

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2796

June 19, 2019, 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:

Review TMAPC Receipts for the month of May 2019

1. Minutes of June 5, 2019, Meeting No. 2795

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-816-3 Ken Barth** (CD 6) Location: Southeast corner of East 45th Place South and South 180th East Avenue requesting a **PUD Minor Amendment** to reduce the required rear setback from 20 ft to 18 ft
3. **5300 Commerce Park Addition** (CD 7) Change of Access, Location: West of the northwest corner of East 56th Street South and South Mingo Road

PUBLIC HEARINGS:

4. **Z-7485 Mike Thedford, Wallace Engineering** (CD 9) Location: South of the southeast corner of South Toledo Avenue and East 31st Street South and requesting rezoning from **RS-3 to CS with optional development plan** (Applicant requests a continuance to July 3, 2019)

5. **MR-11** (CD 4) Modification to the Subdivision & Development Regulations to remove the sidewalk requirement for a new single-family residence, Location: East of the northeast corner of South Florence Avenue and East 27th Street South
6. **Z66 Center** (CD 3) Preliminary Plat, Location: Southeast corner of South Mingo Road and East Admiral Place
7. **Dollar 11th** (CD 3) Preliminary Plat, Location: West of the southwest corner of East 11th Street South and South 129th East Avenue
8. **TCCP-1** consider adoption of an amendment to the **Comprehensive Plan of the Tulsa Metropolitan Area** for the unincorporated areas of Tulsa County lying within the fencelines of **Bixby, Glenpool, Jenks, Owasso, and Skiatook**.

OTHER BUSINESS

9. 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 Tulsa Planning Office, INCOG. Ringling/sound on all cell phones must be turned off during the Planning Commission.

Visit our website at www.tmapc.org

email address: 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.

TMAPC RECEIPTS
Month of May 2019

----- Current Period -----				----- Year To Date -----				
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	20	\$975.00	\$975.00	\$1,950.00	115	5,812.50	5,812.50	\$11,625.00
Zoning	10	4,300.00	4,300.00	8,600.00	76	33,325.00	33,325.00	66,650.00
Plan Reviews	34	3,625.00	3,625.00	7,250.00	213	25,900.00	25,900.00	51,800.00
Refunds		0.00	0.00	0.00		(450.00)	(450.00)	(900.00)
NSF		0.00	0.00	0.00		0.00	0.00	0.00
		<u>\$8,900.00</u>	<u>\$8,900.00</u>	<u>\$17,800.00</u>		<u>\$64,587.50</u>	<u>\$64,587.50</u>	<u>\$129,175.00</u>
LAND DIVISION								
Minor Subdivision	0	\$0.00	\$0.00	\$0.00	1	\$450.00	\$450.00	900.00
Preliminary Plats	2	1,200.00	1,200.00	2,400.00	20	\$12,000.00	\$12,000.00	24,000.00
Final Plats	2	900.00	900.00	1,800.00	14	\$6,300.00	\$6,300.00	12,600.00
Development Reg. Compliance	1	250.00	250.00	500.00	3	\$575.00	\$575.00	1,150.00
Lot Splits	9	675.00	675.00	1,350.00	70	\$5,725.00	\$5,725.00	11,450.00
Lot Line Adjustment	7	525.00	525.00	1,050.00	92	\$6,800.00	\$6,800.00	13,600.00
Other	0	0.00	0.00	0.00	14	\$1,475.00	\$1,475.00	2,950.00
NSF		0.00	0.00	0.00		\$0.00	\$0.00	0.00
Refunds		0.00	0.00	0.00		\$0.00	\$0.00	0.00
		<u>\$3,550.00</u>	<u>\$3,550.00</u>	<u>\$7,100.00</u>		<u>\$33,325.00</u>	<u>\$33,325.00</u>	<u>\$66,650.00</u>
TMAPC COMP								
Comp Plan Admendment	0	\$0.00	\$0.00	\$0.00	3	\$875.00	\$0.00	\$875.00
Refund		<u>\$0.00</u>		<u>\$0.00</u>		(300.00)	\$0.00	(300.00)
		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>		<u>\$575.00</u>	<u>\$0.00</u>	<u>\$575.00</u>
BOARDS OF ADJUSTMENT								
Fees	28	\$8,200.00	\$1,200.00	\$9,400.00	238	\$66,450.00	\$20,800.00	\$87,250.00
Refunds		0.00	0.00	\$0.00		(\$2,550.00)	(\$1,350.00)	(3,900.00)
NSF Check		0.00	0.00	\$0.00		\$0.00	(\$500.00)	(500.00)
		<u>\$8,200.00</u>	<u>\$1,200.00</u>	<u>\$9,400.00</u>		<u>\$63,900.00</u>	<u>\$18,950.00</u>	<u>\$82,850.00</u>
TOTAL		\$20,650.00	\$13,650.00	\$34,300.00		\$162,387.50	\$116,862.50	\$279,250.00
LESS WAIVED FEES *		(\$395.00)		(\$395.00)		(\$3,062.89)		(\$3,062.89)
GRAND TOTALS		\$20,255.00	\$13,650.00	\$33,905.00		\$159,324.61	\$116,862.50	\$276,187.11

* Advertising, Signs & Postage Expenses for City of Tulsa Applications with Fee Waivers.

MAY 2019 receipt comparison

	MAY 2019	APR. 2019	MAY 2018
Zoning Letters	20	5	33
Zoning	10	7	3
Plan Reviews	34	25	29
Minor Subdivisions	0	0	0
Preliminary Plats	2	0	3
Final Plats	2	1	2
Development Regulations Compliance (includes plat waivers prior to 5/10/2018)	1	0	4
Lots Splits	9	10	8
Lot Line Adjustments (includes lot combinations prior to 5/10/2018)	7	13	4
Other	0	1	4
Comp Plan Amendments	0	1	0

Case Number: PUD-816-3
Minor Amendment

Hearing Date: June 19, 2019

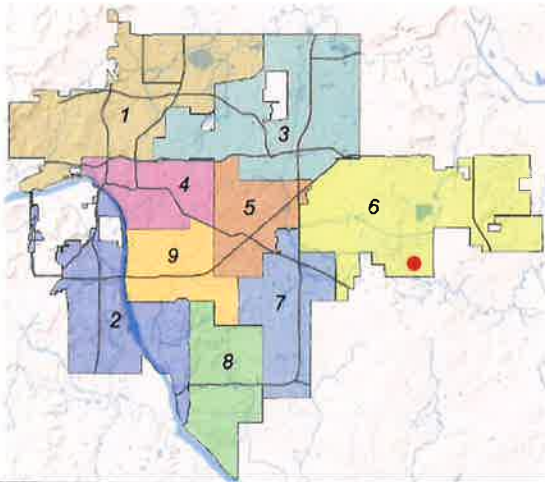
Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:

Applicant: Ken Barth

Property Owner: KB Enterprise Homes

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to reduce the required rear setback from 20 ft to 18 ft.

Gross Land Area: 0.28 acres

Location: SE/c E 45th PI S & S 180th E Ave

Lot 7, Block 5 Huntington Park

17926 E 45th PI S

Zoning:

Existing Zoning: 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: Stan Sallee

SECTION I: PUD-816-3 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Revise the development standards to reduce the required rear setback from 20 ft to 18 ft.

Currently, the development standards limit the rear setback for this lot to 20 ft. The applicant is proposing to build over this line by less than two feet. The applicant's proposed site plan has been included with this report. This proposal would reduce the rear yard setback for the subject lot to 18 ft, to permit the home, as shown on the site plan. This proposed setback is outside of the 17 ½ ft Utility Easement located at the south boundary of the lot.

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."

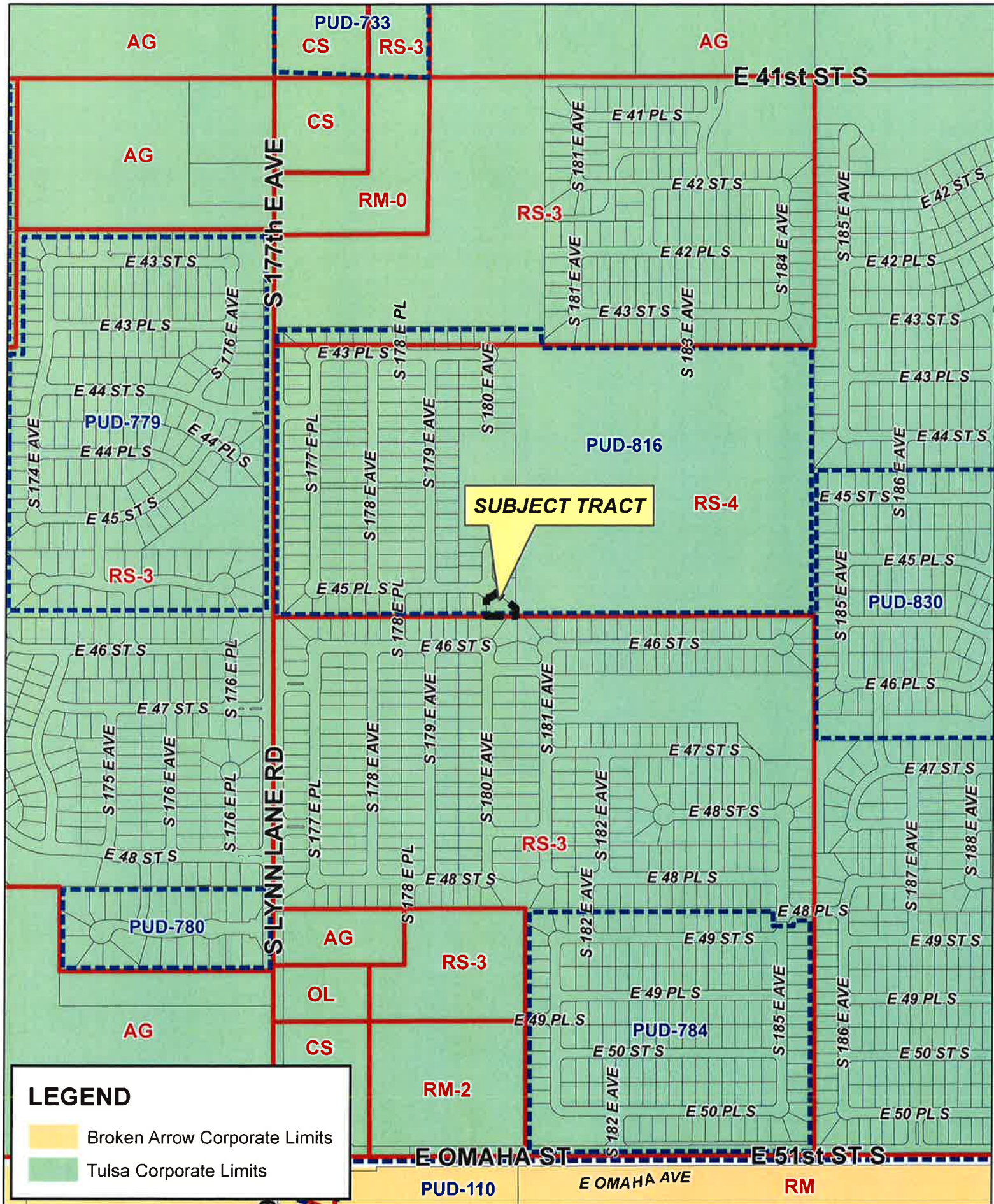
Staff has reviewed the request and determined:

- 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 and subsequent amendments shall remain in effect.

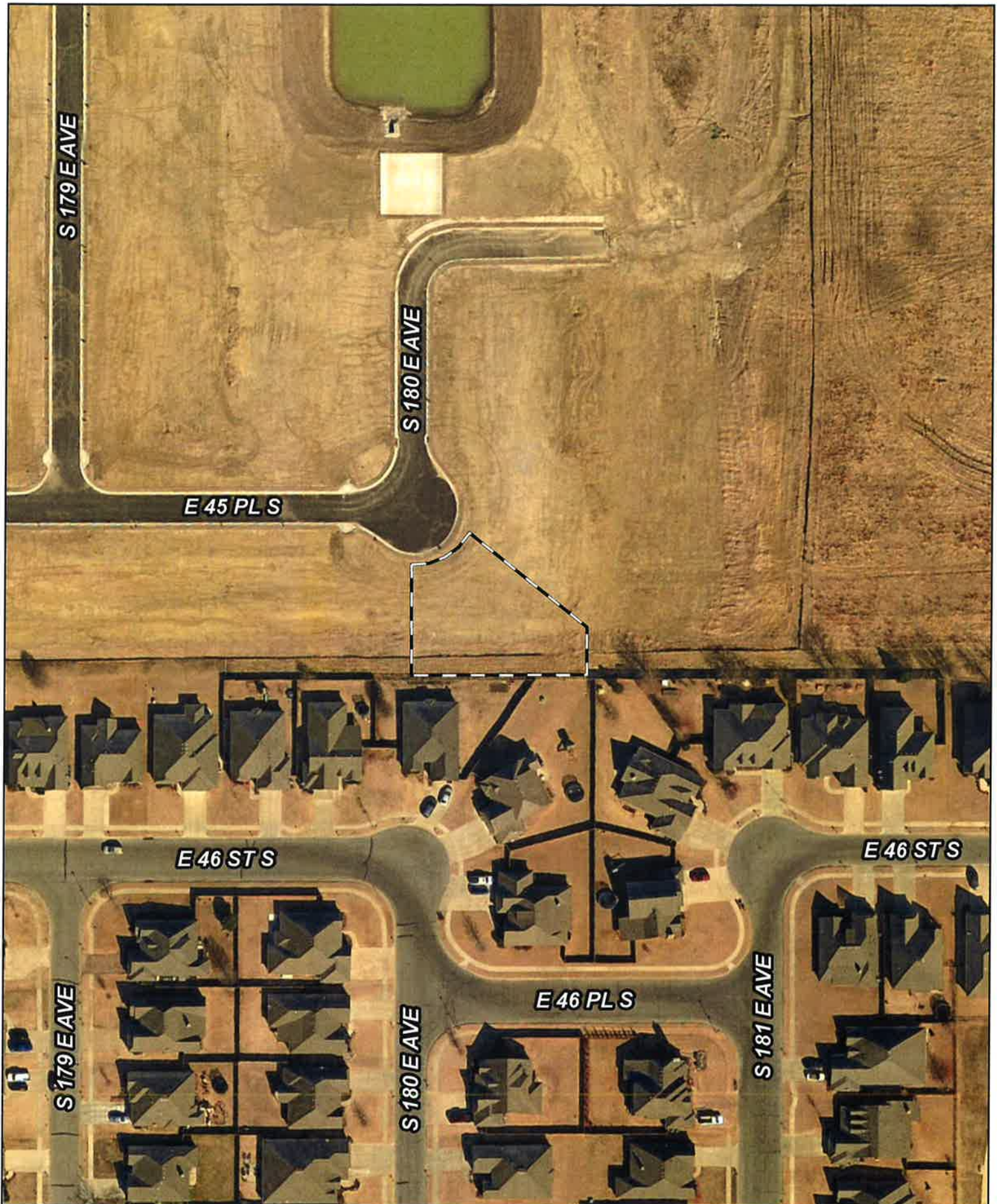
Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)
Applicant Proposed Plan

With considerations listed above, staff recommends **approval** of the minor amendment request to reduce the required rear setback from 20 ft to 18 ft for the subject lot.







0 Feet 50 100



Subject
Tract

PUD-816-3

19-14 25

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

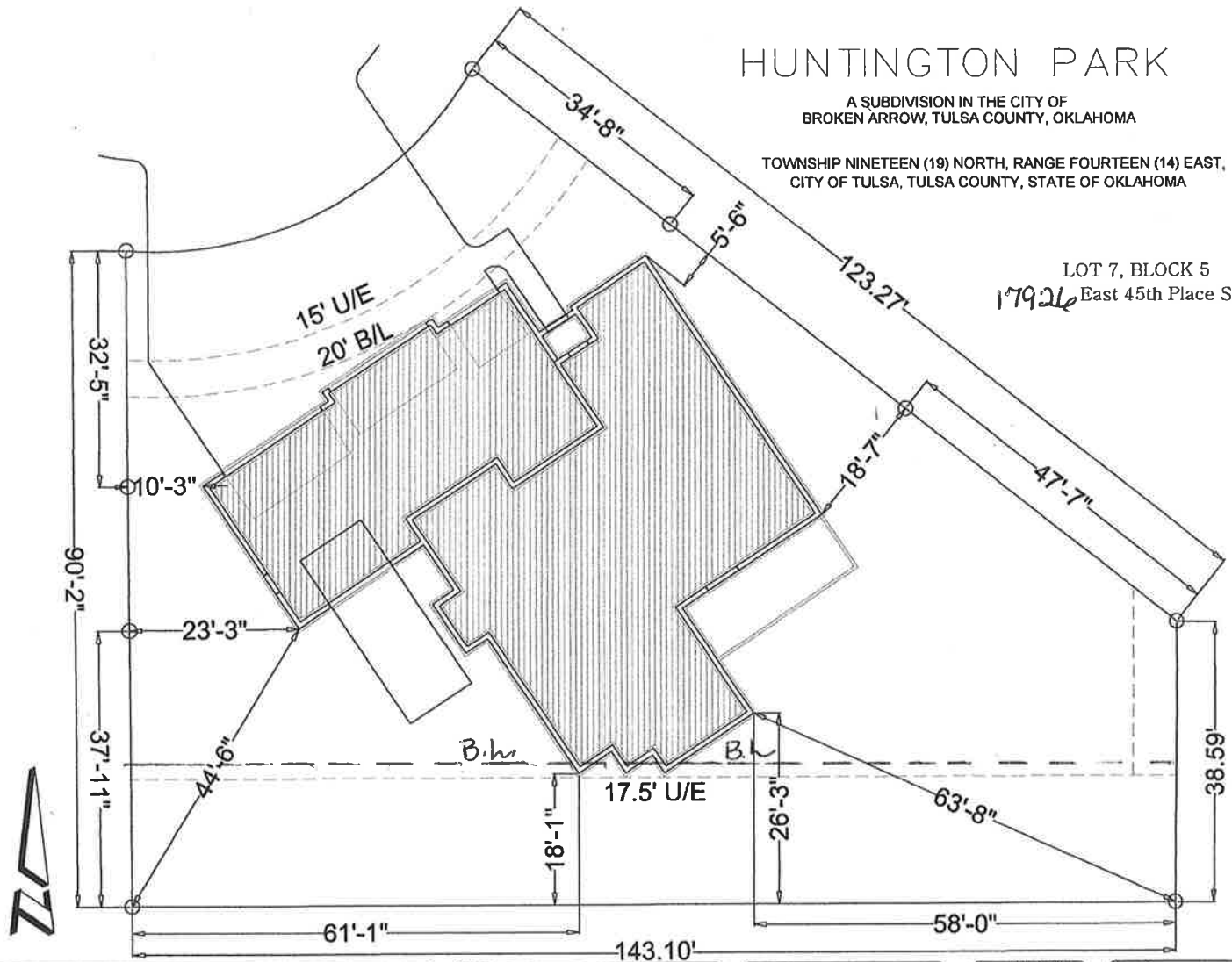
Aerial Photo Date: February 2018



2.5

A SUBDIVISION IN THE CITY OF
BROKEN ARROW, TULSA COUNTY, OKLAHOMA

LOT 7, BLOCK 5
17926 East 45th Place South



18328 E. 50TH PLACE, TULSA, OK, 74134 KBJART@TULSA.ORG (918) 481-0600

The
"HINSON"
Home

	NAME	DATE
ENGL 101	NAF	4-26-18
ENGL 101	NAF	4-26-18
TELEPHONE	to 1*	

SCALE: 1/8" = 1'0"

ACAD PATH
K/B Enterprises/Hinson/2850.dwg

DRAWING NUMBER
9

REV.

SHEET NO. OF SHEETS

2.4



Tulsa Metropolitan Area
Planning Commission

Case : 5300 Commerce Park

Hearing Date: June 19, 2019

Case Report Prepared by:

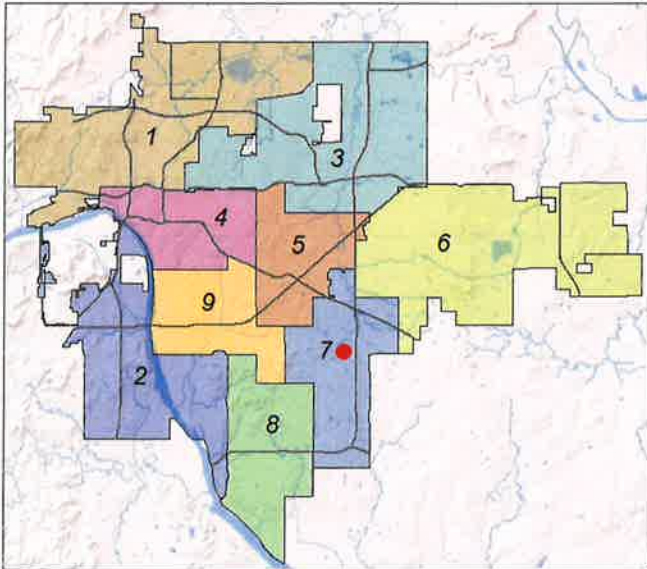
Nathan Foster

Owner and Applicant Information:

Applicant: Segue Constructors, LLC

Owner: LASSO Properties, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Change of Access

Location: West of the northwest corner of
East 56th Street South and South Mingo
Road

Zoning: IL

Staff Recommendation:

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

City Council District: 7

Councilor Name: Lori Decter-Wright

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Change of Access Exhibits



1"=50'



WHITE SURVEYING COMPANY

• 9936 EAST 55TH PLACE TULSA, OKLAHOMA 74146 • (918) 863-6924

REVISED CHANGE OF ACCESS EXHIBIT

FOR

LOT 28, BLOCK 1,
5300 COMMERCE PARK, PLAT NO. 3595,
CITY OF TULSA, TULSA COUNTY,
STATE OF OKLAHOMA

APPROVED:

TRAFFIC ENGINEER

East 55th Place South

30'

S 88°35'45" W
150.00'

15' U/E

25' BUILDING
LINE

N 01°23'20" W
300.20'

1 STORY
STONE & METAL
BUILDING

300.33'
S 01°24'19" E

PROPOSED PARKING STRIPES
ONLY LANE

15' U/E
6' PSD
EASEMENT
5' FENCE
EASEMENT
CURB
ASPHALT
150.00'
S 88°41'28" W
EAST 56TH STREET SOUTH
CURB

40' RIGHT-OF-WAY

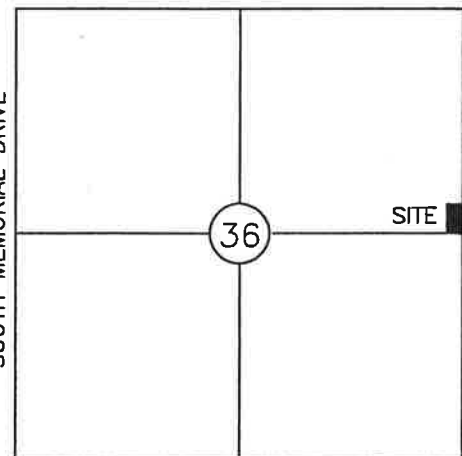
145' LIMITS OF NO ACCESS

1 20' ACCESS
2 15' LNA

380' LIMITS OF NO ACCESS
PER PLAT NO. 3595, 5300 COMMERCE PARK

R 13 E
EAST 51ST STREET SOUTH

SOUTH MEMORIAL DRIVE



SITE

T
19
N

EAST 61ST STREET SOUTH
LOCATION MAP

- ① PROPOSED ACCESS
- ② PROPOSED LIMITS OF NO ACCESS
LNA—LIMITS OF NO ACCESS



WHITE SURVEYING COMPANY
CERTIFICATE OF AUTHORIZATION
NO. CA1098
(RENEWAL 6/30/2019)

BY:

DATE: 6/3/19

REGISTERED PROFESSIONAL LAND
SURVEYOR OKLAHOMA NO. 1052

3.2



7122 South Sheridan Road, Suite 2246
Tulsa, Ok 74133
O. 918.794.4800 ~ C. 918.625.5543
E. bgamble@segueconstructors.com

Date: June 5, 2019

To: Tulsa Metropolitan Area Planning Commission
INCOG ~ 2 West 2nd Street, Suite 800, Tulsa, Oklahoma, 74103

Subject: Revised Change of Areas of Access as Shown on Recorded Plat

Applicant: LASSO Properties, LLC ~ Midwest Sporting Goods
9530 East 55th Place South, Tulsa, OK 74145

Presenter: SEGUE Constructors, LLC ~ Mason Britt Gamble

Proposal
Revised Change of Access

Applicant seeks the approval for a Change of Access along it's South Property Line abutting and parallel to East 56th Street South, West of South Mingo Road.

