

# TULSA METROPOLITAN AREA PLANNING COMMISSION

INCOG - 2 West 2nd Street, Suite 800 - Tulsa, Oklahoma 74103 - 918-584-7526 – Fax: 918-583-1024

tulsaplanning.org

## City Rezoning

### [ ] Optional Development Plan

#### APPLICATION INFORMATION

RECEIVED BY: ds      DATE FILED:      PRC DATE: -      HEARING DATE: **07/19/2023**      CASE NUMBER: **Z-7729**  
 06/08/2023

[ X ] CITY [ ] COUNTY      REFERRAL CITIES (ZONING ONLY): \_\_\_\_\_ RELATED CASE #       PUD-772-A      

NEIGHBORHOOD ASSOCIATIONS:

#### SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: **NW/c of S Utica Ave & 13<sup>th</sup> PI**      TRACT SIZE: 3.31+acres/ 144236.46+sq. ft.

LEGAL DESCRIPTION: (email to [esubmit@incog.org](mailto:esubmit@incog.org)): LOT ONE (1), BLOCK ONE (1), AND THE EAST 10 FEET OF VACATED ALLEY ADJOINING ON THE WEST, LAKE VIEW ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 82, LESS AND EXCEPT A STRIP, PIECE OR PARCEL OF LAND LYING IN LOT ONE (1), BLOCK ONE (1), LAKE VIEW ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, SAID PARCEL OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE WEST 40 FEET ALONG THE NORTH BOUNDARY OF LOT 1; THENCE SOUTH 42°24'38" EAST A DISTANCE OF 32.40 FEET; THENCE SOUTH 0°04'13" EAST A DISTANCE OF 24.88 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1; THENCE EAST ALONG THE SOUTH LINE A DISTANCE OF 20.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, AND LOT TWO (2), BLOCK ONE (1), AND THE EAST 10 FEET OF VACATED ALLEY ADJOINING ON WEST, LAKE VIEW ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 82, LESS AND EXCEPT A STRIP, PIECE OR PARCEL OF LAND LYING IN LOT 2, BLOCK 1, LAKE VIEW ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, SAID PARCEL OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 20.04 FEET; THENCE S 0°04'13" EAST A DISTANCE OF 50.01 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2; THENCE EAST ALONG SAID SOUTH LINE A DISTANCE OF 21.05 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, AND LOT THREE (3), BLOCK ONE (1), AND THE EAST 10 FEET OF VACATED ALLEY ADJOINING ON WEST, LAKE VIEW ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 82, LESS AND EXCEPT A STRIP, PIECE OR PARCEL OF LAND LYING IN LOT THREE (3), BLOCK ONE (1), LAKE VIEW ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, SAID PARCEL OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 21.05 FEET; THENCE SOUTH 0°04'13" EAST A DISTANCE OF 50.01 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 3; THENCE EAST ALONG SAID SOUTH LINE A DISTANCE OF 22.07 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 3 A DISTANCE OF 50.00 FEET TO A POINT OF BEGINNING AND ALSO COVERING THE EAST 10 FEET OF THE VACATED ALLEY ADJACENT ON THE WEST, AND LOTS FOUR (4) AND FIVE (5), BLOCK ONE (1), AND THE EAST 10 FEET OF VACATED ALLEY ADJOINING ON WEST, LAKE VIEW ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 82, LESS AND EXCEPT A STRIP, PIECE OR PARCEL OF LAND LYING IN LOTS FOUR (4) AND FIVE (5), BLOCK ONE (1), LAKE VIEW ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, SAID PARCEL OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 4 A DISTANCE OF 22.07 FEET; THENCE SOUTH 0°04'13" EAST A DISTANCE OF 45.72 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 4; THENCE WEST ALONG THE SOUTH LINE A DISTANCE OF 11.50 FEET; THENCE SOUTH 01°37'37" WEST A DISTANCE OF 50.06 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 5; THENCE EAST ALONG SAID SOUTH LINE A DISTANCE OF 37.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5, THENCE NORTH ALONG THE EAST LINE OF SAID LOT 5 AND LOT 4 A DISTANCE OF 95.71 FEET TO THE POINT OF BEGINNING, AND LOTS TWENTY (20), TWENTY-ONE (21), TWENTY-TWO (22), TWENTY-THREE (23) AND TWENTY-FOUR (24), BLOCK ONE (1), AND THE WEST TEN (10) FEET OF THE CLOSED ALLEY LYING EAST AND ADJACENT TO THE AFOREMENTIONED LOTS IN BLOCK ONE (1), LAKE VIEW ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF TRACT2, LOTS FOUR (4), THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16) AND SEVENTEEN (17), BLOCK EIGHT (8), FOREST PARK ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RE-AMENDED RECORDED PLAT NO. 49, AND THE WEST TEN (10) FEET OF THE CLOSED ALLEY LYING EAST AND ADJOINING SAID LOTS AND THE EAST TEN (10) FEET OF THE CLOSED TRENTON AVENUE LYING WEST AND ADJOINING SAID LOTS, AND LOTS ONE (1), TWO (2), THREE (3), FOUR(4) AND FIVE (5), BLOCK TWO (2), AND THE EAST TEN (10) FEET OF THE CLOSED ALLEY LYING WEST AND ADJACENT TO SAID LOTS IN BLOCK TWO (2), AND THE CLOSED SOUTH TROOST AVENUE LYING ADJACENT TO LOTS TWENTY (20) THROUGH TWENTY-FOUR (24), BLOCK ONE (1), AND LOTS ONE (1) THROUGH FIVE (5), BLOCK TWO (2), ALL IN LAKE VIEW ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

