

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2647

April 3, 2013, 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 March 6, 2013, Meeting No. 2645

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.

2. **LS-20589** (Lot-Split) (CD 4) – Location: Northeast corner of East 26th Street South and South Florence Place
3. **LS-20590** (Lot-Split) (CD 9) – Location: Northwest corner of 49th Street South and South Harvard Avenue
4. **LS-20592** (Lot-Split) (County) – Location: North and west of the northwest corner of East 56th Street North and North Peoria Avenue
5. **LS-20593** (Lot-Split) (County) – Location: South and east of the southeast corner of East 59th Place North and North Norfolk Avenue
6. **LC-472** (Lot-Combination) (CD 1) – Location: Northwest corner of Charles Page Boulevard and South 28th West Avenue
7. **LS-20594** (Lot-Split) (County) – Location: Northwest corner of West 7th Street South and South 65th West Avenue

8. **Change of Access** - Location: Northwest corner of East 49th Street South and South Harvard Avenue, (9329) (CD 9)
9. **AC-118 – AAB Engineering, LLC/Alan Betchan**, Location: South side of 23rd West Avenue, east of Southwest Boulevard, Requesting an Alternative Compliance Landscape Plan for a new convenience store, (CD-2)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

10. **PUD-187-22 – Ireneusz Woronko**, Location: 7224 East 62nd Place, west of the southwest corner of South Memorial Drive at East 61st Street South, Requesting a **Minor Amendment** to allow a home occupation for an office (Use Unit 11), (CD-7) (Continued from 3/20/13)
11. **CZ-426 – HRAOK, Inc.**, Location: North of northwest corner of North Memorial Drive and East 116th Street North, Requesting rezoning from **AG TO RE**, (County)
12. **Z-7220 – AAB Engineering, LLC/Alan Betchan**, Location: Northwest corner of East 49th Street and South Harvard Avenue, Requesting rezoning from **RM-1 TO CO**, (CD-9) (Related to Items 13 and 14)
13. **Z-7221 – AAB Engineering, LLC/Alan Betchan**, Location: Northwest corner of I-44 Highway and South Harvard Avenue, Requesting rezoning from **RS-2/CS TO CO**, (CD-9) (Related to Items 12 and 14)
14. **Z-7221-SP-1/Z-7220-SP-1/Z-5412-SP-3 – AAB Engineering, LLC/Alan Betchan**, Location: Northwest corner of I-44 Highway and South Harvard Avenue, Requesting Corridor Development Plan for one development area with all uses permitted by right, except Use Unit 12a (Adult Entertainment Establishments), **RS-2/RM-1/CS**, (CD-9) (Related to Items 12 and 13)
15. **PUD-333-B – Lou Reynolds**, Location: Southeast corner of South Lewis Avenue and East 56th Place, Requesting a Major Amendment to combine the properties to provide for the construction of ATM facility on the north lot and drive-through facility, **RS-2/OL/PUD-333-A**, (CD-9)

OTHER BUSINESS

16. **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.

Change of Access on Recorded Plat TMAPC April 3, 2013

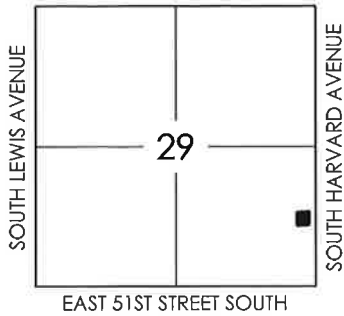
Lot 1, Block 1, Resubdivision of Lots 1,2,3,4 Villa Grove Subdivision

This application is made to allow a change of access to shift one access, and delete an existing access, along South Harvard Avenue. The property is zoned CS (commercial shopping).

Staff recommends approval of the change of access. The Traffic Engineer has reviewed and approved the request. Staff recommends **APPROVAL** of the change of access as submitted.

R 13 E

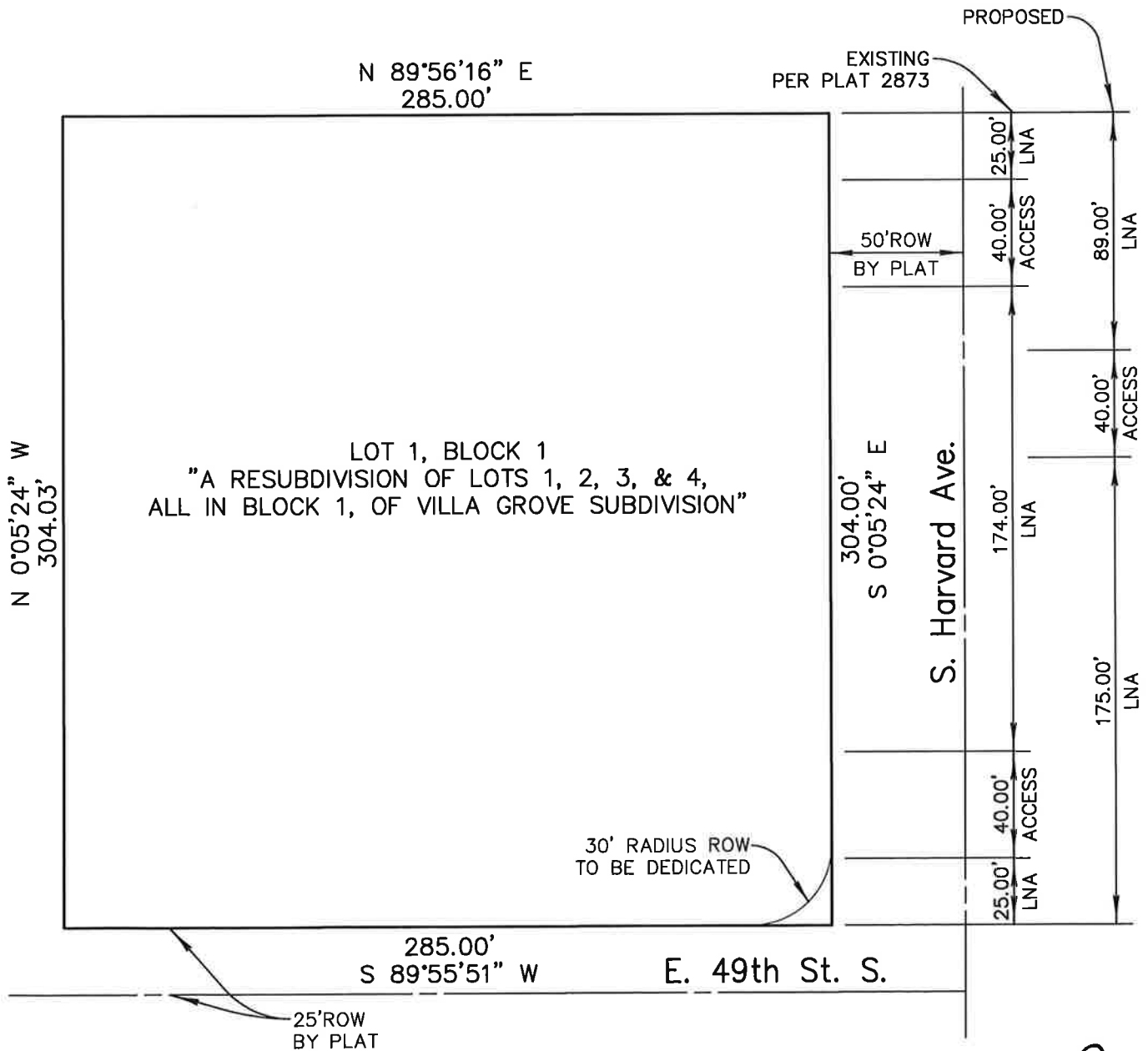
EAST 41ST STREET SOUTH



Location Map

Exhibit "A"

All of Lot 1, Block 1,
"A Resubdivision of Lots 1, 2, 3, & 4,
All In Block 1, of Villa Grove Subdivision"
Change of Access Exhibit



APPROVED: D. H. D. 3/19/13
TRAFFIC ENGINEER DATE

3/1/2013 12142LNA Change

Tanner Consulting, LLC

5323 SOUTH LEWIS AVENUE • TULSA, OKLAHOMA 74105 • (918)745-9929

STAFF RECOMMENDATION

AC-118: Alternative Compliance Landscape Plan located on the South side of 23rd West Avenue east of Southwest Boulevard; TRS 19-12-14; CZM 36; Atlas (64); CD 2;

The applicant is requesting TMAPC approval of an Alternative Compliance Landscape Plan for new convenience store at 1202 West 23rd Street in Tulsa. Several parking spaces do not meet the spacing requirement required for a parking space to be within 50 feet of a landscaped area with a tree.

Staff Analysis:







The landscape plan submitted does not meet the technical requirements of Chapter 10 of the Tulsa Zoning Code for the following reasons:

- 1) The shared driveway and parking area adjacent to this site create areas where the parking areas are not within 50' of a parking space especially on the south and east sides of the site.
- 2) The applicant has provided a landscape plan that matches the minimum number of trees required plus providing a streetscape environment that provides a recognizable corporate image for this site.
- 3) This site is zoned CH so there is no street yard tree requirement. The applicant has proposed to provide 8 trees between the lot-line and the back of curb parallel to the street. These trees will help provide a street tree look along the curb line.
- 4) In addition to the trees adjacent to the curb line trees and shrubs have been planted in the parking area.

Staff Recommendation:

The overall landscape concept includes significant additional green space with shrub planting between the property line and the back of the parking curb. The typical corporate image provided with this plan provides 352 shrubs as part of the alternative compliance landscape plan. All landscape areas will be irrigated with an automatic irrigation system.

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-118

USE	SYMBOL	CONCRETE TYPE Description	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	COMMENTS
3		UPTURNED CORNER (RIDGE LINE) USE REINFORCING BARS	15" x 18" x 18" MIN	200 EA.	SEE JOACHIM PLAN AND ASSOCIATED DETAILS FOR REINFORCING BARS AND STRAP SPACING
9		MIDDLE POINT ROLLER FOR CENTER "Sloped" Paved"	24" x 24" x 18" MIN	100 EA.	
10		CORNER ROLLER FOR EXPANDED INDEX	3" DIAFER (TYPICAL) 6" HT	8 EA.	SEE JOACHIM PLAN AND ASSOCIATED DETAILS FOR PLUMBING REQUIREMENTS
11		POCKET ROLLER (CORNER) FOR CENTER "Sloped" Paved"	3" DIAFER 12" HT	7 EA.	CONTRACTOR TO VERIFY SIZE, HEIGHT AND SPREAD PRIOR TO INSTALLATION
12		TYPICAL 4"X 8" BENCHING BOX	18"X24" X 5"		
13		BENCHING BOX	18" X 5"		

This architectural drawing shows a vertical section of a building. On the left, a staircase is depicted with steps and a handrail. To the right of the staircase is a room containing a door. The drawing includes various structural lines and annotations, such as dimensions and material indicators, typical of a technical architectural plan.

Floor plan of the second floor of the building. The plan shows a large central hall with several rooms branching off. At the top, there is a room labeled 'PTA' and another labeled '3'. To the right, there are several smaller rooms, some of which are labeled '3'. The plan also shows a staircase and various corridors.

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Figure 1 is a plan view of the test section. It shows a central horizontal section with a width of 10.0 feet. On either side of this central section, there are two circular conduits, each with a diameter of 6.0 inches. The distance between the centers of these two circular conduits is 10.0 feet. The entire test section is enclosed within a larger rectangular frame, with a total width of 10.0 feet and a total length of 10.0 feet. The conduits are labeled "12\" PVC CONDUIT" and "6\" CONDUIT".

QT VERTICAL MONUMENT SIGN
M412-4020, 17'-3" HT X 5'-10"

W X 83.11 SF WITH POWER CONDUIT
WEST 23RD STREET SOUTH
(CITY OF TULSA, NO 006)

Architectural floor plan of the 1st floor of the 1007th Cavalry, 1st Cavalry Division. The plan shows a large central area with a curved wall on the right. Key features include:

- Entrance:** Located at the bottom center, labeled "ENTRANCE".
- Recreational and Accessory Rooms:** Located on the left side, labeled "RECREATIONAL AND ACCESSORY ROOMS".
- Instrument Room:** A room on the left labeled "(BY SEPARATE INSTRUMENT)".
- Storage Area:** A large room on the right labeled "STORAGE".
- Equipment:** A large piece of equipment, possibly a vehicle or machine, is shown in the center-right area, labeled "EQUIPMENT".
- Dimensions:** Various dimensions are noted, such as "15' x 10' (10' x 10')", "10' x 10' (10' x 10')", and "10' x 10' (10' x 10')".
- Other Labels:** "1007th Cavalry", "1st Cavalry Division", "1st Floor", "1007th Cavalry", "1st Cavalry Division", "1st Floor", "1007th Cavalry", "1st Cavalry Division", "1st Floor".

FILE LOCATION: 1912V

SECTION

CONSIDER SQUARE ON CONCRETE GIRL. START AT WEST AND
128.65' TO POINT OF INTERSECTION OF SOUTHWEST
1/4 SECTION AND WEST 231ST STREET. 231ST STREET
1/4 SECTION.

(N41°11'02.30" E 559.666' BS)

ELEVATION=28.51' (BS WAS DUMP)

1 2 3 4 5

9.0

FILE LOCATION: 1912V

SECTION

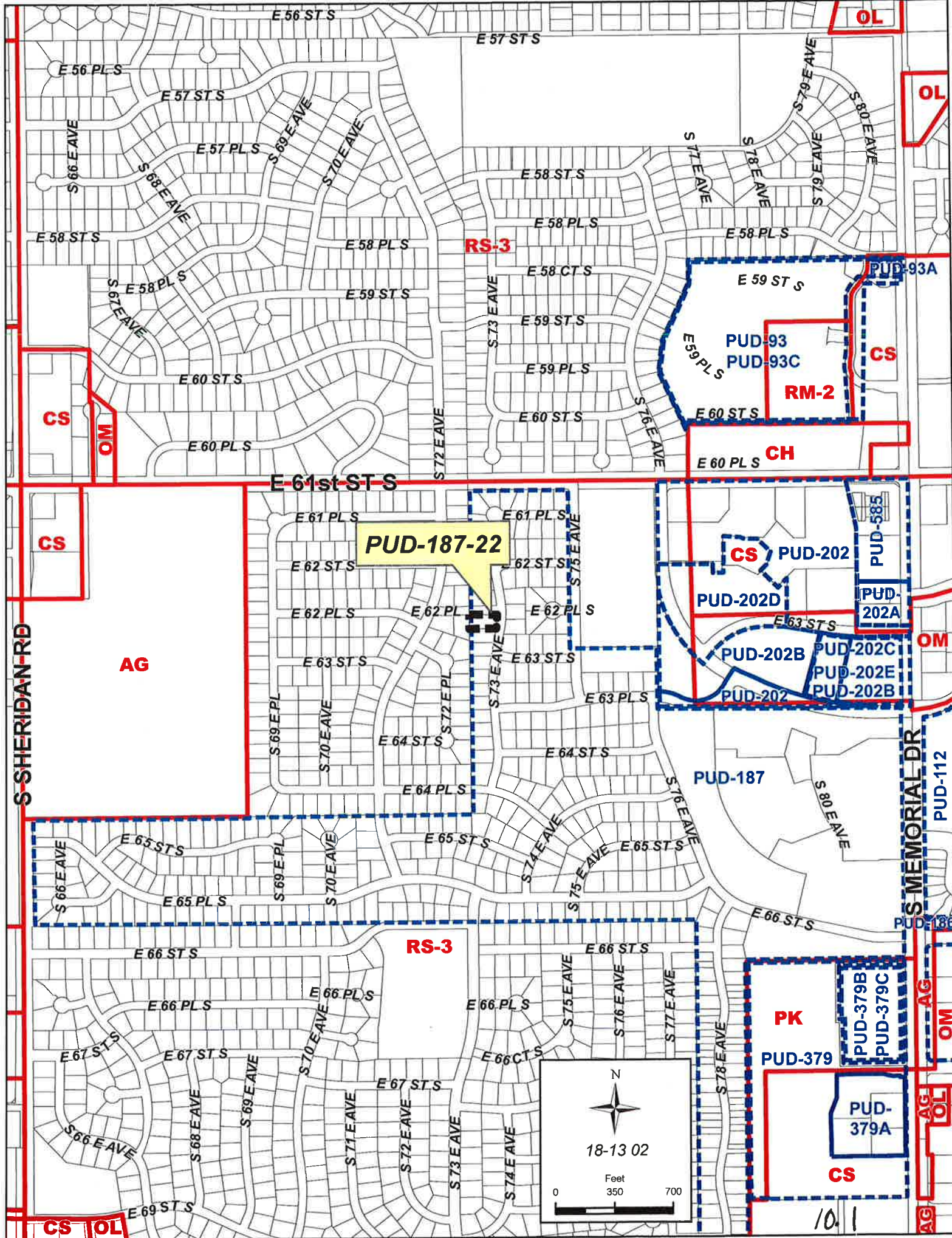
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(N41°11'02.30" E 559.666' BS)

ELEVATION=28.51' (BS WAS DUMP)

1 2 3 4 5

9.0



PUD-187-22

S SHERIDAN RD

S MEMORIAL DR

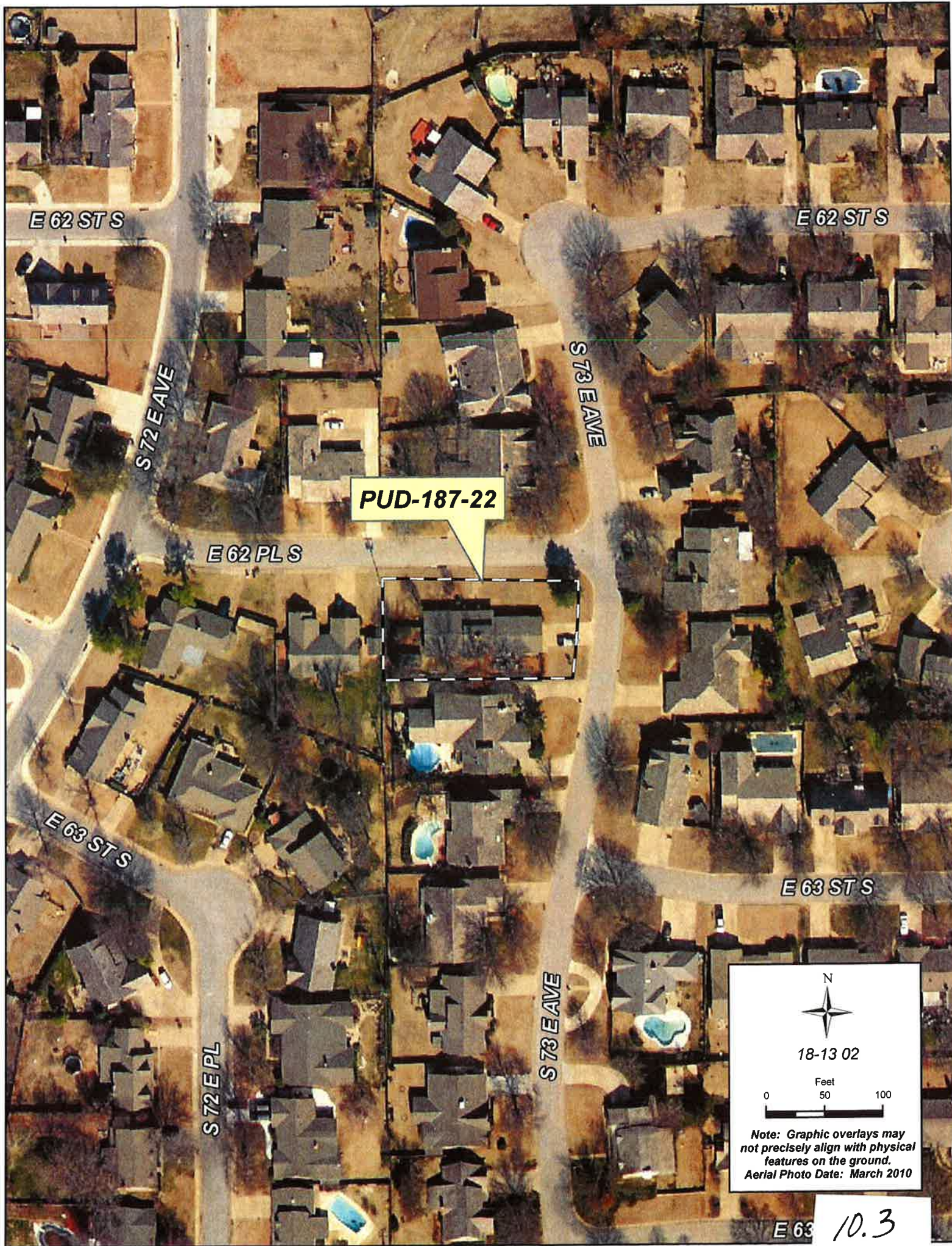


18-13 02



Note: Graphic overlays may not precisely align with physical features.
Aerial Photo

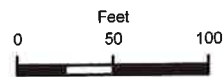
10.2



PUD-187-22



18-13 02



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

E 63 10.3

STAFF RECOMMENDATION

PUD-187-22: PUD Minor Amendment to allow a home occupation for an office (use
Development Area B: unit 11). 7224 East 62nd Place, located West of the Southwest corner
of South Memorial Drive at East 61st Street South, all of Lot-1, Block-3
Shadow Mountain Addition in the City of Tulsa, TRS 18-13-02; CZM 5;
Atlas 8779; CD 7.

Concept Statement:

The applicant is requesting a PUD minor amendment to allow a home occupation specifically an internet based business. The entire purpose for this minor amendment is to provide documentation to the Federal Firearms License inspector that this home occupation is permitted by the Zoning Code.

Minor Amendment Summary:

Original PUD development standards defined in PUD 187, Development Area "B"

1. Permitted Uses are limited to "single family dwellings".

Requested PUD minor amendment:

1. Permitted Uses are limited to single family dwellings including an internet based business as an allowed home occupation. Home occupations shall comply with the following requirements:
 - a. Only members of the family residing in the dwelling shall participate in the home occupation.
 - b. Signs or displays, including signs on a vehicle, advertising the home occupation on the premises, which are visible from outside the lot shall be prohibited.
 - c. The home occupation shall be conducted entirely within an enclosed principal residential structure.
 - d. Mechanical equipment which creates noise, dust, odor or electrical disturbance shall be prohibited.
 - e. Exterior alterations of the structure which would detract from the residential character of the structure shall be prohibited.
 - f. Outside storage or display of materials or items associated with the home occupation shall be prohibited.
 - g. A maximum of five hundred (500) square feet of floor area may be used in the home occupation.

- h. Vehicles used in conjunction with the home occupation shall be parked off the street, on the lot containing the home occupation, and shall be of a type customarily found in a residential area.
- i. The sale of merchandise on the premises shall be prohibited.
- j. Pick up or delivery of merchandise from the home occupation site shall be prohibited except by the United States Postal Service, FedEx, UPS or other parcel delivery services.

Staff Summary:

Existing Zoning Code Summary:

The current City of Tulsa Zoning code is silent regarding internet based business of any kind. The Code does identify several home occupations which are allowed by right and are quoted below. Home occupation requirements outlined by right are defined below for Planning Commission Review.

"Section 402.6. Home Occupations

a. Home occupations permitted by right

Artist

Authors and Composers

Catering/Food Service

Computer programming

Home cooking and preserving

Home Crafts

Ironing

Sewing

Telephone answering and/or solicitation

Tutorial service, limited to one student at a time

Such home occupations shall comply with the following requirements:

1) Only members of the family residing in the dwelling shall participate in the home occupation.

2) Signs or displays, including signs exceeding two square feet on a vehicle, advertising the home occupation on the premises, which are visible from outside the lot shall be prohibited.

3) The home occupation shall be conducted entirely within an enclosed principal residential structure.

4) *Mechanical equipment which creates noise, dust, odor or electrical disturbance shall be prohibited.*

5) *Exterior alterations of the structure which would detract from the residential character of the structure shall be prohibited.*

6) *Outside storage or display of materials or items associated with the home occupation shall be prohibited.*

7) *A maximum of five hundred (500) square feet of floor area may be used in the home occupation.*

8) *Vehicles used in conjunction with the home occupation shall be parked off the street, on the lot containing the home occupation, and shall be of a type customarily found in a residential area.*

9) *The sale of merchandise on the premises shall be prohibited.*

10) *The pick up of home craft or food items at the home occupation site shall be prohibited."*

Additional home occupations may be permitted by special exception granted by the Board of Adjustment. (Section 404-B of the Tulsa Zoning Code).