This request is for a twenty-foot (20 ft.) access width which will be used as a passenger car parking area egress/exit left turn only (east bound) on to East 56th Street South then further east bound to Mingo Road.

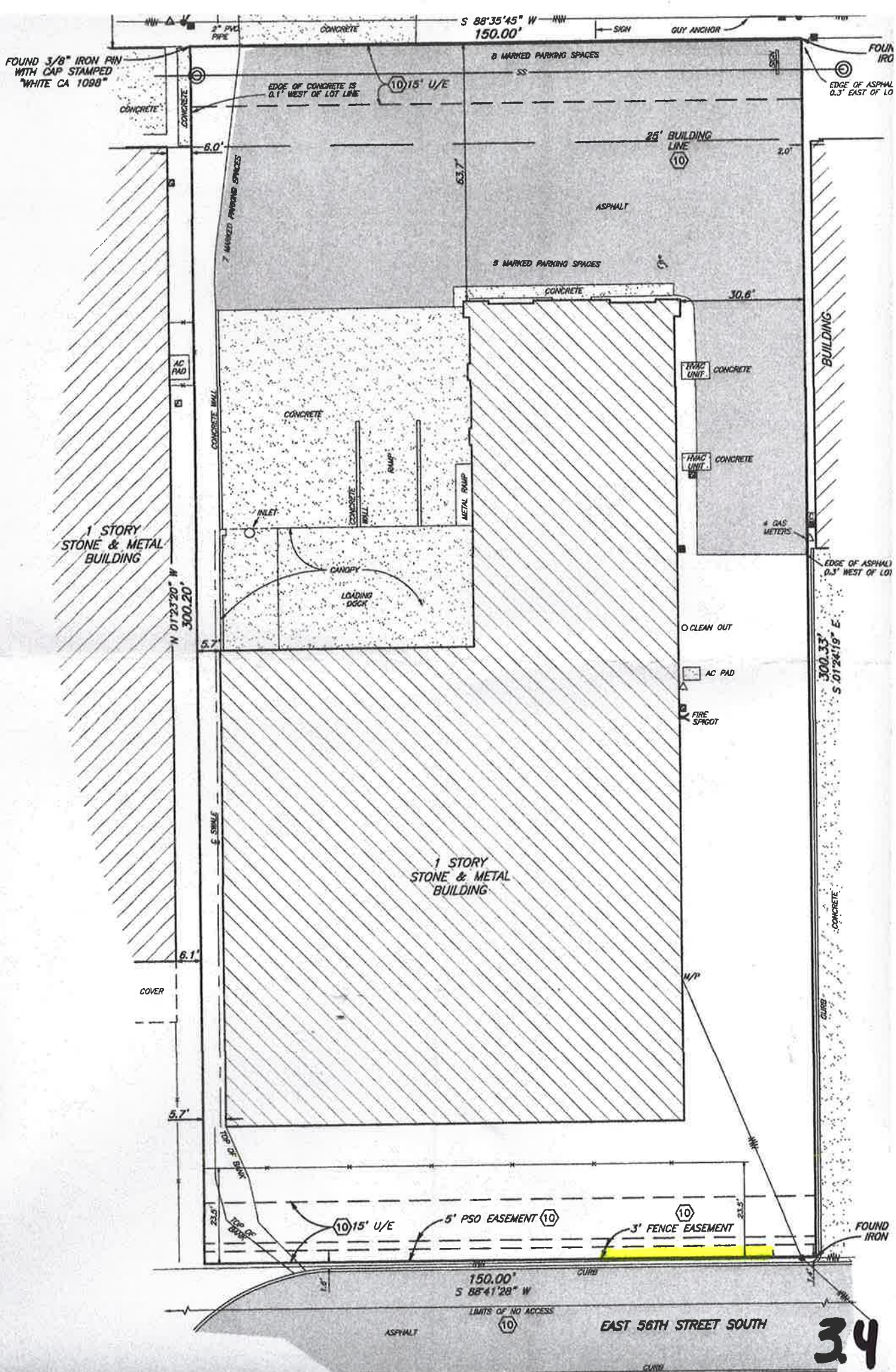
In addition to the Change of Access Application and its EXHIBIT, please reference the following, (1) copy of the property Survey indicating the area of Access highlighted in yellow; (2) copy of Preliminary Site Plan indicating the area of Access highlighted in yellow; (3) copy of aerial photo indicating the Area of Access highlighted in red and Area of Access on adjacent East 56th Street properties highlighted in green.

Your consideration of this Application is appreciated.

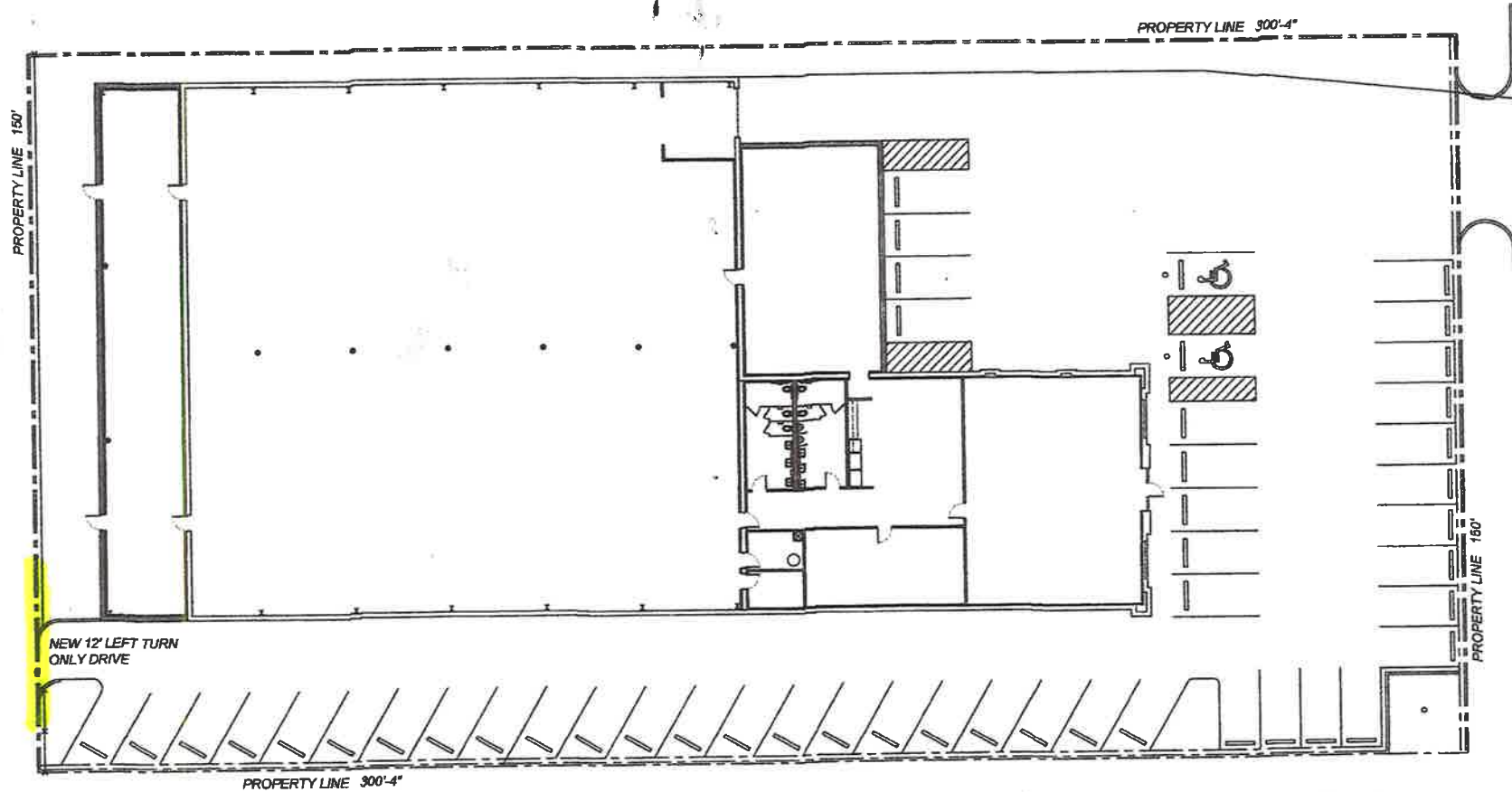
We respectfully request your approval of the Area of Access as submitted.

Mason Britt Gamble, Managing Member
SEGUE Constructors, LLC

segue - [seg-wey] to move smoothly and unhesitatingly from one condition, situation, element or activity to another



35



1 SITE PLAN
Scale: 3/64"=1'-0" NORTH

42 SPACES + 2 HC SPACES = 44 TOTAL PARKING SPACES

TEAM SPORTS
4905 S. Memorial
Tulsa, OK
918-728-3111

7122 South Sheridan Road, Suite 2246
Tulsa, OK 74133
O: 918.794.4800 - C: 918.425.5543
E: legamble@regueconstructors.com

REGUE
CONSTRUCTORS
GENERAL BUILDING - COMMERCIAL CONSTRUCTION

SEAL

PROJECT TITLE
MIDWEST
SPORTING
GOODS
REMODEL

REVISION

SHEET TITLE
SITE PLAN






DATE: 4.19.2019
SHEET NO.

P1

MidWest Sporting

MidWest Sporting Goods 5/24/19
9530 E. 55th Pl. S. Tulsa, OK
Change of Access @ E. 56th St. S.

Legend

-  Feature 1
-  Feature 2
-  Gardner's Tax Services
-  Qual-Tron Inc
-  Tiles and Stones, Inc.

3.4

Google Earth

© 2018 Google

E 56th St



100 ft

Continuance
request to 7-3-19

Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Monday, June 10, 2019 8:13 AM
To: Mike Thedford
Cc: Miller, Susan; Sawyer, Kim
Subject: RE: Rancho Flores Z-7485

Thanks Mike.

Staff supports your request for the continuance.

Dwayne Wilkerson, ASLA, RLA
Principal Planner | Current Planning
Tulsa Planning Office
2 W. 2nd St., 8th Floor | Tulsa, OK 74103
918.579.9475
dwilkerson@incog.org



Shape Our Future
START HERE >



From: Mike Thedford <mthedford@wallacesc.com>
Sent: Sunday, June 9, 2019 10:54 PM
To: Wilkerson, Dwayne <DWilkerson@incog.org>
Subject: Re: Rancho Flores Z-7485

Dwayne,

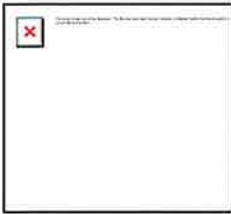
With the addition of the Optional Development Plan for the rezone application, we would like to request a continuance from the 6/19 TMAPC Meeting, to the 7/3 meeting date. I will deliver the check for the Optional Development Plan tomorrow. Thanks!

On Fri, Jun 7, 2019, 5:06 PM Wilkerson, Dwayne <DWilkerson@incog.org> wrote:

Thanks for your voice mail and follow up email.

Please send me an email requesting a continuance to the July 3rd Planning Commission.

Thanks and have a good weekend.



Dwayne Wilkerson, ASLA, RLA

Principal Planner | Current Planning

Tulsa Planning Office

2 W. 2nd St., 8th Floor | Tulsa, OK 74103

918.579.9475

dwilkerson@incog.org



From: Mike Thedford <mthedford@wallacesc.com>

Sent: Friday, June 7, 2019 4:42 PM

To: Wilkerson, Dwayne <DWilkerson@incog.org>

Subject: Rancho Flores Z-7485

Dwayne,

I left you a message. We will be submitting the attached optional development plan.. I will provide a narrative and deliver the check Monday. Will you need a separate application filled out?

Regards,

Mike Thedford
Land Development Planner

Please note our new address



Tulsa Metropolitan Area
Planning Commission

Case : MR-11 – 3115 E. 27th Street

Hearing Date: June 19, 2019

Case Report Prepared by:

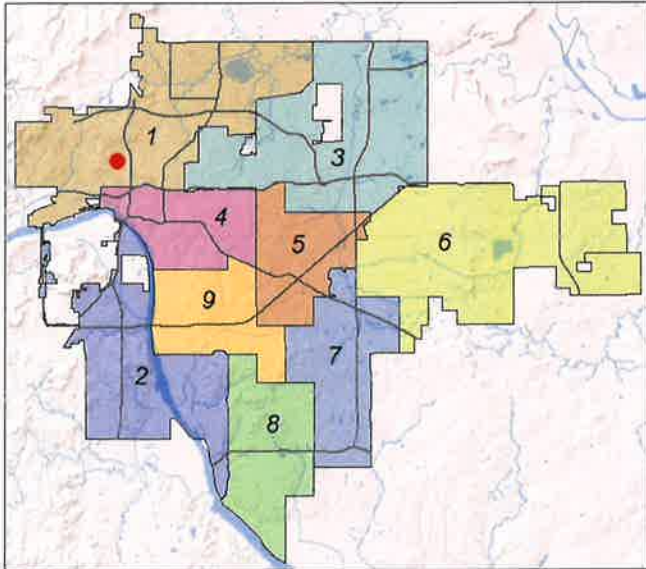
Nathan Foster

Owner and Applicant Information:

Applicant: Kevin Trowhill

Owner: KST9, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Modification to the Subdivision and
Development Regulations

Purpose: Requesting a modification to the
sidewalk requirements of Section 5.070 to
remove the requirement for construction of
sidewalks.

Location: East of the northeast corner of
South Florence Avenue and East 27th
Street South

Lot 12 Block 4 – Sheila Terrace

Zoning: RS-2

Staff Recommendation:

Staff recommends **approval** of the
modification

City Council District: 4

Councilor Name: Kara-Joy McKee

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: Site Map, Aerial, Sidewalk Exhibit

MODIFICATION OF THE SUBDIVISION AND DEVELOPMENT REGULATIONS

MR-11 – 3115 E. 27th St. - (CD 4)

East of the northeast corner of South Florence Avenue and East 27th Street South

The applicant has requested that the Planning Commission remove the requirement that the property owner construct a sidewalk as part of the construction of a new home. The newly adopted Subdivision and Development Regulations require sidewalks to be constructed on any new development requiring both new construction building permits and a certificate of occupancy.

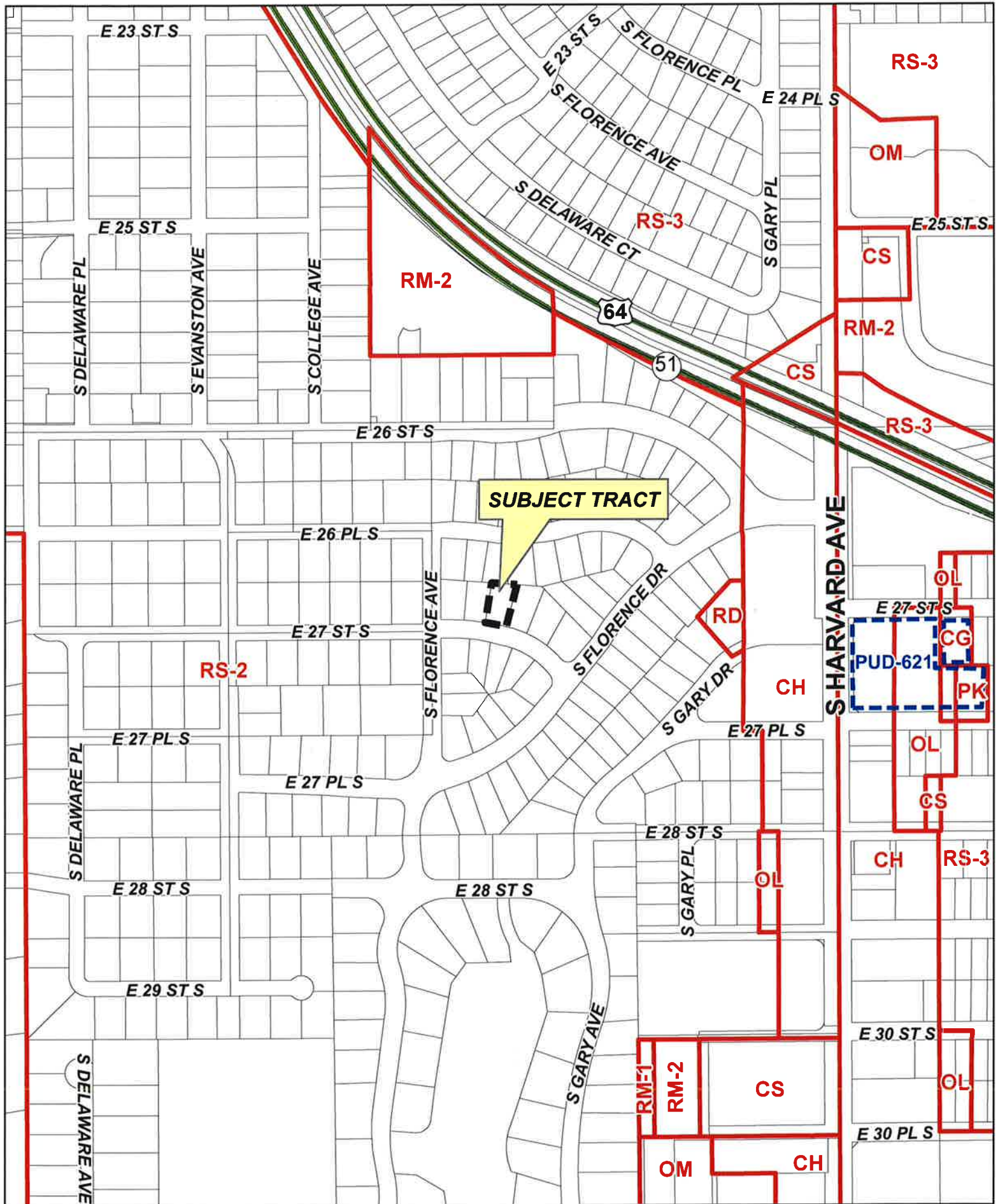
As alternative solutions for sidewalks are explored, staff will begin evaluating each request for modification based on a set of criteria. Any future program would utilize similar criteria when making eligibility determinations for alternatives. Examples of criteria include the following:

1. Proximity to major pedestrian destinations such as parks, schools, public amenities, and retail areas.
2. Presence of existing pedestrian infrastructure within a walkable area of the subject property
3. Funded capital improvement projects that will impact property under application
4. Proximity and ability to connect to collector or arterial streets
5. Topographical or environmental challenges that make sidewalk installation impossible or impractical

Based on the selected criteria, staff finds the following facts to be **favorable** to the modification request:

1. The subject property is located in the middle of an established neighborhood with no existing sidewalks.
2. Subject property is located in the middle of a block.
3. East 27th Street does not provide connections to vital destinations within the neighborhood.
4. Planning Commission has approved requests for modification on three other properties within the same neighborhood with similar circumstances.

Staff recommends **approval** of the modification of the Subdivision and Development Regulations to remove the requirement for sidewalk construction on this property.



MR-11

19-13 17





0 200 400
Feet



Subject
Tract

MR-11

19-13 17

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

Aerial Photo Date: February 2018





Feet
0 50 100



Subject
Tract

MR-11

19-13 17

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

Aerial Photo Date: 2019





Tulsa Metropolitan Area
Planning Commission

Case : Z66 Center

Hearing Date: June 19, 2019

Case Report Prepared by:

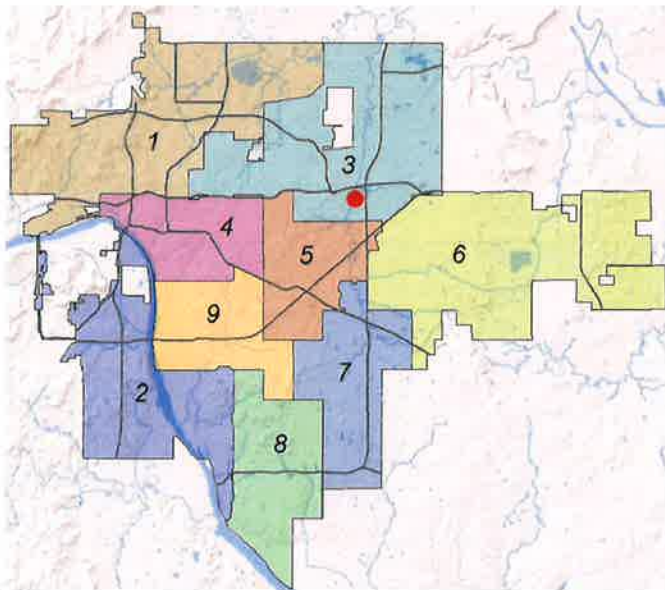
Nathan Foster

Owner and Applicant Information:

Applicant: AAB Engineering, LLC

Owner: 66 Mingo, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Plat

2 lots, 1 block, 21.48 \pm acres

Location: Southeast corner of South
Mingo Road and East Admiral Place

Zoning:

Lot 1:
CG w/ Optional Development Plan Z-440 &
SA-4 Route 66 Overlay

Lot 2: CS

Staff Recommendation:

Staff recommends **approval** of the
preliminary plat

City Council District: 3

Councilor Name: Christa Patrick

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat, Conceptual
Improvements Plan

6.1

PRELIMINARY SUBDIVISION PLAT

Z66 Center - (CD 3)

Southeast corner of South Mingo Road and East Admiral Place

This plat consists of 2 lots, 1 block on 21.48 ± acres.

The Technical Advisory Committee (TAC) met on June 6, 2019 and provided the following conditions:

1. **Zoning:** Lot 1 as proposed is zoned CG with an optional development plan (Z-7440). Development standards for Z-7440 are required to be in the covenants of the final plat and the case number should be notated on the face of the plat. Lot 2 is zoned CS with no development plans. Both lots conform to the zoning districts in which they are located.
2. **Addressing:** City of Tulsa addresses and street names must be assigned and affixed to the face of the final plat.
3. **Transportation & Traffic:** East Admiral Place and South Mingo Road are considered secondary arterials in this area and require 50' of ROW dedication. Either dedicate required right-of-way by plat or label existing dedication information on the face of the final plat.
4. **Sewer/Water:** Water main extensions are required to serve the property. Easements must be provided as required to cover existing/proposed public infrastructure. All easements are required to be labeled and dimensioned on the face of the final plat.
6. **Engineering Graphics:** Submit subdivision data control sheet with final plat submittal. Update location map with all platted subdivision boundaries and label all other property "unplatted". Graphically show all pins found or set associated with this plat. Provide full contact information for Engineer/Surveyor and owner. Remove contours from final plat. Graphically label the point of beginning. Provide a date of preparation.
7. **Stormwater, Drainage, & Floodplain:** There is existing floodplain on the subject property that must be accurately delineated on the face of the plat and, if required, contained within an overland drainage easement. Floodplain shall be plotted based on actual flood elevations and contours and labeled appropriately. Label and clarify all reserve and easement boundaries. All drainage must be contained within appropriate easements.
8. **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 all other requirements of the Subdivision and Development Regulations.





