

**AGENDA**  
**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
**Meeting No. 2780**  
**October 17, 2018, 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:**

**Work session Report:**

**Director's Report:**

1. Minutes of October 3, 2018, Meeting No. 2779

**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. **PUD-816-1 KB Enterprise Homes, LLC** (CD 6) Location: Northeast corner of South 180th East Avenue and East 43rd Place requesting a **PUD Minor Amendment** to increase the allowable driveway coverage
3. **Sheridan Square** (CD 8) Change of Access, Location: South of the southeast corner of East 91st Street South and South Sheridan Road

**PUBLIC HEARINGS:**

4. **CPA-75**, consider adoption of **Walkability Analysis, May 2018**, as an amendment to the Downtown Area Master Plan (Continued from October 3, 2018)
5. **CZ-478 Old Sod Associates** (County) Location: Southwest corner of North Lewis Avenue and East 146th Street North requesting rezoning from **AG to CG** (Related to PUD-850)
6. **PUD-850 Old Sod Associates** (County) Location: Southwest corner of North Lewis Avenue and East 146th Street North requesting **PUD** to permit a propane storage facility (related to CZ-478)

7. **CZ-479 Erik Enyart** (County) Location: North of the Northeast corner of East 171st Street and South Elwood Avenue requesting rezoning from **AG to RE** (Related to PUD-851 & Elwood Crossing)
8. **PUD-851 Erik Enyart** (County) Location: North of the Northeast corner of East 171st Street and South Elwood Avenue requesting **PUD** to permit a residential subdivision (related to CZ-479 & Elwood Crossing)
9. **Elwood Crossing** (County) Preliminary Plat, Location: North of the Northeast corner of East 171st Street and South Elwood Avenue (related to CZ-479 & PUD-851)
10. **Woodland Valley** (CD 7) Preliminary Plat, Location: South of the southeast corner of East 61st Street South and South 90th East Avenue

## **OTHER BUSINESS**

11. Proposed 2019 TMAPC Meeting Dates

12. **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](http://www.tmapc.org)

email address: [esubmit@incog.org](mailto:esubmit@incog.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.

**Case Number:** PUD-816-1  
**Minor Amendment**

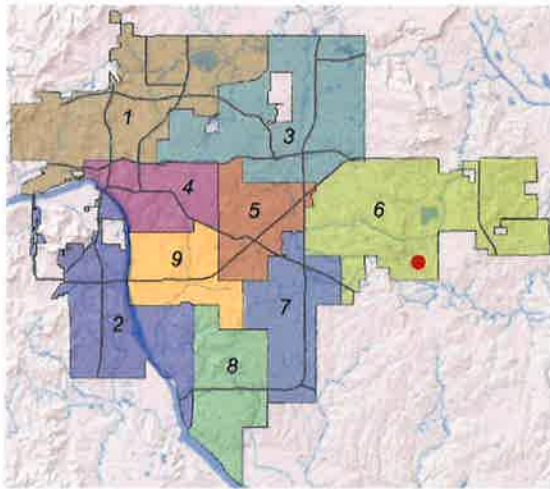
**Hearing Date:** October 17, 2018

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
Applicant: KB Enterprise Homes, LLC.

Property Same

**Location Map:**  
(shown with City Council Districts)



**Applicant Proposal:**

Concept summary: PUD minor amendment to increase the allowable driveway coverage in the front yard from 45% to 63%.

Gross Land Area: 0.24 acres

Location: NE/c S 180<sup>th</sup> E Ave and E 43<sup>rd</sup> PI S

Lot 7, Block 2 Huntington Park

17927 E 43<sup>rd</sup> PI

**Zoning:**

Existing Zoning: RS-3/RS-4/PUD-816  
Proposed Zoning: No Change

**Comprehensive Plan:**

Land Use Map: Existing Neighborhood  
Growth and Stability Map: Stability

**Staff Recommendation:**

Staff recommends **approval**.

**Staff Data:**

TRS: 9425

**City Council District: 6**

*Councilor Name:* Connie Dodson

**County Commission District: 1**

*Commissioner Name:* Mike Craddock

**SECTION I:** PUD-816-1 Minor Amendment

**STAFF RECOMMENDATION**

Amendment Request: Revise the PUD Development Standards to increase the allowable driveway coverage in the front yard from 45% to 63%.

Currently, the development standards of the PUD only allow 45% driveway coverage in the required front yard. The applicant is requesting this be increased to 63% in order to permit a larger drive. The lot, itself in unusually shaped, with the front yard being its narrowest point.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 30.010.1.2.c(9) of the City of Tulsa Zoning Code.*

*"Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved standards and the character of the development are not substantially altered."*

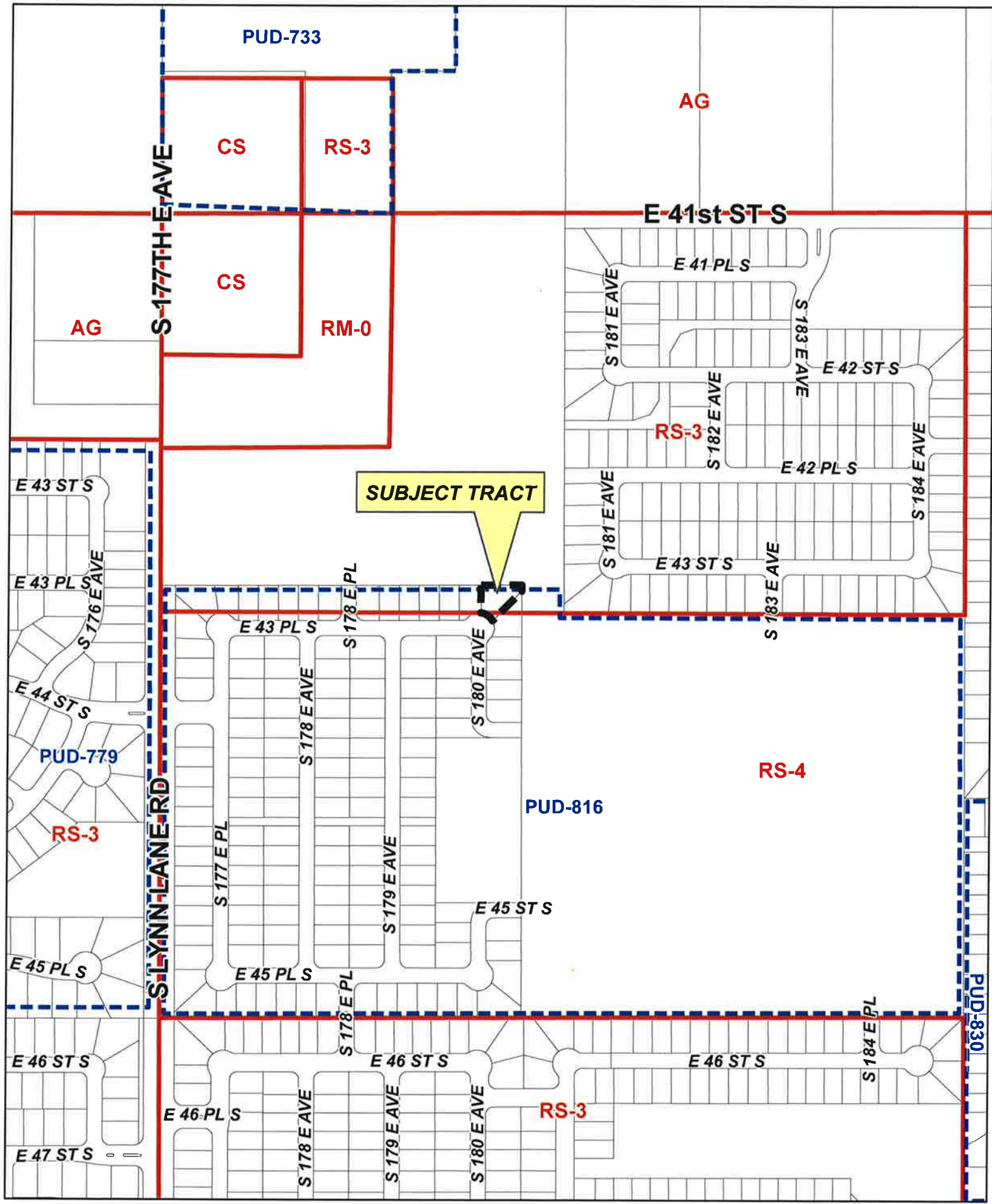
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-816 shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map  
INCOG aerial photo  
INCOG aerial photo (enlarged)  
Applicant Site Plans (Current / Proposed)

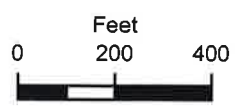
With considerations listed above, staff recommends **approval** of the minor amendment request to increase the allowable driveway coverage in the front yard from 45% to 63%.



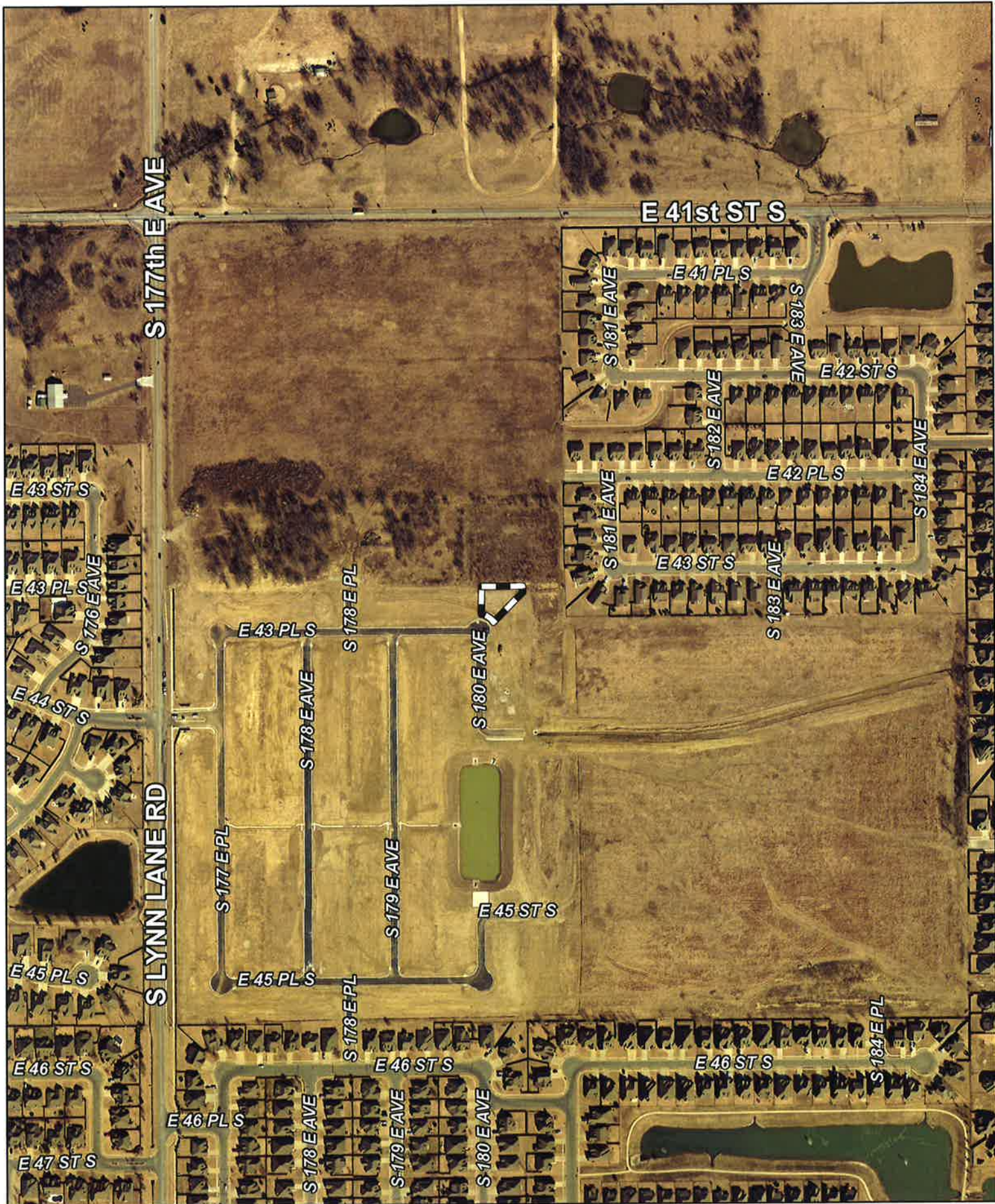
**PUD-816-1**

19-14 25

**2.3**







0 200 400  
Feet



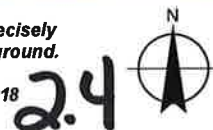
Subject  
Tract

**PUD-816-1**

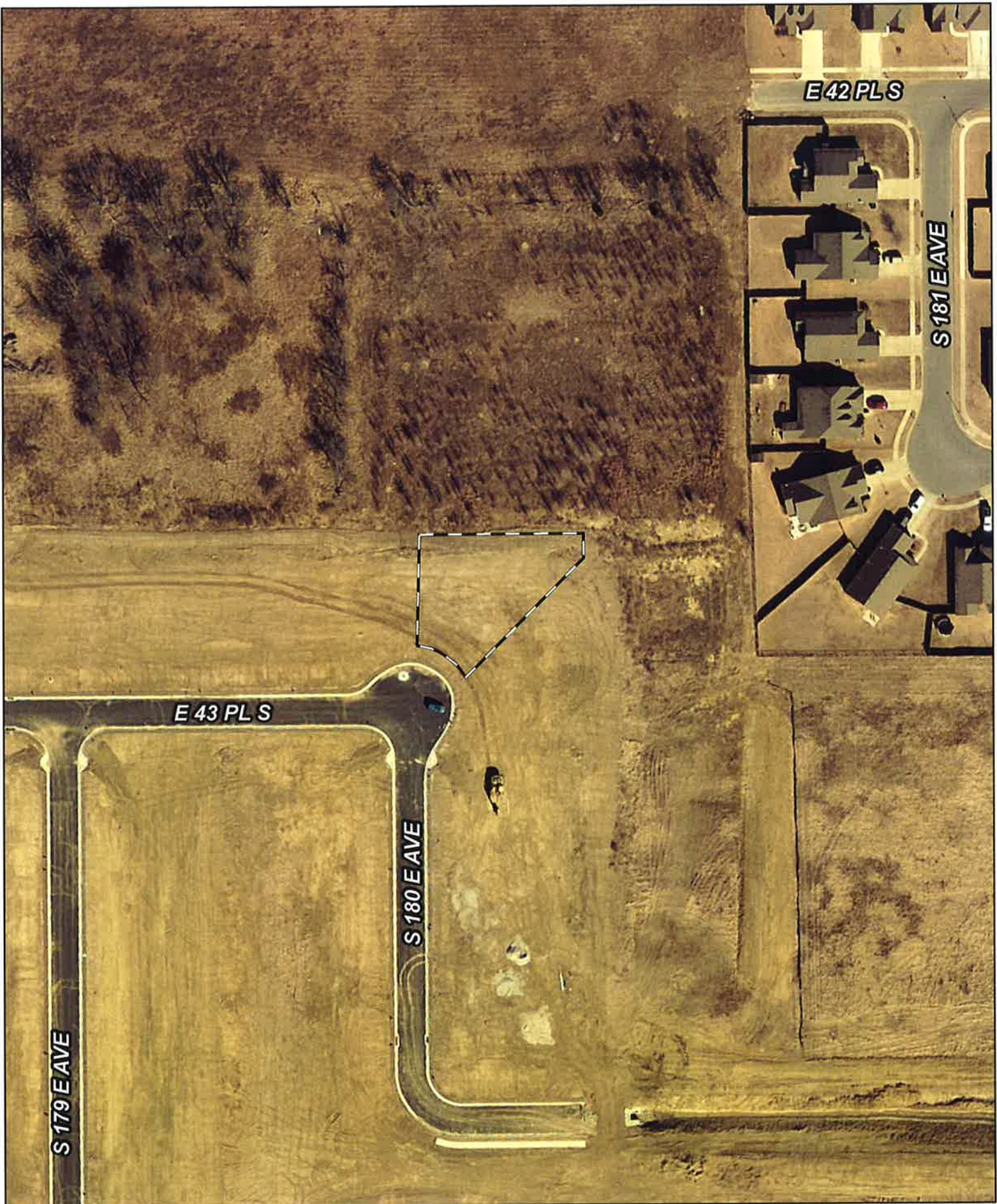
19-14 25

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

Aerial Photo Date: February 2018







0 50 100  
Feet



Subject  
Tract

**PUD-816-1**

19-14 25

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

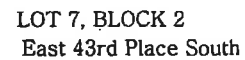
Aerial Photo Date: February 2018

2.5





A SUBDIVISION OF PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-FIVE (25),  
TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA



18328 E. 50TH PLACE, TULSA, OK 74134 KRARTH@TULSA@GMAIL.COM (918) 481-0600

## The "JOHNSON" Home

**TITLE**  
**PLAN 2503**  
**4 CAR GAR.+ BONUS HOME**  
**SITE PLAN**

	NAME	DATE
Exam. by	BAF	4-15-18
Exam. by	BAF	4-15-18
Exam. by		

SCALE 1/8"=1'0"

2020 PATH  
/KB Enterprises/Johnson/2503.dwg  
DRAWING NUMBER 9 REV.  
SHEET NO. 4 OF 4 SHEETS

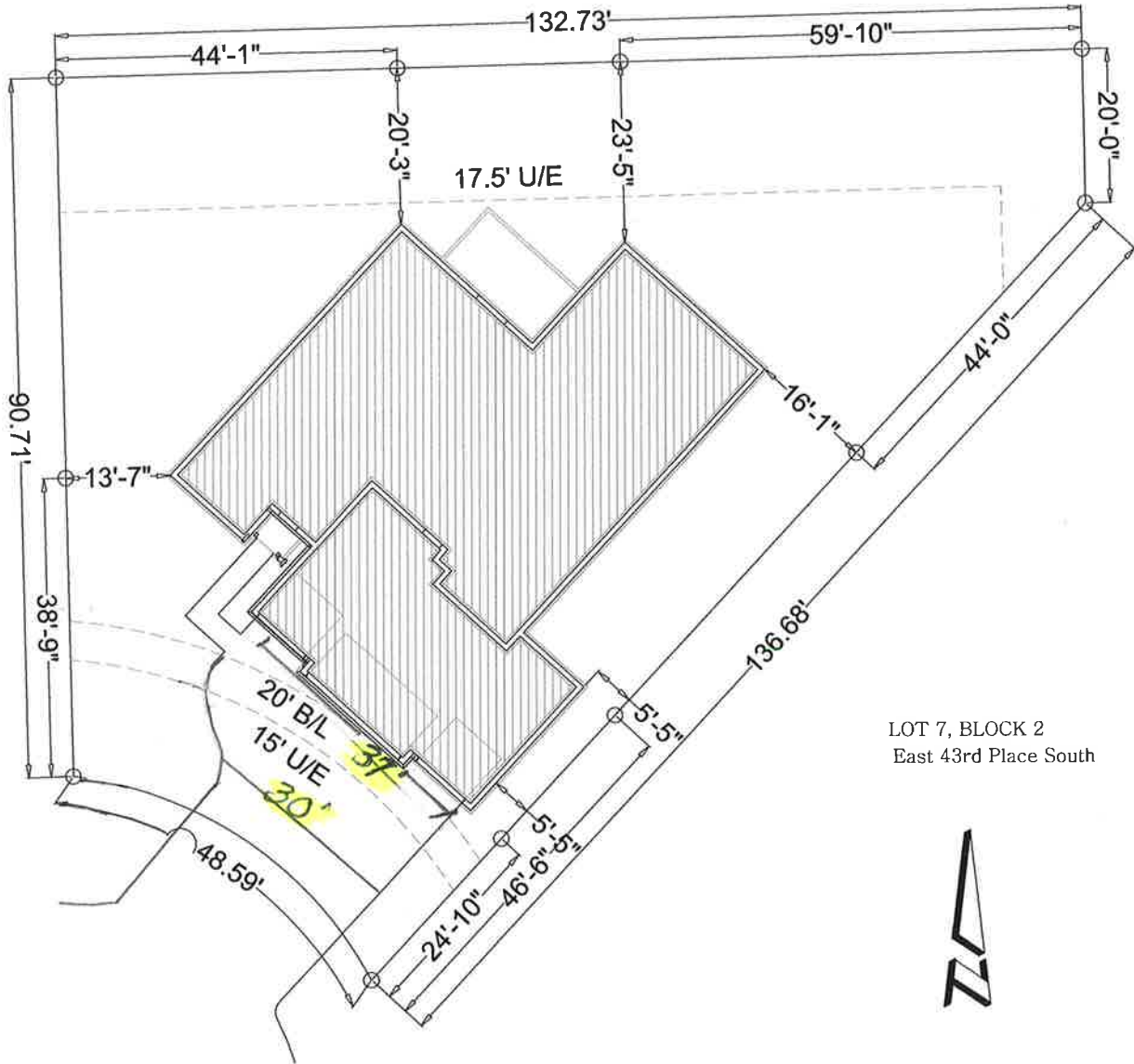
Currently

2.4



# Huntington Park

A SUBDIVISION OF PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-FIVE (25),  
TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA



LOT 7, BLOCK 2  
East 43rd Place South



**KB ENTERPRISE HOMES**

18328 E. 50TH PLACE, TULSA, OK 74134 KBARTTULSA@GMAIL.COM (918) 481-0600

PROJECT

The  
"JOHNSON"  
Home

TITLE

PLAN 2503  
4 CAR GAR.+ BONUS HOME  
SITE PLAN

NAME	DATE
EDNA BY	4-11-18
CHKD BY	4-11-18
APPD BY	4-11-18
SCALE	1/8"=1'0"

READ FILE	REV.
KB Enterprises/Johnson/2503.dwg	
DRAWING NUMBER	9
SHEET NO.	9 OF 9 SHEETS

*Special Exception Requested*

2.7







Tulsa Metropolitan Area  
Planning Commission

**Case :** Sheridan Square

**Hearing Date:** October 17, 2018

**Case Report Prepared by:**

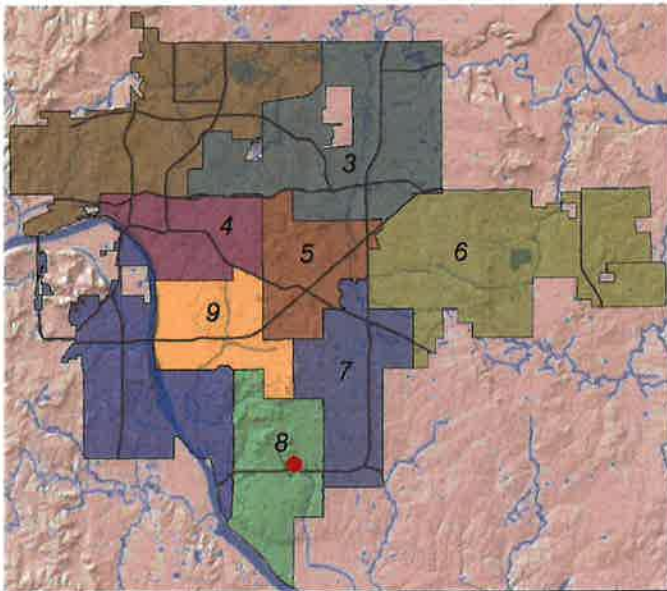
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Kimberly Jackson, Olsson Associates

*Owner:* Hogan Real Estate Investments 93<sup>rd</sup>, LLC

**Location Map:**  
**(shown with City Council Districts)**



**Applicant Proposal:**

Change of Access

*Proposed:* Moving 40' access point to Sheridan Road south to align with existing drives

*Location:* South of the southeast corner of East 91<sup>st</sup> Street South and South Sheridan Road

**Zoning:** RS-3/PUD-166-N

**Staff Recommendation:**

Staff recommends **approval** of the change of access

**City Council District:** 8

*Councilor Name:* Phil Lakin

**County Commission District:** 3

*Commissioner Name:* Ron Peters

**EXHIBITS:** Change of Access Proposal

**CHANGE OF AND CONSENT TO  
AREAS OF ACCESS AS SHOWN ON RECORDED PLAT**

WHEREAS, Hogan Real Estate Investments, LLC  
are the owners of Part of Block 1 Lot 2 (Doc. No. 2017052662) Sheridan Square,  
in the city and/or county of Tulsa, Oklahoma, according to the recorded plat thereof;  
and

WHEREAS, said owners desire to change the access points from \_\_\_\_\_  
South Sheridan Road to the above described property and,

WHEREAS, such change requires approval of the Tulsa Metropolitan Area  
Planning Commission; and

WHEREAS, the Tulsa Metropolitan Area Planning Commission may approve  
such change of access with a favorable recommendation by the designated Engineer of  
the City of Tulsa or Tulsa County, Oklahoma.

