TULSA METROPOLITAN AREA PLANNING COMMISSION
Meeting No. 2856

December 15, 2021, 1:00 PM
175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber

INTRODUCTION AND NOTICE TO THE PUBLIC

At this meeting the TMAPC, in accordance with and pursuant to applicable TMAPC Policies and Procedures, will review, consider, discuss, and may take action on, approve, recommend for approval, amend or modify, recommend for approval with modifications, deny, reject, recommend for denial, or defer action on any item listed on the agenda.

Call to Order:

REPORTS:

Chairman's Report:
Work session Report:
Director's Report:

Review and possible approval, approval with modifications, denial, or deferral of the following:

1. Minutes of November 17, 2021 Meeting No. 2854

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.

Review and possible approval, approval with modifications, denial, or deferral of the following:

2. Koger Executive Center II (CD 7) Change of Access, Location: Northwest corner of East 41st Street South and Highway 169

PUBLIC HEARING-COMPREHENSIVE PLAN AMENDMENTS
Review and possible adoption, adoption with modifications, denial, or deferral of the following:

3. **TCCP-7 Derek Mordhorst** (County) Location: Northwest corner of North 10th East Avenue and East 98th Street North requesting rezoning from AG-Residential to Commercial to permit a Medical Marijuana dispensary (related to CZ-526)

**PUBLIC HEARING-REZONING**

Review and possible recommendation of approval, approval with modifications, denial, or deferral of the following:

4. **CZ-526 Derek Mordhorst** (County) Location: Northwest corner of North 10th East Avenue and East 98th Street North requesting rezoning from AG to CS to permit a Medical Marijuana dispensary (related to TCCP-7)

5. **CZ-525 Megan Pasco** (County) Location: South of the southeast corner of East 161st Street South and South Elwood Avenue requesting rezoning from AG to RE to permit a single family residential subdivision (related to PUD-861)

6. **PUD-861 Megan Pasco** (County) Location: South of the southeast corner of East 161st Street South and South Elwood Avenue requesting rezoning from AG to RE to permit a single family residential subdivision (related to CZ-525)

**PUBLIC HEARING-PLATS**

Review and possible approval, approval with modifications, denial, or deferral of the following:

7. **Cross Timbers Extended at Northwest Passage** (CD 1) Preliminary Plat, Location: Southeast corner of West 30th Street North and North Gilcrease Museum Road

8. **Magnolia Estates** (County) Minor Subdivision Plat, Location: Southwest corner of East 171st Street South and South Sheridan Road

**OTHER BUSINESS**

9. Commissioners' Comments

**ADJOURN**
CD = Council District

NOTE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify the Tulsa Planning Office at 918-584-7526. Exhibits, petitions, pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained Tulsa Planning Office at INCOG. All electronic devices must be silenced during the Planning Commission meeting.

Visit our website at tulsaplanning.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.
**Case:** Koger Executive Center II  
**Hearing Date:** December 15, 2021

**Case Report Prepared by:** Nathan Foster

**Owner and Applicant Information:**  
**Applicant:** Deborah Stowers  
**Owner:** LFORE Holdings, LLC

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

![Location Map](image)

**Applicant Proposal:**  
Change of Access  
**Location:** Northwest corner of East 41st Street South and Highway 169  
**Summary:** Shift access area to the west end of the lot along East 41st Street South.

**Zoning:** CS (Commercial - Shopping)

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

**City Council District:** 7  
**Councilor Name:** Lori Decter Wright

**County Commission District:** 1  
**Commissioner Name:** Stan Sallee

**EXHIBITS:** Change of Access Exhibits
CHANGE OF AND CONSENT TO AREAS OF ACCESS AS SHOWN ON RECORDED PLAT

WHEREAS, FORE Holdings, LLC are the owners of

A TRACT OF LAND THAT IS A PART OF LOT ONE (1), BLOCK ONE (1), Koger Executive Center II, An Addition to the City of Tulsa, Tulsa County, State of Oklahoma, According to the Recorded Plat Thereof. Being more particularly described as follows, to-wit: Beginning at the Southeast corner of said Lot One (1), Block One (1); Thence South 89°54'58" West along the South line thereof 170.61 feet; Thence South 73°12'59" West 114.66 feet; Thence North 00°00'00" East 180.00 feet; Thence North 89°54'58" East 280.28 feet to the East line of said Lot 1; Thence South 00°02'21" East along said East line 147.05 feet to the point of beginning;

WHEREAS, said owners desire to change the access points from as shown on the plat to as shown on Exhibit A to the above described property and,

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

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

NOW THEREFORE, the undersigned owners of the above named property in the City (and/or) County of Tulsa, Oklahoma according to the recorded plat thereof, does hereby change the access point(s) from its (their) present location as shown on the above named plat as recorded in the office of the County Clerk of Tulsa County, Oklahoma, as plat number 4063 to the location(s) as shown on the attached Exhibit A, which is incorporated herein by reference and made a part hereof for all purposes.

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

IN WITNESS WHEREOF, the parties have hereunto set their hands and affixed their seals this day of ___________, 2021.

Owner

Owner

APPROVED:

Krent W. Raymond
City/County Engineer

TMAPC
STATE OF  ) SS  INDIVIDUAL ACKNOWLEDGEMENT
       )                        
COUNTY OF     )                  

Before me, the undersigned, a Notary Public in and for said County and State, on this ____ day of ________________, 20____, personally appeared ______________________________ , to me known to be the identical person(s) who executed the foregoing instrument and acknowledged to me that ____ executed the same as ____ free and voluntary act and deed for the purposes therein set forth.

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

My Commission Expires: ____________________________

____________________________________
Notary Public

STATE OF  ) SS  CORPORATE ACKNOWLEDGEMENT
       )                        
COUNTY OF  )                     

Before me, the undersigned, a Notary Public in and for said County and State, on this 7th day of October, 2021, personally appeared Tony Anjoon, to me known to be the identical person(s) who subscribed the name of the maker thereof to the foregoing instrument as its Vice President and acknowledged to me that Tony Anjoon executed the same as ____ free and voluntary act and deed of such corporation, for the purposes therein set forth.

