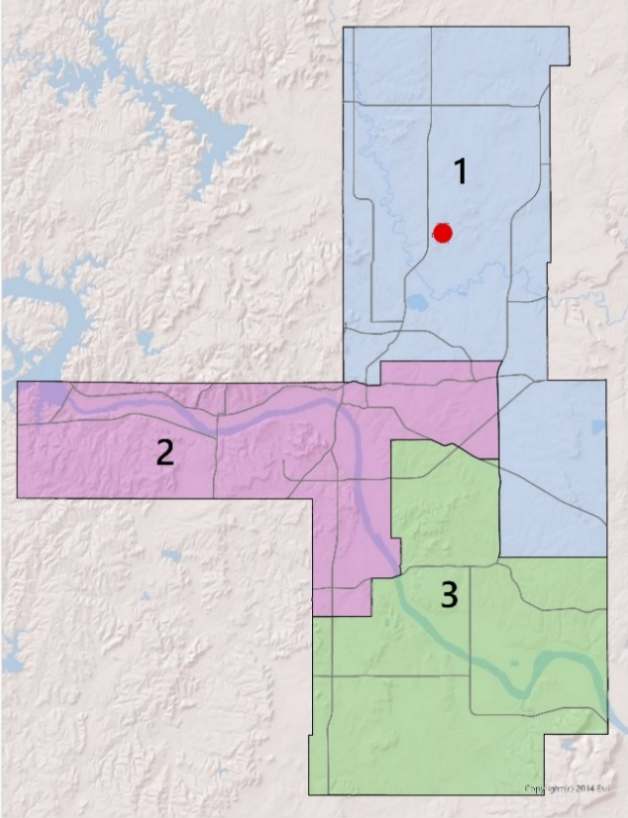


<p>Tulsa Metropolitan Area Planning Commission</p>		<p>Case: Project Clydesdale – Accelerated Release of Building Permits Hearing Date: March 4, 2025 Prepared by: INCOG Planning Services jrojas@incog.org 918-579-9485</p>
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Owner and Applicant Information
Applicant: Nathalie Cornett, Eller & Detrich, P.C.
Property Owner: Bird Creek Ranch limited partnership, et al. c/o Lou Reynolds
Property Location: West of North Sheridan Road between East 76th street north and East 86th Street north
Tract Size: ±506 Acres
Location within Tulsa County
(shown with County Commission districts)



Elected Representatives
County Commission: District 1; Stan Sallee

Staff Recommendation
The TMAPC Subdivision Regulations (Section 10-110) provides a process for the Planning Commission to allow a building permit office the opportunity to release a permit prior to final plat completion. The subdivision regulations are not specific about which permit office can accept this procedure. Historically “accelerated release process” has only been used inside the City of Tulsa when financial assurances are in place for required infrastructure improvements. This is the first request for a county plat. In this instance the final plat for Project Clydesdale is all in an unincorporated area of Tulsa County but relies on City of Tulsa domestic water supply and City of Tulsa sanitary sewer service. Construction of those utilities can proceed without the final plat. Staff contends that this request is unnecessary for City of Tulsa Utilities, but we have recently learned that the building permit office in Tulsa County Inspections will not finish building permit reviews until the plat is filed or unless this request is approved. In most county subdivisions, all required infrastructure (storm drainage, roadway improvements, and utility installations) must be completed prior to final approval; however, this requirement is independent of and does not affect the building permit review process. We do not expect that process to change. The preliminary plat was approved by TMAPC on 06/04/2025. Staff supports this request for the first phase of construction as shown on the applicants exhibit.

Pre-Application Meeting February 9th, 2026
The pre-application meeting is required in section 10-110.2 of the regulations. At that time site grading and was in the construction phase. It was not clear during that meeting the building permit office felt this process was necessary.

Zoning
Existing Zoning: IL (Industrial-Light) / PUD-871

Exhibits

- Draft Final Plat
- Applicant’s Statement
- Aerial Case Map
- Tulsa County Comprehensive Plan Land Use Map
- Zoning Map

Exhibit “B”

The Applicant requests an Accelerated Release of Building Permit pursuant to Section 10-110 of the Tulsa Metropolitan Area Subdivision and Development Regulations.

On June 4, 2025, the Preliminary Plat for Project Clydesdale was unanimously recommended for approval by TMAPC. Since then, the Project’s design professionals have been working with INCOG, Tulsa County, the City of Tulsa, and the various utility providers to ensure all easements, lot configurations, and rights-of-way are in place.

While located in Tulsa County, extensions of a City of Tulsa water line and sanitary sewer main are required to serve the Project. This has necessitated review and approval through the City’s IDP process. On October 13, 2025, IDP plans were submitted to the City of Tulsa and are currently under review.

A Draft Final Plat has been submitted to INCOG and is currently being reviewed by Planning Staff. A copy of the most recent version is enclosed.

