

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2587

October 5, 2010, 4:00 PM

175 East 2nd Street, 2nd Level, One Technology Center

Tulsa City Council Chamber

CONSIDER, DISCUSS AND/OR TAKE ACTION ON

Call to Order:

REPORTS

Chairman's Report:

Worksession Report:

Director's Report:

Review of TMAPC Receipts for the month of August 2010

1. Minutes of September 7, 2010, Meeting No. 2585
2. Minutes of September 15, 2010, Meeting No. 2586

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.

3. **LC-282**– Tulsa Development Authority (9201) Lot-Combination (CD-4)
Southwest corner of North Greenwood Avenue and East Archer Street
4. **LS-20396**– Sunny Investment Properties, LLC (9328) Lot-Split (related to PUD-766-1) (CD-7)
North of the Northwest corner of East 51st Street and South Yale Avenue
5. **Correction Affidavit** – Storage Station Amended Addition (9332) (CD 9)
West of Southwest corner of East 51st Street and South Harvard Avenue
6. **PUD-536-2 – Tulsa Design/Mark Nelson/Ambassador Manor** RD/RM-1/RM-2/PUD
East of the southeast corner of 61st Street South and South Peoria Avenue (CD-2)
(Minor Amendment to relax front setback from the centerline of 61st Street from 85 feet to 74 feet.)
7. **Z-7139-SP-1/Z-6254-SP-2 – H Design Group/Todd Bolin/Tulsa Metro Outdoors & More** CO/PUD
Northeast corner of 63rd Street South and South Mingo Road (Detail Site Plan for a 24,580 square foot multi-use Metro Appliances and More store.) (CD-7)
- 7a. **PUD-766-1 – Sunny Investment Properties, LLC/Jack In The Box** CH/CS/PUD
North of the northwest corner of 51st Street South and South Yale Avenue (Minor Amendment to reflect a lot-split and reallocate existing floor area to the two new lots identified as Lot 8 and Lot 8A.) (CD-7)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

PUBLIC HEARINGS

8. **LS-20386**– Joseph Watt, PE (9315) Lot-Split (corrected legal) (CD-4)
South of the Southeast corner of East 25th Place South and South Yale Avenue
9. **Rockford Industrial Park** – (0331) Minor Subdivision Plat (CD 3)
1212 North Rockford, South of East Pine Street, East of North Peoria Avenue (Request continuance to 10/20/2010 for plat revisions per Technical Advisory Committee.)
10. **Z-6423** – (9336) Plat Waiver (CD 7)
5874 South Mingo Road
11. **PUD-208-A – Lou Reynolds/Lighthouse Shopping Village** OM/PUD-208
Southeast corner of South Yale Avenue and East 71st Street (Major Amendment to add a health club use only from Use Unit 19, Hotel, Motel and Recreation, and involves no construction or expansion of the existing facilities.) (CD-7)
12. **Z-7159 – Roy Johnsen/Saint Francis Hospital, Inc.** RS-3/OL/OM to OH
Southeast corner of 61st Street and South Yale Avenue (CD-7)
13. **Z-7160 – Susan J. Colwell Frederick** RS-3 to AG
West of the northwest corner of East 11th Street and South 145th East Avenue (CD-6)
14. **Z-7161 – Roy Johnsen/Perry R. Dunham** RS-3 to OL
Northeast corner South Yale Avenue and East 75th Street (CD-7)

OTHER BUSINESS

15. Reconsider TMAPC meeting dates and time.
16. **Commissioners' Comments**

ADJOURN

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.

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

Visit our website @ www.tmapc.org

The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region's current and future residents.

TMAPC Mission Statement

TMAPC RECEIPTS
Month of August 2010

		----- Current Period -----				----- Year To Date -----		
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	9	\$45.00	\$45.00	\$90.00	21	\$105.00	\$105.00	\$210.00
Zoning	4	1,810.00	1,810.00	3,620.00	6	2,360.00	2,360.00	4,720.00
PUDs & Plan Reviews	46	3,435.00	3,435.00	6,870.00	73	5,547.50	5,547.50	11,095.00
Refunds	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Fees Waived	0	0.00	0.00	0.00	0	0.00	0.00	0.00
		<u>\$5,290.00</u>	<u>\$5,290.00</u>	<u>\$10,580.00</u>		<u>\$8,012.50</u>	<u>\$8,012.50</u>	<u>\$16,025.00</u>
LAND DIVISION								
Minor Subdivisions	1	\$325.00	\$325.00	\$650.00	2	\$650.00	\$650.00	\$1,300.00
Preliminary Plats	3	1,696.68	1,696.67	3,393.35	4	2,301.68	2,301.67	4,603.35
Final Plats	1	382.50	382.50	765.00	1	382.50	382.50	765.00
Plat Waivers	3	375.00	375.00	750.00	5	625.00	625.00	1,250.00
Lot Splits	4	200.00	200.00	400.00	9	417.50	417.50	835.00
Lot Combinations	6	300.00	300.00	600.00	14	700.00	700.00	1,400.00
Access Changes	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Other	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Refunds	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Fees Waived	0	0.00	0.00	0.00	0	0.00	0.00	0.00
		<u>\$3,279.18</u>	<u>\$3,279.17</u>	<u>\$6,558.35</u>		<u>\$5,076.68</u>	<u>\$5,076.67</u>	<u>\$10,153.35</u>
BOARDS OF ADJUSTMENT								
Fees	16	\$5,450.00	\$900.00	\$6,350.00	16	\$10,125.00	\$1,700.00	\$11,825.00
Refunds	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Fees Waived	0	0.00	0.00	0.00	0	0.00	0.00	0.00
		<u>\$5,450.00</u>	<u>\$900.00</u>	<u>\$6,350.00</u>		<u>\$10,125.00</u>	<u>\$1,700.00</u>	<u>\$11,825.00</u>
TOTAL		\$14,019.18	\$9,469.17	\$23,488.35		\$23,214.18	\$14,789.17	\$38,003.35

DOERNER, SAUNDERS, DANIEL & ANDERSON, L.L.P.

ATTORNEYS AT LAW

MATTHEW L. CHRISTENSEN

WRITER'S DIRECT:
(918) 591-5393 (telephone)
(918) 591-5360 (facsimile)
Tulsa, Oklahoma
mchristensen@dsda.com

E. J. DOERNER (1897-1980)
DICKSON M. SAUNDERS (1920-2001)

September 29, 2010

Diane Fernandez
INCOG
2 West 2nd Street, Suite 800
Tulsa, Oklahoma 74103

Re: The Storage Station

Dear Ms. Fernandez:

Included herewith is a Surveyor's Affidavit which will correct, of record, technical legal description issues relating to Storage Station (Plat No. 5083) and Storage Station Amended (Plat No. 5656). The title insurance company is requiring that we make certain technical corrections regarding scrivener's errors made in the instruments as identified in the Surveyor's Affidavit. Storage Station Amended has been submitted for replatting as Wingate Addition. In order to properly record the Affidavit in the Tulsa County Land Records and satisfy the title insurance company's requirement, it is necessary to obtain the approval of both the Tulsa Metropolitan Area Planning Commission and the City Council. We ask that the TMAPC

If you have any questions regarding this request or require any additional information, please do not hesitate to contact me at (918) 591-5393. Thank you.

Sincerely,



Matthew L. Christensen of 
DOERNER, SAUNDERS, DANIEL & ANDERSON, L.L.P.

MLC/cj

Enclosures

1888356v1

5.1

SURVEYOR'S AFFIDAVIT

STATE OF OKLAHOMA)
) ss
COUNTY OF TULSA)

I, James E. Harden, being of lawful age and first duly sworn upon oath, certifies and states as follows:

1. I am a registered professional land surveyor under the laws of the State of Oklahoma employed by Harden & Associates Surveying and Mapping, PC, and I have personal knowledge of all the facts set forth herein.

2. The Surveyor's Affidavit is made pursuant to the provisions of 11 O.S. § 41-115.

3. I have reviewed the following documents:

- (a) The recorded Plat No. 943 and accompanying Deed of Dedication for VILLA GROVE GARDENS filed April 9, 1929;
- (b) The recorded Plat No. 1576 and accompanying Deed of Dedication for the AMENDED PLAT OF VILLA GROVE GARDENS addition filed March 28, 1950;
- (c) The recorded Plat No. 5083 and accompanying Deed of Dedication for STORAGE STATION addition filed July 7, 1995; and
- (d) The recorded Plat No. 5656 and accompanying Deed of Dedication for STORAGE STATION AMENDED addition filed December 18, 2002.

4. The original land surveyor of record for STORAGE STATION referenced in Paragraph 3(c) above was Jack C. Cox of Cox & Associates, Inc. and the original land surveyor of record for STORAGE STATION AMENDED referenced in Paragraph 3(d) above was Adrian Smith, Jr. of Hammond Engineering Company.

5. To my knowledge and belief, both Cox & Associates, Inc. and Hammond Engineering Company are no longer in business.

6. To my knowledge and belief, the whereabouts of Jack C. Cox and Adrian Smith, Jr. are unknown.

7. In my professional opinion, based upon my review of the documents listed in Paragraph 3 above, it appears that the plat drawing of STORAGE STATION, Plat no. 5083, includes on the face of said plat drawing an apparent scrivener's error in that said drawing incorrectly depicting a dimension of "609.0 feet to ¼ Sec. Cor.", when in fact such plat drawing should have depicted a dimension of "700 feet to ¼ Sect. Cor.".

8. In my professional opinion, based upon my review of the documents listed in Paragraph 3 above, the legal description set forth in the Deed of Dedication accompanying STORAGE STATE AMENDED, Plat No. 5656, appears to incorrectly state that the tract described therein is "Commencing at a point 565.0 feet East of the 1/4 Section Corner . . .", when in fact such legal description should have stated that the tract described therein is "Commencing at a point 575.0 feet East of the 1/4 Section Corner . . .".

9. In my professional opinion, based upon my review of the documents listed in Paragraph 3, above it appears that the plat drawing of STORAGE STATION AMENDED, Plat No. 5656 includes on the face of said plat drawing an apparent scrivener's error in that said drawing incorrectly depicts a dimension of "565.0 feet" to the Northwest Corner of the NE/4, Section 32, T-19-N, R-13-E, when in fact such plat drawing should have depicted a dimension of "575.0 feet" to the Northwest Corner of the NE/4, Section 32, T-19-N, R-13-E.

10. Pursuant to the provisions of 11 O.S. § 41-115(D), prior to recording of this Surveyor's Affidavit in the Office of the Tulsa County Clerk, this Surveyor's Affidavit shall bear the approval of the Tulsa Metropolitan Area Planning Commission and the City of Tulsa.

FURTHER AFFIANT SAYETH NOT

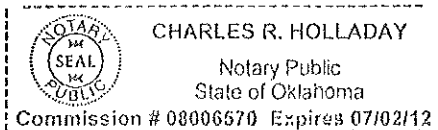
Harden & Associates, Surveyors and Mapping, PC

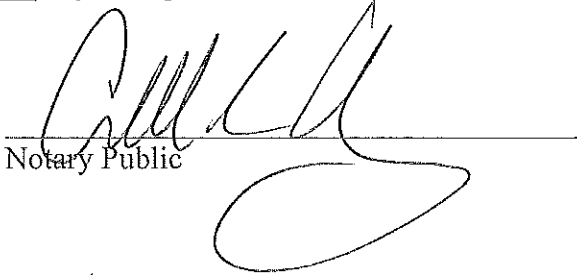
By: 

Name: James E. Harden OK RPLS No. 1233

Title: President

SUBSCRIBED and SWORN to before me this 29th day of September, 2010.



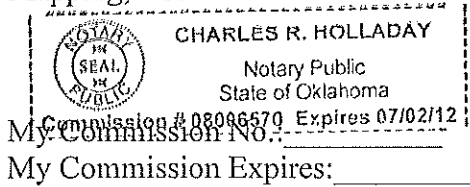

Notary Public

My Commission No.: _____

My Commission Expires: _____

[illegible]

This instrument was acknowledged before me this 29th day of September, 2010, by James E. harden, OK RPLS No. 1233, as President of Harden & Associates Surveying and Mapping, PC.



Notary Public

I hereby certify that this Surveyor's Affidavit was APPROVED
by THE TULSA METROPOLITAN AREA PLANNING COMMISSION
on the _____ day of _____, 2010.

TMAPC/INCOG OFFICIAL

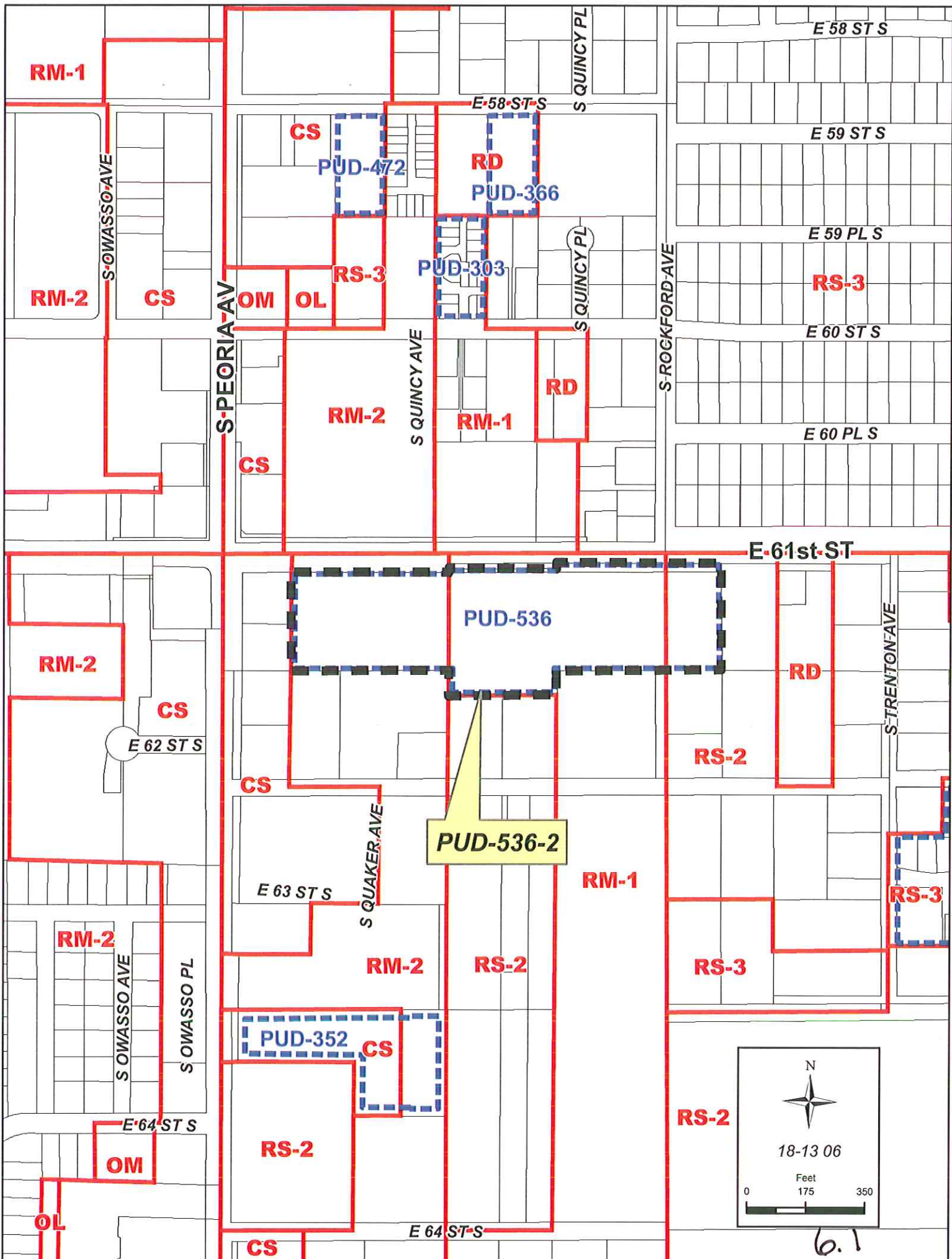
I hereby certify that this Surveyor's Affidavit was APPROVED
by COUNCIL OF THE CITY OF TULSA
on the _____ day of _____, 2010.

Chairman

Mayor

Attest: City Clerk

Approved: City Attorney





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E 58 ST S

E 59 ST S

SOWASSO AVE

SPEORIA AV

E 59 PL S

SQUINGY PL

S ROCKFORD AVE

E 60 ST S

SQUINGY AVE

E 60 PL S

E 61st ST

S TRENTON AVE

E 62 ST S

PUD-536-2

E 63 ST S

SQUAKER AVE

SOWASSO AVE

SOWASSO PL

E 64 ST S

E 64 ST S



18-13 06

0 175 350
Feet

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

6.2

October 5, 2010

STAFF RECOMMENDATION

PUD-536-2: Minor Amendment – East of the southeast corner of 61st Street South and South Peoria Avenue; Lot 1, Block 1 – Ambassador Manor Re-subdivision Part of Peoria Plaza & Valley View & Valley View CTR; TRS 18-13-06; CZM 52; Atlas 770; CD 2; RD/RM-1/RM-2/PUD.

The Ambassador Manor Nursing Home is requesting a minor amendment to relax the front setback from the centerline of 61st Street from 85' to 74'. The setback reduction is being requested to reflect as built conditions for two covered porches only and would not extend to any other portion of the building (see exhibit sheet SP1.01 and attached photographs). The request is being triggered by a proposed remodel of the two porches (see exhibit sheet A4.03).

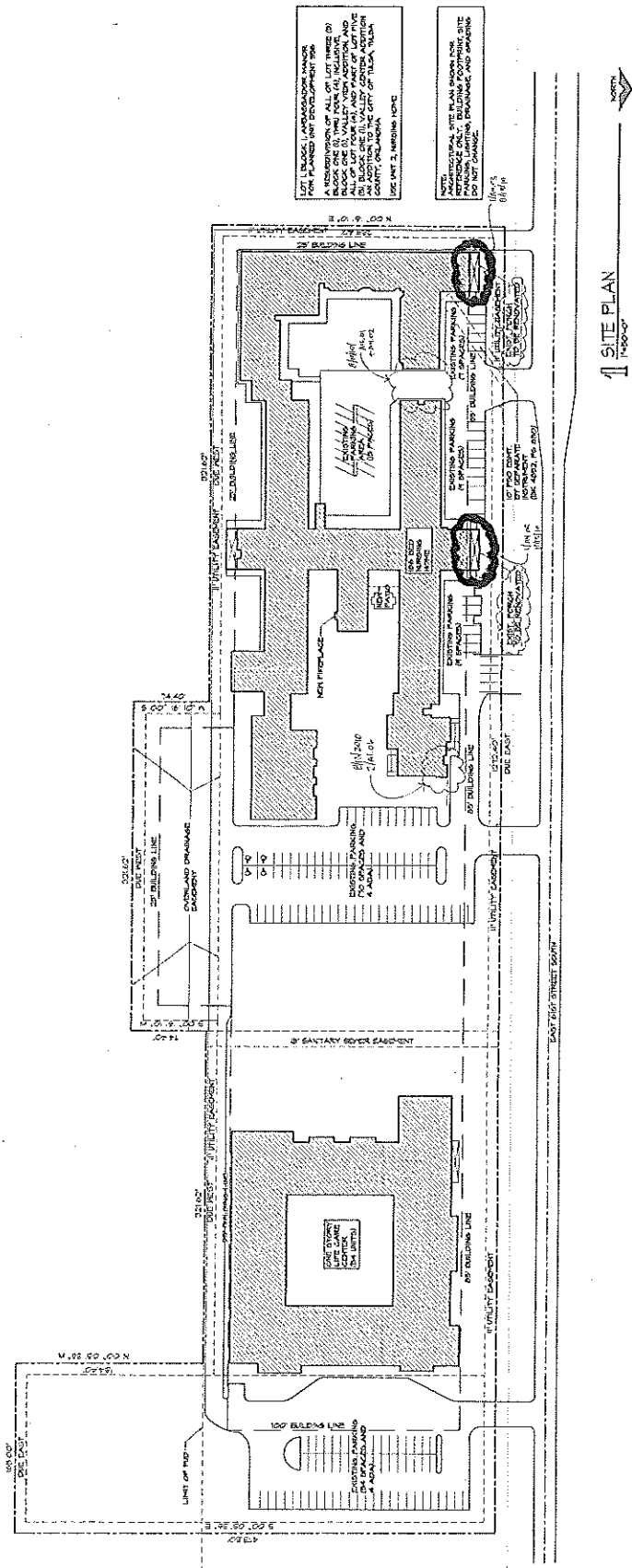
Staff contends per section 1107, H-9 of the Code that this reduction is minor in nature and the reduction in setback for these two porches only will not substantially alter the approved Development Plan, the approved PUD standards or the character of the development.

Therefore, staff recommends **APPROVAL** of minor amendment PUD-536-2.

Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.

AMBASSADOR MANOR NURSING HOME
 TULSA, OKLAHOMA

SHEET NO. 1
 OF 1



SP1.01



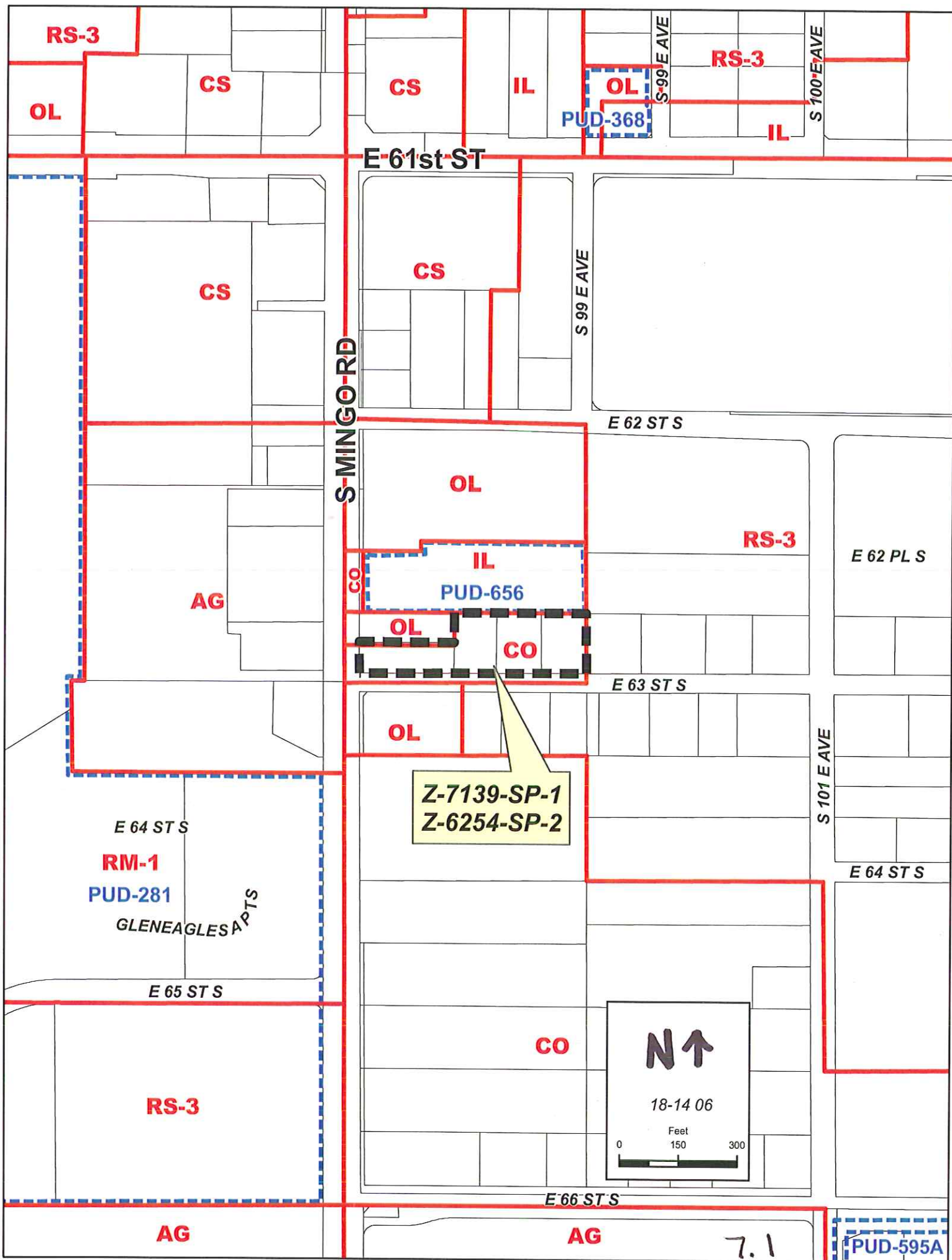
NORTH FACING ELEVATIONS OF AMBASSADOR MANOR





NORTH FACING PORCHES OF AMBASSADOR MANOR







N ↑

18-14 06

Feet
0 150 300

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

7.2

October 5, 2010

STAFF RECOMMENDATION

Z-7139-SP-1/Z-6254-SP-2:

Detail Site Plan – Northeast corner of 63rd Street South and South Mingo Road; TRS 18-14-06; CZM 54; ATLAS 758; CD 7; CO/PUD.

