



**NOTICE
GLENPOOL CITY COUNCIL
REGULAR MEETING**

A Regular Session of the Glenpool City Council will be held at 6:00 p.m. on August 17, 2020, at Glenpool City Hall, City Council Chambers, 12205 S. Yukon Ave., 3rd Floor, Glenpool, Oklahoma.

*The City Council 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 City Clerk **PRIOR TO THE CALL TO ORDER***

AGENDA

	Page
A) Call to Order - Timothy Lee Fox, Mayor	
B) Roll Call, Declaration of Quorum – Wendy Knight, City Clerk; Timothy Lee Fox, Mayor	
C) Invocation – Brent McClure, Woodlake Church Glenpool	
D) Pledge of Allegiance – Timothy Lee Fox, Mayor	
E) City Manager Report – David Tillotson, City Manager	
1) CM Report.08172020 COVID-Glenpool	3 - 5
F) Mayor Report – Timothy Lee Fox, Mayor	
G) Council Comments	
H) Public Comments	
I) Scheduled Business	
1) Discussion and possible action to approve minutes from August 3, 2020 meeting. (Wendy Knight, City Clerk) City Council Regular Meeting - 03 Aug 2020 - Minutes - Html	6 - 13
2) PUD 42: Preliminary Development Plan, <i>South 75 Business Park</i>	14 - 71
a. Public Hearing on application	
b. Discussion and possible action to approve Preliminary Development Plan for Zoning Map amendment to change land zoned CG (Commercial General) to PUD 42, generally located east of South US Hwy 75 extending from 161st Street S. to 171st Street S, as submitted by Erik Enyart, Tanner Consulting. (Gerald Gilbert, City Planner) STAFF REPORT PUD-42 S 75 BP Phases 3 4	
3) PUD 30C: Preliminary Development Plan for PUD 30C, a Major Amendment to PUD 30A, <i>Redbud Glen</i> Subdivision.	72 - 153
a. Public Hearing on application	
b. Discuss and possible action to approve Preliminary Development Plan for PUD 30C, a Major Amendment to PUD 30A, <i>Redbud Glen</i> Subdivision to change land	

zoned PUD 30A and AG (Agricultural) to PUD 30C, generally located north of the northwest corner of South Elwood Street and 151st Street S./Highway 67.

(Gerald Gilbert, City Planner)

[PUD 30 C Major Amendment # 3 Redbud Glen Addition - CC REPORT 081720 \(Final\)](#)

- 4) Discussion and possible action to approve Preliminary Plat for *Redbud Glen* Subdivision, an addition to the City of Glenpool. 154 - 235
(Gerald Gilbert, City Planner)
[PUD 30 C Major Amendment # 3 Redbud Glen Addition - CC REPORT 081720 \(Final\)](#)
- 5) Discussion and possible action to approve annual membership dues to Adrenaline Fitness for Glenpool Firefighters in the amount of \$8,064.00. 236 - 237
(Susan White, Assistant City Manager)
[Gym Proposal 8 2020](#)
[Adrenaline Fitness Invoice 6-30-20](#)
- 6) Discussion and possible action to approve the Equitable Sharing Agreement and Certification for 2019 and authorize John Gonsalves to electronically submit the report on behalf of the Mayor. 238 - 243
(John Gonsalves, Finance Director)
[Equitable Sharing Agreement Final](#)
- 7) Discussion and possible action to enter into Executive Session for the purpose of discussing the employment, hiring, appointment, promotion, demotion, disciplining or resignation of a salaried employee, in accordance with 25 O.S. § 307.B.1. (Open Meeting Act), to wit, discussion of possible amendment(s) of the City Manager's employment contract.
(Lowell Peterson, City Attorney)
- 8) Discussion and possible action to reconvene in Regular Session.
(Timothy Fox, Mayor)

J) **Adjournment**

This notice and agenda was posted at Glenpool City Hall, 12205 S. Yukon Ave., Glenpool, Oklahoma, on August 14, 2020, by 4:00 pm.

Signed: Wendy Knight
City Clerk



To: Mayor and Council

From: David Tillotson

Date: August 17, 2020

Re: City Manager Report

COVID-19 (Coronavirus)

We have begun tracking (as of August 1st) the daily changes for Glenpool on the COVID cases. This information comes from the Oklahoma State Department of Health website. I have included the data we have to date and will be adding it to the other COVID charts we provide at the first council meeting each month. I will also be periodically sharing this information with Superintendent Jerry Olansen at his request.

Warrior Road

The road is not completed yet but was open for the start of school on the 13th. We expect the last few details to be completed over the next few weeks and have told the contractor to minimize their impact on morning and afternoon school traffic.

Sale Tax Renewal

We continue to put out new informational videos to the public and promote the upcoming August 25th vote. We will have a second flyer come out with the water bills this month. Marvin Manns had some vote yes signs made at his costs and has put them out around town. As you can imagine now that we are closer to the vote and that signs are going up we have seen more questions and concerns popping up on FB. The City will not be responding on to these concerns directly on the various pages around town, but we are monitoring concerns so that we can provide answers on our page as appropriate.

Open Positions

Greg Landrith, our Code Enforcement Officer, resigned unexpectedly and we have begun the search for his replacement. I will update you when we fill the position. We expect to have the

new police officers at the September council meeting to introduce them to you and have a swearing in ceremony.

Upcoming Events

- Sales Tax Renewal Vote – August 25th
- September 8th Council Meeting – Tuesday night

Glenpool

	Cumulative			Active		Daily Change			Rolling Averages (7-day)			Rolling Averages (14-day)		
	Infections	Recovered	Deaths	Cases	Infections	Recovered	Deaths	Infections	Recovered	Deaths	Infections	Recovered	Deaths	
4/1/2020	3		0		3									
4/7/2020	11		0		8									
4/14/2020	13		0		2									
4/21/2020	14		0		1									
5/12/2020	18		0		4									
5/19/2020	19		0		1									
6/2/2020	20		0		1									
6/9/2020	29		0		9									
6/16/2020	50		0		21									
6/23/2020	95		0		45									
6/30/2020	120		0		25									
7/7/2020	149		0		29									
7/14/2020	174		0		25									
7/21/2020	190		0		16									
7/29/2020	225	186	0	39	35									
7/30/2020	230	190	0	40	5	4	0							
7/31/2020														
8/1/2020	235	203	0	32	5	13	0							
8/2/2020														
8/3/2020	239	206	0	33	4	3	0							
8/4/2020	247	212	0	35	8	6	0							
8/5/2020	252	217	0	35	5	5	0	5.40	6.20	0.00				
8/6/2020	255	223	1	32	3	6	1	5.33	6.60	0.20				
8/7/2020	255	226	1	29	0	3	0	2.67	6.00	0.17				
8/8/2020	262	231	1	31	7	5	0	3.33	4.67	0.17				
8/9/2020	262	231	1	31	0	0	0	2.33	4.00	0.14				
8/10/2020	262	232	1	30	0	1	0	2.33	3.71	0.14				
8/11/2020	262	241	1	21	0	9	0	0.00	4.14	0.14				
8/12/2020	262	245	2	17	0	4	1	0.00	4.00	0.29	3.08	4.92	0.17	
8/13/2020	264	248	2	16	2	3	0	0.67	3.57	0.14	2.83	4.83	0.17	
8/14/2020				0				1.00	3.67	0.17	2.83	4.83	0.17	
8/15/2020				0				2.00	3.40	0.20	2.64	4.09	0.18	

Notes:

April 1st total included the numbers for all of March.
Totals prior to 7/29/2020 are weekly totals as reported by the TCCHD. There were weeks on their spreadsheet that did not have totals on it, but I was told that only two cases were missing from the total.
The TCCHD did not send "Recovered" totals with their data.
Totals beginning 07/29/2020 are gathered from the OKSDH website.

MINUTES
Regular Meeting
Monday, August 3, 2020 Council Chambers 6:00 PM

COUNCIL PRESENT: Momodou Ceesay
Joyce Calvert
Jacqueline Triplett-Lund
Brandon Kearns

COUNCIL ABSENT: Tim Fox

STAFF PRESENT: David Tillotson
Susan White
Lowell Peterson
Wendy Knight
John Gonsalves
Lynn Burrow
Jim Martin
Gerald Gilbert
Rob Werley
Joel Huff

- A) Call to Order - Timothy Lee Fox, Mayor**
Vice Mayor Ceesay called the meeting to order at 6:00 p.m.
- B) Roll Call, Declaration of Quorum – Wendy Knight, City Clerk; Timothy Lee Fox, Mayor**
Wendy Knight called the roll, Vice Mayor Ceesay declared a quorum present.
- C) Invocation – Rick Tabisz, King of Kings Lutheran Church**
- D) Pledge of Allegiance – Timothy Lee Fox, Mayor**
Vice Mayor Ceesay initiated the Pledge of Allegiance.
- E) Community Development Report – Lynn Burrow, Community Development Director**

[Community Development Report 08 03 20](#)

F) Treasurers Report – John Gonsalves, Finance Director

[June 2020 Treasurers Report](#)

G) City Manager Report – David Tillotson, City Manager

- 1) • Will be on vacation August 7 - 12.

[Final CM Report.08032020](#)

[Covid Charts, INCOG Gen Assembly, CARES Act Slides](#)

H) Mayor Report – Timothy Lee Fox, Mayor

There was no report from Vice Mayor Ceesay.

I) Council Comments

Councilor Lund inquired about Mr. Gilbert's employment start date. **Councilor Kearns** asked who would be running the Facebook Live presentation. **Vice Mayor Ceesay** welcomed new employees Gerald Gilbert and Joel Huff on behalf of the City Council. **Councilor Lund** said there were 3 Glenpool students that participated in the wrestling tournament and did very well. **Councilor Calvert** suggested getting printed information out to the senior citizens that may not have Facebook, regarding the upcoming sales tax vote.

