Tulsa Metropolitan Area Planning Commission

Agenda of Meeting No. 2913
Wednesday, May 1, 2024, 1:00 p.m.
Tulsa City Council Chambers, 175 E. 2nd St., Tulsa, OK 74103

Introduction and Notice to the Public
The Tulsa Metropolitan Area Planning Commission (TMAPC) provides unbiased advice to the City Council and the County Commissioners on planning, development, and zoning matters. At this meeting, TMAPC, in accordance with and pursuant to applicable 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.

How to Participate
You may attend the hearing to express your opinions or have someone appear on your behalf. If you wish to present documents or exhibits during the hearing, please submit them by 9:00 a.m. the day of the hearing. Please reference the case number and include your name and address. Any exhibits presented will become part of the public record of the case.

- To comment on cases within the City of Tulsa, email planning@cityoftulsa.org.
  Mail: Tulsa Planning Office, 175 E. 2nd St., Suite 480, Tulsa, OK 74103

- To comment on cases outside city limits in Tulsa County, email esubmit@incog.org.
  Mail: INCOG Planning Services, 2 W. 2nd St., Suite 800, Tulsa, OK 74103

All electronic devices must be silenced during the hearing. Note: If you require special accommodations pursuant to the Americans with Disabilities Act, please notify the Tulsa Planning Office at 918-596-7526.

Call to Order

Reports
Chairperson’s Report
Director’s Report

Approval of Minutes

1. Minutes from Meeting 2912, April 17, 2024

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-431-A-11
   Location: South of the southwest corner of South Sheridan Road and East 101st Street South
   City Council District: 8
   Applicant: A-Max Sign Company
   Action(s) Requested: PUD minor amendment to permit an additional ground sign within PUD-431-A, limited to 12 feet 6 inches in height and 112 square feet of display surface area
Public Hearing – Rezoning
Review and possible recommendation of approval, approval with modifications, denial, or deferral of the following:

3. **Z-7766**
   Location: West of the southwest corner of West 55th Place South and South 37th West Avenue
   City Council District: 2
   Applicant: Matthew D Ward
   Action(s) Requested: Rezoning from RS-3 to RM-2

4. **Z-7767**
   Location: West of the northwest corner of East 11th Street South and South Garnett Road
   City Council: 3
   Applicant: Joseph A. McCormick
   Action(s) Requested: Rezoning from CS and RS-3 to CG with an optional development plan (Staff requests a continuance to June 5, 2024)

Public Hearing – Zoning Code Amendments
Review and possible recommendation of approval, approval with modifications, denial, or deferral of the following:

5. **ZCA-29** Consider proposed amendments to the following sections of the Tulsa Zoning Code (Title 42 Tulsa Revised Ordinances, Zoning and Property Restrictions):
   - Chapter 20 Overlay Districts: Sec. 20.030-B Purpose and Intended Use; Sec. 20.070 Route 66 Overlay; add Sec. 20.070-C Roadside Attractions
   - Chapter 95 Definitions: Sec. 95.210 Terms Beginning with “R” add Route 66 Commission

Public Hearing - Plats
Review and possible approval, approval with modifications, denial, or deferral of the following:

6. **West Estates** (County)
   Location: Southwest Corner of East 86th Street North and North Yale Avenue
   County Commission District: 1
   Action Requested: Preliminary Plat for Single-Family Subdivision (Continued from April 3, 2024)

Other Business

7. **Commissioners’ Comments**

Adjournment
Owner and Applicant Information
Applicant: Lori Worthington, AMAX Sign Co.
Property Owner: South Tulsa Baptist Church

Property Location
South of the southwest corner of East 101st Street
South and South Sheridan Road
Tract Size: ±19.6 acres

Location within the City of Tulsa
(shown with City Council districts)

Request Summary
Minor amendment to permit an additional ground sign within Development Parcel D of PUD-431-A limited to 12 feet 6 inches in height and 112 square feet of display surface area.