With utility coordination ongoing, applications to begin construction on Phase I of Project Clydesdale have also been submitted to the Tulsa County Permitting Office. Phase I will consist of construction of a security kiosk, administrative offices and a data center shell building at the southerly area of the Project, near the campus entrance on 76th Street North. A Site Plan of the proposed buildings is enclosed.

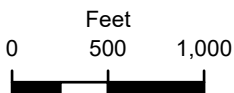
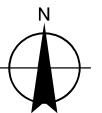
Given the scale of the overall Project and the multiple jurisdictions involved, approval of the IDP plans and recording of the Final Plat is likely still several months away. In order to alleviate these additional time constraints, the Applicant requests this Accelerated Release to authorize the Tulsa County Permitting Office to issue building permits to commence Phase I, subject to its approval of such permits in accordance with Tulsa County’s building regulations and requirements.



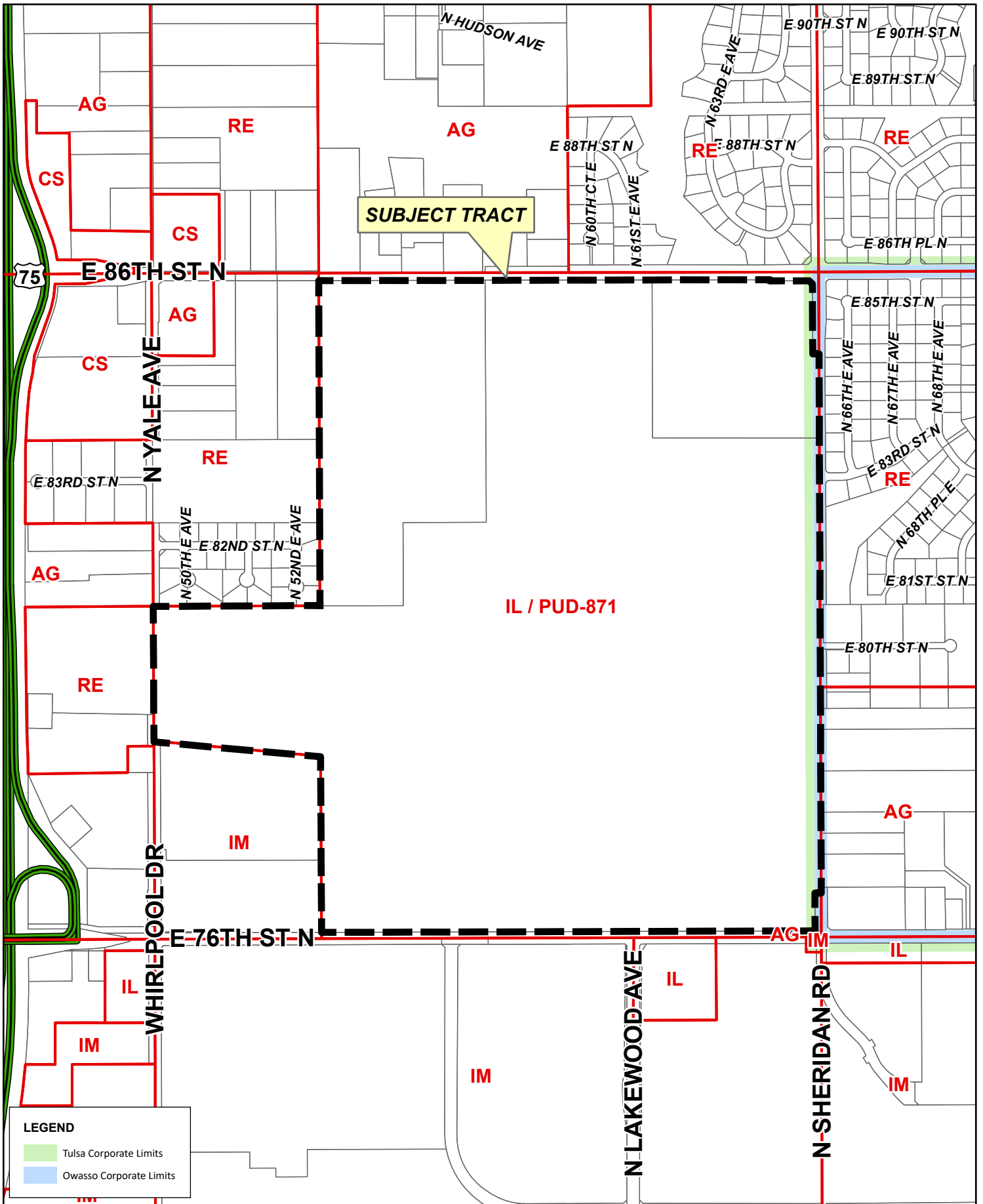
PROJECT CLYDESDALE

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



Aerial Photo Date: 2023



PROJECT CLYDESDALE

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