J) Public Comments

There were no public comments.

K) Scheduled Business

- 1) Discussion and possible action to approve minutes from July 20, 2020 meeting.
(Wendy Knight, City Clerk)

Moved by Jacqueline Triplett-Lund, seconded by Brandon Kearns

To approve the minutes as presented.

	For	Against	Abstained	Absent
Tim Fox				x

Momodou Ceesay	x			
Joyce Calvert	x			
Jacqueline Triplett-Lund	x			
Brandon Kearns	x			
	4	0	0	1

CARRIED.

[City Council Regular Meeting - 20 Jul 2020 - Minutes - Html](#)

- 2) Discussion and possible action to adopt Resolution No. 2020008, a Resolution of the governing body of the City of Glenpool in support of the allocation of Coronavirus Relief Fund moneys for reimbursement to the City of Glenpool for payroll expenditures attributable to the compensation and benefits of public safety employees whose services are substantially dedicated to mitigating or responding to the Covid-19 public health emergency, pursuant to section 5001 of the Coronavirus Aid Relief, and Economic Security Act (The "CARES" Act," P.L. 116-136, as adopted on March 27, 2020, and as subsequently amended and interpreted).
- (David Tillotson, City Manager)

Mr. Tillotson presented and recommended Council approval of Resolution No. 2020008, a Resolution of the governing body of the City of Glenpool in support of the allocation of Coronavirus Relief Fund moneys for reimbursement to the City of Glenpool for payroll expenditures attributable to the compensation and benefits of public safety employees whose services are substantially dedicated to mitigating or responding to the Covid-19 public health emergency, pursuant to section 5001 of the Coronavirus Aid Relief, and Economic Security Act (The "CARES" Act," P.L. 116-136, as adopted on March 27, 2020, and as subsequently amended and interpreted). Approximately two weeks ago, Senator Lankford held a conference call with area cities and said that, due to a rule change, all salaries and benefits for public safety would be reimbursable under the CARES Act. Senator Lankford was specifically questioned on this topic and he reiterated that public safety was 100% reimbursable under the CARES Act and went on to say that this rule change was specifically a result of negotiations by Congress. This Resolution provides the Council an opportunity to publicly voice their support for the US Treasury guidelines and Senator Lankford's statement and direct staff to work with federal and state officials to ensure Glenpool is reimbursed the maximum amount that is possible under the CARES Act.

Moved by Joyce Calvert, seconded by Jacqueline Triplett-Lund

To adopt Resolution No. 2020008, a Resolution of the governing body of the City of Glenpool in support of the allocation of Coronavirus Relief Fund moneys for reimbursement to the City of Glenpool for payroll expenditures attributable to the compensation and benefits of public safety employees whose services are substantially dedicated to mitigating or responding to the Covid-19 public health emergency, pursuant to section 5001 of the Coronavirus Aid Relief, and Economic Security Act (The "CARES" Act," P.L. 116-136, as adopted on March 27, 2020, and as subsequently amended and interpreted).

	For	Against	Abstained	Absent
Tim Fox				x
Momodou Ceesay	x			
Joyce Calvert	x			
Jacqueline Triplett-Lund	x			
Brandon Kearns	x			
	4	0	0	1

CARRIED.

[Staff Report - Res2020008.CARES Act](#)
[COG Resolution No. 2020008 re CARES Coronavirus Relief Fund Allocation \(002\)](#)

- 3) Discussion and possible action to adopt Resolution No. 202009, and to authorize the City to apply to the Muscogee (Creek) Nation as Commissioning Agency for commissioning of the Glenpool Police Department and its Officers for the purpose of cross-deputization of Officers by and among various governmental agencies, to include without limitation the Muscogee (Creek) Nation, under the terms and provision of the Intergovernmental Cross-Deputization Agreement Between the United States, the Muscogee (Creek) Nation, and Political Subdivisions of the State of Oklahoma.
(Lowell Peterson, City Attorney)

Mr. Peterson presented and recommended Council approval of Resolution No. 202009, and to authorize the City to apply to the Muscogee (Creek) Nation as Commissioning Agency for commissioning of the Glenpool Police Department and its Officers for the purpose of

cross-deputization of Officers by and among various governmental agencies, to include without limitation the Muscogee (Creek) Nation, under the terms and provision of the Intergovernmental Cross-Deputization Agreement Between the United States, the Muscogee (Creek) Nation, and Political Subdivisions of the State of Oklahoma. This Agreement gives the effect that inter-agency partners who are parties to the agreement may make lawful arrests or issue valid citations to tribal members within MCN Reservation land without fear of reprisal.

Moved by Joyce Calvert, seconded by Jacqueline Triplett-Lund

To adopt Resolution No. 202009, and to authorize the City to apply to the Muscogee (Creek) Nation as Commissioning Agency for commissioning of the Glenpool Police Department and its Officers for the purpose of cross-deputization of Officers by and among various governmental agencies, to include without limitation the Muscogee (Creek) Nation, under the terms and provision of the Intergovernmental Cross-Deputization Agreement Between the United States, the Muscogee (Creek) Nation, and Political Subdivisions of the State of Oklahoma.

	For	Against	Abstained	Absent
Tim Fox				x
Momodou Ceesay	x			
Joyce Calvert	x			
Jacqueline Triplett-Lund	x			
Brandon Kearns	x			
	4	0	0	1

CARRIED.

[Staff memo re Cross-Deputization Agreement 080320](#)
[COG Resolution No. 2020009 re Cross-Dep Agreement](#)
[Creek Nation Cross-Deputization Agreement 080320 \(003\)](#)

- 4) Discussion and possible action to accept OMAG refund and restrict proceeds to be used for safety initiatives.
 (John Gonsalves, Finance Director)

Mr. Gonsalves presented and recommended Council acceptance of OMAG refund and restrict proceeds to be used for safety initiatives. The City received a check in the amount of \$7,713.26 from OMAG because

of our favorable claims activity during the 2018-2019 Workers' Compensation Plan Year. The funds will be identified as Restricted in the General Fund balance until appropriated for specific safety enhancements. At that point, an expense line will be added to the General Fund chart of accounts to maintain fiscal transparency and ease of tracking expenditures.

Moved by Jacqueline Triplett-Lund, seconded by Joyce Calvert

To accept OMAG refund and restrict proceeds to be used for safety initiatives

	For	Against	Abstained	Absent
Tim Fox				x
Momodou Ceesay	x			
Joyce Calvert	x			
Jacqueline Triplett-Lund	x			
Brandon Kearns	x			
	4	0	0	1

CARRIED.

[Staff Report OMAG REFUND](#)

- 5) Discussion and possible action to approve the FY 2020/2021 assessment from The MET and to pay the assessment in two halves (\$11,041.50/ ea.) for a total amount not to exceed \$22,083.00 to be funded from the approved FY 2020/2021 Annual Budget under Item No. 02-6-19-6281 Recycle Program Fees.
(Lynn Burrow, Community Development Director)

Mr. Burrow presented and recommended Council approval of the FY 2020/2021 assessment from The MET and to pay the assessment in two halves (\$11,041.50/ ea.) for a total amount not to exceed \$22,083.00. The assessment includes \$1,200.00 in vouchers (30 each) used to allow Glenpool residents to use the City of Tulsa's hazardous waste collection facility located in West Tulsa.

Moved by Jacqueline Triplett-Lund, seconded by Joyce Calvert

To approve the FY 2020/2021 assessment from The MET and to pay the assessment in two halves (\$11,041.50/ ea.) for a total amount not to

exceed \$22,083.00 to be funded from the approved FY 2020/2021 Annual Budget under Item No. 02-6-19-6281 Recycle Program Fees.

	For	Against	Abstained	Absent
Tim Fox				x
Momodou Ceesay	x			
Joyce Calvert	x			
Jacqueline Triplett-Lund	x			
Brandon Kearns	x			
	4	0	0	1

CARRIED.

[The MET Annual Assessment](#)

- 6) Discussion and possible action to enter into executive session for the purposes of (a) confidential communications between the City Council and the City Attorney concerning pending litigation if the City Council, with the advice of its attorney, determines that disclosure will seriously impair the ability of the City Council to process said pending litigation in the public interest, to wit, a class action lawsuit filed, though not yet served, by certain members of the Cherokee Nation and others similarly situated to prosecute claims under the recent United States Supreme Court declaring that the Muscogee (Creek) Nation has never been disestablished, pursuant to 25 O.S. § 307.B.4. (Open Meeting Act); (b) conferring on matters pertaining to economic development, including the transfer of property, financing, or the creation of a proposal to entice a business to locate within the City of Glenpool if public disclosure of the matter discussed would interfere with the development of products or services or if public disclosure would violate the confidentiality of the business, pursuant to 25 O.S. § 307.C.10. (Open Meeting Act); and (c) discussing the employment, hiring, appointment, promotion, demotion, disciplining or resignation of an individual salaried public employee; to wit, possible amendments to the City Manager Employment Contract, pursuant to 25 O.S. § 307.B.1. (Open Meeting Act).
(Lowell Peterson, City Attorney)

- **A recess was taken at 7:39 p.m.**
- **Meeting was reconvened from recess at 8:26 p.m.**

Moved by Jacqueline Triplett-Lund, seconded by Brandon Kearns

To enter into Executive Session at 8:27 p.m.

	For	Against	Abstained	Absent
Tim Fox				x
Momodou Ceesay	x			
Joyce Calvert	x			
Jacqueline Triplett-Lund	x			
Brandon Kearns	x			
	4	0	0	1

CARRIED.