The applicant is requesting approval of a detail site plan for a 24,580 square foot (sf) multi use Metro Appliances and More store. The proposed uses, Use Units 14 (Shopping Goods and Services), 15 (Other Trades and Services) and 23 (Warehousing and Wholesaling) are permitted uses within this Corridor District.

The submitted site plan meets all applicable building floor area, open space, building height, lot coverage and setback limitations. Access to the site is provided from 63rd Street South with a one way exit only provided to Ingo Road. Parking has been provided per the applicable Use Units of the Zoning Code. Landscaping is provided per the landscape chapter of the Zoning Code with a minimum 20-foot landscape buffer provided along the east boundary line. All sight lighting is limited to 16-feet in height and will be directed down and away from adjoining properties. A trash enclosure has been provided as required by the Corridor District Development Plan. Sidewalks will be provided where not existing and maintained where existing along South Mingo Road and 63rd Street South as required by CO District Development Standards and Subdivision regulations.

Therefore, staff recommends **APPROVAL** of the detail site plan for Z-7139-SP-1/Z-6254-SP-2.

(Note: Detail site plan approval does not constitute landscape plan or sign plan approval.)

EXTERIOR FINISH LEGEND



H DESIGN ARCHITECTURE
 4001 SOUTH NATIONAL AVE. SUITE 200
 SPRINGFIELD, MISSOURI 65803
 417-887-8888 • 417-887-8887 FAX
 WWW.HDESIGNARCH.COM

Client:
 Metro Builders & More
 1400 N. 1st St.
 Tulsa, Oklahoma

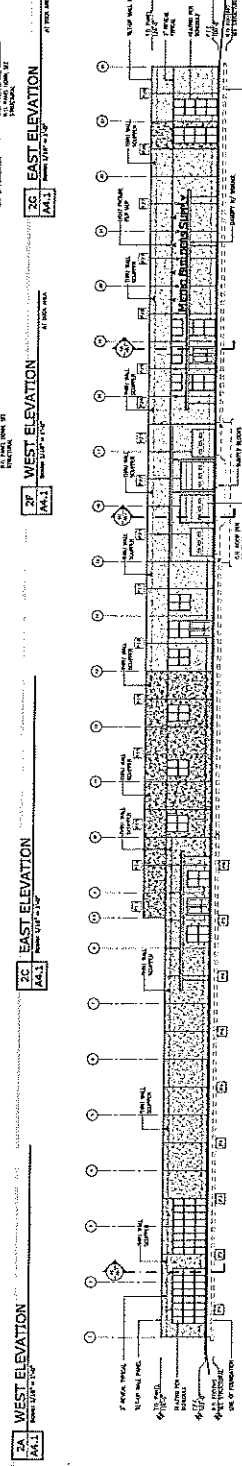
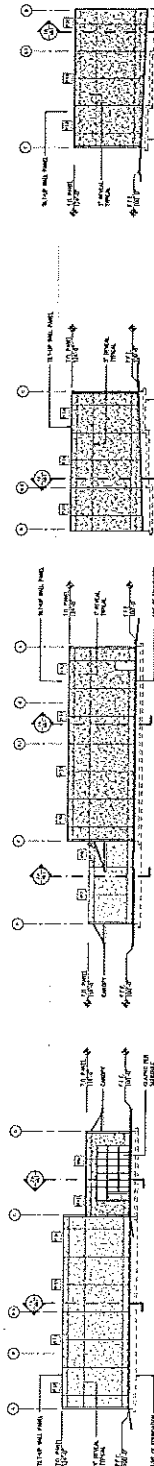
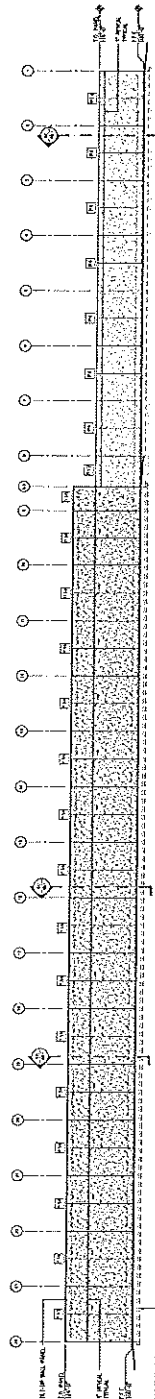
CMR Engineer:
 Phoenix Design Consultants
 3000 West 10th Street - Suite 204
 Oklahoma City, OK 73107
 415-426-3033 (Fax)

ADP Engineer:

Urban & Schuler
 301 S. Van Buren St.
 Oklahoma City, OK 73107
 (405) 242-8183

Structural Engineer:

Phoenix Design Consultants
 3000 West 10th Street - Suite 204
 Oklahoma City, OK 73107
 415-426-3033 (Fax)



3A NORTH ELEVATION
 Scale: 1/8" = 1'-0"

3B WEST ELEVATION
 Scale: 1/8" = 1'-0"

3C EAST ELEVATION
 Scale: 1/8" = 1'-0"

3D WEST ELEVATION
 Scale: 1/8" = 1'-0"

3E EAST ELEVATION
 Scale: 1/8" = 1'-0"

3D SOUTH ELEVATION
 Scale: 1/8" = 1'-0"

Standard Notes

1. All exterior finishes shall be in accordance with the specifications and standards of the American Institute of Architects (AIA) and the Building Industry Association (BIA).
2. All exterior finishes shall be applied in accordance with the manufacturer's instructions.
3. All exterior finishes shall be protected from damage during construction.
4. All exterior finishes shall be maintained in good condition throughout the life of the building.
5. All exterior finishes shall be replaced or repaired as needed.
6. All exterior finishes shall be finished in a smooth, even texture.
7. All exterior finishes shall be finished in a color that matches the surrounding environment.
8. All exterior finishes shall be finished in a way that is aesthetically pleasing.
9. All exterior finishes shall be finished in a way that is durable.
10. All exterior finishes shall be finished in a way that is easy to maintain.

Notes:
 1. All exterior finishes shall be in accordance with the specifications and standards of the American Institute of Architects (AIA) and the Building Industry Association (BIA).

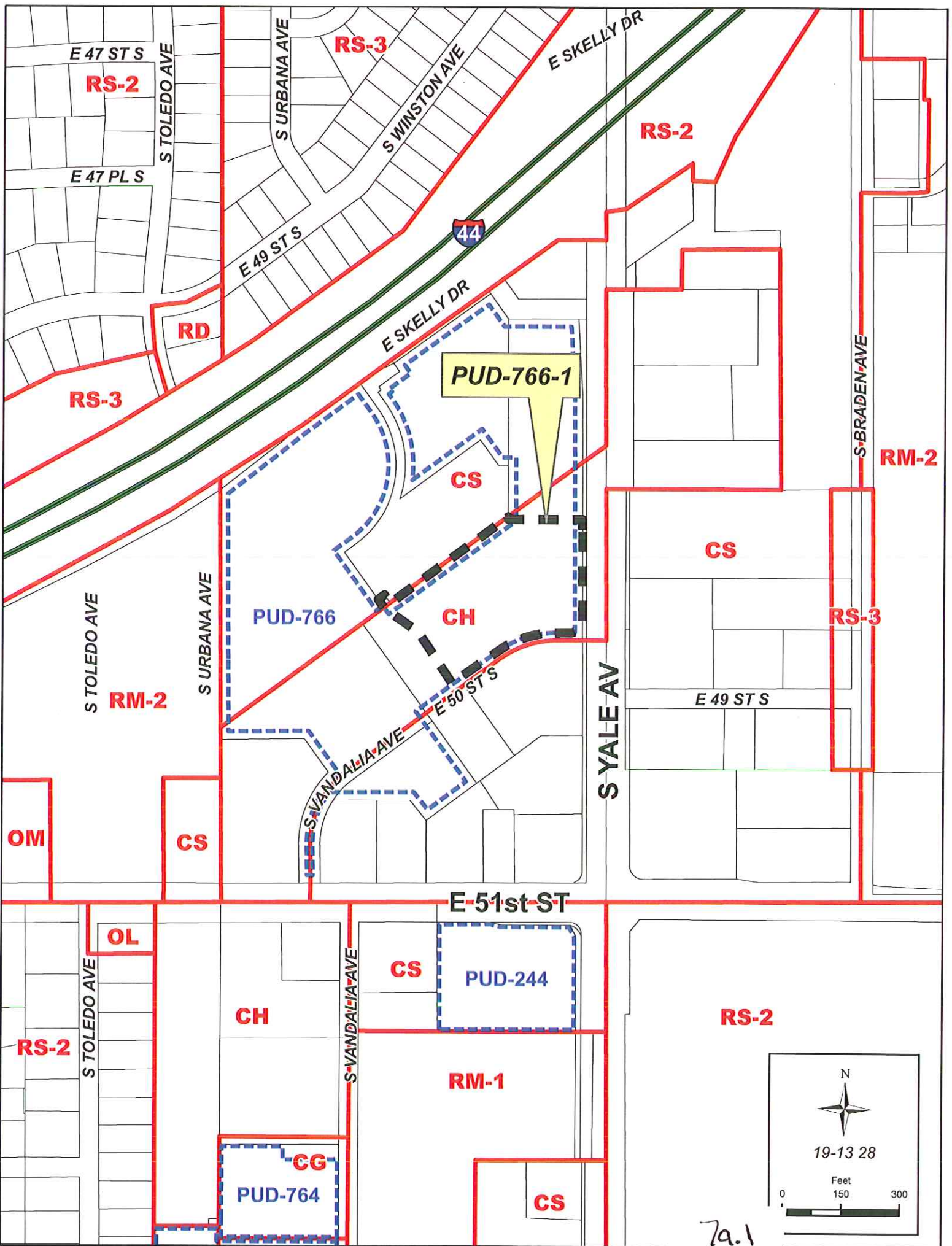
Metro Builders - Outdoors

1400 N. 1st St.

Tulsa, Oklahoma

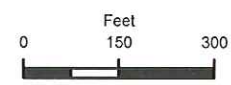
EXTENSION ELEVATIONS

Project Number: 1400 N. 1st St.
 Drawing Number: A4.1
 Date: 10/1/10
 CONSTRUCTION DRAWINGS





19-13 28



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2010

7a.2

October 5, 2010

STAFF RECOMMENDATION

PUD-766-1: Minor Amendment – North of the northwest corner of 51st Street South and South Yale Avenue; Lot 8, Block 1 – 51 Yale; TRS 19-13-28; CZM 47; Atlas 468; CD 7; CH/CS/PUD.

The applicant is requesting a minor amendment to reflect a lot split and reallocate existing floor area to the two new lots identified as Lot 8 and Lot 8A on the attached Exhibit A. There is no request to increase the permitted floor area on this lot or relax any existing development standard of PUD-766. Associated with this application is Lot Split 20396 also appearing on the October 5, 2010 agenda of the TMAPC.

Lot 8, Block 1 – 51 Yale statistics are as follows:

Lot	Land Area	Floor Area Allocation
8	122,622 sf	47,470 sf

Upon the split of Lot 8 into Lots 8 and 8A land area and floor area would be distributed as follows:

Lot	Land Area	Floor Area Allocation
8	90,615 sf	43,470 sf
8A	32,047	4,000 sf
Total	122,622 sf	47,470 sf

With no increase in floor area requested staff views this request as minor in nature and recommends **APPROVAL** of minor amendment PUD-766-1.

Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.

7a.3

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CONCLUSIONS

Whe County Clerk - CARLENE WALSON
 PO # 5138 Payment # RRC00000121010 at 03:58 PM
 Receipt # 202223 Fee \$15.00

FINAL PLAT
OF
51 Yale
PUD-766

A RE-PLAT OF PART OF LOTS 2, 3 & 4 OF INTERSTATE CENTRAL ADDITION AND LOT 5 AND PART OF LOTS 6 & 8 OF INTERSTATE CENTRAL EXTENDED ADDITION, BEING A PART OF THE SE/4, SECTION 28, T18N-R12E, 1M., CITY OF TULSA, TULSA COUNTY, OKLAHOMA

Legal, Description

lined at back trail in part of lots 2-3 and at lot 4, INTERSTATE CORP./AL. and part of lots 5, 6 and 7 at lot 3, INTERSTATE CORP./AL. CORP. and part of lots 8, 9 and 10 at lot 3, INTERSTATE CORP./AL. CORP. in the City of Fort, Texas County, State of Oklahoma, according to the Recorded Plats bearing and tract of land hereby described as follows, to-wit:

[illegible]

References

[illegible]

EXHIBIT A

Crafton Tull Sparks
architectural engineering | interior design
650.781.4270 | 405.767.4714 |
www.craftontullsparks.com

09606700

00-100000 7013

RECEIVED

MAR 11 2003

These statistics are
Planning Committee

100

MAVER	BRAND	DISTANCE
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15	9 925.00	1	333
110	9 925.00	1	34
111	9 925.00	1	2007
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[illegible]

DATE	AMOUNT	DATE	AMOUNT
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10/24	100.00	10/24	100.00
10/25	100.00	10/25	100.00
10/26	100.00	10/26	100.00
10/27	100.00	10/27	100.00
10/28	100.00	10/28	100.00
10/29	100.00	10/29	100.00
10/30	100.00	10/30	100.00
10/31	100.00	10/31	100.00
11/01	100.00	11/01	100.00
11/02	100.00	11/02	100.00
11/03	100.00	11/03	100.00
11/04	100.00	11/04	100.00
11/05	100.00	11/05	100.00
11/06	100.00	11/06	100.00
11/07	100.00	11/07	100.00
11/08	100.00	11/08	100.00
11/09	100.00	11/09	100.00
11/10	100.00	11/10	100.00
11/11	100.00	11/11	100.00
11/12	100.00	11/12	100.00
11/13	100.00	11/13	100.00
11/14	100.00	11/14	100.00
11/15	100.00	11/15	100.00
11/16	100.00	11/16	100.00
11/17	100.00	11/17	100.00
11/18	100.00	11/18	100.00
11/19	100.00	11/19	100.00
11/20	100.00	11/20	100.00
11/21	100.00	11/21	100.00
11/22	100.00	11/22	100.00
11/23	100.00	11/23	100.00
11/24	100.00	11/24	100.00
11/25	100.00	11/25	100.00
11/26	100.00	11/26	100.00
11/27	100.00	11/27	100.00
11/28	100.00	11/28	100.00
11/29	100.00	11/29	100.00
11/30	100.00	11/30	100.00
12/01	100.00	12/01	100.00
12/02	100.00	12/02	100.00
12/03	100.00	12/03	100.00
12/04	100.00	12/04	100.00
12/05	100.00	12/05	100.00
12/06	100.00	12/06	100.00
12/07	100.00	12/07	100.00
12/08	100.00	12/08	100.00
12/09	100.00	12/09	100.00
12/10	100.00	12/10	100.00
12/11	100.00	12/11	100.00
12/12	100.00	12/12	100.00
12/13	100.00	12/13	100.00
12/14	100.00	12/14	100.00
12/15	100.00	12/15	100.00
12/16	100.00	12/16	100.00
12/17	100.00	12/17	100.00
12/18	100.00	12/18	100.00
12/19	100.00	12/19	100.00
12/20	100.00	12/20	100.00
12/21	100.00	12/21	100.00
12/22	100.00	12/22	100.00
12/23	100.00	12/23	100.00
12/24	100.00	12/24	100.00
12/25	100.00	12/25	100.00
12/26	100.00	12/26	100.00
12/27	100.00	12/27	100.00
12/28	100.00	12/28	100.00
12/29	100.00	12/29	100.00
12/30	100.00	12/30	100.00
12/31	100.00	12/31	100.00

COURSE TABLE 10/10/10		COURSE TABLE 10/10/10	
NUMBER	WATERS	NUMBER	WATERS
C1	50.00	C1	50.00
C2	50.00	C2	50.00
C3	50.00	C3	50.00
C4	50.00	C4	50.00
C5	50.00	C5	50.00
C6	50.00	C6	50.00
C7	50.00	C7	50.00
C8	50.00	C8	50.00
C9	50.00	C9	50.00
C10	50.00	C10	50.00
C11	50.00	C11	50.00
C12	50.00	C12	50.00
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C18	50.00	C18	50.00
C19	50.00	C19	50.00
C20	50.00	C20	50.00
C21	50.00	C21	50.00
C22	50.00	C22	50.00
C23	50.00	C23	50.00
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C71	50.00	C71	50.00
C72	50.00	C72	50.00
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C87	50.00	C87	50.00
C88	50.00	C88	50.00
C89	50.00	C89	50.00
C			

REGION	INDONESIA	TAJIKISTAN	CHINA	CHINA	CHINA
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2	10.0	10.0	10.0	10.0	10.0
3	10.0	10.0	10.0	10.0	10.0
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26	10.0	10.0	10.0	10.0	10.0
27	10.0	10.0	10.0	10.0	10.0
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34	10.0	10.0	10.0	10.0	10.0
35	10.0	10.0	10.0	10.0	10.0
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37	10.0	10.0	10.0	10.0	10.0
38	10.0	10.0	10.0	10.0	10.0
39	10.0	10.0	10.0	10.0	10.0
40	10.0	10.0	10.0	10.0	10.0
41	10.0	10.0	10.0	10.0	10.0
42	10.0	10.0	10.0	10.0	10.0
43	10.0	10.0	10.0	10.0	10.0
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57	10.0	10.0	10.0	10.0	10.0
58	10.0	10.0	10.0	10.0	10.0
59	10.0	10.0	10.0	10.0	10.0
60	10.0	10.0	10.0	10.0	10.0
61	10.0	10.0	10.0	10.0	10.0
62	10.0	10.0	10.0	10.0	10.0

