



Tulsa Metropolitan Area
Planning Commission

Case: Wind River Plaza (2023)

Hearing Date: November 1, 2023

Case Report Prepared by:

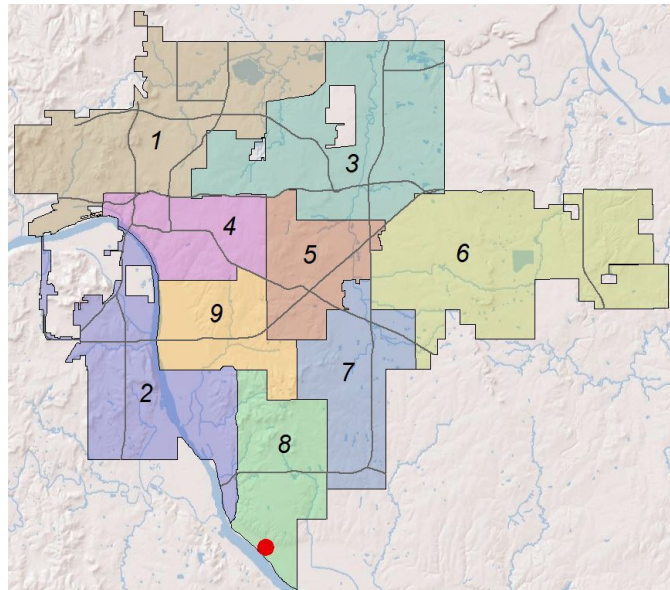
Austin Chapman

Owner and Applicant Information:

Applicant: Tanner Consulting, LLC

Owner: Gold Team Realty Group LLC

Location Map:
(shown with City Council districts)



Applicant Proposal:

Preliminary Plat

28 lots, 5 blocks, 13.41 + acres

Location: Northwest corner of East 121st Street South and South Yale Avenue

Zoning: RS-4/CG/OL w/ Optional
Development Plan (Z-7588)

Staff Recommendation:

Staff recommends **approval** of the preliminary plat

City Council District: 8

Councilor Name: Phil Lakin

County Commission District: 3

Commissioner Name: Kelly Dunkerley

PRELIMINARY SUBDIVISION PLAT

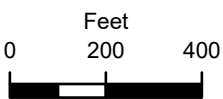
Wind River Plaza (2023) - (CD 8)

Northwest corner of East 121st Street South and South Yale Avenue. This plat consists of 28 lots, 5 blocks, 13.41 + acres

The Technical Advisory Committee (TAC) met on October 19th, 2023 and provided the following conditions:

1. **Zoning:** Proposed lots conform to the RS-4 Zoning District and the development standards of Z-7588.
2. **Addressing:** Addresses have been provided, City of Tulsa addresses and street names must be affixed to the face of the final plat along with the address disclaimer.
3. **Transportation & Traffic:**
 - Corner clip is needed at the intersection of E 119th ST S & S Yale Ave of 25'.
 - Right-of-way dedication should conform to the requirement of the Major Street and Highway Plan.
 - Proposed access points must be approved by Traffic Engineering. Align limits of no access with conditions of Traffic Engineering.
 - Sidewalks are required along all public streets and must be ADA compliant.
4. **Sewer/Water:** None.
5. **Engineering Graphics:** No comments.
6. **Stormwater, Drainage, & Floodplain:** Per FEMA FIRM panel, the site is fully in Zone X "Areas of Other Flood Hazard" in the 0.2% Annual Chance flood plain but contains no Zone A 100-year Floodplains. Most of the site pre-development is in the Tulsa Regulatory 100-year Floodplain, but a plan for modification has been developed and approved.
7. **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.
8. **Infrastructure and Public Improvements:** IDP's for required infrastructure must be approved before the release of the final plat.

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. City of Tulsa release letter is required prior to final plat approval.