NOW THEREFORE, the undersigned owners of the above named property in  
the City (and/or) County of Tulsa, Oklahoma according to the recorded plat thereof,  
does hereby change the access point(s) from its (their) present location as shown on  
the above named plat as recorded in the office of the County Clerk of Tulsa County,  
Oklahoma, as plat number 4050 to the location(s) as shown on the attached Exhibit  
A, which is incorporated herein by reference and made a part hereof for all purposes.

The Tulsa Metropolitan Area Planning Commission by the affixing of its  
approval to this instrument does hereby stipulate and agree to such change and, that  
from and after the date of this consent, ingress and egress shall be permitted over,  
through and across the areas of access as shown on attached Exhibit A, which is  
incorporated herein by reference. The area of "access" as previously shown are hereby  
revoked and access to the property prohibited across said area. The area of limits of  
no access previously existing along the area of access now permitted by this change  
and consent is hereby expressly vacated, annulled and held for naught.

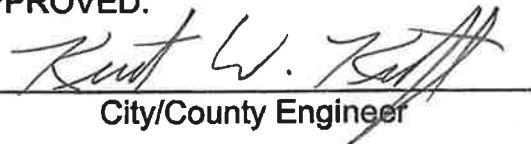
IN WITNESS WHEREOF, the parties have hereunto set their hands and  
affixed their seals this 18<sup>th</sup> day of September, 2018.



Owner

Owner

APPROVED:

  
City/County Engineer

TMAPC



STATE OF Oklahoma )

) SS

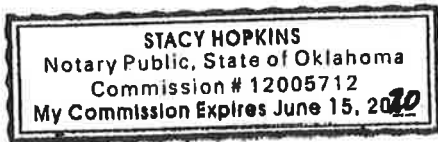
INDIVIDUAL ACKNOWLEDGEMENT


COUNTY OF Tulsa )

Before me, the undersigned, a Notary Public in and for said County and State, on this 18 day of September, 2018, personally appeared Travis Hogan, to me known to be the identical person(s) who executed the foregoing instrument and acknowledged to me that He executed the same as His free and voluntary act and deed for the purposes therein set forth.

GIVEN under my hand and seal the day and year last above written.

My Commission Expires: 6/15/2020



  
Notary Public

STATE OF \_\_\_\_\_ )

) SS

CORPORATE ACKNOWLEDGEMENT

COUNTY OF \_\_\_\_\_ )

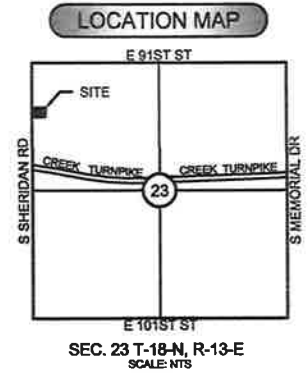
Before me, the undersigned, a Notary Public in and for said County and State, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared \_\_\_\_\_, to me known to be the identical person(s) who subscribed the name of the maker thereof to the foregoing instrument as its \_\_\_\_\_ and acknowledged to me that \_\_\_\_\_ executed the same as \_\_\_\_\_ free and voluntary act and deed of such corporation, for the purposes therein set forth.

GIVEN under my hand and seal the day and year last above written.

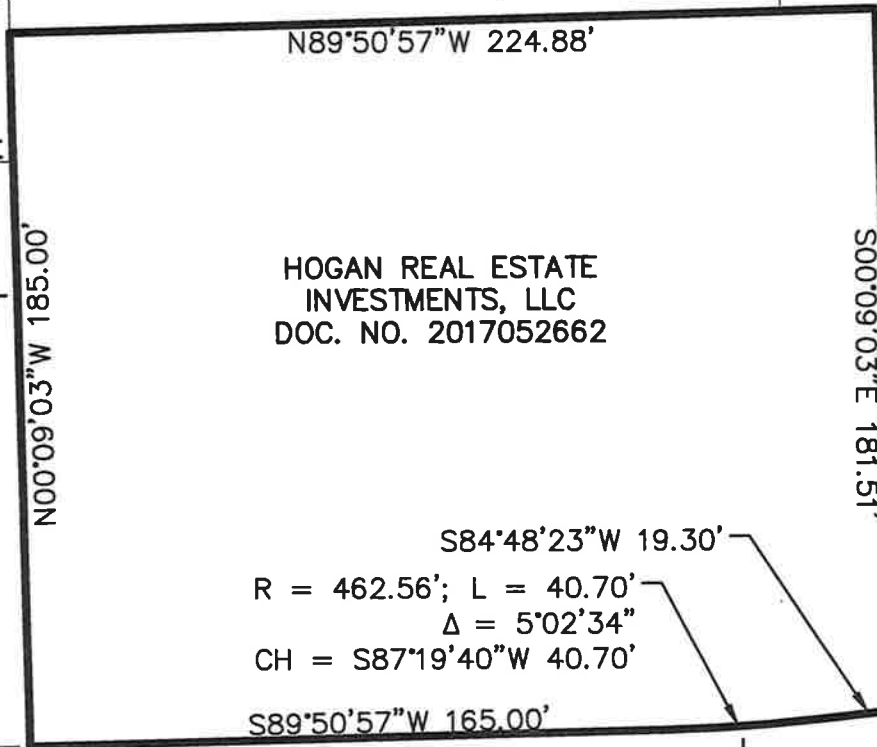
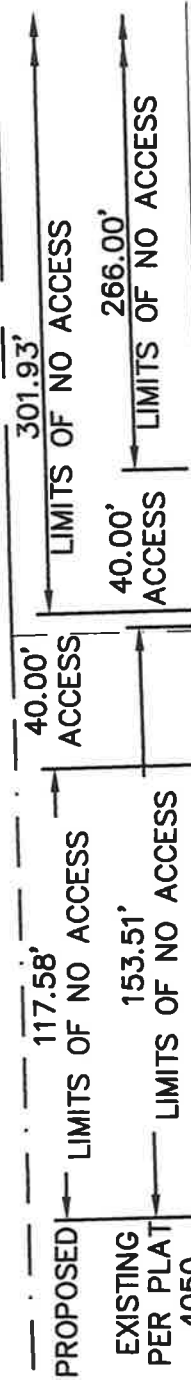
My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

ROBERT COOK'S GREEN  
ACRE SOD FARMS, INC.  
BK. 5547, PG. 1552



SOUTH SHERIDAN ROAD



185.00'  
LIMITS OF NO ACCESS

EAST 93RD STREET SOUTH

APPROVED:

*Kent W. T.*  
TRAFFIC ENGINEER

EXHIBIT 'A'  
REVISED CHANGE OF ACCESS EXHIBIT  
FOR  
PART OF BLOCK 1 LOT 2  
OF  
SHERIDAN SQUARE  
SECTION 23, T-18-N, R-13-E  
CITY OF TULSA, TULSA COUNTY, OKLAHOMA  
SEPTEMBER 7, 2018

PROJECT NO: 017-3832

DRAWN BY: MAV

DATE: 09/14/2018

SHERIDAN SQUARE PLAT 4050  
CHANGE OF ACCESS

**MOLSSON**  
ASSOCIATES

1717 South Boulder Avenue  
Suite 600  
Tulsa, OK 74119  
TEL 918.376.4294  
FAX 918.574.2148

EXHIBIT

A



## TMAPC Public Hearing Staff Report

October 17, 2018

### CPA-75, Walkability Analysis / Amendment to the Downtown Area Master Plan

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**Item:** Amendment to the Downtown Area Master Plan to include policy direction for providing appropriate pedestrian facilities in downtown Tulsa based on the Tulsa Oklahoma Downtown Walkability Analysis performed by Speck & Associates LLC with Nelson Nygaard Consulting Associates, Inc.

**Background:** This item was presented and discussed at a TMAPC work session on September 5, 2018. The concepts within the Walkability Analysis are grounded in policy established in the Downtown Area Master Plan. The geographic boundary for this Analysis is the inner dispersal loop (IDL) which creates a ring of interstate highways around downtown Tulsa. Support for this analysis came from individuals, authorities, boards and commissions of the City, corporate and philanthropic partners, downtown property owners and institutions. Spurred by Jeff Scott, a former chairman of the DCC, many stakeholders and citizens were engaged through outreach and presentations during the time the Analysis was being developed.

Update for October 17, 2018 TMAPC Hearing: Following presentation and discussion of this item at the October 5, 2018 hearing, staff amended pages 208-210 of the Walkability Analysis (see attached). The changes consist of removal of specific references to two downtown development projects. While the graphics and text related to these projects was removed, the substance of this section is still valid and reflected in the remaining narrative. The recommendation presented by the author for a stronger regulatory structure to ensure better design solutions for Tulsa's downtown, arguably our most walkable neighborhood, is sufficiently supported by this section of the report.

**Downtown Area Master Plan:** The Downtown Area Master Plan is an action plan focused on revitalization. The stated mission of this policy document addresses three major targets:

- Revitalize the downtown
- Connect it to the Tulsa River Parks system
- Initiate rail transit extending outward from the downtown to the beginnings of future corridors serving the city and the region.

The plan identifies the goal of creating an active and vital 24-hour neighborhood as a key opportunity. The primary focus of the plan states:

*“The area’s most important to the revitalization of downtown are the initiatives to attract a population to activate it between the hours of 5:00 p.m. and 8:00 a.m. as well as weekends. A 24/7 downtown will also address the amenities to increase convenience and quality of life. The principal foci include residences, entertainment, conventions and visitors. All area enhanced by connecting the downtown to its region by multiple modes of transportation.”*

With this as a guide, the Analysis offers a means of creating an environment that promotes walking by addressing the key causes:

- A safe walk
- A useful walk
- A comfortable and interesting walk

It addresses the way people use our street network – in vehicles, on foot or on bicycles or other alternative modes of transportation. Allowing the public realm to offer shared space to accomplish many of the daily activities of city life means more “eyes on the street,” more efficient use of public resources and a better way to experience downtown from the vantage of a pedestrian instead of a car driver or passenger. The Analysis encourages the extension of indoor activities and uses into the public realm of the sidewalk and right of way. It also encourages the City to experiment and pilot changes such as removing signals in favor of stop signs, increasing availability of on-street parking, proper crosswalks and alleys and improving the public realm with lighting, landscaping, sidewalk cafes and street furnishings.

The document includes a traffic analysis methodology and technical appendices consisting of the traffic studies and engineering reviews used to formulate recommendations for changes it recommends.

**Implementation:** The Analysis will be implemented through capital projects directed by the City and in conjunction with the Downtown Coordinating Council (DCC). While the Analysis provides a fairly detailed review of street segments within the IDL, recommendations will require additional engineering and design in order to best address existing conditions, regulatory constraints, and adopted standards.

**Staff recommendation:** Adopt the Walkability Analysis, with amended “One-Page Zoning Code Overlay” section, as an amendment to the Downtown Area Master Plan.



### **The One-Page Zoning Code Overlay**

It is discouraging, while completing a walkability study, to witness developments coming to a downtown that one can be certain to make it less walkable. In the case of Tulsa, there is mostly good news. The three largest mixed-use developments currently underway – The Annex, Santa Fe, and The View – are all by-and-large excellent in the way they treat their surroundings streets. It is clear that their developers and architects are fully up to date on what makes a good urban building.

Parking structures directly lining sidewalks is an error that most cities have stopped making, but Tulsa lacks a mechanism to prevent it. With a slight change to downtown zoning codes, the City could have confidence that private construction would not undermine public success. There has been talk for some time of enacting a Downtown Zoning Code Overlay to solve this problem, but there is justly fear of the potentially lengthy and fraught political process that such an effort would entail. There is always opposition, and arcane zoning codes are hard to sell in the face of such opposition, since they can be hard to understand.

For that reason, we recommend short-circuiting this process by enacting an exceedingly simple code, one that will fit on a single page. The perfect is the enemy of the good, and a code that gets every detail right suffers the disadvantage of being difficult to communicate, promulgate, and promote. A one-page code can start as a leaflet, become a poster, and, through widespread exposure, generate enough support to overcome opposition by those who resist change.

Also important to the success of such a code is that it is not be required everywhere. While all of downtown would seem to deserve a more urban standard of architecture and site planning than the rest of the city, the fact remains that many parts of downtown will not attract significant pedestrian activity for many years. The Networks of Walkability already established acknowledge this circumstance and identify those streets in the downtown which can be expected to attract foot traffic if maintained or developed in the proper manner. Those Networks – both Primary and Secondary – comprise the appropriate area to which the Downtown Zoning Code Overlay should be applied.

Under such a regime, a national chain like Burger King wishing to locate in the downtown would be given a choice. If they want to build in an urban manner, with no front parking lot or drive-through, they can select a site along the Networks of Walkability. If they instead wish to build a suburban-style facility, they can do so in downtown's less walkable areas.

Finally, it is worth repeating that being excluded from the Networks of Walkability is not a permanent condition, and streets can opt in by majority vote at any time. In that way, the reach of this proposed Overlay can expand without the need for a larger political process.

The proposed Overlay is presented here. One can imagine it laid out by a graphic designer to be reproduced as a leaflet, poster, and web page.

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Tulsa Metropolitan Area  
Planning Commission

**Case Number: CZ-478**  
(Related to Case PUD-850)

**Hearing Date: October 17, 2018**

**Case Report Prepared by:**

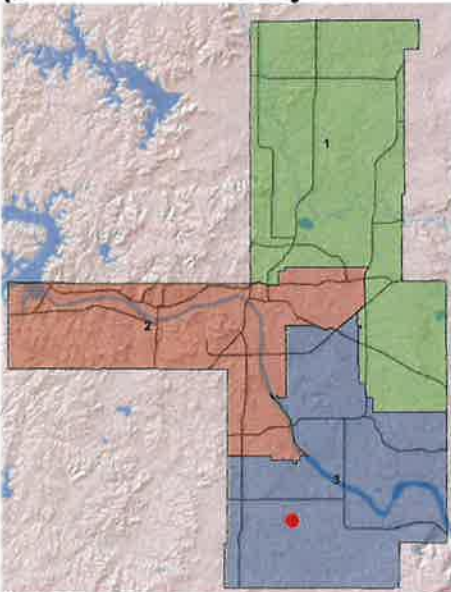
Jay Hoyt

**Owner and Applicant Information:**

*Applicant:* Old Sod Associates

*Property Owner:* TULSA COUNTY

**Location Map:**  
**(shown with County Commission Districts)**



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Commercial/light industrial

*Concept summary:* Rezone from AG to CG/PUD-850 to permit a propane storage facility.

*Tract Size:* 1.25  $\pm$  acres

*Location:* SW/c of N. Lewis Ave. & E. 146<sup>th</sup> St. N.

**Zoning:**

*Existing Zoning:* AG

*Proposed Zoning:* CG

**Comprehensive Plan:**

*Land Use Map:* N/A

*Stability and Growth Map:* N/A

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 2330

CZM: 6

Atlas: n/a

**County Commission District: 1**

*Commissioner Name:* Mike Craddock

## SECTION I: CZ-478

**DEVELOPMENT CONCEPT:** Rezone from AG to CG/PUD-850 to permit a propane storage facility. No buildings are proposed at this time, only a storage tank and associated equipment.

### EXHIBITS:

INCOG Case map  
INCOG Aerial (small scale)  
INCOG Aerial (large scale)

### **DETAILED STAFF RECOMMENDATION:**

CG zoning is consistent with the anticipated future development pattern of the surrounding property;

CG zoning is consistent with the City of Skiatook Land Use Plan therefore;

**Staff recommends Approval of case CZ-478 to rezone property from AG to CG.**

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: This area is outside of the City of Tulsa Comprehensive Plan area. The City of Skiatook Land Use Plan designates the subject lot as Commercial. This designation calls for the type of uses proposed, if allowed, to provide attractive architecture with masonry facades and outdoor storage should be completely screened with an opaque wood or masonry fence.*

### Land Use Vision:

*Land Use Plan map designation: N/A*

*Areas of Stability and Growth designation: N/A*

### Transportation Vision:

*Major Street and Highway Plan:* E 146<sup>th</sup> St N is a Primary Arterial. N Lewis Ave is a Secondary Arterial

*Trail System Master Plan Considerations: None*

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

### DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary: The site is currently a vacant portion of a larger lot containing a single-family residence.*

Environmental Considerations: None

5.2

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
E 146 <sup>th</sup> St N	Primary Arterial	120 Feet	4

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<b>Location</b>	<b>Existing Zoning</b>	<b>Existing Land Use Designation</b>	<b>Area of Stability or Growth</b>	<b>Existing Use</b>
North	AG	N/A	N/A	Vacant
South	AG	N/A	N/A	Single-Family
East	AG	N/A	N/A	Vacant/Single-Family
West	AG	N/A	N/A	Vacant

**SECTION III: Relevant Zoning History**

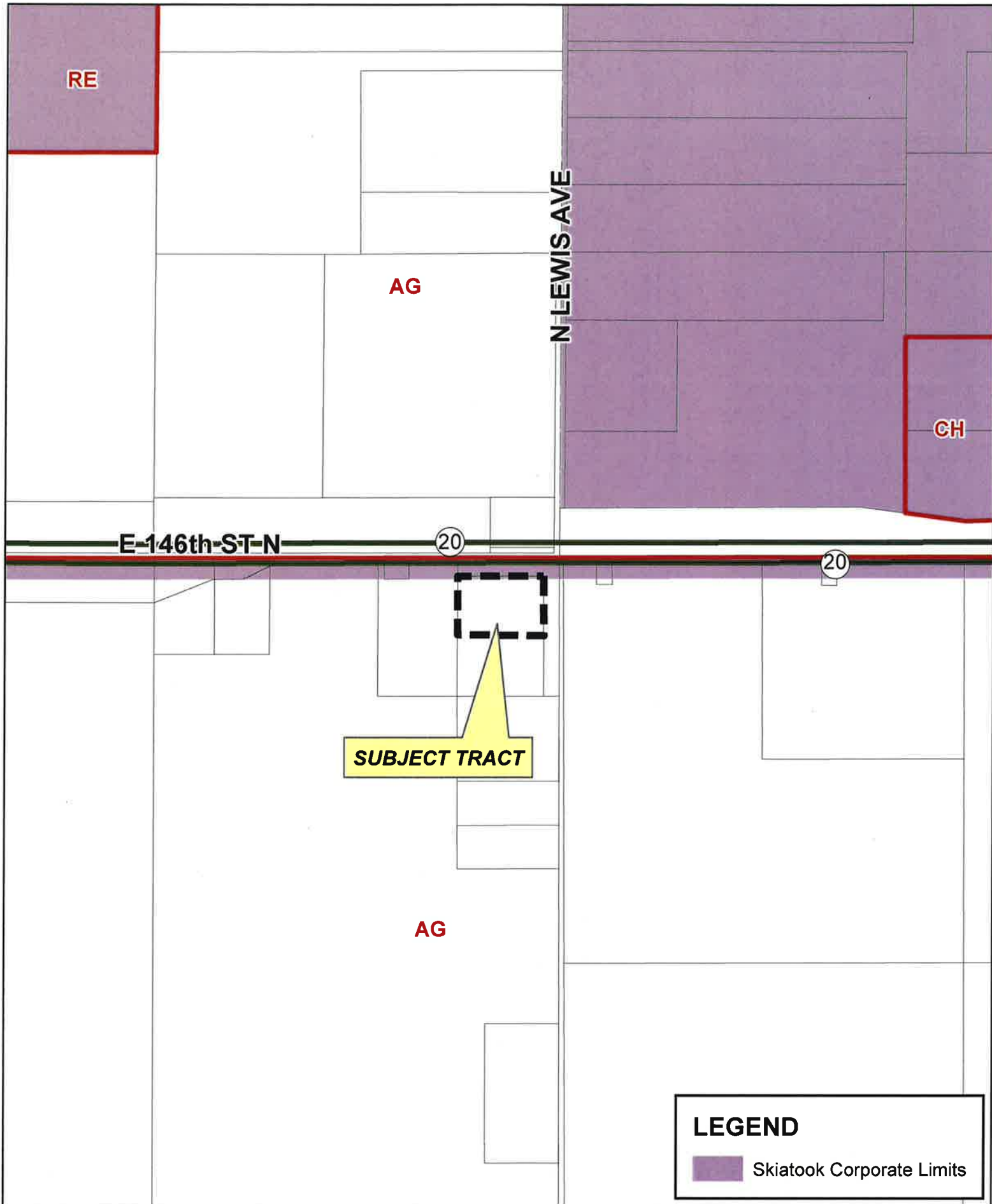
**ZONING ORDINANCE:** Ordinance number 98254 dated September 15, 1980, established zoning for the subject property.

**Subject Property:** No relevant history

**Surrounding Property:**

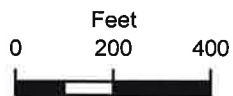
**CBOA-2178 October 2005:** The Board of Adjustment approved a variance of lot area from 2 acres to 1.08 acres; variance of land area from 2.1 acres to 1.08 acres; and a variance of average lot width from 150 feet to 142 feet, on property located south of the southwest corner of East 146<sup>th</sup> Street North and North Lewis Avenue.