Zoning
Existing Zoning: Residential Multifamily 1 (RM-1)/PUD-431, PUD-431-A
Existing Overlays: None

Use
Current Use: Vacant

Comprehensive Plan Considerations
Land Use
Land Use Plan: Local Center
Small Area Plans: None
Development Era: Late Automobile

Transportation
Major Street & Highway Plan:
South Sheridan Road – Secondary Arterial
planitulsa Street Type: N/A
Transit: N/A
Existing Bike/Ped Facilities: N/A
Planned Bike/Ped Facilities: Bike Corridor

Environment
Flood Area: N/A
Tree Canopy Coverage: 10-20%
Parks & Open Space: N/A

Elected Representatives
City Council: District 8, Phil Lakin Jr.
County Commission: District 2, Kelly Dunkerley

Public Notice Required
Mailed Notice to 300’ radius – min. 10 days in advance

Staff Recommendation
Staff recommends approval.
**Detailed Staff Recommendation**

The applicant is requesting approval of a minor amendment to PUD-431-A to add an additional ground sign along the South Sheridan Road frontage for the South Tulsa Baptist Church. PUD-431-A currently only permits ground signs along South Sheridan Road for uses located within the PUD boundary. The applicant is proposing a single ground sign within Development Parcel D, specifically Reserve Area C of the South Tulsa Baptist Church Extended subdivision plat, for the South Tulsa Baptist Church.

The church is not located within the PUD, but two portions of the church-owned property, including Reserve C are included in the PUD boundary. The minor amendment would allow a single ground sign in Reserve C for use by the church property. The ground sign would be constructed at the church entrance located within Reserve Area C.

**Amendment Proposal:**

**Current PUD Standards:**

No ground signs are permitted within Reserve Area C for Development Parcel D.

**Proposed PUD Standards:**

Reserve C – South Tulsa Baptist Church Extended (Development Parcel D, PUD-431-A)

- Number of Ground Signs: 1
- Maximum Height: 12 feet, 6 inches
- Maximum Display Surface Area: 112 square feet

*Note: Sign is permitted to include a dynamic display per BOA-23672*

The minor amendment does not amend any other sign standards for PUD-431-A.

Staff has reviewed the request and determined:

1) PUD-431-A-11 is consistent with the provisions for administration and procedures of a PUD in Section 30.010-H.

2) PUD-431-A-11 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-431-A.

3) All remaining development standards defined in PUD-431-A and subsequent amendments shall remain in effect.

With consideration given to the factors listed herein, staff recommends **approval** of the application.

**Comprehensive Plan Considerations**

**Land Use Plan**

The subject property where the sign is proposed to be located is designated as a local center.

**Local Centers** serve the daily needs of those in the surrounding neighborhoods. This designation implies that the center generally does not serve an area beyond the nearby neighborhoods. Typical uses include commercial or retail uses that serve the daily needs of nearby residents. In order to introduce a regional trip generator, the entire local center designation should be amended to be Regional Center with significant input from all affected properties and nearby neighborhoods.
Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning/Overlay</th>
<th>Existing Land Use Designation</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>CS/PUD-431/PUD-431-A</td>
<td>Local Center</td>
<td>Commercial</td>
</tr>
<tr>
<td>East</td>
<td>RM-1/PUD-267/PUD-267-A</td>
<td>Local Center</td>
<td>Commercial</td>
</tr>
<tr>
<td>South</td>
<td>RS-3</td>
<td>Neighborhood</td>
<td>Religious Assembly</td>
</tr>
<tr>
<td>West</td>
<td>RM-1/PUD-431/PUD-431-A/PUD-431-C</td>
<td>Neighborhood</td>
<td>Residential</td>
</tr>
</tbody>
</table>

Small Area Plans
The subject properties are not within a small area plan.

Development Era
The subject property is in an area developed during the Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking, community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

Transportation
Major Street & Highway Plan: South Sheridan Road is designated as a secondary arterial.

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: Bike Corridor

Arterial Traffic per Lane: N/A

Environmental Considerations
Flood Area: The subject properties are not within a flood area.