0 200 400
Feet



Subject
Tract

Z66 CENTER

19-14 06

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

Aerial Photo Date: February 2018



412

N MINGO RD

SUBJECT TRACT

N 101 EAVE

E ADMIRAL PL

E ADMIRAL PL

EADMIRAL BLVD

E 2 ST S

E 3 ST S

E 3 PL S

E 4 ST S

E 4 PL S

S 93 E PL

S 94 EAVE

S MINGO RD

S 97 E PL

E 3 ST S

E 4 ST S

S 97 E CT

E 5 ST S

S 101 EAVE

S 101 EAVE

S 102 EAVE

S 103 EAVE

S 104 EAVE

E 2 ST S

E 4 PL S

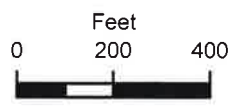
Growth and Stability



Area of Growth



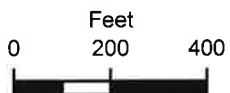
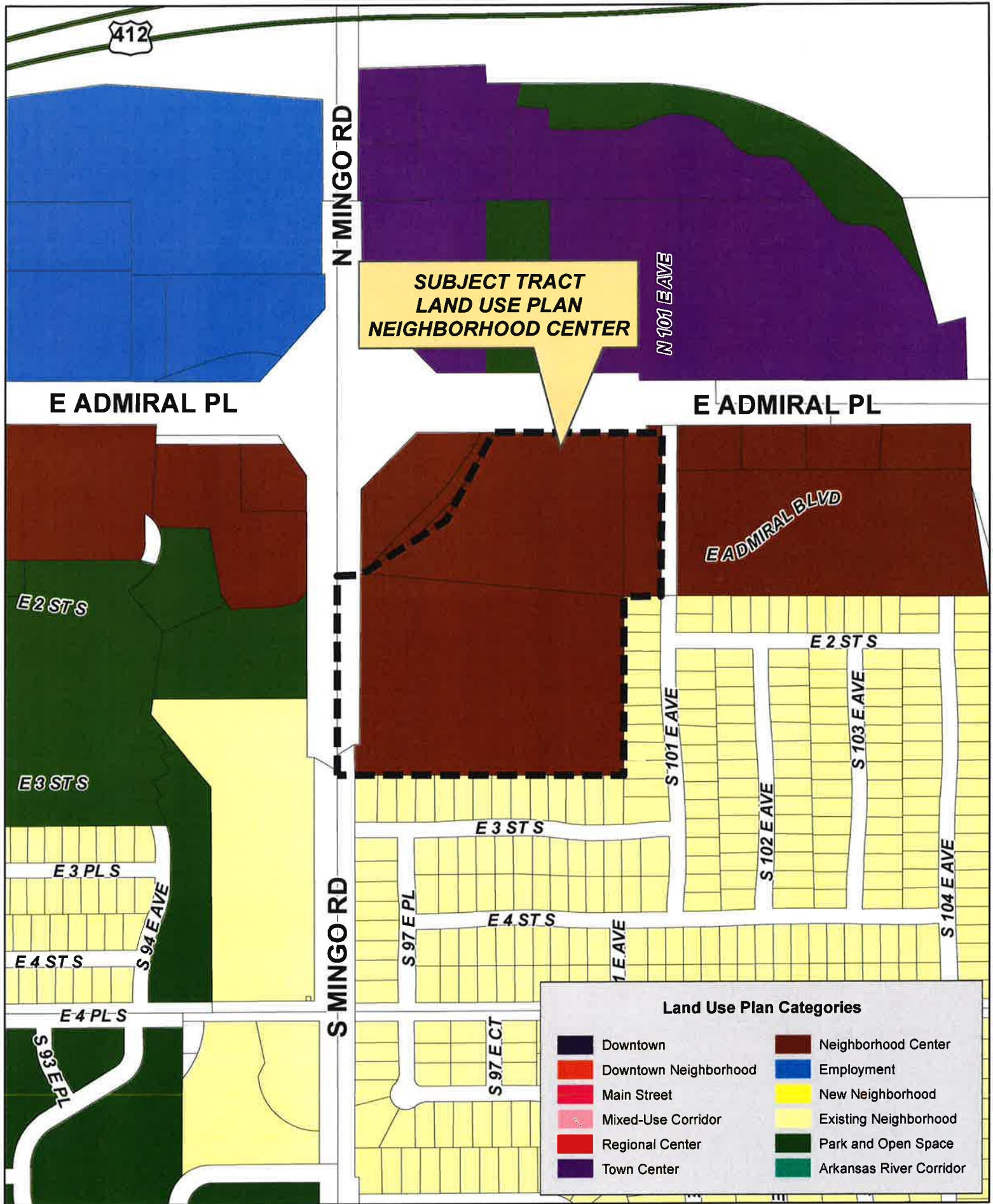
Area of Stability



Z66 CENTER

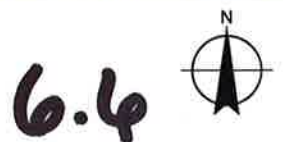
19-14 06





Z66 CENTER

19-14 06



PRELIMINARY PLAT

Z66 Center

A PART OF THE NORTHWEST QUARTER (NW/4 NW/4) OF SECTION 06, TOWNSHIP 19 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

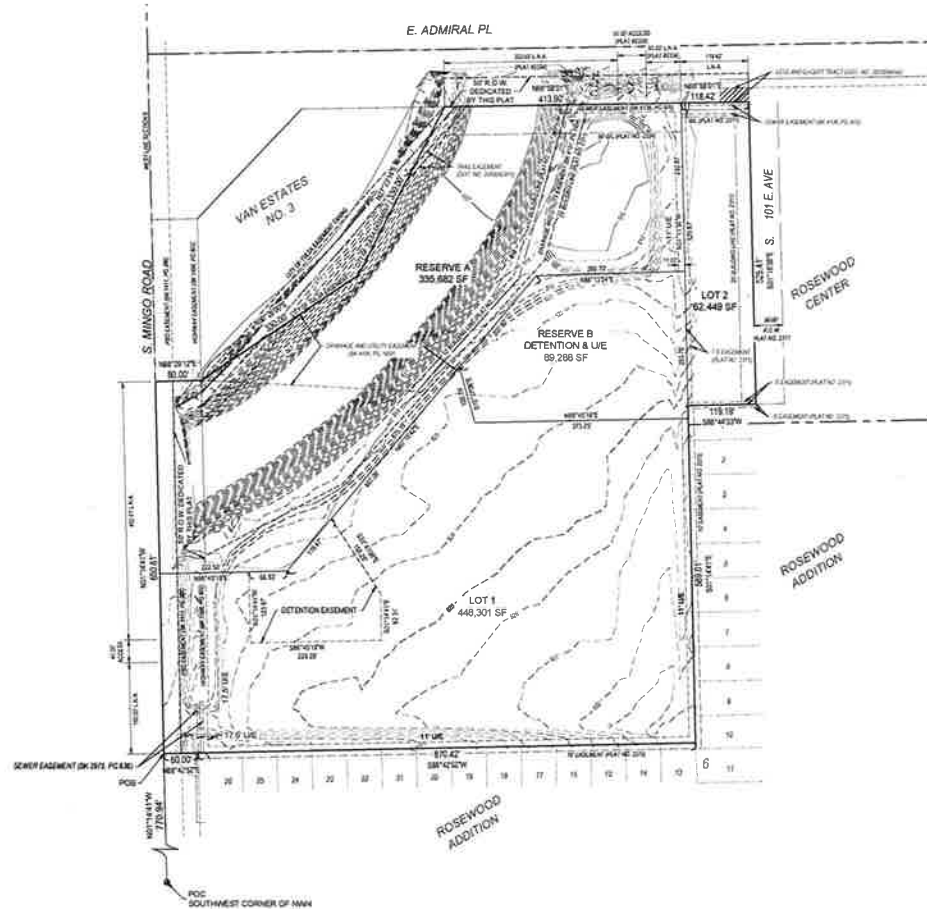
OWNER
66 MINGO LLC
6666 S. MEMORIAL DRIVE
TULSA, OKLAHOMA 74123

ENGINEER/SURVEYOR
AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 8318 EXP. JUNE 30, 2025
PO BOX 2138
SAND SPRINGS, OK 74083
PHONE: 918.514.4283
FAX: 918.514.4285



LEGEND	
LMA	LIMITS OF NO ACCESS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
ROW	RIGHT-OF-WAY
UE	UTILITY EASEMENT
MAE	MUTUAL ACCESS EASEMENT
BK	BOOK
PG	PAGE
IPF	IRON PIN FOUND
IPS	IRON PIN SET W/ CAP MARKED AAB CARS18
1232	STREET ADDRESS

FLOODPLAIN
THE PROPERTY IS PARTIALLY LOCATED WITHIN THE FEDERALLY DESIGNATED FEMA FLOODPLAIN PER FIRM PANEL NO. 40140C0201, DATED OCTOBER 16, 2012 WHICH INDICATES ZONE AE.
THE PROPERTY IS PARTIALLY LOCATED WITHIN THE REGULATORY FLOODPLAIN PER CITY OF TULSA REGULATORY FLOODPLAIN MAP ATLAS PANEL 39.



SITE DATA

BENCHMARK
CHISELED BOX SET IN HEADWALL AND LOCATED APPROXIMATELY 29 LF NORTH AND 36 LF EAST OF THE SOUTH-WEST CORNER OF THE PROPERTY.
ELEVATION = 620.91 (NAVD 1988)

BASIS OF BEARINGS
GRID BEARINGS OF THE OKLAHOMA STATE PLANE COORDINATE SYSTEM - NORTH ZONE 3201 U.S. SURVEY FEET (NAD 83) WITH A BEARING OF N01°14'41"W FOR THE WEST LINE OF THE NAMA OF SECTION 06, TOWNSHIP 19 NORTH, RANGE 14 EAST.

LAND AREA
935,719.57 SF ± 721.48 ACRES ±

MONUMENTATION
ALL CORNERS WERE SET USING 3/4" X 18" REBAR WITH A YELLOW PLASTIC CAP STAMPED "AAB CARS18", 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 RELIED ON IN PLACE OF LEGAL DESCRIPTION.

SUBDIVISION STATISTICS
SUBDIVISION CONTAINS TWO (2) LOTS AND TWO (2) RESERVE AREAS IN ONE (1) BLOCK.
BLOCK 1 AREA: 11.73 ACRES (510,750 SF)
RESERVE AREAS: 9.78 ACRES (424,970 SF)

CONTACTS

MUNICIPAL AUTHORITY
CITY OF TULSA
175 EAST 2ND STREET, SUITE 800
TULSA, OK 74109

UTILITY CONTACTS

OKLAHOMA NATURAL GAS COMPANY 5545 E. 15TH ST. TULSA, OK 74112-6402 JONATHAN HEDGECOCK PHONE: 918.811.9215	PUBLIC SERVICE COMPANY OF OKLAHOMA 212 E. 6TH ST. TULSA, OK 74102 ADAM FIELDS PHONE: 1-800-215-3023
AT&T 5303 E. 71ST ST. TULSA, OK 74138 AL NICHOLS PHONE: 918.596.4237	COX COMMUNICATIONS 11811 EAST 51ST STREET TULSA, OK 74145 BRANDON WADE PHONE: 918.389-4655

CITY OF TULSA UTILITY COORDINATOR
CHRIS KOVAC
PHONE: 918.596.9549

FINAL PLAT ENDORSEMENT OF APPROVAL

Tulsa Metropolitan Area Planning Commission

Approval Date: _____

TMAP/PCOG

CITY ENGINEER

Council of the City of Tulsa, Oklahoma

Approval Date: _____

CHAIRMAN

MAYOR

ATTEST 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.

PRELIMINARY PLAT

266 Center

A PART OF THE NORTHWEST QUARTER (NW/4 NW/4) OF SECTION 06, TOWNSHIP 19 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

OWNER

66 MINGO LLC
66 MINGO LLC
66 MINGO LLC
66 MINGO LLC

ENGINEER/SURVEYOR

AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 61818 EXP. JUNE 30, 2020
PO BOX 2138
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4286

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS, 66 MINGO, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER," IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, TO WIT:

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER (NW/4) OF SECTION SIX (6), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND BEING PART OF GOVERNMENT LOTS FIVE (5) AND NINE (9), AND PART OF LOT ONE (1), BLOCK TWO (2) OF ROSEWOOD CENTER, AN ADDITION IN TULSA COUNTY, OKLAHOMA, AND ALL OF VAN ESTATES NO. 4, A SUBDIVISION IN TULSA COUNTY, OKLAHOMA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION SIX (6), THENCE NORTH 01°14'11" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION SIX (6), FOR A DISTANCE OF 770.84 FEET TO A POINT ON THE WESTERN EXTENSION OF THE NORTH LINE OF BLOCK SIX (6), ROSEWOOD ADDITION, AN ADDITION TO THE CITY OF TULSA, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND ALSO BEING THE POINT OF BEGINNING, THENCE CONTINUING NORTH 01°14'11" WEST ALONG SAID WEST LINE, FOR A DISTANCE OF 800.10 FEET, THENCE NORTH 89°59'12" EAST, FOR A DISTANCE OF 80.00 FEET TO THE SOUTHWEST CORNER OF SAID VAN ESTATES NO. 4, AND THE SOUTHWEST CORNER OF SAID VAN ESTATES NO. 3, THENCE NORTH 90°29'00" EAST ALONG THE LINE BETWEEN SAID VAN ESTATES NO. 3 AND 4, FOR A DISTANCE OF 330.10 FEET, THENCE NORTH 27°03'14" EAST ALONG THE LINE BETWEEN SAID VAN ESTATES NO. 3 AND 4, FOR A DISTANCE OF 330.00 FEET TO THE NORTHEAST CORNER OF SAID VAN ESTATES NO. 4, AND THE NORTHEAST CORNER OF SAID VAN ESTATES NO. 3, THENCE NORTH 89°59'12" EAST ALONG THE NORTH LINE OF SAID VAN ESTATES NO. 4, FOR A DISTANCE OF 413.85 FEET TO THE NORTHEAST CORNER OF SAID VAN ESTATES NO. 4, AND THE NORTHEAST CORNER OF LOT ONE (1), BLOCK TWO (2) OF SAID ROSEWOOD CENTER, THENCE CONTINUING NORTH 89°59'12" EAST ALONG THE NORTH LINE OF SAID LOT ONE (1), BLOCK TWO (2), AND SAID NORTH LINE EXTENDED, A DISTANCE OF 118.42 FEET TO THE EAST LINE OF SAID LOT ONE (1), BLOCK TWO (2), THENCE SOUTH 01°18'38" EAST ALONG THE EAST LINE OF SAID LOT ONE (1), BLOCK TWO (2), FOR A DISTANCE OF 526.41 FEET TO THE SOUTHEAST CORNER OF SAID LOT ONE (1), BLOCK TWO (2), AND THE NORTH LINE OF LOT ONE (1), BLOCK SIX (6) OF SAID ROSEWOOD ADDITION, THENCE SOUTH 89°59'12" WEST ALONG SAID NORTH LINE OF LOT ONE (1), BLOCK SIX (6) OF SAID ROSEWOOD ADDITION, FOR A DISTANCE OF 119.19 FEET TO THE NORTHEAST CORNER OF SAID BLOCK SIX (6) OF SAID ROSEWOOD ADDITION, THENCE SOUTH 01°14'11" EAST ALONG THE WEST LINE OF SAID BLOCK SIX (6) OF SAID ROSEWOOD ADDITION, FOR A DISTANCE OF 580.13 FEET TO THE NORTHEAST CORNER OF LOT THIRTY (30), BLOCK SIX (6) OF SAID ROSEWOOD ADDITION, THENCE SOUTH 89°42'52" WEST ALONG A NORTHERLY LINE OF SAID BLOCK SIX (6) OF SAID ROSEWOOD ADDITION, FOR A DISTANCE OF 670.42 FEET TO THE NORTHWEST CORNER OF LOT TWENTY-SIX (26), BLOCK SIX (6) OF SAID ROSEWOOD ADDITION, THENCE CONTINUING SOUTH 89°42'52" WEST FOR A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 898,718.57 SQUARE FEET / 2.48 ACRES

AND HAS CALLED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, SITED, PLATTED AND SUBDIVIDED INTO TWO (2) LOTS AND TWO (2) RESERVE AREAS, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "266 CENTER," A SUBDIVISION OF THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA (HEREINAFTER REFERRED TO AS "266 CENTER" OR THE "SUBDIVISION").

THE OWNER DOES HEREBY MAKE THE FOLLOWING DECLARATIONS AND GRANTS AND AGREES TO BE BOUND BY THE FOLLOWING PROSPECTIVE COVENANTS AND RESTRICTIONS:

SECTION I. UTILITIES

A. UTILITY EASEMENTS

1. THE OWNER HEREBY DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT DESIGNATED AS "UTL" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE, CABLE TELEVISION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS INCLUDING THE POWER CONDUITS, PIPES, VALVES, METERS, MANHOLES AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES STATED, PROVIDED THE OWNER 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 SEWER SERVICES TO AREAS DEPICTED ON THE PLAT. THE OWNER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, 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 THE STATED USES AND PURPOSES OF THE UTILITY EASEMENTS SHALL BE PLACED, ERRECTED, INSTALLED OR MAINTAINED, PROVIDED NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBS, LANDSCAPING AND CUSTOMARY SCREENING FENCES WHICH DO NOT CONSTITUTE AN OBSTRUCTION.

B. WATER, SANITARY SEWERS, AND STORM SEWER SERVICE

1. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THE OWNERS LOT.

2. WITHIN UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTIGUOUS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY WHICH, IN THE JUDGMENT OF THE CITY OF TULSA, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS SHALL BE PROHIBITED.

3. THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER SYSTEMS, SANITARY SEWER MAINS, AND STORM SEWERS BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER OR THE LOT OWNERS AGENTS AND/OR CONTRACTORS.

4. THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY 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, SANITARY SEWER, OR STORM SEWER FACILITIES.

5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND BY THESE COVENANTS.

C. PAYING 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, SANITARY SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, PROVIDED THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

D. UTILITY SERVICE

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE PERIMETER EASEMENTS OF THE SUBDIVISION STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINE OR UNDERGROUND LINE, AND ELSEWHERE THROUGHOUT THE SUBDIVISION. ALL SUCH LINES, INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES, SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN GENERAL 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 25 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL, OR TRANSFORMER TO THE SERVICE ENTRANCE IN THE STRUCTURE.

3. THE RESPECTIVE SUPPLIERS OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE. 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 OF NECESSARY MAINTENANCE OF UNDERGROUND WATER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED THE CITY OR ITS SUCCESSORS, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

4. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THE OWNERS LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF THESE SERVICES SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER OR THE LOT OWNERS AGENTS OR CONTRACTORS.

5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF ANY LOT AGREES TO BE BOUND BY THESE COVENANTS.

E. GAS SERVICE

1. THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR AS OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.

2. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED WITHIN THE LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH GAS SERVICE. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF ITS FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER OR THE LOT OWNERS AGENTS OR CONTRACTORS.

3. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND BY THESE COVENANTS.

F. LIMITS OF NO ACCESS

THE OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PLAT ADJACENT TO EAST 42ND AVENUE AND SOUTH MARVON ROAD WITHIN THE BOUNDS DESIGNATED AS LIMITS OF NO ACCESS ON THE ACCOMPANYING PLAT, WHICH LIMITS OF NO ACCESS MAY BE AMENDED OR RELEASED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSORS, WITH THE APPROVAL OF THE CITY OF TULSA, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ESTABLISHED ABOVE SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA.

G. SURFACE DRAINAGE

EACH LOT WITHIN 266 CENTER SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION OF LOT DRAINAGE SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD MAINTAIN THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE OWNERS LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF TULSA.

H. SIDEWALKS

SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF TULSA, OKLAHOMA, AND ALL SUCH SIDEWALKS SHALL BE CONSTRUCTED BY THE OWNER PRIOR TO THE BEGAINING OF OCCUPANCY PERMIT FOR ANY BUILDING WITHIN THE SUBDIVISION. THE OWNER SHALL CONSTRUCT THE SIDEWALKS IN CONFORMANCE WITH THE STANDARDS OF THE CITY OF TULSA ENGINEERING DESIGN STANDARDS.

I. RESERVE A. STORMWATER DETENTION

1. THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC A PERPETUAL OVERLAND EASEMENT ON, OVER AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS RESERVE A FOR THE PURPOSES OF PROTECTING AND PROVIDING ACCESS TO THE 100-YEAR FLOODPLAIN LOCATED WITHIN THE RESERVE. THE OVERLAND DRAINAGE EASEMENT IS HEREBY ESTABLISHED TO RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM PUBLIC STREETS AND EASEMENTS.

2. RESERVE A SHALL REMAIN AS A NATURAL, UNIMPROVED AREA PROVIDED REMOVAL OF JUNGLEBRUSH AND GROUND MAINTENANCE SHALL BE PERMITTED. SUPPLEMENTAL LANDSCAPING MAY BE PERMITTED AND GRASS SEEDING SHALL BE PERMITTED. STORM AND SURFACE WATERS OVER AND ACROSS RESERVE A GRASS SHALL BE PERMITTED. THE CITY OF TULSA, OKLAHOMA, MAY FILE OF RECORD A COPY OF A WRITTEN PERMISSION FROM THE CITY OF TULSA, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO MAINTAIN THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COST SHALL BE PAID BY THE OWNER. IN THE EVENT THE OWNER FAILS TO PAY THE COST OF MAINTENANCE AFTER RECEIPT OF A STATEMENT OF COSTS, THE CITY OF TULSA, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE LAND RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE OWNERS LOT. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF TULSA, OKLAHOMA.

3. THE OWNER OF RESERVE A SHALL NOT CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE RESERVE. IN THE EVENT THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE RESERVE OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN, OR THE ALTERATION OF THE GRADE, THE CITY OF TULSA, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO MAINTAIN THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COST SHALL BE PAID BY THE OWNER. IN THE EVENT THE OWNER FAILS TO PAY THE COST OF MAINTENANCE AFTER RECEIPT OF A STATEMENT OF COSTS, THE CITY OF TULSA, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE LAND RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE OWNERS LOT. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF TULSA, OKLAHOMA.

J. RESERVE B. STORMWATER DETENTION

1. THE OWNER HAS CONSTRUCTED A DETENTION CULVERT OPEN SPACE AND UTILITY EASEMENTS UPON RESERVE B TO ACCOMMODATE STORMWATER DETENTION FOR 266 CENTER.

2. THE USE OF RESERVE B SHALL BE LIMITED TO USE AS OPEN SPACE, LANDSCAPING AND STORMWATER DETENTION AS WELL AS UTILITY EASEMENTS.

3. TULSA COUNTY, OKLAHOMA HAS THE RIGHT TO ENFORCE THE COVENANTS IN THIS PARAGRAPH [1] AND ASSURE COMPLIANCE WITH ALL TULSA COUNTY, OKLAHOMA ORDINANCES, STANDARDS AND SPECIFICATIONS REGARDING STORMWATER DRAINAGE EASEMENTS AND DETENTION FACILITIES. ANY PROPOSED CONSTRUCTION WITHIN THE DETENTION FACILITY SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS APPROVED BY TULSA COUNTY, OKLAHOMA.

4. THE ASSOCIATION OF 266 CENTER SHALL MAINTAIN RESERVE B IN ACCORDANCE WITH, AND AS REQUIRED BY, BUT NOT LIMITED TO, THE MAINTENANCE CRITERIA DEVELOPED FOR THIS DRAINAGE EASEMENT BY TULSA COUNTY, OKLAHOMA TO PREVENT EROSION, DEBRIS ACCUMULATION, SILTATION, AND TO INSURE ITS PROPER OPERATION FOR ITS INTENDED PURPOSE.

5. IN THE EVENT DRAINAGE DETENTION EASEMENT AREAS SHOULD FAIL TO BE PROPERLY MAINTAINED AS ABOVE PROVIDED, TULSA COUNTY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE DRAINAGE DETENTION EASEMENT AREA AND PERFORM SUCH MAINTENANCE AND THE COST THEREOF SHALL BE PAID ON A PRO RATA BASIS BY THE LOT OWNERS.