10/17/2018 1:30 PM

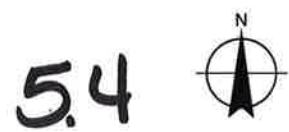


**LEGEND**

 Skiatook Corporate Limits



**CZ-478**  
22-13 30





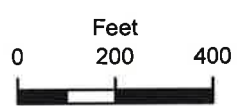


N LEWIS AVE

E 146th ST N

20

20



Subject  
Tract

**CZ-478**

22-13 30

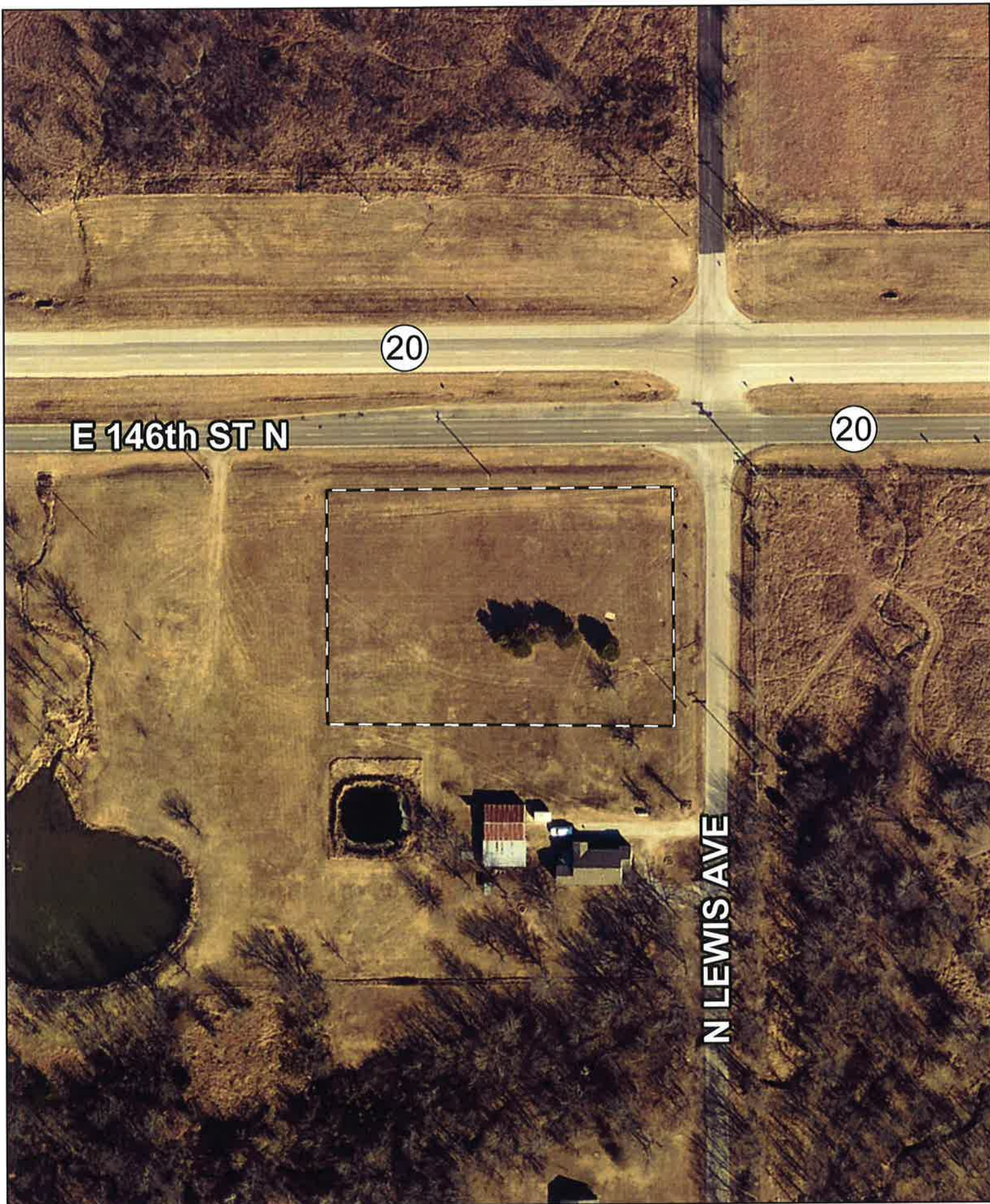
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

**5.5**







E 146th ST N

20

20

N LEWIS AVE

0 Feet 50 100



Subject  
Tract

**CZ-478**

22-13 30

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

Aerial Photo Date: February 2018

5.6







Tulsa Metropolitan Area  
Planning Commission

**Case Number:** PUD-850  
(related to Case CZ-478)

**Hearing Date:** October 17, 2018

**Case Report Prepared by:**

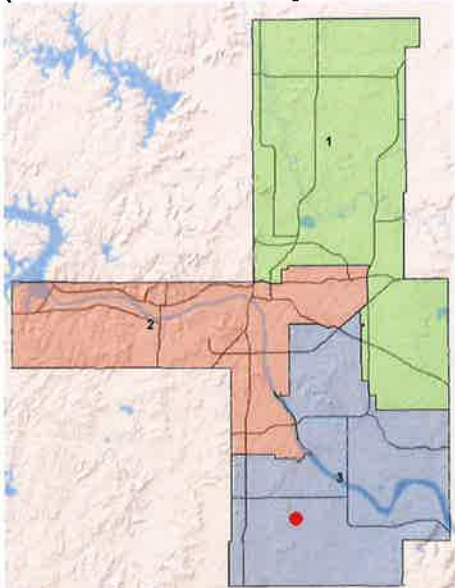
Jay Hoyt

**Owner and Applicant Information:**

*Applicant:* Old Sod Associates

*Property Owner:* VILLALOBOS, ANTHONY JR &  
DARLENE

**Location Map:**  
(shown with County Commission Districts)



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Commercial/light industrial

*Concept summary:* Rezone from AG to CG/PUD-850 to permit a propane storage facility.

*Tract Size:* 1.25 ± acres

*Location:* SW/c of N. Lewis Ave. & E. 146<sup>th</sup> St. N.

**Zoning:**

*Existing Zoning:* AG

*Proposed Zoning:* CG/PUD-850

**Comprehensive Plan:**

*Land Use Map:* N/A

*Stability and Growth Map:* N/A

**Staff Recommendation:**

**Staff recommends denial.**

**Staff Data:**

TRS: 2330

CZM: 6

Atlas: n/a

**County Commission District:** 1

*Commissioner Name:* Mike Craddock

6.1

## SECTION I: PUD-850

**DEVELOPMENT CONCEPT:** Rezone from AG to CG/PUD-850 to permit a propane storage facility. No buildings are proposed at this time, only a storage tank and associated equipment.

### EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Applicant Exhibits:
  - Letter of Intent
  - Site Plan Sketch
  - Photos of similar, existing location
- Correspondence from Skiatook City Manager

### **DETAILED STAFF RECOMMENDATION:**

PUD-850 is not consistent with the anticipated future development pattern of the surrounding property;

PUD-850 is not consistent with the City of Skiatook Land Use Plan therefore;

**Staff recommends Denial of case PUD-850 to rezone property from AG to PUD-850.**

### **DEVELOPMENT STANDARDS:**

**Permitted Uses:** Use Unit 25 – Light Manufacturing and Industry, limited to propane storage and associated accessory uses.

**Landscape:** A 10 ft landscape buffer shall be required along the perimeter of the PUD, with a minimum of one tree per 25 linear feet of property line.

**Lighting:** Any site lighting shall be installed so that the light is pointed down and away from adjacent properties.

**Signage:** No signage shall be permitted, except on the propane storage tank.

## **SECTION II: Supporting Documentation**

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: This area is outside of the City of Tulsa Comprehensive Plan area. The City of Skiatook Land Use Plan designates the subject lot as Commercial. The proposed propane storage use classified as a light industrial use and is only allowed in CG zoning through approval of this PUD or through a special exception request by the Board of Adjustment. The proposed PUD, as written, does not meet the intent of the Commercial description in the Skiatook Master Plan, as shown below.*

6.2



## Commercial



The Commercial land use category represents areas of retail trade and services. Typically these areas are located around nodes of arterial street intersections or in some cases at intersections of collectors and arterials. The corridor near and around US-75 and SH-20 have enormous potential to establish regionally significant commercial uses, such as an outlet mall or amusement park. The commercial use category includes uses that range from small neighborhood convenience shopping areas, single free standing buildings, big box retailers, restaurants, automotive services centers, and other similar retail uses.

### Corresponding Zoning Classifications

- Commercial Shopping (CS)
  - Commercial General (CG)
  - Commercial High Intensity (CH)
  - Office Light (OL)
  - Office Medium (OM)
- Industrial Light (IL) is possible if: No traffic passes through residential areas to access said sites. Care is taken to provide attractive architecture with masonry facades of brick, stone, stucco, split face block or equivalent materials. Storage of outdoor equipment or materials is completely screened with an opaque wood or masonry fence in the rear of the property.

### Land Use Vision:

*Land Use Plan map designation:* N/A

*Areas of Stability and Growth designation:* N/A

### Transportation Vision:

*Major Street and Highway Plan:* E 146<sup>th</sup> St N is a Primary Arterial. N Lewis Ave is a Secondary Arterial

*Trail System Master Plan Considerations:* None

*Small Area Plan:* None

*Special District Considerations:* None

*Historic Preservation Overlay:* None

### DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently a vacant portion of a larger lot containing a single-family residence.

*Environmental Considerations:* None

### Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
E 146 <sup>th</sup> St N	Primary Arterial	120 Feet	4

### Utilities:

The subject tract has municipal water and sewer available.

6.3

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	AG	N/A	N/A	Vacant
South	AG	N/A	N/A	Single-Family
East	AG	N/A	N/A	Vacant/Single-Family
West	AG	N/A	N/A	Vacant

**SECTION III: Relevant Zoning History**

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

**Subject Property:** No relevant history

***Surrounding Property:***

**CBOA-2178 October 2005:** The Board of Adjustment approved a variance of lot area from 2 acres to 1.08 acres; variance of land area from 2.1 acres to 1.08 acres; and a variance of average lot width from 150 feet to 142 feet, on property located south of the southwest corner of East 146<sup>th</sup> Street North and North Lewis Avenue.

10/17/2018 1:30 PM

6.4





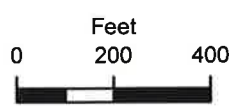


N LEWIS AVE

E 146th ST N

20

20



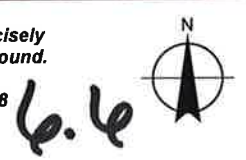
Subject  
Tract

**PUD-850**

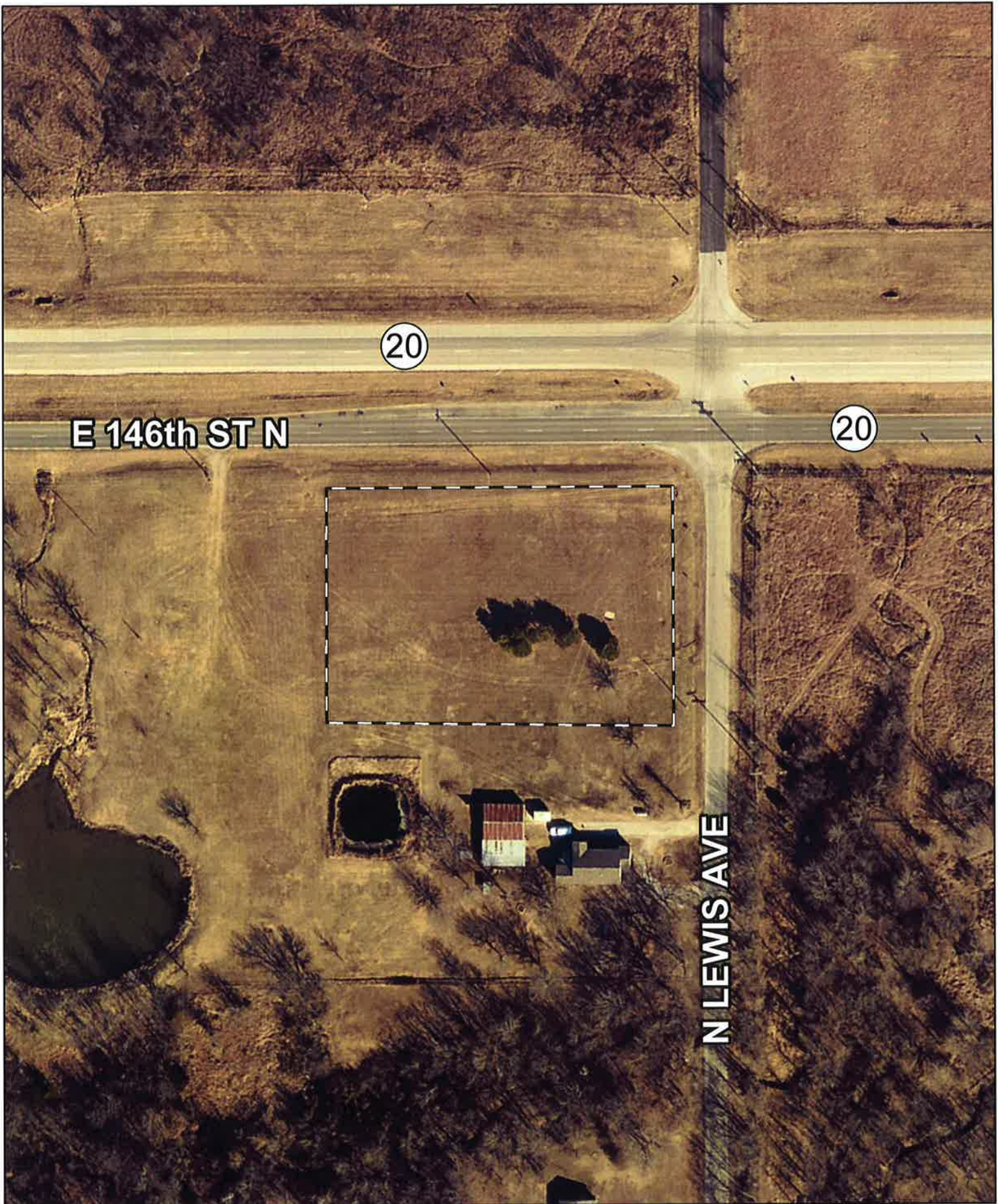
22-13 30

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

Aerial Photo Date: February 2018







0 50 100  
Feet



Subject  
Tract

**PUD-850**

22-13 30

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

Aerial Photo Date: February 2018







EST. 1962

P.O. Box 1166

Claremore, OK 74018

Kevin Froman, V.P.  
Phone: 918.341.4434

[Kevin@fropane.net](mailto:Kevin@fropane.net)

[www.fropane.net](http://www.fropane.net)  
Fax: 918.341.4263

September 4, 2018

Tulsa County Planning

RE: Zoning change 2304 E 146<sup>th</sup> Street N  
Skiatook Oklahoma

Intended usage

Please see the attached photo of our grand lake location. We are in need of a storage location to better serve our customers in the Skiatook and surrounding area during the heating months with their LP gas needs. We are not wanting to have an office just a reloading location. The traffic will be minimal throughout the summer months and not extremely heavy in the winter. We keep our facilities very clean and pride ourselves for that effort. It would also be our intent to install an industrial type chain link fence around the perimeter.

Thanks for your time and help in this matter. If you have any questions please feel free to call my cell at 918-798-8808.

Thank You,  
Kevin Froman

PURPOSE: Description

FOR: Cary and Kevin Froman

OLD SOD ASSOCIATES

918-798-8808

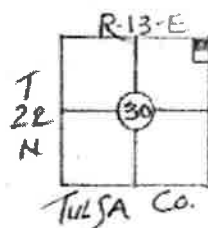
CLAREMORE, OK

ANGLE SURVEYING SERVICE

15305 North Trenton Avenue

Skiatook OK 74070-3289

(918) 396-2829 - Fax (918) 396-2529



6' CHAIN LINK  
PERIMETER  
FENCE

S-90°00'00"-W  
281.00'

30,000 GALLON AG LP TANK

CRASH PROTECTION

2304 E. 146<sup>TH</sup> N.

1.25 AC.

GRAVEL LOT  
EXISTING GRADE

ENTRANCE

281.00'

195.00'

N 97.00'-W  
5.00' 00.00'-W

N. LEWIS AVE. ?  
E. 146<sup>TH</sup> N. 30-22-13

LEGAL:

**SPLIT** - PRT E/2 NE/4 BEG 60S & 50W NEC NE/4 TH S195 W281 N195 E281 POB SEC30  
22 13 1.25 ACS TULSA COUNTY, STATE OF OKLAHOMA.

LEGEND

- = Set iron pin
- △ = Fd. iron pin
- X- = Fence

THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS  
FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE  
OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL  
ENGINEERS AND LAND SURVEYORS.

ENOCH COX, P.L.S. #286

DATE

C.A. #2147

↑  
-N-  
SCALE  
60

6.9



6.10





6.11



**Hoyt, Jay**

---

**From:** Dan Yancey <DYancey@cityofskiatook.com>  
**Sent:** Tuesday, October 09, 2018 1:47 PM  
**To:** Hoyt, Jay  
**Subject:** RE: Tulsa County Rezoning near Skiatook

Jay,

Thank you for reaching out. Just a couple of observations as I am sure you are aware by now; The house that sits directly south of the proposed location I assume would not be very happy with this type of use sitting next to them; the housing addition to the north, just off of Lewis we have already heard from them and yes they are opposed to this and we have already instructed them to be at the Planning Commission to voice any concerns they may have; I have spoken with the Fire Chief about the locality of this storage tank in relation to the electrical substation to the north and while there is a risk if both failed at the same time it would be so small we really didn't see the concern; lastly, it would be unsightly just off the highway but not sure that is enough to prevent this from going in. Please let me know if you need anything else.

Kind Regards,  
CM Dan

---

**From:** Hoyt, Jay [mailto:JHoyt@incog.org]  
**Sent:** Tuesday, October 09, 2018 9:00 AM  
**To:** Dan Yancey <DYancey@cityofskiatook.com>  
**Subject:** Tulsa County Rezoning near Skiatook

Dan,

We have an upcoming Tulsa County zoning case that is near Skiatook. The site is located at the SW corner of E 146<sup>th</sup> St N and N Lewis Ave. The applicants are proposing to rezone the lot from AG to CG, with a PUD overlay in order to allow a propane storage facility. They have requested the PUD overlay to limit the use of the site to propane storage. Any future change of use would require an amendment to the PUD or another rezoning. Attached is a copy of their applications for rezoning along with maps and examples of what they are proposing.

It appears the Skiatook Land Use Plan calls out this site as Commercial, which allows CS, CG and CG zones as well as light industrial, if properly screened. Do you feel that this, proposed propane storage facility would be appropriate at this location. I would greatly appreciate your input on this proposal.

Thank you,

Jay Hoyt  
Land Development Planner  
**INCOG**  
2 West 2nd Street  
Suite 800  
Tulsa, OK 74103

918.579.9476 phone  
918.579.9576 fax  
[jhoyt@incog.org](mailto:jhoyt@incog.org)



Tulsa Metropolitan Area  
Planning Commission

**Case Number: CZ-479**

(related to Case PUD-851 and Elwood Crossing  
Preliminary Plat)

**Hearing Date: October 17, 2018**

**Case Report Prepared by:**

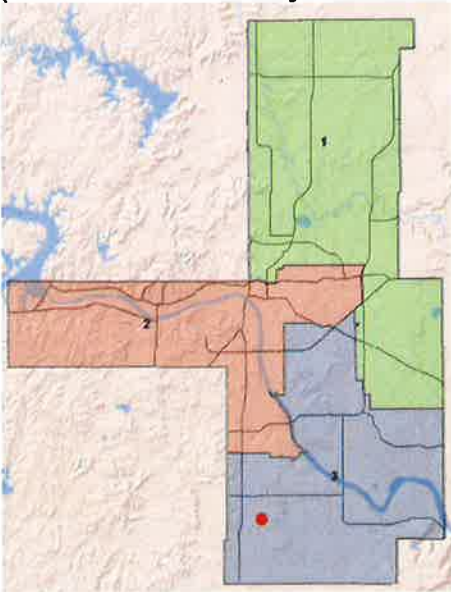
Jay Hoyt

**Owner and Applicant Information:**

*Applicant:* Erik Enyart

*Property Owner:* LINDEN STREET LLC

**Location Map:**  
(shown with County Commission Districts)



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Residential Subdivision

*Concept summary:* Rezone to RE, in conjunction  
with a new PUD to permit a residential subdivision

*Tract Size:* 80 ± acres

*Location:* North of northeast corner of East 171<sup>st</sup>  
Street South & South Elwood Avenue

**Zoning:**

*Existing Zoning:* AG

*Proposed Zoning:* RE

**Comprehensive Plan:**

*Land Use Map:* N/A

*Stability and Growth Map:* N/A

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 7225

CZM: 65

Atlas: n/a

**County Commission District: 3**

*Commissioner Name:* Ron Peters

## SECTION I: CZ-479

**DEVELOPMENT CONCEPT:** Rezone from AG to RE to permit a single-family subdivision. A new Planned Unit Development, PUD-851, is also proposed to accompany this zoning request.

### EXHIBITS:

INCOG Case map

INCOG Aerial

### **DETAILED STAFF RECOMMENDATION:**

CZ-479 is non injurious to the existing proximate properties and;

CZ-479 is consistent with the anticipated future development pattern of the surrounding property therefore;

**Staff recommends Approval of CZ-479 to rezone property from AG to RE.**

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: This area is outside of the City of Tulsa Comprehensive Plan area. The City of Glenpool Comprehensive Plan Map designates this site as Estate Residential.*

#### Land Use Vision:

*Land Use Plan map designation: N/A*

*Areas of Stability and Growth designation: N/A*

#### Transportation Vision:

*Major Street and Highway Plan: Elwood Ave is a secondary arterial*

*Trail System Master Plan Considerations: None*

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

### DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary: The site is currently vacant agricultural land.*

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
S Elwood Ave	Secondary Arterial	100 Feet	2

Utilities:

The subject tract has municipal water available. Sewer will be provided by an ODEQ approved septic system.

Surrounding Properties:

<b>Location</b>	<b>Existing Zoning</b>	<b>Existing Land Use Designation</b>	<b>Area of Stability or Growth</b>	<b>Existing Use</b>
North	AG	N/A	N/A	Vacant
South	AG	N/A	N/A	Vacant/Single-Family
East	AG	N/A	N/A	Single-Family
West	AG	N/A	N/A	Single-Family

### SECTION III: Relevant Zoning History

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

**Subject Property:** No relevant history

**Surrounding Property:**

**CZ-387/PUD-745 October, 2007:** All concurred in **approval** of a request for *rezoning* a 80± acre tract of land from AG to RS, for single-family development, on property located west of southwest corner of East 171st Street South and South Lewis Avenue.