NUMBER	PRICE
1	750
2	265
3	545
4	500
5	245
6	375

SUBJECT TRACT

EAST 51st STREET SOUTH

7a.4

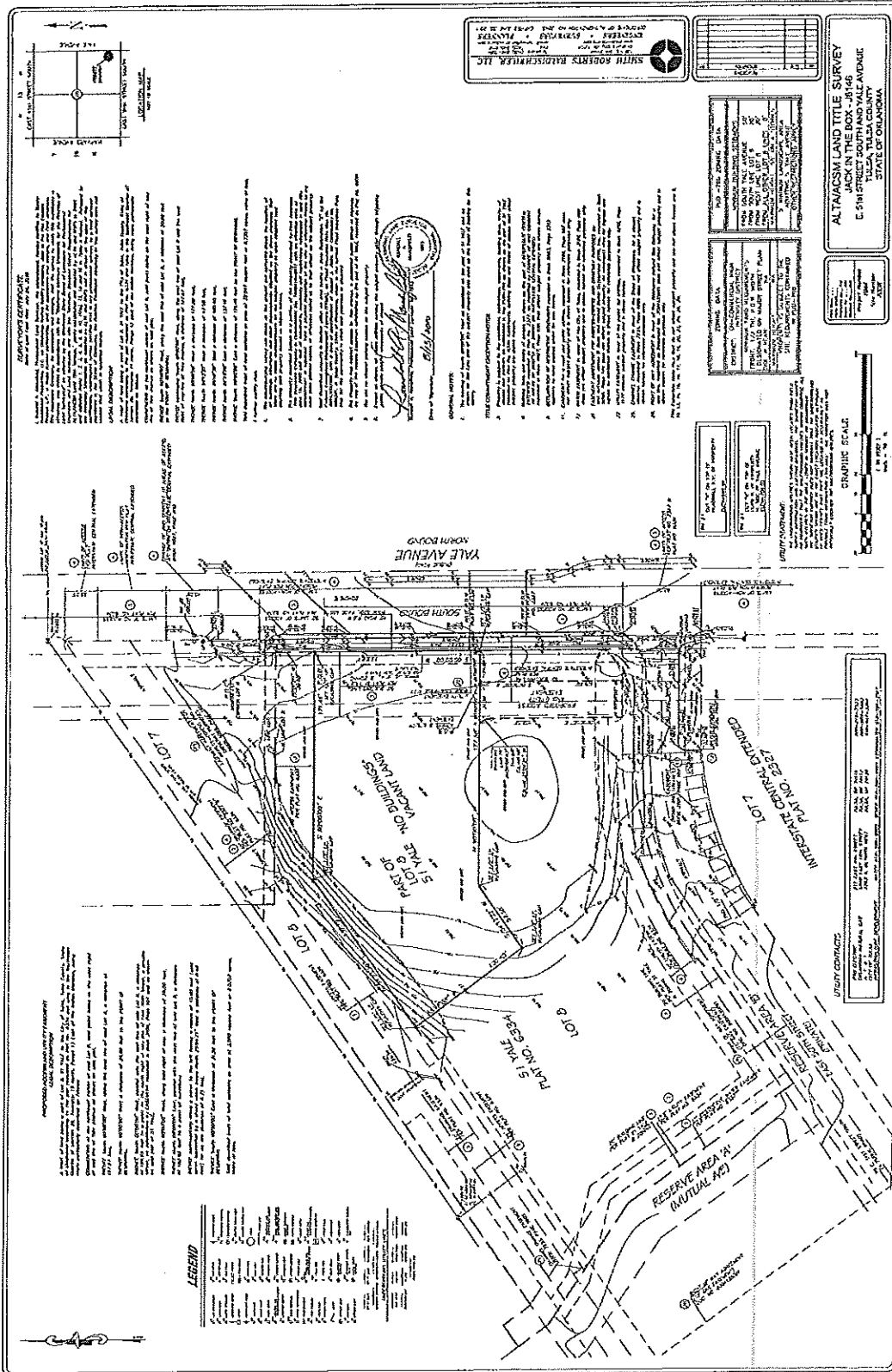


EXHIBIT B

Lot 8, Block 1-51 YALE From THE SOUTH



Lot 8, Block 1-51 YALE
From THE NORTH

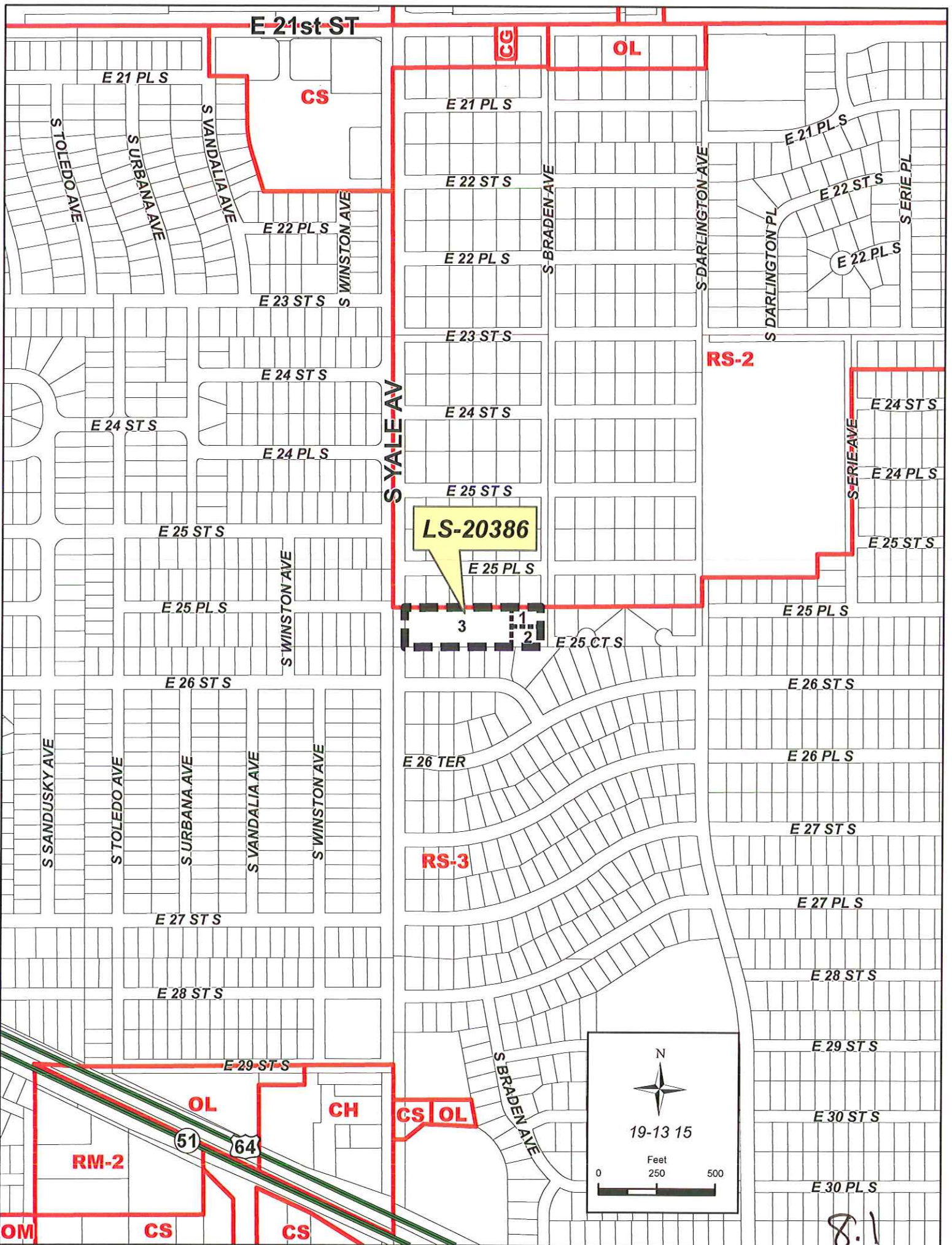
YALE AVE
↓





LOT 8, BLOCK 1 - SI YATIE, FROM THE SOUTH WEST





8.1



E 21st ST

E 21 PL S

E 21 PL S

E 21 PL S

E 22 ST S

E 22 ST S

E 22 PL S

E 22 PL S

E 23 ST S

E 23 ST S

E 24 ST S

E 24 ST S

E 24 ST S

E 24 PL S

E 24 PL S

E 25 ST S

LS-20386

E 25 PL S

E 25 ST S

E 25 ST S

E 25 PL S

E 25 PL S

E 25 CT S

E 26 ST S

E 26 ST S

E 26 TER

E 26 PL S

E 27 ST S

E 27 ST S

E 27 PL S

E 28 ST S

E 28 ST S

E 29 ST S

E 29 ST S

E 30 ST S

E 30 PL S



19-13 15



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

8.2

S YALE AV

E 25 PL S

S BRADEN AVE

LS-20386

1

2

3

E 26 ST S



19-13 15



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

LOT-SPLIT Corrected Legal Descriptions

October 15th, 2010

LS-20386 Joseph Watt, PE (9315) (RS-3) (CD-4)
South of the Southeast corner of East 25th Place South and South Yale Avenue

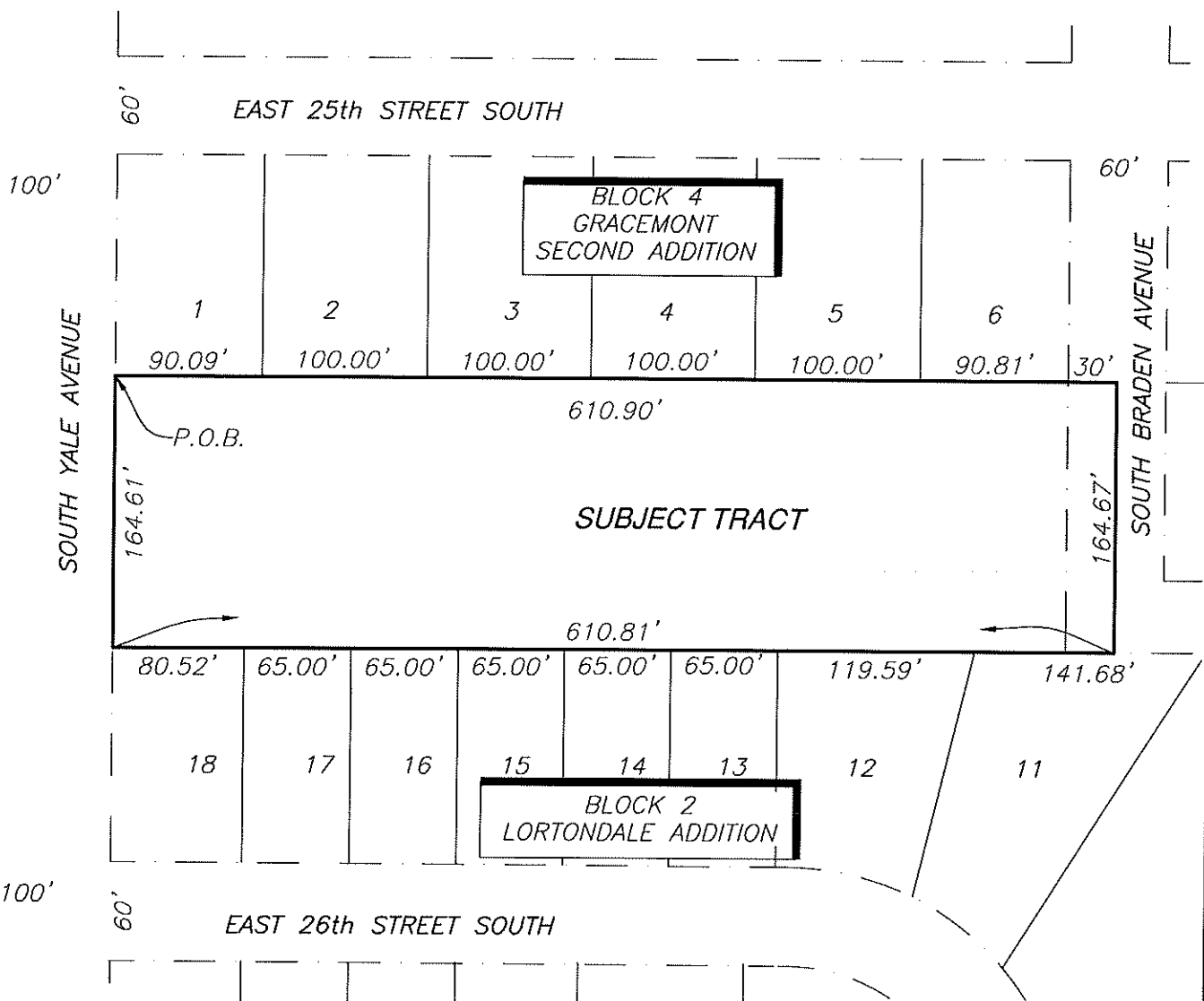
Summary: The Lot-Split before you is to correct errors in the previously submitted legal descriptions approved by the TMAPC on 7/21/2010.

The lot-split proposal is to split two .236 acre +/- tracts from an existing 2.39 acre +/- tract creating a 1.723 acre +/- remainder tract. The proposed tracts meet the RS-3 (Single Family Residential) bulk and area requirements of the Tulsa County Zoning Code.

The Lot-Split was previously before you and approved at the TMAPC meeting on 7/21/2010. The application is now back before you to correct the legal descriptions to accurately describe the properties. The error occurred in the quarter sections of the legal description but has been fixed to staff's satisfaction.

Staff believes this lot-split would not have an adverse affect on the surrounding properties and recommends **APPROVAL** of the Lot-Split and corrected legal descriptions.

EXHIBIT "A"



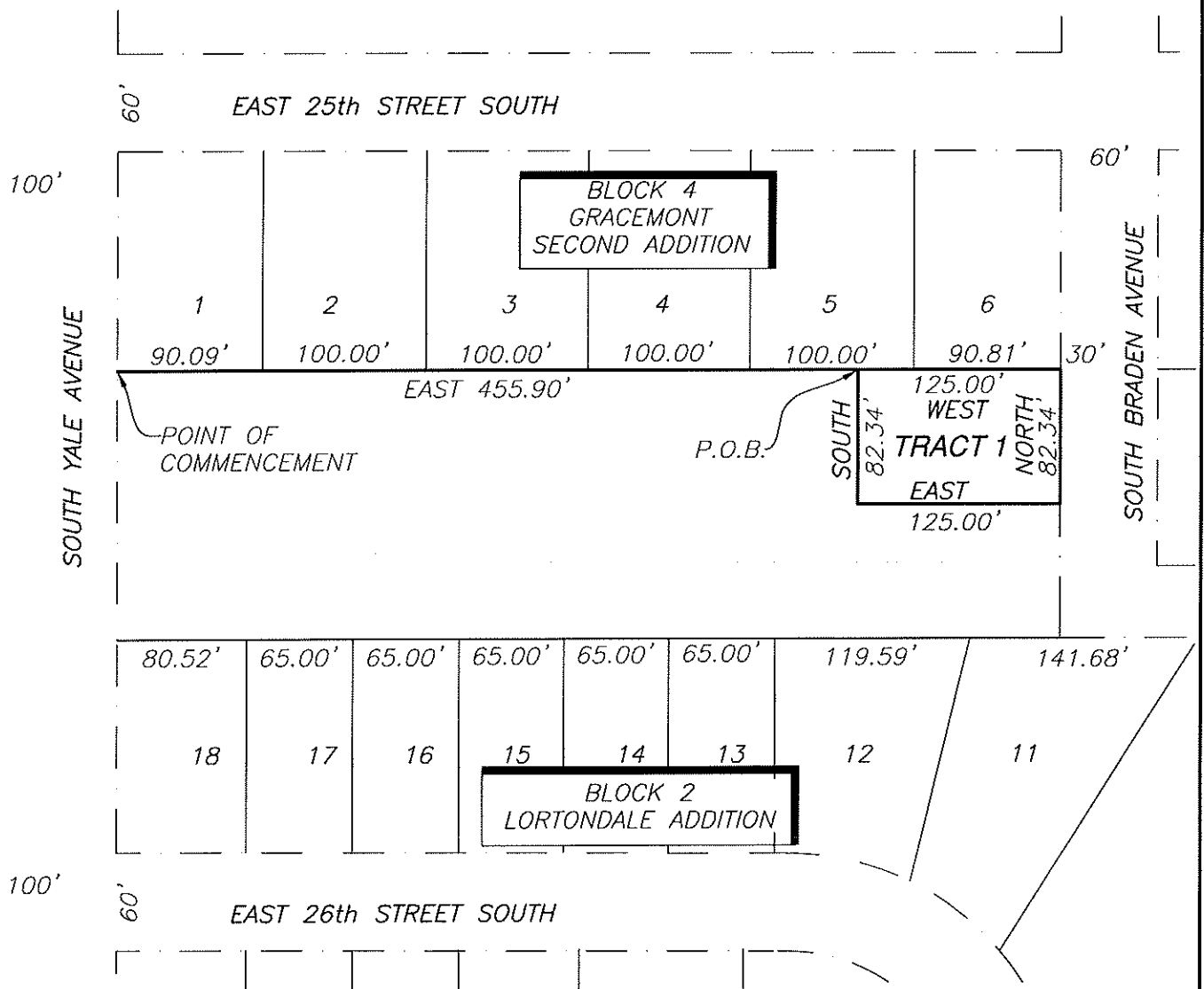
A Part of the Southwest-Quarter (SW/4) of the Southwest-Quarter (SW/4) of the Northwest-Quarter (NW/4) of Section 15, Township 19 North, Range 13 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according the United States Government Survey Thereof, being more particularly described as follows to-wit: BEGINNING at the Southwest corner of Lot 1 Block 4 of GRACEMONT SECOND ADDITION:

Thence South 164.61 feet: Thence east 610.81 feet: Thence North 164.67 feet: Thence West 610.90 feet to the POINT OF BEGINNING, said tract containing 100,582.58 square feet or 2.309 acres, more or less.



8.5

EXHIBIT "B"



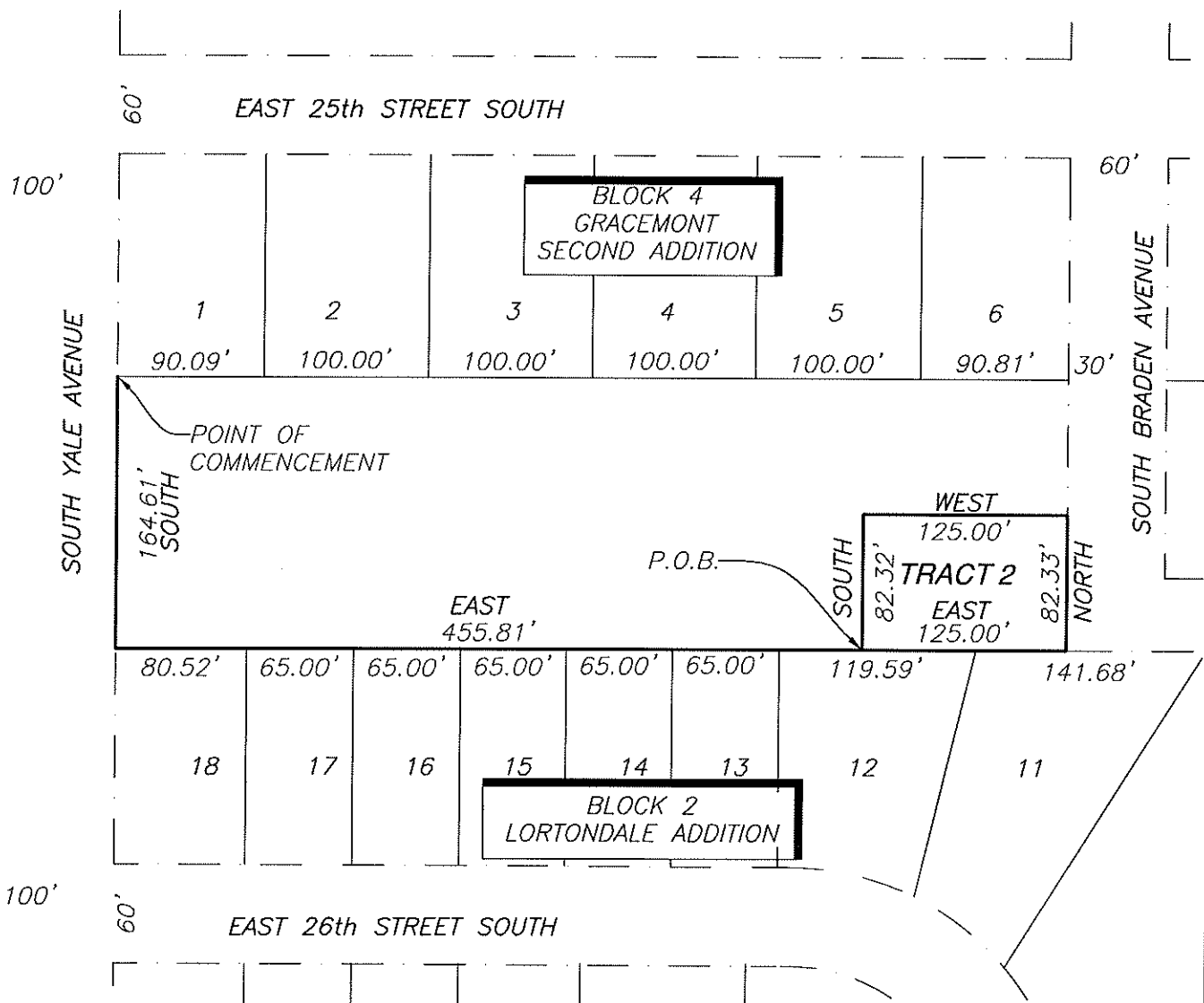
TRACT 1

A Part of the Southwest-Quarter (SW/4) of the Southwest-Quarter (SW/4) of the Northwest-Quarter (NW/4) of Section 15, Township 19 North, Range 13 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according the United States Government Survey Thereof, being more particularly described as follows to-wit: Commencing at the Southwest corner of Lot 1 Block 4 of GRACEMONT SECOND ADDITION; Thence East 455.90 feet to the BEGINNING;

Thence South 82.34 feet: Thence east 125.00 feet: Thence North 82.34 feet: Thence West 125.00feet to the POINT OF BEGINNING, said tract containing 10,282.50 square feet or 0.236 acres, more or less.



EXHIBIT "C"



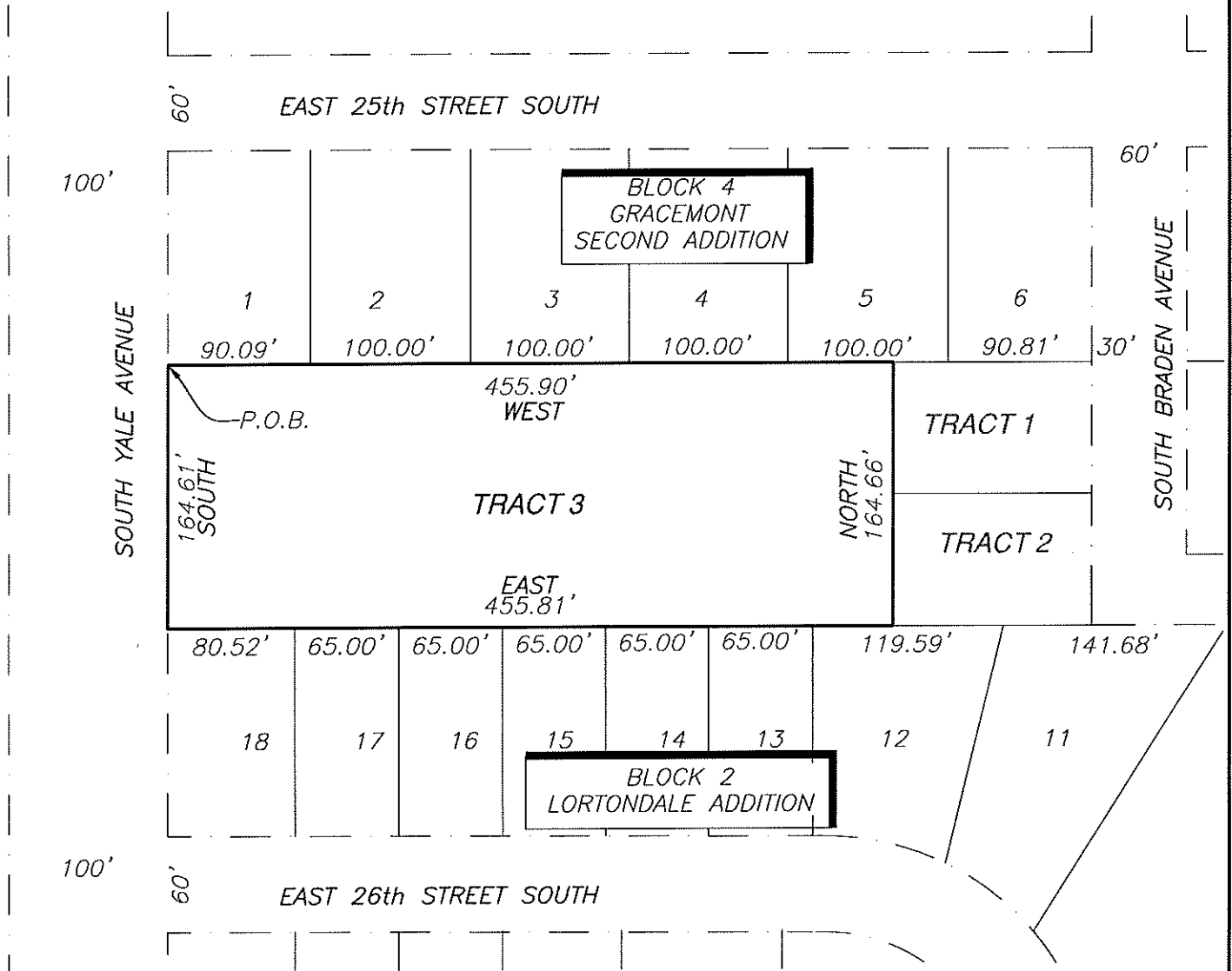
TRACT 2

A Part of the Southwest-Quarter (SW/4) of the Southwest-Quarter (SW/4) of the Northwest-Quarter (NW/4) of Section 15, Township 19 North, Range 13 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according the United States Government Survey Thereof, being more particularly described as follows to-wit: Commencing at the Southwest corner of Lot 1 Block 4 of GRACEMONT SECOND ADDITION; Thence South 164.61 feet; Thence East 455.81 feet to the BEGINNING;

Thence east 125.00 feet: Thence North 82.33 feet: Thence West 125.00 feet; Thence South 82.32 feet to the POINT OF BEGINNING, said tract containing 10,282.50 square feet or 0.236 acres, more or less.



