

Pearl District Business & Property Owners Association
325 East Quincy
Tulsa, Oklahoma 74120
800-858-2651, Ext 260
918-582-0086 facsimile

July 18, 2013

Mr. Josh Walker, Chairman
Tulsa Metropolitan Area Planning Commission
2 West Second Street, Suite 800
Tulsa, Oklahoma 74103

RE: Application for Amendments to Comprehensive Plan

Dear Chairman Walker:

The Pearl District Business and Property Owners Association desires to file a new application with the Tulsa Metropolitan Area Planning Commission that includes the following six (6) amendments to the 6th Street In-Fill Plan. For consistency and clarification, the action from the TMAPC March 6th meeting follows each item. We respectfully request a work session and a subsequent public hearing be set for these amendments to our Plan at the earliest possible dates.

Until the City has the time and funds for a comprehensive amendment of our plan area, we are asking for these items to be heard so business and property owners may expand and capitalize their properties. Failure to act on these requests will restrain potential development in our plan area. At such time when sufficient staffing and funding is available for a comprehensive amendment of our area, we intend to fully participate.

1. Amend the Plan for all of South Utica Avenue, all of East 11th Street South, South Peoria Avenue, north of East 6th Street, be planned within the Highway Commercial Subarea and removed from the Neighborhood Corridors Subarea as per the attached revised land plan maps. This is not a major change to the plan. It will recognize the auto oriented businesses that exist on Peoria, Utica, and 11th street that were ignored previously.
3-6-13 TMAPC Action: Staff to clean up inconsistent language between map and plan; requested action was not taken.
2. Amend the Plan to include all of the industrially zoned property within the Industrial Subarea. This change to the maps is consistent with the intent of the 6th Street Infill Plan.
3-6-13 TMAPC Action: Is consistent with this request.
3. Correct the Plan to remove all properties east of the centerline of South Utica Avenue and south of the centerline of East 11th Street South from the Plan area. The text of the Plan is inconsistent with the boundary.
3-6-13 TMAPC Action: Is consistent with this request.

4. Amend the Plan to provide that there be no reduction in required parking as currently provided in the Tulsa Zoning Code until such time as public parking lots or garages are provided by the City of Tulsa.
3-6-13 TMAPC Action: None taken.
5. Revise the Plan to provide for more diverse housing types per attached land plan maps.
3-6-13 TMAPC Action: None taken.
6. Amend the Plan to clarify that street closures be allowed to permit larger scale projects and significant projects which require controlled access.
3-6-13 TMAPC Action: Is consistent with this request.

We are committed to working with the City as well as others in the Pearl District to help make our District both safer and cleaner. We have begun communications with Dwain Midget to schedule meetings with appropriate City staff and are eager to begin conversations with Code Enforcement, Public Works, and the Tulsa Police Department. Perhaps this may be common ground for all of the Pearl District to begin working towards community goals.

Your consideration of these requests in a timely manner will be appreciated. If you have questions or additional information is needed, please contact us at your earliest convenience.

Respectfully submitted,

PEARL DISTRICT BUSINESS
AND PROPERTY OWNERS ASSOCIATION, INC



Brooke Hamilton
President