PRESENT ZONING: **RM-2/PUD-772/NIO**      PRESENT USE: **Vacant**      T-R-S: **9307**      CZM: **37**      ATLAS:      CD: **4**

#### INFORMATION ABOUT YOUR PROPOSAL

PROPOSED ZONING: **CS/PUD-772-A**      PROPOSED USE: **Commercial**      DEV. AREAS AFFECTED IN PLAN: \_\_\_\_\_

LAND USE DESIGNATION: **Downtown Neighborhood, Regional Center**      GROWTH OR STABILITY DESIGNATION: **Area of Growth**

IS PROPOSAL A SIGNIFICANT DEVIATION FROM COMPREHENSIVE PLAN?: [ ] Y [ ] N      COMP PLAN AMEND CASE # \_\_\_\_\_

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <b>Lou Reynolds</b>	<b>MANDALAY BAY INVESTMENTS LLC</b>
ADDRESS <b>2727 E. 21st St.</b>	<b>PO BOX 3669</b>
CITY, ST, ZIP <b>Tulsa, OK 74114</b>	<b>TULSA OK</b>
DAYTIME PHONE <b>918.747.8900</b>	
EMAIL <b>rlreynolds@elderdetrich.com</b>	
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
<b>SIGNATURE &amp; DATE:</b>	

DOES OWNER CONSENT TO THIS APPLICATION [ ] Y [ ] N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? \_\_\_\_\_

APPLICATION FEES (Make checks payable to INCOG)			
BASE APPLICATION FEE	\$ 1000		
ADDITIONAL FEE	\$ 0	APPLICATION SUBTOTAL	\$ 1000
NEWSPAPER PUBLICATION	\$ 225		
SIGNS	\$130 X 2 = \$ 260		
300' PROPERTY OWNERS MAILING & POSTAGE (Minimum Mailing will be to 15 Property Owners)	\$ 55	NOTICE SUBTOTAL	\$ 540
RECEIPT NUMBER:		<b>TOTAL AMOUNT DUE</b>	<b>\$ 1540</b>

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

#### DISPOSITION

TMAPC REC.:	COUNCIL/COMMISSION ACTION:
	DATE/VOTE
DATE/VOTE	ORDINANCE/RESOLUTION NO.:
PLAT NAME	PLAT WAIVER [ ] Y [ ] N DATE:

# TULSA METROPOLITAN AREA PLANNING COMMISSION

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## City Rezoning

### [ ] Optional Development Plan

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[X] CITY [ ] COUNTY      REFERRAL CITIES (ZONING ONLY): \_\_\_\_\_      RELATED CASE # PUD-772-A

NEIGHBORHOOD ASSOCIATIONS:

#### SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: **NW/c of S Utica Ave & 13<sup>th</sup> Pl**      TRACT SIZE: 3.31+acres/ 144236.46+sq. ft.

LEGAL DESCRIPTION: (email to [esubmit@incog.org](mailto:esubmit@incog.org)): **See attached**

PRESENT ZONING: **RM-2/PUD-772/NIO**      PRESENT USE: **Vacant**      T-R-S: **9307**      CZM: **37**      ATLAS:      CD: **4**

#### INFORMATION ABOUT YOUR PROPOSAL

PROPOSED ZONING: **CS/PUD-772-A**      PROPOSED USE: **Commercial**      DEV. AREAS AFFECTED IN PLAN: \_\_\_\_\_

LAND USE DESIGNATION: **Downtown Neighborhood,**      GROWTH OR STABILITY DESIGNATION: **Area of Growth**

#### Regional Center

IS PROPOSAL A SIGNIFICANT DEVIATION FROM COMPREHENSIVE PLAN?: [ ] Y [ ] N      COMP PLAN AMEND CASE # \_\_\_\_\_

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <b>Lou Reynolds</b>	<b>MANDALAY BAY INVESTMENTS LLC</b>
ADDRESS <b>2727 E. 21st St.</b>	<b>PO BOX 3669</b>
CITY, ST, ZIP <b>Tulsa, OK 74114</b>	<b>TULSA OK</b>
DAYTIME PHONE <b>918.747.8900</b>	
EMAIL <b>rlreynolds@ellerdetrich.com</b>	
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE:	

DOES OWNER CONSENT TO THIS APPLICATION [ ] Y [ ] N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? \_\_\_\_\_

APPLICATION FEES (Make checks payable to INCOG)			
BASE APPLICATION FEE	\$ 1000		
ADDITIONAL FEE	\$ 0	APPLICATION SUBTOTAL	\$ 1000
NEWSPAPER PUBLICATION	\$ 225		
SIGNS	\$130 X 2 =	\$ 260	
300' PROPERTY OWNERS MAILING & POSTAGE (Minimum Mailing will be to 15 Property Owners)	\$ 55	NOTICE SUBTOTAL	\$ 540
RECEIPT NUMBER: <b>235730</b>		TOTAL AMOUNT DUE	\$ 1540

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

#### DISPOSITION

TMAPC REC.:	COUNCIL/COMMISSION ACTION:
	DATE/VOTE
DATE/VOTE	ORDINANCE/RESOLUTION NO.:
PLAT NAME	PLAT WAIVER [ ] Y [ ] N      DATE:

