

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2632

August 15, 2012, 1:30 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:

1. Minutes of July 11, 2012, Meeting No. 2629
2. Minutes of July 25, 2012, Meeting No. 2630

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. **LS-20534** (Lot-Split) (CD-5), Location: Southeast corner of South Sheridan Road and State Highway 51
4. **LC-416** (Lot-Combination) (CD-2), Location: North of the Northeast corner of East 71st Street South and South Utica Avenue
5. **LC-421** (Lot-Combination) (CD-4), Location: North of East 6th Street South and East of South Victor Avenue
6. **LS-20539** (Lot-Split) (CD-2), Location: East of the Northeast corner of South 33rd West Avenue and West 78th Street South
7. **LS-20536** (Lot-Split) (CD-8), Location: East of South 76th East Avenue at the intersection with East 83rd Street South (Related to LC-417)
8. **LC-417** (Lot-Combination) (CD-8), Location: East of South 76th East Avenue at the intersection with East 83rd Street South (Related to LS-20536)

9. **LC-419** (Lot-Combination) (CD-3), Location: Southeast corner of North Sheridan Road and East Latimer Place
10. **LS-20537** (Lot-Split) (CD-8), Location: East of the Northeast corner of South Sheridan Road and East 46th Street South (Related to LC-418 and LC-420)
11. **LS-20538** (Lot-Split) (CD-8), Location: North of the Northeast corner of South Sheridan Road and East 46th Street South (Related to LC-418 and LC-420)
12. **LC-418** (Lot-Combination) (CD-8), Location: North of the Northeast corner of South Sheridan Road and East 46th Street South (Related to LS-20537 and LS-20538)
13. **LC-420** (Lot-Combination) (CD-8), Location: East of the Northeast corner of South Sheridan Road and East 46th Street South (Related to LS-20537 and LS-20538)
14. **PUD-230-9 – A-Max Sign Co.**, Location: 3845 South 103rd, Suite 102, Minor Amendment, (CD-7) (Continue to 9/5/12 for new notice due to incorrect legal description.)
15. **PUD-168-9 – Brandon Moll**, Location: 8121 South Harvard Avenue, Requesting a Minor Amendment to add Use Unit 5 (Community Services & Similar Uses) in Development Area B to the existing Planned Unit Development, **CS/RS-2/PUD-168**, (CD-8)
16. **PUD-397-B – Rosenbaum Consultants/Wagner Dental**, Location: Northwest corner of South 91st East Avenue at East 62nd Street South, Requesting a Detail Site Plan for a new dental office on a vacant lot, (CD-7) (Related to Item 17.)
17. **AC-116 – Rosenbaum Consultants/Wagner Dental**, Location: Northwest corner of South 91st East Avenue at East 62nd Street South, Requesting a Landscape Alternative Compliance for reduction in required 5-foot green space to 2-foot and provide three additional trees above the minimum required for the street yard, (CD-7) (Related to Item 16.)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

COMPREHENSIVE PLAN PUBLIC HEARINGS:

18. **Consider Amending the Comprehensive Plan for the City and County of Tulsa, Oklahoma by adopting the Tulsa Zoo Master Plan as part of the Comprehensive Plan**

PUBLIC HEARINGS:

19. **CZ-415 – Patricia Evans**, Location: Northeast corner East 56th Street North and North Utica Avenue, Requesting rezoning from **AG/RS to CS**, (County) (Continued from 7/25/12)

20. **Z-7209 – Lou Reynolds**, Location: West of southwest corner of South Utica Avenue and East 7th Street, Requesting rezoning from **RM-2 to CS**, (CD-4)

OTHER BUSINESS

21. Commissioners' Comments

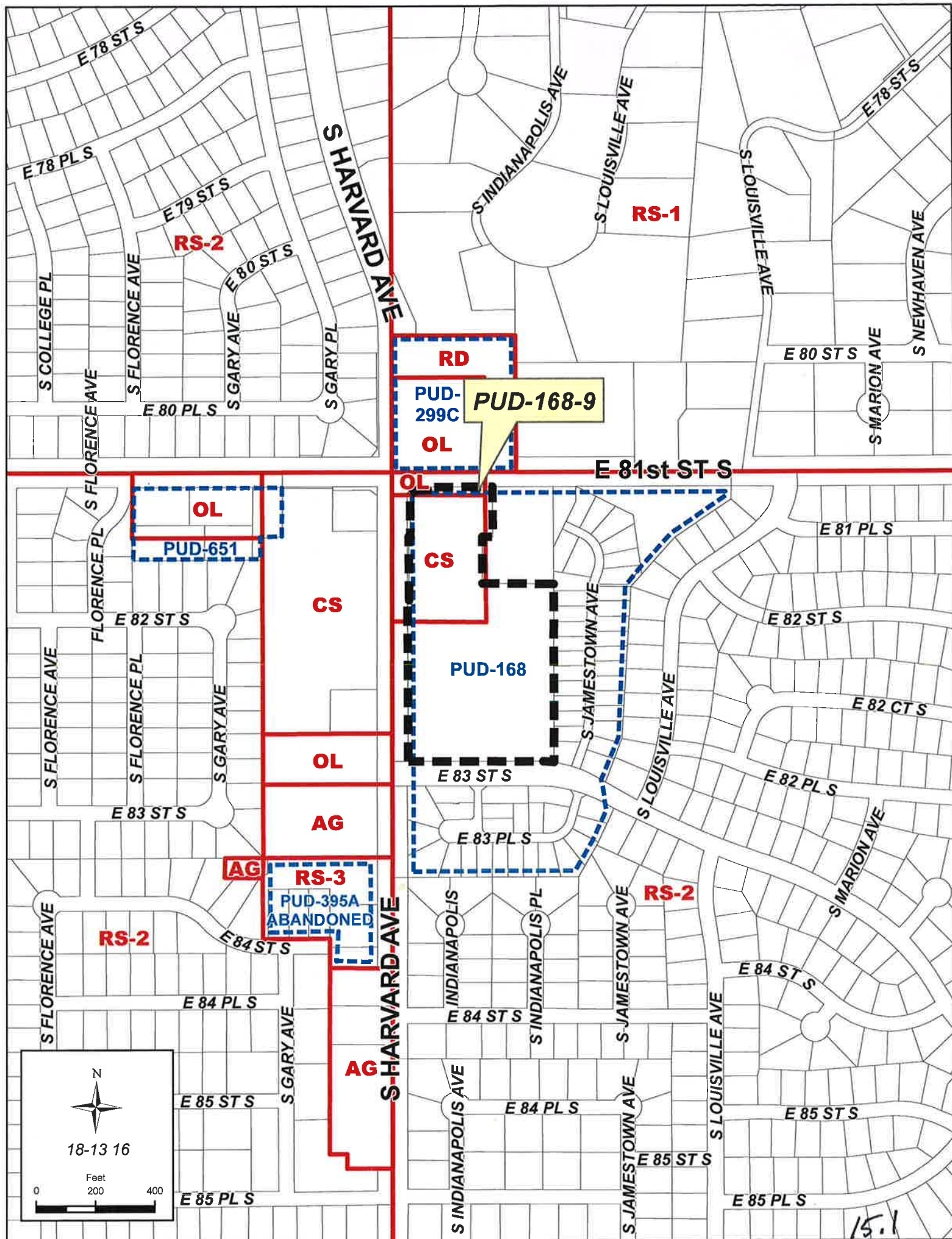
ADJOURN

CD = Council District

NOTE: 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 paggers must be turned off during the Planning Commission.

Visit our website at www.tmapc.org

TMAPC Mission Statement: 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.





15.3

August 15th, 2012

STAFF RECOMMENDATION

PUD-168-9:

PUD Minor Amendment (Add use unit 5) – 8121
South Harvard Ave, Tulsa OK 74137 ; TRS 18-13-
16; CZM 52; Atlas 1576; CD 8; PUD 168-9

The applicant is requesting a minor amendment to add Use Unit 5 (Community Services & Similar Uses) in Development Area B to the existing Planned Unit Development.

Minor Amendment Summary:

The underlying zoning at the existing building location is CS and allows Use Unit 5 by right. Original development guidelines prepared for Development Area B in the PUD, approved in 1975, did not make provisions for this use.

Staff Summary:

Within the City of Tulsa Zoning Code, PUD Section 1107.K.15 a minor amendment may be permitted " Changes in an approved use to another use may be permitted, provided the underlying zoning on the particular site within the PUD would otherwise permit such use by right and the proposed use will not result in any increase of incompatibility with the present and future use of the proximate properties".

Staff has reviewed the site and had determined that location will not result in any increase of incompatibility with the present and future use of the proximate properties.

Staff recommends APPROVAL of the minor amendment request PUD-168-9 as outlined above.

Note: Minor amendment approval does not constitute sign plan approval.

15.4

east 81st street.



- 4 -

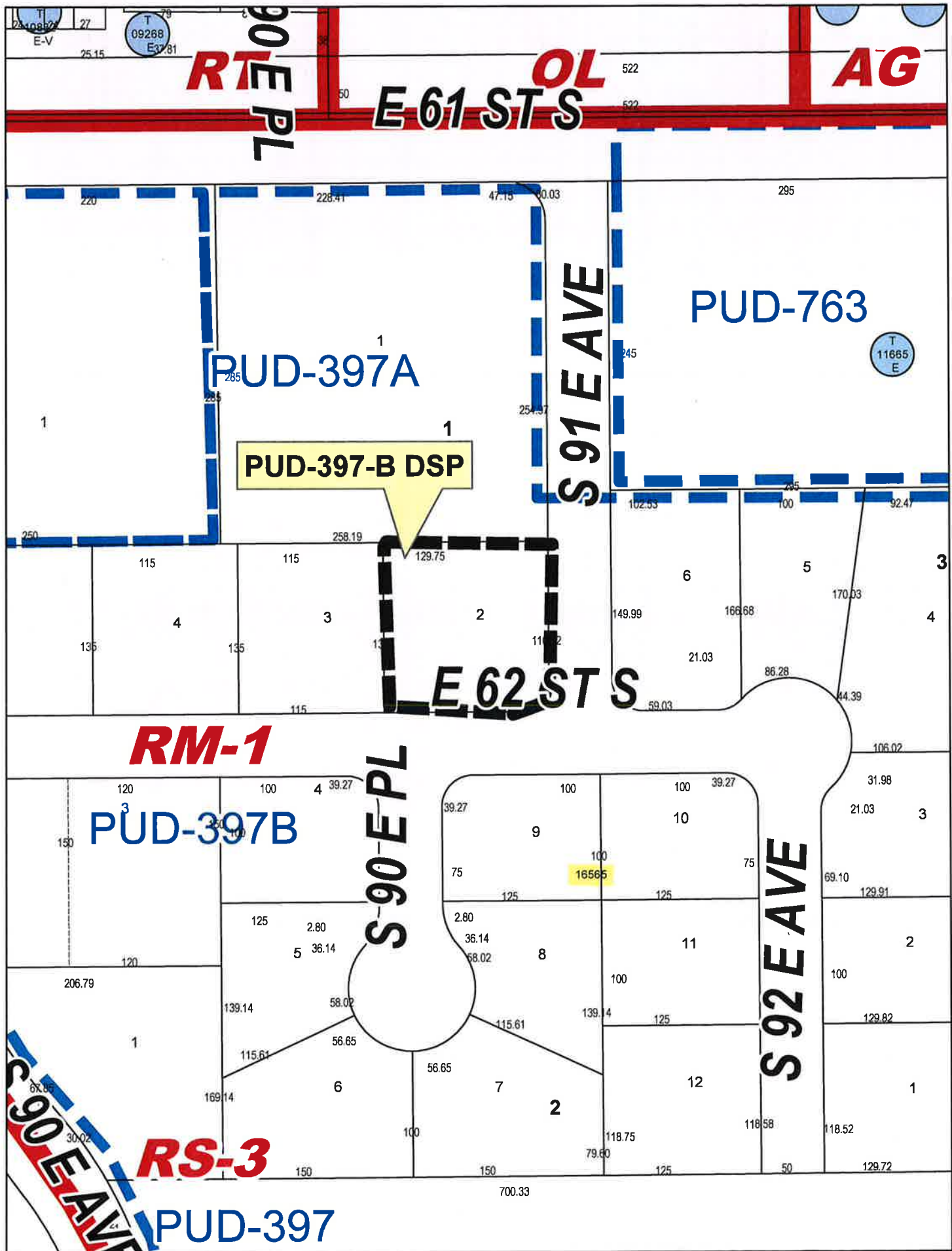
FILE COPY

15.5

Walnut Creek Shopping Center—Site Plan

Parking: Per attached appraisal report, the center contains 465 total parking spaces. Per the City of Tulsa Zoning Ordinance, the Maximum Floor Area Ratio Parking Requirement is 424 total parking spaces. Use Unit 5—Day Care use has a parking requirement ratio of 1:500, which is less intensive than the office parking ratio for the building of 1:400. As such, adding Use Unit 5 will reduce the parking load for the center.







