

**NOTICE  
GLENPOOL PLANNING COMMISSION  
REGULAR MEETING**

A Regular Session of the Glenpool Planning Commission will be held at 6:30 p.m. on Monday, June 12, 2017, at Glenpool City Hall, City Council Chambers, 12205 S. Yukon Ave., 3rd Floor, Glenpool, Oklahoma.

*The Planning Commission welcomes comments from citizens of Glenpool who wish to address any item on the agenda. Speakers are requested to complete one of the forms located on the agenda table and return to the Planning Director **"PRIOR TO THE CALL TO ORDER"***

**AGENDA**

- A) Call to Order – Richard Watts, Chairman
- B) Roll Call, declaration of quorum – Rick Malone, Secretary; Richard Watts, Chairman
- C) Scheduled Business
  - 1) Discussion and possible action to approve minutes from May 8, 2017.
  - 2) Review and possible action to approve, conditionally approve, or disapprove: SP-2017-02 (Jiffy Lube/Car Wash) Alan Taylor with Wallace Engineering is requesting review and approval of a site plan covering a 1.7-acre tract located south and east of the southeast corner of 121<sup>st</sup> Street (Hwy 117) and Yukon Ave. Zoned CG (Commercial General)
  - 3) Review and possible action to recommend to the City Council approval, conditional approval, or disapproval of case GZ-260. A request to change the zoning classification from RS-3 and AG to RS-4 of 67+ acres and rezone 2.85 acres from AG to CS located east of the northeast corner of 151<sup>st</sup> Street (Hwy 67) and Elwood Ave, Glenpool, Oklahoma.
  - 4) Review and possible action to recommend to the City Council approval, conditional approval, or disapproval of: PUD 36 to allow a supplemental zoning district of PUD to allow 243 residential lots on 67+ acres and 2.85 acres of commercial uses located east of the northeast corner of 151<sup>st</sup> Street (US 67 Hwy) and Elwood Ave, Glenpool, Oklahoma.
  - 5) Review and possible action to recommend to the City Council approval, conditional approval, or disapproval of case GZ-261. A request to change the zoning classification from AG to RS-4 of 12 acres located west of the northwest corner of 141<sup>st</sup> Street and Elwood Ave, Glenpool, Oklahoma.
  - 6) Review and possible action to recommend to the City Council approval, conditional approval, or disapproval of: PUD 37 to allow a supplemental zoning district of PUD to allow 31 residential lots on 12 acres located west of the northwest corner of 141<sup>st</sup> Street and Elwood Ave, Glenpool, Oklahoma.
  - 7) Review and possible action to recommend to the City Council approval, conditional approval, or disapproval of: to amend Comprehensive Plan, Zoning and Subdivision Regulations amendment and adoption schedule.

D) Adjournment

This notice and agenda was posted at Glenpool City Hall Building, 12205 South Yukon Ave, Glenpool, Oklahoma on 6/9/17, at 4:30 ~~am~~pm.

Signed: *Rick Malone*  
City Planner

**MINUTES  
GLENPOOL PLANNING COMMISSION  
REGULAR MEETING**

A Regular Session of the Glenpool Planning Commission was held at 6:30 p.m. on Monday, May 8th, 2017, at Glenpool City Hall, City Council Chambers, 12205 S. Yukon Ave., 3rd Floor, Glenpool, Oklahoma.

**AGENDA**

**Commissioners present:**

- ✓ Richard Watts, Chairman in at 6:53pm
- ✓ Joyce Calvert, Vice-Chairman
- ✓ Howard Nelson, Commissioner
- ✓ Shayne Buchanan, Commissioner
- ✓ Debra Cutsor, Commissioner

**Staff present:**

- ✓ Lynn Burrow, Community Development Director
- ✓ Rick Malone, City Planner
- ✓ Lowell Peterson, City Attorney

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**Also present were:**

Mr. & Mrs. Alan Woodcock, John Lindsay, residents, Bob Lemons, Jeremy Lemons, Ryan McCarty.

- 1) Vice Chairman Calvert called the meeting to order at 6:32 p.m.
- 2) Rick Malone, secretary called the roll, Vice Chairman Calvert declared a quorum present.
- 3) Discussion and possible action to approve minutes from Regular meeting and Workshop for April 10<sup>th</sup>, 2017.

**MOTION:** Commissioner Cutsor

**SECOND:** Cmmissioner Nelson

To approve minutes as amended.

**FOR:**

- ✓ Richard Watts, Chairman
- ✓ Joyce Calvert, Vice-Chairman
- ✓ Howard Nelson, Commissioner
- ✓ Shayne Buchanan, Commissioner
- ✓ Debra Cutsor, Commissioner

**AGAINST:**

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**ABSTAIN:**

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**Motion** ☒ **carried** ☐ **failed.**

- 4) Review and possible action to recommend to the City Council approval, conditional approval, or disapproval of case GZ-260. A request to change the zoning classification from RS-3 and AG to RS-4 of 67+ acres and rezone 2.85 acres from AG to CG located east of the northeast corner of 151<sup>st</sup> Street (Hwy 67) and Elwood Ave, Glenpool, Oklahoma.

**MOTION:** Commissioner Buchanan

**SECOND:** Commissioner Nelson

**TO:** Strike from agenda

**FOR:**

- ☐ Richard Watts, Chairman
- ☒ Joyce Calvert, Vice-Chairman
- ☒ Howard Nelson, Commissioner
- ☒ Shayne Buchanan, Commissioner
- ☒ Debra Cutsor, Commissioner

**AGAINST:**

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**ABSTAIN:**

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**Motion** ☒ **carried** ☐ **failed.**

- 5) Review and possible action to approve, conditionally approve, or disapprove: PUD 36 to allow a supplemental zoning district of PUD to allow 243 residential lots on 67+ acres and 2.85 acres of commercial uses located east of the northeast corner of 151<sup>st</sup> Street (US 67 Hwy) and Elwood Ave, Glenpool, Oklahoma.

**MOTION:** Commissioner Buchanan

**SECOND:** Commissioner Watts

**TO:** Strike from agenda

**FOR:**

- ☒ Richard Watts, Chairman
- ☒ Joyce Calvert, Vice-Chairman
- ☒ Howard Nelson, Commissioner
- ☒ Shayne Buchanan, Commissioner



✓ Debra Cutsor, Commissioner

**AGAINST:**

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**ABSTAIN:**

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**Motion** ✓ **carried** \_\_\_\_\_ **failed.**

A) Adjournment

- Meeting was adjourned at 6:56 p.m.

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Signature: Chairman Watts

ATTEST:

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Rick Malone, Secretary

## STAFF REPORT

**TO:** GLENPOOL PLANNING COMMISSION

**FROM:** RICK MALONE, CITY PLANNER

**RE:** SITE PLAN REVIEW: SP-2017-02: (Jiffy Lube/Car Wash)

**DATE:** JUNE 12, 2017

### **BACKGROUND:**

Alan Taylor with Wallace Engineering is requesting review of a site plan covering a 1.7-acre tract located South and east of the Southeast corner of 121<sup>th</sup> Street (Hwy 117) and Yukon Ave Hwy and this tract is currently zoned CG (Commercial General).

### **PROPERTY CHARACTERISTICS:**

The proposed use of the site is for two one story buildings, one for a new Jiffy Lube and a Car Wash. The proposed use is allowed by right in the CG zoning district.

### **SITE PLAN REVIEW:**

- This property is zoned CG and this tract was platted as part of Lot 1, Block 2 Southwest Crossroads Section 2. The final plat was approved by the Planning Commission on 2/27/17 and by the City Council on 3/16/17.
- The staff has reviewed the parking provisions of the site plan and they exceed the minimum standards.
- The staff has also reviewed the landscape plan and they exceed the minimum standards.
- The utility plans were reviewed at the TAC meeting and all necessary utilities and easements are adequate to service this site.
- An Earth Change permit has been submitted and released.
- Grading & Erosion Control (SWP3) were received
- Hydrology Report required. Received
- On 5/12/17, the Technical Advisory Committee reviewed the site plan per the subdivision regulations and found that they meet the requirements.
- Sign permit is required for all site and building signage.

### **STAFF RECOMMENDATION:**

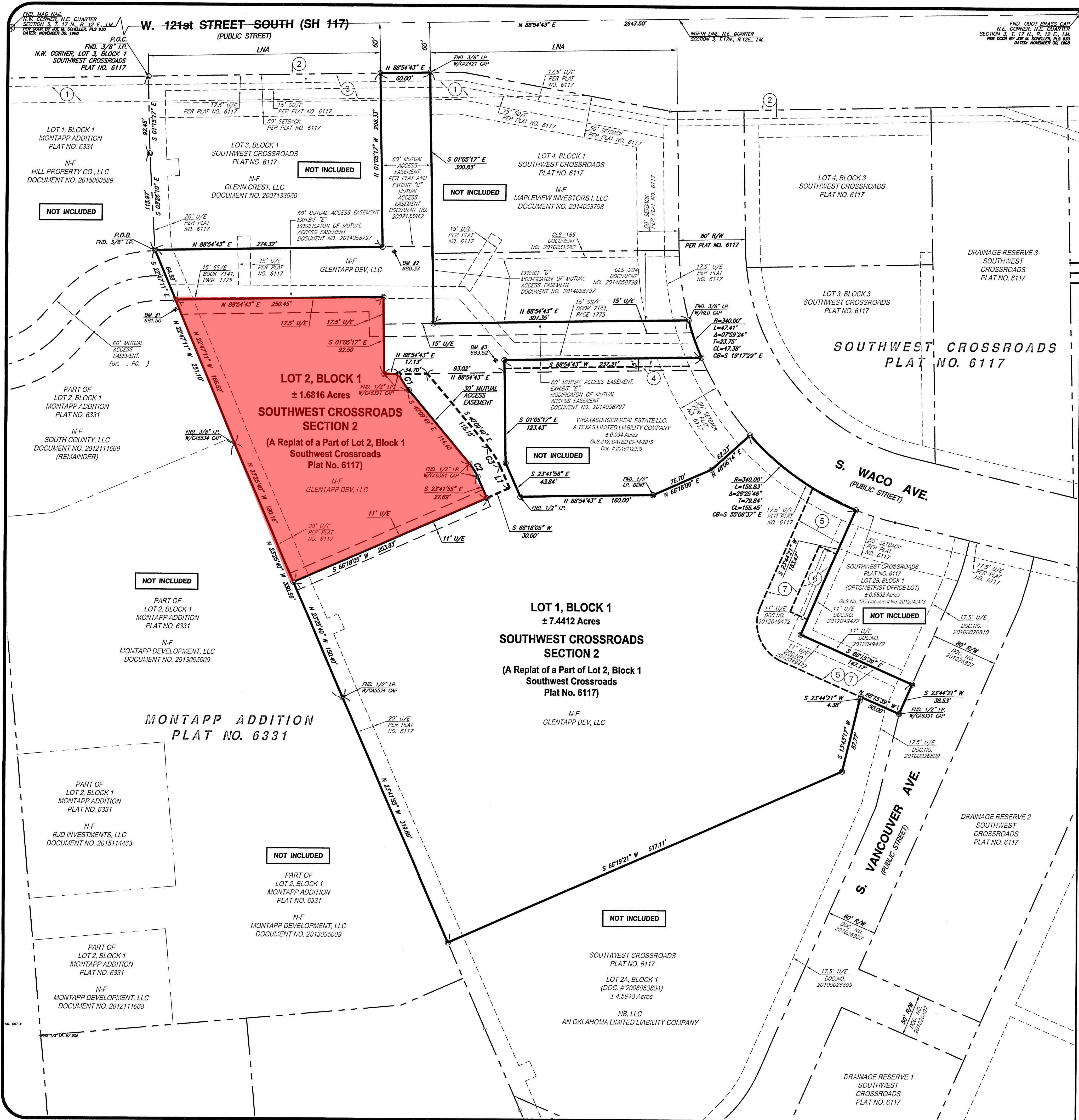
The staff recommends approval of the site plan SP-2017-02: (Jiffy Lube/Car Wash) per TAC and Staff comments listed above.

### **ATTACHMENTS:**

- 1) Case Map
- 2) Site Plan



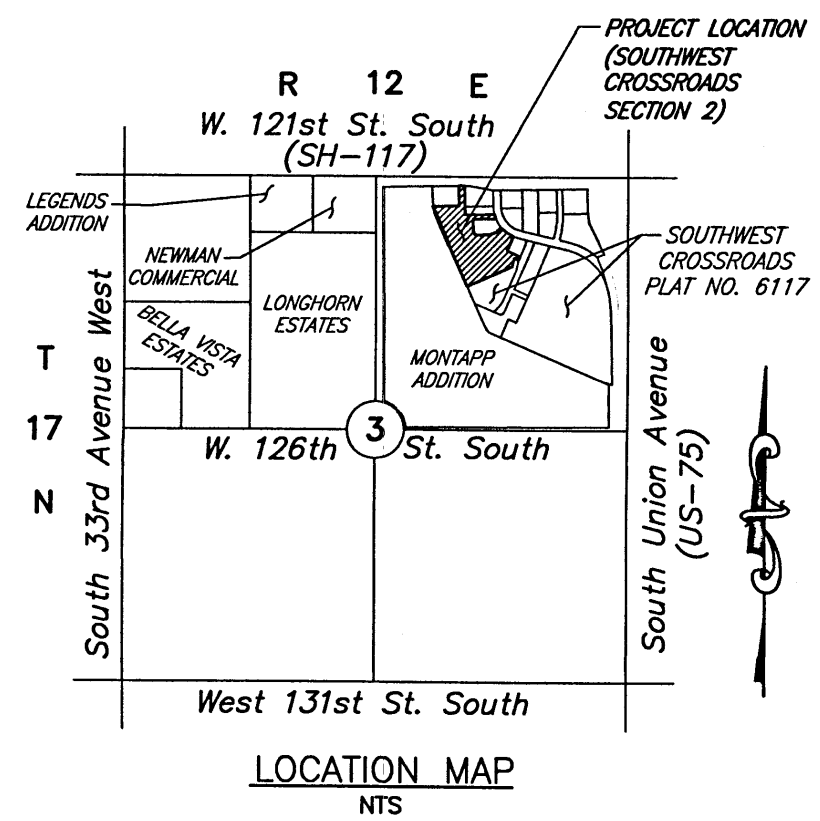
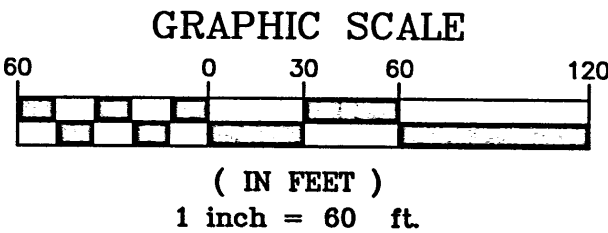




CONDITIONAL FINAL PLAT OF  
**SOUTHWEST CROSSROADS SECTION 2**  
**A REPLAT OF A PART OF LOT 2, BLOCK 1**  
**SOUTHWEST CROSSROADS, PLAT NO. 6117**

AN ADDITION TO THE CITY OF GLENPOOL  
IN A PART OF THE NE 1/4 OF SECTION 3, T17N, R12E, 1B&M.  
TULSA COUNTY, OKLAHOMA

ZONING DATA	
DISTRICT:	CS - COMMERCIAL
MINIMUM YARD REQUIREMENTS	
FRONT:	50'
SIDE:	0'
REAR:	0'



BENCHMARK - BM 1		BENCHMARK - BM 2	
ELEVATION	681.50	ELEVATION	680.37
MONUMENT	CUT "X"	MONUMENT	CUT "X"
LOCATION	ON TOP OF HEADWALL SOUTHWEST CORNER OF NORTHWEST PROPERTY CORNER	LOCATION	ON CORNER OF SIDEWALK RAMP, NORTH OF NORTHWEST PROPERTY CORNER

BENCHMARK - BM 3	
ELEVATION	683.52
MONUMENT	CUT "X"
LOCATION	ON TOP OF CURB AT WEST P.C. OF NORTHWEST WHATABURGER ENTRANCE

EASEMENTS BY SEPARATE INSTRUMENTS

1	HIGHWAY EASEMENT BOOK 5186, PAGE 1363	5	EXHIBIT B, TRACT 1 EASEMENT AGREEMENT DOC. NO. 2012049476
2	10' WATERLINE EASEMENT BOOK 5186, PAGE 76	6	EXHIBIT E MUTUAL PARKING AREA EASEMENT AGREEMENT DOC. NO. 2012049476
3	11' U/E DOC. NO. 2012049472	7	EXHIBIT D MUTUAL ACCESS AREA EASEMENT AGREEMENT DOC. NO. 2012049476
4	10' O.G.B.E. EASEMENT DOC. NO. 2016084983		

SOUTHWEST CROSSROADS SECTION 2 LOT SUMMARY TABLE	
BLOCK 1, LOT 1	7.4412 ACRES
BLOCK 1, LOT 2	1.6816 ACRES
TOTAL:	9.1228 ACRES

Line Table		
Line #	Direction	Length
L1	S 23°41'55" E	27.69'

Curve Table						
Curve #	Radius	Length	Delta	Tangent	Chord Bearing	Chord Length
C1	85.00'	22.90'	15°26'08"	11.52'	S 32°26'48" E	22.83'
C2	65.00'	18.68'	16°27'39"	9.40'	S 31°55'52" E	18.61'
C3	95.00'	27.29'	16°27'39"	13.74'	S 31°55'52" E	27.20'

PREPARED FOR:

OWNER:  
GLENAPP DEVELOPMENT, LLC  
AN OKLAHOMA LIMITED LIABILITY COMPANY  
450 SOUTH COLTRANE  
EDMOND, OKLAHOMA 73034  
PH: (405) 752-7522  
FAX: (405) 749-8924

SURVEYOR:  
DODSON-THOMPSON-MANSFIELD, PLLC  
20 N.E. 38th STREET  
OKLAHOMA CITY, OK 73105  
PH: (405) 601-7402  
CA NO. 6391, EXPIRES 6/30/2018

ENGINEER:  
SMC CONSULTING ENGINEERS, P.C.  
815 WEST MAIN  
OKLAHOMA CITY, OK 73106  
PH: (405) 232-7715  
CA NO. 464, EXPIRES 6/30/2017

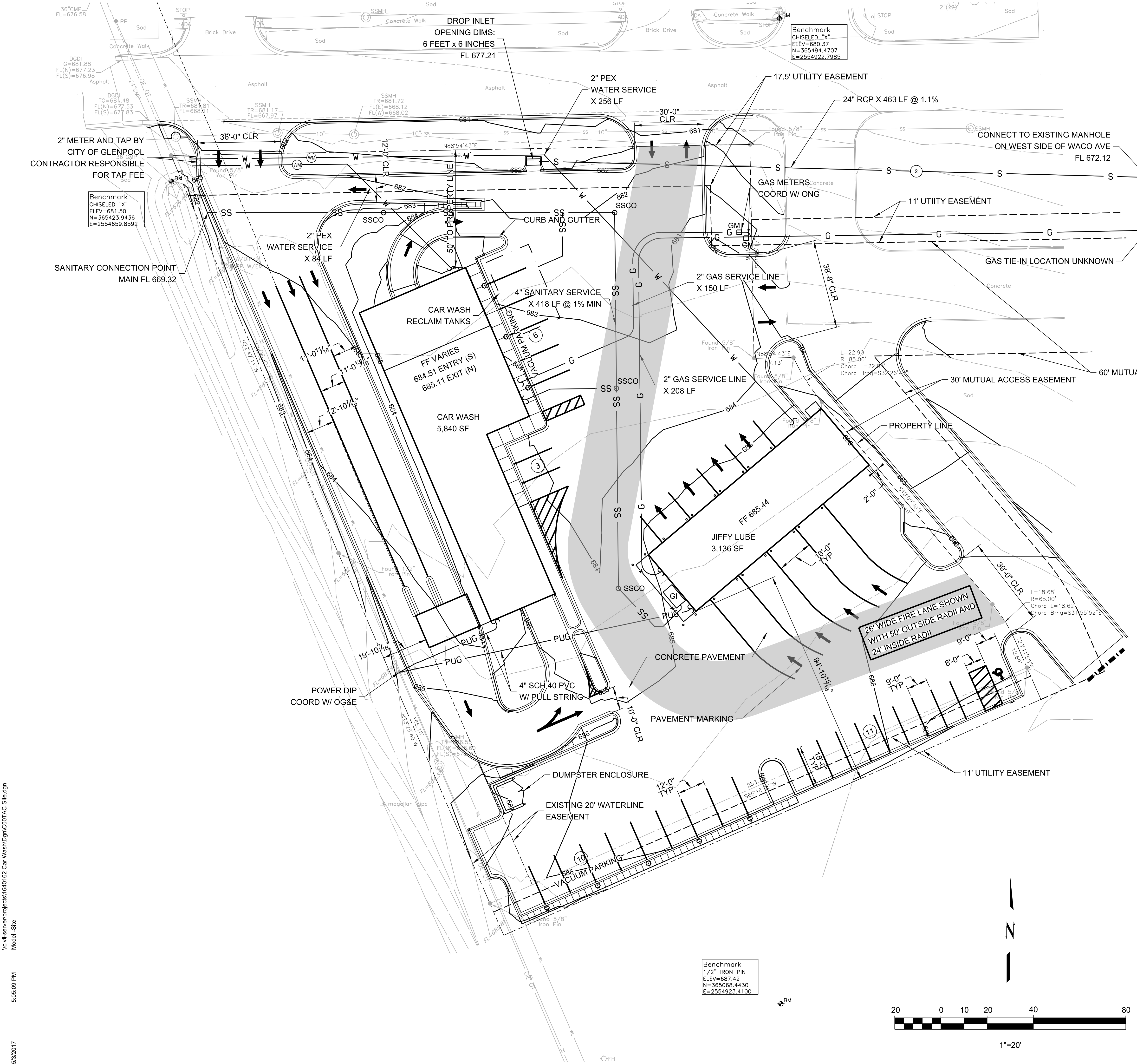
SMC Consulting Engineers, P.C.

815 West Main - Oklahoma City, OK 73106  
PH: 405-232-7715 Fax: 405-232-7859  
Website: www.smcok.com  
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. CA 464 EXP 6/30/2017  
PROJECT NO.: 4621.00 DATE: 02/02/2017

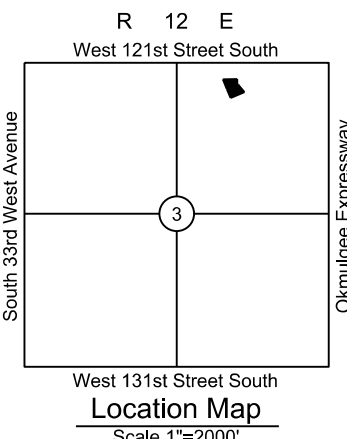
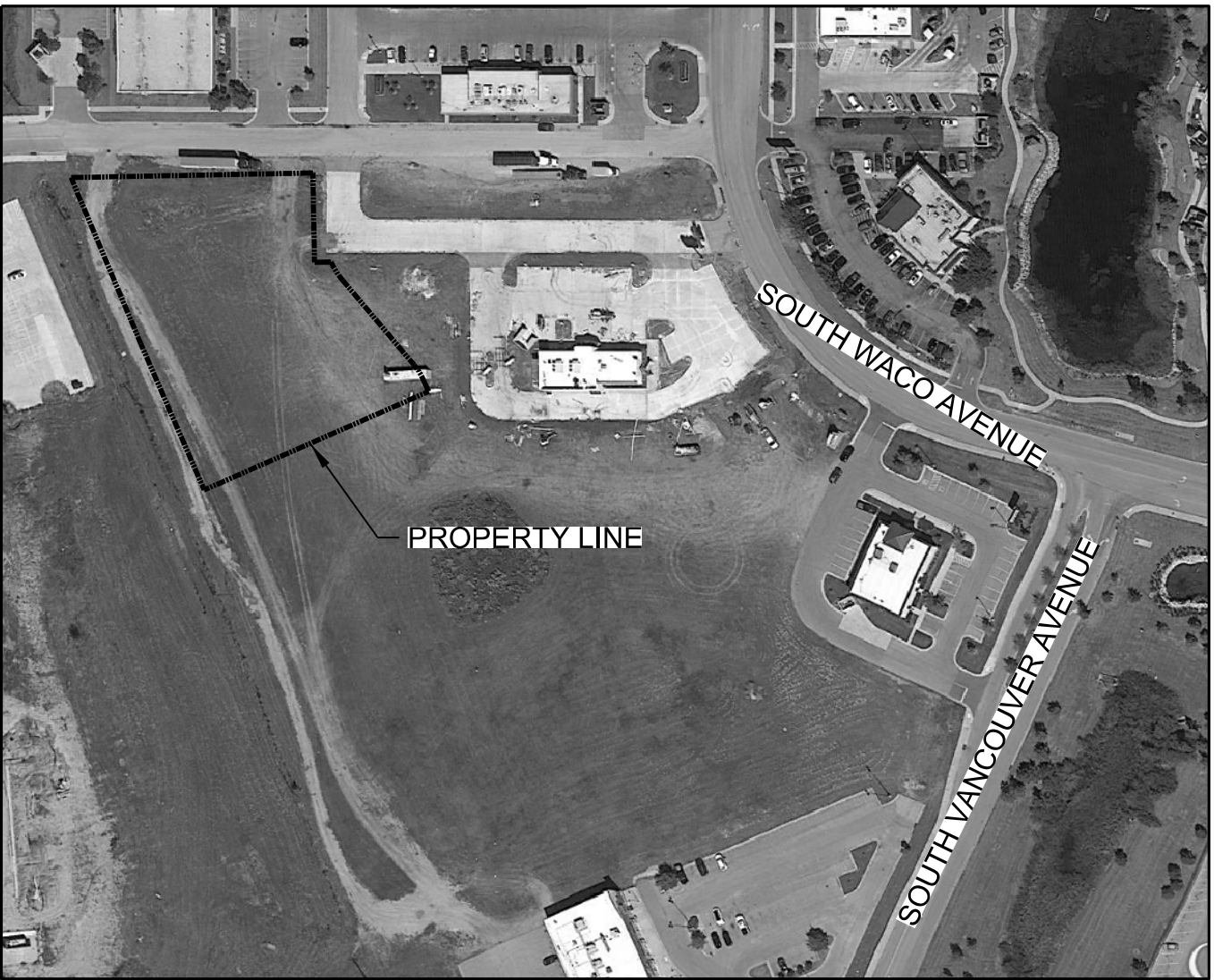


CONDITIONAL FINAL PLAT OF  
SOUTHWEST CROSSROADS SECTION 2  
SHEET 2 OF 3

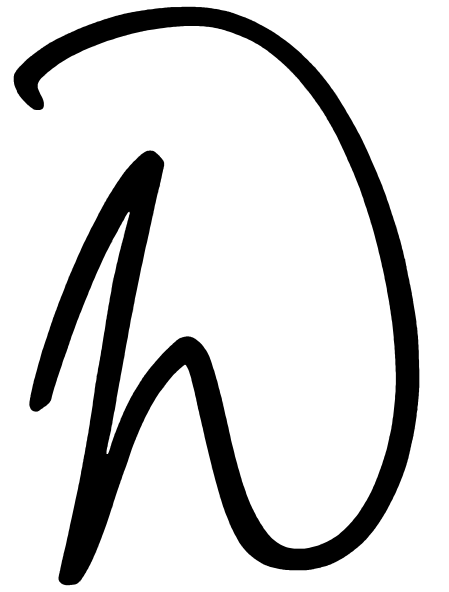




Development Standards	
Existing Zoning	CG (Commercial General)
Permitted Uses:	1, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 21
Proposed Uses:	17 (Automotive & Allied Activities)
Development Area:	2 acres
Building Floor Area Proposed:	8,880 s.f.
Proposed Land Coverage of Building	12.0%
Maximum Floor Area Ratio:	50%
Floor Area Ratio Proposed:	12.0%
Minimum Building Setbacks Required:	
Front	50 feet
Sides	0 feet
Maximum Building Height Allowed:	No Maximum
Minimum Off-Street Parking Required:	16 spaces Jiffy Lube (1/200sf floor area) 2 spaces Car Wash (1/employee) 1 accessible space (1 van accessible)
Parking Provided:	30 spaces 1 accessible space (1 van accessible)
Street Yard:	
Landscaped Street Yard Required:	10%
Landscaped Street Yard Provided:	10,365 (14%)



**CAUTION**  
NOTICE TO CONTRACTOR  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES



**ARCHITECTURE & INTERIORS**  
815 E. 3rd Street, Suite C  
Tulsa, OK 74120  
Office: 918.794.6616  
Fax: 918.794.6602  
www.wdesignsite.com

SEAL:

**PROJECT:**  
**JIFFY LUBE & CAR WASH**

**SOUTHWEST CROSSROADS ADDITION**

**PROJECT #**  
**16158.01**

**GLENPOOL, OK**  
**74033**

**CONSULTANT:**  
**wallace**

**WALLACE ENGINEERING**  
STRUCTURAL CONSULTANTS, INC.  
200 EAST MATHEW BRADY STREET  
TULSA, OK 74103  
(918) 564-3858

REVISIONS:

ISSUE DATE:

4.21.2017

**SHEET NAME:**  
**PLANNING SITE PLAN**

SHEET #:

DRAWN BY: HCW



# CAUTION

## NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES



## **Horizon Lawn & Landscape, Inc.**

8901 W. 81<sup>st</sup> Street  
Tulsa, OK 74131

Phone: (918)-743-2812  
Fax: (918)-227-7819

### **Jiffy Lube Southwest Crossroads Addition rev 1**

**May 4, 2017**

This bid is for the 'Jiffy Lube' (Carwash) located in Glenpool, OK. Bid is based Architectural Site Plan issued by owner dated 1/18/17. Price is limited to Landscaping, Irrigation System (including sleeves), and Sodding. Bid is broke into several scopes of work for your convenience. **This price DOES NOT INCLUDE: seeding, retaining walls, gravel of any kind, site furnishings, pavers, masonry work of any kind, fencing of any kind.**

**Landscaping:** As per plans and provided plant list and count – plant list is bid as per documents. Price includes all manpower, tools, materials, and equipment necessary to complete scope of work. Price includes all material and bed prep including but not limited to the following: Bed prep, soil placement, excavation if needed, haul off, plant material, mulch, compost, fertilizer. Price includes plants shown on plant list, and does include the following:

31 ea	-	Fraser's Photinia #7
18 ea	-	'Dynamite' Crapemyrtle 6' – 8'
49 ea	-	Cedar Mulch 3CF bags
33 ea	-	'Growers Mix' 3 CF

**\$ 8,037**

**Irrigation:** **NOT INCLUDED IN THIS BID AT THIS TIME.**

**Sodding/Seeding:** As per bid documents. Up to and not beyond 11,000 SF of solid slab Bermuda sod procured from brown farms Sod, no exceptions. Price also includes fine grade of all areas. Import topsoil is not included in this bid. Hand raking is included.