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

My Commission Expires: 05/05/2025

____________________________________
Notary Public

STATE OF MISSISSIPPI NOTARY PUBLIC
ID # 290905
ERICA BROOKE HAMILTON
Commission Expires: May 5, 2025

2/3
**Tulsa Metropolitan Area Planning Commission**

**Case Number:** TCCP-7  
(related to CZ-526)

**Hearing Date:** December 15, 2021

<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Robi Jones</td>
<td>Applicant: Derek Mordhorst</td>
</tr>
<tr>
<td></td>
<td>Property Owner: Sperry Roadhouse Land LLC</td>
</tr>
</tbody>
</table>

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

![Location Map](image)

<table>
<thead>
<tr>
<th><strong>Applicant Proposal:</strong></th>
<th><strong>Staff Recommendation:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Present Use: Bar</td>
<td>Staff recommends approval.</td>
</tr>
<tr>
<td>Proposed Use: Dispensary</td>
<td></td>
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<tr>
<td>Present Land Use Designation: AG-Residential</td>
<td></td>
</tr>
<tr>
<td>Proposed Land Use Designation: Commercial</td>
<td></td>
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<tr>
<td>Tract Size: 0.67 ± acres</td>
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<tr>
<td>Location: Northwest corner of North 10th East Avenue and East 98th Street North</td>
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</tbody>
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<table>
<thead>
<tr>
<th><strong>Zoning:</strong></th>
<th><strong>Staff Data:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Zoning: AG</td>
<td>TRS: 1213</td>
</tr>
<tr>
<td>Proposed Zoning: CS</td>
<td>CZM: 9</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Comprehensive Plan:</strong></th>
<th><strong>City Council District:</strong></th>
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</thead>
<tbody>
<tr>
<td>Land Use Map: Sperry</td>
<td>n/a</td>
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<table>
<thead>
<tr>
<th><strong>Commissioner Name:</strong></th>
<th><strong>County Commission District:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Stan Sallee</td>
<td>1</td>
</tr>
</tbody>
</table>
Property Information and Land Use Request

The subject property is a 0.67-acre tract of land on the northwest corner of North 10th East Avenue and East 98th Street North. The applicant has submitted the following Comprehensive Plan amendment request to amend the land use designation of the subject property from AG-Residential to Commercial. This request is accompanied by a concurrent re-zoning request (CZ-526), which proposes a zoning change on the subject tract from Agricultural to Commercial in order to allow a medical marijuana dispensary.

Background

The parcel subject to this Comprehensive Plan amendment request is located within the fenceline of Sperry and is surrounded by AG zoning in all directions with a mixture of vacant properties and some residential uses to the east and south. The land use designation of the subject property and abutting parcels were put in place with the adoption of the Sperry fenceline of the Tulsa County Comprehensive Land Use Plan on August 21, 2019, and later approved by the Board of County Commissioners on September 9, 2019. (Resolution Number 2800:1006).

The Major Street and Highway Plan designates East 98th Street North as a secondary arterial street. North 10th East Avenue is not identified on the Major Street and Highway Plan. The subject property is located within the 100-year floodplain.

In 1993, the Board of Adjustment approved a Special Exception to permit Use Unit 12, Eating Places other than Drive-ins, to permit a barbecue restaurant.

Existing Land Use Designation (Tulsa County Comprehensive Land Use Plan)

An AG-Residential land use designation was assigned to the subject property on March 14, 2013, when Sperry adopted a Comprehensive Growth Guide for the Town of Sperry Oklahoma. With the creation of the Tulsa County Comprehensive Land Use Plan, the area within the fenceline of Sperry (outside of corporate limits) was adopted by Tulsa Metropolitan Area Planning Commission on August 21, 2019, and later approved by the Board of County Commissioners on September 9, 2019. (Resolution Number 2800:1006).

Proposed Land Use Designation (Tulsa County Comprehensive Land Use Plan)

The applicant is proposing the Commercial land use designation for the entirety of the subject property.

Zoning and Surrounding Uses

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>N</td>
<td>AG</td>
<td>AG-Residential</td>
<td>Vacant</td>
</tr>
<tr>
<td>S</td>
<td>AG</td>
<td>Commercial</td>
<td>Residential</td>
</tr>
</tbody>
</table>

3.2 REVISED 12/1/2021
Applicant's Justification

As part of the amendment application, the applicant is asked to justify their amendment request. Specifically, they are asked to provide a written justification to address:

1. How conditions on the subject site have changed, as well as those on adjacent properties and immediate area;
2. How changes have impacted the subject site to warrant the proposed amendment; and;
3. How the proposed change will enhance the surrounding area and Tulsa County.

The applicant submitted the following responses:

1. There is a large asphalt and gravel parking lot and the structure cannot be used for residential or agriculture. It functions well as a bar/restaurant. But will be more attractive as a retail store. Immediately surrounding the property are mostly residential with cars in the yards and lots of clutter.

2. The subject property has been a bar for thirty years. There is no utility to keep the subject property as an agriculture property.

3. I believe the property being used as a commercial space rather than a bar will decrease crime and increase positive traffic on the way into Sperry. The subject property is the first thing people see when driving into the south side of Sperry. A clean profitable commercial store will make a better impact than a ‘saloon.’ Also more positive traffic and customers will hopefully inspire neighbors to clean up their properties.

Staff Summary & Recommendation

The applicant is requesting to amend the land use designation from AG-Residential to Commercial. They have submitted a concurrent request to rezone the property from Agriculture to Commercial. The proposed rezoning will allow commercial uses on the property. As approved by the County Board of Adjustment in 2013, there was already an existing commercial use of the property. The applicant proposes to change the type of commercial use from a bar to a medical marijuana dispensary which is allowed by right in a CS district. The property to the south of the subject parcel has a land use designated as commercial thus indicating that the anticipated growth is towards commercial development in the nearby area.

Staff recommends approval of the Commercial land use designation as requested by the applicant.
**Case Number:** CZ-526  
(Related to case TCCP-7)

**Hearing Date:** December 15, 2021

**Owner and Applicant Information:**
- **Applicant:** Derek Mordhorst
- **Property Owner:** SPERRY ROADHOUSE LAND LLC

**Applicant Proposal:**
- **Present Use:** AG
- **Proposed Use:** CS
- **Concept summary:** Rezone from AG to CS to permit a Medical Marijuana dispensary
- **Tract Size:** 0.67 ± acres
- **Location:** Northwest corner of N 10th E Ave and E 98th St N

**Zoning:**
- **Existing Zoning:** AG
- **Proposed Zoning:** CS

**Comprehensive Plan:**
- **Land Use Map:** AG-Residential (proposed to be revised to Commercial with case TCCP-7)

**Staff Recommendation:**
Staff recommends approval.

**County Commission District:** 1
- **Commissioner Name:** Stan Sallee

**Staff Data:**
- **TRS:** 1213
- **CZM:** 9
DEVELOPMENT CONCEPT: The applicant is proposing to rezone the subject lot from AG to CS to permit a medical marijuana dispensary. The site is currently designated as AG-Residential in the Tulsa County Comprehensive Plan and the Sperry Future Land Use Plan. While the proposal would not be compatible with this land use designation, a concurrent County Comprehensive Plan Amendment (TCCP-7) proposes to revise the land use designation to Commercial, which the proposal would be compatible with. The site was approved by the County Board of Adjustment in 1993 to permit an existing commercial business, a restaurant, which has since become a bar. The applicant is proposing to change from the current use of a bar to a medical marijuana dispensary, which would be an allowable use in the CS district. Currently there is land designated as Commercial land use immediately across E 98th St N from the subject lot.