- 7) Discussion and possible action to reconvene in Regular Session.
(Timothy Lee Fox, Mayor)

Vice Mayor Ceesay recommended reconvening in Regular Session.

Moved by Jacqueline Triplett-Lund, seconded by Joyce Calvert

To reconvene in Regular Session at 9:58 p.m.

	For	Against	Abstained	Absent
Tim Fox				x
Momodou Ceesay	x			
Joyce Calvert	x			
Jacqueline Triplett-Lund	x			
Brandon Kearns	x			
	4	0	0	1

CARRIED.

L) Adjournment

Vice Mayor Ceesay declared the meeting adjourned at 9:58 p.m.

TO: HONORABLE MAYOR AND GLENPOOL CITY COUNCIL
FROM: GERALD S. GILBERT, PLANNING DIRECTOR
DATE: AUGUST 17, 2020
ITEM: PUD 42 | PRELIMINARY DEVELOPMENT PLAN, *SOUTH 75 BUSINESS PARK*
REQUEST: APPLICATION FOR ZONING MAP AMENDMENT, TO CHANGE LAND ZONED CG
TO PUD 42 | PRELIMINARY DEVELOPMENT PLAN
APPLICANT: TANNER CONSULTING, ERIK ENYART
SITE: SOUTH 75 BUSINESS PARK PHASE 3, SOUTH OF W 161ST ST SOUTH, EAST OF US
HWY 75
ZONING: CG (COMMERCIAL GENERAL)
COMP PLAN: US 75 CORRIDOR AND SUBURBAN RESIDENTIAL

BACKGROUND:

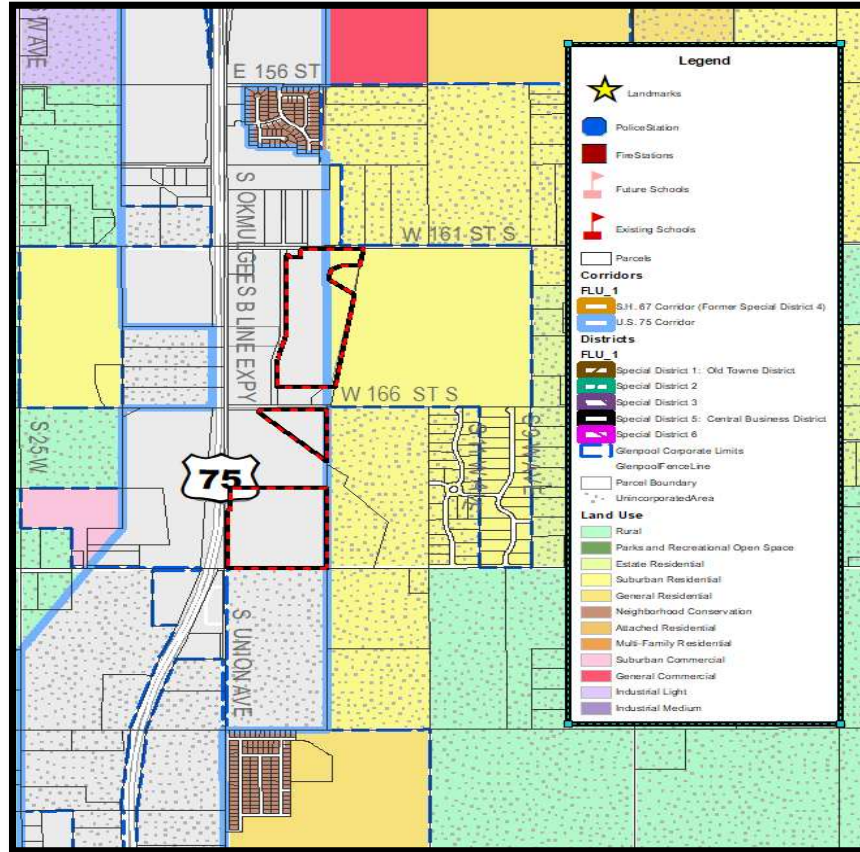
The subject site is 132.8 acres and is generally located east of South US Hwy 75 extending from 161st Street S. to 171st Street S. Applicant requests to amend the zoning map at the subject site from CG (Commercial General) to PUD 42, as presented in the Preliminary Development Plan for South 75 Business Park Phases 3 and 4. The site is composed of a part of the South 75 Phase 3 Business Park and un-platted lands.

Applicant proposes to amend the zoning to allow for the development of a multi-use development, permitting commercial, light industrial, heavy industrial, and residential land uses, including single and multi-family elderly/retirement housing, life care retirement centers, and/or assisted living facilities.

The applicant's request would amend development standards to allow for a flexibility to minimum design standards while granting the applicant land use entitlements beyond what is allowed in CG, including multi-family residential (senior) and industrial projects.

COMPREHENSIVE PLAN/ZONING:

The Glenpool Comprehensive Plan provides the basis for the City's zoning policy. The Comprehensive Plan designates the subject site as being within City's US 75 Corridor and a small area along the northeastern boundary as Suburban Residential. The US 75 Corridor is intended to support a broad range of high intensity land uses which are best served by easy access to US Hwy 75. The subject site boundary is outlined in red/black dashed lines in the illustration below.



ACCESS:

A part of the site has been platted as South 75 Business Park Phase 3. Access to lots within this segment will be served by South Broadway Street from 161st Street and 166th Street. Access to the un-platted lands is shown on the conceptual master plan from a potential frontage road along Hwy. 75, an eastward extension of 166th Street.

SURROUNDING LAND USES:

Land use and zoning of properties immediately adjacent to the site of the zoning request are as follows:

	Zoning	Land Use
North	CG AG	RV sales and marble/granite fabrication undeveloped
South	CG	Automobile dealership
East	PUD 24A	Un-platted Undeveloped
West	US Highway 75	Across US Hwy. 75 ROW: Premier Steel, Faith Church, and vacant CG and AG zoned lands

ANALYSIS AND DEVELOPMENT REQUIREMENTS:

To obtain approval of a PUD, the applicant must submit a site development plan, concept plan, plats, parks and recreation schematic plans, amenity plans, building design elevations, a written narrative describing the development standards proposed to govern the PUD, and other documents to demonstrate that the development, if approved, will be of a higher quality than a standard development, will yield a substantial community benefit, and will result in other benefits, such as:

1. *An efficient provision of infrastructure that sustains the natural environment;*
2. *Continuity of the roadway system that effectively distributes and calms traffic both within and through the development;*
3. *Pedestrian systems via on-street bicycle lanes or off-street bicycle trails and sidewalks that improve pedestrian and bicycle circulation;*
4. *Good transitioning of housing types within the development and with development adjacent to the PUD;*
5. *Protection and preservation of natural resources and valued or sensitive land features; and*
6. *Improved development quality that includes landscape and other decorative treatments along perimeter collector and arterial streets and the perimeter of the development.*

The Preliminary Development Plan contains commitments intended to demonstrate that the development, if approved, will be of a higher quality than a standard development, will yield a substantial community benefit and will result in other benefits (as listed above). Approval of the PUD will depend on affirmative findings of the City Council.

PLANNING COMMISSION ACTION:

After deliberating the Planning Commission recommends that City Council approve PUD 42, subject to the following conditions:

- Due to the lack of contiguity between Tracts A and C/D on the Preliminary Plan, the Final Development Plan must show the same physical features as two separate PUD's. The applicant is aware of this expectation and will work with staff to achieve it without disrupting the content of the Plan.
- Any additional conditions of approval imposed by the City Council must be incorporated into the PUD Final Development Plan.

STAFF RECOMMENDATION:

Staff recommends the City Council approve PUD 42.

ATTACHMENTS:

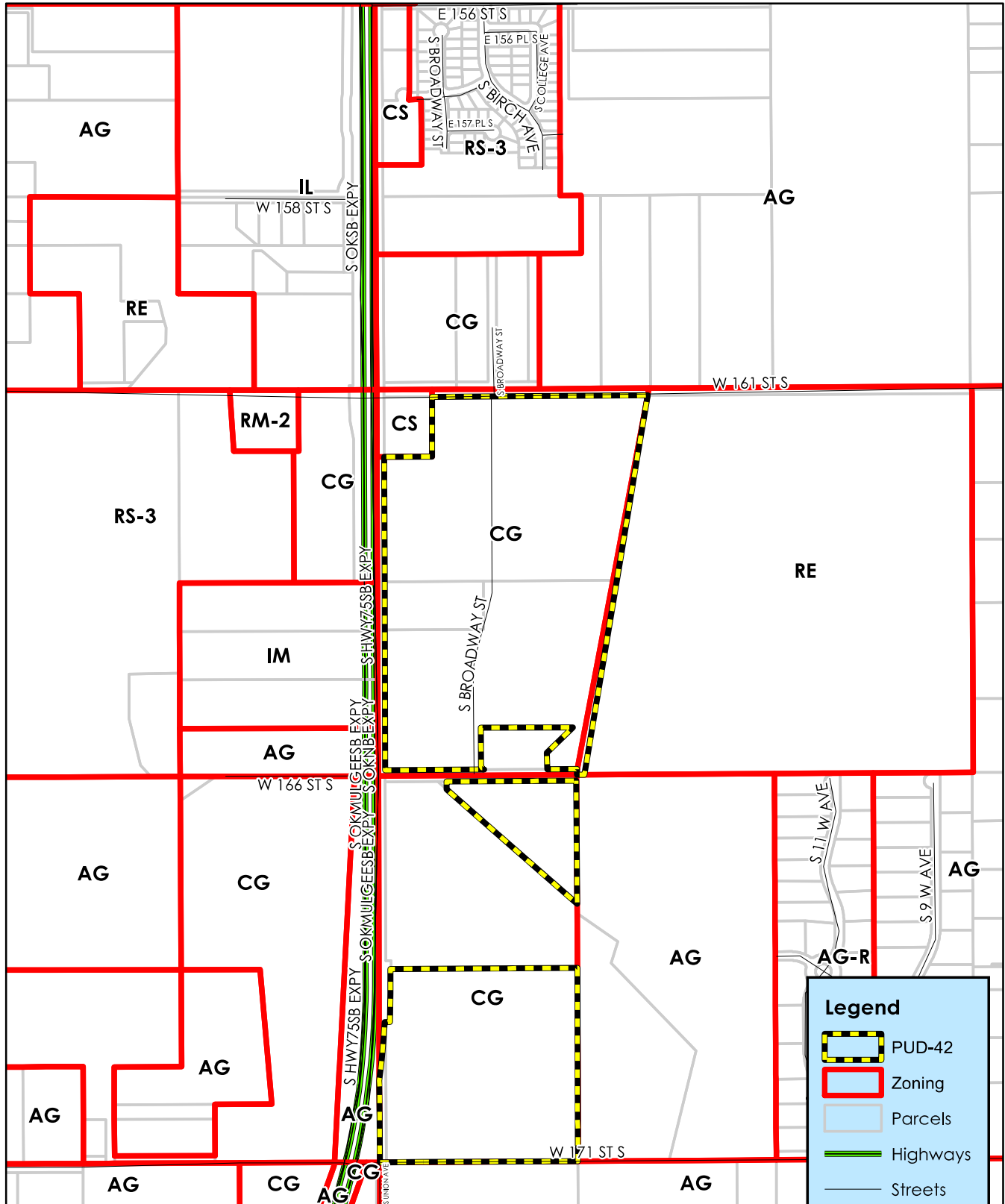
1. Re-zoning application
2. Aerial Photo
3. Zoning Map
4. Preliminary Development Plan



