

Tulsa Metropolitan Area  
Planning Commission



Case: The West Meadow at Berryhill Creek  
(related to CZ-583)  
Hearing Date: April 1, 2026  
Prepared by: Kendal Davis  
kdavis@incog.org  
918-579-9485

**Owner and Applicant Information**

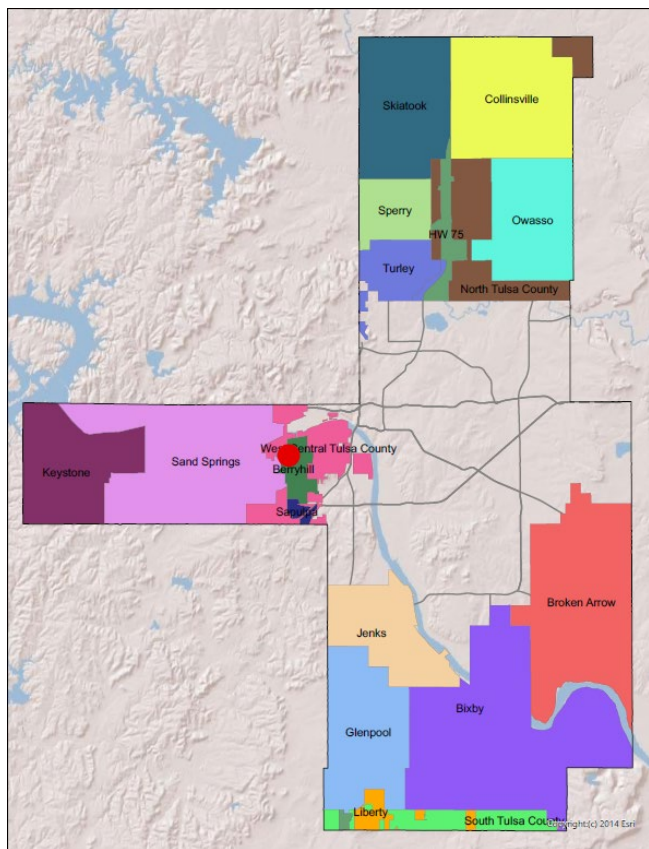
**Applicant:** Brent Cox

Property Owner: Berryhill Creek Development, LLC

**Property Location** East side of S. 65th W. Ave. at W. 26th Street S.

Tract Size: ± 19.254

**Location within Tulsa County**  
(shown with Planning Areas)



**Elected Representatives**

**County Commission:** District 2; Lonnie Sims

**Staff Recommendation**

Staff recommends **approval**

**Request Summary**

Preliminary Subdivision Plat Approval to allow Residential Subdivision.

**Zoning**

**Existing Zoning:** AG (Agricultural)

**Proposed Zoning:** RS-3 (Residential)

**Use**

**Current Use:** Vacant

**Proposed Use:** Residential

**Comprehensive Plan Considerations**

**Land Use**

**Land Use Plan:** New Neighborhood

**Transportation**

**Major Street & Highway Plan:** S. 65th West Ave is classified as Secondary Arterial

**Transit:** None

**Existing Bike/Ped Facilities:** Gilcrease Expy Trail

**Planned Bike/Ped Facilities:** None

**Environment**

**Flood Area:** None

**Parks & Open Space:** None

**Exhibits**

- Case map
- Aerial
- Tulsa County Comprehensive Plan Land Use Map
- Legal Description
- Preliminary Plat
- Conceptual Utility Plan



### Detailed Staff Recommendation

The applicant is proposing a preliminary plat for *The West Meadow at Berryhill Creek*, a residential subdivision located south of W. 25th St. S., north of W. 31st St. S., west of S. 57th W. Ave., and east of S. 65th W. Ave. The subject tract consists of approximately 19.25 acres and is currently zoned AG (Agriculture District).

The development is designed to create a cohesive single-family residential neighborhood consisting of approximately 72 lots. The subdivision layout incorporates an internal street network with multiple points of access, including connections to the existing surrounding roadway system. The street pattern is curvilinear in nature, intended to follow the natural topography of the site and minimize grading impacts, particularly near Berryhill Creek, which traverses the southern portion of the property.

The subdivision design includes:

- A range of residential lot sizes consistent with RS-3 development patterns
- Internal local streets providing connectivity throughout the neighborhood
- Designated reserve areas to preserve environmentally sensitive land, including floodplain and drainage corridors associated with Berryhill Creek
- Integration of drainage infrastructure consistent with County Engineering requirements
- Coordination with surrounding development patterns, including existing RS-3 neighborhoods to the north and east, and institutional uses (Berryhill North Elementary) to the south

The layout demonstrates sensitivity to existing environmental features by clustering development outside of flood-prone areas and utilizing reserve tracts for stormwater management and open space. The subdivision is intended to serve as a transition between lower-density agricultural land to the west and established suburban residential development to the north and east.

Therefore, staff recommends **APPROVAL** of the Preliminary Plat for *The West Meadow at Berryhill Creek*, subject to all required release letters and compliance with applicable County regulations.

### The West Meadow at Berryhill Creek - (County)

East side of S. 65th W. Ave. at W. 26th Street S.