EXHIBITS:
INCOG Case map
INCOG Aerial (small scale)
INCOG Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Applicant Exhibits:
Floor Plan

DETAILED STAFF RECOMMENDATION:
CZ-526 is not consistent with the current land use designation however the applicant has submitted an amendment to the Tulsa County Comprehensive Plan TCCP-7. The applicant has requested revising the land use designation from AG-Residential to Commercial. Staff supports that request and,

CZ-526 is non-injurious to surrounding proximate properties and, with the approval of the proposed comprehensive plan amendment, would be consistent with the Tulsa County Comprehensive Plan therefore,

Staff recommends Approval of CZ-526 to rezone property from AG to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is located within the fenceline of the City of Sperry and is designated as “AG-Residential.” The City of Sperry’s Comprehensive Plan was adopted as part of the Tulsa County Comprehensive Plan on September 9, 2019. The Plan follows the City of Bixby’s Sperry’s fenceline which includes unincorporated areas of Tulsa County. The proposal would not be compatible with the current land use designation, however a comprehensive plan amendment, TCCP-7, is proposed to change this designation to Commercial. The proposed rezoning would be compatible with this designation.

Land Use Vision:

Land Use Plan map designation:

AG-Residential (current designation) – This land use designation is intended to promote Agricultural and Residential uses.
Commercial (proposed designation) – This land use designation is intended to promote commercial uses such as retail and services.

Areas of Stability and Growth designation: None

Transportation Vision:

Major Street and Highway Plan: E 98th St N is designated as a Secondary Arterial

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site currently contains a commercial structure utilized as a bar.

Environmental Considerations: The site is located within the Tulsa County 100 year floodplain.

Streets:

<table>
<thead>
<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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</thead>
<tbody>
<tr>
<td>E 98th St N</td>
<td>Secondary Arterial</td>
<td>100 Feet</td>
<td>2</td>
</tr>
</tbody>
</table>

Utilities: The subject tract has municipal water and sewer available.

Surrounding Properties:

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

SECTION III: Relevant Zoning History

History:

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

Subject Property:

CBOA-1177 July 1993: The Board of Adjustment approved a Special Exception to permit Use Unit 12 (barbecue restaurant) in an AG zoned district, on property located at 9800 North Peoria.
Surrounding Property:

CBOA-890 May 1989: The Board of Adjustment approved a Variance to permit for two dwellings (two mobile homes) on one lot of record; per plot plan; subject to a building permit and Health Department approval; on property located at 913 East 98th Street North.

CBOA-394 October 1983: The Board of Adjustment approved a Variance to permit Use Unit 11 (Offices and Studios) and Use Unit 13 (Convenience Goods and Services) in AG zoned district under the provisions of Section 1670, on property located at West of the NW corner of 98th Street North and Peoria Avenue.
Feet Subject Tract

CZ-526

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

Aerial Photo Date: 2020/2021
First Floor
1800.0 sf

Roof Over
360.0 sf
Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Megan Pasco
Property Owner: SHARP MORTGAGE CO

Location Map: (shown with County Commission Districts)

Applicant Proposal:
Present Use: Vacant
Proposed Use: Residential Subdivision
Concept summary: Rezone from AG to RE with a PUD overlay on a portion of rezoning area to permit a single-family residential subdivision.
Tract Size: 80 ± acres
Location: South of the southeast corner of East 161st St S and S Elwood Ave

Zoning:
Existing Zoning: AG
Proposed Zoning: RE, PUD-861

Comprehensive Plan:
Land Use Map: Suburban Residential

Staff Recommendation:
Staff recommends approval.

Staff Data:
TRS: 7225
CZM: 65

County Commission District: 3
Commissioner Name: Ron Peters
SECTION I: CZ-525

DEVELOPMENT CONCEPT: The applicant is requesting to rezone from AG to RE to permit a single-family subdivision. A PUD (PUD-861) is being concurrently proposed with this rezoning to establish the allowable use and the bulk and area requirements. The lots within the PUD area are intended to be half acre minimum in size. Sewer will be provided by an ODEQ approved sewage disposal system. The proposal lies within the Suburban Residential designation of the City of Glenpool Comprehensive Plan, which has been adopted as part of the Tulsa County Comprehensive Plan. This proposal, along with the accompanying PUD are compatible with this designation.

EXHIBITS:
- INCOG Case map
- INCOG Aerial
- Tulsa Comprehensive Plan Land Use Map

DETAILED STAFF RECOMMENDATION:

CZ-525 is non-injurious to surrounding proximate properties and consistent with the Tulsa County Comprehensive Plan;

CZ-525 is consistent with the anticipated future development pattern of the surrounding property therefore,

Staff recommends Approval of CZ-525 to rezone property from AG to RE.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is located within the fenceline of the City of Glenpool and is designated as Suburban Residential. The City of Glenpool Comprehensive Plan – The Glenpool 2030 Plan was adopted as part of the Tulsa County Comprehensive Plan on August 15, 2019. The Glenpool 2030 PLAN was officially adopted (Resolution Number 10-07-01) on July 6, 2010 with an Interim Update adopted (Resolution Number 17013) on November 14, 2017. The Comprehensive Plan is meant to serve as the general policy guide for future physical and economic development of the City based on present and future needs.

Land Use Vision:

Land Use Plan map designation: 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.

Areas of Stability and Growth designation: None

Transportation Vision:

Major Street and Highway Plan: S Elwood Ave is designated as a Secondary Arterial. The MSHP illustrates a potential Residential Collector along the west and south sides of the subject property.
Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently vacant agricultural land.