**TULSA METROPOLITAN AREA PLANNING COMMISSION**

INCOG - 2 West 2nd Street, Suite 800 - Tulsa, Oklahoma 74103 - (918) 584-7526 - FAX (918) 583-1024

tulsaplanning.org

ZONING       MPD       CO PLAN       PUD  
 MAJOR AMENDMENT       SPECIAL AREA OVERLAY

**REZONING**

*Optional Development Plan*

**APPLICATION INFORMATION**

RECEIVED BY: \_\_\_\_\_ DATE FILED: 6/8/23 PRC DATE: \_\_\_\_\_ TMAPC DATE: 7/19/2023 CASE NUMBER: Z-

CITY  COUNTY RELATED CASE #: PUD-772-A

NEIGHBORHOOD ASSOCIATIONS: \_\_\_\_\_

**SUBJECT PROPERTY INFORMATION**

ADDRESS OR DESCRIPTIVE LOCATION: Northwest corner of S. Utica Ave. & E. 13th Pl. TRACT SIZE: ~5.9 AC

LEGAL DESCRIPTION: (also email to [esubmit@incog.org](mailto:esubmit@incog.org)) See attached

PRESENT ZONING: RM-2/ PRESENT USE: Vacant T-R-S 19-13-7 COUNCIL DISTRICT 4 CO COMM DISTRICT 2  
PUD-772/NIO

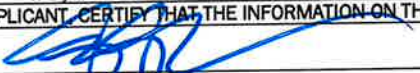
**INFORMATION ABOUT YOUR PROPOSAL**

PROPOSED ZONING: CS/PUD-772-A PROPOSED USE: Commercial DEV. AREA AFFECTED IN PLAN: \_\_\_\_\_

NATURE OF PROPOSAL or AMENDMENT: Rezone from RM-2 to CS

LAND USE DESIGNATION: Regional Center/Downtown Neighborhood GROWTH OR STABILITY DESIGNATION: Growth

IS PROPOSAL A SIGNIFICANT DEVIATION FROM COMPREHENSIVE PLAN?:  Y  N COMP PLAN AMEND CASE # \_\_\_\_\_

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	<u>Lou Reynolds</u>	NAME	<u>Mandalay Bay Investments LLC</u>
ADDRESS	<u>2727 E. 21st St., Ste. 200</u>	ADDRESS	<u>P.O. Box 3669</u>
CITY, ST, ZIP	<u>Tulsa, OK 74114</u>	CITY, ST, ZIP	<u>Tulsa, OK 74101</u>
DAYTIME PHONE	<u>(918) 747-8900</u>	DAYTIME PHONE	
EMAIL	<u>lreynolds@ellerdetrich.com</u>	EMAIL	
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.			
SIGNATURE & DATE:		 <u>6/8/23</u>	

DOES OWNER CONSENT TO THIS APPLICATION?  Y  N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Attorney for Buyer

APPLICATION FEES			
BASE APPLICATION FEE			\$
ADDITIONAL FEE (i.e. <i>Optional Development Plan</i> )			\$
NEWSPAPER PUBLICATION		\$	
SIGNS	\$130 X	=	\$
300' PROPERTY OWNERS MAIL (Minimum Mailing will be to 15 Property Owners)	\$45 + \$	=	\$
RECEIPT NUMBER:		TOTAL AMOUNT DUE	\$

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

DISPOSITION	
TMAPC REC.	COUNCIL/COMMISSION ACTION
	DATE/VOTE
DATE/VOTE	ORDINANCE/RESOLUTION NO.
PLAT NAME	PLAT WAIVER <input type="checkbox"/> Y <input type="checkbox"/> N

**PLATTING/ SUBDIVISION CONFORMANCE REVIEW REQUIREMENT**

For the purposes of providing a proper arrangement of streets and assuring the adequacy of open spaces for traffic, utilities, and access of emergency vehicles, commensurate with the intensification of land use customarily incident to a change of zoning, a platting requirement or subdivision conformance review is established as follows:

For any land which has been rezoned to a zoning classification other than AG upon application of a private party or for any land which has been granted a special exception by the Board of Adjustment to permit those uses expressly stated in Section 70.080-B.1.b of the City of Tulsa Zoning Code and Section 260 of the Tulsa County Zoning Code, no building permit or zoning clearance permit shall be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, or a subdivision conformance review as the case may be, submitted to and approved by the Planning Commission, and filed of record in the office of the County Clerk where the property is situated.

I hereby certify that I have read and understand the above requirements and that I will plat, replat or comply with standards set by the subdivision conformance review for the subject property.



Applicant's Signature



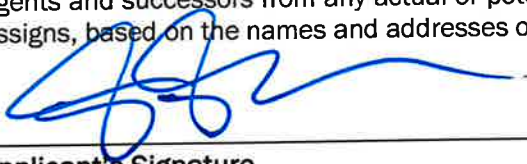
Date

**Authorization For INCOG to Obtain Names and Mailing Addresses of Owners of Property Within 300 Feet or Extended Until a Minimum of 15 Property Owners are Notified**

**AUTHORIZATION AND RELEASE**

I authorize the INCOG Staff to obtain property owners' names and addresses as required for application number \_\_\_\_\_. I understand that INCOG Staff will use the Tulsa and Surrounding County Assessor's computer database to ascertain the names and addresses of the property owners. That database may not reflect recent ownership changes.

For valuable consideration duly received and acknowledged, I hereby release and forever discharge INCOG, its agents and successors from any actual or potential cause of action, suit or proceeding brought by me, my agents or assigns, based on the names and addresses obtained by INCOG as required in this application.



Applicant's Signature



Date


## NEIGHBOR COMMUNICATIONS

1. Neighbor communications are encouraged by the board of adjustment, planning commission and city council to help:

- a. educate applicants and neighbors about one another's interests;
- b. resolve issues in a manner that respects those interests; and
- c. identify unresolved issues before initiation of formal public hearings.