Note: graphic overlays may not precisely align with physical features on the ground, see attached legal description.



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Legend

- PUD-42
- Zoning
- Parcels
- Highways
- Streets



July 13, 2020 Planning Commission Item: Public Hearing for PUD 42, application to change zoning per Preliminary Development Plan, South 75 Business Park Phase 3 and 4.



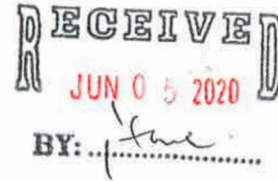
Source Data: INCOG, ODOT, Tulsa County Assessor Office
Date: 6/16/2020

Note: graphic overlays may not precisely align with physical features on the ground, see attached legal description.



5323 SOUTH LEWIS AVENUE
TULSA OKLAHOMA 74105-6539
OFFICE: 918.745.9929

Wednesday, June 3, 2020



Lynn Burrow
Community Development Director
City of Glenpool
12205 S Yukon Ave.
Glenpool, OK 74033

Phone: (918)209-4613
Fax: (918) 209-4626

Re: 16075 - Robertson - South 75 Bus Park III-IV: PUD - PUD 2.0 and Change of Access applications

Dear Lynn:

Transmitted herewith are the following for the PUD Application:

One (1) PUD application;
One (1) Bound copy of the PUD Text and Exhibits package;
Ten (1) Unbound copy of the PUD Text and Exhibits package; and
One (1) Check# 5018 in the amount of \$368.00 for application fees (includes \$100 for 2 public notice signs)

Transmitted herewith are the following for the Change of Access Application:

One (1) Change of Access application;
One (1) Change of and Consent to Limits of Access As Shown on Recorded Plat document;
Ten (10) Copies of the Change of Access exhibit; and
One (1) Check # 5006 in the amount of \$50.00 for application review fee.

I have or will email you PDF copies of the appropriate documents listed above.

Please let us know if any additional documentation is needed in order to process either of the applications.

Respectfully,

A blue ink signature of Erik Enyart, written in a cursive style.

Erik Enyart, AICP, CFM
eenyart@tannerbaitshop.com

**CITY OF GLENPOOL PLANNING COMMISSION****[] ZONING [X] PUD [] PUD AMENDMENT**

CASE NUMBER _____

12205 S. Yukon Ave - Glenpool, Oklahoma 74033 - (918) 209-4610 - FAX (918) 209-4611

www.glenpoolonline.com**APPLICATION INFORMATION**

RECEIVED BY: _____ DATE FILED: _____ TAC DATE: _____ PC DATE: _____ CITY COUNCIL DATE: _____

☐ RES ☐ NON-RES ☒ COMBO RELATED ZONING OR PUD #: **GZ-259, PUD 24** BUILDING PERMIT APPLICATION NUMBER _____☐ GLENPOOL CITY LIMITS NEIGHBORHOOD ASSOCIATIONS: _____**SUBJECT PROPERTY INFORMATION**ADDRESS OR DESCRIPTIVE LOCATION: South and east of SE/Corner 161st St. & U.S. Hwy 75 TRACT SIZE: 132.857 acresLEGAL DESCRIPTION: See attachedPRESENT USE: Vacant PRESENT ZONING: CG**INFORMATION ABOUT YOUR PROPOSAL**PROPOSED NEW ZONING: PUD DEV. AREAS AFFECTED BY PUD AMENDMENT: N/A PUD PROPOSAL ATTACHED ☒ Y ☐ NPROPOSED USE: Business park, light indust.; asst. living, etc. NATURE OF PUD AMENDMENT: N/A

Requesting approval of rezoning to PUD, to include Preliminary Development Plan (application 2/3)

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Tanner Consulting, LLC</u>	NAME <u>South 75, LLC, South 75 Business Park, LLC</u>
ADDRESS <u>5323 S. Lewis Ave.</u>	ADDRESS <u>16400 Dallas Parkway, Suite 140</u>
CITY, ST, ZIP <u>Tulsa, OK 74105</u>	CITY, ST, ZIP <u>Dallas, TX 75248-1389</u>
DAYTIME PHONE <u>(918) 745-9929</u>	DAYTIME PHONE <u>(972) 858-1111</u>
EMAIL <u>eenyart@tannerbaitshop.com</u>	EMAIL <u>rex@forddevelopment.net</u>
FAX <u>(918) 745-9969</u>	FAX _____
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: _____	

DOES OWNER CONSENT TO THIS APPLICATION ☒ Y ☐ N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Planner/Engineer

APPLICATION FEES				
BASE APPLICATION FEE	\$			
ADDITIONAL FEE	ACRES x SLIDING FEE =	\$	APPLICATION SUBTOTAL	\$
NEWSPAPER PUBLICATION TO BE BILLED TO APPLICANT		\$		
SIGNS	\$50 X =	\$		
300' PROPERTY OWNERS MAILING & POSTAGE	\$1.00 per Name =	\$	NOTICE SUBTOTAL	\$
RECEIPT NUMBER:			TOTAL AMOUNT DUE	\$

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

DISPOSITION

STAFF RECOMMENDATION:	
PC RECOMMENDATION:	PC ACTION DATE/VOTE:
CITY COUNCIL ACTION DATE/VOTE	ORDINANCE NO:
PLAT NAME	PLAT WAIVER ☐ Y ☐ N

REVISED 7/23/2012

PLATTING REQUIREMENT

For the purposes of providing a proper arrangement of streets and assuring the adequacy of open spaces for traffic, utilities, and access of emergency vehicles, commensurate with the intensification of land use customarily incident to a change of zoning, a platting requirement is established as follows:

For any land which has been rezoned to a zoning classification other than AG upon application of a private party or for any land which has been granted a special exception by the Board of Adjustment as enumerated within Use Units 2, 4, 5, 8, and 20, no building permit or zoning clearance permit shall be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, as the case may be, submitted to and approved by the Planning Commission, and filed of record in the office of the County Clerk where the property is situated. Provided that the Planning Commission, pursuant to their exclusive jurisdiction of subdivision plats, may remove the platting requirement upon a determination that the above stated purposes have been achieved by previous platting or could not be achieved by a plat or replat.

I hereby certify that I have read and understand the above requirements and that I will plat, replat or have the platting requirements waived for the subject property in case number _____.



Applicant's Signature

06/04/2020

Date

Glenpool Planning Commission Case Number: _____

- Technical Advisory Committee (TAC) Meeting Date: _____ Friday, _____ 10:00 a.m.

Glenpool Community Development Conference Room
Glenpool City Hall/Conference Center 2nd Floor
12205 South Yukon Ave, Glenpool, Oklahoma 74033

- Glenpool Planning Commission: Date: _____ Monday, _____ 6:30 p.m.

Glenpool City Council Chambers
Glenpool City Hall/Conference Center 3rd Floor
12205 South Yukon Ave, Glenpool, Oklahoma 74033

- Glenpool City Council: Date: _____ Monday, _____ 7:00 p.m.

