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 pagers 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 Report Prepared by:
Jay Hoyt

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

## 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 180th E Ave and E 43rd Pl S
- **Lot:** Lot 7, Block 2 Huntington Park
- **Address:** 17927 E 43rd Pl

## 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:
- **Number:** 6
- **Councilor Name:** Connie Dodson

## County Commissioner District:
- **Number:** 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%. 
Huntington Park

A SUBDIVISION OF PART OF THE NORTHWEST QUARTER (NW1/4) 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

The "JOHNSON" Home

PLAN 22003
4 CAR GAR. + BONUS HOME
SITE PLAN

Currently

KB Enterprise/Johnson/22003.doc

17.5' U/E

13'-7"
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
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</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td><strong>Applicant:</strong> Kimberly Jackson, Olsson Associates</td>
</tr>
<tr>
<td></td>
<td><strong>Owner:</strong> Hogan Real Estate Investments 93rd, LLC</td>
</tr>
</tbody>
</table>

<table>
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<tr>
<th><strong>Location Map:</strong> (shown with City Council Districts)</th>
<th><strong>Applicant Proposal:</strong></th>
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<tbody>
<tr>
<td><img src="image" alt="Location Map" /></td>
<td>Change of Access</td>
</tr>
<tr>
<td></td>
<td>Proposed: Moving 40' access point to Sheridan Road south to align with existing drives</td>
</tr>
<tr>
<td></td>
<td>Location: South of the southeast corner of East 91st Street South and South Sheridan Road</td>
</tr>
</tbody>
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<tr>
<th><strong>Zoning:</strong> RS-3/PUD-166-N</th>
<th><strong>Staff Recommendation:</strong></th>
</tr>
</thead>
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<tr>
<td></td>
<td>Staff recommends approval of the change of access</td>
</tr>
</tbody>
</table>

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<tr>
<th><strong>City Council District:</strong> 8</th>
<th><strong>Commissioner Name:</strong> Ron Peters</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Councilor Name:</strong> Phil Lakin</td>
<td></td>
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**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 18th day of September, 2018.

[Signatures]

Owner

Owner

APPROVED:

[Signature]

City/County Engineer

TMAPC
STATE OF Oklahoma ) SS
COUNTY OF Tulsa )

INDIVIDUAL ACKNOWLEDGEMENT

Before me, the undersigned, a Notary Public in and for said County and State, on this 18 day of September, 2019, personally appeared Travis Hugan, 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

STACY HOPKINS
Notary Public, State of Oklahoma
Commission #120005712
My Commission Expires June 15, 2020

Notary Public

STATE OF __________ ) SS
COUNTY OF __________ )

CORPORATE ACKNOWLEDGEMENT

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

Change Of And Consent To Areas As Shown On Recorded Plat
ROBERT COOK’S GREEN ACRES SOD FARMS, INC.
BK. 5547, PG. 1552

HOGAN REAL ESTATE INVESTMENTS, LLC
DOC. NO. 2017052662

EAST 93RD STREET SOUTH

SHERIDAN SQUARE PLAT 4050
CHANGE OF ACCESS

PROJECT NO: 017-3832
DRAWN BY: MAV
DATE: 09/14/2018

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
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 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 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.
**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)

![Location Map](image)

### 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 1/4 of N. Lewis Ave. & E. 146th 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:

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<thead>
<tr>
<th>TRS</th>
<th>CZM</th>
<th>Atlas</th>
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</thead>
<tbody>
<tr>
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<td>6</td>
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### County Commission District:

**1**

**Commissioner Name:** Mike Craddock

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**REVISED 10/10/2018**
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 146th 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:

<table>
<thead>
<tr>
<th>Exist. Access</th>
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<tr>
<td>E 146th St N</td>
<td>Primary Arterial</td>
<td>120 Feet</td>
<td>4</td>
</tr>
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</table>

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<table>
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<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
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<tr>
<td>North</td>
<td>AG</td>
<td>N/A</td>
<td>N/A</td>
<td>Vacant</td>
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<tr>
<td>South</td>
<td>AG</td>
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<td>Single-Family</td>
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<td>Vacant/Single-Family</td>
</tr>
<tr>
<td>West</td>
<td>AG</td>
<td>N/A</td>
<td>N/A</td>
<td>Vacant</td>
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</tbody>
</table>

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 146th Street North and North Lewis Avenue.