Uses within a PUD may be those permitted by right or special exception within the underlying zoning districts. (Section 1103A of the Tulsa Zoning Code)

Staff Comment: While the title of Section 1103A is "Principal Uses", the provisions would logically apply in this case.

Minor amendments to a PUD may be authorized by the Planning Commission, (section 1107H of the Tulsa Zoning Code) so long as substantial compliance is maintained with the approved development standards.

Staff Recommendation:

Staff has reviewed the request in detail in conjunction with the business description provided. We have determined that this request does not substantially alter the original character of the PUD which is limited specifically to single family residential use.

The requested home occupation use will not result in incompatibility with the present and anticipated future use of the proximate properties.

Staff recommends **APPROVAL** of the minor amendment request PUD-187-22 as outlined in the Minor Amendment Summary above.

Wilkerson, Dwayne

From: Eric Woronko [iworonko@hotmail.com]
Sent: Tuesday, March 19, 2013 7:15 PM
To: Wilkerson, Dwayne
Subject: Home office FFL

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Action Item reply to client

Dwayne,

For years I have held a C&R (Curio and Relic) license and have been collecting and restoring WWII era rifles as a hobby. With retirement approaching, my hobby needs to start generating some income. The only way I can legally buy and sell firearms on the internet is to possess a Federal Fire Arms License (FFL). Unfortunately, the BATF (Bureau of Alcohol tobacco and Firearms) has only one application form. This form is tailored for a bonafied firearms business, like sporting goods stores, gun shops, pawn shops etc. They do not have a separate FFL application form for a small home office guy like myself. Even though my activity will not require a storefront, signage, yellow pages advertising, or walk-in traffic..., I must still address the zoning question on the application.

I am confident that what I propose to do is within legal bounds, since there are countless home office FFLs around town. However, I would like to confirm with you that there are no zoning restriction against having a home office and conducting legal and licensed firearm sales, primarily over the internet.

To reiterate, I do not plan to pave over my lawn to make a parking lot, I do not plan to build any new structures, I do not plan on putting up a business sign, I do not plan to advertise in the yellow pages, I do not plan on transforming any part of my home into a showroom and I do not plan on having off the street walk-in traffic.

What I do want to do, is to be able to sit at my desk, in front of my computer and search the internet for firearms that are cosmetically challenged or otherwise a bargain. After purchasing said firearm, I would give it the necessary attention and relist it for sale on the internet.

I hope that I have explained my intentions clearly and that you will confirm that there are no zoning restrictions preventing me from going forth with my application for a home office FFL.

Thank you in advance,

Ireneusz Woronko



Contact: Public Affairs Division
www.atf.gov

FFL COMPLIANCE INSPECTIONS

The Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF), pursuant to the Gun Control Act (GCA) and the Federal firearms regulations, is responsible for licensing persons engaging in a firearms business. With certain exceptions, the GCA allows ATF to conduct one warrantless, annual compliance inspection of a federal firearms licensee (FFL). The purpose of the inspection program is to educate the licensee about regulatory responsibilities and to evaluate the level of compliance. Compliance inspections also serve to protect the public in that they promote voluntary internal controls to prevent and detect diversion of firearms from lawful commerce to the illegal market.

During inspections, ATF industry operations investigators (IOIs) review records, inventory, and the licensee's conduct of business. To assist in meeting and maintaining compliance, investigators also provide instructional and educational materials about the requirements of the law and regulations and best business practices.

There were approximately 69,000 FFLs engaged in business in fiscal year 2012 (excluding persons holding collector licenses). During that time, ATF conducted more than 13,100 firearms compliance. About 50 percent of the licensees inspected were determined to be in full compliance with the law and regulations and no violations were cited. Approximately 97 federal firearms licenses were revoked or were denied renewal due to willful violations of the GCA. This figure is approximately .85 percent of the number of licensees inspected.

Compliance failures, which constitute violations of law and regulation, commonly disclosed during the inspection process include failure to verify purchaser eligibility; inability to account for firearms received and disposed; failure to ensure firearms traceability due to improper recordation of firearms receipt and disposition; failure to properly document firearms transfers; and failure to report multiple sales of handguns. These types of violations, among others, can hinder the FFL's ability to support law enforcement criminal investigation efforts.

Proper and timely recordkeeping by FFLs is critical to the success of a crime gun trace and is required for all firearms acquired and transferred by licensees. Failing to account for firearms is a serious public safety concern because unaccounted firearms cannot be traced. During compliance inspections conducted in fiscal year 2011, ATF investigators identified nearly 177,500 unaccounted for firearms, which FFLs could not locate in inventory or account for by sale or other disposition. By working with industry members, IOIs reduced this number to about 18,500 unaccounted for firearms.

As such, ATF investigators improved the success rate of potential firearms traces of previously unaccounted firearms significantly. While this is a great improvement, with more than 18,500 firearms still missing a significant threat is posed to public safety.

When violations of the law and regulations are disclosed during an inspection, a Report of Violations is issued to the licensee that outlines the discrepancy and the requirements for corrective action. ATF also works to gain cooperation and compliance from FFLs by issuing warning letters and holding warning conferences. Despite these remedial actions, on rare occasions ATF encounters a licensee who fails to comply with the law and regulations and demonstrates a lack of commitment to improving his or her business practices. In such cases where willfulness is demonstrated, ATF's obligation to protect public safety may require revocation of the federal firearms license.

ATF investigators assist licensees in developing corrective actions when violations are identified and encourage licensees to constructively engage in the remediation process. In this way, ATF attempts to bring licensees into compliance before it becomes necessary to take administrative action against the licensee. When an ATF inspection results in a warning conference or potential revocation, the licensee is provided an opportunity to develop a written plan that details the steps taken to correct the problems identified and measures implemented to ensure future compliance.

ATF's focus is to help licensees avoid violations of the law and its implementing regulations. The Bureau prides itself on partnering with the firearms industry, especially regarding voluntary internal controls, to better protect the public. To that end, ATF continues to work closely with the firearms industry at all levels to ensure compliance, understand concerns, and help resolve perceived obstacles to compliance. ATF strives to educate licensees concerning their obligations under the law through open letters mailed to FFLs, information posted on ATF's Web site, quarterly FFL newsletters, industry seminars, attendance at trade shows, and partnerships with industry associations. Licensees are provided the "Federal Firearms Regulations Reference Guide," which includes laws, regulations, and other information about conducting a firearms business under federal law, and other publications such as the "Safety and Security Information for Federal Firearms Licensees."

###

Application for Federal Firearms License

For ATF Use Only

1. Name of Owner or Corporation (If partnership, include name of each partner)

2. Trade or Business Name, if any

3. Employer Identification Number (EIN#) or
Social Security Number (SSN is Voluntary)

4. Name of County in Which
Business is Located

5. Business Address (RFD or street number, city, State, and ZIP
code) (NOTE: The business address CANNOT be a P.O. Box.)

6. Mailing Address (If different from address in item #5)

7. Contact Numbers (Include Area Code)

Business Phone

Fax Number

Cell Phone

24 Hour Emergency # (If different)

8. Applicant's Business is (Select one)

☐

Individually Owned

☐

A Partnership

☐

A Corporation

☐

Other (Specify)

9. Describe Specific Activity Applicant is Engaged in, or Intends to Engage in, Which Requires a Federal
Firearms License. (Sale of ammunition alone does not require a license.)

10. Do You Intend to Engage in
Business as a Pawnbroker?

☐ Yes

☐ No

11. Application is Made For a License Under 18 U.S.C. Chapter 44 as a: (Place an "X" in the appropriate box. Submit the fee noted next to the box with
the application. Licenses are issued for a 3-year period. See instruction #13 for payment information.)

Type	Description of License Type	Fee
01/02	Dealer (01), Including Pawnbroker (02), in Firearms Other Than Destructive Devices (Includes: Rifles, Shotguns, Pistols, Revolvers, Gunsmith activities and National Firearms Act (NFA) Weapons)	\$200 <input type="checkbox"/>
06	Manufacturer of Ammunition for Firearms Other Than Ammunition for Destructive Devices or Armor Piercing Ammunition	\$30 <input type="checkbox"/>
07	Manufacturer of Firearms Other Than Destructive Devices	\$150 <input type="checkbox"/>
08	Importer of Firearms Other Than Destructive Devices or Ammunition for Firearms Other Than Destructive Devices, or Ammunition Other Than Armor Piercing Ammunition (NOTE: Importer of handguns and rifles, see instruction #8.)	\$150 <input type="checkbox"/>
09	Dealer in Destructive Devices	\$3000 <input type="checkbox"/>
10	Manufacturer of Destructive Devices, Ammunition for Destructive Devices or Armor Piercing Ammunition	\$3000 <input type="checkbox"/>
11	Importer of Destructive Devices, Ammunition for Destructive Devices or Armor Piercing Ammunition (See instruction #8)	\$3000 <input type="checkbox"/>
Total Fees \$		0

10.11

13. Hours of Operation of Applicant's Business <i>(Must be completed)</i>								14. Is Applicant Presently Engaged in a Business Requiring a Federal Firearms License? <i>(If "Yes," answer 14a.)</i> <input type="checkbox"/> Yes <input type="checkbox"/> No
Time	Sun	Mon	Tues	Wed	Thu	Fri	Sat	
Open								
Close								14a. Present Federal Firearms License Number

15. If You Have Served in the Armed Forces, Provide the Service Serial Number and Military Branch.	Service Serial Number	Military Branch
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16. Applicant's Business Premises Are <input type="checkbox"/> Owned <input type="checkbox"/> Leased/Rented <input type="checkbox"/> Military IF RENTED OR LEASED, PLEASE PROVIDE THE NAME, ADDRESS, AND TELEPHONE NUMBER OF THE PROPERTY OWNER. Name and Address of Property Owner <i>(If applicable)</i> Telephone Number of Property Owner <i>(If applicable)</i>	17. Indicate Type of Business Premises <table style="width:100%;"> <tr> <td style="width:50%;">Zoned Commercial:</td> <td style="width:50%;">Zoned Residential:</td> </tr> <tr> <td><input type="checkbox"/> Store Front</td> <td><input type="checkbox"/> Single Family Dwelling</td> </tr> <tr> <td><input type="checkbox"/> Office</td> <td><input type="checkbox"/> Condominium/Apartment</td> </tr> <tr> <td><input type="checkbox"/> Rod & Gun Club</td> <td><input type="checkbox"/> Hotel/Motel</td> </tr> <tr> <td><input type="checkbox"/> Military Base</td> <td><input type="checkbox"/> Public Housing</td> </tr> <tr> <td><input type="checkbox"/> Other <i>(Specify)</i></td> <td></td> </tr> </table>	Zoned Commercial:	Zoned Residential:	<input type="checkbox"/> Store Front	<input type="checkbox"/> Single Family Dwelling	<input type="checkbox"/> Office	<input type="checkbox"/> Condominium/Apartment	<input type="checkbox"/> Rod & Gun Club	<input type="checkbox"/> Hotel/Motel	<input type="checkbox"/> Military Base	<input type="checkbox"/> Public Housing	<input type="checkbox"/> Other <i>(Specify)</i>	
Zoned Commercial:	Zoned Residential:												
<input type="checkbox"/> Store Front	<input type="checkbox"/> Single Family Dwelling												
<input type="checkbox"/> Office	<input type="checkbox"/> Condominium/Apartment												
<input type="checkbox"/> Rod & Gun Club	<input type="checkbox"/> Hotel/Motel												
<input type="checkbox"/> Military Base	<input type="checkbox"/> Public Housing												
<input type="checkbox"/> Other <i>(Specify)</i>													

18. Do You Intend To Make a Profit from Your Business? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>(If no, do not submit application)</i>	IF THE PREMISES ARE LOCATED ON A MILITARY INSTALLATION, ATTACH A COPY OF WRITTEN AUTHORIZATION FROM THE BASE COMMANDER TO CONDUCT A FIREARMS BUSINESS ON THE MILITARY INSTALLATION.
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18a. Do You Intend To Sell Firearms Only at Gun Shows? <input type="checkbox"/> Yes <i>(If yes, do not submit application)</i> <input type="checkbox"/> No	19. Do You Intend to Use Your License Only to Acquire Personal Firearms? <input type="checkbox"/> Yes <i>(If yes, do not submit application.)</i> <input type="checkbox"/> No
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If Business was Obtained From Someone Else, Provide the Following Information.

20. Name of Previous Business	21. Federal Firearms License Number
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22. Provide the Information Required for Each Individual Owner, Partner, and Other Responsible Persons in the Business. See Instruction #10 for Responsible Person Definition. If a Female, List Any Given, Married, and Maiden Names, e.g., "Mary Alice (Smith) Jones," Not "Mrs. John Jones." *(If additional space is needed, use a separate sheet.) Each Responsible Person Must Complete All Information in this Section.*

Full Name	Position and Social Security Number <i>(Social Security Number is Voluntary)</i>	Home Address <i>Please provide every address you have had in the last 5 years.</i>	Country of Citizenship <i>List more than one, if applicable. Nonimmigrant aliens must complete all information in item #23.</i>	Place of Birth <i>(City, State, or Foreign Country)</i>	Date of Birth	Race and Ethnicity <i>(Please check one or more boxes)</i>	Sex	Residence Telephone No.
						<input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> Asian <input type="checkbox"/> Black or African American <input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> Native Hawaiian or Other Pacific Islander <input type="checkbox"/> White		
						<input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> Asian <input type="checkbox"/> Black or African American <input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> Native Hawaiian or Other Pacific Islander <input type="checkbox"/> White		

10.12

Full Name	Position and Social Security Number (Social Security Number is Voluntary)	Home Address <i>Please provide every address you have had in the last 5 years.</i>	Country of Citizenship <i>List more than one, if applicable. Nonimmigrant aliens must complete all information in item #23.</i>	Place of Birth <i>(City, State, or Foreign Country)</i>	Date of Birth	Race and Ethnicity <i>(Please check one or more boxes)</i>	Sex	Residence Telephone No.
						<input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> Asian <input type="checkbox"/> Black or African American <input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> Native Hawaiian or Other Pacific Islander <input type="checkbox"/> White		
						<input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> Asian <input type="checkbox"/> Black or African American <input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> Native Hawaiian or Other Pacific Islander <input type="checkbox"/> White		

23. Nonimmigrant Alien Certification of Compliance With 18 U.S.C. 922(g)(5)(B). If additional space is needed, use a separate sheet.

18 U.S.C. 922(g)(5)(B) generally makes it unlawful for any nonimmigrant alien to ship or transport in interstate or foreign commerce, or possess in or affecting commerce, any firearms or ammunition; or to receive any firearms or ammunition which have been shipped or transported in interstate or foreign commerce. All nonimmigrant aliens listed in item 22 must complete the following information certifying compliance with 18 U.S.C. 922(g)(5)(B).

A. Name of Person Certifying Compliance Last: _____ First: _____ Middle Initial: _____

B. Immigration and Customs Enforcement (ICE) Issued Alien Number or Admission Number (*Previously INS Number*): _____

C. Are you in possession of a valid hunting license or permit lawfully issued in the United States? ☐ Yes ☐ No

- If you answered "NO," you likely cannot lawfully possess a firearm and therefore cannot be a Federal firearms licensee.
- If you answered "YES," complete the following information, and attach a copy of the license or permit to the application.

Hunting License or Permit Number, if any		State of Issuance	Expiration Date, if any
Give Full Details on a Separate Sheet for All "Yes" Answers in Items 24 and 25.			
24. Has Applicant or any Person Referred to in Item 22 Above:	A. Held a Federal Firearms License?	<input type="checkbox"/>	<input type="checkbox"/>
	B. Been Denied a Federal Firearms License?	<input type="checkbox"/>	<input type="checkbox"/>
	C. Been an Officer in a Corporation Holding a Federal Firearms License?	<input type="checkbox"/>	<input type="checkbox"/>
	D. Been an Employee of a Federal Firearms Licensee?	<input type="checkbox"/>	<input type="checkbox"/>
	E. Had a Federal Firearms License Revoked?	<input type="checkbox"/>	<input type="checkbox"/>
25. Is Applicant or any Person Named in Item 22 Above:	A. Charged by Information or Under Indictment in any Court for a Felony, or any Other Crime for Which the Judge Could Imprison You for More Than One Year? ¹	<input type="checkbox"/>	<input type="checkbox"/>
	B. A Fugitive from Justice?	<input type="checkbox"/>	<input type="checkbox"/>
	C. An Alien Who is Illegally or Unlawfully in the United States?	<input type="checkbox"/>	<input type="checkbox"/>
	D. Under 21 Years of Age?	<input type="checkbox"/>	<input type="checkbox"/>
	E. An Unlawful User of, or Addicted to, Marijuana, or any Depressant, Stimulant or Narcotic Drug, or any other Controlled Substance?	<input type="checkbox"/>	<input type="checkbox"/>
	F. Subject to a Court Order Restraining Him/Her from Harassing, Stalking, or Threatening his/her child or an Intimate Partner or Child or Such Partner?	<input type="checkbox"/>	<input type="checkbox"/>

Give Full Details on a Separate Sheet for All "Yes" Answers in Item 26.		Yes	No
26. Has Applicant or any Person Named in Item 22 Ever:	A. Been Convicted in any Court of a Felony, or any other crime for which the Judge Could Have Imprisoned You for More Than One Year, Even if You Received a Shorter Sentence, Including Probation? ²	<input type="checkbox"/>	<input type="checkbox"/>
	B. Been Discharged from the Armed Forces Under Dishonorable Conditions?	<input type="checkbox"/>	<input type="checkbox"/>
	C. Been Adjudicated as a Mental Defective, Which Includes Having Been Adjudicated Incompetent to Manage Your Own Affairs, or Been Committed to any Mental Institution?	<input type="checkbox"/>	<input type="checkbox"/>
	D. Renounced United States Citizenship?	<input type="checkbox"/>	<input type="checkbox"/>
	E. Been Convicted in any Court of a Misdemeanor Crime of Domestic Violence? (See definition #3)	<input type="checkbox"/>	<input type="checkbox"/>

¹ "Information" is a formal accusation of crime made by a prosecuting attorney, as distinguished from an indictment presented by a grand jury.

² You may answer NO if (a) you have been pardoned for the crime or (b) the conviction has been expunged or set aside or (c) your civil rights have been restored AND you are not prohibited from possessing or receiving any firearms under the law where the conviction occurred.

27. Applicant Certification (Please read and initial each box)

- ☐ The business to be conducted under the Federal Firearms License is not prohibited by State or local law at the premises shown in item 5. This includes compliance with zoning ordinances.
- ☐ Within 30 days after the application is approved, the business will comply with the requirements of State and local law applicable to the conduct of business.
- ☐ Business will not be conducted under the license until the requirements of State and local law applicable to the business have been met.
- ☐ A completed copy of this form has been sent (mailed or delivered) to the Chief Law Enforcement Officer of the locality in which the premises is located. (See instruction #5.)
- ☐ As required by 18 U.S.C. 923 (d)(1)(G), I certify that secure gun storage or safety devices will be available at any place in which firearms are sold under this Federal Firearms License to persons who are not licensees.

Name of Chief Law Enforcement Officer (CLEO)

CLEO's Address (Include no., street, city, county, State, and ZIP Code)

28. Certification: Under the penalties imposed by 18 U.S.C. 924, I declare that I have examined this application and the documents submitted in support thereof, and to the best of my knowledge and belief, they are true, correct and complete. This signature, when presented by a duly authorized representative of the Department of Justice, will constitute consent and authority for the appropriate Department of Justice representative to examine and obtain copies and abstracts of records and to receive statements and information regarding the background of all responsible persons. Specifically, I hereby authorize the release of the following data or records to ATF: Military information/records, medical information/records, police and criminal records.

Sign Here

Title

Date

Attach
2 X 2
Photograph(s)
Here
(See Instruction #10)

For ATF Use Only

29. Application is <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Reasons for Denial of Application
Signature of Licensing Official	Date

Information for the Chief Law Enforcement Officer

This form provides notification of a person's intent to apply for a Federal firearms license. It requires no action on your part. However, should you have information that may disqualify the person from obtaining a Federal firearms license, please contact the Federal Firearms Licensing Center at 1-866-662-2750. A "Yes" answer to items #24, #25, and #26 could disqualify a person for a license. Also, ATF may not issue a license if the business would be in violation of State or local law.

10.14

Instruction Sheet For ATF Form 7 (5310.12)
(Detach this instruction sheet before submitting your application.)

1. TYPE or PRINT with ball-point pen, except for the signature in item 28. Any attached sheets must:
 - a. Be identified with your name, trade name, address, and Employer Identification Number or Social Security Number (*Social Security Number is Voluntary*) at the top of each page.
 - b. Refer to the questions being answered.
2. Issuance of your license will be delayed if the fee is not included or incorrect, or if the form is incomplete or otherwise improperly prepared.
3. A license Under 18 U.S.C. Chapter 44:
 - a. Is **NOT** a license to carry, use, or possess a firearm.
 - b. Confers **NO** right or privilege to conduct business or activity contrary to State or other law.
 - c. Is a business license, and will **NOT** be issued to an applicant solely intending to enhance a personal firearms collection. Applicants for a collector of curios and relics license must submit an ATF Form 7CR (5310.16).
 - d. Is **NOT** a license to sell ammunition only.
 - e. Is **NOT** a license to buy and sell firearms at gun shows only.
4. In most cases, ATF will contact you prior to issuance of a license. If you do not qualify for a license, you will be advised in writing of the reasons for denial and your application fee will be returned. Please note ATF cannot place calls to blocked numbers.
5. Applicants must submit "copy 3" of this form to the Chief Law Enforcement Officer (CLEO) of the locality in which the premises sought to be licensed are located. The CLEO is the Chief of Police, the Sheriff, or an equivalent officer, or the designee of such individual.
6. State laws or local ordinances may have requirements affecting your proposed firearms business. Contact your State and local authorities for specific information on their requirements, see item #27.
7. The certification in item 28 must be signed by the owner, a partner, or in the case of a corporation, association, etc., by an officer duly authorized to sign for the applicant.
8. Applicants intending to import firearms and ammunition may need to register with ATF under the provisions of the Arms Export Control Act. Contact the Firearms and Explosives Imports Branch at (304) 616-4550 for further information on registration.
9. Applicants intending to deal in, import, or manufacture weapons subject to the National Firearms Act (e.g., machineguns, short-barrel shotguns, and destructive devices) are required to pay a Special (Occupational) Tax. Contact the National Firearms Act Branch at (304) 616-4500.
10. **IMPORTANT!!** All responsible persons, to include sole proprietors, must submit a properly prepared FD-258 (*Fingerprint Card*) with this application. Fingerprints must be taken by appropriate law enforcement authorities on the enclosed pre-printed FD-258. The pre-printed FD-258 should reflect "WVATF1100, ATF-FFLC, MARTINSBURG, WV" to preclude rejection of your fingerprints. A 2" x 2" frontal view photograph, taken within the last 6 months, and clearly showing a full front view of the features of the applicant with head bare, must also accompany this application. Please ensure that each photograph is clearly identified on the reverse with the full name of the responsible person to whom the photograph applies, and attach to ATF Form 7 (5310.12) in the space provided on copy 1. If there are multiple responsible persons, affix each photograph (*with tape*) of each responsible person to a separate sheet of paper and attach to this form.

IN ADDITION TO A SOLE PROPRIETOR, A RESPONSIBLE PERSON IS:

In the case of a corporation, partnership, or association, any individual possessing, directly or indirectly, the power to direct or cause the direction of the management, policies, and practices of the corporation, partnership, or association, insofar as they pertain to firearms.

11. **MULTIPLE LICENSES** - You can apply for more than one license if the business is to be conducted at the same location, by checking more than one type of license in Item #11. If business is to be conducted at multiple locations, a separate application and license fee is required for each business location.
12. This form requires you to authorize the release of certain information to ATF such as medical information/records. (See item 28). This information is used to determine, for example, whether the applicant has ever been adjudicated as a mental defective or committed to any mental institution. This information is protected by the Privacy Act of 1974 and cannot be disclosed without your written authorization.
13. **PLEASE FORWARD THE APPLICATION WITH FEE, PHOTOGRAPH(S), AND FINGERPRINT CARD(S) TO:**

BUREAU OF ALCOHOL, TOBACCO, FIREARMS AND EXPLOSIVES
P.O. BOX 409567
ATLANTA, GA 30384-9567

YOU CAN PAY BY CREDIT/DEBIT CARD (if you chose this option, complete item #12), OR CHECK OR MONEY ORDER MADE PAYABLE TO ATF. PLEASE DO NOT SEND CASH.