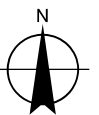


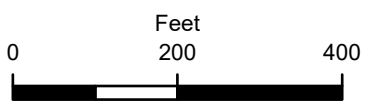
Subject Tract

Wind River Plaza

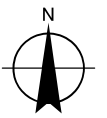
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2021





Wind River Plaza



Preliminary Plat

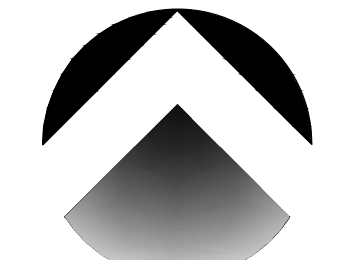
OPTIONAL DEVELOPMENT PLAN Z-7588

Wind River Plaza

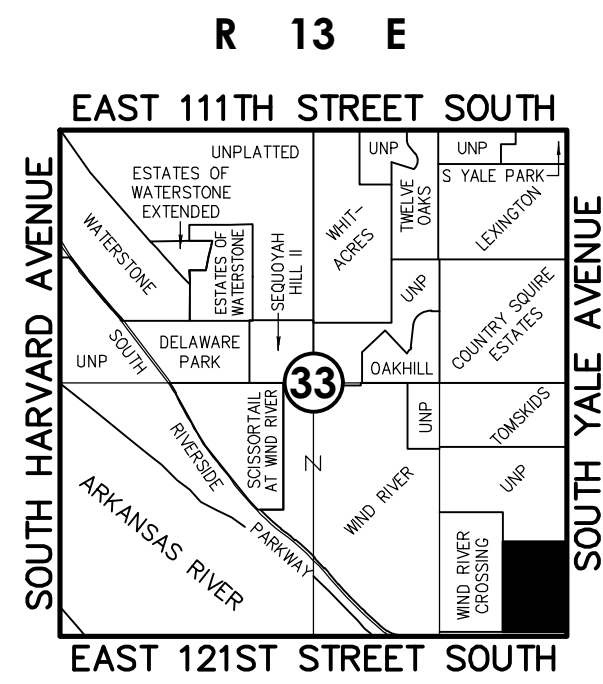
PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (E/2 SE/4 SE/4)
SECTION 33, TOWNSHIP 18 NORTH, RANGE 13 EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.

DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2025
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929



Scale: 1"= 60'
Tanner Consulting



Location Map
Scale: 1"= 2000'

SUBDIVISION CONTAINS:
TWENTY-EIGHT (28) LOTS
IN FIVE (5) BLOCKS
WITH TWO (2) RESERVE AREAS
GROSS SUBDIVISION AREA: 13.414 ACRES