10/17/2018 1:30 PM
Note: Graphic overlays may not precisely align with physical features on the ground.
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. 146th 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

County Commission District: 1
Commissioner Name: Mike Craddock

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

Hearing Date: October 17, 2018
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.
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 146th 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

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SECTION III: Relevant Zoning History

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Subject Property: No relevant history

Surrounding Property:

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10/17/2018 1:30 PM
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018
September 4, 2018

Tulsa County Planning

RE: Zoning change 2304 E 146th 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

[Signature]
Purpose: Description

For: Cary and Kevin Froman

Old Sod Associates
918-798-8808
Claremore, OK

Legal:

Split - PRT E/2 NE/4 BEG 60S & 50W NEC NE/4 TH S195 W281 N195 E281 POB SEC 30
22 13 1.25 AC TULSA COUNTY, STATE OF OKLAHOMA.

Legend
O = Set iron pin
\Delta = Fd. iron pin
-X = Fence
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 146th 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
**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 171st 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:
Utilities:

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

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>AG</td>
<td>N/A</td>
<td>N/A</td>
<td>Vacant</td>
</tr>
<tr>
<td>South</td>
<td>AG</td>
<td>N/A</td>
<td>N/A</td>
<td>Vacant/Single-Family</td>
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</tr>
<tr>
<td>West</td>
<td>AG</td>
<td>N/A</td>
<td>N/A</td>
<td>Single-Family</td>
</tr>
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</table>

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
Note: Graphic overlays may not precisely align with physical features on the ground.
**Case Number:** PUD-851  
(related to Case CZ-479 and Elwood Crossing Preliminary Plat)

**Hearing Date:** October 17, 2018

<table>
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<td>Jay Hoyt</td>
<td>Applicant: Erik Enyart</td>
</tr>
<tr>
<td></td>
<td>Property Owner: LINDEN STREET LLC</td>
</tr>
</tbody>
</table>

| Location Map:  
(shown with County Commission Districts) |
|------------------------------------------|

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<th>Applicant Proposal:</th>
</tr>
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<tbody>
<tr>
<td>Present Use: Vacant</td>
</tr>
<tr>
<td>Proposed Use: Residential Subdivision</td>
</tr>
</tbody>
</table>

**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. 171st St. S. & S. Elwood Ave.

<table>
<thead>
<tr>
<th>Zoning:</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Existing Zoning:</em> AG</td>
</tr>
<tr>
<td><em>Proposed Zoning:</em> PUD-851</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Comprehensive Plan:</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Land Use Map:</em> N/A</td>
</tr>
<tr>
<td><em>Stability and Growth Map:</em> N/A</td>
</tr>
</tbody>
</table>

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<th>Staff Recommendation:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff recommends approval.</td>
</tr>
</tbody>
</table>
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:

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<tr>
<th>Project Gross Land Area:</th>
<th>3,495,437 SF</th>
<th>80.244 AC</th>
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<td>Permitted Uses:</td>
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<td>Maximum Number of Lots:</td>
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<td>Minimum Lot Size:</td>
<td>21,780 SF (1/2 acre)</td>
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<td>Minimum Land Area per Dwelling Unit:</td>
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<td>Minimum Livability Space per Dwelling Unit:</td>
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</tr>
<tr>
<td>Maximum Building Height:</td>
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</tr>
<tr>
<td>Off-street Parking:</td>
<td>Minimum two (2) enclosed off-street parking spaces required per dwelling unit.</td>
<td></td>
</tr>
</tbody>
</table>

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 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 167th 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. 167th 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.