This plat consists of 72 lots, 5 blocks on ± 19.254 acres.

The Technical Advisory Committee (TAC) met on March 19, 2026, and provided the following comments:

1. **Zoning:** Proposed lots conform to the requirements of the RS-3 district. INCOG Planning Services will provide comments prior to final plat release.
2. **Addressing:** INCOG will assign addresses and 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:** Storm water drainage will be collected, and detention will be addressed within designated reserve area in accordance with Tulsa County development regulations. Plans for stormwater and drainage must be approved by the Tulsa County Engineer and improvements must be in place prior to final plat approval.
5. **Stormwater, Drainage, & Floodplain:** 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.
7. **Engineering:** Tulsa County Engineering Department release is required prior to final plat approval.

### Comprehensive Plan Considerations

#### Land Use Plan

The subject property is designated as: **New Neighborhood**



Designation Description: **The New Neighborhood** is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity and shall be paired with an existing or new Neighborhood or Town Center.

**Surrounding Properties:**

**North:**

Properties to the north, across W. 26th Street, are predominantly zoned **RS-3** and developed with **single-family residential uses**. The area reflects a **traditional neighborhood** pattern with platted lots, established homes, and local street access. There is also a small area of **commercial zoning (CS)** further northwest, associated with neighborhood-scale services.

**East:**

Properties to the east are generally zoned **AG (Agriculture)** and consist of undeveloped land, wooded areas, and floodplain associated with nearby drainage corridors. Further east, beyond S. 57th West Avenue and toward the highway corridor, development becomes more limited and includes infrastructure and open space characteristics.

**South:**

Properties to the south are primarily zoned **AG** and include a mix of **open agricultural land and institutional uses**, including **Berryhill North Elementary School**, which is located southwest of the subject tract. This area reflects a transition between rural agricultural land and community-serving uses such as schools and recreational facilities.

**West:**

Properties to the west are predominantly zoned **RS-3** and developed with **single-family residential neighborhoods**, similar in character to those located north of the subject tract. These areas consist of platted lots with established homes and represent a continuation of suburban residential development patterns

**Small Area Plans**

None

**Transportation**

Major Street & Highway Plan: S. 65th West Ave is classified as Secondary Arterial

Transit: None

Existing Bike/Ped Facilities: Gilcrease Expy Trail

Planned Bike/Ped Facilities:

**Environmental Considerations**

Flood Area: None

Parks & Open Space: None

**Zoning History**

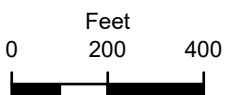
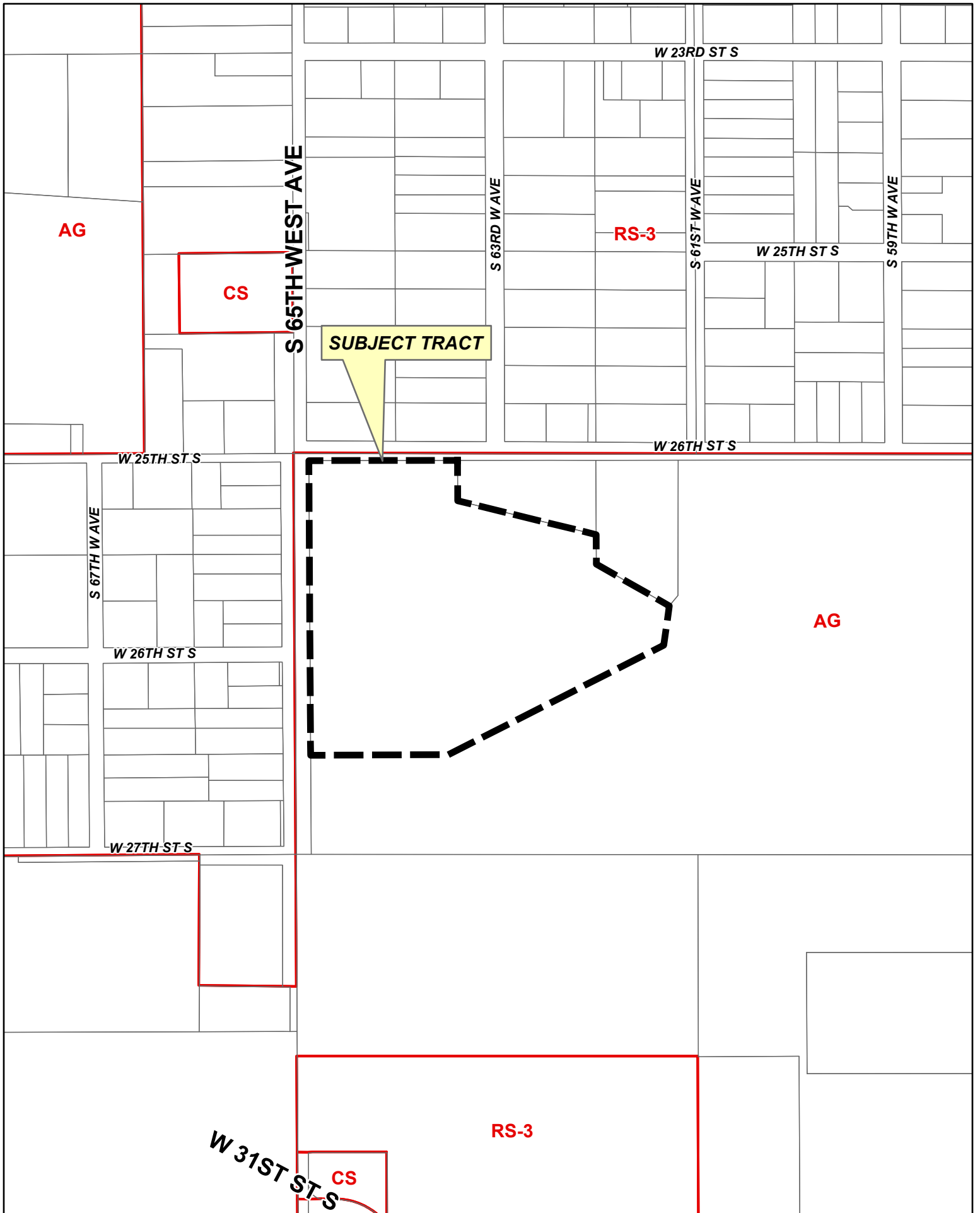
CMF #20241854 dated September 30, 2024, established zoning for the subject property.