LEGEND

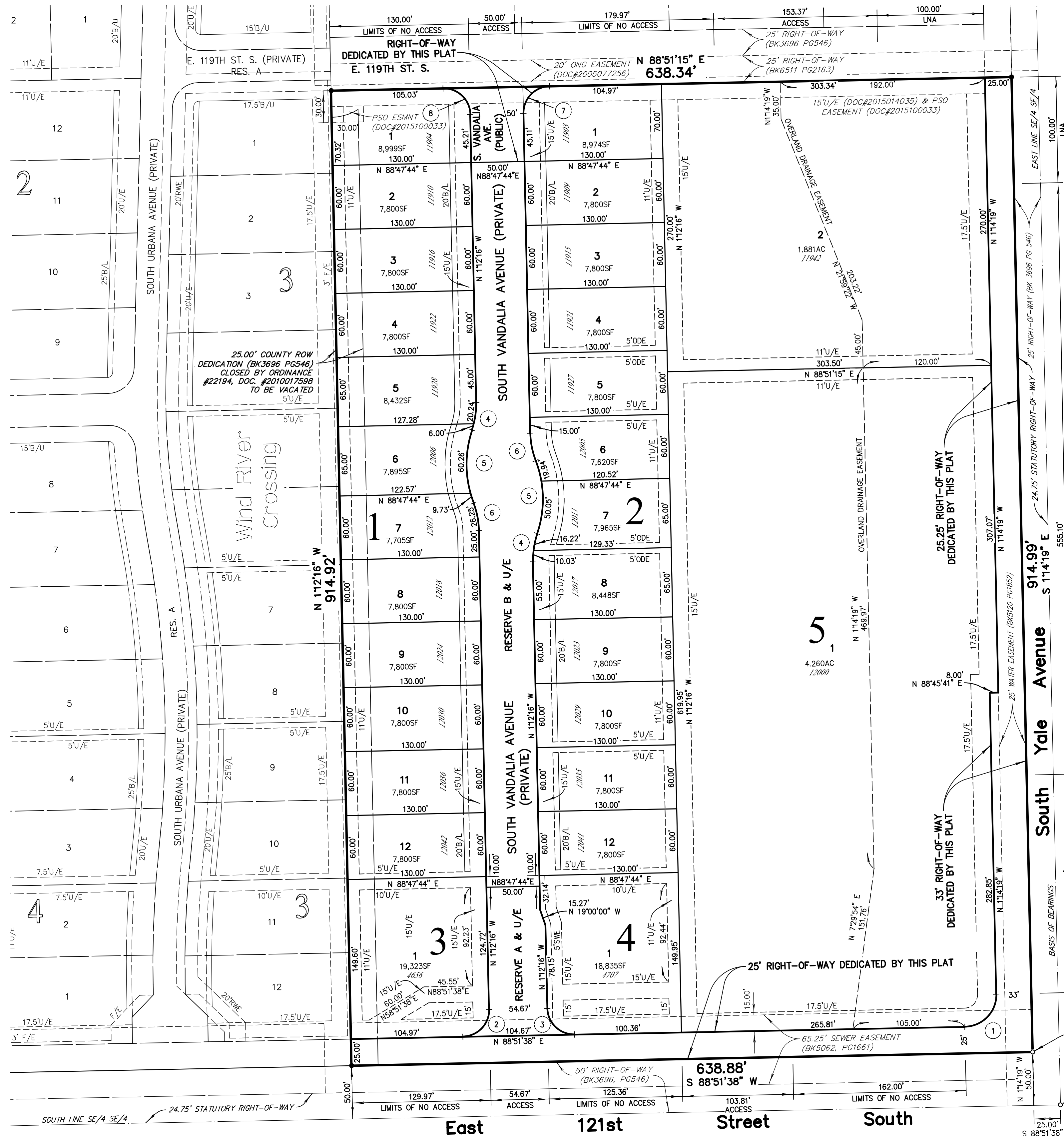
B/L	BUILDING LINE
B/U	BUILDING LINE & UTILITY EASEMENT
BK PG	BOOK & PAGE
CB	CHORD BEARING
CD	CHORD DISTANCE
CL	CENTERLINE
Δ	DELTA ANGLE
DOC	DOCUMENT
ESMT	EASEMENT
F/E	FENCE EASEMENT
GOV'T	GOVERNMENT
LNA	LIMITS OF NO ACCESS
ODE	OVERLAND DRAINAGE EASEMENT
RES.	RESERVE
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
SWE	SEWELINE EASEMENT
U/E	UTILITY EASEMENT
1/234	ADDRESS ASSIGNED
○	FOUND MONUMENT
●	SET MONUMENT (SEE NOTE 2)

Notes:

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
 - (A) FOUND 3/8" IRON PIN AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 33;
 - (B) FOUND BRASS CAP AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 33;
 THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 01°14'19" WEST.
- ADDRESSES SHOWN ON THIS PLAT WERE PROVIDED BY THE CITY OF TULSA AND WERE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY EAST 121ST STREET SOUTH AND SOUTH YALE AVENUE BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY THIS PLAT AND BY EAST 119TH STREET SOUTH, BEING A PUBLIC STREET.
- DATE OF LAST SURVEY VISIT: JANUARY 5, 2023

Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(A)	CHORDBRG(CB)	CHORDDIS(CD)
1	47.18'	30.00'	90°05'57"	N43°48'40"E	42.46'
2	39.30'	25.00'	90°03'55"	N43°49'41"E	35.38'
3	39.24'	25.00'	89°56'05"	N46°10'19"W	35.34'
4	26.25'	75.00'	20°03'04"	N8°49'16"E	26.11'
5	69.99'	100.00'	40°06'08"	N1°12'16"W	68.57'
6	26.25'	75.00'	20°03'04"	N11°13'48"W	26.11'
7	39.30'	25.00'	90°03'31"	N43°49'29"E	35.37'
8	39.24'	25.00'	89°56'29"	N46°10'31"W	35.34'