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:

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exsit. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>S Elwood Ave</td>
<td>Secondary Arterial</td>
<td>100 Feet</td>
<td>2</td>
</tr>
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</table>

Utilities:

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

Surrounding Properties:

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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
Elwood Crossing

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

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

SEPTEMBER 2018
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   * Exhibit B: Conceptual Site Plan .................................................................................................... 5

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   * Exhibit H: Comprehensive Plan Map ....................................................................................... 15
I. PROPERTY DESCRIPTION

Elwood Crossing consists of 80.244 acres located north of the northeast corner of 171st 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.
Elwood Crossing

EXHIBIT B

CONCEPTUAL SITE PLAN
CONCEPTUAL LAYOUT SHOWN AS OF AUGUST 30, 2018

- Residential lots 125' x 180' (typical)
- Reserve areas for stormwater drainage, stormwater detention, & neighborhood amenities
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:

<table>
<thead>
<tr>
<th>Project Gross Land Area:</th>
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<tr>
<td>Rear Yard:</td>
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* 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 167th 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. 167th 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

DENNIS-SILT LOAM
1%-3% SLOPES

OKEMAH SILT LOAM
0%-5% SLOPES

DENNIS-SILT LOAM
3%-5% SLOPES
Elwood Crossing

EXHIBIT E

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

* ENTIRE SITE IS IN UNSHADED ZONE X - OUTSIDE 500-YEAR FLOODPLAIN

171ST ST. S.

E. 167TH ST. S.

SITE

AREA OF MINIMAL FLOOD HAZARD
Zone X

40143C0440L
eff. 10/16/2012

NOT TO SCALE
NORTH
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

NOT TO SCALE

NORTH
Elwood Crossing

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

Land Use
- Rural
- Parks and Recreational Open Space
- Estate Residential
- Suburban Residential
- General Residential

- General Commercial
- Industrial Light
- Industrial Medium
- Glenpool Corporate Limits
- Primary/Secondary Arterial

NOT TO SCALE
NORTH

PUD-851
SEPTEMBER 2018
TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661
5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.9929

15
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
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<tbody>
<tr>
<td>Nathan Foster</td>
<td><strong>Applicant:</strong> Tanner Consulting, LLC</td>
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<td><strong>Owner:</strong> Linden Street, LLC</td>
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<tr>
<th><strong>Location Map:</strong> (shown with City Council Districts)</th>
<th><strong>Applicant Proposal:</strong></th>
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<tr>
<td><img src="image" alt="" /></td>
<td>Preliminary Plat</td>
</tr>
<tr>
<td></td>
<td>99 lots, 16 blocks, 80.244 ± acres (Subdivision to be completed in 2 phases)</td>
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<tr>
<td></td>
<td><strong>Location:</strong> North of the northeast corner of East 171st Street South and South Elwood Avenue</td>
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<tr>
<th><strong>Zoning:</strong></th>
<th><strong>Staff Recommendation:</strong></th>
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</thead>
<tbody>
<tr>
<td>Current: AG (Agriculture)</td>
<td>Staff recommends approval of the preliminary plat</td>
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<td>Proposed: RE/PUD-851 (Single-Family Residential)</td>
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<th><strong>Staff Recommendation:</strong></th>
<th><strong>County Commission District:</strong> 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff recommends approval of the preliminary plat</td>
<td>Commissioner Name: Ron Peters</td>
</tr>
</tbody>
</table>

**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 171st 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 167th 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.
AG

SUBJECT TRACT

SELWOOD AVE

E 167 ST S

W 171st ST S

W 172 ST S

ELWOOD CROSSING

17-12 25

9.3
**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 61st Street South and South 90th 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 61st Street South and South 90th 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 92nd 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.
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

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: February 2018
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018
Growth and Stability

- **Area of Growth**
- **Area of Stability**

WOODLAND VALLEY

18-13 01
SUBJECT TRACT
LAND USE PLAN
MIXED-USE CORRIDOR

Land Use Plan Categories
- Downtown
- Downtown Neighborhood
- Main Street
- Mixed-Use Corridor
- Regional Center
- Neighborhood Center
- Employment
- New Neighborhood
- Existing Neighborhood
- Park and Open Space
- Arkansas River Corridor