EXHIBIT "D"



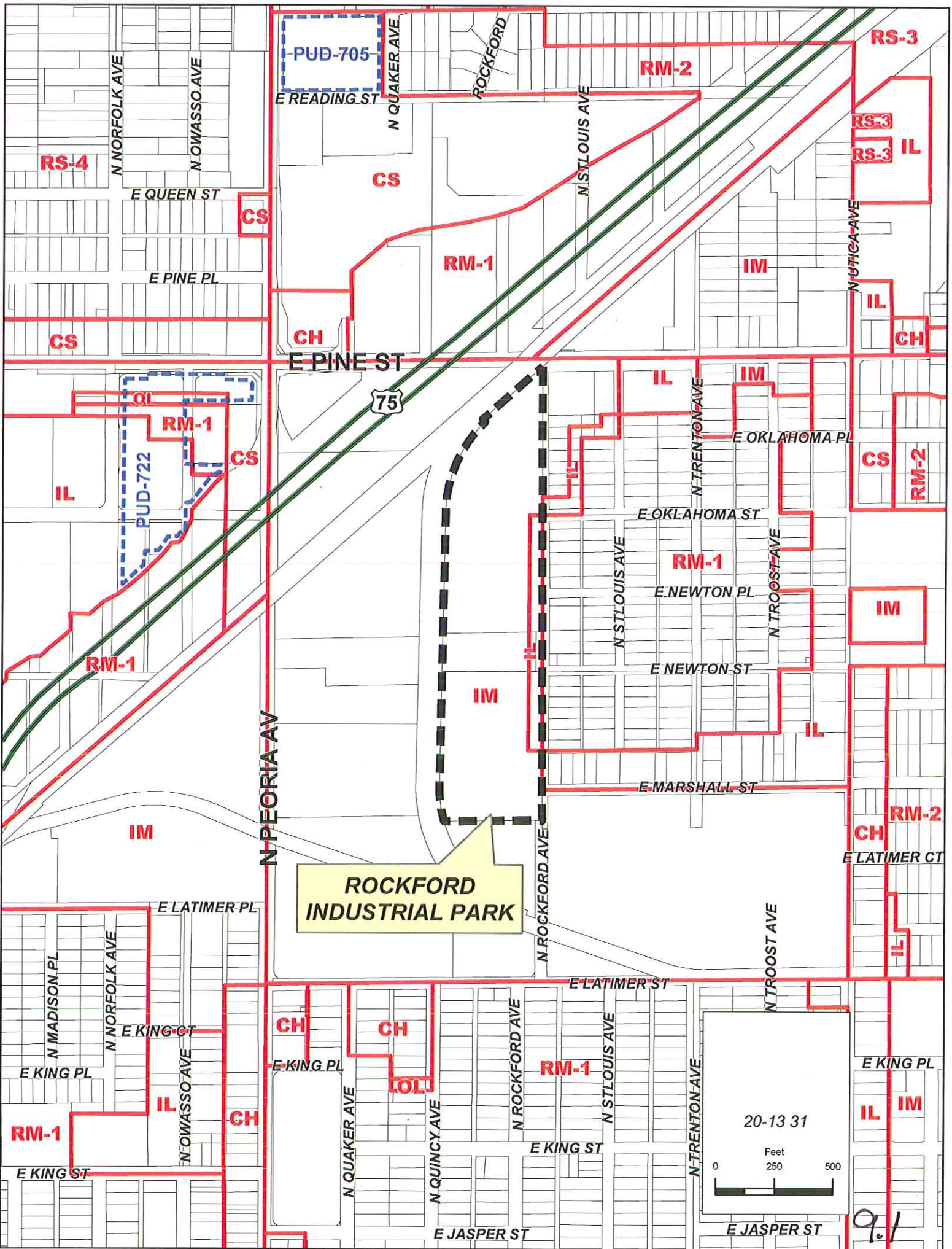
TRACT 3

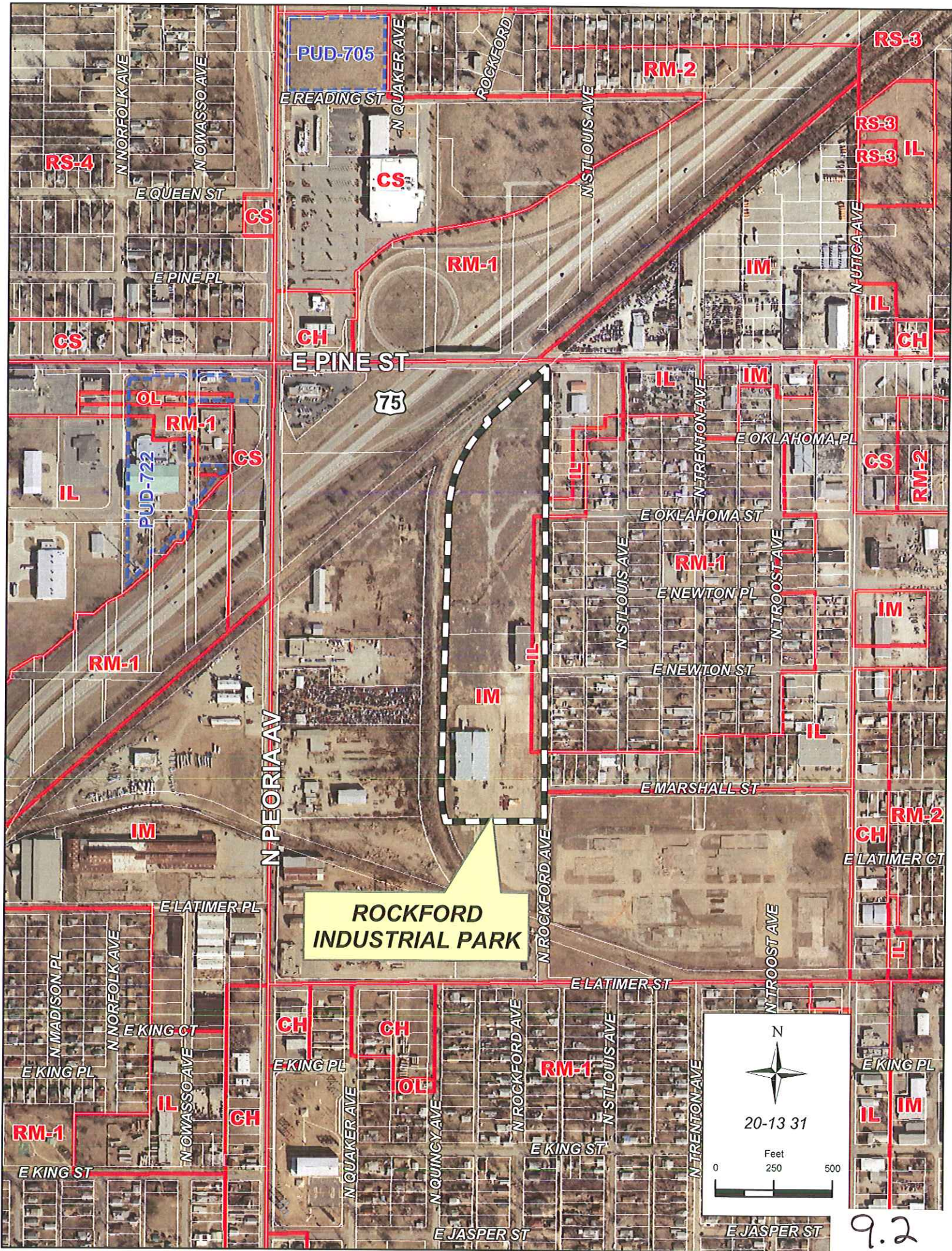
A Part of the Southwest-Quarter (SW/4) of the Southwest-Quarter (SW/4) of the Northwest-Quarter (NW/4) of Section 15, Township 19 North, Range 13 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey Thereof, being more particularly described as follows to-wit: Beginning at the Southwest corner of Lot 1 Block 4 of GRACEMONT SECOND ADDITION;

Thence South 164.61 feet; Thence East 455.81 feet;

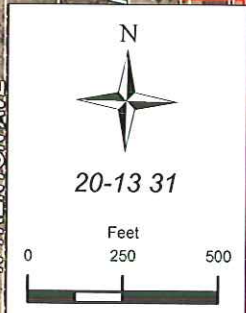
Thence North 164.66 Feet; Thence West 455.90 Feet to the Point of Beginning, said tract containing 75,058.23 square feet or 1.723 acres, more or less.







**ROCKFORD
INDUSTRIAL PARK**



9.2

PLAT WAIVER

October 5, 2010

Z-6423 (9336) (CD 7)
5874 South Mingo Road

The platting requirement is being triggered by a previous rezoning from 1993 which has been on the property but was rediscovered during a record search request due to an application for remodeling permits.

Staff provides the following information from TAC at their September 16, 2010 meeting:

ZONING:

- TMAPC Staff: The property was previously platted and has existing structures on site.

STREETS:

- No comment.

SEWER:

- No new service connections will be allowed on the existing 18 inch sanitary sewer main. If a new service connection is required then an 8 inch main must be extended to the property, to allow access to sanitary sewer service.

WATER:

- No comment.

FIRE:

- No comment.

UTILITIES:

- No comment.

Staff recommends **Approval** of the plat waiver for the previously platted property.

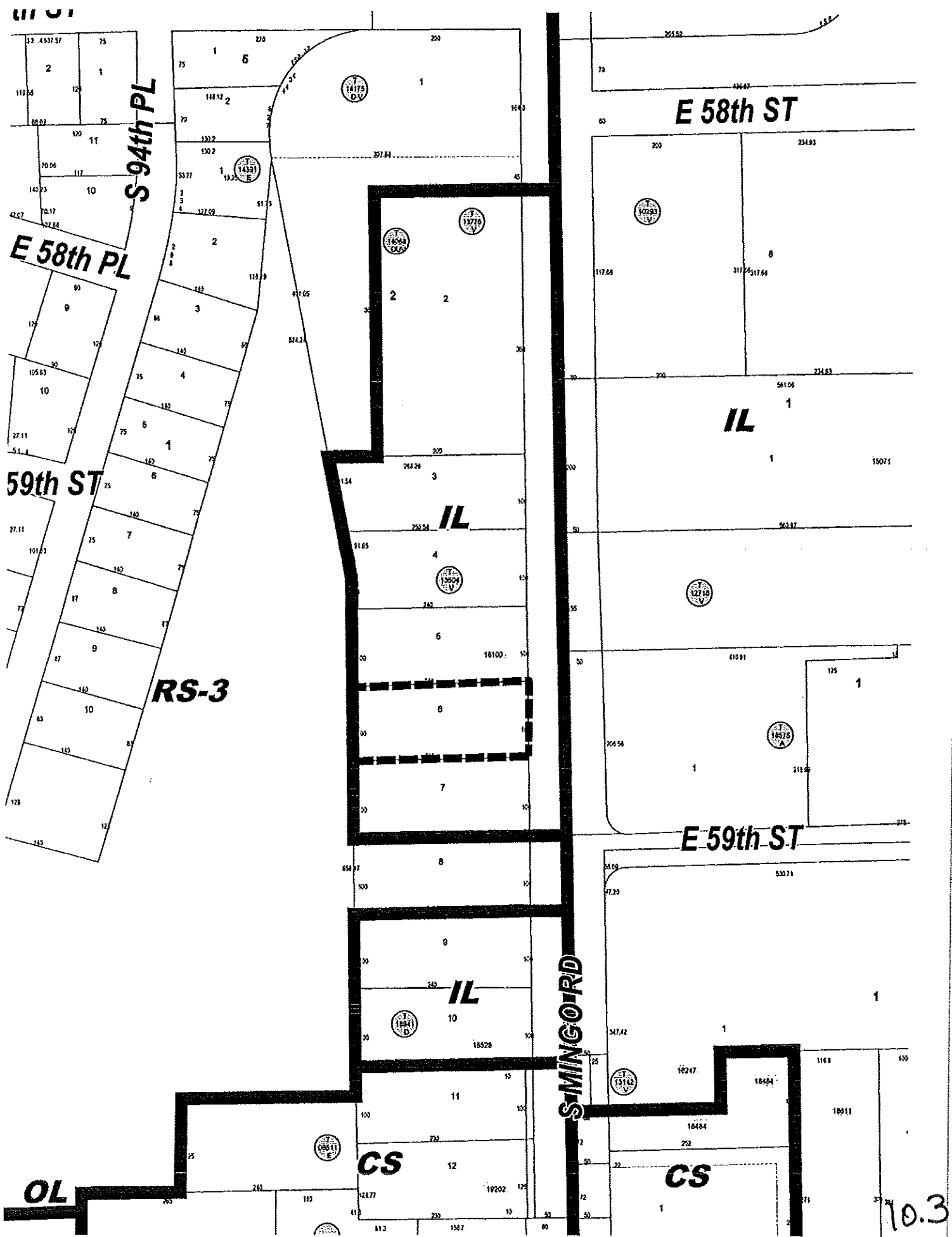
A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:

- | | 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 | |

10.1

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.		
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

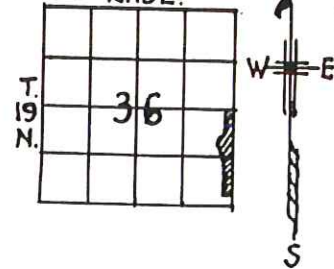


ANDERSEN ADDITION

A SUBDIVISION OF A PART
OF THE
E 1/2 OF THE SE 1/4 OF SEC. 36, T. 19 N., R. 13 E.
TULSA COUNTY, OKLA.
SCALE 1"=300'

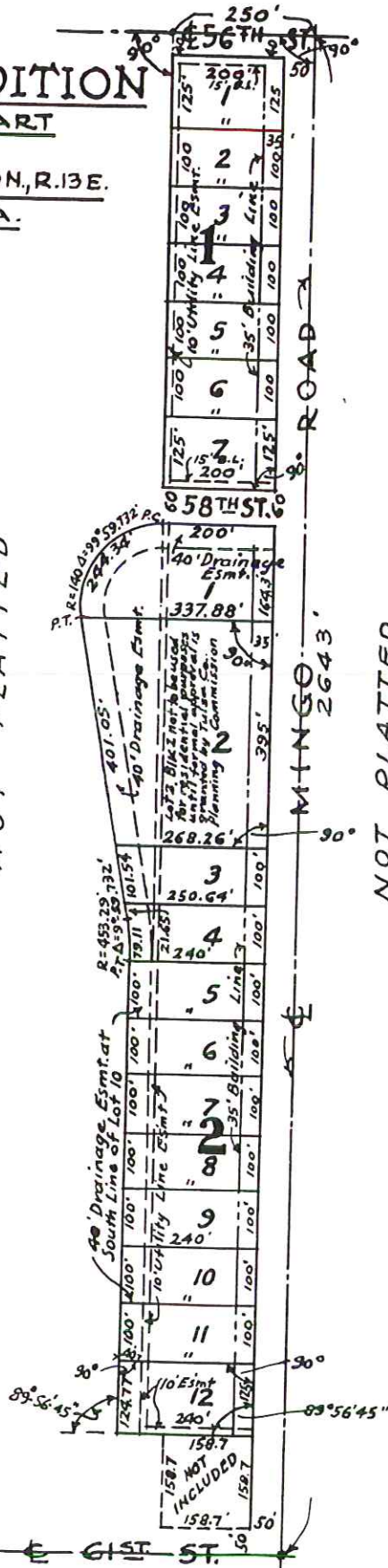
NOT PLATTED

LOCATION MAP
R. 13 E.



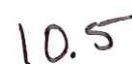
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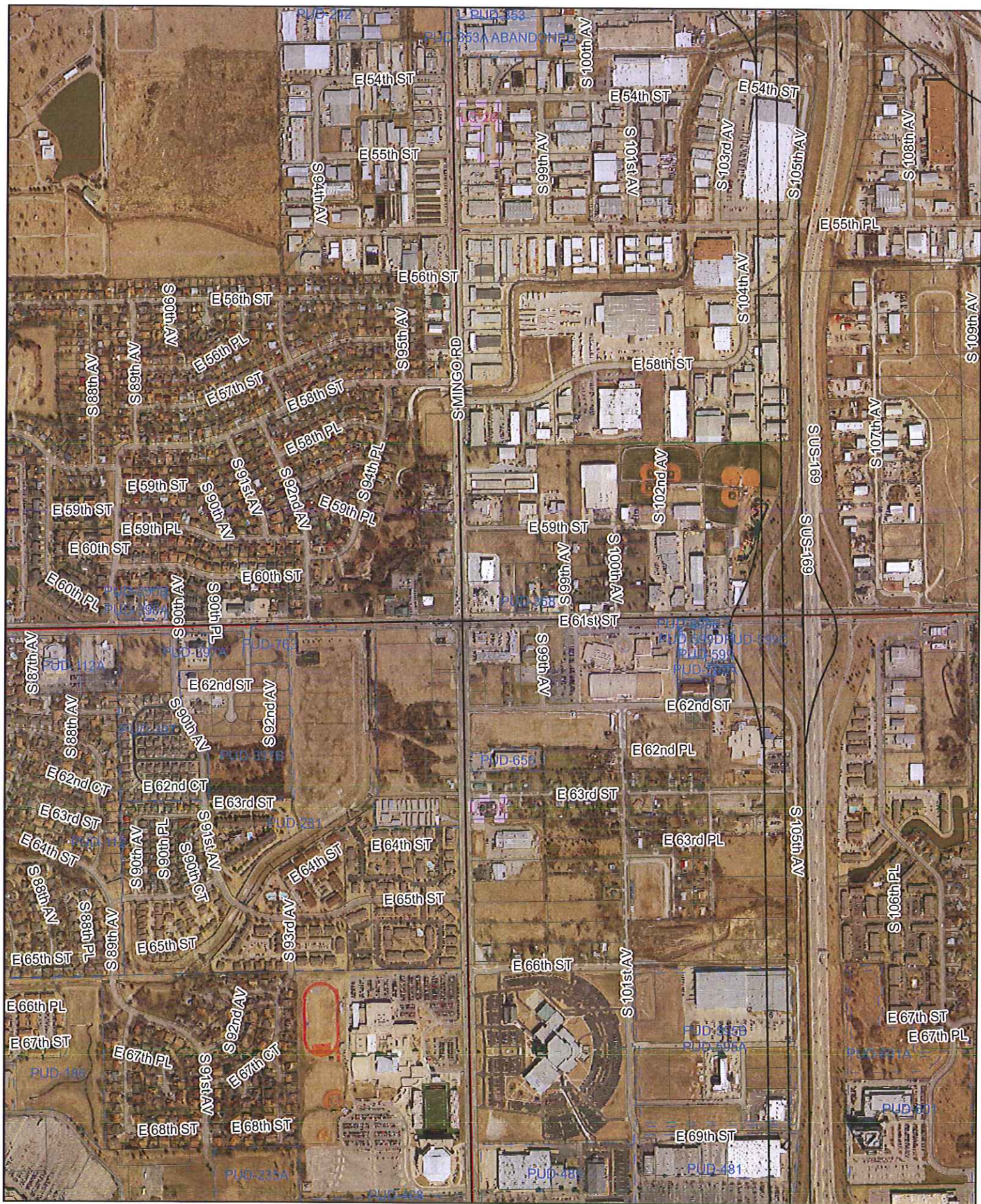
NOT PLATTED

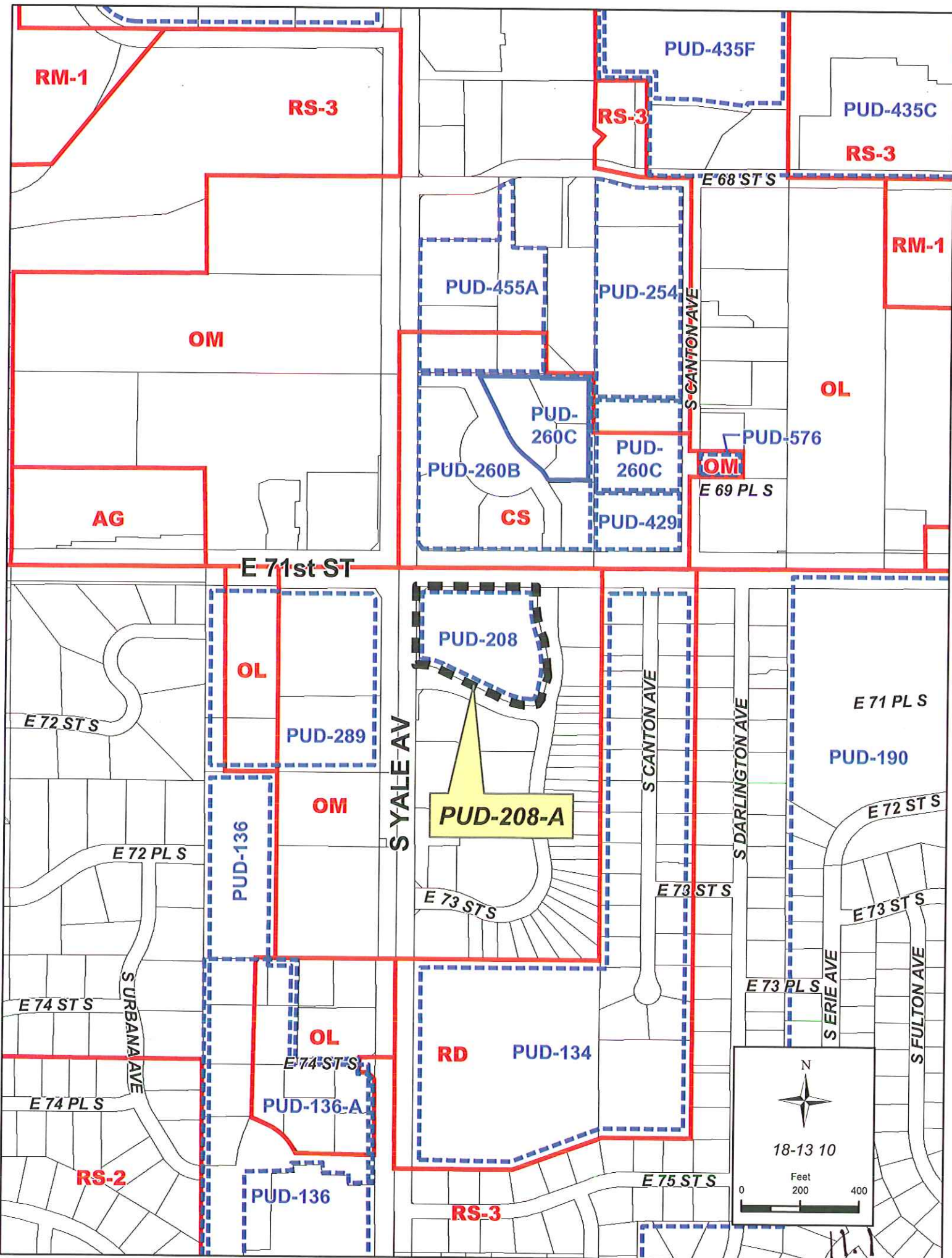


652
159

10.4









18-13 10



Note: Graphic overlays may not precisely align with physical features on the Aerial Photo Data

11.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-208-A

TRS 8310

Atlas 1133

CZM 53

CD-7

TMAPC Hearing Date: October 5, 2010

Applicant: Lou Reynolds

Tract Size: 3.46± acres

ADDRESS/GENERAL LOCATION: Southeast corner of South Yale Avenue and East 71st Street

EXISTING ZONING: OM*/ PUD-208 **EXISTING USE:** Mixed-use shopping center

PROPOSED ZONING: OM*/ PUD-208-A **PROPOSED USE:** Add Use Unit 19

****CS uses permitted through District Court Case C-77-403***

ZONING ORDINANCE: Ordinance number 14094 dated April 3, 1978, established zoning for the subject property.

RELEVANT ZONING HISTORY:

BOA-20615 December 11, 2007: The Board of Adjustment approved a Variance of the parking requirement from 215 to 191 existing parking spaces for a commercial mixed-use development, on property located at the southeast corner of East 71st Street and South Yale Avenue and the subject property.

PUD-208 April 1978: All concurred in approval of a proposed Planned Unit Development on a 3.3± acre tract of land for commercial development and complying with the District Court orders of case number C-77-403, on property located on the southeast corner of East 71st Street and South Yale Avenue and the subject property.

AREA DESCRIPTION:

SITE ANALYSIS:

The subject property is approximately 3.46± acres in size and is located southeast corner of South Yale Avenue and East 71st Street. The property appears to be a mixed use shopping center and is zoned OM.

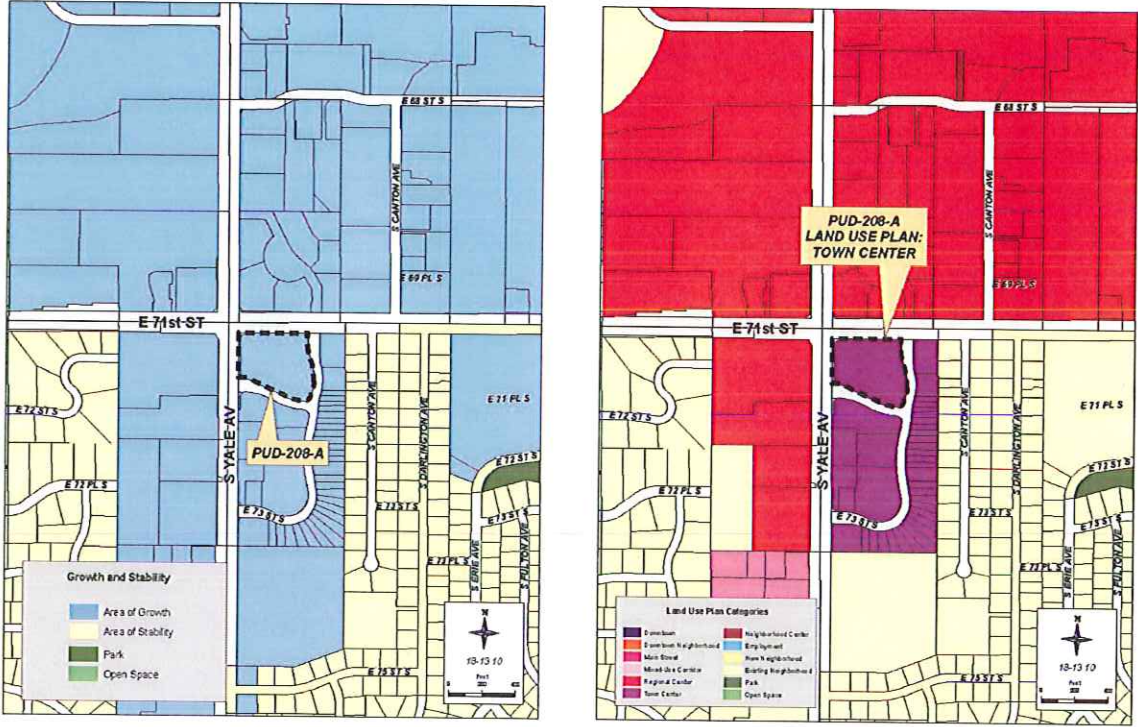
TULSA COMPREHENSIVE PLAN TRANSPORTATION VISION/STREET

CLASSIFICATIONS:

Yale Avenue is designated as a Main Street and East 71st Street is designated as a Commuter Corridor.