**Exhibits**

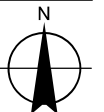
- Case map

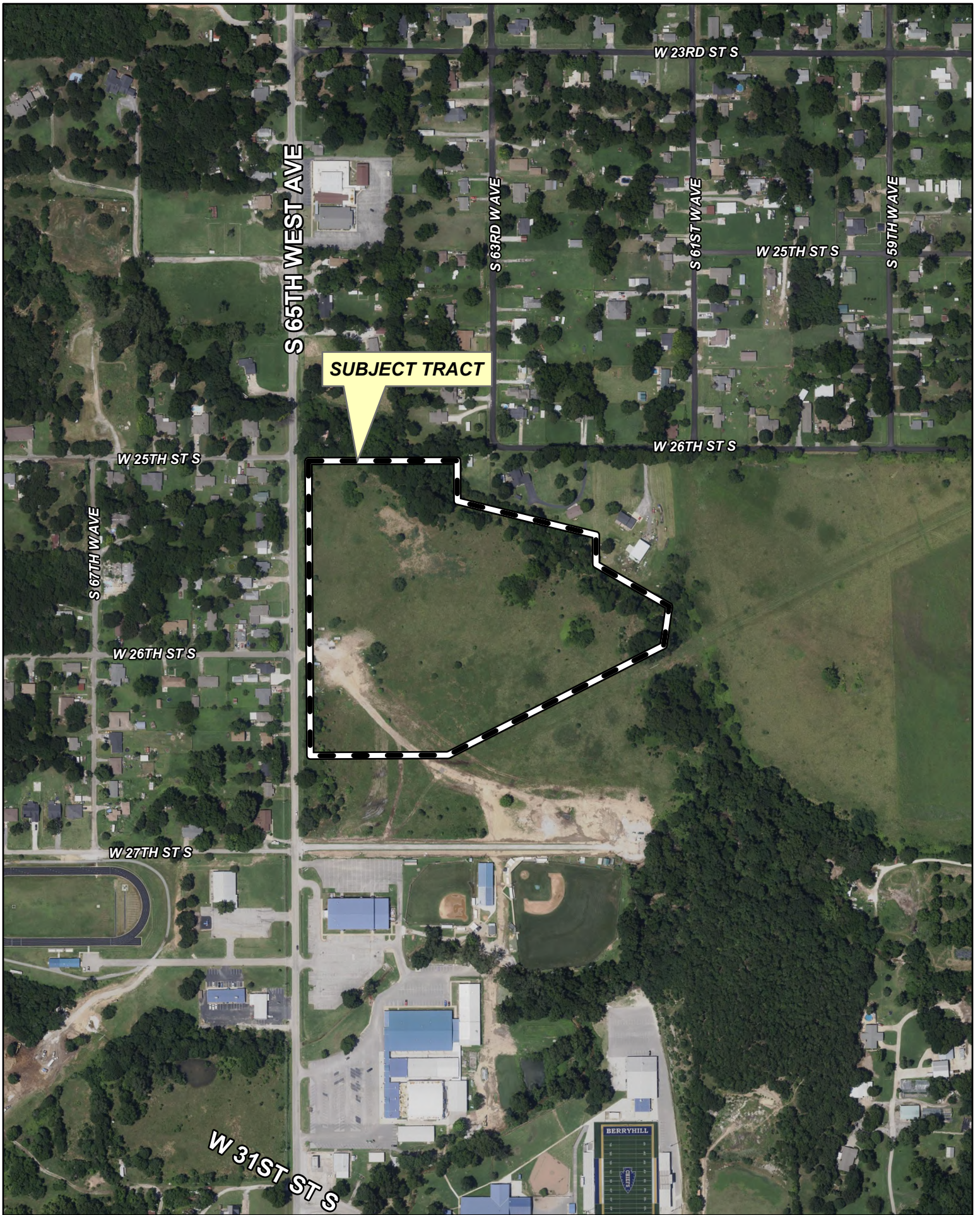


- Aerial
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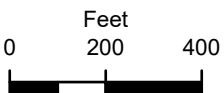
# The West Meadow at Berryhill Creek