August 15, 2012

STAFF RECOMMENDATION

PUD-397-B

Detailed Site Plan – Lot 2 Block 2 Woodland Valley Office Park, Northwest Corner of South 91st East Ave. at East 62nd Street South.; TRS 18-12-01; CZM 53; Atlas (759); CD 7;

Concept Statement:

The applicant is requesting approval of a detail site plan for a new dental office on a vacant lot.

Permitted Uses:

The proposed use: Use Unit 11-Offices, Studios and Support Services, is a permitted use in PUD 397-B

PUD Dimensional Standards:

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations with one exception. The parking setback along the south lot line does not meet the minimum standards that have been in Section 1002.A.2 of the zoning code. That section of the code requires a 5' green space between the lot line and parking area, the minimum dimension shown on the plans is 2.08'. *Alternative Compliance Landscape plan is required.*

Site Lighting:

No parking lot lighting will be provided with this project.

Signage:

The site plan does not indicate business ground signage. Building signage will require a separate submittal for staff approval.

Site Screening and Landscaping:

The applicant has submitted an Alternative Compliance Landscape Plan to compensate for the loss less than 30 square feet of required green space in the 5' landscape strip. Approval of this site plan is contingent on the approval of the Alternative Compliance Landscape Plan.

A 6' tall masonry enclosure has been provided for a trash enclosure.

16.3

Pedestrian Access and Circulation:

Pedestrian access has been provided on-site adjacent to the parking areas and building. A sidewalk is required in the street right of way around the perimeter of the site.

Vehicular Access and Parking:

Vehicular access is provided from public streets. The site exceeds the minimum parking quantity. All parking spaces meet the minimum dimensional standards as defined in the Zoning Code.

Summary:

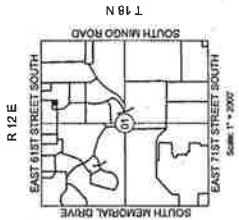
With regard to the Site Plan the staff has reviewed the applicants submittal as it relates to the approved PUD-397-B except as noted above.

Therefore, staff recommends **APPROVAL** of the detail site plan for Wagner Dental in PUD-397-B as attached and with the condition that the Alternative Compliance Landscape Plan is approved by the Planning Commission.

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



GRAPHIC SCALE: 1" = 10'



Wagner Dental PUD Site Plan

PUD # 297

Owner / Developer

J&A Investments, LLC
1000 WEST KENDALL AVE
BROKEN ARROW, OKLAHOMA 74612
PHONE: 918.662.8186
CONTACT: MR. JERRY HALL

Engineer

ROSENBAUM CONSULTING, LLC
3000 WEST KENDALL AVE
BROKEN ARROW, OKLAHOMA 74612
PHONE: 918.796.0270
C.A. 84470 EXPIRES 6/30/2013

SOUTH 91ST EAST AVENUE

EAST 62ND STREET SOUTH

FFE = 699.50

LOT 2 BLOCK 2
WOODLAND VALLEY OFFICE PARK

135.00' N 00°00'18" E

110.02' S 00°03'20" W



Land Area Summary	
GROSS LAND AREA	17,301.88 SF
LANDSCAPE AREA	1,171.50 SF (6.7%)
LANDSCAPE AREA PROVIDED	3,277.50 SF (19%)
LANDSCAPE AREA REQUIRED	2,598.50 SF (15%)
Site Data	
DL ZONING (Other Light)	Single Story
BUILDING HEIGHT	3,178 SF
GROSS FLOOR AREA (GFA)	5,184
Parking Space Requirement	
DENTAL SERVICES	13
3,178 SF @ 1 SPACE / 200 SF	1
HANDICAP SPACES REQUIRED	2
HANDICAP SPACES PROVIDED	13
TOTAL SPACES REQUIRED	15
TOTAL SPACES PROVIDED	15
Impervious Area	
TOTAL DISTURBED AREA	17,201 SF
EXISTING IMPERVIOUS AREA	0 SF
PROPOSED IMPERVIOUS AREA	13,325 SF
NET INCREASE	13,325 SF

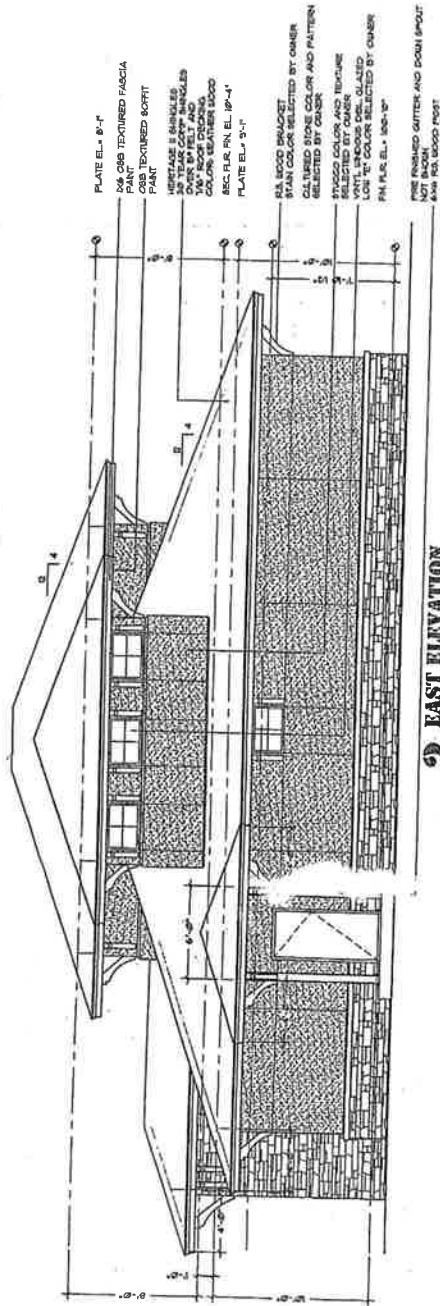
Site Plan	
Wagner Dental	
CITY OF TULSA, OKLAHOMA	
Rosenbaum Consulting, LLC	
NAME AND ADDRESS OF PREPARED BY	PREPARED BY
DATE	DATE
SCALE	SCALE
DESIGNED	DESIGNED
CHECKED	CHECKED
APPROVED	APPROVED
PROJECT NO.	PROJECT NO.
SHEET NO.	SHEET NO.
TOTAL SHEETS	TOTAL SHEETS

PROPERTY ADDRESS
9035 East 62nd Street

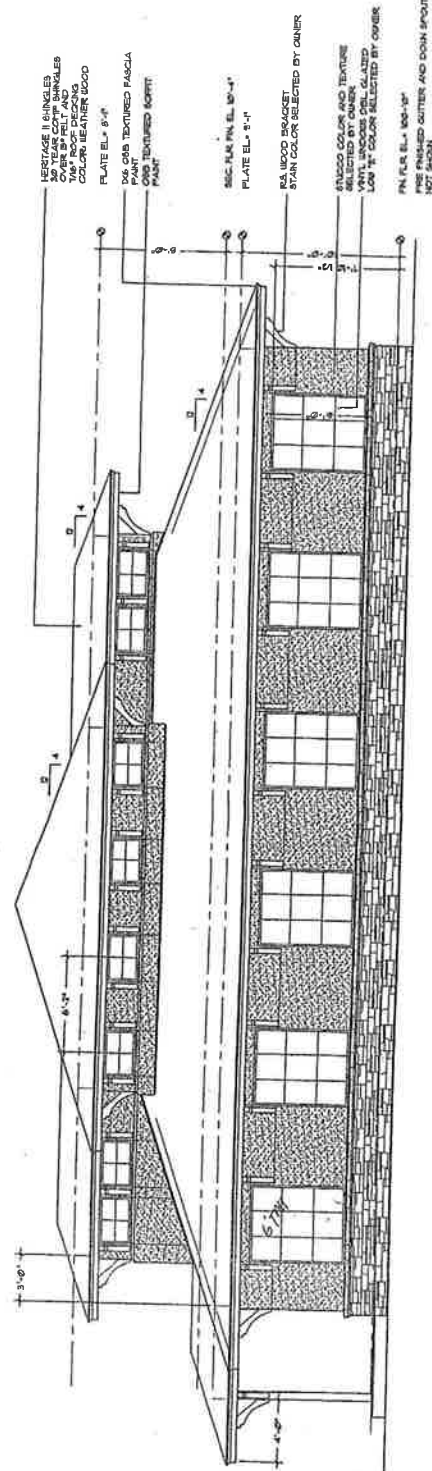
CORRECTIONS: THESE PLANS ARE BASED ON DATA PROVIDED BY THE CLIENT AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REGULATIONS OF ALL LOCAL AND STATE AGENCIES. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE DATA PROVIDED.

SITE BENCHMARK
CHISELED 'X' SOUTH OF THE SITE ON
TOP OF BACK OF CURB
N: 4959.00 E: 5448.41 ELEV. 698.07 (NAVD '88)

16.5

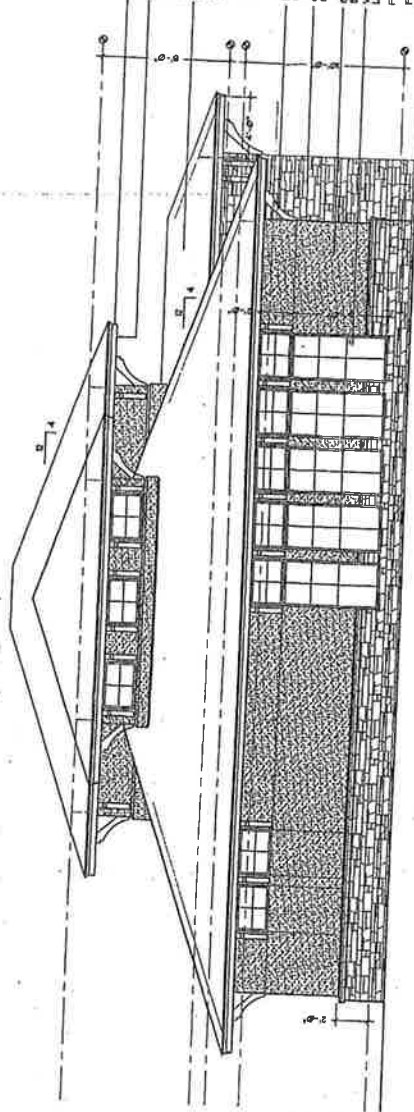


2 EAST ELEVATION
 SCALE: 1/4\" = 1'-0"

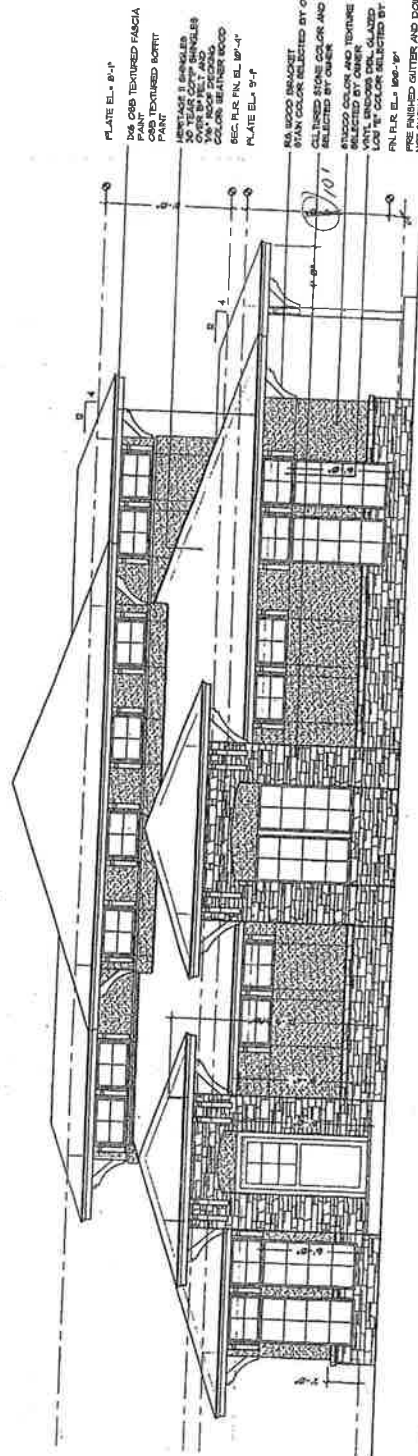


1 NORTH ELEVATION
 SCALE: 1/4\" = 1'-0"

P.S. WOOD BRACKET
 STAIN COLOR SELECTED BY OWNER
 CULTURED STONE COLOR AND PATTERN
 SELECTED BY OWNER
 MEXICO COLOR AND TEXTURE
 SELECTED BY OWNER
 VINYL SIDINGS DR. GLAZED
 LOW 1" COLOR SELECTED BY OWNER
 FIN. FLR. EL. 1008-101



WEST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

August 15, 2012

STAFF RECOMMENDATION

AC-116:

PUD-397 Alternative Compliance Landscape Plan,
Lot 2 Block 2 Woodland Valley Office Park
Northwest Corner of South 91st East Ave. at East
62nd Street South. ; TRS 18-12-01; CZM 53; Atlas
(759); CD 7;

The applicant is requesting TMAPC approval of an Alternative Compliance Landscape Plan for Wagner Dental at 9035 East 62nd Street.