[illegible]

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SUMMARY:

This is an amendment to add a use only and involves no construction or expansion of existing facilities. There is no request to amend any existing development standard of PUD-208. Staff supports the application.

STAFF RECOMMENDATION:

PUD-208 is a 3.46 acre tract, mixed-use commercial development located at the southeast corner of 71st Street South and South Yale Avenue. The property is zoned OM/PUD and gently slopes from north to south. The property is completely built out.

PUD-208 allows uses that are permitted by right in the Commercial Shopping District (CS) excluding Use Units 4 (Protection and Utilities), 15 (Other Trades and Services), 16 (Mini-storage), 17 (Automotive), 18 (Drive-in Restaurants), 19 (Hotel Motel and Recreation) and Use Unit 20 (Commercial Recreation). Further, there are no liquor stores, beer taverns, adult bookstores, message parlors or night clubs permitted.

Major amendment PUD-208-A seeks to add health club use only from Use Unit 19 – Hotel Motel and Recreation to the permitted uses within the PUD. The proposed tenant space is located at the extreme northeast corner of the property as identified on the attached “surrounding area” display. There is no construction or expansion of the existing facilities proposed and no request to alter any existing development standard applicable to the PUD.

The Tulsa Comprehensive Plan identifies this area as a Town Center. Town Centers provide the surrounding neighborhoods with retail, dining, services and employment. Staff supports health clubs as an additional service to be provided to the surrounding neighborhoods. Since there is no proposed construction, increased floor area, or request to relax any existing development standard for PUD-208 staff can support the application.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-208-A to be: (1) consistent with the Tulsa 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-208-A subject to the following conditions:

1. The applicant's Concept Development Plan and Text be made a condition of approval, unless modified herein.
2. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
3. That all existing development standards of PUD-208 and associated amendments shall remain applicable excepting the following as modified herein:

PERMITTED USES:

Those uses permitted as a matter of right in the CS District and Health Club/Spa Use only within Use Unit 19 – Hotel, Motel and Recreation.

The following uses shall not be permitted: Use Units 4 (Protection and Utilities), 15 (Other Trades and Services), 16 (Mini-storage), 17 (Automotive & Allied Activities), 18 (Drive-in Restaurants), 19 (Hotel Motel and Recreation) with the exception of Health Club/Spa only which shall be permitted, and Use Unit 20 (Commercial Recreation). Further, there are no liquor stores, beer taverns, adult bookstores, message parlors or night clubs permitted.

TAC Comments:

General: No comment.

Water: A water main line exists along South Yale Avenue.

Fire: The site plan needs to be corrected to reflect 71st Place instead of 73rd Street.

Stormwater: No comment.

Wastewater: No comment.

Transportation: Corner clip at 71st Pl and Yale must be a minimum of 35.36'. Corner clip of 35.36' must be provided at intersection of 71st St. and S. Braden Ave.

INCOG Transportation:

- **MSHP:** 71st Street is a designated primary arterial. S. Yale Avenue is a designated primary arterial.
- **LRTP:** 71st St. S., between Yale Ave and Sheridan Rd., existing 6 lanes.
- **TMP:** No comments.
- **Transit:** Currently, Tulsa Transit operates an existing route on 71st Street and Yale Ave. According to MTTA future plans, this location will continue to be served by transit routes.

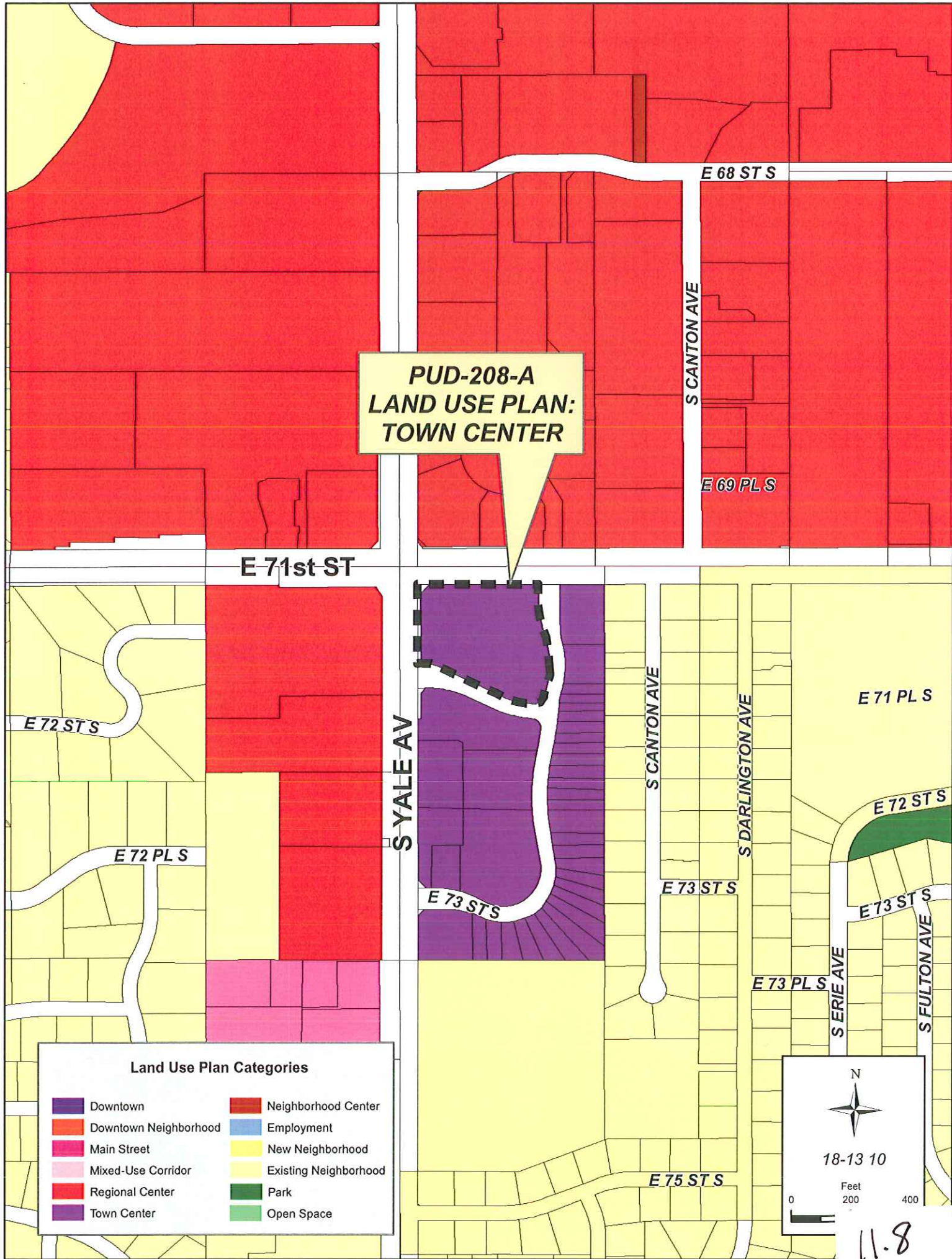
Traffic: No comment.

GIS: No comment.

Street Addressing: No comment.

10/05/10

**PUD-208-A
LAND USE PLAN:
TOWN CENTER**



Land Use Plan Categories

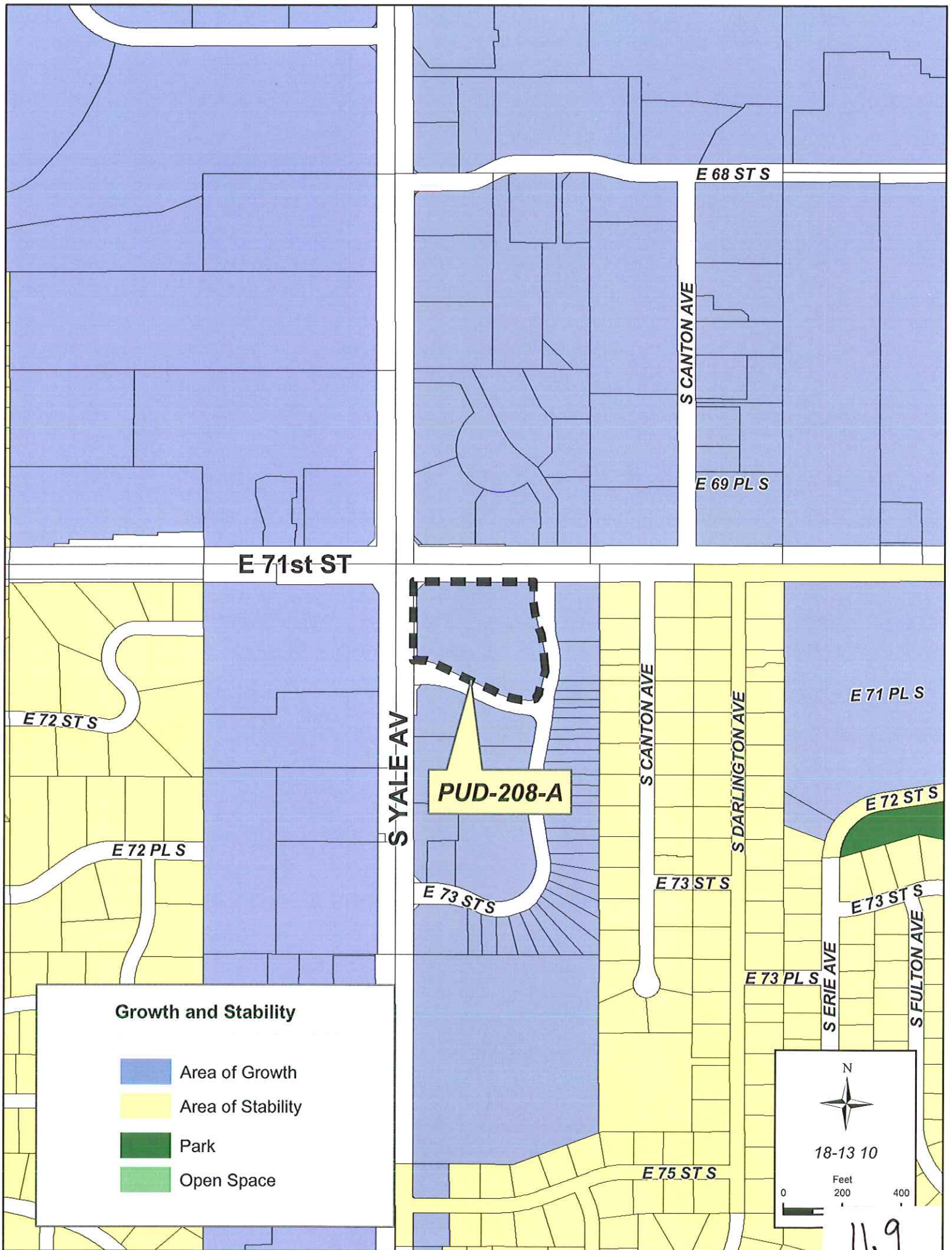
- | | |
|-----------------------|-----------------------|
| Downtown | Neighborhood Center |
| Downtown Neighborhood | Employment |
| Main Street | New Neighborhood |
| Mixed-Use Corridor | Existing Neighborhood |
| Regional Center | Park |
| Town Center | Open Space |

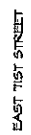
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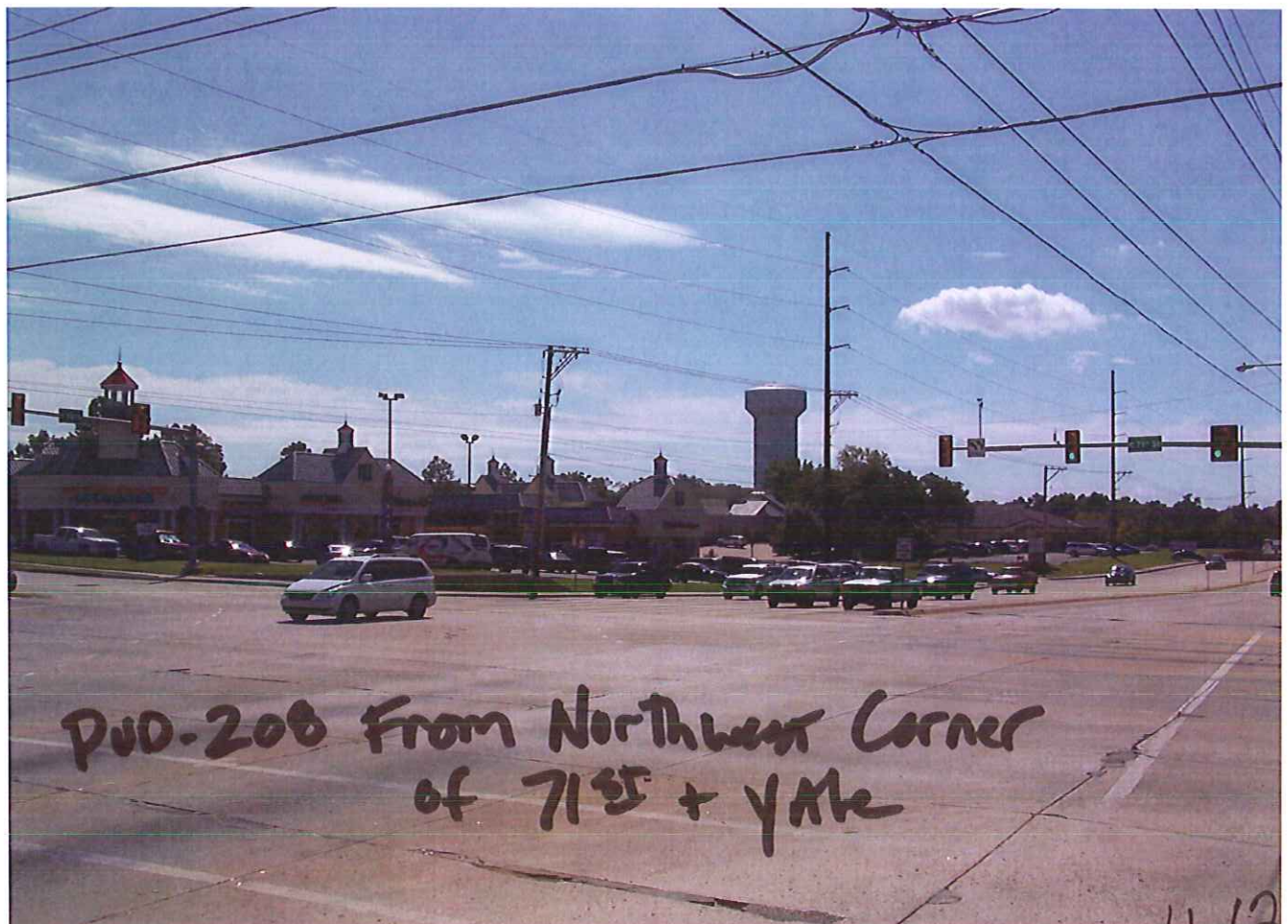
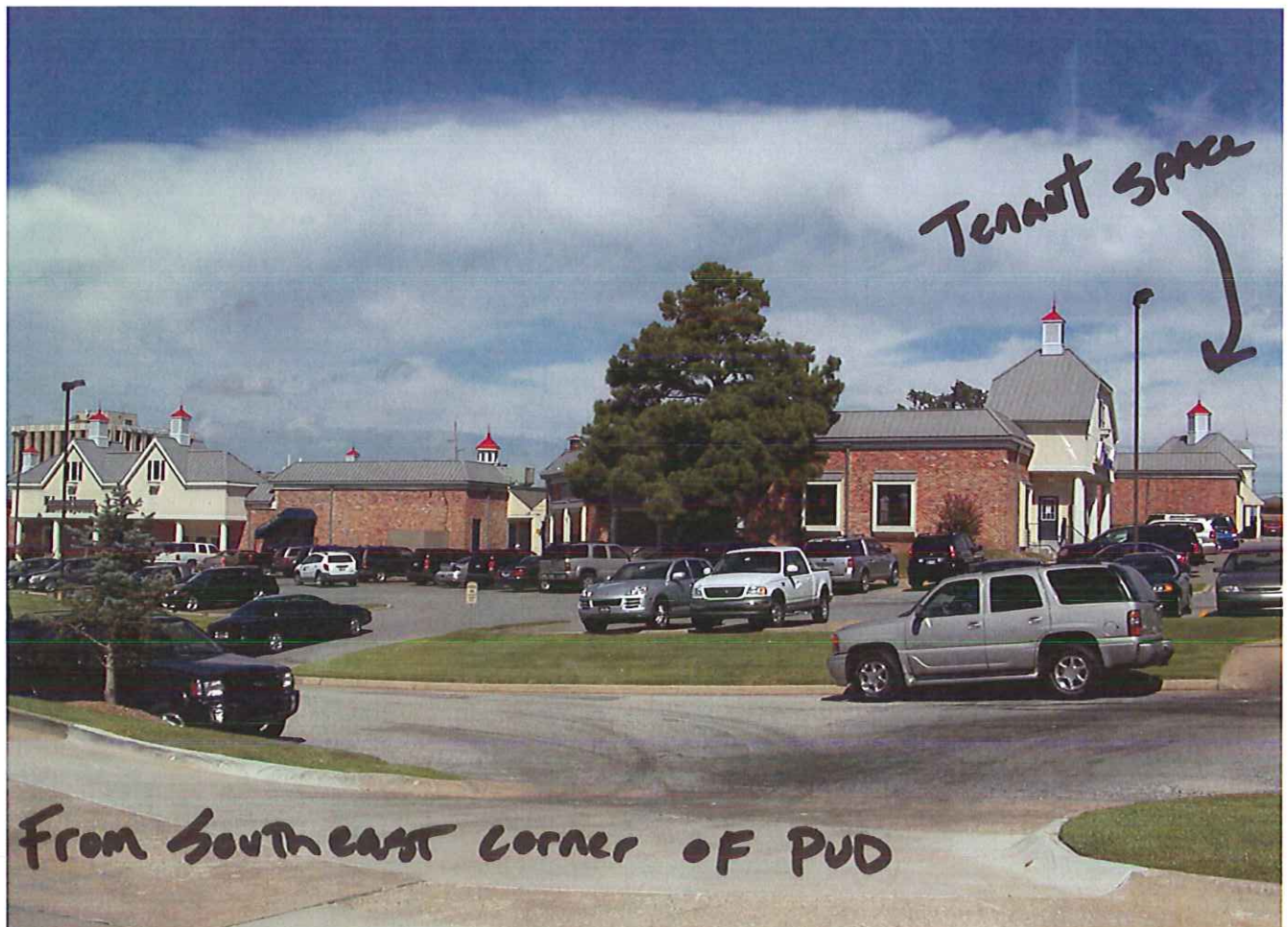
11.8





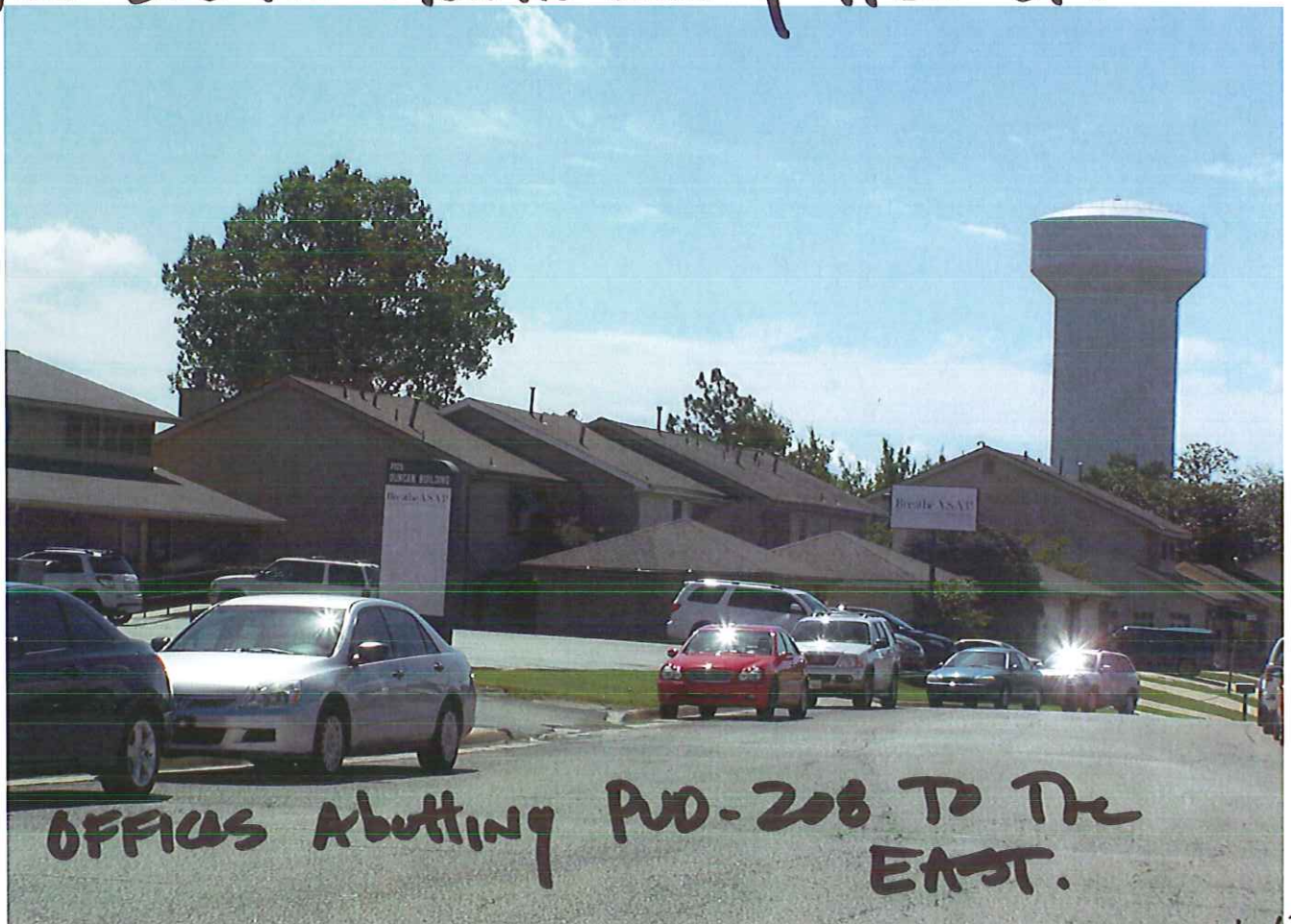
**Lighthouse Shopping
Village Site Plan**