**SUBJECT TRACT**

**W 31ST ST S**



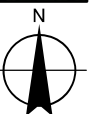
**Subject Tract**

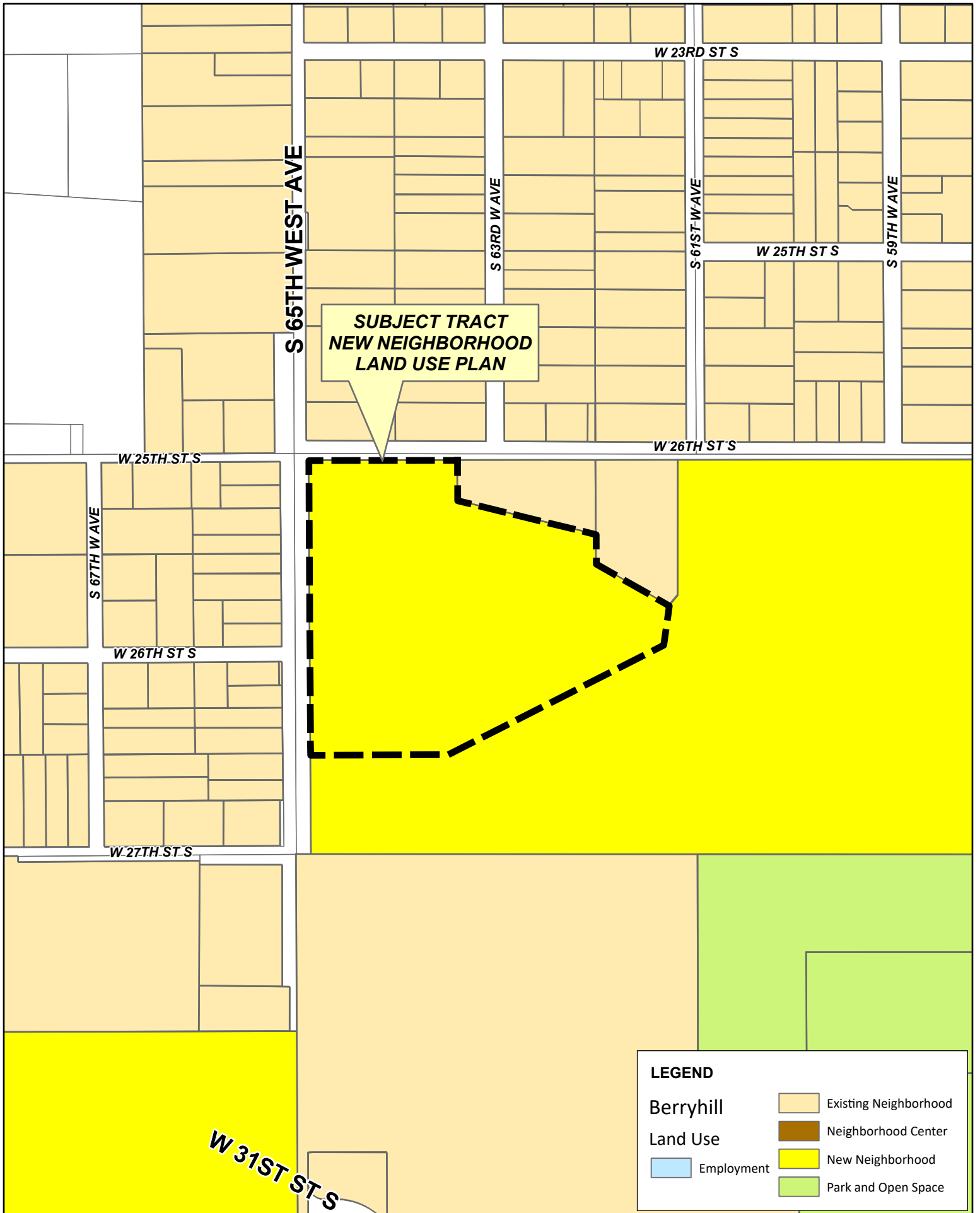
**The West Meadow at Berryhill Creek**

17 19-12

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


*Aerial Photo Date: 2024*



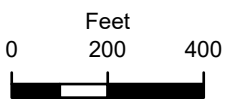


**SUBJECT TRACT  
NEW NEIGHBORHOOD  
LAND USE PLAN**

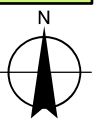
**LEGEND**

Berryhill		Existing Neighborhood
Land Use		Neighborhood Center
		New Neighborhood
	Employment	
		Park and Open Space

**W 31ST ST S**



**The West Meadow at Berryhill Creek**



# ***FRITZ LAND SURVEYING, LLC***

## ***Professional Land Surveying Services***

FEBRUARY 19, 2026

FLS #21464

### **LEGAL DESCRIPTION**

A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION SEVENTEEN (17), TOWNSHIP NINETEEN (19) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SW/4 OF SAID SECTION 17;  
THENCE SOUTH 01°01'37" EAST ALONG THE WEST LINE THEREOF 20.38 FEET;  
THENCE NORTH 88°58'23" EAST 50.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 65th WEST AVENUE AND THE POINT OF BEGINNING;