2. Applicants are encouraged to submit a summary of their neighbor communication activities at or before the first required public hearing. The recommended content of such summaries is as follows:

- a. Efforts to notify neighbors about the proposal (how and when notification occurred, and who was notified);
- b. How information about the proposal was shared with neighbors (mailings, work-shops, meetings, open houses, flyers, door-to-door handouts, etc.);
- c. Who was involved in the discussions;
- d. Suggestions and concerns raised by neighbors; and
- e. What specific changes (if any) were considered and/or made as a result of the neighbor communications.

  
\_\_\_\_\_  
Applicant's Signature

6/8/23  
\_\_\_\_\_  
Date

## ODP, MPD, CO, PUD APPLICATIONS

**For any project where a development plan is provided; whether required or optional, the applicant must provide a complete statement of intent.**

The statement shall be included in the submittal packet and must provide specific answers to the following concepts.

- 1) *Identify why the proposed development cannot be implemented with any of the other applicable zoning regulations.*
- 2) *Provide specific information outlining how the development plan will result in a project that is consistent with the City's adopted comprehensive plans that affect the site. This may include the Tulsa Comprehensive Plan, small area plans, sector plans, special studies or other documents that help guide future development in the City of Tulsa.*
- 3) *Include details identifying how the development plan will provide a greater public benefit than could be achieved using conventional zoning regulations.*

**Please attach your statement of intent separately and include any illustrations or text to support your request.  
Please sign below that you understand, have read, this.**

Applicant Signature:   
\_\_\_\_\_

Tulsa Metropolitan Area Planning Commission (TMAPC) Case Number: \_\_\_\_\_

Date: Wednesday, \_\_\_\_\_ 1:00 p.m.

Tulsa City Council Room, 2nd Level, One Technology Center, 175 East 2nd Street

**Planning Review Committee (PRC) Meeting:**

Date: Thursday, \_\_\_\_\_ Immediately following the 1:30 p.m. TAC meeting

Large Conference Room, 8th Floor, INCOG, 2 West 2nd Street

A person knowledgeable of the application and the property must attend the meeting to represent the application. Site Plans and development proposals should be submitted at the time of application. Photos or renderings may be presented at the hearing.

***PLATTING REQUIREMENTS:***

For any land which has been rezoned upon application of a private party, no building permit or zoning clearance permit may be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, as the case may be, submitted to and approved by the Planning Commission, and filed of record in the office of the County Clerk where the property is situated. Provided that the Planning Commission, pursuant to their exclusive jurisdiction over subdivision plats, may waive the platting requirement upon a determination that the above stated purposes have been achieved by previous platting or could not be achieved by a plat or replat.

**If your application is approved, you will need additional permits.**

Contact the City Permit Office at (918) 596-9456 if your tract is in the City of Tulsa *or* the Tulsa County Building Inspector's Office at (918) 596-5293 if in unincorporated Tulsa County.

**Tulsa Metropolitan Area Planning Commission  
2 West 2nd Street, Suite 800  
Tulsa, Oklahoma 74103  
(918) 584-7526**

# SIGN-IN

CHICK-FIL-A/13<sup>TH</sup> & UTICA NEIGHBORHOOD MEETING  
MAY 30, 2023 6:00 P.M.

NAME	ADDRESS	E-MAIL
LOU REYNOLDS	2727 E 21 <sup>ST</sup> ST.	lreynolds@detrich.com <sup>eller</sup>
Lauren Liebmann	1120 S Utica	lauren.liebmann@hillcrest.com
Cathy Otey	4008 E 45 <sup>th</sup> St	office@felctulsa.org
Kathy Seymour	12614 E 48 <sup>th</sup> St. Tulsa 74134	kseymour3@cox.net
GEORGE OTEY	4008 E 45 <sup>th</sup> St.	grotey@sbcglobal.net
Bob Moody	1126 S. Evanston Ave	bmoody@smithmoody.com
Tim S. CHAK SR	4125 S. Pearl Chr 2W 74105	
Getra Sanders	5200 Buffington Rd. Atlanta, GA 30349	Chick-fil-A, Inc. Chick-fil-A ENGINEER
TODD ROGERS	" "	
STANWON MARKLIN	" "	(Chick-fil-A Development Consultant
Stephen Mamula	1604 E 13 <sup>th</sup> St. Tulsa OK 74120	S_mamula@yahoo.com

**Eller Detrich**  
*A Professional Corporation*

Philip J. Eller  
Kevin H. Wylie  
R. Louis Reynolds  
Daniel C. Cupps  
Andrew A. Shank  
Shanann Pinkham Passley  
Mac D. Finlayson  
Steven P. Flowers  
Kenneth E. Crump, Jr.  
Sloane Ryan Lile  
Nathalie M. Cornett  
Natalie J. Marra  
Jacob W. Purdum

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Donald L. Detrich, *Retired*  
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(918) 747-2665

*Writer's Direct Line*  
(918) 392-9400

*Writer's Direct Fax*  
(918) 392-9406

*Writer's E-Mail*  
[rlreynolds@ellerdetrich.com](mailto:rlreynolds@ellerdetrich.com)

May 23, 2023

Travis E. Dust & Sara L. Short  
1720 East 13<sup>th</sup> Street  
Tulsa, Oklahoma 74104

Re: Northwest Corner of E. 13<sup>th</sup> Street and S. Utica Avenue Neighborhood Meeting

Dear Mr. Dust and Ms. Short:

This law firm represents Chick-fil-A in connection with the property at 1312 S. Utica Avenue, located at the northwest corner of East 13<sup>th</sup> Place South and South Utica Avenue, just north of the Broken Arrow Expressway.