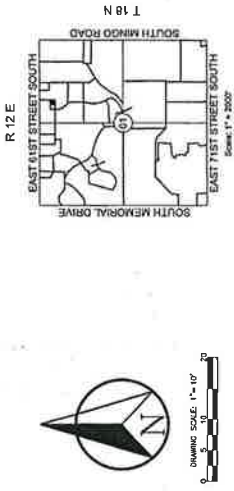
Staff Recommendation:

The landscape plan submitted does not meet the technical requirements of Chapter 10 of the Tulsa Zoning Code. The required 5' green space as outlined by section 1002.A.2 of the Code is shown to be 2' at the minimum dimension.

The applicant has proposed to provide 3 additional trees above the minimum required for the street yard requirement. The trees are placed in groupings around the site in larger landscaped areas providing more meaningful green space and a healthier environment for the trees to thrive.

The proposed alternative compliance plan meets or exceeds the minimum standards outlined in Chapter 10 of the Zoning Code in all other areas.

Staff contends the applicant has met the requirement that the submitted Alternative Compliance Landscape Plan "be equivalent or better than" the technical requirements of Chapter 10 of the code and recommends **APPROVAL** of Alternative Compliance Landscape Plan AC-116



Wagner Dental Landscape Plan

Owner / Developer
J&A Investments, LLC
2115 EAST 17TH STREET
TULSA, OKLAHOMA 74104
PHONE: (918) 402-8165
CONTACT: MR. JERRY HALL

Engineer
ROSENBAUM CONSULTING, LLC
2009 WEST KENDALL AVE
TULSA, OKLAHOMA 74102
PHONE: (918) 794-9210
FAX: (918) 461-3203
C.A. #0071 EXP. 03/31/2013

Land Area & Tree Summary Tulsa Zoning Code (Section 1002)

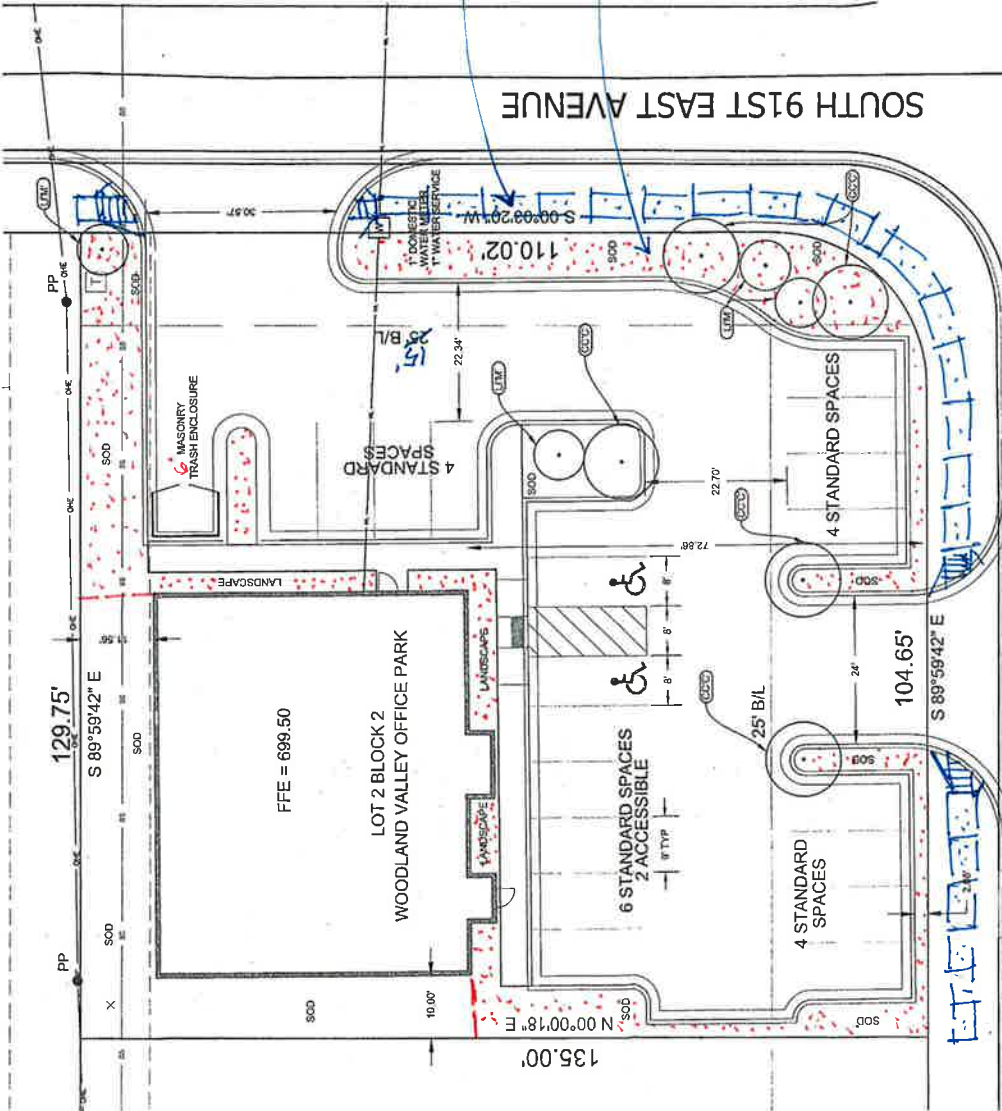
Street Yard	East 62nd Street South
EXISTING ZONING:	OL
STREET YARD SETBACK:	25' 25'
LANDSCAPE AREA REQUIRED:	429 SF (17%)
LANDSCAPE AREA PROVIDED:	481 SF (17%)
NO. OF TREES REQUIRED:	1 PER 100 SF
NO. OF TREES PROVIDED:	2
NO. OF TREES PROPOSED:	2
Street Yard	South 91st East Avenue
EXISTING ZONING:	OL
STREET YARD SETBACK:	1,865 SF
LANDSCAPE AREA REQUIRED:	223 SF (17%)
LANDSCAPE AREA PROVIDED:	223 SF (17%)
NO. OF TREES REQUIRED:	1 PER 100 SF
NO. OF TREES PROVIDED:	2
NO. OF TREES PROPOSED:	2
Outside Street Yard	
PARKING SPACE RATIO:	1 PER 12 SPACES
TOTAL PARKING SPACES:	21
NO. OF TREES REQUIRED:	2
NO. OF TREES PROVIDED:	2
NO. OF TREES PROPOSED:	2

Landscape Material List

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/REMARKS	TYPE
CCC	5	CERIS CANADENSIS 'OKLAHOMA'	OKLAHOMA REDBUD	10'12" (H) - 2'12" (CAL)	B&B
LWM	8	LAGERSTROMIA INDICA 'MUSKOGEE'	CRAPPEYVILLE MUSKOGEE	10'12" (H) - 2'12" (CAL)	B&B
MISCELLANEOUS					
KEY	QTY	MATERIAL NAME		REMARKS	TYPE
MULCH	130	SHREDDED CYPRESS MULCH		3 CF BAG	B&B



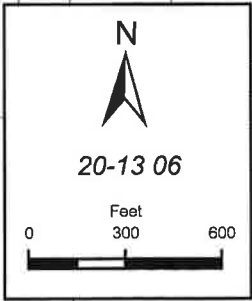
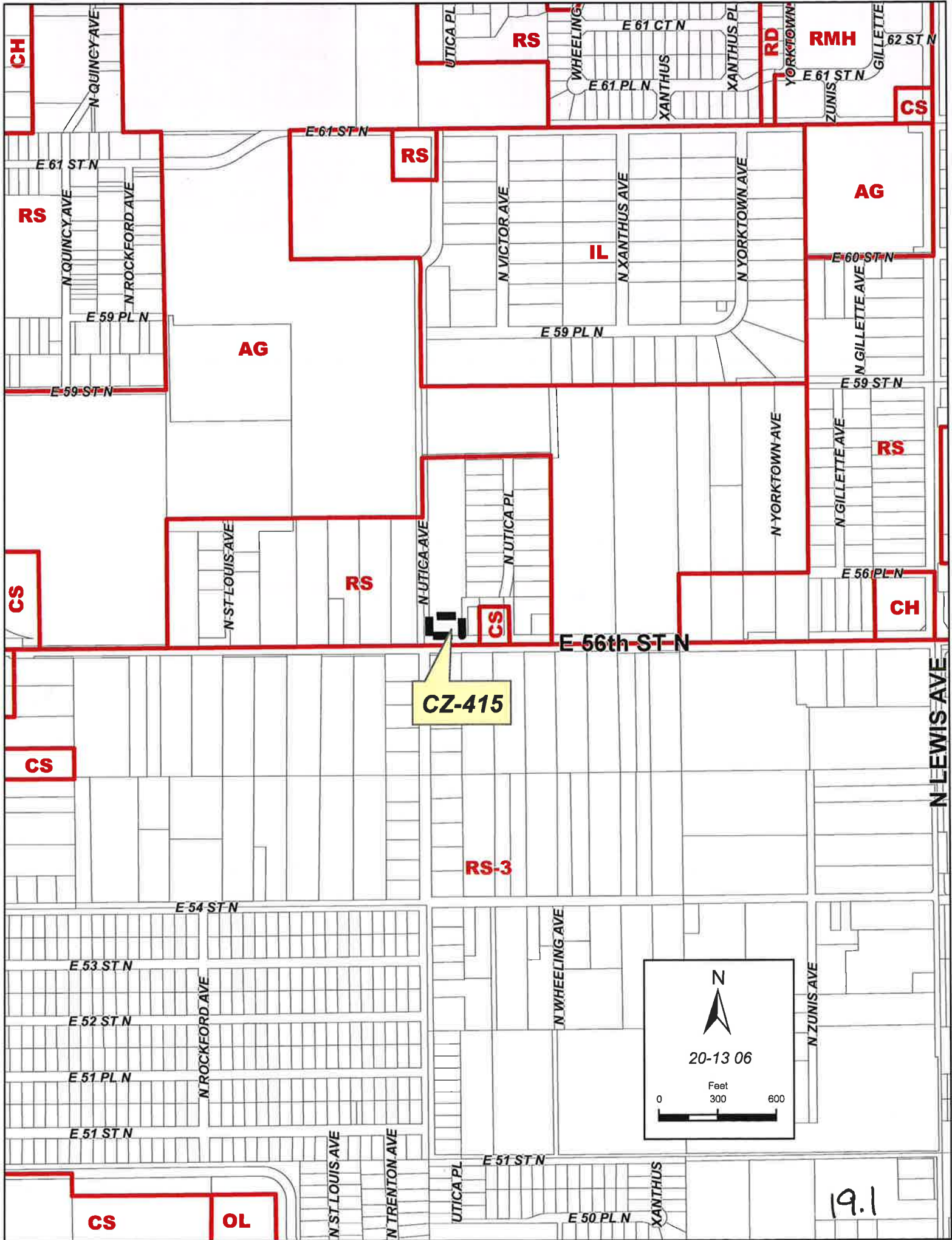
4' wide concrete sidewalk
Links of automatic underground irrigation system.