THENCE NORTH 89°24'17" EAST AND PARALLEL WITH THE NORTH LINE OF THE SW/4 OF SAID SECTION 17 A DISTANCE OF 484.71 FEET;  
THENCE SOUTH 00°35'43" EAST 135.28 FEET;  
THENCE SOUTH 76°56'25" EAST 470.29 FEET;  
THENCE SOUTH 00°35'50" EAST 96.92 FEET;  
THENCE SOUTH 61°41'49" EAST 277.56 FEET;  
THENCE SOUTH 07°19'47" EAST 131.42 FEET;  
THENCE SOUTH 62°23'16" WEST 445.45 FEET;  
THENCE SOUTH 62°16'14" WEST 357.53 FEET;  
THENCE SOUTH 89°20'09" WEST 477.76 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 65th WEST AVENUE; THENCE NORTH 01°01'37" WEST ALONG SAID RIGHT-OF-WAY LINE 973.88 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 838,567.2 SQ. FEET OR 19.25 ACRES.

BEARINGS ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE WEST LINE OF THE NW/4 OF SEC.17, T19N, R12E AS SOUTH 01°01'37" EAST.

***524 E. MAIN ST., JENKS, OK 74037***

***Ph: 918.528.5121***

***Email: fritzlandsurveying@gmail.com***

***www.fritzlandsurveying.com***

# Preliminary Plat The West Meadow at Berryhill Creek

A tract of land that is part of the Southwest Quarter (SW/4)  
of Section Seventeen (17), Township Nineteen (19) North, Range Twelve  
(12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma

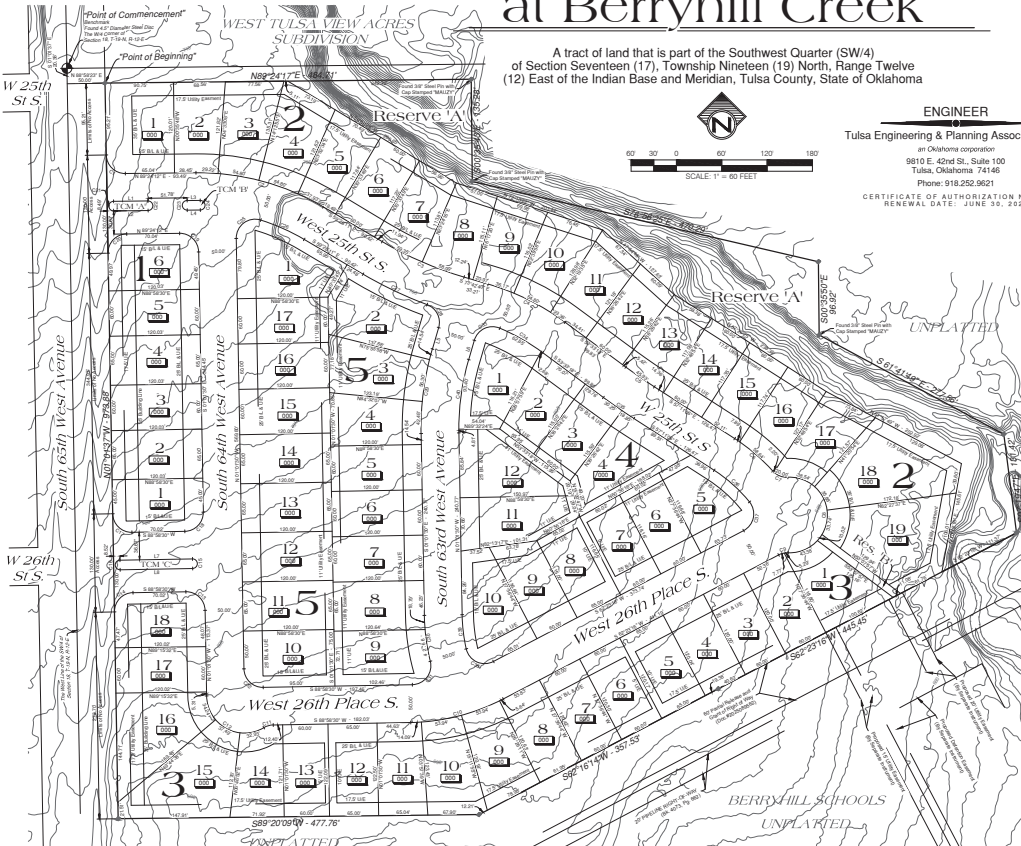
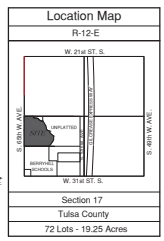
**OWNER/DEVELOPER**  
Berryhill Creek Development, LLC  
an Oklahoma Limited Liability Company  
5609 W 130 W Ave  
Sard Springs, OK 74063  
Phone: 918.200.1589  
Jim Arrowood  
jim.arrowood@gmail.com