**\$ 3,300**

**Total Base Bid: \$ 11,337.00**

### **Conditions:**

1. Will not start irrigation until site is located for underground utilities and is 100% graded.
2. Electrical services for irrigation and/or lighting to be provided by others.
3. Grade will not be accepted unless it is +/- 1" of final grade
4. If irrigation can't be trenched with a 40-HP riding trencher, a rock charge will be added as needed for excavation and haul-off.

### **Clarifications**

1. This price does included import topsoil in sod areas.
2. This price does not include boring of any kind.
3. Extended watering and extended maintenance is not included in this bid, unless requested by owner.
4. This bid excludes the following: **seeding, retaining walls, gravel of any kind, site furnishings, pavers, masonry work of any kind, fencing of any kind.**

*Thank you for the opportunity to submit this proposal for this respective project. We wish you the best of luck on the job, and are confident that you will be pleased with Horizon's execution of the project in regards to safety, quality, workmanship, and compliance with the schedule.*

*AP*

*Adonis Pél*

Horizon Lawn & Landscape  
918-807-8622  
adonis@horizonlawntulsa.com



wdesign ARCHITECTURE

815 E. 3rd St., Ste. C, Tulsa, OK 74120  
Office: 918.794.6616 Fax: 918.794.6602 Web: wdesignsite.com

May 4, 2017

Design Professional's At-Risk Letter for Intent of Compliance

With respect to the building code and zoning review for the property located at; **Lot 2, Block 1, Southwest Crossing**, and pursuant to the Easements with Covenants and Restrictions (ECR) for the Southwest Crossroads Development, I, as the Design Professional in Responsible Charge, request that this application be reviewed for permit issuance subject to this letter of intended compliance for the following design elements:  
**Required Site Lighting.**

As attested to by my seal, signature, and date on this letter, I as Design Professional in Responsible Charge shall review the final photometric submittal when available and forward them to the Building Official for review and approval in accordance with the Ordinance of the City of Glenpool. I shall submit the documents with annotation that the documents have been reviewed by me and been found to be in general conformance to the design of the building.

The building Owner by signature below further attests to agree that the aforementioned items shall not be installed until the design and submittal documents have been approved by the Building Official.

Print Name: Weldon Jordao Bonman  
(Design Professional in Responsible Charge)

Signature: [Signature]  
(Design Professional in Responsible Charge)

Date: 5/4/17

Print Name: Patrick C. Moore  
(Owner)

Signature: [Signature]  
(Owner)

Date: 5/4/2017



(Oklahoma seal of Design Professional in Responsible Charge)



**TO:** Glenpool Planning Commission

**FROM:** Rick Malone, City Planner

**DATE:** June 12, 2017

**RE:** **GZ-260/PUD-36:** Request from Ryan McCarty, representing Summit Properties, Inc. for approval of a Zone Change from AG (Agriculture District) & RS-3 (Residential Single Family High Density district) to RS-4 (Residential Single-Family Highest Density District) and CS (Commercial Shopping District) and Planned Unit Development (PUD) Number 36 Zoning District designation for a mixed use Residential/Commercial on the following described Property:

A TRACT OF LAND THAT IS PART OF THE EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTEEN (13), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SW/4 OF SAID SECTION 13; THENCE NORTH 01°08'05" WEST ALONG THE EAST LINE OF THE SW/4 A DISTANCE OF 360.64 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°36'10" WEST 662.06 FEET TO A POINT ON THE EAST LINE OF THE SW/4 OF THE SE/4 OF THE SW/4 OF SECTION 13; THENCE NORTH 01°07'50" WEST ALONG SAID EAST LINE 300.55 FEET TO THE NORTHEAST CORNER OF THE SW/4 OF THE SE/4 OF THE SW/4; THENCE SOUTH 88°35'44" WEST ALONG THE NORTH LINE OF THE SW/4 OF THE SE/4 OF THE SW/4 A DISTANCE OF 374.26 FEET TO THE NORTHEAST CORNER OF LOT 2, BLOCK 1, ANGLICAN CHURCH OF THE RESURRECTION, FILED AS PLAT #6373; THENCE SOUTH 01°07'36" EAST 350.15 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 88°36'13" WEST 287.78 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2 AND THE WEST LINE OF THE E/2 OF THE SW/4 OF SECTION 13; THENCE NORTH 01°07'35" WEST ALONG SAID WEST LINE 2333.42 FEET TO THE NORTHWEST CORNER OF THE E/2 OF THE SW/4; THENCE NORTH 88°34'27" EAST ALONG SAID NORTH LINE 1323.81 FEET TO THE NORTHEAST CORNER OF THE SW/4; THENCE SOUTH 01°08'05" EAST ALONG THE EAST LINE OF THE SW/4 A DISTANCE OF 2284.44 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 2,925,860.95 SQUARE FEET OR 67.17 ACRES.

**AND**

A TRACT OF LAND THAT IS PART OF THE EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTEEN (13), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SW/4 OF SAID SECTION 13; THENCE NORTH 01°08'05" WEST ALONG THE EAST LINE OF THE SW/4 A DISTANCE OF 200.64 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 67 AND THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF SAID RIGHT OF WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 23068.31 FEET, AN ARC LENGTH OF 322.52 FEET, A CHORD BEARING OF SOUTH 85°20'27" WEST AND A CHORD LENGTH OF 322.52 FEET; THENCE SOUTH 05°03'34" EAST 15.00 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 23053.31 FEET, AN ARC LENGTH OF 277.63 FEET, A CHORD BEARING OF SOUTH 84°35'44" WEST AND CHORD LENGTH OF 277.63 FEET; THENCE SOUTH 84°15'02" WEST 64.54 FEET TO THE EAST LINE OF THE SW/4 OF THE SE/4 OF THE SW/4 OF SECTION 13; THENCE NORTH 01°07'50" WEST ALONG SAID EAST LINE 217.62 FEET; THENCE NORTH 88°36'10" EAST 662.06 FEET TO THE EAST LINE OF THE SW/4 OF SECTION 13; THENCE SOUTH 01°08'05" EAST ALONG SAID EAST LINE 160.00 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 124,119.16 SQUARE FEET OR 2.85 ACRES.

**General Location:** East of the Northeast corner of 151<sup>st</sup> Street (HWY 67) and Elwood Ave.

## **STAFF EXHIBITS**

1. Staff Report
2. Case Map
3. Development Text
4. Development Map
5. Covenants

## **INTRODUCTION**

Planned Unit Development 36 is comprised of 70.00 acres and will allow for a maximum development of 243 single-family residential lots and two commercial lots. The development is designed and planned with individual phased subdivision developments that can be structured for inclusion within a master planned development under a single homeowner's association.

The 2030 Glenpool Comprehensive Plan designates the subject tract as: the south 300 as Special District #4 to allow Medium-Intensity development and the remainder of the tract is designated: Low Intensity-Residential uses. The property is currently zoned AG (Agriculture District) and RS-3 (Residential Single Family High Density). The applicant is requesting an RS-4/CS with Planned Unit Development Number 36 Zoning District for the development of "Scissortail Addition" a planned community to be comprised of single family residential and commercial uses are found to be in accordance with the Plan Category.

This particular area is prime for Medium-Intensity development, but will require strict controls on access to and from the highway while consideration is given to the impact of Medium-Intensity development upon adjacent and abutting lands. Shared access points between developments and frontage roads to restrict access from lands abutting SH-67 should also be required. Access across the median should continue to be restricted to only those median cuts that are presently constructed and that will likely be signalized in the future. The criteria for developing in accordance with the 2030 Plan for Special District #4 is as follows:

- A. PUDs will be encouraged for Medium-Intensity development to reduce the impact of such zoning and to properly regulate the location of high traffic generators. In no case shall Medium Intensity zoning exceed a depth of 300 feet from the centerline of SH-67. Proposed PUDs shall include conceptual site plans that demonstrate the compatibility of internal land use relationships. Site plan, sign plan, and landscape plan review and approval by the Glenpool Planning Commission and City Council shall be required prior to issuance of a building permit. Said plans shall be in substantial compliance with the approved provisions of the PUD and shall be in compliance with all other applicable ordinances and regulations of the City of Glenpool, including, but not necessarily limited to the following:
  1. Assurance of compatibility of proposed land uses with adjacent and abutting planned uses.
  2. Strip commercial zoning shall be avoided.
  3. Small parcels shall be assembled to result in a more orderly pattern of development with improved points of ingress and egress along SH-67.
  4. Variances to the minimum lot width requirements of the Zoning Code shall be avoided to prevent a fragmented and incremental approach to development.
  5. Through-traffic into adjacent Low-Intensity residential districts shall be discouraged by designing collector streets which will not function as direct avenues of neighborhood cut-through for nonresidential or other nonlocal traffic.
  6. Parking within medium intensity developments shall be screened or otherwise buffered from abutting residential areas and arterial streets by a combination of opaque fences and vegetative screening that will be a condition of approval of the PUD and shall be maintained as a continuing condition of occupancy and use of the land.
  7. Setbacks, buffer areas and arrangement of land uses shall be used in combination with screening to improve compatibility with adjacent existing and planned low intensity uses.
  8. The granting of medium intensity zoning within a PUD shall be conditioned upon the area of each such request providing its own buffer with any existing or planned low intensity uses. More specifically, requests for medium intensity zoning shall include areas of more restrictive zoning and planned land uses on its periphery.
  9. Signage controls shall be established as a condition of approval of the PUD to assure a uniform advertising character

- and appearance throughout the developments and to reduce the impact of such signs on adjacent on abutting uses, while guarding against visual clutter, to provide increased safety to the traveling public.
10. Development-sensitive areas, including existing vegetation, water courses, floodplains, and topography, shall be shown on all PUD proposals and given special attention in the PUD design. Minimum structural solutions to drainage problems are preferred, with the private property owner retaining the ownership and responsibility for maintenance of drainage and related facilities.
  11. Medium-Intensity uses outside the intersection Activity Center shall be limited to a maximum depth of 500 feet as measured from the centerline of SH-67. Consideration may be given to proposals that exceed that depth only if it can be shown to the satisfaction of the City Council that any negative impact of such zoning will be mitigated by the controls included in the PUD and access to said development will be directly or by frontage roads to SH-67.
  12. The expansion or granting of new Medium-Intensity zoning shall be done only in an orderly manner in accordance with the provisions of this Special District and the 2030 Plan.

**GENERAL INTENSITIES. The 2030 PLAN classifies general land use intensities as follows:**

- **High Intensity.** High Intensity areas are those areas presenting the greatest impact on the subject and abutting areas. These areas require the highest accessibility possible, a high level of services, and should be separated from less intense areas by medium intensity areas and/or buffering or physical features. The zoning classifications that may be appropriate in specific areas are dependent upon many factors, including adjacent uses and specific site considerations. High intensity zoning classifications include RM-2, CG, IL, IM and IH.
- **Medium Intensity.** Medium Intensity areas are those areas of moderate activity and physical impact. These areas require a high level of accessibility and services and are found at the intersection of arterial streets in Activity Centers. Medium Intensity uses are used as transitional uses between High and Low Intensity areas. Zoning classifications that may be included in these areas include RD, RM-1, OL, OM and CS.
- **Low Intensity.** Low Intensity areas are areas of reduced activity characterized as living areas for residential and related activities and uses. Good accessibility and services are necessary. Zoning classifications included in this intensity category are the AG, RE and RS districts. Expansion of low intensity residential development is planned to continue in the Coal Creek Drainage Basin and will extend into other watersheds as public utilities are extended.

<u>Intensity</u>	Floor Area	Units/Acre
	Ratio <u>Nonresidential</u>	<u>Residential/Maximum</u>
High Intensity	0.75	24 maximum
Medium Intensity	0.50	16 maximum
Low Intensity	-	5.2 maximum
Rural-Residential Intensity	-	1.5 maximum

- RS-4 zoning allows 5.1 units per acre which is considered Low Intensity.
- CG zoning is considered High Intensity by the Comp plan so CS zoning could be encouraged instead.

A Planned Unit Development is designed to permit flexibility that will encourage a more creative approach in the residential development of land and will result in a more efficient use of open area, while maintaining density and area coverage permitted in the general zoning district or districts in which the project is located.

A property owner's association will be formed for the neighborhood and homeowner's dues established for the maintenance of the neighborhood and amenities. Covenants for the neighborhood have been prepared to set forth minimum dwelling sizes, percent of masonry, and other criteria which establish and maintain a quality development.

Scissortail will be a professionally planned neighborhood with a landscaped entry and recreational areas. Plans for the neighborhood include a ½-acre fenced dog park, community pavilion with seating areas, child play area, basketball court, soccer field, ADA accessibility, parking areas and walking paths.

The surrounding property is developed as noted below:

- North: RS-3, Residential Single Family subdivisions Glenvillage and Glenvillage 2<sup>nd</sup>.
- East: AG, Vacant undeveloped land.
- West: RS-4/PUD 27 Mansfield Lane Addition
- South: AG, Vacant undeveloped land, outside the city limits of Glenpool, Tulsa County.

Subdivision:	Developed:	Zoning:	Acres:	Lots:	Per Acre:	Width:	SF:	% Brick:	Landscaping:
Max Zoning Densities Allowed Per Zoning Code:		RS-3	1		4.01	75'			
		RS-4	1		5.19	65'			
<i>Scissortail</i>	<i>Pending</i>	<i>RS-4 (Proposed)</i>	<i>67</i>	<i>245</i>	<i>3.65</i>	<i>65'</i>	<i>1,300</i>	<i>100%</i>	<i>Street</i>
Glenvillage	2002	RS-3	20	79	3.95	65/70'	1,200	33%	Street
Glenvillage 2nd	2004	RS-3	32	98	3.06	65/70'	1,200	33%	Street
Mansfield Lane	2014	RS-4/PUD	22	87	3.95	65'	1,100	75%	Street

### CRITERIA AND FINDINGS

The proposed Planned Unit Development is consistent with the standards of the City of Glenpool Comprehensive Plan and Zoning Code. Conditions to the approval of "Scissortail Addition" will be consistent with this PUD and will be required during the review of the Preliminary/Conditional Final Plat and consistent with the Sketch Plat that accompanied the request for Planned Unit Development Number 36.

A PUD is permitted on any tract or tracts located within a residential district or districts. In every instance, the PUD is to be reviewed as to the proposed location and character of the uses and the unified treatment of the development of the tract. The regulations of the general zoning district remain applicable except as specifically modified pursuant to the provision of the Glenpool Zoning Code.

The review of the proposed PUD shall determine that the proposal is consistent with the Comprehensive Plan, harmonizes with the existing and expected development of surrounding areas, is a unified treatment of the development possibilities of the project site and is consistent with the stated purposes and standards of Chapter 11, Planned Unit Development of the Glenpool Zoning Code.

Consistency with other new developments in the City of Glenpool, structural requirements and restrictions will be imposed. The highlights of these requirements are:

- "Scissortail Addition" will be developed to the standards of the RS-4 Zoning District except as noted below:  
No residence shall be built nearer than five (5) feet to any side lot on one side, and five (5) feet on the other side, thus requiring a combined total of at least ten (10) feet between the residence and both side lot lines. Where side lot easements are shown greater than the foregoing, no encroachment shall be allowed on the easement. For lots that utilize a 5' side yard, the AC pad and unit shall be located behind the house and outside of the 5' side yard.
- Lot widths shall be established at 65 feet or greater. This should also accompany a statement that the lot widths will substantially conform to the submitted conceptual master plan.

- Use.  
The use of the Lots shall be limited to detached single-family residences and customary accessory uses. No more than one residence shall be permitted upon each platted Lot. Lot splits shall be prohibited.
- Floor Area.  
All dwellings shall have a minimum living space of at least 1,300 square feet. Square footage shall be computed for living space, exclusive of porches, patios, and garages. In the event of a dwelling having more than one (1) story, there shall be a minimum of 1,700 square feet of floor space with a minimum of 1,200 square feet on the first story, exclusive of porches, patios, and garages.
- Maximum Building Height.  
No building shall exceed two stories or thirty-five (35) feet in height except as approved by the Architectural Committee and City of Glenpool Board of Adjustment.
- Garages.  
Garages shall provide a minimum of two parking spaces for automobiles. All garages shall be attached to the residence. Garages shall be enclosed. Carports are prohibited. Garage doors shall not contain glass. Detached garages may be permitted with Architectural Committee approval.
- Foundations.  
All exposed dwelling foundations and/or stem walls shall be of masonry.
- Masonry.  
The exterior surface of all dwellings, except windows and doors, shall be 100% masonry to the first-floor plate line.
- Roof Pitch.  
No dwelling shall have a roof pitch of less than 6/12. Porches and patios shall not have a roof pitch of less than 4/12.
- Roofing Materials.  
Roofing for a dwelling shall be Tamko Heritage 30-year Weather Wood color. Provided, however, that if such roofing should not be reasonably available, alternative roofing approved by the Architectural Committee shall be permitted upon determination of the Architectural Committee that the alternative is of equal or superior quality and of a design and color compatible with the roofing material above specified.
- All mailboxes shall be of a singular design for the lots within Scissortail, as approved by the Architectural Committee. No mailboxes shall be erected on any residential lot with the approval of the design by the Architectural Committee, and shall conform to a design standard. A charge for mailboxes will be collected by the owner/developer at the closing of each lot.
- All yards facing a street shall be professionally landscaped before a Certificate of Occupancy is issued by the City of Glenpool.
- Every person or entity who is a record owner of the fee interest of a Lot shall be a member of the Homeowners' Association. Membership shall be appurtenant to and may not be separated from the ownership of a Lot.

In recognition of the potential for phasing of "Scissortail", the entrance on 151<sup>st</sup> Street is required to be complete before any building permits may be issued to eliminate construction traffic from using the streets from adjacent subdivisions in accordance with City of Glenpool policies and standards may be implemented in future phases.

The proposed Planned Unit Development is consistent with the standards of the City of Glenpool

Comprehensive Plan and Zoning Code. Conditions to the approval of "Scissortail Addition" will be consistent with this PUD and will be required during the review of the Preliminary/Conditional Final Plat and consistent with the Sketch Plat that accompanied the request for Planned Unit Development Number 36.

### **RECOMMENDATION**

Staff is supportive and recommends approval of request GZ-260 to change the zoning from AG (Agriculture District) & RS-3 (Residential Single Family High Density district) to RS-4 (Residential single-family highest density district) and CS (Commercial Shopping Center District) and Planned Unit Development (PUD) Number 36 Zoning District designation for a mixed use Residential/Commercial. The proposed development is consistent with the requirements of Chapter 9 of the Glenpool Zoning Code, the Glenpool Comprehensive Plan, and harmonizes with the existing and expected development of the surrounding areas as per the Text and Exhibits submitted by the applicant or revised by the Planning Commission during their review.



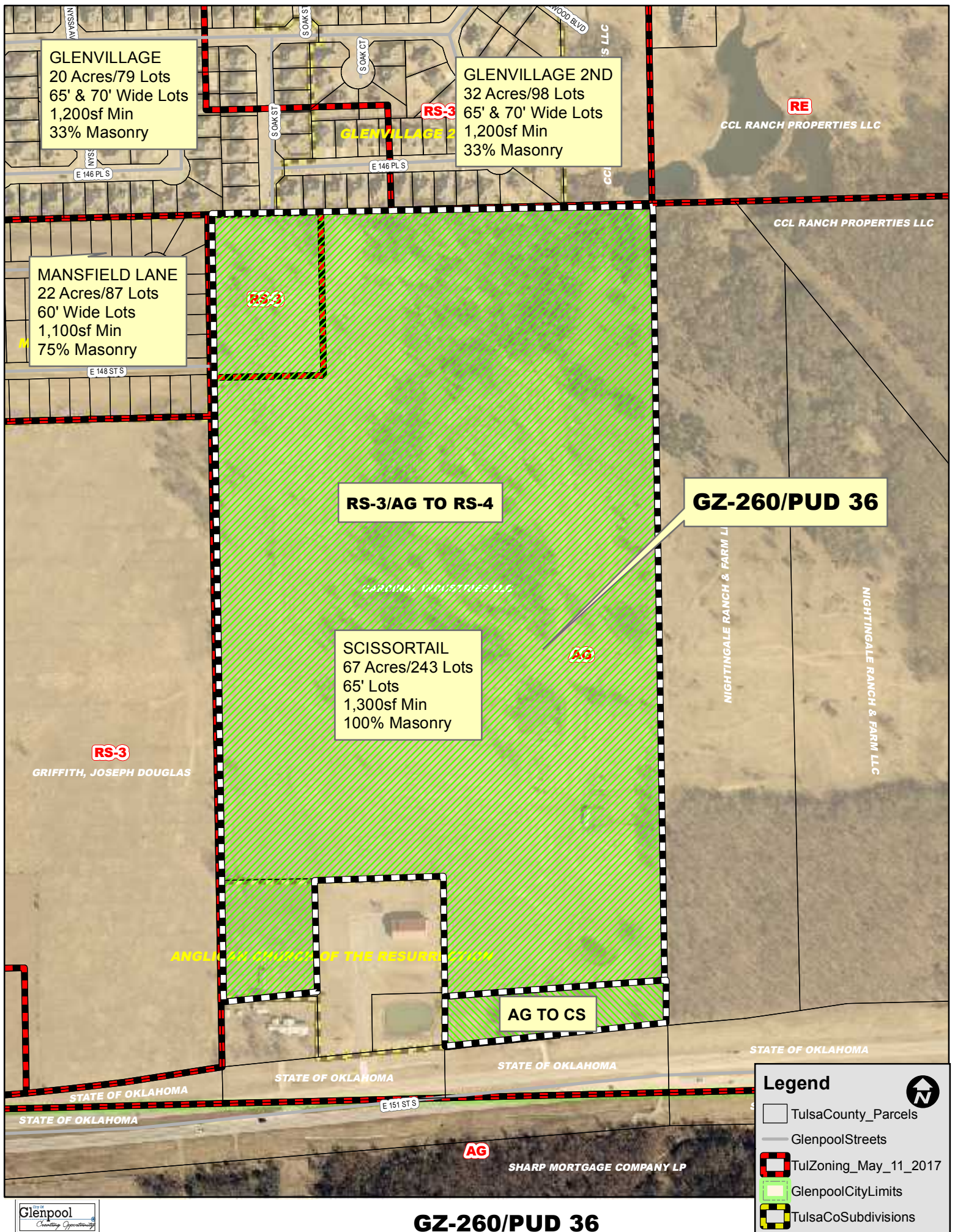
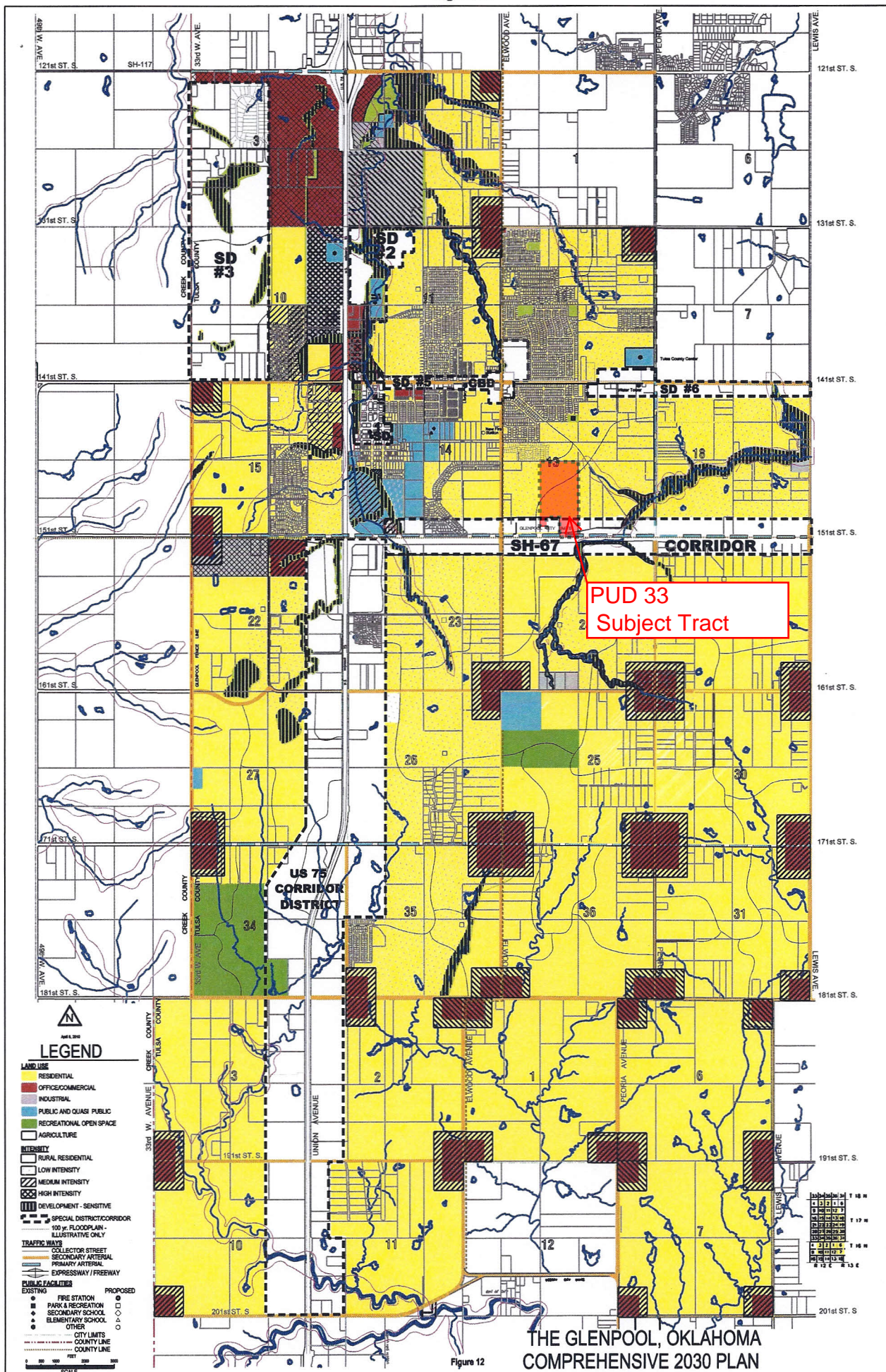




Figure 12







## ***Planned Unit Development***

Updated: May 18, 2017



## Table of Contents

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Development Concept .....	1
Development Area 'A' – RS-4 Zoning Development Standards .....	2
Development Area 'B' – CS Zoning Development Standards .....	3
Signage / Access & Circulation / Drainage & Utilities / Environmental Analysis & Topography .....	4
Amenities / Covenants .....	5
Homeowner's Association .....	6
Legal Descriptions .....	7

## Exhibits

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Exhibit A .....	Development Areas
Exhibit B .....	Sketch Plat
Exhibit C .....	Phasing Exhibit
Exhibit D .....	North Reserve Area Amenities Plan
Exhibit E .....	Dog Park Design Details
Exhibit F .....	South Reserve Area Amenities Plan
Exhibit G .....	Entry Feature Concept
Exhibit H .....	Architectural Style & Floor Plans
Exhibit I .....	Site Topography
Exhibit J .....	Drainage Area Maps
Exhibit K .....	Soil Survey
Exhibit L .....	Covenants

## Development Concept

---

Scissortail is a single-family, phased development with commercial frontage along SH-67 (East 151<sup>st</sup> Street South) on a 70-acre tract of presently undeveloped land within the City of Glenpool. The project is located on the north side of SH-67 (East 151<sup>st</sup> Street South) between Elwood Avenue and Peoria Avenue that will abut the existing Mansfield Lane, Glenvillage and Glenvillage 2<sup>nd</sup> subdivisions.

A property owners association will be formed for the neighborhood and homeowners dues established for the maintenance of the neighborhood and amenities. Covenants for the neighborhood have been prepared to set forth minimum dwelling sizes, percent of masonry, and other criteria which establish and maintain a quality development.

Scissortail will be a professionally planned neighborhood with a landscaped entry and recreational areas. Plans for the neighborhood include a ½-acre fenced dog park, community pavilion with seating areas, child play area, basketball court, soccer field, ADA accessibility, parking areas and walking paths.

**DEVELOPMENT AREA 'A' "LIGHT INTENSITY"**  
**RS-4 Zoning - Development Standards**

---

Land Area: ..... 67.17 Acres

Permitted Uses: ..... RS-4 Single Family Residential Development

Residential lot density calculation:

Maximum residential lots allowed (2,989,884.11 / 8,400 square feet): ..... 355

Residential lots proposed: ..... 243

Minimum lot width: ..... 65 feet

Minimum lot area: ..... 7,800 square feet

Minimum land area per dwelling unit: ..... 8,400 square feet

Maximum structure height: ..... 35 feet

Off-Street Parking: ..... Two (2) enclosed off-street parking spaces per dwelling unit

Front Yard abutting a public street: ..... 25 feet

Rear yard: ..... 20 feet

Side yard: ..... 5 feet

No residence shall be built nearer than five (5) feet to any side lot on one side, and five (5) feet on the other side, thus requiring a combined total of at least ten (10) feet between the residence and both side lot lines. Where side lot easements are shown greater than the foregoing, no encroachment shall be allowed on the easement. For lots that utilize a 5' side yard, the AC pad and unit shall be located behind the house and outside of the 5' side yard.

All other yards abutting a public street: ..... 15 feet unless a side entry garage is proposed

If a side entry garage is proposed the building wall containing the garage door shall be set a minimum of 20 feet from the street right of way.