Environmental Considerations: None

Streets:

<table>
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<td>S Elwood Ave</td>
<td>Secondary Arterial</td>
<td>100 Feet</td>
<td>2</td>
</tr>
</tbody>
</table>

Utilities:
The subject tract has municipal water available. Sewer will be provided on site by an ODEQ approved system.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
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<tbody>
<tr>
<td>North</td>
<td>AG</td>
<td>Suburban Residential</td>
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<td>Vacant/Agricultural</td>
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<tr>
<td>South</td>
<td>RE/PUD-851</td>
<td>Estate Residential</td>
<td>N/A</td>
<td>Single-Family Subdivision</td>
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<td>East</td>
<td>AG</td>
<td>Estate Residential</td>
<td>N/A</td>
<td>Vacant/Agricultural</td>
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<tr>
<td>West</td>
<td>AG</td>
<td>Estate Residential</td>
<td>N/A</td>
<td>Single-Family/Agricultural</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

History: CZ-525 & PUD-861

ZONING ORDINANCE: Ordinance number 11918 dated September 1, 1970, established zoning for the subject property.

Subject Property:

Surrounding Property:

CBOA-2876 February 2021: The Board of Adjustment denied a Variance to permit the minimum frontage requirement on a public street or dedicated right-of-way from 30 feet in the AG District to permit the construction of a single-family home and lot split (Section 207) to the April 20, 2021, Board of Adjustment meeting; on property located at 784 East 165th Street South.

PUD-851 November 2018: All concurred in approval of a proposed Planned Unit Development on an 80+ acre tract of land on property located North of the Northeast corner of East 171st Street South and South Elwood Avenue.

CZ-479 November 2018: All concurred in approval of a request for rezoning a 80+ acre tract of land from AG to RE on property located North of the Northeast corner of East 171st Street South and South Elwood Avenue.
CBOA-1609 October 1609: The Board of Adjustment approved a Variance to permit required frontage on a public street from 30’ to 0’ to construct a single-family dwelling, on property located at 819 East 165th Street South.

CBOA-698 October 1986: The Board of Adjustment approved a Variance to permit the required frontage on a public street to permit all lots of Country Acres Subdivision to front on a private street & to approve a Variance to permit the required lot width in an AG District from 200’ to 171’ for Lot 14, on property located at ½ mile South and West of East 161st Street South and Peoria Avenue.

12/15/2021 1:00 PM
CZ-525/PUD-861

17-12 25
**Case Report Prepared by:**
Jay Hoyt

**Owner and Applicant Information:**
*Applicant:* Megan Pasco  
*Property Owner:* SHARP MORTGAGE CO

**Applicant Proposal:**
*Present Use:* Vacant  
*Proposed Use:* Residential Subdivision  

*Concept summary:* Rezone from AG to RE with a PUD overlay on a portion of rezoning area to permit a single-family residential subdivision.

*Tract Size:* 80 ± acres  
*Location:* South of the southeast corner of East 161st St S and S Elwood Ave

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

**Zoning:**  
*Existing Zoning:* AG  
*Proposed Zoning:* PUD-861, RE

**Comprehensive Plan:**  
*Land Use Map:* Suburban Residential

**Staff Recommendation:**  
Staff recommends approval.

**Staff Data:**
*TRS:* 7225  
*CZM:* 65

**County Commission District:**
*Commissioner Name:* Ron Peters

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*REVISED 12/14/2021*
SECTION I: PUD-861

DEVELOPMENT CONCEPT: The applicant is requesting to rezone from AG to RE with a PUD overlay to permit a single-family subdivision. A rezoning is being concurrently proposed with this PUD (CZ-525). The proposed PUD will establish the allowable use as well as bulk and area requirements. Lots will need to be large enough to provide sewer systems on each lot and meet Oklahoma Department of Environmental Quality regulations.

EXHIBITS:
- INCOG Case map
- INCOG Aerial
- Tulsa Comprehensive Plan Land Use Map
- Applicant Exhibits:
  - Elwood Crossing Extended PUD information

DETAILED STAFF RECOMMENDATION:

Uses allowed in PUD-861 are consistent with the Suburban Residential land use designation identified in the Tulsa County Comprehensive Land Use plan.

PUD-861 allows lots sizes and uses that are consistent with the anticipated future development pattern of the surrounding property;

PUD-861 is consistent with the provisions of the PUD chapter of the Tulsa County Zoning Code, therefore;

Staff recommends Approval of PUD-861 to rezone property from AG to RE, PUD-861.

PUD-861 DEVELOPMENT STANDARDS:

Permitted Uses: Uses permitted as a matter of right in RE zoning district in the Tulsa County Zoning Code including, but not necessarily limited to detached single-family dwellings, landscaped features, reserve areas, neighborhood recreational facilities, and uses customarily accessory to permitted uses.

Maximum Number of Lots: 100 Lots

Minimum Lot Width: 125 FT

Minimum Lot Size: 21,780 SF (1/2 acre)

Minimum Land Area per Dwelling Unit: 24,780 SF

Minimum Livability Space per Dwelling Unit: 12,000 SF *

Maximum Building Height: 35 FT **

Off-street Parking: Minimum two (2) enclosed off-street parking spaces required per dwelling unit.

Minimum Yard Setbacks
- Front Yard: 35 FT
- Rear Yard: 25 FT
- Side Yard: 10 FT & 10 FT

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

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

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

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

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

GENERAL PROVISIONS

A. ACCESS AND CIRCULATION: Elwood Crossing Extended is conceptually planned with three (3) points of access: South Elwood Avenue, South 1st East Court, and South 4th East Avenue. The Exhibit B “Conceptual Site Plan” reflects points of access and the conceptual layout for internal streets and pedestrian walking trails. Limits of No Access (LNA) will be imposed by the future plat along the South Elwood Avenue, except at the approved street intersections.

