CITY OF TULSA PLANNING COMMISSION

Termination of Covenants

Hearing Date: November 4, 2026
Prepared by: Nathan Foster
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918-596-7609

Owner and Applicant Information

Applicant: Nathan Cross

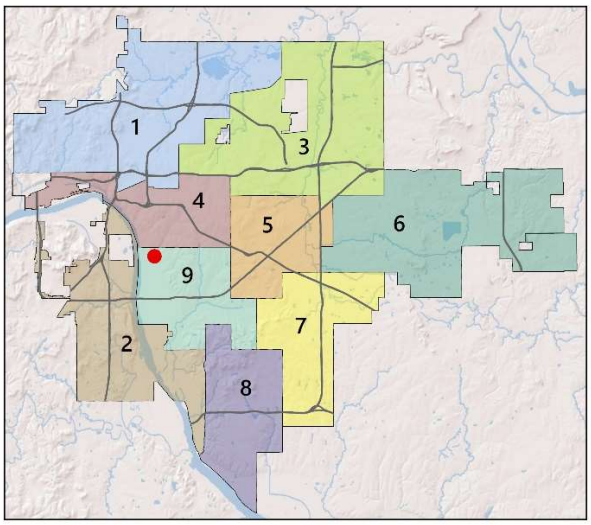
Property Owner: 3237 S PEORIA AVE, LLC

Property Location

Northeast corner of East 33rd Street South and South Peoria Avenue

Location within the City of Tulsa

(shown with City Council districts)



City Councilor

District 9, Carol Bush

Public Notice Required

None.

Staff Recommendation

Staff recommends approval.

Request Summary

Termination of covenants and restrictions recorded in Book 5419, at Page 2648 in the Office of the Tulsa County Clerk, related to development standards required by PUD-488, which was abandoned pursuant to PUD-488-A, Ordinance No. 25155.

PUD-488 has been abandoned and is no longer enforceable by ordinance. The termination of covenants and restrictions will remove reference to the abandoned PUD from the property record.

Zoning

Zoning District: MX2-V-65, Z-7735 ODP

Zoning Overlays: N/A

Comprehensive Plan Considerations

Land Use

Land Use Plan: Multiple Use

Small Area Plans: Brookside

Development Era: Early Automobile Era

Transportation

Major Street & Highway Plan: Urban Arterial

planitulsa Street Type: Main Street

Transit: BRT Route

Existing Bike/Ped Facilities: Sidewalks

Planned Bike/Ped Facilities:

Environment

Flood Area: Tulsa Regulatory Floodplain, FEMA 100-Year Flood Zone

Tree Canopy Coverage: 30-49%

Parks & Open Space: Crow Creek, Zink Park

TERMINATION AND RELEASE
OF DECLARATION OF COVENANTS AND RESTRICTIONS

THIS TERMINATION AND RELEASE OF DECLARATION OF COVENANTS AND ENCUMBRANCES ("Termination") is made and entered into effective October __, 2026, by 3237 S Peoria Ave, LLC, an Oklahoma limited liability company (the "Property Owner).

R E C I TA L S

A. On June 19, 1992, Brookside State Bank, an Oklahoma corporation executed that certain Declaration of Covenants and Restrictions (the "Covenants") covering the following property located in Tulsa County, Oklahoma (the "Property"):

> Lots Two (2) and Three (3), Block One (1), CEDAR HAVEN ADDITION, and Lots One (1) and Two (2), ROGERS RESUBDIVISION of Lot One (1), Block One (1), CEDAR HAVEN ADDITION, less the east 25 feet of Lot Two (2), Tulsa County, Oklahoma, according to the recorded plat thereof;
>
> AND
>
> Lot Four (4), Block One (1), CEDAR HAVEN ADDITION to the City of Tulsa, Tulsa County, Oklahoma, according to the recorded plat thereof;
>
> AND
>
> Lot Five (5), Block One (1), CEDAR HAVEN ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

B. The Covenants were recorded in the records of the County Clerk of Tulsa County, Oklahoma on July 15, 1992 in Book 5419 at Page 2648 and incorporate certain development standards established by PUD-488-A.

C. The Property was rezoned by adoption of Ordinance No. 25155 by the City Council of the City of Tulsa approving MX2-V-65 and abandoning PUD-488-A.

D. Ordinance 25155 was adopted by the City Council of the City of Tulsa on October 25, 2023, was approved by the Mayor of the City of Tulsa on November 1, 2023, was published in the Tulsa World on November 5, 2023 and became effective on December 5, 2023.

E. From and after the adoption of MX2-V-65 by the City of Tulsa, the Covenants were abandoned and of no further force or effect.

F. Section 3 of the Covenants states that the Covenants may be amended or modified at any time by the current owner of the Property with the approval of the City of Tulsa.

C. The Property Owner is the current owner of the Property and has been the sole and only owner of the Property since December 11, 2025.

NOW, THEREFORE, the Property Owner states as follows:

1. Termination. Pursuant to Section 3 of the Covenants, the Property Owner, as the sole owner of 100% of the ownership interests in the Property hereby terminates the Covenants effective as of the date of approval by the City of Tulsa

[SIGNATURE PAGES TO FOLLOW]

EXECUTED as of the day and year first above written.

3237 S Peoria Ave, LLC
an Oklahoma limited liability company

By: _____
Ryan Coretz, Manager

STATE OF OKLAHOMA)
) SS:
COUNTY OF TULSA)

The foregoing instrument was acknowledged before me this _____ day of October, 2026, by Ryan Coretz, as Manager of 3237 S Peoria Ave, LLC, an Oklahoma limited liability company.

My Commission Expires: _____

_____
My Commission No.: _____ Notary Public

APPROVED by the City of Tulsa, this ___ day of _____ 2026.

City of Tulsa, Oklahoma, a municipal corporation

By: _____

Name: _____

Title: Mayor

APPROVED:

_____
Secretary of Planning Commission

ATTEST:

_____
City Clerk

(Seal)

Approved as to form:

_____
City Attorney