FINAL PLAT ENDORSEMENT OF APPROVAL	
Tulsa Metropolitan Area Planning Commission	Approval Date: _____
TMAPC/INCOG	Approval Date: _____
CITY ENGINEER	Approval Date: _____
Council of the City of Tulsa, Oklahoma	Approval Date: _____
CHAIR	Approval Date: _____
MAYOR	Approval Date: _____
ATTEST: CITY CLERK	Approval Date: _____
CITY ATTORNEY	Approval Date: _____

The approval of this Final Plat will expire one year from the date of City Council approval if not filed in the Office of the County Clerk before that date.

DATE OF PREPARATION: October 2, 2023

Wind River Plaza
SHEET 1 OF 3

Preliminary Plat

OPTIONAL DEVELOPMENT PLAN Z-7588

Wind River Plaza

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (E/2 SE/4 SE/4)
SECTION 33, TOWNSHIP 18 NORTH, RANGE 13 EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA

Deed of Dedication (Continued)

4. MINIMUM LOT AREA: 7,150 SQUARE FEET
5. MINIMUM SIDE YARD SETBACKS: AS SET FORTH IN THE CITY OF TULSA ZONING CODE FOR RS-4, PROVIDED THAT SIDE YARDS SEPARATED FROM A STREET BY A RESERVE AREA SHALL MEET THE SETBACKS OF A CORNER LOT.
6. STREETS: STREETS MAY BE PUBLIC OR PRIVATE AND GATED. PRIVATE STREETS AND GATE SYSTEMS SHALL CONFORM TO THE STANDARDS OUTLINED FOR MINOR RESIDENTIAL STREETS IN THE TULSA SUBDIVISION AND DEVELOPMENT REGULATIONS EFFECTIVE MAY 10, 2018 EXCEPT AS THOSE STANDARDS MAY HAVE BEEN AMENDED AT THE TIME THE SUBDIVISION PLAT IS SUBMITTED FOR CONSIDERATION BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION.

- AGRICULTURAL USE CATEGORY: FARM, MARKET OR COMMUNITY SUPPORTED GARDEN
- OTHER USE CATEGORY: DRIVE-THROUGH FACILITY (AS A COMPONENT OF AN ALLOWED PRINCIPAL USE)
2. BUILDING TYPE REGULATIONS FOR HOUSEHOLD LIVING: RESIDENTIAL USE CATEGORY: HOUSEHOLD LIVING SUBCATEGORY: ONE HOUSEHOLD ON A SINGLE LOT | SPECIFIC BUILDING TYPE: MIXED-USE BUILDING | VERTICAL MIXED-USE BUILDING
- TWO HOUSEHOLDS ON A SINGLE LOT | SPECIFIC BUILDING TYPE: MIXED-USE BUILDING | VERTICAL MIXED-USE BUILDING
- THREE OR MORE HOUSEHOLDS ON A SINGLE LOT | SPECIFIC BUILDING TYPE: MIXED-USE BUILDING | VERTICAL MIXED-USE BUILDING
3. MAXIMUM FLOOR AREA RATIO (FAR): 0.75
4. STREETS: STREETS MAY BE PUBLIC OR PRIVATE AND GATED. PRIVATE STREETS AND GATE SYSTEMS SHALL CONFORM TO THE STANDARDS OUTLINED FOR MINOR RESIDENTIAL STREETS IN THE TULSA SUBDIVISION AND DEVELOPMENT REGULATIONS EFFECTIVE MAY 10, 2018 EXCEPT AS THOSE STANDARDS MAY HAVE BEEN AMENDED AT THE TIME THE SUBDIVISION PLAT IS SUBMITTED FOR CONSIDERATION BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION.