10/17/2018 1:30 PM

SELWOOD AVE

AG

SUBJECT TRACT

E 167 ST S

W 171st ST S

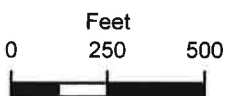
E 171st ST S

AG

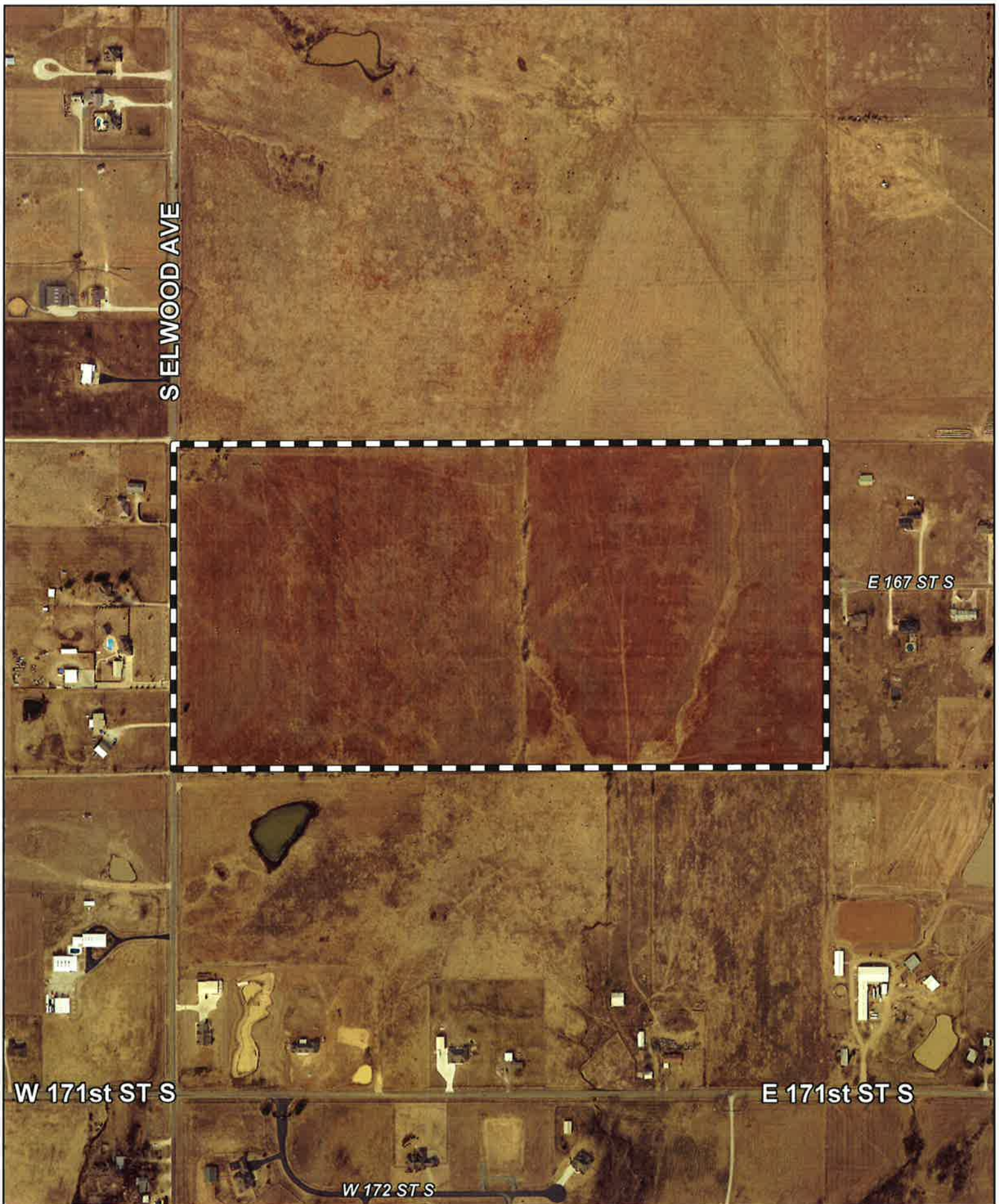
W 172 ST S

CZ-479

17-12 25







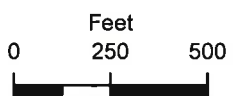
S ELWOOD AVE

E 167 ST S

W 171st ST S

E 171st ST S

W 172 ST S



Subject  
Tract

**CZ-479**

17-12 25

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

Aerial Photo Date: February 2018





**Case Number:** PUD-851  
(related to Case CZ-479 and Elwood Crossing  
Preliminary Plat)

**Hearing Date:** October 17, 2018

**Case Report Prepared by:**

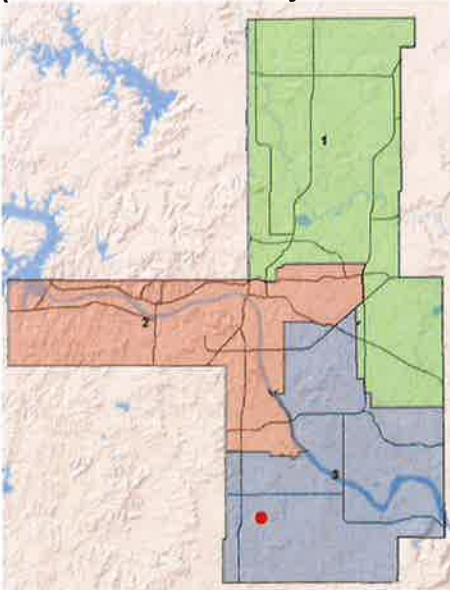
Jay Hoyt

**Owner and Applicant Information:**

*Applicant:* Erik Enyart

*Property Owner:* LINDEN STREET LLC

**Location Map:**  
(shown with County Commission Districts)



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Residential Subdivision

*Concept summary:* Rezone to PUD-851, in  
conjunction with RE zoning to permit a residential  
subdivision

*Tract Size:* 80 ± acres

*Location:* N. of the NE/c of E. 171<sup>st</sup> St. S. & S.  
Elwood Ave.

**Zoning:**

*Existing Zoning:* AG

*Proposed Zoning:* PUD-851

**Comprehensive Plan:**

*Land Use Map:* N/A

*Stability and Growth Map:* N/A

**Staff Recommendation:**

**Staff recommends approval.**



## SECTION I: PUD-851

**DEVELOPMENT CONCEPT:** Rezone from AG to RE/PUD-851 to permit a single-family subdivision, Elwood Crossing. The development is intended to follow the recommendations of the RE district, with the exceptions noted in the proposed Development Standards of the PUD.

### EXHIBITS:

INCOG Case map  
INCOG Aerial  
Applicant Exhibits:  
Elwood Crossing Concept and Exhibits

### **DETAILED STAFF RECOMMENDATION:**

PUD-851 is non injurious to the existing proximate properties and;

PUD-851 is consistent with the anticipated future development pattern of the surrounding property;

PUD-851 is consistent with the PUD chapter of the Tulsa County Zoning Code, therefore;

**Staff recommends Approval of case PUD-851 to rezone property from AG to RE/PUD-851.**

### **DEVELOPMENT STANDARDS:**

<b>Project Gross Land Area:</b>	3,495,437 SF	80.244 AC
<b>Permitted Uses:</b> Uses permitted as a matter of right in RE zoning district in the Tulsa County Zoning Code including, but not necessarily limited to: detached single-family dwellings, landscaped features, reserve areas, neighborhood recreational facilities, and uses customarily accessory to permitted uses.		
<b>Maximum Number of Lots:</b>	115 Lots	
<b>Minimum Lot Width:</b>	120 FT	
<b>Minimum Lot Size:</b>	21,780 SF (1/2 acre)	
<b>Minimum Land Area per Dwelling Unit:</b>	24,780 SF	
<b>Minimum Livability Space per Dwelling Unit:</b>	12,000 SF *	
<b>Maximum Building Height:</b>	35 FT **	
<b>Off-street Parking:</b>	Minimum two (2) enclosed off-street parking spaces required per dwelling unit.	
<b>Minimum Yard Setbacks</b>		
Front Yard:	35 FT	
Rear Yard:	25 FT	
Side Yard:	10 FT & 10 FT	

\* Livability space may be located on a lot or contained within common open space of the development, as per Section 1140.3 of the Tulsa County Zoning Code.



*\*\* Architectural features such as chimneys and cupolas may extend to a maximum height of 45 feet, however, no habitable portion of any dwelling shall exceed the 35' limitation.*

**STREETS:** Streets within this PUD, whether public or private, shall be constructed to Tulsa County standards for minor residential streets. Streets may be designed with borrow ditches or curbs and gutters as per design standards approved by Tulsa County. Divided, boulevard-style entrances may be constructed, provided any median landscaping and other entry features shall be maintained by the mandatory homeowners' association.

**ACCESSORY BUILDINGS:** Detached accessory buildings shall be permitted subject to Tulsa County Zoning Code regulations and private restrictions as may be imposed by restrictive covenants or other private deed restrictions filed of record by separate instrument.

**SIGNS:** Subdivision entrance signs shall be permitted at each entrance and/or street frontage and shall comply with the accessory use regulations for signage of the Tulsa County Zoning Code. Signage serving residential neighborhood amenities, appropriate for purpose and neighborhood scale, shall be permitted within reserve areas containing neighborhood amenities. Signage shall otherwise comply with the Tulsa County Zoning Code.

**FENCING:** Fencing along South Elwood Avenue will be decorative in nature and consistent with a residential-estate single family subdivision. Fences along the subdivision perimeters, reserve areas, and individual home sites shall comply with fence requirements of the Tulsa County Zoning Code.

## **V. GENERAL PROVISIONS**

**A. ACCESS AND CIRCULATION:** Elwood Crossing is conceptually planned with two (2) points of access: South Elwood Avenue and East 167<sup>th</sup> Street South. The Exhibit B "Conceptual Site Plan" reflects points of access and the conceptual layout for internal streets and pedestrian walking trails.

Limits of No Access (LNA) will be imposed by the future plat along the South Elwood Avenue, except at the approved street intersections.

**B. DRAINAGE AND UTILITIES:** The majority of the site drains southerly to an upstream tributary of Duck Creek.

An internal stormwater collection system will be designed and constructed to Tulsa County standards. Conceptual drainage design can be inferred on the Exhibit B "Conceptual Site Plan," including onsite stormwater detention ponds, which will be located within reserve areas to be maintained by the mandatory homeowners' association. Stormwater drainage and detention plans will be prepared and submitted to Tulsa County for review and approval during the engineering process.

Public water is available to the site by 6" Creek County Rural Water District #2 waterlines along Elwood Ave and E. 167<sup>th</sup> St. S. Water service and fire hydrant locations will be coordinated with Creek County Rural Water District # 2 and the fire protection agency having jurisdiction.

Public sanitary sewer is not available to the site. Therefore, sewerage will be provided by individual onsite sewage disposal systems approved by the Oklahoma Department of Environmental Quality. The restrictive covenants of the subdivision plat or other such restrictions filed of record by separate instrument may require the maintenance by each lot owner of the individual onsite sewage disposal system according to ODEQ requirements. The covenants may reserve to the developer the right to designate an approved third-party contractor with experience in installing/maintaining individual onsite sewage disposal systems for the purpose of performing regular maintenance and monitoring functions of all such systems within the subdivision, and to provide that the fees for such services may be satisfied through homeowners' association dues or regular or special assessments imposed upon each lot.

Electric and communications services are available onsite or by extension. Natural gas will be provided if available.

Existing and proposed utilities are shown on Exhibit C of this PUD.

8.3

**C. ENVIRONMENTAL ANALYSIS AND TOPOGRAPHY:** The site is moderately sloped and drains to the south, ultimately to Duck Creek.

As represented on Exhibit E "FEMA Floodplain Map," the entire site is located within Unshaded Zone X – outside of the 500-year (0.2% Annual Chance) Floodplain.

The USDA Soil Survey of Tulsa County, Oklahoma was used to help identify soils types and possible constraints to development. Existing soils on the subject property primarily consist of Okemah silt loam, 0-1% slopes, and Dennis silt loam, 1-5% slopes. Development constraints associated with these soils will be addressed in the engineering design phase of the project and, if required, a geotechnical report will be performed to recommend paving sections and subgrade design. Soils and topography are shown on Exhibit D "Existing Topography & Soils" of this PUD.

**D. ZONING AND LAND USE:** This property is currently zoned AG Agriculture District and is currently vacant. It has been used agriculturally.

To facilitate this PUD, a companion application is being filed (CZ-479) to rezone the site to RE Residential Single-Family, Estate District. Existing zoning is shown on Exhibit F, and proposed zoning is shown on Exhibit G. Site and surrounding area land uses are depicted on Exhibit A "Aerial Photography & Boundary Depiction."

**E. SITE PLAN REVIEW:** No building permit for a residence within Elwood Crossing shall be issued until a subdivision plat has been approved by the Tulsa Metropolitan Area Planning Commission as being in compliance with the Planned Unit Development concept and development standards. The plat will also serve as the site plan for all residential lots contained within the plat and must be filed of record with the Tulsa County Clerk.

**F. PHASE DEVELOPMENT:** Based on market demand, Elwood Crossing will be developed in phases. Coordination with Tulsa County will be maintained in order to provide adequate traffic circulation and utility service.

**G. SCHEDULE OF DEVELOPMENT:** Initial construction is anticipated to commence once the PUD, engineering design, and subdivision plat have been approved by Tulsa County.

## **SECTION II: Supporting Documentation**

### **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

*Staff Summary: This area is outside of the City of Tulsa Comprehensive Plan area. The City of Glenpool Comprehensive Plan Map designates this site as Estate Residential.*

### **Land Use Vision:**

*Land Use Plan map designation: N/A*

*Areas of Stability and Growth designation: N/A*

### **Transportation Vision:**

*Major Street and Highway Plan: Elwood Ave is a secondary arterial*

*Trail System Master Plan Considerations: None*

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is currently vacant agricultural land.*

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
S Elwood Ave	Secondary Arterial	100 Feet	2

Utilities:

The subject tract has municipal water available. Sewer will be provided by an ODEQ approved septic system.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use Designation</u>	<u>Area of Stability or Growth</u>	<u>Existing Use</u>
North	AG	N/A	N/A	Vacant
South	AG	N/A	N/A	Vacant/Single-Family
East	AG	N/A	N/A	Single-Family
West	AG	N/A	N/A	Single-Family

### **SECTION III: Relevant Zoning History**

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

**Subject Property:** No relevant history

**Surrounding Property:**

**CZ-387/PUD-745 October, 2007:** All concurred in **approval** of a request for *rezoning* a 80± acre tract of land from AG to RS, for single-family development, on property located west of southwest corner of East 171st Street South and South Lewis Avenue.

10/17/2018 1:30 PM

8.5

REVISED 10/10/2018

SELWOOD AVE

AG

SUBJECT TRACT

E 167 ST S

W 171st ST S

E 171st ST S

AG

W 172 ST S

PUD-851

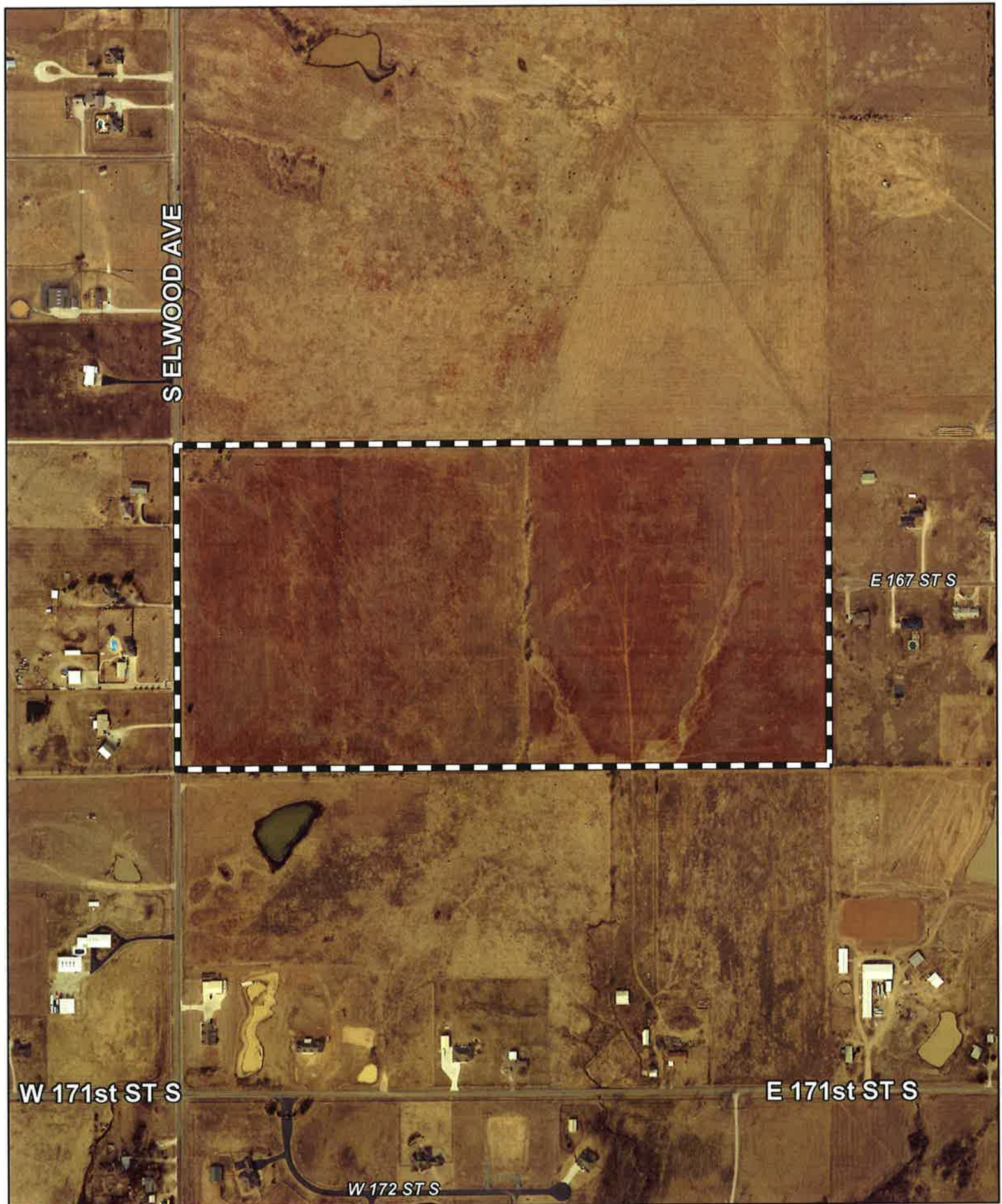
17-12 25



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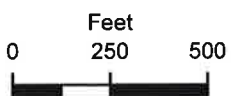
SELWOOD AVE

E 167 ST S

W 171st ST S

E 171st ST S

W 172 ST S



Subject  
Tract

**PUD-851**

17-12 25

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

Aerial Photo Date: February 2018

8.7

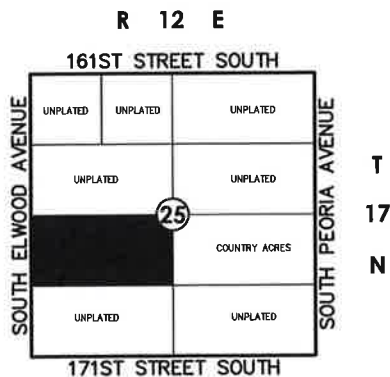
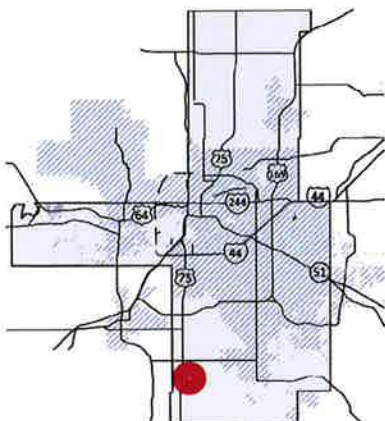
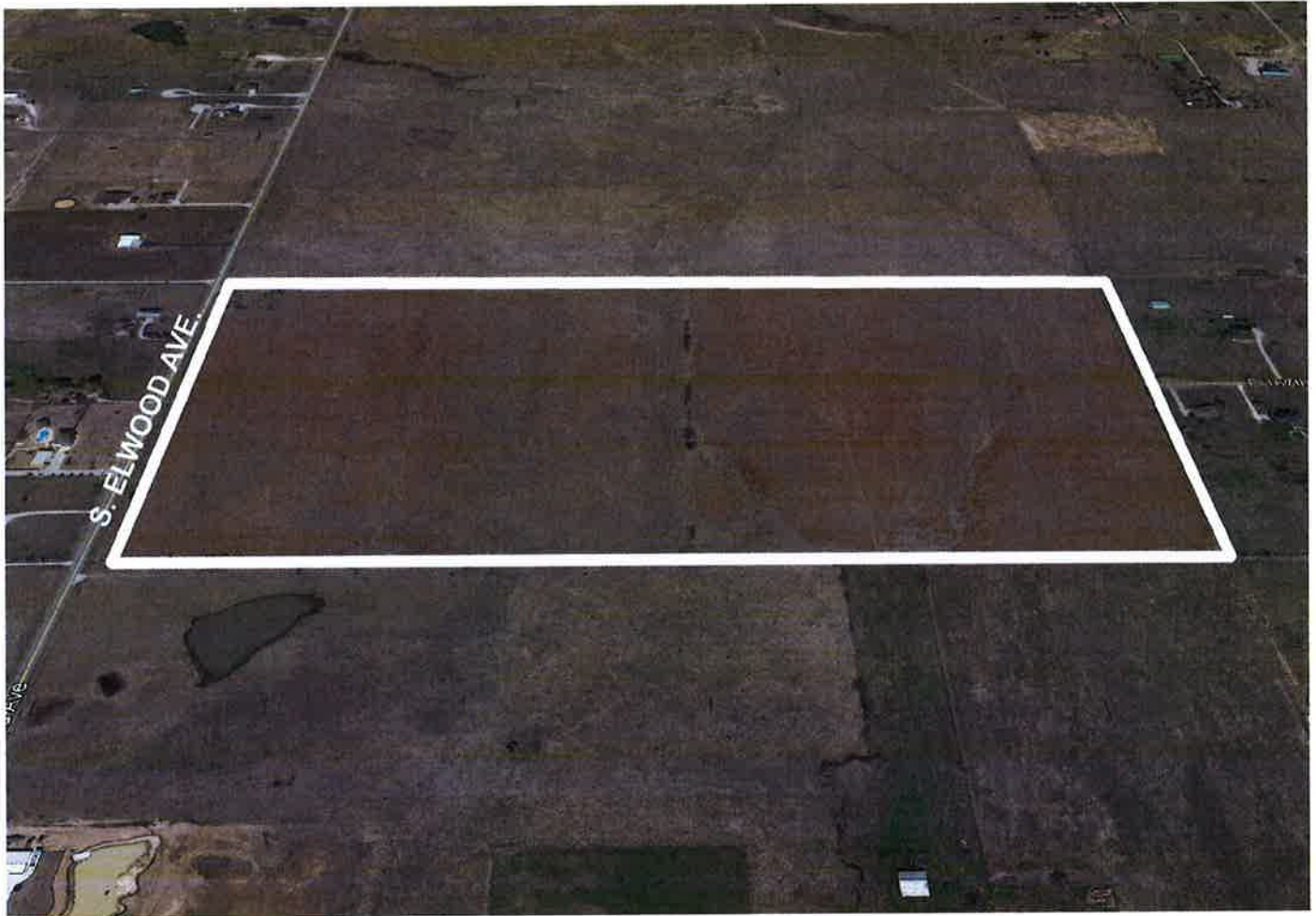




PUD-851

# Elwood Crossing

APPROXIMATELY 80.244 ACRES  
NORTH OF THE NORTHEAST CORNER OF 171ST  
STREET SOUTH AND SOUTH ELWOOD AVENUE  
TULSA COUNTY, OKLAHOMA



Location Map

Scale: 1"= 2000'



SEPTEMBER 2018

**OWNER:**  
LINDEN STREET, LLC  
825 COUNTRYWOOD WAY  
SAPULPA, OK 74066  
(918)770-5131

**APPLICANT/CONSULTANT:**  
TANNER CONSULTING LLC  
c/o RICKY JONES  
5323 S LEWIS AVE  
TULSA, OK 74105  
RICKY@TANNERBAITSHOP.COM

8.8

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## I. PROPERTY DESCRIPTION

**Elwood Crossing** consists of 80.244 acres located north of the northeast corner of 171<sup>st</sup> Street South and South Elwood Avenue, in unincorporated Tulsa County, Oklahoma, and is more particularly described as follows:

A TRACT OF LAND THAT IS THE NORTH HALF OF THE SOUTHWEST QUARTER (N/2 SW/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, TULSA COUNTY, OKLAHOMA.

SAID TRACT CONTAINS 3,495,437 SQUARE FEET OR 80.244 ACRES.

The above described property will hereinafter be referred to as the "Site" or "Subject Property", and has been depicted on Exhibit A, Aerial Photography & Boundary Depiction.