AL.T. COMP. LANDSCAPE PLAN
Wagner Dental
CITY OF TULSA, OKLAHOMA
PLANNED AND PREPARED BY: *Rosenbaum Consulting, LLC*
DATE: *03/15/2013*
APPROVED: *[Signature]*
DATE: *03/15/2013*
PROJECT ADDRESS: 9035 East 62nd Street
SHEET: 1 OF 1

SITE BENCHMARK
CHISELED 'X' SOUTH OF THE SITE ON
TOP OF BACK OF CURB
N. 4959.00 E. 5448.41 ELEV. 698.07 (NAVD '83)

DO NOT UTTERED SCHEMATIC OR DATA AVAILABLE
AND SHALL BE USED FOR CONSTRUCTION
ALL CONSTRUCTION SHALL BE ACCORDING TO
CONFORMANCE WITH THE REGULATIONS OF ALL LOCAL
AND FEDERAL AGENCIES. SHALL COMPLY WITH ALL
REGULATIONS AND TO THE BEST OF THE ENGINEER'S KNOWLEDGE.



19.1



CZ-415



20-13 06

Feet
0 300 600

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



N

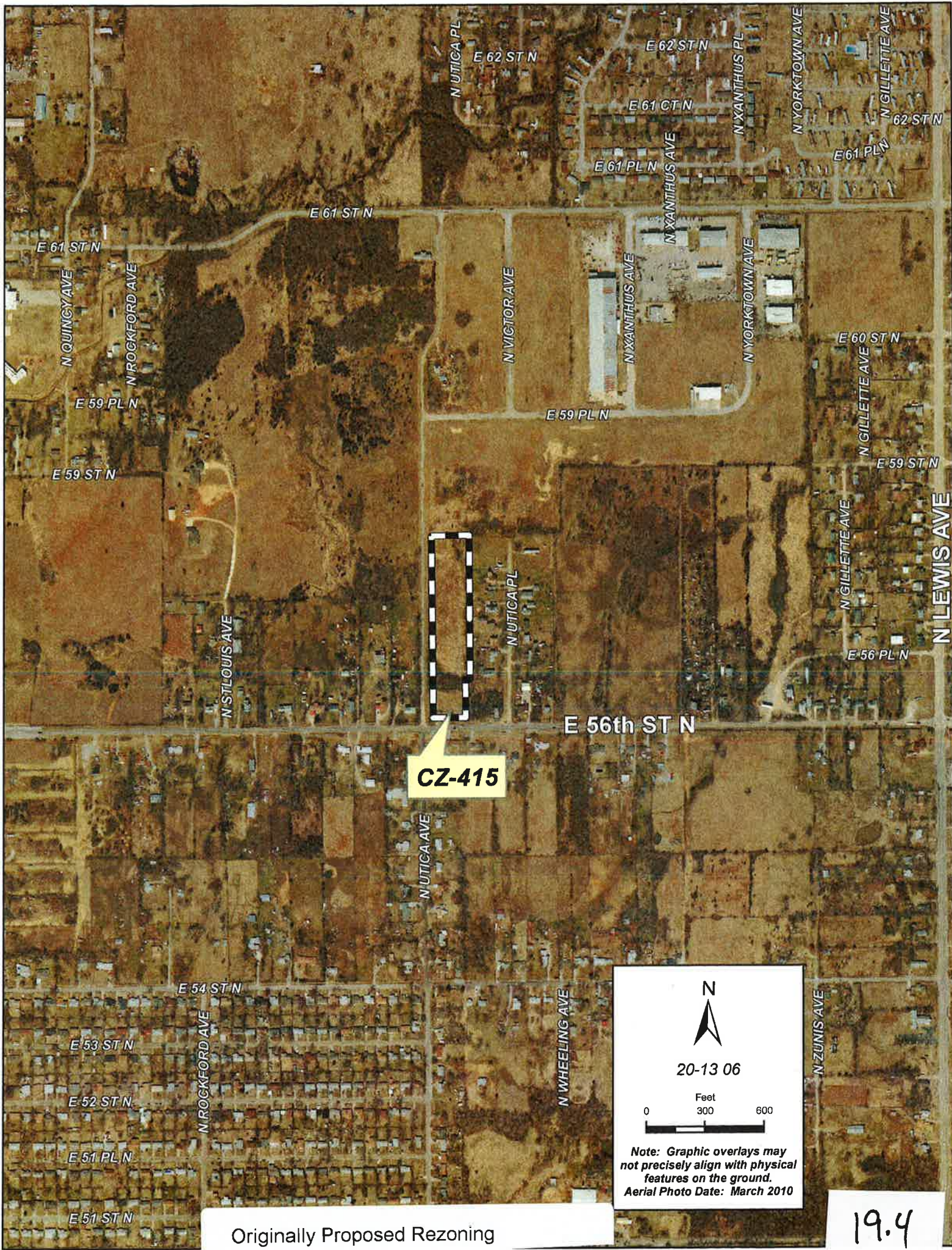
20-13 06

Feet

0 50 100

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

19.3



Originally Proposed Rezoning

19.4

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: CZ-415

TRS 0306

Atlas 0

CZM 22

County

TMAPC Hearing Date: August 15, 2012

(Continued from July 25, 2012)

Applicant: Patricia Evans

Tract Size: 4.5± acres

ADDRESS/GENERAL LOCATION: Northeast corner of East 56th Street North and North Utica Avenue

EXISTING ZONING: AG/ RS

EXISTING USE: Vacant

PROPOSED ZONING: CS

PROPOSED USE: Beauty and barber salon

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

RELEVANT ZONING HISTORY:

CBOA-2399-A December 20, 2011: The Board of Adjustment approved the Reconsideration of case CBOA-2399, a Special Exception to allow a Home Occupation (Beauty Salon with 2 chairs) to permit 4 chairs total in the salon, with only members living on the premises as part of the home occupation business, on the subject property.

CBOA-2399 August 16, 2011 The Board of Adjustment approved a *Special Exception* to allow a Home Occupation (Beauty Salon). The exception was granted limiting the home occupation to two (2) salon chairs on the subject property.

CBOA-652 April 15, 1986: The Board of Adjustment denied a *Special Exception* to allow a home occupation (excavating company) in an RS district; and denied a *Variance* to allow a detached accessory building in the rear yard to exceed 750 sq. ft. to 1,440 sq. ft.; finding that the excavating company would not be compatible with the residential neighborhood; and finding that a hardship was not demonstrated by the applicant that would justify the variance requested; located at 1641 E. 56th St. and is abutting to the west of the subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 4.5± acres in size and is located northeast corner of East 56th Street North and North Utica Avenue. The property appears to be vacant and is zoned RS/AG.

SURROUNDING AREA: The subject tract is abutted on the east by vacant property, structures, zoned RS, CS; on the north by vacant property, zoned AG; on the south by residential uses, zoned RS; and on the west by residential and vacant property, zoned RS and AG.

19.5

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

TRANSPORTATION VISION:

The Comprehensive Plan designates 56th Street North as a Secondary Arterial.

STREETS:

East 56th Street North, North Utica Avenue

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 56 th Street North	4 lanes	100 feet	2 lanes
North Utica Avenue	Residential Collector	60 feet	

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The North Tulsa County Plan does not designate a planned use for the property. The old Comprehensive Plan for District 24 viewed this area as Low Intensity and CS zoning would not be in conformance with the plan. (All plans for the area are very old and need to be revisited and updated.)

STAFF RECOMMENDATION:

There have been several Board of Adjustment cases to allow the beauty salon use and additional beauty "chairs" on the site. There is a small CS commercial zoning located east of the site, and there is a property in between the requested rezoning and this existing CS zoning. The property is surrounded by RS residential zoning and a subdivision plat. Without the use of a Planned Unit Development overlay or perhaps revising the request to a smaller sized parcel, the request represents a case for spot zoning at the current time. There is a lot of vacant property in the area and further north an IL zoned industrial property. Staff recommends **DENIAL** of the request as presently proposed.

The applicant has revised her legal description as shown on the new case maps provided per the planning commissions' directive. The parcel is smaller than the previous request and more compatible with the existing CS zoning to the east.

8/9/2012

Case # _____

To Whom it may concern:

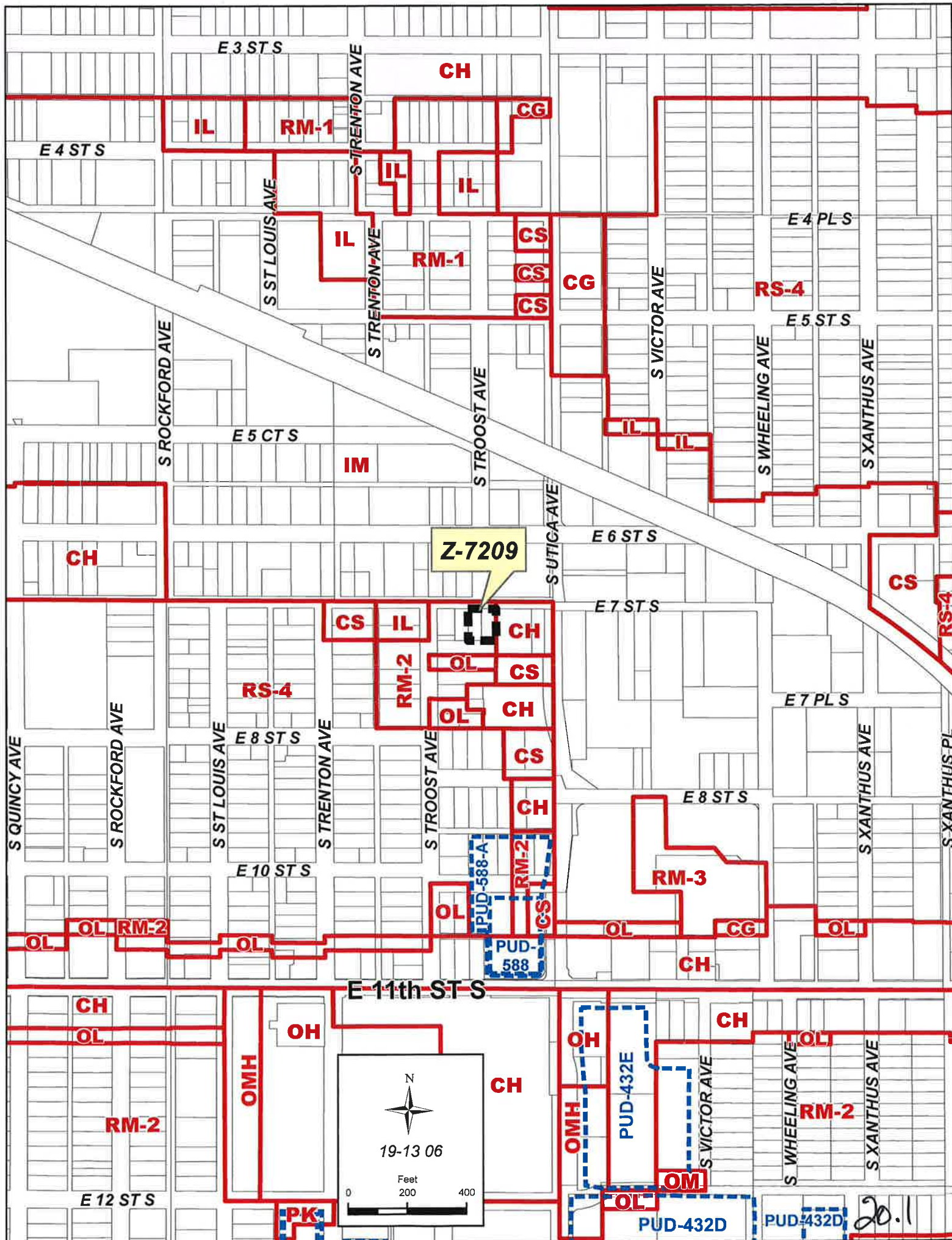
Re: Property located at
1703 E. 56 St N.
Tulsa Ok 74130

We the undersigned
live in close proximity to
Mrs. Palmer Evans new
Residence.
We have been told of
her wish to add 2
more chairs to her home
based business, and
we have no objections at
all. Please grant Mrs.
Evans her wish.
We feel it may help

the neighborhood.