- TWO HOUSEHOLDS ON A SINGLE LOT, ONLY AS ALLOWED BY THE FOLLOWING SPECIFIC BUILDING TYPES: MIXED-USE BUILDING | VERTICAL MIXED-USE BUILDING
- THREE OR MORE HOUSEHOLDS ON A SINGLE LOT, ONLY AS ALLOWED BY THE FOLLOWING SPECIFIC BUILDING TYPES: MIXED-USE BUILDING | VERTICAL MIXED-USE BUILDING
3. MAXIMUM FLOOR AREA RATIO (FAR): 0.40
4. STREETS: STREETS MAY BE PUBLIC OR PRIVATE AND GATED. PRIVATE STREETS AND GATE SYSTEMS SHALL CONFORM TO THE STANDARDS OUTLINED FOR MINOR RESIDENTIAL STREETS IN THE TULSA SUBDIVISION AND DEVELOPMENT REGULATIONS EFFECTIVE MAY 10, 2018 EXCEPT AS THOSE STANDARDS MAY HAVE BEEN AMENDED AT THE TIME THE SUBDIVISION PLAT IS SUBMITTED FOR CONSIDERATION BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION.
- ANY GATE ASSEMBLY ON A PRIVATE STREET MUST RECEIVE A BUILDING PERMIT FROM THE CITY OF TULSA BUILDING PERMIT OFFICE PRIOR TO CONSTRUCTION. PRIOR TO ISSUANCE OF A BUILDING PERMIT THE TULSA PLANNING OFFICE SHALL APPROVE THE SITE PLAN BUT WILL NOT APPROVE THE SITE PLAN UNTIL RECEIPT OF A LETTER APPROVAL FROM RELEVANT DEPARTMENTS IN THE CITY OF TULSA.
5. SIGNAGE LIMITATIONS: ALL FREESTANDING OR GROUND SIGNAGE SHALL BE MONUMENT STYLE SIGNAGE AND SHALL NOT EXCEED 25 FEET IN HEIGHT.
6. SECOND STORY RESTRICTIONS: BUILDING HEIGHT IS RESTRICTED TO 35 FT AND TWO (2) STORIES. SECOND STORY WINDOWS FACING A RESIDENTIAL ZONED DISTRICT OR EAST 119TH STREET SHALL ALSO BE LIMITED TO TRANSOM WINDOWS AT LEAST SIX (6) FEET ABOVE THE SECOND-STORY FLOOR.

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THIS DEED OF DEDICATION TO THE SAME EXTENT AS ALL OTHER BENEFICIARIES THEREOF, INCLUDING EACH LOT OWNER, THE CITY AND THE SUPPLIER OF ANY UTILITY OR OTHER SERVICE WITHIN THE SUBDIVISION, AND SHALL HAVE THE RIGHT TO ENFORCE THESE COVENANTS AND AGREEMENTS.

D. 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.

SECTION V. ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS OR ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. STREETS, UTILITIES, AND EASEMENTS AND SECTION II. RESERVE AREAS ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTIONS I. AND II., WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA. THE COVENANTS CONTAINED IN SECTION III. OPTIONAL DEVELOPMENT PLAN RESTRICTIONS ARE ESTABLISHED PURSUANT TO THE OPTIONAL DEVELOPMENT PLAN PROVISIONS OF THE TULSA ZONING CODE IN EXISTENCE AS OF NOVEMBER 5, 2020 (APPLICATION FILING DATE) AND SHALL INURE TO THE BENEFIT OF THE CITY OF TULSA, OKLAHOMA, ANY OWNER OF A LOT AND THE PROPERTY OWNERS' ASSOCIATION. IF THE UNDERSIGNED OWNER, OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION III., IT SHALL BE LAWFUL FOR ANY OWNER OF A LOT OR THE PROPERTY OWNERS' ASSOCIATION TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT SUCH PERSON OR PERSONS FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT. THE COVENANTS CONTAINED IN SECTION IV. PROPERTY OWNERS' ASSOCIATION SHALL INURE TO THE BENEFIT OF ANY OWNER OF A LOT AND THE PROPERTY OWNERS' ASSOCIATION. IF THE UNDERSIGNED OWNER, OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION IV., IT SHALL BE LAWFUL FOR ANY OWNER OF A LOT OR THE PROPERTY OWNERS' ASSOCIATION TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT SUCH PERSON OR PERSONS FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT. WHICH ACTION SEEKS TO ENFORCE THE COVENANTS CONTAINED IN SECTIONS III. OR IV. AND/OR TO RECOVER DAMAGES FOR THE BREACH THEREOF, THE PREVAILING PARTY SHALL BE ENTITLED TO RECEIVE REASONABLE ATTORNEY FEES AND COSTS AND EXPENSES INCURRED IN SUCH ACTION.