IF YOU HAVE ANY QUESTIONS RELATING TO THIS APPLICATION, PLEASE CONTACT THE ATF FEDERAL FIREARMS LICENSING CENTER, 244 NEEDY ROAD, MARTINSBURG, WEST VIRGINIA 25405, (304) 616-4600 OR TOLL FREE 1-866-662-2750, OR YOUR LOCAL ATF INDUSTRY OPERATIONS OFFICE.

ATF E-Form 7 (5310.12)
Revised May 2005

10.15

Definitions

1. **Restraining Order** - Under 18 U.S.C. 922 (g)(8), firearms may not be possessed or received by persons subject to a court order that: (A) was issued after a hearing of which the person received actual notice and had an opportunity to participate in; (B) restrains such person from harassing, stalking, or threatening an intimate partner or child of such intimate partner or person, or engaging in other conduct that would place an intimate partner in reasonable fear of bodily injury to the partner or child; and (C) (i) includes a finding that such person represents a credible threat to the physical safety of such intimate partner or child; or (ii) by its terms explicitly prohibits the use, attempted use, or threatened use of physical force against such intimate partner or child that would reasonably be expected to cause bodily injury.
2. **Intimate Partner** - With respect to a person, the spouse of the person, a former spouse of the person, an individual who is a parent of a child of the person, or an individual who cohabitates or has cohabitated with the person.
3. **Misdemeanor Crime of Domestic Violence** - A Federal, State, or local offense that is a misdemeanor under Federal or State law and has, as an element, the use or attempted use of physical force, or the threatened use of a deadly weapon, committed by a current or former spouse, parent, or guardian of the victim, by a person with whom the victim shares a child in common, by a person who is cohabitating with or has cohabitated with the victim as a spouse, parent, or guardian, or by a person similarly situated to a spouse, parent, or guardian of the victim. The term includes all misdemeanors that have as an element the use or attempted use of physical force or the threatened use of a deadly weapon (*e.g., assault and battery*), if the offense is committed by one of the defined parties.
4. **Secure Gun Storage or Safety Device** - (A) a device that, when installed on a firearm, is designed to prevent the firearm from being operated without first deactivating the device; (B) a device incorporated into the design of the firearm that is designed to prevent the operation of the firearm by anyone not having access to the device; or (C) a safe, gun safe, gun case, lock box, or other device that is designed to be or can be used to store a firearm and that is designed to be unlocked only by means of a key, a combination, or other similar means.
5. **Nonimmigrant Alien** - An alien in the United States in a nonimmigrant classification. The definition includes, in large part, persons traveling temporarily in the United States for business or pleasure, persons studying in the United States who maintain a residence abroad, and certain foreign workers. The definition does NOT include permanent resident aliens.
6. **Hunting License or Permit Lawfully Issued in the United States** - A license or permit issued by a State for hunting which is valid and unexpired.

Privacy Act Information

The following information is provided pursuant to Section 3 of the Privacy Act of 1974 (5 U.S.C. § 552 a(c)(3)):

1. **Authority.** Solicitation of this information is authorized pursuant to 18 U.S.C. § 923 (a) of the Gun Control Act of 1968. Disclosure of this information is mandatory if the applicant wishes to obtain a Federal Firearms License.
2. **Purpose.** To determine the eligibility of the applicant to obtain a firearms license, and to determine the ownership of the business, the type of firearms or ammunition to be dealt in, the business hours, the business history, and the identity of the responsible persons in the business.
3. **Routine Uses.** The information will be used by ATF to make determinations set forth in paragraph 2. In addition, information may be disclosed to other Federal, State, foreign, and local law enforcement and regulatory agency personnel to verify information on the application and to aid in the performance of their duties with respect to the enforcement and regulation of firearms and/or ammunition where such disclosure is not prohibited by law. The information may further be disclosed to the Justice Department if it appears that the furnishing of false information may constitute a violation of Federal law. Finally, the information may be disclosed to members of the public in order to verify the information on the application when such disclosure is not prohibited by law.
4. **Effects of Not Supplying Information Requested.** Failure to supply complete information will delay processing and may result in denial of the application.
5. **Disclosure of Social Security Number.** Disclosure of the individual's social security number is voluntary. Under 18 U.S.C. § 923 (a), ATF has the authority to solicit this information. The number may be used to verify the individual's identity. See Section 7(b) of the Privacy Act.

Paperwork Reduction Act Notice

This request is in accordance with the Paperwork Reduction Act of 1995. The information collection is used to determine the eligibility of the applicant to engage in certain operations, to determine location and extent of operations, and to determine whether the operations will be in conformity with Federal laws and regulations. The information requested is required to obtain or retain a benefit and is mandatory by statute (18 U.S.C. § 923).

The estimated average burden associated with this collection is 1 hour and 15 minutes per respondent or recordkeeper, depending on individual circumstances. Comments concerning the accuracy of this burden estimate and suggestions for reducing this burden should be directed to Reports Management Officer, Document Services Branch, Bureau of Alcohol, Tobacco, Firearms and Explosives, Washington, DC 20226.

An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number.

CHUCK LANGE
ZONING OFFICIAL
PLANS EXAMINER

TEL (918)596-9688
clange@cityoftulsa.org



DEVELOPMENT SERVICES

175 EAST 2nd STREET, SUITE 450
TULSA, OKLAHOMA 74103

ZONING CLEARANCE PLAN REVIEW

LOD Number: 715611-1

February 13, 2013

IRENEUSZ WORONKO
7224 E 62ND PL
TULSA, OK 74133-

Phone: (918)610-1143

APPLICATION NO: **6575** (PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)
Location: 7224 E 062 PL S
Description: HOME OFFICE FEDERAL FIREARMS LICENSE

INFORMATION ABOUT SUBMITTING REVISIONS

OUR REVIEW HAS IDENTIFIED THE FOLLOWING CODE OMISSIONS OR DEFICIENCIES IN THE PROJECT APPLICATION FORMS, DRAWINGS, AND/OR SPECIFICATIONS. THE DOCUMENTS SHALL BE REVISED TO COMPLY WITH THE REFERENCED CODE SECTIONS.

REVISIONS NEED TO INCLUDE THE FOLLOWING:

1. A COPY OF THIS DEFICIENCY LETTER
2. A WRITTEN RESPONSE AS TO HOW EACH REVIEW COMMENT HAS BEEN RESOLVED
3. THE COMPLETED REVISED/ADDITIONAL PLANS FORM (SEE ATTACHED)

REVISIONS SHALL BE SUBMITTED DIRECTLY TO THE CITY OF TULSA PERMIT CENTER LOCATED AT 175 EAST 2nd STREET, SUITE 450, TULSA, OKLAHOMA 74103, PHONE (918) 596-9601. THE CITY OF TULSA WILL ASSESS A RESUBMITTAL FEE. DO NOT SUBMIT REVISIONS TO THE PLANS EXAMINERS.

SUBMITTALS FAXED / EMAILED TO PLANS EXAMINERS WILL NOT BE ACCEPTED.

IMPORTANT INFORMATION

1. SUBMIT TWO (2) SETS [4 SETS IF HEALTH DEPARTMENT REVIEW IS REQUIRED] OF REVISED OR ADDITIONAL PLANS. REVISIONS SHALL BE IDENTIFIED WITH CLOUDS AND REVISION MARKS.
2. INFORMATION ABOUT ZONING CODE, INDIAN NATION COUNCIL OF GOVERNMENT (INCOG), BOARD OF ADJUSTMENT (BOA), AND TULSA METROPOLITAN AREA PLANNING COMMISSION (TMAPC) IS AVAILABLE ONLINE AT WWW.INCOG.ORG OR AT INCOG OFFICES AT 2 W. 2nd ST., 8th FLOOR, TULSA, OK, 74103, PHONE (918) 584-7526.
3. PRESENT THIS LETTER TO INCOG WHEN APPLYING FOR BOARD OF ADJUSTMENT OR PLANNING COMMISSION ACTION.

(continued)

REVIEW COMMENTS

SECTIONS REFERENCED BELOW ARE FROM THE CITY OF TULSA ZONING CODE TITLE 42 AND CAN BE VIEWED AT
WWW.CITYOFTULSA-BOA.ORG

Application No. 6575

7224 E 062 PL S

February 13, 2013

This letter of deficiencies covers Zoning plan review items only. You may receive additional letters from other disciplines such as Building or Water/Sewer/Drainage for items not addressed in this letter.

Sec.402.B.6.b Home occupations permitted by special exception: Home occupations which are not permitted by right may be permitted as a special exception subject to the minimum requirements as set forth in Section 404.B. and such additional safeguards and conditions as may be imposed by the Board of Adjustment.

Review comments: Your proposed use is for an office for a Federal Firearms Licensee. This is designated a Use Unit 11 Office and is not a home occupation permitted by right. You are required to obtain a Special Exception from the City of Tulsa Board of Adjustment (BOA) for this use.

NOTE: Please direct all questions concerning Special Exceptions and all questions regarding BOA application forms and fees to an INCOG representative at (918) 584-7526. It is your responsibility to send decision of any actions by the BOA affecting the status of your application for a Zoning Clearance Permit to our office so we may continue to process your application. INCOG does not act as your legal or responsible agent in submitting documents to City of Tulsa in your behalf.

END – ZONING CODE REVIEW

NOTE: THIS CONSTITUTES A PLAN REVIEW TO DATE IN RESPONSE TO THE SUBMITTED INFORMATION ASSOCIATED WITH THE ABOVE REFERENCED APPLICATION. ADDITIONAL ISSUES MAY DEVELOP WHEN THE REVIEW CONTINUES UPON RECEIPT OF ADDITIONAL INFORMATION REQUESTED IN THIS LETTER OR UPON ADDITIONAL SUBMITTAL FROM THE APPLICANT.

KEEP OUR OFFICE ADVISED OF ANY ACTION BY THE CITY OF TULSA BOARD OF ADJUSTMENT OR TULSA METROPOLITAN AREA PLANNING COMMISSION AFFECTING THE STATUS OF YOUR APPLICATION FOR A ZONING CLEARANCE PERMIT.

10.18
2

White, Nikki

From: Lyle Dusenberg [lyled@cox.net]
Sent: Monday, March 11, 2013 2:35 PM
To: White, Nikki; Wilkerson, Dwayne
Subject: Applicant for zoning Change -Ireneusz Woronko -7274 E. 62nd Place, Tulsa, OK 74133

Ms. Nikki White
Mr. Dwayne Wilkerson

It is my understanding that an application for a zoning change has been submitted and a hearing is to be 3/20/13 on:

Applicant: Ireneusz Woronko

Location of zoning change request: 7274 E. 62nd Place, Tulsa, OK 74133

Stated purpose: Home occupation to conduct internet firearms sales and local firearms sales by appointment.

I urge you to decline this zoning change request. I live in the Shadow Mountain development and it is a pleasant and well maintained development of residential homes. It's residents are cognizant of the need to maintain this as a residential only area both for safety and appearance. Persons wishing to establish a business should do so in an area established specifically for such business activity.

Thank you.

Lyle Dusenberg
6927 E. 65th St.
Tulsa, OK 74133

White, Nikki

From: James Deming [jwdeming@gmail.com]
Sent: Monday, March 11, 2013 1:24 PM
To: White, Nikki; Wilkerson, Dwayne
Cc: Gordon Rudd
Subject: Application Number 6575

Hi Nikki & Dwayne,

I wanted to reach out to you and object to the proposed zoning change on application 6575 at address 7224 E. 62nd place. The address in question is in the heart of our neighborhood and I do not feel this is an appropriate use of this property.

In addition - the property in question is subject to restrictive covenants that expressly forbid any business activity. A change in zoning for this property goes against the wishes of all neighbors (including the owner of this property) who agreed to be bound by the terms set forth in the covenants upon purchase of their home. I am attaching a link to said covenants in this e-mail for review.

https://docs.google.com/document/pub?id=1Btz1NE_FGIzgtvIqXdY9MuSaB5QuBMCUsf8kxQwk7h4

Thank you for your consideration,

James Deming
6332 S. 69th E. Place
Tulsa, OK 74133
jwdeming@gmail.com

White, Nikki

From: virginia hopkins [ginnyhopkins44@gmail.com]
Sent: Monday, March 11, 2013 2:28 PM
To: White, Nikki
Subject: zoning change-Shadow Mountain-firearms

No way do we want someone doing business in firearms in our neighborhood. That just encourages trouble. Let them rent a place in a business district to conduct that kind of business.

Stuart and Virginia Hopkins
6614 East 65th Place
Tulsa, OK 74133
918-381-9790

White, Nikki

From: Steve Mueller [stevenpmueller@hotmail.com]
Sent: Monday, March 11, 2013 2:24 PM
To: White, Nikki; Wilkerson, Dwayne
Subject: PUD-187-22

I oppose re-zoning the residence at 7224 E 62nd Pl which would allow for a business engaged in internet firearms sales as well as local firearms sales by appointment.

This is a high quality, established 40+ year old residential neighborhood and we want to keep it that way.

The existing neighborhood covenants (Section 2, Item B-6) which pertain to this matter state as follows:

No trade, business or other noxious or offensive activity shall be permitted nor shall anything be done thereon which is or may become an annoyance or nuisance to the neighborhood. No lot shall be permitted to become in an unsightly or "junk" condition, nor shall any junk be allowed to accumulate thereon, no animals or bowls shall be kept or permitted to remain upon any tract in the addition except domestic and household pets, provided any such pets are not kept, bred nor maintained for any commercial purpose.

Again, please do not allow a zoning change in Case# PUD-187-22. Thank you.

Steve Mueller
6235 S 72nd E Ave
Tulsa, OK 74133

White, Nikki

From: Hermanns [hermanns@cox.net]
Sent: Monday, March 11, 2013 11:11 PM
To: White, Nikki
Cc: jwdeming@gmail.com; 'Gordon Rudd'
Subject: Zoning Variance Request

We have become aware of a zoning variance request per the image below:

TULSA METROPOLITAN AREA PLANNING COMMISSION	
INCOG - 2 West 2 nd Street, Suite 800 - Tulsa, Oklahoma 74103 - (918) 584-7526 - FAX (918) 583-1024	
www.tmapc.org	
<input checked="" type="checkbox"/> PUD MINOR AMENDMENT	<input type="checkbox"/> PUD SITE PLAN
<input type="checkbox"/> MINOR REVISION TO PUD SITE PLAN	<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> SIGN PLAN	
APPLICATION INFORMATION	
RECEIVED BY: <u>W</u> DATE FILED: <u>2/27/13</u> HEARING DATE: <u>3/20/13</u> Related Case No: <u>—</u> CASE NUMBER: <u>PUD-</u>	
BLDG PERMIT APP. NO: <u>—</u> NEIGHBORHOOD ASSOCIATIONS: <u>—</u>	
FINAL PLAT HAS BEEN RECORDED OR PLAT WAIVER APPROVED - <input type="checkbox"/> N <input type="checkbox"/> Y - PLAT NUMBER: <u>—</u> WAIVER DATE: <u>—</u>	
SUBJECT PROPERTY INFORMATION	
ADDRESS OR DESCRIPTIVE LOCATION: <u>7224 E. G2nd PL TULSA, OK 74133</u>	
LEGAL DESCRIPTION: (email to esubmit@incog.org) <u>LOT 1, BLOCK 3, SHADOW MOUNTAIN,</u>	
<u>PHASE 3779</u>	
PRESENT USE: <u>Residential</u> T-R-S <u>8302</u> CZM <u>5</u> ATLAS <u>872</u> CD <u>7</u>	
INFORMATION ABOUT YOUR PROPOSAL	
DEVELOPMENT AREAS AFFECTED: <u>—</u> NATURE OF AMENDMENT/DESCRIPTION OF PROPOSAL: <u>Minor Amend.</u>	
<u>to allow for a home occupation for an office (use unit 11)</u>	

As a former member of the board of directors of our neighborhood association, I am confident that this use violates the provisions of our protective covenants. It should not be allowed.

Thanks!
Bill Hermann

White, Nikki

From: Susan Oliver [megaritzmama@hotmail.com]
Sent: Monday, March 11, 2013 8:09 PM
To: White, Nikki; Wilkerson, Dwayne
Cc: Shadow Mounatin
Subject: zoning change request 7224 E 62nd Place

I can't attend the hearing, but I wanted to go on record as being adamantly opposed to changing the zoning in Shadow Mountain for any kind of sales business, and especially opposed to having a firearms business in our neighborhood. This is a residential neighborhood. It is not equipped to handle the traffic that a sales business would cause; there is insufficient parking, and the increased traffic would cause a hazard for children who play in front yards, walk to school, and walk to other kids' houses and for adults who walk and jog. With the nature of that particular business, it will likely attract people who want to rob the business of their guns, which will endanger the whole neighborhood. If this zoning change is passed, it will open up a floodgate of others who want to run businesses in residential neighborhoods, and the value of our expensive homes that we have worked so hard for will plummet.

Thank you for your consideration,
Susan Lugar Oliver
7333 E 63rd Place
Tulsa OK 74133

White, Nikki

From: Robert & Margaret DeWeese [magrdew@gmail.com]
Sent: Monday, March 11, 2013 7:42 PM
To: White, Nikki
Subject: zoning change request

Dear Nikki,

We cannot attend the meeting concerning the zoning change request for 7224 E. 62nd Pl. in Shadow Mountain, Tulsa Ok. We do object to this type of business in our neighborhood. Robert and Margaret DeWeese
7510 E. 65 Place
Tulsa, Ok. 74133

White, Nikki

From: Gerald Neale [ghneale@cox.net]
Sent: Monday, March 11, 2013 5:40 PM
To: White, Nikki
Cc: Wilkerson, Dwayne
Subject: Potential Commercial Zoning Change within Neighborhood

In regards to the potential commercial zoning change at 7224 E 62nd Place, we strongly object having internet and local firearm sales in our neighborhood, especially near Grissom School.

There would be no regulation or background checks in a local home sale like in a gun shop.

Gerald and Mary Ellen Neale
7229 E 64th Pl
Tulsa, OK 74133

White, Nikki

From: Beverly Tresch [btresch@cox.net]
Sent: Monday, March 11, 2013 4:42 PM
To: White, Nikki
Subject: Zoning Commission case:

To Whom It May Concern:

Please read my objection to the proposed zoning change request at 7224 East 62nd Place (Shadow Mountain) Tulsa, Oklahoma.

I am a neighbor living at 6215 S 72nd East Avenue just a few doors down from the proposed request for a change in the zoning laws to allow for a home occupation for an office to conduct internet fire arms sales and local firearms sales by appointment from their home.

We are a lovely quiet neighborhood. Several neighbors are senior adults who do not wish to have traffic coming and going on our street allowing the sale of firearms from the above mentioned house. Please do not allow home-owned and operated businesses to come to our lovely neighborhood.

Thank you,
Beverly G. Tresch
6215 S 72nd East Avenue
Tulsa, OK 74133

White, Nikki

From: Gordon Rudd [gordon@shadowmountaintulsa.com]
Sent: Tuesday, March 12, 2013 9:49 AM
To: Susan Oliver
Cc: White, Nikki; Wilkerson, Dwayne; Shadow Mounatin
Subject: Re: zoning change request 7224 E 62nd Place

Please send this email to the INCOG http://www.incog.org/About_Us/contact_us.html folk so they can get a feel of what the neighborhood wants. You should reference PUD 187-22 so they will know what zoning change we are referencing.

On Mon, Mar 11, 2013 at 8:09 PM, Susan Oliver <mezaritzmama@hotmail.com> wrote:

I can't attend the hearing, but I wanted to go on record as being adamantly opposed to changing the zoning in Shadow Mountain for any kind of sales business, and especially opposed to having a firearms business in our neighborhood. This is a residential neighborhood. It is not equipped to handle the traffic that a sales business would cause; there is insufficient parking, and the increased traffic would cause a hazard for children who play in front yards, walk to school, and walk to other kids' houses and for adults who walk and jog. With the nature of that particular business, it will likely attract people who want to rob the business of their guns, which will endanger the whole neighborhood. If this zoning change is passed, it will open up a floodgate of others who want to run businesses in residential neighborhoods, and the value of our expensive homes that we have worked so hard for will plummet.

Thank you for your consideration,
Susan Lugar Oliver
7333 E 63rd Place
Tulsa OK 74133

--

Regards,

Gordon Rudd
President, SMHA

White, Nikki

From: Fred Metrailer [metrail@swbell.net]
Sent: Tuesday, March 12, 2013 9:12 AM
To: White, Nikki
Subject: Zoning for office in Shadow Mountain

As a resident of Shadow Mountain, I would like to support the application by Woronko, who resides at 7224 E. 62nd Place, to allow home occupation for an office.

My residence is on 63rd Street, about 2 blocks away.

Joseph Metrailer

Huntsinger, Barbara

From: Wilkerson, Dwayne
Sent: Tuesday, March 12, 2013 8:24 AM
To: Huntsinger, Barbara
Subject: FW: Location of zoning change request: 7224 E. 62nd Place

INCOG

C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwickerson@incog.org

From: Andrest Donna [<mailto:dandr1959@yahoo.com>]
Sent: Monday, March 11, 2013 3:57 PM
To: Wilkerson, Dwayne; White, Nikki
Subject: Location of zoning change request: 7224 E. 62nd Place

ABSOLUTELY NOT!

When I first read the topic of this email, I thought, "Oh, good grief, who's complaining about someone officially opening their own home office?". But, when I read what Mr/Ms Ireneusz Woronko's line of business was I nearly jumped out of my seat!

Are you kidding me? There are children that live in this neighborhood! Let alone the elementary school that is within the same housing addition! I do not want guns stockpiled, traded or sold on his/her property, no matter how secure they are, when children are in any possible danger! Let alone the client's that could possibly migrate to this property. It's irresponsible!

If, Ireneusz Woronko wants to open up a gun selling business, fine! Just not in my neighborhood! I'm sure there will be enough profit in their endeavors to open a real gun shop.

Thank you for allowing me to comment.
Donna Andrest

Huntsinger, Barbara

From: Wilkerson, Dwayne
Sent: Tuesday, March 12, 2013 8:23 AM
To: Huntsinger, Barbara
Subject: FW: ZONING CHANGE

INCOG

C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org

From: Mack Baughn [<mailto:tmbaughn@cox.net>]
Sent: Monday, March 11, 2013 4:16 PM
To: White, Nikki; Wilkerson, Dwayne
Subject: ZONING CHANGE

My name is Mack Baughn and I live at 6952 E. 62nd Pl. Tulsa, Ok. 74133-4043.
I shall be out of town on March 20, 2013 and shall not be able to attend the hearing
pertaining to the zoning change referenced below:

Applicant: Ireneusz Woronko

Location of zoning change request: 7224 E. 62nd Place

I am opposed to the granting of this zoning change. This is a residential area, not a commercial area. There are many unoccupied commercial properties within a very short distance of 7224 E. 62nd Place; therefore, there is no need for a zoning change.

Huntsinger, Barbara

From: Wilkerson, Dwayne
Sent: Tuesday, March 12, 2013 8:21 AM
To: Huntsinger, Barbara
Subject: FW: PUD-187-22

INCOG

C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org

From: Gary Smith [<mailto:gsmithok@cox.net>]
Sent: Monday, March 11, 2013 9:52 PM
To: Wilkerson, Dwayne
Subject: PUD-187-22

RE: PUD-187-22
Applicant: Ireneusz Woronko
7224 E 62nd Pl
Tulsa, OK 74133

Purpose: To allow for home occupation for an office to conduct Internet firearms sales, and local firearms sales by appointment.

As a former correctional professional of over 30 years and an educator, we fear that the firearms business that is being proposed by my neighbor brings a temptation to criminals to target his business and the neighborhood as a potential source of guns for illegal purposes. Tulsa has seen an increase in home invasions, many that are committed in a desire to obtain firearms. We do not want to expose our home, our family, and our neighbors to this risk by having a weapons dealer in our neighborhood. A neighborhood of single family dwellings is not an appropriate location for a business selling weapons. Please deny this request for a request for a zoning amendment.

Sincerely,

Mary and Gary Smith
7212 E 62nd Pl
Tulsa, Ok 74133

Huntsinger, Barbara

From: Wilkerson, Dwayne
Sent: Tuesday, March 12, 2013 8:21 AM
To: Huntsinger, Barbara
Subject: FW: Shadow Moutain gun license sales

INCOG

C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org

From: Helen Collier [<mailto:collierh@cox.net>]
Sent: Monday, March 11, 2013 9:31 PM
To: Wilkerson, Dwayne
Subject: Shadow Moutain gun license sales

I don't think that is a very good idea. One accidental shooting will cause all of our home owners insurance to go up. Is that person willing to pay our insurance? I don't think so. If they want to open a business it needs to be in a business zone. I have parent teacher conferences tomorrow I hope this person isn't thinking they are going to slip by because we can't show up at that time frame.