We support her wishes
w/ no reservations.

Name	Address	Phone
addy Fisher	1420 E. 56 th St. N	9183986761
Casey Baxter	1420 E. 56 th St. N	9183986761
Charlotte Simmons	1508 E 56 th St N	9184026637
Lewis Burghs	1530 E, 56 th St. N.	9184285255
Edward Franklin	791 E. Seminole St.	9189020515
Charles Brown		771-9697761
Mark New	1640 E 56 th St N, Tulsa Okla	9183780931
Corey Dumas	1710 E 56 th N TULSA OKLA	918 949-1542
Billy Myers	1720 E 56 th N. TULSA okla	918-625-8708
Sam Harris	1805 E 56 th St N TULSA OKLA	918-378-1846
Nathaniel Morrow	1641 E. 56 th St. N	
	Tulsa Ok.	918-425-6863
Sybil Tennyson	1563 E 56 th	918425-2410
Apollonia Leckhart	1538 E 56 th St N	918 4251774



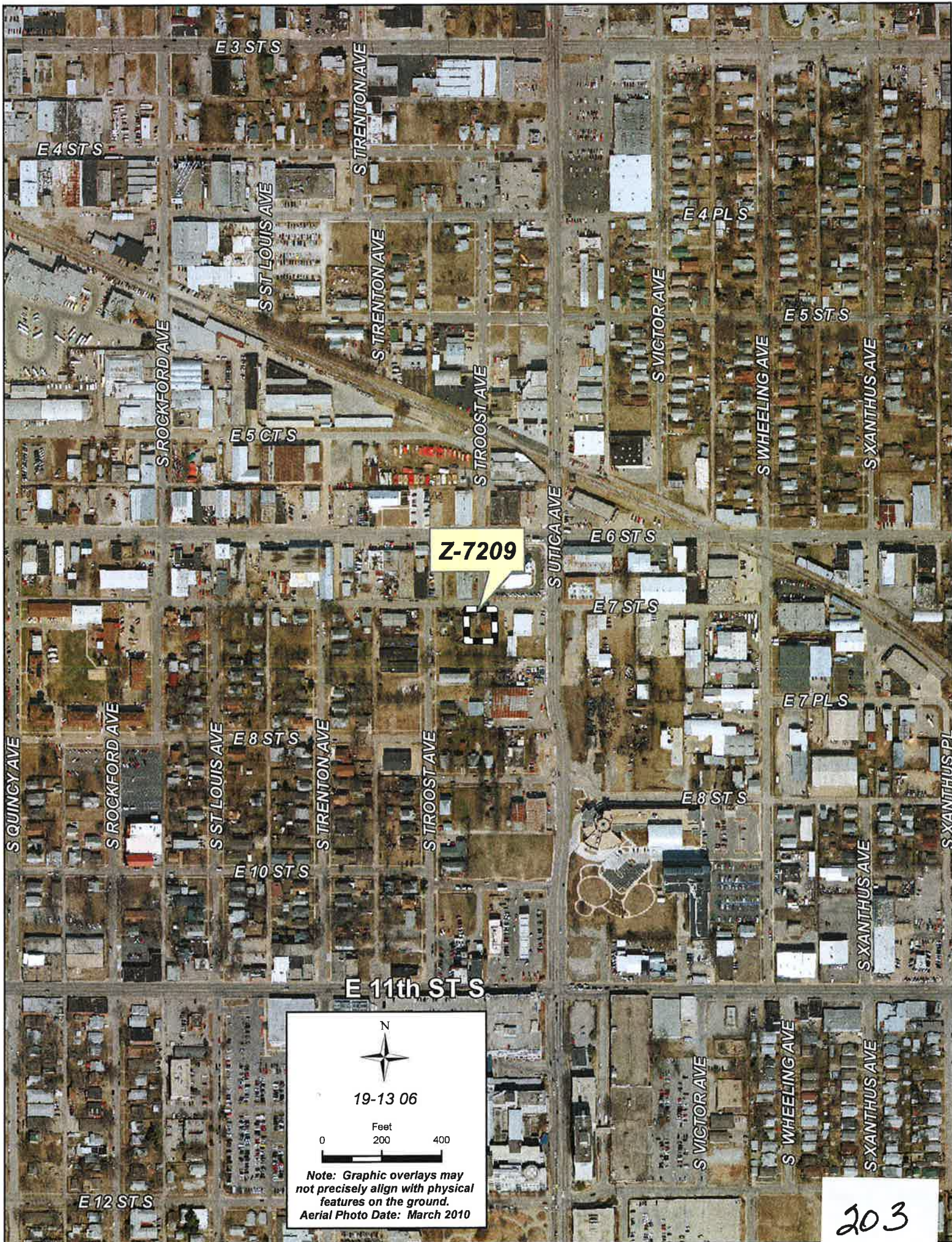


N

19-13 06

Feet
0 50 100

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



**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7209

TRS 9306

Atlas 2

CZM 37

CD-4

TMAPC Hearing Date: August 15, 2012

Applicant: Lou Reynolds

Tract Size: 10,346± square feet

ADDRESS/GENERAL LOCATION: West of southwest corner of South Utica Avenue and East 7th Street

EXISTING ZONING: RM-2

EXISTING USE: Residential

PROPOSED ZONING: CS

PROPOSED USE: Commercial

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

RELEVANT ZONING HISTORY:

BOA-21222 March 8, 2011: The Board of Adjustment **approved** a Special Exception to permit a principal use off-street parking lot (Use Unit 10) in an RM-2 district; subject to conceptual plan on page 2.7 and a 6'-0" wood screening fence along the south, east and west perimeter, and inside the fence shall be a solid hedge to lessen the impact on the streetscape. Landscape shall be according to code; and all lighting according to code will be shielded down and away from abutting properties, on property located at 1640 and 1644 East 7th Street which is the subject property.

BOA-21124 August 10, 2010: The Board **approved** a *Variance* of the parking requirement to permit an addition to an existing furniture design company. This approval is limited to the furniture design industry only, and is per conceptual plan 10.6. The Board finds the Tulsa Comprehensive Plan designates this area an area of growth and part of the Pearl District where a general agreement exists; that development is beneficial. The Board finds this furniture design company's expansion is in accordance with Tulsa's Comprehensive Plan and that these circumstances are peculiar to the land, structure, or building involved, located at 702 South Utica Avenue and abutting east of subject property.

BOA-15956 March 10, 1992: The Board **approved** a *Special Exception* to permit off-street parking in an RM-2 district, subject to all setback and screening requirements being met; finding that office use is located to the south of the property, and a parking lot would be compatible with the surrounding area; located south of the southeast corner of East 7th Street and South Troost Avenue and abutting south of subject property.

20.4

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 10,346± square feet in size and is located west of southwest corner of South Utica Avenue and East 7th Street. The property appears to be residential and is zoned RM-2.

SURROUNDING AREA: The subject tract is abutted on the east by a furniture and design business, zoned CH; on the north by a Dentist and Industrial use, zoned IM-; on the south by commercial, vacant, residential use, zoned OL, CH and RM-2; and on the west by residential, zoned RM-2, IL.

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

TRANSPORTATION VISION:

The Comprehensive Plan does not designate 7th Street in particular.

STREETS: East 7th Street

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 7 th Street	N/A	N/A	2

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The Comprehensive Plan designates the site as a Downtown Neighborhood and in an Area of Growth.

A Downtown Neighborhood is defined as areas “located outside but are tightly integrated with the Downtown Core. These areas are comprised of university and higher educational campuses and their attendant housing and retail districts, former warehousing and manufacturing areas that are evolving into areas where people both live and work, and medium to high-rise mixed –use residential areas. Downtown Neighborhoods are primarily pedestrian oriented and are well connected to the Downtown Core via local transit. They feature parks and open space, typically at the neighborhood scale.”

The 6th Street Infill Plan designates the site to be in a Neighborhood Commercial Corridor Subarea/Mixed Use Infill area.

Included in goals for the corridor subarea are “to create a stable neighborhood with rising property values, allow for a thriving neighborhood commercial area, removal of blight through restoration or replacement, provide adequate parking for commercial businesses, land use policies that support traditional forms of development, make the process of restoring older buildings sensible and economically competitive.” The Mixed Use Infill area designates “residential, commercial, office, manufacturing, warehousing, reuse of existing structures, smaller scale, compatible infill.”

This site is located in the proposed expansion area for a form based code in the Pearl District/6th Street Infill area.

20.5

STAFF RECOMMENDATION:

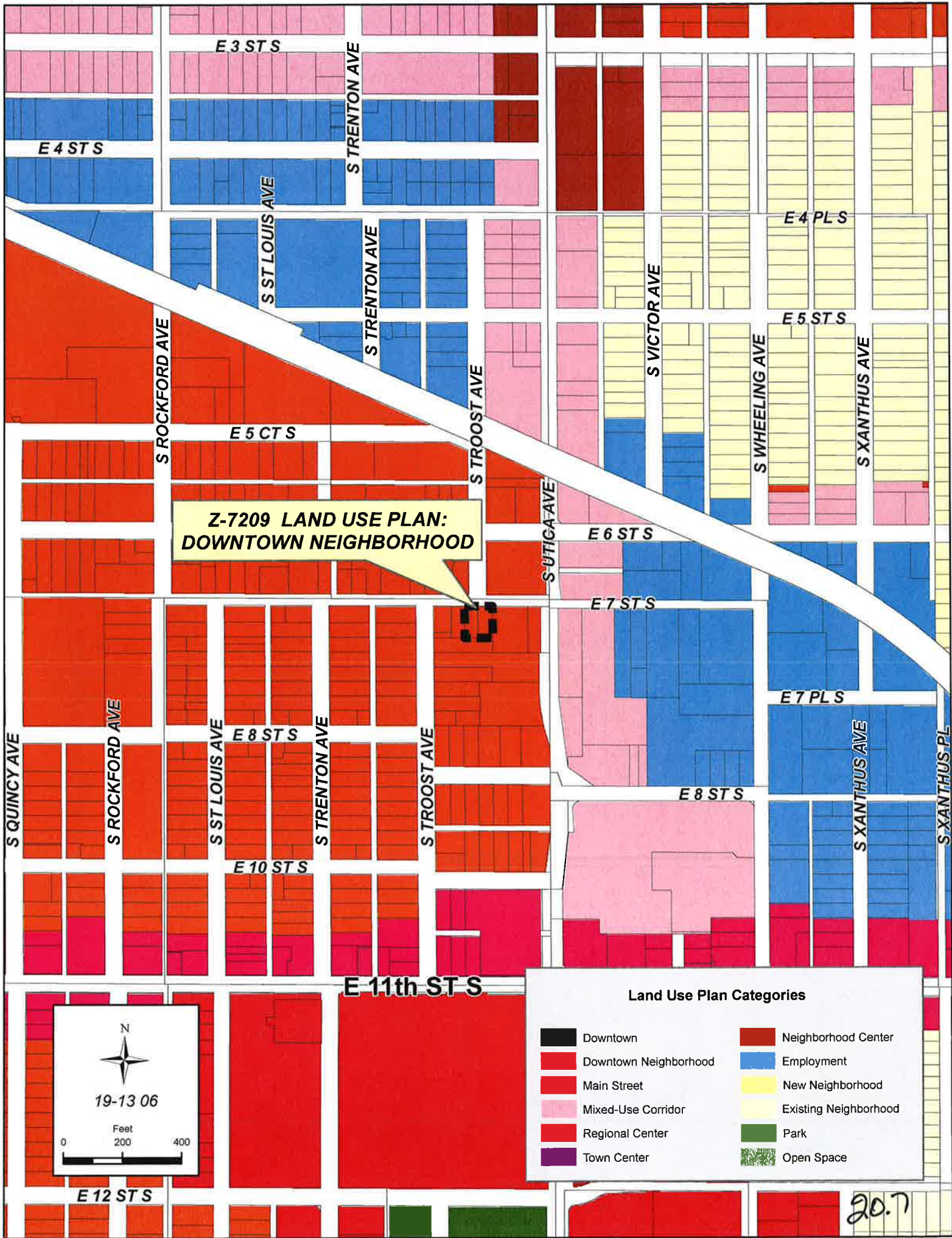
The CS zoning requested appears to be in accord with both the Comprehensive Plan and the 6th Street Infill Plan for the area in which it is located. The existing zoning in the area is a mixture of commercial, office, residential and industrial. There are two existing dwellings abutting the site to the west. A screening fence would be required next to the residential uses and zoning.

