIDE PAINTED YELLOW STRIPES, 2.0' O.C. @ 45° (SEE SIZE INDICATED AT SYMBOL)
- 21A LAYOR CURB TO MATCH EXISTING CURB
- 21B LIMITS OF SAWCUT AND PAVEMENT REMOVAL
- 23A EDGE OF CONCRETE SLAB
- 27B CONSTRUCTION FENCE, 10' MAXIMUM OFF LEASE LINE AROUND ENTIRE SITE.
- 29C 2-12,000 GAL. UNDERGROUND STORAGE TANKS
- 29D PUBLIC PHONE (1EA) 3/4" CONDUIT STUB-UP
- 29E AIR AND VACUUM UNIT (2EA) 3/4" CONDUIT STUB-UP
- 29F ATM MACHINE W/1" RIGID CONDUIT AND 4" PVC CONDU STUB UP

APPROVED SITE PLAN
FOR PUD 694 DATED 6/24/00
DEV. AREA A
TMAPC OFF...

2.05



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°00'00"E	77.96'
L2	N49°17'04"E	27.72'

Vicinity Map

Not to Scale

Legend

- Property Line (Subject)
- Adjoining Property Line
- Easement Line
- Right-of-Way Line
- Section Line
- Setback Line
- Found Monument as Noted
- Found Mag Nail
- Set 1/2" Rebar (#1578)
- Bearing Change

Owner's Certification

We or I, the undersigned, do hereby certify that we are or I am sole owner(s) of the hereon platted property and do hereby cause said lands to be surveyed and platted and do hereby dedicate all easements for use by the general public and for the installation of utilities.

Owner's Name _____ Date _____

Owner's Name _____ Date _____

State of _____

County of _____

On this the ____ day of _____, 20___ before me, _____

the undersigned notary, personally appeared _____

known to me (or satisfactorily proven) to be the person who subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

_____
Notary Public

My Commission Expires: _____

Certificate of Approval

Pursuant to the Tulsa Subdivision Regulations and all other conditions and approvals having been completed, this documents is hereby accepted. This certificate is hereby executed under the authority of the rules and regulations.

Date of Execution: _____

Signed: _____
Tulsa Planning Commission Chairman

Signed: _____
Mayor, City of Tulsa

Signed: _____
City Clerk, City of Tulsa

Certificate of Survey

I, Hugh M. Christison, do hereby certify that this plat correctly represents a boundary survey made and that boundary markers and lot corners as shown hereon do actually exist. Their location, type and material are correctly shown and that all the minimum requirements of the Oklahoma Minimum Standards for Land Surveying have been met.

Hugh M. Christison, OK. PLS #1578 Date
Registered Land Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR
HUGH M. CHRISTISON
1578
OKLAHOMA

Exp. 10/31/2007

Tract Split

Lot 1, Block 1

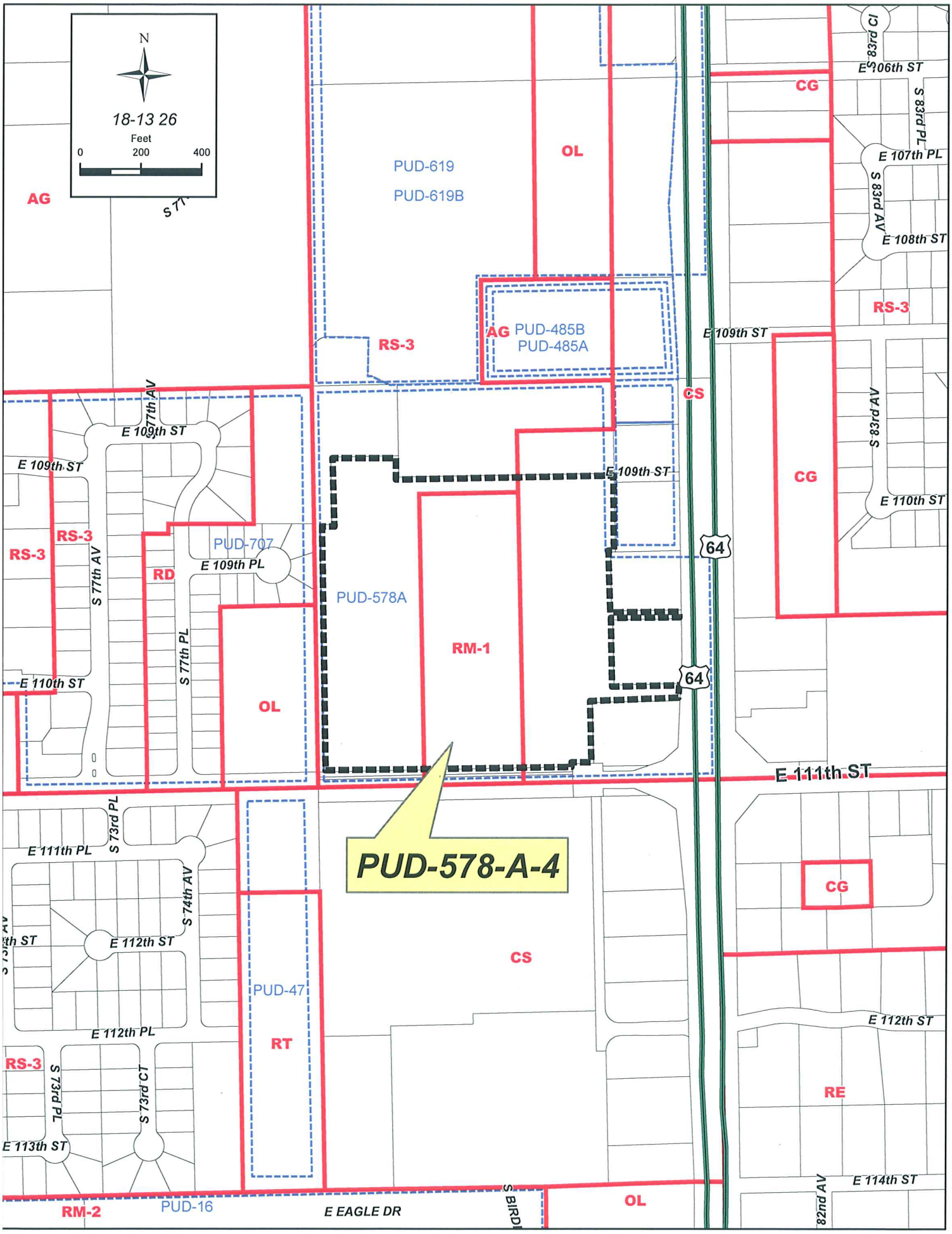
Crescent Center One

6606 E. 81st. Street South
Tulsa, Oklahoma 74133

Christison
Land Surveying, Inc.
13243 Puppy Creek Road
Springdale, AR 72762
Telephone : (479) 725-0022
Fax : (479) 725-0021
Mobile : (479) 531-0803
Arkansas • Missouri • Oklahoma • Mississippi

Project Data	
Project #:	2007-54
Drawing Name:	07-54Plat
Date:	07/12/07
System:	Local
Field Op.:	H.M.C.
Drawn By:	S.J.G.
Checked By:	H.M.C.
Scale 1"= 60'	
Sheet 1 of 2	
Revision 0	

2.0.2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PUD-485A
CS
PUD-578A
RM-1
RD
PUD-707
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PUD-47
RT
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RM-2
PUD-16
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S 74th AV
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E 112th PL
S 73rd PL
S 73rd CT
E 113th ST
E EAGLE DR
S BIRD
E 112th ST
E 114th ST
82nd AV

August 15, 2007

STAFF RECOMMENDATION

PUD- 578-A-4 Minor Amendment – Murphy Oil/ Wal-Mart; 10938 South Memorial Drive; Lot 1, Block 1, Wal-Mart Super Center #1597-03; PUD/ CS; PD-26; CD-8; *related to L-20126*

The applicant is requesting a minor amendment to PUD-578-A for the purpose of splitting a lot from Lot 1, Block 1, Wal-Mart Super Center #1597-03. Currently Wal-Mart and Murphy Oil are located on the same lot, with Murphy Oil leasing a portion of the lot on which it is located. The lot-split is desired to recognize this tract (proposed Lot 3, Block 1) as a separate lot. The new lot will comprise 29,184 square feet, or 0.67 acres. Because Wal-Mart does not own the strip of land immediately adjacent to and along a portion of East 111th Street South, the proposed lot does not have street frontage. However, access to East 111th Street is provided via a mutual access easement which connects to East 111th Street South west of the proposed lot. Sidewalks providing pedestrian access are already in place along East 111th Street South.

Staff recommends approval of PUD 578-A-4 as proposed and subject to the following amended conditions to PUD 578-A:

MAXIMUM FLOOR AREA:	
Proposed Lot 3, Block 1 (Murphy Oil)	250 SF
Remainder Lot 1, Block 1 (Wal-Mart)	231,250 SF
MINIMUM LOT FRONTAGE:	
Proposed Lot 3, Block 1	0 FT
Remainder Lot 1, Block 1	150 FT

Tulsa County Clerk - Earlene Wilson
Doc # 20060119024 Pages 1
Receipt # 846797 02/22/06 12:25:36
Fee 15.00

A PART OF P.U.D. No. 578-A

WAL-MART SUPERCENTER # 1597-03

AN ADDITION TO THE CITY OF TULSA BEING A PART OF THE SE/4 OF THE SE/4 OF SECTION 26, T-18-N, R-13-E OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.

SUBDIVISION IS COMPRISED OF 2 LOTS IN 1 BLOCK CONTAINING 26.5617 ACRES.

PLAT No. 5964

FINAL PLAT
CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on: OCT 19 2005

TMAPC/MCOG

This approval is void if this plat is not filed in the Office of the County Clerk on or before: OCT 19 2006

CITY ENGINEER

APPROVED DEC 7 2005 by the Council of the City of Tulsa, Oklahoma

Chairman

Mayor

Attest: City Clerk

Approved: City Attorney

STATE OF OKLAHOMA } SS
COUNTY OF TULSA

I, Earlene Wilson, Tulsa County Clerk, in and for the County and State above named, do hereby certify that the foregoing is a true and correct copy of a like instrument now on file in my office.

Dated the ____ day of _____ 20__

EARLENE WILSON, Tulsa County Clerk

Deputy

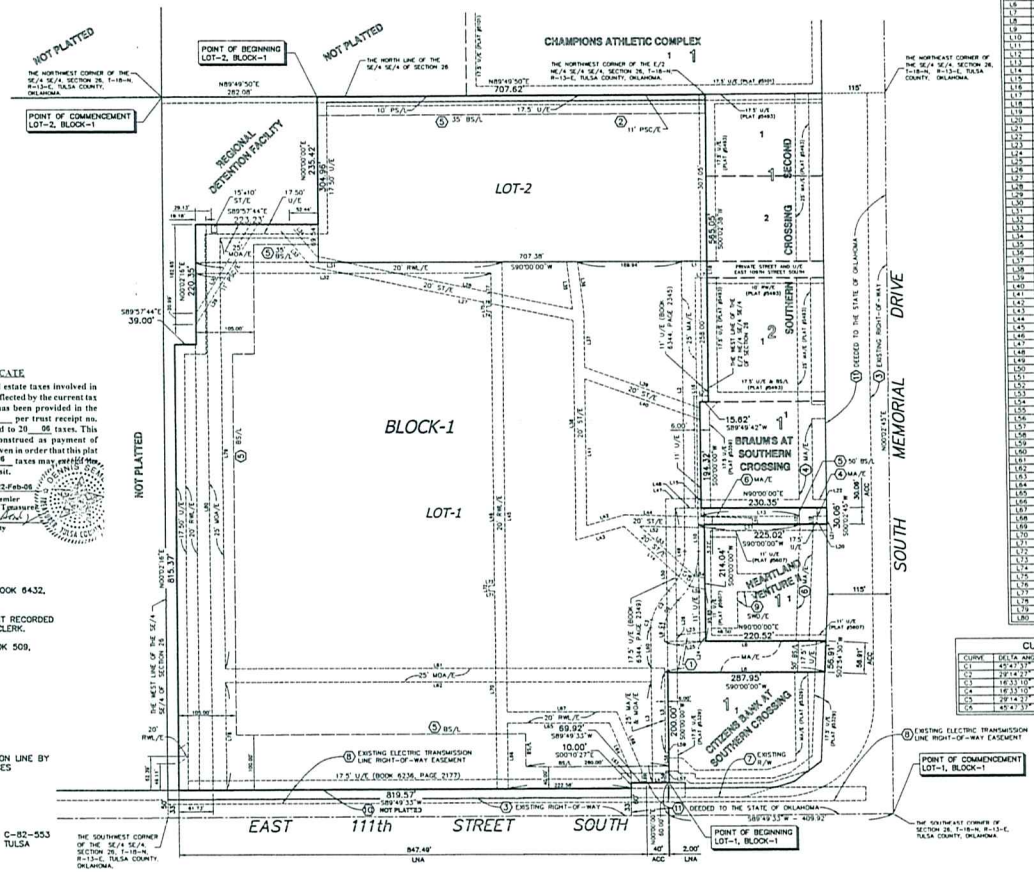
CERTIFICATE

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of $ 96,811.00 per trust receipt no. 7245 to be applied to 20 06 taxes. This certificate is NOT to be construed as payment of 20 06 taxes in full but is given in order that this plat may be filed on record. 20 06 taxes may exceed the amount of the security deposit.

Dated 22-Feb-06

Dennis Semler
Tulsa County Treasurer
By:

Deputy



Keynotes:

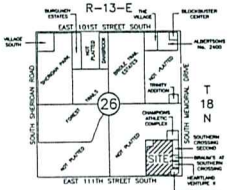
1. SANITARY SEWER EASEMENT (17.5' UTILITY EASEMENT) RECORDED IN BOOK 6432, PAGE 0888 OF THE RECORDS OF THE TULSA COUNTY CLERK.
2. 11' PUBLIC SERVICE COMPANY OF OKLAHOMA RIGHT-OF-WAY EASEMENT RECORDED IN BOOK 5410, PAGE 124 OF THE RECORDS OF THE TULSA COUNTY CLERK.
3. RIGHT OF WAY DEED TO TULSA COUNTY, OKLAHOMA RECORDED IN BOOK 509, PAGE 485 OF THE RECORDS OF THE TULSA COUNTY CLERK.
4. MUTUAL ACCESS EASEMENT DEDICATED BY PLAT No. 5359.
5. BS/L (BUILDING SETBACK LINES) ARE PER P.U.D. 578-A-2
6. MUTUAL ACCESS EASEMENT RECORDED IN BOOK 6234, PAGE 1200.
7. RIGHT-OF-WAY DEDICATED BY PLAT No. 5329
8. 25.25' RIGHT-OF-WAY EASEMENT GRANTED FOR ELECTRIC TRANSMISSION LINE BY DISTRICT COURT CASE No. C-73-1945 RECORDED IN BOOK 4196, PAGES 1439-1456 OF THE RECORDS OF THE TULSA COUNTY CLERK.
9. STORM WATER DETENTION EASEMENT BY PLAT # 5607.
10. 17' NOT DEDICATED BY THIS PLAT.
11. GRANTED TO THE STATE OF OKLAHOMA BY DISTRICT COURT CASE No. C-82-553 RECORDED IN BOOK 4705, PAGES 525-527 OF THE RECORDS OF THE TULSA COUNTY CLERK.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 90°00'00" E	48.82
L2	N 00°00'00" E	531.16
L3	N 00°00'00" E	183.35
L4	N 89°49'33" E	25.00
L5	N 00°00'00" E	146.01
L6	N 89°58'26" W	293.95
L7	N 89°49'42" W	28.82
L8	S 90°00'00" E	296.82
L9	N 00°00'00" E	25.38
L10	S 00°00'00" E	48.74
L11	N 90°00'00" E	186.29
L12	S 00°06'21" W	14.92
L13	S 89°57'15" E	180.32
L14	N 4°34'35" W	163.02
L15	N 90°00'00" E	6.00
L16	S 00°00'00" E	407.33
L17	N 90°00'00" E	21.38
L18	N 00°06'26" W	30.00
L19	N 00°02'51" E	14.90
L20	N 90°00'00" W	25.03
L21	N 00°02'45" E	25.03
L22	N 89°57'15" W	25.03
L23	S 85°42'35" W	53.10
L24	N 00°00'29" W	17.61
L25	S 85°42'35" W	53.10
L26	N 00°00'29" W	17.61
L27	S 78°03'07" E	466.19
L28	S 78°03'07" E	474.00
L29	N 11°39'01" E	215.64
L30	N 11°39'01" E	190.99
L31	N 90°00'00" E	556.81
L32	N 90°00'00" W	536.84
L33	S 47°02'14" E	100.01
L34	S 47°02'14" E	76.38
L35	N 06°26'52" W	86.24
L36	N 06°26'52" W	95.55
L37	S 00°01'56" E	98.95
L38	N 00°01'56" W	402.30
L39	N 70°17'50" W	223.15
L40	N 70°17'50" W	223.15
L41	N 00°01'56" W	398.35
L42	N 74°11'31" E	71.24
L43	N 74°11'31" E	90.51
L44	N 89°23'46" W	236.02
L45	N 00°01'56" W	824.72
L46	N 00°01'56" W	502.28
L47	N 90°00'00" W	65.00
L48	N 90°00'00" W	42.50
L49	N 00°00'00" E	300.94
L50	N 00°00'00" E	318.44
L51	N 00°00'00" E	11.14
L52	S 88°23'46" E	118.91
L53	N 47°34'35" W	136.08
L54	S 78°03'23" E	18.76
L55	S 78°03'23" E	28.27
L56	N 00°01'56" W	101.00
L57	N 90°00'00" W	6.00
L58	N 00°00'00" E	33.00
L59	N 90°00'00" E	6.00
L60	N 00°00'00" E	73.96
L61	N 90°00'00" E	272.05
L62	N 90°00'00" E	272.28
L63	N 00°10'27" W	18.72
L64	N 32°30'00" W	99.66
L65	N 90°00'00" W	184.42
L66	N 00°01'56" W	119.47
L67	N 90°00'00" E	197.80
L68	S 22°30'00" E	118.97
L69	S 00°10'27" E	20.67
L70	N 00°01'56" W	361.42
L71	S 89°58'04" W	10.00
L72	N 00°01'56" W	10.00
L73	S 89°58'04" W	10.00
L74	S 89°58'04" W	8.00
L75	N 00°01'56" W	10.00
L76	N 89°58'04" E	8.00
L77	N 00°01'56" W	80.58
L78	S 00°09'31" E	195.70
L79	S 00°09'31" E	789.71
L80	N 00°09'31" W	1035.50

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
C1	45°47'33"	100.00	79.92
C2	29°14'37"	125.00	63.79
C3	16°33'10"	50.00	14.44
C4	16°33'10"	25.00	7.22
C5	29°14'37"	100.00	51.03
C6	45°47'33"	125.00	99.91



LOCATION MAP
SCALE: 1"=2000'

1"=100'

PLAT PREPARED ON OCTOBER 21, 2005

Owners:

WAL-MART REAL ESTATE BUSINESS TRUST,
A DELAWARE STATUTORY TRUST
2001 SOUTHEAST 10TH STREET
BENTONVILLE, ARKANSAS 72716-0550
PHONE: (479) 273-4000

AND

HSM SOUTH MEMORIAL PLAZA ASSOCIATES, L.P.,
A TEXAS LIMITED PARTNERSHIP
5001 SPRING VALLEY ROAD #100 W
DALLAS, TEXAS 75244
PHONE: (972) 419-4031

Surveyor:

POE AND ASSOCIATES, INC.
4606 SOUTH GARNETT ROAD, SUITE 600
TULSA, OKLAHOMA 74146-5200
PHONE: (918) 665-8800
E-MAIL: rtaylor@poetulsa.com
C.A. No. 541 (EXP. JUNE 30, 2007)

Legend:

- ACC = ACCESS PERMITTED
- BS/L = BUILDING SETBACK LINE
- LNA = LIMITS OF NO ACCESS
- MA/E = MUTUAL ACCESS EASEMENT
- MOA/E = MAINTENANCE ONLY ACCESS EASEMENT
- U/E = UTILITY EASEMENT
- PS/L = PARKING SETBACK LINE
- PSC/E = PUBLIC SERVICE COMPANY EASEMENT
- RWL/E = RESTRICTED WATER LINE EASEMENT
- ST/E = STORM SEWER EASEMENT
- ⓚ = DENOTES A KEYNOTE

Basis of Bearings

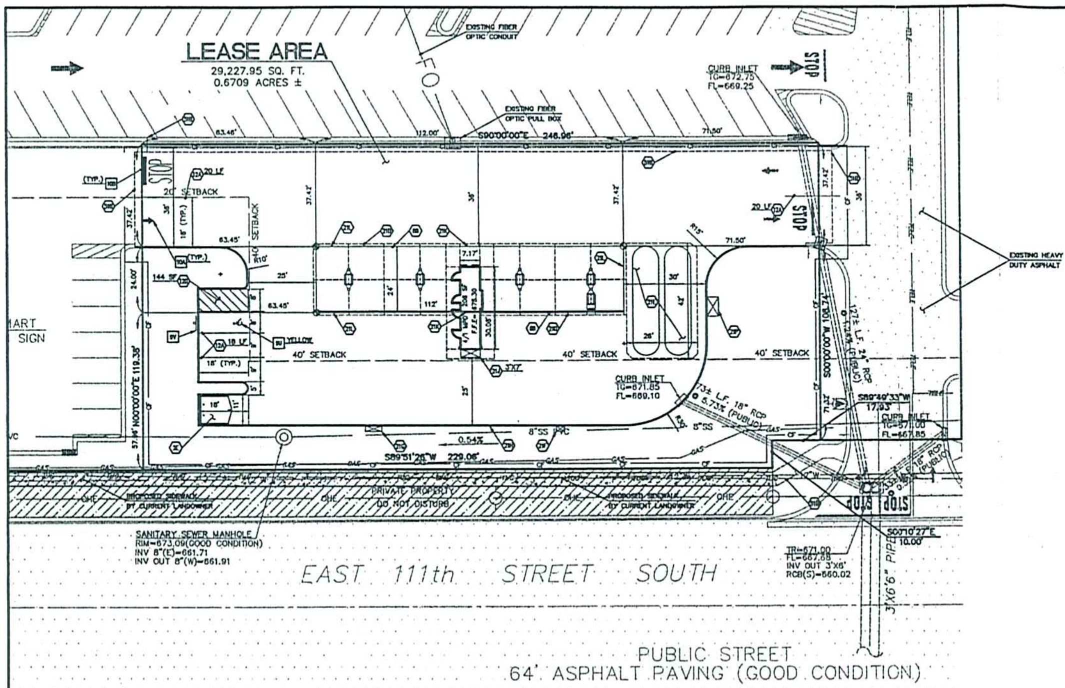
THE NON-ASTRONOMICAL BEARINGS HEREON ARE BASED ON THE ASSUMED BEARING OF NORTH 00°02'45" EAST ALONG THE EAST LINE OF THE SE/4 OF SECTION 26, T-18-N, R-13-E OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE OFFICIAL UNITED STATES GOVERNMENT SURVEY THEREOF.

Note:

EASEMENTS SHOWN HEREON BY SPECIFIC RECORDING INFORMATION ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT DEDICATED PURSUANT TO THIS SUBDIVISION PLAT.

PLAT NO.	PAGE
5964	1 of 2

2.p.f

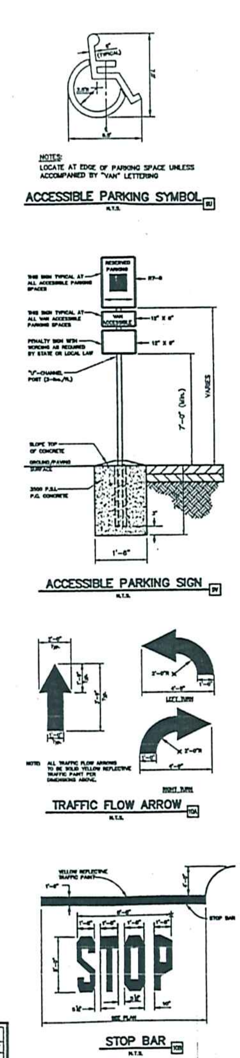


APPROVED SITE PLAN
FOR PUD 578-A DATED 6/29/06
DEV. AREA L1 B1 D.J.
TMAPC OFFICIAL

(PER CITY REQUIREMENTS)

WAL-MART PARKING LOT INFO.	
	203,091 SF
NUMBER OF ACCESSIBLE SPACES	22
NUMBER OF REGULAR PARKING SPACES	961
TOTAL NUMBER OF PARKING SPACES	983
PARKING RATIO/1,000 S.F. BUILDING AREA	4.8
NUMBER OF CART CORRALS	20
NUMBER OF LIGHT POLE BASES	17

BUILDING SETBACK:
BUILDING SETBACK SHOWN ON PLAN.



LEGEND

EXISTING
- NUMBER OF YELLOW PARKING SPACES PER ROW
- NUMBER OF WHITE ACCESSIBLE PARKING SPACES PER ROW
- CURB & GUTTER
- CURB
- SIDEWALK
- CART CORRAL
- BUILDING
- REMOTE UTILITY BOLLARD
- EASEMENT LINE
- FIRELANE STRIPING
- LOT LINE
- PEDESTRIAN CROSSING SIGN
- STOP SIGN
- LIGHT LOCATIONS
- 17' PRIVATE PROPERTY DO NOT DISTURB

PROPOSED
- BOUNDARY LINE
- RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER. (SEE JDD SHEETS YD-4B AND YD-5)
- BUILDING CONTROL POINT
- CONSTRUCTION FENCE (SEE JDD SHEET YD-1 FOR DETAIL)

GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

B. ALL CURB RETURN RADII SHALL BE 2', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER JDD SHEETS YD-4B AND YD-5.

PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE PAVING PLAN OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES.

SEE ASSOCIATED PLANS FOR CANOPY, COLUMN, PUMP ISLAND DETAILS AND LAYOUT.

D. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.

E. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE WAL-MART TRAFFIC FLOW OR ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH THE WAL-MART CONSTRUCTION/STORE MANAGER AND/OR ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING DOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.

F. CONTRACTOR TO REFER TO WAL-MART SPECIFICATIONS FOR ALL LANDSCAPE AND IRRIGATION WORK ON THE WAL-MART PARCEL.

G. CONTRACTOR TO PROTECT EXISTING LANDSCAPE/IRRIGATION MATERIAL.

H. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

I. THE MURPHY STATION WILL NOT DROP THE WAL-MART GREEN SPACE BELOW CITY REQUIREMENTS.

J. CONTRACTOR IS TO VERIFY LOCATION OF WAL-MART IRRIGATION SYSTEM, VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTION DEVICES AND OTHER ITEMS WHICH ARE PART OF THE SYSTEM. IF DAMAGED THEY MUST BE REPAIRED AT CONTRACTOR'S COST.

K. THE LOCATION OF THE CONSTRUCTION FENCE ON THE DRAWINGS IS FOR GRAPHICAL REPRESENTATION ONLY. THE CONTRACTOR IS TO ENSURE THAT THE CONSTRUCTION FENCE ENCOMPASSES THE ENTIRE WORK AREA.