Thanks,
Helen Collier
918-814-9548 cell

White, Nikki

From: Barbara Heffington [dobaok@cox.net]
Sent: Wednesday, March 13, 2013 1:20 PM
To: White, Nikki
Subject: Firearm control

We, Don and Barbara Heffington are against having any home sale of Firearms in our neighborhood.
Thanks,
Don and Barbara Heffington

White, Nikki

From: ted candler [tcandler43@yahoo.com]
Sent: Wednesday, March 13, 2013 11:25 AM
To: White, Nikki
Subject: Application # 6575

This reference is in regard to having neighbor to have a home office federal firearms license to sell and buy firearms. I would be opposed to this home office business if he doesn't have the ability to do a state and federal back ground check to see if the individuals and be able to notify authorities if an individual is shown to be wanted. How would he check a person that just calls his number and orders from out of state or in state? As far as I'm concerned he can open up an office at a strip mall with the proper information provided to the state and federal authorities. So, I oppose this request. Ted Candler

White, Nikki

From: Betsy & Brad Brown [bradandbetsy@sbcglobal.net]
Sent: Wednesday, March 13, 2013 3:58 PM
To: White, Nikki
Cc: Betsy and Brad Brown
Subject: Zoning Change Request, 7224 E. 62nd Place (Ireneusz Woronko)

Nikki White
Land Regulation Specialist
City Council Chambers 2nd level, 175 E. 2nd St.
Tulsa, OK

March 13, 2003
Subject: Zoning Change Request, 7224 E. 62nd Place (Ireneusz Woronko)

Dear Ms. Nikki White,

We are writing you to state that we are against the re-zoning of 7224 E. 62nd Place from residential to commercial use. We are residents of Shadow Mountain neighborhood and we are opposed to houses being used for commercial use in our neighborhood, as well as being strongly concerned over the safety issues stemming from a commercial firearms dealer in the Shadow Mountain neighborhood and the potential impact on property values.

Simply stated, Shadow Mountain neighborhood is a residential area and not commercial. We moved into this neighborhood because of it's quiet and friendly atmosphere which is tucked away from commercial businesses, traffic and noise. We are against the possible increase in traffic from a house zoned for commercial use. Our children spend a lot of time outside and going on walks. 72nd street (leading to E. 62nd Pl.) is already a busy street because of the elementary school, and we do not want more cars in the neighborhood. People driving in Shadow Mountain should be residents or have students at the elementary school. Ultimately, we do not want anyone having a store out of their house. There is plenty of commercial space for rent throughout the city.

We have strong concerns over the safety of the neighborhood as a result of a commercial firearms dealer in Shadow Mountain. The re-zoned house itself poses so many issues on safety: What kind of security system will the house have? Will there be iron bars on the windows and doors? How many guns will be stored at the home? There is the potential for an increase in break-ins if someone is storing firearms in their home for commercial sale. Criminals could be drawn to the neighborhood for the intent of breaking in this house to steal firearms. And criminals could be drawn to the neighborhood in attempting to buy or sell firearms.

Furthermore, having a commercially zoned house for the intent of selling firearms would greatly devalue the homes in the neighborhood. Property values would drop and consequently, property taxes would decrease. We would never be able to re-sell our home in the future if it was known that a firearms dealer used his home commercially for selling guns. What family would ever want to move into the neighborhood? Residents might actually move out or transfer their children from the elementary school for fear of increased crime stemming from a firearms dealer.

We are obligated to protect our children, ourselves and even our neighbors. Common sense dictates that re-zoning 7224 E. 62nd Place from residential to commercial use is a terrible idea for Shadow Mountain neighborhood.

Sincerely,
Brad and Betsy Brown
7009 E. 63rd Street
Tulsa, OK 74133

White, Nikki

From: Roy G. Williams [rgw-wtw@cox.net]
Sent: Wednesday, March 13, 2013 6:01 PM
To: White, Nikki
Subject: Application No 6575

I oppose allowing a special exception for a home office
federal firearms license at subject address
Roy Williams
7211 E 62nd PLACE,S

White, Nikki

From: Karen Barron [kmbarron1@cox.net]
Sent: Thursday, March 14, 2013 6:38 PM
To: White, Nikki
Cc: karen
Subject: firearms sales

Dear Nikki,

We strongly are against anyone selling firearms out of their home. The background check needed to approve of an individual to purchase firearms is extremely important to us. We are already bothered that gunshows can sell to anyone and skirt this important check. I do not want anyone in this neighborhood having a gun business out of their home.

I don't think there is enough information regarding this practice. We don't believe there would be any oversight or monitoring of the sales. We think an individual has no business selling guns from his or her home in a family neighborhood.

If selling guns is the business they want to run then they can find a location and rent office space.
Not in our neighborhood!!!!

Sincerely,
Karen Barron

White, Nikki

From: dragonflyxo@gmail.com on behalf of Lynn Staggs [lcstaggs@gmail.com]
Sent: Friday, March 15, 2013 9:05 PM
To: White, Nikki; Wilkerson, Dwayne
Subject: Re: PUD-187-22

Mr. Wilkerson/Ms. White,

It has come to my attention that one of the residents (Ireneusz Woronko) in my neighborhood has applied for a PUD minor amendment (PUD-187-22) to allow for "firearm sales and firearm transfers". This applies to the property at 7224 E 62 Pl S.

Due to business travel, I am unable to attend the March 20 hearing on this application, so I'm sending this email to voice my opposition.

I am very much against this amendment. Zoning rules exist for the very purpose of keeping certain activities limited to specific geographic areas. Not only do I oppose mixing of business in residential areas -- especially businesses that require physical customer traffic, but I am very concerned about this type of business near the homes of families. Gun sales and residential subdivisions do not mix for a variety of obvious reasons.

Please do not approve this amendment request.

Thank you,

Lynn Staggs

White, Nikki

From: Betty J. Harwell [bbjharwell@cox.net]
Sent: Monday, March 18, 2013 12:30 PM
To: White, Nikki
Subject: smha

To: nikki white: I have received an email telling we homeowners about a neighbor trying to have our area rezoned so He can sell firearms from a residency. His. I am very much against this and want this request denied. This is a fairly large neighborhood and lots of home owners' homes would be in danger of being down graded. Please, please don't let this be passed into effect. My name is Betty J. Harwell and I live just two blocks from Mr. Woronoka. I have lived in the neighborhood since 1982 and our association and residence have worked hard at trying to keep it an ideal place to live. Thank you for your interest and help. /s/ Betty J. Harwell

White, Nikki

From: Guy Marney [guy_marney@sbcglobal.net]
Sent: Tuesday, March 19, 2013 10:21 AM
To: White, Nikki; Wilkerson, Dwayne
Cc: communications@shadowmountaintulsa.com
Subject: APPLICATION NO: 6575 (zoning change request for)

Dear Sirs:

We STRONGLY OPPOSE the zoning change requested by Ireneusz Woronko for the residential property at 7224 E. 62 Place to sell firearms (APPLICATION NO: 6575).

We live 2 or 3 blocks from that property and walk past it frequently on our daily walks.

We are strong supporters of gun owners' rights. However, the thought of a firearms dealer located in a residential neighborhood seems NUTS and has us very concerned.

Thank you for your consideration in this matter.

Guy & Margaret Marney
17017 E. 63 Street, Tulsa, OK 74133

White, Nikki

From: Navid Amir [navid.amir2010@gmail.com]
Sent: Wednesday, March 20, 2013 9:24 AM
To: White, Nikki; Wilkerson, Dwayne
Subject: Location of zoning change request: 7224 E. 62nd Place

Navid Amir
Anushiravan Amir
6908 E 65th PL
Tulsa, OK 74133

Good Morning All,

I Navid Amir, a Shadow Mountain resident would appose to zoning change request by the applicant below

"

Applicant: Ireneusz Woronko

Location of zoning change request: 7224 E. 62nd Place

Purpose: To allow for home occupation for an office to conduct Internet firearms sales, and local firearms sales by appointment.

"

Respectfully

Navid A.

White, Nikki

From: Henry, Amy [ahenry@bokf.com]
Sent: Tuesday, March 19, 2013 5:59 PM
To: Mariboho, Mindi; White, Nikki; Wilkerson, Dwayne; 'dist7@tulsacouncil.org'
Cc: 'Tim Henry'; 'Tim Henry'; 'gordon@shadowmountaintulsa.com';
'bill@shadowmountaintulsa.com'
Subject: RE Case PUD 187-22 for Tulsa Metro Area Planning Commission Meeting 3/20/13

Greetings,

In regards to the zoning change request for applicant Ireneusz Woronko at 7224 East 62nd Place, I respectfully request that this amendment be **DENIED**.

My family lives just within the same block of this residence. Our home and neighborhood are just that, a home. We do NOT wish to have any commercial zoning in our neighborhood (Shadow Mountain). There are many places that a small business can establish a storefront.....away from a residential neighborhood.

I appreciate the opportunity to request a **DENIAL** on this zoning amendment.

I did seek out the agenda for the Tulsa Metropolitan Area Planning Commission meeting for 3/20/13 at 1:30p. The agenda reflects this request may be delayed. I will go ahead and attend the meeting in case it will be on the agenda to express my interest in **DENIAL** of this request

12. PUD-187-22 – Ireneusz Woronko, Location: 7224 East 62nd Place, west of the southwest corner of South Memorial Drive at East 61st Street South, Requesting a Minor Amendment to allow a home occupation for an office (Use Unit 11), (CD-7) (**Staff is requesting a continuance to April 3, 2013 for further review**)

Thank you for the opportunity to voice my opinion on this applicant's request.

Best regards,

Amy and Tim Henry
6210 S. 73rd East Avenue
Tulsa OK 74133
Cell 918.407.2812
Work 918.588.6627

The company reserves the right to amend statements made herein in the event of a mistake. Unless expressly stated herein to the contrary, only agreements in writing signed by an authorized officer of the Company may be enforced against it.

White, Nikki

From: Kit Murdock [kitmurdock1@gmail.com]
Sent: Tuesday, March 19, 2013 5:37 PM
To: White, Nikki; Wilkerson, Dwayne
Subject: PUD 187-22

I am a concerned citizen from the Shadow Mountain homeowners Association. I would like to speak against the petition for zoning for an internet gun store in our neighborhood. I understand that tomorrow's meeting will be a request for a continuance. If the delay is granted could I be notified of the new hearing date. I am very concerned about this issue and appreciate your assistance in keeping me informed. Thank you.

Kathryn Murdock
6404 S 73 East Ave
Tulsa 74133
918-994-7490
kitmurdock1@gmail.com

Huntsinger, Barbara

From: HARRY HANNIGAN [h.hannigan@sbcglobal.net]
Sent: Thursday, March 21, 2013 11:40 AM
To: Huntsinger, Barbara
Subject: PUD-187-22

Barbara, please add our name to those protesting this request. We live about 120 yards from the house in question and have already seen people loitering around that house. Shadow Mountain is an exemplary neighborhood and a retail gun operation does not belong in a residential setting..

Sent from my iPad Harry and Kathleen Hannigan

White, Nikki

From: Roger and Pat Odum [roger.odum@cox.net]
Sent: Thursday, March 21, 2013 9:39 AM
To: White, Nikki
Subject: Shadow Mountain zoning change

We would appreciate your consideration of our opposition to an application for internet gun sales by Ireneusz Woronko in the Shadow Mountain neighborhood.

Address: 7224 East 62nd Place.

Thank you

Roger & Pat Odum

7327 East 63rd St

Tulsa 918-250-8016

White, Nikki

From: Navid Amir [navid.amir2010@gmail.com]
Sent: Wednesday, March 20, 2013 9:24 AM
To: White, Nikki; Wilkerson, Dwayne
Subject: Location of zoning change request: 7224 E. 62nd Place

Navid Amir
Anushiravan Amir
6908 E 65th PL
Tulsa, OK 74133

Good Morning All,

I Navid Amir, a Shadow Mountain resident would appose to zoning change request by the applicant below

"

Applicant: Ireneusz Woronko

Location of zoning change request: 7224 E. 62nd Place

Purpose: To allow for home occupation for an office to conduct Internet firearms sales, and local firearms sales by appointment.

"

Respectfully

Navid A.

N-73-E-AVE

RE

N-75-E-AVE

AG

CZ-426

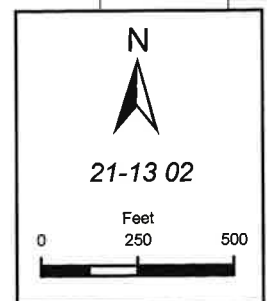
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N 73 E AVE

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N MEMORIAL DR

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E 116th ST N



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Aerial Photo Date:

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**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: CZ-426

TRS 1302

Atlas 0

CZM 11

County

TMAPC Hearing Date: April 3, 2013

Applicant: HRAOK, Inc.

Tract Size: 13.8± acres

ADDRESS/GENERAL LOCATION: North of northwest corner of North Memorial Drive and East 116th Street North

EXISTING ZONING: AG

EXISTING USE: Vacant

PROPOSED ZONING: RE

PROPOSED USE: Single-Family Residential

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

RELEVANT ZONING HISTORY:

CZ-422 January 2013: Staff made a recommendation for denial of a request for rezoning a 9.5± acre tract of land from AG to RS zoning but approval of RE zoning on property located north of northwest corner of North Memorial Drive and East 116th Street North; also known as the subject property. The applicant requested to withdraw the application before it was heard by the TMAPC.

CZ-286 October 2001: All concurred in approval to rezone a 174± acre tract of land from AG to RE for single-family uses, on property located on the northeast corner and southeast corner of East 106th Street North and North Memorial Drive.

CZ-270 September 2000: The applicant withdrew their a request for rezoning a 2± acre tract of land from AG to CS for a health spa, on property located northeast corner of East 116th Street North and North Memorial Drive. Staff had recommended for approval but there was a lot of opposition at the TMAPC meeting, so the applicant chose to withdraw.

CBOA-1047 October 15, 1991: The Board of Adjustment approved a Variance of the required 30' of frontage on a public street to 0' to permit a private road, on property located north of northwest corner of North Memorial Drive and East 116th Street North and includes the subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 13.8± acres in size and is located north of northwest corner of North Memorial Drive and East 116th Street North. The property appears to be vacant and slightly wooded and is zoned AG.

SURROUNDING AREA: The subject tract is abutted on the east by North Memorial Drive. Further east and across the street is zoned AG; on the north by an un-platted residential tract, zoned AG; on the south by a panhandle for a parcel west of the subject tract and further south several un-platted residential sites, zoned AG; and on the west by vacant land, also zoned AG.

UTILITIES: The subject tract has water from a Rural Water District and no public sanitary sewer is available. Each lot will provide its own septic system.

TRANSPORTATION VISION:

The Comprehensive Plan does not include North Memorial as a multi modal street.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
North Memorial Drive	Secondary Arterial	100'	2

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

This site is outside of the current City of Owasso and City of Tulsa Comprehensive Plan Land Use map areas.

The Land Use Plan in the "North Tulsa County Comprehensive Plan 1980-2000" illustrates this area as an agricultural area. The Intensity Development Concept illustrates the area as a low intensity development area with a collector street system which anticipated future low intensity residential growth. There are two types of residential development identified for this area:

- 1) Low Intensity Development Concept is defined in the North Tulsa County Comprehensive Plan as an "area concentrated within neighborhoods bounded by arterial streets The probable extension of water and sewer services, the existing and planned traffic network, the proximity of other urban services, and the suitability of physical characteristics make these areas the optimum places of urban growth for the Planning area. Extension of water and sewer service to these areas are prerequisite for urban intensity residential growth and includes RS zoning designation areas". Current bulk and area requirements in the RS district support a more suburban style development than is expected in this area.
- 2) A Rural Residential Intensity Area was considered in the comprehensive plan text for "anticipated development of large lot residential areas on the fringes of anticipated urban development and where development constraints regarding public sanitary sewer and water systems would limit even a low intensity development." Appropriate bulk and area requirements are generally identified in the RE zoning designation in the current Tulsa County Zoning Code to support this type of development.

11.4

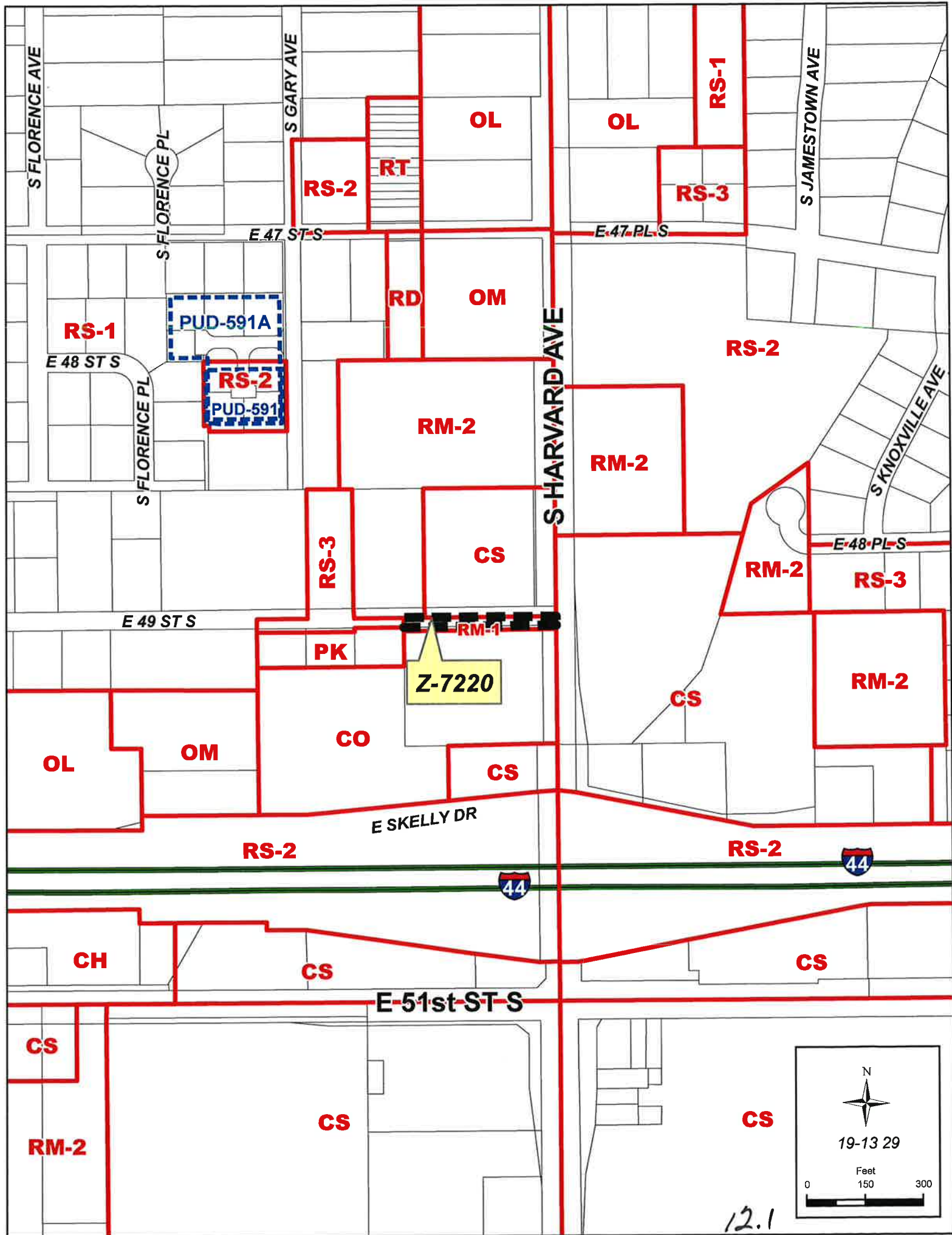
STAFF RECOMMENDATION:

All of the area included in the zoning request is part of The North Tulsa County Comprehensive Plan which was prepared for the 1980-2000 vision. The plan has successfully predicted the existing development patterns which include agriculture and large lot residential development. The plan anticipates future higher density development when infrastructure improvements reach the area. The North Tulsa Comprehensive Plan recognized the limitations of infrastructure, especially sanitary sewer service, in the area. The plan identified an opportunity for the Rural Residential Intensity Area as a possible use in the low intensity development area. The plan noted that ".....large lot residential areas adjacent to the urban area may be transitional in nature and could develop in a low intensity nature depending upon the availability of urban facilities and utilities."

The current development pattern for this area is considered a Large Lot Residential or Agricultural areas which are both supported in the "North Tulsa County Comprehensive Plan 1980-2000". The Residential Estate "RE" bulk and area requirements include a minimum lot width of 150 feet and a minimum lot area of 22,500 square feet. The RE lot size is dense by comparison to abutting properties however is an accepted use in this urban fringe and in the comprehensive plan and therefore staff **recommends approval from AG to RE Zoning.**

04/03/13

11.5





Z-7220

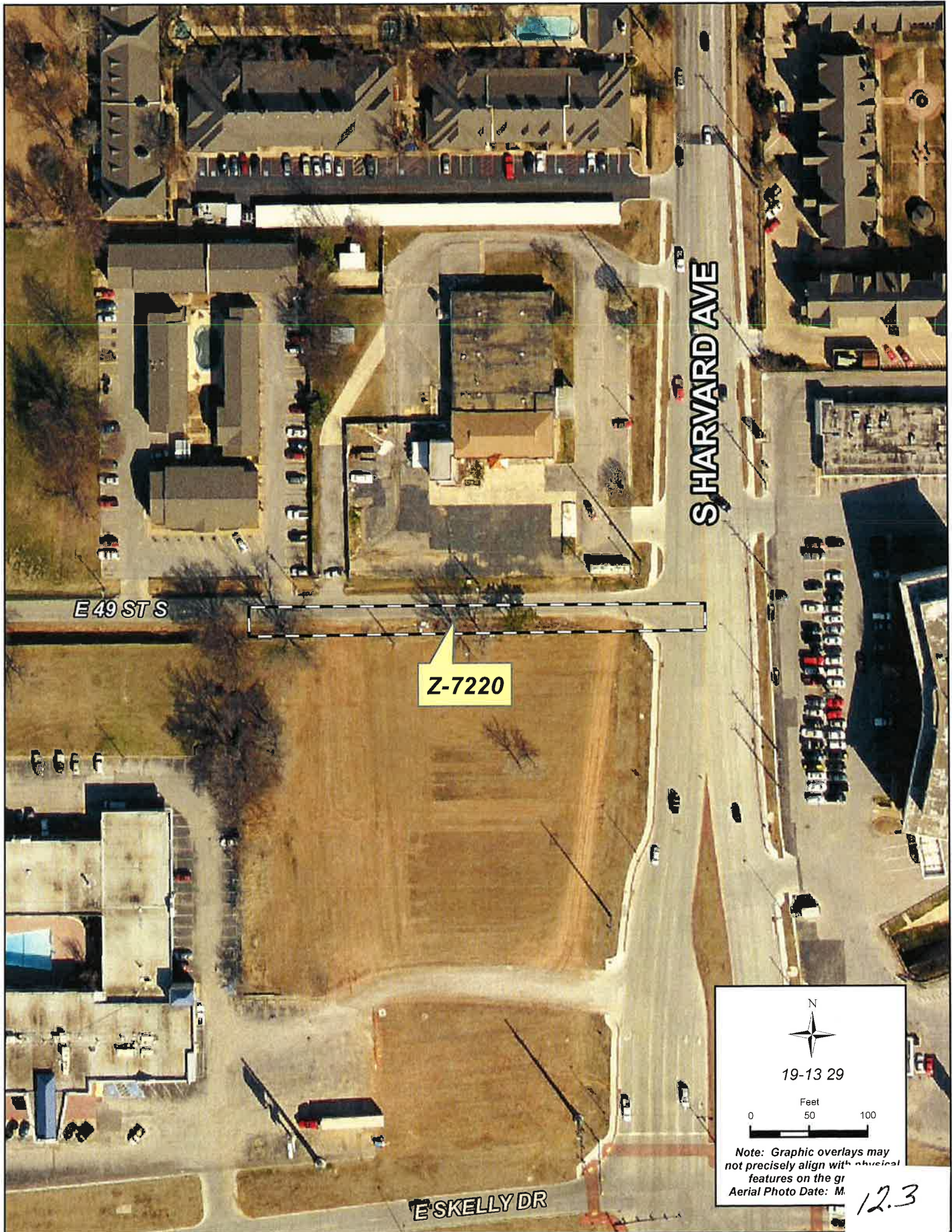


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Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 11-13-29

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E 49th St S

S HARVARD AVE

Z-7220

E SKELLY DR



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Note: Graphic overlays may not precisely align with physical features on the ground.
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**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7220

TRS 9329

Atlas 470

CZM 47

CD-9

TMAPC Hearing Date: April 3, 2013

Applicant: AAB Engineering, LLC/ Alan Betchan **Tract Size:** 9,888± square feet
0.23 ac+/-

ADDRESS/GENERAL LOCATION: Northwest corner of East 49th Street and South Harvard Avenue

EXISTING ZONING: RM-1

EXISTING USE: Vacant

PROPOSED ZONING: CO

PROPOSED USE: Convenience store

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

RELEVANT ZONING HISTORY:

Subject Property:

Z-5412 February 1981: A request for rezoning a 7.5± acre tract of land from RS-3/RM-1/CS to CG/CH/PUD (PUD-238) or CO with the intent to expand the existing motel, on property located on the southwest corner of South Harvard Avenue and East 49th Street and abutting south of the subject property. Staff recommended that Corridor was the best zoning for the area and all others concurred and approved for CO zoning less the north 10 feet and PK zoning on Lots 1, 2, and 3 Block 1, Trade Winds; less the north 10 feet.