B. DRAINAGE AND UTILITIES: The site is moderately sloped and has split drainage, as the site is located at the top of a hill. The north half of the property drains north, ultimately to Coal Creek, while the south half of the property drains to the south, to Duck Creek. An internal stormwater collection system will be designed and constructed to Tulsa County standards. Conceptual drainage design can be inferred on the Exhibit B “Conceptual Site Plan,” including onsite stormwater detention ponds, which will be located within reserve areas to be maintained by the mandatory homeowners’ association. Stormwater drainage and detention plans will be prepared and submitted to Tulsa County for review and approval during the engineering process. Public water is available to the site by Creek County Rural Water District #2. Water will be provided by a 12” waterline located along Elwood Ave, a 6” line along South 1st East Court and an 8” line along South 4th East Avenue. Water service and fire hydrant locations will be coordinated with Creek County Rural Water District # 2 and the fire protection agency having jurisdiction. Public sanitary sewer is not available to the site. Therefore, sewerage will be provided by individual onsite sewage disposal systems approved by the Oklahoma Department of Environmental Quality. The restrictive covenants of the subdivision plat or other such restrictions filed of record by separate instrument may require the maintenance by each lot owner of the individual onsite sewage disposal system according to ODEQ requirements. The covenants may reserve to the developer the right to designate an approved third party contractor with experience in installing/maintaining individual onsite sewage disposal systems for the purpose of performing regular maintenance and monitoring functions of all such systems within the subdivision, and to provide that the fees for such services may be satisfied through homeowners’ association dues or regular
special assessments imposed upon each lot. Electric and communications services are available onsite or by extension. Natural gas will be provided if available.

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

The USDA Soil Survey of Tulsa County, Oklahoma was used to help identify soil types and possible constraints to development. Existing soils on the subject property primarily consist of Dennis silt loam, 1-3% slopes, and Dennis silt loam, 3-5% slopes. Development constraints associated with these soils will be addressed in the engineering design phase of the project and, if required, a geotechnical report will be performed to recommend paving sections and subgrade design. Soils and topography are shown on Exhibit D "Existing Topography & Soils" of this PUD.

D. ZONING AND LAND USE: This property is currently zoned AG Agriculture District and is currently vacant. It has been used agriculturally. To facilitate this PUD, a companion application is being filed (CZ-) to rezone the site to RE Residential Single-Family, Estate District. Existing zoning is shown on Exhibit F, and proposed zoning is shown on Exhibit G. Site and surrounding area land uses are depicted on Exhibit A "Aerial Photography & Boundary Depiction."

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

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

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

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is located within the fenceline of the City of Glenpool and is designated as Suburban Residential. The City of Glenpool Comprehensive Plan – The Glenpool 2030 Plan was adopted as part of the Tulsa County Comprehensive Plan on August 15, 2019. The Glenpool 2030 PLAN was officially adopted (Resolution Number 10-07-01) on July 6, 2010 with an Interim Update adopted (Resolution Number 17013) on November 14, 2017. The Comprehensive Plan is meant to serve as the general policy guide for future physical and economic development of the City based on present and future needs.

Land Use Vision:

Land Use Plan map designation: 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.
Areas of Stability and Growth designation: None

Transportation Vision:

Major Street and Highway Plan: S Elwood Ave is designated as a Secondary Arterial. The MSHP illustrates a potential Residential Collector along the west and south sides of the subject property.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently vacant agricultural land.

Environmental Considerations: None

Streets:

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

Utilities: The subject tract has municipal water available. Sewer will be provided on site by an ODEQ approved system.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>AG</td>
<td>Suburban Residential</td>
<td>N/A</td>
<td>Vacant/Agricultural</td>
</tr>
<tr>
<td>South</td>
<td>RE/PUD-851</td>
<td>Estate Residential</td>
<td>N/A</td>
<td>Single-Family Subdivision</td>
</tr>
<tr>
<td>East</td>
<td>AG</td>
<td>Estate Residential</td>
<td>N/A</td>
<td>Vacant/Agricultural</td>
</tr>
<tr>
<td>West</td>
<td>AG</td>
<td>Estate Residential</td>
<td>N/A</td>
<td>Single-Family/Agricultural</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

History: CZ-525 & PUD-861

ZONING ORDINANCE: Ordinance number 11918 dated September 1, 1970, established zoning for the subject property.

Subject Property:

Surrounding Property:

CBOA-2876 February 2021: The Board of Adjustment denied a Variance to permit the minimum frontage requirement on a public street or dedicated right-of-way from 30 feet in the AG District to permit the construction.
of a single-family home and lot split (Section 207) to the April 20, 2021, Board of Adjustment meeting; on property located at 784 East 165th Street South.

**PUD-851 November 2018:** All concurred in approval of a proposed Planned Unit Development on an 80+ acre tract of land on property located North of the Northeast corner of East 171st Street South and South Elwood Avenue.

**CZ-479 November 2018:** All concurred in approval of a request for rezoning a 80+ acre tract of land from AG to RE on property located North of the Northeast corner of East 171st Street South and South Elwood Avenue.

**CBOA-1609 October 2009:** The Board of Adjustment approved a Variance to permit required frontage on a public street from 30’ to 0’ to construct a single-family dwelling, on property located at 819 East 165th Street South.

**CBOA-698 October 1986:** The Board of Adjustment approved a Variance to permit the required frontage on a public street to permit all lots of Country Acres Subdivision to front on a private street & to approve a Variance to permit the required lot width in an AG District from 200’ to 171’ for Lot 14, on property located at ½ mile South and West of East 161st Street South and Peoria Avenue.

12/15/2021 1:00 PM
Elwood Crossing Extended

A PLANNED UNIT DEVELOPMENT (PUD) OF APPROXIMATELY 80.241 ACRES

ALL OF THE SOUTH HALF OF THE NORTHWEST QUARTER (N/2 SW/4)

SECTION TWENTY FIVE (25), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN A SUBDIVISION WITHIN TULSA COUNTY, STATE OF OKLAHOMA

NOVEMBER 2021

OWNER:
SHARP MORTGAGE CO
1647 EAST 3RD STREET
TULSA, OK 74120

APPLICANT/CONSULTANT:
TANNER CONSULTING LLC
c/o MEGAN PASCO
5323 S LEWIS AVE
TULSA, OK 74105
MPASCO@TANNERBAILSHOP.COM
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I. PROPERTY DESCRIPTION

Elwood Crossing Extended consists of 80.241 acres located south of the northwest corner of 161st Street South and South Elwood Avenue, in unincorporated Tulsa County, Oklahoma, and is more particularly described as follows:

A TRACT OF LAND THAT IS THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW4) OF SECTION TWENTY-FIVE (25), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, TULSA COUNTY, OKLAHOMA.

SAID TRACT CONTAINS 3,495,298 SQUARE FEET OR 80.241 ACRES.