**DEVELOPMENT AREA 'B' "MEDIUM INTENSITY"**

**CS Zoning - Development Standards**

---

Land Area: ..... 2.85 Acres

Permitted Uses: ..... All uses allowed by right in CS Zoning District

Dimensional Standards: ..... All dimensional standards as set forth in CS Zoning District

**GREENSPACE CALCULATION**

---

Gross Land Area: ..... 70.02 Acres

Required Greenspace: ..... 3.50 Acres (5.0%)

Provided Greenspace: ..... 7.59 Acres (10.8%)

## Signage

---

A maximum of two entry identification signs shall be permitted with a maximum of 64 square feet of display signage surface. Additional signage for amenities will be allowed with a maximum of 16 square feet.

## Access and Circulation

---

Access to the subject tract will vary with phased construction. The initial residential phase will begin with access from both Mansfield Lane and Glenvillage neighborhoods where existing gravity-fed sanitary sewer is readily available. The commercial properties and the 2<sup>nd</sup> residential phase will be accessed from SH-67 (East 151<sup>st</sup> Street South).

## Drainage and Utilities

---

On-site detention facilities will be designed and incorporated into the subdivision. These detention facilities will also be used for landscaped open space and for the recreation and enjoyment of the residents.

## Environmental Analysis and Topography

---

The property consists of gently rolling range land with elevations ranging from 713 feet to 760 feet. The Soil Survey of Tulsa County, Oklahoma was used to help identify soil types present on the site. Existing soils consist of the following (Refer to Exhibit K):

Tulsa County, Oklahoma (OK143)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
12	Dennis silt loam, 1 to 3 percent slopes	1.7	2.4%
15	Dennis-Pharoah complex, 1 to 3 percent slopes	35.2	50.0%
16	Dennis-Radley complex, 0 to 12 percent slopes	6.5	9.3%
20	Eram-Coweta complex, 5 to 15 percent slopes	1.0	1.5%
44	Okemah-Parsons-Pharoah complex, 0 to 1 percent slopes	13.6	19.4%
NBRE	Niotaze-Bigheart-Rock outcrop complex, 3 to 15 percent slopes, very stony	12.3	17.5%
Totals for Area of Interest		70.5	100.0%

## Amenities

---

Included in this development will be a ½-acre fenced dog park, community pavilion with seating areas, child play area, basketball court, soccer field, ADA accessibility, parking areas, walking paths and a professionally landscaped entry (similar to Exhibit G).

### Community Dog Park

---

***Published by the American Kennel Club***

*“Establishing a Dog Park in your Community”*

With cities becoming more and more crowded and leash laws becoming more restrictive, many concerned dog owners are looking to the creation of dog parks as a solution to their need for a place to spend quality time with their pets. But just what is a “dog park,” and what benefits can one bring to your city or town? A dog park is typically fenced, where people and their dogs can play together. As the names imply, these places offer dogs off-leash play areas where their owners can enjoy a park-like setting and the chance to socialize with other canines and their owners. Dog parks are being established all over the country and offer a wealth of benefits to dogs, dog owners and the community as a whole.

More than just “room to roam,” the creation of a dog park...

***Allows dogs to exercise and socialize safely.*** Puppies and adult dogs need room to run, and enclosed play areas permit them to do so while preventing them from endangering themselves and others (for example, by running into the path of an oncoming vehicle). In addition, dogs who are accustomed to playing with animals and people other than their owners are more likely to be well socialized and react well toward strangers.

***Promotes responsible dog ownership.*** Dog parks prevent off-leash animals from infringing on the rights of other community residents such as joggers, small children, and those who may be fearful of dogs. Parks also make it easier for a city to enforce its leash laws, as resident dog owners with park access have no reason to allow their canine companions off-leash when outside of the park.

***Provides an outlet for dog owners to socialize.*** Dog parks are a great place for owners to meet other people with common interests. The love people share for their dogs reaches beyond economic and social barriers and helps foster a sense of community. Park users also benefit from the opportunity to ask questions of other owners and find solutions to problems they might be having with their pet.

***Makes for a better community by promoting public health and safety.*** Well-exercised dogs are better neighbors who are less likely to create a nuisance, bark excessively, and destroy property. Their presence in the park, along with their owners, also may help deter crime.

## Covenants

---

Building standards are set forth in the attached covenants (Exhibit L) to establish aesthetically pleasing homes as shown on the attached Exhibit H. All yards facing a street shall be professionally landscaped before a Certificate of Occupancy is issued by the City of Glenpool.

## Homeowners' Association

---

Purpose and Powers of the Association: This Association is formed for the purposes not involving pecuniary gain or profit, incidentally or otherwise, to the members thereof, and shall have no capital stock. The purposes for which the Association is formed are to enhance and protect the value, desirability and attractiveness of the real property described as follows:

All Phases of Scissortail, a Subdivision in the City of Glenpool, Tulsa County, Oklahoma, according to the recorded plat thereof (hereinafter referred to as "SCISSORTAIL")

and to promote the health, safety and welfare of the residents, owners and tenants of lots within SCISSORTAIL, and any additional property as may hereafter be annexed to the jurisdiction of this Association, and for these purposes to:

a) own, acquire, build, operate and maintain landscaping, walls, fences, entryways, signs and common areas (including splash pad, playground, pond and pond fountain maintenance), facilities and structures of any and all kinds for the use and benefit of the members of the Association. In the event the Association fails to maintain these areas in a proper and safe manner, the City of Glenpool will have the right to maintain these areas and bill each member of the Scissortail Homeowners' Association for that cost. Should payment by any member not occur, the City of Glenpool and/or the Scissortail Homeowners' Association may place a lien on the delinquent member's personal property within this platted area;

b) exercise such powers pertaining to SCISSORTAIL, including, architectural plan review, as may from time to time be vested in or granted to the Association;

c) fix, levy, collect and enforce payment by any lawful means, all charges or assessments made for acquisition, construction, maintenance and operation of common facilities, to pay all expenses in connection therewith, and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

d) acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

e) borrow money, and with the assent of two-thirds (2/3) of each class of members, to mortgage, pledge or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred; and

f) have and to exercise any and all powers, rights and privileges which a corporation organized under the Oklahoma General Corporation Act by law now or hereafter have or exercise.

Final documents on the Homeowners' Association of Scissortail will be filed with the final plat and include the maintenance agreement and other specific rights and requirements for the Association members.



**DEVELOPMENT AREA 'A'**  
**Legal Description (RS-4 Zoning)**

---

A TRACT OF LAND THAT IS PART OF THE EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTEEN (13), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SW/4 OF SAID SECTION 13; THENCE NORTH 01°08'05" WEST ALONG THE EAST LINE OF THE SW/4 A DISTANCE OF 360.64 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°36'10" WEST 662.06 FEET TO A POINT ON THE EAST LINE OF THE SW/4 OF THE SE/4 OF THE SW/4 OF SECTION 13; THENCE NORTH 01°07'50" WEST ALONG SAID EAST LINE 300.55 FEET TO THE NORTHEAST CORNER OF THE SW/4 OF THE SE/4 OF THE SW/4; THENCE SOUTH 88°35'44" WEST ALONG THE NORTH LINE OF THE SW/4 OF THE SE/4 OF THE SW/4 A DISTANCE OF 374.26 FEET TO THE NORTHEAST CORNER OF LOT 2, BLOCK 1, ANGLICAN CHURCH OF THE RESURRECTION, FILED AS PLAT #6373; THENCE SOUTH 01°07'36" EAST 350.15 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 88°36'13" WEST 287.78 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2 AND THE WEST LINE OF THE E/2 OF THE SW/4 OF SECTION 13; THENCE NORTH 01°07'35" WEST ALONG SAID WEST LINE 2333.42 FEET TO THE NORTHWEST CORNER OF THE E/2 OF THE SW/4; THENCE NORTH 88°34'27" EAST ALONG SAID NORTH LINE 1323.81 FEET TO THE NORTHEAST CORNER OF THE SW/4; THENCE SOUTH 01°08'05" EAST ALONG THE EAST LINE OF THE SW/4 A DISTANCE OF 2284.44 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 2,925,860.95 SQUARE FEET OR 67.17 ACRES.

BASIS OF BEARING – THE EAST LINE OF THE SW/4 OF SECTION 13 AS N 01°08'05" W.

**DEVELOPMENT AREA 'B'**  
**Legal Description (CS Zoning)**

---

A TRACT OF LAND THAT IS PART OF THE EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTEEN (13), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SW/4 OF SAID SECTION 13; THENCE NORTH 01°08'05" WEST ALONG THE EAST LINE OF THE SW/4 A DISTANCE OF 200.64 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 67 AND THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF SAID RIGHT OF WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 23068.31 FEET, AN ARC LENGTH OF 322.52 FEET, A CHORD BEARING OF SOUTH 85°20'27" WEST AND A CHORD LENGTH OF 322.52 FEET; THENCE SOUTH 05°03'34" EAST 15.00 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 23053.31 FEET, AN ARC LENGTH OF 277.63 FEET, A CHORD BEARING OF SOUTH 84°35'44" WEST AND CHORD LENGTH OF 277.63 FEET; THENCE SOUTH 84°15'02" WEST 64.54 FEET TO THE EAST LINE OF THE SW/4 OF THE SE/4 OF THE SW/4 OF SECTION 13; THENCE NORTH 01°07'50" WEST ALONG SAID EAST LINE 217.62 FEET; THENCE NORTH 88°36'10" EAST 662.06 FEET TO THE EAST LINE OF THE SW/4 OF SECTION 13; THENCE SOUTH 01°08'05" EAST ALONG SAID EAST LINE 160.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 124,119.16 SQUARE FEET OR 2.85 ACRES.

BASIS FOR BEARING – THE EAST LINE OF THE SW/4 OF SECTION 13 AS N 01°08'05" W.

Unplatted

Glenville 2nd

Glenville

Unplatted

Unplatted



RS-4 Residential Subdivision  
Glenpool, Oklahoma

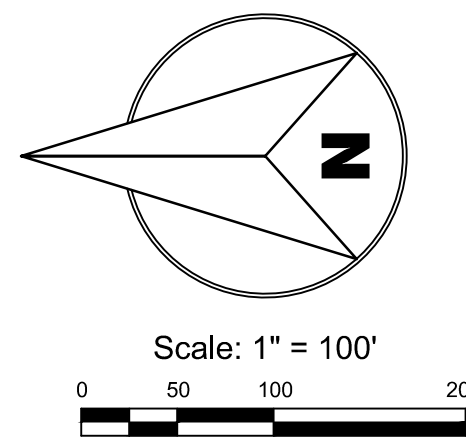
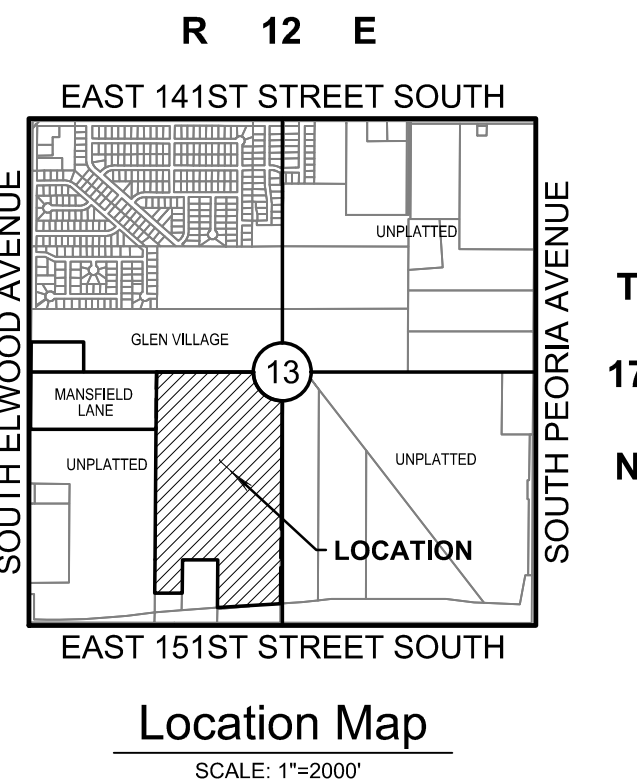
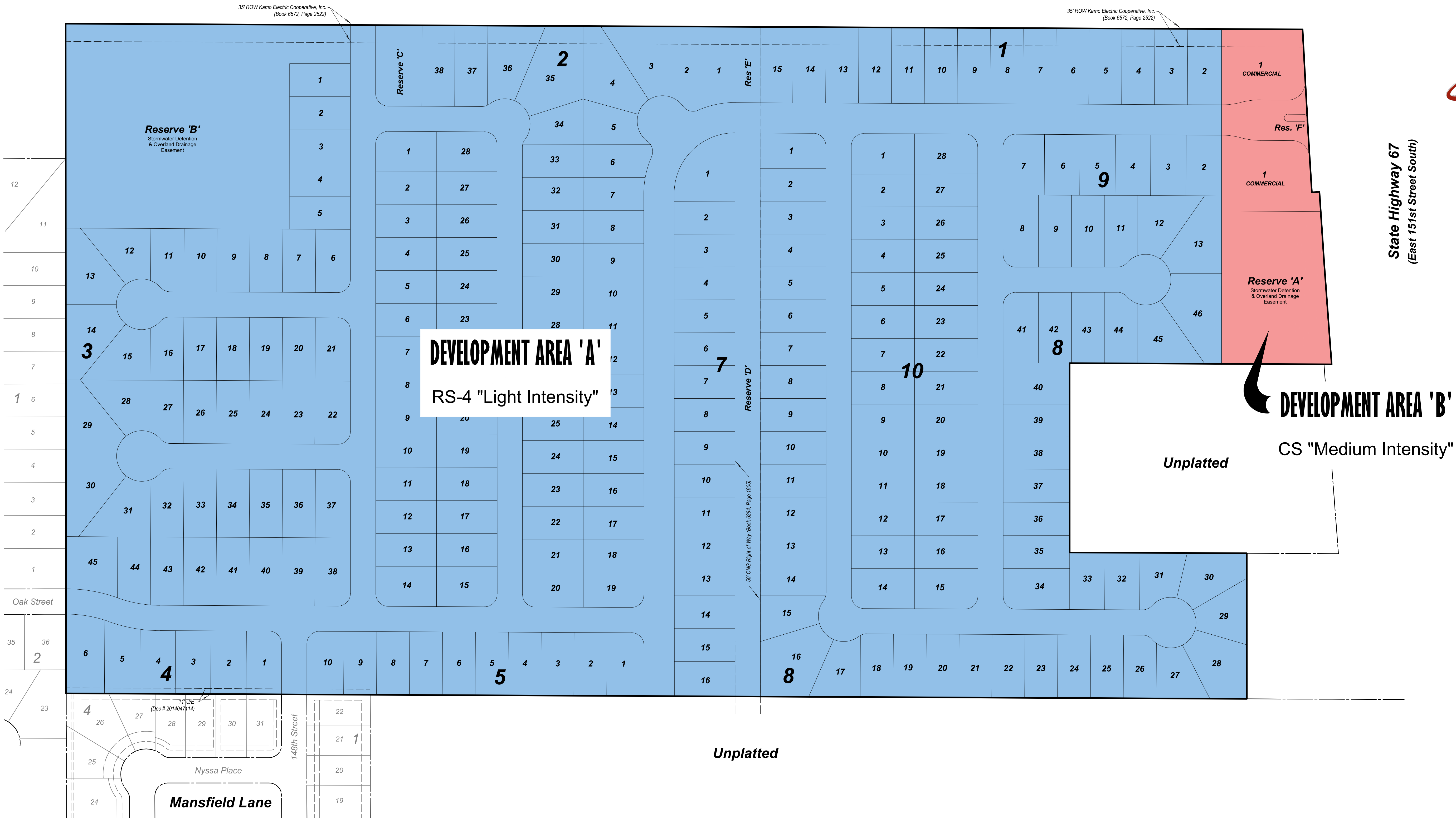


EXHIBIT 'A'  
DEVELOPMENT AREAS



11063D S Memorial Dr #351  
Tulsa, Oklahoma 74133  
Phone: (918) 798-8356

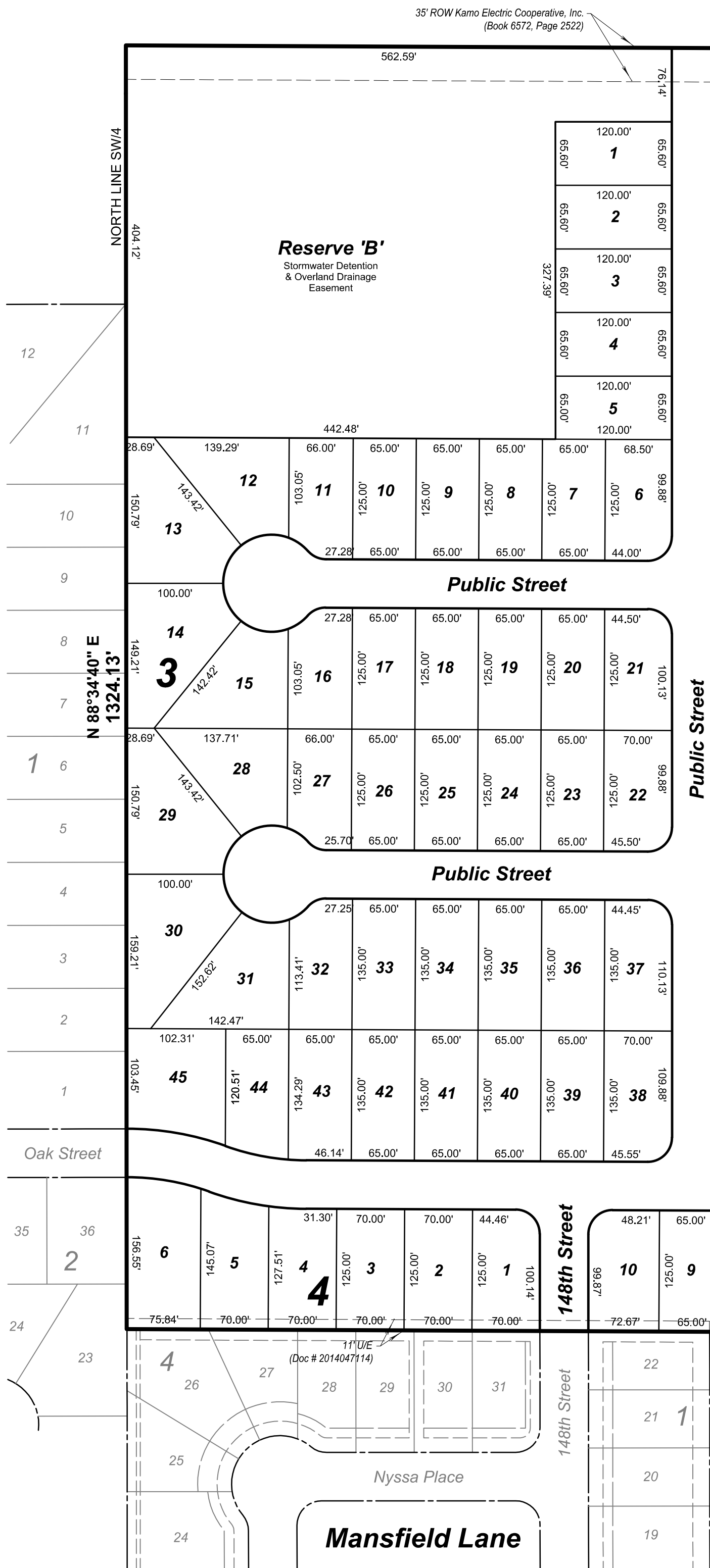




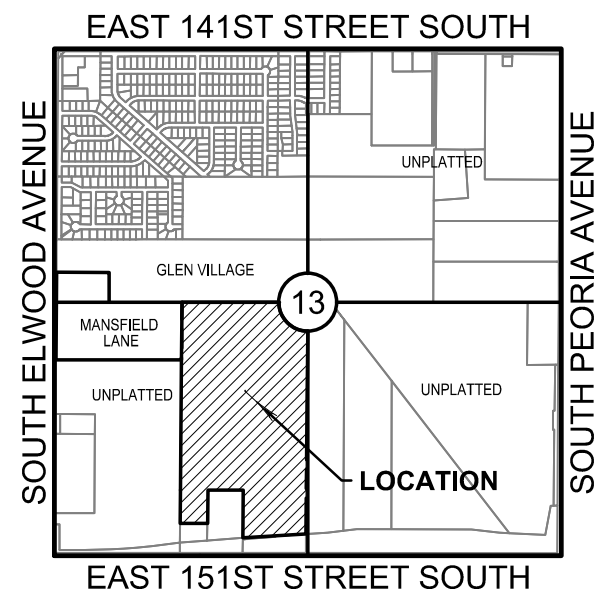
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Glenville 2nd

Glenville



R 12 E



Location Map

SCALE: 1"=2000'

### Summary

SUBDIVISION CONTAINS TWO HUNDRED AND FORTY-FIVE (245) LOTS IN TEN BLOCKS (10) AND SIX (6) RESERVE AREAS

GROSS SUBDIVISION AREA:  
3,049,980.11 SF / 70.02 ACRES

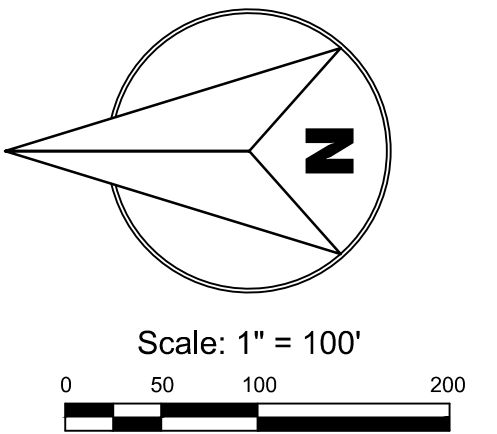
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S 01°07'18" E  
2444.64'

Unplatted



## RS-4 Residential Subdivision Glenpool, Oklahoma



## EXHIBIT 'B' SKETCH PLAT

**SUMMIT**  
PROPERTIES, INC.

**Select**  
design  
DEVELOPMENT ANALYSIS  
PROJECT MANAGEMENT  
DRAFTING & DESIGN

11063D S Memorial Dr #351  
Tulsa, Oklahoma 74133  
Phone: (918) 798-8356



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Glenville 2nd

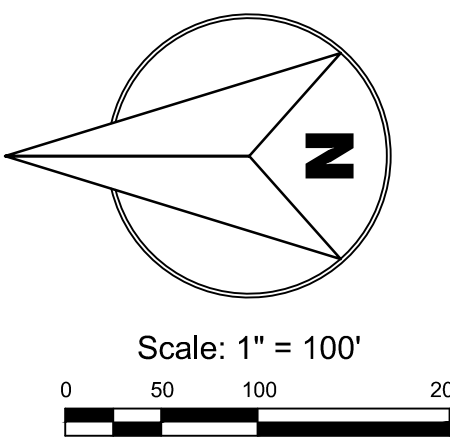
Glenville

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State Highway 67  
(East 151st Street South)



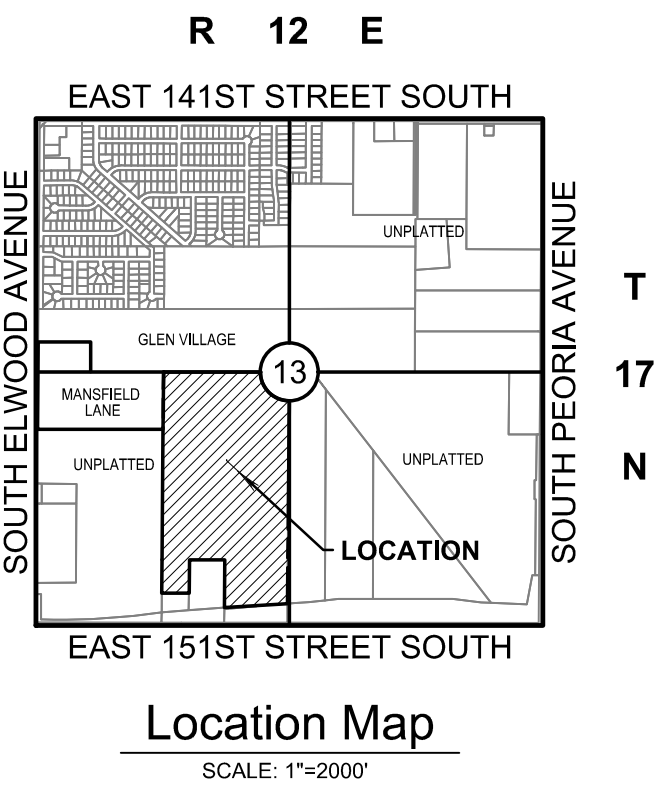
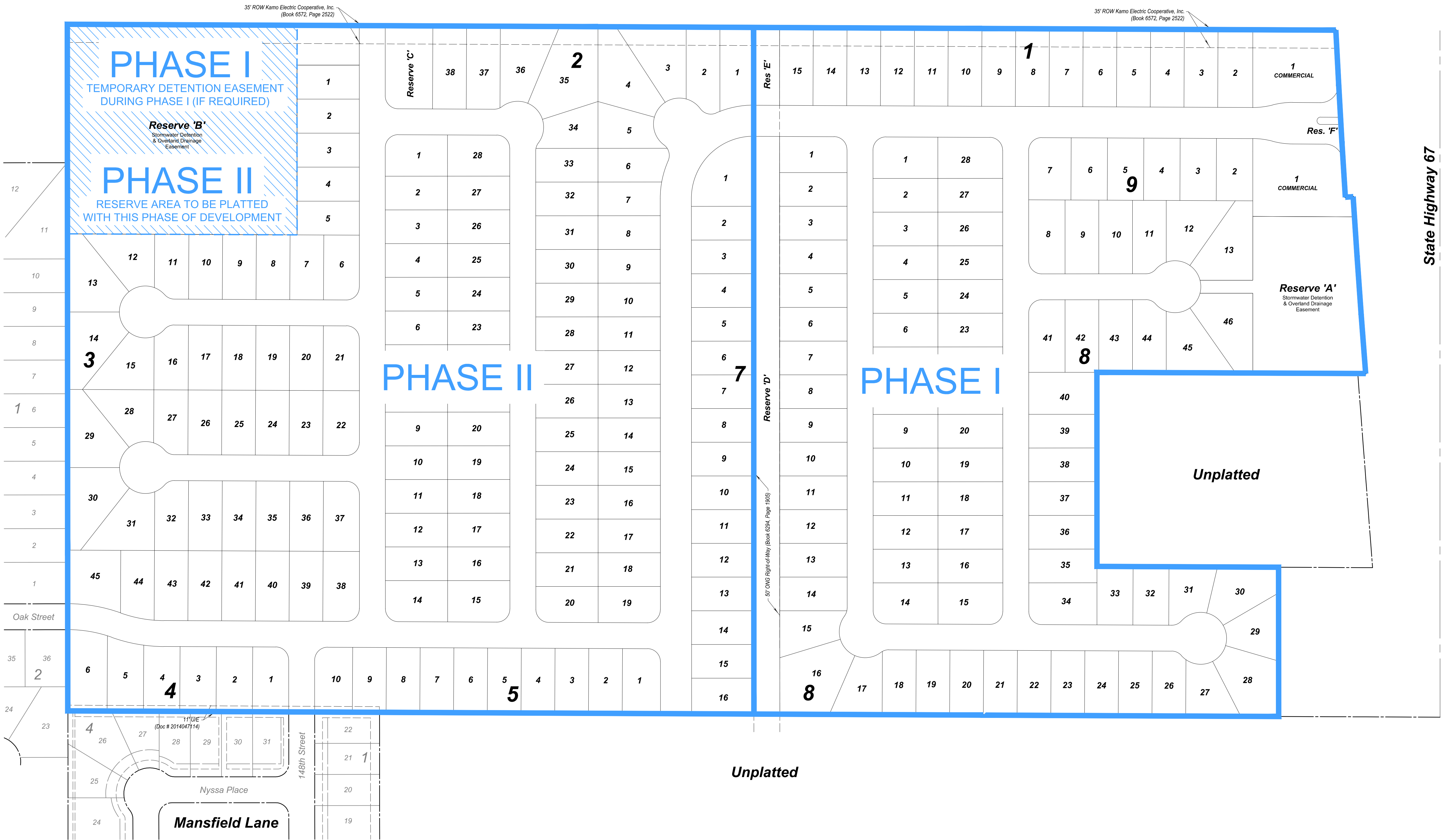
**RS-4 Residential Subdivision**  
Glenpool, Oklahoma



**EXHIBIT 'C'**  
PHASING EXHIBIT



11063D S Memorial Dr #351  
Tulsa, Oklahoma 74133  
Phone: (918) 798-8356



**PHASE I**

SUBDIVISION CONTAINS  
ONE HUNDRED AND TWO (102) LOTS  
  
GROSS SUBDIVISION AREA:  
29.83 ACRES +/-

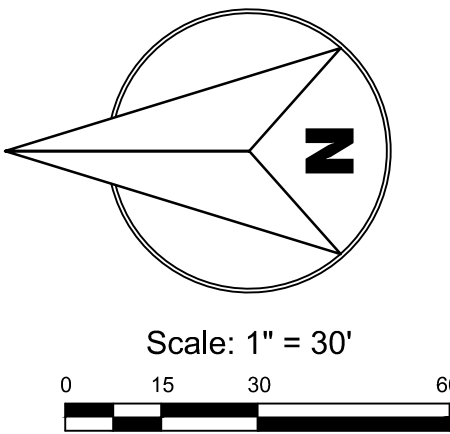
**PHASE II**

SUBDIVISION CONTAINS  
ON HUNDRED AND FOURTY-THREE (143) LOTS  
  
GROSS SUBDIVISION AREA:  
40.19 ACRES +/-



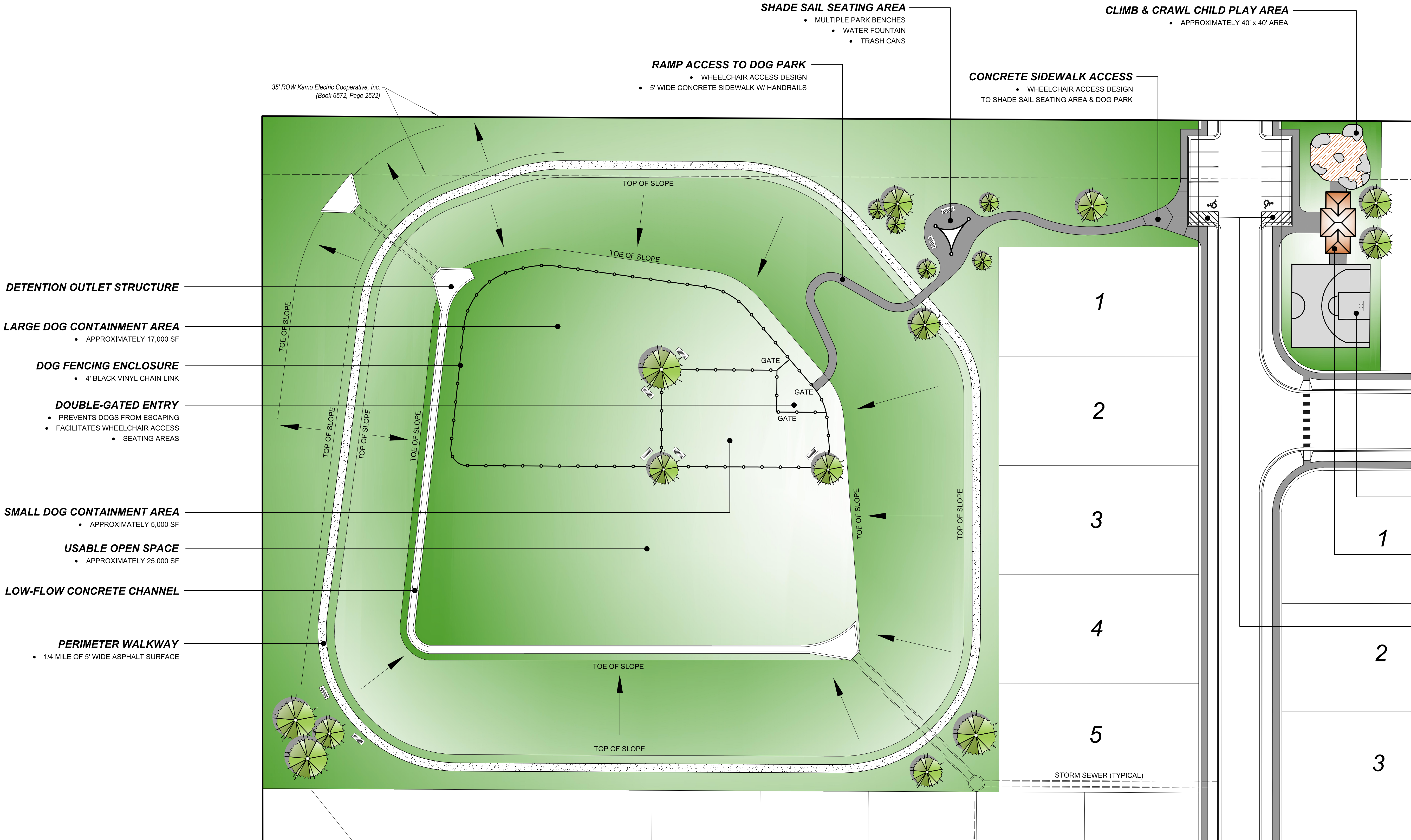


**RS-4 Residential Subdivision**  
Glenpool, Oklahoma



- BASKETBALL COURT**
- CONCRETE / ASPHALT W/ PAINTED STRIPES
  - HALF-COURT REGULATION SIZE
  - PROFESSIONAL GOAL & RIM
- COMMUNITY PAVILION**
- PAINTED METAL FRAME CONSTRUCTION
  - SEATING AREAS
  - OUTDOOR GRILL
  - TRASH CANS
- PARKING AREA**
- 10 STANDARD PARKING SPACES
  - 2 HANDICAP PARKING SPACES

**EXHIBIT 'D'**  
NORTH RESERVE AREA  
AMENITIES PLAN



PAVILION DESIGN CONCEPT



SHADE SAIL SEATING AREA CONCEPT



BASKETBALL COURT CONCEPT



CLIMB & CRAWL CHILD PLAY AREA CONCEPT



# SCISSORTAIL DOG PARK

## HOURS

6:30 AM - 8:00 PM

DAYLIGHT SAVINGS TIME 6:30 AM - 9:00 PM

## BARK-FREE ZONE

PLEASE BE CONSIDERATE. NOISE FROM THE PARK IS A NUISANCE TO OUR NEIGHBORS. DOGS THAT BARK PERSISTENTLY MUST BE REMOVED FROM THE PREMISES.