We intend to file applications to rezone the property from RM-2 (Residential Multi-family 2) to CS (Commercial Shopping) and amend the existing Planned Unit Development PUD-772 in order to redevelop the eastern portion of the property as a Chick-fil-A restaurant.

I am writing to you to invite you to a meeting with the Chick-fil-A team on **Tuesday, May 30, 2022**, at the First Lutheran Church, located at 1244 S. Utica Ave., Tulsa, Oklahoma 74104, at **6:00 p.m.**



Eller & Detrich  
*A Professional Corporation*

May 23, 2023  
Page 2

On behalf of Chick-fil-A, we hope to see you at the meeting and will make every effort to answer any questions you may have about the project. Again, we look forward to seeing you at the May 30<sup>th</sup> meeting.

Sincerely,

ELLER AND DETRICH  
*A Professional Corporation*



R. Louis Reynolds

**Eller&Detrich**  
2727 East 21st Street, Suite 200  
Tulsa, Oklahoma 74114-3533



74114  
60¢  
US POSTAGE  
FIRST-CLASS

Travis Dust & Sara L. Short  
1720 E. 13<sup>th</sup> St.  
Tulsa, Oklahoma 74104

**Eller Detrich**  
*A Professional Corporation*

Philip J. Eller  
Kevin H. Wylie  
R. Louis Reynolds  
Daniel C. Cupps  
Andrew A. Shank  
Shanann Pinkham Passley  
Mac D. Finlayson  
Steven P. Flowers  
Kenneth E. Crump, Jr.  
Sloane Ryan Lile  
Nathalie M. Cornett  
Natalie J. Marra  
Jacob W. Purdum

*Telephone*  
(918) 747-8900

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(918) 747-2665

*Of Counsel*

Donald L. Detrich, *Retired*  
Jerry M. Snider  
Katherine Saunders, PLC  
Heidi L. Shadid  
Joshua M. Tietsort

*Writer's Direct Line*  
(918) 392-9400

*Writer's Direct Fax*  
(918) 392-9406

*Writer's E-Mail*  
[rlreynolds@ellerdetrich.com](mailto:rlreynolds@ellerdetrich.com)

May 23, 2023

First Evangelical Lutheran Church  
1244 S. Utica  
Tulsa, Oklahoma 74104-4213

Re: Northwest Corner of E. 13<sup>th</sup> Street and S. Utica Avenue Neighborhood Meeting

Dear Sir or Madam:

This law firm represents Chick-fil-A in connection with the property at 1312 S. Utica Avenue, located at the northwest corner of East 13<sup>th</sup> Place South and South Utica Avenue, just north of the Broken Arrow Expressway.

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[www.EllerDetrich.com](http://www.EllerDetrich.com)

2727 East 21<sup>st</sup> Street, Suite 200, Tulsa, Oklahoma 74114-3533

Eller & Detrich  
*A Professional Corporation*

May 23, 2023  
Page 2

On behalf of Chick-fil-A, we hope to see you at the meeting and will make every effort to answer any questions you may have about the project. Again, we look forward to seeing you at the May 30<sup>th</sup> meeting.

Sincerely,

ELLER AND DETRICH  
*A Professional Corporation*



R. Louis Reynolds

**Eller&Detrich**

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[rlreynolds@ellerdetrich.com](mailto:rlreynolds@ellerdetrich.com)

May 23, 2023

Gary & Sharon Gould & Allison Gould  
2506 S. Evanston Avenue  
Tulsa, Oklahoma 74114

Re: Northwest Corner of E. 13<sup>th</sup> Street and S. Utica Avenue Neighborhood Meeting

Dear Mr. and Mses. Gould:

This law firm represents Chick-fil-A in connection with the property at 1312 S. Utica Avenue, located at the northwest corner of East 13<sup>th</sup> Place South and South Utica Avenue, just north of the Broken Arrow Expressway.

We intend to file applications to rezone the property from RM-2 (Residential Multi-family 2) to CS (Commercial Shopping) and amend the existing Planned Unit Development PUD-772 in order to redevelop the eastern portion of the property as a Chick-fil-A restaurant.

I am writing to you to invite you to a meeting with the Chick-fil-A team on **Tuesday, May 30, 2022**, at the First Lutheran Church, located at 1244 S. Utica Ave., Tulsa, Oklahoma 74104, at **6:00 p.m.**

[www.EllerDetrich.com](http://www.EllerDetrich.com)

2727 East 21<sup>st</sup> Street, Suite 200, Tulsa, Oklahoma 74114-3533

Eller & Detrich  
*A Professional Corporation*

May 23, 2023  
Page 2

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Sincerely,

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*A Professional Corporation*



R. Louis Reynolds

**Eller&Detrich**  
2727 East 21st Street, Suite 200  
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May 23, 2023

JSM Management LLC  
6440 South 221<sup>st</sup> East Avenue  
Broken Arrow, OK 74014-2021

Re: Northwest Corner of E. 13<sup>th</sup> Street and S. Utica Avenue Neighborhood Meeting

Dear Sir or Madam:

This law firm represents Chick-fil-A in connection with the property at 1312 S. Utica Avenue, located at the northwest corner of East 13<sup>th</sup> Place South and South Utica Avenue, just north of the Broken Arrow Expressway.