## II. DEVELOPMENT OVERVIEW

**Elwood Crossing** is a proposed 80.244-acre residential estate neighborhood in a highly-desirable portion of southern Tulsa County. Elwood Crossing is located within unincorporated portions of the Glenpool Annexation Fenceline and has good access to U.S. Highway 75 and State Highway 67. Elwood Crossing has been designed to make beneficial use of natural and man-made features to create a varied layout and selection of lot sizes and configurations. Large reserve areas will serve as stormwater detention and neighborhood amenities. The typically 125' by 180', 1/2-acre lots will front variously straight and sweeping, curvilinear streets and will feature deep setbacks to achieve a graceful, residential estate streetscape. The layout has been designed to preserve the natural lay of the land and enhance neighborhood character. The entrance on South Elwood Avenue and reserve areas are planned with generous landscaping, including a wet-design stormwater detention pond along the frontage. Although subject to change, the initial design is reflected on Exhibit B "Conceptual Site Plan." As outlined in the Tulsa County Zoning Code, this Planned Unit Development (PUD) is intended to provide a unified treatment of the development possibilities of the project site, to permit innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties, to permit flexibility within the development to best utilize the unique physical features of the subject property, to provide and preserve meaningful open space, and to achieve a continuity of function and design within the development.

To facilitate this PUD, a companion application is being filed (CZ-479) to rezone the site to RE Residential Single-Family, Estate District. Although Zoning Code Sections 1140.1.A and 430.1 would permit almost 133 lots in the requested underlying RE zoning, this PUD will restrict the residential development areas to 115 dwelling units to help maintain the rural character of the area.

The site is located within planning area of the City of Glenpool, Oklahoma Comprehensive Plan Map, adopted 11/14/2017. The land use map designates the land use as Estate Residential (Section 25, T17N, R12E). The "Glenpool Oklahoma Comprehensive Plan Map" provides that the RE district of the City of Glenpool Zoning Code is in accordance with the Estate Residential designation. Glenpool's RE district essentially corresponds with the RE district in the Tulsa County Zoning Code.

The PUD will allow the most efficient use of the land which is harmonious with the surrounding land uses, as represented on Exhibit A, "Aerial Photography & Boundary Depiction." A conceptual site plan depicting the Development Areas and design features is provided on Exhibit B "Conceptual Site Plan." The PUD shall be developed in accordance with the use and development regulations of the Tulsa County zoning code, except as otherwise specified herein.

### AERIAL PHOTOGRAPHY & BOUNDARY DEPICTION WITH ADJACENT DEVELOPMENTS LABELED



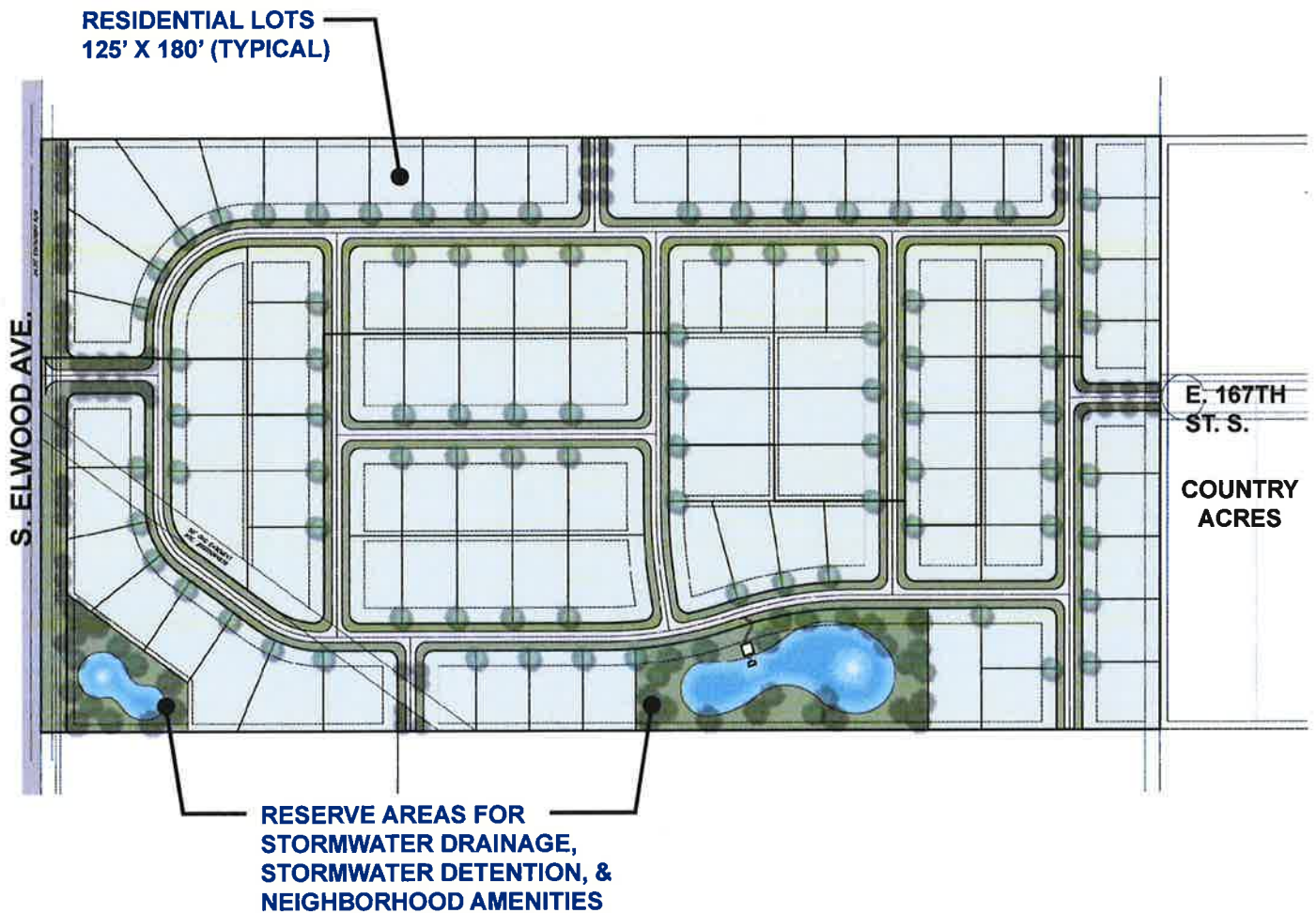


# Elwood Crossing

## EXHIBIT B

### CONCEPTUAL SITE PLAN

CONCEPTUAL LAYOUT SHOWN AS OF AUGUST 30, 2018



8.13

### III. DEVELOPMENT STANDARDS

Elwood Crossing shall be developed in accordance with the use and development regulations of the RE district of the Tulsa County Zoning Code, except as noted herein:

Project Gross Land Area:	3,495,437 SF	80.244 AC
Permitted Uses: Uses permitted as a matter of right in RE zoning district in the Tulsa County Zoning Code including, but not necessarily limited to: detached single-family dwellings, landscaped features, reserve areas, neighborhood recreational facilities, and uses customarily accessory to permitted uses.		
Maximum Number of Lots:	115 Lots	
Minimum Lot Width:	120 FT	
Minimum Lot Size:	21,780 SF (1/2 acre)	
Minimum Land Area per Dwelling Unit:	24,780 SF	
Minimum Livability Space per Dwelling Unit:	12,000 SF *	
Maximum Building Height:	35 FT **	
Off-street Parking:	Minimum two (2) enclosed off-street parking spaces required per dwelling unit.	
Minimum Yard Setbacks		
Front Yard:	35 FT	
Rear Yard:	25 FT	
Side Yard:	10 FT & 10 FT	

\* *Livability space may be located on a lot or contained within common open space of the development, as per Section 1140.3 of the Tulsa County Zoning Code.*

\*\* *Architectural features such as chimneys and cupolas may extend to a maximum height of 45 feet, however, no habitable portion of any dwelling shall exceed the 35' limitation.*

**STREETS:** Streets within this PUD, whether public or private, shall be constructed to Tulsa County standards for minor residential streets. Streets may be designed with borrow ditches or curbs and gutters as per design standards approved by Tulsa County. Divided, boulevard-style entrances may be constructed, provided any median landscaping and other entry features shall be maintained by the mandatory homeowners' association.

**ACCESSORY BUILDINGS:** Detached accessory buildings shall be permitted subject to Tulsa County Zoning Code regulations and private restrictions as may be imposed by restrictive covenants or other private deed restrictions filed of record by separate instrument.

**SIGNS:** Subdivision entrance signs shall be permitted at each entrance and/or street frontage and shall comply with the accessory use regulations for signage of the Tulsa County Zoning Code. Signage serving residential neighborhood amenities, appropriate for purpose and neighborhood scale, shall be permitted within reserve areas containing neighborhood amenities. Signage shall otherwise comply with the Tulsa County Zoning Code.

**FENCING:** Fencing along South Elwood Avenue will be decorative in nature and consistent with a residential-estate single family subdivision. Fences along the subdivision perimeters, reserve areas, and individual homesites shall comply with fence requirements of the Tulsa County Zoning Code.



## V. GENERAL PROVISIONS

**A. ACCESS AND CIRCULATION:** Elwood Crossing is conceptually planned with two (2) points of access: South Elwood Avenue and East 167<sup>th</sup> Street South. The Exhibit B "Conceptual Site Plan" reflects points of access and the conceptual layout for internal streets and pedestrian walking trails.

Limits of No Access (LNA) will be imposed by the future plat along the South Elwood Avenue, except at the approved street intersections.

**B. DRAINAGE AND UTILITIES:** The majority of the site drains southerly to an upstream tributary of Duck Creek.

An internal stormwater collection system will be designed and constructed to Tulsa County standards. Conceptual drainage design can be inferred on the Exhibit B "Conceptual Site Plan," including onsite stormwater detention ponds, which will be located within reserve areas to be maintained by the mandatory homeowners' association. Stormwater drainage and detention plans will be prepared and submitted to Tulsa County for review and approval during the engineering process.

Public water is available to the site by 6" Creek County Rural Water District #2 waterlines along Elwood Ave and E. 167<sup>th</sup> St. S. Water service and fire hydrant locations will be coordinated with Creek County Rural Water District # 2 and the fire protection agency having jurisdiction.

Public sanitary sewer is not available to the site. Therefore, sewerage will be provided by individual onsite sewage disposal systems approved by the Oklahoma Department of Environmental Quality. The restrictive covenants of the subdivision plat or other such restrictions filed of record by separate instrument may require the maintenance by each lot owner of the individual onsite sewage disposal system according to ODEQ requirements. The covenants may reserve to the developer the right to designate an approved third-party contractor with experience in installing/maintaining individual onsite sewage disposal systems for the purpose of performing regular maintenance and monitoring functions of all such systems within the subdivision, and to provide that the fees for such services may be satisfied through homeowners' association dues or regular or special assessments imposed upon each lot.

Electric and communications services are available onsite or by extension. Natural gas will be provided if available.

Existing and proposed utilities are shown on Exhibit C of this PUD.

**C. ENVIRONMENTAL ANALYSIS AND TOPOGRAPHY:** The site is moderately sloped and drains to the south, ultimately to Duck Creek.

As represented on Exhibit E "FEMA Floodplain Map," the entire site is located within Unshaded Zone X – outside of the 500-year (0.2% Annual Chance) Floodplain.

The USDA Soil Survey of Tulsa County, Oklahoma was used to help identify soils types and possible constraints to development. Existing soils on the subject property primarily consist of Okemah silt loam, 0-1% slopes, and Dennis silt loam, 1-5% slopes. Development constraints associated with these soils will be addressed in the engineering design phase of the project and, if required, a geotechnical report will be performed to recommend paving sections and subgrade design. Soils and topography are shown on Exhibit D "Existing Topography & Soils" of this PUD.

**D. ZONING AND LAND USE:** This property is currently zoned AG Agriculture District and is currently vacant. It has been used agriculturally.

To facilitate this PUD, a companion application is being filed (CZ-479) to rezone the site to RE Residential Single-Family, Estate District. Existing zoning is shown on Exhibit F, and proposed zoning is shown on Exhibit G. Site and surrounding area land uses are depicted on Exhibit A "Aerial Photography & Boundary Depiction."

**E. SITE PLAN REVIEW:** No building permit for a residence within Elwood Crossing shall be issued until a subdivision plat has been approved by the Tulsa Metropolitan Area Planning Commission as being in compliance with the Planned Unit Development concept and development standards. The plat will also serve as the site plan for all residential lots contained within the plat and must be filed of record with the Tulsa County Clerk.

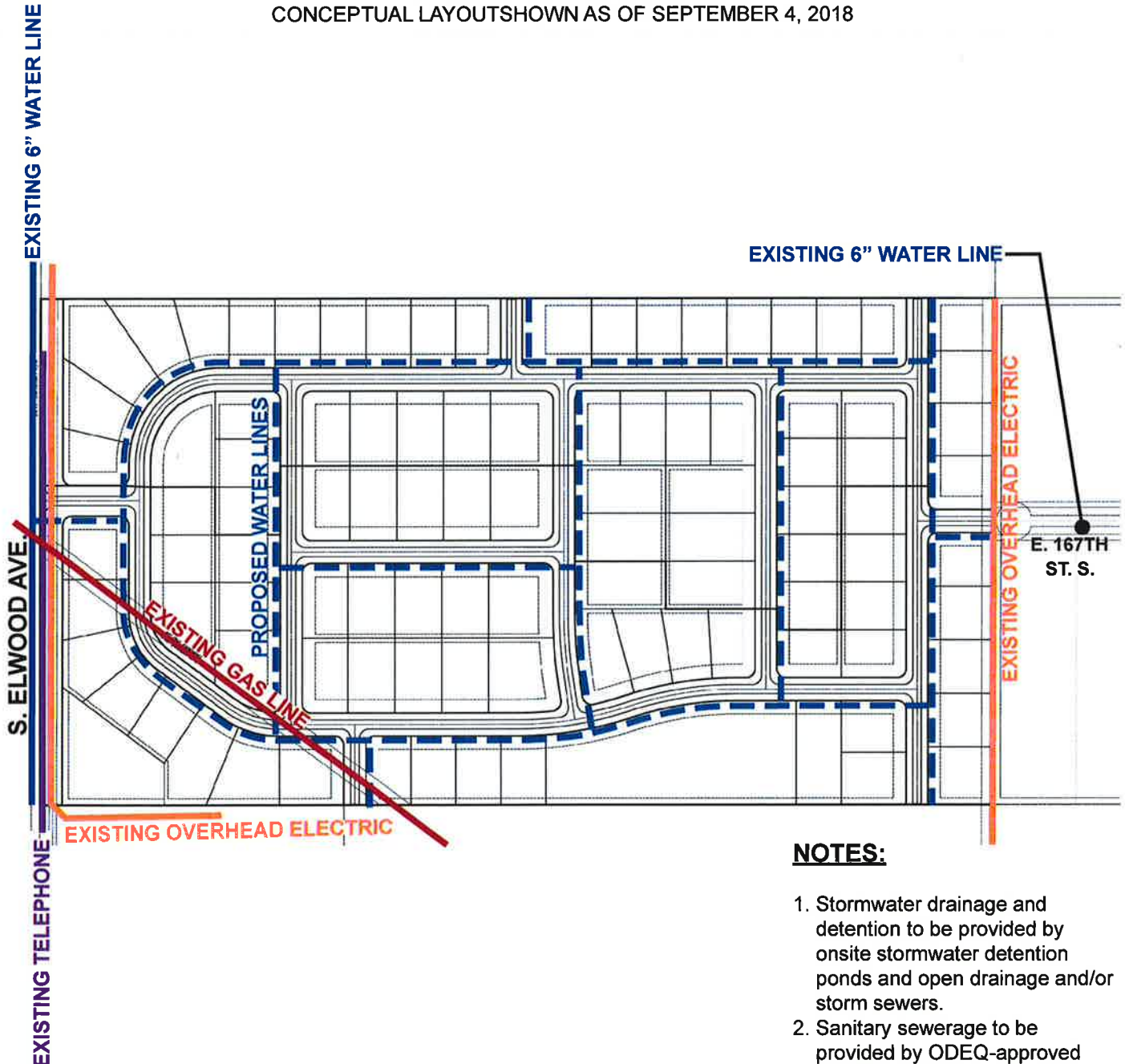
**F. PHASE DEVELOPMENT:** Based on market demand, Elwood Crossing will be developed in phases. Coordination with Tulsa County will be maintained in order to provide adequate traffic circulation and utility service.

**G. SCHEDULE OF DEVELOPMENT:** Initial construction is anticipated to commence once the PUD, engineering design, and subdivision plat have been approved by Tulsa County.

# Elwood Crossing

## EXHIBIT C

EXISTING AND PROPOSED UTILITIES  
CONCEPTUAL LAYOUT SHOWN AS OF SEPTEMBER 4, 2018



### NOTES:

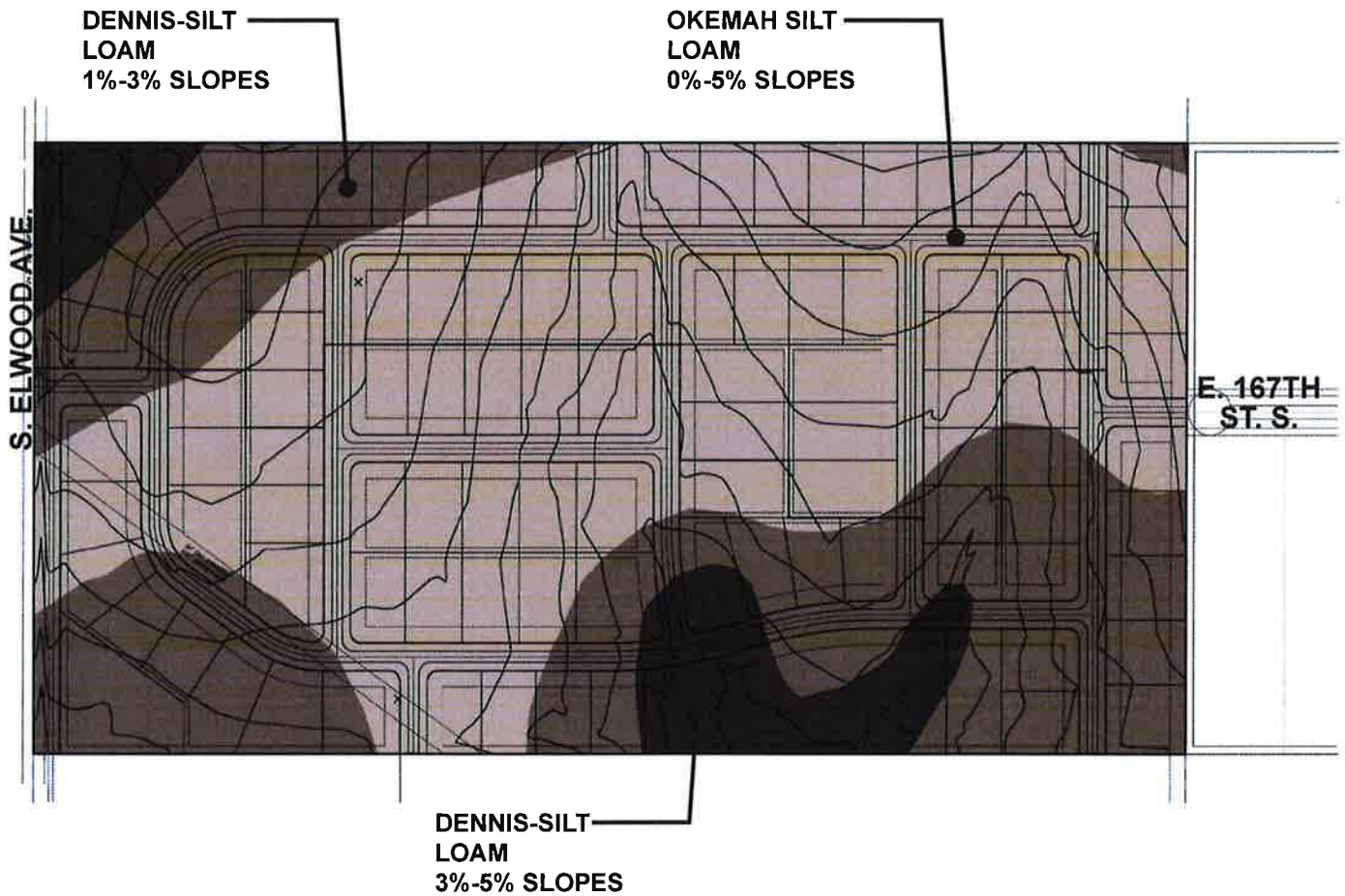
1. Stormwater drainage and detention to be provided by onsite stormwater detention ponds and open drainage and/or storm sewers.
2. Sanitary sewerage to be provided by ODEQ-approved individual onsite sewage disposal systems.
3. Public water supplier to be Creek County Rural Water District #2.