The above-described property will hereinafter be referred to as the “Site” or “Subject Property” and has been depicted on Exhibit A “Aerial Photography & Boundary Depiction”.
II. DEVELOPMENT OVERVIEW

Elwood Crossing Extended is a proposed 80.241-acre residential estate neighborhood in a highly desirable portion of southern Tulsa County. Elwood Crossing Extended is located within unincorporated portions of the Glenpool annexation fenceline and has good access to U.S. Highway 75 and State Highway 67. Elwood Crossing Extended has been designed to make beneficial use of natural and man-made features to create a varied layout and selection of lot sizes and configurations. Large reserve areas will serve as stormwater detention and neighborhood amenities. The typically 130' by 175', 1/2-acre lots will front variously straight and sweeping, curvilinear streets and will feature deep setbacks to achieve a graceful, residential estate streetscape. The layout has been designed to preserve the natural lay of the land and enhance neighborhood character. The entrance on South Elwood Avenue and reserve areas are planned with generous landscaping, including three wet-design stormwater detention ponds. Although subject to change, the initial design is reflected on Exhibit B "Conceptual Site Plan." As outlined in the Tulsa County Zoning Code, this Planned Unit Development (PUD) is intended to provide a unified treatment of the development possibilities of the project site, to permit innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties, to permit flexibility within the development to best utilize the unique physical features of the subject property, to provide and preserve meaningful open space, and to achieve a continuity of function and design within the development.

To facilitate this PUD, a companion application is being filed (CZ-) to rezone the site to RE Residential Single-Family, Estate District. Although Zoning Code Sections 1140.1.A and 430.1 would permit almost 133 lots in the requested underlying RE zoning, this PUD will restrict the residential development areas to 100 dwelling units to help maintain the rural character of the area.

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

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

EXHIBIT B
CONCEPTUAL SITE PLAN
CONCEPTUAL LAYOUT SHOWN AS OF NOVEMBER 1, 2021

RESERVE AREAS FOR STORMWATER DRAINAGE, STORMWATER DETENTION, & NEIGHBORHOOD AMENITIES

RESIDENTIAL LOTS 130' X 180' (TYPICAL)
III. DEVELOPMENT STANDARDS

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

<table>
<thead>
<tr>
<th>Project Gross Land Area:</th>
<th>3,495,298 SF</th>
<th>80.241 AC</th>
</tr>
</thead>
</table>

**Permitted Uses:** Uses permitted as a matter of right in RE zoning district in the Tulsa County Zoning Code including, but not necessarily limited to detached single-family dwellings, landscaped features, reserve areas, neighborhood recreational facilities, and uses customarily accessory to permitted uses.

<table>
<thead>
<tr>
<th>Maximum Number of Lots:</th>
<th>100 Lots</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Width:</td>
<td>125 FT</td>
</tr>
<tr>
<td>Minimum Lot Size:</td>
<td>21,780 SF (1/2 acre)</td>
</tr>
<tr>
<td>Minimum Land Area per Dwelling Unit:</td>
<td>24,780 SF</td>
</tr>
<tr>
<td>Minimum Livability Space per Dwelling Unit:</td>
<td>12,000 SF *</td>
</tr>
<tr>
<td>Maximum Building Height:</td>
<td>35 FT **</td>
</tr>
</tbody>
</table>

**Off-street Parking:** Minimum two (2) enclosed off-street parking spaces required per dwelling unit.

**Minimum Yard Setbacks**
- Front Yard: 35 FT
- Rear Yard: 25 FT
- Side Yard: 10 FT & 10 FT

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

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

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

**ACCESSORY BUILDINGS:** Detached accessory buildings shall be permitted subject to Tulsa County Zoning Code regulations and private restrictions as may be imposed by restrictive covenants or other private deed restrictions filed of record by separate instrument.
SIGNS: Subdivision entrance signs shall be permitted at each entrance and/or street frontage and shall comply with the accessory use regulations for signage of the Tulsa County Zoning Code. Signage serving residential neighborhood amenities, appropriate for purpose and neighborhood scale, shall be permitted within reserve areas containing neighborhood amenities. Signage shall otherwise comply with the Tulsa County Zoning Code.

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

A. ACCESS AND CIRCULATION: Elwood Crossing Extended is conceptually planned with three (3) points of access: South Elwood Avenue, South 1st East Court, and South 4th East Avenue. The Exhibit B "Conceptual Site Plan" reflects points of access and the conceptual layout for internal streets and pedestrian walking trails.

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

B. DRAINAGE AND UTILITIES: The site is moderately sloped and has split drainage, as the site is located at the top of a hill. The north half of the property drains north, ultimately to Coal Creek, while the south half of the property drains to the south, to Duck Creek.

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

Public water is available to the site by Creek County Rural Water District #2. Water will be provided by a 12" waterline located along Elwood Ave, a 6" line along South 1st East Court and an 8" line along South 4th East Avenue. Water service and fire hydrant locations will be coordinated with Creek County Rural Water District #2 and the fire protection agency having jurisdiction.

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

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

Existing and proposed utilities are shown on Exhibit C of this PUD.
C. ENVIRONMENTAL ANALYSIS AND TOPOGRAPHY:

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

The USDA Soil Survey of Tulsa County, Oklahoma was used to help identify soil types and possible constraints to development. Existing soils on the subject property primarily consist of Dennis silt loam, 1-3% slopes, and Dennis silt loam, 3-5% slopes. Development constraints associated with these soils will be addressed in the engineering design phase of the project and, if required, a geotechnical report will be performed to recommend paving sections and subgrade design. Soils and topography are shown on Exhibit D “Existing Topography & Soils” of this PUD.

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

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

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

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

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

EXHIBIT C
EXISTING AND PROPOSED UTILITIES
CONCEPTUAL LAYOUT SHOWN AS OF NOVEMBER 1, 2021

LEGEND
- EXISTING WATER LINE
- PROPOSED WATER SERVICE SYSTEM
- EXISTING UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC

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

EXHIBIT D
EXISTING TOPOGRAPHY & SOILS
SOIL DATA FROM USDA WEB SOIL SURVEY, ACCESSSED NOVEMBER 1, 2021
TOPOGRAPHIC DATA FROM USGS

NOT TO SCALE
NORTH
Elwood Crossing Extended

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

AREA OF MINIMAL FLOOD HAZARD ZONE X

40143C0440L
Eff. 10/16/2012
EXHIBIT G
PROPOSED ZONING MAP
DATA OBTAINED AND MODIFIED FROM INCOG GIS, ACCESSED NOVEMBER 1, 2021
Elwood Crossing Extended

EXHIBIT H

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

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

NOT TO SCALE
NORTH
**Case:** Cross Timbers at Northwest Passage Extended  
**Hearing Date:** December 15, 2021