## DO NOT LEAVE YOUR PET IN THE DOG PARK WITHOUT SUPERVISION

## OWNERS ARE REQUIRED TO CLEAN UP AFTER THEIR DOGS

## UNRULY DOGS ARE NOT ALLOWED

## GENERAL DESIGN STANDARDS & COMMUNITY RULES

1. 4' high chain-link fence (minimum)
2. Covered garbage cans & waste bag stations
3. Shade along with benches
4. A safe, accessible location with adequate drainage and a grassy area that is mowed routinely
5. Provide separate areas for small and large dogs. This will enable large dog owners to allow their pets to run more freely, while protecting smaller dogs who may not be suited to the enthusiastic play of larger breeds.
6. Signage to specify park hours and rules.
7. Owners are legally responsible for their dogs and any injuries caused by them
8. Puppies and dogs must be properly licensed, inoculated, and healthy
9. Owners must clean up after their dogs.
10. Dogs showing aggression toward people or other animals will be removed from the park. Animals who exhibit a history of aggressive behavior will not be permitted to enter.
11. Puppies using the park must be at least four months old.
12. Owners should not leave their dogs unattended or allowed out of sight. If young children are permitted in the dog park, they too should be under constant supervision
13. Dogs in heat will not be allowed inside the park.
14. Owners must carry a leash at all times. Dogs should be leashed before entering and prior to leaving the park.
15. Violators will be subject to removal from the park and suspension of park privileges



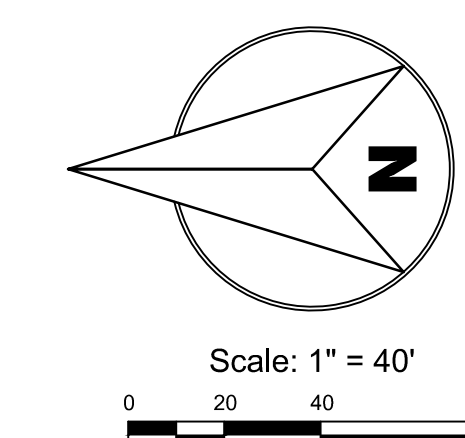
**RS-4 Residential Subdivision**  
Glenpool, Oklahoma

## EXHIBIT 'E' COMMUNITY DOG PARK DESIGN DETAILS





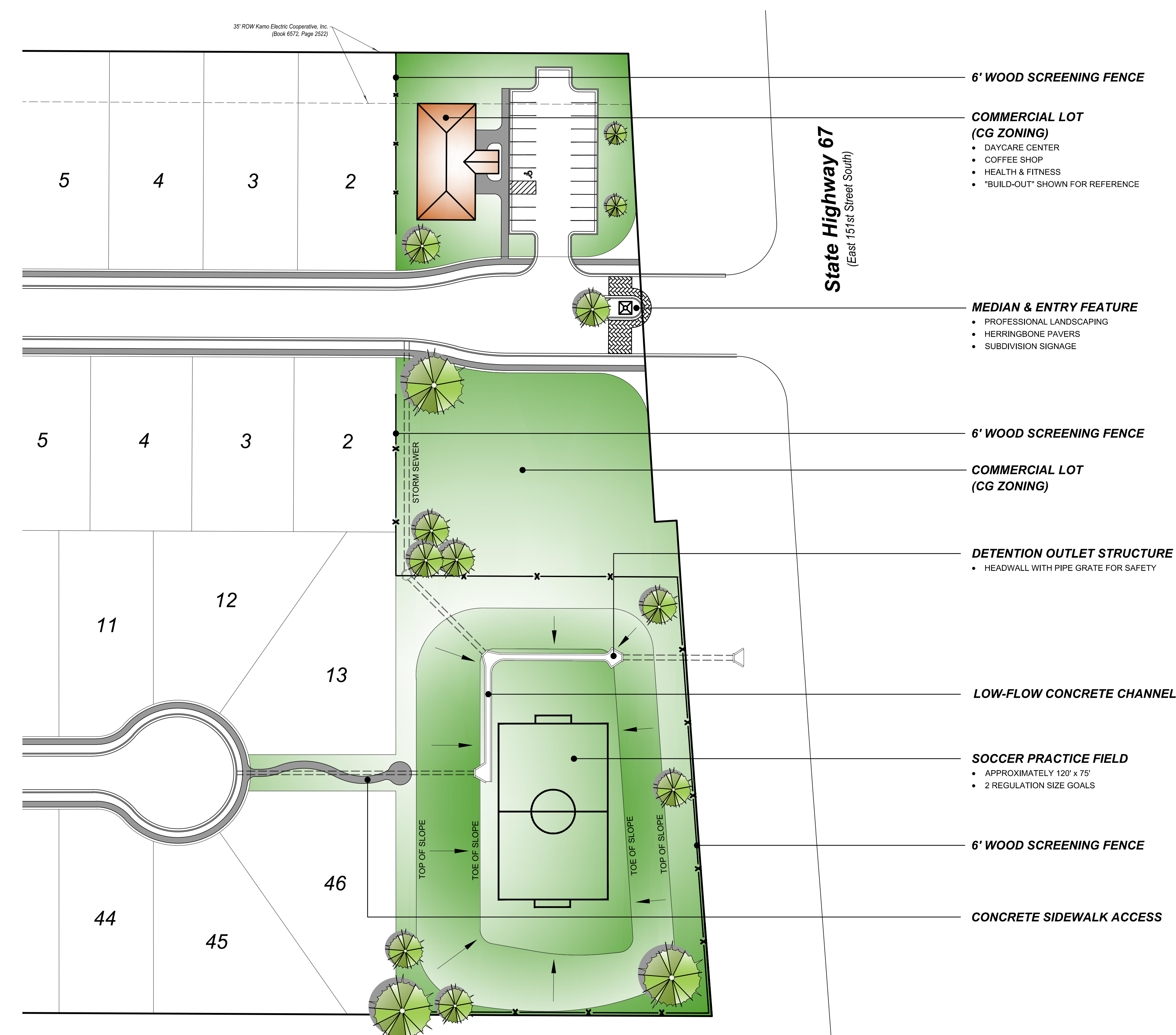
**RS-4 Residential Subdivision**  
Glenpool, Oklahoma



**EXHIBIT 'F'**  
**SOUTH RESERVE AREA**  
**AMENITIES PLAN**



11063D S Memorial Dr #351  
Tulsa, Oklahoma 74133  
Phone: (918) 798-8356







**EXHIBIT 'G'**  
ENTRY FEATURE  
CONCEPT



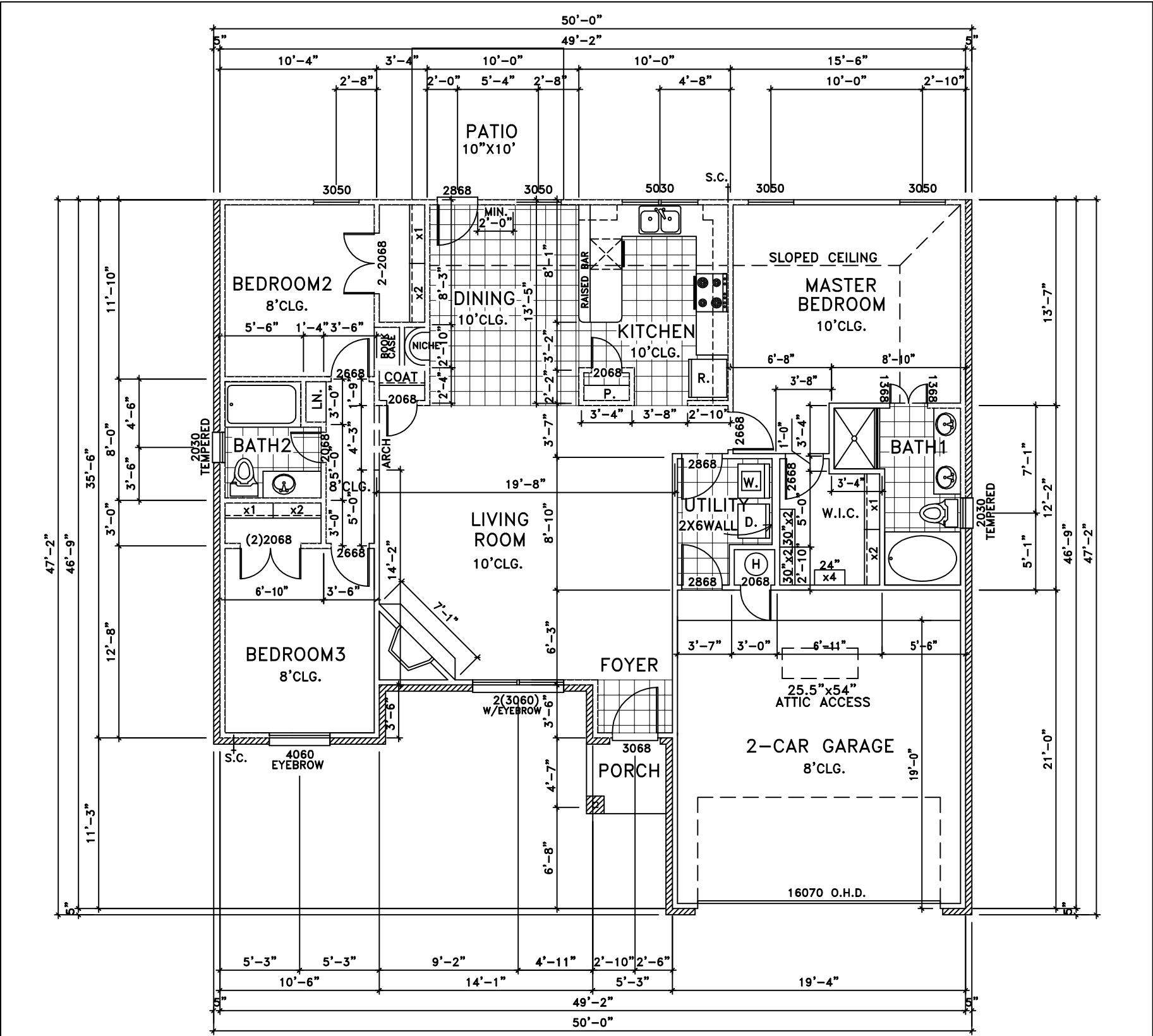
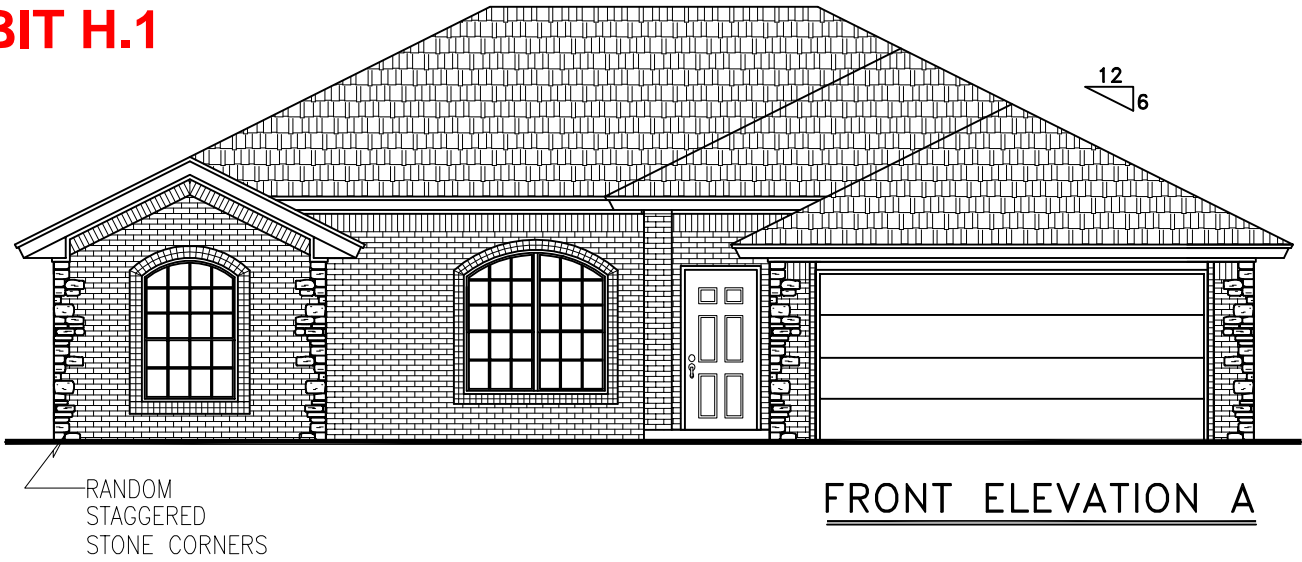


EXHIBIT H.1




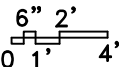
FRONT ELEVATION A

- FLOOR PLAN NOTES:
- 1) ALL ARCHES ARE EYEBROW
  - 2) BOTTOM OF ARCHES AT 6'-8"
  - 3) NICHES 42" HIGH AND 42" FROM FLOOR
  - 4) HVAC IN ATTIC
  - 5) 6/12 ROOF PITCH
  - 6) SIDING ON BACK OF HOME
  - 7) STONE CORNERS (4) ON FRONT OF HOME

CONTRACTOR AREA: 1445 S.F.

FLOOR PLAN

1995,1999 © COPYRIGHT HOME CREATIONS, INC.

 HOME CREATIONS		SHEET	OF	SHEET REVISIONS:	
		1	10		
DWELLING AREA:	GARAGE AREA:	PLAN: T5-PROVIDENCE		08/26/2005	
VENEER: 1544 S.F.	VENEER: 431 S.F.			12/05/2005	
FRAME: 1503 S.F.	FRAME: 410 S.F.	SCALE: 		A	07/16/2007
					06/05/2008

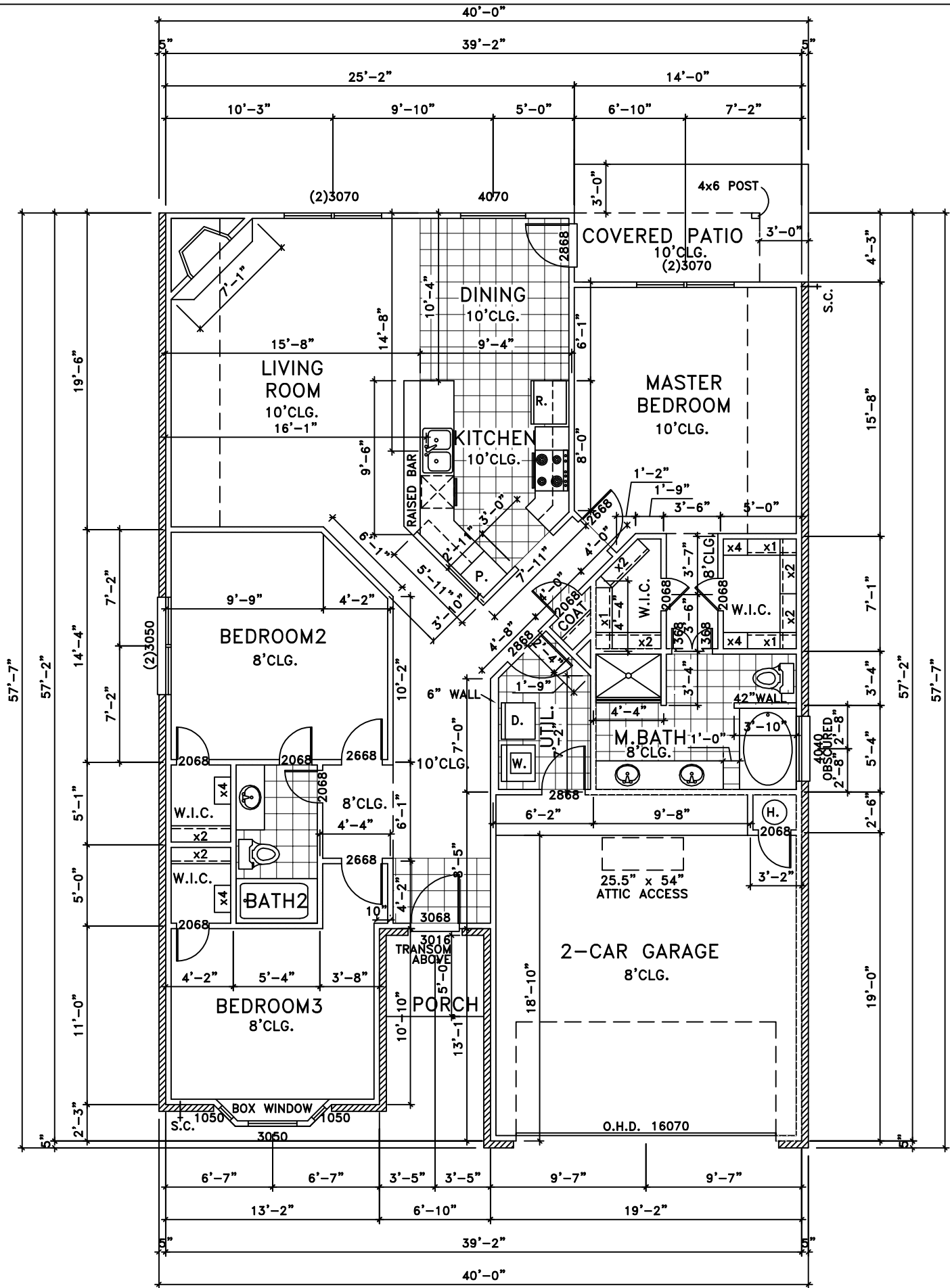


EXHIBIT H.2


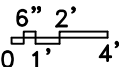


FRONT ELEVATION A

- FLOOR PLAN NOTES:
- 1) ALL ARCHES ARE EYEBROW
  - 2) BOTTOM OF ARCHES AT 6'-8"
  - 3) NICHES 42" HIGH AND 42" FROM FLOOR
  - 4) HVAC IN ATTIC
  - 5) 6/12 ROOF PITCH
  - 6) SIDING ON BACK OF HOME
  - 7) STONE CORNERS (4) ON FRONT OF HOME

CONTRACTOR AREA: 1592 S.F.  
FLOOR PLAN

1995,1999 © COPYRIGHT HOME CREATIONS, INC.

 HOME CREATIONS		SHEET	OF	SHEET REVISIONS:	
		1	10		
DWELLING AREA:	GARAGE AREA:	PLAN: T8-RALEIGH ELITE		06/02/2006	
VENEER: 1709 S.F.	VENEER: 429 S.F.			08/25/2006	
FRAME: 1655 S.F.	FRAME: 406 S.F.	SCALE: 		08/01/2007	
		A		09/11/2007	

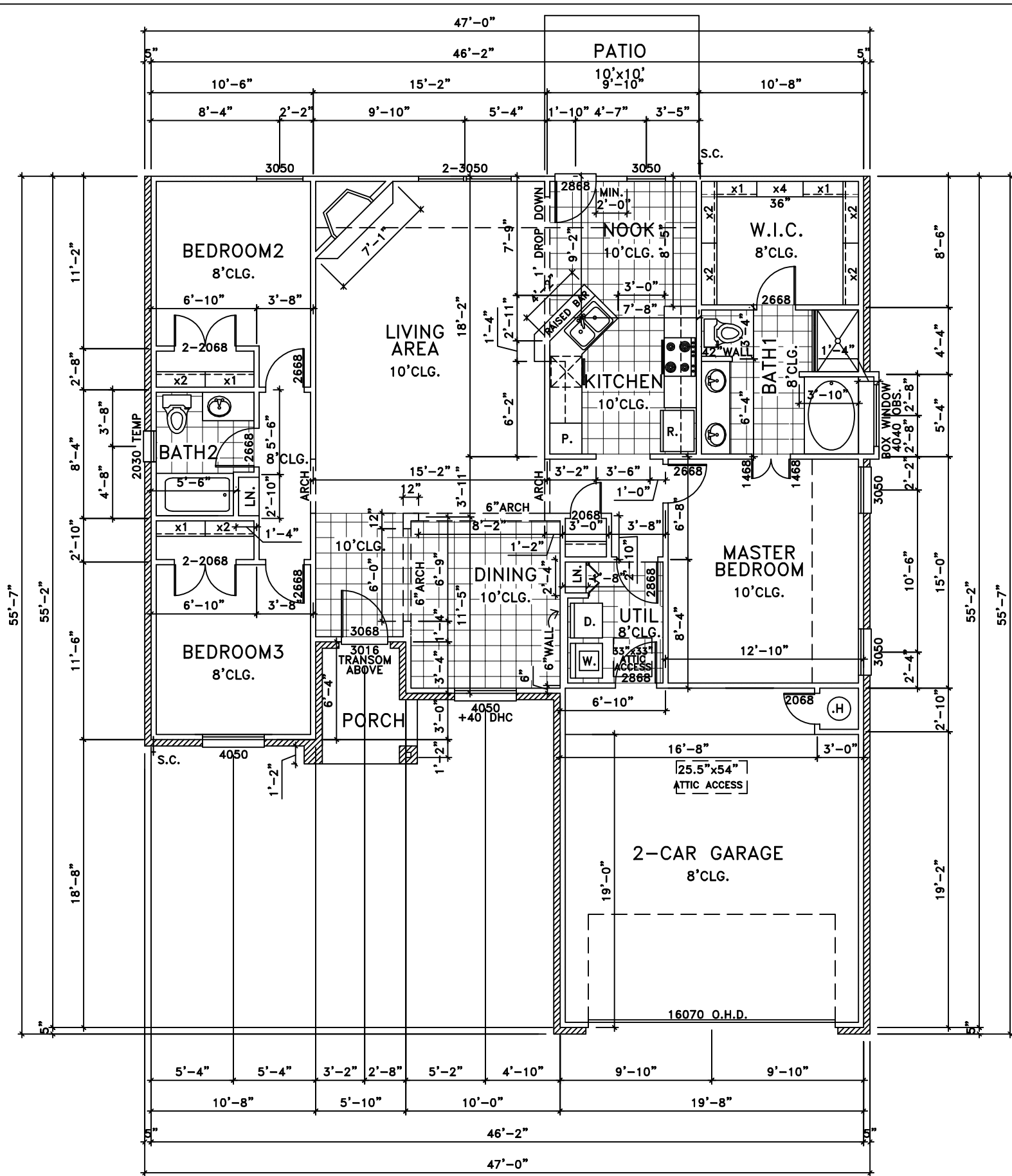


EXHIBIT H.3



FRONT ELEVATION A


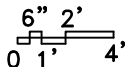
FLOOR PLAN NOTES:

- 1) HVAC IN ATTIC
- 2) 8/12 ROOF PITCH
- 3) STONE CORNERS (3) ON FRONT OF HOME
- 4) SIDING ON BACK OF HOME
- 5) TWO PENDANT LIGHTS OVER BAR AREA

CONTRACTOR AREA: 1495 S.F.

FLOOR PLAN A

1995,1999 © COPYRIGHT HOME CREATIONS, INC.