SITE NOTES

- 3C WOOD FENCE TRASH DUMPSTER ENCLOSURE (PER JDD SHEET YD-5)
- 8B OVERHEAD CANOPY - (TYP.-PER ARCH. PLANS)
- 12A 4" TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL)
- 13D 4" WIDE PAINTED YELLOW STRIPES, 2.0' O.C. @ 45° (SEE SIZE INDICATED AT SYMBOL)
- 15A "STOP" SIGN (PER JDD SHEET YD-8)
- 21D EDGE OF CONCRETE SLAB (PER JDD SHEET YD-5)
- 21E UNDERGROUND STORAGE TANKS (3-20,000 GAL.)
- 21F PUBLIC PHONE (SEE JDD SHEET FT-1 FOR CONDUIT SIZE)
- 21G AIR VACUUM UNIT (SEE JDD SHEET FT-1 FOR CONDUIT SIZE)
- 21H ATM LOCATION APPROVAL ONLY. ATM UNIT REQUIRES ADDITIONAL APPROVALS FROM WAL-MART. (SEE JDD SHEET FT-1 FOR CONDUIT SIZE)
- 21J VENDING AREA
- 21K MURPHY USA ID SIGN (GC TO COORDINATE CANOPY SIGN LOCATION WITH MURPHY'S CONSTRUCTION SUPERVISOR)
- 21L PRICE SIGN (GC TO COORDINATE CANOPY SIGN LOCATION WITH MURPHY'S CONSTRUCTION SUPERVISOR)
- 21P 4' x 7' ICE UNIT
- 24B LIMITS OF SAWCUT AND PAVEMENT REMOVAL

SITE DETAILS

- 9U ACCESSIBLE PARKING SYMBOL (SEE PAINT COLOR INDICATED AT SYMBOL)
- 9V ACCESSIBLE PARKING SIGN.
- 10A TRAFFIC FLOW ARROW (TYP.)
- 10B STOP BAR (TYP.)

REV-2	DATE	PRN	PM	DES	DRW
	06-27-06	JDG	CAA	CSJ	CSJ

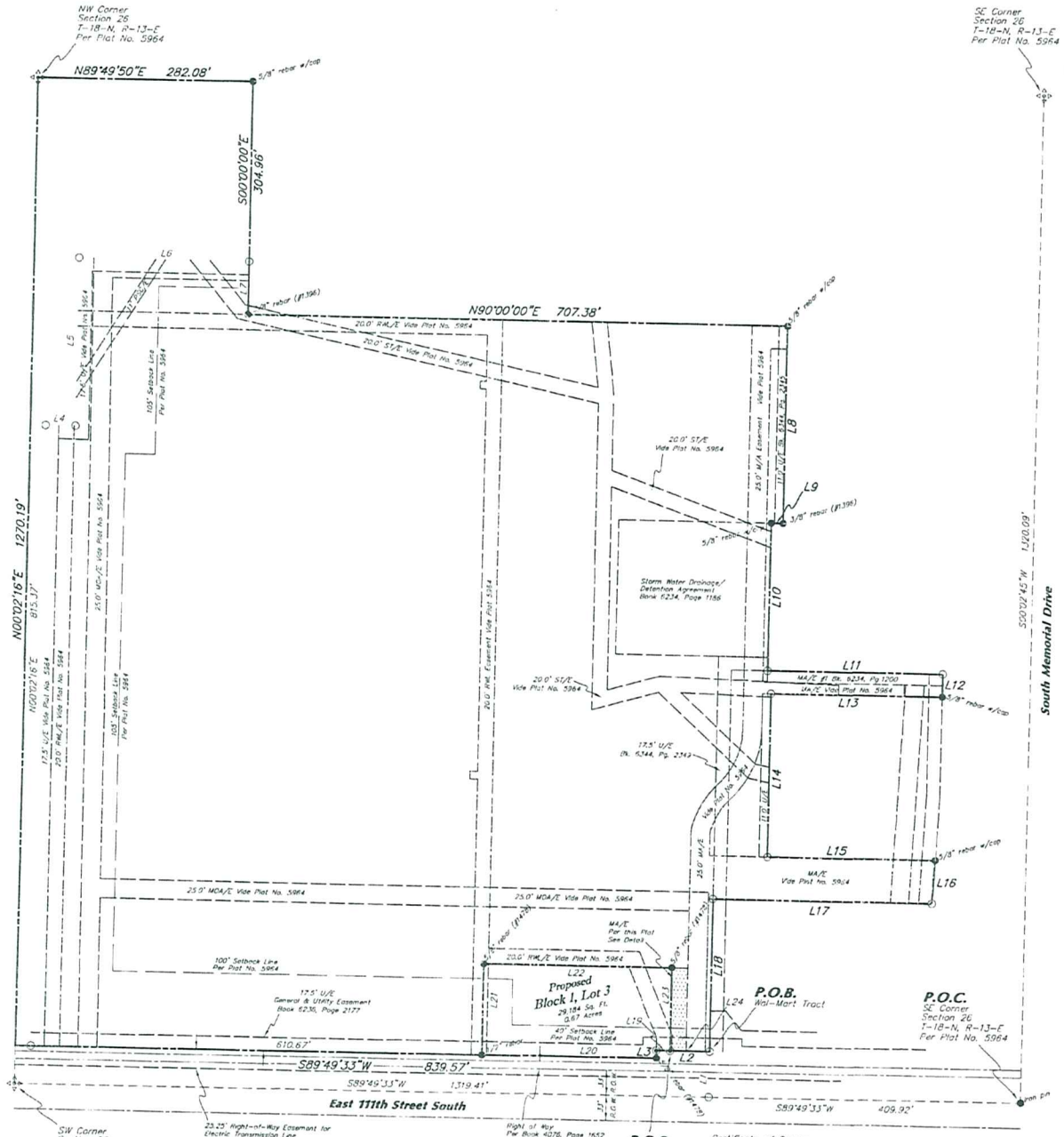
SITE PLAN
WAL-MART SUPERCENTER #1597
EAST 111TH STREET AND S. MEMORIAL DRIVE
TULSA OKLAHOMA

CEI ENGINEERING ASSOCIATES
ENGINEERS • PLANNERS • SURVEYORS
3317 SW "I" STREET
BENTONVILLE, AR 72712
(479) 273-9472
(479) 273-0844
DWG NAME: 20602PROJ
JOB NO.: 20602.0

MURPHY OIL U.S.A. INC.
MURPHY USA
200 PEACH STREET
P.O. BOX 7000
EL DORADO, AR 71731-7000

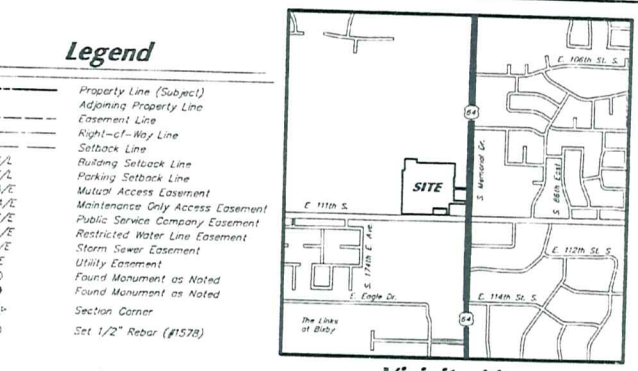
SHEET NO.
C-2

2.p.5



Legend

- Property Line (Subject)
- Adjoining Property Line
- Easement Line
- Right-of-Way Line
- Setback Line
- BS/L Building Setback Line
- PS/L Parking Setback Line
- MA/E Mutual Access Easement
- MOA/E Maintenance Only Access Easement
- PSC/E Public Service Company Easement
- RM/E Restricted Water Line Easement
- ST/E Storm Sewer Easement
- UE Utility Easement
- Found Monument as Noted
- Found Monument as Noted
- Section Corner
- Set 1/2" Rebar (#1578)



Vicinity Map

Not to Scale

N

0' 100' 200'

Wal-Mart Supercenter
Store #1597
10938 S. Memorial Drive
Tulsa, Oklahoma 74133

Owner's Certification

We or I, the undersigned, do hereby certify that we are or I am sole owner(s) of the hereon platted property and do hereby cause said lands to be surveyed and platted and do hereby dedicate all easements for use by the general public and for the installation of utilities.

Owner's Name _____ Date _____

Owner's Name _____ Date _____

State of _____

County of _____

On this the ____ day of _____, 20___ before me, _____

the undersigned notary, personally appeared _____

known to me (or satisfactorily proven) to be the person who subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

_____
Notary Public

My Commission Expires: _____

Certificate of Approval

Pursuant to the Tulsa Subdivision Regulations and all other conditions and approvals having been completed, this documents is hereby accepted. This certificate is hereby executed under the authority of the rules and regulations.

Date of Execution: _____

Signed: _____
Tulsa Planning Commission Chairman

Signed: _____
Mayor, City of Tulsa

Signed: _____
City Clerk, City of Tulsa

Certificate of Survey

I, Hugh M. Christison, do hereby certify that this plat correctly represents a boundary survey made and that boundary markers and lot corners as shown hereon do actually exist. Their location, type and material are correctly shown and that all the minimum requirements of the Oklahoma Minimum Standards for Land Surveying have been met.

_____ _____
Hugh M. Christison, OK. PLS #1578 Date
Registered Land Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR
HUGH M. CHRISTISON
1578
OKLAHOMA

Exp. 10/31/2007

Tract Split

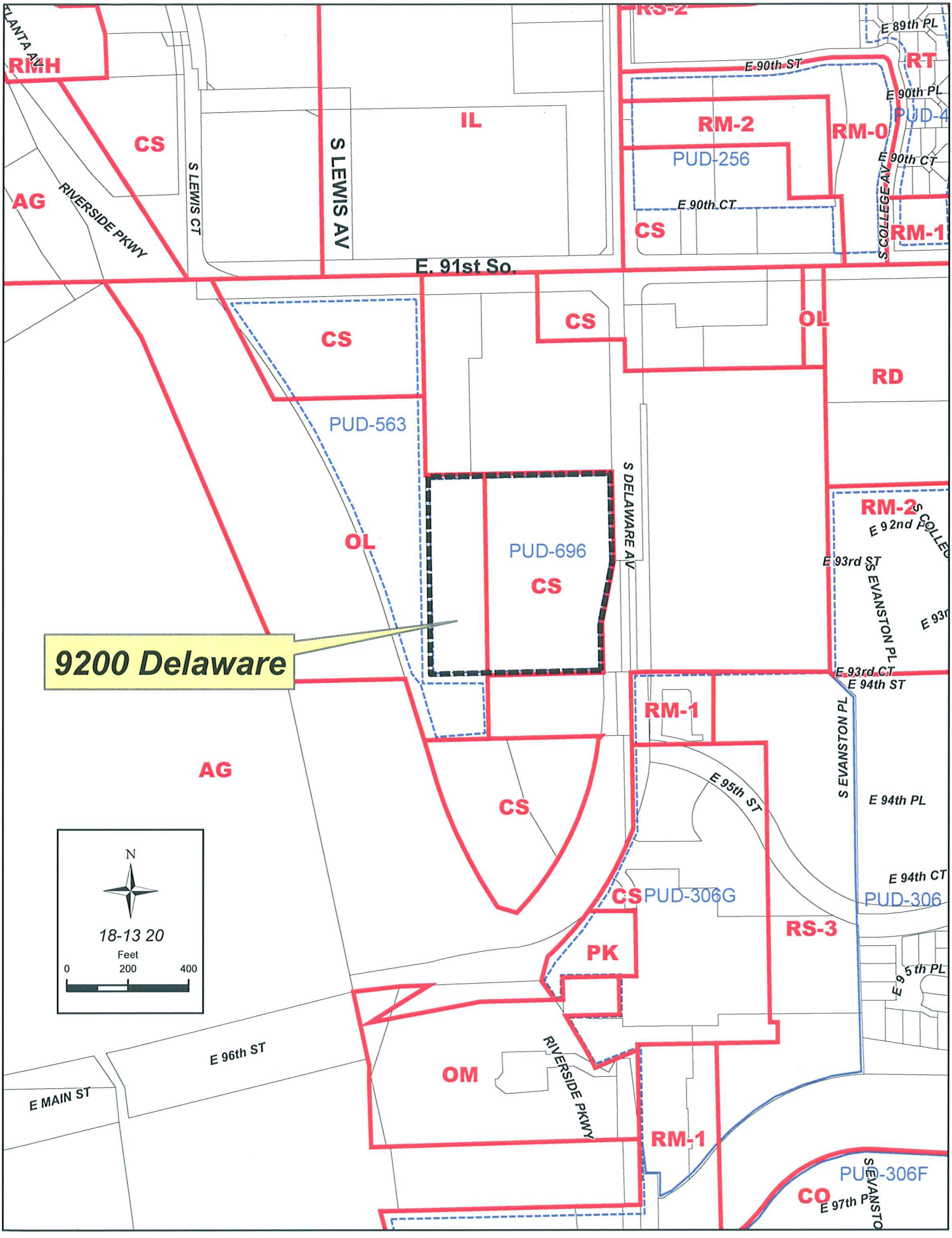
Block 1, Lot 1

Wal-Mart Supercenter No.1597-03

10938 S. Memorial Drive
Tulsa, Oklahoma 74133

Christison
Land Surveying, Inc.
13243 Puppy Creek Road
Springdale, AR 72762
Telephone : (479) 725-0022
Fax : (479) 725-0021
Mobile : (479) 531-0803
Arkansas • Missouri • Oklahoma • Mississippi

Project Data	
Project #:	2007-55
Drawing Name:	07-55Plat
Date:	07/07/07
System:	Local
Field Op.:	H.M.C.
Drawn By:	T.L.P.
Checked By:	H.M.C.
Scale 1": 100'	
Sheet 1 of 2	
Revision 2	


9200 Delaware
RMH
CS
AG
RIVERSIDE PKWY
S LEWIS CT
S LEWIS AV
IL
RS-2
E 89th PL
E 90th ST
RT
E 90th PL
PUD-4
RM-2
RM-0
PUD-256
E 90th CT
S COLLEGE AV
RM-1
E. 91st So.
CS
OL
RD
PUD-563
S DELAWARE AV
PUD-696
RM-2
E 92nd PL
E 93rd ST
S EVANSTON PL
E 93rd CT
E 94th ST
RM-1
E 95th ST
E 94th PL
E 94th CT
PUD-306G
PUD-306
RS-3
PK
E 95th PL
OM
E 96th ST
E MAIN ST
PUD-306F
CO
E 97th PL
N
18-13 20
Feet
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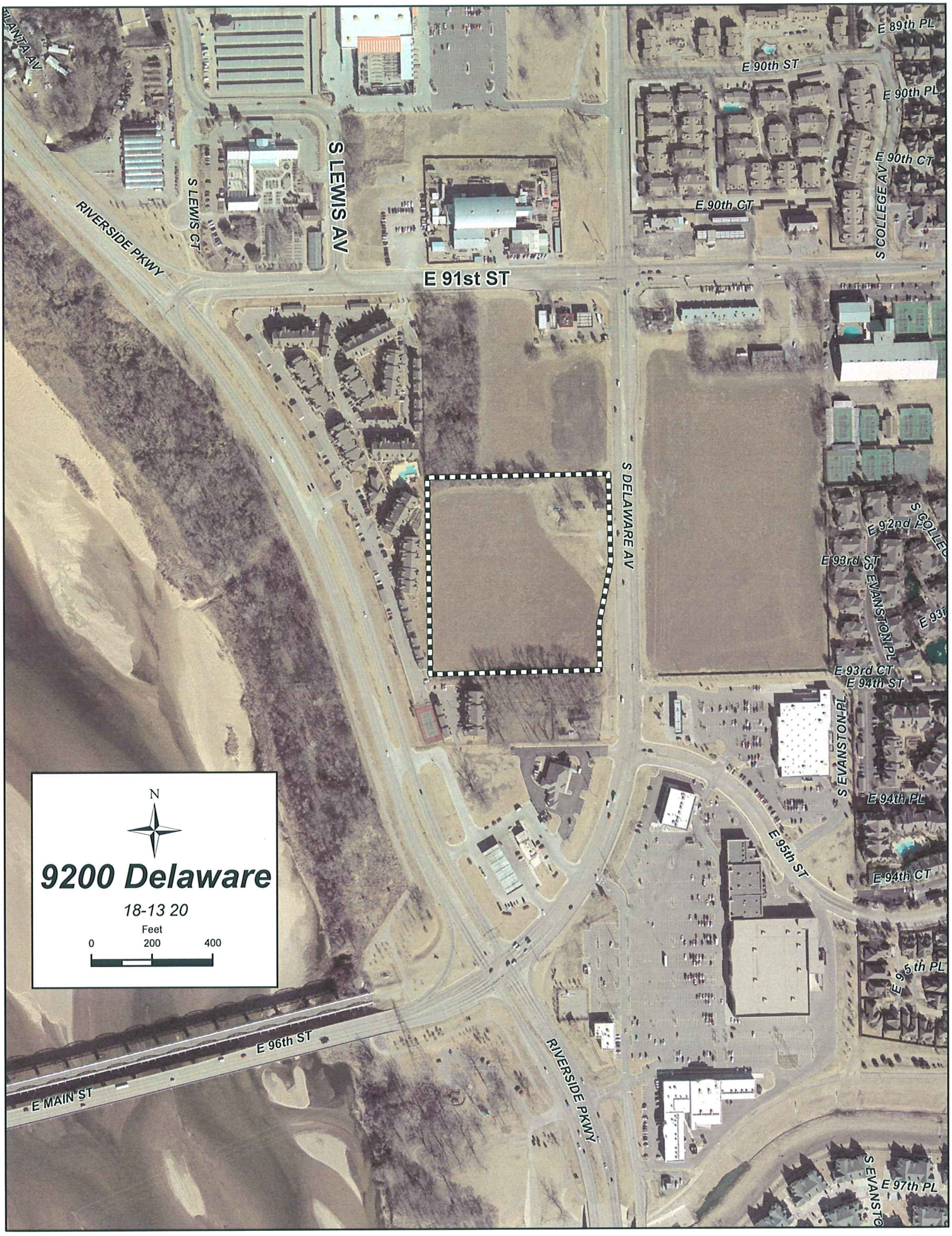
200
400


E 89th PL
E 90th ST
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S LEWIS CT
RIVERSIDE PKWY
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S DELAWARE AV
E 92nd PL
E 93rd ST
S EVANSTON PL
E 93rd CT
E 94th ST
S EVANSTON PL
E 94th PL
E 95th ST
E 94th CT
E 96th ST
E MAIN ST
RIVERSIDE PKWY
E 97th PL
N
9200 Delaware
18-13 20
Feet
0
200
400

PRELIMINARY SUBDIVISION PLAT

9200 Delaware – (8320) (PD 18) (CD 2)
South of southwest corner of East 91st Street South and Delaware Avenue

This plat consists of 6 Lots, 1 Block, on 9.0041 acres.

The following issues were discussed August 2, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 696. All PUD conditions including the mutual access provisions must be met.

2. **Streets:** Provide recording documentation of the 30 foot of right-of-way on Delaware. Provide statement that requires sidewalks to be constructed on all street frontages. Provide standard language for sidewalk requirements. Need to provide appropriate language for mutual access for Reserve A. Change the access to read "80 foot access with median". PUD development standards require mutual access to north and south abutting properties. Include minimum construction standards for the private street in the PUD development standards.

3. **Sewer:** Add a 5 foot utility easement along the east property line of Lot 2 for a total easement width of 20 feet.

4. **Water:** No comment.

5. **Storm Drainage:** Concept plan indicates that the centerline of storm sewer is not the required minimum of 7.5 feet from the easement line. The minimum width of easement for a storm sewer is 15 feet, to be centered on the centerline of pipe. The proposed utility easement may need to be widened to comply with this requirement. Add a Section I.I for roof and pavement drainage. All rainfall runoff from roofs and paved surfaces must be collected on-site, and thence be piped to the 100 year drainage system, for conveyance to the Arkansas River. This plan does not contain all of the information required with a Preliminary Plat submittal. It is missing the contour lines with elevation labels, labeling of the proposed drainage system features; and a legend for all abbreviations, symbols, and unlabeled lines.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Perimeter easements will be needed. **Airport:** There may be some noise and sound

from the airport in this area.

7. **Other: Fire:** Proper hydrant coverage indicated on water main extension submittal. **GIS:** On location map, show proper location of "Crown Woods" subdivision. Include a tie from a section corner with point of commencement labeled, to a point of beginning labeled. Provide a metes and bounds description of the property using distances and bearings in the legal description. **General:** Dimension the east lot line of Reserve A. Surveyors C.A. number needs a renewed expiration date. PFPI approval will be withheld pending the resolution of PUD development standards requiring mutual access to abutting north and south properties. Section 1.E. Reserve A paragraph needs to include utility easement provisions and mutual access easement standard language. The mutual access provisions should be declared and incorporated within the platting and deed of dedication, not by separate instrument. PFPI (privately funded public improvements), SSID (sanitary sewer improvement district) and water main extension plans are under review by Development Services.

Staff recommends **APPROVAL** of the Preliminary Subdivision plat subject to the TAC comments and the special and standard conditions below.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. The concerns of the public works department staff must be taken care of to their satisfaction.

Standard Conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.

2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)

3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).

4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.

5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.

6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.

7. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)

8. Street names shall be approved by the Public Works Department and shown on plat.

9. All curve data, including corner radii, shall be shown on final plat as applicable.

10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.

11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.

12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)

13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.

14. The method of sewage disposal and plans therefore shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]

15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)

16. The method of water supply and plans therefore shall be approved by the City/County Health Department.

17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.

18. The key or location map shall be complete.

19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)

20. A "Letter of Assurance" regarding installation of improvements shall be

provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)

21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.

22. All other Subdivision Regulations shall be met prior to release of final plat.

23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.

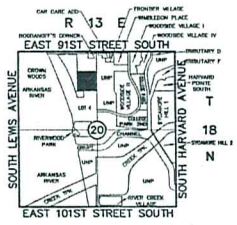
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

Preliminary Plat

PUD 696

9200 Delaware

PART OF GOVERNMENT LOT 1 OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 13 EAST
AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA



Location Map
SCALE: 1"=2000'

SUBDIVISION CONTAINS
SIX(6) LOTS IN ONE(1) BLOCK AND ONE(1) RESERVE
GROSS SUBDIVISION AREA: 9.004 ACRES

Basis of Bearings:

THE BASIS OF BEARING FOR THE SURVEY SHOWN HEREON IS THE EASTERLY LINE OF "CROWN WOODS", AN ADDITION TO THE CITY OF TULSA, ACCORDING TO THE RECORDED PLAT THEREOF.

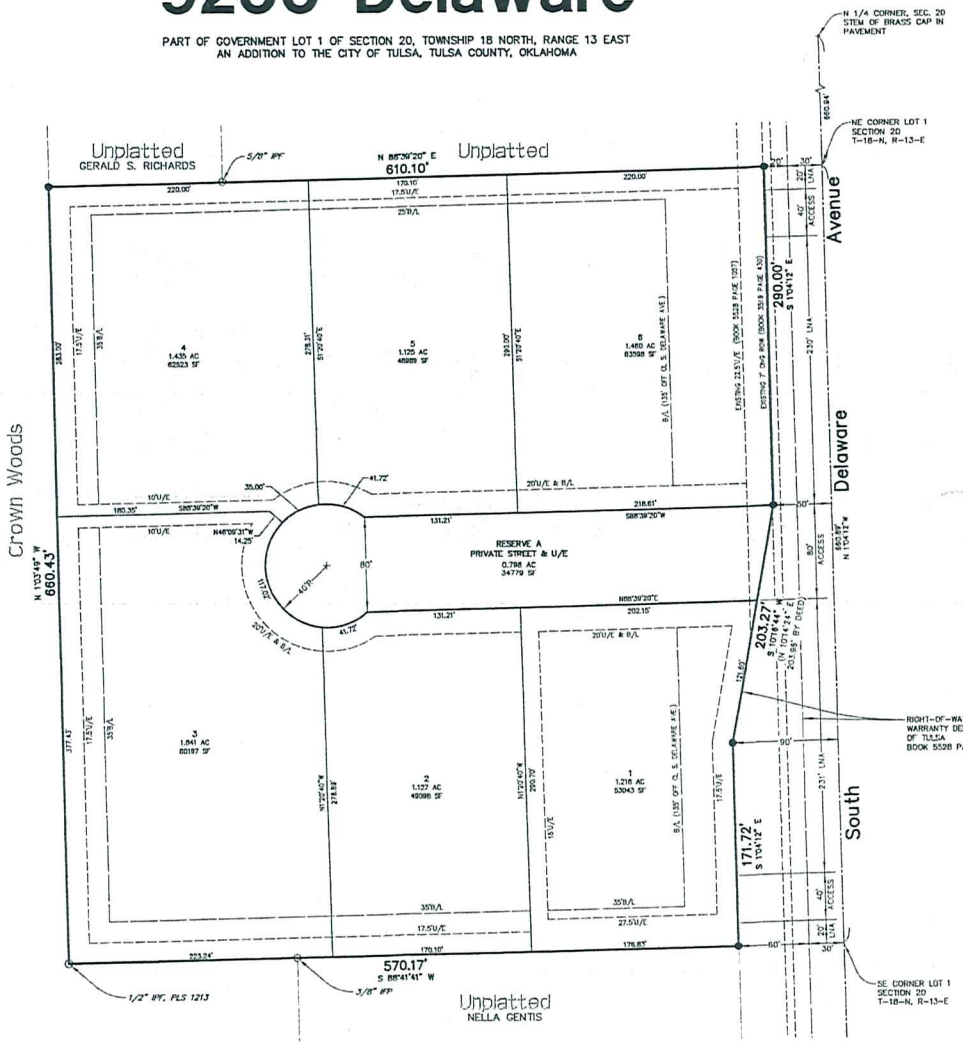
STATE OF OKLAHOMA } SS.
COUNTY OF TULSA

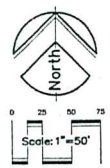
I, Earlene Wilson, Tulsa County Clerk, in and for the County and State above named, do hereby certify that the foregoing is a true and correct copy of a like instrument now on file in my office.