Tree Canopy Coverage: Tree canopy in the area is 18%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: N/A

Exhibits
Case map
Aerial (small scale)
Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Applicant Exhibits
Tulsa Metropolitan Area Planning Commission

Z-7766 Staff Report

Hearing Date: May 1, 2024
Prepared by: Nathan Foster
nathanfoster@cityoftulsa.org
918-596-7609

Owner and Applicant Information
Applicant: Matthew D. Ward
Property Owner: Mindful South Haven, LLC

Property Location
West of the southwest corner of West 55th Place South
and South 37th West Avenue
Tract Size: ±0.25 acres

Location within the City of Tulsa
(shown with City Council districts)

Elected Representatives
City Council: District 2, Jeannie Cue
County Commission: District 2, Karen Keith

Public Notice Required
Newspaper Notice – min. 20 days in advance
Mailed Notice to 300’ radius – min. 20 days in advance
Posted Sign – min. 20 days in advance

Request Summary
Rezone subject properties from RS-3 to RM-2 to permit
duplexes.

Zoning
Existing Zoning: Residential Single-Family 3 (RS-3)
Existing Overlays: None
Proposed Zoning: Residential Multifamily 2 (RM-2)

Use
Current Use: Vacant
Proposed Use: Duplexes

Comprehensive Plan Considerations
Land Use
Land Use Plan: Neighborhood
Small Area Plans: None
Development Era: Late Automobile

Transportation
Major Street & Highway Plan: N/A
planitulsa Street Type: None
Transit: N/A
Existing Bike/Ped Facilities: None
Planned Bike/Ped Facilities: None

Environment
Flood Area: N/A
Tree Canopy Coverage: 10-20%
Parks & Open Space: N/A

Staff Recommendation
Staff recommends approval.
Detailed Staff Recommendation
The applicant is proposing to rezone the subject properties from RS-3 to RM-2 to permit the development of duplexes. The subject property is adjacent to additional RM-2 zoning to the east. There is a Tulsa Housing Authority development adjacent to the property on the south side that includes duplexes and single-family homes.

Rezoning to RM-2 would allow higher density residential development by permitting a range of housing types. The addition of these new housing types would benefit the area by providing a variety of housing options. RM-2 maintains the same height maximum as the adjacent RS-3 zoning while permitting smaller lot sizes and additional building types.

The requested rezoning aligns with the neighborhood land use designation in the area and there have been similar rezoning requests approved in the neighborhood within the last year.

With consideration given to the factors listed herein, staff recommends approval of the application.

Comprehensive Plan Considerations

Land Use Plan
The subject property is designated as neighborhood. Neighborhoods are mostly residential uses, which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low intensity uses that support residents’ daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access from a lower-order street separated from the arterial, then it would be considered Neighborhood.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning/Overlay</th>
<th>Existing Land Use Designation</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RS-3</td>
<td>Neighborhood</td>
<td>Single-Family Residential</td>
</tr>
<tr>
<td>East</td>
<td>RM-2</td>
<td>Neighborhood</td>
<td>Vacant</td>
</tr>
<tr>
<td>South</td>
<td>RS-3/CDP-63</td>
<td>Neighborhood</td>
<td>Duplexes/Single-Family</td>
</tr>
<tr>
<td>West</td>
<td>RS-3</td>
<td>Neighborhood</td>
<td>Single-Family Residential</td>
</tr>
</tbody>
</table>

Small Area Plans
The subject properties are not located within any adopted small area plans.

Development Era
The subject property is in an area developed during the Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking, community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

Transportation
Major Street & Highway Plan: None.

Comprehensive Plan Street Designation: N/A
Transit: None.

Existing Bike/Ped Facilities: None.

Planned Bike/Ped Facilities: None.

**Environmental Considerations**

Flood Area: The subject properties are not located within any designated floodplain areas.

Tree Canopy Coverage: Tree canopy in the area is 12%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: N/A

**Zoning History**

Ordinance 11821, dated June 26, 1970, established zoning for the subject property.

**Exhibits**

Case map
Aerial (small scale)
Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Kim,

Staff is requesting a continuance on Z-7767 to June 5, 2024.

The legal description provided by the applicant omitted a portion of the property that was intended to be included. We will need to send a new notice and create new maps prior to TMAPC action being taken.