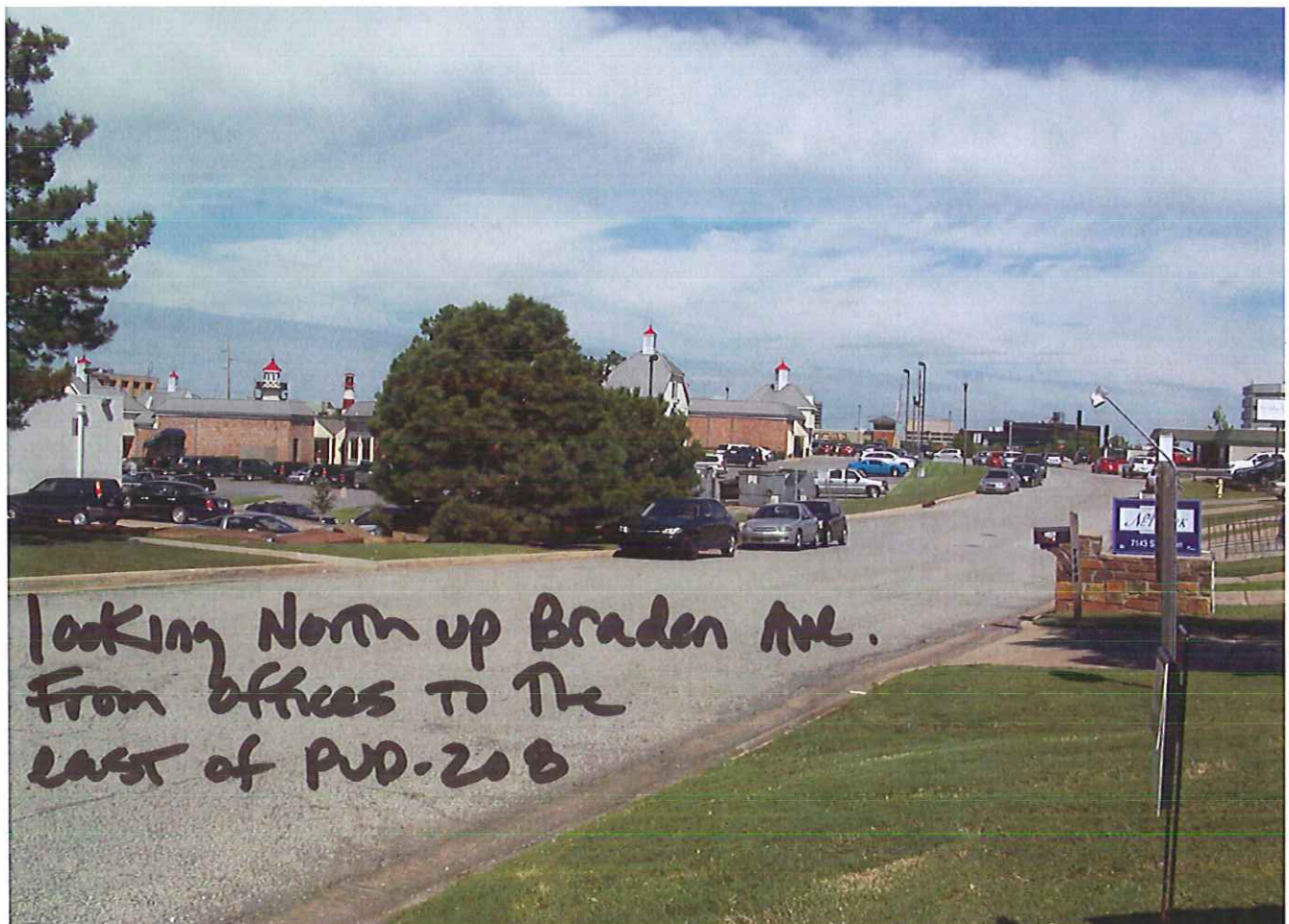




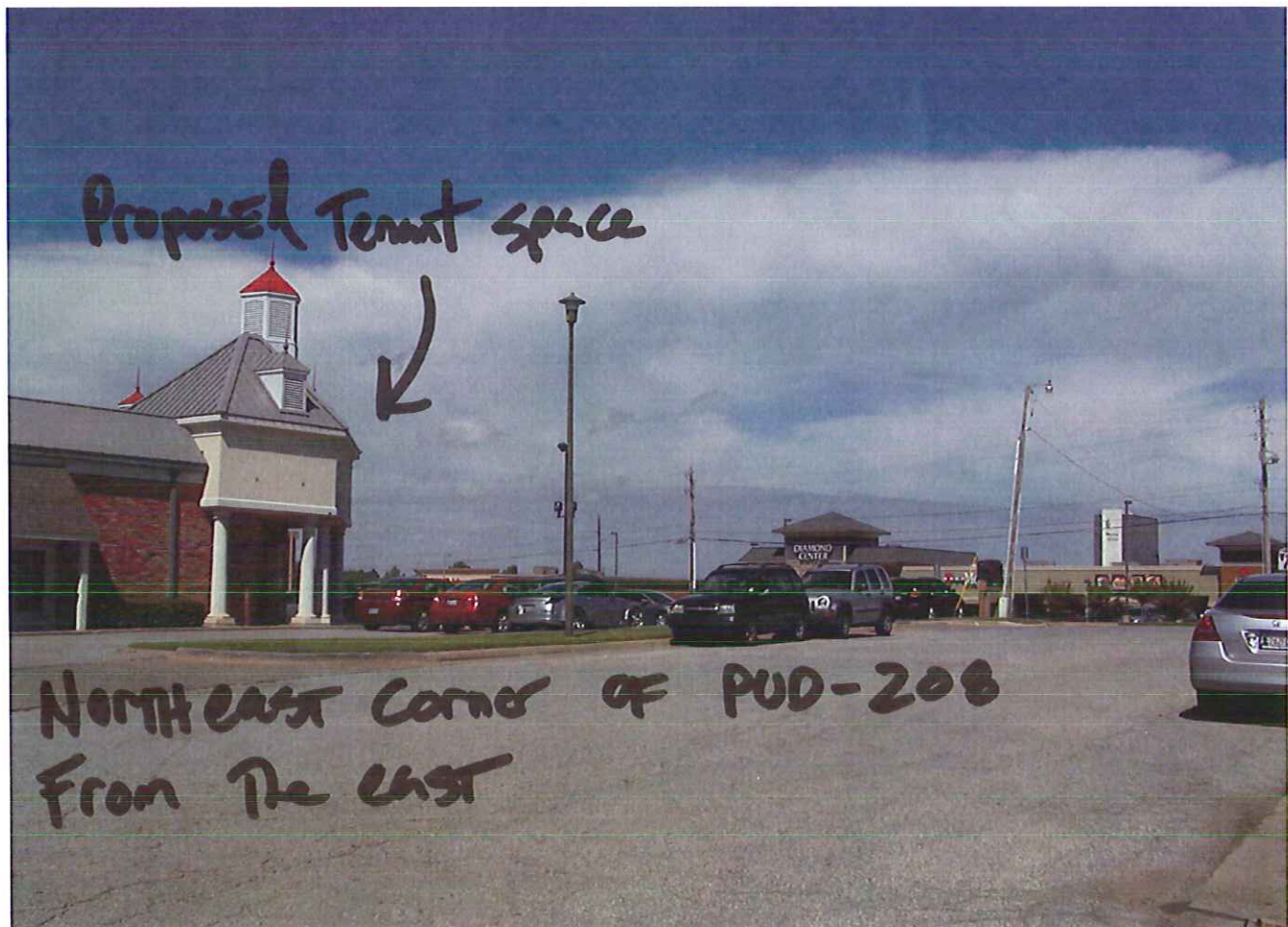
PUD-208 From North side of 71st St.



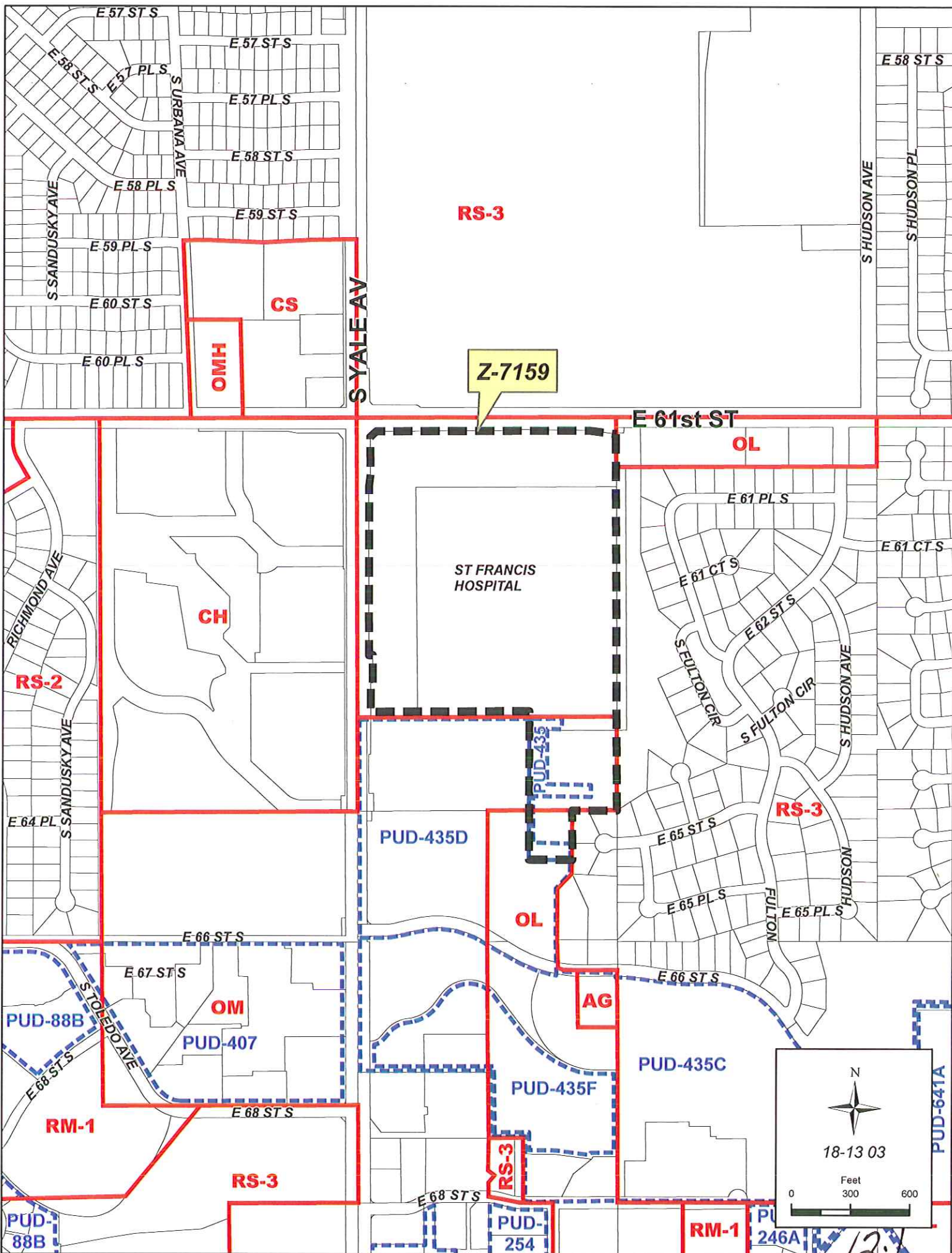
OFFICES Abutting PUD-208 TO THE EAST.



11.24



11.15



**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7159

SUMMARY OF RECOMMENDATIONS: Staff recommends **APPROVAL** based on the comprehensive plan and surrounding development.

TRS 8303

Atlas 764/879

CZM 53

CD-7

TMAPC Hearing Date: October 5, 2010

Applicant: Roy Johnsen

Tract Size: 48.5± acres

ADDRESS/GENERAL LOCATION: Southeast corner of East 61st Street and South Yale Avenue

EXISTING ZONING: RS-3/OL/OM

EXISTING USE: Saint Francis Hospital

PROPOSED ZONING: OH

PROPOSED USE: Hospital

ZONING ORDINANCE: Ordinance number 11829 dated June 26, 1970, established zoning for the subject property. (It should be noted that PUD-435, in the southeastern portion of the property, was abandoned in 1989).

RELEVANT ZONING HISTORY:

PUD-435-D July 2000: All concurred in approval of a proposed Major Amendment to a Planned Unit Development on a 24.97+ acre tract of land, to revise statement of existing and proposed building floor areas (Total: 774,785 square feet); to add .94 acres to PUD; and to abandon approximately 2.37 acres; and to modify the perimeter setbacks, on property located on the northeast corner of South Yale Avenue and East 66th Street South and abutting south of subject property.

BOA-3026 February 12, 1958: The Board of Adjustment approved St. Francis Hospital and other buildings constituting the Warren Medical Research Center, on property located at the southeast corner of East 61st Street and South Yale Avenue and the subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 48.5± acres in size and is located at the southeast corner of East 61st Street and South Yale Avenue. The property is part of the Saint Francis Hospital/Medical Center complex and is zoned RS-3/OL/OM.

TRANSPORTATION VISION:

The Comprehensive Plan designates South Yale as a Main Street and East 61st Street as a Multi-Modal Corridor.

The Major Street and Highway Plan designates Yale and 61st as follows:

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Yale Avenue	Primary arterial	120'	6
East 61 st Street	Secondary arterial	100'	4

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-3, and by office and mixed use, zoned OL; on the north by LaFortune Park/Golf Course, zoned RS-3; on the south by mixed office uses, zoned PUD-435-; and on the west by the Warren Center complex, which includes office, retail and hotel uses, zoned CH.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

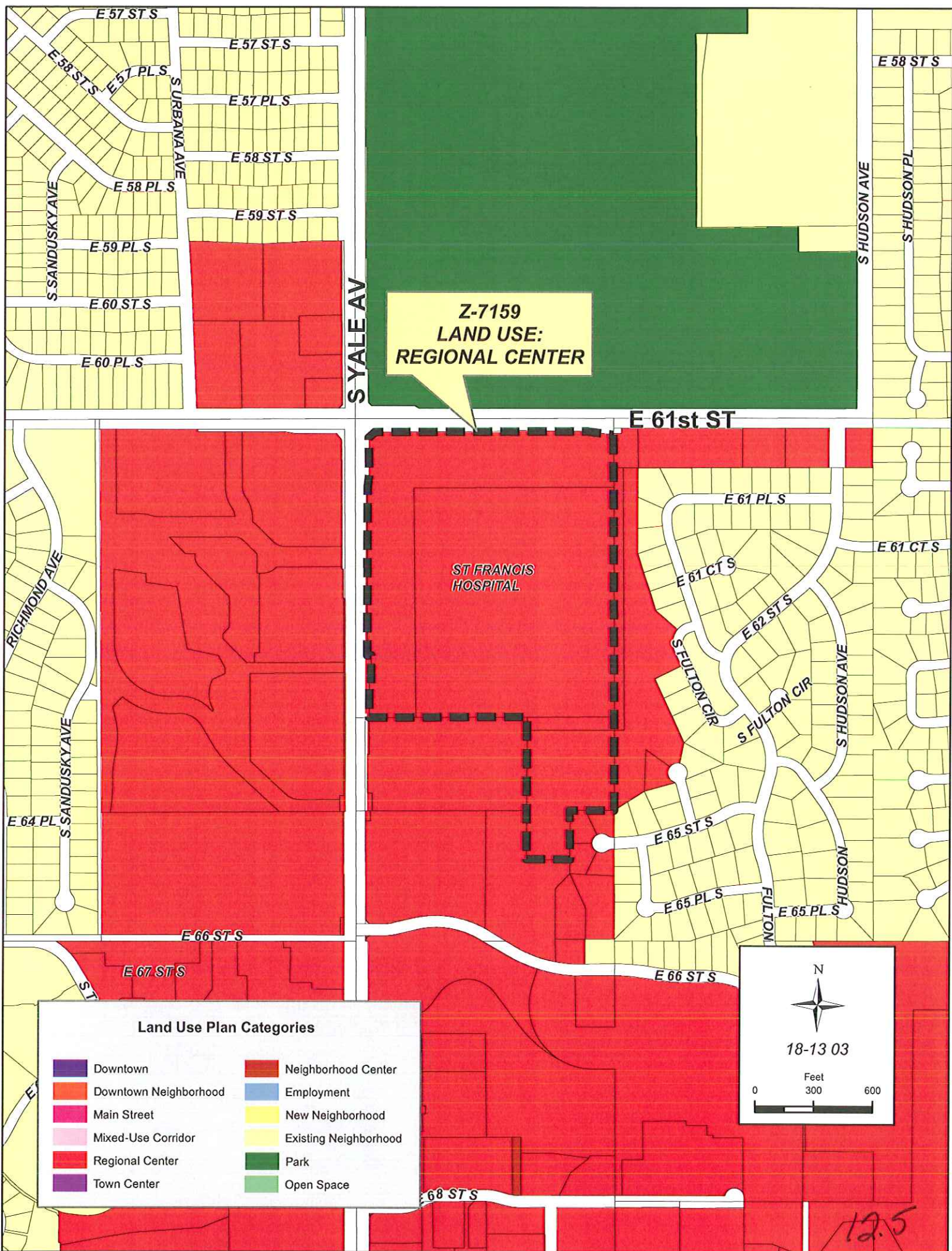
The Comprehensive Plan for the City of Tulsa designates this as an area of growth and as a regional center. The plan defines regional centers (page 32) as "mixed use areas for large-scale employment, retail and civic or educational uses...". They attract people from around the entire region and are important transit hubs, possibly having related accessory uses associated with them. The requested OH zoning **is in accord** with the plan.

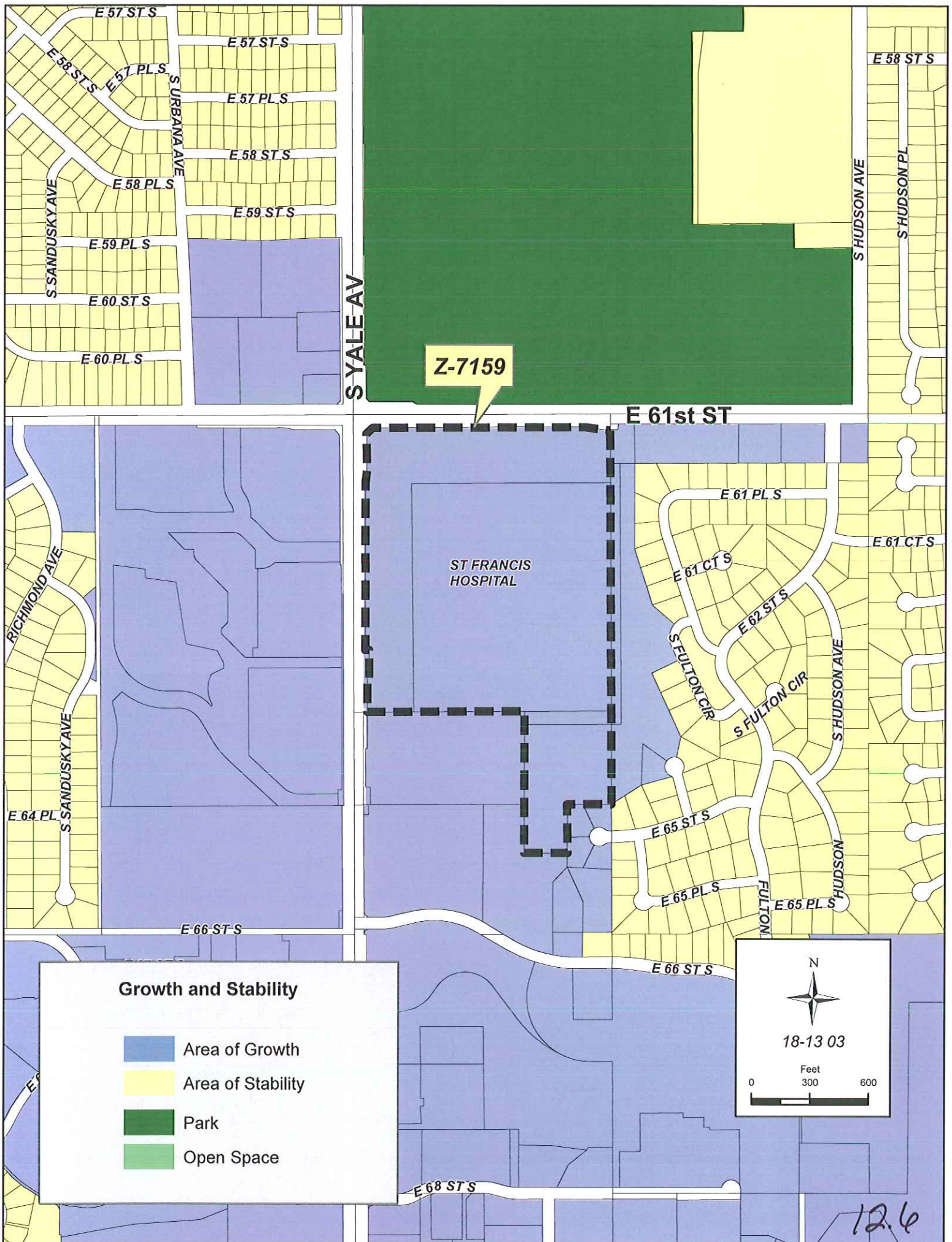
STAFF RECOMMENDATION:

Based on the comprehensive plan and surrounding uses/zoning, staff recommends **APPROVAL** of OH zoning for Z-7159. St. Francis Hospital and related adjacent medical uses have been major growth centers for decades and they continue to expand. The hospital use is compatible with and complementary to the nearby medical/office buildings and the hotel located in the Warren Center development.

10/05/10

12.4







Saint Francis Hospital

E 61st ST

SYALE AV

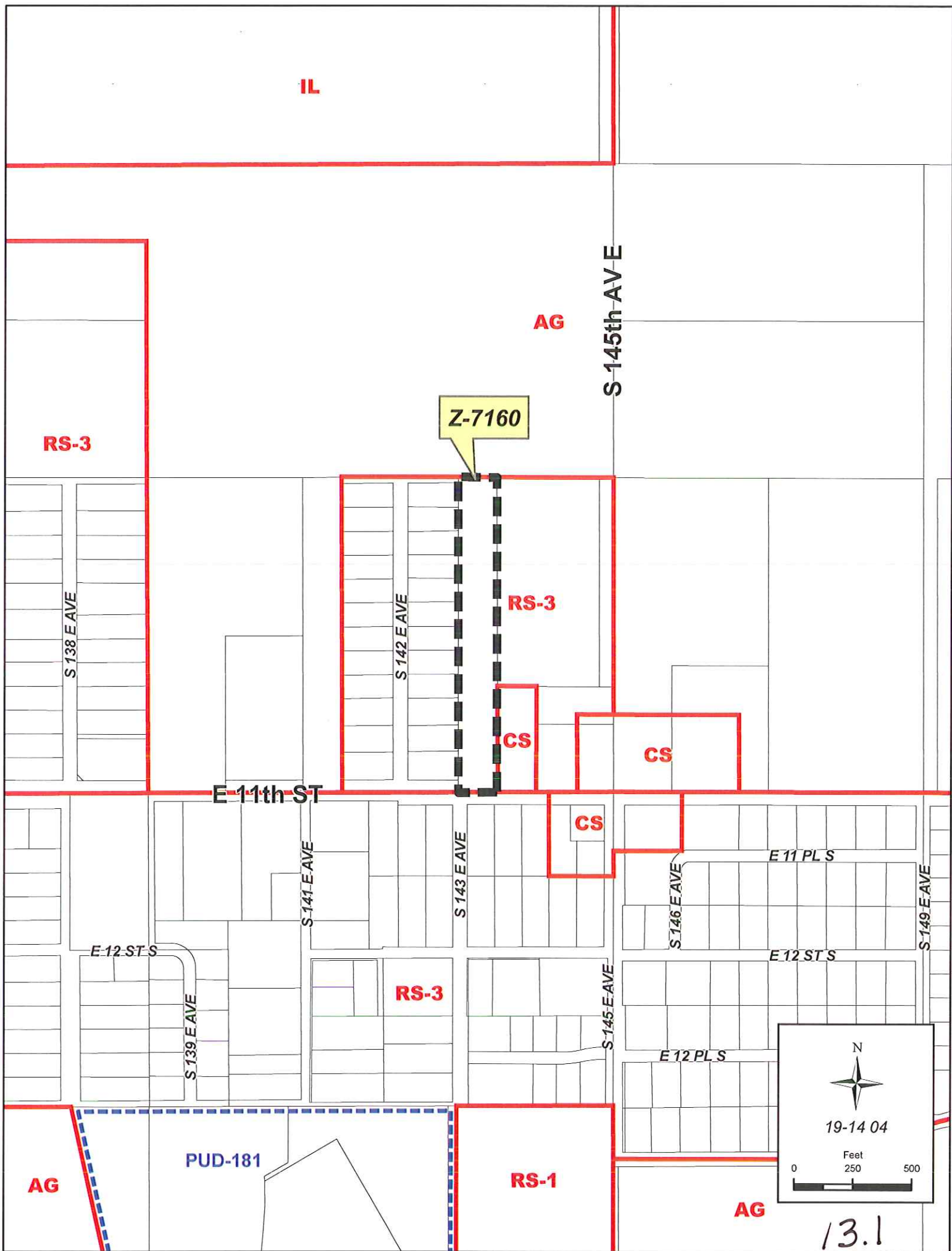


Two West 2nd Street, Suite 800
Tulsa, OK 74103



Date of Photography:
Osage Co. February 2009
Tulsa Co. March 2008

12.7





Z-7160

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

Aerial Photo March 2008

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7160

SUMMARY OF RECOMMENDATIONS: This area is planned for future growth and development. The comprehensive plan designates this as an area of frequent bus service, which implies more density of both residential and commercial/office uses. Therefore staff recommends **DENIAL** of AG zoning on this property.