 HOME CREATIONS		SHEET	OF	SHEET REVISIONS:	
		1	10		
DWELLING AREA:	GARAGE AREA:	PLAN: T8-CARTER			01/07/2008
VENEER: 1597 S.F.	VENEER: 439 S.F.				09/05/2008
FRAME: 1543 S.F.	FRAME: 413 S.F.	SCALE: 		A	01/16/2009

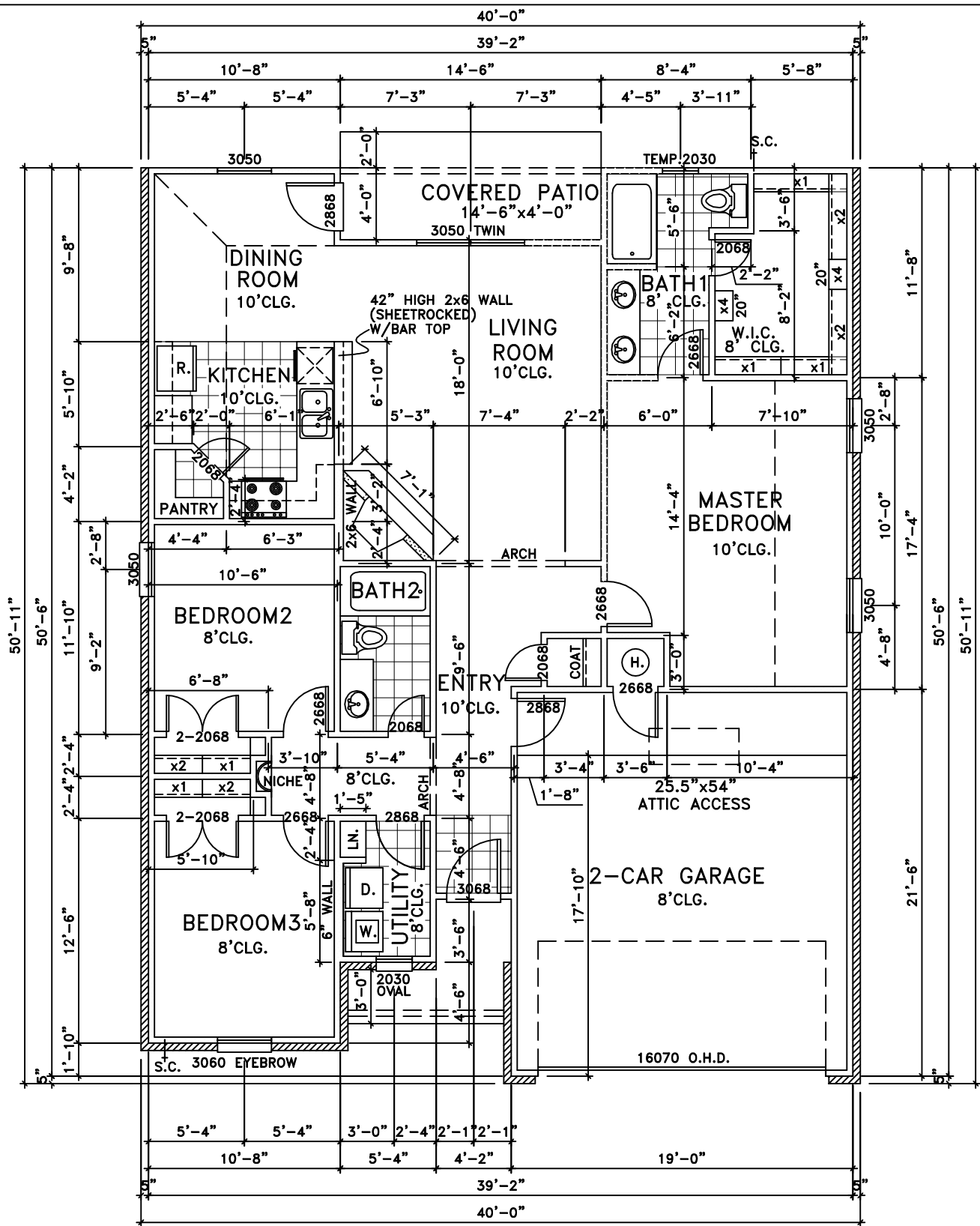
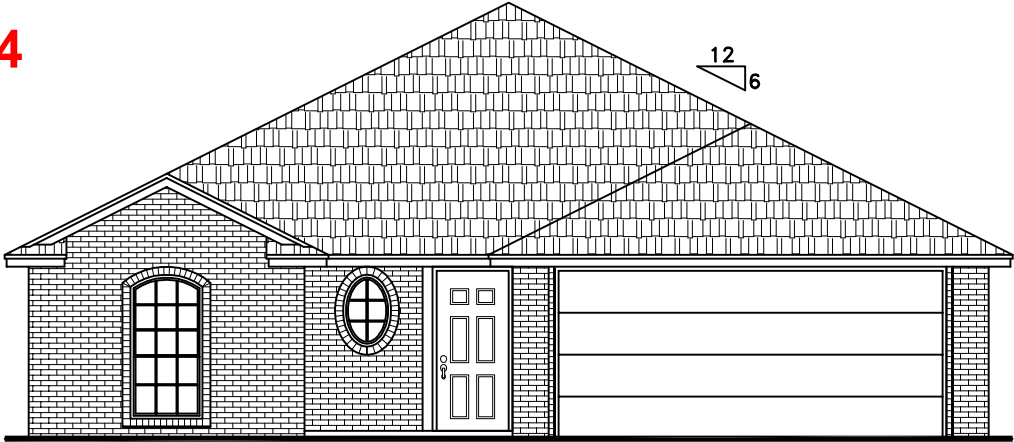


EXHIBIT H.4



FRONT ELEVATION A


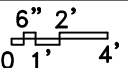
FLOOR PLAN NOTES:

- 1)ALL ARCHES ARE EYEBROW
- 2)BOTTOM OF ARCHES FOR 8' CLG. AT 6'-8"
- 3)BOTTOM OF ARCHES FOR 10' CLG. AT 8'-6"
- 4)NICHE 42" HIGH AND 42" FROM FLOOR
- 5)HVAC IN ATTIC
- 6)1/2 ROOF PITCH
- 7)SIDING ON BACK OF HOME

CONTRACTOR AREA: 1353 S.F.

FLOOR PLAN A

1995,1999 © COPYRIGHT HOME CREATIONS, INC.

 HOME CREATIONS		SHEET	OF	SHEET REVISIONS:	
		1	10		
DWELLING AREA:	GARAGE AREA:	PLAN: T5-JACKSON			08/26/2005 08/31/2006
VENEER: 1456 S.F.	VENEER: 431 S.F.	SCALE:  A			09/08/2005 07/09/2007
FRAME: 1415 S.F.	FRAME: 411 S.F.				12/05/2005 02/01/2010
					12/30/2005

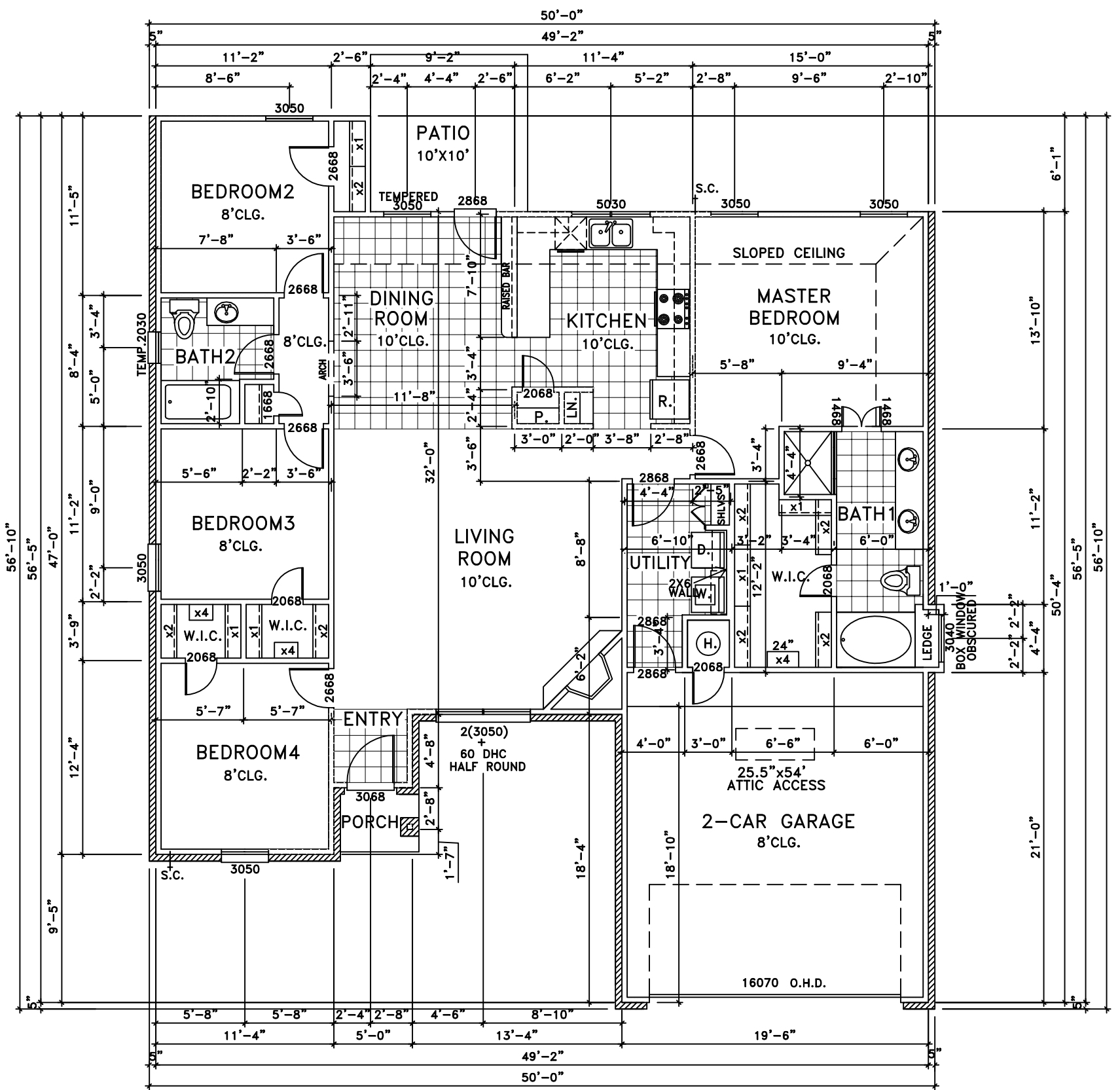
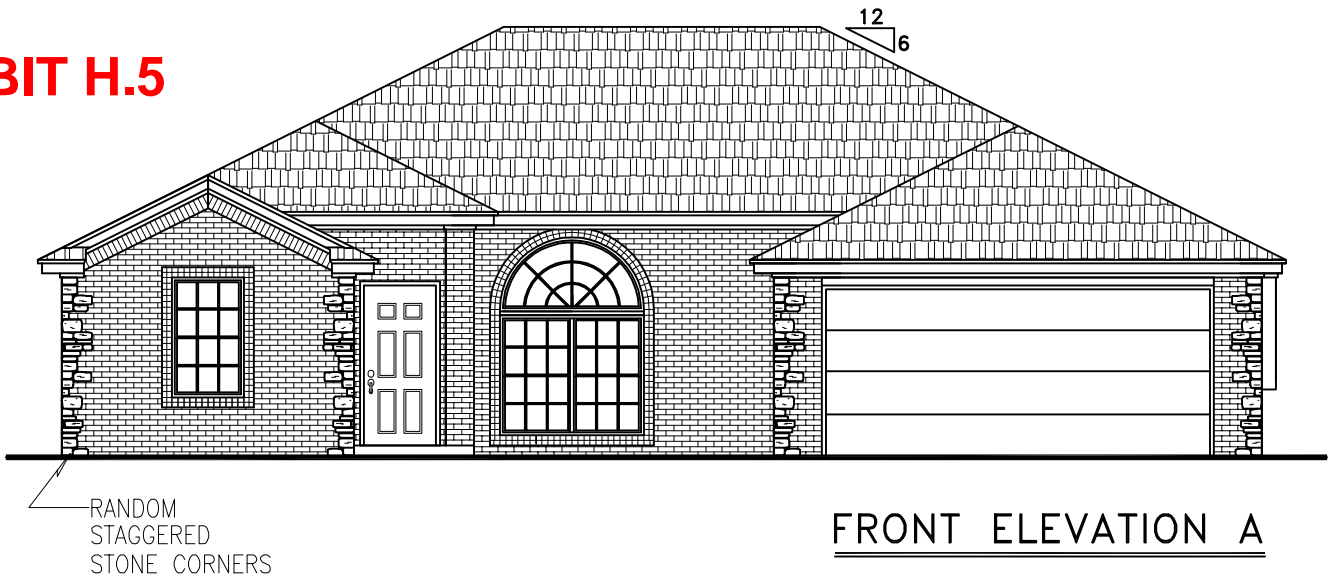


EXHIBIT H.5




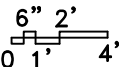
FRONT ELEVATION A

CONTRACTOR AREA: 1643 S.F.

FLOOR PLAN A

- NOTES:
- 1)ALL ARCHES ARE EYEBROW
  - 2)BOTTOM OF ARCHES AT 6'-8"
  - 3)NICHES 42" HIGH AND 42" FROM FLOOR
  - 4)NO PENDANT LIGHTS

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 HOME CREATIONS		SHEET	OF	SHEET REVISIONS:	
		1	10		
DWELLING AREA:	GARAGE AREA:	PLAN: T7-JOHNSTON			01/13/2005
VENEER: 1780 S.F.	VENEER: 455 S.F.				05/20/2005
FRAME: 1708 S.F.	FRAME: 430 S.F.	SCALE: 		A	09/28/2005
					07/17/2007



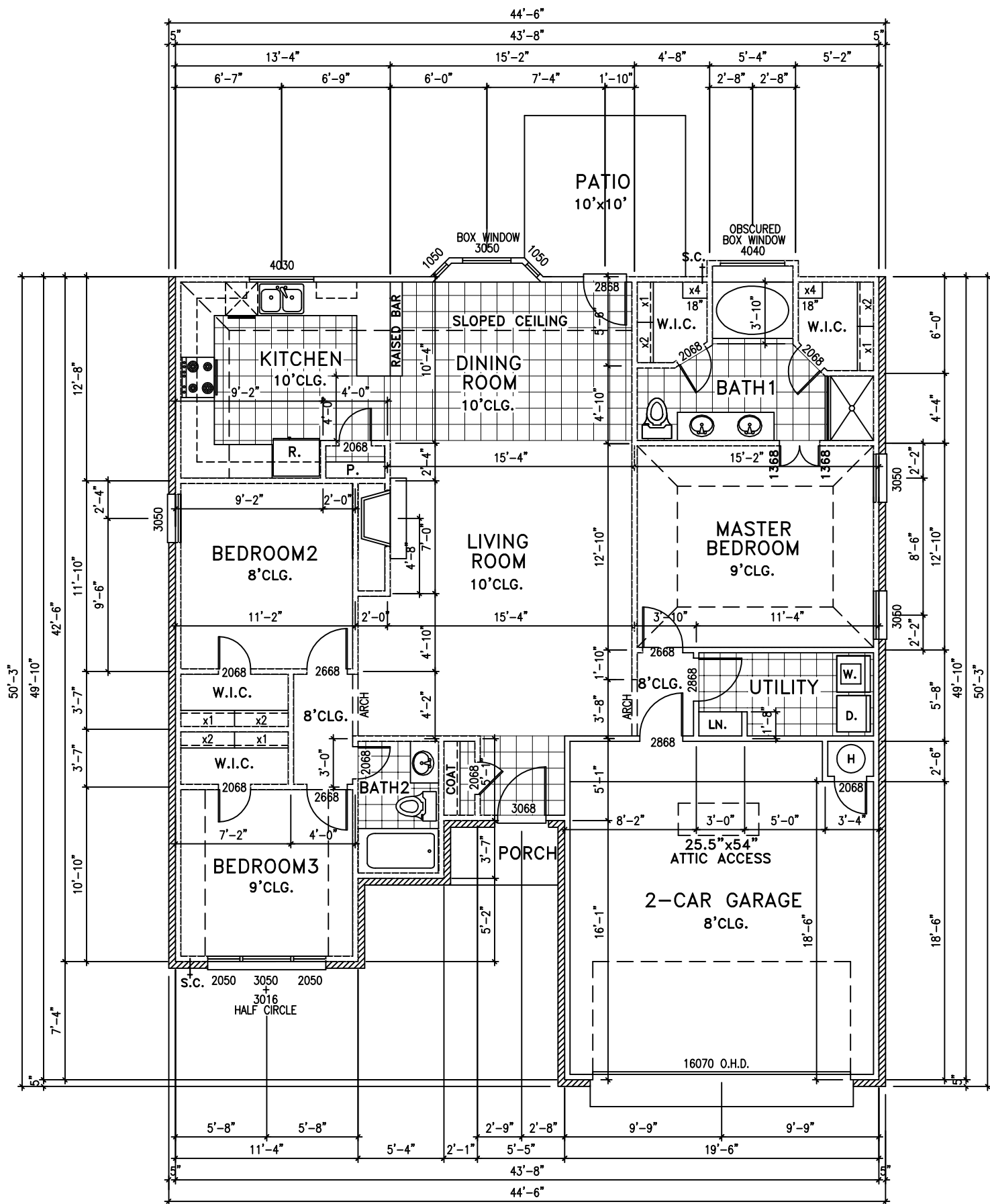


EXHIBIT H.6




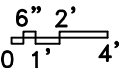
RANDOM  
STAGGERED  
STONE CORNERS

FRONT ELEVATION A

CONTRACTOR AREA: 1441 S.F.  
FLOOR PLAN

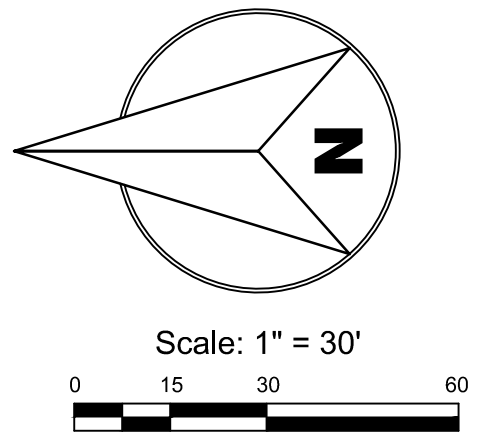
- FLOOR PLAN NOTES:
- 1)ALL ARCHES ARE EYEBROW
  - 2)BOTTOM OF ARCHES AT 6'-8"
  - 3)NICHEs 42" HIGH AND 42" FROM FLOOR
  - 4)SIDING ON BACK OF HOME
  - 5)6-12 ROOF PITCH

1995,1999 © COPYRIGHT HOME CREATIONS, INC.  
1145 E 148th STREET S

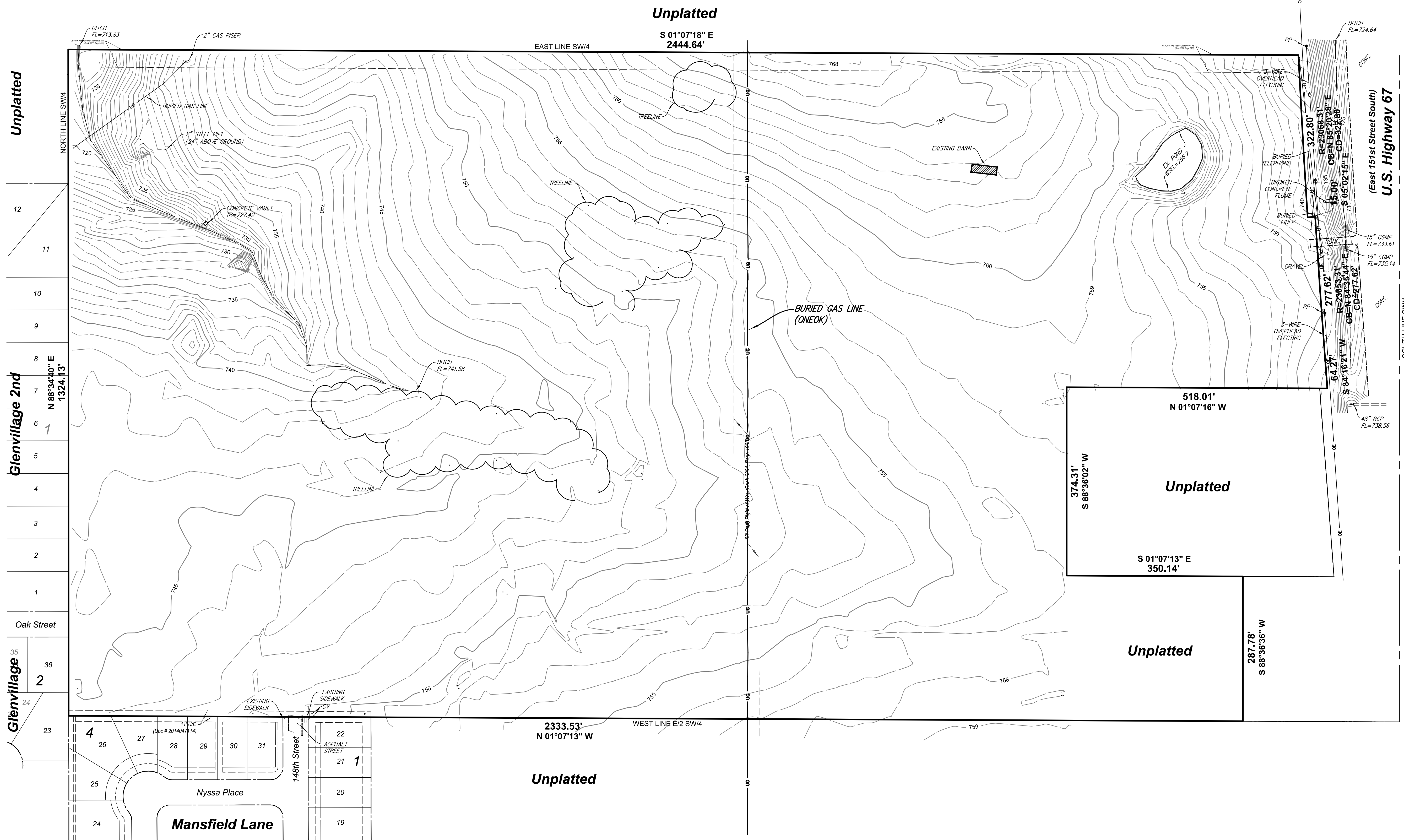
 HOME CREATIONS		SHEET	OF	SHEET REVISIONS:	
		1	10		
DWELLING AREA:	GARAGE AREA:	PLAN: T5-LINCOLN-R			02/20/2006
VENEER: 1541 S.F.	VENEER: 431 S.F.				01/17/2007
FRAME: 1498 S.F.	FRAME: 408 S.F.	SCALE: 		B	07/13/2007



**RS-4 Residential Subdivision**  
Glenpool, Oklahoma



**EXHIBIT 'I'**  
SITE TOPOGRAPHY



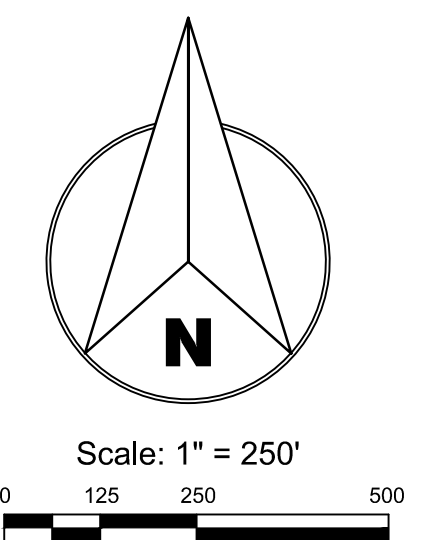








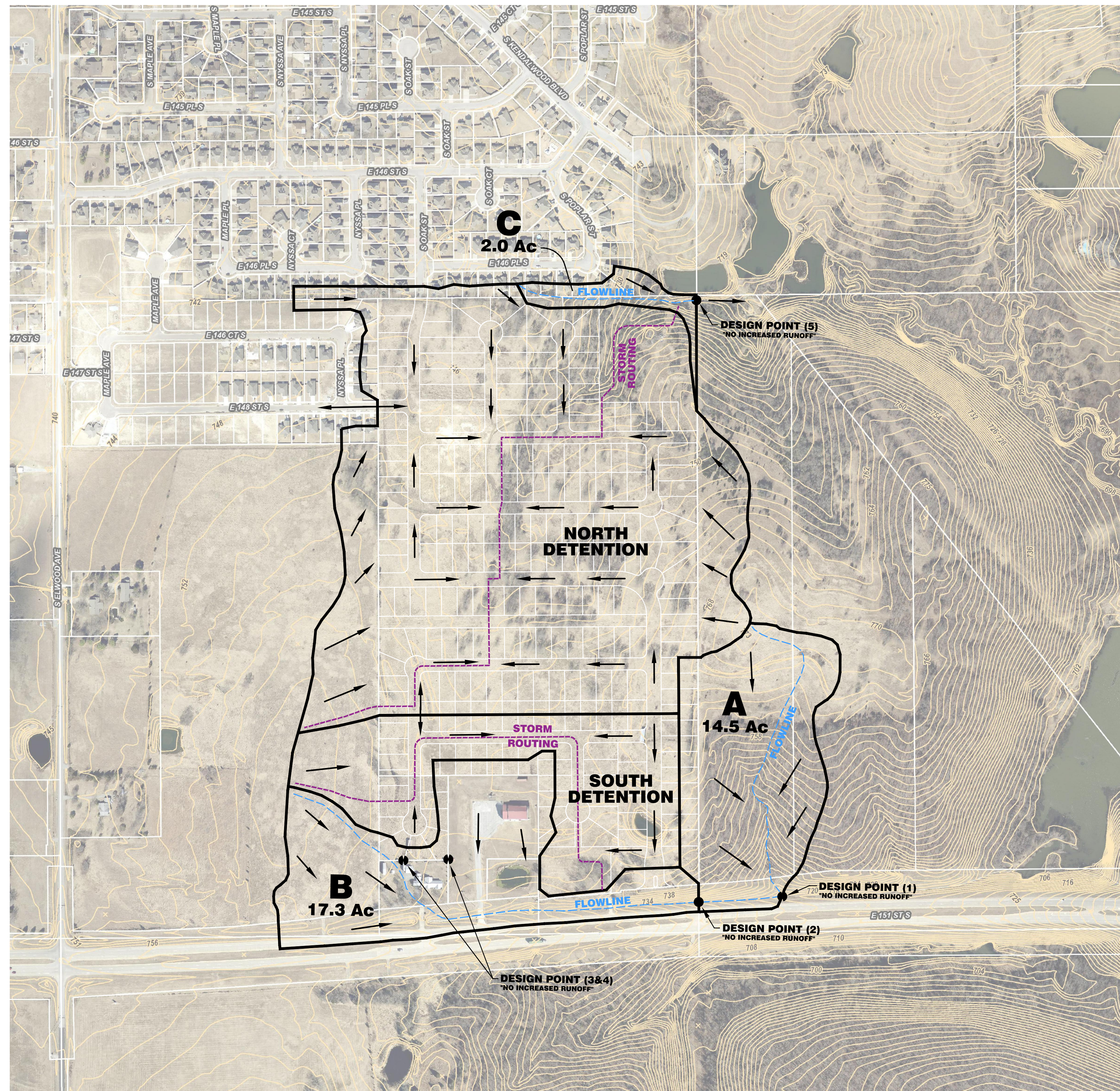
**RS-4 Residential Subdivision**  
Glenpool, Oklahoma



**EXHIBIT 'J.2'**  
POST-DEVELOPMENT  
DRAINAGE AREAS



11063D S Memorial Dr #351  
Tulsa, Oklahoma 74133  
Phone: (918) 798-8356







Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

2/15/2017  
Page 1 of 3

### Map Unit Legend

Tulsa County, Oklahoma (OK143)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
12	Dennis silt loam, 1 to 3 percent slopes	1.7	2.4%
15	Dennis-Pharoah complex, 1 to 3 percent slopes	35.2	50.0%
16	Dennis-Radley complex, 0 to 12 percent slopes	6.5	9.3%
20	Eram-Coweta complex, 5 to 15 percent slopes	1.0	1.5%
44	Okemah-Parsons-Pharoah complex, 0 to 1 percent slopes	13.6	19.4%
NBRE	Niotaze-Bigheart-Rock outcrop complex, 3 to 15 percent slopes, very stony	12.3	17.5%
Totals for Area of Interest		70.5	100.0%



RS-4 Residential Subdivision  
Glenpool, Oklahoma

## EXHIBIT 'K'

### SOIL SURVEY





## SCISSORTAIL

### DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

Summit Properties, Inc., an Oklahoma Corporation, hereinafter together referred to as the "Owner/Developer" is the owner of the following described land in the City of Glenpool, Tulsa County, State of Oklahoma, to wit:

A TRACT OF LAND THAT IS PART OF THE EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTEEN (13), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SW/4 OF SAID SECTION 13; THENCE NORTH 01°08'05" WEST ALONG THE EAST LINE OF THE SW/4 A DISTANCE OF 360.64 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°36'10" WEST 662.06 FEET TO A POINT ON THE EAST LINE OF THE SW/4 OF THE SE/4 OF THE SW/4 OF SECTION 13; THENCE NORTH 01°07'50" WEST ALONG SAID EAST LINE 300.55 FEET TO THE NORTHEAST CORNER OF THE SW/4 OF THE SE/4 OF THE SW/4; THENCE SOUTH 88°35'44" WEST ALONG THE NORTH LINE OF THE SW/4 OF THE SE/4 OF THE SW/4 A DISTANCE OF 374.26 FEET TO THE NORTHEAST CORNER OF LOT 2, BLOCK 1, ANGLICAN CHURCH OF THE RESURRECTION, FILED AS PLAT #6373; THENCE SOUTH 01°07'36" EAST 350.15 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 88°36'13" WEST 287.78 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2 AND THE WEST LINE OF THE E/2 OF THE SW/4 OF SECTION 13; THENCE NORTH 01°07'35" WEST ALONG SAID WEST LINE 2333.42 FEET TO THE NORTHWEST CORNER OF THE E/2 OF THE SW/4; THENCE NORTH 88°34'27" EAST ALONG SAID NORTH LINE 1323.81 FEET TO THE NORTHEAST CORNER OF THE SW/4; THENCE SOUTH 01°08'05" EAST ALONG THE EAST LINE OF THE SW/4 A DISTANCE OF 2284.44 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 2,925,860.95 SQUARE FEET OR 67.17 ACRES.

BASIS OF BEARING – THE EAST LINE OF THE SW/4 OF SECTION 13 AS N 01°08'05" W.

**AND**

A TRACT OF LAND THAT IS PART OF THE EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTEEN (13), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SW/4 OF SAID SECTION 13; THENCE NORTH 01°08'05" WEST ALONG THE EAST LINE OF THE SW/4 A DISTANCE OF 200.64 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 67 AND THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF SAID RIGHT OF WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 23068.31 FEET, AN ARC LENGTH OF 322.52 FEET, A CHORD BEARING OF SOUTH 85°20'27" WEST AND A CHORD LENGTH OF 322.52 FEET; THENCE SOUTH 05°03'34" EAST 15.00 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 23053.31 FEET, AN ARC LENGTH OF 277.63 FEET, A CHORD

BEARING OF SOUTH 84°35'44" WEST AND CHORD LENGTH OF 277.63 FEET; THENCE SOUTH 84°15'02" WEST 64.54 FEET TO THE EAST LINE OF THE SW/4 OF THE SE/4 OF THE SW/4 OF SECTION 13; THENCE NORTH 01°07'50" WEST ALONG SAID EAST LINE 217.62 FEET; THENCE NORTH 88°36'10" EAST 662.06 FEET TO THE EAST LINE OF THE SW/4 OF SECTION 13; THENCE SOUTH 01°08'05" EAST ALONG SAID EAST LINE 160.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 124,119.16 SQUARE FEET OR 2.85 ACRES.

BASIS FOR BEARING – THE EAST LINE OF THE SW/4 OF SECTION 13 AS N 01°08'05" W.

and has caused the above described land to be surveyed, staked, platted and subdivided into lots, blocks, reserve areas and streets, in conformity with the accompanying plat and survey (hereinafter the "Plat" and has entitled and designated the subdivision as "Scissortail", a Subdivision in the City of Glenpool, Tulsa County, Oklahoma (hereinafter "Scissortail" or the "Subdivision").

## SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES

### A. Public Streets and General Utility Easements

The Owner/Developer does hereby dedicate for public use the streets depicted on the accompanying plat and does further dedicate for public use the utility easements as depicted on the accompanying plat as "u/e" or "utility easement", for the several purposes of constructing, maintaining, operating, repairing, replacing, and/or removing any and all public utilities, including storm sewers, sanitary sewers, telephone and communication lines, electric power lines and transformers, gas lines, water lines and cable television lines, together with all fittings, including the poles, wires, conduits, pipes, valves, meters and equipment for each of such facilities and any other appurtenances thereto, with the rights of ingress and egress to and upon the utility easements for the uses and purposes aforesaid, provided however, the Owner/Developer hereby reserves the right to construct, maintain, operate, lay and re-lay water lines and sewer lines, together with the right of ingress and egress for such construction, maintenance, operation, laying and relaying over, across and along all of the utility easements depicted on the plat, for plat. The Owner/Developer herein imposes a restrictive covenant, which covenant shall be binding on each lot owner and shall be enforceable by the City of Glenpool, Oklahoma, and by the supplier of any affected utility service, that within the utility easements depicted on the accompanying plat no building, structure or other above or below ground obstruction shall be placed, erected, installed or maintained, provided however, nothing herein shall be deemed to prohibit drives, parking areas, curbing, landscaping, customary screening fences and walls that do not constitute an obstruction.

### B. Underground Service

1. Overhead lines for the supply of electric, telephone and cable television services may be located along the south and east side perimeter boundary of the subdivision, if located within a general utility easement as depicted on the accompanying plat. Street light poles or standards may be served by overhead line or underground cable and elsewhere throughout the subdivision all supply lines shall be located underground in the general utility easements. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in the general utility easements.
2. Underground service cables to all structures which may be located within the subdivision may be run from the nearest service pedestal or transformer to the point of usage determined by the location and construction of such structure as may be located upon the lot, provided that upon the installation of a service cable to a particular structure, the supplier of service shall thereafter be deemed to have a definitive, permanent and effective easement on the lot, covering a 5 foot strip extending 2.5 feet on each side of the service cable, extending from the service pedestal or transformer to the service entrance on the structure.

3. The supplier of electric, telephone and cable television services, through its agents and employees, shall at all times have right of access to all general utility easements depicted on the accompanying plat or otherwise provided for in this Deed of Dedication for the purpose of installing, maintaining, removing or replacing any portion of the underground electric, telephone or cable television facilities installed by the supplier of the utility service.
4. Lot owners shall be responsible for the protection of the underground service facilities located on their respective lots and each shall prevent the alteration of grade or any construction activity that would interfere with the electric, telephone or cable television facilities. The supplier of service shall be responsible for ordinary maintenance of underground facilities, but the owner shall pay for damage or relocation of such facilities caused or necessitated by acts of the owner or his agents or contractors.
5. The foregoing covenants set forth in this paragraph B shall be enforceable by the supplier of the electric, telephone or cable television service and Lot owners agree to be bound hereby.

C. Water, Sanitary Sewer and Storm Sewer Service

1. Lot owners shall be responsible for the protection of the public water mains, sanitary sewer mains and storm sewers located on their respective lots and shall prevent the alteration of grade or any construction activity which may interfere with said public water main, public sanitary sewer main or storm sewer.
2. Within the utility easement areas depicted on the accompanying plat, the alteration of grade in excess of 3 feet from the contours existing upon the completion of the installation of a public water main, sanitary sewer main or storm sewer, or any construction activity which would interfere with public water mains, sanitary sewer mains and storm sewers shall be prohibited.
3. The City of Glenpool, Oklahoma, or its successors, shall be responsible for ordinary maintenance of public water and sewer mains, but Lot owners shall pay for damage or relocation of such facilities caused or necessitated by their acts and/or the acts of their agents or contractors.
4. The City of Glenpool, Oklahoma, or its successors, shall at all times have right of access to all easements depicted on the accompanying plat, or otherwise provided for in this Deed of Dedication, for the purpose of installing, maintaining, removing or replacing any portion of underground water or sewer facilities.
5. The foregoing covenants set forth in this paragraph C shall be enforceable by the City of Glenpool, Oklahoma, or its successors, and Lot owners agree to be bound hereby.

D. Gas Service

1. Lot owners shall be responsible for the protection of gas facilities located on their respective lots.
2. Within the utility easement areas depicted on the accompanying plat, the alteration of grade in excess of 3 feet from the contours existing upon the completion of the installation of a gas main or any construction activity which would interfere with a gas main shall be prohibited.
3. The supplier of gas service shall be responsible for ordinary maintenance of gas mains, but Lot owners shall pay for damage or relocation of such facilities caused or necessitated by their acts and/or the acts of their agents or contractors.

4. The supplier of gas service shall at all times have right of access to all easements depicted on the accompanying plat, or otherwise provided for in this Deed of Dedication, for the purpose of installing, maintaining, removing or replacing any portion of gas facilities.
5. Underground gas service lines to all structures which may be located within the subdivision may be run from the nearest gas main to the point of usage determined by the location and construction of such structure as may be located upon the lot, provided that upon the installation of a service line to a particular structure, the supplier of service shall thereafter be deemed to have a definitive, permanent and effective easement on the lot, covering a 5 foot strip extending 2.5 feet on each side of the service line, extending from the gas main to the service entrance on the structure.
6. The foregoing covenants set forth in this paragraph D shall be enforceable by the supplier of gas service and Lot owners agree to be bound hereby.

E. Storm Water Detention

1. The Owner/Developer does hereby grant and establish a perpetual easement on, over and across the Reserve Area "A" and Reserve Area "B" (hereinafter referred to as the "Detention Easement Areas") for the purposes of permitting the flow, conveyance, detention and discharge of storm water runoff from the various lots within the subdivision.
2. Detention and other drainage facilities constructed within the Detention Easement Areas shall be in accordance with standards and specifications approved by the City of Glenpool, Oklahoma.
3. Detention and other drainage facilities shall be maintained by the Homeowners' Association (to be formed pursuant to Section III) to the extent necessary to achieve the intended drainage and detention functions including repair of appurtenances and removal of obstructions and siltation. The Homeowners' Association shall provide routine and customary grounds maintenance within the Detention Easement Areas which shall be in accordance with the following standards:
  - a. The Detention Easement Areas shall be kept free of litter.
  - b. The Detention Easement Areas shall be mowed during the growing season at intervals not exceeding 4 weeks.
  - c. In the event the Homeowners' Association should fail to properly maintain the Detention Easement Areas as above provided, the City of Glenpool, Oklahoma, or its designated contractor may enter the Detention Easement Areas and perform such maintenance, and the cost thereof shall be paid by the Homeowners' Association.
  - d. In the event the Homeowners' Association, after completion of the maintenance and receipt of a statement of costs, fails to pay the cost of maintenance as above set forth, the City of Glenpool, Oklahoma may file of record a copy of the statement of costs and thereafter the costs shall be a lien against each residential lot within the subdivision, provided however, the lien against each residential lot shall not exceed 1/XXth of the costs.
  - e. A lien established as above provided may NOT be foreclosed by the City of Glenpool, Oklahoma.



F. Surface Drainage and Lot Grading Restriction

Each Lot shall *receive* and *drain*, in an unobstructed manner, the storm and surface waters from lots, drainage areas of higher elevation, and public streets and easements. No lot owner shall construct or permit to be constructed any fencing or other obstructions which would impair the drainage of storm and/or surface waters over and across his lot. The foregoing covenants set forth in this paragraph F shall be enforceable by any affected lot owner and by the City of Glenpool, Oklahoma.

G. Limits of No Access

The undersigned Owner/Developer hereby relinquishes rights of vehicular ingress or egress from any portion of the property adjacent to SH-67 (East 151st Street South) designated as "Limits of No Access" (L.N.A.) on the accompanying plat. The LNA may be amended or released by the Glenpool Planning Commission, or its successor, with the approval of the City of Glenpool, Oklahoma, or as otherwise provided by the statutes and laws of the State of Oklahoma. The LNA established shall be enforceable by the City of Glenpool, Oklahoma.

H. Paving and Landscaping Within Easements

Lot owners affected shall be responsible for the repair of damage to landscaping and paving occasioned by necessary installation or maintenance of underground water, sewer, storm sewer, natural gas, communication, cable television or electric facilities within the easement areas depicted upon the accompanying plat. Provided, however, the City of Glenpool, Oklahoma or the supplier of the utility service shall use reasonable care in the performance of such activities.

I. Reserve Areas 'A' & U/E and 'B' & U/E

Reserve areas 'A' & U/E and 'B' & U/E are hereby dedicated for the purpose of establishing and maintaining detention facilities, utility easement, open space, recreation, landscaping and walls, and are reserved for subsequent conveyance to the Scissortail Homeowners' Association, for their use and maintenance, to be comprised of the owners of all residential lots within the Scissortail community as set forth within Section IV thereof.

J. Reserve Area 'C'

Reserve area 'C' is hereby dedicated for the purpose of establishing and maintaining open space, recreation and landscaping, and is reserved for subsequent conveyance to the Scissortail Homeowners' Association, for their use and maintenance, to be comprised of the owners of all residential lots within the Scissortail community as set forth within Section IV thereof.

K. Reserve Areas 'D' & 'E'

Reserve areas 'D' & 'E' are hereby dedicated for the purpose of establishing and maintaining open space and are reserved for subsequent conveyance to the Scissortail Homeowners' Association, for their use and maintenance, to be comprised of the owners of all residential lots within the Scissortail community as set forth within Section IV thereof.

L. Reserve Area 'F'

Reserve area 'F' is hereby dedicated for the purpose of establishing and maintaining open space, landscaping, entry feature, and signage and is reserved for subsequent conveyance to the Scissortail Homeowners' Association, for their use and maintenance, to be comprised of the owners of all residential lots within the Scissortail community as set forth within Section IV thereof.

## SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

Whereas, Scissortail was submitted as a planned unit development (designated as PUD No. XXX) as provided within Sections XXXXX of Title XXXXX, Glenpool Revised Ordinances (Glenpool Zoning Code), and

Whereas, PUD No. XXX was affirmatively recommended by the Glenpool Planning Commission on XXXXXXXX, and approved by the City Council of the City of Glenpool, Oklahoma on XXXXXXXXXX, the implementing Ordinance No. XXXXXXXXXX being adopted on XXXXXXXXXX, and published on XXXXXX, and

Whereas, the planned unit development provisions of the Glenpool Zoning Code require the establishment of covenants of record, inuring to and enforceable by the City of Glenpool, Oklahoma, sufficient to assure the implementation and continued compliance with the approved planned unit development, and

Whereas, the Owner/Developer desires to establish restrictions for the purpose of providing for an orderly development and to insure adequate restrictions for the mutual benefit of the Owner/Developer, its successors and assigns, and the City of Glenpool, Oklahoma.

THEREFORE, the Owner/Developer does hereby impose the following restrictions and covenants which shall be covenants running with the land and shall be binding upon the Owner/Developer, its successors and assigns, and shall be enforceable as hereinafter set forth.

### A. Development in Accordance With PUD

Scissortail shall be developed and used in substantial accordance with the restrictions and development standards of PUD No. XXX approved by the City Council of the City of Glenpool, Oklahoma, or in substantial accordance with such modifications or amendments of the restrictions and development standards of PUD No. XXX as may be subsequently approved.

### B. Applicable Ordinance

The development of Scissortail shall be subject to the planned unit development provisions of the Glenpool Zoning Code, as such provisions existed on XXXXXXXX

### C. Development Standards

#### 1. Development Area A — RS-4 Zoning

Minimum lot width: 65 feet, measured at the building line if the lot fronts a cul-de-sac

Minimum front yard abutting a public street: 25 feet

Side yard: 5 feet, no residence shall be built nearer than five (5) feet to any side lot on one side, and five (5) feet on the other side, thus requiring a combined total of at least ten (10) feet between the residence and both side lot lines. Where side lot easements are shown greater than the foregoing, no encroachment shall be allowed on the easement. For lots that utilize a 5' side yard, the AC pad and unit shall be located behind the house and outside of the 5' side yard.

All other yards abutting a public street: 15 feet, unless a side entry garage is proposed. If a side entry garage is proposed the building wall containing the garage door shall be set a minimum of twenty-five (20) feet from the street right of way.

Minimum Rear Yard Setback: 20 feet

Permitted Use: All uses allowed by right in the RS-4 zoning district and specifically single-family residential homes.

2. Development Area B — CS Zoning

Dimensional Standards: All dimensional standards as set forth in CS Zoning District.

Permitted Use: All uses allowed by right in the CS Zoning District.

D. Site Plan Review and Compliance With Approved Plans

The approved final plat of the Subdivision shall constitute the detailed site plan required by the Glenpool Zoning Code. The development and use of Scissortail shall be in compliance with the approved building plans and sign plans, as may be later approved by the Glenpool Planning Commission or its successor.

E. Definitions

In the event of ambiguity of any word or term set forth in this Section II., the meaning thereof shall be deemed to be defined as set forth within the Glenpool Zoning Code as the same existed on XXXXXXXX.

SECTION III. PRIVATE RESTRICTIONS

A. Architectural Committee.

1. Plan Review. No building, fence, wall, or exterior antenna shall be erected, placed or altered (including exterior painting) on any Lot until the plans and specifications have been approved in writing by the Owner/Developer, its authorized representatives or successors, hereinafter referred to as the "Architectural Committee." For each building, the required plans and specifications shall be submitted in duplicate and include a site plan, floor plan, exterior elevations, drainage and grading plans, exterior materials and color scheme. In the event the Architectural Committee fails to approve or disapprove plans and specifications submitted to it as herein required within ten (10) days after submission, the plans so submitted shall be deemed approved. The development and use of the subject Lot shall thereafter be in substantial compliance with the approved plans or approved amendments thereto. In the event no suit to enjoin the erection of the building or structure or the making of an alteration has been commenced prior to the 30th day following completion thereof, approval of the Architectural Committee shall not be required and this covenant shall be deemed to have been fully complied with.
2. Committee Purpose. The Architectural Committee's purpose is to promote good design and compatibility within the Subdivision and in its review of plans or determination of any waiver as hereinafter authorized may take into consideration the nature and character of the proposed building or structure, the materials of which it is to be built, the availability of alternative materials, the site upon which it is proposed to be erected and the harmony thereof with the surrounding area. The Architectural Committee shall not be liable for any approval, disapproval or failure to approve hereunder, and its approval of building plans shall not constitute a warranty or responsibility for building methods, materials, procedures, structural design, grading or drainage or code violations. The approval or failure to approve building plans shall not be deemed a waiver of any restriction. Nothing herein contained shall be deemed to prevent any Lot owner in the Subdivision from prosecuting any legal

action relating to improvements within the Subdivision which they would otherwise be entitled to prosecute.

3. Transfer of Duties. The powers and duties of the Architectural Committee shall, on January 1, 2022, be deemed transferred to the Scissortail Homeowners' Association, Inc. (to be established as set forth within Section III hereof), or upon written assignment to said homeowners' association by the Architectural Committee, whichever event first occurs, and thereafter the foregoing powers and duties shall be exercised by the board of directors of the Association.

B. Use.

The use of the Lots shall be limited to detached single-family residences and customary accessory uses. No more than one residence shall be permitted upon each platted Lot. Lot splits shall be prohibited except as provided by amendment exercised under Section IV (C) herein.

C. Floor Area.

All dwellings shall have a minimum living space of at least 1,300 square feet. Square footage shall be computed for living space, exclusive of porches, patios, and garages. In the event a dwelling having more than one (1) story, there shall be a minimum of 1,700 square feet of floor space with a minimum of 1,200 square feet on the first story, exclusive of porches, patios, and garages.

D. Maximum Building Height.

No building shall exceed two stories or thirty-five (35) feet in height except as approved by the Architectural Committee.

E. Garages.

Garages shall provide a minimum of two parking spaces for automobiles. All garages shall be attached to the residence. Garages shall be enclosed. Carports are prohibited. Garage doors shall not contain glass. Detached garages may be permitted with Architectural Committee approval.

F. Foundations.

All exposed dwelling foundations and/or stem walls shall be of masonry.

G. Masonry.

The exterior surface of all dwellings, except windows and doors, shall be 100% masonry to the first-floor plate line.

H. Roof Pitch.

No dwelling shall have a roof pitch of less than 6/12. Porches and patios shall not have a roof pitch of less than 4/12.

I. Roofing Materials.

Roofing for a dwelling shall be Tamko Heritage 30 year Weather Wood color. Provided, however, that if such roofing should not be reasonably available, alternative roofing approved by the Architectural Committee shall be permitted upon determination of the Architectural Committee that the alternative is of equal or superior quality and of a design and color compatible with the roofing material above specified.



J. Driveways.

Driveways shall be concrete and require approval of the Architectural Committee prior to construction.

K. Fencing.

Fences shall be six (6) feet in height and made of wood privacy fencing EXCEPT for property lines adjacent to Reserve Areas 'D' and 'E' where fences shall be a minimum of four (4) feet in height and made of black wrought iron, split rail or split rail with black vinyl coated chain link. No chain link fences shall be permitted without approval of the Architectural Committee prior to construction. No fence shall be erected nearer to the front lot line than the twenty-five (25) foot building line or nearer to the side street lot line than the side building line shown on the recorded plat.

L. Seasonal Decorations

All seasonal decorations shall be removed no later than thirty (30) calendar days from the day of the actual holiday.

M. On-site Construction.

No residence or building built off-site shall be moved to or placed on any Lot.

N. Outbuildings.

No trailer, tent, shack, garage, barn or other out-building erected on a Lot shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

O. Swimming Pools.

Above ground swimming pools are prohibited.

P. Antennas.

No radio or television antennas, placed on any roof of any building erected on any Lot, or any free standing antennas erected on any Lot, shall be permitted at a height exceeding the elevation of the top of the ridge line of the roof of the residence on the Lot. All dish-type or similar satellite receiving antennas on all Lots shall be screened from public view when viewed from the street and shall not exceed 20" in diameter.

Q. Lot Maintenance.

No inoperative vehicle or machinery shall be stored on any Lot. Each Lot shall be maintained in a neat and orderly condition free of rubbish, trash and other debris and shall be cut, trimmed or mowed to prevent growth of weeds or tall grass.

R. Recreational Vehicles.

Boats, trailers, campers and other recreational vehicular equipment shall not be stored on any Lot, for more than twenty-four (24) hours, except within an enclosed garage.

S. Non-recreational trailers, machinery and equipment

No non-recreational trailers, machinery or equipment shall be stored, placed or parked on any Lot, except within an enclosed garage, or on any street within the Subdivision; provided however, nothing herein shall prohibit the parking of vehicles, machinery and equipment when being utilized in connection with construction services pertaining to a residence.

T. Garbage Receptacles.

No exposed garbage can, trash can, trash burning apparatus or structure, shall be placed on any Lot or any Reserve Area.;

U. Animals.

No animals, livestock or poultry of any kind may be maintained, bred, sold or kept except that dogs, cats and other household pets may be kept provided that they are not used for commercial purposes.

V. Noxious Activity.

No noxious or offensive trade or activity shall be carried out upon any Lot or upon any Reserve Area. Nor shall anything be done thereon that may be or may become an annoyance or nuisance to the Subdivision.

W. Signage.

No sign of any kind shall be displayed to the public view on any Lot except one sign of not more than 6 square feet advertising the sale or rental of the real property thereon.

X. Materials and Storage.

No Lot shall be used for the storage of materials for a period of greater than thirty (30) days prior to the start of construction and the construction shall be completed within nine (9) months thereafter. Each Lot shall be maintained in a neat and orderly condition during construction.

Y. Garage Sales/Yard Sales.

Garage sales/yard sales shall not be permitted in the Subdivision.

Z. Basketball Goals.

No basketball goal or structure shall be permitted in any of the street rights of way.

AA. Inoperative Vehicles.

No inoperative vehicle or machinery shall be stored on any Lot. Each Lot shall be maintained free of rubbish, trash, or other debris and shall be cut, trimmed or mowed to prevent growth of weeds or tall grass.

BB. AC Pad and Unit

For lots that utilize a 5' side yard, the AC pad and unit shall be located behind the house and outside of the 5' side yard.

CC. Mailboxes

All mailboxes shall be of a singular design for the lots within Scissortail, as approved by the architectural committee. No mailboxes shall be erected on any residential lot with the approval of the design by the architectural committee, and shall conform to a design standard. A charge for mailboxes will be collected by the owner/developer at the closing of each lot.

DD. Front Yard Landscaping

All yards facing a street shall be professionally landscaped before a Certificate of Occupancy is issued by the City of Glenpool.

SECTION IV. HOMEOWNERS' ASSOCIATION

A. Formation of Homeowners' Association

The Owner/Developer has formed or shall cause to be formed an association of the owners of the Lots within Scissortail (hereinafter referred to as the "Homeowners' Association") to be established in accordance with the statutes of the State of Oklahoma, and to be formed for the general purposes of maintaining the common areas, including but without limitation the storm water detention facilities and reserve areas, and enhancing the value, desirability and attractiveness of Scissortail.

B. Membership

Every person or entity who is a record owner of the fee interest of a Lot shall be a member of the Homeowners' Association. Membership shall be appurtenant to and may not be separated from the ownership of a Lot.

C. Assessment

Each record owner of a Lot shall be subject to assessment by the Homeowners' Association for the purposes of improvement and maintenance of the storm water detention facilities, reserve areas and other common areas.

SECTION V. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

A. Enforcement

The restrictions herein set forth are covenants to run with the land and shall be binding upon the Owner/Developer, its successors and assigns. Within the provisions of Section I. Public Streets, Easements and Utilities are set forth certain covenants and the enforcement rights pertaining thereto, and additionally the covenants within Section I. whether or not specifically therein so stated shall inure to the benefit of and shall be enforceable by the City of Glenpool, Oklahoma. The covenants contained in Section II. Planned Unit Development Restrictions are established pursuant to the Planned Unit Development provisions of the Glenpool Zoning Code and shall inure to the benefit of and shall be enforceable by the City of Glenpool, Oklahoma, any owner of a Lot and the Homeowners' Association. If the undersigned Owner/Developer, or its successors or assigns, shall violate any of the covenants within Section II., it shall be lawful for the City of Glenpool, any owner of a Lot or the Homeowners' 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 him or them from so doing or to compel compliance with the covenant. The covenants contained in Section III. Private

Restrictions and Section IV. Homeowners' Association shall inure to the benefit of any owner of a Lot and the Homeowners' Association. If the undersigned Owner/Developer, 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 Homeowners' 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 him or them from so doing or to compel compliance with the covenant. In any judicial action brought to enforce the covenants established within this Deed of Dedication, the defense that the party initiating the equitable proceeding has an adequate remedy at law, is hereby waived. In any judicial action brought by any owner of a Lot or the Association, which action seeks to enforce the covenants contained in Section 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.

#### B. Duration

These restrictions, to the extent permitted by applicable law, shall be perpetual, but in any event shall be in force and effect for a term of not less than twenty (20) years from the date of the recording of this Deed of Dedication unless terminated or amended as hereinafter provided.

#### C. Amendment

The covenants contained within Section I, Public Streets, Easements and Utilities, may be amended or terminated at any time by a written instrument signed and acknowledged by the owner of the land to which the amendment or termination is to be applicable and approved by the City of Glenpool, Oklahoma, or its successors. The covenants contained within Section II, Planned Unit Development Restrictions may be amended or terminated at any time by a written instrument signed and acknowledged by the owner of the land to which the amendment or termination is to be applicable and approved by the Glenpool Planning Commission, or its successors. Notwithstanding the foregoing the covenants contained within Section II, shall be deemed amended (without necessity of execution of an amending document) upon approval of a minor amendment to PUD No. XXX by the Glenpool Planning Commission or its successors and recording of a certified copy of the minutes of the Glenpool Planning Commission or its successors with the Tulsa County Clerk. The covenants and restrictions contained within Section III, Private Restrictions, may be amended or terminated at any time by a written instrument signed and acknowledged by the Owner/Developer during such period that the Owner/Developer is the owner of at least one (1) Lot, or alternatively the covenants and restrictions may be amended or terminated at any time by a written instrument signed and acknowledged by the owners of 60% of the Lots within the Subdivision. In the event of any conflict between an amendment or termination properly executed by the Owner/Developer during its ownership of at least one (1) Lot and any amendment or termination properly executed by the owners of at least 60% of the Lots, the instrument executed by the Owner/Developer shall prevail during its ownership of at least one (1) Lot. The covenants and restrictions contained within Section IV, Homeowners' Association may be amended or terminated at any time by a written instrument signed and acknowledged by the Owner/Developer during such period that the Owner/Developer is the owner of at least one (1) Lot, or alternatively the covenants and restrictions may be amended or terminated at any time by a majority vote of the members of the Homeowner' Association as evidenced by written instrument signed and acknowledged by the president of the Homeowners' Association. In the event of any conflict between an amendment or termination properly executed by the Owner/Developer during its ownership of at least one (1) Lot and any amendment or termination evidenced by an instrument properly executed by the president of the Homeowners' Association, the instrument executed by the Owner/Developer shall prevail during its ownership of at least one (1) Lot. The provisions of any instrument amending or terminating covenants as above set forth shall be effective from and after the date, it is properly recorded. No amendment or termination of a covenant or restriction shall be drafted as to affect a specific Lot(s) except as provided herein under Section II (B), Use.

#### D. Severability



## EXHIBIT 'L' - COVENANTS

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.

**TO:** Glenpool Planning Commission

**FROM:** Rick Malone, City Planner

**DATE:** June 12, 2017

**RE:** GZ-261/PUD 37 Request by Nathan Cross for the applicant The Jenkins Companies for approval of a Zone Change from AG (Agriculture District) to RS-4 (Residential single-family highest density district) and Planned Unit Development (PUD) Number 37 Zoning District designation for Single Family Residential Uses on the following described Property:

The Southeast Quarter of the Southeast Quarter (SE/4 SE/4), LESS AND EXCEPT the following described parcel, to wit: BEGINNING at the Southeast corner of the Southeast Quarter (SE/4); THENCE North 1320 feet; THENCE West 500 feet; THENCE South 785 feet; THENCE West 36 feet; THENCE North 166.46 feet; THENCE West 411 feet; THENCE South 700 feet; THENCE West 50 feet; THENCE North 700 feet; THENCE West 320.25 feet; THENCE South 700 feet; THENCE East 1320.1 feet; to the POINT OF BEGINNING; all in Section One (1), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof.

**General Location:** West of the Northwest corner of 141<sup>st</sup> Street and Elwood Ave.

#### **STAFF EXHIBITS**

1. Staff Report
2. Case Map
3. Development Text
4. Development Map
5. Declaration of Covenants, Conditions and Restriction

#### **INTRODUCTION**

The subject property is designated Low Intensity Residential to allow Low Intensity-Residential Land Uses by the Glenpool Comprehensive Plan. The property is currently zoned AG (Agriculture). The applicant is requesting an RS-4/Planned Unit Development Number 37 Zoning District for the development of "The Pines" a planned community to be comprised of single family residential uses are found to be in accordance with the Low Intensity Plan Category.

A Planned Unit Development is designed to permit flexibility that will encourage a more creative approach in the residential development of land and will result in a more efficient use of open area, while maintaining density and area coverage permitted in the general zoning district or districts in which the project is located.

Planned Unit Development 37 is comprised of 12 acres and will allow for a maximum development of 31 single-family residential lots. The development is designed within a master planned development under a single homeowners association.

The surrounding property is developed as noted below:

- North of the subject tract is vacant and zoned AG.
- East of the subject property is zoned AG and contains Solid Rock Baptist Church.
- South of the subject tract is Beale Estates which contains 5.17 acres, 34 residential lots with an average of 32.5' lot width zoned RM-2 and CG.
- West of the subject tract contains Green Acres Addition containing 10 acres and 40 residential lots and 2 commercial lots, the average residential lot is 45'; Brentwood Addition containing 30 acres and 116 lots with an average lot width of 66 feet.

•

### **CRITERIA AND FINDINGS**

A PUD is permitted on any tract or tracts located within a residential district or districts. In every instance, the PUD is to be reviewed as to the proposed location and character of the uses and the unified treatment of the development of the tract. The regulations of the general zoning district remain applicable except as specifically modified pursuant to the provision of the Glenpool Zoning Code.

The review of the proposed PUD shall determine that the proposal is consistent with the Comprehensive Plan, Harmonizes with the existing and expected development of surrounding areas, is a unified treatment of the development possibilities of the project site and is consistent with the stated purposes and standards of Chapter 11, Planned Unit Development of the Glenpool Zoning Code.

- "The Pines" will be developed to the standards of the RS-4 Zoning District.
- Lot widths shall be established at 65 feet or greater. This should also accompany a statement that the lot widths should substantially conform to the submitted conceptual master plan.
- The front building lines will be established at 25 feet except that lots with an exterior side yard facing a street may be established at 15 feet.
- Rear Yard setback of 20 feet.
- Lot Area 7,800sf, Land Area 8,400sf.
- Rear yard setbacks are established at 20 feet in depth.
- Side yard setbacks are set as five (5) feet on one side and 10 feet on the other providing for a minimum separation of 15 feet between dwelling units.
- The maximum height for structures within the development is consistent with the zoning code to a maximum height of 35 feet.
- "The Pines" will be established with a minimum living space of at least 1,600 square feet.
- Two entry signs at 141<sup>st</sup> Entry allowed.

In recognition of the potential for phasing of "The Pines", the entrance on 141<sup>st</sup> Street is required to be complete before any building permits may be issued to eliminate construction traffic from using the streets from adjacent subdivisions in accordance with City of Glenpool policies and standards may be implemented in future phases.