Thanks,

Nathan Foster  |  Principal Planner
Tulsa Planning Office
Department of City Experience
175 E. 2nd Street, Suite 480
Tulsa, OK 74103-3216
T: 918-596-7609
E: nathanfoster@cityoftulsa.org
www.tulsaplanning.org
Item: **ZCA-29, Consider proposed amendments to the following sections of the Tulsa Zoning Code (Title 42 Tulsa Revised Ordinances, Zoning and Property Restrictions):**

- Chapter 20 Overlay Districts: Sec. 20.030-B Purpose and Intended Use; Sec. 20.070 Route 66 Overlay; add Sec. 20.070-C Roadside Attractions
- Chapter 95 Definitions: Sec. 95.210 Terms Beginning with “R” add Route 66 Commission

**Background:** The City Council initiated amendments to the Route 66 Overlay to include provisions for roadside attractions on January 31, 2024. Route 66 Overlay was adopted by City Council in 2018 and applied to all portions of Route 66 with the exception of downtown. The zoning code states: *The Route 66 overlay establishes zoning regulations and incentives intended to ensure the enhancement, development, and revitalization of the authentic Route 66 through the promotion of historic and historically inspired signage, especially neon, along and adjacent to the two alignments of Route 66 in Tulsa. The regulations are generally intended to guide the character of both public and private development as it occurs along Route 66.*

The initial purpose of the overlay was focused signage and allows greater sign allowances for neon signs. To assist in implementation of the overlay, the neon sign grant program began in 2019 and has resulted in approximately 60 grants totaling $396,719 in grants, with a total investment of $1,133,000 in neon signs along the route.

Significant private investment has occurred along Route 66 over the past 5 years and property owners are enhancing the route through more than just neon signage, including new businesses and roadside attractions. Currently, the zoning code does not address roadside attractions and typically sign standards are applied to these structures. As the sign budget for the site is fully utilized, a variance is required to increase the amount of signage on the site, even though roadside attractions do differ from traditional signage. As a result, there is a need to consider amendments.
to the zoning code to establish criteria and a process for roadside attractions within the Route 66 overlay.

Planning staff presented the proposed amendments to the Planning Commission for review and comment at their April 3, 2024, meeting.

Staff recommendation:

Approval of proposed amendments to the City of Tulsa Zoning Code as shown in the attachment.

Attachments:

- Proposed Zoning Code amendments (ZCA-29).
- Zoning Maps of the Route 66 Overlay boundary
### Chapter 20 | Overlay Districts

<table>
<thead>
<tr>
<th>Section 20.010</th>
<th>General</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 20.020</td>
<td>HP, Historic Preservation Overlays</td>
</tr>
<tr>
<td>Section 20.030</td>
<td>SA, Special Area Overlays</td>
</tr>
<tr>
<td>Section 20.040</td>
<td>PI, Parking Impact Overlay</td>
</tr>
<tr>
<td>Section 20.050</td>
<td>RDO, River Design Overlays</td>
</tr>
<tr>
<td>Section 20.060</td>
<td>HNO, Healthy Neighborhoods Overlay</td>
</tr>
<tr>
<td>Section 20.070</td>
<td>RT66, Route 66 Overlay</td>
</tr>
<tr>
<td>Section 20.080</td>
<td>NIO, Neighborhood Infill Overlay</td>
</tr>
<tr>
<td>Section 20.090</td>
<td>NCO, Neighborhood Character Overlay</td>
</tr>
<tr>
<td>Section 20.100</td>
<td>NIO-2, Neighborhood Infill Overlay – 2</td>
</tr>
</tbody>
</table>

### 20.030-B Purpose and Intended Use

1. SA overlays are intended to address neighborhood planning and design issues when other available zoning tools or other techniques cannot achieve the desired results. SA overlays may be used to relax or eliminate requirements that apply under base zoning or to impose requirements in addition to those of base zoning. SA overlays are not intended to be used as a de facto downzoning tool. SA overlays may be appropriate for one or more of the following purposes:
   a. Protect unique development, building or land use patterns in residential, commercial or mixed-use areas when such patterns are not adequately addressed by applicable zoning regulations;
   b. Promote reinvestment and redevelopment in residential, commercial, or mixed-use areas where change is desired and when existing zoning regulations hinder achievement of the desired change; or
   c. Help implement neighborhood plans or planning studies.