Glenpool City Council Chambers
Glenpool City Hall/Conference Center 3rd Floor
12205 South Yukon Ave, Glenpool, Oklahoma 74033

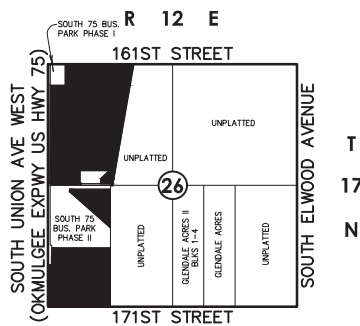
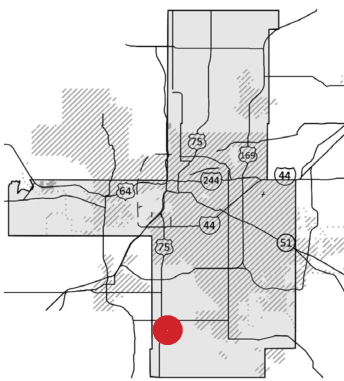
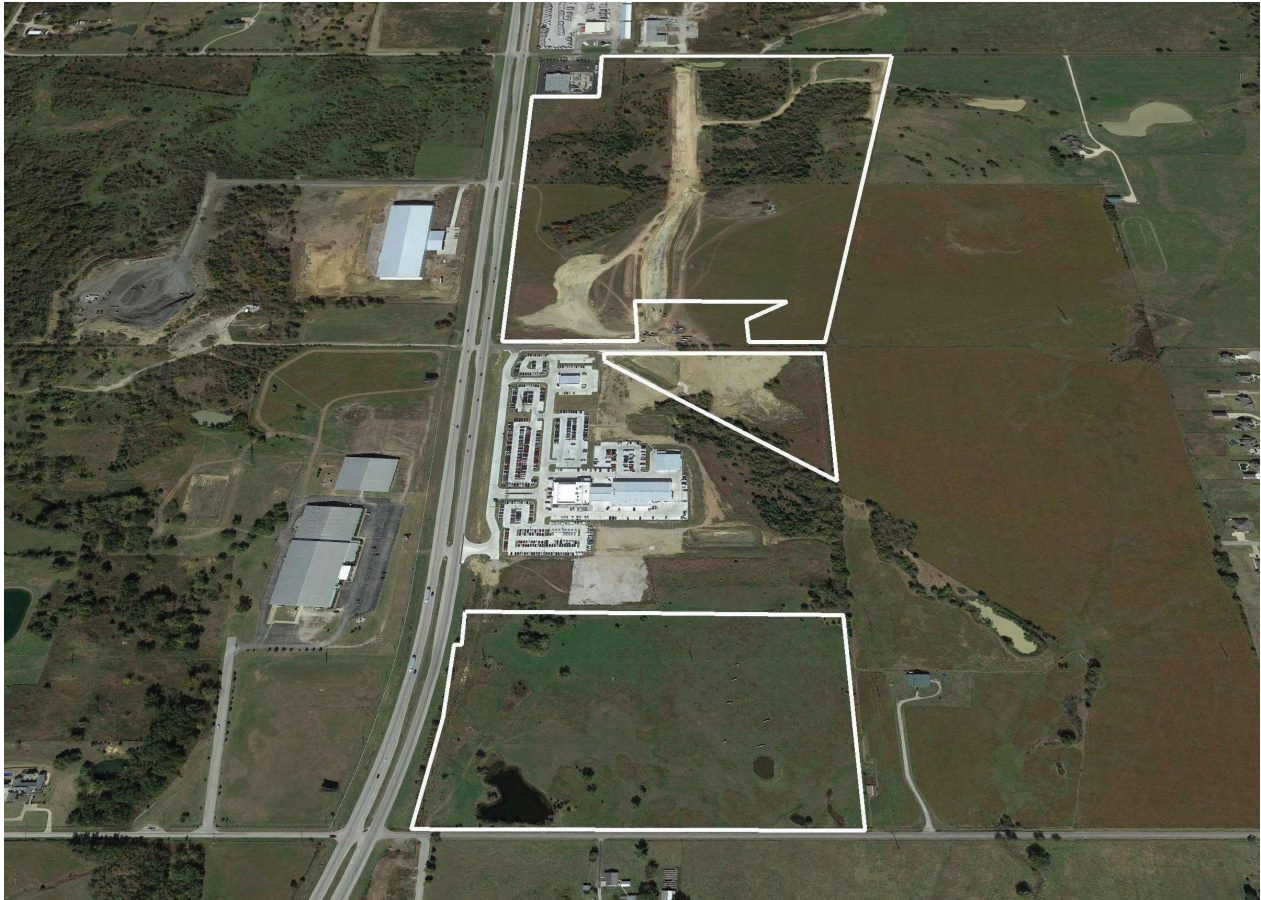
A person knowledgeable of the application and the property must attend the meetings listed above to represent the application. Site Plans and development proposals should be submitted at the time of application. Photos or renderings may be presented at the hearing.

REVISED 7/23/2012

PUD-__

South 75 Business Park Phase III & IV

A PLANNED UNIT DEVELOPMENT (PUD) **PRELIMINARY** DEVELOPMENT PLAN OF
132.857 ACRES LOCATED ALONG THE EAST SIDE OF SOUTH U.S. HIGHWAY 75 BETWEEN
161ST STREET AND 171ST STREET IN THE CITY OF GLENPOOL, OKLAHOMA



Location Map
Scale: 1"= 2000'



JUNE 2020

OWNER/DEVELOPER:

SOUTH 75, LLC/
SOUTH 75 BUSINESS PARK, LLC
c/o REX ROBERTSON
16400 DALLAS PARKWAY, SUITE 140
DALLAS, TEXAS 75248-1389

APPLICANT/CONSULTANT:

TANNER CONSULTING LLC
c/o ERIK ENYART
5323 S LEWIS AVE
TULSA, OK 74105
EENYART@TANNERBAITSHOP.COM

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I. PROPERTY DESCRIPTION

South 75 Business Park Phases III & IV consists of 132.857 acres located along the east side of South U.S. Highway 75 between 161st Street and 171st Street in the City of Glenpool, Oklahoma, and is more particularly described with the following statement:

ALL OF "SOUTH 75 BUSINESS PARK PHASE III", A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6894), LESS AND EXCEPT:

PER GENERAL WARRANTY DEED DATED JANUARY 31, 2020 AND FILED OF RECORD FEBRUARY 10, 2020 AS DOCUMENT # 2020012509 IN THE RECORDS OF THE COUNTY CLERK OF TULSA COUNTY, OKLAHOMA:

A TRACT OF LAND THAT IS A PART OF LOT ONE (1), BLOCK TWO (2), "SOUTH 75 BUSINESS PARK PHASE III", A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6894), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE SOUTHEAST CORNER OF SAID LOT 1, THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID LOT 1 FOR THE FOLLOWING THREE (3) COURSES; SOUTH 88°46'43" WEST FOR A DISTANCE OF 410.97 FEET; THENCE ALONG A 30.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING AND DISTANCE OF NORTH 46°13'17" WEST FOR 42.43 FEET, FOR AN ARC DISTANCE OF 47.12 FEET; THENCE NORTH 1°13'17" WEST FOR A DISTANCE OF 256.04 FEET; THENCE NORTH 88°46'43" EAST FOR A DISTANCE OF 613.65 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 43°49'37" WEST AND ALONG SAID EASTERLY LINE FOR A DISTANCE OF 244.00 FEET; THENCE SOUTH 1°13'17" EAST AND CONTINUING ALONG SAID EASTERLY LINE FOR A DISTANCE OF 113.64 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 140,823 SQUARE FEET OR 3.233 ACRES.

EXCLUDING SAID TRACT, THE ABOVE-DESCRIBED REMAINDER OF "SOUTH 75 BUSINESS PARK PHASE III" CONTAINS 3,684,236 SQUARE FEET OR 84.578 ACRES.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83-1993); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

(1) FOUND MAGNETIC NAIL AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 26;

(2) FOUND 3/8" IRON PIN AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 26;

THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 1°06'59" EAST.

AND

"TRACT A":

A TRACT OF LAND LOCATED WITHIN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED, AS RECORDED AT DOCUMENT NO. 2008090664, OF THE TULSA COUNTY CLERK'S OFFICE, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4) OF SAID SECTION 26; THENCE NORTH 88°46'43" EAST AND ALONG THE NORTH LINE OF SAID NW/4 SW/4 FOR A DISTANCE OF 1322.94 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID NW/4 SW/4; THENCE SOUTH 1°06'43" EAST AND ALONG THE EAST LINE OF SAID NW/4 SW/4 FOR A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 1°06'43" EAST AND CONTINUING ALONG SAID EAST LINE FOR A DISTANCE OF 842.47 FEET TO A DEFLECTION POINT IN THE EASTERLY LINE OF LOT 1, BLOCK 1, "SOUTH 75 BUSINESS PARK PHASE II", A SUBDIVISION WITHIN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, PLAT NO. 6749; THENCE NORTH 48°59'53" WEST AND ALONG THE EASTERLY LINE OF SAID LOT 1 FOR A DISTANCE OF 1172.61 FEET TO A POINT AT THE SOUTHEASTERLY CORNER OF RESERVE "A", SAID "SOUTH 75 BUSINESS PARK" PHASE II; THENCE NORTH 1°13'17" WEST AND ALONG THE EAST LINE OF SAID RESERVE "A" FOR A DISTANCE OF 54.45 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF 166TH STREET SOUTH AS PRESENTLY LOCATED; THENCE NORTH 88°46'43" EAST AND ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 869.96 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 390,099 SQUARE FEET OR 8.955 ACRES.