The applicant has stated that the intended use is a parking lot (the application lists commercial use). The parking lot use can also be accommodated by PK or office zoning. Section 1703 C 2 allows the planning commission to consider and act upon the PK or office zoning under the notification for the rezoning request.

The plans for the area encourage retail commercial uses and a mix of infill uses. Staff can recommend APPROVAL of the zoning requested for the site because of the existing plans for the area and the industrial and commercial existing zonings and uses. The parking lot could also be accommodated with the PK zoning district. The PK zone would require a screening fence or wall along the zoned residential boundary and a minimum ten percent of the lot would be required to remain pervious and be landscaped. Additional design standards for parking lots are found in Section 1303 of the Zoning Code.

08/15/12

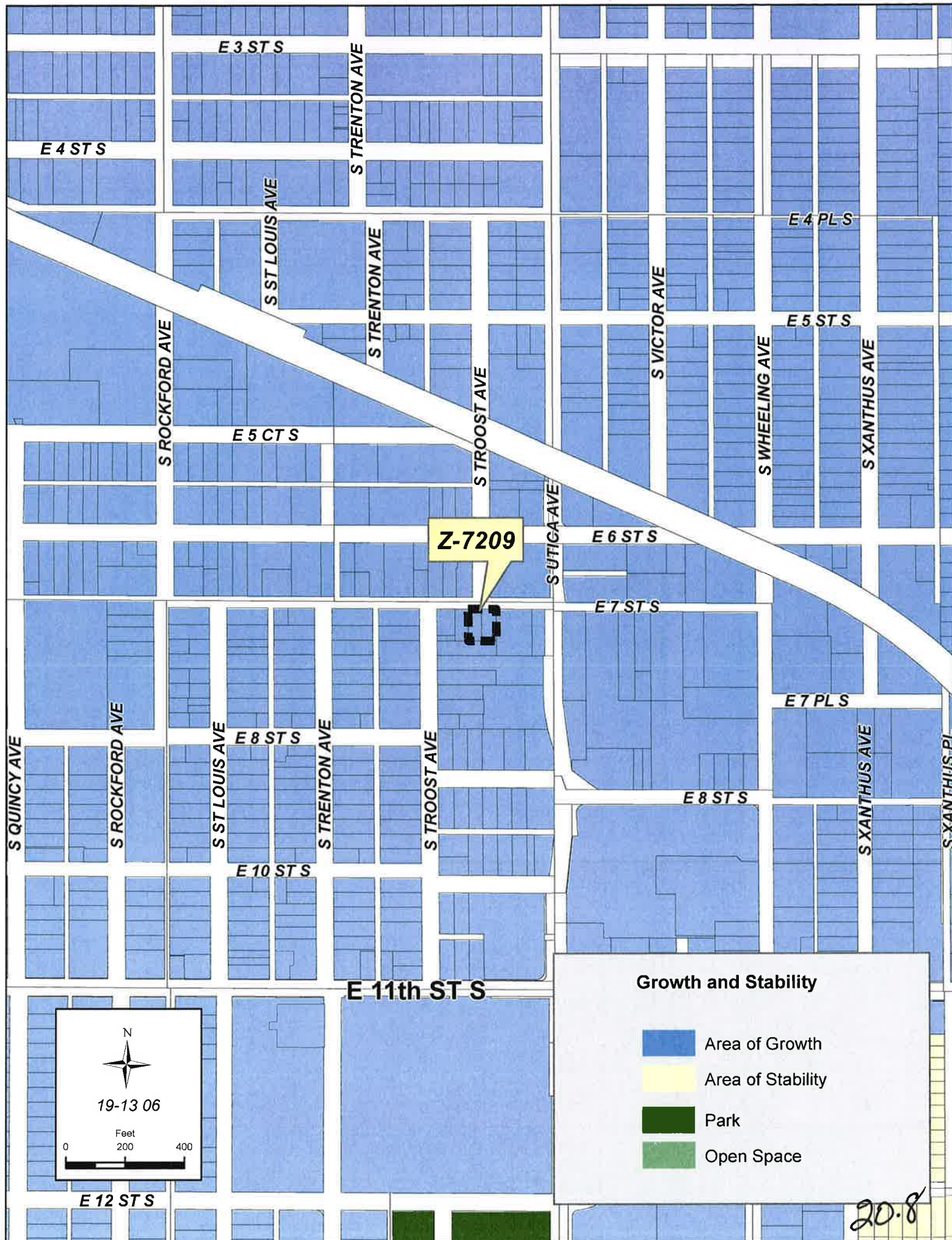
**Z-7209 LAND USE PLAN:
DOWNTOWN NEIGHBORHOOD**

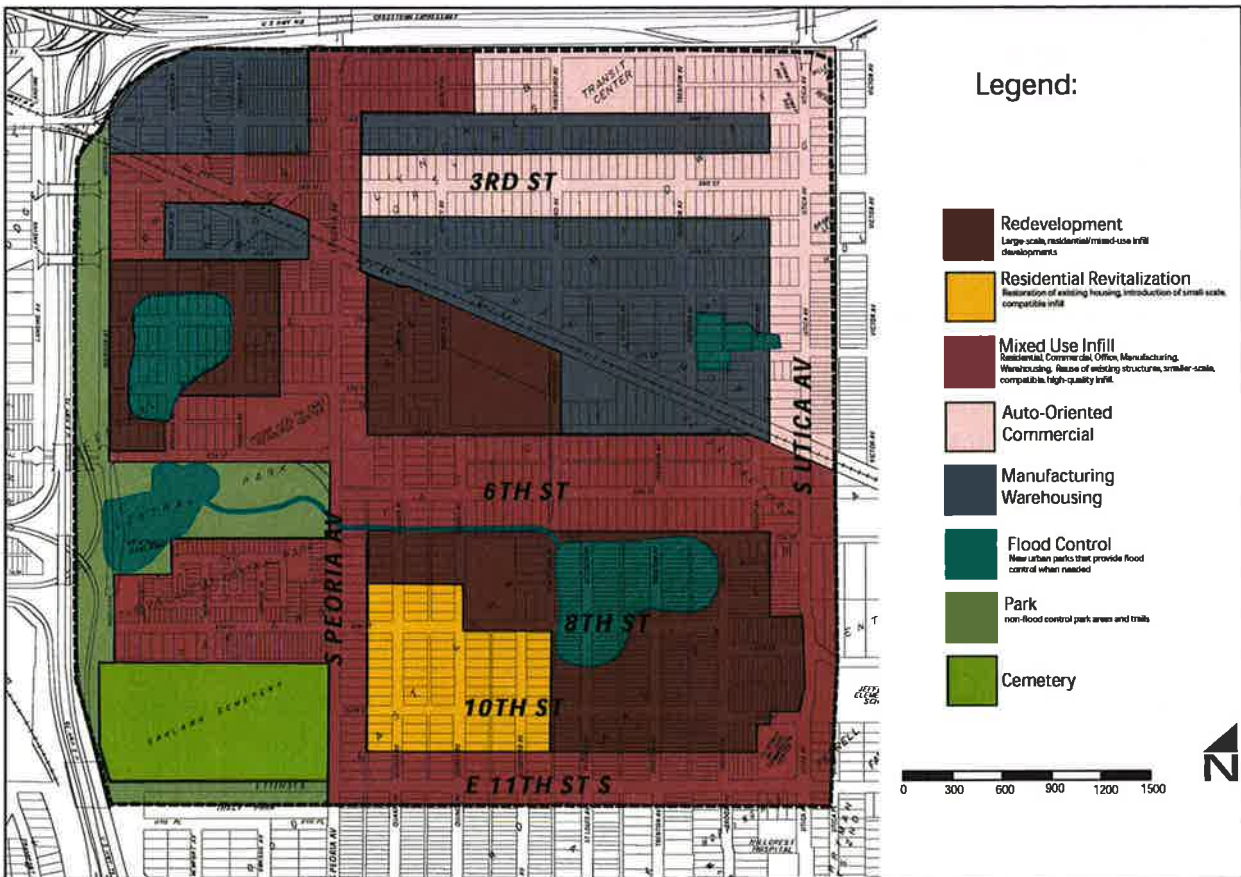


Land Use Plan Categories

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

20.7





• Figure 36 A larger version of this plan is included at the end of this document.

16.2. General Urban Design Recommendations

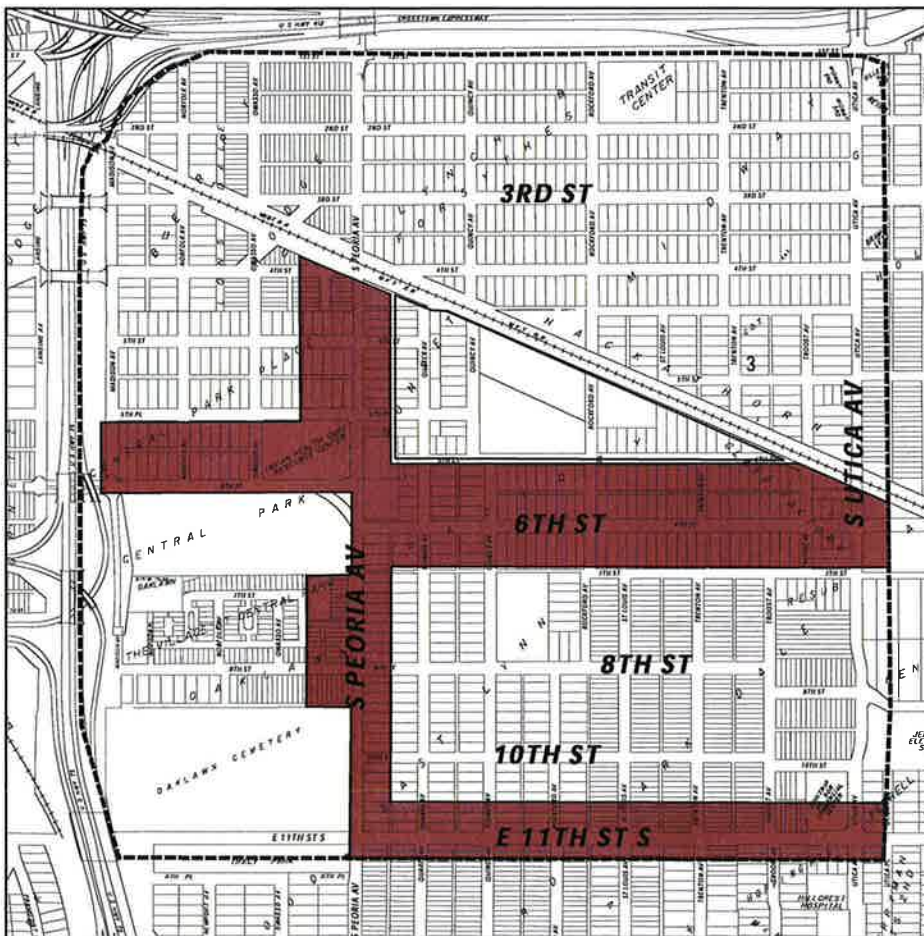
Detailed recommendations for subareas within the 6th Street Planning Area are included within this section. The 6th Street Task Force has also created a broader set of general recommendations for the neighborhood as a whole.

16.2.1. Urban Setting - The 6th Street Planning Area is an urban neighborhood. Suburban development patterns are not appropriate in many areas and corridors.

16.2.2. Urban Character - Portions of the 6th Street Planning Area are interesting, attractive, and exhibit a well-defined traditional urban character. These pieces are considered the neighborhood's greatest assets. Adaptation and reuse of significant structures in these areas is always the first choice for development. New infill development should strive to complement and enhance this existing urban fabric.