IN WITNESS WHEREOF, GOLD TEAM REALTY GROUP, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT ON THIS _____ DAY OF _____, 2023.

GOLD TEAM REALTY GROUP, L.L.C.
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____
ALAN STAAB, MANAGER

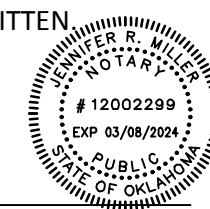
STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2023, PERSONALLY APPEARED ALAN STAAB, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME GOLD TEAM REALTY GROUP, L.L.C. TO THE FOREGOING INSTRUMENT, AS ITS MANAGER, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SUCH COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN

03/08/2024
MY COMMISSION EXPIRES

JENNIFER MILLER, NOTARY PUBLIC



CERTIFICATE OF SURVEY

I, DAN E. TANNER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND HEREIN DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "WIND RIVER PLAZA", A SUBDIVISION WITHIN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES, AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2023.

DAN E. TANNER
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1435

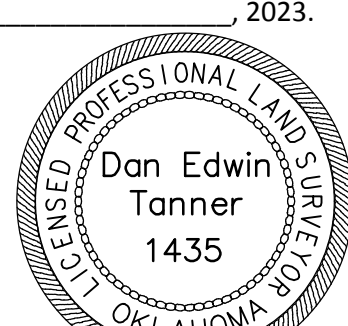
STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2023, PERSONALLY APPEARED TO ME DAN E. TANNER KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS LICENSED PROFESSIONAL LAND SURVEYOR TO THE FOREGOING CERTIFICATE, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN

03/08/2024
MY COMMISSION EXPIRES

JENNIFER MILLER, NOTARY PUBLIC




BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2023, PERSONALLY APPEARED TO ME DAN E. TANNER KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS LICENSED PROFESSIONAL LAND SURVEYOR TO THE FOREGOING CERTIFICATE, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN

03/08/2024
MY COMMISSION EXPIRES

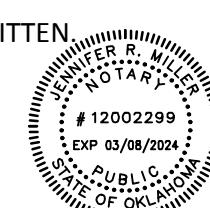
JENNIFER MILLER, NOTARY PUBLIC



GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN

03/08/2024
MY COMMISSION EXPIRES

JENNIFER MILLER, NOTARY PUBLIC



ALL LOT AND BUILDING REGULATIONS IN THE CITY OF TULSA ZONING CODE FOR CG ZONING UNLESS AMENDED HEREIN BELOW.