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May 23, 2023  
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*A Professional Corporation*

R. Louis Reynolds

**Eller & Detrich**  
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May 23, 2023

Glenda Rae and Gary Wayne Rust  
1715 East 13<sup>th</sup> Place  
Tulsa, Oklahoma 74104

Re: Northwest Corner of E. 13<sup>th</sup> Street and S. Utica Avenue Neighborhood Meeting

Dear Mr. and Ms. Rust:

This law firm represents Chick-fil-A in connection with the property at 1312 S. Utica Avenue, located at the northwest corner of East 13<sup>th</sup> Place South and South Utica Avenue, just north of the Broken Arrow Expressway.

We intend to file applications to rezone the property from RM-2 (Residential Multi-family 2) to CS (Commercial Shopping) and amend the existing Planned Unit Development PUD-772 in order to redevelop the eastern portion of the property as a Chick-fil-A restaurant.

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Eller & Detrich  
*A Professional Corporation*

May 23, 2023  
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Sincerely,

ELLER AND DETRICH  
*A Professional Corporation*



R. Louis Reynolds

**Eller & Detrich**

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May 23, 2023

The Short Revocable Trust  
c/o Donald L. & Deeanne Short, Trustees  
254 Paradise Drive  
Chouteau, Oklahoma 74337-2844

Re: Northwest Corner of E. 13<sup>th</sup> Street and S. Utica Avenue Neighborhood Meeting

Dear Mr. and Ms. Short:

This law firm represents Chick-fil-A in connection with the property at 1312 S. Utica Avenue, located at the northwest corner of East 13<sup>th</sup> Place South and South Utica Avenue, just north of the Broken Arrow Expressway.

We intend to file applications to rezone the property from RM-2 (Residential Multi-family 2) to CS (Commercial Shopping) and amend the existing Planned Unit Development PUD-772 in order to redevelop the eastern portion of the property as a Chick-fil-A restaurant.

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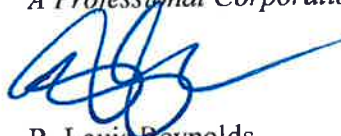
Eller & Detrich  
*A Professional Corporation*

May 23, 2023  
Page 2

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Sincerely,

ELLER AND DETRICH  
*A Professional Corporation*



R. Louis Reynolds



**Eller&Detrich**

2727 East 21st Street, Suite 200  
Tulsa, Oklahoma 74114-3533



The Short Revocable Trust  
c/o Donald L. & Deanne Short,  
Trustees  
254 Paradise Dr.  
Choteau, Ok. 74337-2844

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[rlreynolds@ellerdetrich.com](mailto:rlreynolds@ellerdetrich.com)

May 23, 2023

Harry E. & Theresa Irene Stutzman  
& Thomas Michael Stutzman  
1711 East 13<sup>th</sup> Place  
Tulsa, Oklahoma 74104-4423

Re: Northwest Corner of E. 13<sup>th</sup> Street and S. Utica Avenue Neighborhood Meeting

Dear Messrs. and Ms. Stutzman:

This law firm represents Chick-fil-A in connection with the property at 1312 S. Utica Avenue, located at the northwest corner of East 13<sup>th</sup> Place South and South Utica Avenue, just north of the Broken Arrow Expressway.

We intend to file applications to rezone the property from RM-2 (Residential Multi-family 2) to CS (Commercial Shopping) and amend the existing Planned Unit Development PUD-772 in order to redevelop the eastern portion of the property as a Chick-fil-A restaurant.

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[www.EllerDetrich.com](http://www.EllerDetrich.com)

2727 East 21<sup>st</sup> Street, Suite 200, Tulsa, Oklahoma 74114-3533



May 23, 2023  
Page 2

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Sincerely,

ELLER AND DETRICH  
*A Professional Corporation*

A handwritten signature in blue ink, appearing to read "R. Louis Reynolds". The signature is stylized and fluid.

R. Louis Reynolds

**Eller&Detrich**  
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Thomas Michael Stutzman  
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May 23, 2023

Tulsa Psychiatric Center  
1620 East 12<sup>th</sup> Street  
Tulsa, Oklahoma 74120

Re: Northwest Corner of E. 13<sup>th</sup> Street and S. Utica Avenue Neighborhood Meeting

Dear Sir or Madam:

This law firm represents Chick-fil-A in connection with the property at 1312 S. Utica Avenue, located at the northwest corner of East 13<sup>th</sup> Place South and South Utica Avenue, just north of the Broken Arrow Expressway.

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Eller & Detrich  
*A Professional Corporation*

May 23, 2023  
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ELLER AND DETRICH  
*A Professional Corporation*



R. Louis Reynolds

**Eller&Detrich**

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Tulsa, Oklahoma 74114-3533



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Tulsa, Oklahoma 74120

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May 23, 2023

Tulsa Psychiatric Center  
1225 S. Saint Louis Avenue  
Tulsa, Oklahoma 74120-5414

Re: Northwest Corner of E. 13<sup>th</sup> Street and S. Utica Avenue Neighborhood Meeting

Dear Sir or Madam:

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Eller & Detrich  
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May 23, 2023  
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Tulsa Psychiatric Center  
1225 S. Saint Louis Ave.  
Tulsa, Oklahoma 74120-5414

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May 23, 2023

Tulsa Psychiatric Foundation  
1620 East 12<sup>th</sup> Street  
Tulsa, Oklahoma 74120-5407

Re: Northwest Corner of E. 13<sup>th</sup> Street and S. Utica Avenue Neighborhood Meeting

Dear Sir or Madam:

This law firm represents Chick-fil-A in connection with the property at 1312 S. Utica Avenue, located at the northwest corner of East 13<sup>th</sup> Place South and South Utica Avenue, just north of the Broken Arrow Expressway.