Dated the ____day of_____, 2007

EARLENE WILSON, Tulsa County Clerk

_____
Deputy





B/L = BUILDING LINE
IRF = IRON PIN FOUND
O = MONUMENT FOUND
● = 3/8" IRON PIN SET WITH YELLOW CAP
LNA = LIMITS OF NO ACCESS
RWE = RESTRICTED WATERLINE EASEMENT
U/E = UTILITY EASEMENT

OWNER:
9200 DELAWARE, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY
BOB LEMONS, MANAGER
P.O. Box 35218
Tulsa, Oklahoma 74137
Phone: (918) 299-0936

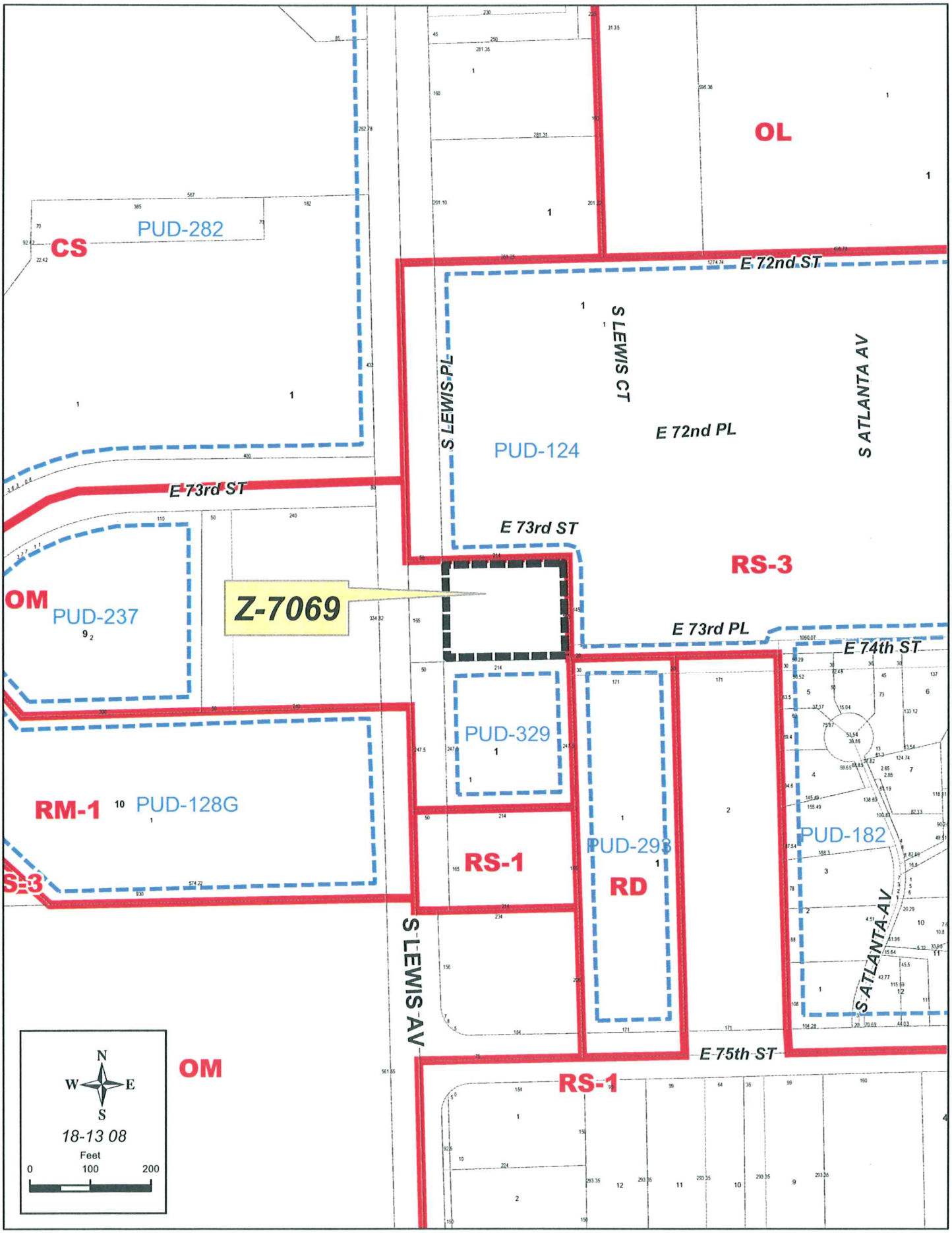
SURVEYOR:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA No. 2661, EXPIRES 6/30/2007
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918)745-9929
EMAIL: dan@tannerbaitshop.com

DATE OF PREPARATION: JULY 6, 2007

FOR TECHNICAL/DEVELOPMENT COMMITTEE MEETING
AUG 02 2007
TULSA METROPOLITAN AREA PLANNING COMMISSION

RECEIVED
JUL 13 2007
Tulsa Metropolitan Area Planning Commission

3.9.7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PUD-282
E 72nd ST
S LEWIS PL
S LEWIS CT
E 72nd PL
S ATLANTA AV
PUD-124
E 73rd ST
E 73rd ST
RS-3
OM
PUD-237
Z-7069
E 73rd PL
E 74th ST
PUD-329
RM-1
PUD-128G
RS-1
PUD-293
RD
PUD-182
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PLAT WAIVER

August 15, 2007

Z-7069 - ((8308) (PD 18) (CD 2)
Southeast corner of East 73rd Street South and Lewis Avenue

The platting requirement is being triggered by a rezoning to OL.

Staff provides the following information from TAC at their August 2, 2007 meeting:

ZONING:

- TMAPC Staff: The plat waiver is to allow a lot split on the site after a downzoning from OM to OL.

STREETS:

- Verify the Lewis Avenue 50 foot right-of-way dedication. Confirm existing access restrictions or file a separate instrument per approval of Traffic Engineer.

SEWER:

- It is likely that any lot split for this property will require a Sanitary Sewer Mainline Extension, and additional easement to accommodate the Sanitary Sewer Main.

WATER:

- No comments.

STORM DRAIN:

- No comments.

FIRE:

- No comments.

UTILITIES:

- No comments.

Staff recommends **APPROVAL** of the plat waiver per TAC comments. The property is being rezoned from OM to OL to facilitate a lot split in this case.

A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:

		Yes	*NO*
1.	Has Property previously been platted?		X
2.	Are there restrictive covenants contained in a previously filed plat?		X

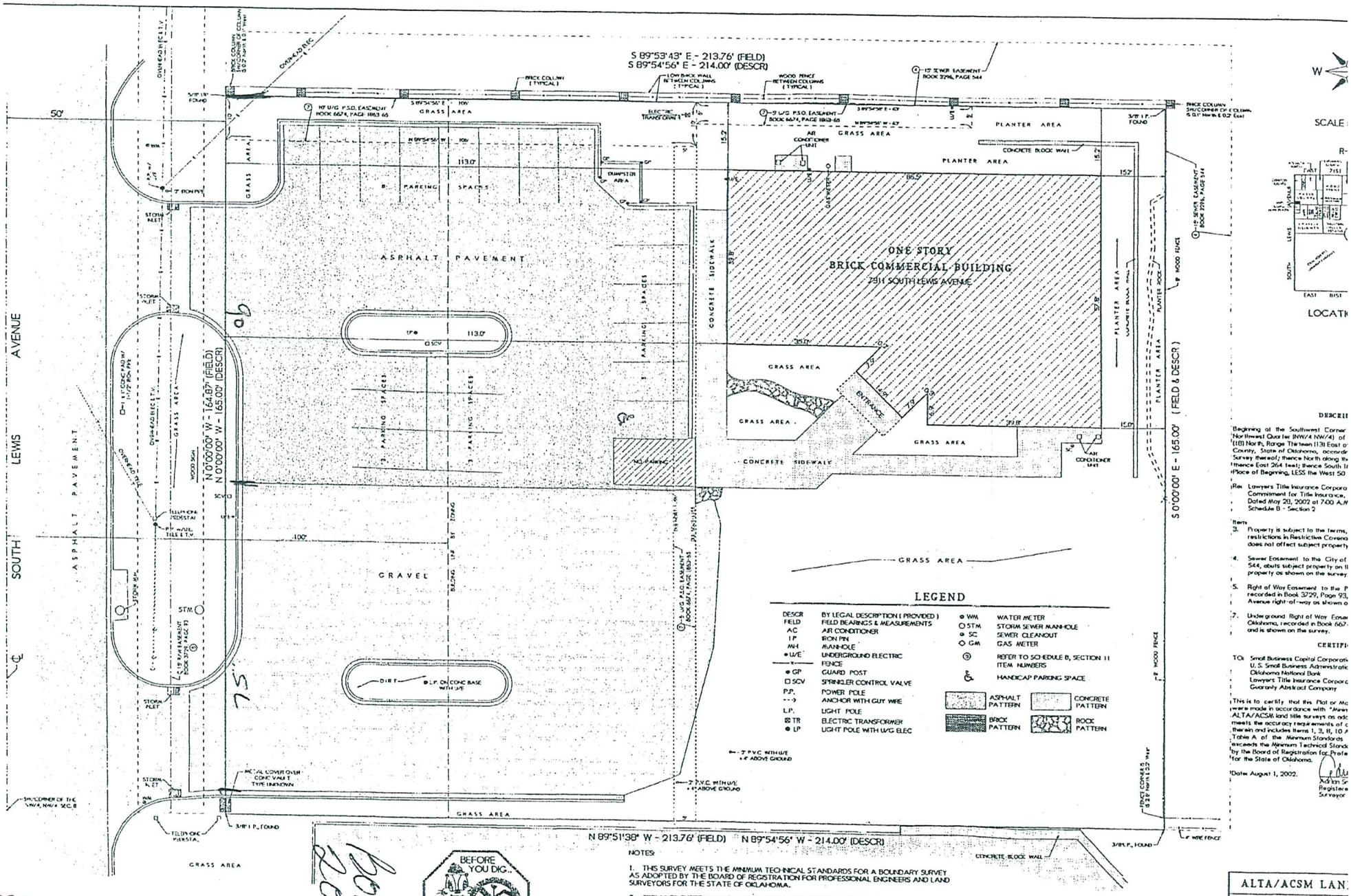
3.6.3

3.	Is property adequately described by surrounding platted properties or street right-of-way?	X	

A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

		YES	NO
4.	Is right-of-way dedication required to comply with Major Street and Highway Plan?		X
5.	Would restrictive covenants be required to be filed by separate instrument if the plat were waived?		X
6.	Infrastructure requirements:		
	a) Water		X
	i. Is a main line water extension required?		X
	ii. Is an internal system or fire line required?		X
	iii. Are additional easements required?		X
	b) Sanitary Sewer		
	i. Is a main line extension required?	X	
	ii. Is an internal system required?		X
	iii Are additional easements required?	X	
	c) Storm Sewer		
	i. Is a P.F.P.I. required?		X
	ii. Is an Overland Drainage Easement required?		X
	iii. Is on site detention required?		X
	iv. Are additional easements required?		X
7.	Floodplain		
	a) Does the property contain a City of Tulsa (Regulatory) Floodplain?		X
	b) Does the property contain a F.E.M.A. (Federal) Floodplain?		X
8.	Change of Access		
	a) Are revisions to existing access locations necessary?		X
9.	Is the property in a P.U.D.?		X
	a) If yes, was plat recorded for the original P.U.D.		
10.	Is this a Major Amendment to a P.U.D.?		X
	a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.?		
11.	Are mutual access easements needed to assure adequate access to the site?		X
12.	Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations?		X

3.6.4



NOTES:

1. THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR A BOUNDARY SURVEY AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.
2. SPRINKLER SYSTEM IS IN PLACE, BUT NOT LOCATED ON THIS SURVEY.
3. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 8, T-18-N, R-13-E, BEING N 0°00'00" E.
4. SUBJECT PROPERTY IS CONTAINED WITHIN ZONE X ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON COMMUNITY-PANEL No. 405381-512 H DATED SEPTEMBER 22, 1999, AND SHOWN TO BE ABOVE THE 500 YEAR FLOOD PLAIN.
5. ALL EASEMENTS, BUILDING SET BACK LINES, SHOWN ON THIS SURVEY ARE FROM THE ABSTRACT OR TITLE OPINION, ZONING MAPS, OR DEED OF DEDICATIONS AS SHOWN.

DESCRI

Beginning at the Southwest Corner Northwest Quarter (NW/4 NW/4) of (18) North, Range Thirteen (13) East o County, State of Oklahoma, accordi Survey thereof; thence North along th thence East 264 feet; thence South 1 Place of Beginning, LESS the West 50

Re: Lawyers Title Insurance Corpora Commitment for Title Insurance, Dated May 28, 2002 at 7:00 A.M Schedule B - Section 2

Items

3. Property is subject to the terms, restrictions in Restrictive Covena does not affect subject property

4. Sewer Easement to the City of 544, abuts subject property on t property as shown on the survey

5. Right of Way Easement to the P recorded in Book 3729, Page 93, Avenue right-of-way as shown o

7. Underground Right of Way Ease Oklahoma, recorded in Book 607 and is shown on the survey.

CERTIFI

TO: Small Business Capital Corporati U.S. Small Business Administratio Oklahoma National Bank Lawyers Title Insurance Corpora Guaranty Abstract Company

This is to certify that this Plat or Ma were made in accordance with "Minim ALTA/ACSM land title surveys as ado meets the accuracy requirements of c thereon and includes items 1, 3, 8, 10 A Table A of the Minimum Standards exceeds the Minimum Technical Standa by the Board of Registration for Profe for the State of Oklahoma.

Date: August 1, 2002.

Registered Surveyor

ALTA/ACSM LAN

A PART OF THE NW/

SECTION 8, T-

CITY OF TULSA

SCALE: 1" = 10'

DATE: 7-30-2002

FIELD FILE

HAMMOND ENG

CERTIFICATE OF AUTHORIZATION No. 29

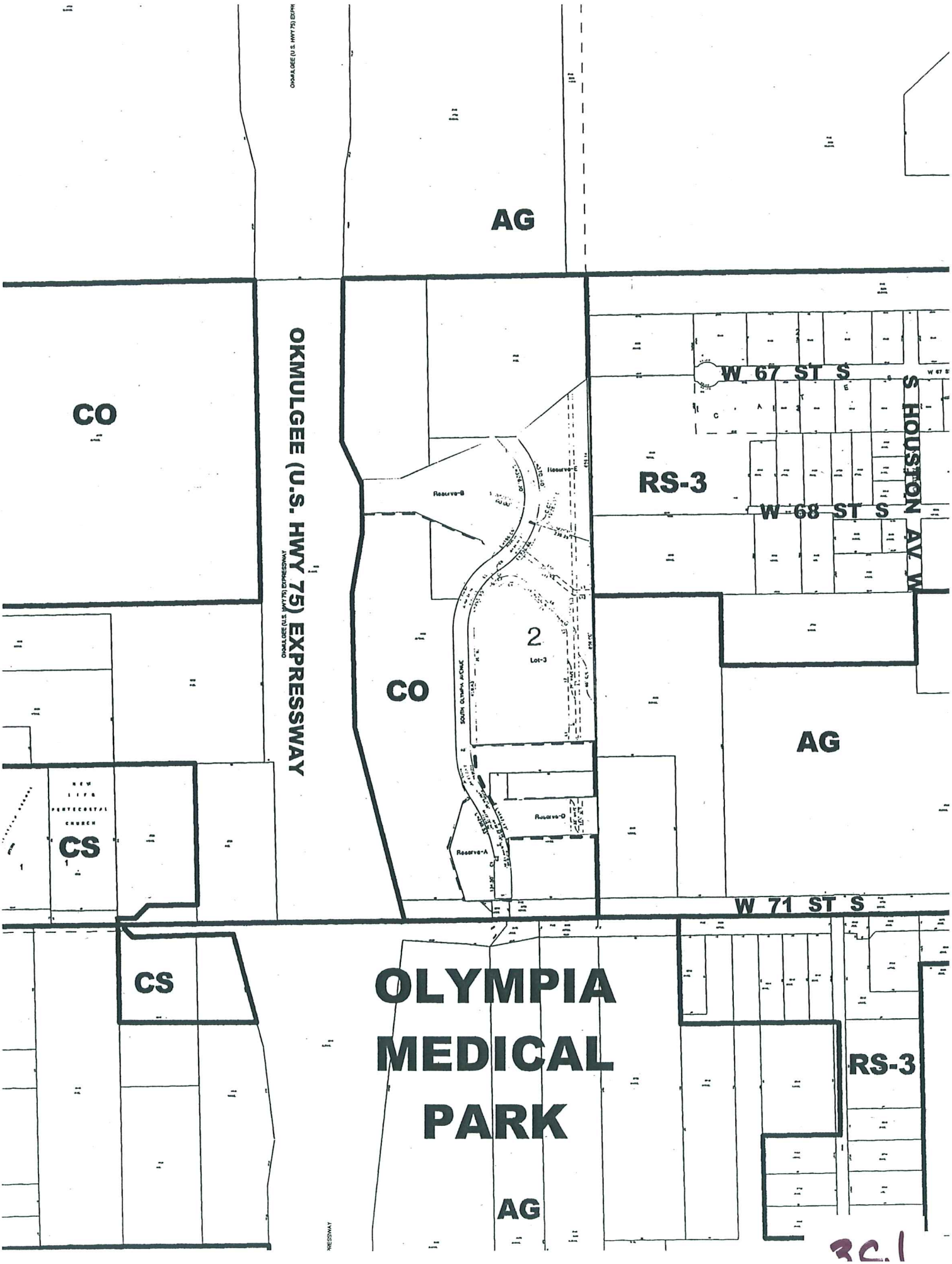
WORK ORDER NO. 7923

ARNOULD PRO

DATE OF PRINTS

B94 P2027 8

3.b.9


AG
CO
OKMULGEE (U.S. HWY 75) EXPRESSWAY
W 67 ST S
S HOUSTON AV W
RS-3
W 68 ST S
Reserve-B
Reserve-C
2
Lot-3
SOUTH OLYMPIA AVENUE
CO
AG
Reserve-D
Reserve-A
CS
W 71 ST S
CS
OLYMPIA
MEDICAL
PARK
RS-3
AG

3C.1

PLAT WAIVER

August 15, 2006

PUD 648-A-6001-SP-2 - (8202) (PD 8) (CD 2)
Northeast corner of West 71st Street South and Highway 75

The platting requirement is being triggered by a major amendment to the PUD (to increase floor area, and height).

Staff provides the following information from TAC at their August 2, 2007 meeting:

ZONING:
- TMAPC Staff: This is for the hotel use approved by the PUD amendment.

STREETS:
- No comment.

SEWER:
- No comment.

WATER:
- No comment.

STORM DRAIN:
- No comment.

FIRE:
- No comment.

UTILITIES:
- No comment.

.
Staff recommends **APPROVAL** of the plat waiver for this recently platted property.

A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:

		Yes	*NO*
1.	Has Property previously been platted?	X	
2.	Are there restrictive covenants contained in a previously filed plat?	X	
3.	Is property adequately described by surrounding platted properties or street right-of-way?	X	

3.c.3

A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

		YES	NO
4.	Is right-of-way dedication required to comply with Major Street and Highway Plan?		X
5.	Would restrictive covenants be required to be filed by separate instrument if the plat were waived?		X
6.	Infrastructure requirements:		
	a) Water		
	i. Is a main line water extension required?		X
	ii. Is an internal system or fire line required?		X
	iii. Are additional easements required?		X
	b) Sanitary Sewer		
	i. Is a main line extension required?		X
	ii. Is an internal system required?		X
	iii Are additional easements required?		X
	c) Storm Sewer		
	i. Is a P.F.P.I. required?		X
	ii. Is an Overland Drainage Easement required?		X
	iii. Is on site detention required?		X
	iv. Are additional easements required?		X
7.	Floodplain		
	a) Does the property contain a City of Tulsa (Regulatory) Floodplain?		X
	b) Does the property contain a F.E.M.A. (Federal) Floodplain?		X
8.	Change of Access		
	a) Are revisions to existing access locations necessary?		X
9.	Is the property in a P.U.D.?	X	
	a) If yes, was plat recorded for the original P.U.D.	X	
10.	Is this a Major Amendment to a P.U.D.?	X	
	a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.?		X
11.	Are mutual access easements needed to assure adequate access to the site?		X
12.	Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations?		X

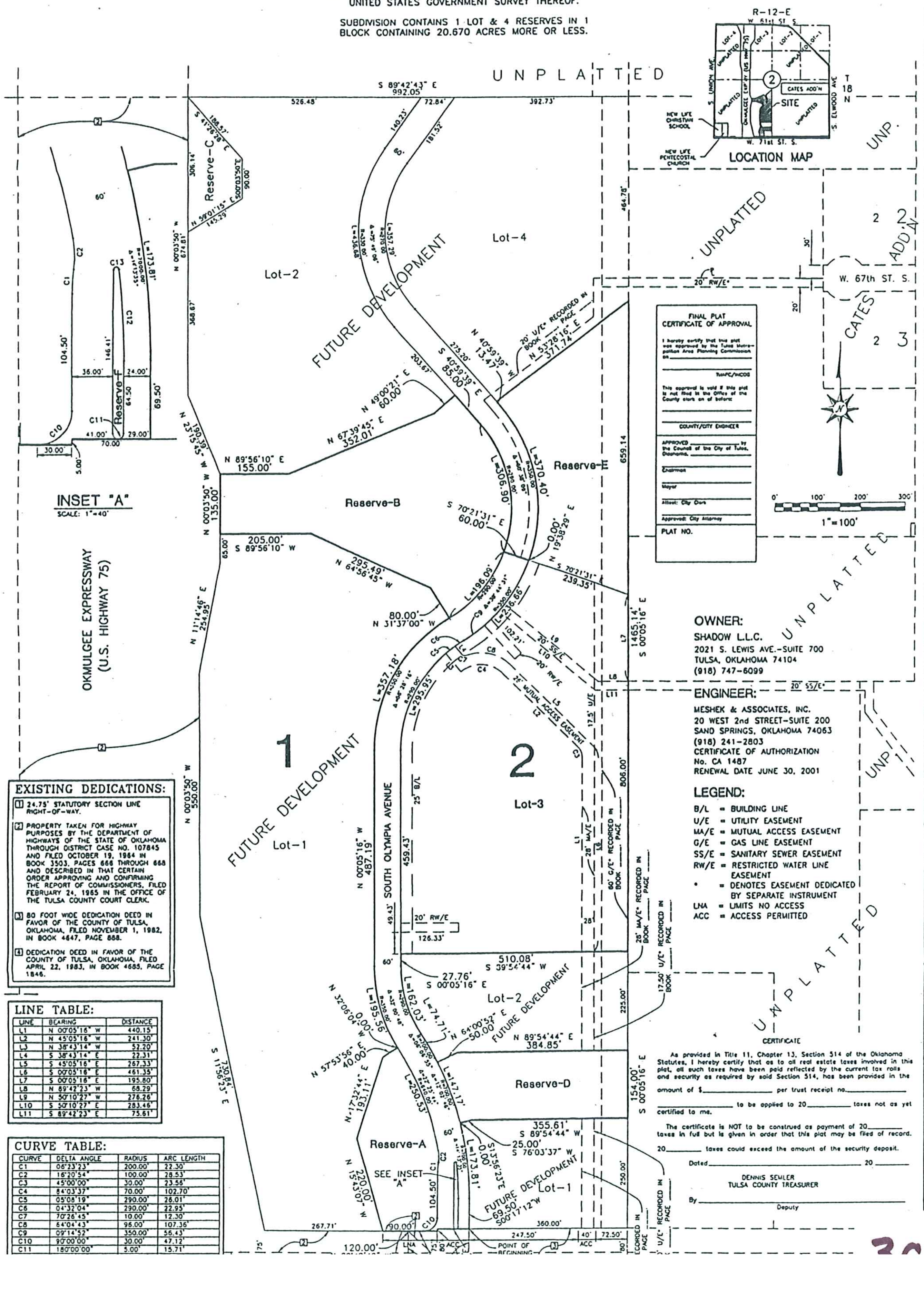
3.c.4

P.U.D. No. 648

OLYMPIA MEDICAL PARK

AN ADDITION TO THE CITY OF TULSA. BEING A PART OF THE E/2 OF THE SW/4 OF SECTION 2, T-18-N, R-12-E OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

SUBDIVISION CONTAINS 1 LOT & 4 RESERVES IN 1 BLOCK CONTAINING 20.670 ACRES MORE OR LESS.



FINAL PLAT CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on ______

TMAPC/INCOG

This approval is void if this plat is not filed in the Office of the County clerk on or before: ______

COUNTY/CITY ENGINEER

APPROVED ______ by the Council of the City of Tulsa, Oklahoma. ______

Chairman

Mayor

Attest: City Clerk

Approved: City Attorney

PLAT NO.

OWNER:

SHADOW L.L.C.
2021 S. LEWIS AVE.-SUITE 700
TULSA, OKLAHOMA 74104
(918) 747-6099

ENGINEER:

MESHEK & ASSOCIATES, INC.
20 WEST 2nd STREET-SUITE 200
SAND SPRINGS, OKLAHOMA 74063
(918) 241-2803
CERTIFICATE OF AUTHORIZATION
No. CA 1487
RENEWAL DATE JUNE 30, 2001

LEGEND:

- B/L = BUILDING LINE
- U/E = UTILITY EASEMENT
- MA/E = MUTUAL ACCESS EASEMENT
- G/E = GAS LINE EASEMENT
- SS/E = SANITARY SEWER EASEMENT
- RW/E = RESTRICTED WATER LINE EASEMENT
- • = DENOTES EASEMENT DEDICATED BY SEPARATE INSTRUMENT
- LNA = LIMITS NO ACCESS
- ACC = ACCESS PERMITTED

EXISTING DEDICATIONS:

1. 24.75' STATUTORY SECTION LINE RIGHT-OF-WAY.
2. PROPERTY TAKEN FOR HIGHWAY PURPOSES BY THE DEPARTMENT OF HIGHWAYS OF THE STATE OF OKLAHOMA THROUGH DISTRICT CASE NO. 107845 AND FILED OCTOBER 19, 1964 IN BOOK 3503, PAGES 666 THROUGH 668 AND DESCRIBED IN THAT CERTAIN ORDER APPROVING AND CONFIRMING THE REPORT OF COMMISSIONERS, FILED FEBRUARY 24, 1965 IN THE OFFICE OF THE TULSA COUNTY COURT CLERK.
3. 80 FOOT WIDE DEDICATION DEED IN FAVOR OF THE COUNTY OF TULSA, OKLAHOMA, FILED NOVEMBER 1, 1982, IN BOOK 4647, PAGE 888.
4. DEDICATION DEED IN FAVOR OF THE COUNTY OF TULSA, OKLAHOMA, FILED APRIL 22, 1983, IN BOOK 4685, PAGE 1846.

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 00°05'16" W	440.15'
L2	N 45°05'16" W	241.30'
L3	N 38°43'14" W	52.20'
L4	S 38°43'14" E	22.31'
L5	S 45°05'16" E	267.33'
L6	S 00°05'16" E	461.35'
L7	S 00°05'16" E	195.80'
L8	N 89°42'23" W	68.29'
L9	N 50°10'27" W	276.26'
L10	S 50°10'27" E	283.46'
L11	S 89°42'23" E	75.61'

CURVE TABLE:

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
C1	06°23'23"	200.00'	22.30'
C2	16°20'54"	100.00'	28.53'
C3	45°00'00"	30.00'	23.56'
C4	84°03'37"	70.00'	102.70'
C5	05°08'19"	290.00'	26.01'
C6	04°32'04"	290.00'	22.95'
C7	70°26'45"	10.00'	12.30'
C8	64°04'43"	96.00'	107.36'
C9	09°14'52"	350.00'	56.43'
C10	90°00'00"	30.00'	47.12'
C11	180°00'00"	5.00'	15.71'

CERTIFICATE

As provided in Title 11, Chapter 13, Section 514 of the Oklahoma Statutes, I hereby certify that as to all real estate taxes involved in this plat, all such taxes have been paid reflected by the current tax rolls and security as required by said Section 514, has been provided in the amount of $______ per trust receipt no.______ ______ to be applied to 20______ taxes not as yet certified to me.

The certificate is NOT to be construed as payment of 20______ taxes in full but is given in order that this plat may be filed of record.