AND

"TRACTS C AND D":

A TRACT OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED, AS RECORDED AT DOCUMENT NO. 2008090664,

OF THE TULSA COUNTY CLERK'S OFFICE, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION 26; THENCE NORTH 1°06'05" WEST AND ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER (SW/4) FOR A DISTANCE OF 561.76 FEET; THENCE ALONG A 5829.60 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 6°00'39" EAST, A CENTRAL ANGLE OF 3°55'28", A CHORD BEARING AND DISTANCE OF NORTH 4°02'55" EAST FOR 399.22 FEET, FOR AN ARC DISTANCE OF 399.30 FEET; THENCE NORTH 88°45'55" EAST FOR A DISTANCE OF 35.00 FEET; THENCE ALONG A 5864.60 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 1°47'22" EAST, A CENTRAL ANGLE OF 2°53'27", A CHORD BEARING AND DISTANCE OF NORTH 0°20'38" EAST FOR 295.87 FEET, FOR AN ARC DISTANCE OF 295.90 FEET; THENCE NORTH 1°06'05" WEST FOR A DISTANCE OF 66.36 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE NORTH 88°46'22" EAST AND ALONG SAID NORTH LINE FOR A DISTANCE OF 1244.88 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4); THENCE SOUTH 1°06'43" EAST AND ALONG THE EAST LINE OF SAID SW/4 SW/4 FOR A DISTANCE OF 1321.29 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID SW/4 SW/4; THENCE SOUTH 88°46'02" WEST AND ALONG THE SOUTH LINE OF SAID SW/4 SW/4 FOR A DISTANCE OF 1323.43 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 1,712,894 SQUARE FEET OR 39.323 ACRES.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

- (1) 3/8" IRON PIN FOUND AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 26;
- (2) 1 1/2" IRON PIN FOUND AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 26;

THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 1°06'05" EAST.

The above described property will hereinafter be referred to as the "Site" or "Subject Property" and is depicted on Exhibit A, "Aerial Photography & Boundary Depiction."

II. DEVELOPMENT CONCEPT

South 75 Business Park Phases III & IV (sometimes, "South 75") is a multiple use Planned Unit Development (PUD) of 132.857 acres located along the east side of South U.S. Highway 75 between 161st Street and 171st Street in the City of Glenpool, Oklahoma. South 75 is the newest premier location for business development, due to its size, excellent access and visibility, and location within one of the fastest-growing highway corridors in the region.

The site enjoys exceptional visibility from U.S. Highway 75, with the interplay of rolling hills and valleys inviting views from the motoring public and prospective business park customers. To further invite attention, substantial entry features and signage are planned at the main entrance at 166th Street and U.S. Highway 75.

By its design, as outlined in the Glenpool Zoning Code, this PUD is intended to provide a unified treatment of the development possibilities of the project site, to permit innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties, to permit flexibility within the development to best utilize the unique physical features of the subject property, to provide and preserve meaningful open space, and to achieve a continuity of function and design within the development.

This document is submitted for consideration in satisfaction of the appropriate review process(es) outlined in the Glenpool Zoning Code. The following sections, together with the PUD exhibits, will inform and allow the Planning Commission and City Council to determine that the proposed PUD is consistent with the purposes, goals, and standards of a PUD per Zoning Code Sections 11-3-13 and 11-3-14. The following narrative addresses each informational item as relevant and appropriate. Specific design features are herein linked to the purpose, goal, and/or standard which is addressed.

This PUD is unique as it largely pertains to a recently-built, multi-use business park development but which does not yet have any buildings constructed. The plat of "South 75 Business Park Phase III" was filed of record December 30, 2019. Since the plat was filed, a new commercial development was split from the southern end of Lot 1, Block 2 (reference Lot-Split application GLS-244) and has been or is in the process of being permitted. Since it has been sold, it is not a part of this PUD.

At the time of this PUD, at least one (1) other new prospective commercial development is contemplated at the northeast corner of Lot 1, Block 2 (reference pending Lot-Split application GLS-247). South of 166th Street, the land remains unplatted, and will be developed as future phases of the business park, likely in large tracts, identified as "Tracts" "A," "C," and "D."

Future uses, and the ultimate locations, sizes, and configurations of individual development tracts will be dictated by market demand. Therefore, it is the intent of this PUD to outline allowable and excluded uses, and appropriate development standards for each allowable development type.

In addition to PUD development standards, private covenants, conditions, and restrictions (CCRs) have been developed and were filed of record for "South 75 Business Park Phase III." South of 166th Street, similar CCRs will be filed upon platting the balance of the land within this PUD. These private deed restrictions address a number of the informational items outlined in the Glenpool Zoning Code, such as architectural compatibility, overall design style, colors, materials, and sign program. Therefore, this PUD

does not include site plans showing parking areas, conceptual building design elevations or renderings, parks and recreation schematic plans, amenity plans, or other such details which cannot be known until specific developments are proposed (cf. Zoning Code Section 11-3-13.C.).

Development of the site in accordance with this PUD and the private CCRs will result in a development outcome that is superior to that possible through general zoning districts, will address the needs of the development market for greater flexibility and certainty, and will support the desire of the City to achieve the goals and objectives of the Comprehensive Plan, as provided in the Zoning Code provisions pertaining to PUDs.

The subject property is presently zoned CG Commercial General. This PUD will utilize some of the land uses and development intensities that would be allowed by CG zoning, plus additional uses that are appropriate and reasonably anticipated for the site, but will restrict uses, intensities, and specific use elements which do not serve the best interests of the City of Glenpool, the owner, or the development.

The PUD and the private CCRs will allow the most efficient use of the land which is harmonious with the surrounding land uses, as represented on Exhibit A, "Aerial Photography & Boundary Depiction." The PUD shall be developed in accordance with the use and development regulations of the City of Glenpool Zoning Code, as adopted with Ordinance No. 746, except as otherwise specified herein. Bulk and area standards within the proposed Development Standards generally follow those of the CG Commercial General zoning district for nonresidential uses and those of the RM-2 Multi-Family Medium Density zoning district for assisted living and senior housing quasi-residential and residential uses.

PURPOSE (Glenpool Zoning Code Section 11-3-13.A.):

This PUD and the related plan review and approval processes will benefit the City of Glenpool by creating community character and the owner/developer by expanding development options and flexibility, and will reduce uncertainty through the specificity of development standards and plan documents.

GOALS (Glenpool Zoning Code Section 11-3-13.B.):

This PUD will result in a development outcome that is superior to that possible through general zoning districts, addresses the needs of the development market for greater flexibility and certainty, and supports the desire of the City to achieve the goals and objectives of the Comprehensive Plan.

As encouraged by the Zoning Code, this PUD will allow for an appropriate mixture of assisted living and senior housing quasi-residential and residential types and nonresidential uses, and excludes other uses that may not be desirable, with development standards to ensure the compatibility and design integration of all uses.

This PUD creates a development framework that provides both the owner/developer and the City of Glenpool flexibility, within predetermined codified parameters, with appropriate Planning Commission and City Council oversight.

CONTEXTUAL PLAN (Glenpool Zoning Code Section 11-3-14.A.):

This PUD is a unique development project and provides appropriate development standards that are site and context sensitive.

The "Contextual Plan" / "Concept Plan" is represented on Exhibit B "Conceptual Masterplan." The densities associated with permitted assisted living and senior housing quasi-residential and residential uses are listed in the development standards of this PUD.

Additional contextual descriptions are provided in the appropriate sections of this text, such as "Utilities and Drainage," "Access and Circulation," and "Environmental Analysis and Topography."

During the planning and civil engineering design for the South 75 Business Park Phase III subdivision, anticipated impacts on community facilities (primarily utilities and streets) were considered and the necessary measures have been taken to address those impacts. Similarly, anticipated impacts are being considered and used to inform the design of the balance of the development site to 171st Street.

Zoning Code Section 11-3-16.B calls for submittal of [Restrictive] "Covenants" for the purpose of "review as to form" for the sake of ensuring proper ownership, maintenance, continuity, and conservation of common open spaces within the PUD. A copy of the approved, recorded plat of "South 75 Business Park Phase III", including Restrictive Covenants, has been submitted along with this PUD document, along with the private CCRs previously mentioned. The Restrictive Covenants provide for Property Owners' Association ownership and maintenance of the stormwater detention ponds, drainage facilities, and other common areas. Similar plat covenants and CCRs will be developed and filed during the platting of the additional areas subject to this PUD.

Through this PUD and the private CCRs, the site is being developed with a higher level of quality than a standard development, and will yield substantial community benefits, such as:

1. An efficient provision of infrastructure that sustains, to the extent possible under development conditions, the natural environment;
2. Continuity of the roadway system, via the extension of South Broadway Street from 161st Street to 166th Street, and a future public and/or private frontage road from 166th Street to 171st Street, which effectively distribute vehicular and pedestrian traffic within and through the development;
3. Pedestrian systems via sidewalks that improve pedestrian circulation;
4. An appropriate location for assisted living and senior housing quasi-residential and residential that will provide good transitioning of land uses between the more intense nonresidential uses within the site and the single-family housing which may ultimately be anticipated on the adjacent land to the east zoned RE with PUD 24 and AG (with residential zoning and development potential);
5. Improved development quality via planned landscaping and other decorative treatments at development entrances.