BOA-15839 September 24, 1991: The Board of Adjustment approved a Variance to permit three wall signs which exceed the permitted display surface area by a total of 29.5 sq. ft.; subject to the internal illumination of the awning being less than 25 foot candles measured at a two foot distance; finding that similar variances have been granted to other businesses in the Tulsa Area, on property located at 4970 South Harvard Avenue and is a part of the subject property.

BOA-12313 December 2, 1982: The Board of Adjustment approved a Special Exception to permit a car wash in a CS district, per plot plan submitted, on property located at 4970 South Harvard Avenue and is a part of the subject property.

BOA-8571 May 15, 1975: The Board of Adjustment approved a Special Exception to remove the screening requirements on the north property line, per the applicant's amended plot plan, in a CS District, on property located at 4970 South Harvard Avenue and is a part of the subject property.

12.4

BOA-4517 November 18, 1964: The Board of Adjustment approved a Variance of a setback requirement to permit erection of an apartment building 10 feet from the front and 10 feet from the rear, on property located on Lot 3, Block 2, Villa Grove, and is a part of the subject property.

BOA-4234 November 13, 1963: The Board of Adjustment approved a Variance of a setback requirement to permit erection of an apartment building 10 feet from the front, on property located on Lot 1 and 2, Block 2, Villa Grove, and is a part of the subject property.

Surrounding Property:

Z-7192 March 2012: All concurred in approval of a request for rezoning a 2± acre tract of land from OM to CS for retail/commercial uses on property located northwest corner of 49th Street South and South Harvard Avenue, abutting north across E. 49th St. of subject property.

Z-7138 September 2009: All concurred in approval of a request for rezoning a 1250± square foot tract of land from RS-3 to PK for parking and access on property located west of southwest corner of East 49th Street and South Harvard Avenue

Z-5412-SP-2 February 2009: A request for a Corridor Development Plan a 3.54± acre tract of land to allow for a digital outdoor advertising sign Use Unit 21, was withdrawn by applicant, on property located west of northwest corner East Skelly Drive and South Harvard Avenue and abutting west of subject property.

Z-5412-SP-1 November 1987: All concurred in approval of a request for a Detail Sign Plan to replace a ground sign, for an existing motel development, which was constructed when the property was zoned CS, on property located west of the northwest corner of South Harvard Avenue and I-44 Skelly Bypass Frontage Road and abutting west of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 9,888± square in size and is located near the northwest corner of East 49th Street and South Harvard Avenue. The property is vacant and is zoned RM-1. This strip of RM-1 appears to be part of the East 49th Street South street right-of-way. A much larger parcel of RM-1 was originally in place then re-zoned from the original RM-1 to CO. In an apparent oversight in the legal description did not include the RM-1 strip that went to the center of the E. 49th Street South Right of Way.

SURROUNDING AREA: The subject tract is abutted on the east by South Harvard Avenue. East across Harvard is a multi story office building and single story retail space, zoned CS; on the north by East 49th Street. North across East 49th is a vacant restaurant site, zoned CS; on the south by an empty lot that is currently zoned CO and on the west by a E. 49th Street and hotel site, zoned CO.

UTILITIES: The subject tract has City of Tulsa water and sewer available.

TRANSPORTATION VISION:

The Comprehensive Plan designates South Harvard Avenue as a Secondary Arterial / Multi Modal Street. The requested zoning is consistent with the stated vision of the Multi Modal Street system.

East 49th Street is not classified in the transportation vision of the comprehensive plan however anticipated pedestrian connections allowed by new development encourages the pedestrian connectivity that is integral to the Comprehensive Plan.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 49 th Street	NA	50 feet	2
South Harvard Avenue	Secondary Arterial	100	6 +

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Land Use Plan:

The entire site is inside the E. 49th Street South street right-of-way and the Mixed Use Corridor Designation.

Growth and Stability Map

The entire site is inside the E. 49th Street South street right-of-way and the Area of growth.

Staff Comment: This rezoning request is part of a larger Corridor Development plan Z-7222-SP-1. The complete description of this request as it relates to the comprehensive plan will be found in that report.

STAFF RECOMMENDATION:

This strip of zoning is being requested to remove an insignificant residential component of a Corridor Development Plan for a proposed convenience store site that will include a larger parcel west of South Harvard Avenue between South 49th East Avenue and E. Skelly Drive.

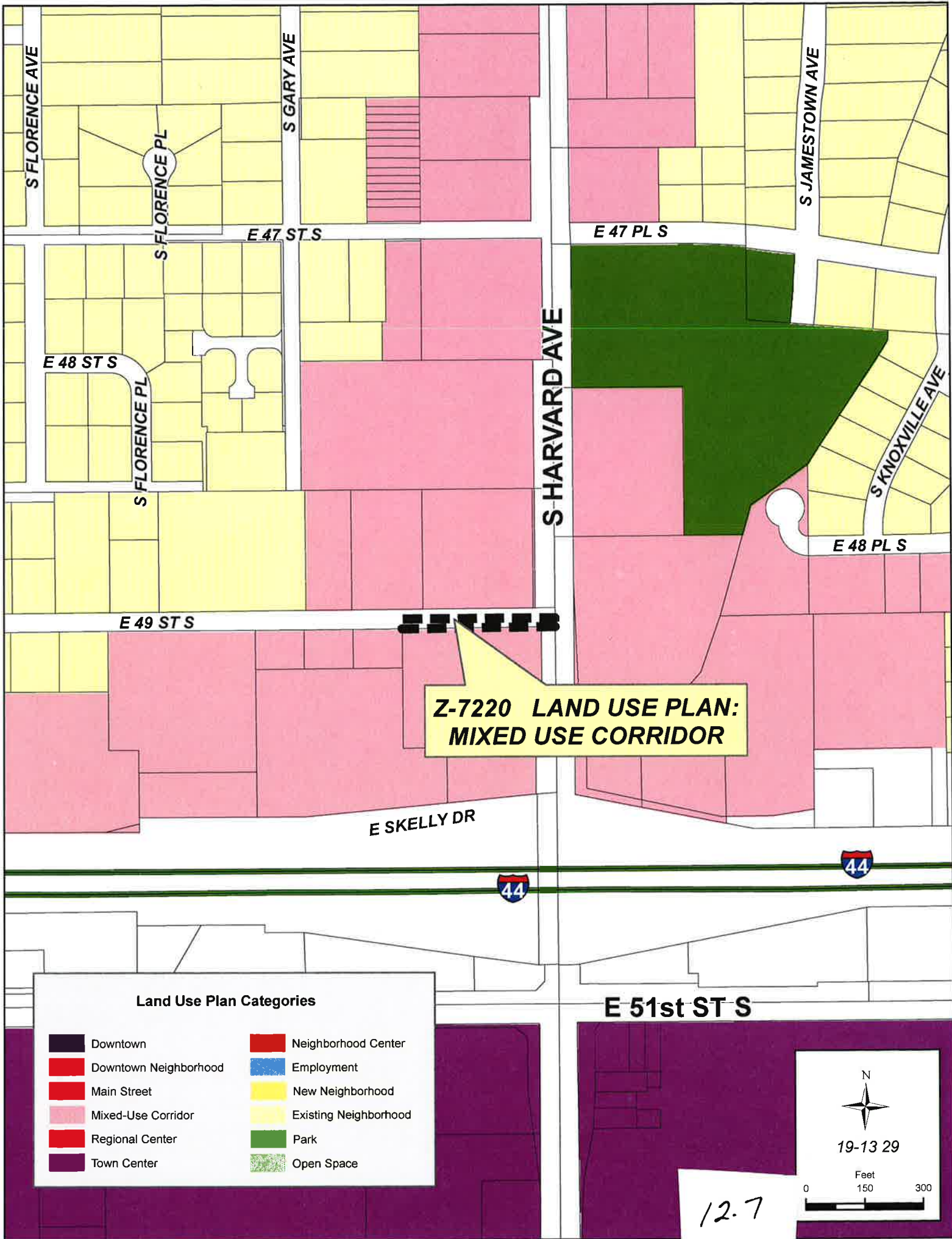
Staff has reviewed this proposal, conducted site visits and finds:

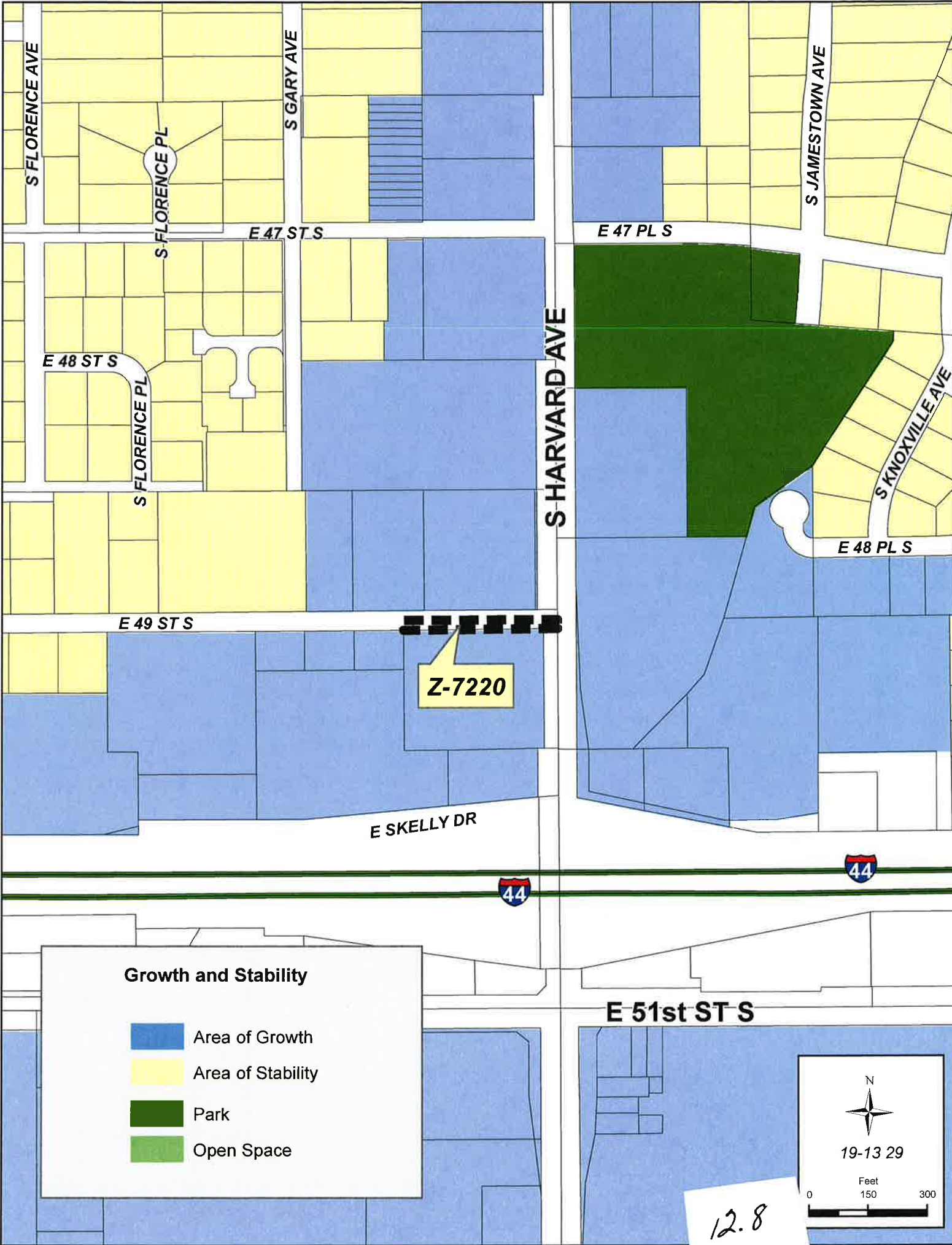
1. The uses and intensities of the re-zoning request to be in harmony with the existing development patterns and expected development of the surrounding areas as defined in the City of Tulsa Comprehensive Plan.
2. The proposed rezoning provides a unified treatment of the development possibilities for the site and the anticipated future Corridor Development Plan.

Therefore, **staff recommends APPROVAL** of rezoning request from RM-1 to CO.

04/03/13

12.4





S FLORENCE AVE

S FLORENCE PL

S GARY AVE

S JAMESTOWN AVE

E 47 ST S

E 47 PL S

E 48 ST S

S FLORENCE PL

S HARVARD AVE

S KNOXVILLE AVE

E 48 PL S

E 49 ST S

Z-7220

E SKELLY DR

44

44

E 51st ST S

Growth and Stability

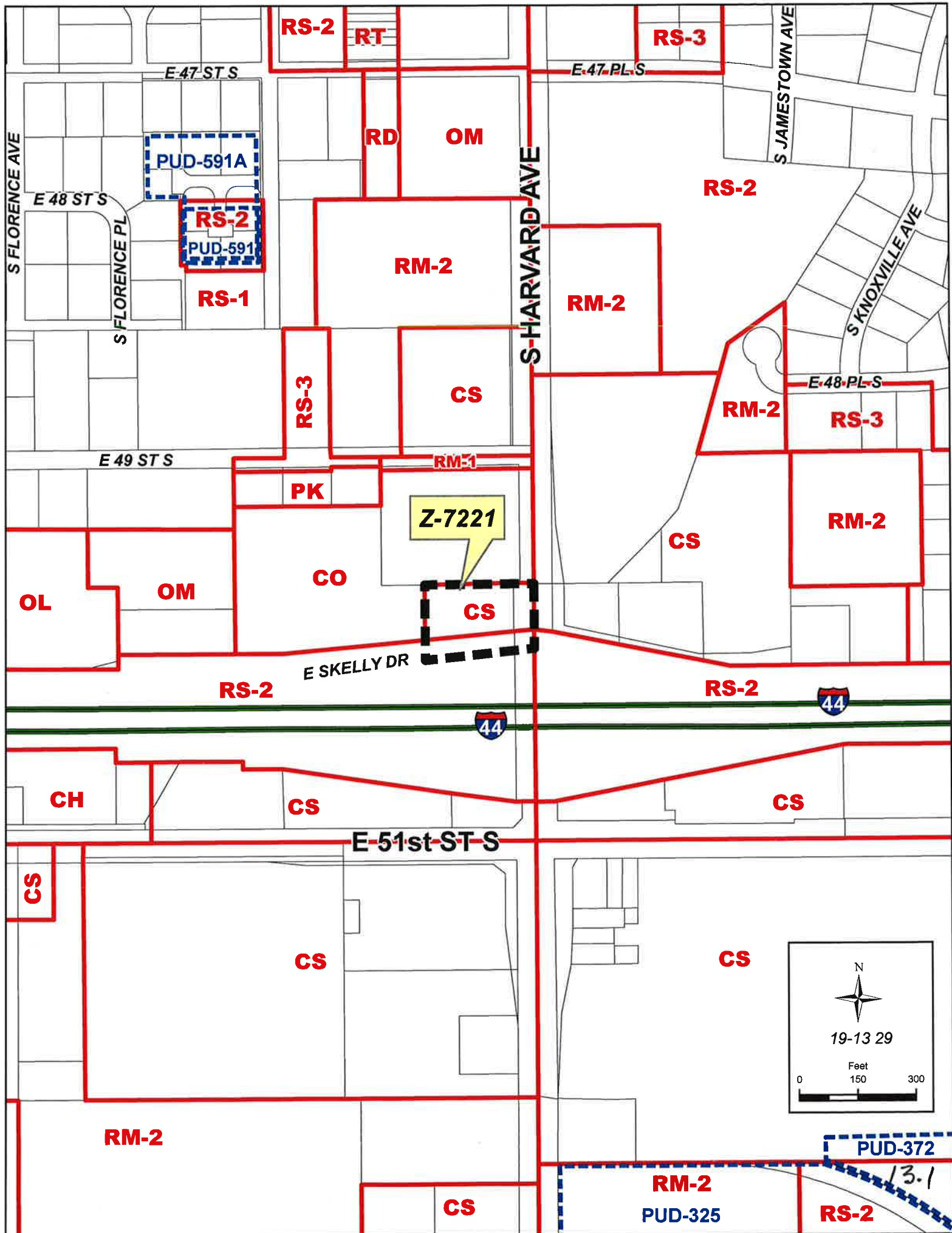
-  Area of Growth
-  Area of Stability
-  Park
-  Open Space



19-13 29



12.8





Z-7221

E 51st ST S



19-13 29

0 150 300
Feet

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

13.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7221

TRS 9329

Atlas 470

CZM 47

CD-9

TMAPC Hearing Date: April 3, 2013

Applicant: AAB Engineering, LLC/ Alan Betchan **Tract Size:** 1.18± acres

ADDRESS/GENERAL LOCATION: Northwest corner of I-44 Highway and South Harvard Avenue

EXISTING ZONING: **RS-2/ CS**

EXISTING USE: **Vacant**

PROPOSED ZONING: **CO**

PROPOSED USE: **Convenience store**

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

RELEVANT ZONING HISTORY:

Subject Property:

Z-5412 February 1981: A request for rezoning a 7.5± acre tract of land from RS-3/RM-1/CS to CG/CH/PUD (PUD-238) or CO with the intent to expand the existing motel, on property located on the southwest corner of South Harvard Avenue and East 49th Street and abutting south of the subject property. Staff recommended that Corridor was the best zoning for the area and all others concurred and approved for CO zoning less the north 10 feet and PK zoning on Lots 1, 2, and 3 Block 1, Trade Winds; less the north 10 feet.

BOA-15839 September 24, 1991: The Board of Adjustment approved a Variance to permit three wall signs which exceed the permitted display surface area by a total of 29.5 sq. ft.; subject to the internal illumination of the awning being less than 25 foot candles measured at a two foot distance; finding that similar variances have been granted to other businesses in the Tulsa Area, on property located at 4970 South Harvard Avenue and is a part of the subject property.

BOA-12313 December 2, 1982: The Board of Adjustment approved a Special Exception to permit a car wash in a CS district, per plot plan submitted, on property located at 4970 South Harvard Avenue and is a part of the subject property.

BOA-8571 May 15, 1975: The Board of Adjustment approved a Special Exception to remove the screening requirements on the north property line, per the applicant's amended plot plan, in a CS District, on property located at 4970 South Harvard Avenue and is a part of the subject property.

BOA-4517 November 18, 1964: The Board of Adjustment approved a Variance of a setback requirement to permit erection of an apartment building 10 feet from the front and 10 feet from the rear, on property located on Lot 3, Block 2, Villa Grove, and is a part of the subject property.

BOA-4234 November 13, 1963: The Board of Adjustment approved a Variance of a setback requirement to permit erection of an apartment building 10 feet from the front, on property located on Lot 1 and 2, Block 2, Villa Grove, and is a part of the subject property.

Surrounding Property:

Z-7192 March 2012: All concurred in approval of a request for rezoning a 2± acre tract of land from OM to CS for retail/commercial uses on property located northwest corner of 49th Street South and South Harvard Avenue, abutting north across E. 49th St. of subject property.

Z-7138 September 2009: All concurred in approval of a request for rezoning a 1250± square foot tract of land from RS-3 to PK for parking and access on property located west of southwest corner of East 49th Street and South Harvard Avenue

Z-5412-SP-2 February 2009: A request for a Corridor Development Plan a 3.54± acre tract of land to allow for a digital outdoor advertising sign Use Unit 21, was withdrawn by applicant, on property located west of northwest corner East Skelly Drive and South Harvard Avenue and abutting west of subject property.

Z-5412-SP-1 November 1987: All concurred in approval of a request for a Detail Sign Plan to replace a ground sign, for an existing motel development, which was constructed when the property was zoned CS, on property located west of the northwest corner of South Harvard Avenue and I-44 Skelly Bypass Frontage Road and abutting west of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 1.18± acres in size and is located Northwest corner of I-44 Highway and South Harvard Avenue. The property appears to be vacant and is zoned RS-2/CS.

SURROUNDING AREA: The subject tract is abutted on the east by South Harvard Avenue. East across Harvard is a multi story office building and single story retail space, zoned CS; on the north by vacant land zoned CO. South across I-44, Skelly Drive and East 51st Street South is a retail site, zoned CS; and on the west by a hotel site, zoned CO.

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

TRANSPORTATION VISION:

The Comprehensive Plan designates South Harvard Avenue as a Secondary Arterial / Multi Modal Street. The requested zoning is consistent with the stated vision of the Multi Modal Street system. East Skelly Drive is

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
Skelly Drive	Freeway Service Road	NA	2+ west bound only
South Harvard Avenue	Secondary Arterial	100	6+ with median

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Land Use Plan:

The entire site is inside Mixed Use Corridor Designation.

Growth and Stability Map

The entire site is inside the Area of Growth.

Staff Comment: This rezoning request is part of a larger Corridor Development plan Z-7222-SP-1. The complete description of this request as it relates to the comprehensive plan will be found in that report.

STAFF RECOMMENDATION:

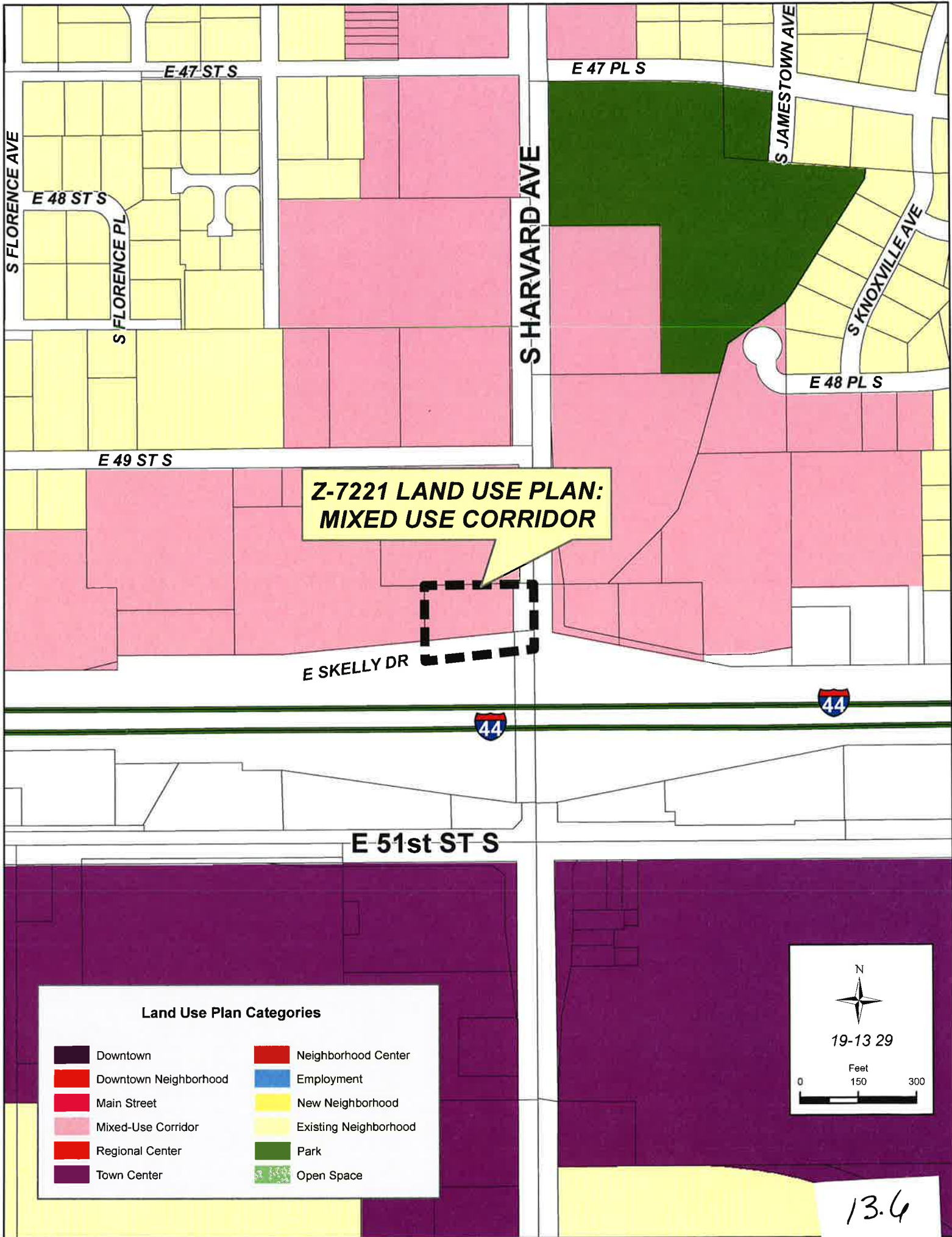
This zoning request is part of a larger Corridor Development Plan that will be for a proposed convenience store site that will include a larger parcel west of South Harvard Avenue between South 49th East Avenue and E. Skelly Drive.