K. LANDSCAPING AND SCREENING

1. A LANDSCAPE BERM SHALL BE PROVIDED AT ANY POINT WHERE PARKING OR VEHICULAR ACCESS IS WITHIN 80 FEET OF A SINGLE FAMILY RESIDENCE THE BERM HEIGHT WILL BE MEASURED FROM THE TOP OF THE CURB AND WILL NOT BE LESS THAN THREE FEET IN HEIGHT. IN ADDITION TO THE BERM, A SCREENING FENCE WILL BE PROVIDED BETWEEN THE TOP OF BERM AND LOT LINE. IN ORDER TO FURTHER SHIELD THE HOMES, ONE TREE SHALL BE PLANTED AND MAINTAINED FOR EACH 20' LINEAR FOOT OF FENCE AND SHALL BE LOCATED ON THE TOP OF THE LANDSCAPE BERM.

2. ALL TRASH AND MECHANICAL AREAS SHALL BE SCREENED FROM PUBLIC VIEW OF ANY PERSON STANDING AT GROUND LEVEL BY A MASONRY SCREENING WALL, A MESH DOOR WITH MINIMUM WIDTH OF 66" SHALL BE ALLOWED ON ENCLOSURE DOORS. THE TRASH ENCLOSURE SHALL NOT BE WITHIN 20' FEET OF ANY RESIDENTIALLY ZONED LOT.

SECTION II. 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, ITS SUCCESSORS AND ASSIGNS, WITHIN THE PROVISIONS OF SECTION I. LOTS ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO AND WHETHER OR NOT, THEREIN SO STATED THE COVENANTS WITHIN SECTION I SHALL INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, IN ANY JUDICIAL ACTION BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED WITHIN THIS DEED OF DEDICATION, THE DEFENSE THAT THE PARTY INITIATING THE ENFORCEABLE PROCEEDINGS HAS AN ADEQUATE REMEDY AT LAW IS HEREBY WAIVED.

B. DURATION

THESE RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT FOR 25 YEARS AND SHALL AUTOMATICALLY BE CONTINUED THEREAFTER FOR SUCCESSIVE PERIODS OF 10 YEARS, UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I 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 APPLICABLE AND APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSORS, AND THE CITY OF TULSA, OKLAHOMA. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING THE RESTRICTIONS OR COVENANTS SHALL BE EFFECTIVE UPON AND AFTER THE INSTRUMENT IS RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK.

D. SEVERABILITY

IF ANY PART OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OF ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, 66 MINGO, LLC, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF 2018.

66 MINGO, LLC

AN OKLAHOMA LIMITED LIABILITY COMPANY

BY

JASON SPRIGGS, MANAGER

STATE OF OKLAHOMA }

COUNTY OF TULSA }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF 2018, BY JASON SPRIGGS, AS MANAGER OF 66 MINGO, LLC.

NOTARY PUBLIC

MY COMMISSION EXPIRES

COMMISSION NUMBER

CERTIFICATE OF SURVEY

I, JAY P. BISSELL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE SURVEYED, SUBDIVIDED AND PLATTED THE ABOVE TRACT DESIGNATED AS "266 CENTER" 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 LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

JAY P. BISSELL

REGISTERED PROFESSIONAL LAND SURVEYOR

OKLAHOMA NO. 1316

STATE OF OKLAHOMA }

COUNTY OF TULSA }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS ____ DAY OF 2018, PERSONALLY APPEARED JAY P. BISSELL, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS 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 26, 2018

COMMISSION NUMBER 1101022

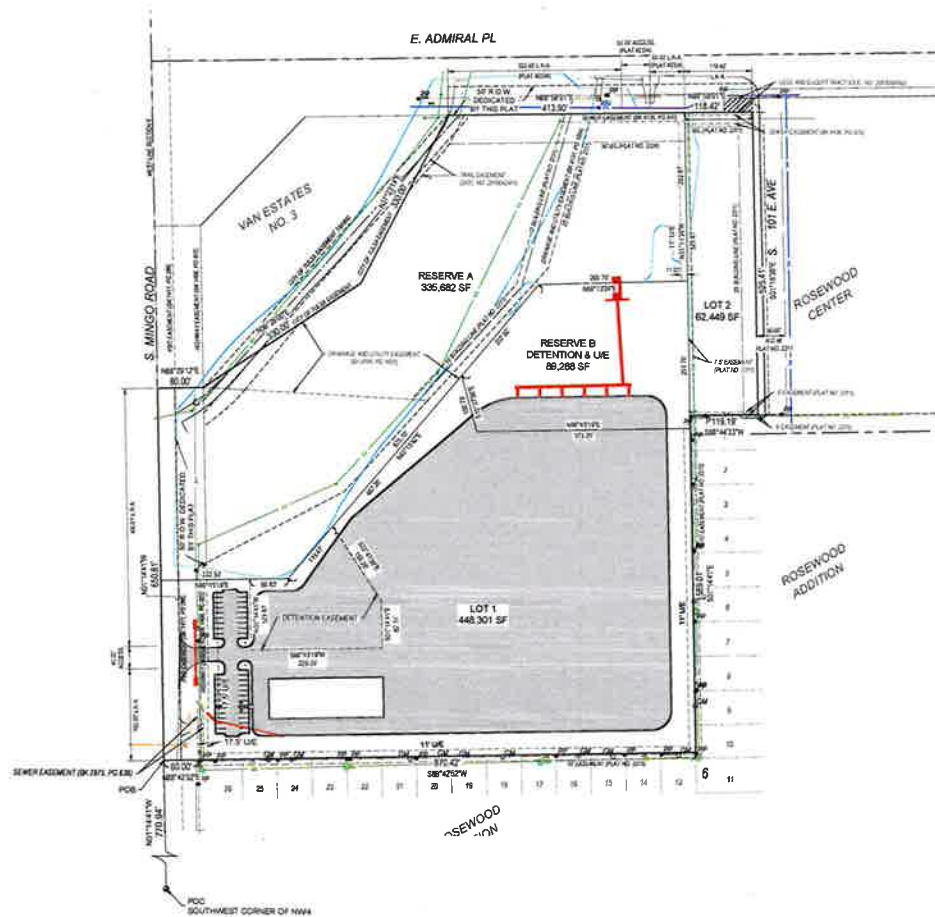
CONCEPTUAL IMPROVEMENT PLAN

Z66 Center

A PART OF THE NORTHWEST QUARTER (NW/4 NW/4) OF SECTION 06, TOWNSHIP 19 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

OWNER
66 MINGO LLC
6986 S. MEMORIAL DRIVE
TULSA, OKLAHOMA 74133

ENGINEER/SURVEYOR
AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 6318 EXP. JUNE 30, 2022
PO BOX 7138
SAND SPRINGS, OK 74083
PHONE: 918.514.4283
FAX: 918.514.4288



LEGEND	
BL	BUILDING LINE
UL	UTILITY EASEMENT
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING STORM SEWER LINES
---	PROPOSED STORM SEWER LINES
---	PROPOSED ASPHALT PAVEMENT

CONTACTS	
MUNICIPAL AUTHORITY CITY OF TULSA 175 EAST 2ND STREET, SUITE 800 TULSA, OK 74103	
UTILITY CONTACTS	
OKLAHOMA NATURAL GAS COMPANY 2948 E. 15TH ST. TULSA, OK 74112-9422 JONATHAN MEADOWS PHONE: 918.521.5215	PUBLIC SERVICE COMPANY OF OKLAHOMA 212 E. 6TH ST. TULSA, OK 74102 ADAM FIELDS PHONE: 1-800-210-3623
AT&T 5503 E. 71ST ST. TULSA, OK 74136 AL NICHOLS PHONE: 918.506.4257	COX COMMUNICATIONS 11811 EAST 51ST STREET TULSA, OK 74146 BRANDON WADE PHONE: 918.258-8555
CITY OF TULSA UTILITY COORDINATOR CHRIS KOVAC PHONE: 918.598.9649	

6.9



Tulsa Metropolitan Area
Planning Commission

Case : Dollar 11th

Hearing Date: June 19, 2019

Case Report Prepared by:

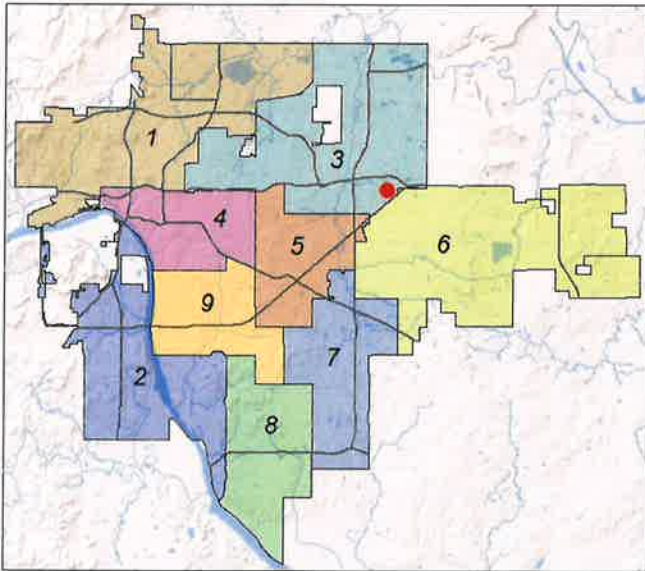
Nathan Foster

Owner and Applicant Information:

Applicant: AAB Engineering, LLC

Owner: East 54th, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Plat

1 lot, 1 block, 1.13 ± acres

Location: West of the southwest corner of
East 11th Street South and South 129th
East Avenue

Zoning: IL/SA-4 Route 66 Overlay

Staff Recommendation:

Staff recommends **approval** of the
preliminary plat

City Council District: 3

Councilor Name: Christa Patrick

County Commission District: 1

Commissioner Name: Stan Sallee

EXHIBITS: Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat, Conceptual
Improvements Plan

PRELIMINARY SUBDIVISION PLAT

Dollar 11th - (CD 3)

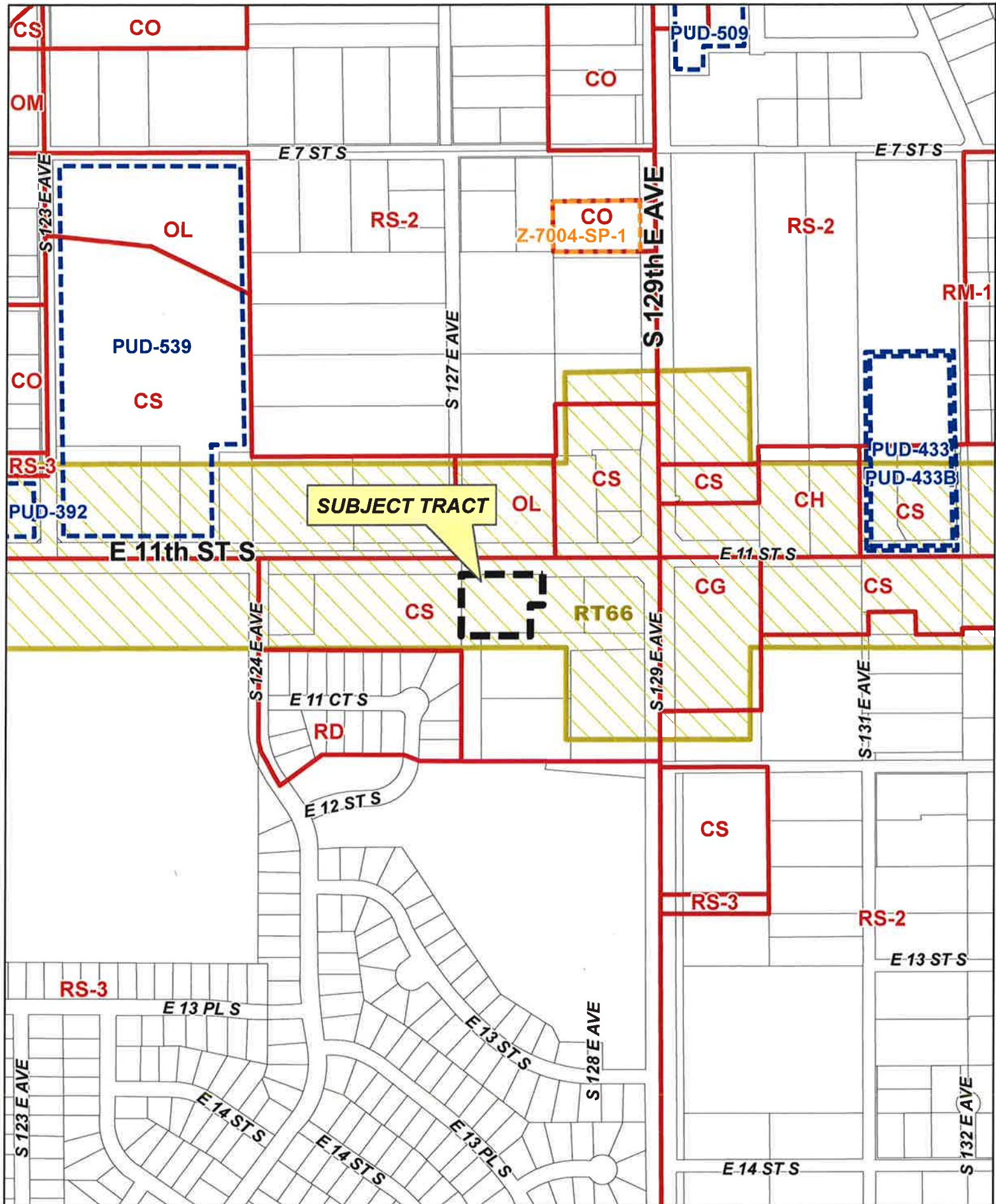
West of the southwest corner of East 11th Street South and South 129th East Avenue

This plat consists of 1 lot, 1 block on 1.13 ± acres.

The Technical Advisory Committee (TAC) met on June 6, 2019 and provided the following conditions:

1. **Zoning:** All property included within the proposed subdivision is zoned IL (Industrial – Light). The proposed lot conforms to the requirements of the IL district.
2. **Addressing:** City of Tulsa addresses and street names must be assigned and affixed to the face of the final plat.
3. **Transportation & Traffic:** East 11th Street South is a secondary arterial street per the Major Street & Highway Plan. A 50' ROW is required to be dedicated or previous dedications must be labeled with a book/page on the face of the plat.
4. **Sewer/Water:** Easements must be provided as required to cover existing/proposed public infrastructure. All easements are required to be labeled and dimensioned on the face of the final plat.
6. **Engineering Graphics:** Submit subdivision data control sheet with final plat submittal. Update location map with all platted subdivision boundaries and label all other property "unplatted". Graphically show all pins found or set associated with this plat. Provide full contact information for Engineer/Surveyor. Remove contours from final plat. Graphically label the point of beginning. Include a bearing angle on the face of the plat under the Basis of Bearing heading.
7. **Stormwater, Drainage, & Floodplain:** There is existing floodplain on the subject property that must be accurately delineated on the face of the plat and, if required, contained within an overland drainage easement. Floodplain shall be plotted based on actual flood elevations and contours and labeled appropriately. Offsite drainage from the east must be intercepted and conveyed across the property. All drainage must be contained within appropriate easements.
8. **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 all other requirements of the Subdivision and Development Regulations.



DOLLAR 11TH

19-14 08





0 Feet
200
400



Subject
Tract

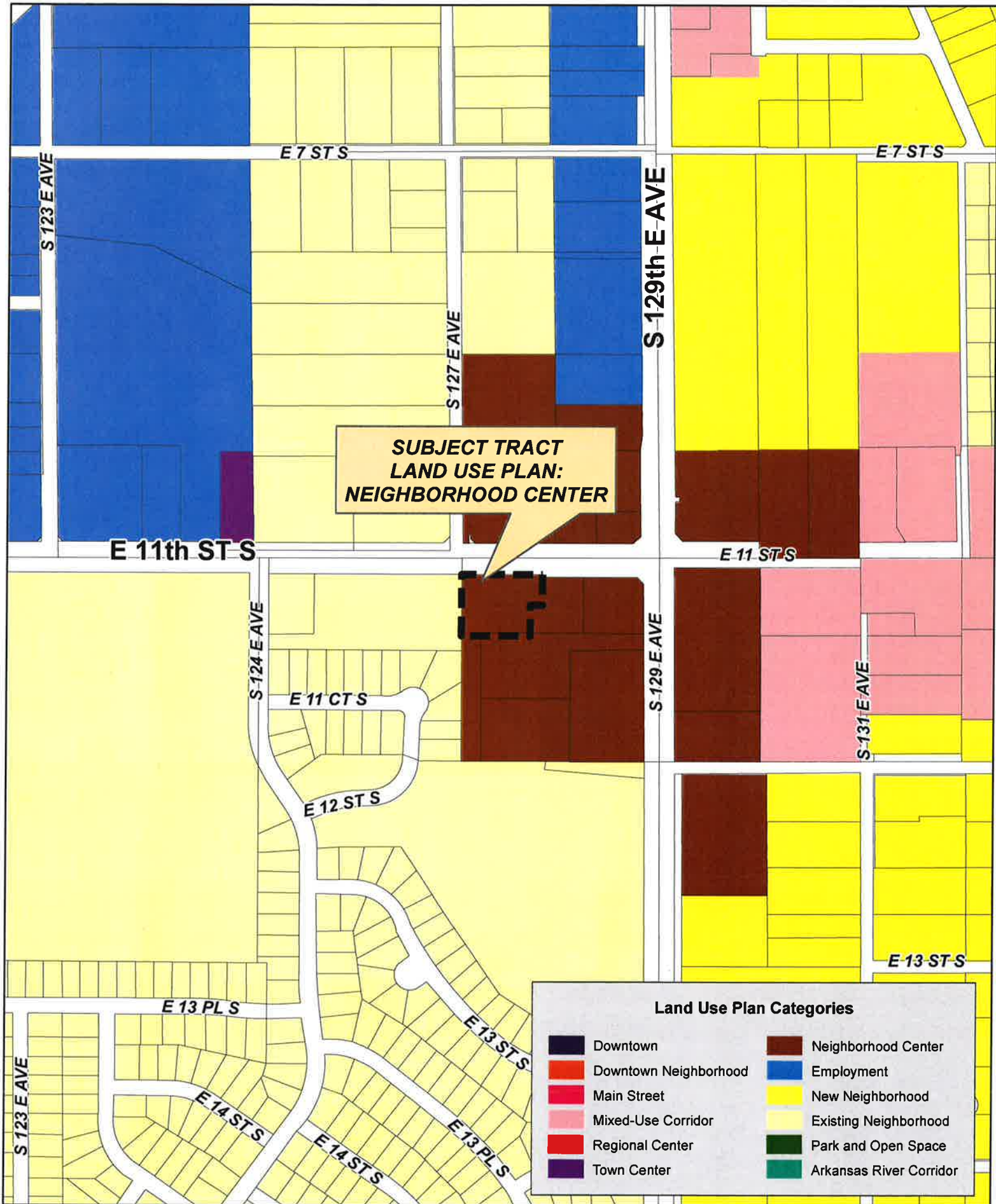
DOLLAR 11TH

19-14 08

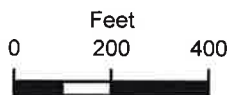
Note: Graphic overlays may not precisely
align with physical features on the ground.

Aerial Photo Date: February 2018



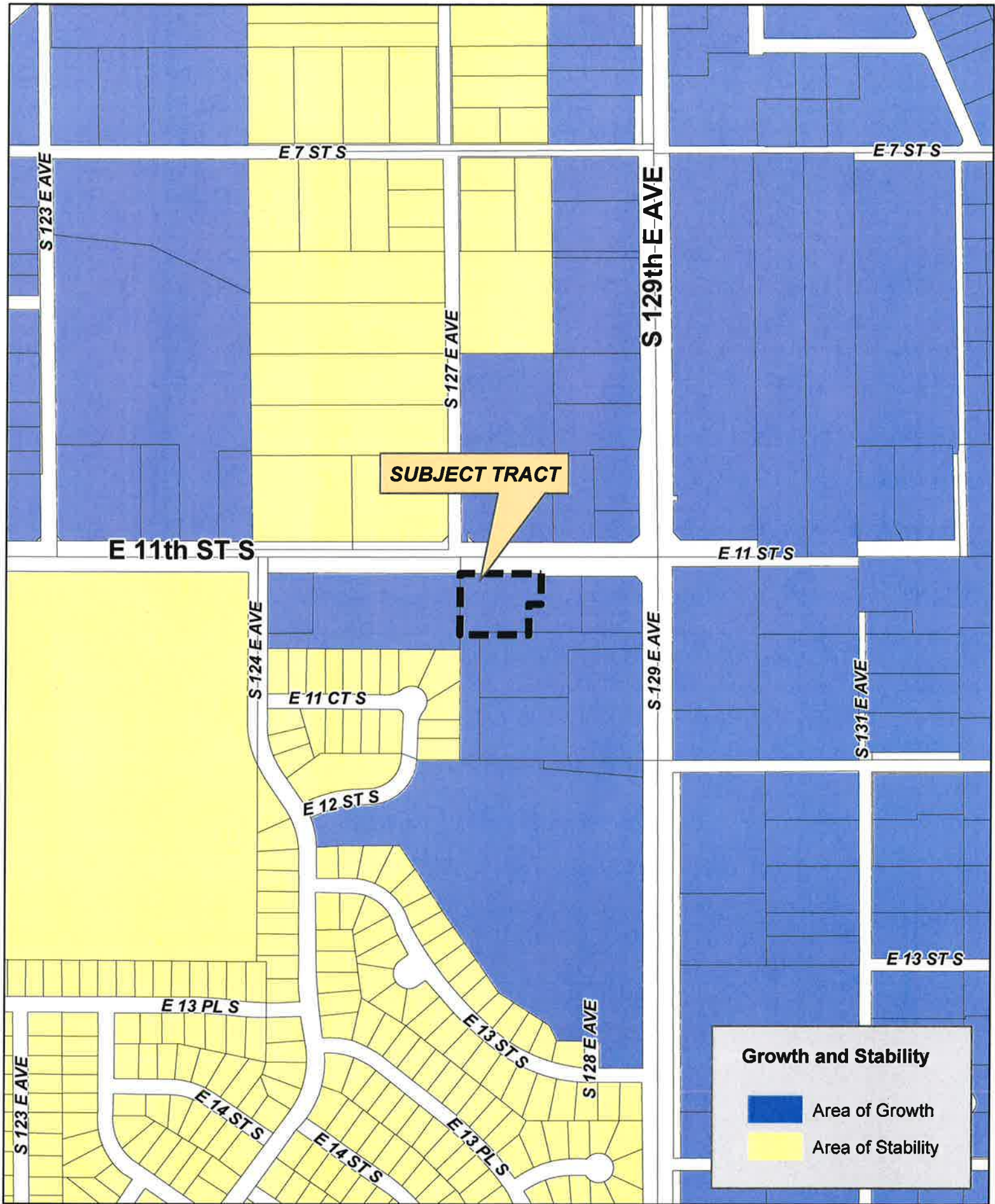


DOLLAR 11TH



19-14 08

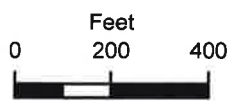




SUBJECT TRACT

Growth and Stability

- Area of Growth
- Area of Stability



DOLLAR 11TH

19-14 08





PRELIMINARY PLAT

Dollar 11th

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/4 NE/4) OF SECTION EIGHT (8), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF

OWNER/DEVELOPER

TULSA 20982, LLC
P.O. BOX 35395
TULSA, OK 74139
PHONE: 918.748.1880
ATTN: MIKE MANTLE

ENGINEER/SURVEYOR

AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 8018 EXP. JUNE 30, 2022
P.O. BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4289



SUBDIVISION STATISTICS

SUBDIVISION CONTAINS 1 LOT IN 1 BLOCK
BLOCK 1 AREA 1.13 ACRES (49,251 SQ. FT.)