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2727 East 21<sup>st</sup> Street, Suite 200, Tulsa, Oklahoma 74114-3533

Eller & Detrich  
*A Professional Corporation*

May 23, 2023  
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*A Professional Corporation*



R. Louis Reynolds

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May 23, 2023

VTR Hillcrest MC Tulsa LLC  
c/o AHS Mgmt Services of OK LLC  
110 West 7<sup>th</sup> Street, Suite 2530  
Tulsa, Oklahoma 74119-1104

Re: Northwest Corner of E. 13<sup>th</sup> Street and S. Utica Avenue Neighborhood Meeting

Dear Sir or Madam:

This law firm represents Chick-fil-A in connection with the property at 1312 S. Utica Avenue, located at the northwest corner of East 13<sup>th</sup> Place South and South Utica Avenue, just north of the Broken Arrow Expressway.

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Eller & Detrich  
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May 23, 2023  
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Sincerely,

ELLER AND DETRICH  
*A Professional Corporation*



R. Louis Reynolds

**Eller&Detrich**

2727 East 21st Street, Suite 200  
Tulsa, Oklahoma 74114-3533



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c/o AHS MGMT SERVICES of OK  
LLC

110 W. 7<sup>th</sup> St. Ste 2530

Tulsa, Oklahoma 74119-1104



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*A Professional Corporation*

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[rlreynolds@ellerdetrich.com](mailto:rlreynolds@ellerdetrich.com)

May 23, 2023

VTR Hillcrest MC Tulsa LLC  
P. O. Box 71970  
Phoenix, AZ 85050-1017

Re: Northwest Corner of E. 13<sup>th</sup> Street and S. Utica Avenue Neighborhood Meeting

Dear Sir or Madam:

This law firm represents Chick-fil-A in connection with the property at 1312 S. Utica Avenue, located at the northwest corner of East 13<sup>th</sup> Place South and South Utica Avenue, just north of the Broken Arrow Expressway.

We intend to file applications to rezone the property from RM-2 (Residential Multi-family 2) to CS (Commercial Shopping) and amend the existing Planned Unit Development PUD-772 in order to redevelop the eastern portion of the property as a Chick-fil-A restaurant.

I am writing to you to invite you to a meeting with the Chick-fil-A team on **Tuesday, May 30, 2022**, at the First Lutheran Church, located at 1244 S. Utica Ave., Tulsa, Oklahoma 74104, at **6:00 p.m.**

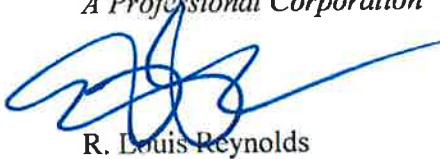
**Eller & Detrich**  
*A Professional Corporation*

May 23, 2023  
Page 2

On behalf of Chick-fil-A, we hope to see you at the meeting and will make every effort to answer any questions you may have about the project. Again, we look forward to seeing you at the May 30<sup>th</sup> meeting.

Sincerely,

ELLER AND DETRICH  
*A Professional Corporation*



R. Louis Reynolds

**Eller & Detrich**  
2727 East 21st Street, Suite 200  
Tulsa, Oklahoma 74114-3533



74114  
60c  
cents  
US POSTAGE  
FIRST-CLASS

VTR HILLCREST MC Tulsa LLC  
P.O. Box 71970  
Phoenix, AZ. 85050-1017

**Eller Detrich**  
*A Professional Corporation*

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May 23, 2023

Yelle Properties LLC  
2021 S. Lewis Avenue  
Suite 150  
Tulsa, OK 74104-5758

Re: Northwest Corner of E. 13<sup>th</sup> Street and S. Utica Avenue Neighborhood Meeting

Dear Sir or Madam:

This law firm represents Chick-fil-A in connection with the property at 1312 S. Utica Avenue, located at the northwest corner of East 13<sup>th</sup> Place South and South Utica Avenue, just north of the Broken Arrow Expressway.

We intend to file applications to rezone the property from RM-2 (Residential Multi-family 2) to CS (Commercial Shopping) and amend the existing Planned Unit Development PUD-772 in order to redevelop the eastern portion of the property as a Chick-fil-A restaurant.

I am writing to you to invite you to a meeting with the Chick-fil-A team on **Tuesday, May 30, 2022**, at the First Lutheran Church, located at 1244 S. Utica Ave., Tulsa, Oklahoma 74104, at **6:00 p.m.**

[www.EllerDetrich.com](http://www.EllerDetrich.com)

2727 East 21<sup>st</sup> Street, Suite 200, Tulsa, Oklahoma 74114-3533

Eller & Detrich  
*A Professional Corporation*

May 23, 2023  
Page 2

On behalf of Chick-fil-A, we hope to see you at the meeting and will make every effort to answer any questions you may have about the project. Again, we look forward to seeing you at the May 30<sup>th</sup> meeting.