1. PERMITTED USES:
- RESIDENTIAL USE CATEGORY:
HOUSEHOLD LIVING (ONLY IF ALLOWED IN THE BUILDING TYPE SECTION BELOW)
SINGLE HOUSEHOLD
TWO HOUSEHOLDS ON A SINGLE LOT
THREE OR MORE HOUSEHOLDS ON A SINGLE LOT
- PUBLIC, CIVIC AND INSTITUTIONAL USE CATEGORY:
DAY CARE
PARKS AND RECREATION BUT LIMITED TO A PRIVATELY OWNED AND MAINTAINED PARK
- COMMERCIAL USE CATEGORY:
ASSEMBLY AND ENTERTAINMENT
SMALL INDOOR ASSEMBLY AND ENTERTAINMENT (UP TO 250-PERSON CAPACITY)
BROADCAST OR RECORDING STUDIO
FOOD TRUCK COURT
FOOD TRUCKS SHALL NOT BE POWERED BY GAS GENERATORS. ELECTRICAL CONNECTIONS WILL BE PROVIDED FOR EACH FOOD TRUCK SPACE.
- COMMERCIAL SERVICE:
BUSINESS SUPPORT SERVICE
PERSONAL IMPROVEMENT SERVICE
FINANCIAL SERVICES, EXCLUDING PERSONAL CREDIT ESTABLISHMENTS
LODGING
BED & BREAKFAST
HOTEL
SHORT TERM RENTAL AS AN ACCESSORY USE TO MIXED-USE AND VERTICAL MIXED-USE BUILDINGS, SUBJECT TO ALL SUPPLEMENTAL REGULATIONS IDENTIFIED IN THE ZONING CODE.
- OFFICE:
BUSINESS OR PROFESSIONAL OFFICE
MEDICAL, DENTAL, AND HEALTH PRACTITIONER OFFICES
- RESTAURANTS AND BARS:
RESTAURANT
BAR (NOTE: THIS USE REQUIRES SPECIAL EXCEPTION APPROVAL IF ALCOHOLIC BEVERAGES ARE SOLD OR SERVED, AND THE SUBJECT LOT IS LOCATED WITHIN 150 FEET OF ANY RESIDENTIAL ZONING DISTRICT OTHER THAN R-ZONED STREET RIGHT OF WAY)
- RETAIL SALES:
CONSUMER SHOPPING GOODS
CONVENIENCE GOODS
GROCERY STORE
STUDIO, ARTIST, OR INSTRUCTIONAL SERVICE

- D. DEVELOPMENT STANDARDS (ALL OF BLOCKS 3 AND 4 AND LOT 1 OF BLOCK 5):
- MAXIMUM FLOOR AREA RATIO (FAR): 0.75
- STREETS: STREETS MAY BE PUBLIC OR PRIVATE AND GATED. PRIVATE STREETS AND GATE SYSTEMS SHALL CONFORM TO THE STANDARDS OUTLINED FOR MINOR RESIDENTIAL STREETS IN THE TULSA SUBDIVISION AND DEVELOPMENT REGULATIONS EFFECTIVE MAY 10, 2018 EXCEPT AS THOSE STANDARDS MAY HAVE BEEN AMENDED AT THE TIME THE SUBDIVISION PLAT IS SUBMITTED FOR CONSIDERATION BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION.
- ANY GATE ASSEMBLY ON A PRIVATE STREET MUST RECEIVE A BUILDING PERMIT FROM THE CITY OF TULSA BUILDING PERMIT OFFICE PRIOR TO CONSTRUCTION. PRIOR TO ISSUANCE OF A BUILDING PERMIT THE TULSA PLANNING OFFICE SHALL APPROVE THE SITE PLAN BUT WILL NOT APPROVE THE SITE PLAN UNTIL RECEIPT OF A LETTER APPROVAL FROM RELEVANT DEPARTMENTS IN THE CITY OF TULSA.
- SIGNS: GROUND SIGNAGE IN THE WEST 310 FEET OF THE COMMERCIAL TRACT SHALL BE MONUMENT STYLE SIGNAGE AND LIMITED TO 12 FEET IN HEIGHT. IN THIS AREA DYNAMIC DISPLAY SIGNAGE OF ANY KIND IS PROHIBITED. ILLUMINATED OR DYNAMIC DISPLAY WALL SIGNAGE IS PROHIBITED ON THE WEST WALL OF ANY BUILDING.
- SECOND STORY RESTRICTIONS: WITHIN THE WEST 310', BUILDING HEIGHT IS RESTRICTED TO 35 FT AND TWO (2) STORIES, AND SECOND-STORY WINDOWS FACING SINGLE-FAMILY RESIDENTIAL LOTS ARE RESTRICTED TO TRANSOM WINDOWS AT LEAST SIX (6) FEET ABOVE THE SECOND-STORY FLOOR.
- E. DEVELOPMENT STANDARDS (LOT 2 OF BLOCK 5):

ALL LOT AND BUILDING REGULATIONS IN THE CITY OF TULSA ZONING CODE FOR OL ZONING UNLESS AMENDED HEREIN BELOW.