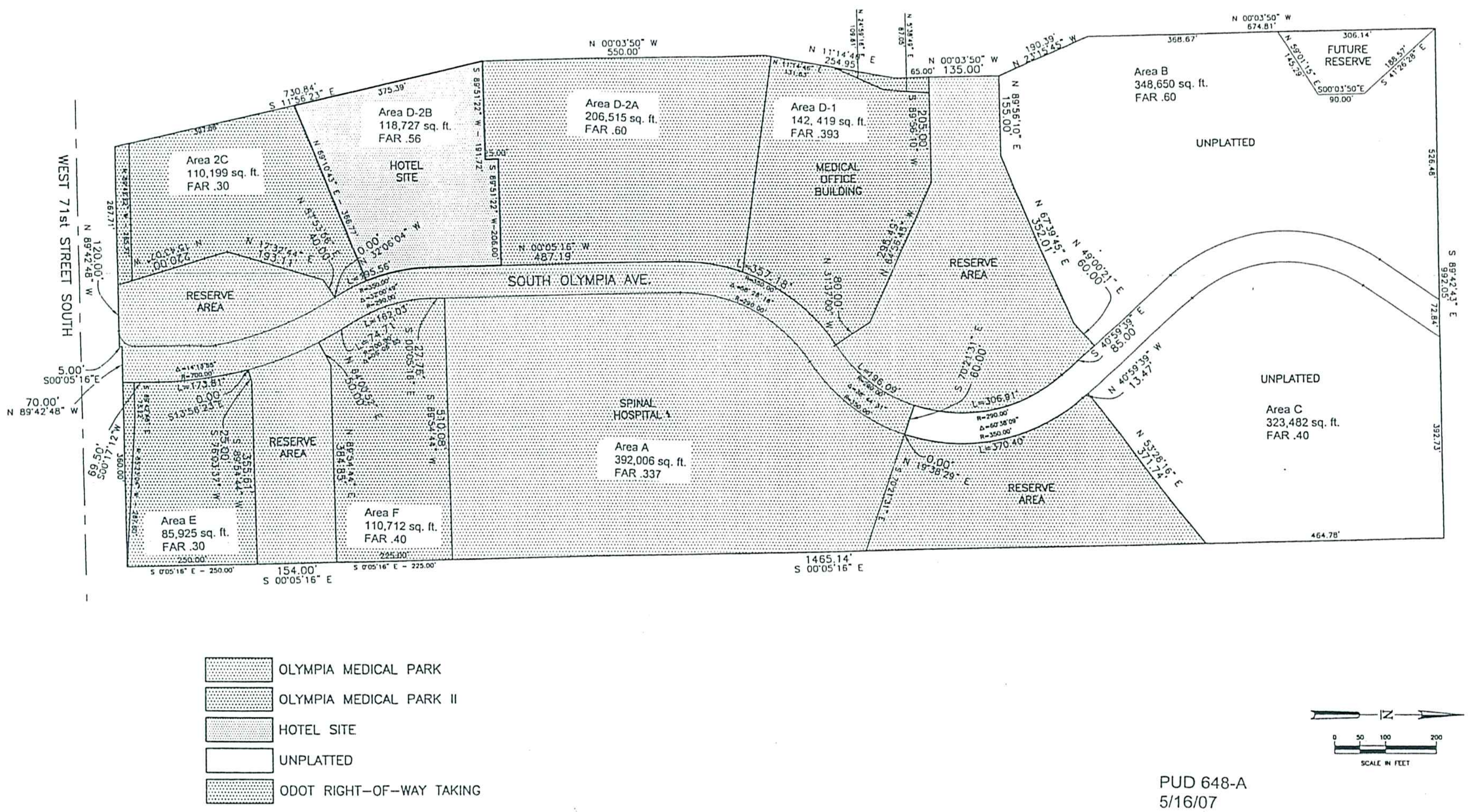
20______ taxes could exceed the amount of the security deposit.

Dated ______ 20______

DENNIS SEMLER
TULSA COUNTY TREASURER

By ______
Deputy

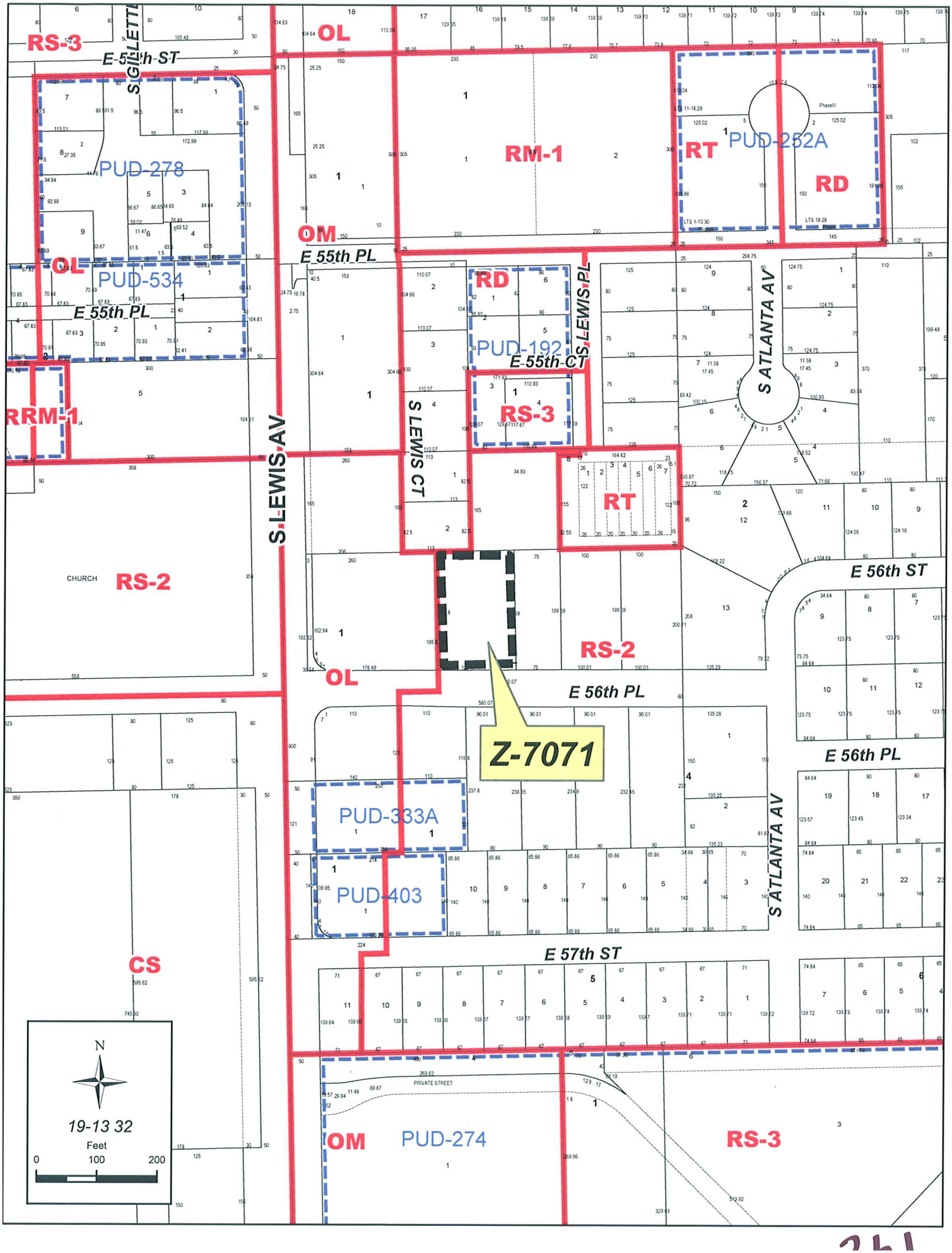
305



PUD 648-A
5/16/07

3.C.6

OLYMPIA MEDICAL PARK	SITE DEVELOPMENT EXHIBIT	Meshek & Associates, Inc.	DESIGN: WTM DETAIL: BWF	PROJECT NUMBER 04OMP01	DRAWING NUMBER EXHIBIT 1


Z-7071
RS-3
OL
E-55th-ST
S GILLETTE
PUD-278
RM-1
RT
PUD-252A
RD
OM
E 55th PL
PUD-534
RD
PUD-192
E-55th-CT
S LEWIS PL
S ATLANTA AV
RRM-1
S LEWIS AV
S LEWIS CT
RS-3
RT
CHURCH
RS-2
E 56th ST
RS-2
OL
E 56th PL
E 56th PL
PUD-333A
PUD-403
S ATLANTA AV
CS
E 57th ST
PRIVATE STREET
OM
PUD-274
RS-3
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E 55th CT
S LEWIS PL
SUBJECT TRACT
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Z-7071
19-13 32
Feet
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Huntsinger, Barbara

From: Caldwell, Kathie A [kacaldwell@saintfrancis.com]
Sent: Wednesday, August 01, 2007 9:03 AM
To: Huntsinger, Barbara
Subject: Opposition to Case 7071

Please convey to the commissioners my opposition to Case 7071 Zoning change. I am the owner and resident at 2524 E. 54th Street, Tulsa, Ok. 74105 phone 918-742-5254. I am unable to be there so I appreciate your conveying this for me. Thank you. Kathie Caldwell

TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT

APPLICATION: Z-7071

TRS 9332 **Atlas** 661

CZM 47 **PD-18 CD-9**

TMAPC Hearing Date: August 15, 2007 (Continued from August 1, 2007)

Applicant: Sack & Associates, Inc. **Tract Size**: .58± acres

ADDRESS/GENERAL LOCATION: East of northeast corner of South Lewis Avenue and East 56th Place

EXISTING ZONING: RS-2 **EXISTING USE:** Vacant/residential

ZONING ORDINANCE: Ordinance number 11823 dated June 26, 1970 established zoning for the subject property.

PROPOSED ZONING: RT **PROPOSED USE:** Townhouses

RELEVANT ZONING HISTORY:

PUD-274-A May 2007: All concurred in approval of a proposed Major Amendment to PUD-274 on an 8.16± acre tract of land for senior care on property located north of northeast corner of South Lewis Avenue and East 61st Street.

PUD-333-A April 2003: All concurred in approval of a Major Amendment to a Planned Unit Development on a .833+ acre tract to allow for a branch bank with drive-thru lanes on property located north of the northeast corner of South Lewis Avenue and East 57th Street.

Z-6568 December 1996: All concurred in approval of a request to rezone a 140′ x 105′ tract from RS-2 to OL on property located on the southeast corner of East 54th Street and South Lewis Avenue.

Z-6489/PUD-534 June 1995: All concurred in approval of a request to rezone a 1.5-acre tract from RS-3 to OL/PUD for a mixed use office and attached single-family residential development, subject to conditions on property located south of the southwest corner of East 55th Street South and South Lewis Avenue.

Z-6276 January 1990: All concurred in approval of a request to rezone a tract of land from RS-2 to OL for office development on property located north of subject property.

PUD-403 October 1985: Approval was granted for a request to rezone the one-acre tract from RS-2 and OL to OL/PUD for an office development allowing uses by right in an OL-zoned district, excluding drive-in bank and funeral home on property located on the northeast corner of South Lewis Avenue and East 57th Street.

PUD-333 September 1983: All concurred, per conditions, in approving a request to rezone a tract from RS-2/ OL to OL/PUD-333 for office use on property located north of the northeast corner of South Lewis Avenue and East 57th Street.

Z-5662/PUD-278 March 1982: All concurred in approval for a request to rezone a 3-acre tract from RS-3 to OL/PUD for office development and subject to conditions on property located on the southwest corner of East 55th Street South and South Lewis Avenue.

Z-5650/PUD-274 February 1982: All concurred in approval of a request to rezone a 13.8 acre tract from RS-2 to RM-1 and RS-3 and a proposed Planned Unit Development for a multi-story office building with residential condominium units, this included a 40 foot landscape buffer between the project and the abutting single-family residents to the north. On property located north of northeast corner of East 61st Street and South Lewis Avenue. A minor amendment PUD-274-3 added a drive-thru bank as a permitted use approved on September 6, 2006.

Z-5519/PUD-252-A May 1981: All concurred in approval of a request for rezoning a 1.3± acre tract of land from RS-3 to RD and a Major Amendment to PUD-252 to add 5 townhouse units to the originally approved 22 units for PUD-252 on property located north of the northeast corner of East 55th Place and South Atlanta Avenue.

Z-5516 May 1981: All concurred in approval of a request for rezoning a tract of land from RS-2 to RT on property located northeast of subject property.

Z-5506 May 1981: All concurred in approval of a request for rezoning a tract of land from RS-2 to OL on property located and abutting west of the subject property

Z-4939/PUD-192 November 1976: A request was submitted for rezoning a 1.46± acre tract of land from RS-3 to RD and a proposed Planned Unit Development for 5 duplex units and retaining the existing single-family unit, on property located on the southwest corner of East 55th Place and South Lewis Place. All concurred in approval of rezoning the north 200' to RD and the balance to RS-3 and approval of the Planned Unit Development.

Z-4313 January 1973: All concurred in approval of a request for rezoning a tract of land from RS-2 to RD on property located and abutting north of the subject property

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately .58± acres in size and is located east of the northeast corner of South Lewis Avenue and East 56th Place. The property appears to be a vacant single-family residence and is zoned RS-2.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 56th Place	N/A	N/A	2

UTILITIES: The subject tract has municipal water and sewer available.

SURROUNDING AREA: The subject tract is abutted on the east by single-family residential uses, zoned RS-2; on the north by single-family residential and duplex/multifamily residential uses, zoned RS-2 and RD; on the south by single-family residential uses, zoned RS-2; and on the west by mixed offices and multifamily residential uses-, zoned OL and OM.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:
The District 18 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Low Intensity-No Specific land use. According to the Zoning Matrix, the requested RT zoning **may be found** in accord with the Plan.

STAFF RECOMMENDATION:

The proposed development lies adjacent to a mixed office/multifamily residential strip along South Lewis Avenue. RT is a zoning category that may appropriately be used as a buffer between single-family residential and commercial or office uses or as an infill zoning designation. In this case, townhouses seem to be an appropriate reuse of the property and staff recommends **APPROVAL** of RT zoning for Z-7071.

08/15/07

Z-7071

Against

On 56th Place coasting to the light on Lewis.

ONE TERRIFIC BLOCK

2400 Block of East 56th Place

August 2, 2007

Tulsa Metropolitan Area Planning Commission
201 West 5th Street, Suite 600
Tulsa, OK 74103-4236

RE: Z-7071

Dear TMAPC Members:

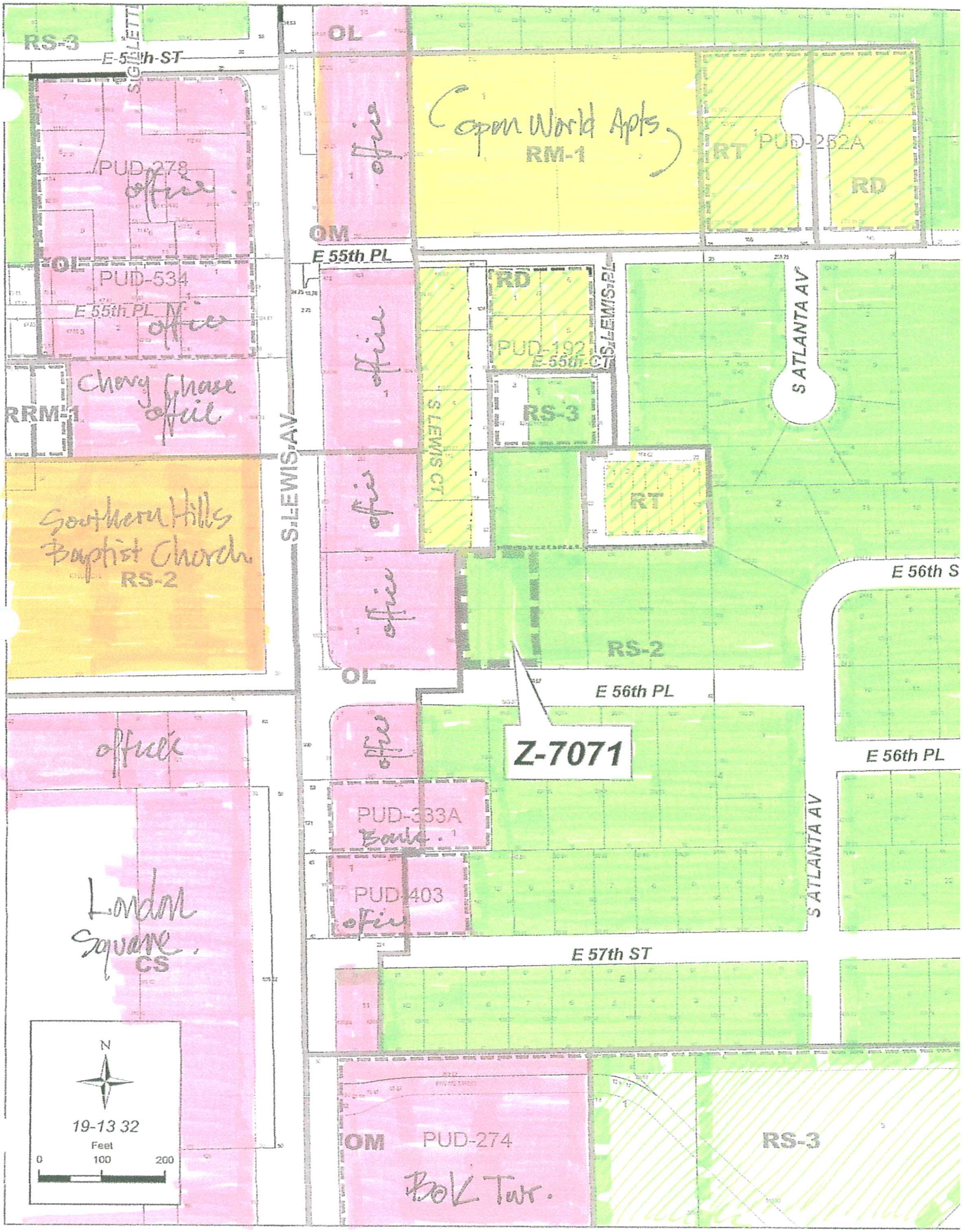
The surrounding neighborhood overwhelmingly objects to the rezoning of the property located at 2421 E. 56th Place from RS-2 to RT for the following reasons:

1. It will destroy the character and fabric of our street and isolate certain RS-2 lots from the others on our street.
2. Contrary to Staff's recommendation, it will not provide a buffer between residential and office; rather it will create an intrusion of dense housing onto a street of large lots and well kept homes.
3. It will likely reduce the property value of the surrounding homes.
4. There are no plans regarding drainage, quality of construction, landscaping, height, or layout; it is an attempt to turn a quick profit on a piece of land.

Enclosed is our petition, letters from residents, and photos of our neighborhood for your review. We urge you to reject this application and maintain the quality and strength of our neighborhood.

Respectfully,

Residents of the 2400 block of East 56th Place and the surrounding neighborhood.


RS-3
E 55th ST
OL
Open World Apts
RM-1
RT
PUD-252A
RD
PUD-278
office
OM
E 55th PL
OL
PUD-534
E 55th PL
office
RD
PUD-192
E 55th CT
S LEWIS PL
S ATLANTA AV
Chevy Chase
office
RRM-1
S LEWIS AV
S LEWIS CT
RS-3
RT
Southern Hills
Baptist Church
RS-2
office
office
office
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RS-2
OL
E 56th PL
Z-7071
office
office
PUD-333A
Bank
PUD-403
office
S ATLANTA AV
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B&L Tur.
RS-3

Z-7071 Neighborhood Petition Against
Hearing on August 15, 2007

We are against the rezoning of property Z-7071 from RS-2 to RT Residential Townhouse. Signing our petition is every RS-2 owner on 56th Place east of the light at South Lewis to Atlanta, except Z-7071, as well as others sharing our displeasure. Our concerns are listed, and all of us share them.

- **All properties east of the light were RS-2 when Timothy Bob owners arrived**. These are owners who talked to a cat Timothy Bob who lived with Mrs. Needham, of Needham Tires, the first house on the south side of the street. These included Timothy Bob's house and the one north, both now OL.

- **Z-7071 RT Townhouses would intrude too far into our RS-2 neighborhood**. It would isolate houses on the south side of the street and surround them by commercial and higher density housing. Nearby neighbors will leave, and it will move up the street. A neighborhood of many decades will be gone. Tulsa does not prosper when stable neighborhoods of professionals disintegrate.

- **There is no PUD**. Timothy Bob is said to have said, **"If there is no PUD it's a Pig in a Poke."** It will be zoned RT for eternity with no input from us. There is no plan, only vague great expectations by an owner with little experience. We welcomed the recent negotiations on PUD-333a, Union Bank across from London Square. They changed the plans, moved the dumpster and put up a masonry wall.

- **RT would not be a buffer**. It is across the street and right next door. Wilcox and Jones at the light is at the lower altitude of Lewis. It is much less visible than townhouses protruding into the front yard and visible well up the street.

- **Everyone, without exception, has come to stay until Z-7071**. No one had real estate speculation in mind. We only leave by death or old age. That is why it is a beautiful neighborhood. "A city full of transients and house-flippers" has never appeared in any Chamber of Commerce literature to our knowledge.

Those who knew Timothy Bob personally and the dates they met him: Winters, 1972; Hammond, 1973; Guilfoyle, 1972; Hildebrant, 1976; Rooney, 1979. Good friends who have heard too much about T Bob, with dates: Rose 1996; McCollum, 1992; Winkler, 1990; Thompson, 1991; Timmons, 1999, Crotty, 1993.

And that adds up to 244 years to 1 against Z-7071.

Timothy Bob is against Z-7071! **Ugh, You Needham Tires!**

RECEIVED
AUG 0 6 2007
BY: BLH

7071 Petition Against. **August 1, 2007**

We are against the rezoning of property 7071 from RS-2 to RT Residential Townhouse.

	Name	Address	Signature	Map #
1	Jennifer Mount	2505 E. 56 St Tulsa Ok 74105	Jennifer Mount	13
2	Marian Russell	2519 E. 56th St. Tulsa, OK 74105	Marian Russell	15
3	Joey L. Fiscel	2525 E. 56th St. Tulsa, OK 74105	Joey L. Fiscel	16
4	Paul G. Paulson	5550 S. Birmingham Tulsa, OK 74105	P G Paulson	20
5	Jason S. Smith	5536 S. Birmingham Tulsa OK 74105	[illegible]	22
6	Tom Bennett	5535 S. Birmingham Tulsa, OK	T Bennett	25
7	Jana Black	5541 S Birmingham Tulsa OK	Jana Black nutritionjblack@yahoo.com	26
8	Kanitta Schula	5549 S. Birmingham Ave. kanittaschula@sbcglobal.net	Kanitta Schula	27
9	Susan K. Paulson	5550 S. Birmingham Ave Tulsa, OK 74105	Susan K. Paulson	20
10	Frank Kushmaul	2612 E. 56th Pl. Tulsa, OK	Frank Kushmaul	32

7071 Petition Against. **August 1, 2007**

We are against the rezoning of property 7071 from RS-2 to RT Residential Townhouse.

	Name	Address	Signature	Map #
11	J. L. Dawson	2542 E. 56th Pl	J. L. Dawson	35
12	Erin Johnson	2524 E 56th Pl	Erin Johnson	38
13	Dianne Flood	2517 E 56th Pl	Dianne Flood	39
14	Barbara Clark	5632 S. Atlanta Ave	Barbara A. Clark	11
15	Cara Thomas	2805 E 56th PL	Cara Thomas	41
16	Krista Rahija	2535 E. 56th Pl. Tulsa, OK 74105	Krista D Rahija	49
17	Kim Belongia	2548 E. 56th St Tulsa OK 74105	Belongia	55
18	Patti Allred	2530 E. 56th St. Tulsa, OK. 74105	Patti Allred	58
19	Betty Duck	2524 E. 56 St Tulsa OK 74105	Betty Duck	59
20	Shellee Reed	2518 E. 56th St Tulsa, OK 74105		60

7071 Petition Against. **August 1, 2007**

We are against the rezoning of property 7071 from RS-2 to RT Residential Townhouse.

	Name	Address	Signature	Map #
21	H Guilfoyle	2415 E. 52 Pl	H Guilfoyle	9
22	Deborah L. Guilfoyle	2455 E 56pl	Deborah L Guilfoyle	9
23	Susan McCollum	2453 E. 56pl.	Susan McCollum	8
24	Jack Simmons	2454 E 56pl	Jack Simmons	10
25	Perdonna F. Simmons		Perdonna F. Simmons	10
26	Mary Beth Winters	2450 E. 56 Pl.	Mary Beth Winters	7
27	Brian Crotty	2438 E. 56th Pl.	Brian Crotty	2
28	Bethlyn R Rooney	2434 E 56th Pl	Bethlyn R. Rooney	3
29	Susan Hammond	2420 E. 56 Pl	Susan Hammond	1
30	Valerie Rose	2447 E. 56th Pl	Valerie Rose	6
31	Paul Rose	2447 E. 56th Pl.	Paul Rose	6

7071 Petition Against. **August 1, 2007**

We are against the rezoning of property 7071 from RS-2 to RT Residential Townhouse.

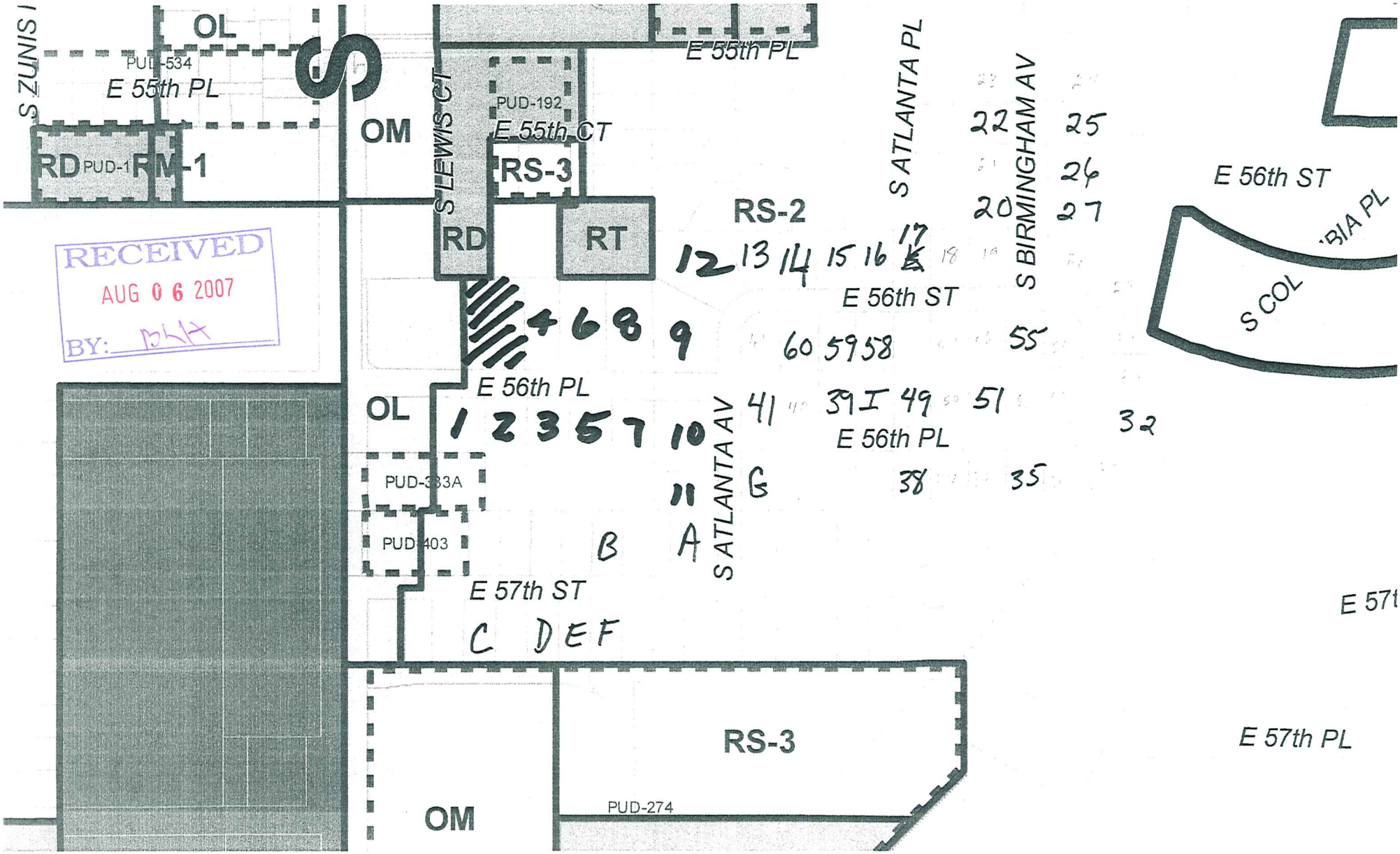
57th St.