WOODLAND VALLEY
18-13 01
WOODLAND VALLEY
PUD 397-B-2

A TRACT OF LAND THAT IS PART OF THE NAM 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
PHOENIX, ARIZONA
ATTY: SPEY BROWN

ENGINEER/SURVEYOR
KAR ENGINEERING LLC
CERTIFICATE OF COMPLETION TUESDAY, APRIL 13, 2021
ALLEN, TX 75002
PHONE: 972-477-9790
FAX: 972-477-9799

CURVE TABLE

CONTACTS

CONTRACTS

ENDORSEMENT OF APPROVAL

FINAL PLAN

FLOOR PLAN

SUBDIVISION STATISTICS

LEGEND

SUBDIVISION DATA

PRELIMINARY PLAT

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LEGEND
Preliminary Plat

Woodland Valley

PUD 397-B-2

A tract of land that is part of the area of Section 1, T-14-N, R-15-E, of the Indian Base and Meridian, City of Tulsa, Tulsa County, Oklahoma, and tract of land used for preliminary development, is hereby described as follows:

OWNERS/DEVELOPERS

Woodland Valley Development, LLC

111 Woodland Valley

ENGINEER/SURVEYOR

Ward Engineering, LLC

202 East Fourth Street

Tulsa, Oklahoma 74103

Section 1. Public Streets and Utilities

A. Minimum Zoning

The Common Development and Public Streets shall be provided and maintained in accordance with the provisions of this plat, and the developer shall provide and maintain public streets and utilities as shown on the plat.

Section 2. Minimum Lot Size

C. Minimum Lot Size

The minimum lot size shall be ten (10) acres.

Section 3. Minimum Lot Size

D. Minimum Lot Size

The minimum lot size shall be ten (10) acres.

Section 4. Minimum Lot Size

E. Minimum Lot Size

The minimum lot size shall be ten (10) acres.

Section 5. Minimum Lot Size

F. Minimum Lot Size

The minimum lot size shall be ten (10) acres.

Section 6. Minimum Lot Size

G. Minimum Lot Size

The minimum lot size shall be ten (10) acres.

Section 7. Minimum Lot Size

H. Minimum Lot Size

The minimum lot size shall be ten (10) acres.

Section 8. Minimum Lot Size

I. Minimum Lot Size

The minimum lot size shall be ten (10) acres.

Section 9. Minimum Lot Size

J. Minimum Lot Size

The minimum lot size shall be ten (10) acres.
CONCEPT UTILITY PLAN

Woodland Valley

PUD 397-B-2

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

OWNER/DEVELOPER
WOODLAND VALLEY DEVELOPMENT, LLC
500 SOUTH Service Road
BRADLEY, OK 74008

ENGINEER/SURVEYOR
MB ENGINEERING, LLC
5000 S. Peoria Ave., Suite 200
Tulsa, OK 74135
Phone: (918) 745-2555
Fax: (918) 745-4999

LOCATION MAP
SCALE: 1" = 200'

LEGEND

EXISTING WATERLINE
EXISTING SHOVEL ROUTE
PROPOSED WATERLINE
PROPOSED DRAINAGE ROUTE
PROPOSED ASPHALT PAVING
EXISTING ASPHALT PAVING
EXISTING CONCRETE
PROPOSED CONCRETE

CONTACTS

MUNICIPAL AUTHORITY
OKLAHOMA SPECIAL UTILITIES
1700 S. MAY Suite 600
TULSA, OK 74105

UTILITY
OKLAHOMA SPECIAL UTILITIES
1700 S. MAY Suite 600
TULSA, OK 74105

POC
VALLEYS DEVELOPMENT
10515 S. Peoria Ave., Suite 200
TULSA, OK 74135
(918) 745-2555
(918) 745-4999

Sheet 1
16-1-11
Date Prepared: 10-20-08
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. 2nd Street, City Council Chambers, 2nd 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. 2nd Street, in a room location to be announced at the time an agenda is posted.

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<td>4th</td>
</tr>
<tr>
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<td>20th</td>
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</tr>
</tbody>
</table>

10/03/2018