TRS 9404

Atlas 1243

CZM 39

CD-6

TMAPC Hearing Date: October 5, 2010

Applicant: Susan J. Colwell Frederick

Tract Size: 5 ± acres

ADDRESS/GENERAL LOCATION: West of northwest corner of East 11th Street and South 145th East Avenue

EXISTING ZONING: RS-3

EXISTING USE: Agriculture/residential

PROPOSED ZONING: AG

PROPOSED USE: Agriculture/residential

ZONING ORDINANCE: Ordinance number 11817 dated June 26, 1970, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Z-7014 March 2006: All concurred in approval of a request for rezoning a 2± acre tract of land from CS to RS-3 for residential housing, on property located southeast corner of East 11th Street and South 145th East Avenue and southeast of subject property.

BOA-18233 November 10, 1998: The Board of Adjustment approved a Special Exception to permit a church in an RS-3 zoned tract, per plan submitted and subject to the landscape requirements, on property located at 764 South 145th East Avenue and abutting northwest of subject property.

BOA-7482 June 1, 1972: The Board of Adjustment approved a Special Exception to permit a fire station, on property located west of northwest corner of East 11th Street and South 145th East Avenue and abutting west of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 5± acres in size and is located west of the northwest corner of East 11th Street and South 145th East Avenue. The properties around it appear to be in large-lot residential related to agricultural use, with some industrial use developing around it and zoned RS-3 (the industrial is zoned IL to the north). A City Fire Station, built in 1975, is located one lot east but not adjacent to this property. This area was apparently blanket-zoned when the City adopted the 1970 zoning map. According to the

applicant, she and the previous owner were unaware of the RS-3 zoning and the realtor did not inform them of the rezoning.

VISION PLAN:

The Vision Plan calls for 11th Street to be one of frequent bus service.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 11 th Street	Secondary arterial	100	2

UTILITIES: The subject tract has municipal water and no sewer available.

SURROUNDING AREA: The subject tract is abutted on the east by large-lot single-family residential and agricultural uses and zoned RS-3 and CS; the south by single-family residential uses, zoned RS-3; on the north by vacant land, zoned AG; and on the west by single-family residential uses, zoned RS-3-.

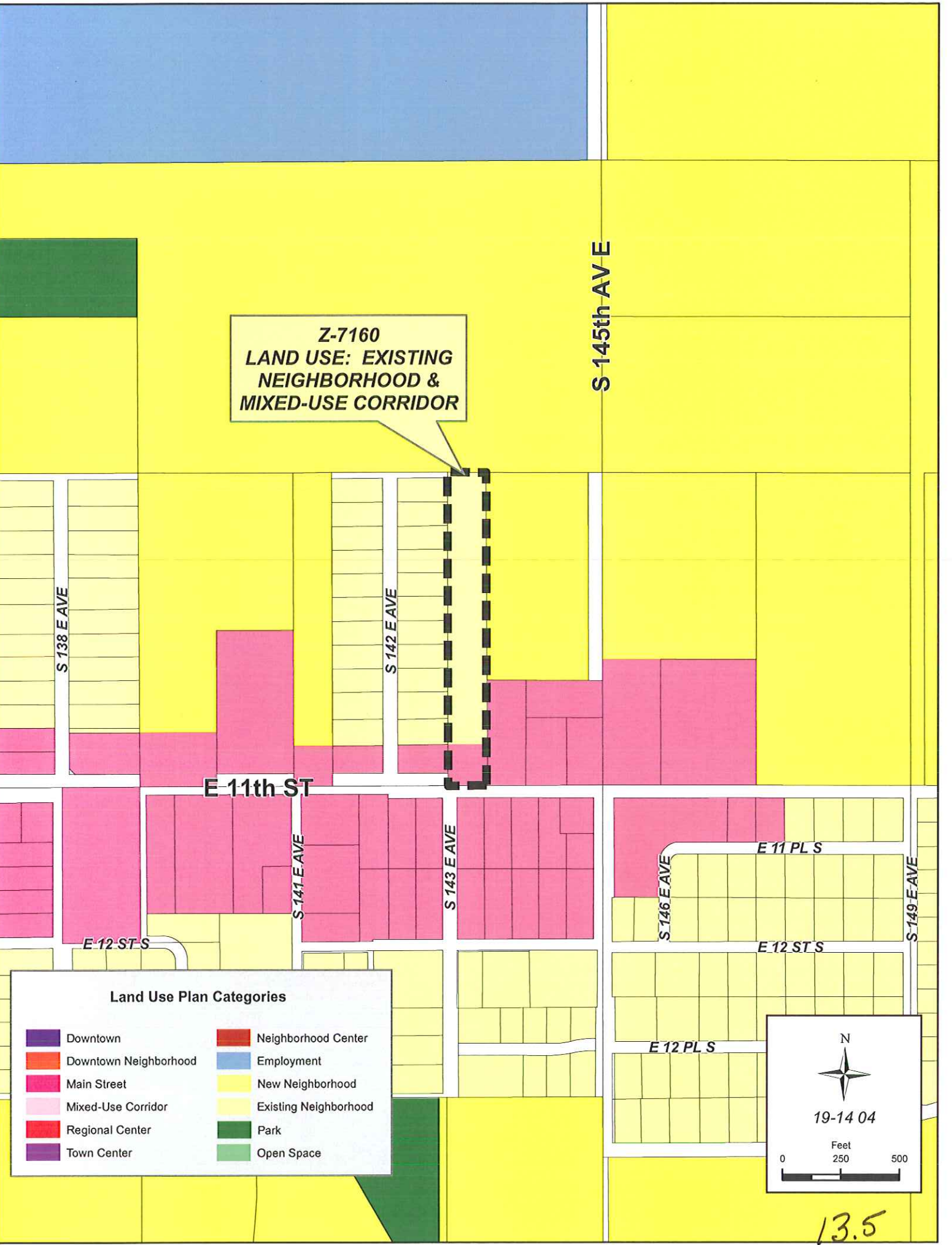
RELATIONSHIP TO THE COMPREHENSIVE PLAN:

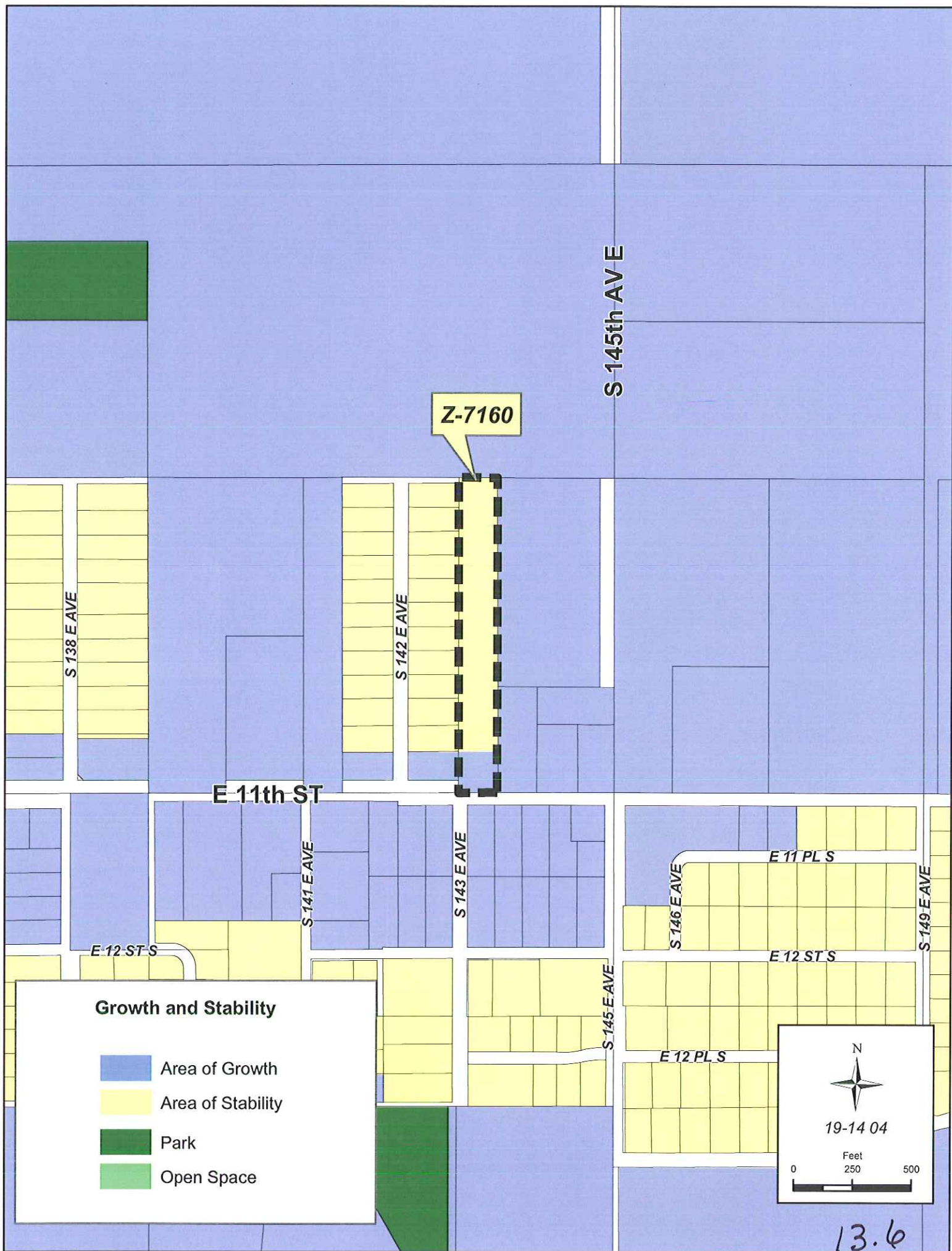
The comprehensive plan calls for this area to be one of growth. Rezoning of this site to an AG designation would **not** be in accord with the plan. In the past, AG zoning has basically been a holding zone for future development until conditions (economic, technological or adjacent development) have been auspicious. The plan and zoning that reflect RS-3 on the subject property were adopted to encourage further residential development in the east Tulsa area. The current comprehensive plan and City Council representative, by approving the comprehensive plan, certainly support that as well.

STAFF RECOMMENDATION:

Staff understands that this property was rezoned from AG to RS-3 in 1970, when the zoning maps were readopted as a blanket action. This type of action is no longer allowed. The comprehensive plan now envisions this east Tulsa area to be one of future development, as noted above. Agriculturally-zoned uses typically lend themselves to single-family residential with one house on a large lot with some accessory buildings and agricultural land uses. Neither the current comprehensive plan nor its predecessor envisioned that and the current City Councilor for the District has espoused the need for more rooftops in the area. Therefore, staff cannot support rezoning to AG and recommends **DENIAL** of AG zoning for Z-7160.

10/05/10





AGRICULTURE ZONING PETITION

This Petition is in regards to the property known as 14301 E. 11th ST. Tulsa, OK. That unbeknownst to the current owner; Susan Colwell-Frederick, of 25 years or the previous owner Carolyn Bennett Hale, the property had always been zoned agriculture and used as such, since it was acquired by them in 1948. This petition is to show the support of the property owners and neighbors in the immediate area of the above mentioned property. The names, addresses and signatures listed below are in support of the principle use of the above mentioned property to remain the same principle use as it always has been, dating back to the year 1948.

After several days of research by the current owner, Susan Colwell-Frederick, the current owner unfortunately found the above mentioned property was rezoned RS-3 in 1970 by the City of Tulsa in what is known as a "Blanket Zoning Policy" and posted a notice in the newspaper as the official notice to all owners.

1. Judy Sims-Hogner
14205 E. 11th ST. Tulsa, OK. 74108
918-437-3509

Judy Sims-Hogner 8-17-10
Since 1979

2. Jerry Hogner
14205 E. 11th ST. Tulsa, OK. 74108
918-437-3509

Jerry Hogner 8-17-10

3. Susan Tucker
779 S. 142nd E. Ave. Tulsa, OK. 74108

Susan Tucker 1999-8-17-2010
Resident since

4. Jim Santmyer
773 S. 142nd E. Ave. Tulsa, OK. 74108
918-695-8575

Jim Santmyer 1996 8-17-2010
Resident since

5. Morine Santmyer
773 S. 142nd E. Ave. Tulsa, OK. 74108
918-695-8586

Morine Santmyer 8-17-2010 7-1996
Resident since

6. Shirley Faye Archer
768 S. 142nd E. Ave. Tulsa, OK. 74108
918-437-3078

Shirley Faye Archer 8-17-10
Resident since June 3rd, 1960

7. Bob Whiten

766 S. 142nd E. Ave. Tulsa, OK. 74108
918-277-8737

Resident since

Bob Whiten 8-18-10
1977

8. Maurice Jones

14142 E. 11th St. Tulsa, OK. 74108
918-951-7709

Resident since

Maurice Jones 8/17/2000
2004

9. Diane Holmes-Jones

14142 E. 11th St. Tulsa, OK. 74108
918-951-6951

Resident since

Dianne Holmes-Jones Aug 17/2010
2004

10. Johnny Beard

14308 E. 11th St. Tulsa, OK. 74108
918-438-4901

Resident since

Johnny Beard 8/17/10
1985

11. ^KCarl Eason

788 S. 142nd E. Ave. Tulsa, OK. 74108
918-437-6573

Resident since

Karl Eason 8-18-10

12. Doris Eason

788 S. 142nd E. Ave. Tulsa, OK. 74108
918-437-6573

Resident since

Doris Eason 8-10-10

13. Steve Sharrar

769 S. 142nd E. Ave. Tulsa, OK. 74108
918-574-2170

Resident since

Steve Sharrar 8-17-10

14. Cathi Sharrar

769 S. 142nd E. Ave. Tulsa, OK. 74108
918-574-2170

Resident since

Cathi L. Sharrar 8/17/10

15. Marie Tabor Marie Tabor 08-18-10
14134 E. 11th St. Tulsa, OK. 74108 Resident since 1960 Date
918-437-3191

16. Sharon Morris Sharon Morris 2002 8-18-10
14128 E. 11th St. Tulsa, OK. 74108 Resident since Date
918-437-2200

17. Melvon Joe White Melvon White 1996 8-24-10
763 S. 142nd E. Ave. Tulsa, OK. 74108 Resident since Date
918-282-8186

18. Charles Hendricks Charles Hendricks 08-18-10
757 S. 142nd E. Ave. Tulsa, OK. 74108 Resident since 1984 Date
918-694-8820

19. Judy Hendricks Judy Hendricks 08-18-10
757 S. 142nd E. Ave. Tulsa, OK. 74108 Resident since 1984 Date
918-694-8820

20. Jack Barnes Jack Barnes 1995 8/18/10
1028 S. 145th E. Ave. Tulsa, OK. 74108 Resident since Date
918-437-8901

21. Joy Barnes Joy Barnes 1995 8-18-10
1028 S. 145th E. Ave. Tulsa, OK. 74108 Resident since Date
918-437-8901

22. Jill Barnes Jill Barnes 1995 8/18/10
1028 S. 145th E. Ave. Tulsa, OK. 74108 Resident since Date
918-437-8901

23. ~~22~~ Jimmie L. Tummons Jimmie L. Tummons 8/29/10
705 S. 142nd E. Ave. Tulsa, OK. 74108 Resident since 1962 Date
918-437-1588

24. ~~23~~ Art Stilley Art Stilley 1996 8-18-10
774 S. 145th E. Ave. Tulsa, OK. 74108 Resident since Date
918-437-8025

25. ~~X~~ Krissy Amos Krissy Amos 10-2-06 8-29-10
730 S. 142nd E. Ave. Tulsa, OK. 74108 Resident since Date
26. ~~X~~ Brandon Watkins Brandon Watkins 2000 8-29-10
730 S. 142nd E. Ave. Tulsa, OK. 74108 Resident since Date
27. ~~X~~ Lee Kimberlin Lee Kimberlin 1999 8-29-10
730 S. 142nd E. Ave. Tulsa, OK. 74108 Resident since Date
28. ~~X~~ David Dewell David Dewell 1992 8-26-2010
740 S. 142nd E. Ave. Tulsa, OK. 74108 Resident since Date
918-695-4356
29. ~~X~~ Betsy Smittle Betsy Smittle 2005 8-29
722 S. 142nd E. Ave. Tulsa, OK. 74108 Resident since Date
30. ~~X~~ Tong Yang Tong Yang 2006 8-29-10
756 S. 142nd E. Ave. Tulsa, OK. 74108 Resident since Date
31. ~~X~~ Nhia Yang Nhia Yang 2006 8-27-10
745 S. 142nd E. Ave. Tulsa, OK. 74108 Resident since Date
32. ~~X~~ Tim Franklin Tim Franklin 8/2005 8/27/10
14101 E. 11th St. Tulsa, OK. 74108 Resident since Date
918-704-0407
33. ~~X~~ Tamara Franklin Tamara Franklin 2005 8/27/10
14101 E. 11th St. Tulsa, OK. 74108 Resident since Date
918-704-0407
34. ~~X~~ Walter Faber Walter Faber 2002 8-25-10
14323 E. 12th St. Tulsa, OK. 74108 Resident since Date
918-438-5821
35. ~~X~~ Rebecca Faber Rebecca Faber 2002 8/25/10
14323 E. 12th St. Tulsa, OK. 74108 Resident since Date
918-438-5821

36. ~~35.~~ ^{RLM} ~~Brian~~ ^{Randy} McPherson Randy McPherson 1997 8-29-10
14326 E. 11th St. Tulsa, OK. 74108 Resident since Date
918-439-4188
37. ~~36.~~ Lacreia McPherson Lacreia McPherson 1997 8/29/2010
14326 E. 11th St. Tulsa, OK. 74108 Resident since Date
918-439-4188
38. ~~37.~~ Martin Flores Martin Flores 2004 8-29-10
14318 E. 11th St. Tulsa, OK. 74108 Resident since Date
39. ~~38.~~ Celia Loya Celia Loya 2004 8-29-10
14318 E. 11th St. Tulsa, OK. 74108 Resident since Date
40. ~~39.~~ Jose Estrada Jose P. Estrada 2003 9-2-10
14131 E. 12th St. Tulsa, OK. 74108 Resident since Date
918-234-1091
41. ~~40.~~ Claudia Estrada Claudia Estrada 2003 8/30/2010
14131 E. 12th St. Tulsa, OK. 74108 Resident since Date
918-234-1091
42. ~~41.~~ Bryan Weaver Bryan Weaver 1996 8/29/10
14143 E. 12th St. Tulsa, OK. 74108 Resident since Date
43. ~~42.~~ Jennifer Weaver Jennifer Weaver 2000 8/29/10
14143 E. 12th St. Tulsa, OK. 74108 Resident since Date
44. ~~43.~~ Florein Pollock Floreine E. Pollock 1956 Aug. 29 2010
14135 E. 12th St. Tulsa, OK. 74108 Resident since Date
45. ~~44.~~ Cardinals Corner Cardinals Corner 09/02/10
14342 E. 11th St. Tulsa, OK. 74108 Established Date
918-437-9888
46. ~~45.~~ Restoration Church Ronald Carner 1998 8/26/10
732 S. 145th E. Ave. Tulsa, OK. 74108 Established Date
Mailing: Pastor Ron Carner 14139 E. 19th Pl. Tulsa, OK. 74108
918-438-0833 or 918-760-7734

47. ~~46.~~ Wanda Rountree Wanda Rountree 1996 8-29-10
762 S. 142nd E. Ave Tulsa, OK. 74108 Resident since Date
918-694-0255
48. ~~47.~~ Ken Buysse Ken Buysse 2006 29 Aug 10
704 S. 142nd E. Ave Tulsa, OK. 74108 Resident since Date
918-504-8916
49. ~~48.~~ Deborah Buysse Deborah Buysse 2008 8-29-10
704 S. 142nd E. Ave Tulsa, OK. 74108 Resident since Date
50. ~~49.~~ Randy Campbell Randy Campbell 8-29-10
Lease/Purchase from Gretchen Mowery Resident since Date
733 S. 142nd E. Ave Tulsa, OK. 74108
51. ~~50.~~ Angela Campbell Angela Campbell 8-29-10
Lease/Purchase from Gretchen Mowery Resident since Date
733 S. 142nd E. Ave Tulsa, OK. 74108
918-284-9833
52. ~~51.~~ James Lawson James Lawson family since 1955 8-29-10
712 S. 142nd E. Ave Tulsa, OK. 74108 Resident since Date
918-437-2294
53. ~~52.~~ Daniel Lawson Dan Lawson 2002 8-29-10
712 S. 142nd E. Ave Tulsa, OK. 74108 Resident since Date
918-437-2294
54. ~~53.~~ Jim Doye Jim Doye 1980 8-31-10
14307 E. 12th St. Tulsa, OK. 74108 Resident since Date
918-810-4165
55. ~~54.~~ Janice Dewell Janice Dewell 11-92 8-30-10
740 S. 142nd E. Ave Tulsa, OK. 74108 Resident since Date
~~11-92~~
56. ~~55.~~ Geraldine Oliver Geraldine Oliver 1972 8-29-10
737 S. 142nd E. Ave Tulsa, OK. 74108 Resident since Date

57. ~~56.~~ Johnny R. Jones Johnny R. Jones 8-30-10
14147 E. 12th St. Tulsa, OK. 74108 Resident since 1998 Date
918-261-6463
58. ~~57.~~ Arlise E. Jones Arlise E. Jones 8/30/10
14147 E. 12th St. Tulsa, OK. 74108 Resident since 1998 Date
59. ~~58.~~ Ralph Carew Ralph L. Carew IV 30 AUG 10
14313 E. 12th St. Tulsa, OK. 74108 Resident since 11/09 Date
918-513-2161
60. ~~59.~~ Heather Navarro Heather Navarro 8-31-10
14313 E. 12th St. Tulsa, OK. 74108 Resident since 11/09 Date
918-407-8968
61. ~~60.~~ Tina Oliver Tina Oliver 1975 9-2-10
731 E. 142nd E. Ave. Tulsa, OK. 74108 Resident since Date
62. ~~61.~~ Gloria Stilley Gloria Stilley 9-2-10
774 S. 145th E. Ave. Tulsa, OK. 74108 Resident since 1996 Date
918-437-8025
63. ~~62.~~ Jonathan Morris Jonathan Morris 2002 9-2-10
14128 E. 11th St. Tulsa, OK. 74108 Resident since Date
64. ~~63.~~ * ON VACATION For 2 weeks *
746 S. 142nd E. Ave. Tulsa, OK. 74108 Resident since Date
65. ~~64.~~ * VACANT *
707 S. 142nd E. Ave. Tulsa, OK. 74108 Resident since Date
66. ~~65.~~ * VACANT *
14131 E. 11th St. Tulsa, OK. 74108 Resident since Date
67. ~~66.~~ Rick Baker Rick Baker 5-2006 9-1-10
14127 E. 12th St. Tulsa, OK. 74108 Resident since Date