LEGEND

B.L.	BUILDING LINE
U.A.	UNITS OF NO. ACCESS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R.O.W.	RIGHT OF WAY
U.E.	UTILITY EASEMENT
B.K.	BOOK
P.G.	PAGE
W.F.	IRON PIN FOUND
XXXX	STREET ADDRESS

FLOODPLAIN

PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN ZONE AE, ZONE X-SHADED AND ZONE X PER FIRM PANEL 40143004L DATED OCTOBER 18, 2019

SUBDIVISION DATA

BENCHMARK
RAILROAD SPIKE IN SOUTH SIDE OF POWER POLE, 66' 41" NORTH AND 50' 13" WEST OF NORTHWEST CORNER OF PROPERTY
ELEV = 69.45 (NAVD 1988)

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

LAND AREA
49,251 SF or 1.13 ACRES

MONUMENTATION
ALL CORNERS WERE SET USING 3/8" X 18" REBAR WITH A YELLOW PLASTIC CAP STAMPED "AAB C48319", 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 RELIED ON IN PLACE OF LEGAL DESCRIPTION

CONTACTS

MUNICIPAL AUTHORITY
CITY OF TULSA
175 EAST 2ND STREET, SUITE 600
TULSA, OK 74103
918.598.9909

UTILITY

OKLAHOMA NATURAL GAS COMPANY
3319 W. EDISON ST
TULSA, OK 74127
918.431.4227

PUBLIC SERVICE COMPANY
OF OKLAHOMA
212 E. 6TH ST.
TULSA, OK 74119
1-800-250-8257

AT&T
1403 S. LEWIS
TULSA, OK 74104
918-576-2142

COX COMMUNICATIONS
11811 EAST 51ST STREET
TULSA, OK 74149
918-286-4658

FINAL PLAT ENDORSEMENT OF APPROVAL

Tulsa Metropolitan Area Planning Commission

Approval Date: _____

TMARPC/COG

CITY ENGINEER

Council of the City of Tulsa, Oklahoma

Approval Date: _____

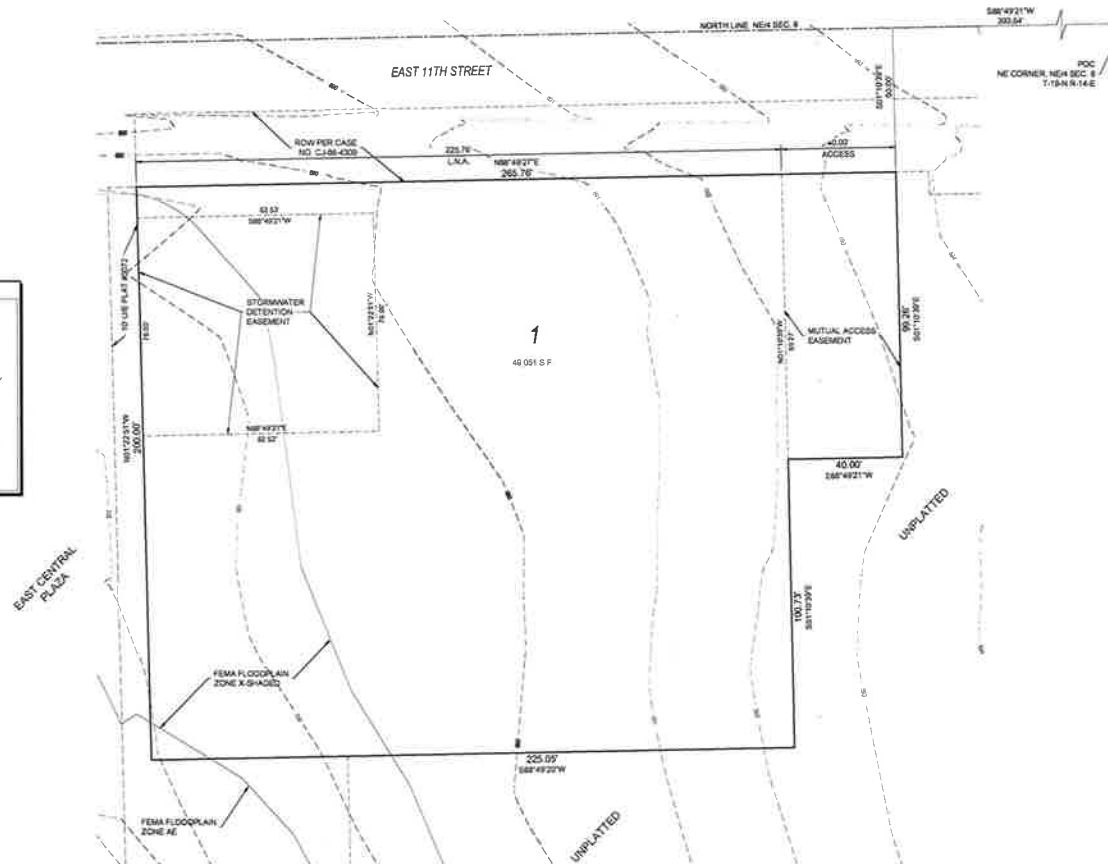
CHAIRMAN

MAYOR

ATTEST: 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 within that date.



PRELIMINARY PLAT

Dollar 11th

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE4 NE4 NE4) OF SECTION EIGHT (8), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

OWNER/DEVELOPER

TULSA 2082, LLC
P.O. BOX 30308
TULSA, OK 74133
PHONE 918 742 1800
ATTN: MACE MANLEY

ENGINEER/SURVEYOR

AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 5518 EXP. JUNE 30, 2020
P.O. BOX 2138
SAND SPRINGS, OK 74083
PHONE 918 541 4282
FAX 918 541 4288

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS
TULSA 2082, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREBY REFERS TO AS THE "OWNER",
IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE4 NE4 NE4) OF SECTION EIGHT (8), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF THE NE4 OF SAID SECTION EIGHT (8), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST, THENCE SOUTH 88°42'21" WEST A DISTANCE OF 388.94 FEET; THENCE SOUTH 01°10'39" EAST A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 01°12'34" EAST A DISTANCE OF 89.39 FEET; THENCE SOUTH 11°04'22" WEST A DISTANCE OF 40.00 FEET; THENCE SOUTH 01°10'39" EAST A DISTANCE OF 183.73 FEET; THENCE SOUTH 88°42'21" WEST A DISTANCE OF 255.05 FEET; THENCE NORTH 01°22'51" WEST A DISTANCE OF 200.00 FEET; THENCE NORTH 88°42'21" EAST A DISTANCE OF 265.78 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 43.21 SQUARE FEET, 1.13 ACRES MORE OR LESS.

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 1 LOT IN 1 BLOCK, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "DOLLAR 11TH", A SUBDIVISION OF THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA (HEREINAFTER REFERRED TO AS "DOLLAR 11TH" OR THE "SUBDIVISION").

THE OWNER DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND GRANTS AND AGREES TO BE BOUND BY THE FOLLOWING PROTECTIVE COVENANTS AND RESTRICTIONS:

SECTION I. UTILITIES

A. UTILITY EASEMENTS

THE OWNER HEREBY DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED ON THE ACCOMPANYING PLAT, AS "U" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF ALL CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, 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 APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES STATED. PROVIDED THE OWNER 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 HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, 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 DRIVES, PARKING AREAS, CURBSIDE, LANDSCAPING AND CUSTOMARY SCREENING FENCES WHICH DO NOT CONSTITUTE AN OBSTRUCTION.

B. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

1. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THE OWNER'S LOT.

2. WITHIN UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONDITIONS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY WHICH, IN THE JUDGMENT OF THE CITY OF TULSA, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS SHALL BE PROHIBITED.

3. THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER SYSTEMS, SANITARY SEWER MAINS AND STORM SEWERS BUT THE LOT OWNER SHALL PAY FOR DAMAGES OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER OR THE LOT OWNERS AGENTS AND/OR CONTRACTORS.

4. THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY 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, SANITARY SEWER, OR STORM SEWER FACILITIES.

5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND BY THESE COVENANTS.

C. STORMWATER DETENTION EASEMENT

1. THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THE PROPORTION DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "STORMWATER DETENTION EASEMENT" FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, RETENTION, DETENTION AND DISCHARGE OF STORMWATER FROM THE SUBDIVISION.

2. DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES LOCATED WITHIN THE STORMWATER DETENTION EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF TULSA, OKLAHOMA.

3. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN STORMWATER DETENTION EASEMENTS NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID

EASEMENTS UNLESS APPROVED BY THE CITY OF TULSA, OKLAHOMA.

4. DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE OWNER, TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, RETENTION, AND DETENTION FUNCTIONS, INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SITUATION. DETENTION FACILITIES SHALL BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:

a. GRASS AREAS SHALL BE MOVED (IN SEASON) AT REGULAR INTERVALS OF FOUR WEEKS OR LESS.

b. CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.

c. THE DETENTION EASEMENT SHALL BE KEPT FREE OF DEBRIS.

5. CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.

6. LANDSCAPING, APPROVED BY THE CITY OF TULSA, OKLAHOMA, SHALL BE ALLOWED WITHIN THE DETENTION EASEMENTS.

7. IN THE EVENT THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN OR THE ALTERATION OF GRADE, THE CITY OF TULSA, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS, AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER. IN THE EVENT THE OWNER FAILS TO PAY THE COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF TULSA, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE LAND RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE PROPERTY WITHIN THE SUBDIVISION. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF TULSA, OKLAHOMA.

D. 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, SANITARY SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT. PROVIDED THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

E. CERTIFICATE OF OCCUPANCY RESTRICTIONS

NO CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN THE SUBDIVISION SHALL BE ISSUED BY THE CITY OF TULSA, OKLAHOMA, UNTIL CONSTRUCTION OF THE REQUIRED INFRASTRUCTURE (STREETS, WATER, SANITARY SEWER, STORM SEWER SYSTEMS AND SIDEWALKS) SERVING THE ENTIRE SUBDIVISION HAS BEEN COMPLETED AND ACCEPTED BY THE CITY, NOTWITHSTANDING THE FOREGOING, THE CITY MAY AUTHORIZE THE ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY IF, IN THE CITY'S SOLE DISCRETION, THE CIRCUMSTANCES SUPPORT THE ISSUANCE, FURTHER NOTWITHSTANDING THE FOREGOING, THE CITY MAY AUTHORIZE THE PHASING OF THE CONSTRUCTION OF INFRASTRUCTURE WITHIN THE SUBDIVISION, AND IF PHASING IS AUTHORIZED, A CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN AN AUTHORIZED PHASE MAY BE ISSUED UPON THE COMPLETION AND ACCEPTANCE OF THE INFRASTRUCTURE SERVING THE PARTICULAR PHASE. BUILDING CONSTRUCTION OCCURRING PRIOR TO THE CITY'S ACCEPTANCE OF THE INFRASTRUCTURE SHALL BE AT RISK OF THE OWNER OF THE LOT, NOTWITHSTANDING THE ISSUANCE OF A BUILDING PERMIT OR OF A TEMPORARY CERTIFICATE OF OCCUPANCY.

F. UTILITY SERVICE

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE EASEMENTS ADJACENT STREET RIGHT-OF-WAY, STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINE OR UNDERGROUND CABLE, AND EASEMENTS DESIGNATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHT-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT, SERVICE PEDESTALS AND TRANSFORMERS AS WELL AS LOCATIONS OF SUPPLY AT SECONDARY VOLTAGES MAY ALSO BE LOCATED IN GENERAL 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 2 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.

3. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

4. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THE OWNERS LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF THESE SERVICES SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGES OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER OR THE LOT OWNERS AGENTS OR CONTRACTORS.

5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF ANY LOT AGREES TO BE BOUND BY THESE COVENANTS.

G. GAS SERVICE

1. THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR AS OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.

2. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED WITHIN THE LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH GAS SERVICE. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF ITS FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGES OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER OR THE LOT OWNERS AGENTS OR CONTRACTORS.

3. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND BY THESE COVENANTS.

H. LIMITS OF NO ACCESS

THE OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO EAST 11TH STREET, WITHIN THE BOUNDS DESIGNATED AS LIMITS OF NO ACCESS, ON THE ACCOMPANYING PLAT, WHICH LIMITS OF NO ACCESS MAY BE AMENDED OR RELEASED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSOR WITH THE APPROVAL OF THE CITY OF TULSA, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ESTABLISHED ABOVE SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA.

I. STORM DRAINAGE

EACH LOT WITHIN THE SUBDIVISION SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE OWNERS LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF TULSA, OKLAHOMA.

J. MUTUAL ACCESS EASEMENT

MUTUAL ACCESS EASEMENTS, DEPICTED AS "M" OR "MUTUAL ACCESS EASEMENT" ON THE ACCOMPANYING PLAT, AND HEREBY ESTABLISHED FOR THE PURPOSES OF PERMITTING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM ALL STREETS AND AREAS ADJACENT TO AND CONTAINED WITHIN THE SUBDIVISION, SUCH EASEMENTS SHALL BE FOR THE MUTUAL USE AND BENEFIT OF THE OWNER OF ANY LOT IN THE SUBDIVISION AND THE OWNERS, GUESTS AND VISITORS AND SHALL BE APPURTENANT TO EACH LOT IN THE SUBDIVISION, PROVIDED GOVERNMENTAL AGENCIES AND THE SUPPLIERS OF UTILITY SERVICES SHALL HAVE THE REASONABLE USE OF SUCH EASEMENTS INCIDENTAL TO THE PROVISION OF SERVICES TO THE LOTS WITHIN THE SUBDIVISION.

K. SIDEWALKS

SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF TULSA, OKLAHOMA, AND ALL SUCH SIDEWALKS SHALL BE CONSTRUCTED BY THE OWNER PRIOR TO THE ISSUANCE OF THE FIRST OCCUPANCY PERMIT FOR ANY BUILDING WITHIN THE SUBDIVISION. THE OWNER SHALL CONSTRUCT SIDEWALKS IN CONFORMANCE WITH THE STANDARDS OF THE CITY OF TULSA ENGINEERING DESIGN STANDARDS.

SECTION II. 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, ITS SUCCESSORS AND AGENTS. WITHIN THE BOUNDS OF SECTION UTILITIES, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO AND WHETHER OR NOT THEREIN SO STATED THE COVENANTS WITHIN SECTION I SHALL INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY, THE CITY OF TULSA, OKLAHOMA.

B. DURATION

THESE RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT FOR 25 YEARS AND SHALL AUTOMATICALLY BE CONTINUED THEREAFTER FOR SUCCESSIVE PERIODS OF 10 YEARS, UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I, 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 METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSORS, AND THE CITY OF TULSA, OKLAHOMA.

D. SEVERABILITY

IN VALUATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OR COVENANTS OF ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, TULSA 2082, LLC, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF 2018.

TULSA 2082, LLC

AN OKLAHOMA LIMITED LIABILITY COMPANY

BY:

MARK HELMER, MANAGER

STATE OF OKLAHOMA)

SS

COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF 2018, BY MARK HELMER, AS MANAGER OF TULSA 2082, LLC.

NOTARY PUBLIC

MY COMMISSION EXPIRES

COMMISSION NUMBER

CERTIFICATE OF SURVEY

I, JAY P. BISSELL, 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 "DOLLAR 11TH", 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 LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

JAY P. BISSELL

REGISTERED PROFESSIONAL LAND SURVEYOR

OKLAHOMA NO. 1315

STATE OF OKLAHOMA)

SS

COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS ____ TH DAY OF 2018, PERSONALLY APPEARED JAY P. BISSELL, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS 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 20, 2019

COMMISSION NUMBER: 15050022



CONCEPTUAL IMPROVEMENT PLAN

Dollar 11th

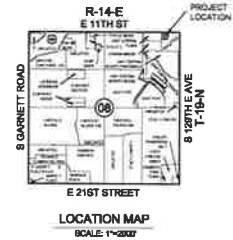
A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4 NE1/4 NE1/4) OF SECTION EIGHT (8), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF

OWNER/DEVELOPER

TULSA 20982, LLC
P.O. BOX 20388
TULSA, OK 74153
PHONE: 918.740.1380
ATTN: MIKE MANTLE

ENGINEER/SURVEYOR

AAS ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 0516 EXP. JUNE 30, 2020
P.O. BOX 2138
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4288



CONTACTS

MUNICIPAL AUTHORITY
CITY OF TULSA
175 EAST 2ND STREET, SUITE 600
TULSA, OK 74103
918.595-9049

UTILITY

OKLAHOMA NATURAL GAS COMPANY
2019 W. EDISON ST.
TULSA, OK 74127
918.481-8261

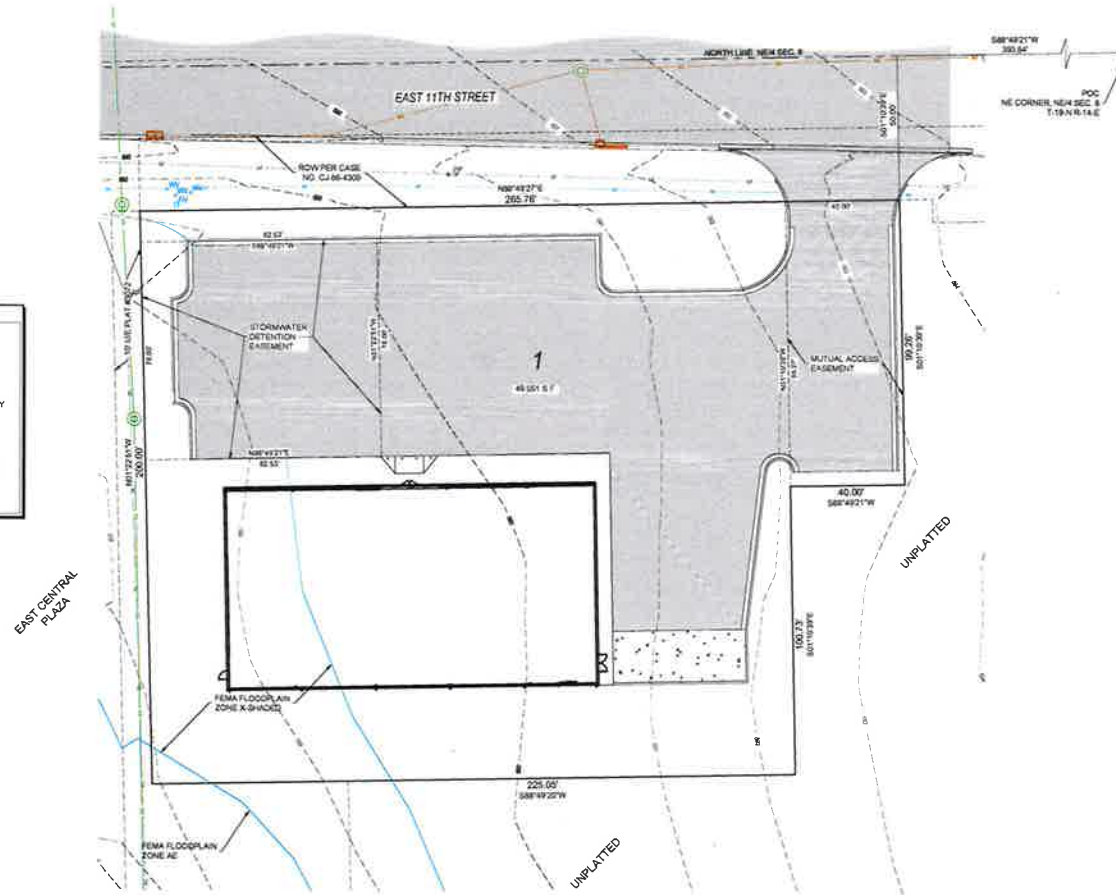
PUBLIC SERVICE COMPANY OF OKLAHOMA
212 E. 8TH ST.
TULSA, OK 74119
1.800.350.4501

AT&T
1403 S. LEWIS
TULSA, OK 74104
918.576.5142

COX COMMUNICATIONS
11011 EAST 51ST STREET
TULSA, OK 74145
918.264.4858

LEGEND

BL	BUILDING LINE
UL	UTILITY EASEMENT
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING STORM SEWER LINES
WL	PROPOSED WATER LINE
■	PROPOSED ASPHALT PAVEMENT



Item

TCCP-1 consider adoption of an amendment to the **Comprehensive Plan of the Tulsa Metropolitan Area** for the unincorporated areas of Tulsa County lying within the fencelines of **Bixby, Glenpool, Jenks, Owasso, and Skiatook**.

Background

Historically, Tulsa County communities would submit their Comprehensive Plans to TMAPC for adoption so that they might be considered in land use decisions in surrounding unincorporated areas by TMAPC and Tulsa County. The adopted plans were then used as a guide to inform decision makers when planning for the physical development of the unincorporated areas of Tulsa County. Unfortunately, the practice of adopting these community Comprehensive Plans as they were updated fell by the wayside. The existing District Plans have also become outdated and they are no longer a true representation of the community's desires.

In 2018, Tulsa County recognized the need to have an adopted Comprehensive Land Use Plan for the unincorporated areas of Tulsa County and to update or establish plans as necessary for the remainder of Tulsa County.

The first step of the process is the adoption of the existing Comprehensive Plans from the municipalities in Tulsa County. The next step will be to develop new Land Use Plans for the remaining areas in unincorporated Tulsa County.

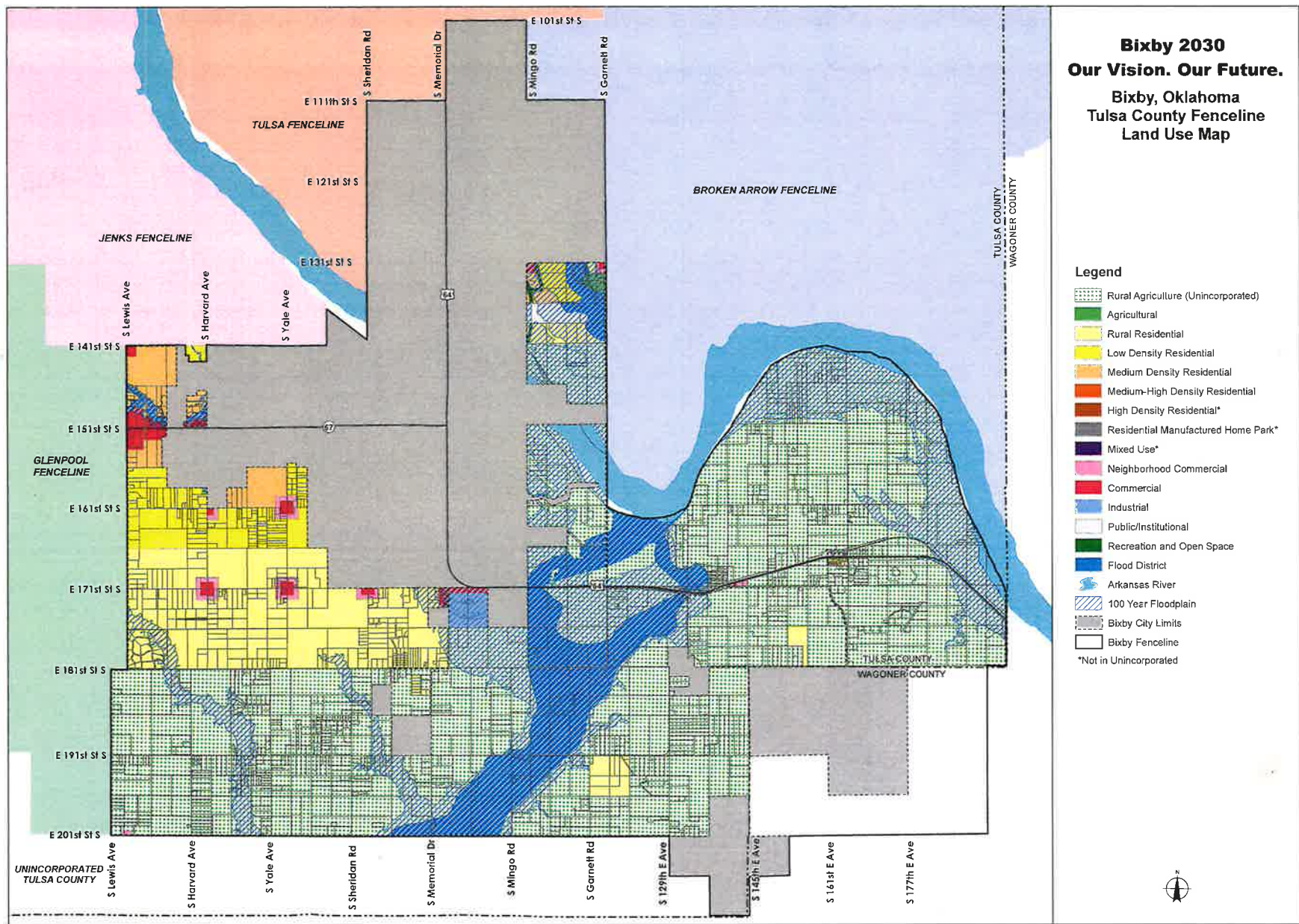
Staff Recommendation

Staff recommends that TMAPC adopt an amendment to the Comprehensive Plan of the Tulsa Metropolitan Area for the unincorporated areas of Tulsa County lying within the fencelines of Bixby, Glenpool, Jenks, Owasso, and Skiatook.