1. PERMITTED USES:
- RESIDENTIAL USE CATEGORY:
MIXED-USE BUILDING
VERTICAL MIXED-USE BUILDING
- COMMERCIAL USE CATEGORY:
RECORDING STUDIO
FINANCIAL SERVICES, EXCLUDING PERSONAL CREDIT ESTABLISHMENTS
SHORT-TERM RENTAL AS AN ACCESSORY USE TO MIXED-USE AND VERTICAL MIXED-USE BUILDINGS, SUBJECT TO ALL REQUIREMENTS
BUSINESS OR PROFESSIONAL OFFICE
MEDICAL, DENTAL, AND HEALTH PRACTITIONER OFFICES
STUDIO, ARTIST OR INSTRUCTIONAL SERVICE
2. BUILDING TYPE REGULATIONS FOR HOUSEHOLD LIVING: RESIDENTIAL USE CATEGORY: HOUSEHOLD LIVING SUBCATEGORY: ONE HOUSEHOLD ON A SINGLE LOT, ONLY AS ALLOWED BY THE FOLLOWING SPECIFIC BUILDING TYPE: MIXED-USE BUILDING | VERTICAL MIXED-USE BUILDING

SECTION IV. PROPERTY OWNERS' ASSOCIATION

A. FORMATION OF PROPERTY OWNERS' ASSOCIATION

THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED, IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AN ASSOCIATION OF ALL OWNERS OF LOTS WITHIN THE SUBDIVISION (THE "ASSOCIATION"), A NOT-FOR-PROFIT CORPORATE ENTITY ESTABLISHED AND FORMED FOR THE GENERAL PURPOSES OF MAINTAINING RESERVE AREAS AND ANY OTHER PROPERTY AND FACILITIES THAT ARE FOR THE COMMON USE AND BENEFIT OF THE LOTS AS THE SAME MAY BE AGREED TO BY THE MEMBERS OF THE ASSOCIATION.

B. PRIVATE RESTRICTIONS AND COVENANTS

FOR THE BENEFIT OF THE ASSOCIATION AND OF ALL OWNERS WITHIN THE SUBDIVISION, THE OWNER SHALL ESTABLISH AN ARCHITECTURAL REVIEW COMMITTEE AND VARIOUS PRIVATE RESTRICTIONS AND COVENANTS FOR THE PURPOSE OF PROVIDING ORDERLY DEVELOPMENT OF THE SUBDIVISION AND CONFORMITY AND COMPATIBILITY OF IMPROVEMENTS THEREIN. SAID PRIVATE RESTRICTIONS AND COVENANTS MAY PROVIDE FOR THE DIVISION AND ALLOCATION OF MAINTENANCE RESPONSIBILITIES FOR THE PRIVATE STREETS WITHIN THE RESERVE AREAS AND OTHER COMMON AREAS OF THE SUBDIVISION, SHALL BE FILED OF RECORD WITH THE TULSA COUNTY CLERK, SHALL BE APPLICABLE TO THE LOTS WITHIN THE SUBDIVISION, SHALL BE COVENANTS RUNNING WITH THE LAND AND BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS FURTHER STATED IN SAID FILED DOCUMENT.

C. MEMBERSHIP

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT SHALL BE A MEMBER OF THE ASSOCIATION. MEMBERSHIP SHALL BE APPURTENANT TO AND SHALL NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT.

D. ASSESSMENT

EACH LOT OWNER SHALL BE SUBJECT TO ANNUAL AND SPECIAL ASSESSMENTS BY THE ASSOCIATION FOR THE PURPOSE OF IMPROVEMENT AND MAINTENANCE OF RESERVE AREAS AND ANY OTHER PROPERTY AND FACILITIES THAT, FROM TIME TO TIME, ARE FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE LOTS AS THE SAME MAY BE AGREED TO BY THE MEMBERS OF THE ASSOCIATION.

E. ASSOCIATION TO BE BENEFICIARY

WITHOUT LIMITATION OF SUCH OTHER POWERS AND RIGHTS AS THE ASSOCIATION MAY HAVE, THE ASSOCIATION SHALL BE DEEMED A BENEFICIARY OF THE VARIOUS