**Case Report Prepared by:**  
Nathan Foster

**Owner and Applicant Information:**  
**Applicant:** Tim Terral, TEP  
**Owner:** Legacy Investment, LLC

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

![Map of Tulsa Metropolitan Area](image)

### Applicant Proposal:  
Preliminary Subdivision Plat  
11 lots, 1 block, 1.75 + acres  
**Location:** Southeast corner of West 30th Street North and North Gilcrease Museum Road  
**Proposed Use:** Single-Family Residential

### Zoning:  
RS-3/PUD-624

### Staff Recommendation:  
Staff recommends approval of the preliminary plat

### City Council District: 1  
**Councilor Name:** Vanessa Hall-Harper  
**County Commissioner District:** OSAGE 2  
**Commissioner Name:** Steve Talburt

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

Cross Timbers Extended at Northwest Passage - (City of Tulsa, CD 1)
Southeast corner of West 30th Street North and North Gilcrease Museum Road

This plat consists of 11 lots, 1 block, on 1.75 ± acres.

The Technical Advisory Committee (TAC) met on December 2, 2021 and provided the following conditions:

1. **Zoning:** The property is currently zoned RS-3 with an overlay of PUD-624. The proposed lots conform to the standards of the PUD.

2. **Transportation & Traffic:** Sidewalks, ADA ramps, and driveways in the public right-of-way require approval of IDP. IDP approval is required prior to final plat approval. Provide standard language for sidewalks and access in the deed of dedication.

3. **Sewer/Water:** Sanitary sewer extensions require IDP approval. IDP approval is required prior to final plat approval.

4. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. In the plat subtitle, add “of the Indian Base and Meridian” before Osage County. Add engineer name and email address. In the Location Map, only show platted subdivision boundaries and label each; all other land should be labeled as “Unplatted”. Under the basis of bearings information include the coordinate system used. Provide a bearing angle preferably shown on the face of the plat. Graphically label all plat boundary pins that were found or set. Provide address assigned by City of Tulsa on face of the plat. Remove contours from final plat submittal.

5. **Fire:** A secondary remote access road will be required for this development per the IFC.

6. **Stormwater, Drainage, & Floodplain:** Public storm sewers proposed as part of this project will require IDP approval. IDP approval is required prior to final plat approval. No floodplain on property.

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

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations. City of Tulsa release required prior to final plat approval.
Subject Tract

CROSS TIMBERS EXTENDED AT NORTHWEST PASSAGE

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

Aerial Photo Date: 2020/2021

20-12 22
CROSS TIMBERS EXTENDED AT NORTHWEST PASSAGE

Subject Tract

20-12 22

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

Aerial Photo Date: 2020/2021
STATE OF OKLAHOMA } SS.
COUNTY OF OSAGE

I, Jennifer Burd, Osage County Clerk, in and for the County and State above named, do hereby certify that the forgoing is a true and correct copy of a like instrument now on file in my office.
Dated the ______ day of __________ 20__

Jennifer Burd, Osage County Clerk

Deputy

Location Map

N. GILCREASE MUSEUM RD. (N. 25th W. AVE.)

R - 12 - E

UNPLATTED

OSAGE DRIVE

COUNTY LINE

UNPLATTED

APACHE STREET

UNPLATTED

West Apache Street

Section 22

Osage County

11 Lots/1 Block - 1.7521 Acres
SECTION IV. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

4.1 Enforcement

The restrictions herein set forth are covenants to run with the land and shall be binding upon the Owner/Developer, its successors and assigns. Within the provisions of Section II, Easements and Utilities are set forth certain covenants and the enforcement rights pertaining thereto. The covenants contained in Section II, Planned Unit Development Restrictions are established pursuant to the provisions of the Tulsa Zoning Code and shall invoke to the benefit of the City of Tulsa, the owners of lots within the Subdivision, and shall accrue to the benefit of the homeowners' association provided for in Section IV. If the undersigned Owner/Developer, or its successors or assigns, shall violate any of the covenants within Section II, it shall be lawful for any person or persons owning any lot situated within the Subdivision or the homeowners' association, or the City of Tulsa, to maintain any action at law or in equity against the person or persons violating or attempting to violate any such covenant, to prevent him or them from so doing or to compel compliance with the covenant or to recover damages. In any judicial action brought by the homeowners' association or the City of Tulsa to maintain any action at law or in equity against the person or persons violating or attempting to violate any such covenant, to prevent him or them from so doing or to compel compliance with the covenant or to recover damages, the prevailing party shall be entitled to recover his or its reasonable attorneys' fees and costs and expenses incurred in such action.

4.2 Duration

These restrictions, to the extent permitted by applicable law, shall be perpetual but in any event shall be in force and effect for a term of not less than thirty (30) years from the date of the recording of this Deed of Dedication unlesst terminated or amended as hereinafter provided.

4.3 Amendment

The covenants contained within Section II, Easements and Utilities may be amended or terminated at any time by a written instrument signed and acknowledged by the owner of the lot or lots to which the amendment or termination is to be applicable and by the Tulsa Metropolitan Area Planning Commission ("TMAPC"), or its successors with the approval of the City of Tulsa, Oklahoma. The covenants contained within Section II, Planned Unit Development Restrictions may be amended or terminated at any time by a written instrument signed and acknowledged by TMAPC, or its successors, and by the owners of more than 75% of the lots within the Subdivision. The provisions of any such instrument amending or terminating the covenants shall be effective form and after the date it is properly recorded.

4.4 Severability

Invalidation 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 any part thereof as set forth herein, which shall remain in full force and effect.

OWNERSHIP ASSOCIATION

I do hereby impose the following restrictions in running with the land owned by the undersigned and their successors and assigns, and shall be enforceable as family residences and customary accessory

50 SF
5,000 SF

15 feet

5 1/2, or 0 ft.1/10", not
floored unless approved at the Detail Site

City of Tulsa Zoning Code is open space not
access to off street parking areas. Unibody
and utilize common open space to satisfy

CERTIFICATE OF SURVEY

I, Bobby D. Long, a Professional Land Surveyor registered in the State of Oklahoma, hereby certify that I have carefully and accurately surveyed, subdivided, and platted the tract of land described above, and that the accompanying plat designated herein as "CROSS TIMBERS EXTENDED AT NORTHWEST PASSAGE", a subdivision in the Osage County, State of Oklahoma, is a representation of the survey made on the ground using generally accepted land surveying practices and meets or exceeds the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted.