2. Without limiting the general purpose and intent of 20.030-B1, SA overlays may be used for the following express purposes:
   a. Allow principal or accessory uses and building types that are not allowed under base zoning;
   b. Allow densities and intensities of development that are not allowed under base zoning; or
   c. Establish reasonable, clear, and objective site, building, and design standards that promote the general purpose established in 20.030-B1.

3. SA overlays may not be used for any of the following express purposes:
   a. Impose requirements that conflict with the comprehensive plan or any other officially adopted plan;
   b. Impose subjective design requirements or guidelines that require discretionary review and approval.
Section 20.070  Route 66 Overlay

20.070-A  General

1. Purpose and Intent
   The Route 66 overlay district establishes zoning regulations and incentives intended to ensure the enhancement, development, and revitalization of the authentic Route 66 through the promotion of historic and historically inspired signage, especially neon, and roadside attractions along and adjacent to the two alignments of Route 66 in Tulsa. The regulations are generally intended to guide the character of both public and private development as it occurs along Route 66.

2. Applicability
   Except as otherwise expressly stated, the Route 66 overlay district regulations of this section shall apply within the boundaries of the Route 66 overlay district to the following:
   a. All new signage that requires a sign permit and includes at least 25% exposed neon as measured by total sign face area. Dynamic Displays as defined in Section 60.100 are not permitted to utilize the provisions of the overlay.
   b. Roadside attractions as defined in Section 20.070-C.

3. Conflicting Regulations
   All applicable regulations of the underlying base zoning district apply to property in the Route 66 overlay district unless otherwise expressly stated in the Route 66 overlay district regulations. For properties with approved development plans (PUD, CO, MPD, Optional Development Plan), the approved development plan and development standards apply unless otherwise expressly stated in the Route 66 overlay district regulations.

20.070-C  Roadside Attractions
   Roadside attractions are permitted in the Route 66 overlay district. Roadside attractions are features or structures intended to promote tourism and enhance the Route 66 experience.

   1. General Regulations
      a. Roadside attractions are subject to review and approval by the Tulsa Route 66 Commission.
      b. Business name and/or logos will be considered signage and are required to comply with sign regulations.
c. **Roadside attractions are required to obtain all necessary permits prior to construction.**

2. **In reviewing roadside attractions, the Route 66 Commission must determine that the proposal:**

a. **Reflects the historic significance of Route 66 in Tulsa by identifying elements that contribute to its legacy and character; and**

b. **Promotes tourism along Route 66; and**

c. **Implements recommendations adopted in Plan 66.**

***

Chapter 95 | Definitions

***

Section 95.210 Terms Beginning With “R”

**Route 66 Commission**
The Route 66 Commission of the City of Tulsa.
Owner and Applicant Information
Applicant: Alan Betchan
Property Owner: Owasso 86th Development LLC

Property Location
Southwest Corner of East 86th Street North and North Yale Ave
Tract Size: ±20.06 acres

Location within Tulsa County
(shown with County Commission districts)

Elected Representatives
County Commission: District 1, Stan Sallee

Staff Recommendation
Staff recommends approval.

Request Summary
Preliminary Plat for a single-family subdivision.

Zoning
Existing Zoning: Commercial Shopping (CS)

Use
Current Use: Vacant
Proposed Use: Single-Family Residential

Comprehensive Plan Considerations
Land Use
Land Use Plan: Rural Commercial (North Tulsa County)

Transportation
Major Street & Highway Plan: N Yale Ave: Secondary Arterial
Transit: None
Existing Bike/Ped Facilities: None
Planned Bike/Ped Facilities: A sidewalk gap is shown on the GO Plan along N Yale Ave.

Environment
Flood Area: None
Parks & Open Space: None
Detailed Staff Recommendation

PRELIMINARY PLAT

West Estates - (County)
Southwest Corner of East 86th Street North and North Yale Ave

This plat consists of 28 lots, 2 blocks on 20.06 ± acres.

The Technical Advisory Committee (TAC) met on March 7, 2024 and provided the following comments:

1. **Zoning:** Proposed lots conforms to the requirements of the CS district. Planning Services will provide comments prior to final plat release.

2. **Addressing:** INCOG will assign addresses. Include assigned addresses on face of the final plat and provide address disclaimer.

3. **Transportation & Traffic:** Final street construction plans must be approved by the County Engineer and installed prior to final plat release.