# Elwood Crossing

## EXHIBIT D

### EXISTING TOPOGRAPHY & SOILS

SOIL DATA FROM USDA WEB SOIL SURVEY, ACCESSED AUGUST 30, 2018  
TOPOGRAPHIC DATA FROM INCOG



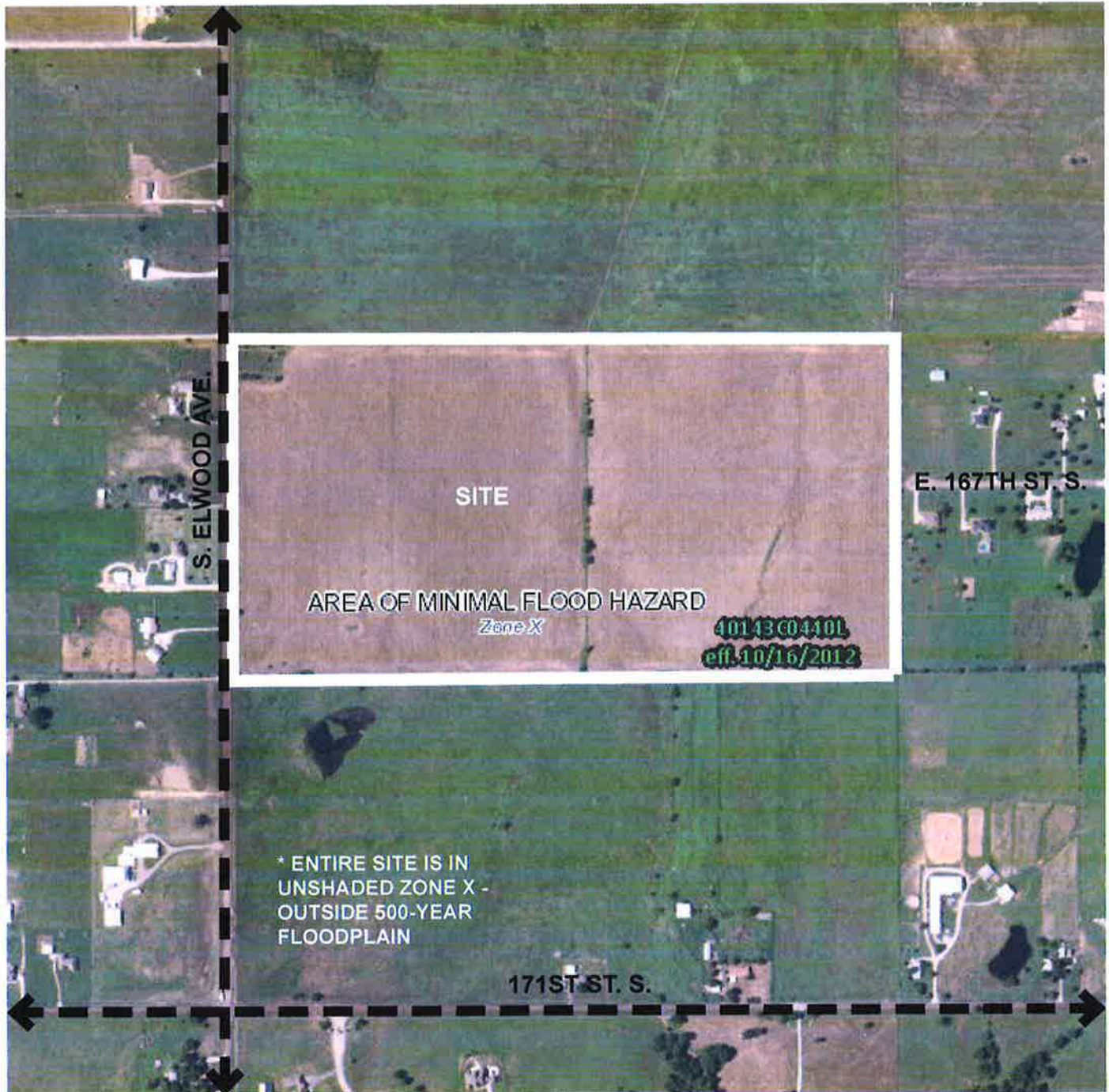


# Elwood Crossing

## EXHIBIT E

### FEMA FLOODPLAIN MAP

FLOODPLAIN DATA REFLECTS FEMA FIRM PANEL NO. 40143C0440L, EFFECTIVE 10/16/2012



# Elwood Crossing

## EXHIBIT F

### EXISTING ZONING MAP

DATA OBTAINED FROM INCOG GIS, ACCESSED AUGUST 30, 2018



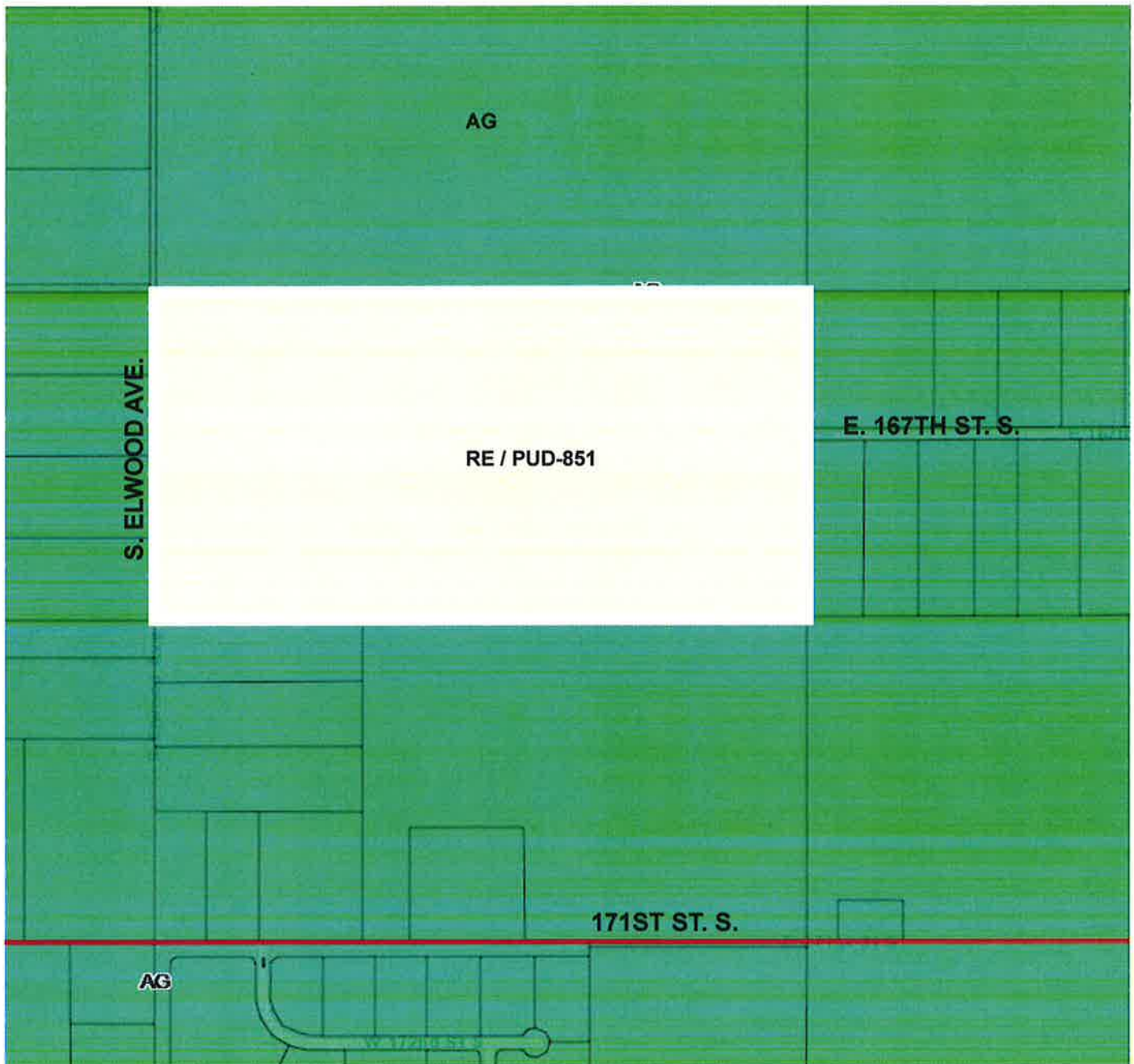


# Elwood Crossing

## EXHIBIT G

### PROPOSED ZONING MAP

DATA OBTAINED AND MODIFIED FROM INCOG GIS, ACCESSED AUGUST 30, 2018



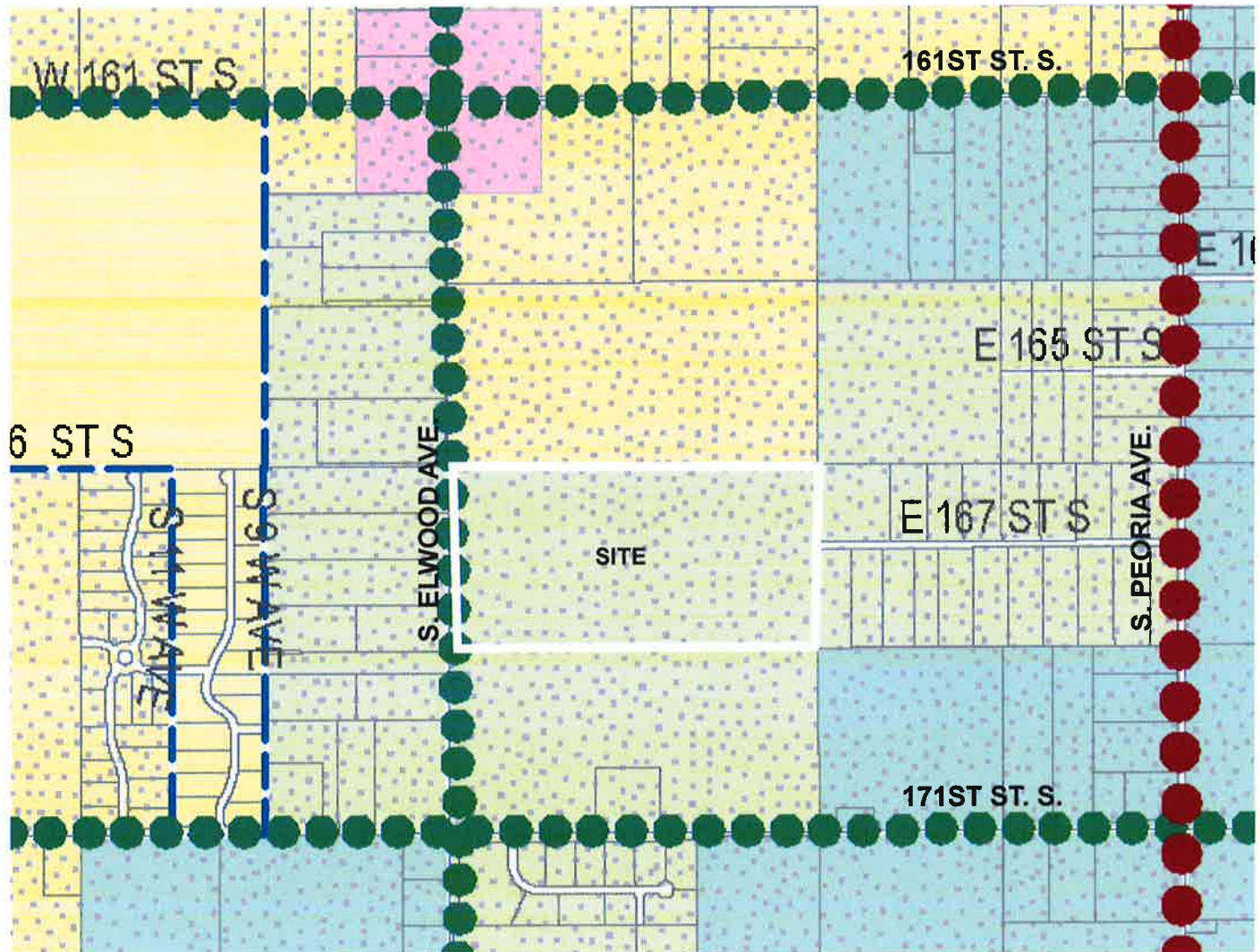
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# Elwood Crossing











## EXHIBIT H

### COMPREHENSIVE PLAN MAP

DATA OBTAINED FROM GLENPOOL COMPREHENSIVE PLAN MAP, ADOPTED NOVEMBER 14, 2017



#### Land Use

 Rural	 General Commercial	 Glenpool Corporate Limits
 Parks and Recreational Open Space	 Industrial Light	 Primary/Secondary Arterial
 Estate Residential	 Industrial Medium	
 Suburban Residential		
 General Residential		







Tulsa Metropolitan Area  
Planning Commission

**Case :** Elwood Crossing (Related to CZ-479 & PUD-851)

**Hearing Date:** October 17, 2018

**Case Report Prepared by:**

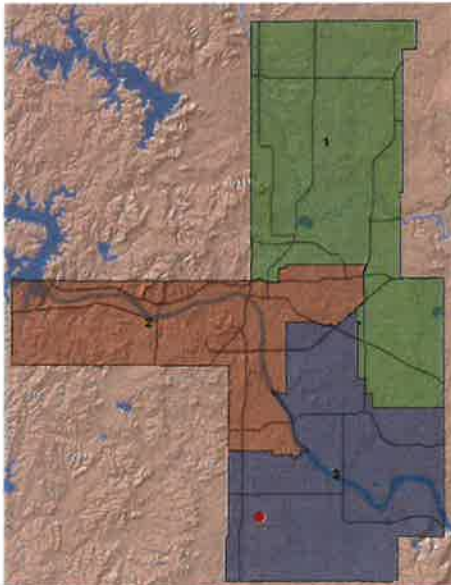
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Tanner Consulting, LLC

*Owner:* Linden Street, LLC

**Location Map:**  
(shown with City Council Districts)



**Applicant Proposal:**

Preliminary Plat

99 lots, 16 blocks, 80.244  $\pm$  acres  
(Subdivision to be completed in 2 phases)

*Location:* North of the northeast corner of  
East 171<sup>st</sup> Street South and South Elwood  
Avenue

**Zoning:**

*Current:* AG (Agriculture)

*Proposed:* RE/PUD-851 (Single-Family  
Residential)

**Staff Recommendation:**

Staff recommends **approval** of the  
preliminary plat

**County Commission District: 3**

*Commissioner Name:* Ron Peters

**EXHIBITS:** Site Map, Aerial, Preliminary Plat

## PRELIMINARY SUBDIVISION PLAT

**Elwood Crossing** - (County)  
(Related to CZ-479 & PUD-851)

North of the northeast corner of East 171<sup>st</sup> Street South and South Elwood Avenue

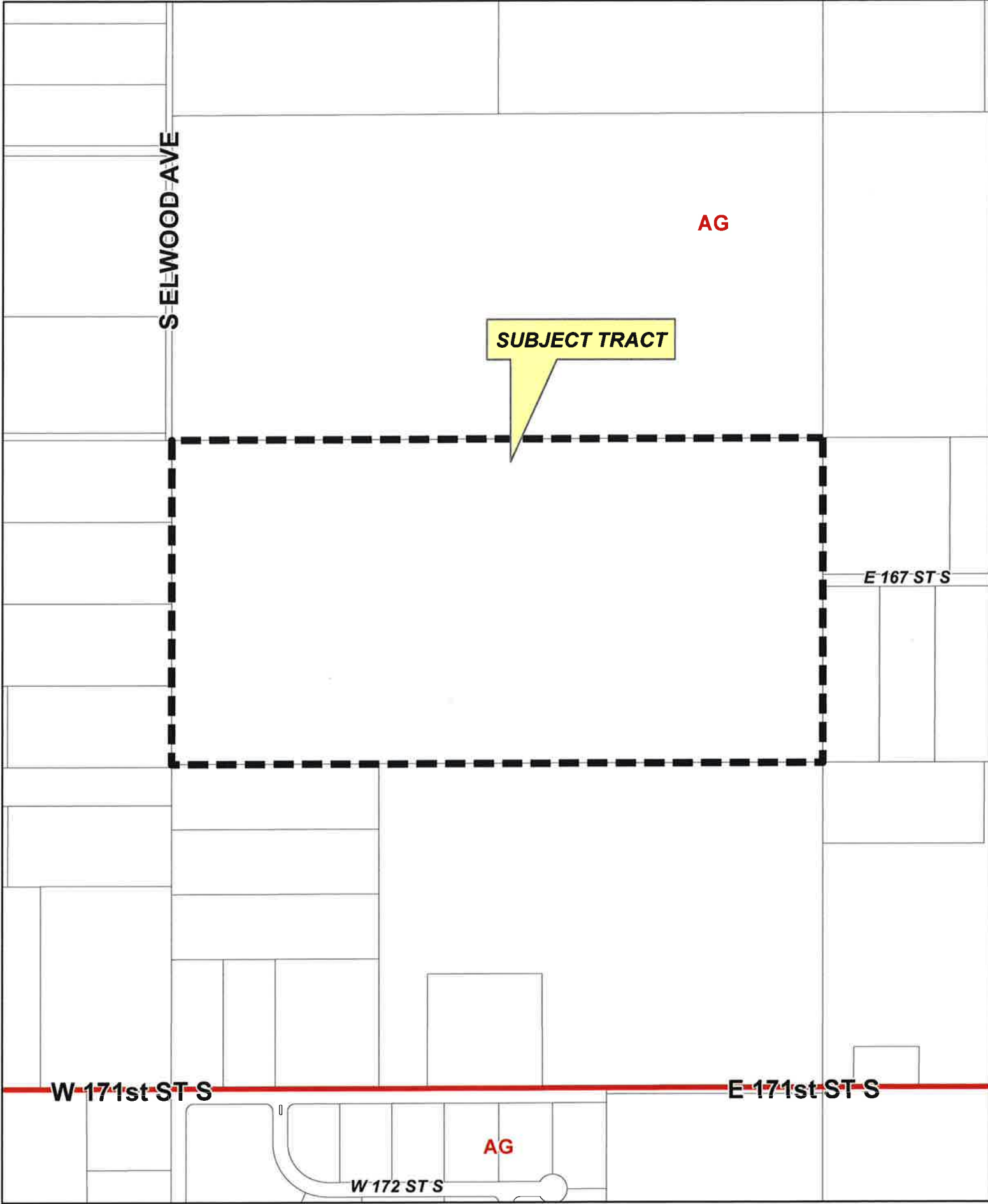
This plat consists of 99 lots, 16 blocks on 80.244 ± acres and would be implemented in two phases as illustrated on the preliminary plat.

The Technical Advisory Committee (TAC) met on October 4, 2018 and provided the following conditions:

1. **Zoning:** The property is currently zoned AG (Agriculture). A concurrent rezoning (CZ-479) and planned unit development (PUD-851) application have been filed and are required to be approved and effective prior to approval of the final plat.
2. **Addressing:** Property is located within the unincorporated limits of Tulsa County. Addresses and street names to be assigned by INCOG and must be affixed to the face of the final plat.
3. **Transportation & Traffic:** Connection to East 167<sup>th</sup> Street South will require improvement of existing street and turnaround to align with new subdivision streets.
4. **Sewer:** ODEQ approval required for proposed on-site sewage disposal.
5. **Water:** Water is to be provided by Creek County Rural Water District #2 and a main line extension is required to serve the project. Water line plans must be approved and a release must be provided by the rural water district prior to approval of the final plat.
6. **Engineering Graphics:** Graphically show all property pins found/set that are associated with this plat.
7. **Fire:** No comments.
8. **Stormwater, Drainage, & Floodplain:** Tulsa County drainage standards apply to this site. Tulsa County Engineering must release final plat prior to approval.
9. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.

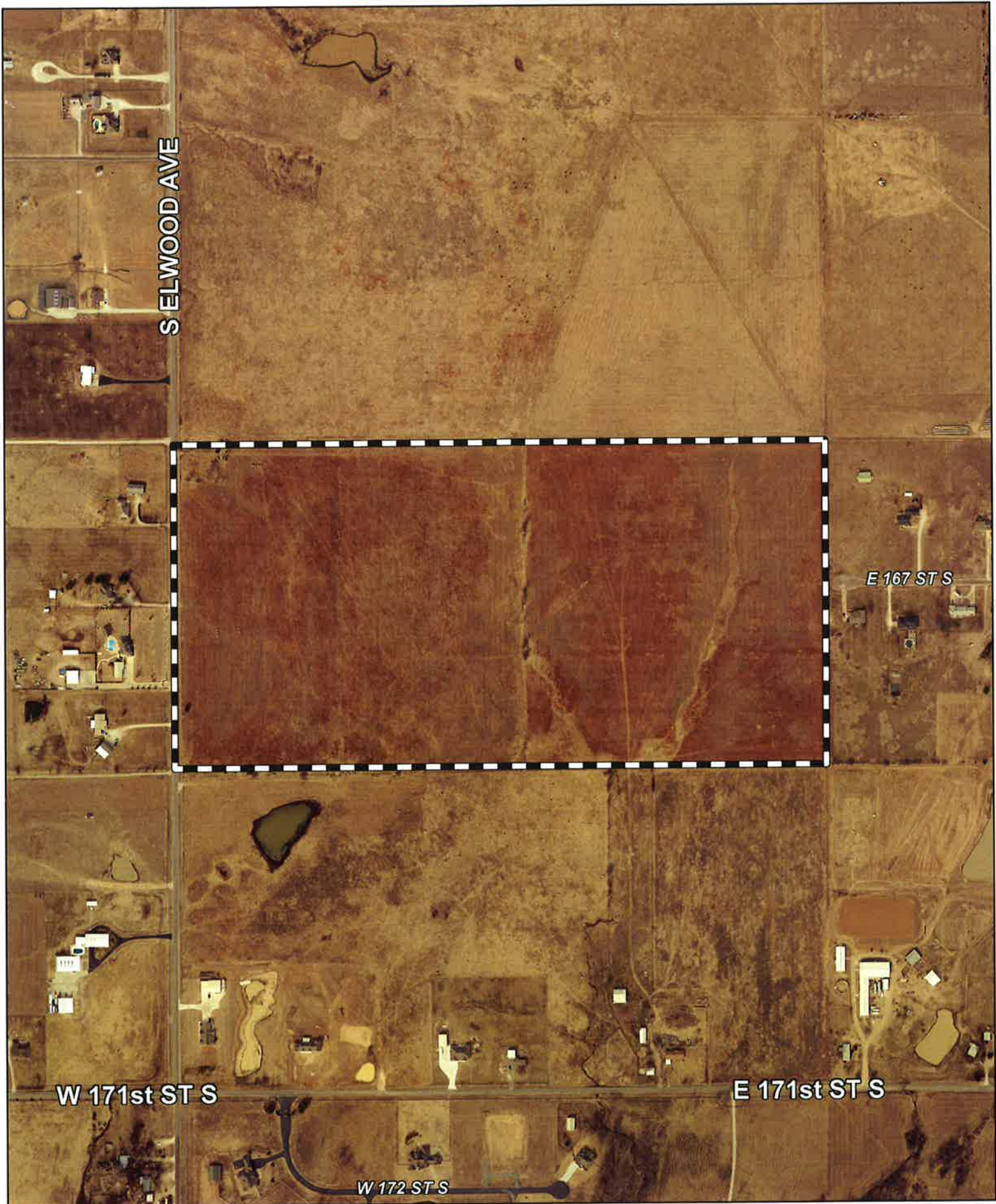
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**ELWOOD  
CROSSING**

17-12 25





S ELWOOD AVE

E 167 ST S

W 171st ST S

E 171st ST S

W 172 ST S



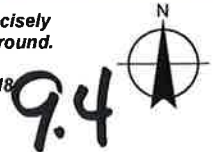
Subject  
Tract

# ELWOOD CROSSING

17-12 25

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

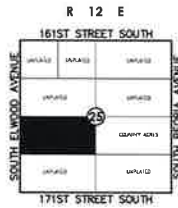
Aerial Photo Date: February 2018





**Notes:**

1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. ALL PROPERTY CORNERS ARE SET 3/4" IRON REBAR WITH YELLOW CAP STAMPED "TANNER RLS 1431" UNLESS OTHERWISE NOTED.
3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (S201), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOGICALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
  - (A) IRON PIN FOUND AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 13.
  - (B) IRON ROD SPIKE FOUND AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 25.
4. THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 13°03'37" WEST.
5. ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
6. ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH ELWOOD AVENUE BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY THIS PLAT AND BY EAST 167TH STREET SOUTH, BEING A PUBLIC STREET.



Location Map  
Scale: 1" = 200'

**Preliminary Plat**

PUD-851

# Elwood Crossing

ALL OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N/2 SW/4)  
SECTION TWENTY FIVE (25), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN,  
A SUBDIVISION WITHIN TULSA COUNTY, STATE OF OKLAHOMA.

OWNER:  
**Elwood Crossing, LLC**  
CONTACT: ALEX SHIMBLEY  
3714 West 113th Street South  
Jenks, Oklahoma 74037  
Phone: (918) 402-5402

SURVEYOR/ENGINEER:  
**Tanner Consulting, L.L.C.**  
DAN E. TANNER, P.L.S. NO. 2435  
OKLA. NO. 2561, EXPIRES 6/30/2013  
EMAIL: DAN@TANNERBALTSHOP.COM  
5323 South Lewis Avenue  
Tulsa, Oklahoma 74105  
Phone: (918) 745-9929



**LEGEND**

BL	BUILDING LINE
B/U	BUILDING LINE & UTILITY
ES	EASEMENT
BP PG	BOOK & PAGE
CD	CHORD BEARING
CD	CHORD DISTANCE
CL	CENTERLINE
PA	PIETA ANGLE
DOC	DOCUMENT
CHMT	EASEMENT
GOVT	GOVERNMENT
UNL	LIMITS OF NO ACCESS
OE	OVERLAND DRAINAGE EASEMENT
RES	RESERVE
R/W	RIGHT-OF-WAY
UTL	UTILITY EASEMENT
AD	ADDRESS ADDRESSED

**SUBDIVISION CONTAINS:**  
NINETY-NINE (99) LOTS  
IN SEVENTEEN (17) BLOCKS  
WITH THREE (3) RESERVE AREAS  
GROSS SUBDIVISION AREA: 80.244 ACRES

**FINAL PLAT**  
**CERTIFICATE OF APPROVAL**

I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on \_\_\_\_\_

\_\_\_\_\_  
TIMAPC/INCOG

The approval of this final plat will expire on year from the date of Tulsa County Commission approval if not filed in the Office of the County Clerk before that date.