	Name	Address	Signature	Map #
32	Anthony D. Huffman	2459 E. 57th St.		2459 A
33	Larry Tyson	2439 E. 57th St.		B
34	FRANK FELIX	2432 E 57th		C
35	Judith Baker	2438 E. 57		D
36	VERNA Cornelius	2444 E. 57th		E
37	ROBERT PEREZ	2450 E 57TH ST		F
38	Douglas R. Scott	2506 E. 56th Place		G
39	Julie Scott	2506 E 56th Pl		H
40	Chris White	2523 E. 56th. Pl.		I
41	Brenda Holt	2541 E. 56th Pl.		5J

7071 Petition Against. **August 1, 2007**

We are against the rezoning of property 7071 from RS-2 to RT Residential Townhouse.

	Name	Address	Signature	Map #
42	Bobby Hoh	2541 E 56th Pl 747-8022	Bobby Hoh	57
43	John CHRISTIE	2531 E 56th St	John Christie	17
44	KAY SILVER	2511 E 56th St	Kay Silver	14
45	Brian Winkler	2448 1/2 E 56th	Brian Winkler	5
46	Martin Rooney	2434 E 57TH PL		3
47	Dave Johnson	2524 E. 56TH PL	Dave Johnson	38
48	David Shapiro	5341 S. Columbia Pl.	D.A. Shapiro	M
49	WESLEY THOMPSON	2448 E 56 PL	Wesley Thompson	5
50	Charlotte Hildebrant	2431 E. 56th Pl	Charlotte Hildebrant	
	RONALD E. WILDEBRANT	2431 E. 56th Pl.	Ronald E. Wildebrant	


OL
PUD-534
E 55th PL
RD
PUD-1
RM-1
OM
S LEWIS CT
PUD-192
E 55th CT
RS-3
RD
RT
E 55th PL
S ATLANTA PL
S BIRMINGHAM AV
E 56th ST
RS-2
E 56th PL
OL
PUD-333A
PUD-403
S ATLANTA AV
E 57th ST
RS-3
OM
PUD-274
E 57th PL
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BY:

August 3, 2007

TMAPC
City of Tulsa

Dear Planning Commission:

We are weary. Once again we find ourselves in a battle to protect the value of our property. This time it's townhouses right smack dab in the middle of a quiet residential neighborhood and right across the street from our house. The owners of the property have made it clear that they bought the property purely for the purpose of maximizing their profit by building a half dozen townhouses and then moving on. Or, are they requesting this zoning so that they can then sell the property to another developer? With no definitive plans being presented with the zoning request, either of these scenarios will be to the detriment of all the other property owners on the street.

Is this the kind of project appropriate for this block? NO. This is a stable neighborhood; there are no rentals on this street. We've lived here for 34 years, and before the "flippers" moved in last October, the most recent residents moved in 11 years ago. All of the other families on this block have been here 20 years or more.

Now we're confronted with a zoning request for a townhouse project that is inappropriate to the lot and the neighborhood aesthetically. Additionally, these kinds of units often become rentals, thereby changing the character and stability of the neighborhood.

Help save our neighborhood AND the integrity of Tulsa. Please vote no for the reasons below:

- Townhouses are not in keeping with the single-family homes in this neighborhood

- There is no curb and gutter on this street. All the drainage from 56th place drains to Lewis Avenue and currently when there is a rainstorm all the runoff brings traffic on Lewis to a veritable standstill. This kind of density would only intensify this problem.

- The zoning request is too general, does not include a definitive plan of any kind, and does not include any PUD requirements. This owner or a future owner would have free rein to build almost anything without any input from the other property owners

Hobart and Susan Hammond
2420 E. 56th Place
Tulsa, Oklahoma

the Rose Family
2447 East 56th Place
Tulsa, OK 74105

918-746-7673
paulmrsose@sbcglobal.net

August 2, 2007

Tulsa Metropolitan Area Planning Commission
201 West 5th Street, Suite 600
Tulsa, OK 74103-4236

RE: Z-7071

Dear TMAPC Members:

Please accept this letter as our family's response to Case Z-7071. The lot in question is located one house to the west of ours; one neighbor resides in between the rezoning and our house.

We moved to this neighborhood 11 years ago and plan on staying much longer. We moved here when we had four children and were in our mid-thirties and since then, we have had two more children and are now in our mid-forties.

Most of our neighbors are a little older and all vary in interests, age, income, and occupation. Yet, we all enjoy each other's company and look out for one another. We are a cohesive little street and probably represent what most neighborhoods desire to be like.

We chose our house because it could hold a big family, had a big lot (1/2 acre) and since it was in poor condition, we could afford it. The other homes on this street are on large ½ acre lots, and are in nice condition. Little by little, we have improved our home and property and have seen its value increase.

When the Lewis' had to move due to health reasons and advanced age, we hoped that the Fultons, who are requesting the rezoning, had the same plan to renovate and improve their property. Instead, they have informed us that they purchased their property for reinvestment only, and do not plan on staying in the neighborhood.

Their rezoning request will impact our street negatively in several ways:

1. The character of our street will change with the increased density and the potential size of a town home.

2. The location is not really a buffer zone as Staff represents. The line between the OL zone along Lewis Ave. and our neighborhood is quite distinct and this will "intrude" rather than "buffer".
3. The RT zone will allow the town homes to extend closer to the street rather than align with the other set backs and substantially reduce the green area of the lot.
4. Increased density will affect the traffic by increasing the number of residents on the street by 50% (from 11 to 16).

There is no need for an increase in density in this area and especially on this street. Several other RT and RD zones exist within blocks of this area and RM zones can be found within the quarter section. Within a half mile, there are undeveloped RT zones.

The request for this change is purely a money-making scheme and offers no benefit or improvement to the area; rather it diminishes one of the area's nicest streets. Our family asks that you deny this request so that the Fultons may be encouraged (or forced) to increase their investment the way the rest of us have: good old improvement of their property within its current zoning context.

Respectfully,

Paul & Valerie Rose

Paul and Valerie Rose family

2455 East 56th Place
Tulsa, Ok 74105

Tulsa Planning Commission
201 West 5th
Tulsa, Ok 74103

Reference No. Z7107 56th Place & South Lewis

Ladies and Gentlemen:

You have before you a request to change the zoning of a piece of property located on East 56th Place and South Lewis Avenue from residential housing to town homes.

We have been residents of this neighborhood for 34 years, and have three daughters who have never known any other home. Attached are letters from two of our three daughters who are now grown and married with families of their own. I'm not sure that my letter to you will say any more effectively what we want you to understand about our neighborhood than what my daughters have said to you in their letters.

You hear on a daily basis, drainage issues, adverse affect on property values, traffic congestion, tenants moving in and moving out and on and on. What I hope you hear today are the voices that memories have taken to give you a glimpse of childhood, good friends, rough times and good times, and, now, grandchildren who will walk the path from South Atlanta, down the hill to the end of the street, to their friends' homes.

Thank you for giving consideration to NOT rezone this property to multi-family townhome status.

Sincerely,

Debbi Guilfoyle, Ed.D.

Planning Commission
201 West 5th
Tulsa, Ok 74103

July 31, 2007

RE: Z-7071
56th Place, South Lewis Town Home Addition

To Whom It May Concern:

This letter is in reference to the Town Home addition being proposed for the 56th Place and South Lewis location. I had the privilege of growing up on 56th Place along with my two sisters, and 2 best friends. My parents and the parents of my friends have chosen for the most part to stay on 56th Place for a few reasons that I can imagine. It is a quiet community with strong family influence. It has placed itself to be part of an official bike route; it is positioned well for neighborhood schooling; and the families who live there have easy access to grocers, gas stations, and eating establishments. There has even been a traffic light installed in order to insure the safety of those traveling in and out of the neighborhood on a regular basis. Those are all the attractive elements that I know have gone into the decision making for this property to be considered for zoning changes.

What your commission has not taken into consideration, however, are those things that only those of us who grew up there can attest to. The path from the top of the hill at Atlanta to the bottom of the street that meets South Lewis has something that none of you can see with your eyes: the footprints of me and my childhood playmates, Terra and Owen. The three of us used that path daily to meet and play, and enjoy the safe haven of our neighborhood as a place to create the most memorable childhood experiences. The worry for excessive traffic, howling teenagers, and reckless drivers was somewhat distant for our parents. My memories of growing up on 56th place are vivid in nature, and involve the very things that your new addition will be taking away.

Every summer there was a block party, badmitten games, food, and fun for everyone to enjoy. On any given day, you might find me or my sisters at the house down the street playing cards with an older couple who never had children. When it snowed, and no one had to go to school, there were snow ball fights, forts being built, and more hot chocolate than you could possibly drink on a cold day. In the more difficult of times, like the flood of May 24, 1984, I remember waking up in the morning and finding in our living room and other areas of our house, all the neighbors whom we usually only wave to in the street, piled high with children and pets; since our house is at the highest point on the block, it was the safest place to shelter our community of families. One summer, my older sister was taking a walk and she found herself being followed by a strange man.

Her first instinct was to knock on the door of the home she was in front of, not knowing personally the resident, but knowing that in our neighborhood, there were neighbors willing to help whenever necessary. There is, to say the least, a strong sense of family, and brotherhood among these people. Just the other day I was driving through on the way to visit my parents, pointing out to my close friend, all the houses which I remember visiting and playing in. I know those people's names, their children, the history of their families, and in most cases I could even tell you where they all are now. You see, our ties do not stop at high school graduations, or kids moving away; our ties have lasted beyond the test of time and addresses. What we have is the stuff that life is made of.

By proposing this addition to this block, you will be introducing traffic, high turnover of tenants, and you will be harming the very thing that these neighbors and friends have worked so hard to create: a safe and quiet place to raise families. I know what you are thinking: this woman and her sisters and friends are all grown, why should we be concerned with the family atmosphere? I will tell you why: we have all grown and are now adult children, and with that comes grandchildren. My son is five, and he has walked the path that I mentioned above, in fact, he walks it with me every time we visit 56th Place to visit those friends of mine whose parents are anxious and excited to see the growth in each of our lives.

In addition to the quality of life issue, another detriment will be the decrease in property value to all who have worked so hard to make this place a home. Placing multiple family homes in this area would greatly reduce the value of my parent's home and the homes of everyone else in the area. What a shame to punish those who have lived and thrived in this neighborhood for more than 30 years.

Please do not misunderstand my position and believe that I am not aware that people must have knowledge and respect for the growth that must take place in communities. I know those things are crucial for a thriving city. Please do understand, however, my position as someone who grew up in that neighborhood, and who knows what a special place it is.

Thank you very sincerely for your time that you have taken reading this letter. Also, please remember that your decision will affect more than the land on which you plan to place these multiple family homes. You will be affecting my parents, my friend's parents, and our children.

Sincerely,

Maggie Brown

Maggie Guilfoyle Brown

Laura Miller (former Tulsa resident)

4722 Kenyon Drive

Little Rock, AR 72205

August 1, 2007

Planning Commission for Tulsa, Oklahoma

201 W. 5th Street

Tulsa, OK 74103

To Whom It May Concern:

I am writing to voice my concerns over the proposed requested zoning change concerning the area near 56th and Lewis in Tulsa, Oklahoma. I understand the commission is considering the change in order to allow multi-family units (townhouses) to be built in what is currently a single family residence neighborhood.

Our family came to the neighborhood when I was eighteen months old in 1973. Ten years later, when we'd outgrown our smaller house on 56th Street, we moved directly across the way into a bigger home on 56th Place, in order to stay in the same neighborhood; my sisters and I were already walking to school, and had played for years with the children on our block. Many of the people we know who live in this area have been there since the 1970s, and our families remain friends today. To further date myself, I can tell you I vividly recall when the Wilcox and Jones Insurance building was put in on the corner of 56th and Lewis (my bus stop to Carver Middle School); the traffic light there still seems "brand new" to me when I visit home from Arkansas.

I think—I hope—it's possible to change with the times, but also to be mindful of our history. There are so few neighborhoods left where everyone knows everyone else; where people get UPS packages for each other or will see your dog home if he jumps the fence. This is one of those neighborhoods.

When you consider changing the zoning, please also consider the lengthy history of dozens of families who want to preserve the neighborhood they still call home.

Sincerely,

Laura Miller

WESLEY E. THOMPSON
2448 EAST 56 PLACE
TULSA, OKLAHOMA 74105
918-748-8619

The Planning Commission
201 West 5th Street
Tulsa, Oklahoma 74103

Dear Planning Commission:

Subject: Z-7071

This letter is submitted in opposition to the zoning request Z-7071.

I am one of the newest members of the neighborhood having lived here for thirteen years. Almost all of the residences have lived in this location long enough to have their homes paid for. It is a very stable, small community. It provides a country atmosphere in the middle of the city of Tulsa. All of the homes are in excellent condition, are well maintained and the owners have a sizeable investment in their homes.

It is my concern that a zoning change that would allow townhouses to be built in the area would affect the value of the homes on our block by destroying the cozy atmosphere that now exists. The additional vehicle traffic would put a strain on a road that is already in need of repair.

During heavy rain storms, the intersection of Lewis and 56th Place becomes flooded. With the concrete parking and the buildings, there would be considerably more water run off that would cause more flooding and create a safety problem for traffic on South Lewis.

If this zoning change is allowed, several property owners would be penalized for the benefit of one. I request the Planning Commission deny this request.

Sincerely,

Wesley E. Thompson

Wesley E. Thompson

Planning Commission **Z-7071. Z-7071. Z-7071.**
Attn: Barbara Huntsinger
201 W 5th St. #600, Tulsa 74103

I don't know much about zoning. But I do know the 10 acres on 56th Place east of the new light on Lewis. You know, it's the once upscale London Square area. Imagine, Petty's Fine Foods was here—25¢ bell peppers for a $1 back in 1979.

There was no light on Lewis in 1979. But when you turned east on 56th Place, it was all houses, most slightly post WWII, ours 1946, the year I was born. They were on big lots, and we liked them. Mrs. Needham was in the first one on our side, bordering Lewis, Office Light now. One day she pulled her car into the garage to answer her daughter's call, left it running and almost died from monoxide. Her cat was Timothy Bob, a great black and white bob-tail. You get it, Timothy Bob, and "Ugh, You Needham Tires." Ain't Tulsa great!

Everyone on this street came to stay, kids, and grand kids. We all know each other, without exception. The neighbors on this street are why we retired in this our first house. Half the neighbors have actually been here longer than we and, like us, know a cat dead for twenty-five years.

A year or so ago, Dub and Maxine failed in health and sold to the Fultons, who decided not to "Stay all night, stay a little longer," but rather to put in for Townhouse zoning RT. If the Fultons improve their home, they can sell RS-2 for their profit. Everyone benefits.

The proposed RT would buffer nothing from us and greatly harms our two neighbors to the west. Current OL, particularly Wilcox and Jones, is OK and we can't see it. What is a problem is the unfortunate Lewis Court Alley off 55th Place to the north. It is full of cars, bare dirt courtyards four feet wide and an endless supply of starving cats. We need a plan. We need an identified reputable developer. We need a PUD. Without those we only see another Lewis Court Alley and our good friends of thirty years leaving.

There are a lot of ideas now about returning Tulsa to greatness. My vote goes to Cason Carter and Herb Beatie for ridding us of the Camelot. My vote goes to those in District 9 who give three times the political contributions of any other zip. My vote goes to the highly professional people on this little street, my friends. Lewis and 56th Place is not Maple Ridge. But you do not want these Tulsans leaving. They fear a sea of cars and cats and dumpsters. Bring back Ms. Needham and Timothy Bob, a cat with a name.

Martin and Beth Rooney, 2434 E 56th Place, Tulsa, 74105

Bethlyn K Rooney

Tulsa Planning Commission
201 W. Fifth
Tulsa, OK 74103
Re: Zoning Application Case No. Z-7071

August 1, 2007

Dear Planning Commission:

We urge you to reject Zoning Application Case No. Z-7071 for the property located at 2421 E. 56th Pl.

As homeowners on the 2400 block of E. 56th Pl., we believe that the proposed change in zoning to allow the construction of a multifamily dwelling on the corner of 56th Pl. and Lewis would jeopardize the stability, safety, congruence and property values in our community. There are many other options for multifamily dwelling in the area and in the city, and these options can be explored without the destruction of a closely knit neighborhood of single-family homes in the heart of town.

Such development would increase traffic on our quiet and safe street, spoiling what initially drew us to the area. The traffic light and bike route that were installed on that corner a few years ago have already brought many more vehicles into our neighborhood.

We also are concerned about the almost inevitable tenant turnover associated with multifamily dwellings, and the effect that instability will have on our children and community. The character and charm of a neighborhood are things which are built over time, and are not easily replaced. Multifamily dwellings, and the instability inherent in their presence in an area, are not in keeping with the reasons we and our neighbors moved to the area in the first place. We strongly urge you to reject the proposed zoning change.

Respectfully,

Jack Timmons Verdonna Timmons

Jack and Verdonna Timmons
2454 E. 56th Pl.

August 1, 2007

The Planning Commission
201 W.5th
Tulsa, OK 74103

Dear Planning Commission,

My letter to you references Z-7071 and proposed changes.

We consider our block to be Tulsa's best kept secret. We are a strong, multigenerational community of families who have bonded over the 30+ years that the vast majority have lived here together. We are exemplary of what's wholesome and desirable about Tulsa; we are an asset to our city. The third generation can now be observed toddling down the same safe block their parents once inhabited. There's a quality of life issue at stake for us if our single family dwellings begin to disappear, to be replaced with multifamily dwellings that invite inhabitants that are less permanent.

Our block's safety and well being is threatened with the possibility of ever-changing, unfamiliar faces and their accompanying unfamiliar schedules if the proposed multifamily dwellings were built. At present we have our neighborhood phone list that includes the names of each household's family members. We know each other well. We've networked ourselves to insure we can be of help to each family day or night.

I urge you to reject the proposal before the commission. Our block/neighborhood deserves to be kept intact to continue our unique contribution to Tulsa's future.

Respectfully submitted,

Carlton R Winters
Mary Beth Winters

Carlton and Mary Beth Winters
2450 E. 56th Pl.

August 2, 2007

To whom it may concern,

Please consider this protest against the rezoning of the lot at or near 2430 East 56th Street from residential single family to residential townhome. I don't want to have the future of my residential neighborhood decline due to townhomes. If I wanted to live next to a townhomes complex I would have bought one.

The property owners (Fulton) don't seem to care what happens to the neighborhood. They are in this for the profit. They made clear it does not matter whether he sells the property now or later. Rezoning would allow enable him to sell the rezoned property to any person at any time. He presented no plan or idea of what he intends to do other than "make a profit." The rezoning would give him a blank check to put up any quality townhome he wants with no regard for the neighborhood.

Rezoning would ruin our happiness and the neighborhood.

Please do not approve rezoning at or near 2430 East 56th Street to residential townhomes.

Sincerely,

David Shapiro
5341 S. Columbia Place
Tulsa, OK 74105

August 2, 2007

To whom it may concern,

Please consider this letter as our protest against the rezoning of the lot at or near 2430 East 56th Street from residential single family to residential townhome. We bought our house because of the single family zoning. If we had wanted to live next to an apartment complex or townhomes we would have a bought a home in such an area.

The property owners (Fulton) have made it clear that they don't care what happens to the neighborhood after he sells the property. They made clear it does not matter whether he sells it out right immediately after the rezoning or builds the townhomes and then sells. To allow rezoning would enable him to sell the rezoned property to any fly-by-night builder. If he builds it himself - well-he admitted to a neighborhood meeting that his previous construction experience is limited to one (1) single family home on the other side of town. He could present no plan or idea of what he intends to do other than "make a profit." The rezoning would give him a blank check to put up poor quality townhomes with crooked nails pounded into flimsy walls with no regard for the people who have lived in that neighborhood for 20 years or more.

This proposed rezoning would ruin the atmosphere, increase traffic, noise, and pollution while decreasing the beauty, monetary and emotional investment we have in the neighborhood.

Please do not approve the rezoning of the lot at or near 2430 East 56th Street to residential townhomes.

Sincerely,

Dave and Erin Johnson
2524 East 56 Place
Tulsa, OK 74105

Planning Commission
201 West 5th
Tulsa, Oklahoma
74103

Dear Planning Commission,

This letter is regarding the change of "Zoning" to a piece of property on East 56th place. A family moved into the neighborhood this past fall giving the impression that they were here to become an active and viable part of our neighborhood on East 56th place. The Fultons cleaned up the large yard and did many improvements to the home. Now, a few months later we have become aware that their only purpose was to purchase the property, change the zoning, build multi-family structures and then resale at a large profit. This is not in the best interest of our neighborhood.

Our neighborhood joined together on Thursday, August 2 at 7:00 p.m. to invite the Fultons to explain their plans or proposals for their property and give us an opportunity to ask questions on how we felt the proposals might impact our neighborhood. They came to the meeting with their site planning engineer. They brought with them no plans of any kind. During the discussion of the evening it became very apparent to everyone that Mr. Fulton had no regard for how his proposal would affect the neighborhood. He was only concerned with making a profit. He said that he did not plan to be there very long. Every home owner from 56th place was there to ask questions about size, design, drainage, traffic flow, land use, how many units and price range of each unit. Mr. Fulton had no answers. He is asking for an open ended zone request.

My husband and I have lived on this street for 30 years raising two children and now enjoying the experience of grandchildren coming to this environment. We are here to stay through our retirement. Such a large change in the structure of the neighborhood will affect our property value and our lifestyle. There are children on this street that have been comfortable and free to move about without fear of traffic or unknown elements. We have always watched out for each others children and property. The added cars and traffic movement with affect this greatly.

During this past week, we took a petition around the entire area connecting to our street of 56th place, asking their opinion and how they felt it would impact the neighborhood. Not one person thought it was a good idea. We received 46 signatures in just four hours of time. Each person felt that if this change was made it would open the door to others trying to remake a neighborhood just for their gain. We already have seen an increase in traffic because of the traffic light being installed at the end of our street. There is a family in our neighborhood moving to Sand Springs and they have started the process of contacting Realtors. When the Realtors saw the zoning change sign they immediately said that would have a negative effect on the selling price of their home.

There is plenty of vacant property in this area of town to build this type of development without changing the value of an established neighborhood. Mr. Fulton has no experience in building such a project and he plans to do it himself. He quoted that he would spend maybe $75.00 a square foot on the structure. That is a very low price for a structure that would fit into this neighborhood. Other alternative land use ideas were suggested but he was not interested. There are too many questions with no answers. Please do not allow this "zoning" change to happen. The Fultons bought a "home" in a neighborhood. They should not have the right to come in and change an environment that many have worked hard to create for their own personal gain.

Respectfully,

Ronald E. Hildebrant

Charlotte A. Hildebrant

Ron and Charlotte Hildebrant
2431 E. 56th place

Planning Commission
201 W 5th St. #600, Tulsa 74103
RE: Z-7071

My name is Diana Crotty and I am speaking on behalf of my husband Brian and myself. We moved here with four children to raise, and it was a great environment. They, as well as Brian and I, made many friends who we trust and value.

Over the years since 1993 we have worked very hard to improve our property. Now we are down to one child and wish to downsize and sell our property to someone who, like us, can appreciate the community and feel safe.

The first thing a real estate appraiser said when he saw the rezoning sign across the street was "That's really going to hurt the value and sale of your property." If we don't even know the impact this rezoning will have, what would a prospective buyer think? It also made me very nervous when I realized that the person who wants to do this wore a gun to a meeting of his neighbors to discuss his plans for the property (there were none). He stated that his sole purpose for buying the property in the first place was to turn a profit without regard to this community. In our opinion, rezoning this is irresponsible.

Thank you,
Dr Brian Crotty D.O
Diana Crotty RN

Dr. Brian Crotty D.O.
Diana Crotty RN

Dear PMATC,

I am writing in regards to Z-7071, the zoning of proposed townhouses on 56th Pl. I live at 2448 ½ E. 56th PL and have lived here for 16 ½ years. The proposed townhouses will affect this residential area that is a quiet neighborhood. The proposed townhouses will not fit in with the area homes and will decrease the property value, bring unnecessary street traffic and the construction itself will pose a big menace to area. These proposed townhouses are just for a profitable gain to the current owner of the property, not designed to bring a desired change to the neighborhood.

Sincerely,
Brenda Winkler

August 4th 2007

Planning Commission
201 W. 5th
Tulsa, Okla

Dear Planning Commission:

I am opposed to the re-zoning of 2421 E. 56th Pl. for anything other than single family dwellings which it is at present. I have lived at this address since the early 1990's and believe that a change of the zoning would :

1. Be most unpleasant to the integrity of the neighborhood due to increased traffic.
2. Have and increased effects of drainage onto Lewis.
3. Look out of place in an older neighborhood for townhouses with metal roofs.
4. Not meet the needs of the city since there are already several vacant properties in the immediate 2 mile radius.
5. This street is asphalt and already receives a lot of maintenance each year with up keep. Additional traffic would not be helpful.

Thank you.

Susan McCollum

Susan McCollum

One Terrific Block… and a Yellow Sign

At Right: View from Diana and Brian's, the third house on the south, counting the one where Mrs. Needham's cat Timothy Bob lived at the Lewis & 56 Place light.

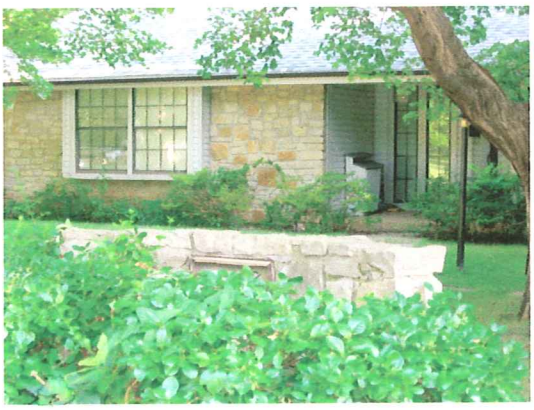
Below Right: Timothy Bob's and Mrs. Needham's, the first southern house on Lewis when we came. Just some of Hobbie and Susan's flowers in foreground.

Above: Hobbie and Susan's second southern house, a view from Wilcox and Jones across the street. A yellow sign is after foreground W & J parking, well up the street, north side.

A yellow house from Rooney's driveway, the fourth house south side. Dub and Maxine lived here for 30 years when it was grey with shrubs. The Fultons moved in a year ago.

Looking up the north side from a yellow house with a yellow sign.

The McCollum's, and Wes', the obsessive bowler.