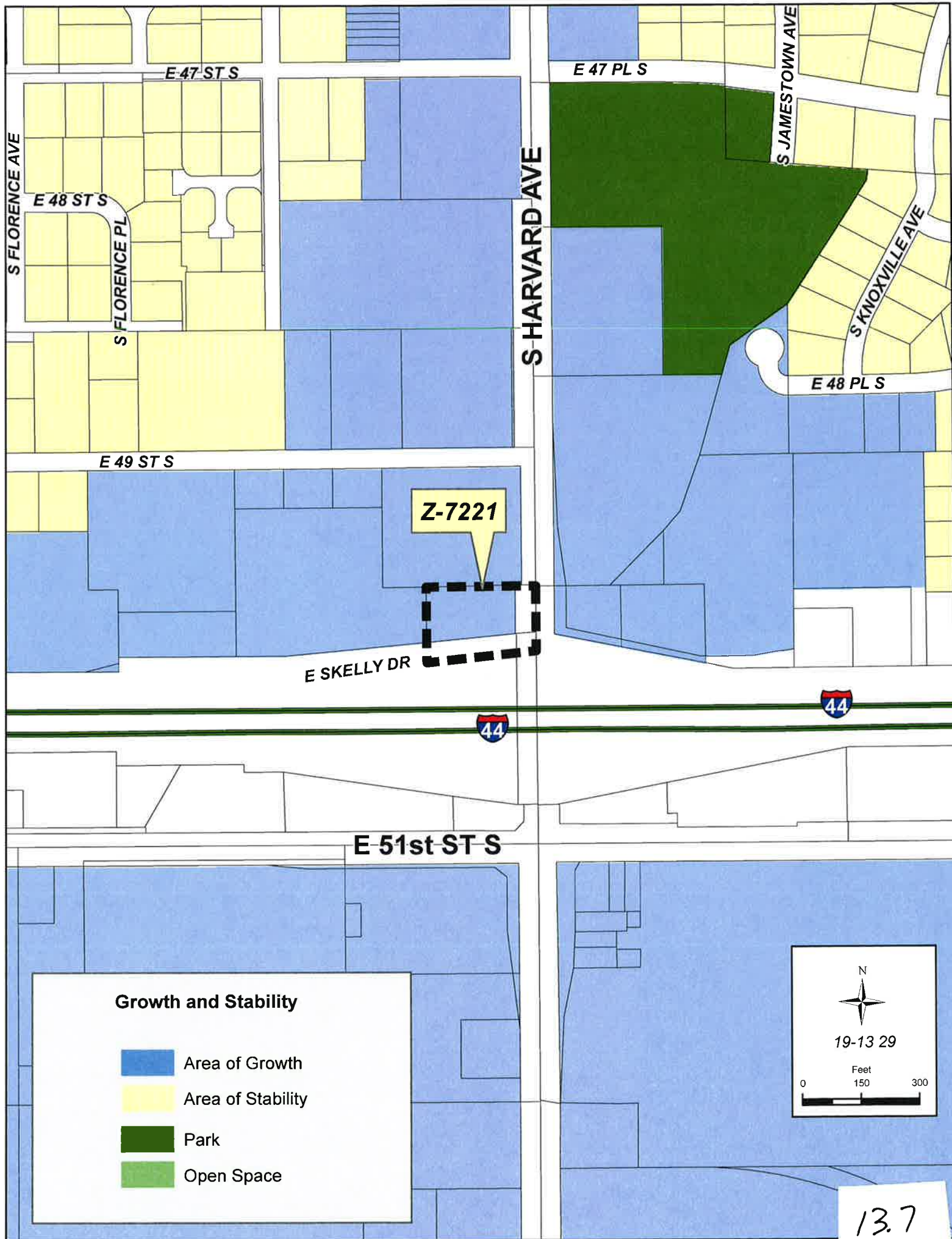
Staff has reviewed this proposal, conducted site visits and finds:

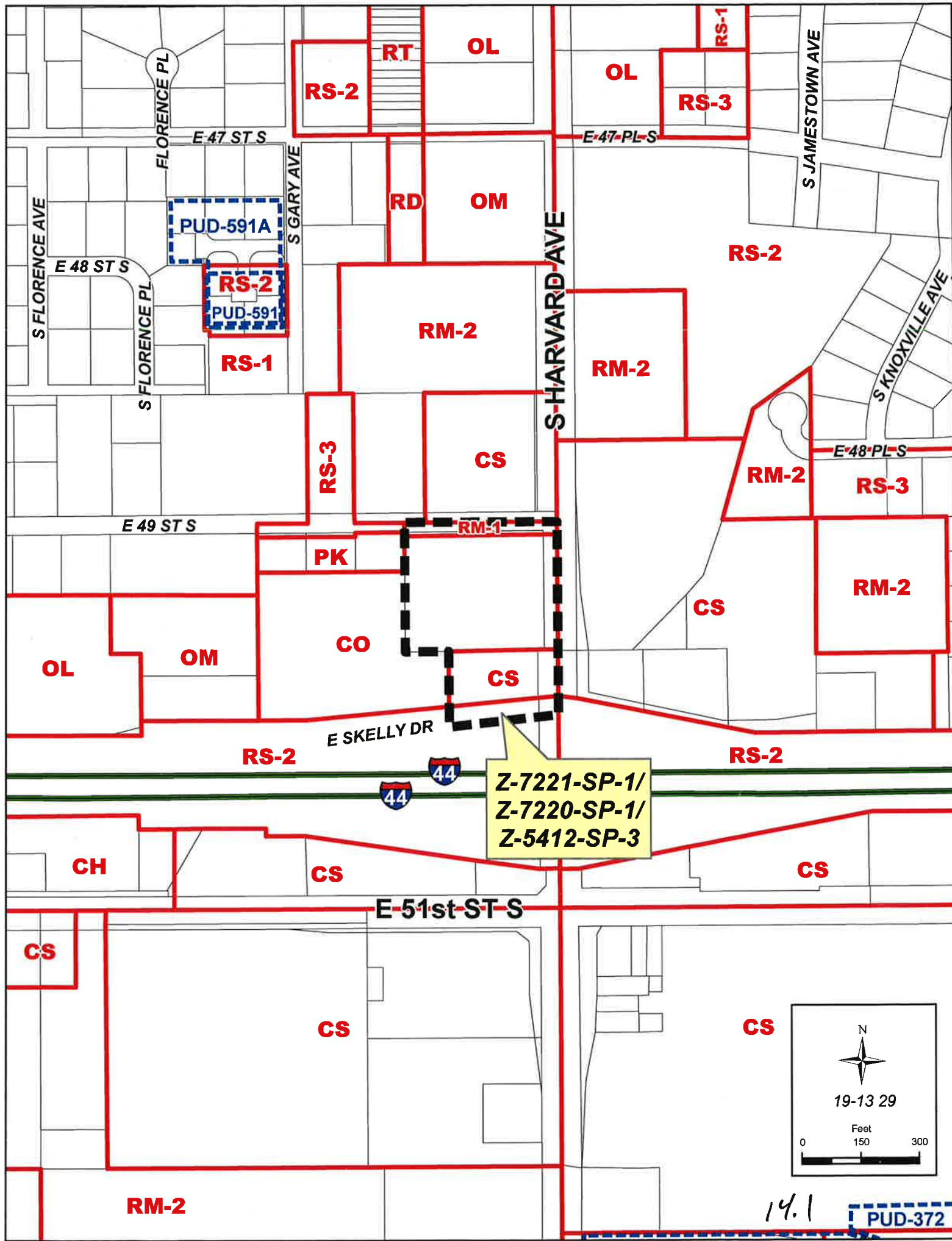
1. The uses and intensities of the re-zoning request to be in harmony with the existing development patterns and expected development of the surrounding areas as defined in the City of Tulsa Comprehensive Plan.
2. The proposed rezoning provides a unified treatment of the development possibilities for the site and the anticipated future Corridor Development Plan.

Therefore, **staff recommends APPROVAL** of rezoning request from RM-1 to CO.

04/03/13





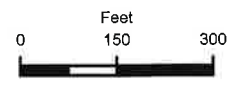




Z-7221-SP-1/
Z-7220-SP-1/
Z-5412-SP-3



19-13 29



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

14.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7221-SP-1/ Z-7220-SP-1/ Z-5412-SP-3

TRS 9329

Atlas 470

CZM 47

CD-9

TMAPC Hearing Date: April 3, 2013

Applicant: AAB Engineering, LLC/ Alan Betchan **Tract Size:** 4.18± acres

ADDRESS/GENERAL LOCATION: Northwest corner of I-44 Highway and South Harvard Avenue

EXISTING ZONING: **RS-2/ RM-1/ CS** **EXISTING USE:** **Vacant**

PROPOSED ZONING: **CO** **PROPOSED USE:** **Convenience store**

ZONING ORDINANCE: Ordinance number 14977 dated March 2, 1981; 11823 dated June 26, 1970, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Subject Property:

Z-5412 February 1981: A request for rezoning a 7.5± acre tract of land from RS-3/RM-1/CS to CG/CH/PUD (PUD-238) or CO with the intent to expand the existing motel, on property located on the southwest corner of South Harvard Avenue and East 49th Street and abutting south of the subject property. Staff recommended that Corridor was the best zoning for the area and all others concurred and approved for CO zoning less the north 10 feet and PK zoning on Lots 1, 2, and 3 Block 1, Trade Winds; less the north 10 feet.

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Z-5412-SP-2 February 2009: A request for a Corridor Development Plan a 3.54± acre tract of land to allow for a digital outdoor advertising sign Use Unit 21, was withdrawn by applicant, on property located west of northwest corner East Skelly Drive and South Harvard Avenue and abutting west of subject property.

Z-5412-SP-1 November 1987: All concurred in approval of a request for a Detail Sign Plan to replace a ground sign, for an existing motel development, which was constructed when the property was zoned CS, on property located west of the northwest corner of South Harvard Avenue and I-44 Skelly Bypass Frontage Road and abutting west of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 4.18± acres in size and is located Northwest corner of I-44 Highway and South Harvard Avenue. The property appears to be vacant and is zoned RS-2/ RM-1/ CS.

SURROUNDING AREA: The subject tract is abutted on the east by South Harvard Avenue. Further east across Harvard is a multi story office building and single story retail space, zoned CS; on the north by E. 49th Street South then further north is a vacant commercial building zoned CS. South across I-44, Skelly Drive and East 51st Street South is a retail site, zoned CS; and on the west by a hotel site, zoned CO.

UTILITIES: The subject tract has City of Tulsa water and sewer available.

TRANSPORTATION VISION:

The Comprehensive Plan designates South Harvard as a Secondary Arterial Multi Modal Street. The proposal for

East 49th Street South and East Skelly Drive are both planned on-street bikeways.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 49 th Street	Residential	50 feet	2
South Harvard Avenue	Secondary Arterial	100 feet	6+ with median
Skelly Drive	Highway Frontage Road	NA	2

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Land Use Plan Map (Mixed Use Corridor):

This site is considered a Mixed Use Corridor in the Tulsa Comprehensive plan. Mixed-Use Corridors are Tulsa's modern thoroughfares that pair high capacity transportation facilities with housing, commercial, and employment uses. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods. Mixed-Use Corridors usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind.

Staff Comment: In many areas this proposed development plan does not meet the Mixed Use Corridor Development pattern identified in the Comprehensive Plan. This site provides parking on the side and behind the building but there is no proposed opportunity for providing windows and storefront along the sidewalk as mentioned in the Comprehensive Plan vision for this Mixed Use Corridor.

New sidewalk construction along South Harvard and East 49th Street will improve pedestrian connectivity in this area.

While the placement of the building does not meet all of the goals of the Mixed Use Corridor the site does provide incremental improvements to improve pedestrian and alternative modes of transportation other than the car. The recent street and highway improvements in the area included some sidewalks however there were no street tree opportunities provided between the existing sidewalk and the vehicular travel lanes. The new street improvements did not meet the design guidelines outlined in the comprehensive plan and it is not possible to re-build that portion of the street and pedestrian system to meet those standards at this time.

This site shows conceptually some street trees that will help achieve the goal of providing street trees in along Harvard, Skelly and East 49th Street South.

Growth and Stability Map (Area of Growth):

The Tulsa Comprehensive Plan designates the site as an "Area of Growth".

The Comprehensive Plan designates the entire property that is subject of this Corridor Development Plan application as an "Area of Growth".

The purpose for "Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exist that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile."

Staff Comment: The re-development of this property provides economic activity in the area benefiting existing residents and businesses. An important I-44 project has recently been completed which completely changed traffic movement in this area. Additional vehicular capacity in this area was the primary focus of those recent improvements. ODOT and City of Tulsa infrastructure improvements provide a refreshed core for this Area of Growth but will not meet the goals of the Mixed Use Corridor regarding transit options and parallel parking for the foreseeable future.

STAFF SUMMARY:

Development Standards

This CDP will consist of one development area subject to the following development standards:

Land Area

Gross Lot Area

(Includes street right of way in 49th, Harvard and Skelly Drive 181,849 sq. ft. (4.175 ac)

Net Lot Area 123,225 sq. ft. (2.829 ac)

Permitted Uses

All uses permitted by right (including all uses customarily accessory thereto) within the Corridor District shall be allowed except Use Unit 12a: Adult Entertainment Establishments.

Maximum Building Area

15,000 sq. ft.
FAR (0.082)

Minimum Building Setbacks

From the south right of way line on East 49 th Street	25'
From centerline of Harvard Avenue*	100'
From the north right of way line on Skelly Drive	50'

**Setbacks shall be measured from the eastern line of Section 04 Township 19 North Range 13 East for Harvard Avenue.*

For the purposes of interpreting this Corridor Development Plan building setbacks will not be applied to fuel canopies. The building setback line does not follow the lot-line adjacent to Harvard however it does conform to the zoning code regarding the setback from the section line.

Maximum Building Height

One-Story with a Maximum Height of 35'.

Parking

Vehicular parking spaces shall be provided at a minimum of one space for each 100 square feet of floor area.

Bicycle parking shall be provided by placing a bike rack near the building with minimum parking for four bicycles.

Lighting

All lighting standards shall be constructed in a manner that prevents visibility of the light emitting element from adjacent residentially zoned properties. No lighting standard shall exceed 30'. A photometric plan shall be provided as part of the site plan review with an accurate representation of lighting illustrating a maximum of 1 foot candle at the property lines.

Signage

Signage shall be limited to the following:

- One double faced ground sign not exceeding 25' in height shall be permitted along Harvard Avenue, provided it does not exceed 150 square feet of display surface area per side.
- One double faced pole sign not exceeding 50' in height shall be permitted along Skelly Drive, provided it does not exceed 360 square feet of display surface area per side.

- Wall and canopy signs shall be limited to 2 square feet per linear foot of building or canopy wall to which the signs are affixed.
- No roof or projecting signs shall be permitted.

Screening

All trash and mechanical areas (excluding utility service pedestals, transforms and equipment provided by franchise utility providers) shall be screened from public view of person standing at ground level adjacent thereto. A fabric mesh with a minimum opacity of 95% shall be allowed on enclosure doors.

Landscaping

The following landscape standards shall govern within this CDP and shall be provided in lieu of an Alternative Compliance Landscape Plan. The landscape will be reviewed at staff level following the standards defined below:

Minimum internal landscaped space	10%
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Street Yard Requirements:

Harvard Avenue

Minimum Landscape Width (Except at areas of vehicular access)	15'
Minimum Landscape Percentage	15%
Minimum Number of Trees	1/1,000 Sq. Ft.

49th Street

Minimum Landscape Width (Except at areas of vehicular access)	15'
Minimum Landscape Percentage	15%
Minimum Number of Trees	1/750 Sq. Ft.

Skelly Drive

Minimum Landscape Width (Except at areas of vehicular access)	15'
Minimum Landscape Percentage	15%
Minimum Number of Trees	1/1500 Sq. Ft.

Parking Tree Requirements:

A landscaped island with a minimum width of 6' and 10' in length containing a 2" caliper tree shall be provided within 140' of each parking space. One tree shall be provided for every 10 parking spaces outside the street yard.

Pedestrian Access:

Sidewalks will be constructed along the East 49th Street frontage, along Skelly Drive Frontage and some sidewalk modifications will be implemented along South Harvard.

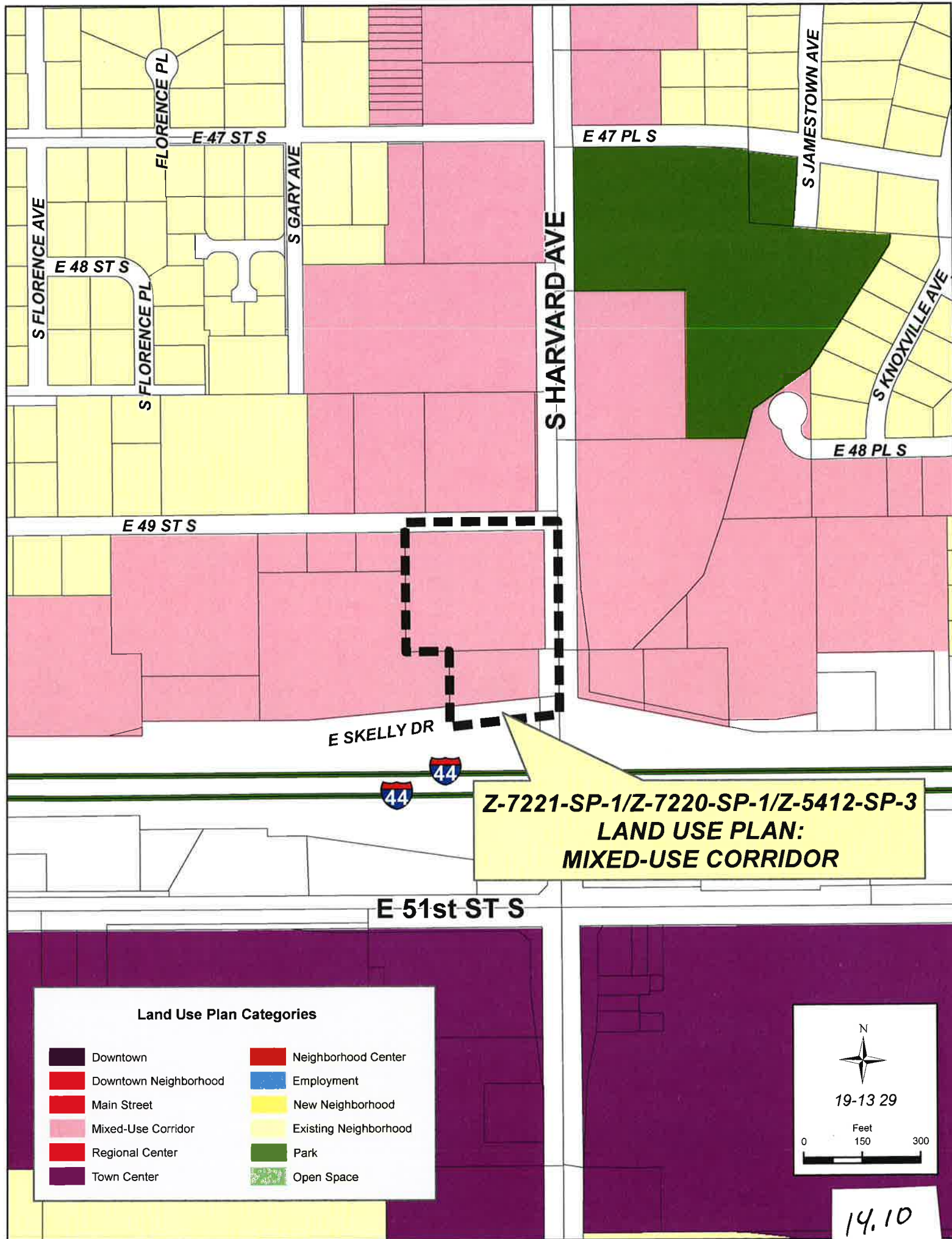
STAFF RECOMMENDATION:

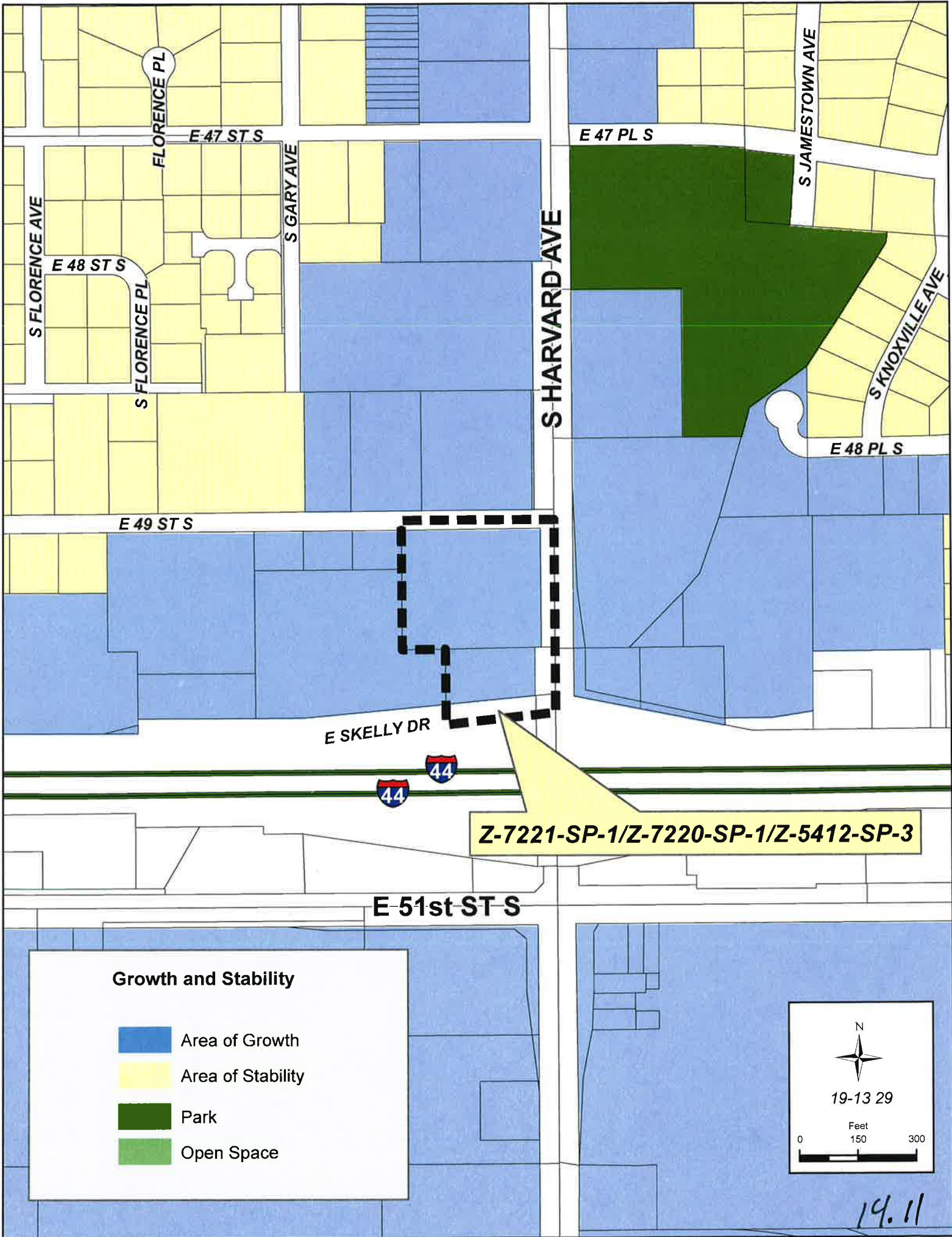
Staff has carefully reviewed this proposal, conducted site visits and finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Zoning Code.