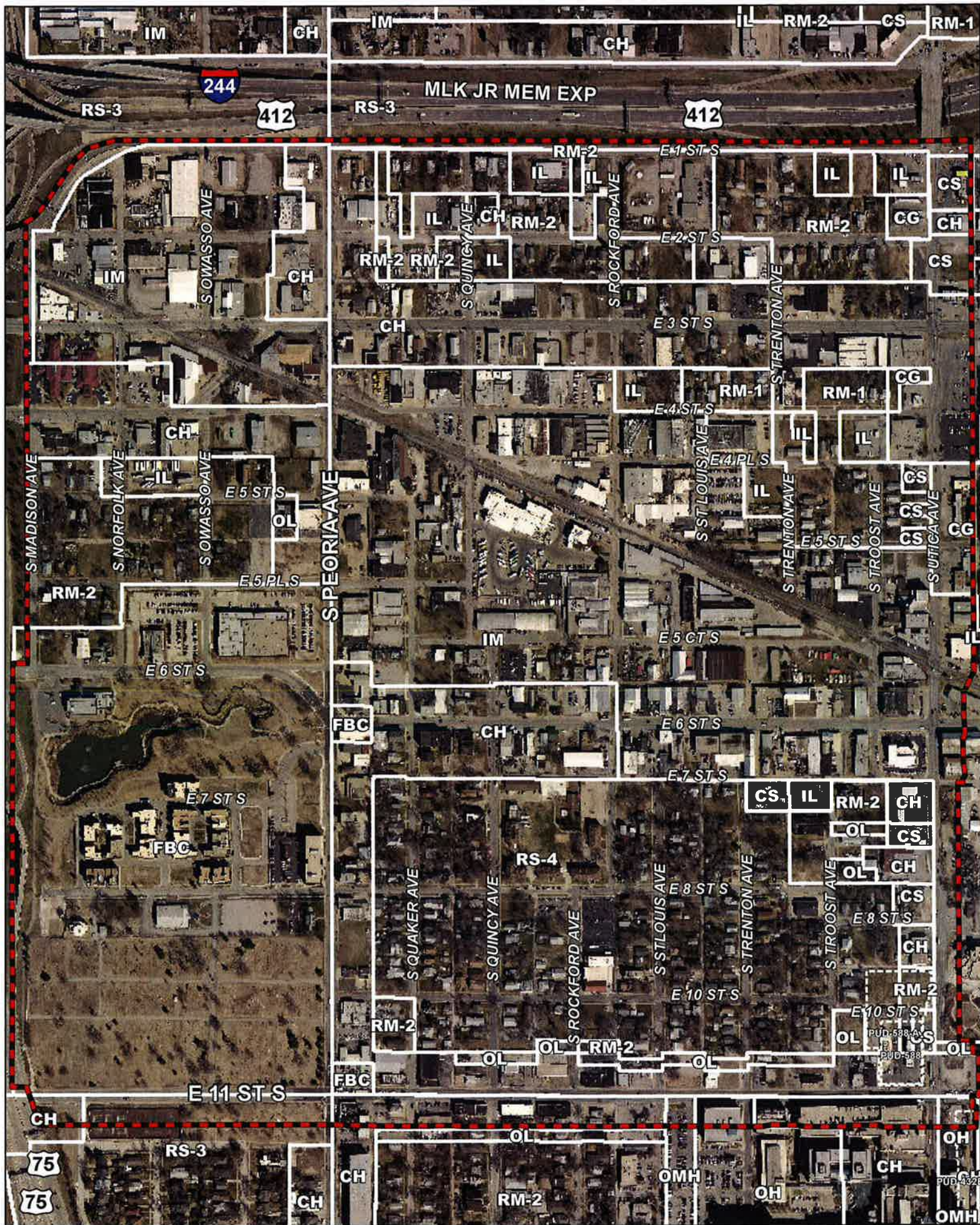
16.5. Neighborhood Commercial Corridors Subarea



The Task Force has identified several goals for the restoration and enhancement of private property along key arterial corridors. The 6th Street, 11th Street, and Peoria Avenue corridors provide opportunities for small-scale infill development. It is recommended that new development should utilize existing lots, streets, and alleyways, and designs should complement the existing architecture.

16.5.1.1. Goals for Neighborhood Commercial Corridors Subarea:

- 16.5.1.1.1. To create a stable neighborhood with rising property values.
- 16.5.1.1.2. Allow for a thriving neighborhood commercial area.
- 16.5.1.1.3. Removal of blight through restoration or replacement.
- 16.5.1.1.4. Provide adequate parking for commercial businesses.
- 16.5.1.1.5. Land use policies that support traditional forms of development.
- 16.5.1.1.6. Make the process of restoring older buildings sensible and economically competitive.



Huntsinger, Barbara

From: feiya li [feiyali@yahoo.com]
Sent: Thursday, August 09, 2012 12:20 PM
To: Huntsinger, Barbara
Cc: RLReynolds@ellerdetrich.com
Subject: Request to change the RM2 zoning to CS

To whom it may be concerned:

I am writing to request a zoning change for the property at 7th and Troost. I am a pediatric dentist working at the PDG at 602 S. Utica Avenue. We are a pediatric dental group serving large communities. We saw over 100 patients a day. We have 50 staff working in our practise. Our current parking place have only 25 parking slots which is far below our need. In order to serve our patients' need, we are in need of a large parking area not only for our patients as well as for our staff.

A zoning change for the property at 7th and Troost is crutial. It allows us to have a parking lot that will fullfill our need. Not only our patients do not have to drive around for a long time in order to find a parking place, but also our staff can drive to work, park their car in stead of having to be dropped off by their family members due to lack of parking spaces. So your decison will help to make our dedication to many children's dental health possible.

Thank you so much for your consideration

Sincerely

Dr. Feiya Li DMD
602 S Utica Avenue, Tulsa, OK, 74120

Huntsinger, Barbara

From: Y Hull [yhull30@gmail.com]
Sent: Thursday, August 09, 2012 11:36 AM
To: Huntsinger, Barbara
Cc: rreynolds@ellerdetrich.com
Subject: Case # Z7209

To Whom It May Concern:

I have been employed at Pediatric Dental Group since Aug of 2010, parking has always been an issue. Please, Please consider allowing the zoning change so that my employer Dr. Keithline, can build an employee parking lot, so that the employees have a place to park. As of now, we park across 6th St. and it is a hassle to cross the intersection, due to the traffic. Our schedule is always busy, there are times we have to move our cars a block away, to park. Other times we pray we can park closer hoping we don't get a citation. So please consider the zoning change. You would be helping a lot of the employees at Pediatric Dental Group, feel safer about where they park their cars. PLEASE let this zoning change happen!!!
Case Number Z7209

Sincerely,
Yaliz Pagan-Hull
3893 E. 86th St. N
Sperry, Ok 74073
214-226-5630

Huntsinger, Barbara

From: Brooke Hamilton [BrookeH@nameplatesusa.com]
Sent: Thursday, August 09, 2012 11:02 AM
To: Huntsinger, Barbara
Cc: R. Louis Reynolds
Subject: Z 7209 Pediatric Dental Group

TMAPC:

I am writing this email in support of rezoning the property approximately located at 7th and Troost to be used as a parking lot for the employees of Pediatric Dental Group. The request to rezone from RM2 to CS will allow the 50+ employees to park reasonably close to the main buildings while leaving the parking lot available for the 100+ patients they see each day. Without the necessary parking this creates many problems. The main concern is that it would make it difficult for families with young children to enter and exit the building safely.

The rezoning will allow the owners to invest in the improvement of their land and negate the need to rent space for parking while their investment stays vacant. This would also alleviate the issue of safety. Also please consider how this effects the business owner and their need for continued expansion.

I would ask that you please consider all of the factors involved while making this zoning decision.

Sincerely,

Brooke Hamilton
NPI
Brookeh@nameplatesusa.com
918.584.2651

Sent from my iPad

Huntsinger, Barbara

From: Brenda Neugebauer [bkneug@gmail.com]
Sent: Thursday, August 09, 2012 10:18 AM
To: Huntsinger, Barbara
Subject: Zoning

To Whom It may Concern:

Please consider allowing zoning changes so that my employer, Pediatric Dental Group can build a employee parking lot. Being in the front office, I talk to a lot of parents that are upset at not having enough parking. When this occurs we employees have to leave the office and go move our cars. We have at least 50 employees. I have also seen parents trying to cross the 6th and Utica intersection with children due to having to park across the street.

Thank you for considering this issue
Case Number Z7209

Brenda Neugebauer
1532 E 7th
Tulsa, OK 74120
(918)849-5501

Huntsinger, Barbara

From: Kelsey Smith [kmsmith1019@gmail.com]
Sent: Thursday, August 09, 2012 10:14 AM
To: Huntsinger, Barbara; RLReynolds@ellerdetrich.com
Subject: Case Number: Z 7209

To Whom it May Concern:

Hello my name is Kelsey Smith and I work for both Pediatric Dental Group and Pearl District Dentistry. I have frequently had to park across the street for work and felt unsafe in doing so. It was proposed earlier to our practice that we all move down to the Pearl District and for one reason or another to everyone in the practice this "idea" is assinine. My reasoning being that my dad has recently suffered a brain injury, and I will be living at home taking care of my parents house until they are able to return from his Rehabilitaion Therapy in Denver, Colorado. That and I refuse to move to a more difficult part of town just so I can walk to work or have a better parking spot when it should not be an issue in the first place. This is not the best part of town all the time and I do not always trust leaving my car so far away from the practice out of eye range. It is a nicer car with expensive accessories that people are prone to steal, and I know for a fact that I am not the only employee who has a nicer car and who feels this way. At night when we leave work, we have to leave through the back entrance so the front doors remain locked, and have to walk around the entire building, across the street, and then usually to the last of the our parking spots next to an alley and an abandoned lot. As you can understand this is not the most exciting part of the day for 50+ women; when most of the time we are doing this alone or with one other co-worker, still prone to predators. The worst part about all of it is not even walking to the parking lot, leaving my car unsafe, or being prone to attack behind the building, it is having to manuever out of the parking lot. On the north side entrances the street has a hill that is creating a blind spot for those coming over it to the light and those of us trying to back out without hitting a car in the lot, and without pulling into the street to be hit. It does not help that people fly over this hill or that we have almost no space to pull out without doing so at least somewhat in the street. Our patients also have to park on the street, across the street (if there is space leftover from us parking), and I have even heard of patients parking a block away and having to walk to the building. We have even given up our spots for employees for patients to be able to park in the near vacinity of the practice. All of which should not have to be done if there was more available parking, as which we are proposing with our zoning proposition. We would be able to put cameras in our lot, see our cars from our windows, patients would have more space, and it would be all around better for all of us who are forced to park across the street; all of us have parked across the street at some point in our careers with this practice. Please take into consideration all that of which I have stated above while you vote. Our happiness and ultimately safety of our belongings and our lives depend on it.

Thank you for your time,
Kelsey Smith

7824 S. 68th E. Ave.
Tulsa, OK 74133

Huntsinger, Barbara

From: AUTUMN ADAMS [autumnadams@sbcglobal.net]
Sent: Thursday, August 09, 2012 10:13 AM
To: Huntsinger, Barbara; RReynolds@ellerdetrich.com
Subject: Case Number: Z 7209

To whom it may concern:

My Name is Autumn L Adams and I am an employee of Pediatric Dental Group. I am in favor of the parking lot for the following reasons: I do not feel comfortable walking across the street to get back and forth to the office because there are no lines for a crosswalk and the crosswalk light does not allow us enough time to get across the street. Cars that come around the intersections do not watch out for people in the cross walk. I have also witnessed multiple accidents at the corner of 6th and Utica. In the past other co-workers have had accidents where homeless people have approached them or there are homeless people sitting by our cars. In the fall/winter time when it gets dark early there are no lights over there and I feel that it's a matter of time before something bad could happen to one of our employees. I want to be able to park my car in a safe parking lot, I also want to feel comfortable walking to the office in the morning and walking to my car after work without feeling that I'm going to get approached by some homeless person and I want to feel safe. Thank you for taking time to read this.