**ENGINEER**  
Tulsa Engineering & Planning Associates, Inc.  
an Oklahoma corporation  
9810 E. 42nd St., Suite 100  
Tulsa, Oklahoma 74146  
Phone: 918.252.9621

**SURVEY**  
Fritz Land Surveying, LLC  
an Oklahoma Limited Liability Company  
524 E. Main Street  
Jenks, Oklahoma 74037  
Phone: 918.526.9121

CERTIFICATE OF AUTHORIZATION NO. 531  
RENEWAL DATE: JUNE 19, 2027

CERTIFICATE OF AUTHORIZATION NO. 548  
RENEWAL DATE: JUNE 30, 2026



**Line Table**

Lot	Area (Acres)	Dimensions
L1	0.872417	W 48.50'
L2	0.872417	W 48.50'
L3	0.872417	W 48.50'
L4	0.872417	W 48.50'
L5	0.872417	W 48.50'
L6	0.872417	W 48.50'
L7	0.872417	W 48.50'
L8	0.872417	W 48.50'
L9	0.872417	W 48.50'
L10	0.872417	W 48.50'
L11	0.872417	W 48.50'
L12	0.872417	W 48.50'
L13	0.872417	W 48.50'
L14	0.872417	W 48.50'
L15	0.872417	W 48.50'
L16	0.872417	W 48.50'
L17	0.872417	W 48.50'
L18	0.872417	W 48.50'

**Curve Table**

Curve	Station	Chord Bearing	Chord Length
C1	25.00	S 49°46'43"E	58.22
C2	25.00	S 79°51'00"W	174.50
C3	25.00	S 89°59'55"E	178.54
C4	25.00	N 43°37'30"W	113.74
C5	25.00	N 49°37'40"W	48.50
C6	25.00	N 49°37'40"W	48.50
C7	25.00	N 49°37'40"W	48.50
C8	25.00	N 49°37'40"W	48.50
C9	25.00	N 49°37'40"W	48.50
C10	25.00	N 49°37'40"W	48.50
C11	25.00	N 49°37'40"W	48.50
C12	25.00	N 49°37'40"W	48.50
C13	25.00	N 49°37'40"W	48.50
C14	25.00	N 49°37'40"W	48.50
C15	25.00	N 49°37'40"W	48.50
C16	25.00	N 49°37'40"W	48.50
C17	25.00	N 49°37'40"W	48.50
C18	25.00	N 49°37'40"W	48.50
C19	25.00	N 49°37'40"W	48.50
C20	25.00	N 49°37'40"W	48.50
C21	25.00	N 49°37'40"W	48.50
C22	25.00	N 49°37'40"W	48.50
C23	25.00	N 49°37'40"W	48.50
C24	25.00	N 49°37'40"W	48.50
C25	25.00	N 49°37'40"W	48.50
C26	25.00	N 49°37'40"W	48.50
C27	25.00	N 49°37'40"W	48.50
C28	25.00	N 49°37'40"W	48.50
C29	25.00	N 49°37'40"W	48.50
C30	25.00	N 49°37'40"W	48.50
C31	25.00	N 49°37'40"W	48.50
C32	25.00	N 49°37'40"W	48.50
C33	25.00	N 49°37'40"W	48.50
C34	25.00	N 49°37'40"W	48.50
C35	25.00	N 49°37'40"W	48.50
C36	25.00	N 49°37'40"W	48.50
C37	25.00	N 49°37'40"W	48.50
C38	25.00	N 49°37'40"W	48.50
C39	25.00	N 49°37'40"W	48.50
C40	25.00	N 49°37'40"W	48.50

**Legend**

- BL = Building Line
- UL = Utility Easement
- L & A = Lines of the Acreage
- Doc. = Document
- Res. = Reserve
- FALE = Fence & Landscape
- Emasement = Easement
- BL = Block
- PL = Page

**Monument Notes**  
All corners were set using a 3/8" x 1/8" steel pin with a green plastic cap equipped with a CA BEAR unless shown or noted herein.

**Basis of Bearings**  
Bearings are based on the Oklahoma State Plane coordinate system, (3501 or 46) North American Datum (1983 NAD83) using the West line of the 10th of Sec. 17, T19N, R12E as South (S) or North (N) East.

**Benchmark**  
Found 4.5" Steel Disc at the Northwest corner of the Southwest (SW/4) of Section 17, Township 19 N, Range 12 E of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the US Government Survey Plat.

**Lot Addresses**  
Addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied upon in place of the legal description.

**FEMA Note**  
For the 100-year flood, the property is located in Unshaded FEMA Flood Zone "X", per FIRM Panel Numbers 401450204L, 401450205L, 401450206L, 401450207L, 401450208L, 401450209L, 401450210L, 401450211L, 401450212L, 401450213L, 401450214L, 401450215L, 401450216L, 401450217L, 401450218L, 401450219L, 401450220L, 401450221L, 401450222L, 401450223L, 401450224L, 401450225L, 401450226L, 401450227L, 401450228L, 401450229L, 401450230L, 401450231L, 401450232L, 401450233L, 401450234L, 401450235L, 401450236L, 401450237L, 401450238L, 401450239L, 401450240L, 401450241L, 401450242L, 401450243L, 401450244L, 401450245L, 401450246L, 401450247L, 401450248L, 401450249L, 401450250L, 401450251L, 401450252L, 401450253L, 401450254L, 401450255L, 401450256L, 401450257L, 401450258L, 401450259L, 401450260L, 401450261L, 401450262L, 401450263L, 401450264L, 401450265L, 401450266L, 401450267L, 401450268L, 401450269L, 401450270L, 401450271L, 401450272L, 401450273L, 401450274L, 401450275L, 401450276L, 401450277L, 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CONCEPTUAL UTILITY PLAN