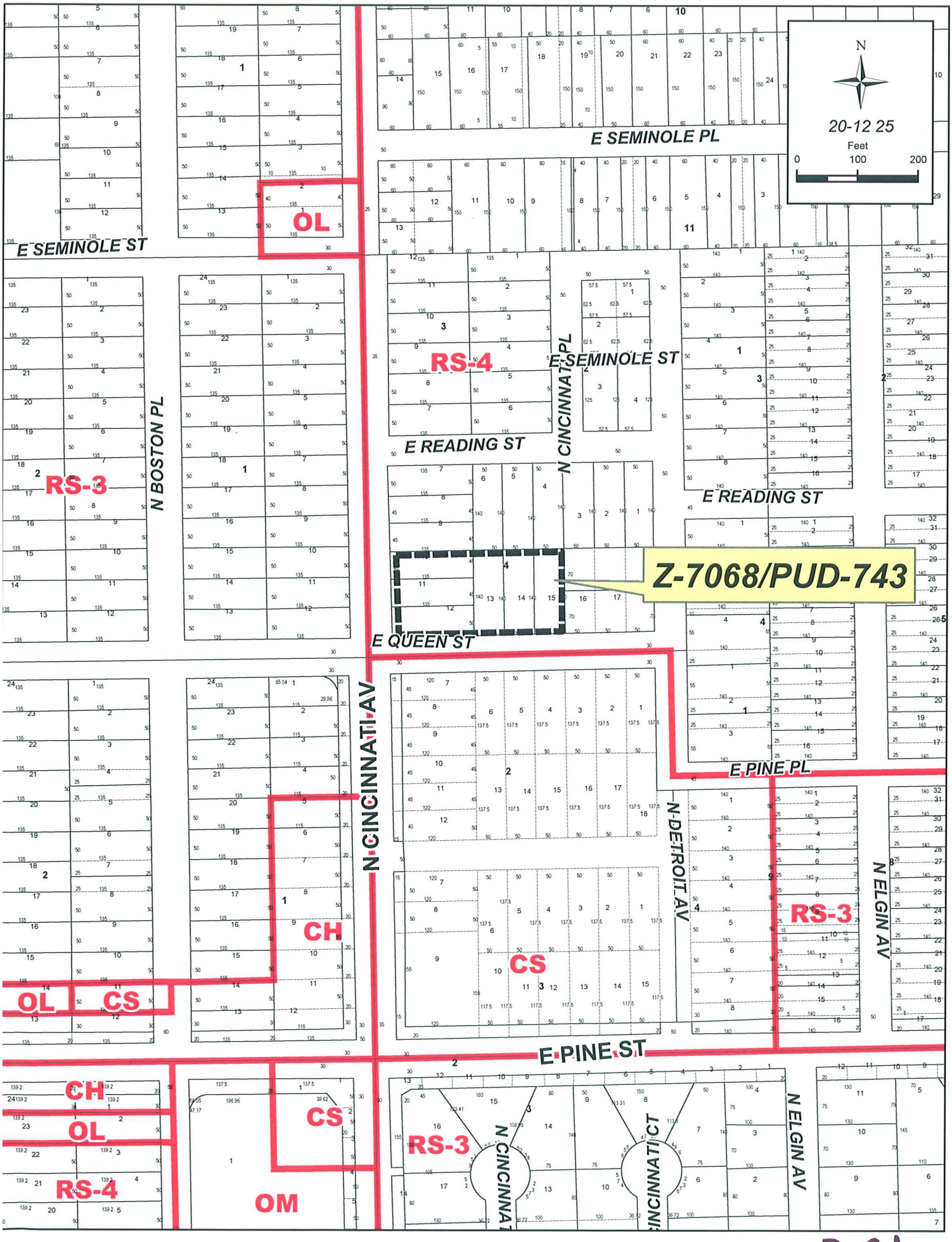
Looking for someone? Knock on any door. We all know each other.

There are 10,000 tadpoles in the Timmon's pond. Verdonna makes jewelry. Jack does many things, always on to the next one.

Timothy Bob was Mrs. Needham's cat, dead for 25 years.

We remember him well: Winters, Hammonds, Hildebrants, Rooneys, Guilfoyles.

Ugh, You Needham Tires!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TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT

APPLICATION: Z-7068

TRS 0225 **Atlas** 162

CZM 28 **PD-2 CD-1**

TMAPC Hearing Date: August 15, 2007 (Continued from August 1, 2007)

Applicant: David Riggs **Tract Size**: 37,800 ± square feet

ADDRESS/GENERAL LOCATION: Northeast corner of North Cincinnati Avenue and East Queen Street

EXISTING ZONING: RS-4 **EXISTING USE:** Vacant

ZONING ORDINANCE: Ordinance number 18123 dated January 13, 1994, established zoning for the subject property.

PROPOSED ZONING: OM **PROPOSED USE:** Dental office

RELEVANT ZONING HISTORY:

Z-7057 June 2007: All concurred in denial of a request for rezoning a .87± acre tract of land from RS-4 to OM on property located northeast corner of North Cincinnati Avenue and East Queen Street and the subject property.

Z-6856 June 2002: A request for rezoning a .915± acre tract of land from RS-4 to OM for a funeral home was withdrawn by the applicant on property located northeast corner of North Cincinnati Avenue and East Queen Street and the subject property.

Z-6440 May 1994: All concurred in approval of a request for rezoning a 215± acre tract of land from RM-1/RM-2 to RS-4 to comply with the Comprehensive Plan for that area by the TMAPC, on property located between Pine and Zion and between Peoria and Union Pacific Railroad. This area was formerly a "blanket-zoned" area and TMAPC staff worked with the neighborhood to rezone it to reflect its largely-single-family residential use.

Z-6428 January 1994: All concurred in approval of a "blanket rezoning" on lots lying between North Cincinnati Avenue and the Missouri-Pacific Railroad right-of-way; from East Ute Place on the north to East Pine Place on the south, from RM-1 to RS-4. The subject property was included in this action.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 37,800 square feet in size and is located northeast corner of North Cincinnati Avenue and East Queen Street. The property appears to be vacant and is zoned RS-4.

3.e.3

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
North Cincinnati	Secondary arterial	100'	4
East Queen	N/A	N/A	2

UTILITIES: The subject tract has water and sewer available.

SURROUNDING AREA: The subject tract is abutted on the east by single-family residential uses, zoned RS-4; on the north by single-family residential uses, zoned RS-4; on the south by the North Pointe Center, zoned CS; and on the west by single-family residential uses, zoned RS-3. It should be noted that Cincinnati Avenue is a heavily-traveled arterial, and at various times in the past one or more of the residences fronting it on the west have reportedly been used as office-type facilities. It should be further noted that in requesting OL underlying zoning, the applicant is restricted to a single story in height. Several of the nearby and adjacent homes have two stories or steeply pitched roofs.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:
The District 2 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being within Special District 1 – NDP Area (an Urban Renewal area designation) and Medium Intensity-No Specific land use. According to the Zoning Matrix, the requested OL/PUD zoning **may be found** in accord with the Plan due to the site's location within a Special District.

STAFF RECOMMENDATION:
Staff can support the requested OL zoning based on the Comprehensive Plan and redevelopment trends in the area, and therefore recommends **APPROVAL** of OL zoning for Z-7068.

08/15/07

3.c.4

TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT

APPLICATION: PUD-743

TRS 0225 **Atlas** 162

CZM 28 **PD-2 CD-1**

TMAPC Hearing Date: August 15, 2007 (Continued from August 1, 2007)

Applicant: David Riggs **Tract Size**: 37,800 ± square feet

ADDRESS/GENERAL LOCATION: Northeast corner of North Cincinnati Avenue and East Queen Street

EXISTING ZONING: RS-4 **EXISTING USE:** Vacant

ZONING ORDINANCE: Ordinance number 18123 dated January 13, 1994, established zoning for the subject property.

PROPOSED ZONING: OM **PROPOSED USE:** Dental office

RELEVANT ZONING HISTORY:

Z-7057 June 2007: All concurred in denial of a request for rezoning a .87± acre tract of land from RS-4 to OM on property located northeast corner of North Cincinnati Avenue and East Queen Street and the subject property.

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Z-6440 May 1994: All concurred in approval of a request for rezoning a 215± acre tract of land from RM-1/RM-2 to RS-4 to comply with the Comprehensive Plan for that area by the TMAPC, on property located between Pine and Zion and between Peoria and Union Pacific Railroad. This area was formerly a "blanket-zoned" area and TMAPC staff worked with the neighborhood to rezone it to reflect its largely-single-family residential use.

Z-6428 January 1994: All concurred in approval of a "blanket rezoning" on lots lying between North Cincinnati Avenue and the Missouri-Pacific Railroad right-of-way; from East Ute Place on the north to East Pine Place on the south, from RM-1 to RS-4. The subject property was included in this action.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 37,800 square feet in size and is located northeast corner of North Cincinnati Avenue and East Queen Street. The property appears to be vacant and is zoned RS-4.

3.e.5

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
North Cincinnati	Secondary arterial	100'	4
East Queen	N/A	N/A	2

UTILITIES: The subject tract has municipal water and sewer available.

SURROUNDING AREA: The subject tract is abutted on the east by single-family residential uses, zoned RS-4; on the north by single-family residential uses, zoned RS-4; on the south by the North Pointe Center, zoned CS; and on the west by single-family residential uses, zoned RS-3. It should be noted that Cincinnati Avenue is a heavily-traveled arterial, and at various times in the past one or more of the residences fronting it on the west have reportedly been used as office-type facilities. It should be further noted that in requesting OL underlying zoning, the applicant is restricted to a single story in height. Several of the nearby and adjacent homes have two stories or steeply pitched roofs.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:
The District 2 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being within Special District 1 – NDP Area (an Urban Renewal area designation) and Medium Intensity-No Specific land use. According to the Zoning Matrix, the requested OL/PUD zoning **may be found** in accord with the Plan due to the site's location within a Special District.

STAFF RECOMMENDATION:

PUD 734 is proposed as a two story dental clinic at the northeast corner of North Cincinnati Avenue and East Queen Street. The application was originally submitted for OM zoning; however, TMAPC recommended that the request be resubmitted for OL zoning with an accompanying PUD.

The site comprises 37,800 square feet. The proposed building would comprise 11,076 square feet, with 8,096 square feet on the first floor and 2,971 square feet on the second floor. The first floor is to be a dental clinic with offices on the second floor. Parking is proposed adjacent to Cincinnati Avenue with landscaped areas and the clinic abutting the east boundary.

Staff finds the uses and intensities of development proposed and as modified by staff to be in harmony with the spirit and intent of the Code. Based on the following conditions, staff finds PUD-743 as modified by staff, to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of PUD-743 subject to the following conditions:

1. The applicant's Outline Development Plan and Text be made a condition of approval, unless modified herein.

2. Development Standards:

NET LAND AREA:	38,800 SF
MAXIMUM NUMBER OF LOTS:	One
MINIMUM FRONTAGE:	
North Cincinnati	140 FT

PERMITTED USES:

As permitted by right in OL District.

BUILDING SETBACKS:	
From right-of-way of N. Cincinnati	50 FT
From north boundary	30 FT
From east boundary	15 FT
From right-of-way of East Queen	25 FT
MAXIMUM BUILDING HEIGHT:	2 story/ 35 FT

PARKING:

As required per the applicable use unit of the zoning code.

MINIMUM LANDSCAPED AREA:	15% of net lot area

SCREENING AND BUFFERING:

A screening fence of not less than eight feet in height with masonry supports and minimum 15 foot landscaped strip with trees shall be provided along the east boundary. A screening fence of not less than six feet in height and minimum five foot landscaped strip shall be provided along the north boundary. Screening fences shall not be permitted to extend beyond the building setback unless reduced to a maximum height of four feet.

LIGHTING:

Exterior light standards shall not exceed 15 feet in height and shall be hooded and directed downward and away from the boundaries of the planned unit development. Shielding of outdoor lighting shall be designed so as to prevent the light producing element of reflector of the light fixture from being visible to a person standing at ground level in adjacent residential areas. Compliance with these standards shall be verified by application of the Kennebunkport Formula. Consideration of topography must be included in the calculations.

SIGNAGE:

One monument style ground sign not to exceed 32 square feet of display surface area and eight feet in height, OR one wall sign not to exceed 32 square feet shall be permitted.

VEHICULAR AND PEDESTRIAN ACCESS AND CIRCULATION:

One vehicular access to North Cincinnati in accord with Traffic Engineering shall be permitted. No vehicular access to East Queen Street shall be permitted. Sidewalks shall be provided and/ or maintained along East Queen Street and North Cincinnati Avenue. Pedestrian access from East Queen Street or North Cincinnati Avenue shall be provided to the entrance of the building. Such access may be provided as sidewalks and/or striping or other demarcation.

TRASH, MECHANICAL AND EQUIPMENT AREAS:

All trash, mechanical and equipment areas (excluding utility service transformers, pedestals, or equipment provided by franchise utility providers), including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.

3. No zoning clearance permit shall be issued for a lot within the PUD until a detail site plan for the lot, which includes all buildings, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.

4. A detail landscape plan for each lot shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed or will be installed within a specified time in accordance with the approved landscape plan for the lot, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.

5. No sign permits shall be issued for erection of a sign on a lot within the PUD until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.

6. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.

7. No building permit shall be issued until the requirements of Section 1107F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants that relate to PUD conditions.

8. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.

9. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.

10. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle, nor shall trucks or truck trailers be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the PUD.

Comments from 7/19/07 TAC:

General: No comments.

Water: If the fire hydrant coverage of the building is not meet then a fire hydrant may need to be installed
or a looped waterline extension in a 20' restrictive waterline easement.

Fire: No comments.

Stormwater: Drainage was not addressed anywhere in this PUD. It must be addressed.

Wastewater: The existing sanitary sewer line under the proposed parking lot must be inspected by Underground Collections to determine whether or not it will hold up to the increase pressure from development. The line will probably need to be replaced with a Ductile Iron Pipe, which will be done at the Developer's expense. Also, along the North property line, where you show a proposed privacy fence over the existing sanitary sewer line, you will not be allowed to build with Stone or Masonry columns, or wall, over the existing sanitary line.

Transportation: Cincinnati is a secondary arterial; a 30-ft radius intersection right-of-way dedication should be made to conform to the Major Street and Highway Plan. Sidewalks will be required on street frontages where not already existing. Driveway must meet City of Tulsa standards for commercial driveway construction.

Traffic: Dedicate R/W for a 30ft Int. Radius. Access and LNA to be shown along the arterial on the plat. Recommend restricting Access along Queen St per the PUD site plan thereby eliminating any need for a closure of the existing street.

GIS: No comments.

Street Addressing: No comments.

County Engineer: No comments.

MSHP: Cincinnati is a designated secondary arterial. Sidewalks should be constructed per subdivision regulations.

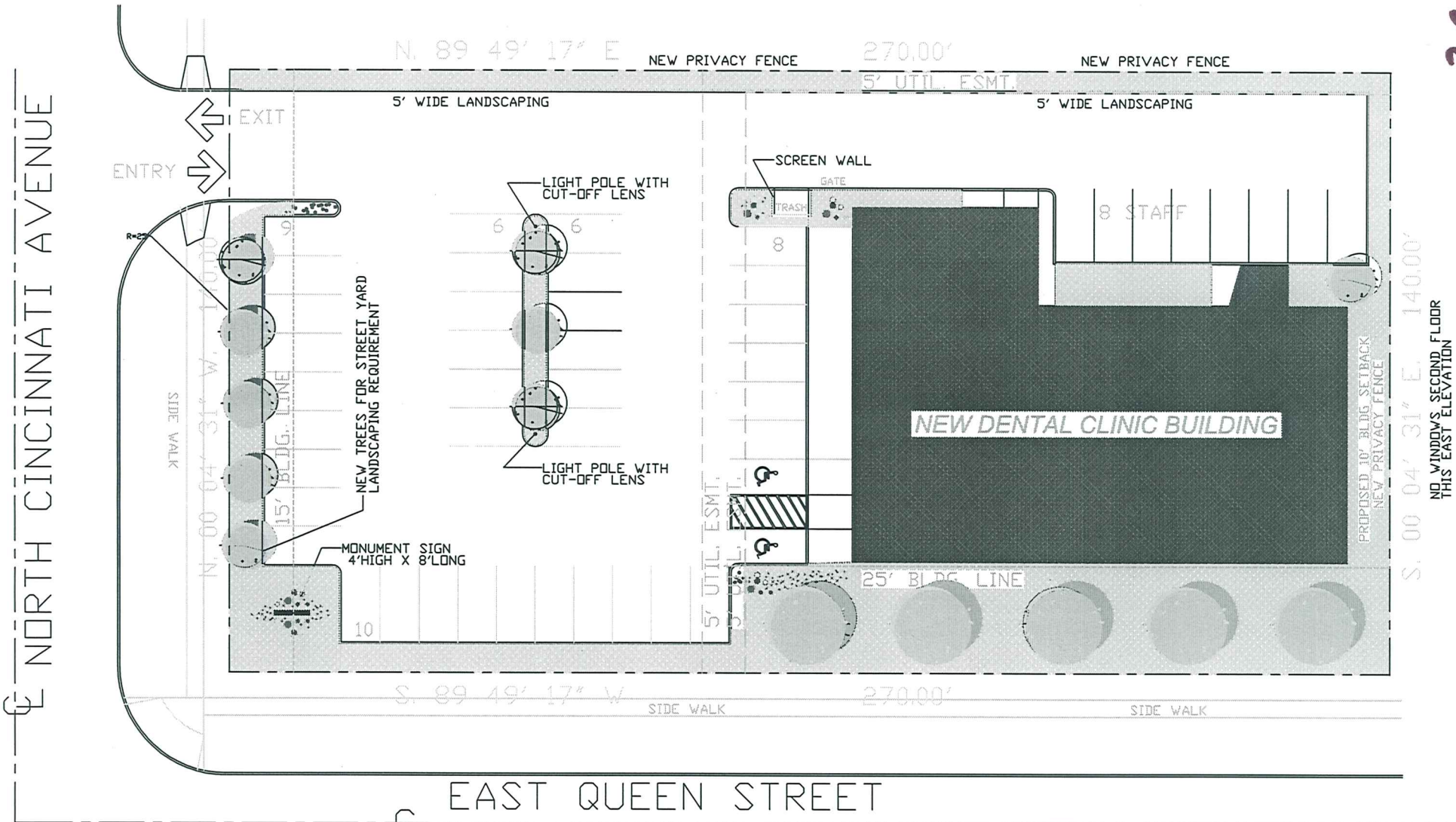
LRTP: N. Cincinnati Ave, between Pine Street and Apache, existing 4 lanes. Sidewalks should be constructed if non-existing or maintained if existing.

TMP: Cincinnati is part of a planned bikeway

Transit: Currently, Tulsa Transit operates existing routes on N. Cincinnati Ave, between Pine Street and Apache. According to MTTA future plans, this location will continue to be served by transit routes. Therefore, consideration for access to public transportation should be included in the development.

08/15/07

3.e.10



CONCEPTUAL SITE PLAN

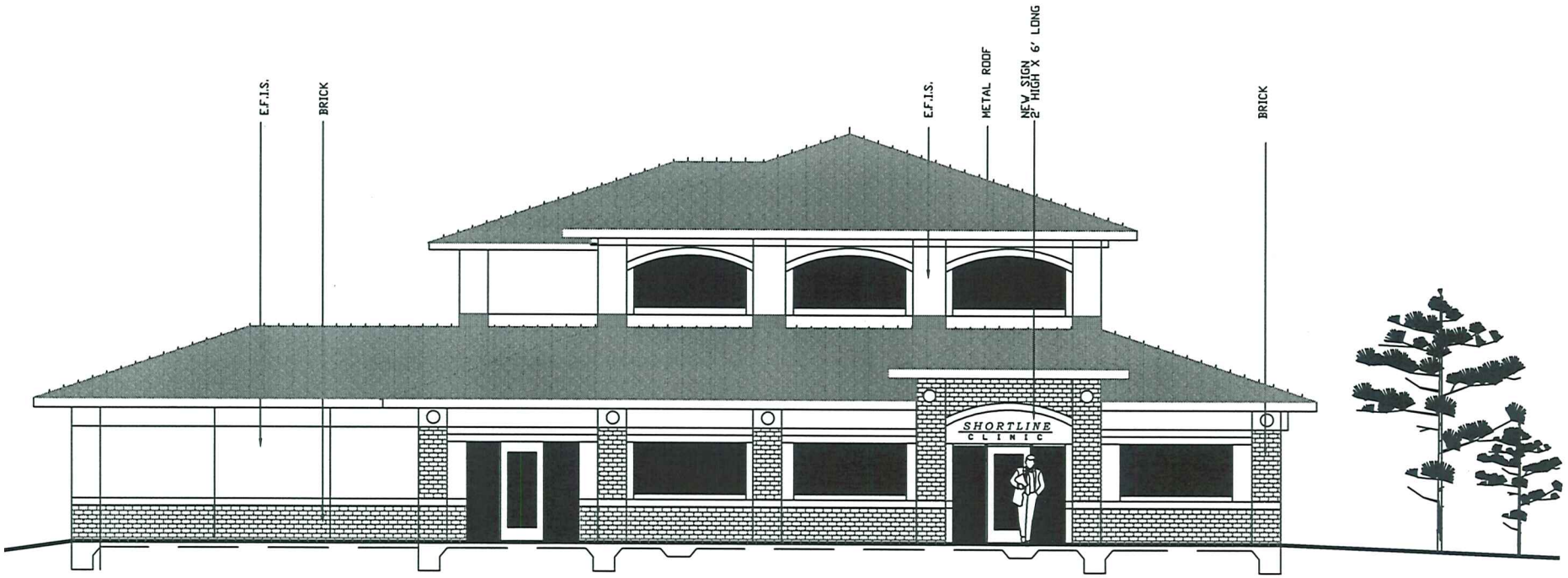
6-13-07

SITE AREA = 37,800 SQ. FT.
15% OPEN AREA = 5,670 SQ. FT.
SITE OPEN AREA = 8,337 SQ. FT.

PROPERTY NOT IN FLOOD PLAIN

FIRST FLOOR AREA 8,096 SQ. FT.
1 PARKING / 250 SQ. FT. = 33 PARKING SPACES
SECOND FLOOR AREA 2,971 SQ. FT.
1 PARKING / 300 SQ. FT. = 10 PARKING SPACES

TOTAL BUILDING AREA = 11,066 SQ. FT. - 47 CAR PARKING

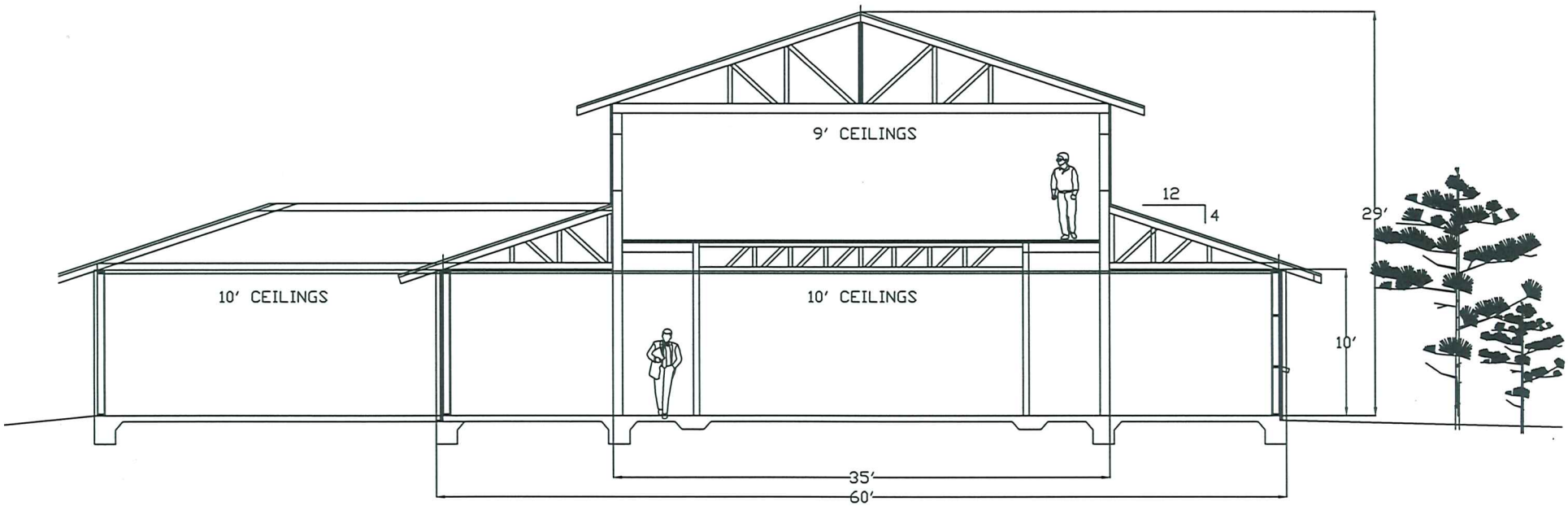


ELEVATION ONE

RESIDENTIAL SCALE DENTAL CLINIC
METAL ROOF AND BRICK TO BE SIMILAR
TO ADJACENT RETAIL DEVELOPMENT
MAX BUILDING HEIGHT TO BE 35'

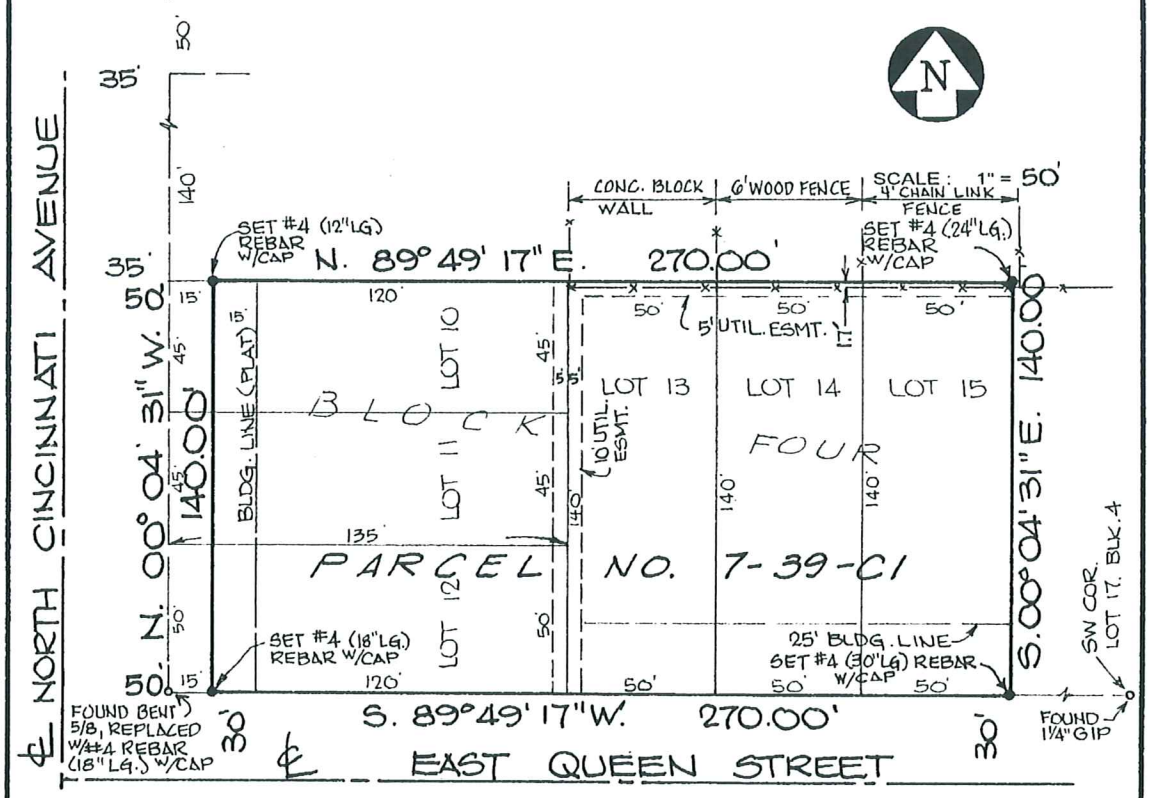
NEW LANSCAPING TO COMPLIMENT
EXISTING NEIGHBORHOOD AND NEW CLINIC

2.12



SECTION A

PLAT OF SURVEY



For: Tulsa Development Authority
W.O. 14245 Bk. 01-212 Pg. 48 Invoice No. 21454

Note: Bearings are based on the West line of Block 4, DICKASON GOODMAN ADDITION; Assumed N.0°04'31"W.
Note: Fences encroach 1.7' +/- over the North line of Lots 13, 14, &15, Block 4 as shown.

THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

DESCRIPTION:

All of Lots Ten (10), Eleven (11), Twelve (12) Less the West 15 feet for street and Lots Thirteen (13), Fourteen (14) and Fifteen (15), Block Four (4), DICKASON GOODMAN ADDITION, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

WITNESS MY HAND AND SEAL THIS 10th DAY OF November, 2001.
Revised 145' to 140' on Lots 13, 14, and 15, this 14th day of October 2003.

ASSOCIATED SURVEYORS, L.L.C.
PH. 918-663-2425, FAX 918-834-7368
237 South 71st East Avenue
Tulsa, Oklahoma, 74112
C.A.#1130, EXP. 6/30/03

REGISTERED PROFESSIONAL LAND SURVEYOR
GRAHAM W. BLAKE
1451
STATE OF OKLAHOMA

GRAHAM W. BLAKE, RPLS # 1451

3.c.14

SECTION 601. PRINCIPAL USES PERMITTED IN OFFICE DISTRICTS

The principal uses permitted in the Office Districts are designated by use units. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading, and screening requirements and other use conditions in Chapter 12. The use units permitted in Office Districts are set forth below in Table 1.

Table 1

Use Units Permitted in Office Districts*

Use Unit		Districts			
No.	Name	OL	OM	OMH	OH
1.	Area-Wide Uses	X	X	X	X
2.	Area-Wide Special Exception Uses	E	E #	E#	E#
4.	Public Protection & Utility Facilities	E	E	E	E
5.	Community Services & Similar Uses	E	X	X	X
6.	Single-Family Dwelling	E	E	E	E
7.	Duplex Dwelling	E	E	E	E
7a.	Townhouse Dwelling	E	E	E	X
8.	Multifamily Dwelling and Similar Uses	E	E	E	X
10.	Off-Street Parking Areas	X	X	X	X
11.	Offices, Studios & Support Services	X**	X	X	X
12.	Eating Establishments Other than Drive-Ins				X
13.	Convenience Goods and Services	E****	E****	E****	E****
16.	Mini-Storage	E	E	E	E
19.	Hotel, Motel and Recreational Facilities			E***	E***

*X = Use by Right
E = Special Exception
** = Drive-in bank facilities whether a principal or accessory use, require Board of Adjustment approval of special exception in OL Districts.
*** = Limited to hotel and motel.
**** = Limited to barber and beauty shops.
# = Residential treatment and transitional living centers are allowed by right in OM, OMH, and OH Districts.

SECTION 1210. USE UNIT 10. OFF-STREET PARKING AREAS

A. Description. Off-street parking areas which are principal uses.

B. Included Uses. Off-street parking areas.

C. Use Conditions

Off-street parking areas shall conform to the design, lighting, and improvement requirements for off-street parking contained in Chapter 13.

D. Off-Street Parking and Loading Requirements Not applicable.

SECTION 1211. USE UNIT 11. OFFICES, STUDIOS, AND SUPPORT SERVICES

A. Description

Offices, studios, medical and dental laboratories, and certain other compatible or supporting services.

B. Included Uses:

Abstract Company
Advertising Agency
Artificial Limb and Corrective Shoe Sales (by prescription only)
Artist's Studio
Broadcasting or Recording Studio
Computing Service
Data Processing Service
Drafting Service
Dental Offices, Clinics, Laboratories and related Research Facilities
Employment Agency
Financial Institution, other than pawn shop
Funeral Home
General Business Offices, excluding on premise sale of Merchandise
Insurance (claims adjustment - limit two bays - no repair)
Interior Design Consultant (no retail sales)
Loan Office
Medical Offices, Clinics, Laboratories and related Research Facilities
Optician or Optical Laboratories
Photography Studio
Prescription Pharmacy, provided that no sundry or other merchandise is sold or offered for sale

Studio or School for teaching ballet, dance, drama, fine arts, music, language, business or modeling
Transportation Ticket Office
Travel Agency
Union Hall (meetings only, no trade school)

C. Use Conditions

1. The uses included in Use Unit 11, when located on a lot which is abutting an R District, shall be screened from the abutting R District by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R District.

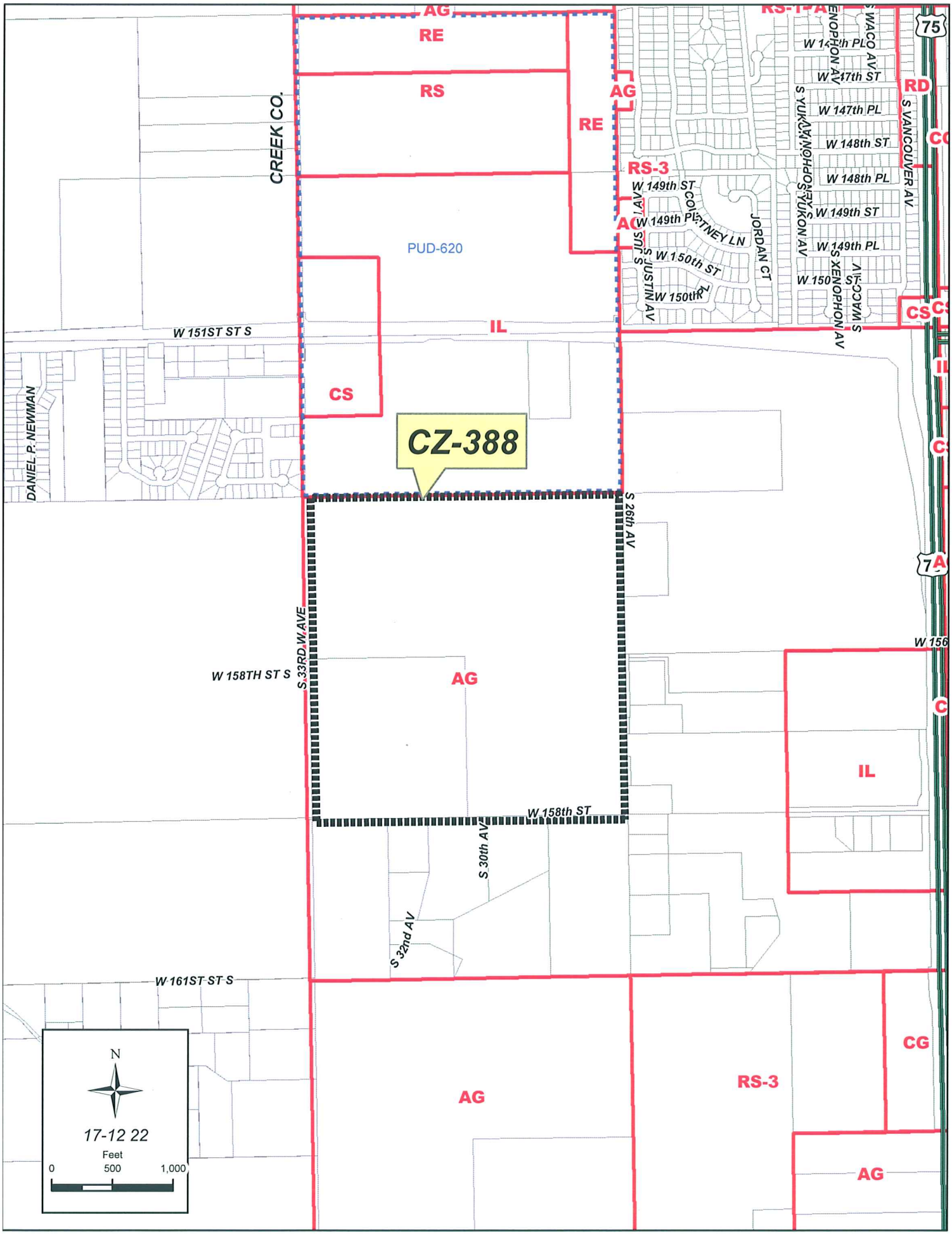
2. Funeral Homes which provide a chapel or assembly area shall have a minimum lot area of one acre.

D. Off-Street Parking and Loading Requirements

Uses	Parking Spaces	Loading Berths
Funeral Home and Union Hall	1 per 40 SF of assembly floor area plus 1 per 300 SF of nonassembly floor area	1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area
Medical & Dental Offices, Clinics & Laboratories	1 per 250 SF of floor area	1 per 10,000 to 100,000 SF plus 1 per each add'l 100,000 SF of floor area
Studio or School	1 per 150 SF of floor area	NA
Other Uses	1 per 300 SF of floor area for the first 30,000 SF of floor area in a building and if the building exceeds 30,000 SF, 1 per 350 SF of floor area for the floor area exceeding 30,000 SF	1 per 10,000 to 100,000 SF plus 1 per each additional 100,000 SF of floor area

E. Other Requirements

1. Only vehicles which are accessory to permitted principal uses on the lot shall be permitted to be parked on the lot. Such vehicles shall include customer's


CZ-388
AG
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PUD-620
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AG
IL
CREEK CO.
W 151ST ST S
DANIEL P. NEWMAN
W 158TH ST S
S 33RD W AVE
S 26th AV
W 158th ST
S 30th AV
S 32nd AV
W 161ST ST S
W 147th PL
W 147th ST
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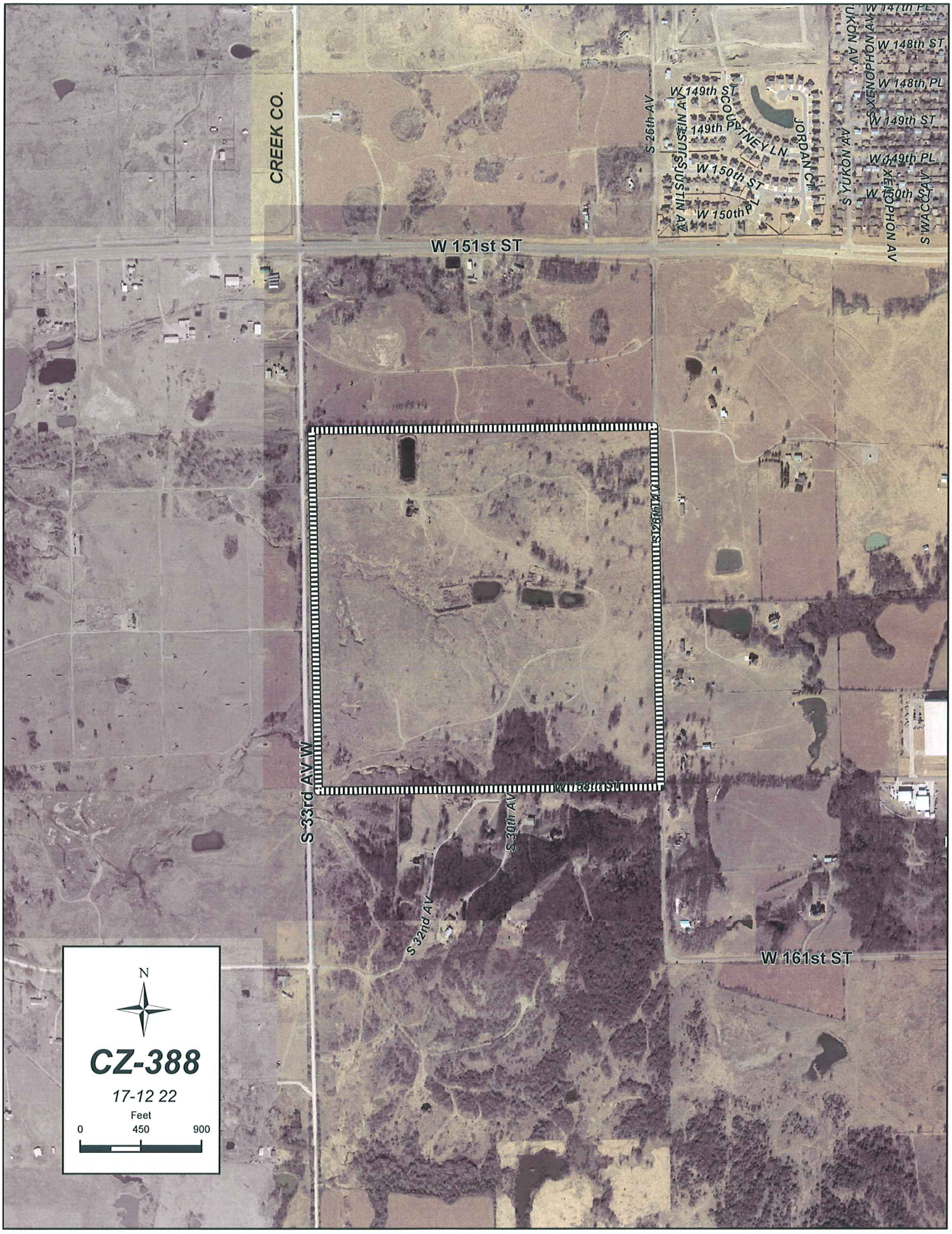
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W 149th PL
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S 33rd AV W
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S 32nd AV
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N
CZ-388
17-12 22
Feet
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450
900

TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT

APPLICATION: CZ-388

TRS 7222 **Atlas** 0

CZM 65 **PD-Glenpool—County-2**

TMAPC Hearing Date: August 15, 2007

Applicant: David Stone **Tract Size**: 160± acres

ADDRESS/GENERAL LOCATION: North of West 158th Street between South 33rd West Avenue & South 26th West Avenue

EXISTING ZONING:AG **EXISTING USE:** Agriculture

ZONING ORDINANCE: Resolution number 98254 dated September 15, 1980, established zoning for the subject property.

PROPOSED ZONING: IL **PROPOSED USE:** Industrial uses

RELEVANT ZONING HISTORY:

CZ-259/PUD-620 February 2000: All concurred in approval of a request for rezoning a 240± acre tract of land from AG to RE/RS/CS/IL for mixed use development on property located on the north and south sides of West 151st Street South between South 33rd West Avenue and South 26th West Avenue and abutting north of subject property.

AREA DESCRIPTION:
SITE ANALYSIS: The subject property is approximately 160± acres in size and is located north of West 158th Street between South 33rd West Avenue & South 26th West Avenue. The property appears to be mostly vacant and is zoned AG.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South 33rd West Avenue	Secondary arterial	100'	2 (barely; gravel-topped)
South 26th West Avenue	N/A	N/A	N/A

UTILITIES: The subject tract has rural water available through District 2 of Creek County and no sewer available.

SURROUNDING AREA: The subject tract is abutted on the east by mixed use large-lot developments, zoned AG; on the north by vacant land, zoned IL/PUD-620; on the south by largely vacant land (appears to be in oil wells), zoned AG; and on the west by vacant land/oil wells, zoned AG in Creek County.

3.6.3

RELATIONSHIP TO THE COMPREHENSIVE PLAN:
The Comprehensive Plan for the **City of Glenpool**, designates this area as being some residential and some agriculture with a rural residential intensity mostly with some low intensity in residential. Information from the Glenpool City Manager indicates that the City of Glenpool has plans to purchase land in this area (and including some of the subject property's 160 acres) for development of an industrial park.

STAFF RECOMMENDATION:
The proposal has the support of the Glenpool City Manager (letter in file), but it does not have the support of the adopted Glenpool Comprehensive Plan. It does not meet the criteria of the Metropolitan Development Guidelines for location of medium to high intensity uses. The property is an interior parcel, with frontage only on South 33rd West Avenue, which is not improved to industrial standards. Industrial zoning has occurred, more properly, adjacent to the Highway 75 frontage, to the east. Staff therefore cannot support this application and recommends **DENIAL** of IL zoning for CZ-388.

08/15/07

City of Glenpool

P.O. Box 70 • Glenpool, Oklahoma 74033 • (918) 322-5409 • Facsimile(918) 322-5433

July 19, 2007

Tulsa Metropolitan Planning Commission
200 West 5th Street, Suite 600
Tulsa, OK 74103

Attn: Dane Matthews

RE: CZ-388, Stone Trucking, Tulsa County Re-zoning, Section 22, T-17-N, R-12-E
Agricultural to Industrial

To Whom It May Concern:

This letter is in support of the industrial zoning application. The City of Glenpool is acquiring property for a new Industrial Park. This Park is a joint effort of the Cities of Jenks, Bixby and Glenpool in coordination with Tulsa County. A 130-acre portion of this application is under a commitment to purchase agreement by the City. We do support the application.

If you have any questions, please contact me.

Sincerely,

Ed Tinker,
City Manager

CC: Mayor J. Shayne Buchanan

TO: **Tulsa Metropolitan Area Planning Commission (TMAPC)** **August 6, 2007**
INCOG, 201 West 5th Street, Suite 600 / Tulsa / OK 74103

From: Ryan Jones, concerned residence
2231 West 161st South
Glenpool, OK 74033
918-406-6209

Subject: **Opposition of proposed AG (Agriculture District) to IL (Industrial Light District) zoning amendment CZ-388**
(SOUTH HALF OF THE NORTHWEST OF THE NORTHEAST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E **AND** NORTHWEST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E)

Ladies and Gentlemen:
Thank you for taking the time to review my objection to the proposed zoning amendment from AG district to an IL district (CZ-388). As an adjacent resident and neighbor, I am concerned about the effects of IL and its impact amongst our thriving community. The idea of an IL district within a few feet of our property line weighs negatively on my investment. After review of the Tulsa County Zoning Code Chapter 9 (Industrial District Provisions) and Chapter 12 (Use units), I feel it would be a detriment having an IL district adjacent to our established community.

The shear location of this proposed IL district, centered between three high density residential zoning plots, seems rather in conducive to the thriving community. To the NE is Taylor's Pond with 100+ residents. To the west is the Evergreen subdivision on the bordering Creek County line (currently in the house building phase). And to the SW is a recently zoned RS-3 residential zoning district on the south side of 161st, all within the diagram of the sent notice. Associated with this district would be the constant support structure of industrial traffic.

Aside from the many potential losses in home values associated with an adjacent IL district, many other concerns relate to this classification of zoning. A very common safety concern is the dense & heavy transportation of equipment and materials adjacent to these dense residential areas. The transit routes along W 26th street South and W 33rd Street South are marginal at best (See figure below). The volume of heavy equipment can grossly impact the integrity of the narrow and frail community transit routes.

Additionally, the topography in this corridor has been a traffic visibility concern as well. The blind spot at the crest of Hwy 151 eastbound between W33rd street S and W26th street S reveals a significant hazard (See figure below). Additionally, the topographical impact of environmental discharge from this property elevation cresting above lower residential elevations could have an enormous impact. Current issues with hydrological run-off from this property have been affecting underlying households.

My wife has a chronic reaction to dust. The volume of dust pollutants associated with IL and their connected equipment can adversely affect her. Adding to the pollutants is the effects of constant and irritating noise associated in this district. The potential "around the clock" hours of IL operations could keep households up "around the clock" as well. Adding to the many concerns is the capping of aged oil wells and its effects on environmental safety over the years.

Ladies and gentlemen, thank you for your time reviewing my many concerns with this amendment. I felt it imperative that to convey my strong opposition to this amendment. Each resident has their own personal reasons for this opposition. Again, for me first the safety hazards and pollutants associated with this type of district; second, the potential environmental effects of IL; third, irregular operations; and lastly maintaining the integrity of a thriving and aspiring residential community. Below are a few supporting pictures displaying my concerns to this amendment. I look forward to meeting you on August 15, 2007 at the 1:30 meeting. Thanks again.

August 06, 2007

Narrow and deteriorating road from 161st through W26st South. Taylor's Pond sub-division viewed to north for reference.

Blind spot at crest of 151st and W 26st S

Top of crest at 151st with W 26st South to right and Taylor's pond to left.

TO: **Tulsa Metropolitan Area Planning Commission (TMAPC)**
INCOG, 201 West 5th Street, Suite 600 / Tulsa / OK 74103

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Resident Name: Tamara and Dan Andersen

Address: 805 W 150 Place Glenpool OK 7403

I am opposed to this amendment because:

I did not purchase a new home in a nice family neighborhood (Taylor's Pond) to have industrial zoning behind me - resulting in decreasing my property value. There is plenty of land just down the road that would not have this affect. I oppose the zoning.

Tamara Andersen 8-7-07
Signature Date

TO: **Tulsa Metropolitan Area Planning Commission (TMAPC)**
INCOG, 201 West 5th Street, Suite 600 / Tulsa / OK 74103

RECEIVED
AUG 09 2007
BY

Subject: **Opposition of proposed AG (Agriculture District) to IL (Industrial Light District) zoning amendment CZ-388**
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Resident Name: Frank & Becky Gregory

Address: 865 W. 150th Pl., Glenpool, OK 7403

I am opposed to this amendment because:

Upon moving here last year, we were under the impression that this was a ~~resditen~~ residential neighborhood. The activity of industrial vehicles will add to the noise and cause much more wear & tear on the street conditions. It will also increase the chances of crime in the area with the increase of activity at all hours of the night

Frank C. Gregory 8/6/07

Signature Date

RECEIVED
AUG 0 8 2007
BY:

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INCOG, 201 West 5th Street, Suite 600 / Tulsa / OK 74103

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Resident Name: Jack & Julie Ferrell

Address: 15001 Jordan Ct., Glenpool, OK 74033

I am opposed to this amendment because:

We do not want a trucking company across the street from our housing addition. Not only do the heavy trucks put an unusual amount of wear and tear on our roads, but they are unsightly and will bring down the value of the homes surrounding their home base location. We also do not want other industrial companies moving into the area.

Julie L. Ferrell 8-6-07
Signature Date
Jack A Ferrell

August 5, 2007

INCOG
201 West 5th Street, Suite 600
Tulsa, OK 74103

Re: Case Number CZ-388
Proposed Zoning Change from AG to IL

We are in receipt of your Notice regarding Case Number CZ-388. As a resident of South 26th West Avenue, we object to the proposed amendment for a number of reasons.

First of all, we believe this zoning change and the subsequent establishment of a trucking company and other future industrial business would negatively affect our property value. We built our home four years ago and moved in to it after living within the City of Glenpool for the 18 years prior. Our home appraised for $250,000 four years ago. Since then, we have made improvements to the house and the land, and we feel certain those improvements have had a positive impact to the appraised value.

Our property is located to the east of the site of the proposed zoning change. The topography of that property is such that our property is downhill from it. Runoff water from that property, as well as the property to the north, very efficiently enters and exits our property, as well as that of the Fentons and the Martinez'. The runoff water enters the Fenton pond, and any overflow exits onto our property and then joins with another creek which we believe ends up in the City of Glenpool. We are concerned with what type of waste may be generated from an industrial site and will ultimately end up crossing our property, as well as that of our neighbors. Of additional concern is the possible interruption or rerouting of the runoff caused by the construction of businesses in an area void of improvements such as storm sewer and other water management solutions.

Since the trucking company does not own any highway frontage, this will force the company to use either 26th West Avenue or 33rd West Avenue for access. Neither of these roads is adequate to handle the volume of traffic or the type of traffic the trucking company will generate. The current condition of 26th West Avenue is deplorable at best, and care must be taken when your car meets another one on this narrow stretch of road. Meeting a truck on that road will be all the worse. Entering 151st Street (Hwy 67) from 26th West Avenue must also be done with care due to the hill just to the west of the intersection.

We are also concerned about the noise and pollution associated with businesses such as trucking and other industry. Many of these businesses operate 24 hours a day and will disturb the peace we enjoy. There are two asthma sufferers in our home, and we are concerned about excessive gravel dust and other possible pollutants. The applicant's current place of business does not appear to have any hard surface parking; it is all gravel.

The site of the proposed zoning change is a beautiful, natural place with an abundance of wildlife. Not only will numerous animals be displaced, but the establishment of industrial business would cause the area to become unsightly. We are certainly not experts in zoning matters, but it seems this is an extreme transition from residential to industrial, with the two separated only by a narrow county road.

On a more personal note, we do not want to compromise our home or our investment. We purchased our land nine years ago, and saved our money for five years so that we could build our dream home, the one we hoped to spend the rest of our days in. We do not want to ever have to sell our home, but we fear if industry is built across the street from us, we would be hard pressed recover our investment, or even to sell it at all.

Thank you for your time to consider our concerns. We respectfully request that the application for Industrial Light zoning be denied.

Steven Dickey
Brenda Dickey

Steven and Brenda Dickey
15615 South 26th West Avenue
Glenpool, Oklahoma 74033
(918) 322-3800 evening
(918) 640-7737 day

TO: **Tulsa Metropolitan Area Planning Commission (TMAPC)**
INCOG, 201 West 5th Street, Suite 600 / Tulsa / OK 74103

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Resident Name: Michael Shane Francis

Address: 14911 Jordan Ct. Glenpool, OK 74033

I am opposed to this amendment because:

It would create a loss of enjoyment of life for the residents in the immediate area.

RECEIVED
AUG 0 8 2007
BY:

M. Shane Francis 8-4-07
Signature Date

TO: **Tulsa Metropolitan Area Planning Commission (TMAPC)**
INCOG, 201 West 5th Street, Suite 600 / Tulsa / OK 74103

Subject: **Opposition of proposed AG (Agriculture District) to IL (Industrial Light District)**
zoning amendment CZ-388
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August 4, 2007

Resident Name: Myron and Lorene Dunn

Address: 15303 S. 26th W. Ave., Glenpool, OK 74033

I am opposed to this amendment because: My wife and I are deeply opposed to the re-zoning change. As we near retirement age, we have hopes of a quiet time, and be able to run a few head of cattle, as long as health permits.

Now we are faced with the possibility of an industrial complex and or trucking company across the road from us.

We must now consider the loss in value of our property, loss of wildlife, additional noise, dust and dirt, and heavy truck traffic on roads that are much to small and poorly maintained for even present light residential use.

No one can stop progress, or should there even be a need to stop it, however, consideration must be given to those who are already in the area. In my retirement years I would rather see and hear young couples and their children enjoying a rural life style than the roar of diesels and the banging of steel.

Thank-you for your time.

Myron Dunn Lorene Dunn

INCOG
201 W. 5th St
Ste 600
Tulsa OK 74103

RECEIVED
AUG 0 8 2007
BY:

Re: Case# CZ-388

To Whom It May Concern:

I am opposed to this zoning change. My home is directly across the street from the proposed change. I have invested much money in capital improvements to our property in the hopes of raising our three children in a quiet rural residential area. This change will drop our property values, cause potential health problems for our children and increase the noise and traffic.

Thank you,
Kimberly Fenton
15007 S. 24th W. Ave
Bixby, OK 74033

N# CZ-388

Aug 4-07

RECEIVED
AUG 0 8 2007
BY:

To whom it may concern:

It has come to our attention that the property at N of W 158th St. So. between So. 33rd W. Ave. and So. 34th W. Ave. is up for a rezoning change. This property has always been zoned A.G. and now they wanting it to change to I.L. for Industrial use. We are not wanting the zoning change. All the people in this area have invested considerable monies in their homes + property. To allow such a change would only decrease all of our property values

Also mine been trying for 4 yrs or longer to get the county to fix our roads, with no success. The roads are not large enough to handle large trucks + hauling from this area. The road So. 34th W. is primarily a one lane road. If two cars pass one has to go to the grass to be able to pass. The road will not handle constant Lg. traffic + loads.

Please consider our requests before changing the zoning. It is vital to our area it stays A.G.