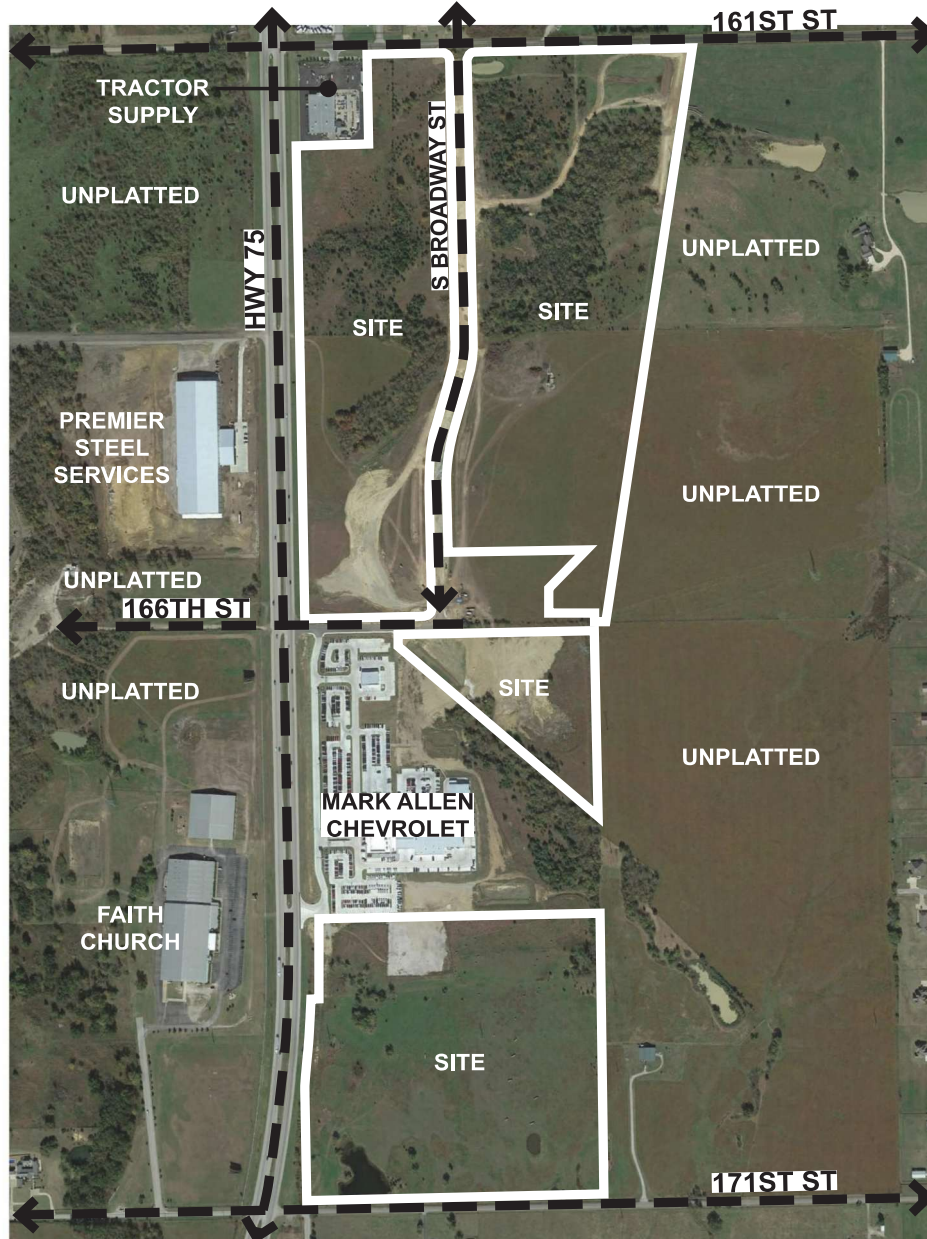
It is anticipated that the two (2) large, platted lots will continue to be subdivided by Lot-Split or replat as each development site is sold for development. Provided, however, the number of lots which may cumulatively be created by Lot-Split will not exceed the maximum imposed hereby, and further land divisions will require replatting. Due to the scale of the property, the mix of land uses proposed, and the anticipated time horizon to ultimate build-out, this PUD proposes to establish allowable and excluded uses, density of quasi-residential and residential uses and intensity of nonresidential uses, and specific development standards and conditions for each use type. Upon PUD approval, more specific land division and Detailed Site Plans will follow for each sub-development.

PUD-__

South 75 Business Park Phase III & IV

EXHIBIT A

AERIAL PHOTOGRAPHY & BOUNDARY DEPICTION
WITH ADJACENT DEVELOPMENTS LABELED



8

PUD-__
JUNE 2020

TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661
5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.9929

NOT TO SCALE



PUD-__

South 75 Business Park Phase III & IV

EXHIBIT B

CONCEPTUAL MASTERPLAN

CONCEPTUAL LAYOUT SHOWN AS OF JUNE 04, 2020



9

PUD-__
JUNE 2020

TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661
5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.9929

NOT TO SCALE



NORTH

III. DEVELOPMENT STANDARDS

III.A. NONRESIDENTIAL DEVELOPMENT:

Permitted Uses: All uses permitted by right, by Limited Use, and by Specific Use Permit within the CG Commercial General zoning district, as per Glenpool Zoning Code Uses Permitted Table 11-3-9, plus the following additional uses:

- Farm, Agricultural (indoor and/or outdoor, excluding marijuana)
- Industrial, Light, Flex Commercial (a/k/a "office/warehouse")
- Industrial, Heavy (subject to the approval of a Specific Use Permit)
- Small trade shops such as woodworking, metal fabrication, and pottery
- Lumberyard
- Outdoor Advertising Signs (Billboards)
- Outdoor Recreation, Public
- Public or Private School
- Research, Testing Lab, Product Development
- Uses customarily accessory to uses permitted by this PUD

Certain uses shall be restricted as follows:

- Pawnshop, Short Term Financing, and bail bonding are not permitted
- Extraction uses shall be restricted to oil and gas drilling, production, and storage and shall be subject to the approval of a Specific Use Permit
- Marijuana growing, processing, and/or sales are not permitted
- Storage of hazardous or toxic waste shall not be permitted
- All Temporary and Accessory uses within the CG zoning district shall require satisfaction of procedures for same under Glenpool Zoning Code Uses Permitted Table 11-3-9.

Maximum Floor Area Ratio:	0.75
Maximum Building Height:	None
Minimum Lot Width with Arterial Street Frontage:	100 FT
Minimum Lot Width with Non-Arterial Street Frontage:	50 FT *
Minimum Building Setbacks:	
From U.S. Highway 75 Right-of-Way:	50 FT
From Arterial Street Right-of-Way:	50 FT
From Collector Street Rights-of-Way:	25 FT
From All Other Street Rights-of-Way:	25 FT (may be reduced to 10 FT upon site plan approval)
From Easterly PUD Boundary:	75 FT
From All Other Boundaries:	0 FT

Minimum Parking Ratio Multitenant Commercial Buildings:	1 per 225 SF building floor area **
Minimum Parking Ratio "Office/Warehouse" Buildings:	1 per 450 SF building floor area **
Minimum Parking Ratio All Other Uses:	As per Glenpool Zoning Code Section 11-6-3 **
Minimum Accessible Parking Stall Dimensions:	8 FT by 18 FT with 5 FT X 18 FT Access Aisle ***
Minimum Parking Setback from R District or Lot Containing Residential Use:	20 FT
Minimum Required Loading Berths:	None ****
Minimum Loading Berth Setback:	As per Glenpool Zoning Code Section 11-6-4.B.1.
Other Bulk and Area Requirements:	As required within CG District

* Any interior lot having no street frontage shall be provided access to a public street by access easement(s) approved by the City of Glenpool during site plan review.

** The Planning Commission, upon review and approval of a site plan review as required herein, shall have the authority to modify parking requirements.

*** Supersedes additional width requirement of Glenpool Zoning Code Section 11-6-4.C.5.; must meet ADA guidelines if greater than provided herein.

**** Off-street loading shall not be required. If constructed, off-street loading geometries may be modified from Zoning Code restrictions by the City of Glenpool pursuant to its review and approval of a commercial building permit, provided the modified design meets Building Code requirements. The owner or individual tenants may allow off-street parking within loading berth areas when not in use for loading purposes.

III.B. RESIDENTIAL USES:

Permitted Uses: Bed and Breakfast Inn, Elderly / Retirement Housing, Life Care Retirement Center, and Assisted Living Facility, and customary accessory uses, including private common area facilities such as clubhouse, swimming pool, playground, and recreational open space. Duplex dwellings, multiplex dwellings, and townhouses or detached single family dwellings of any kind shall only be permitted as a part of an Elderly / Retirement Housing, Life Care Retirement Center, or Assisted Living Facility development.

Minimum Land Area per Dwelling Unit:	Per RM-2 District
Minimum Lot Width:	Per RM-2 District
Minimum Lot Size:	Per RM-2 District
Maximum Building Height:	Per RM-2 District
Minimum Off-street Parking:	Per Zoning Code Table 11-6-3.1
Minimum Required Loading Spaces:	None
Minimum Livability Space: *	
Minimum Livability Space Multifamily	Per RM-2 District
Minimum Livability Space Duplex	Per RD District
Minimum Livability Space Townhouse	Per RMT District
Minimum Livability Space Detached Single-Family	Per RS-3 District
Minimum Yard Setbacks:	
Minimum Yard Setbacks Multifamily	Per RM-2 District
Minimum Yard Setbacks Duplex	Per RD District
Minimum Yard Setbacks Townhouse	Per RMT District
Minimum Yard Setbacks Detached Single-Family	Per RS-3 District
Other Bulk and Area Requirements:	As required within the RM-2 District

* *Livability space may be located on a lot or contained within common open space of the development.*

IV. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

IV.A. SURROUNDING ZONING AND LAND USE: The site is presently zoned CG Commercial General and consists of a vacant, platted business park development and additional unplatted development tracts between 166th Street and 171st Street. Existing land uses on surrounding properties are reflected on Exhibit A. A previous, related development, the new Mark Allen Chevrolet adjoins the site at the southeast corner of 166th Street and Highway 75 in "South 75 Business Park Phase II" and is also zoned CG. West of U.S. Highway 75 is the Premier Steel Services plant zoned IM, the Faith Church zoned CG, and additional vacant land zoned CG and RS-3. The Tractor Supply Co. business adjoins the site's northwest corner, and is zoned CS in "South 75 Business Park Phase I." Various commercial and industrial uses and vacant lots zoned CG, IL, and AG are located across 161st Street to the north and northwest; these include Champagne Metals, Sundown Marine, Wade's RV, and Eurocraft.

The northern portion of the site's eastern boundary is shared with a 144-acre agricultural tract, which contains a dwelling, and is zoned RE with PUD 24. South of 166th Street, the adjacent land to the east is composed of two (2) large agricultural tracts zoned AG, one (1) of which contains a dwelling. Screening and buffering are required by this PUD along this east side as residential development may ultimately be expected per the approved residential zoning and likely future residential rezoning.