Executed this day of , 2021.

Bobby D. Long
Professional Land Surveyor
Oklahoma No. 1866

State of Oklahoma

COUNTY OF TULSA

The foregoing Certificate of Survey was acknowledged before me this 6th day of May, 2019, by Bobby D. Long.

Jack Taber, Notary Public
My commission No. is 12005192
My commission expires May 31, 2024

Cross Timbers Extended at Northwest Passage
Date of Preparation: November 11, 2021
Sheet 2 of 2

F:\Data\LEGAL\2021\1113_0000H_DOD - SC.wpd 11/13/21, 8:56 am
Location Map

R - 12 - E

Section 22
Osage County
11 Lots - 1.7521 Acres
**Case Report Prepared by:**
Nathan Foster

**Owner and Applicant Information:**
*Applicant:* Ryan McCarty, Select Design  
*Owner:* Pine Springs Development Group

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

![Location Map Image]

**Applicant Proposal:**
Minor Subdivision Plat  
14 lots, 3 blocks, 34.29 ± acres  
*Location:* Southwest corner of East 171st Street South and South Sheridan Road

**Zoning:** AG (Agriculture)

**Staff Recommendation:**
Staff recommends approval of the minor subdivision plat

**County Commission District:** 3  
*Commissioner Name:* Ron Peters

**EXHIBITS:** Site Map, Aerial, Tulsa County Land Use Plan, Plat Submittal
MINOR SUBDIVISION PLAT

Magnolia Estates - (County)
Southwest corner of East 171st Street South and South Sheridan Road

This plat consists of 14 lots, 3 blocks on 34.29 ± acres.

The Technical Advisory Committee (TAC) met on December 2, 2021 and provided the following conditions:

1. **Zoning:** Lots conform to the requirements of the AG district.

2. **Addressing:** Addresses provided by INCOG must be shown on face of the plat.

3. **Transportation & Traffic:** Approved as submitted.

4. **Sewer/Water:** On-site sewage disposal requires approval by Oklahoma Department of Environmental Quality. Water service to be provided by Okmulgee County Rural Water District #6. Any improvements to existing water lines must be approved through the RWD.

5. **Stormwater, Drainage, & Floodplain:** Approved as submitted.

6. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: All release letters have been received. Oil & Gas certificate was submitted.

Staff recommends APPROVAL of the minor subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations. Final release letter from Tulsa County must be received prior to final plat execution.
Subdivision Statistics

SUBDIVISION CONTAINS FOURTEEN (14) LOTS IN THREE (3) BLOCKS

GROSS SUBDIVISION AREA: 1,493,745.3 SF OR 34.29 ACRES

Addres

ADDRESS
TIME THE CHANGE A
THE LEGAL
MAGNOLIA ESTATES
DEED OF DEDICATION & RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

PINE SPRINGS DEVELOPMENT GROUP, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, "OWNER/DEVELOPER" IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN TULSA COUNTY:

TRACT NO. 1

A TRACT OF LAND THAT IS PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION 34, NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NE/4 OF SAID SECTION 34; THENCE THEREOF A DISTANCE OF 891.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTH SOUTHERLY LINE OF A PERPETUAL EASEMENT RECORDED AS DOCUMENT NO. 20100942; THENCE SOUTH SOUTHERLY LINE A DISTANCE OF 575.59 FEET; THENCE SOUTH 88°46'40" WEST AND PARALLEL WITH THE EAST LINE OF 495.60 FEET SAID SECTION 34; THENCE NORTH 88°46'40" EAST ALONG THE NORTH LINE THEREOF TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 841,779.6 SQ. FEET OR 19.32 ACRES.

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (ZC 1983 (NAD83) USING THE NORTH LINE OF THE NE/4 OF SECTION 34, T17N, R13E AS SOUTH 0"

TRACT NO. 2

A TRACT OF LAND THAT IS PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION 34, NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NE/4 OF SAID SECTION 34; THENCE THEREOF A DISTANCE OF 1105.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHEAST CORNER OF THE NE/4 OF SAID SECTION 34; THENCE SOUTH 88°45'41" WEST OF 485.60 FEET; THENCE NORTH 00°57'39" WEST AND PARALLEL WITH THE EAST LINE OF 1110.51 FEET TO A POINT ON THE NORTHERLY LINE OF AN ELECTRIC EASEMENT RECORDED AS DOCUMENT NO. 20100942; THENCE NORTH 44°52'47" EAST ALONG SAID NORTHERLY LINE A DISTANCE OF 607.18 FEET; THEN FEET TO A POINT ON THE EAST LINE OF THE NE/4 OF SAID SECTION 34 AND THE POINT OF COMMENCEMENT.

SAID TRACT OF LAND CONTAINS 651,965.7 SQ. FEET OR 14.97 ACRES.

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (ZC 1983 (NAD83) USING THE EAST LINE OF THE NE/4 OF SECTION 34, T17N, R13E AS SOUTH 0"
K. COMPLIANCE WITH CODE

ALL RESIDENTIAL LOTS ARE SUBJECT TO THE USES, RESTRICTIONS AND REQUIREMENTS

L. ABOVE GROUND POOL

NO PORTION OF ANY ABOVE GROUND POOL (TEMPORARY OR PERMANENT) SHALL BE HANDRAILS, ETC. THAT MAY BE VISIBLE FROM THE STREET SHALL REQUIRE WF COMMITTEE PRIOR TO INSTALLATION.

M. STEM WALLS

ALL EXPOSED FOUNDATION OR STEM WALLS SHALL BE OF BRICK OR STONE. NO OTHER FOUNDATION SHALL BE EXPOSED. NO STEM WALLS SHALL BE EXPOSED.

SECTION III. ENFORCEMENT, DURATION, AMENDMENT AND

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I, RIGHT-OF-WAY CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND COVENANTS WITHIN SECTION I, SHALL INURE TO THE BENEFIT OF, AND BE ENFORCED IF THE UNDERSIGNED OWNER/DEVELOPER, OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES IN ANY JUDICIAL ACTION IS BROUGHT TO ENFORCE THE DEDICATION THE DEFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDINGS HEREBY WAIVED.

B. DURATION

 THESE RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT FOR 25 YEARS THEREAFTER FOR SUCCESSIVE PERIODS OF 10 YEARS, UNLESS TERMINATED OR

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION 4, STREETS, EASEMENTS AND UTILITY