Thank You
Gene Fulbright

Gene Fulbright
16015 So. 26th W. Ave.
Glenpool, Ok. 74033

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Resident Name: Stephanie Fox

Address: 15042 Jordan Court, Glenpool, Oklahoma

I am opposed to this amendment because:

As a resident of Taylors Pond, I am absolutely apposed to the proposed zoning amendment. Zoning the current agricultural to industrial will be disasterous for the developement of Taylors Pond. There are many lots still vacant and if zoned to industrial many potential buyers will look elsewhere. This will cost the city of Glenpool valuable property tax revenue. A trucking company is NOT necessary industry for our area. The noise will be unbearable: these vehicles will be coming and going at all hours of the day and night. The constant trat will cause pollution and more wear and tear of 151st street. Everything mentioned above will erode the property values of the above average real estate of Taylors Pond. The real estate of NEW housing that so many of our residen have worked a [illegible] that means lower value for us, lower [illegible]

Stephanie Fox 8/6/07
Signature Date

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Resident Name: JOHN Harshman

Address: 15042 JORDAN Ct. Glenpool

I am opposed to this amendment because: This Area needs to Stay Agriculture, or Change to Residental AS This is A Growing Residental Area AND to Make it light INDUSTRIAL Will Kill the Growth of Residental IN the Glenpool Kiefer Area.

Signature

8-6-07
Date

TO: **Tulsa Metropolitan Area Planning Commission (TMAPC)**
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Resident Name: Kenneth and Paulette Van Camp

Address: 15719 South 26th West Ave Glenpool, OK 74033

I am opposed to this amendment because:

August 6, 2007

Dear Sir or Madam:

We are very concerned and are strongly opposed to the plans of changing the 160 acres of land to the west of our home from AG. To IL. And allowing unsightly and noisy businesses, heavy traffic which these roads can't handle, also I don't believe that neither the county nor the city of Glenpool has the monies to construct or maintain the area in question. Further more it would degrade the value of the residential properties surrounding the area and it goes against the current Comprehensive Plan for the City of Glenpool, which states that this area be used for medium intensity residential use.

Sincerely,

Kenneth L. Van Camp & Paulette G. Van Camp
15719 South 26th West ave Glenpool, OK 74033

Paulette Van Camp August 6, 2007
Kenneth L Van Camp August 6 2007
Signature Date

RECEIVED
AUG 0 8 2007
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Resident Name: EUGENE FULLER

Address: 14855 COURTNEY LN GLENPOOL

I am opposed to this amendment because:

THIS IS A VERY NICE NEIGHBOOR HOOD & I DON'T WANT THE EXTRA NOISE, TRAFFIC, & DUST.

Eugene Fuller 8-4-07
Signature Date

RECEIVED
AUG 0 8 2007
BY:

TO: **Tulsa Metropolitan Area Planning Commission (TMAPC)**
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Resident Name: Carol L Foster

Address: 14929 Courtney Lane Glenpool

I am opposed to this amendment because: I live in Taylors Pond. This is the first home that I have purchased in my life. I'm 66yrs old. I want my home to retain it's property value. It is the only thing that I will have to leave to my children. I am divorced, single, and have no retirement. I pass by the current location of the business that wants to have this location re-zoned and it is an eye-sore. — I would not want to buy any property in close proximity to it. Neither would anyone else. Our property value would decrease.

Carol L Foster
Signature

8/4/07
Date

TO: **Tulsa Metropolitan Area Planning Commission (TMAPC)**
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Resident Name: Tom Lisle and Mistie Lisle

Address: 14949 Courtney In. Glenpool OK 74033

I am opposed to this amendment because:

There would be an increase in traffic in my area. there would be an increase in Truck traffic in my area and that would cause there to be a lot of noise around the clock in an area that is now very quiet and Peacefull. the trucking would also cause significantly more damage to our roads in this area than there would have been if it were not here. I feel these businesses would make our area unsightly and cause our property ~~boarde~~ value to be lowered. Who would want to live across the street from that eye sore. the Property coul be better used as a new neighborhood with homes that match those in the area. That would be the proper way to develop this land.

Tom Lisle 8-4-07
Signature Date

RECEIVED
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BY:

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Resident Name: Butch Dellis

Address: 15002 S Justin Ave Glenpool

I am opposed to this amendment because:

- INCREASED NOISE:
  We specifically chose our neighborhood for the slow, quiet and peaceful atmosphere next to the country. IT'S very enjoyable to ~~After~~ come home to after a fast paced, hecktic day of work in Tulsa. We are planning to add a pool to our backyard and listening to tractor trailer trucks, jake brakes, air brake noises and more road noise would rob us of our enjoyment of family time.
- INCREASED TRAFFIC:
  ~~Hwy~~ 151st St. transitions from 2 lane to single lane very busy during school hours; ie. Buses & Parent drop off require escorts
  - Hwy 75 & 151st St. South is busy and often traffic is ~~impacted~~ currently impacted (Backed up) by turning semi-trucks.
  - Children are sometimes seene biking along 151st ~~Hwy 75~~

Butch J Dellis

Signature Date

TO: **Tulsa Metropolitan Area Planning Commission (TMAPC)**
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BY:

Subject: **Opposition of proposed AG (Agriculture District) to IL (Industrial Light District) zoning amendment CZ-388**
(SOUTH HALF OF THE NORTHWEST OF THE NORTHEAST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E **AND** NORTHWEST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E)

Resident Name: Thomas J. Ford

Address: 826 W. 150th PLACE South

I am opposed to this amendment because:

We do not want extra noise, traffic, surrounding our residential neighborhood. Thank you for not zoning Industrial!

Thomas J Ford 8-4-07
Signature Date

RECEIVED
AUG 0 8 2007
BY:

TO: **Tulsa Metropolitan Area Planning Commission (TMAPC)**
INCOG, 201 West 5th Street, Suite 600 / Tulsa / OK 74103

Subject: **Opposition of proposed AG (Agriculture District) to IL (Industrial Light District) zoning amendment CZ-388**
(SOUTH HALF OF THE NORTHWEST OF THE NORTHEAST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E **AND** NORTHWEST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E)

Resident Name: Scott or Sarah Blasdell

Address: 14915 Courtney Lane, Glenpool, OK 74033

I am opposed to this amendment because:

My main reason is that I have two small children, and the reason I moved to Glenpool is because of the fact that there is less traffic and more quiet out here. My husband and I want to raise our kids in the most safe environment possible. So we are most definetly against the new zoning and will take all the actions needed to make sure all the children in the sub division here at Taylor's Pond are safe from big trucks and etc. Thank you.

Sarah Blasdell 8-4-07

Signature Date

TO: **Tulsa Metropolitan Area Planning Commission (TMAPC)**
INCOG, 201 West 5th Street, Suite 600 / Tulsa / OK 74103

Subject: **Opposition of proposed AG (Agriculture District) to IL (Industrial Light District) zoning amendment CZ-388**
(SOUTH HALF OF THE NORTHWEST OF THE NORTHEAST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E **AND** NORTHWEST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E)

Resident Name: Patrick and Jeniffer Acosta

Address: 14935 Courtney Ln. Glenpool, OK. 74033

I am opposed to this amendment because:

Noise, clutter, traffic from larger trucks, and not to mention, loweri my property value of our home.

Signature

8/4/07
Date

TO: **Tulsa Metropolitan Area Planning Commission (TMAPC)**
INCOG, 201 West 5th Street, Suite 600 / Tulsa / OK 74103

RECEIVED
AUG 0 8 2007
BY

Subject: **Opposition of proposed AG (Agriculture District) to IL (Industrial ~~Light~~ District) zoning amendment CZ-388**
(SOUTH HALF OF THE NORTHWEST OF THE NORTHEAST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E **AND** NORTHWEST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E)

Resident Name: Shelly Craig

Address: 15709 S 26 W Ave Glenpool OK 74033

I am opposed to this amendment because:

This area has been agricultural & needs to stay that way. We move out here to get away from noise & close neighbors. If this land is amended to Industrial, It will become nothing but an eye sore & noise. I don't want to look out my front door & see Huge Silver fans nor do I want to hear loud Semis Continuesly Moving them in & out. The roads out here are already narrow & run down & adding this type of traffic would only worsen the problem. Please take in to Consideration how you would feel if you lived in the Country where it is quiet & Secluded & someone like Stan trucking was to move in across From You! You can't make me believe you would be happy.

Signature Shelly Craig Date 8/7/07

TO: **Tulsa Metropolitan Area Planning Commission (TMAPC)**
INCOG, 201 West 5th Street, Suite 600 / Tulsa / OK 74103

RECEIVED
AUG 0 8 2007
BY:

Subject: **Opposition of proposed AG (Agriculture District) to IL (Industrial Light District) zoning amendment CZ-388**
(SOUTH HALF OF THE NORTHWEST OF THE NORTHEAST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E **AND** NORTHWEST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E)

Resident Name: Ernest & Tammy Rinard

Address: 85 W 150th P.L. S Glenpool OK

I am opposed to this amendment because:

Signature Aug 6, 07 Date

Tammy Rinard Aug 6. 07

August 8, 2007

INCOG
201 West 5th Street, Suite 600
Tulsa, OK 74103

Via Personal Delivery

Re: Case Number CZ-388
Proposed Zoning Change from AG to IL

Attached for your review are signed petitions against the proposed zoning change as referenced in Case Number CZ-388. There are 93 signatures.

If you should have any questions, please call (918) 406-6209 or (918) 640-7737.

Thank you for your time.

Residents of Neighborhoods Surrounding Property Identified in Case CZ-388

PETITION

The undersigned residents of the neighborhoods surrounding the property identified in Case No. CZ-388 of Tulsa County, State of Oklahoma, described in the Notice as the SOUTH HALF OF THE NORTHWEST OF THE NORTHEAST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E **AND** NORTHWEST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E, hereby stand strongly against the proposed application for an Industrial Light District zoning.

	Signature	Print Name	Address
1.		Teri Taylor	876 W. 150 Pl
2.	Vincent Lowe	Vincent Lowe	835 W. 150 Pl
3.	Heather Lowe	Heather Lowe	835 W. 150th PL
4.	Billie Coleman	Billie Coleman	836 W 150th Pl
5.	Billy Stopp	Billy Stopp	825 W 150th PL S
6.	Michelle Stopp	Michelle Stopp	825 W 150th PL S
7.	Thomas J. Ford	THOMAS J. FORD	826 W. 150th PL S.
8.		LEEANN GRAHAM	836 W. 149th PL S
9.		Kenneth VANCAMP	15719 S 26th W. Ave
10.		Paulette VanCamp	15719 S. 26th W. AVE.
11.		Dan Anderson	805 W 150th PL
12.		AARON ADAMS	806 W 150th PL
13.	Leon Clymer	Leon Clymer	846 W. 150th PL
14.	RaNaile Clymer	RaNaile Clymer	846 W 150th PL
15.		Scott Williams	886 W 150th PL
16.	Shannon Williams	Shannon Williams	886 W. 150th PL
17.	Stephanie Thrower	Stephanie Thrower	855 W. 150th
18.	Tammy Rinard	Tammy Rinard	~~815~~ 825 W. 150th PLS.

PETITION

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	Signature	Print Name	Address
1.	Robin Matunas	Robin Matunas	851 W. 150th St
2.	Patti Garrison	PATTI GARRISON	831 W 150th ST
3.	Duane L Garrison	DUANE GARRISON	831 W 150th ST
4.	Chad D. Sparks	Chad Sparks	820 W. 150th St.
5.	Vickie Fagin	Vickie Fagin	1418 E 140th Pl.
6.	Kevin Fagin	KEVIN FAGIN	1418 E 140th Pl
7.		Julian Stragapete	14461 S. Oak St.
8.		Heidi Stragapete	14461 S. Oak St.
9.		Ernest Martinez	15621 S. 26th W Ave
10.		Tiffany Martinez	15621 S. 26th W. Ave.
11.	Jackie Collins	JACKIE COLLINS	4332 S Garnett Rd
12.	Susan J. Walker	SUE J. WALKER	P.O. BOX 584 Glenpool 74033
13.	Shares Walker	SHARES WALKER	PO BOX 584 Glenpool 74033
14.	Alexa Martinez	ALEXANDER MARTINEZ	15621 S 26 W Ave Glenpool 7403
15.	Rob Craig	ROB CRAIG	15709 S. 26th W. Ave Glenpool, OK 74033
16.	Shelly Craig	Shelly Craig	15709 S. 26th W Ave Glenpool 740
17.	Brenda Dickey	Brenda Dickey	15615 S. 26th W. Ave. Glenpool
18.	Steven Dickey	Steve Dickey	18615 S 26 W Ave

PETITION

The undersigned residents of the neighborhoods surrounding the property identified in Case No. CZ-388 of Tulsa County, State of Oklahoma, described in the Notice as the SOUTH HALF OF THE NORTHWEST OF THE NORTHEAST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E **AND** NORTHWEST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E, hereby stand strongly against the proposed application for an Industrial Light District zoning.

	Signature	Print Name	Address
1.		Louie Willingham	14871 Jordan Ct
2.		Callie Willingham	14871 Jordan Ct
3.		Mike Cates	14881 Jordan Ct
4.		Bobbi Cates	14881 Jordan Ct
5.		Jodee Wilsdorf	14891 Jordan Court
6.		Keith Wilsdorf	14891 Jordan Court
7.		Susan Ross	14981 Jordan Ct.
8.		Julie L. Ferrell	15001 Jordan Ct.
9.		Jack G. Ferrell	15001 Jordan Ct
10.		Chad Smith	15052 Jordan Ct
11.		Bonnie Molloy	15052 Jordan Ct.
12.		Stephanie Fox	15042 Jordan Court
13.		Michael Moore	15011 Jordan Ct.
14.		Phyllis Moore	15011 Jordan Ct
15.		Jose Esteban Torres	15021 Jordan Ct
16.		Angela Francis	14911 Jordan Ct
17.		Johnny Gaines	14951 Jordan Ct
18.			

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PETITION

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	Signature	Print Name	Address
1.	NancyGrayson	NANCY GRAYSON	14905 Courtney Ln
2.	Eugene Fuller	EUGENE FULLER	14855 COURTNEY LN Glenp
3.	D. Annette Glenn	D. ANNETTE GLENN	14919 Courtney LN, OK 740
4.	Dennis R. Glenn	D R. GLENN	14919 Courtney Ln Glenpool OK 740
5.	Carole Todd	CAROLE TODD	14929 Courtney Ln Glen OK 74
6.	Patrick Acosta	PATRICK ACOSTA	14935 COURTNEY LANE Glenp
7.	Tom Lisle	TOM LISLE	14949 Courtney ln 74033 OK Glenpool ok
8.	Mistie Lisle	Mistie Lisle	14949 Courtney ln 74033 Glenpool.
9.	Lisa Mixon	Lisa Mixon	14944 Courtney ln 74033 Glenpool, OK
10.	Darin Samuels	Darin Samuels	14939 Courtney Lane 74033
11.	Terry Ames	Terry Ames	14938 Courtney Ln OKla 74033
12.	Betsey Saltzman	Betsey Saltzman	14909 Courtney ln 74033
13.	Scott Blasdell	Scott Blasdell	14915 Courtney Ln 74033
14.	Michael Rogers	MICHAEL ROGERS	14936 COURTNEY LN 74033
15.	Ronda Jones	RONDA JONES	2231 W 161st Glenpool 74
16.	Ryan Jones	RYAN JONES	2231 W 161ST S GLENPOOL, OK 7403
17.	Lorene Dunn	LORENE DUNN	15303 S. 26 W. AVE
18.	Myron Dunn	MYRON DUNN	15303 S. 26TH W. AVE

PETITION

The undersigned residents of the neighborhoods surrounding the property identified in Case No. CZ-388 of Tulsa County, State of Oklahoma, described in the Notice as the SOUTH HALF OF THE NORTHWEST OF THE NORTHEAST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E **AND** NORTHWEST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E, hereby stand strongly against the proposed application for an Industrial Light District zoning.

	Signature	Print Name	Address
1.	Linda Waldrop	Linda Waldrop	845 W. 149th Pl.
2.	Charles P. Waldrop	Phillip Waldrop	"
3.	Barby Nasworthy	Barby Nasworthy	856 W. 149 Place
4.	Terry Nasworthy	Terry Nasworthy	856 W. 149 Place
5.		CRAIG SCHREINER	816 W 149TH PL
6.	Butch Dellis	Butch DELLIS	15402 S. Justin AVE Glenpool
7.		Shawn Mowes	15022 Justin Ave Glenpool
8.		Katherine Mowes	15022 Justin Ave Glenpool
9.		Larry Aston	851 W. 149th St
10.	Kimberly Fenton	Kimberly Fenton	15607 S 26th W Ave 74
11.		David Fenton	15607 S 26th W Ave 74
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PETITION

The undersigned residents of the neighborhoods surrounding the property identified in Case No. CZ-388 of Tulsa County, State of Oklahoma, described in the Notice as the SOUTH HALF OF THE NORTHWEST OF THE NORTHEAST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E **AND** NORTHWEST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E, hereby stand strongly against the proposed application for an Industrial Light District zoning.

	Signature	Print Name	Address
1.	Ernest Rinaud	Ernest Rinaud.	815 W. 150th Pls.
2.	Gene Fulbright	Gene Fulbright	16015 S. 26th W. Ave
3.	Bob Sheldon	Bob Sheldon	15909 S. 26 W. Ave
4.	Monroe Hannon	Monroe T Hannon	15834 S. 30th W Ave
5.	Lori R. Hannon	Lori R. Hannon	15834 S. 30 W. Ave.
6.	Martie Fulbright	MARTIE FULBRIGHT	16015. So. 26 West Ave
7.	Ken Pickering	KEN PICKERING	2902 W 158th St S.
8.	Deb Pickering	Deb Pickering	2902 W. 158th St. S.
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PETITION

The undersigned residents of the neighborhoods surrounding the property identified in Case No. CZ-388 of Tulsa County, State of Oklahoma, described in the Notice as the SOUTH HALF OF THE NORTHWEST OF THE NORTHEAST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E **AND** NORTHWEST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E, hereby stand strongly against the proposed application for an Industrial Light District zoning.

	Signature	Print Name	Address
1.		James W. Smith Jr	846 W. 149th St N
2.	Steve Nasworthy	STEVE NASWORTHY	860 W. 150ST
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PETITION FROM NEIGHBORING CREEK COUNTY

The undersigned residents of the neighborhoods surrounding the property identified in Case No. CZ-388 of Tulsa County, State of Oklahoma, described in the Notice as the SOUTH HALF OF THE NORTHWEST OF THE NORTHEAST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E **AND** NORTHWEST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E, hereby stand strongly against the proposed application for an Industrial Light District zoning.

	Signature	Print Name	Address
1.		TAMMY RITTER	204 TAOS DR KIEFER OK 740
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NOTICE TO THE PUBLIC OF A HEARING ON A PROPOSED AMENDMENT TO THE ZONING MAP TO THE COUNTY OF TULSA, OKLAHOMA

CZ-388

North of West 158th Street South between South 33rd West Avenue and South 26th West Avenue

B

Notice is hereby given that a public hearing will be held before the Tulsa Metropolitan Area Planning Commission (TMAPC), in the **Francis Campbell City Council Meeting Room, City Hall, 200 Civic Center, Tulsa, OK, 1:30 p.m. on Wednesday, August 15, 2007**, to consider the proposed zoning change on the following described property:

SOUTH HALF OF THE NORTHWEST OF THE NORTHEAST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E **AND** NORTHWEST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E;

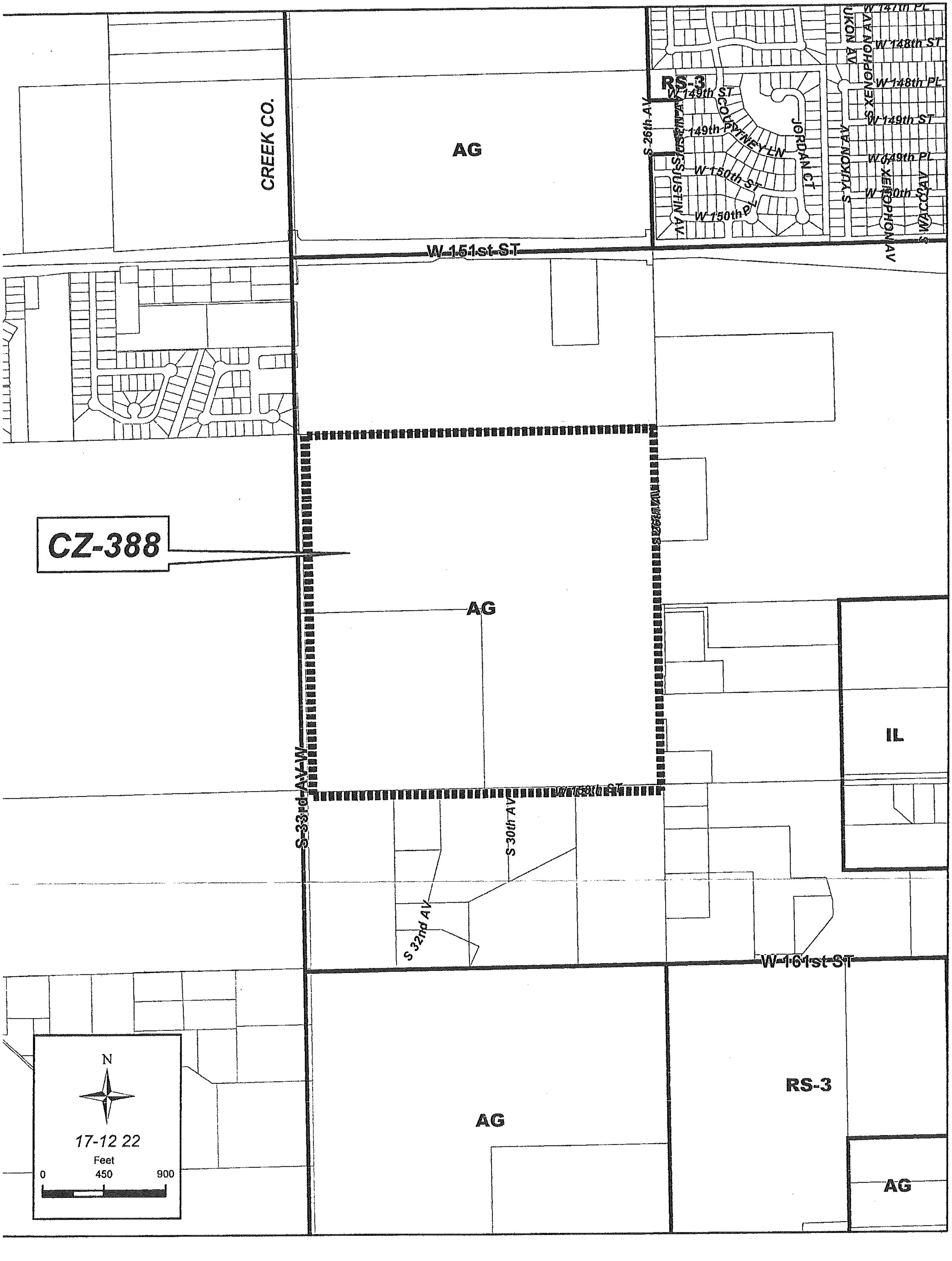
From: AG (Agriculture District)

To: IL (Industrial Light District)

For: Industrial uses

All persons interested in this matter may appear at the foregoing time and place and present their objections to or arguments for the proposed amendment(s).

If you have questions concerning this request call or write INCOG, 201 West 5th Street, Suite 600, Tulsa, Oklahoma, 74103. (918-584-7526). When calling, please refer to Case number **CZ-388**.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JORDAN CT
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TO: **Tulsa Metropolitan Area Planning Commission (TMAPC)**
INCOG, 201 West 5th Street, Suite 600 / Tulsa / OK 74103

Subject: **Opposition of proposed AG (Agriculture District) to IL (Industrial Light District) zoning amendment CZ-388**
(SOUTH HALF OF THE NORTHWEST OF THE NORTHEAST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E **AND** NORTHWEST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E)

Resident Name: Keith Wilsdorf

Address: 1489 Jordan Court - Glenpool, OK 74033

I am opposed to this amendment because:

This is a residential area and I do not want the increased traffic & noise that amending this area to an IL zone will bring. It may also bring heavy equipment traffic into the area, which could create danger for the many families in this area with small children.

RECEIVED
AUG 06 2007
BY:

Keith Wilsdorf 8/4/07
Signature Date

TO: **Tulsa Metropolitan Area Planning Commission (TMAPC)**
INCOG, 201 West 5th Street, Suite 600 / Tulsa / OK 74103

Subject: **Opposition of proposed AG (Agriculture District) to IL (Industrial Light District) zoning amendment CZ-388**
(SOUTH HALF OF THE NORTHWEST OF THE NORTHEAST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E **AND** NORTHWEST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E)

Resident Name: Billee Coleman

Address: 836 W 150th Pl

I am opposed to this amendment because:

I Have small Children Thats Verry Curreass about things I think could Hurt one of the Kids And it looks Bad for ~~from~~ property Valu goes Down

RECEIVED
AUG 06 2007
BY:

Billee Coleman 8-4-07
Signature Date

TO: **Tulsa Metropolitan Area Planning Commission (TMAPC)**
INCOG, 201 West 5th Street, Suite 600 / Tulsa / OK 74103

Subject: **Opposition of proposed AG (Agriculture District) to IL (Industrial Light District) zoning amendment CZ-388**
(SOUTH HALF OF THE NORTHWEST OF THE NORTHEAST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E **AND** NORTHWEST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E)

Resident Name: Chad Sparks

Address: 820 W. 150th St.

I am opposed to this amendment because:

- Lowering property value
- Eyesore
- Increased traffic
- Industrializing a community area
- Displacing local area wildlife
- Decrease in safety for my children & neighborhood kids.

Increasing local area crime rates.

RECEIVED
AUG 06 2007
BY:

Signature

Aug. 4, 2007
Date

TO: **Tulsa Metropolitan Area Planning Commission (TMAPC)**
INCOG, 201 West 5th Street, Suite 600 / Tulsa / OK 74103

Subject: **Opposition of proposed AG (Agriculture District) to IL (Industrial Light District) zoning amendment CZ-388**
(SOUTH HALF OF THE NORTHWEST OF THE NORTHEAST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E **AND** NORTHWEST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E)

Resident Name: VINCENT LOWE & HEATHER LOWE

Address: 835 W. 150th PL. GLENPOOL, OK. 74033

I am opposed to this amendment because:

This is a family Neighborhood. The danger to the children & pets would be increased substantially due To the traffic associated with the Light Industrial park site.

RECEIVED
AUG 06 2007
BY:

Vincent Lowe 8/4/07
Signature Date

TO: **Tulsa Metropolitan Area Planning Commission (TMAPC)**
INCOG, 201 West 5th Street, Suite 600 / Tulsa / OK 74103

Subject: **Opposition of proposed AG (Agriculture District) to IL (Industrial Light District) zoning amendment CZ-388**
(SOUTH HALF OF THE NORTHWEST OF THE NORTHEAST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E **AND** NORTHWEST OF THE SOUTHWEST OF SECTION 22, T-17-N, R-12-E)

Resident Name: Phillip + Linda Waldrop

Address: 845 W. 149th Pl Glenpool

I am opposed to this amendment because:

When we bought + built our new home, we were under the impression this would be a quiet neighborhood with low traffic & don't want a lot of traffic in front of my neighborhood; nor do I want the noise from it. I am all for building up Glenpool but I want our neighborhood across from my neighborhood. Build the industrial parks further out away from town.

RECEIVED
AUG 06 2007
BY

Linda Waldrop 8-4-07

Signature Date