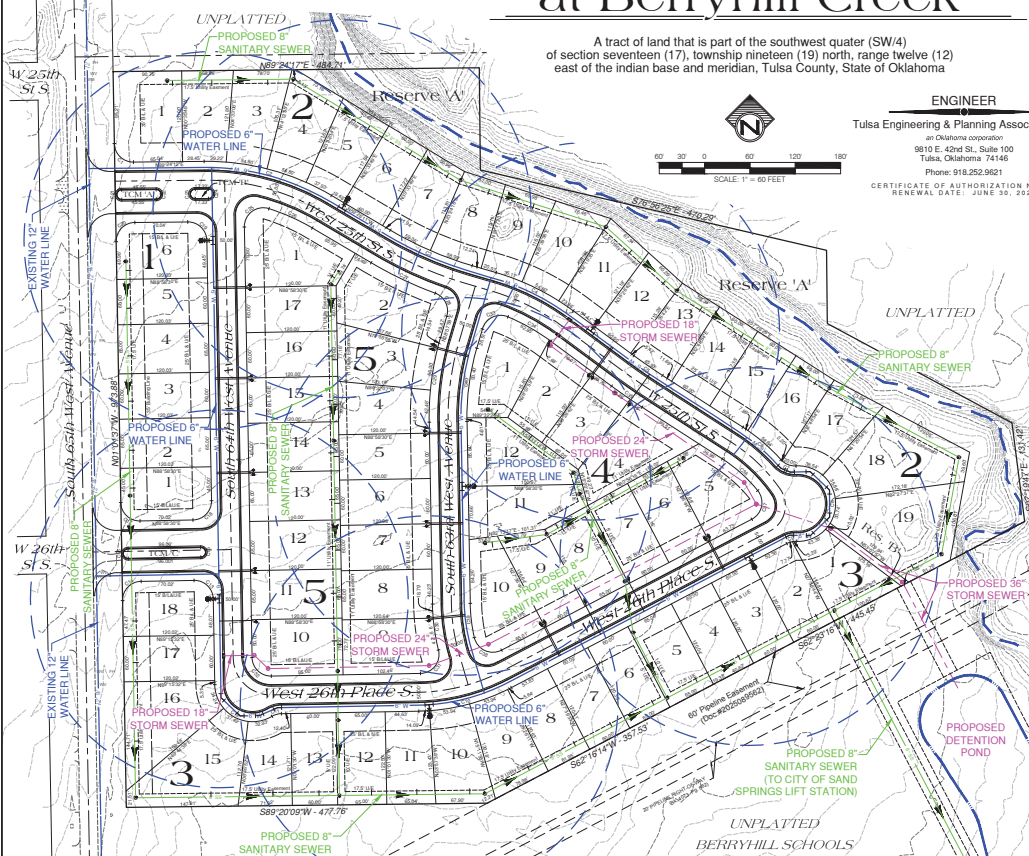
# The West Meadow at Berryhill Creek

A tract of land that is part of the southwest quarter (SW/4) of section seventeen (17), township nineteen (19) north, range twelve (12) east of the indian base and meridian, Tulsa County, State of Oklahoma

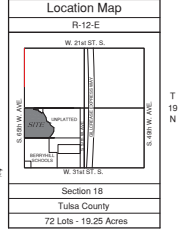
**OWNER/DEVELOPER**  
 Berryhill Creek Development, LLC  
 an Oklahoma Limited Liability Company  
 5809 W 130 W Ave  
 Sand Springs, OK 74063  
 Phone: 918.200.1589  
 Jim Arrowood  
 jim.arrowood@gmail.com

**ENGINEER**  
 Tulsa Engineering & Planning Associates, Inc.  
 an Oklahoma corporation  
 9810 E. 42nd St., Suite 100  
 Tulsa, Oklahoma 74148  
 Phone: 918.252.8621  
 CERTIFICATE OF AUTHORIZATION NO. 531  
 RENEWAL DATE: JUNE 30, 2027

**SURVEY**  
 Fritz Land Surveying, LLC  
 an Oklahoma Limited Liability Company  
 524 E. Main Street  
 Jenks, Oklahoma 74037  
 Phone: 918.528.5121  
 CERTIFICATE OF AUTHORIZATION NO. 548  
 RENEWAL DATE: JUNE 30, 2026



CERTIFICATE  
 TULSA COUNTY TREASURER



**Line Table**

NO.	Material	Quantity
L1	8" SDR 2412" W	48.50'
L2	8" SDR 2412" W	4.00'
L3	8" SDR 2412" W	17.33'
L4	8" SDR 2412" W	17.33'
L5	8" SDR 1725" W	28.47'
L6	8" SDR 1725" W	26.51'
L7	8" SDR 8532" W	96.00'
L8	8" SDR 8532" W	96.00'