Sincerely
Autumn Adams
4550 S. 30th W Ave
Tulsa, Ok 74107

Huntsinger, Barbara

From: Kathleen Holleman [kmh123149@yahoo.com]
Sent: Thursday, August 09, 2012 10:02 AM
To: Huntsinger, Barbara
Subject: Case Number Z7209

Good Morning,

I am the Business Manager for Dr. Charles R. Keithline. I am in favor of the zoning change they are asking for. In order to leave parking spaces for the other employees and the patients, I have to get my husband, who is retired, up to take me to work by 7 a.m. I cannot go out for lunch or run errands on my lunch hour because of my lack of a car.

Kathleen Corse-Scott

1217 E 31 St.

Tulsa, OK 74105

Huntsinger, Barbara

From: Jannell [jannell@pediatricdentalgroup.com]
Sent: Thursday, August 09, 2012 10:00 AM
To: Huntsinger, Barbara
Cc: RLReynolds@ellerdetrich.com
Subject: Case Number Z 7209 - Pediatric Dental Group

To Whom It May Concern:

Please, please, please seriously consider allowing the zoning change so that my employer, Dr. Charles Keithline, can build an employee parking lot. I have been employed here at 602 S. Utica Ave., for nearly three years and parking has ALWAYS been a problem. We are not able to 'clock-in' until as close to 7:45am as possible, but in order for me to NOT have to park where I have to cross a busy intersection (6th and Utica Ave.) on foot, I have to get to work no later than 7:30am, and cross my fingers that there is spot left for me to park on the street.

When our patients complain of no parking spaces in the lot, we have to leave our desks and go move our cars across the street or down the block and hope the neighbors don't complain. They usually do, resulting in the police giving several of us warning citations. My daughter parked across the street and someone broke into her car!

This is a huge headache for us and we finally have a change to improve it. PLEASE let this zoning change happen!!!
Thank you! Case Number Z 7209

Sincerely,

Jannell Langham
3762 S Braden Ave.
Tulsa, OK 74135
(918)749-6051

Huntsinger, Barbara

From: Nanncy Ching HUNG [nanncyang09@hotmail.com]
Sent: Thursday, August 09, 2012 9:58 AM
To: Huntsinger, Barbara
Subject: RM2 zoning Parking

Pediatric Dental Group need the RM2 zoning to CS to build a parking lot for Pediatric Dental Group employees because there are no parking space around the area. We get many patients and we do not want to take up the parking spaces. Also parking across the office is a hassle for us because it's very crowded, very hard to get out after work and the roads are really busy during rush hr. We as employees at Pediatric Dental Group needs this parking lot. Thank You

Nanncy Yang
10334 E 21st PL.
Tulsa OK, 74129

Huntsinger, Barbara

From: admire72@aol.com
Sent: Thursday, August 09, 2012 9:54 AM
To: Huntsinger, Barbara
Cc: RLReynolds@ellerdetrich.com
Subject: Case number Z7209

To whom it may concern-

I am writing in reference to the change of zone request from RM2 to CS in order to put in an employee parking lot for Pediatric Dental Group.

My main concern is safety and the ability to observe our vehicles during the day. We have had more than one problem with theft and damage to our employee's vehicles. As far as safety is concerned there is constant foot traffic by the present parking lot we use and I have felt very uncomfortable on more than one occasion and been approached by people asking for money etc.

Pediatric Dental Group always strives to make this area a better place and this parking lot will be no exception.

Dr. Miranda Ruleford DDS

1011 W 126th St. S
Jenks, Ok 74037

Huntsinger, Barbara

From: Latwana Lewis [ejtlewis@hotmail.com]
Sent: Thursday, August 09, 2012 9:53 AM
To: Huntsinger, Barbara
Subject: parking lot from pdg

my name is Latwana Lewis my address is 12413 e 88th st north owasso ok....I feel we need this parking lot because we have no room to park across the street from our office and we also are getting nails in our tires...

Sent from my U.S. Cellular® Android-powered phone



QuikTrip Corporation

CORPORATE OFFICE

4705 South 129th East Avenue
Tulsa, Oklahoma 74134-7008
P.O. Box 3475
Tulsa, Oklahoma 74101-3475
918-615-7700

August 8, 2012

Mr. Josh Walker
Chair, Tulsa Metropolitan Area Planning Commission
c/o INCOG
2 West Second Street
Suite 800
Tulsa, OK 74103

RE: Rezoning application Z 7209

Dear Mr. Walker,

QuikTrip fully supports and urges you to vote in favor of rezoning application Z 7209 submitted by Mr. Lou Reynolds on behalf of Pediatric Dental Group.

Dr. Keithline and his staff provide a valuable service to this area of Tulsa and should be afforded the right to **safe, convenient** parking for their employees as well as their clients.

Thank you for your consideration.

Sincerely,

Pam Friggel
Real Estate Manager

cc: Lou Reynolds
Nancy Keithline

20.23

Huntsinger, Barbara

From: Brandy Reynolds [reynolds.brandy@rocketmail.com]
Sent: Thursday, August 09, 2012 9:47 AM
To: Huntsinger, Barbara
Subject: Case # Z 7209

Case # Z7209

I approve this parking lot. I have to extra early from my home so i can get here to park that means I leave my kids home to get to school on own and much more. Its also so hard on lunches, before and after work to cross the street due to tracffic. With this it would be less easy for someone to break into my car.

Thanks You Brandy Reynolds

Huntsinger, Barbara

From: Megan Ashline [meganashline@yahoo.com]
Sent: Thursday, August 09, 2012 9:47 AM
To: Huntsinger, Barbara; RLReynolds@ellerdetrich.com
Subject: Z 7209

To whom it may concern,

I work at Pearl District Dentistry and Pediatric Dental Group. I am very frustrated by the parking situation at hand. I am pregnant and find that sprinting across the street is extremely difficult, I use the cross walk and the amount of time given to cross at the intersection of 6th and Utica is way too short. I fear being hit by a car and therefore have been using the next intersection down but here is no crosswalk and the cars and buses fly around the corners so quickly. There is also the issue that the area is unfavorable for a woman to be walking to her car, just last month there was an incident where a man was shot and killed by a policeman just 1 block away. I don't feel safe and have felt uncomfortable an even been approached by drunk men while walking to my car. Nothing has happened, yet, but I fear for myself and other co-workers that it is only a matter of time.

Sincerely,
Megan Ashline
14111 W. 41st St. S
Sand Springs, OK 74063

Huntsinger, Barbara

From: Sherry Dorris [sherryd20@yahoo.com]
Sent: Thursday, August 09, 2012 9:15 AM
To: Huntsinger, Barbara
Cc: RLReynolds@ellerdetrich.com
Subject: Case #Z7209

To: TMAPC Recording Secretary,

My name is Sherry Dorris and I work at Pediatric Dental Group at 602 S. Utica. I am emailing in regards to case # Z7209, zoning at 7th and Troost. Please seriously consider vacating the zoning at that location from the RM2 to the CL zoning. There are around 50 employees here and parking is a huge issue for me and my coworkers which leads to parking issues for our patients, which we have upwards of about 150 per day. Opening this location for parking would give us and our patients much relief especially in the winter and summer months with the extreme weather and not to mention the safety issues of having to park across 6th street which is very busy.

I appreciate your consideration in this matter.

Sherry Dorris
Insurance Specialist
Pediatric Dental Group
918-585-3744 (phone)
918-585-3774 (fax)

Huntsinger, Barbara

From: becky brugman [beckybrug@yahoo.com]
Sent: Thursday, August 09, 2012 6:36 AM
To: Huntsinger, Barbara
Subject: Case Number Z 7209

Good Morning,

I wanted to express my support for the rezoning of the property at 7th and Troost. The Keithlines have made great strides to clean up and beautify this area. I look forward to the positive change to the property. Thank you for your consideration in this matter.

Becky Brugman
918-260-7591

Huntsinger, Barbara

From: David Heath [david146@cox.net]
Sent: Wednesday, August 08, 2012 6:40 PM
To: Huntsinger, Barbara
Subject: parking lot 7th and Troost

I see no reason why the Pediatric Dental Group should be prevented from building an employee parking lot. They have already improved the area just by building their dental business at 7th and Utica. I believe they will continue to be an asset to the neighborhood and they will build a really nice parking lot for their employees, that will also improve the neighborhood further.

The Pediatric Dental Group is an asset to the neighborhood just as much as Quik Trip is. The building code was changed to accommodate them do it for Pediatric Dental Group.

David Heath
Tulsa Beef Company
1537 East 7th Street
Tulsa, Okla. 74120
918-587-5197

Huntsinger, Barbara

From: Joseph Westervelt [jwestervelt@mapleviewassociates.com]
Sent: Wednesday, August 08, 2012 6:24 PM
To: Huntsinger, Barbara
Subject: Case # Z 7209

Please forward this email to the members of the TMAPC:

I am writing this letter in support of Pediatric Dental Groups request for a zoning change at 7th and Troost from RM-2 to CS. It is exciting to see a business whose staff is growing such that they need additional parking. The 6th street Infill Plan talks of the needs for adequate parking for businesses and I agree with that premise. Please approve the application as filed.

Regards,

Joe Westervelt

Joseph Westervelt
Mapleview Associates Inc.
1630 S. Boston Ave.
Tulsa, Oklahoma 74119
918-583-8808 (office) 918-583-8848 (fax)
jwestervelt@mapleviewassociates.com

Huntsinger, Barbara

From: Citlally Baggiani [citlally19@hotmail.com]
Sent: Thursday, August 09, 2012 12:47 PM
To: Huntsinger, Barbara
Cc: rreynols@ellerdetrich.com
Subject: Reference Case number Z 7209

To whom This May Concern,

I am writing this petition with the hope that your reconsider allowing the zoning to change so my employer Pediatric Dental Group (PDG) could build a parking lot.

I have worked with Dr. Charles Keithline at PDG for 3 years and at the moment I am expecting a baby and parking lot is at the very least a headache (not to mention a hazard to our safety since we only have about 45 spaces to park in our building (and the majority of those must go to patients) and we have about 50 employees. So, the majority of us must park across the street and walk thru a very busy interception blocking each other with our cars since there is not enough space there either, therefore, we have had times when we have to go out and move our cars more than once a day while allowing the other to leave or come in at lunch time.

We ask from your help in trying to resolve this situation the best possible way.

PLEASE help us (with our security and to have peace of mind) by allowing the zoning of the area to build that much needed parking lot (**Reference number Z 7209**).

Thank you so much for your assistance and understanding on this matter,

Citlally Baggiani
8222 S. Jamestown Ave
Tulsa, ok 74137
918-481-7014

Huntsinger, Barbara

From: Sacha [sachafoo@gmail.com]
Sent: Thursday, August 09, 2012 1:11 PM
To: Huntsinger, Barbara; RLReynolds@ellerdetrich.com
Subject: Zoning, Z 7209, Pediatric Dental Group

To Whom It May Concern:

My name is Sacha Matheos, I am a mother of three girls, ages 9, 6, and 2. We are patients of Dr. Keithline's at Pediatric Dental Group at 6th and Utica. We love the new building that houses our dentist, it is beautiful and inviting for my little ones. The only complaint I have ever had was that it is very hard to find a parking spot. It has been in the past, very inconvenient to drive around the parking lot numerous times only to have to park in a dangerous position outside of the lot putting my family's life at risk. Crossing Utica or 6th street during daytime hours with 3 small children is dangerous and very inconvenient. Crossing those small, busy streets by myself is dangerous as it is, adding wiggly children is scary. It would be a lifesaver to have a parking lot to park in, to automatically be able to find a spot, to feel safe walking my children into the dentist's office. Please take my words into consideration, we love our dentist and his new building. We just need a safer place to park other than the streets. Please feel free to contact me if needed, 9186389922. Sincerely,
Sacha Matheos

Huntsinger, Barbara

From: Ashlee Lemonds [ashlee_lemonds@yahoo.com]
Sent: Thursday, August 09, 2012 9:48 AM
To: Huntsinger, Barbara
Subject: Z7209

To whom it may concern:

We as a office are in desperate need of an employee parking lot. As of right now all of the employees are risking their safety by parking in an unsafe warehouse parking lot and crossing a high traffic intersection. Many times I have been scared to even walk to my car and I shouldn't have to put myself in danger to get to and from work.

Ashlee Lemonds
3933 E 31 PL
Tulsa, OK 74135

Sent from my iPhone