Sincerely,

ELLER AND DETRICH  
*A Professional Corporation*



R. Louis Reynolds

**Eller&Detrich**  
2727 East 21st Street, Suite 200  
Tulsa, Oklahoma 74114-3533



74114  
60¢  
cents  
US POSTAGE  
FIRST-CLASS

Yelle Properties LLC  
2021 S. Lewis Ave. Ste 150  
Tulsa, Oklahoma 74104-5758

# INCOG

Two West 2nd Street #800  
 Tulsa, OK 74103-3116  
 (918)584-7526 Fax: (918)583-1024  
 www.incog.org

Receipt No. 235730

## RECEIPT

Customer Name LOU REYNOLDS

Date: 06/08/23

Fees below vary to each individual case

Qty	Description	Number	Unit Price	TOTAL
<b>INCOG RECEIPTS</b>				
	Map Request (8 1/2 X 11)		\$ 10.00	
	Map Request (11 X 17)		15.00	
	Map Request (24 X 24)		25.00	
	Map Request (36 X 36)		40.00	
	Maps-corporate limits		5.00	
1	<b>Publication in Newspaper</b>	Z-7729	225.00	225.00
2	<b>Signs</b>	Z-7729	130.00	260.00
1	<b>Postage &amp; Property Owners Mailing</b>	Z-7729	55.00	55.00
	Site Plan & Demographic & Income Profile		-	
	Postage		-	
	Publications		-	
	Subdivision Regulations for Tulsa Metro Area		20.00	
	COT Comprehensive Plan		100.00	
	Zoning Code/County		40.00	
	Zoning Code/City		125.00	
	Zoning Research		40.00	
	Copies (8 1/2 x 14 or less)		0.25	
	Copies (11 x 17 or less)		0.50	
	Copies - Plat map (11 x 17)		5.00	
	Large Document Plots (Larger 17 x 22)		15.00	
	Scanning (site plan)		20.00	
	Other			
	<b>Total INCOG Receipts</b>			540.00
<b>City of Tulsa</b>				
	Parklet			
	Application Fee			
	Parking Space Fee			
	Tables/Chairs - Application Fee			
	Sidewalk Café - Application Fee			
	<b>Total City of Tulsa Receipts</b>			-
	<b>Total Receipts</b>			\$ 540.00
			<b>TOTAL DUE</b>	<b>\$ 540.00</b>

<p><b>Payment Details</b></p> <p><input checked="" type="radio"/> Check No. <u>12501</u>      <input type="radio"/> Cash</p> <p><input type="radio"/>      <input type="radio"/> MC <input type="radio"/> VISA      <input type="radio"/> Fee Waived</p>	
<p>CREDIT CARD STATEMENTS WILL LIST CHARGE AS:                  INDIAN NATIONS COUNCIL OF GOVERNMENTS</p>	

Credit Card Charge

5% credit card fee      \$0.00

TOTAL AMOUNT PAID      \$0.00

Receipt taken by:      R HUNTER

**INCOG**

Two West 2nd Street #800  
 Tulsa, OK 74103-3116  
 (918)584-7526 Fax: (918)583-1024  
 www.incog.org

Receipt No. 235730

**RECEIPT**

**Customer**

Name LOU REYNOLDS

Date: 06/08/23

Fees below vary to each individual case

Qty	Description	Number	Unit Price	TOTAL
<b>TMAPC RECEIPTS</b>				
	Zoning Letter	Zoning Letter	\$ 75.00	
	Zoning Letter - w/in a Development Plan		150.00	
1	Zoning - City	Zoning	1,000.00	1,000.00
	Zoning - Optional Development Plan		250.00	
	Zoning - County		1,000.00	
	Zoning to AG or AG-R		500.00	
	Mixed Use Zoning (MX District)		1,250.00	
	Master Planned Development (MPD)		1,500.00	
	Special Area or Parking Impact Overlay		1,500.00	
	Historic Preservation Overlay		1,000.00	
	Expansion of existing Overlay District		500.00	
	Corridor Development Plan		1,500.00	
	PUD - County		1,500.00	
	TMAPC Agenda Fee		50.00	
	Detail Site Plan	Plan Review	250.00	
	Landscape Plan		150.00	
	Alternative Compliance Landscape Plan		150.00	
	Sign Plan (up to 2 signs)		200.00	
	Additional Signs (\$50.00 each)		50.00	
	Minor Revision to Site/Landscape Plans		50.00	
	Minor Amendment - PUD/CO/MPD/ODP		250.00	
	Major Amendment - PUD/CO/MPD/ODP		1,500.00	
	Abandonment of a PUD		500.00	
	Minor Subdivisions		650.00	
	Plat - Preliminary		1,200.00	
	Plat - Final		900.00	
	Development Regulations Compliance		500.00	
	Exempt Land Division Application	Other	100.00	
	Plat - Reinstatement / Extension		100.00	
	Accelerated Release/Building Permit		500.00	
	Access Change		100.00	
	Lot Splits	Lots	150.00	
	Lot Line Adjustments		150.00	
	City of Tulsa Board of Adjustment	BOA		
	Tulsa County Board of Adjustment			
	Comprehensive Plan Amendment	CPA	250.00	
	<b>TOTAL TMAPC RECEIPTS</b>			<b>\$ 1,000.00</b>
	<b>TOTAL INCOG RECEIPTS</b>			<b>\$ 540.00</b>

**TOTAL DUE \$ 1,540.00**

<b>Payment Details</b>	
<input checked="" type="radio"/> Check No. <u>12501</u>	<input type="radio"/> Cash
<input type="radio"/> MC	<input type="radio"/> VISA
<input type="radio"/> Fees Waived	
CREDIT CARD STATEMENTS WILL LIST CHARGE AS: INDIAN NATIONS COUNCIL OF GOVERNMENTS	

Credit Card Charge \$0.00  
 5% credit card fee \$0.00  
 TOTAL AMOUNT PAID \$0.00  
 Receipt taken by: R HUNTER