In consistency with other new developments in the City of Glenpool, structural requirements and restrictions will be imposed. The highlights of these requirements are:

1. No exposed stem walls.
2. All roofs must have a minimum roof pitch of 6/12 and roof materials shall be Heritage II or comparable compositions shingles of equal or better quality, and shall be of such color scheme approved by the Declarant prior to installation.
3. Masonry. All dwellings shall have at least fifty percent (100%) of the remaining exterior walls (up to the first floor plate line) thereof comprised of brick, stone or masonry siding.
4. No detached accessory structure will be allowed on any lot within The Pines.
5. No building fence or wall shall be erected unless approved by the developments Architectural Committee.
6. The front elevation of all residential lots and side elevation of any corner residential lot must be professionally landscaped and all yard areas are to be sodded upon completion of the residence.
7. Garages. All dwellings shall have attached garages suitable for accommodating a minimum of two (2) standard size automobiles. All garages shall be accessed by an overhead garage door. Carports shall not be permitted
8. Patio Roof. All patio roofs shall be an integral part of the residence such that they are contained within the roofline and shall be constructed with the same design, shingle color and materials as the residence.
9. Driveways. All driveways into a Lot from any street shall be constructed of concrete and shall not be less than sixteen (16) feet in width.
10. Mailboxes. All mailboxes shall be of a uniform structure and color and shall be constructed in accordance with a written plan/diagram and specifications to be approved by Declarant prior to construction.
11. Heating and Air Conditioning Requirements. All residences in The Pines shall be constructed with central heat and air systems. No portable, window or wall- type heating or air conditioning units shall be permitted.
12. Individual subdivisions within "The Pines" master plan development will require mandatory participation in a The Pines Homeowners Association. The Homeowners Association will be responsible for maintenance and upkeep of all reserve areas within the development.
13. The Pines development includes various amenities to include a playground area, jungle gym and swings, walking trails and a large open recreational area with a soccer field that will double as open space as well. These amenities are to be utilized and maintained by the Homeowners Association.
14. The development is designed with a landscape entry along 141<sup>st</sup> Street South. This plan includes a 25 foot wide Reserve Area for a walking trail and plantings of evergreen screenings along the perimeter. The landscape area will be separated from the residential development with the construction of a screening fence that will include some masonry products.
15. The PUD conditions are to be made a part of the Declaration of Covenants, Conditions and Restriction for The Pines subdivision plat.

The proposed Planned Unit Development is consistent with the standards of the City of Glenpool Comprehensive Plan and Zoning Code. Conditions to the approval of "The Pines Addition will be consistent with this PUD and will be required during the review of the Preliminary/Conditional Final Plat and consistent with the Sketch Plat that accompanied the request for Planned Unit Development Number 37.



## STAFF REPORT

<u>Subdivision:</u>	<u>Developed:</u>	<u>Zoning:</u>	<u>Acres:</u>	<u>Lots:</u>	<u>Per Acre:</u>	<u>Width:</u>	<u>SF:</u>	<u>% Brick:</u>	<u>Landscaping:</u>
Max Zoning Densities Allowed Per Zoning Code:		RS-3	1		4.01	75'			
		RS-4	1		5.19	65'			
The Pines	Pending	RS-4 (Proposed)	48.8	169	3.46	65	1,600	50%	Street
Glenn Abbey Blks 1-6	2007	RS-3	26.21	83	3.17	65'	1,500	90%	Street
Glenn Abbey Blks 7-13	2014	RS-4/PUD	28.07	91	3.24	65	1,500	90%	Street
Kendalwood IV	1984	RS-3	74.68	304	4.07	65'	None	None	None
Kendalwood III Amd	1981	RS-3	44.9	194	4.32	65'	None	None	None

**RECOMMENDATION**

Staff is supportive and recommends approval of request GZ-261 to change the zoning from an AG (Agriculture District), to RS-4 (Residential single-family highest density district) and Planned Unit Development (PUD) Number 37 Zoning District designation. The proposed development is consistent with the requirements of Chapter 9 of the Glenpool Zoning Code, the Glenpool Comprehensive Plan, and harmonizes with the existing and expected development of the surrounding areas as per the Text and Exhibits submitted by the applicant or revised by the Planning Commission during their review.

Appaloosa  
Acres 3rd  
40 acres  
140 lots  
65' lot width

Brentwood  
30 Acres  
116 Lots  
66' Lot width

Green Acres  
10 Acres  
40 Res  
2 Comm  
45' Lot width

Beale Est  
5.17 Acres  
34 Lots  
32.5 Lot width

RM-1

KENDALWOOD IV

SOUTHWOOD CENTER

RS-3

RM-2

CG

CS

AG

RS-2

ELWOOD CORNER

PUD-20

Legend

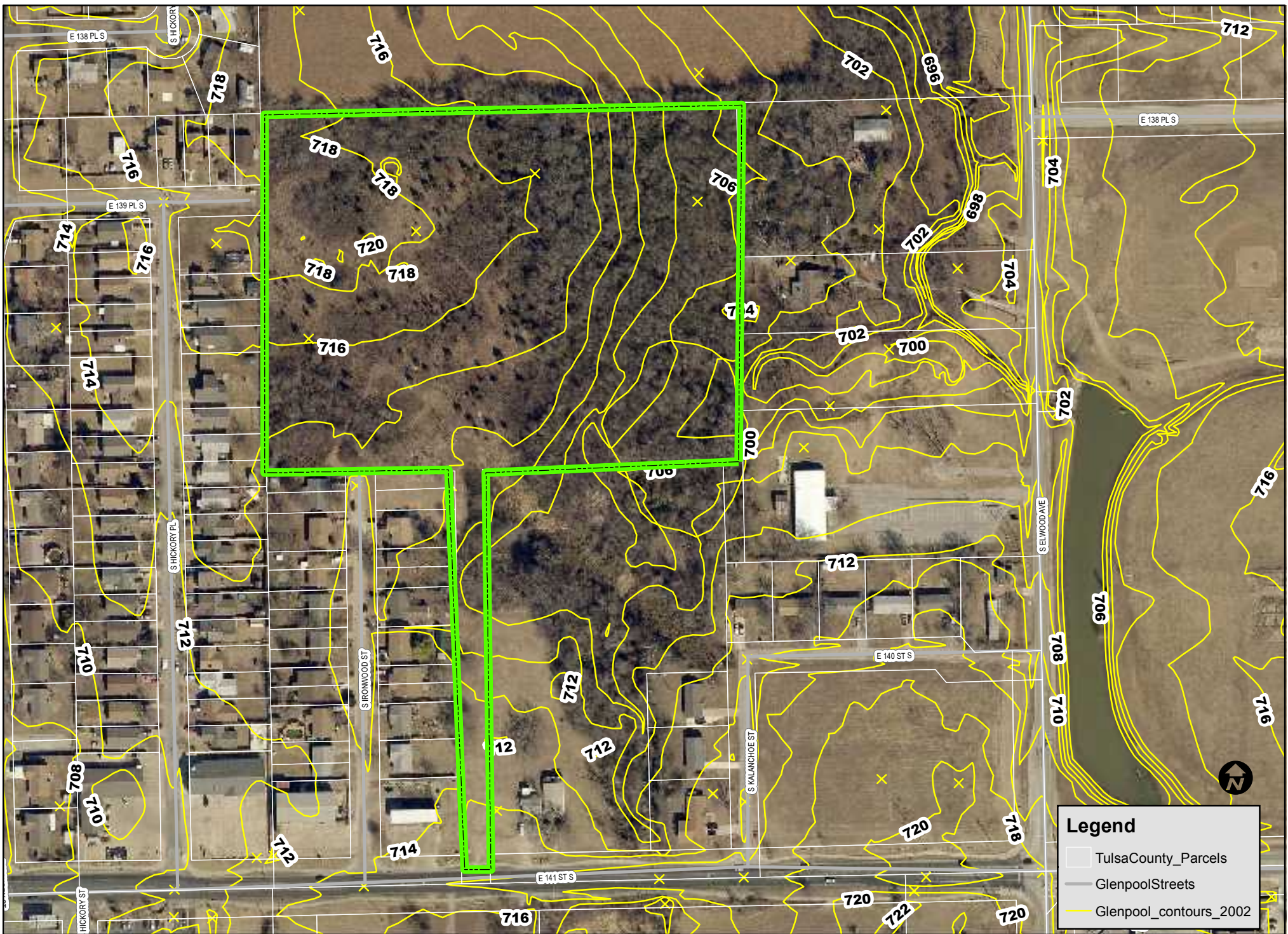
- TulsaCounty\_Parcels
- GlenpoolStreets
- TulZoning\_May\_11\_2017
- GlenpoolPUD
- TulsaCoSubdivisions









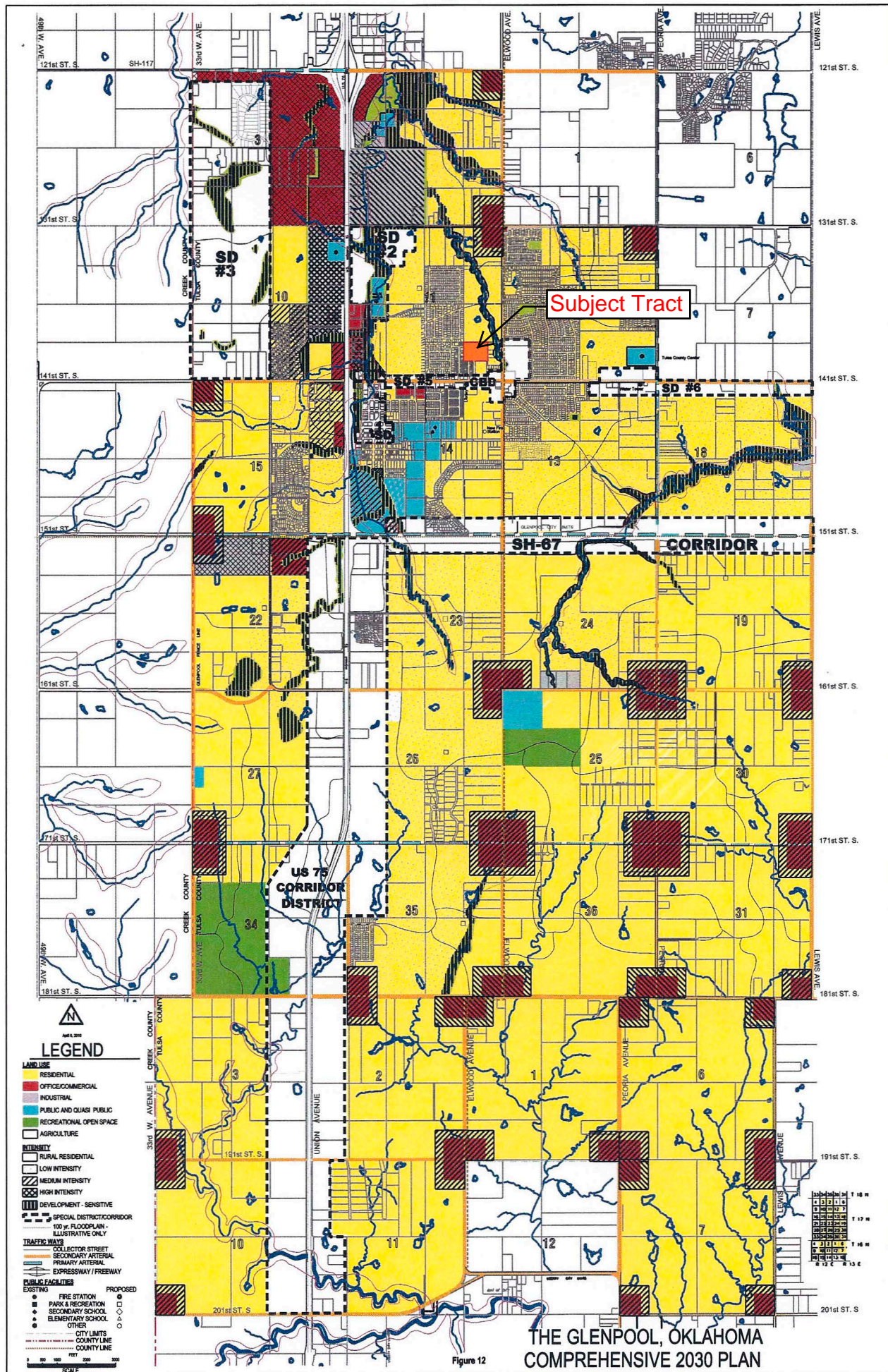


**Legend**

- TulsaCounty\_Parcels
- GlenpoolStreets
- Glenpool\_contours\_2002



Figure 12





# GLENPOOL COMMUNITY DEVELOPMENT DEPARTMENT

☐ ZONING ☒ PUD ☐ PUD AMENDMENT

12205 S. Yukon Ave, 2nd Floor - Glenpool, Oklahoma 74033 - (918) 209-4610 - Fax (918) 209-4611

[www.glenpoolonline.com](http://www.glenpoolonline.com)

## APPLICATION INFORMATION

RECEIVED BY: Plan DATE FILED: 5/4/14 TAC DATE: - HEARING DATE: 6/12/14 CASE NUMBER PUD-37  
☐ RES ☐ NON-RES ☐ COMBO RELATED ZONING OR PUD #: \_\_\_\_\_ BUILDING PERMIT APPLICATION NUMBER \_\_\_\_\_  
 NEIGHBORHOOD ASSOCIATIONS: \_\_\_\_\_

## SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 141st Street & Elwood Ave. (NW Quadrant) TRACT SIZE: 12 Acres  
 LEGAL DESCRIPTION: See EXHIBIT "B"

PRESENT USE: Vacant PRESENT ZONING AG S-T-R 1172

## INFORMATION ABOUT YOUR PROPOSAL

PROPOSED NEW ZONING: RS-4 DEV. AREAS AFFECTED BY PUD AMENDMENT: All PUD PROPOSAL ATTACHED ☒ Y ☐ N  
 PROPOSED USE: Single-family Residential NATURE OF PUD AMENDMENT: \_\_\_\_\_

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	The Jenkins Companies, Inc.	NAME	Vu Manh Nguyen
ADDRESS	c/o Nathan S. Cross/502 W. 6th Street	ADDRESS	14609 S. Nyssa Ct.
CITY, ST, ZIP	Tulsa, OK 74119	CITY, ST, ZIP	Glenpool, OK 74033
DAYTIME PHONE	918-587-3161	DAYTIME PHONE	
EMAIL	ncross@riggsabney.com	EMAIL	
FAX		FAX	
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.			
SIGNATURE & DATE: <u>at 5</u>			

DOES OWNER CONSENT TO THIS APPLICATION ☒ Y ☐ N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Under Contract

APPLICATION FEES			
BASE APPLICATION FEE	\$		<u>\$250.00</u>
ADDITIONAL FEE	\$	APPLICATION SUBTOTAL	\$
NEWSPAPER PUBLICATION	BILLED LATER		
SIGNS	\$50.00 X <u>1</u> = \$		<u>\$50.00</u>
300' PROPERTY OWNERS MAILING & POSTAGE	1.00 + \$ = \$	NOTICE SUBTOTAL	\$ <u>75.00</u>
RECEIPT NUMBER:		TOTAL AMOUNT DUE	\$ <u>375.00</u>

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

## DISPOSITION

PC REC.	COUNCIL ACTION
	DATE/VOTE
DATE/VOTE	ORDINANCE NO.
PLAT NAME	PLAT WAIVER <input type="checkbox"/> Y <input type="checkbox"/> N



## **NARRATIVE**

The subject property is currently a vacant lot located north of 141<sup>st</sup> Street and west of Elwood Avenue. The property is currently bounded on the west by a platted subdivision of single-family homes zoned RS-3; on the east a commercial parcel zoned CG and a residential parcel zoned AG; on the south by a church development currently zoned AG and platted subdivision consisting of single-family homes currently zoned RS-2; and on the north by vacant land zoned AG. The proposed development on the subject property is a platted subdivision consisting of thirty-one (31) parcels of single-family homes. As much of the property surrounding the subject property has been developed into either single-family subdivisions or commercial property, the applicant believes that the intensity of the proposed development is consistent with the uses in this area of Glenpool.

As depicted on Exhibit "A" attached, the applicant proposed extending East 139<sup>th</sup> Place South into the subject parcel and connecting with South Ironwood Place. This connection will improve circulation while allowing the applicant to preserve open recreation space for the residents. To help preserve lower density and circulation, the applicant plans to "cap" South Ironwood Street with a cul-de-sac. This will prevent future extension of South Ironwood Street into the proposed development and preserve the open recreation space in Reserve Area A.

The applicant is sensitive to concerns regarding new development and density. To address those concerns, the applicant proposes providing two (2) open recreation spaces and a walking trail to lessen the density of the development and provide additional outdoor space for the residents. Reserve Area A will house a playground with jungle gym and swings as well as a large open recreation area. Reserve Area B will house a soccer field that will double as an open recreation space as well as an additional large open recreation area.

## **DEVELOPMENT STANDARDS**

### **Residential Development (Excluding Reserve Areas)**

<b>Permitted Use:</b>	Single-family dwelling
<b>Minimum Lot Width:</b>	65 feet
<b>Minimum Lot Area:</b>	6,900 square feet
<b>Minimum Land Area:</b>	8,400 square feet

**Maximum Structure Height:** 35 feet

**Livability Space Per Dwelling Unit:** 4,000 square feet

**Setbacks:**

Front:	25 feet
Side:	5 feet and 10 feet
Rear:	20 feet
All other yards abutting street:	15 feet

**Signs:** A maximum of two (2) entry identification signs shall be permitted with a maximum of 64 square feet of display area. Additional signage for amenities will be allowed with a maximum of 16 square feet.

**Reserve Area A**

**Permitted Use:** Playground with swing set  
Open park/play area

Reserve Area A is approximately 375.13 feet in depth from the new proposed Ironwood Place running northwest to the west boundary of the subject parcel. The southeast portion abutting South Ironwood Place will contain a play area with jungle gym and swing set. The intent of Reserve Area A is to provide additional open recreation areas for the residents of the proposed development. It is also the intent of the applicant that Reserve Area A provide additional open space and reduced density to supplement and enhance the outdoor recreation area of the development and support bulk and area requirements.

**Reserve Area B**

**Permitted Use:** Soccer field/open play  
area  
50 foot landscape  
preservation easement

Reserve Area B is a detention facility primarily for mitigation of water runoff from the proposed development. As the bottom of Reserve Area B will likely be dry for most of the year, the applicant is proposing to place a raised half-sized soccer field with goals in

Reserve Area B. The intent of adding the soccer field is to provide additional open recreation are for the residents of the proposed development. It is also the intent of the applicant that Reserve Area B provide additional open space and reduced density to supplement and enhance the outdoor recreation area of the development and support bulk and area requirements.

### **Walking Trail**

Due to the unique location of the subject property and the significant setback off of the main arterial into the neighborhood (141<sup>st</sup> Street), the applicant also proposes to construct a walking trail along South Ironwood Place from the development to 141 Street. The intent of this walking trail is to provide additional open recreation space for the residents of the proposed development. It is also the intent of the applicant that the walking trail provide additional open space and reduced density to supplement and enhance the outdoor recreation area of the development and support bulk and area requirements.



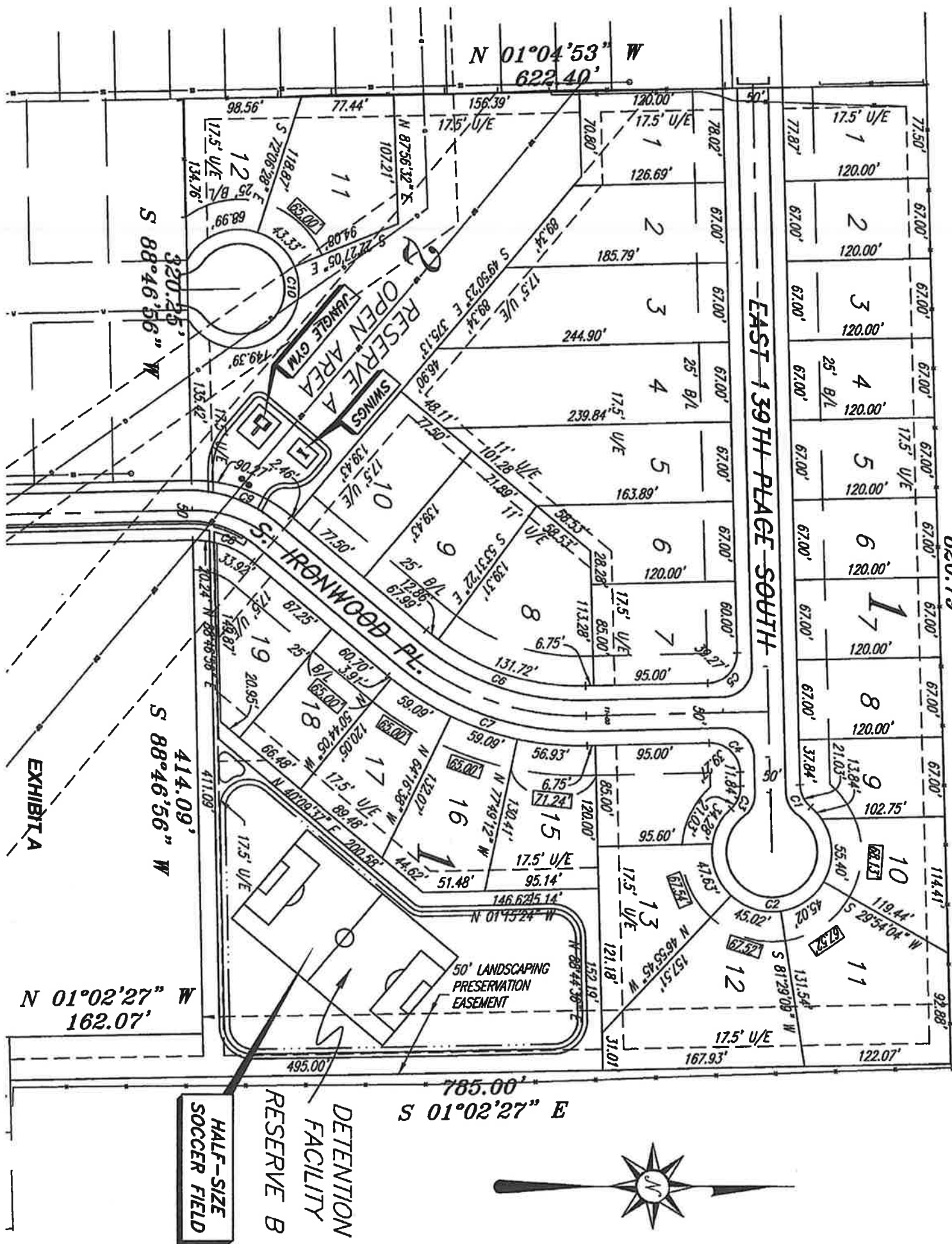
**EXHIBIT "B"**  
**LEGAL DESCRIPTION**

The Southeast Quarter of the Southeast Quarter (SE/4 SE/4), LESS AND EXCEPT the following described parcel, to wit: BEGINNING at the Southeast corner of the Southeast Quarter (SE/4); THENCE North 1320 feet; THENCE West 500 feet; THENCE South 785 feet; THENCE West 36 feet; THENCE North 166.46 feet; THENCE West 411 feet; THENCE South 700 feet; THENCE West 50 feet; THENCE North 700 feet; THENCE West 320.25 feet; THENCE South 700 feet; THENCE East 1320.1 feet; to the POINT OF BEGINNING; all in Section One (1), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof.

**EXHIBIT "B"**  
**LEGAL DESCRIPTION**

The Southeast Quarter of the Southeast Quarter (SE/4 SE/4), LESS AND EXCEPT the following described parcel, to wit: BEGINNING at the Southeast corner of the Southeast Quarter (SE/4); THENCE North 1320 feet; THENCE West 500 feet; THENCE South 785 feet; THENCE West 36 feet; THENCE North 166.46 feet; THENCE West 411 feet; THENCE South 700 feet; THENCE West 50 feet; THENCE North 700 feet; THENCE West 320.25 feet; THENCE South 700 feet; THENCE East 1320.1 feet; to the POINT OF BEGINNING; all in Section One (1), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof.





N  $88^{\circ}44'36'' E$   
820.79'

EXHIBIT A

785.00'  
S  $01^{\circ}02'27'' E$

**CERTIFICATE OF BONDED ABTRACTOR**  
**(300 FEET RADIUS REPORT)**

STATE OF OKLAHOMA                     )  
  ) §:  
COUNTY OF TULSA                    )

The undersigned bonded abstractor in and for Tulsa County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Tulsa County, Oklahoma, as updated by the records of the County Clerk of Tulsa County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:

The Southeast Quarter of the Southeast Quarter (SE/4 SE/4) of Section Eleven (11), Township Seventeen (17) North, Range Twelve (12), East of the I.B.&M., Tulsa County, State of Oklahoma, according to the U.S. Government survey thereof, LESS Beginning at the Southeast corner of the SE/4; Thence North 1320 feet; Thence West 500 feet; Thence South 785 feet; Thence West 36 feet; Thence North 166.46 feet; Thence West 411 feet; Thence South 700 feet; Thence West 50 feet; Thence North 700 feet; Thence West 320.25 feet; Thence South 700 feet; Thence East 1320.1 feet to the Point of Beginning.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (10 ), both inclusive.

*NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.*

Dated: April 12, 2017 at 7:30 AM

**First American Title & Trust Company**

By:

*Linda S. Dunlavy*  
Linda S. Dunlavy

Abstractor License No. 862

OAB Certificate of Authority # 132

File No. 2233988-TU99





**LIST OF OWNERS  
300-FOOT RADIUS - REPORT NO. 2233988**

**SUBJECT PROPERTY:**

**97211-72-11-41780  
SE/4 SE/4 11-17-12 Less a tract  
Vu Manh Nguyen & Gian Vo Nguyen  
14609 S. Nyssa Court  
Glenpool, OK 74033**

---

97211-82-11-41980  
Solid Rock Baptist Church  
POBox 729  
Glenpool, OK 74033

97211-72-11-41950  
City of Glenpool  
POBox 70  
Glenpool, OK 74033

97211-72-11-44880  
Dana Renea Compton  
Daniel Lee Lattie  
Donald Ray Lattie  
13830 S. Elwood Ave.  
Glenpool, OK 74033

97211-72-11-45580  
Kevin A. & Deborah Ann Varnell  
13930 S. Elwood Ave  
Glenpool, OK 74033

97211-72-11-45730 & 45180  
Gamgump, LLC  
POBox 965  
Glenpool, OK 74033

1/1 Wolf Creek Estates  
Rikki C. Winders  
955 E. 140<sup>th</sup> St. S.  
Glenpool, OK 74033

2/1 Wolf Creek Estates  
Bernice Alexander  
POBox 476  
Glenpool, OK 74033

3/1 Wolf Creek Estates  
John W. Petersen  
979 E. 140<sup>th</sup> St.  
Glenpool, OK 74033

4/1 Wolf Creek Estates  
Daryl & Renae King  
112 E. 145<sup>th</sup> Pl.  
Glenpool, OK 74033

5/1 Wolf Creek Estates  
Eddie Bill & Melissa J. Settles  
991 E. 140<sup>th</sup> St.  
Glenpool, OK 74033

1/2 Wolf Creek Estates  
Alfredo & Anna M. Garcia  
Joseph A. Garcia  
14096 S. Kalanchoe St.  
Glenpool, OK 74033

2/2 Wolf Creek Estates  
Elvis C. & Sandra L. Watashe  
Lorraine S. Watashe  
14078 Kalanchoe St.  
Glenpool, OK 74033

3/2 Wolf Creek Estates  
Garry D. & Cathy A. Boyd  
14064 S. Kalanchoe St.  
Glenpool, K 74033

1/1 Elwood Corner  
Timberrock Properties LLC  
519 W. 128<sup>th</sup> St.  
Jenks, OK 74037



1 & 2 / 1 Beale Estates  
R. Alan Cartwright  
13946 Ironwood St.  
Glenpool, OK 74033

3 & 4 / 1 Beale Estates  
Roger L. & Judith A. Wilson  
13958 S. Ironwood St.  
Glenpool, OK 74033

5 & 6/1 Beale Estates  
Thomas H. & Alice R. Owens  
13970 S. Ironwood St.  
Glenpool, OK 74033

7 & 8 / 1 Beale Estates  
Michael Joe Hames Jr.  
13984 S. Ironwood St.  
Glenpool, OK 74033

9 & 10 / 1 Beale Estates  
Louvenia Dorman  
14004 S. Ironwood St.  
Glenpool, OK 74033

11 / 1 Beale Estates  
Juanita May Barnes  
Lydia L. Barnes  
14030 S. Ironwood St.  
Glenpool, OK 74033

12 / 1 Beale Estates  
Lydia L. Barnes  
14038 S. Ironwood St.  
Glenpool, OK 74033

13 & 14 / 1 Beale Estates  
Tera Rachell & Wyatt C. Poth  
14054 S. Ironwood St.  
Glenpool, OK 74033

15 & 16 / 1 Beale Estates  
Donna Coyle  
14072 S. Ironwood St.  
Glenpool, OK 74033

17 / 1 Beale Estates  
Shirley McGlothlin Revocable Trust  
1979 E. 140<sup>th</sup> Pl. S.  
Bixby, OK 74008

1, 2, 3 & 4 / 2 Beale Estates  
Linda L. Turnbull  
20755 S. 4080 Road  
Claremore, OK 74019

5 & 6 / 2 Beale Estates  
Barbara Kay Dirscoll  
13977 S. Ironwood St.  
Glenpool, OK 74033

7 & 8 / 2 Beale Estates  
Micah Z. & Jodi M. Kendrick  
13985 S. Ironwood St.  
Glenpool, OK 74033

9 & 10 / 2 Beale Estates  
Toby Q. & Anita Dunn  
13999 S. Ironwood St.  
Glenpool, OK 74033

11 / 2 Beale Estates  
Kelly J. Emberton  
Britni A. Coan  
11129 Virginia Ave.  
Champlin, MN 55316

12 / 2 Beale Estates  
Michael R. Bahnmaier  
POBox 842  
Glenpool, OK 74033

13 & 14 / 2 Beale Estates  
Steve E. & Bunny A. Carroll  
14053 S. Ironwood St.  
Glenpool, OK 74033



15 & 16 / 2 Beale Estates  
Ronald & Cassie Hopkins  
14077 S. Ironwood St.  
Glenpool, OK 74033

17 / 2 Beale Estates  
Bob & Marilyn Dunlap  
POBox 677  
Glenpool, OK 74033

5 / 1 Green Acres of Glenpool  
Deroy & Lisa White  
20420 S. Lewis  
Mounds, OK 74045

6, 9 / 1 Green Acres of Glenpool  
9 / 2 Green Acres of Glenpool  
Muscogee (Creek) Nation  
ATTN: Development  
POBox 297  
Okmulgee, OK 74447

7 / 1 Green Acres of Glenpool  
Jennie Waggoner  
13980 S. Hickory Pl.  
Glenpool, OK 74033

8 / 1 Green Acres of Glenpool  
Martin Properties LLC  
2745 E. 57<sup>th</sup>  
Tulsa, OK 74105

10 / 1 Green Acres of Glenpool  
Victoria Lea Harrell  
Life Estate reserved by Robert L. & Beatrice L. Harrell  
13962 S. Hickory Pl.  
Glenpool, OK 74033