\_\_\_\_\_  
COUNTY ENGINEER



DATE OF PREPARATION: September 20, 2018

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FRITZ, DCC  
#201707616

Unplatted  
COWMAN & SAMUELS  
DCC #2016112123

Unplatted  
MCCANN, REV. TRUST  
DCC #2017024542

Elwood Crossing  
SHEET 1 OF 2

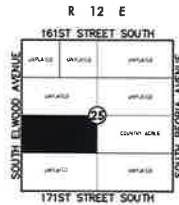
95





**Notes:**

1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. ALL PROPERTY CORNERS ARE SET 3/4" IRON REBAR WITH YELLOW CAP STAMPED "TANNER RLS 1483" UNLESS OTHERWISE NOTED.
3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (1983), NORTH AMERICAN DATUM 1983 (NAD83). SAID BEARINGS ARE BASED LOCALLY UPON FIELD OBSERVED TIES TO THE FOLLOWING MONUMENTS:
  - (A) IRON PIN NAILON AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 33;
  - (B) RAILROAD SPIKE FOUND AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 29;
 THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 1°0'21" WEST.
4. ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
5. ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH ELWOOD AVENUE BY VIRTUE OF RIGHT-OF-WAY DESIGNATED BY THIS PLAT.



Location Map  
Scale: 1" = 200'

**Conceptual Utility Plan**  
PUD-851

# Elwood Crossing

ALL OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N/2 SW/4)  
SECTION TWENTY FIVE (25), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN,  
A SUBDIVISION WITHIN TULSA COUNTY, STATE OF OKLAHOMA

**OWNER:**  
**Elwood Crossing, LLC**  
CONTACT: ALEX SHIRLEY  
3714 West 113th Street South  
Jenks, Oklahoma 74037  
Phone: (918) 402-5402

**SURVEYOR/ENGINEER:**  
**Tanner Consulting, LLC.**  
DAN E. TANNER, P.L.S. NO. 1435  
OK CA NO. 2663, EXPIRES 6/30/2019  
EMAIL: DAN@TANNERBATHSHOP.COM  
5323 South Lewis Avenue  
Tulsa, Oklahoma 74105  
Phone: (918) 745-9929



**LEGEND**

BL	BUILDING LINE
B/V	BUILDING LINE & UTILITY EASEMENT
BC PG	BOOK & PAGE
CD	CHORD BEARING
CD	CHORD DISTANCE
DA	DETAILED ANGLE
DOC	DOCUMENT
ESMT	EASEMENT
GOVT	GOVERNMENT
UNA	UNIT OF NO ACCESS
RES	RESERVE
CDN	OVERLAND DRAINAGE EASEMENT
R/W	RIGHT-OF-WAY
USE	UTILITY EASEMENT
22AF	ACRES ASSIGNED

**SUBDIVISION CONTAINS:**  
NINETEEN (19) BLOCKS  
WITH THREE (3) RESERVE AREAS  
GROSS SUBDIVISION AREA: 80.844 ACRES

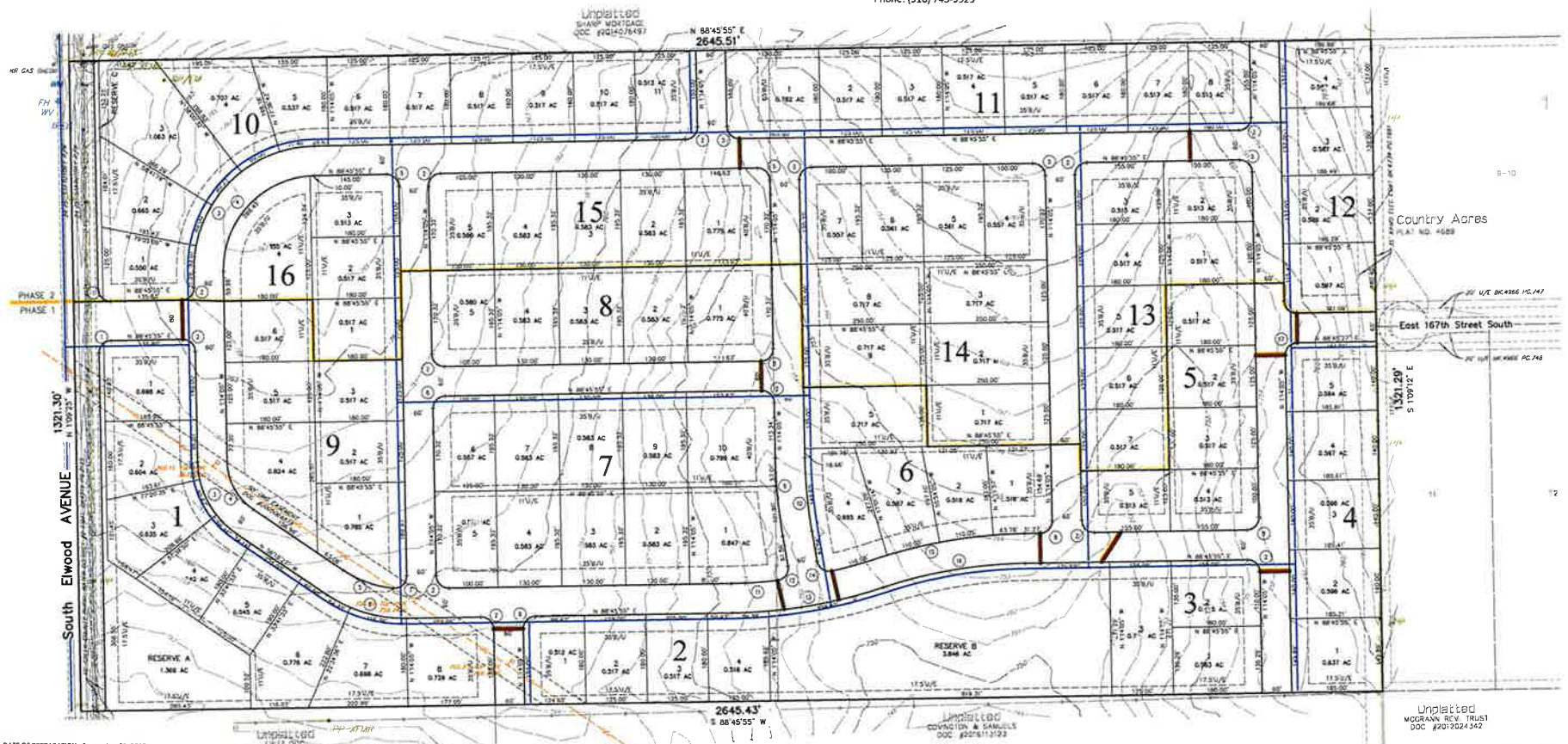
**CERTIFICATE OF APPROVAL**

I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on \_\_\_\_\_

\_\_\_\_\_  
TMAPC/NOOG

The approval of this final plat will expire on year from the date of Tulsa County Commission approval if not filed in the Office of the County Clerk before that date.

\_\_\_\_\_  
COUNTY ENGINEER



DATE OF PREPARATION: September 20, 2018

Unplatted  
MOORAN REV. TRUST  
DOC #20170224542

9.7







Tulsa Metropolitan Area  
Planning Commission

**Case :** Woodland Valley

**Hearing Date:** October 17, 2018

**Case Report Prepared by:**

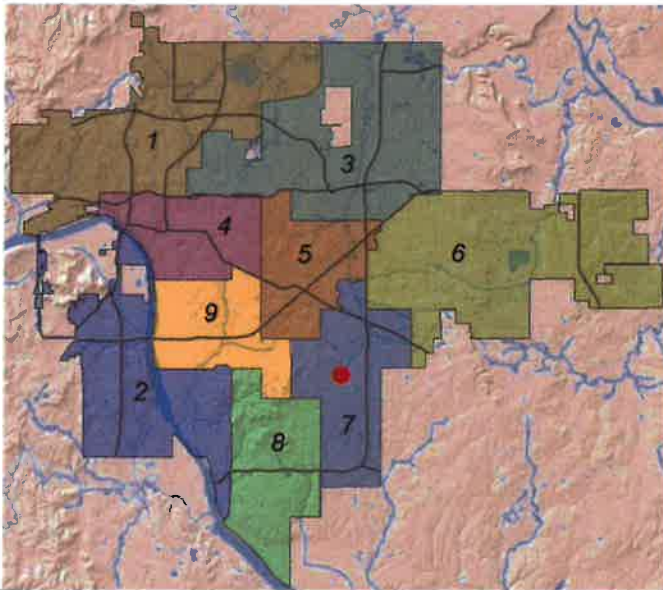
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* AAB Engineering, LLC

*Owner:* Woodland Valley Development, LLC

**Location Map:**  
**(shown with City Council Districts)**



**Applicant Proposal:**

Preliminary Plat

40 lots, 3 blocks, 7.28 ± acres

*Location:* South of the southeast corner of East 61<sup>st</sup> Street South and South 90<sup>th</sup> East Avenue

**Zoning:** RM-1/PUD-397-B

**Staff Recommendation:**

Staff recommends **approval** of the preliminary plat

**City Council District:** 7

*Councilor Name:* Arianna Moore

**County Commission District:** 3

*Commissioner Name:* Ron Peters

**EXHIBITS:** Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat

## PRELIMINARY SUBDIVISION PLAT

### Woodland Valley - (CD 7)

South of the southeast corner of East 61<sup>st</sup> Street South and South 90<sup>th</sup> East Avenue

This plat consists of 40 lots, 3 blocks on 7.28 ± acres.

The Technical Advisory Committee (TAC) met on October 4, 2018 and provided the following conditions:

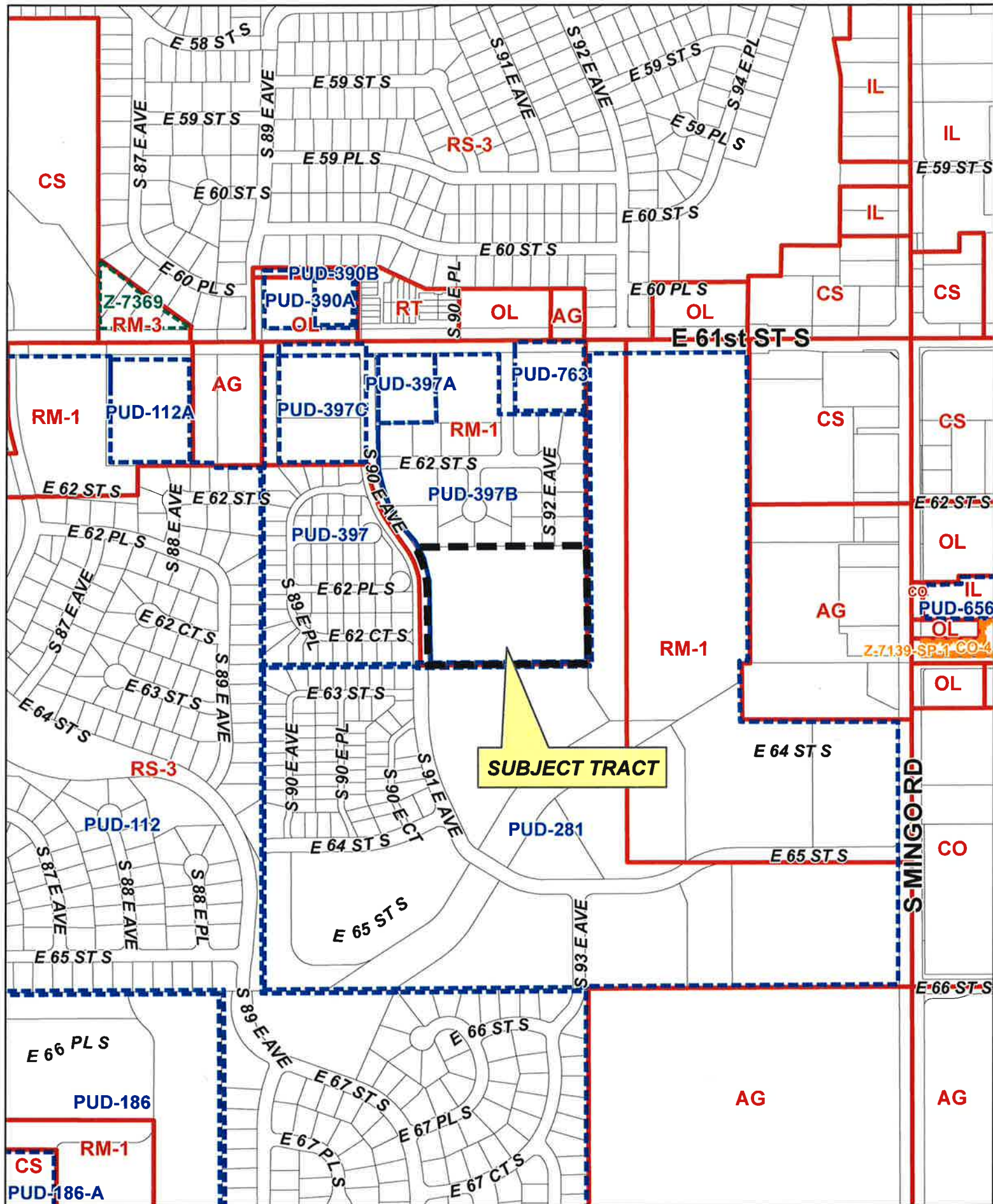
1. **Zoning:** The property is currently zoned RM-1 with an approved Planned Unit Development (PUD-397-B). A minor amendment to the PUD was approved in June of 2017 (PUD-397-B-2) to permit single-family residential on the project site. The current configuration of the subdivision does not conform to the requirements of the PUD with regard to access & circulation. Revisions are required to comply with the PUD or an amendment must be processed to request approval of the current configuration.
2. **Addressing:** City of Tulsa addresses and street names must be assigned and affixed to the face of the final plat.
3. **Transportation & Traffic:** PUD standards require a 26' looped internal street. Current concept would require revision to comply. Dead-end street at S 92<sup>nd</sup> East Avenue must be improved to an approved turnaround as required by the PUD. Include sidewalks and add sidewalk language to covenants.
4. **Sewer:** Properly label and dimension all proposed utility easements.
5. **Water:** Water main line cannot cross street at an angle. Extend water main to 10' U/E adjacent to roadway of street D. Properly label and dimension all proposed utility easements.
6. **Engineering Graphics:** Submit a subdivision control data sheet with the final plat submittal. Add "State of" before Oklahoma in the plat subtitle. Provide name and email address for project engineer/surveyor on face of the plat. Remove contours from final plat submittal. Under the Basis of Bearing information please provide a bearing angle shown on the face of the plat. Add NAD83. Update location map with all platted property and label all other property unplatted. Graphically show all property pins found or set that are associated with this plat. Label each location with text or provide a legend with associated symbols.
7. **Fire:** Fire hydrants will be required per the IFC 2015.
8. **Stormwater, Drainage, & Floodplain:** Overland drainage easements are required for major swales/creeks flowing across the property. Corp of Engineers will be required to approve redesign of current creeks and may require a 404 permit. A jurisdictional determination should be obtained from the Corp.

10.2

9. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

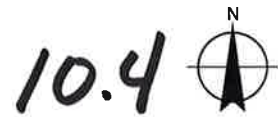
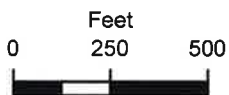
Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.





WOODLAND  
VALLEY

18-13 01







Feet

0 250 500



**Subject  
Tract**

**WOODLAND  
VALLEY**

**18-13 01**

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

**Aerial Photo Date: February 2018**







0 50 100  
Feet



Subject  
Tract

**WOODLAND  
VALLEY**

18-13 01

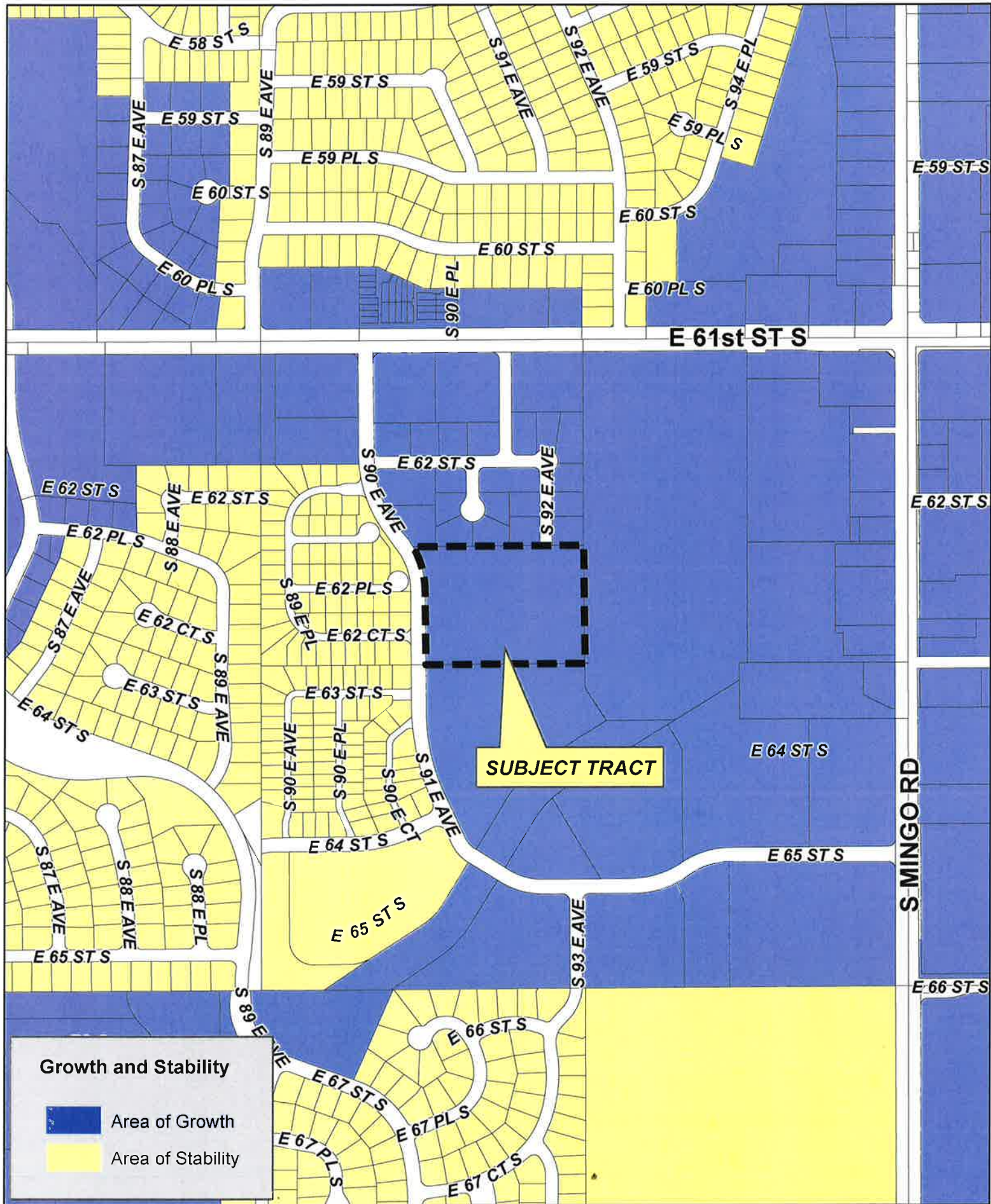
Note: Graphic overlays may not precisely  
align with physical features on the ground.