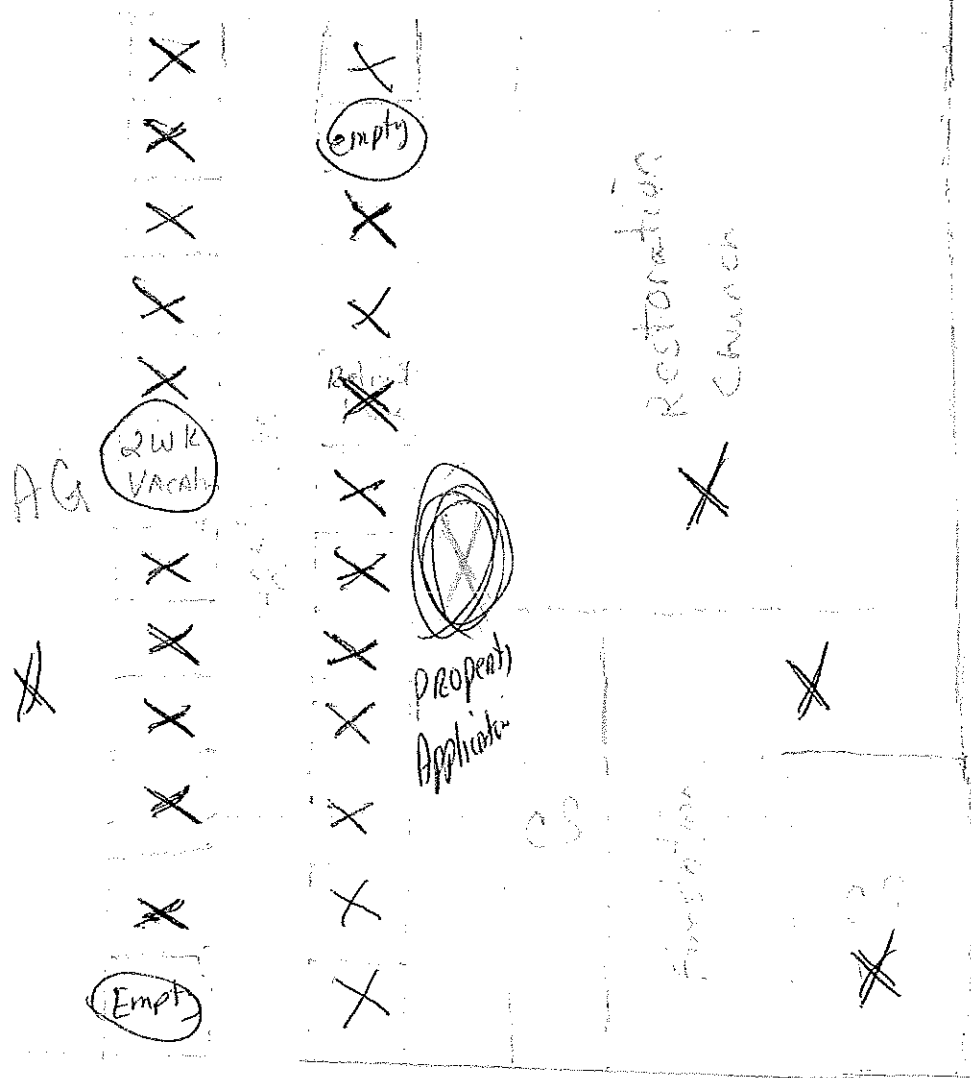
68. Jim Mautino Jim Mautino 1963 8-31-10
City Councilor District 6 Resident since Date
14628 E. 12th St. Tulsa, OK 74108

69. Bob Johnson Bob Johnson 8-1-2010
President Resident since 19⁸⁸ Date
Tower Heights Neighborhood Association
15324 E. 13th St. Tulsa, OK 74108

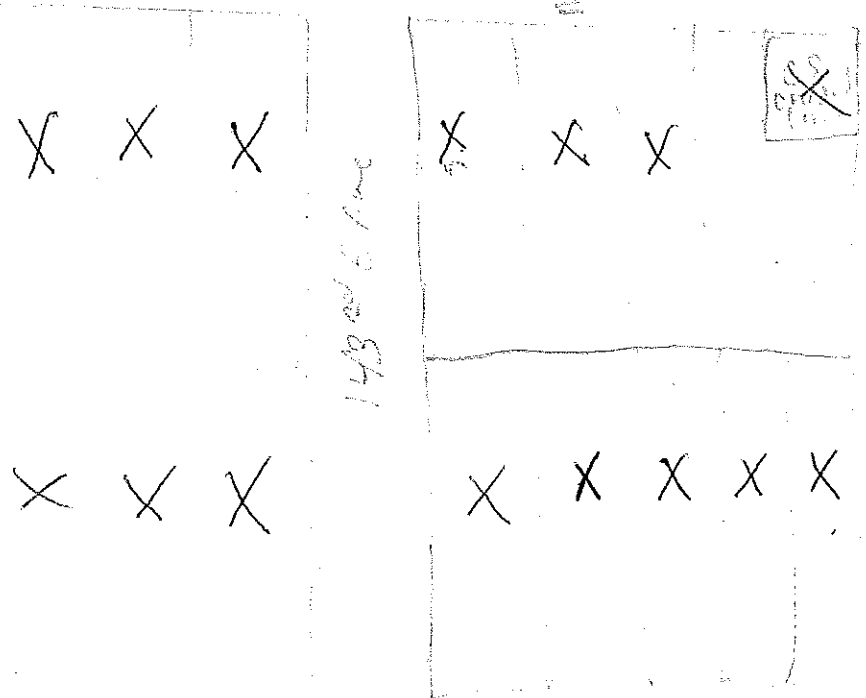
70. Beverly Rouse Beverly Rouse 8-31-10
Secretary/treasurer Resident since 1971 Date
Tower Heights Neighborhood Association
14821 E. 12th St. Tulsa, OK 74108

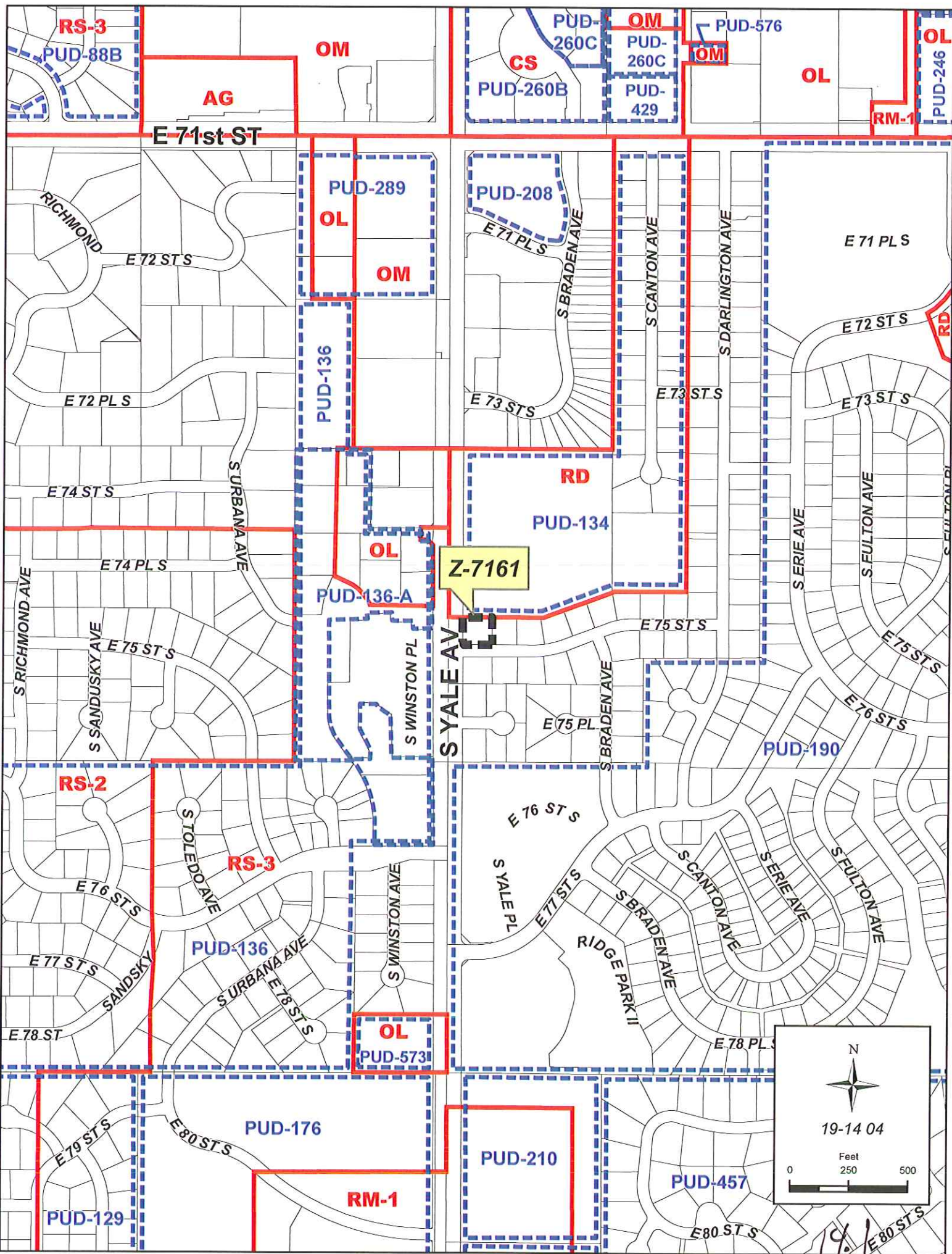
71. Eck Ruddick Eck Ruddick 9/1/10
Board Member Resident since Date
Tower Heights Neighborhood Association
14673 E. 11th Pl. Tulsa, OK 74108 1968

AG



hunch





**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7161

SUMMARY OF RECOMMENDATIONS: Based on the existing uses in the area and the comprehensive plan's designation of this as a Growth Area, staff can support the request and therefore recommends **APPROVAL** of OL zoning for Z-7161.

TRS 8310

Atlas 1272

CZM 53

CD-7

TMAPC Hearing Date: October 5, 2010

Applicant: Roy Johnsen

Tract Size: .34± acres

14,343± acres

ADDRESS/GENERAL LOCATION: Northeast corner of South Yale Avenue and East 75th Street

EXISTING ZONING: RS-3

EXISTING USE: Vacant

PROPOSED ZONING: OL

PROPOSED USE: Office

ZONING ORDINANCE: Ordinance number 12527 dated July 31, 1972, established zoning for the subject property.

RELEVANT ZONING HISTORY:

PUD-136-A September 2006: All concurred in approval of a proposed Planned Unit Development on a 13.67± acre tract of land for an office park, on property located south of southwest corner of East 71st Street and South Yale Avenue and abutting west of subject property across South Yale Avenue.

PUD-134 June 1973: All concurred in approval of a proposed Planned Unit Development on a 24± acre tract of land for multifamily, duplex and single family development, on property located north of northeast corner of East 75th Street and South Yale Avenue and abutting north of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately .32± acres in size and is located at the northeast corner of South Yale Avenue and East 75th Street. The property is vacant and zoned RS-3.

VISION PLAN:

The Comprehensive Plan for the City of Tulsa designates South Yale Avenue as a Bus Rapid Transit Route and does not classify East 75th Street.

14.3

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Yale Avenue	Primary arterial	120'	6
East 75 th Street	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-3; on the north by multifamily/duplex housing, zoned RD/PUD-134; on the south by single-family residential uses, zoned RS-3; and on the west by Silver Ridge Office Park and condominiums, zoned PUD-136 and 136-A/RS-3/OL..

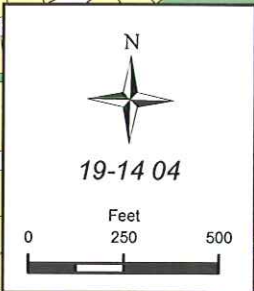
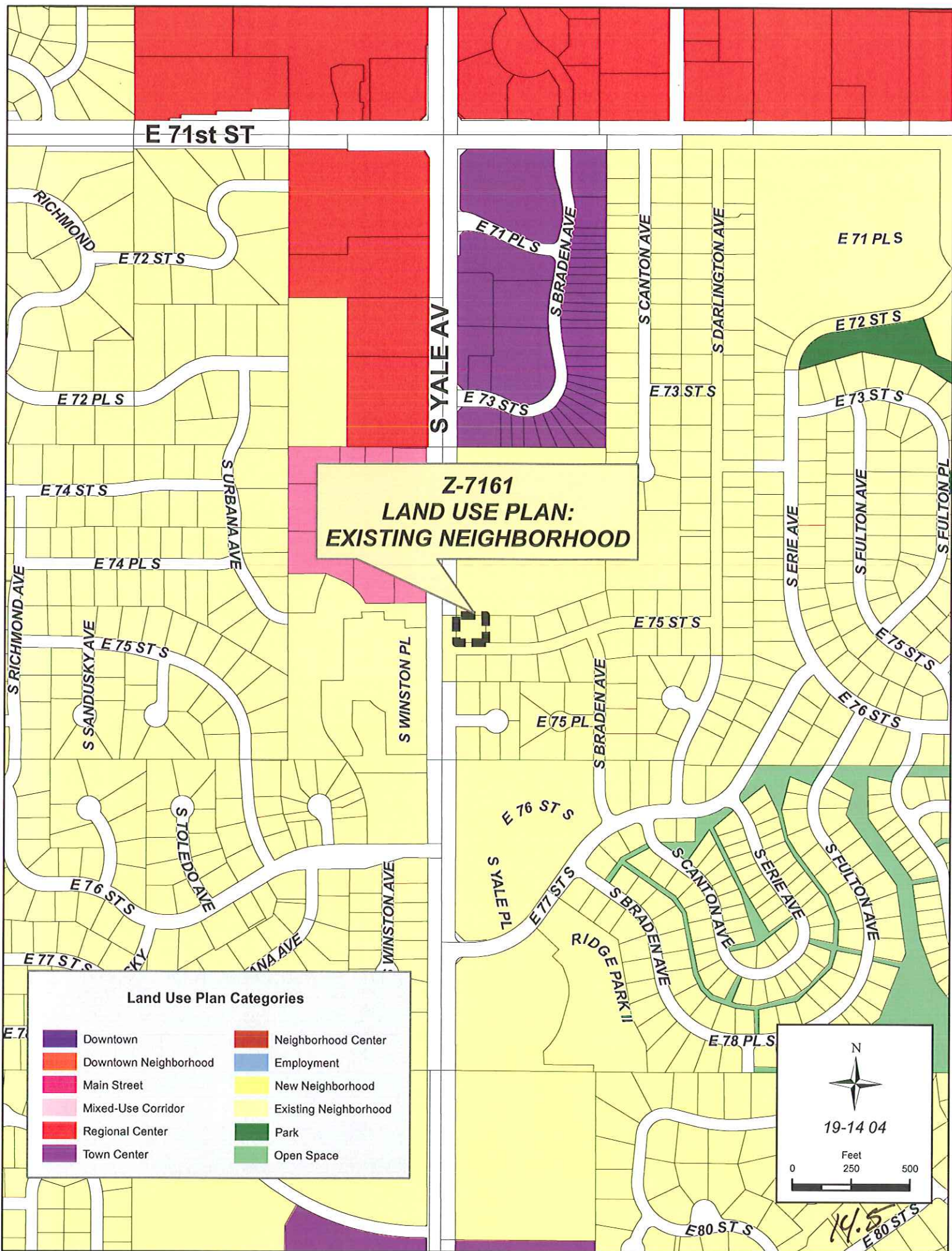
RELATIONSHIP TO THE COMPREHENSIVE PLAN:

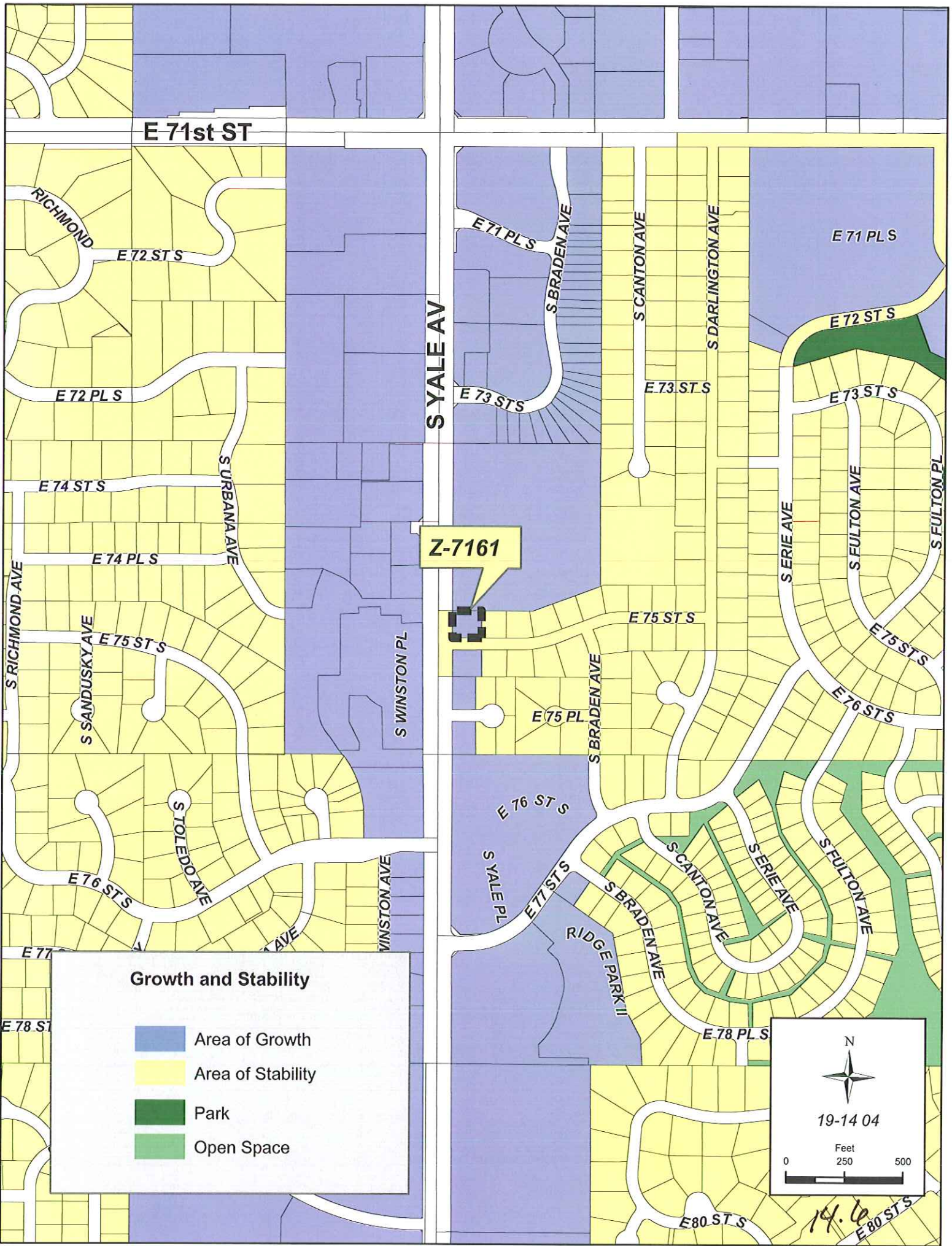
The Comprehensive Plan for the City of Tulsa designates this parcel as an area of growth and those to the south and east as areas of stability. According to the comprehensive plan, the requested OL zoning is in accord.

STAFF RECOMMENDATION:

Staff can support the request for OL rezoning on this property. This is a corner/frontage property on a primary arterial (Yale) that is also designated in the comprehensive plan as a Bus Rapid Transit (BRT) Route. A frontage road lies south of the property and parallel to Yale. It is unrealistic to expect that a single-family residential use would develop here, based on these facts. Office uses provide a low intensity transition to single-family residential uses from high intensity traffic-ways. Office uses are generally 8:00 a.m. to 5:00 p.m. five days a week with minimal impact on adjacent residential areas. The presence of office workers near the residential areas also provide additional eyes on the street and may thus deter crime. Since OL zoning allows no more than a single story by right, the building should be compatible with the nearby homes. Therefore, staff recommends **APPROVAL** of OL zoning for Z-7161.

10/05/10





September 25, 2010

Tulsa Metropolitan Area Planning Commission
Two West 2nd Street, Suite 800
Tulsa, OK 74103-4236

Re: Case # Z-7161



Applicant: Roy D. Johnson

Honorable Tulsa Metropolitan Planning Commission,

The under signees own a home in Woodcrest Estates subdivision and live at the intersection of 75th St. and Yale, near the vacant lot subject of this application. Almost all the residents of this street have signed this letter. We are writing to express our concern over the proposed rezoning of this piece of land. Changing the zoning from residential (RS-3) to Office (OL) will clearly bring more people into the neighborhood - increasing traffic, noise and possible crime, forcing property values down.

The value of our houses is like life insurance for our children and our retirement funds. If it declines in value, so does the security of our families. In addition, more crowding, more traffic, more noise and crime would be extremely upsetting to the many elderly residents in the neighborhood.

You have always been sensitive to the preservation of the unique character of our neighborhoods and maintaining the family strengths of our community. We urge you to vote against this zoning issue. Zoning in our neighborhood should remain as it is. Those wishing to build buildings, rather than new homes, have many alternatives more appropriate than this from which to choose.

Please accept this letter as our attendance to the Oct. 5 hearing, since many of us cannot be there. Thank you for your thoughtful consideration of this important matter.

Respectfully submitted,

Edwin and Delia Miranda 4937 E. 75th St, Tulsa 74136

918-493-6399

Continue on page 2

14.7

Moe Darbandi	4914 E. 75 th St, Tulsa 74136	<i>Moe Darbandi</i>	918-289-0999
Dona Gaden	4913 E. 75 th St, Tulsa 74136	<i>not available, she is in Hawaii</i> <i>Phil Thompson</i>	918-630-9678
Rich Thompson	4945 E. 75 th St, Tulsa 74136		918-852-9795
Cliff Richman	5113 E. 75 th St	<i>Cliff Richman</i>	918-261-6195
Marie Hammond	1505 S. Braden	<i>Marie Hammond</i>	918-492-1102
Barbara Bitner	4940 E. 75 th St	<i>Barbara Bitner</i>	492-5950
Roger Myer	4924 E. 75 th St	<i>Roger Myer</i>	494-0574
Carlos Duran	4922 E 75 th Pl.	<i>Carlos Duran</i>	918 3786775
Sandy Savage	4913 E 75 th St Resident of	<i>Sandy Savage</i>	918-876-2022
Donna Hattwell	5119 E. 75 th St	<i>Donna Hattwell</i>	918 282-5105
Dail & Kathleen	On behalf of Donna Hattwell		
Marty Phelix	5129 E 75 th St	<i>Marty Phelix</i>	575-770-5646
Bernard W. Piel, Jr.	5126 E. 75 th St	<i>Bernard W. Piel, Jr.</i>	918-493-3199
Paul Hensley	5138 E. 75 th St.		918-492-2425
Elizabeth Dellis	4921 E. 75 th Pl	<i>Marjorie Elizabeth Dellis</i>	918-493-5781
Joe Hamette	4915 E 75 th Pl.		918-494-7945
Cc. Honorable Bill Christiansen, Tulsa City Counsel			
Kay Witt	5105 E. 75 th , Tulsa		918-493-7270
Roy Thornton	5120 E 75 th St Tulsa		918 4889505