Attachment(s)

Exhibit A – Unincorporated areas of Tulsa County lying with the fencelines of the municipalities of Bixby, Glenpool, Jenks, Owasso, and Skiatook.

Exhibit B – Text and Land Use maps of the unincorporated areas of Tulsa County lying within the fencelines of the municipalities of Bixby, Glenpool, Jenks, Owasso, and Skiatook.



DESIGNATION	LAND USE DESCRIPTION – BIXBY 2030
Rural Agriculture	The Rural Agriculture designation denotes areas within the City of Bixby's fenceline, but not within the City limits, that have large tracts of land for agricultural purposes. Agricultural uses may also include large-lot detached residential, accessory agricultural uses and structures to support agricultural uses. Improvements in this designation should be low impact and retain the rural character of the area.
Agriculture	The Agriculture designation denotes areas within the City limits that have large tracts of land for agricultural purposes. Agricultural uses may also include large-lot detached residential, accessory agricultural uses and structures to support agricultural uses. Improvements in this designation should be low impact and retain the rural character of the area.
Rural Residential	The Rural Residential designation denotes areas that have large-lot detached residential development in natural / rural portions of the City. Development in this designation should retain the rural character of the area and will be relatively low in density. However, these areas should offer sufficient access to schools, parks, trails, and open spaces to maintain the quality of life in the rural setting, and may allow limited commercial uses that support the surrounding rural area.
Low Density Residential	The Low Density Residential designation denotes areas on the fringe of the urbanized area of the City. Development in this designation should remain low in density and mostly consist of detached single-family units. Although, this designation may allow land uses that support neighborhood functions, such as parks and neighborhood scaled shops that are cohesive with the residential character.
Medium Density Residential	The Medium Density Residential designation denotes areas within Bixby where there is a sense of neighborhood cohesion. Medium Density Residential mostly consists of attached and detached single-family homes but may also include other integrated land uses that support the neighborhood, such as shops, religious institutions, small offices, and educational institutions that reflect the neighborhood's character.
Medium-High Density Residential (Not in Unincorporated)	The Medium-High Density Residential designation denotes areas where dense attached single-family dwellings and multi-family dwellings are permitted. Vehicular access to major roads, as well as pedestrian paths for enhanced walkability, should be a priority in these areas. Like Medium Density Residential, other land uses that support the neighborhood may be permitted in this designation.
High Density Residential (Not in Unincorporated)	The High Density Residential designation denotes areas that are suitable for multi-family residential units in multi-story buildings, such as apartments and condominiums. While vehicular access is needed in this designation, bikeability and walkability should also be highly prioritized.

DESIGNATION	LAND USE DESCRIPTION – BIXBY 2030
Residential Manufactured Home Park (Not in Unincorporated)	The Residential Manufactured Home Park designation denotes areas that currently have low density manufactured home developments. These dwellings should be compatible with the character of the surrounding neighborhoods and support open space and recreation.
Mixed Use (Not in Unincorporated)	The Mixed Use designation denotes areas where multiple unrelated uses are permitted on a single lot, clustered together to create a dense, walkable, and active urban area. Multiple uses may be stacked vertically in a single structure, or horizontally in a well-planned fashion. These areas should be pedestrian-oriented and located at focal points within the City, such as Downtown.
Neighborhood Commercial	The Neighborhood Commercial designation denotes areas that provide goods and services to meet the frequent shopping needs of residents. Development shall have access to major roads and provide opportunities for walking and biking from nearby residential areas.
Commercial	The Commercial designation denotes areas that create retail and commercial destinations for City residents, as well as others throughout the region. This designation may also support offices and business parks. Development shall have direct access to major roads and transit.
Industrial	The Industrial designation denotes areas where manufacturing operations, warehousing, and research and development facilities are permitted. Uses within this designation shall have direct vehicular access to major arterials and should be sufficiently buffered from residential uses.
Public / Institutional	The Public / Institutional designation denotes areas where public, cultural, and quasi-public uses are permitted to meet the needs of city residents, such as schools and civic uses.
Recreation and Open Space	The Recreation and Open Space designation denotes both active and passive recreational areas that are intended for public use and enjoyment, or areas that should be conserved as open space due to the existing natural features.
Flood District	The Flood District designation denotes areas within the flood plain where development is limited. Uses in the Flood District should have a low potential for flood damage and should not significantly impede the natural hydrologic system. Uses in this designation may include agriculture, recreation, and open space.

LAND USE GOALS AND POLICIES

Goal LU-1 New development is guided by sound growth management strategies and development review practices.

Policy LU-1.1 Development Review

The City shall continue to evaluate the best practices for development review and update and/or amend appropriate codes and ordinances when necessary.

Policy LU-1.2 Market Demand

The City should regularly assess areas that may be experiencing market pressure to redevelop as a different use.

Policy LU-1.3 Sufficient Infrastructure

The City shall ensure that sufficient infrastructure is in place for desired future land uses.

Policy LU-1.4 Growth Concentration

The City should concentrate growth in areas that may be served by infrastructure most efficiently and fiscally.

Policy LU-1.5 Adaptive Reuse

The City should encourage the adaptive reuse of underutilized properties and structures to leverage existing infrastructure and public investment.

Policy LU-1.6 Infill

The City should promote infill development sites to more efficiently manage infrastructure extensions, minimizing costs of operations and maintenance.

Goal LU-2 Mixed-use land patterns are developed in appropriate areas throughout the City, fostering a walkable and sustainable environment.

Policy LU-2.1 River District

The City should partner with private developers within the River District to establish mixed-use development that incorporate recreational opportunities available to the public.

Policy LU-2.2 Downtown Bixby

The City should promote and incentivize mixed-use developments within Downtown Bixby that add density and are consistent with the City's vision and character.

Policy LU-2.3 Land Use Diversity

The City should encourage a diverse mix of uses appropriate to support complete neighborhoods and urban centers.

Policy LU-2.4 Mixed Use Development

The City should support mixed-use development projects that locate housing, employment, retail, entertainment, and services in condensed, well connected areas.

Goal LU-3 The City of Bixby features robust, high-quality commercial destinations that attract residents and visitors alike.

Policy LU-3.1 Preference for Commercial

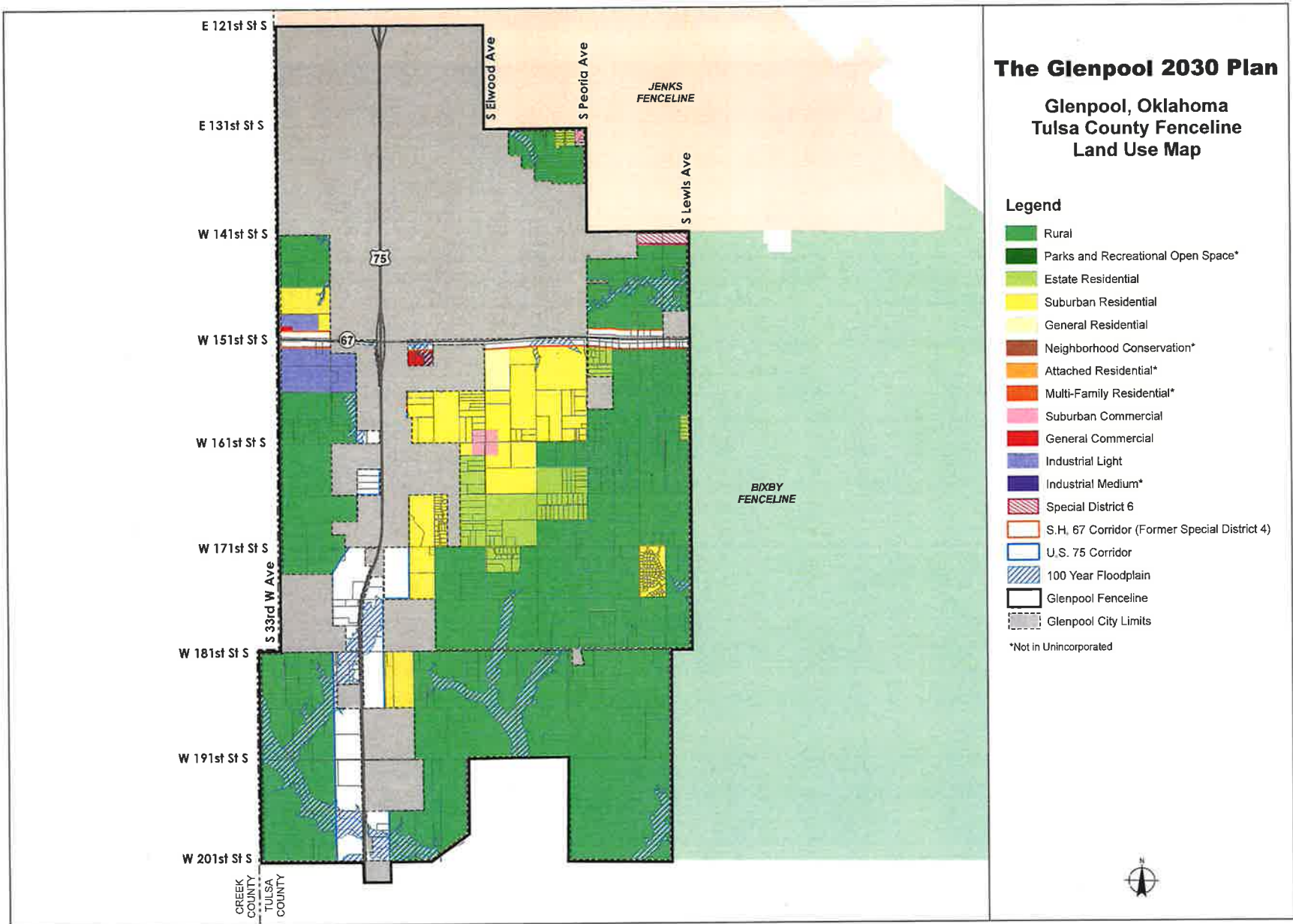
The City should maintain a preference for commercial uses on major roads where appropriate and in context with the existing adjacent uses.

Policy LU-3.2 Cohesiveness

Commercial areas permitted in residential areas should contain the same cohesive look as the surrounding neighborhood.

Policy LU-3.3 Corridor

The City should seek and support new emerging commercial destinations along the 151st Street corridor.



DESIGNATION	LAND USE DESCRIPTION – GLENPOOL 2030 PLAN
Rural	The Rural designation consists of lands that are sparsely developed, with mainly agricultural and very low-density residential as the primary uses. This category provides its residents with the choice of relative seclusion within the countryside and away from a more developed setting. Glenpool has extensive rural lands within its City limits relative to cities that have this mostly beyond their jurisdiction, except in areas that have been annexed for eventual development, or to preserve rural character through the protections afforded by agricultural zoning. Floodplain areas may also retain their rural character over the long term given their unsuitability for any intensive land development.
Parks and Recreational Open Space (Not in Unincorporated)	The locations of government-owned and maintained public parks, designed for both active and passive recreational enjoyment, are indicated on the 2030 PLAN Map. Some sites are developed with a variety of facilities and amenities (e.g., Black Gold Park) while others have limited improvements and will be developed over time or remain in a more natural state.
Estate Residential	This designation is for areas that, due to public service limitations or prevailing rural character, should have limited development activity other than large-lot residential. Such areas provide a transition between a city's rural fringe and more urbanized in-city development patterns and intensities. Lots in this category typically range from one to three acres, which provides substantial openness and separation between individual dwellings.
Suburban Residential	This designation is for residential areas where suburban character is established and preserved by achieving a balance between buildings and other site improvements relative to the degree of open space maintained within the neighborhood. This distinguishes suburban character areas from more auto-oriented residential areas where site coverage predominates relative to undeveloped space.
General Residential	This designation covers areas with predominantly single-family residential uses at typical in-city densities, often with limited open space set-aside or internal amenities for residents.

DESIGNATION	LAND USE DESCRIPTION – GLENPOOL 2030 PLAN
Neighborhood Conservation (Not in Unincorporated)	<p>This designation is applied to established neighborhoods that are largely built-out and stable and where no significant change in development type or pattern is expected or desired. To implement a conservation strategy, the current zoning districts for these areas may warrant repurposing, and their uses and standards may require recalibration, to maintain the desired neighborhood character. This zoning approach is designed to “lock in” standards that reflect and reinforce how a neighborhood originally developed or has evolved over time, to preserve its existing, prevailing character. In other cases, a customized Neighborhood Conservation zone may serve to manage a neighborhood in transition, such as where older homes fronting on a perimeter street with increasing traffic volumes could be allowed to convert to small-scale office uses over time while still maintaining a residential character and appearance.</p>
Attached Residential (Not in Unincorporated)	<p>This designation provides a transition between residential areas comprised entirely of single-family detached dwellings and larger-scale multi-family residential properties.</p>
Multi-Family Residential (Not in Unincorporated)	<p>This designation involves areas devoted to structures with multiple residential units, at a greater intensity (i.e., units per building or acre) than found in the Attached Residential category. Site design and open space standards may be applied to offset the relative density of this residential type, to ensure adequate recreational space on the site for residents, and to provide buffering and screening between this and less intensive residential uses. This use category can also provide a transition from primarily residential to mainly nonresidential areas.</p>
Suburban Commercial	<p>This designation involves commercial developments, whether at a neighborhood or community scale, that stand apart from most auto-oriented contemporary development through reduced site coverage and other design elements that move a site into the suburban range of the community character spectrum relative to sites where “gray” spaces predominate over “green” and open spaces.</p>
General Commercial	<p>This designation is for properties in commercial retail, office, and service uses, primarily along portions of major roadway corridors within the community for high visibility and accessibility, but also in other locations to accommodate neighborhood-focused businesses.</p>

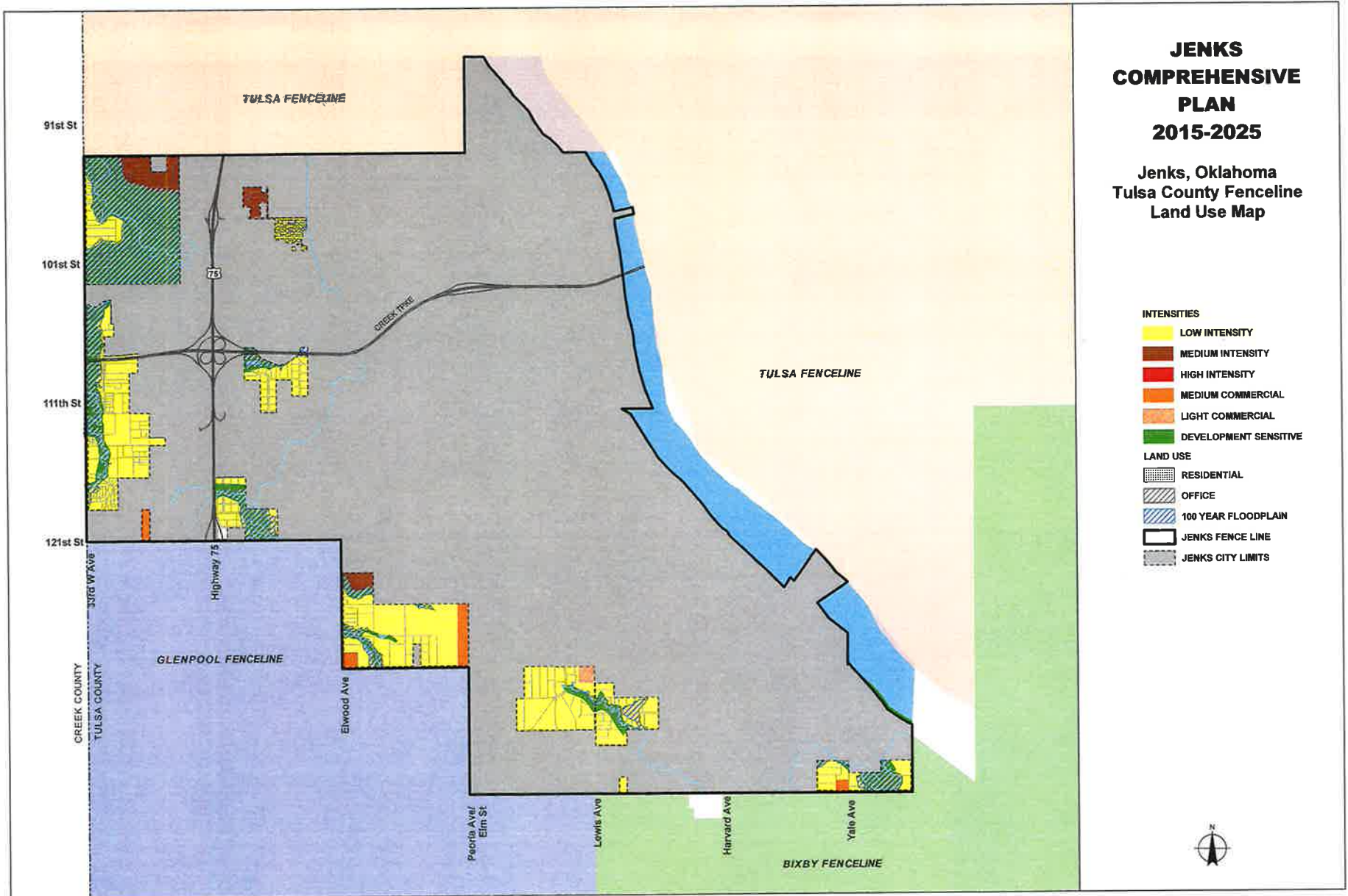
DESIGNATION	LAND USE DESCRIPTION – GLENPOOL 2030 PLAN
Industrial - Light and Medium (Industrial Medium is not in Unincorporated)	<p>These designations accommodate uses that are intensive in terms of how “light” industrial and especially “medium” industrial activities can affect other nearby properties. This can include factors such as noise, vibration, light/glare, odor, truck traffic, and hours of operation, as well as the sheer scale and intensity of some types of industrial land use. Depending on the standards applied through development regulations, an industrial area can allow for a wide range of uses, from office/warehouse to wholesale, product assembly, and manufacturing. Some communities aim for a more aesthetic business or industrial “park” environment, with specific standards for building arrangement and orientation, building materials and design, extensive landscaping, and especially full screening of loading and outdoor activity/storage areas, if such external activity is even permitted. A campus feel may be further reinforced by private or public streetscape and design enhancements, including special signage at industrial area entries and key intersections, unified lighting design, water features, etc.</p>

DESIGNATION	LAND USE DESCRIPTION – GLENPOOL 2030 PLAN
Special District 6	<p>Special District 6 is a continuation of Special District 5 on 141st Street. The development criteria are the same as those for District 5.</p> <p><u>Special District 5. The Central Business District (CBD):</u></p> <p>The CBD, Special District 5, extends east from US-75 along 141st Street to the vicinity of Elwood Avenue. The configuration of Special District 5 is shown on the 2030 PLAN Map. The recent improvements of 141st Street from two (2) to three (3) lanes, with center turn lanes and sidewalks, support commercial/community serving business activity and development along this street. The County finished widening 141st Street to a three-lane facility from Elwood to Peoria since the time of the 2010 Plan update. The existing land use is a mix of office and commercial uses and undeveloped land. This area will continue to be one of the more important shopping and commercial areas in Glenpool during the planning period, along with the Southwest Crossroads area at US-75 and 121st Street and other emerging development elsewhere along US-75. New banks, a regional library, post office and several restaurants have been developed in the CBD in just the last few years. Planned improvements to US-75 will continue to focus attention on this gateway and entrance to Glenpool. Due to the immediate proximity of any such development in this area with abutting residential development to the north and south, screening and setbacks, plus buffering must be included and PUDs are encouraged. It is planned that residential development which fronts 141st Street be redeveloped to convenience commercial or office uses, while properties which rear or side onto 141st Street be redeveloped to convenience commercial or office uses, while properties which rear or side onto 141st Street shall remain residential.</p> <p>In order to focus and maintain attention on the CBD, the City and other partners should continue with efforts to brand the 141st Street corridor as “Black Gold Boulevard” and the CBD and Old Towne area as the “Black Gold District.” Further public and private improvements can build on streetscape enhancements already made along the corridor involving added landscaping, pedestrian-level period lighting, and winding pedestrian paths where room was available within the street right-of-way. Signage and a gateway/entrance from US-75 should also be considered to direct travelers to the retail and other services available in this area. Shared access points for ingress and egress along 141st Street should be required to reduce almost inevitable conflicts that can occur between commercial and office development and traffic on the roadway.</p>

DESIGNATION	LAND USE DESCRIPTION – GLENPOOL 2030 PLAN
US-75 Corridor	<p>The following is language from the 2017 Supplemental Report from the Interim Update of the Glenpool 2030 Plan:</p> <ul style="list-style-type: none"> • <i>The relatively underdeveloped US-75 Corridor from SH-67 (151st Street) south to 201st Street is incrementally being recognized and utilized for its commercial and light industrial potential.</i> • <i>Glenpool is also seeking to attract industrial growth and business, as well as highway-oriented commercial and potential office development, as a part of its economic development program.</i>

JENKS COMPREHENSIVE PLAN 2015-2025

Jenks, Oklahoma
Tulsa County Fenceline
Land Use Map



DESIGNATION	LAND USE DESCRIPTION THE JENKS COMPREHENSIVE PLAN 2015 - 2025
Low Intensity	Low Intensity is represented on the Plan Map by the darker yellow. The color covers all of the area within the areas of anticipated urbanization with the exception of those specified for medium intensity. The average residential density within the low intensity areas would be four dwelling units per acre. Low intensity commercial areas have been identified at various intersections where the need for commercial support of residential developments is still evident but not rising to a medium intensity level or a need for a buffer in transition to residential use has been identified Office zoning should be encouraged within buffer or transition situations.
Medium Intensity	Medium Intensity areas are shown on brown on the Plan Map. The boundaries correspond with the specific area designations and are intended to encourage continued commercial, industrial, and office vitality in the area. Other areas of medium intensity are shown along Elm Street, south of Main Street, to the levee on Polecat Creek and bordered by Koa Street on the west. Elm Street north of Main Street is designated Medium Intensity in recognition of the properties that are developed for residential use. The medium Intensity designation for this area is designed to support redevelopment of these properties to a commercial use. Industrial uses within this area may not be found compatible with the existing development patterns of the area.
High Intensity	High Intensity is represented on the Plan Map by red. Non-residential floor area ratios exceed 75%. Residential dwelling units per acre range from 17 to 26. Existing High Intensity areas are primarily in the downtown area from Elm Street to the Arkansas River.
Medium Commercial	The Medium Commercial designation is designed to promote commercial development. The Medium Commercial designation is to provide aggregated areas that can provide commercial services and needs in support of the rapidly growing residential developments and transportation elements of the city.
Light Commercial	The LC District is designed to accommodate limited types of commercial and accessory uses by allowing low land area coverage especially suited to property with unique physical features or locations. (Defined in Jenks Zoning Code)
Development Sensitive	The intensity designation shown in green on the Plan Map is Development Sensitive. These areas identify property subject to flooding as determined by the Flood Insurance Administration. The purpose of this designation is to specify which areas of the community need special regulatory devices to ensure the health, safety, and welfare of the community.