Staff finds Corridor Development Plan Z-7221-SP-1 to be:

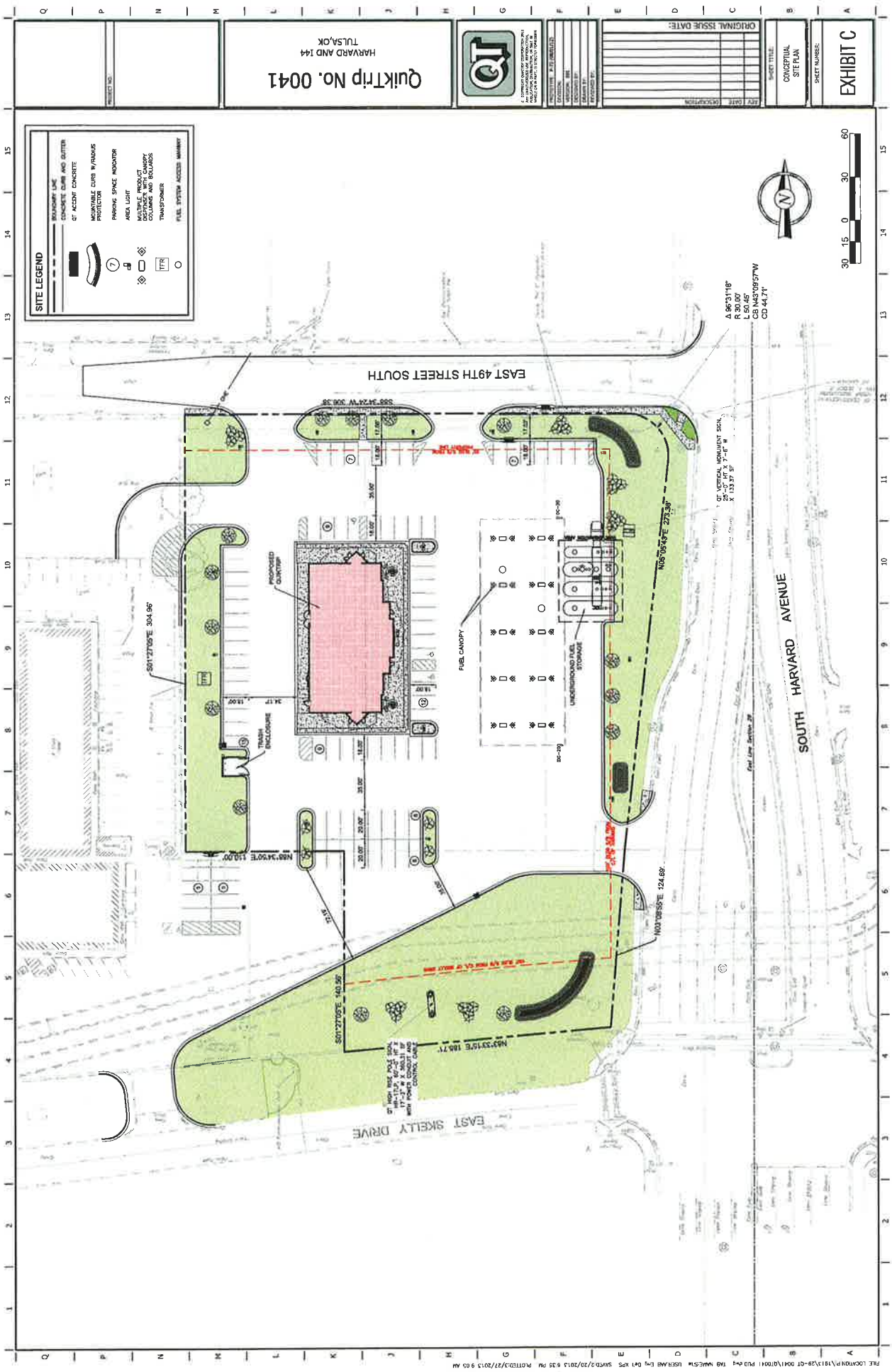
- 1) In harmony with the existing development patterns surrounding the site.
- 2) Not in complete harmony with the development pattern as defined by the Comprehensive Plan. The proposed plan provides incremental improvements for pedestrian connections and provisions for bicycle traffic. The recent public infrastructure project improved highway and street vehicular patterns but have created significant obstacles toward implementing the multimodal street system identified in the plan.
- 3) Provides a unified treatment of the development possibilities of the site;
- 4) Consistent with the stated purposes and standards of the Corridor Chapter of the Zoning Code.
- 5) Therefore, staff recommends **APPROVAL** of Z-7221-SP-1 as outlined in the Staff Summary above.

04/03/13





14.12



QuikTrip No. 0041
HARVARD AND 144
TULSA, OK



1. PREPARED BY: J. L. HARRIS
2. CHECKED BY: J. L. HARRIS
3. DATE: 01/11/2013

NO.	DATE	DESCRIPTION
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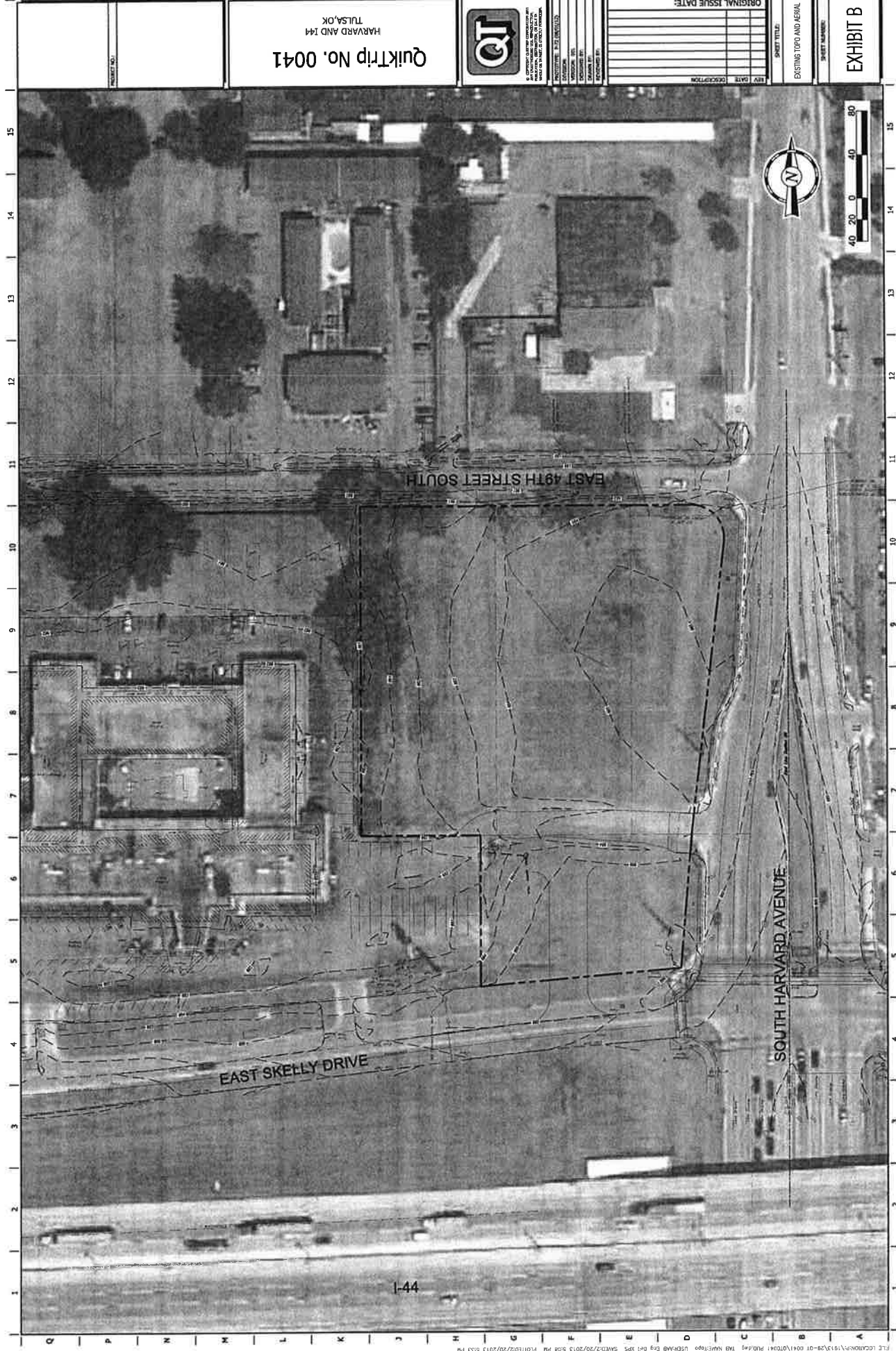
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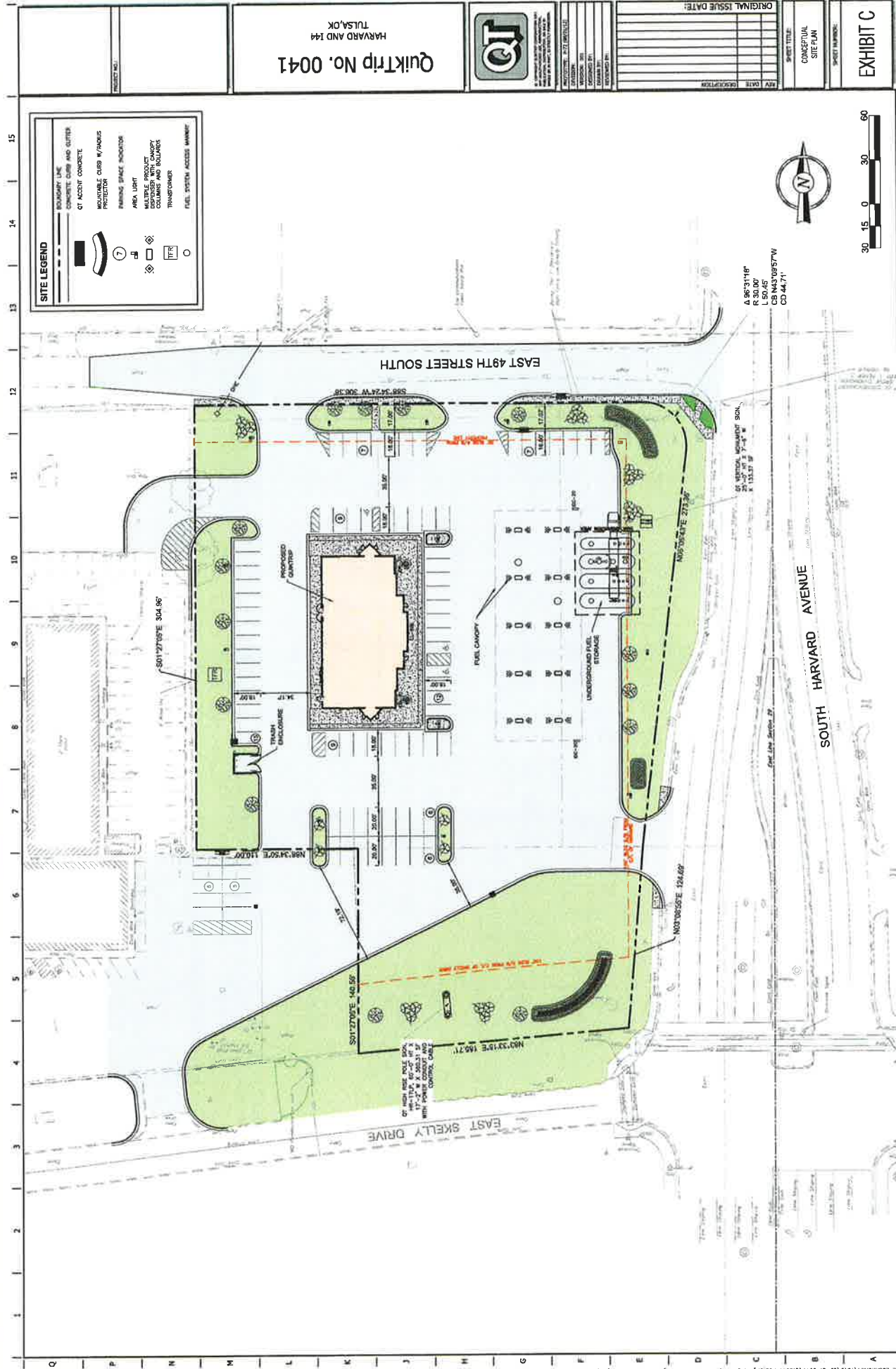
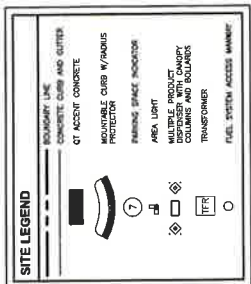
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2		CHECKED BY: J. L. HARRIS
3		DATE: 01/11/2013

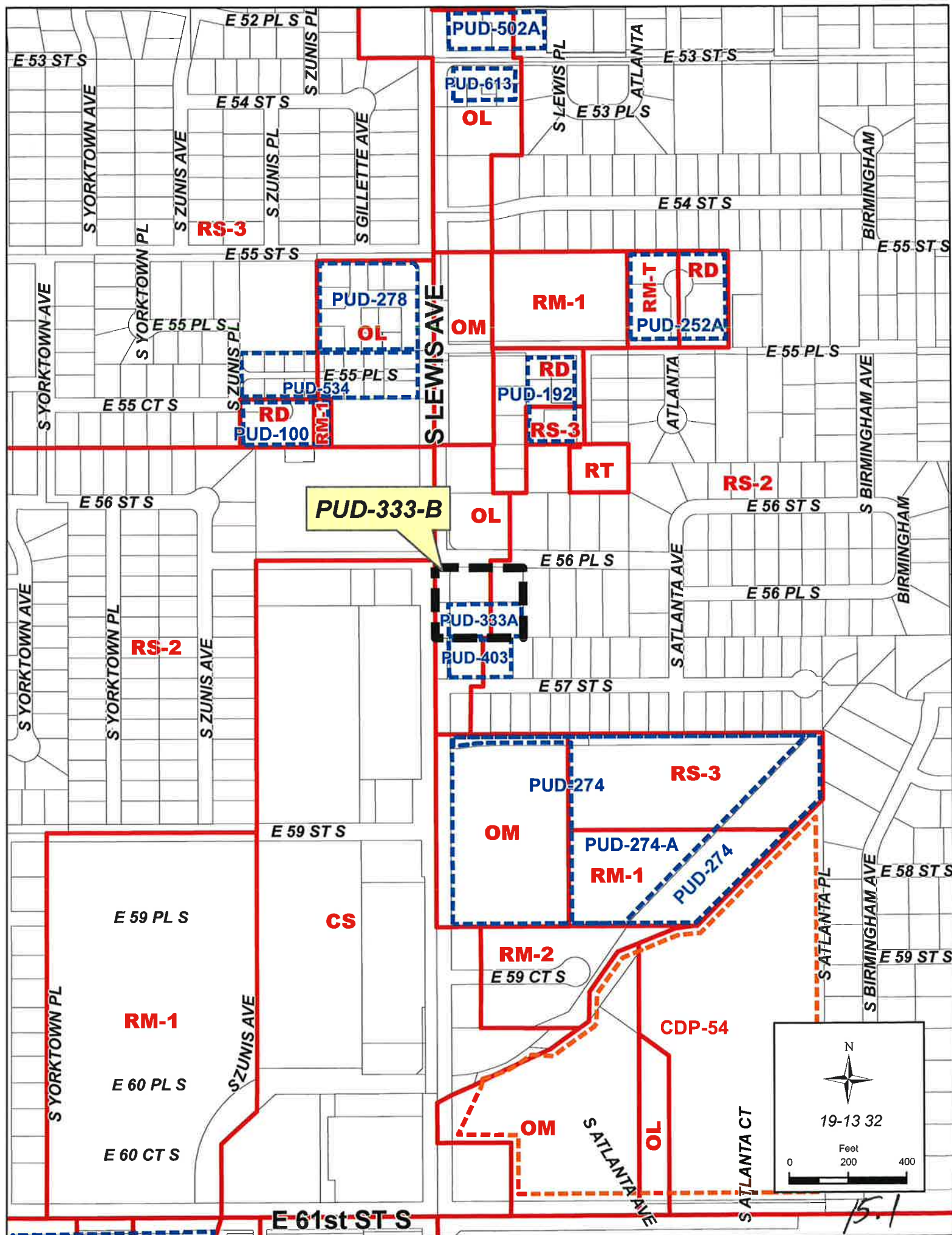
NO.	DATE	DESCRIPTION
1	01/11/2013	PREPARED BY: J. L. HARRIS
2		CHECKED BY: J. L. HARRIS
3		DATE: 01/11/2013

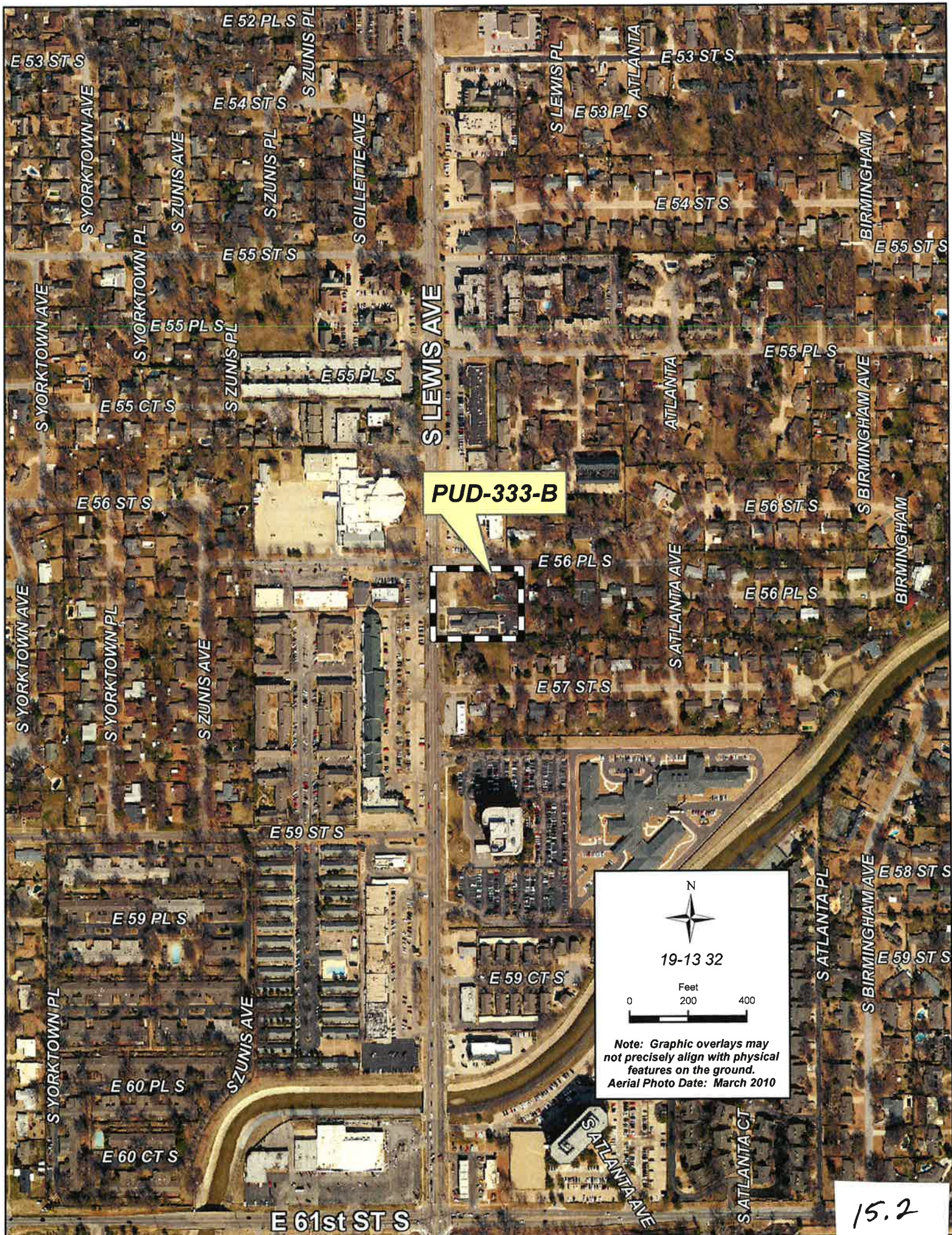
QuickTrip No. 0041
HARVARD AND 144
TULSA, OK



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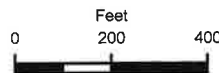




PUD-333-B



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

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**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-333-B

TRS 9332

Atlas 661/ 562

CZM 47

CD-9

TMAPC Hearing Date: April 3, 2013

Applicant: Lou Reynolds

Tract Size: 1.4± acres

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

EXISTING ZONING: RS-2/ OL/ PUD-333-A **EXISTING USE:** Drive-in bank/ vacant

PROPOSED ZONING: RS-2/ OL/ PUD-333-B **PROPOSED USE:** BancFirst Drive-in facility

ZONING ORDINANCE: Ordinance number 20568 dated April 15, 2003; 17282 dated February 23, 1990, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Subject Property:

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

Z-6276 January 1990: All concurred in approval of a request to rezone a .50+ acre tract of land from RS-2 to OL for office development on property located on the southeast corner of East 56th Place and South Lewis Avenue, and is part of the subject property.

PUD-333 September 1983: All concurred, per conditions, in approving a request to rezone the subject tract from RS-2 and OL to OL/PUD-333 for office use.

Surrounding Property:

PUD-274-A: All concurred in approval of a Major Amendment to PUD on an 8± acre tract of land to allow for senior care center use and to combine Development Areas C and D into one new Development Area E, on property located north of northeast of South Lewis Avenue and East 61st Street South and south of subject property.

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

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

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 1.4± acres in size and is located on the southeast corner of South Lewis Avenue and East 56th Place. The north lot is vacant the south lot is used as a bank on a portion and vacant on the land that is proposed to be added to the PUD, and is zoned RS-2/ OL/ PUD-333-A.

SURROUNDING AREA: The subject tract is abutted on the east by single family residential and is zoned RS-2; on the north by an office building and is zoned OL; on the south by an office and is zoned OL, RS-2, with a PUD403 overlay; and on the west by a strip center west of Lewis and is zoned CS.

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

TRANSPORTATION VISION:

The Comprehensive Plan designates South Lewis as a Secondary Arterial Multi Modal Street.

56th Place is a designated on-street bikeway.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Lewis Avenue	Secondary Arterial	100'	4
East 56 th Place	NA	50'	2

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Land Use Plan Map (Mixed Use Corridor)

This site is considered a Mixed Use Corridor in the Tulsa Comprehensive plan. Mixed-Use Corridors are Tulsa's modern thoroughfares that pair high capacity transportation facilities with housing, commercial, and employment uses. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods. Mixed-Use Corridors usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind.

Staff Comment: This site generally agrees with the concept of providing parking on the side or behind the building. A bank drive thru is located between the existing building and the street right of way. There is no opportunity for providing

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windows and storefront along the sidewalk as mentioned in the Comprehensive Plan. New sidewalk construction along South Lewis and East 56th Street will improve pedestrian connectivity in this area.

Growth and Stability Map (Area of Growth)

The Tulsa Comprehensive Plan designates the site as an "Area of Growth".

The Comprehensive Plan designates the entire property that is subject of this PUD application as an "Area of Growth".

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exist that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

STAFF SUMMARY:

I. APPLICANT DEVELOPMENT CONCEPT:

The Project is comprised of two (2) lots south of East 56th Place South and east of South Lewis Avenue.