**Curve Table**

Sta.	Radius	Length	Chord Bearing	Chord Length
C1	69.343'	25.00'	S 43°48'47" E	35.22'
C2	31.094'	25.00'	N 76°01'00" W	146.53'
C3	14.1035'	275.00'	N 106°34'52" E	1133.04'
C4	20.2922'	25.00'	N 114°33' N 63°3'39" W	113.74'
C5	63.9731'	275.00'	N 65°0'0" E	452.00'
C6	18.7440'	25.00'	N 49°33'49" W	68.33'
C7	50.3330'	25.00'	S 87°22'44" E	17.44'
C8	188.0500'	25.00'	N 00°15'11" W	39.92'
C9	27.283'	25.00'	N 72°17'14" E	32.41'
C10	29.5840'	25.00'	N 75°48'55" E	126.47'
C11	29.5840'	25.00'	S 74°20'42" W	124.21'
C12	114.9540'	25.00'	N 68°56'51" E	86.57'
C13	60.2020'	25.00'	N 48°01'30" W	35.38'
C14	60.2020'	25.00'	S 41°58'29" E	35.38'
C15	180.0000'	6.33'	N 00°00'00" W	12.67'
C16	60.2020'	6.33'	N 01°01'30" W	12.67'
C17	60.2020'	6.33'	N 01°01'30" W	12.67'
C18	60.2020'	6.33'	N 01°01'30" W	12.67'
C19	60.2020'	6.33'	N 01°01'30" W	12.67'
C20	60.2020'	6.33'	N 01°01'30" W	12.67'
C21	60.2020'	6.33'	N 01°01'30" W	12.67'
C22	60.2020'	6.33'	N 01°01'30" W	12.67'
C23	60.2020'	6.33'	N 01°01'30" W	12.67'
C24	60.2020'	6.33'	N 01°01'30" W	12.67'
C25	60.2020'	6.33'	N 01°01'30" W	12.67'
C26	60.2020'	6.33'	N 01°01'30" W	12.67'
C27	60.2020'	6.33'	N 01°01'30" W	12.67'
C28	60.2020'	6.33'	N 01°01'30" W	12.67'
C29	60.2020'	6.33'	N 01°01'30" W	12.67'
C30	60.2020'	6.33'	N 01°01'30" W	12.67'
C31	60.2020'	6.33'	N 01°01'30" W	12.67'
C32	60.2020'	6.33'	N 01°01'30" W	12.67'
C33	60.2020'	6.33'	N 01°01'30" W	12.67'
C34	60.2020'	6.33'	N 01°01'30" W	12.67'
C35	60.2020'	6.33'	N 01°01'30" W	12.67'
C36	60.2020'	6.33'	N 01°01'30" W	12.67'
C37	60.2020'	6.33'	N 01°01'30" W	12.67'
C38	60.2020'	6.33'	N 01°01'30" W	12.67'
C39	60.2020'	6.33'	N 01°01'30" W	12.67'
C40	60.2020'	6.33'	N 01°01'30" W	12.67'
C41	60.2020'	6.33'	N 01°01'30" W	12.67'
C42	60.2020'	6.33'	N 01°01'30" W	12.67'
C43	60.2020'	6.33'	N 01°01'30" W	12.67'
C44	60.2020'	6.33'	N 01°01'30" W	12.67'
C45	60.2020'	6.33'	N 01°01'30" W	12.67'

**Legend**

BL = Building Line  
 UL = Utility Easement  
 L.A. = Lot Area  
 Doc. = Document  
 Rev. = Revision

FALE = Fence & Landscape  
 Easement  
 Block  
 Page

**Monument Notes**

All corners were set using a 3/4" x 1/2" x 1/2" steel pin with a green plastic cap stamped 'Fritz Land Surveying' unless shown or noted herein.

**Basis of Bearings**

Said tract of land contains 638.854 ± sq. feet of 19.25 acres, bearings are based on the Oklahoma State Plane coordinate system (1983) (CR 84), North American Datum 1983 (NAD83) using the West Line of the N1/4 of sec. 17, T19N, R12E as South 01°01'30" East.

**Benchmark**

Found 4" S. Iron Nail at the Northwest corner of the Southwest (SW/4) of Section 18, Township 19 N, Range 12 E of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the US Government Survey Record.

**FEMA Note**

For the FEMA FIRM, this property is located in Unshaded FEMA Flood Zone 'X', per FIRM Panel Number 40140C0305M, City of Broken Arrow Community No. 40203M with an Effective date of September 30, 2016.

**Lot Addresses**

Addresses shown on this plan were accurate at the time this plan was filed. Addresses are subject to change and should never be relied upon in place of the legal description.

**FEMA Note**

For the FEMA FIRM, this property is located in Unshaded FEMA Flood Zone 'X', per FIRM Panel Number 40140C0305L, 40140C0305M, 40140C0305N, and 40140C0305P, with an Effective date of October 16, 2012.

The West Meadow at Berryhill Creek  
 Date of Preparation: February 25, 2026  
 Sheet 1 of 1