LAND USE (Text from The Jenks Comprehensive Plan 2015 – 2025)

3.1 General

- 3.1.1 Establish logical relationships among areas of land use activities based on sound concepts of compatibility, and consistent with man-made and natural systems.

3.2 Intensities

- 3.2.1 Establish a system of land use regulations based on the intensity of land use rather than specific use to maintain internal flexibility within the system to adapt to changes in conditions.
- 3.2.2 For the purposes of this plan, three (3) levels of intensity have been established: low, medium and high. These intensity levels can be generally described as follows:

TABLE 1		
Intensity Areas	Floor Area % (for nonresidential uses)	Dwelling units per Acre for net area per tract (for residential uses)
Low	25% or less	up to 4
Medium	75% or less	Up to 16
High	Over 75%	Up to 26
	The floor area of a building on a lot divided by the lot area. (Floor area does not include enclosed parking areas.)	Average density

3.3 Residential Areas

3.3.1 Goal

Provide residential neighborhoods that are safe, pleasant, healthy, and well designed.

3.3.2 Objectives

- 3.3.2.1 Provide existing and future residential areas with adequate and equitable public facilities.
- 3.3.2.2 Prevent the intrusion of inharmonious land uses into residential areas.
- 3.3.2.3 Protect and preserve existing housing stock to prevent the spread of blight. Promote sound residential development practices to protect area property values.
- 3.3.2.4 Provide for safe auto and pedestrian traffic in neighborhoods.

3.3.3 Policies

- 3.3.3.1 Discourage through traffic in residential areas by providing major streets on the periphery of neighborhoods and by proper subdivision design.
- 3.3.3.2 Encourage the off-street parking of autos in residential neighborhoods to alleviate traffic congestion.

- 3.3.3.3 Allow no residential construction in floodplains, except as approved by Federal Emergency Management Agency guidelines.
- 3.3.3.4 Design residential subdivisions considering the topography of the site.
- 3.3.3.5 Require special design treatment of subdivisions in areas where slopes are greater than 15%.
- 3.3.3.6 Separate or buffer homes from non-residential uses such as schools, churches and businesses.
- 3.3.3.7 Avoid or limit residential development near airports, industrial areas, truck routes, trash dumps, or other land uses which may be hazardous to health of residents or detrimental to residential property values.
- 3.3.3.8 Locate multi-family uses near commercial areas and where infrastructure is sufficient for higher intensity uses.
- 3.3.3.9 Mobile, manufactured housing should have a buffer area of separation from conventional residential uses and must be designed and platted to conventional residential standards.
- 3.3.3.10 Medium intensity residential uses or less intense commercial uses such as office should be provided as a buffer between low intensity residential uses and high intensity commercial uses.
- 3.3.3.11 Medium intensity residential uses should be required to leave 10% of the land areas in the addition to natural vegetation. Dedication of park areas, open space or drainage easements may satisfy this requirement.
- 3.3.3.12 The Medium Intensity Plan Designation with a Single Family Residential Medium Density land use overlay is restricted to parcels that are identified as blighted, being less than 10 acres in size and located along section line roadways. The intent of the Comprehensive Plan to restrict the Single Family Residential Medium Density category to parcels meeting the blighted criteria is to promote cost effective developments of blighted properties which aides in the enhancement of area property values. Implementation of Medium Intensity – Single Family Residential will require a Plan Map Amendment acted on separately prior to a zoning approval unless already noted on the map.
- 3.3.3.13 Residential development of a greater density than RS-1 should have sidewalks.
- 3.3.3.14 New residential subdivision plats should provide open space for neighborhood recreation or adjoin open space with recreation nearby.

3.4 Commercial Areas

3.4.1 Goal

Provide planned and concentrated areas that provide diverse goods and services in a convenient and efficient manner to eliminate the need for area residents to travel out of the area for commercial transactions.

3.4.2 Objectives

- 3.4.2.1 Encourage the location and aggregation of compatible commercial uses where community facilities (especially transportation facilities) are capable of supporting those uses.
- 3.4.2.2 Eliminate the incursion of commercial uses into residential areas unless specifically outlined on the Plan Map.
- 3.4.2.3 Encourage measures designed to reduce harmful effects of commercial development to residential uses.

3.4.3 Policies

- 3.4.3.1 Require or provide adequate accessibility and parking for existing and future commercial development.
- 3.4.3.2 Locate commercial uses either in the Central Business Area, at major street intersections, Riverfront Entertainment/Tourism District, or along extended arterial street frontages, buffered from residential areas by less intense uses, natural physical features, or sight screening.
- 3.4.3.3 Spot zoning for commercial uses should be strictly prohibited.
- 3.4.3.4 Commercial uses should not be allowed on parcels which are too small to provide adequate off-street parking (except in the Central Business District where alternate areas may be considered), adequate ingress and egress or proper screening from neighboring residential uses.
- 3.4.3.5 The size, location and type of signs in commercial areas should be regulated to improve the aesthetics of the area while recognizing the benefit of fixed signage for commercial uses.

3.5 Industrial Policies

3.5.1 Goal

Encourage compatible industrial development that will make efficient utilization of the areas labor force, raw materials and transportation facilities, thereby stimulating employment and investment opportunities and stabilizing and diversifying the Jenks economic base.

3.5.2 Objectives

- 3.5.2.1 Accommodate the planned growth of existing industry in the area.
- 3.5.2.2 Restrict or discourage industry that will significantly lower the quality of life in a particular area or the Jenks area as a whole.
- 3.5.2.3 Encourage the development of technologically advanced, environmentally compatible "clean" industry in the area.
- 3.5.2.4 Encourage the concentration of compatible industrial uses in industrial districts and encourage compatible industrial uses in other areas on sites containing a minimum of 40 acres as specific uses.

3.5.3 Policies

- 3.5.3.1 Provide adequate support facilities and services to industrial areas.
- 3.5.3.2 Limit industrial traffic to major streets or industrial collector streets.
- 3.5.3.3 Separate industrial areas from sensitive nonindustrial areas by the utilization of natural and man-made buffers such as expressways, topographic differential, floodplains, landscaping and screening fence.
- 3.5.3.4 Strive to attract industries which have low nuisance characteristics such as research and development laboratories, instrument and sporting goods manufacturing, food processing and printing.

3.6 Development Sensitive Areas

3.6.1 Goal

Ensure that particular naturally vulnerable areas that 1) are subject to flooding, 2) have steep slopes or eroding soils, or 3) have unique environmental or aesthetic qualities, are respected and development of these areas is restricted to appropriate uses for the conditions and criteria of a specific site.

3.6.2 Objectives

- 3.6.2.1 Promote public awareness of areas unsafe for development.
- 3.6.2.2 Retain chosen natural sites for their aesthetic qualities.
- 3.6.2.3 Restrict development in areas that are naturally not suitable for construction or where construction would be harmful to the environment.
- 3.6.2.4 Identify areas that are suitable for certain nonresidential uses.

3.6.3 Policies

- 3.6.3.1 Residential development in floodplain areas should be prohibited, except as permitted for by FEMA regulations. Non-residential development in such areas should be restricted (see drainage policies).
- 3.6.3.2 The establishment of parks in floodplain areas should be encouraged to utilize areas likely to flood for recreational purposes.
- 3.6.3.3 Development Sensitive designated properties not within a Floodway district may be found suitable for commercial and light industrial uses. Generally, these uses would not require an outside storage component.
- 3.6.3.4 Development within areas designated as within a boundary of a 100-year floodplain should require that no adverse impact be produced to the floodplain by the development.
- 3.6.3.4 Excessive erosion of vulnerable soils by poor development practices should be discouraged.
- 3.6.3.5 The physical features of the Jenks area should be carefully evaluated, and development limited in those areas which are unsafe, on slopes of more

than 15% or in flood areas with unacceptable risk levels that cannot be mitigated in accordance with FEMA and City of Jenks regulations.

3.7 Agricultural Areas

3.7.1 Goal

Development in those areas that possess soil and other characteristics essential for agricultural production and propose an unacceptable level of risk with development of these lands due to floodplain characteristics should be restricted to that development which supports primary agricultural activities.

3.7.2 Objectives

- 3.7.2.1 Agriculture as an industry is encouraged near the community where residential, commercial and industrial uses are not appropriate or restricted.
- 3.7.2.2 Protect prime agricultural areas from premature, unplanned urbanization until a full range of public services and utilities are available.
- 3.7.2.3 Encourage urban forestry and other open space practices.

3.7.3 Policies

- 3.7.3.1 Encourage agricultural and recreation uses in the bottom-lands associated with the floodways of the Arkansas River and Polecat Creek.
- 3.7.3.2 Encourage improvement of public facilities serving people employed in the agriculture industry.
- 3.7.3.3 Encourage the conservation of soil through Soil Conservation Service programs and construction of shelter belts.

3.8 Recreation and Open Space Areas

3.8.1 Goal

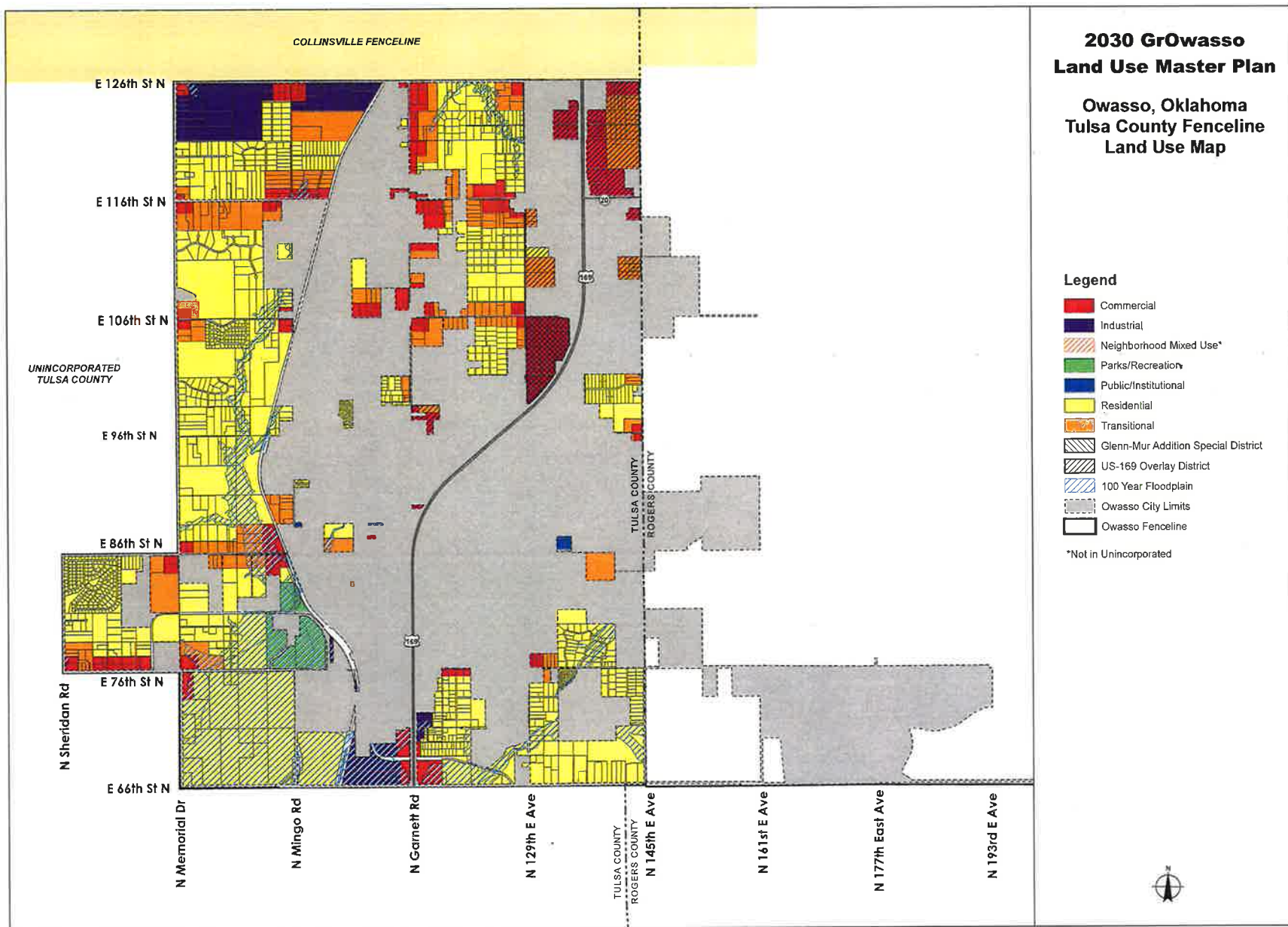
Provide conveniently located open areas, recreation areas and parks to serve all area residents. Provide multi-purpose recreation areas that conserve significant natural features, buffer the adverse external effects of certain land uses and add to the beauty of the Jenks area.

3.8.2 Objectives

- 3.8.2.1 Encourage public acquisition and private donation of recreation land in or near neighborhoods and along the Arkansas River.
- 3.8.2.2 Use parks and open space areas in conjunction with other land uses such as trails, drainage and utility easements, floodplains, and development sensitive areas.
- 3.8.2.3 Encourage quasi-public and/or private recreation compatible with public parks and open space areas.

3.8.3 Policies

- 3.8.3.1 Locate large parks on major thoroughfares and provide access to smaller parks and open space areas. Where possible, connect parks and recreation areas together with multi-use trails, easements, and drainage ways.
- 3.8.3.2 Developers of residential subdivisions should provide a mandatory share of park land and/or fee for parks and open spaces.
- 3.8.3.3 Provide access to open space areas.
- 3.8.3.4 Public, quasi-public and/or private partnerships for recreational purpose should be encouraged.



DESIGNATION	LAND USE DESCRIPTION – OWASSO 2030 LAND USE MASTER PLAN
Commercial	<p>The Commercial Land Use District 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. Commercial Districts can also be found in corridors that have an established commercial use pattern, such as the Smith Farm area, or highly visible areas, such as along US-169, SH-20, and 116th St. N. west of US-169. The Commercial District 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.</p> <p>Access is a key factor in the location of Commercial Districts. A site with poor access or that is difficult to get to is prone to fail; whereas a site with good and safe access will stand a better chance of survival. In general, the development of long commercial strips around the perimeters of square miles should be avoided as can present problems with access control. In all cases of commercial development, access management should be carefully controlled with design treatments such as mutual or shared access drives and cross connections easements or agreements.</p>
Industrial / Regional Employment	<p>The Industrial/Regional Employment Land Use District represents the highest intensity of land use in Owasso. The Plan calls for industrial uses to be targeted around existing patterns of industrial activity, including: locations near S. 5th St. and Main St. east and west sides of US-169 south of 76th St. N. and near the existing quarry sites near 66th St. N. and 129th E. Ave. Most of Owasso's current industrial activity includes light industrial uses, such as warehousing and storage and facilities and small manufacturing shops. It is expected that this trend will continue with perhaps targeted efforts for research and development facilities. Some higher intensity commercial uses may be appropriate in the Industrial/Regional Employment Use district. These may include more intensity auto and truck repair, truck rental facilities, lumber yard, etc., which are also found in the CH zoning district.</p> <p>The City of Collinsville has zoned several parcels industrial in an area north of 126th St. N. in the northwestern portion of the Owasso fenceline, and there are already some existing industrial businesses operating in this location. For this reason, the Plan shows a large area as Industrial/Regional Employment Districts just across the street from this emerging industrial area in Collinsville. Additionally, Owasso really does not have a lot of land area left in which to place small industrial users, so it made sense to show this area as Industrial/Regional Employment. With the new standards in the zoning code for landscaping and buffering in place, adequate protection for any nearby residential areas is enhanced.</p>

DESIGNATION	LAND USE DESCRIPTION – OWASSO 2030 LAND USE MASTER PLAN
<p>Neighborhood Mixed-Use District (Not in Unincorporated)</p>	<p>The Plan identifies only one Neighborhood Mixed-Use District which is located in the far southeastern quadrant of the fenceline and is part of the Stone Canyon master planned community. This area is shown as a Neighborhood Mixed-Use District because it complements the approved development plan. When Stone Canyon was annexed into the City in 2008, it was approved in Rogers County as a Planned Unit Development. This approved development plan showed a large area as proposed mixed-use development. Therefore, the land use plan correspondingly shows this area with the Neighborhood Mixed-Use District. The very nature of these Districts is to allow them to evolve over time into an area made up of a mix of land uses, which affords people the opportunity to live, work, shop, and have immediate access to recreation facilities in one general area.</p> <p>The intent of the Neighborhood Mixed-Use District is to encourage a mixture of complementary uses that will function as an integrated center allowing for pedestrian connections between developments and uses. Additionally, identifying an area as a Neighborhood Mixed-Use District offers some degree of flexibility to the developer as to where and how they place the uses within the area due to changing market conditions.</p> <p>In the future, additional Neighborhood Mixed-Use Districts may be needed as the community grows and becomes more complex. However, it is recommended that future districts accompany small area plans that are more prescriptive in terms of uses and the physical characteristics of the development. Small area plans are more specific than Land Use Plans, and identify appropriate areas or parcels for housing, live/work units, commercial, and employment centers and can provide guidance for decision makers when reviewing development proposals located in these areas. Small area plans also provide another key component, which is the conceptual layout of an internal roadway network.</p>

DESIGNATION	LAND USE DESCRIPTION – OWASSO 2030 LAND USE MASTER PLAN
<p style="text-align: center;">Parks / Recreational</p>	<p>Similar to the Public/Institutional/Quasi Public land use category, the Parks/Recreational category generally identifies land area already being used for public parks. The plan does not identify all of the private neighborhood parks, private golf course facilities, or other private recreational uses. In general, parks should be situated conveniently to allow access to all citizens in the community and be socially equitable. Currently, Owasso has 11 parks including the Skate Park located near the wastewater treatment plant south of the intersection of 76th St. N. and Main Street and Veterans Park, which has no amenities, on the north side of 86th St. North between US-169 and 129th E. Ave. The Bailey Ranch Golf Club is also identified on the Plan as being within the Parks/Recreational category.</p> <p>For the most part, Owasso citizens are geographically well served by park facilities with one notable exception, the northeastern part of the City. In this area, where there has been tremendous residential growth, there is no public park facility. However, several of the newer subdivisions have installed neighborhood parks maintained by private homeowners' associations, which offers people in those particular neighborhoods a place to recreate and socialize. Public parks require local funding for operations and maintenance. Currently, the City is not fiscally able to take on or acquire additional park land as park budgets and personnel are typically stretched thin to maintain the current park land inventory. Additionally, suitable tracts of land are becoming more difficult to locate and the cost of acquisition is also a concern. While this plan may suggest locating property for a park in the northeast quadrant of the City, the cost of that and the long-term maintenance need to be carefully weighed against projected revenues.</p> <p>The Plan also shows a portion of the existing stone quarry located in the southern part of the planning area as recreational. Interviews with the landowner and quarry operator indicate that a portion of the quarry will be closed by 2016 and be allowed to fill with water for recreation purposes. For this reason, this area was designated for future park area. Significant private park areas with several amenity features, such as the one around the Three Lakes Subdivision, were also designated for park and recreational uses.</p>

DESIGNATION	LAND USE DESCRIPTION – OWASSO 2030 LAND USE MASTER PLAN
<p>Public / Institutional / Quasi Public</p>	<p>The Public/Institutional/Quasi Public land use category includes government and quasigovernmental facilities. Uses that may be found in this category include: hospitals, public buildings, schools, and/or utility substations.</p> <p>Since it is difficult to predict with any degree of certainty where public and institutional uses might locate, as many of them rely on land donations or acquisition using public dollars, the Plan does not specifically identify where future public uses might occur. Rather, the public uses shown on the plan exist and are dedicated for a specific public purpose.</p> <p>This category does not include churches, as they are permitted in residential, duplex, and multi-family zoning districts with a specific use permit and by right in the office and commercial zoning districts. While the plan may not specifically call out areas for future public uses, it does make a general recommendation for a certain public use. Past coverage area studies indicate that a fire station is needed in the northern portions of the City, but the specific site has not been identified. Therefore, the Plan recommends that property for a fire station be acquired in the northern portions of the City near the intersection of Garnett Road and 116th St. N. for the purposes of developing a fire station and training facility.</p>
<p>Residential</p>	<p>The Residential category represents the most predominant character of development in Owasso. This category typically is comprised of single-family neighborhoods of varying lot sizes and represents the lowest intensity of all the use categories. Dwelling unit densities within the Residential category generally range from 2 to 5 units per acre. In some locations, particularly the eastern portions of the fence line in Rogers County, density can be as little as 1 or fewer units per acre. Planned Unit Developments may also be found in the Residential land use category and may contain various intensities of residential housing. In most cases, the Residential use category is buffered from higher intensity uses such as Commercial with the Transitional use district.</p> <p>Sewer is the dependent variable in terms of the type of density the neighborhood may have. Densities within future developments within the Residential category will depend greatly on the availability of sanitary sewer service. Most of the higher density single family neighborhoods can be found west of 161st E. Ave. and this is due to availability of sanitary sewer service. Two major sewer improvements were recently completed or are currently underway since the previous plan update in 2007. One is the 76th St. Interceptor line which runs general east to west from Stone Canyon Elementary School to the middle of Section 33 (between 76th St. N. and 66th St. N and 129th E. Ave and 145th E. Ave.). This project will open the door for urban residential development in this corridor and in the Stone Canyon Planned Unit Development. Additionally, other existing neighborhoods can tie into this line to remove themselves from septic systems. The other major upgrade is the Ranch Creek sanitary sewer upgrade line which will increase sewer capacity west of US-169. This project generally follows Ranch Creek just west of the SKO Railroad tracks. Due to these improvements, it is reasonable to assume that higher density residential</p>

8.25

(Residential continued)

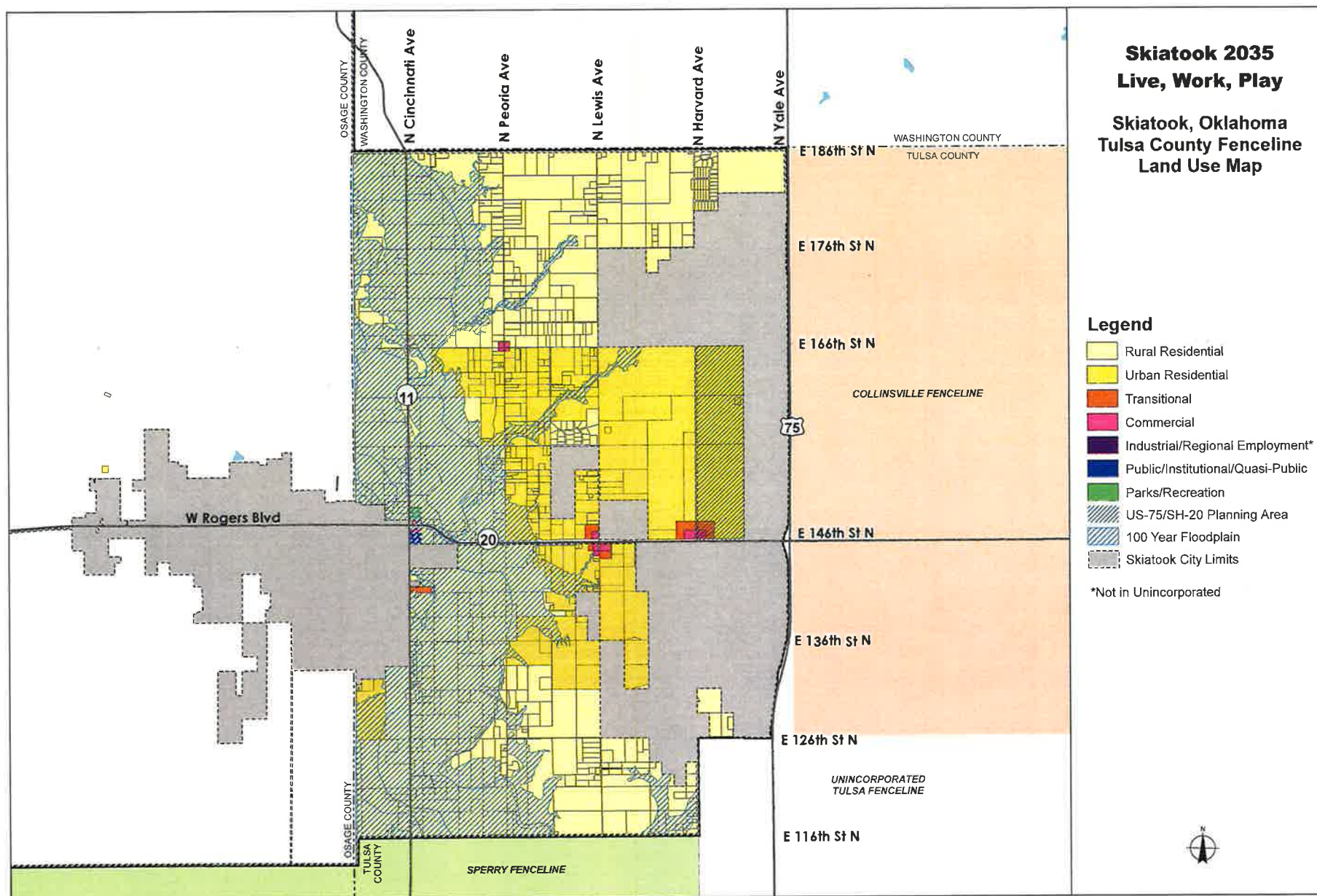
development might occur in both basins. Other areas of the fenceline area may not develop to densities any greater than 1 or 2 dwelling units per acre because of the expense of bringing sewer to these locations. As a result of the many variables involved, the Residential category was not broken apart into two different categories, such as rural or urban.