Aerial Photo Date: February 2018

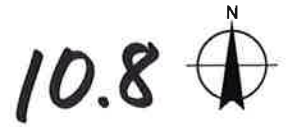
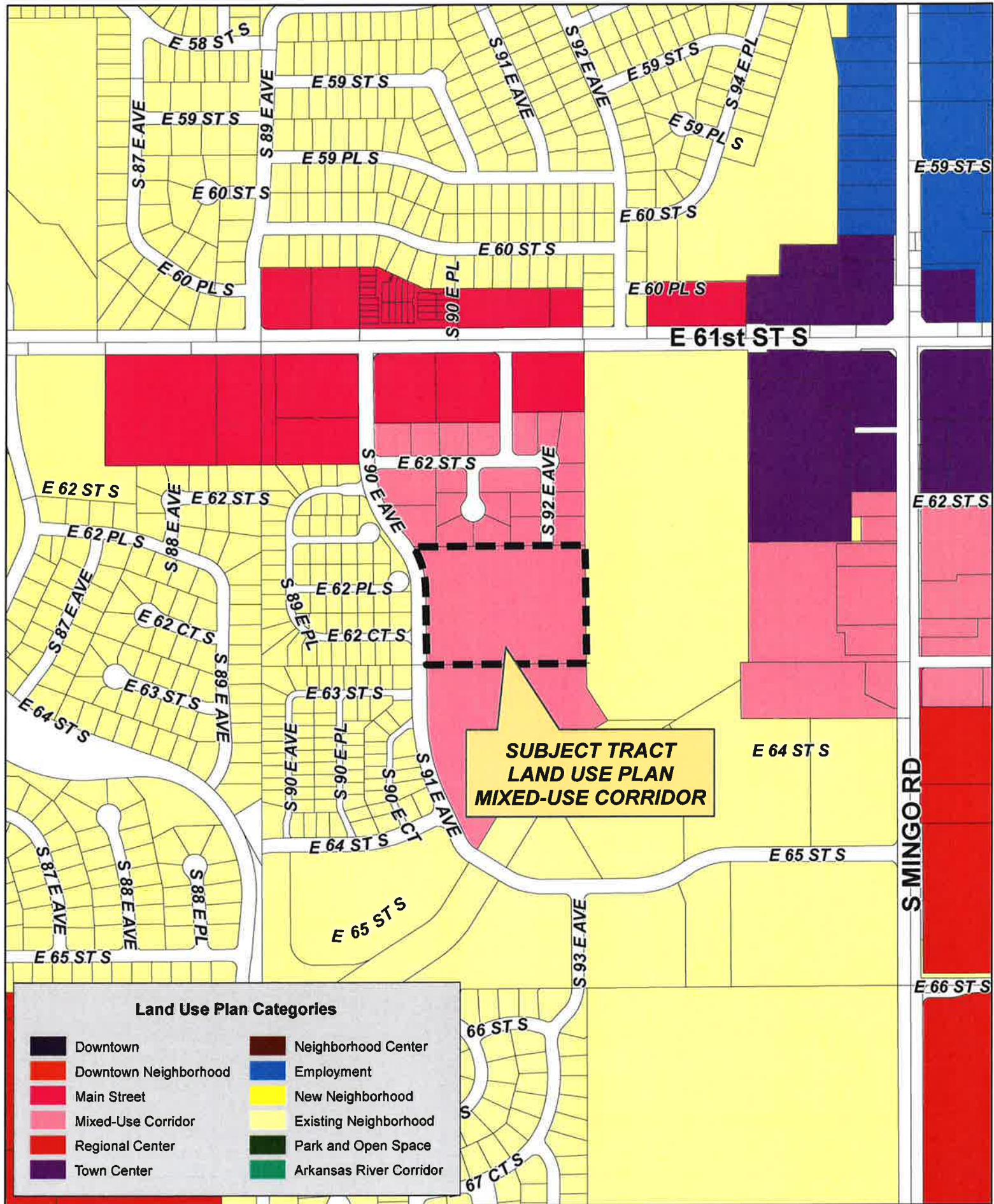
10.6













PRELIMINARY PLAT

# Woodland Valley

PUD 397-B-2

A TRACT OF LAND THAT IS PART OF THE NW/4 OF SECTION 1, T-18-N, R-13-E, OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, OKLAHOMA

**OWNER/DEVELOPER**  
WOODLAND VALLEY DEVELOPMENT, LLC  
1300 SOUTH KALANDIDE AVENUE  
BROKEN ARROW, OK 74012  
PHONE: 918.512.8403  
ATTN: BRISS BROWN

**ENGINEER/SURVEYOR**  
AAB ENGINEERING LLC  
CERTIFICATE OF AUTHORIZATION NO. 5319 EXP. JUNE 30, 2020  
PO BOX 2136  
SAND SPRING, OK 74063  
PHONE: 918.514.4283  
FAX: 918.514.4285



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	49.57	125.00'	22°51'29"
C2	95.43	125.00'	23°07'00"
C3	38.27	25.00'	90°00'00"
C4	29.57	25.00'	90°00'00"
C5	38.27	25.00'	90°00'00"
C6	14.29	25.00'	32°38'10"
C7	5.80	25.00'	12°50'25"
C8	39.27	25.00'	90°00'00"
C9	4.91	75.00'	3°03'43"
C10	4.91	75.00'	3°03'43"

## CONTACTS

**MUNICIPAL AUTHORITY**  
CITY OF TULSA  
175 EAST 2ND STREET, SUITE 600  
TULSA, OK 74103

**UTILITY**  
OKLAHOMA NATURAL GAS COMPANY  
2319 W. GOSWORTHY ST.  
TULSA, OK 74127  
918.524.6000

**PUBLIC SERVICE COMPANY OF OKLAHOMA**  
212 S. 6TH ST.  
TULSA, OK 74119  
1.888.216.3023

**ATTY**  
1403 S. LEWIS  
TULSA, OK 74104  
918.712.1503

**COX COMMUNICATIONS**  
11811 EAST 21ST STREET  
TULSA, OK 74145  
918.298.4558

## FINAL PLAT ENDORSEMENT OF APPROVAL

Tulsa Metropolitan Area Planning Commission

Approval Date: \_\_\_\_\_

\_\_\_\_\_  
TMAP/CMO

\_\_\_\_\_  
CITY ENGINEER

Council of the City of Tulsa, Oklahoma

Approval Date: \_\_\_\_\_

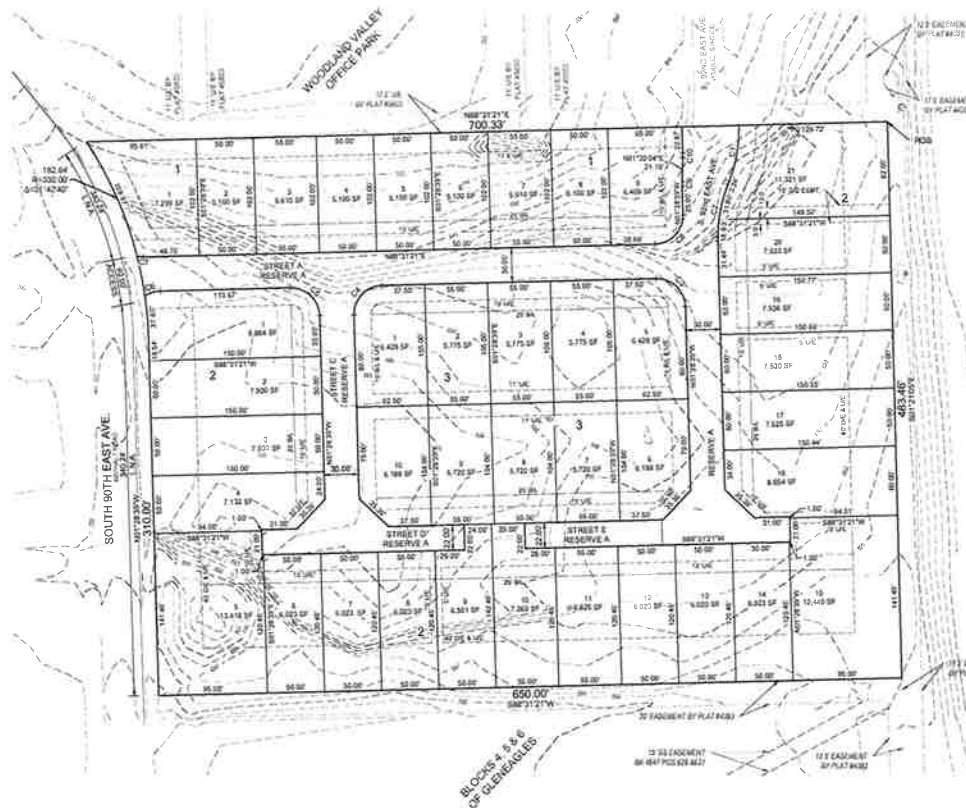
\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
ATTNEY CITY CLERK

\_\_\_\_\_  
CITY ATTORNEY

The approval of this Final Plat will expire one year from the date of City Council approval if not filed in the Office of the County Clerk before that date.



SUBDIVISION STATISTICS	
SUBDIVISION CONTAINS FORTY (40) LOTS IN THREE (3) BLOCKS (7.28 TOTAL ACRES)	
BLOCK 1	1.18 ACRES - 9 LOTS
BLOCK 2	3.79 ACRES - 21 LOTS
BLOCK 3	1.37 ACRES - 10 LOTS
RESERVE A (PRIVATE STREETS)	0.97 ACRES

## LEGEND

BL	BUILDING LINE
LNA	LIMITS OF NO ACCESS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
POW	POINT OF WAY
UE	UTILITY EASEMENT
SK	SEWER
PD	PIPE
SP	IRON PIN FOUND
XXXX	STREET ADDRESS

## FLOODPLAIN

PROPERTY IS NOT LOCATED WITHIN A FEDERALLY DEFINED SPECIAL FLOOD HAZARD AREA PER FIRM PANEL #40143C0359, DATED OCTOBER 16, 2012 AND PANEL #40143C0376, DATED OCTOBER 16, 2012.

## SUBDIVISION DATA

**BENCHMARK**  
3/8" IRON PIN SET 77' SOUTH OF THE INTERSECTION OF E 62ND ST. AND S 30TH E AVE. ON THE WEST SIDE OF S 30TH E AVE.  
ELEV = 701.626 (NAVD 1988)

**BASELINE BEARINGS**  
GRID BEARING OF THE OKLAHOMA STATE PLANE COORDINATE SYSTEM - ZONE 3501 NORTH

**LAND AREA**  
317.266 SF ± 7.28 ACRES

**MONUMENTATION**  
ALL CORNERS WERE SET USING 3/8" X 16" REBAR WITH A YELLOW PLASTIC CAP STAMPED "AAB CAS19". UNLESS OTHERWISE NOTED.

**ADDRESSES**  
ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RE-USED ON IN PLACE OF LEGAL DESCRIPTION.

10.10

PRELIMINARY PLAT

# Woodland Valley

PUD 397-B-2

A TRACT OF LAND THAT IS PART OF THE NW¼ OF SECTION 1, T-18-N, R-13-E, OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, OKLAHOMA

## OWNER/DEVELOPER

WOODLAND VALLEY DEVELOPMENT, LLC

1330 SOUTH KALAMANDHOE AVENUE

BROKEN ARROW, OK 74012

PHONE 918.913.8432

ATTN: BRIET BROWN

## ENGINEER/SURVEYOR

AAB ENGINEERING LLC

CERTIFICATE OF AUTHORIZATION NO. 6318 EXP. JUNE 30, 2020

PO BOX 2138

SAND SPRINGS, OK 74063

PHONE 918.514.4283

FAX 918.514.4286

## SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, WOODLAND VALLEY WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT (DESIGNATED AS P.U.D. NO. 397-B-2 AS PROVIDED WITHIN SECTIONS 1102 THROUGH 1107 OF TITLE 42, TULSA REVISED ORDINANCES OF THE CITY OF TULSA, AS THE SAME EXISTED ON JULY 3, 2015, WHICH P.U.D. NO. 397-B-2 WAS APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION ON JUNE 7TH, 2017 AND BY THE COUNCIL OF THE CITY OF TULSA, OKLAHOMA, ON \_\_\_\_\_, AND WHEREAS, THE OWNER/DEVELOPER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF TULSA, OKLAHOMA, THEREFORE, THE OWNER/DEVELOPER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH:

## DEVELOPMENT OF LAND

THE DEVELOPMENT OF WOODLAND VALLEY SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE ZONING CODE AS THE PROVISIONS EXISTED ON JULY 3, 2015. REFERENCES TO USE LIMITS IN THIS DEED OF DEDICATION SHALL BE AS DEFINED IN THE TULSA ZONING CODE IN EXISTENCE AS OF THAT DATE.

PERMITTED USES:	SINGLE FAMILY RESIDENCES
GROSS LAND AREA	332,277 SF / 7.62 ACRES
GROSS LAND AREA	317,268 SF / 7.28 ACRES
MAXIMUM NUMBER OF DWELLING UNITS	42
MAXIMUM UTILITY SPACE PER LOT	2,000 SQUARE FEET
MAXIMUM BUILDING HEIGHT	35 FEET
MINIMUM LOT AREA	4,900 SQUARE FEET
MINIMUM SETBACKS	
FRONT YARDS	15 FEET
FRONT YARDS (ON DUL-G-SAC)	15 FEET
REAR YARDS	15 FEET
SIDE YARDS (BOTH SIDES)	9 FEET
MINIMUM SETBACK FOR GARAGES	20 FEET

## SECTION III. HOMEOWNERS' ASSOCIATION

### A. FORMATION

THE OWNER/DEVELOPER HAS FORMED OR SHALL CAUSE TO BE FORMED THE ASSOCIATION OF THE OWNERS OF THE RESIDENTIAL LOTS WITHIN WOODLAND VALLEY, HEREINAFTER REFERRED TO AS THE "HOMEOWNERS' ASSOCIATION" TO BE FORMED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA AND TO BE FORMED FOR THE GENERAL PURPOSE OF MAINTAINING THE COMMON AREAS OF THE SUBDIVISION, FOR THE FURTHER PURPOSES OF ENHANCING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF ALL PHASES OF WOODLAND VALLEY. THE DETAILS OF THE ASSOCIATION MEMBERSHIP, INCLUDING ASSESSMENTS SHALL BE ESTABLISHED BY A DECLARATION RECORDED OR TO BE RECORDED IN THE OFFICE OF THE COUNTY CLERK, TULSA COUNTY, OKLAHOMA.

### B. MEMBERSHIP

ANY RECORD OWNER OF A RESIDENTIAL LOT WITHIN WOODLAND VALLEY SHALL BE SUBJECT TO ASSIGNMENT BY THE HOMEOWNERS' ASSOCIATION FOR THE PURPOSE OF MAINTAINING THE COMMON AREAS OF THE SUBDIVISION.

## SECTION IV. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

### A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, WITHIN THE PROVISIONS OF SECTION I. EASEMENTS AND UTILITIES ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY, THE COVENANTS WITHIN SECTION I, WHETHER OR NOT SPECIFICALLY THEREIN SO STATED SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA. ANY OWNER OF A LOT AND THE HOMEOWNERS' ASSOCIATION, IF THE UNDERSIGNED OWNER/DEVELOPER OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN OR UPON THE LOT OR TRACT OR PART THEREOF THAT THE RESTRICTIONS WERE CONSTRUCTED IN ACCORDANCE TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT.

### B. DURATION

THESE COVENANTS AND RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT FOR 30 YEARS FROM AND AFTER THE DATE THIS DEED OF DEDICATION IS FILED FOR RECORD AND SHALL AUTOMATICALLY BE CONTINUED THEREAFTER UNTIL TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

## WOODLAND VALLEY

### DEED OF DEDICATION

KNOW ALL BY THESE PRESENTS:

WOODLAND VALLEY DEVELOPMENT, LLC, HEREINAFTER REFERRED TO AS THE "OWNER/DEVELOPER" IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND THAT IS PART OF THE NW¼ OF THE NE¼ OF SECTION 1, T-18-N, R-13-E, OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, OKLAHOMA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID NW¼ OF THE NE¼, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK 3, "WOODLAND VALLEY OFFICE PARK," A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, THENCE SOUTH 07°10'00" EAST ALONG SAID EASTERLY LINE FOR 483.48 TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF LOT 1 IN BLOCK 8 OF BLOCKS 4, 5 AND 8 OF CLEVELANDS; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE NW¼ OF THE NE¼, THENCE SOUTH 89°31'21" WEST ALONG THE NORTHERLY LINE OF SAID LOT 1 AND THE SOUTHERLY LINE OF THE NW¼ OF THE NE¼ FOR 860.00 TO A POINT THAT IS THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH WITH EAST AVENUE, THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE AS FOLLOWS: NORTH 01°38'00" WEST FOR 312.02 TO A POINT OF CURVE, THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 31°42'40" AND A RADIUS OF 332.00 FOR 105.84 TO A POINT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF BLOCK 2 OF SAID WOODLAND VALLEY OFFICE PARK; THENCE NORTH 89°31'21" EAST ALONG THE SOUTHERLY LINE OF SAID BLOCK 2 FOR 100.33 TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

SAID PARCEL CONTAINS 317,268 SQUARE FEET OF 7.28 ACRES

AND HAS CAUSED AND ORDERED THE TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 42 LOTS IN 3 BLOCKS AND 1 RESERVE AREA IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "WOODLAND VALLEY," A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA (HEREINAFTER REFERRED TO AS "WOODLAND VALLEY").

THE OWNER/DEVELOPER DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND GRANTS AND AGREES TO BE BOUND BY THE FOLLOWING PROTECTIVE COVENANTS AND RESTRICTIONS FOR THE SUBDIVISION OF THE ABOVE DESCRIBED LAND WHICH SHALL BE DESIGNATED AND REFERRED TO HEREIN AS WOODLAND VALLEY.

## SECTION I. PUBLIC STREETS AND UTILITIES

### A. EASEMENTS AND UTILITIES

THE OWNER/DEVELOPER DOES HEREBY DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "USE OR UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, TELEPHONE, CABLE TELEVISION, GAS, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, MANHOLES AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPLIANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES SET FORTH, PROVIDED THE OWNER/DEVELOPER RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND REPAIR OR REPLACE WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING AND RELAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO AREAS DEPICTED ON THE PLAT. THE OWNER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER, SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA (HEREINAFTER THE "CITY"), AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH STATED USES AND PURPOSES OF THE UTILITY EASEMENTS SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVERS, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES WHICH DO NOT CONSTITUTE AN OBSTRUCTION.

### B. WATER AND STORM SEWER SERVICE

1. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS AND STORM SEWERS LOCATED ON THE OWNERS' LOT.
2. WITHIN UTILITY EASEMENTS, RESTRICTED WATERLINE, STORM SEWER AND DRAINAGE EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY WHICH, IN THE JUDGMENT OF THE CITY, WOULD INTERFERE WITH PUBLIC WATER MAINS AND STORM SEWERS SHALL BE PROHIBITED.
3. THE CITY, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER SYSTEMS AND STORM SEWERS BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, OR THE OWNERS AGENTS AND/OR CONTRACTORS.
4. THE CITY, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS, RESTRICTED WATERLINE, STORM SEWER AND DRAINAGE EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER OR STORM SEWER FACILITIES.
5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND BY THESE COVENANTS.

### C. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF ANY LOT DEPICTED ON THE ACCOMPANYING PLAT SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY INSTALLATION OR NECESSARY MAINTENANCE OF UNDERGROUND WATER, STORM SEWERS, NATURAL GAS, COMMUNICATION, CABLE TELEVISION, OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED THE CITY OF TULSA, OKLAHOMA, OR SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN UTILITY EASEMENTS.

### D. UTILITY SERVICES

1. UNDERGROUND LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE, CABLE TELEVISION, AND GAS SERVICES MAY BE LOCATED WITHIN THE PERMITTER EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE, AND DISAPPEAR THROUGHOUT THE SUBDIVISION. ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN UTILITY EASEMENTS.
2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WITHIN THE SUBDIVISION MAY BE EXTENDED FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE. UPON THE LOT, PROVIDED UPON INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND NON-EXCLUSIVE EASEMENT ON THE LOT COVERING A 5 FOOT STRIP EXTENDING 20 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

## G. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I, EASEMENTS AND UTILITIES, MAY BE AMENDED OR TERMINATED AT ANY TIME BY WRITTEN INSTRUMENTS SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE TULSA PLANNING COMMISSION, OR ITS SUCCESSORS, AND THE CITY OF TULSA, OKLAHOMA. THE COVENANTS CONTAINED WITHIN SECTION II, PLANNED UNIT DEVELOPMENT RESTRICTIONS, MAY BE AMENDED OR TERMINATED AT ANY TIME THROUGH THE PROCESS BY THE PLANNING COMMISSION OF THE CITY OF TULSA OR ITS SUCCESSORS AND BY THE OWNER/DEVELOPER WHILE AN OWNER OF AT LEAST ONE (1) LOT, AND AFTER THE OWNER HAS TRANSFERRED ALL LOTS BY THE OWNER OF A MAJORITY OF THE LOTS CONTAINED WITHIN THE SUBDIVISION. THE COVENANTS CONTAINED WITHIN SECTION II, HOMEOWNERS' ASSOCIATION MAY BE AMENDED OR TERMINATED BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER/DEVELOPER, OR BY THE OWNERS OF NOT LESS THAN 80% OF THE LOTS IN THE EVENT OF ANY CONFLICT BETWEEN AMENDMENT OR TERMINATION PROPERLY EXECUTED BY THE OWNER/DEVELOPER (DURING ITS OWNERSHIP OF AT LEAST 1 LOT) AND ANY AMENDMENT PROPERLY EXECUTED BY THE OWNERS OF 80% OF THE LOTS. THE INSTRUMENT EXECUTED BY THE OWNER/DEVELOPER SHALL PREVAIL. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AND RESTRICTIONS SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

## H. SEVERABILITY

IN WITNESS WHEREOF, WOODLAND VALLEY DEVELOPMENT, LLC, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

IN WITNESS WHEREOF, WOODLAND VALLEY DEVELOPMENT, LLC, HAS EXECUTED THIS INSTRUMENT

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

WOODLAND VALLEY DEVELOPMENT, LLC

BY \_\_\_\_\_

BRIET BROWN, MANAGER

STATE OF OKLAHOMA )

) SS

COUNTY OF TULSA )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, BY BRIET BROWN, MANAGER OF WOODLAND VALLEY DEVELOPMENT, LLC.

## NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

COMMISSION NO. \_\_\_\_\_

## CERTIFICATE OF SURVEY

I, JAY P. BESSILL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE DESIGNATED HEREIN AS "WOODLAND VALLEY," A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA. THE ABOVE PLAT IS AN ACCURATE REPRESENTATION OF SAID SURVEY AND MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSED PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

JAY P. BESSILL, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

OKLAHOMA NO. 1318

STATE OF OKLAHOMA )

) SS

COUNTY OF TULSA )

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS \_\_\_\_\_, 11th DAY OF \_\_\_\_\_, 2018, PERSONALLY APPEARED JAY P. BESSILL, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

NOTARY PUBLIC

MY COMMISSION EXPIRES NOVEMBER 22, 2019

COMMISSION NUMBER: 11010032



Woodland Valley

Sheet 2 of 2

File Prepared September 16, 2018



CONCEPT UTILITY PLAN

# Woodland Valley

PUD 397-B-2

A TRACT OF LAND THAT IS PART OF THE NW¼ OF SECTION 1, T-18-N, R-13-E, OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, OKLAHOMA

**OWNER/DEVELOPER**  
WOODLAND VALLEY DEVELOPMENT, LLC  
1300 SOUTH KALANHOE AVENUE  
BROKEN ARROW, OK 74012  
PHONE: 918.812.8432  
ATTN: BRIET BROWN

**ENGINEER/SURVEYOR**  
AAB ENGINEERING LLC  
CERTIFICATE OF AUTHORIZATION NO. 6318 EXP. JUNE 30, 2020  
PO BOX 2136  
SAND SPRING, OK 74065  
PHONE: 918.514.4263  
FAX: 918.514.4266



LEGEND	
BL	BUILDING LINE
UL	UTILITY EASEMENT
WL	EXISTING WATER LINE
SS	EXISTING SANITARY SEWER LINE
WL	PROPOSED WATER LINE
SS	PROPOSED SANITARY SEWER LINE
WL	PROPOSED STORM SEWER LINE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT

CONTACTS	
MUNICIPAL AUTHORITY	
CITY OF TULSA	
175 EAST 2ND STREET, SUITE 600	
TULSA, OK 74103	
UTILITY	
OKLAHOMA NATURAL GAS COMPANY	PUBLIC SERVICE COMPANY OF OKLAHOMA
2219 W. EDISON ST	270 E. 8TH ST
TULSA, OK 74127	TULSA, OK 74119
918.524.6000	1.800.216.3220
AT&T	COX COMMUNICATIONS
1400 S. LEWIS	11811 EAST 51ST STREET
TULSA, OK 74104	TULSA, OK 74145
918.712.1800	918.296.4656



# **Proposed 2019 SCHEDULE**

## **Tulsa Metropolitan Area Planning Commission (TMAPC)**

Regular meetings of the TMAPC are held on the first and third Wednesday of each month at 1:30 p.m. in the One Technology Center, 175 E. 2<sup>nd</sup> Street, City Council Chambers, 2<sup>nd</sup> Level, Tulsa, Oklahoma.

\*\*Work sessions of the TMAPC are held, as necessary, either prior to or following regular TMAPC business in the One Technology Center, 175 E. 2<sup>nd</sup> Street, in a room location to be announced at the time an agenda is posted.

<b>JANUARY</b>	<b>FEBRUARY</b>	<b>MARCH</b>
<b>2<sup>nd</sup></b>	<b>6<sup>th</sup></b>	<b>6<sup>th</sup></b>
<b>16<sup>th</sup></b>	<b>20<sup>th</sup></b>	<b>20<sup>th</sup></b>
<b>APRIL</b>	<b>MAY</b>	<b>JUNE</b>
<b>3<sup>rd</sup></b>	<b>1<sup>st</sup></b>	<b>5<sup>th</sup></b>
<b>17<sup>th</sup></b>	<b>15<sup>th</sup></b>	<b>19<sup>th</sup></b>
<b>JULY</b>	<b>AUGUST</b>	<b>SEPTEMBER</b>
<b>3<sup>rd</sup></b>	<b>7<sup>th</sup></b>	<b>4<sup>th</sup></b>
<b>17<sup>th</sup></b>	<b>21<sup>st</sup></b>	<b>18<sup>th</sup></b>
<b>OCTOBER</b>	<b>NOVEMBER</b>	<b>DECEMBER</b>
<b>2<sup>nd</sup></b>	<b>6<sup>th</sup></b>	<b>4<sup>th</sup></b>
<b>16<sup>th</sup></b>	<b>20<sup>th</sup></b>	<b>18<sup>th</sup></b>

10/03/2018