4. **Sewer/Water:** On-site sewage disposal via ODEQ approved system. Water line plans must be submitted to Rural Water District No. 3, Washington County. All requirements of the district must be met for final plat approval.

5. **Stormwater, Drainage, & Floodplain:** Plans for stormwater and drainage must be approved by the Tulsa County Engineer and improvements must be in place prior to final plat approval. Provide access to reserve area for maintenance.

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 all other requirements of the Subdivision and Development Regulations. Tulsa County release is required prior to final plat approval.
PUBLIC STREETS AND GENERAL ENFORCEMENT

PAVING AND LANDSCAPING WITHIN EASEMENTS

PO BOX 2136
THE NORTH HALF OF THE NORTHEAST QUARTER (NE/4) OF THE NORTHEAST QUARTER
OF THE TOWNSHIP THREE NORTHEAST QUARTER (T-3N), RANGE THREE EAST (R-3E), TULSA COUNTY, OKLAHOMA.

A. PUBLIC STREETS, EASEMENTS AND UTILITIES

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE, AND CABLE TELEVISION SERVICES ARE PERMITTED ON THE AIRSPACE OVER THE EASEMENTS OF THE SUBDIVISION, PROVIDED THAT SUCH LINES DO NOT OCCUPY ANY OF THE EASEMENTS OF THE SUBDIVISION AND THAT THE OWNER OF THE LOT AGREES TO BE BOUND BY THE COVENANTS ESTABLISHED IN THIS DEED OF DEDICATION.

2. OVERHEAD LINES FOR THE SUPPLY OF GAS SERVICE ARE PERMITTED ON THE AIRSPACE OVER THE EASEMENTS OF THE SUBDIVISION, PROVIDED THAT SUCH LINES DO NOT OCCUPY ANY OF THE EASEMENTS OF THE SUBDIVISION AND THAT THE OWNER OF THE LOT AGREES TO BE BOUND BY THE COVENANTS ESTABLISHED IN THIS DEED OF DEDICATION.

3. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE, THROUGH ITS AGENTS, MAY ENTER UPON THE SUBDIVISION, INCLUDING BUT NOT LIMITED TO THE EASEMENTS OF THE SUBDIVISION, IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS APPROVED BY TULSA COUNTY, FOR THE PURPOSE OF ENSURING THE SAFE AND EFFECTIVE USE OF SUCH SERVICES AND FOR THE PROTECTION OF THE PUBLIC WATER MAINS, METER BOXES, AND WATER METER EXHIBITS IN ACCORDANCE WITH THE STATE LAWS OF OKLAHOMA. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE MAY ENTER THE SUBDIVISION AND INSTALL SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF ELECTRIC SERVICE, IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS APPROVED BY TULSA COUNTY, FOR THE PURPOSE OF ENSURING THE SAFE AND EFFECTIVE USE OF SUCH SERVICES AND FOR THE PROTECTION OF THE PUBLIC WATER MAINS, METER BOXES, AND WATER METER EXHIBITS IN ACCORDANCE WITH THE STATE LAWS OF OKLAHOMA. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE MAY ENTER THE SUBDIVISION AND INSTALL SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF ELECTRIC SERVICE, IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS APPROVED BY TULSA COUNTY, FOR THE PURPOSE OF ENSURING THE SAFE AND EFFECTIVE USE OF SUCH SERVICES AND FOR THE PROTECTION OF THE PUBLIC WATER MAINS, METER BOXES, AND WATER METER EXHIBITS IN ACCORDANCE WITH THE STATE LAWS OF OKLAHOMA.

4. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND FACILITIES, INCLUDING BUT NOT LIMITED TO WATER MAINS, GAS MAINS, TELEPHONE LINES, CABLE TELEVISION LINES, ELECTRIC LINES, AND WATER LINES, AND SHALL PROVIDE FOR THE PROTECTION OF THE UNDERGROUND FACILITIES IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS APPROVED BY TULSA COUNTY.

5. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND FACILITIES, INCLUDING BUT NOT LIMITED TO WATER MAINS, GAS MAINS, TELEPHONE LINES, CABLE TELEVISION LINES, ELECTRIC LINES, AND WATER LINES, AND SHALL PROVIDE FOR THE PROTECTION OF THE UNDERGROUND FACILITIES IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS APPROVED BY TULSA COUNTY.

6. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND FACILITIES, INCLUDING BUT NOT LIMITED TO WATER MAINS, GAS MAINS, TELEPHONE LINES, CABLE TELEVISION LINES, ELECTRIC LINES, AND WATER LINES, AND SHALL PROVIDE FOR THE PROTECTION OF THE UNDERGROUND FACILITIES IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS APPROVED BY TULSA COUNTY.

C. SPECIFIC RIGHTS AND RESPONSIBILITIES

1. BEFORE ANY CONSTRUCTION ACTIVITY SHOWN ON THE ACCOMPANYING PLAT, FOR THE PURPOSE OF ENSURING THE SAFE AND EFFECTIVE USE OF SUCH SERVICES AND FOR THE PROTECTION OF THE PUBLIC WATER MAINS, METER BOXES, AND WATER METER EXHIBITS IN ACCORDANCE WITH THE STATE LAWS OF OKLAHOMA.

2. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND FACILITIES, INCLUDING BUT NOT LIMITED TO WATER MAINS, GAS MAINS, TELEPHONE LINES, CABLE TELEVISION LINES, ELECTRIC LINES, AND WATER LINES, AND SHALL PROVIDE FOR THE PROTECTION OF THE UNDERGROUND FACILITIES IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS APPROVED BY TULSA COUNTY.

3. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND FACILITIES, INCLUDING BUT NOT LIMITED TO WATER MAINS, GAS MAINS, TELEPHONE LINES, CABLE TELEVISION LINES, ELECTRIC LINES, AND WATER LINES, AND SHALL PROVIDE FOR THE PROTECTION OF THE UNDERGROUND FACILITIES IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS APPROVED BY TULSA COUNTY.

4. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND FACILITIES, INCLUDING BUT NOT LIMITED TO WATER MAINS, GAS MAINS, TELEPHONE LINES, CABLE TELEVISION LINES, ELECTRIC LINES, AND WATER LINES, AND SHALL PROVIDE FOR THE PROTECTION OF THE UNDERGROUND FACILITIES IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS APPROVED BY TULSA COUNTY.

5. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND FACILITIES, INCLUDING BUT NOT LIMITED TO WATER MAINS, GAS MAINS, TELEPHONE LINES, CABLE TELEVISION LINES, ELECTRIC LINES, AND WATER LINES, AND SHALL PROVIDE FOR THE PROTECTION OF THE UNDERGROUND FACILITIES IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS APPROVED BY TULSA COUNTY.

6. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND FACILITIES, INCLUDING BUT NOT LIMITED TO WATER MAINS, GAS MAINS, TELEPHONE LINES, CABLE TELEVISION LINES, ELECTRIC LINES, AND WATER LINES, AND SHALL PROVIDE FOR THE PROTECTION OF THE UNDERGROUND FACILITIES IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS APPROVED BY TULSA COUNTY.

7. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND FACILITIES, INCLUDING BUT NOT LIMITED TO WATER MAINS, GAS MAINS, TELEPHONE LINES, CABLE TELEVISION LINES, ELECTRIC LINES, AND WATER LINES, AND SHALL PROVIDE FOR THE PROTECTION OF THE UNDERGROUND FACILITIES IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS APPROVED BY TULSA COUNTY.

8. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND FACILITIES, INCLUDING BUT NOT LIMITED TO WATER MAINS, GAS MAINS, TELEPHONE LINES, CABLE TELEVISION LINES, ELECTRIC LINES, AND WATER LINES, AND SHALL PROVIDE FOR THE PROTECTION OF THE UNDERGROUND FACILITIES IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS APPROVED BY TULSA COUNTY.

9. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND FACILITIES, INCLUDING BUT NOT LIMITED TO WATER MAINS, GAS MAINS, TELEPHONE LINES, CABLE TELEVISION LINES, ELECTRIC LINES, AND WATER LINES, AND SHALL PROVIDE FOR THE PROTECTION OF THE UNDERGROUND FACILITIES IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS APPROVED BY TULSA COUNTY.