11 / 1 Green Acres of Glenpool  
Richard Allen Fike & Carolyn O. Fike, Trustees of The  
Richard Allen & Carolyn O. Fike Revocable Trust  
POBox 105  
Glenpool, OK 74033

12 / 1 Green Acres of Glenpool  
Quention R. Tolbert  
13952 S. Hickory Pl.  
Glenpool, OK 74033

13 / 1 Green Acres of Glenpool  
John O. Horton  
Beverly A. Jones  
13940 S. Hickory Pl.  
Glenpool, OK 74033

14 / 1 Green Acres of Glenpool  
Sonya L. Oliver  
13926 S. Hickory Pl.  
Glenpool, OK 74033

15 / 1 Green Acres of Glenpool  
Kenneth M. & Trang S. Ball  
14701 S. Justin Ave.  
Glenpool, OK 74033

16 / 1 Green Acres of Glenpool  
Lafayette Deshon Humphrey  
Lanzetta M. Smith  
13912 S. Hickory Pl.  
Glenpool, OK 74033

17 / 1 Green Acres of Glenpool  
Matthew Allan Covington  
POBox 937  
Glenpool, OK 74033

18 / 1 Green Acres of Glenpool  
Jerry & Lowetta Samuels  
408 E. 171<sup>st</sup> St. S.  
Glenpool, OK 74033

19 / 1 Green Acres of Glenpool  
Frances & Mary F. Bell  
POBox 234  
Glenpool, OK 74033



4 / 2 Green Acres of Glenpool  
Parsons LLC  
5003 E. 104<sup>th</sup> Pl  
Tulsa, OK 74137

5 / 2 Green Acres of Glenpool  
Gary A. Anderson  
13997 S. Hickory Pl.  
Glenpool, OK 74033

6 / 2 Green Acres of Glenpool  
Can Nguyen  
1208 E. 146<sup>th</sup> St. S.  
Glenpool, OK 74033

7 / 2 Green Acres of Glenpool  
Donna Dell Lillard  
13989 S. Hickory Road  
Glenpool, OK 74033

8 / 2 Green Acres of Glenpool  
Norma Orman  
13975 S. Hickory Pl.  
Glenpool, OK 74033

9 / 2 Green Acres of Glenpool  
Muscogee (Creek) Nation  
ATTN: Development  
POBox 297  
Okmulgee, OK 74447

10 / 2 Green Acres of Glenpool  
Helen M. Dunn  
Homer Richard Murphy  
Dwayne Eugene Dunn  
13967 S. Hickory Pl.  
Glenpool, OK 74033

11 / 2 Green Acres of Glenpool  
Teresa D. Parks  
POBox 534  
Glenpool, OK 74033

12 / 2 Green Acres of Glenpool  
Kenneth Daniel Parks & Mary Ruth Parks,  
Co-Trustees of the K D & M R Parks Revocable Trust  
PO Box 534  
Glenpool, OK 74033

13 / 2 Green Acres of Glenpool  
Joe B. & Shanae James  
8624 Preakness Dr.  
Florence, KY 41042

14 / 2 Green Acres of Glenpool  
Daniel B. Baker  
13933 S. Hickory Pl.  
Glenpool, OK 74033

15 / 2 Green Acres of Glenpool  
Robin Gowen  
13917 S. Hickory Pl.  
Glenpool, OK 74033

16 / 2 Green Acres of Glenpool  
Justin M. & Jennifer Curtis  
13913 S. Hickory Pl.  
Glenpool, OK 74033

17 & 18 / 2 Green Acres of Glenpool  
Kelly Eugene & Katie S. Kinsfather  
PO Box 103  
Glenpool, OK 74033

1 & W40 of 2 / 3 Green Acres of Glenpool  
Steven R. & Carolyn S. Bullock  
707 E. 139<sup>th</sup> Pl.  
Glenpool, OK 74033

E40 of 2 & W5 of 3 / 3 Green Acres of Glenpool  
Gregory Scott & Christine Kay Guckian  
713 E. 139<sup>th</sup> Pl.  
Glenpool, OK 74033



E45 W50 of 3 / 3 Green Acres of Glenpool  
Karen Faye Wright  
719 E. 139<sup>th</sup> Pl.  
Glenpool, OK 74033

E45 of 3 / 3 Green Acres of Glenpool  
Judy E. Cornelius  
721 E. 139<sup>th</sup> Pl.  
Glenpool, OK 74033

14 / 5 Appaloosa Acres 3<sup>rd</sup>  
Dean H. & Mary L. Pingry  
13828 S. Hickory Pl.  
Glenpool, OK 74033

15 / 5 Appaloosa Acres 3<sup>rd</sup>  
Donald L. & Cheryl C. Randolph  
13802 S. Hickory P.  
Glenpool, OK 74033

2 / 7 Appaloosa Acres 3<sup>rd</sup>  
Lovella Mae Lightner & Edward Dewayne Lightner,  
Trustees of The Lovella Mae Lighner 1992 Revocable Trust  
POBox 83  
Glenpool, OK 74033

3 / 7 Appaloosa Acres 3<sup>rd</sup>  
Glenpool Properties LLC  
17703 S. Tacoma St.  
Mounds, OK 74047

4 / 7 Appaloosa Acres 3<sup>rd</sup>  
Maybelle Investments LLC  
POBox 519  
Glenpool, OK 74033

5 / 7 Appaloosa Acres 3<sup>rd</sup>  
Sam A. & Janie L. Dolen  
13856 S. Hickory Pl.  
Glenpool, OK 74033

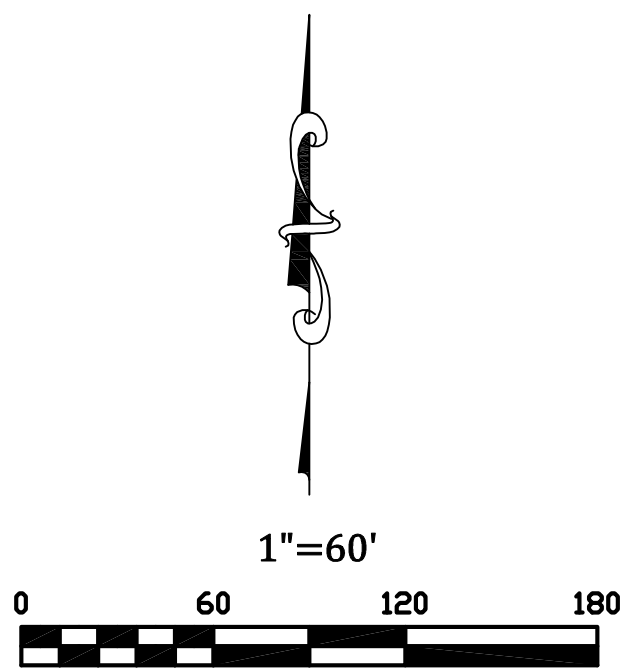
6 / 7 Appaloosa Acres 3<sup>rd</sup>  
Douglas S. & Gina M. O'Hara  
13859 S. Hickory Pl.  
Glenpool, OK 74033

7 / 7 Appaloosa Acres 3<sup>rd</sup>  
Maria I. Gonzalez  
13821 S. Hickory Pl.  
Glenpool, OK 74033

8 / 7 Appaloosa Acres 3<sup>rd</sup>  
Stacy E. Jenkins  
13799 S. Hickory Pl  
Glenpool, OK 74033

97214-72-14-04180  
Michael R. Bahmaier  
POBox 842  
Glenpool, OK 74033



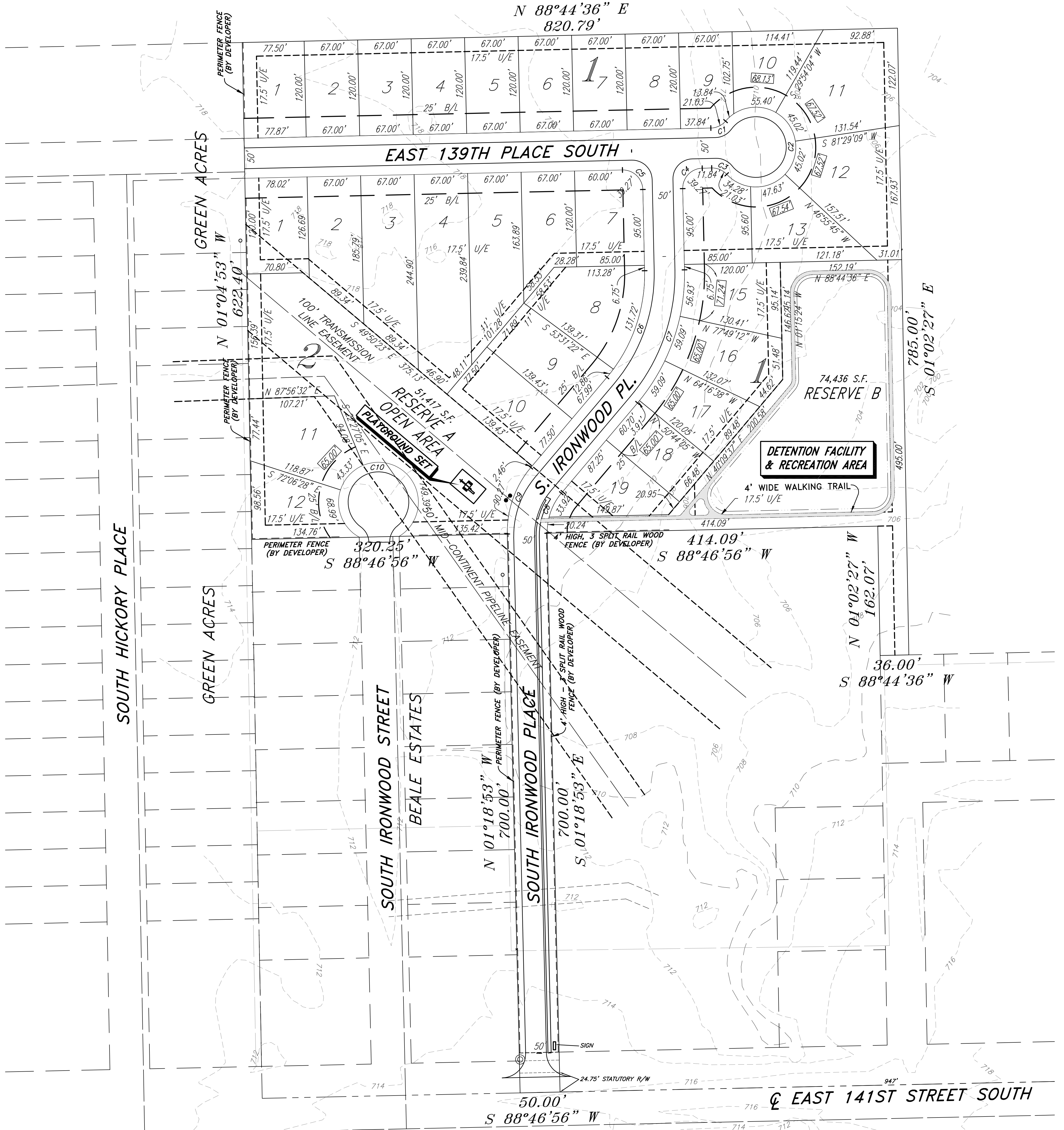
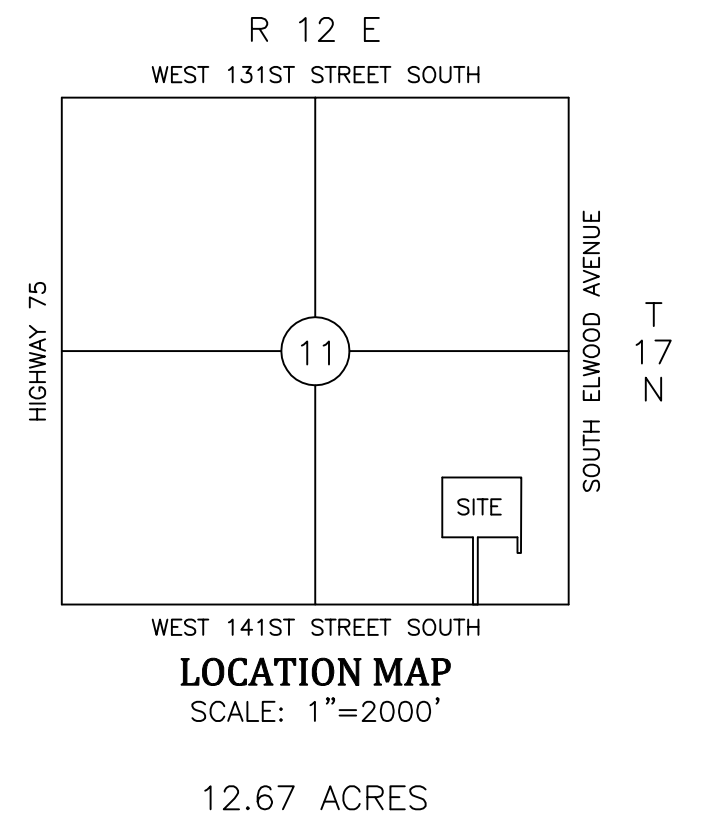


# P.U.D. SITE PLAN

# THE PINES

ENGINEER/SURVEYOR  
TUTTLE & ASSOCIATES, INC.

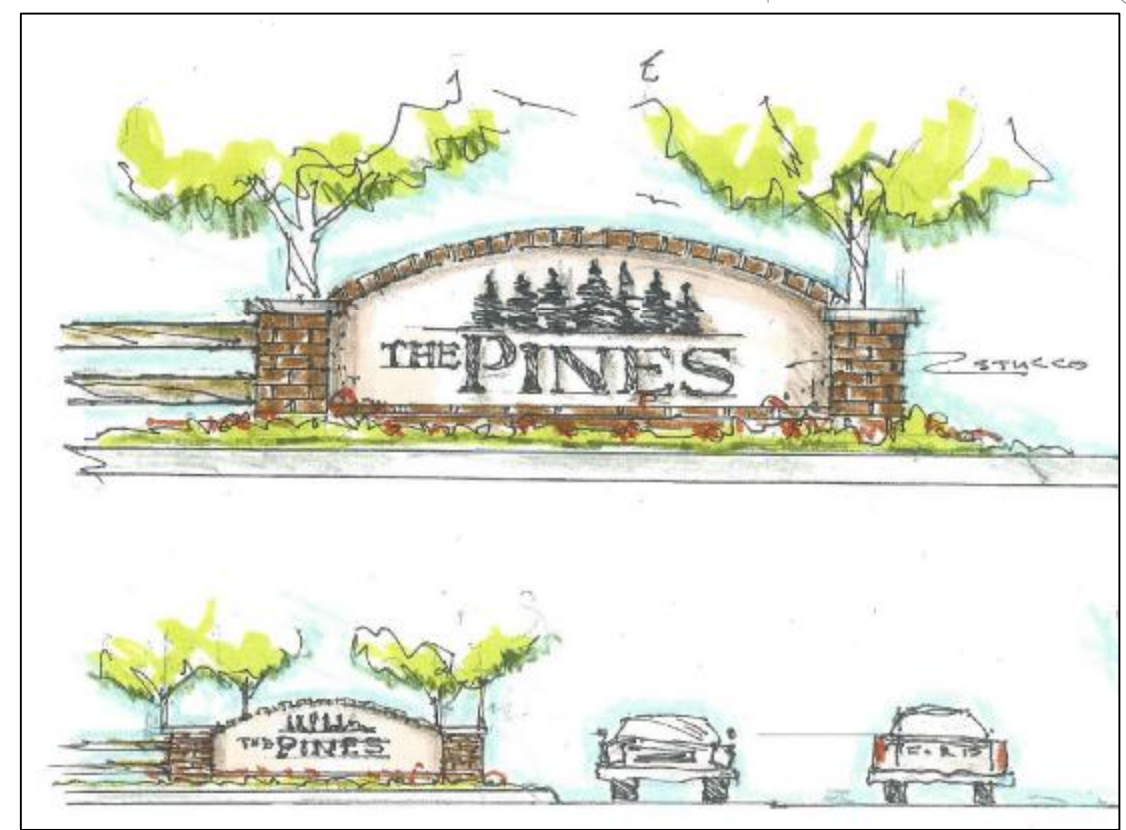
9718 EAST 55TH PLACE SOUTH  
TULSA, OKLAHOMA 74135  
PHONE:: (918) 663-5567  
EMAIL: tuttle-associates@sbcglobal.net  
CETRIFICATE OF AUTHORITY CA 465  
EXPIRATION 6-30-17



- NOTES:
1. THE WALKING TRAIL IN RESERVE AREA "B" IS 4 FEET WIDE CONSTRUCTED OF CRUSHED LIMESTONE 4 INCHES THICK.
  2. RESERVE "A" CONTAINS 51,417 SQUARE FEET.
  3. RESERVE "B" CONTAINS 74,436 SQUARE FEET.
  4. RESERVE AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (HMO) COMPRISED OF ALL OF THE LOT OWNERS.
  5. NO OUTBUILDINGS WILL BE PERMITTED IN THE DEVELOPMENT.
  6. THE PLAYGROUND SET SPECIFIED FOR RESERVE "A" SHALL BE A "SUNSHINE FEATURE CASTLE PKG II - DESIGN 45A" MANUFACTURED BY RAINBOW PLAY SYSTEMS, INC., OR APPROVED EQUAL.



MAILBOX



SIGN



## **NARRATIVE**

The subject property is currently a vacant lot located north of 141<sup>st</sup> Street and west of Elwood Avenue. The property is currently bounded on the west by a platted subdivision of single-family homes zoned RS-3; on the east a commercial parcel zoned CG and a residential parcel zoned AG; on the south by a church development currently zoned AG and platted subdivision consisting of single-family homes currently zoned RS-2; and on the north by vacant land zoned AG. The proposed development on the subject property is a platted subdivision consisting of thirty-one (31) parcels of single-family homes. As much of the property surrounding the subject property has been developed into either single-family subdivisions or commercial property, the applicant believes that the intensity of the proposed development is consistent with the uses in this area of Glenpool.

As depicted on Exhibit "A" attached, the applicant proposed extending East 139<sup>th</sup> Place South into the subject parcel and connecting with South Ironwood Place. This connection will improve circulation while allowing the applicant to preserve open recreation space for the residents. To help preserve lower density and circulation, the applicant plans to "cap" South Ironwood Street with a cul-de-sac. This will prevent future extension of South Ironwood Street into the proposed development and preserve the open recreation space in Reserve Area A.

The applicant is sensitive to concerns regarding new development and density. To address those concerns, the applicant proposes providing two (2) open recreation spaces and a walking trail to lessen the density of the development and provide additional outdoor space for the residents. Reserve Area A will house a playground with jungle gym and swings as well as a large open recreation area. Reserve Area B will house a soccer field that will double as an open recreation space as well as an additional large open recreation area.

## **DEVELOPMENT STANDARDS**

### **Residential Development (Excluding Reserve Areas)**

<b>Permitted Use:</b>	Single-family dwelling
<b>Minimum Lot Width:</b>	65 feet
<b>Minimum Lot Area:</b>	7,800 square feet
<b>Minimum Land Area:</b>	8,400 square feet



<b>Maximum Structure Height:</b>	35 feet
<b>Livability Space Per Dwelling Unit:</b>	4,000 square feet
<b>Minimum House Size:</b>	1,600 square feet
<b>House Exterior:</b>	All homes must be full brick exterior
<b>Outbuildings:</b>	Out buildings not allowed
<b>Maintenance of Reserve Areas:</b>	All reserve areas shall be owned and maintained by a mandatory homeowners association
<b>Setbacks:</b>	
Front:	25 feet
Side:	5 feet and 10 feet
Rear:	20 feet
All other yards abutting street:	15 feet

**Signs:** A maximum of two (2) entry identification signs shall be permitted with a maximum of 64 square feet of display area. Additional signage for amenities will be allowed with a maximum of 16 square feet.

**Additional Requirements:** All front yards will be sodded by the builder prior to sale. All mailboxes shall adhere to the common mailbox design depicted on the site plan submitted with this Application.

### **Reserve Area A**

#### **Permitted Use:**

Playground with swing set  
Open park/play area

Reserve Area A is approximately 375.13 feet in depth from the new proposed Ironwood Place running northwest to the west boundary of the subject parcel. The southeast portion abutting South Ironwood Place will contain a play area with jungle gym and swing set. The intent of Reserve Area A is to provide additional open recreation areas for the residents of the proposed development. It is also the intent of the applicant that Reserve Area A provide additional open space and reduced density to supplement and enhance the outdoor recreation area of the development and support bulk and area requirements.

### **Reserve Area B**

#### **Permitted Use:**

Soccer field/open play  
area  
50 foot landscape  
preservation easement

Reserve Area B is a detention facility primarily for mitigation of water runoff from the proposed development. As the bottom of Reserve Area B will likely be dry for most of the year, the applicant is proposing to place a raised half-sized soccer field with goals in Reserve Area B. The intent of adding the soccer field is to provide additional open recreation area for the residents of the proposed development. It is also the intent of the applicant that Reserve Area B provide additional open space and reduced density to supplement and enhance the outdoor recreation area of the development and support bulk and area requirements.

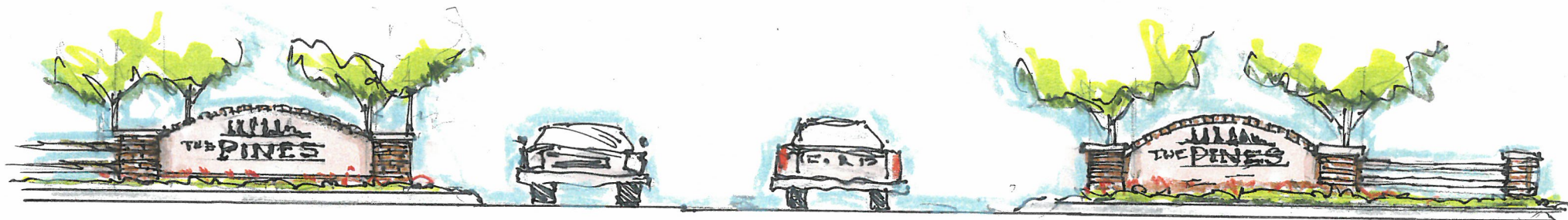
### **Walking Trail**

Due to the unique location of the subject property and the significant setback off of the main arterial into the neighborhood (141<sup>st</sup> Street), the applicant also proposes to construct a walking trail along South Ironwood Place from the development to 141 Street. The intent of this walking trail is to provide additional open recreation space for the residents of the proposed development. It is also the intent of the applicant that the walking trail provide additional open space and reduced density to supplement and enhance the outdoor recreation area of the development and support bulk and area requirements. The walking trail shall be four (4) feet wide and four (4) inches thick with limestone screening.



### **Homeowners' Association**

To provide ownership and facilitate maintenance and oversight of the Reserve Areas and Walking Trail, a mandatory homeowners' association will be established. All lot owners shall be members of the homeowners' association.





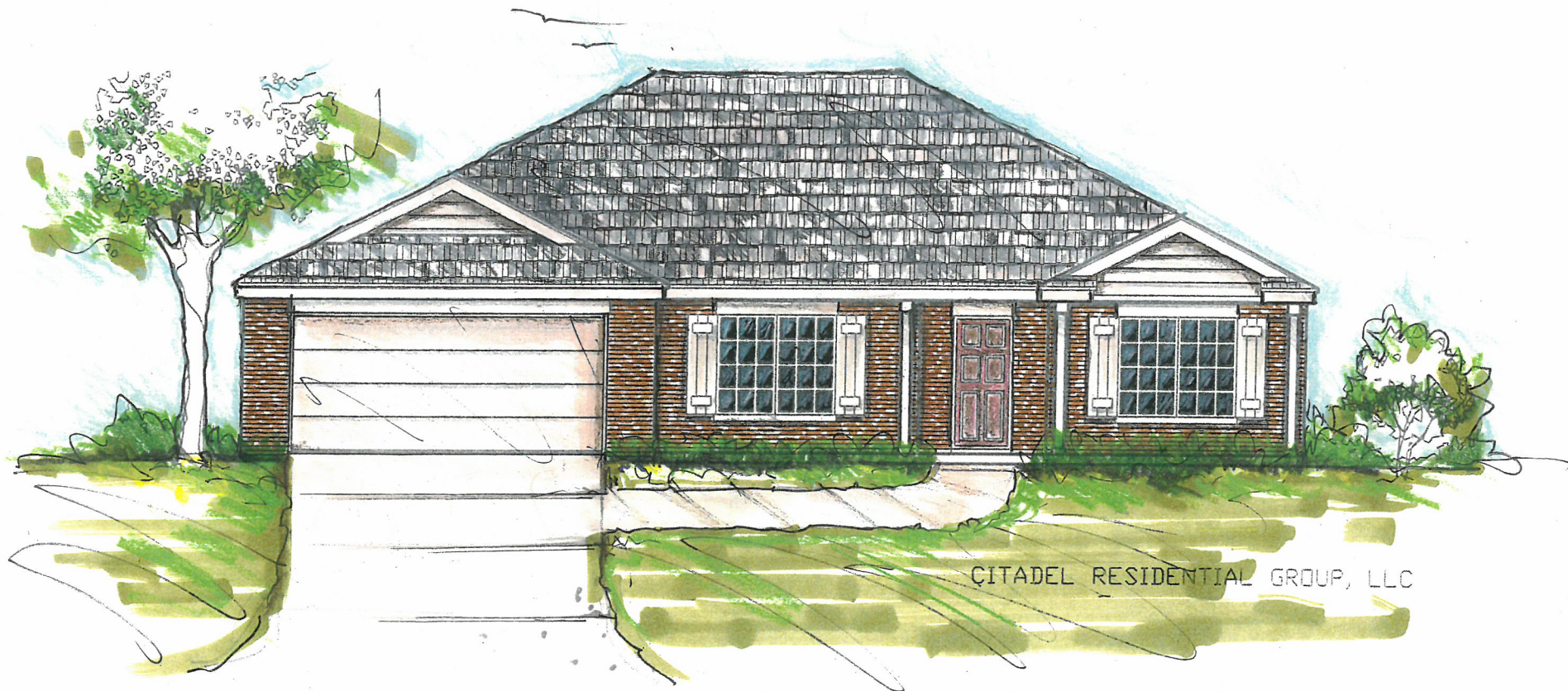


CITADEL RESIDENTIAL GROUP, LLC















TO: CHAIRMAN AND PLANNING COMMISSIONERS

FROM: RICK MALONE, CITY PLANNER

RE: DISCUSSION AND POSSIBLE ACTION TO AMEND COMPREHENSIVE PLAN, ZONING AND SUBDIVISION REGULATIONS AMENDMENT AND ADOPTION SCHEDULE.

DATE: JUNE 12, 2017

**BACKGROUND:**

As the Council and the Planning Commission are aware, there was substantial discussion at the Joint Workshop on June 1 regarding the brevity of the proposed schedule for completion of the Comprehensive Plan, Zoning and Subdivision Regulation amendment and adoption project. In particular, it required the submission of final comments from staff to KKC by June 8, to be followed by the delivery of "hearing draft" versions of the final amended plan/regulations by KKC to staff on June 16. KKC's expectation was that "hearing draft" means substantially ready for final public hearings and approval actions, with only minimal further edits. The next (and final) joint public hearing was to be scheduled for Thursday, June 26. Any final comments/edits were to be submitted to KKC by July 7, with a July 10 date for action (recommendations) by the Planning Commission. Final action (adoption) by the City Council was scheduled for one week later on July 10. The finished product would be published by KKC and delivered to the City by August 7.

In subsequent discussions among myself, Lynn Burrow, Lowell Peterson and Gary Mitchell of KKC, it became increasingly apparent that this schedule is not workable if we expect both staff and KKC to give this important, and expensive, project the kind of attention to detail that is necessary.

Therefore, City staff and KKC have agreed upon a revised schedule as attached.

**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission approve the attached revised schedule in its regular meeting on June 12 and that the City Council adopt the revision in its special meeting on June 13.

**ATTACHMENT:**

Proposed amended schedule.

# Remaining Project Schedule

## Glenpool Comprehensive Plan and Zoning/Subdivision Regulation Updates

<b>Deliverables and Meetings</b>	<b>Date</b>
<b>Staff/Consultant Internal Deadline:</b> Compiled staff comments sent to KKC on draft Comprehensive Plan and Zoning/Subdivision updates	<b>Fri, Jul 21</b>
<b>DELIVERABLE: HEARING DRAFT</b> versions of final proposed Comprehensive Plan and Zoning/Subdivision updates	<b>Fri, Jul 28</b>
<b>Staff/Consultant Internal Deadline:</b> Any further staff comments on Hearing Drafts in preparation for hearing/consideration phase	<b>Fri, Aug 11</b>
<b>MEETING (KKC Trip 7):</b> Public Open House (prior to public hearings same evening)	<b>Mon, Aug 28</b> 5:30 PM
<b>MEETING (KKC Trip 7):</b> City Council-Planning Commission <b>Joint Public Hearings</b> (one for Plan, one for Zoning/Subdivision updates)	<b>Mon, Aug 28</b> 6:30 PM
<b>DELIVERABLE:</b> Compilation of further potential revisions to proposed Plan and Zoning/Subdivision updates based on public hearings	<b>Wed, Sep 6</b>
<b>MEETING (No Consultant Attendance):</b> Planning Commission discussion and consideration of <b>Recommendations to City Council</b> on proposed Plan and Zoning/Subdivision updates	<b>Mon, Sep 11</b> 6:30 PM
<b>Staff/Consultant Internal Coordination:</b> City staff itemization of any further plan/regulation content changes recommended to City Council by Planning Commission	<b>Week of Sep 11</b>
<b>MEETING (Wallace Engineering Attendance):</b> <b>City Council discussion and consideration of adopting the Comprehensive Plan and Zoning/Subdivision updates</b>	<b>Mon, Sep 18</b> 6:00 PM
<b>DELIVERABLE:</b> Final adopted Comprehensive Plan update (1 print, associated electronic files)	Mon, Oct 9 (3 weeks after final adoption)
<b>DELIVERABLE:</b> Final adopted Zoning/Subdivision updates (1 complete set for codification)	Mon, Oct 9 (3 weeks after final adoption)