Land availability is another key determinant associated with residential development. Large tracts of land with few physical constraints typically developed first. As the community ages, land becomes more challenging to develop and often has significant issues with large utility easements or physical features such as flood plain. In other cases, land assembly is required for multiple parcels to make a parcel large enough to economically develop. This is where Owasso finds itself in 2014; all of the easier to develop property suitable for residential development has been developed and generally what remains are the more challenging parcels.

In some instances, duplexes or townhomes may be appropriate in the Residential land use category. Typically, this will be accomplished using the Planned Unit Development (PUD) approach for development applications. As the City grows, it becomes more urbanized and development becomes more complex. Therefore, more care needs to be taken when allowing higher density and more intense uses in developed areas. Considering this, duplex and townhome uses may be appropriate in some locations within the Residential land use district under certain conditions.

DESIGNATION	LAND USE DESCRIPTION – OWASSO 2030 LAND USE MASTER PLAN
Transitional	<p>The Transitional Land Use District represents a transition zone from single-family residential development to non-residential development. Typical uses found in the transitional use zone include attached housing (e.g. duplexes, apartments, townhouses) and office uses. This district would not be suitable for multiple story office buildings if adjacent to single-family neighborhoods. Office areas within this district would include planned office complexes and single use office facilities.</p> <p>Transitional zones generally act as a buffer between higher intensity uses such as commercial and lower intensity uses such as single-family residential. Additionally, there is normally a connection to an arterial street from the Transitional District. Transitional Districts can also be integrated with planned unit developments as part of a larger neighborhood master plan.</p>
Glenn-Mur District	<p>This is a unique area in terms of actual current uses verses planned uses. The Glenn-Mur District is actually a platted subdivision which was developed mostly in the mid 1970s. It is comprised of mostly single-family homes on individual 2.3 acre lots. In 2008, the Owasso City Council approved a land use plan amendment changing the designation in this area from Residential to Commercial land use based on the neighbors in the development petitioning the City for the change. This area is not annexed into the City Limits and it was recommended in 2008 that annexation and subsequent zoning requests not be done in a piecemeal fashion but, rather, occur in larger increments. Therefore, the Owasso Comprehensive Plan, recommends that annexations shall occur in increments of no less than 9.2 acres to avoid small “spot” annexations within the entire District. Considering the lots in the Glenn-Mur Addition are generally 2.3 acres in size, annexation requests will typically involve four lots. The two exceptions to this may be at the intersection of 129th East Avenue and 106th Street North or at US-169 and 106th Street North as these are “hard” corner lot situations adjacent to two arterial streets and a major highway.</p>
US 169 Overlay District	<p>Adopted in 2012, the US-169 Overlay District is part of the official zoning map and zoning code of the City and acts as a supplement to the existing underlying zoning along a key economic corridor in the community. The Overlay promotes higher quality architecture and site design as well as prohibiting certain uses that would be detrimental to long term economic stability of the area. Properties covered by the Overlay are subject to certain development standards and criteria and the zoning code should be consulted for development projects within this area.</p>

8.28

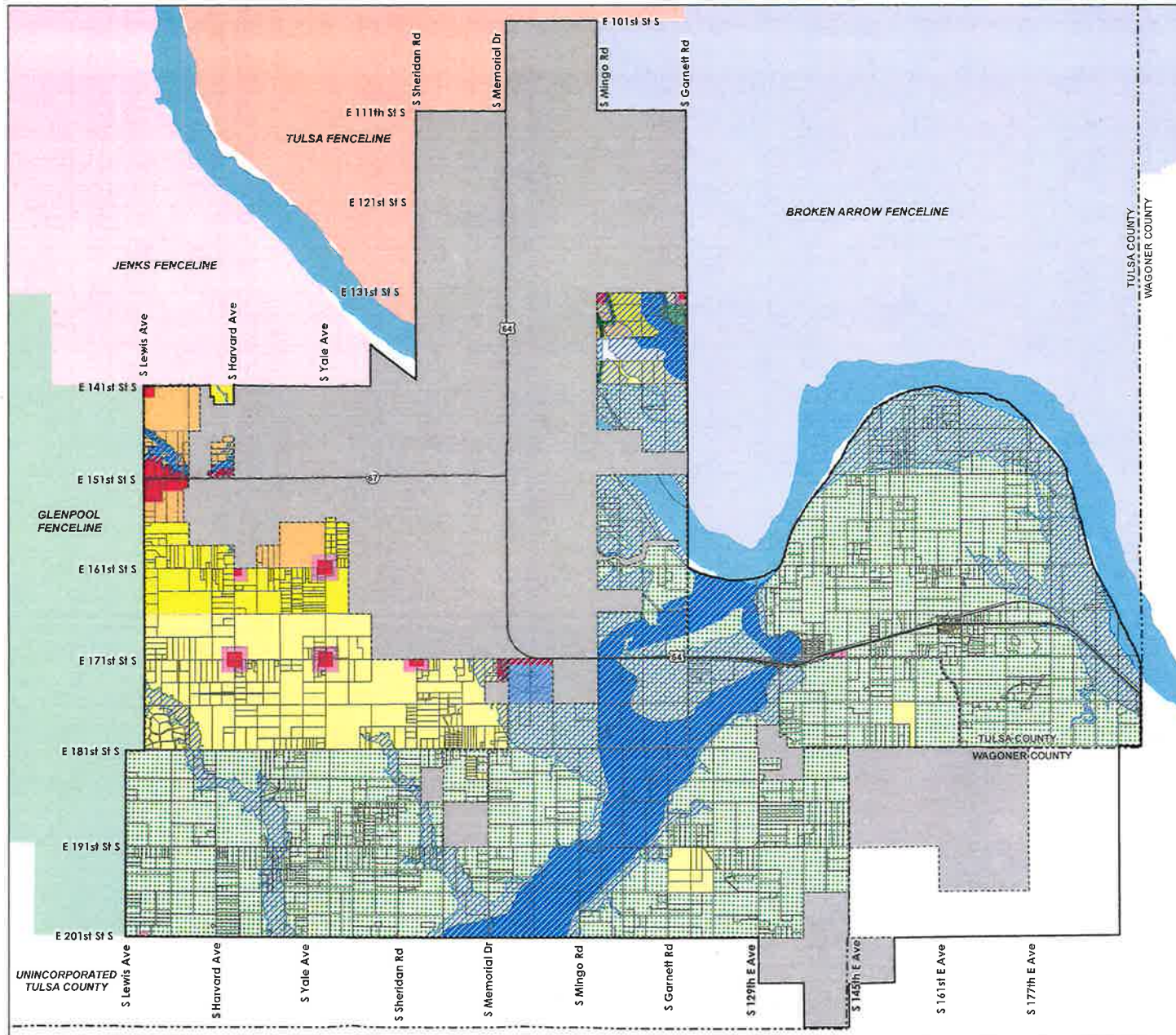


DESIGNATION	LAND USE DESCRIPTION – SKIATOOK LAND USE MASTER PLAN
Rural Residential	<p>The Rural Residential category comprises of low-density single-family home sites or development, either as part of a rural subdivision, homes on large multi-acre lots, or homes on large agricultural tracts. Rural residential developments would utilize septic or aerobic systems for managing wastewater and would be in areas where urban sewer services are not currently available or would likely not be available within the Plan horizon year. Density in the Rural Residential category would range from a minimum of ½ acre home sites up to potentially 50 or more acres per unit. Most development in this category would be found around Skiatook Lake, floodplain areas, or in the rolling landscape of Osage County where extension of sanitary sewer utility lines would be prohibitively expensive or infeasible. Additionally, rural home sites are a feature that makes the Skiatook area attractive to a portion of the population, and as such, these areas should be maintained and protected from urban encroachment.</p>
Urban Residential	<p>The Urban Residential category typically is comprised of single-family neighborhoods of varying lot sizes and represents single-family homes with the municipal sewerage service or the possibilities of such service. Dwelling unit densities within the Urban Residential category generally range from 2 to 5 units per acre. Planned Unit Developments may also be found in the Urban Residential and use category and may contain various intensities of residential housing. In most cases, the Urban Residential category is buffered from higher intensity uses such as Commercial with the Transitional use district.</p> <p>In some instances, duplexes, residential multi-family low density, or light office uses may be appropriate in this category. Typically, this will be accomplished using the Planned Unit Development (PUD) approach for development applications. As the City grows, it becomes more complex. Therefore, more care needs to be taken when allowing higher density and more intense uses in developed areas. Considering this, duplex, townhome, senior living, light office, or similar uses may be appropriate in some locations, especially as part of an integrated master planned development.</p>
Transitional	<p>The Transitional land use category represents a transition zone from single-family residential development to more intense development. Typical uses found in the transitional use zone include attached housing (e.g. duplexes, apartments, townhomes) and office uses. This district would not be suitable for multiple story office (2 or more stories) buildings if adjacent to single family neighborhoods unless compensatory setbacks were observed. Office areas within this district would include planned office campuses and single use office facilities.</p> <p>Transitional zones generally act as a buffer between higher intensity uses such as commercial, and lower intensity uses, such as single family residential, hence the name transitional district. Additionally, there is normally a direct connection to an arterial street from the transitional zone. Transitional zones can also be integrated with planned unit developments as part of a larger neighborhood master plan. Where possible, the Transitional category is shown in areas that act as a buffer between higher intensity uses and single-family neighborhoods.</p>

DESIGNATION	LAND USE DESCRIPTION – SKIATOOK LAND USE MASTER PLAN
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.
Industrial / Regional Employment (Not in Unincorporated)	The Industrial/Regional Employment land use category represents the highest intensity of land use in Skiatook. This category envisions property that can be developed for high tech precision manufacturing, industrial services, and related businesses that would provide high quality jobs. The Plan identifies these uses around existing patterns of industrial activity and in areas that hold the potential for this type of use due to excellent transportation access to the surrounding region. These areas include locations adjacent to the Skiatook Airport and in the US-75/SH-20 Corridor District. Some higher intensity commercial uses may be appropriate in the Industrial/Regional Employment Use District. These may include more intense auto and truck repair, truck rental facilities, lumber yard, etc., which are also found in the CH zoning district. Highly visible uses should be developed with attractive architecture, landscaping, and employ screening of any outdoor storage areas
Public / Institutional / Quasi-Public	The Public/Institutional/Quasi-Public land use category includes government and quasi-governmental facilities. Uses that may be found in this category include hospitals, public buildings schools, and/or utilities. The Plan does not specifically identify where future public uses might occur; rather, the public uses shown on the plan are existing and dedicated for a specific public purpose. This category does not include places of worship or places of assembly, as they are permitted in multiple zoning districts. The Plan reflects locations of current public property but does not specify future public uses because it is difficult to predict where such uses may occur as many of them are dependent upon land donations or in some cases, condemnation.
Parks / Recreational	Similar to the Public/Institutional/Quasi-Public land use category, the Parks/Recreational category generally identifies land area already being used for public park uses. The Plan does not identify private neighborhood parks or other private recreational uses. In general, parks should be situated conveniently to allow access to all citizens in the community and be socially equitable. Skiatook is will served with park and recreational areas both within the City limits and those around Skiatook Lake, which includes John Zink Scout Ranch and other State Recreational Areas. Although the Plan does not directly depict them, areas adjacent to Hominy Creeks and Bird Creeks should be explored and ultimately protected for potential trail corridors. These areas would never be developed with urban type uses due to flooding issues but would make suitable corridors for recreational trails further augmenting existing trails in the community.

DESIGNATION	LAND USE DESCRIPTION – SKIATOOK LAND USE MASTER PLAN
US-75 / SH-20 Corridor District	<p>The Plan identifies a special planning area called the US-75 / SH-20 Corridor District, which is located on the west side of US-75 between 166th St. N. Due to its high growth potential, this area which is nearly 1,600 acres in size, is identified for regional types of development and employment generating business and industries. The Cherokee Industrial Park, which contains numerous manufacturing and IT related businesses, lies just 7 miles to the south of this location. Therefore, this corridor would provide excellent opportunities for ancillary supporting businesses. Because of its high visibility, the Plan encourages attractive architecture and site design to ensure the area maintains long term stability and high property values.</p>

Bixby 2030
Our Vision. Our Future.
Bixby, Oklahoma
Tulsa County Fenceline
Land Use Map



Legend

- Rural Agriculture (Unincorporated)
 - Agricultural
 - Rural Residential
 - Low Density Residential
 - Medium Density Residential
 - Medium-High Density Residential
 - High Density Residential*
 - Residential Manufactured Home Park*
 - Mixed Use*
 - Neighborhood Commercial
 - Commercial
 - Industrial
 - Public/Institutional
 - Recreation and Open Space
 - Flood District
 - Arkansas River
 - 100 Year Floodplain
 - Bixby City Limits
 - Bixby Fenceline
- *Not in Unincorporated



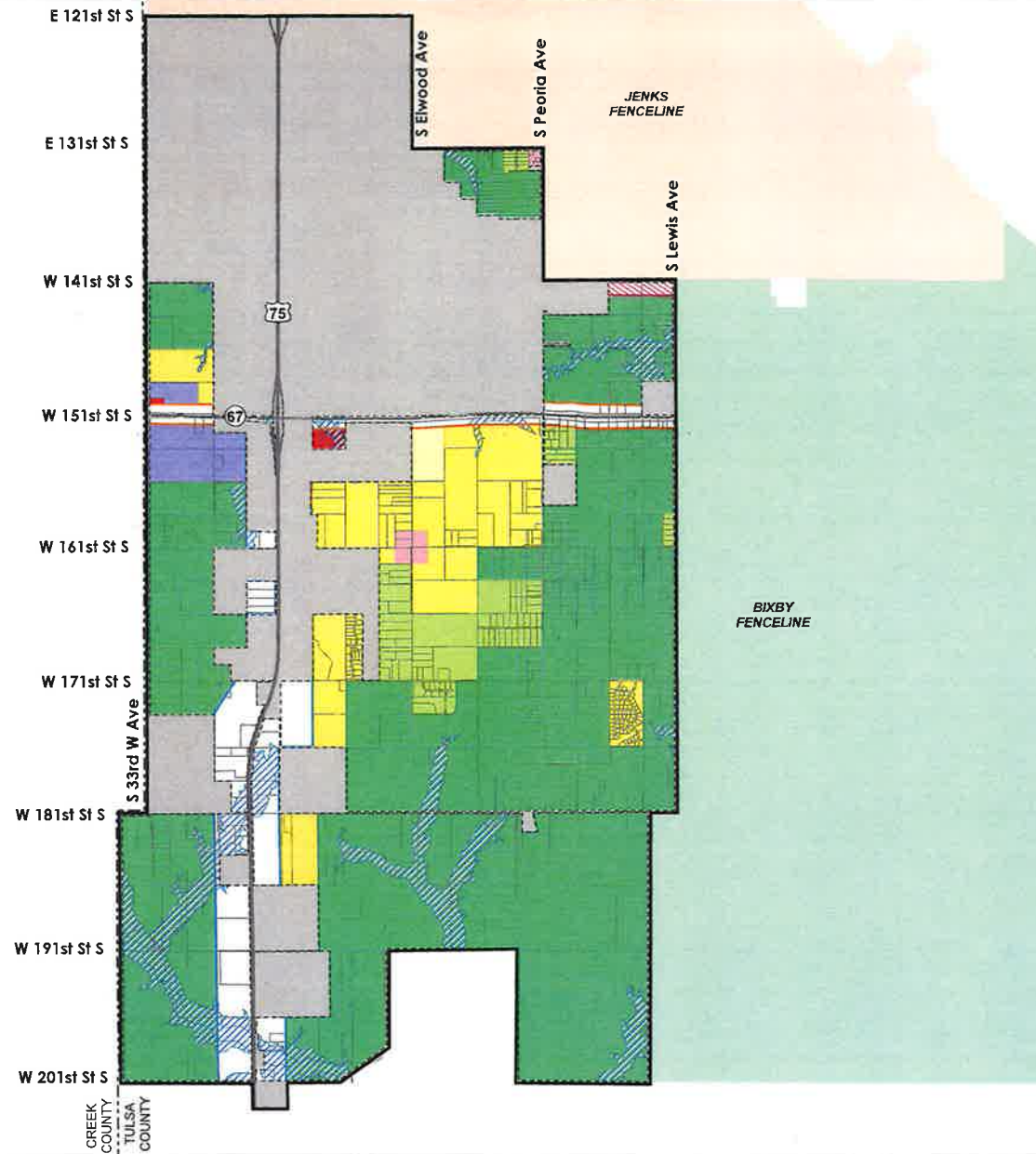
The Glenpool 2030 Plan

Glenpool, Oklahoma Tulsa County Fenceline Land Use Map

Legend

- Rural
- Parks and Recreational Open Space*
- Estate Residential
- Suburban Residential
- General Residential
- Neighborhood Conservation*
- Attached Residential*
- Multi-Family Residential*
- Suburban Commercial
- General Commercial
- Industrial Light
- Industrial Medium*
- Special District 6
- S.H. 67 Corridor (Former Special District 4)
- U.S. 75 Corridor
- 100 Year Floodplain
- Glenpool Fenceline
- Glenpool City Limits

*Not in Unincorporated



JENKS COMPREHENSIVE PLAN 2015-2025

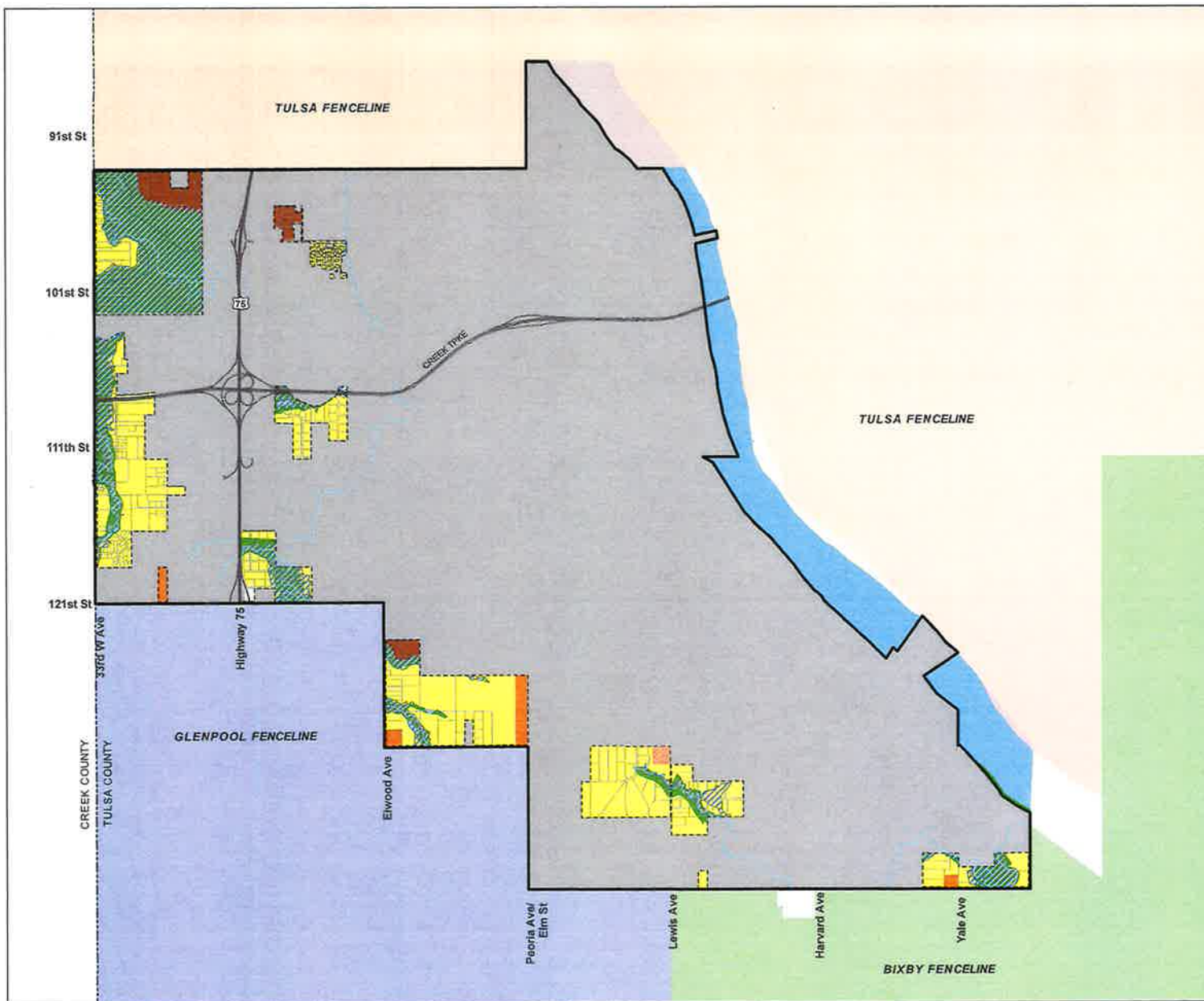
Jenks, Oklahoma
Tulsa County Fenceline
Land Use Map

INTENSITIES

- LOW INTENSITY
- MEDIUM INTENSITY
- HIGH INTENSITY
- MEDIUM COMMERCIAL
- LIGHT COMMERCIAL
- DEVELOPMENT SENSITIVE

LAND USE

- RESIDENTIAL
- OFFICE
- 100 YEAR FLOODPLAIN
- JENKS FENCE LINE
- JENKS CITY LIMITS



2030 GrOwasso Land Use Master Plan

Owasso, Oklahoma Tulsa County Fenceline Land Use Map

Legend

- Commercial
- Industrial
- Neighborhood Mixed Use*
- Parks/Recreation
- Public/Institutional
- Residential
- Transitional
- Glenn-Mur Addition Special District
- US-169 Overlay District
- 100 Year Floodplain
- Owasso City Limits
- Owasso Fenceline

*Not in Unincorporated