The northerly lot is not platted and is described as follows, to-wit:

THE WEST ONE HUNDRED NINETY (190) FEET OF A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4) OF SECTION THIRTY-TWO (32), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U. S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING 539 FEET SOUTH OF THE NORTHWEST CORNER OF THE NW/4 SW/4 OF SAID SECTION 32; THENCE EAST A DISTANCE OF 300 FEET TO A POINT; THENCE NORTH A DISTANCE OF 116.80 FEET TO A POINT; THENCE WESTERLY

A DISTANCE OF 300.03 FEET TO A POINT 121 FEET NORTH OF THE POINT OF BEGINNING; THENCE SOUTH A DISTANCE OF 121 FEET TO THE POINT OF BEGINNING (the "North Lot").

The southerly lot which was platted in 2004 as a part of PUD No. 333-A is described as follows, to-wit:

LOT ONE (1), BLOCK ONE (1), UNION BANK ADDITION, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (the "South Lot").

Today, BancFirst operates a drive-in bank on the South Lot.

The purpose of Planned Unit Development No. 333-B ("PUD No. 333-B") is to combine the above described properties to provide for the construction of ATM facility on the North Lot. A drive thru structure will be constructed along with vehicular circulation improvements to East 56th Street South and significant screening and landscaping will also be constructed. The existing ATM will be removed from its present location in the existing drive-through canopy attached to the BancFirst building on the South Lot.

PUD No. 333-B would also permit a monument style business sign on South Lewis Avenue and reduce the number of access points along South Lewis Avenue to one (1). Finally, PUD No. 333-B will amend the access drive on the north side of the existing BancFirst building to one-way westbound from one-way eastbound.

The Conceptual Site Plan for the Project is shown on Exhibit "A". Exhibit "B" is an aerial photograph of area land uses around the Project.

To further assure compatibility with the single family residence located east of the new ATM structure, the existing 8 FT masonry screening wall and the landscape buffer will be extended along the east boundary of the North Lot. Such extended landscape buffer will be designed to retain the existing healthy trees and additional trees will be added to enhance the existing landscape buffer.

Access to the Project will be provided by South Lewis Avenue and East 56th Place South. The Access and Circulation Plan is shown on Exhibit "C".

Current zoning on the Project is OL – Office Low Density District and RS-2 – Residential Single-Family Medium Density District. No re-zoning is required to support the Project as proposed in PUD No. 333-B. The existing zoning is shown on Exhibit "D".

PUD No. 333-B is submitted to establish Development Standards and conditions including detail screening and landscape plans to provide buffering and separation from the residences to the east of the Project.

Finally, the Detail Site Plan review will ensure continued compliance with the approved Development Standards.

II. DEVELOPMENT STANDARDS:

GROSS LAND AREA: 64,736 SF 1.486 AC

NET LAND AREA: 46,755 SF 1.073 AC

PERMITTED USES:

Those uses permitted in Use Unit 10, Off-Street Parking Areas; Use Unit 11, Offices, Studios and Support Services including but not limited to drive-in bank facilities, an automatic teller facility; Use Unit 21, Business Signs and Outdoor Advertising Signs, limited to Business Signs identifying the Project and Businesses and Tenants within the Project and directional signs and uses customarily incidental and accessory to such permitted principal uses.

MAXIMUM BUILDING FLOOR AREA: 5,000 SF

MINIMUM-BUILDING OR CANOPY SETBACKS:

From the centerline of South Lewis Avenue	
Building wall (existing bank building):	100 FT
Drive-in canopy (teller lanes)	65 FT
ATM kiosk:	115 FT

From the east boundary of the PUD:	
Building wall (existing bank building):	65 FT
Drive-in canopy (teller lanes):	190 FT
ATM kiosk:	50 FT

From the centerline of East 56 th Place South:	
Building wall (existing bank building):	170 FT
ATM kiosk:	70 FT

From the south boundary of the PUD:	
Building wall (existing bank building):	21 FT
ATM kiosk:	150 FT

MINIMUM PARKING SPACE OR ACCESS DRIVE SETBACKS:

From the south 121 FT of the east boundary of the PUD:	10 FT
From the north 118 FT of the east boundary of the PUD:	25 FT
From the east 35 FT of the south boundary of the PUD:	15 FT

SIGNS:

- a) The North Lot will include two (2) business signs: one (1) monument sign along South Lewis Avenue containing 40.5 square feet of display surface area and 18 feet in height; and one (1) wall sign affixed to the ATM kiosk containing 4.5 square feet of display surface area and facing South Lewis Avenue.

- b) The South Lot will include one (1) business sign, a wall sign containing 28 square feet of display surface area and facing South Lewis Avenue.
- c) Directional signs containing 3 square feet or less of display surface area and 4 feet or less in height may be located on both the North Lot and the South Lot.
- d) Illumination, if any, shall be by constant light.

OTHER BULK AND AREA REQUIREMENTS:

As established by the Office Low Intensity (OL) District.

LANDSCAPED AREA:

A minimum of twenty percent (20%) of the total net land area of the Project shall be improved as internal landscape open space. All other landscape requirements as defined in the City of Tulsa Zoning Code shall apply.

LIGHTING:

- a) Outdoor lighting shall be pointed down and away from the adjacent residential properties and further shielded and designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in adjacent residential areas.
- b) Lighting shall not exceed 16' height.
- c) A photometric plan shall be provided as part of the site plan approval which illustrates the accurate photometric of the fixtures used. Proposed site or exterior building lighting shall not exceed 0.5 ft candles at the property boundary.

TRASH AND MECHANICAL EQUIPMENT AREAS:

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

III. LANDSCAPING AND SCREENING DETAILS:

The Project landscaping and screening details will comply with the requirements of the Tulsa Zoning Code for street frontage and parking area landscaping and will establish a new minimum 25 FT wide landscape buffer separating the North Lot from the residential neighborhood to the east (see Exhibit "E-1" – Conceptual Landscape Plan – North Lot).

An 8 FT masonry screening wall will be constructed along the east boundary of the North Lot and will tie in to the existing 8 FT masonry screening wall on the South Lot such that an 8 FT screening wall will be constructed and maintained along the boundary of the Project that abuts the residential zoning to the east and south. The design of the screening wall is shown on Exhibit "F", Boundary Screening Wall Details.

Landscaping will be extended along the east boundary of the North Lot as shown on Exhibit "E-2", Conceptual Landscape Plan (North Lot). This landscaping will incorporate the healthy existing trees and will add additional trees a minimum of 10 FT in height at time of planting to create an immediate visual barrier over and above the 8 FT high masonry screening wall.

The landscaping and screening for the South Lot will not be changed and will remain in place.

IV. ACCESS AND CIRCULATION:

Two of the existing access points along South Lewis Avenue will be removed and replaced with access from East 56th Place South as shown on Exhibit "C" – Site Access and Circulation Plan. On the North Lot, the existing sidewalk will be extended north along South Lewis Avenue and then east along East 56th Place South to the east boundary of the Project.

Internally, the access drive on the north side of the existing bank building will be changed to one-way westbound from one-way eastbound and will not be more than 18 FT in width.

56th Place is a designated on-street bikeway. Provisions for a bike rack will be provided near the banks pedestrian access.

STAFF RECOMMENDATION:

Staff has carefully reviewed this proposal, conducted site visits and finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Zoning Code.

Staff finds PUD-333-B to be:

- 1) In harmony with the existing development patterns and expected development of surrounding areas as defined in the City of Tulsa Comprehensive Plan;
- 2) A unified treatment of the development possibilities of the site and the original PUD; and;
- 3) Consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of PUD-333-B as outlined in the Staff Summary above.

04/03/13

**PUD-333-B LAND USE PLAN:
MIXED USE CORRIDOR &
EXISTING NEIGHBORHOOD**

Land Use Plan Categories

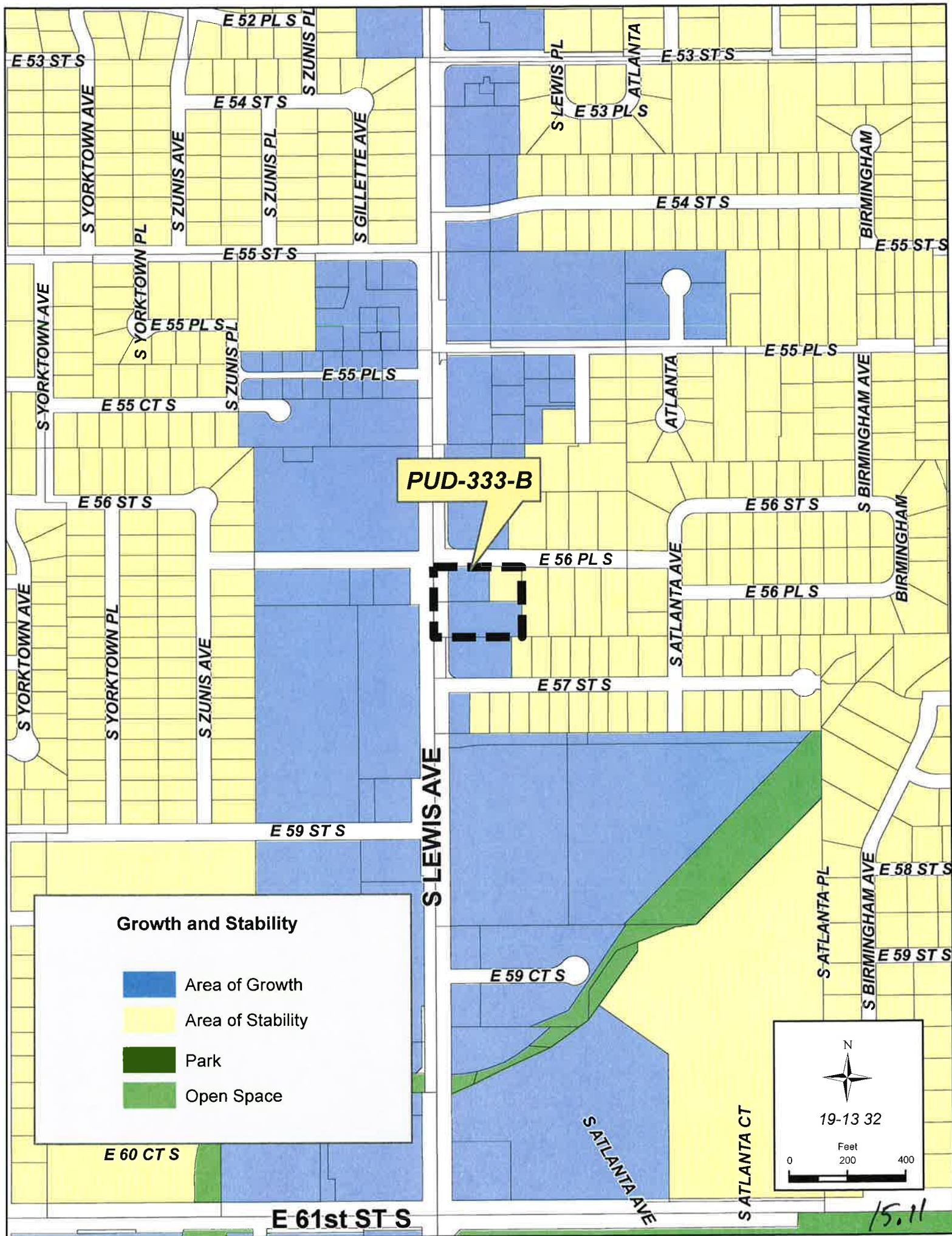
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|--|---|
|  Downtown |  Neighborhood Center |
|  Downtown Neighborhood |  Employment |
|  Main Street |  New Neighborhood |
|  Mixed-Use Corridor |  Existing Neighborhood |
|  Regional Center |  Park |
|  Town Center |  Open Space |

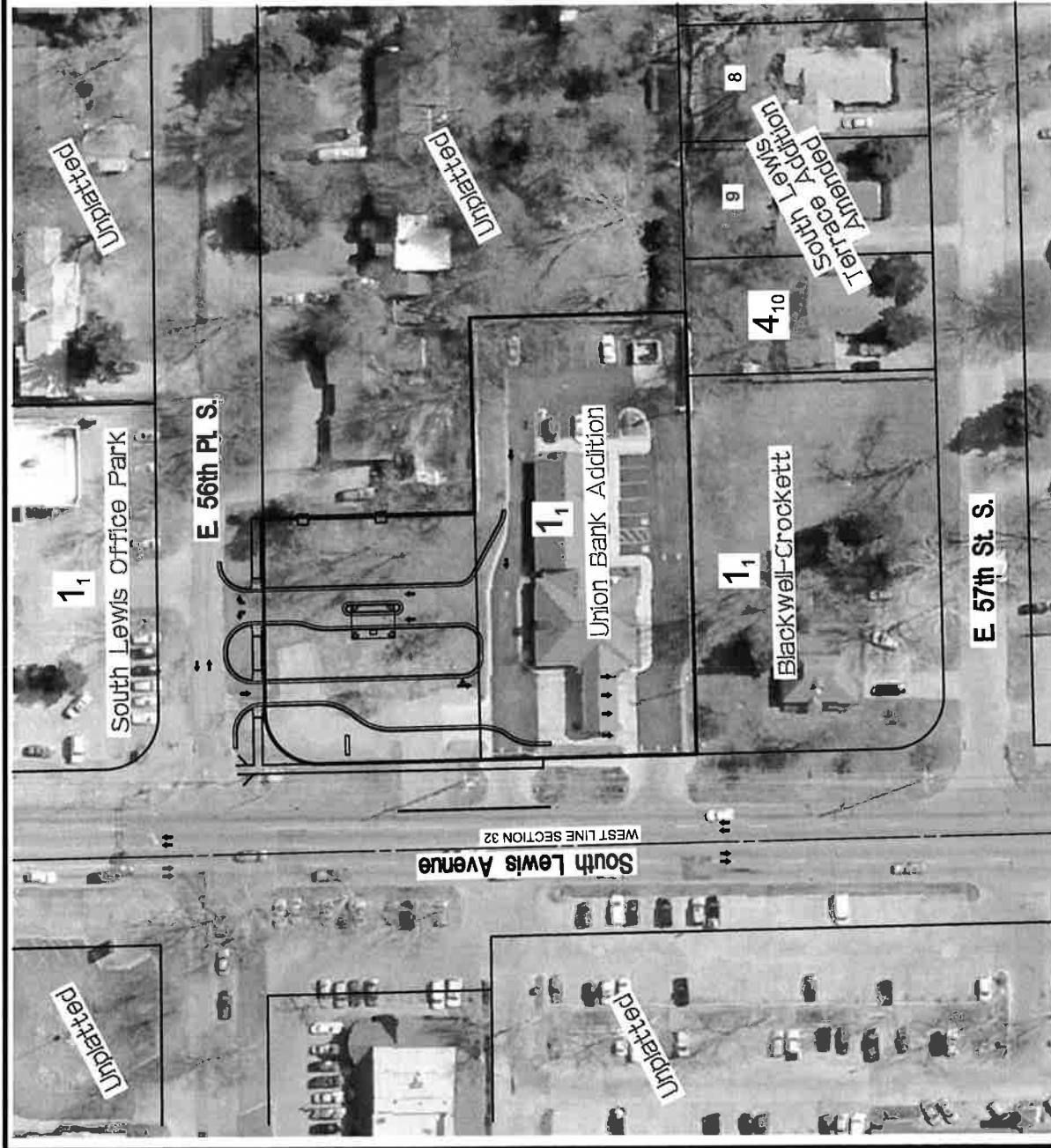


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Feet
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Location Map

SCALE: 1"=2000'



SCALE: 1"=60'

BancFirst Expansion - 56th & Lewis

Aerial Photograph

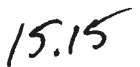
DATE PREPARED: MARCH 27, 2013

Exhibit "B"

Sisemore Weisz & Associates, Inc.
811 EAST 35th PLACE
TULSA, OKLAHOMA 74106
CA. NO. 2461
PHONE (918) 485-3500
FAX (918) 485-3505
E-MAIL: INFO@SWA-OK.COM

FILE: 1913.32 WO#: 16929.01

15.13



Location Map
SCALE: 1"=2000'

DATE PREPARED: MARCH 27, 2013

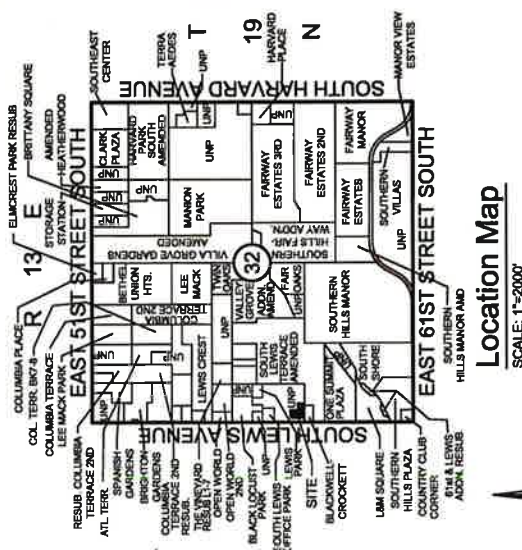
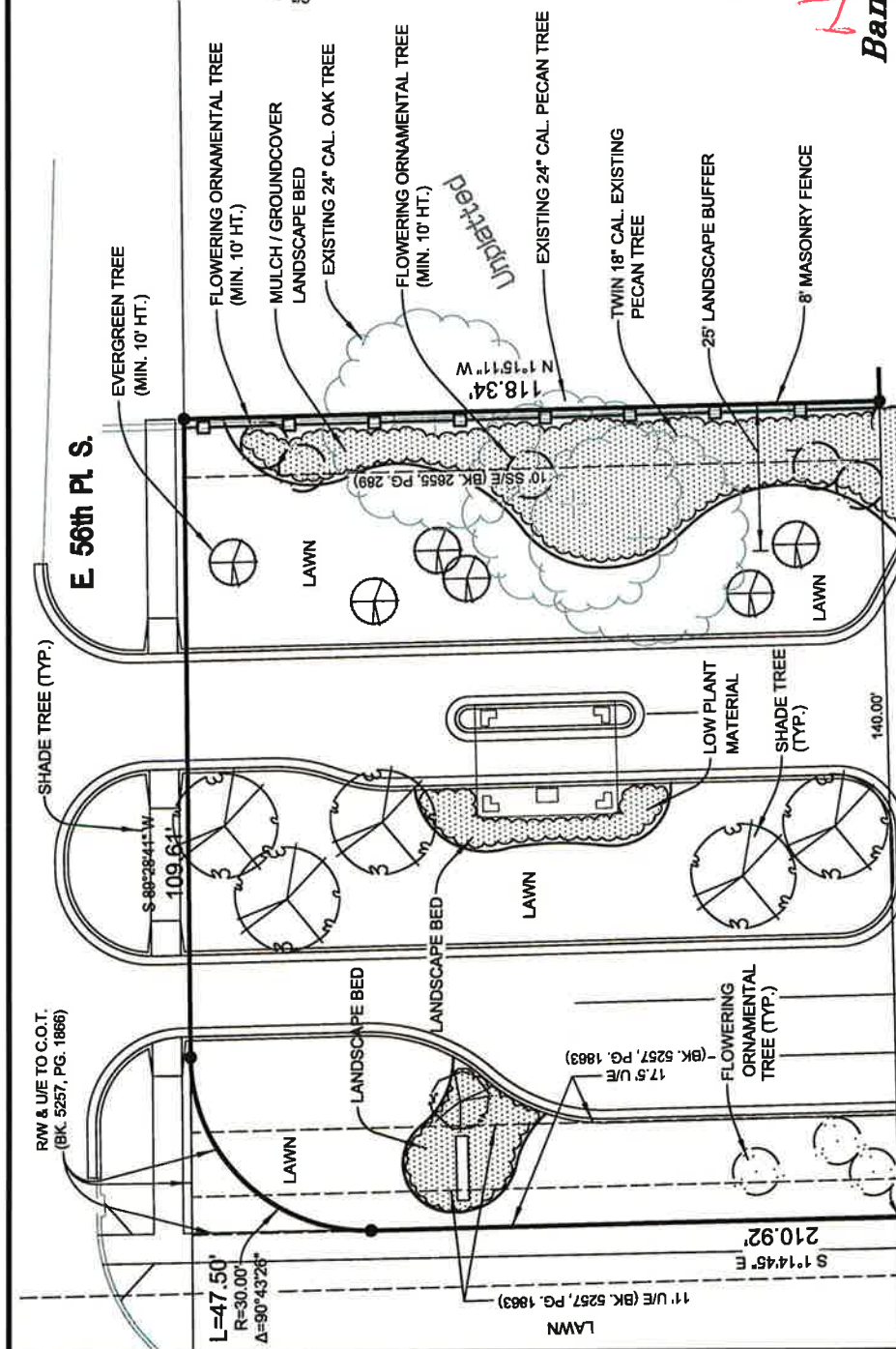
FILE: 1913.32 WO#: 16929.01



Sisemore Welsz & Associates, Inc.

6111 EAST 32ND PLACE
TULSA, OKLAHOMA 74136
C.A. NO. 2421

PHONE (918) 695-3900
FAX: (918) 695-3908
EXP. DATE 6/30/78



Location Map
SCALE: 1"=200'

Legend

- SS/E = SANITARY SEWER EASEMENT
- U/E = UTILITY EASEMENT
- R/W = RIGHT-OF-WAY
- C.O.T. = CITY OF TULSA

SCALE: 1"=20'

North Lot
**BancFirst Expansion -
56th & Lewis**

Conceptual Landscape Plan-North Lot

DATE PREPARED: MARCH 27, 2013

Exhibit "E-1"

Sisemore Weisz & Associates, Inc.

801 EAST 39th PLACE
TULSA, OKLAHOMA 74106
CA. NO. 918 695-3000
FAX 918 695-3008
EXP. DATE 6/30/13

FILE: 1913.32 WO#: 16929.01

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Location Map
SCALE: 1"=30'



BancFirst Expansion - 56th & Lewis

Conceptual Landscape Plan - North Lot (Color Rendering)

DATE PREPARED: MARCH 27, 2013

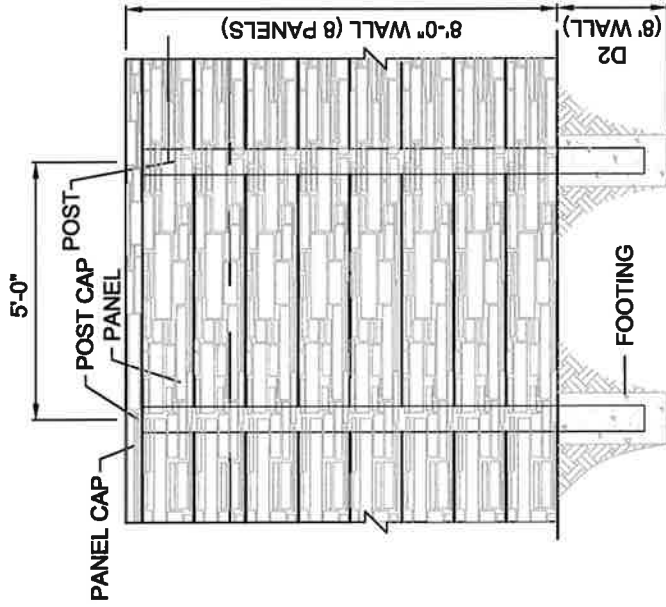
Exhibit "E-2"



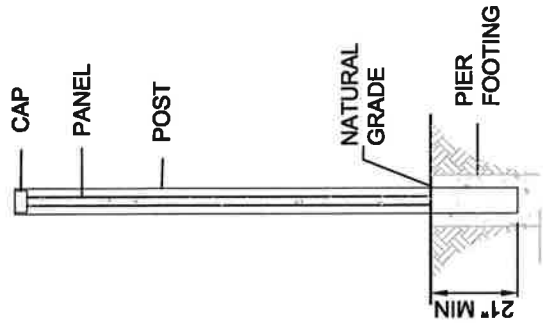
Sisemore Weisz & Associates, Inc.
811 EAST 38th PLACE
TULSA, OKLAHOMA 74106
CA. NO. 2461
PHONE: (918) 666-8000
FAX: (918) 666-8005
E-MAIL: DATE: 6/30/13

FILE: 1913.32 WO#: 16929.01

15.17



BOUNDARY SCREENING WALL ELEVATION



SECTION

BancFirst Expansion - 56th & Lewis

Boundary Screening Wall Details

DATE PREPARED: MARCH 27, 2013

Exhibit "F"



Sisemore Weisz & Associates, Inc.
 818 EAST 52ND PLACE
 TULSA, OKLAHOMA 74135
 CA. NO. 2421
 PHONE (918) 665-3800
 FAX (918) 665-6666
 EXP. DATE 9/30/13

FILE: 1913.32 WORK: 16929.01

15.18