South of 171st Street are vacant and agricultural tracts zoned CG and AG. The vacant land at the southwest corner of 171st Street and Union Avenue (a former mobile home park) is zoned CG and is expected to develop with uses similar to those within this PUD.

IV.B. ACCESS AND CIRCULATION: North of 166th Street, the subject property has 2,144.36 feet of frontage on South U.S. Highway 75. South of 166th Street, the subject property has 1,358.33 feet of frontage on South U.S. Highway 75. The subject property has over ¼ mile of frontage on 161st Street, ¼ mile of frontage on 171st Street, and additional frontage on 166th Street and South Broadway Street.

Access and circulation can be inferred from the street patterns shown on Exhibit B. The South Broadway Street and 166th Street collector streets developed as a part of South 75 Business Park facilitate connectivity for the site and surrounding properties. The frontage road built in front of Mark Allen Chevrolet will be extended south to 171st Street as either a public and/or private road. Sidewalks constructed with the streets will facilitate pedestrian linkages when adjoining properties are developed with connecting sidewalks.

Whether by Lot-Split or replat, individual site developments may construct additional public or private streets, or private drives constructed to appropriate design standards and secured by Mutual Access Easements. Whether public or private, streets shall be constructed to meet the City of Glenpool standards for public streets or other design standards approved by the City of Glenpool. Any gates serving private streets or drives shall be designed according to the Fire Code adopted by the City of Glenpool and be approved by the Glenpool Fire Department during the platting stage.

Limits of No Access (LNA) were imposed by the recorded plat of "South 75 Business Park Phase III", except at approved street intersections. LNA will be further determined and imposed by future plats for the balance of the development site. Construction of any future street and/or driveway connections to U.S. Highway 75 will be coordinated with the Oklahoma Department of Transportation (ODOT) and the City of Glenpool.

Where mutually beneficial, mutual access easements, cross-parking privileges, or other such agreements may be created by separate instrument.

IV.C. SIGNS: Signs shall comply with the applicable provisions of the Glenpool Zoning Code for the CG district except as modified herein, and shall be submitted to and approved by the City of Glenpool for sign permit. In addition to all other signage allowed within the CG district, the following signage shall be permitted within the PUD:

1. One (1) project identification sign may be located at the northeast corner of 166th Street and U.S. Highway 75, and project identification signs may be located at the southwest and southeast corners of the intersection of 161st Street and South Broadway Street and each corner of the intersection of the frontage road with 171st Street. Project identification signs may identify only the like-branded development name (e.g. "South 75 Business Park") and shall not exceed 50 feet in height or 300 square feet of display surface area. A three-dimensional project identification sign shall be permitted the same 300 square feet of display surface area per each two-dimensional plane.
2. One (1) combined commercial development entrance sign shall be permitted per each street or drive intersection with U.S. Highway 75 and 161st Street, identifying businesses and uses located anywhere within the PUD, but shall not exceed 50 feet in height or 300 square feet of display surface area per sign. If the combined commercial development entrance sign shares the same support structure as a project identification sign, the maximum display surface area shall be reduced in proportion to the display surface area of the project identification sign.
3. Roof and parapet signs shall be permitted to exceed wall height by two (2) feet.

IV.D. UTILITIES AND DRAINAGE: Waterlines have recently been extended throughout "South 75 Business Park Phase III" and provide water service and fire protection, and include fire hydrants located during the engineering design and permitting phase. South of 166th Street, water service and fire protection will similarly be designed and constructed during the engineering and permitting phase. Water taps and other appurtenances will be designed and installed when specific sites are subdivided and developed.

Sanitary sewer has also been recently extended through and provides service to all lots within "South 75 Business Park Phase III". South of 166th Street, sanitary sewer service will be extended at the time of design, permitting, and development. Service tees and other appurtenances will be designed and installed when specific sites are subdivided and developed.

Within "South 75 Business Park Phase III", an internal stormwater collection and detention system was designed and constructed during the engineering design and permitting phase. Stormwater drainage and detention facilities have been constructed within Reserves 'A', 'B', and 'C', which facilities and Reserve Areas will be maintained by the property owners' association to be established pursuant to the plat. Stormwater collection and detention for areas south of 166th Street will be designed, permitted, and constructed when developed. Some stormwater detention has been provided for "Tract A" via a detention facility located within the tract and secured by a separate instrument Detention Easement, and additional detention is provided within Reserve C of "South 75 Business Park Phase III." However, adequacy of existing stormwater detention for "Tract A" remains to be validated in consideration of its development intensity.

Since the "South 75 Business Park Phase III" site is already developed, Exhibit C of this PUD reflects existing, rather than conceptual, utility and stormwater drainage and detention facilities. South of 166th Street, utilities are still in design.

IV.E. ENVIRONMENTAL ANALYSIS AND TOPOGRAPHY: The site is moderately sloped. Toward the middle of the site, a couple hilltops create a “saddleback,” shedding water to the northeast (Coal Creek drainage basin) and southeast (North Duck Creek drainage basin).

As represented on Exhibit E FEMA Floodplain Map, no portion of the subject property is located within a Special Flood Hazard Area or the Regulatory Floodplain.

The Soil Survey of Tulsa County, Oklahoma was used to help identify soils types and possible constraints to development. The site contains Bates-Coweta Complex, 3-5% slopes, Dennis-Pharoah Complex, 1-3% slopes, Okema-Parsons-Pharoah Complex, 0-1% slopes, Dennis Silt Loam, 1-3% and 3-5% slopes, Dennis-Radley Complex, 0-12% slopes, and Okemah Silt Loam, 0-1% slopes. During engineering design and permitting phase of “South 75 Business Park Phase III,” a geotechnical report was performed to recommend paving sections and subgrade design, development constraints associated with these soils types were assessed, and construction proceeded accordingly. For future development south of 166th Street, a geotechnical report will similarly be performed and utilized to inform design and construction. Soil types and topography are shown on Exhibit D of this PUD.

IV.F. PLATTING AND SITE PLAN REQUIREMENTS: The subdivision plat of “South 75 Business Park Phase III” has been recommended upon by the Glenpool Planning Commission, approved by the Council of the City of Glenpool, and duly filed of record. It is anticipated that individual development sites will be created by Lot-Split or replat, as the case may be. As required by this PUD, the maximum number of lots which may be created from any originally platted lot within “South 75 Business Park Phase III” shall be four (4). Any further divisions of land, as required by this PUD, shall require replatting. South of 166th Street, no building permit shall be issued for any building within the PUD until a subdivision plat has been submitted to the City of Glenpool, reviewed by the Glenpool Technical Advisory Committee, recommended upon by the Glenpool Planning Commission, approved by the Council of the City of Glenpool, and duly filed of record. The subdivision plat and any replat shall include covenants of record implementing the development standards of the approved PUD and the City of Glenpool shall be a beneficiary thereof.

No building permit shall be issued for any building within the PUD until a Detailed Site Plan of the proposed improvements has been submitted to the City of Glenpool, reviewed by the Glenpool Technical Advisory Committee, and approved by the Glenpool Planning Commission and by the City of Glenpool. Heavy industrial uses may require sanitary sewer industrial pretreatment and/or other special accommodations if required by the City of Glenpool.

Earth Change Permits may be issued upon satisfaction of specific requirements for same while the site plan review is in process.

IV.G. LANDSCAPING AND BUFFERING: Along the easterly PUD boundary, provided the adjoining land is developed residentially, in addition to the building, parking, and loading berth setbacks provided herein, buffering shall include a minimum of an eight (8) foot high opaque screening fence or wall and large trees and/or evergreen trees planted not less than 25 feet on center. Along the easterly PUD boundary, provided the adjoining land is developed residentially, the Detailed Site Plan required by this PUD shall include a photometric plan demonstrating that all lighting proposed will produce not more than 0.0 footcandles at the easterly PUD boundary.

The Glenpool Planning Commission, upon its review of a Detailed Site Plan as required herein, shall have the authority to require landscaping, screening, and buffering design modifications between uses which would otherwise be required if developed outside of the PUD (e.g. between manufacturing and senior housing residential or school campuses). Such design modifications shall apply only to the proposed use which creates the need for buffering, such as an assisted living center constructed next to and after a manufacturing facility. Further, upon its review of a Detailed Site Plan as required herein, the Planning Commission shall also have the authority to increase minimum landscaping and buffering requirements along the easterly PUD boundary, to include additional building and parking and loading setbacks.

Unenclosed off-street parking and loading areas shall be screened from all street rights-of-way; provided, however, that this requirement is waived if the parking or loading area meets the other minimum landscaping requirements of the Glenpool Zoning Code and is set back from rights-of-way as follows: 20 feet from U. S. Highway 75, 10 feet from a collector street, or 7.5 feet from any other public or private street. Where the parking and loading setbacks herein required are not met, screening shall consist of either (A) installation of a three (3) foot tall opaque hedge or (B) earthen berms, shrubs, trees, decorative wall, or some combination thereof achieving a minimum height of three (3) feet at the time of installation. All such landscaping shall be of sufficient size to immediately screen a minimum of fifty percent (50%) of the parking or loading area and be of a plant type that will provide full screening within three (3) years from time of planting.

Except as expressly provided herein, all landscaping, screening, and buffering requirements of the Zoning Code shall apply.

IV.H. SCHEDULE OF DEVELOPMENT: "South 75 Business Park Phase III" has been developed and platted and, within it, individual development tracts will be created by Lot-Split or replat, as the case may be, as market conditions permit. South of 166th Street, the land will be developed as market conditions permit.

PUD-__

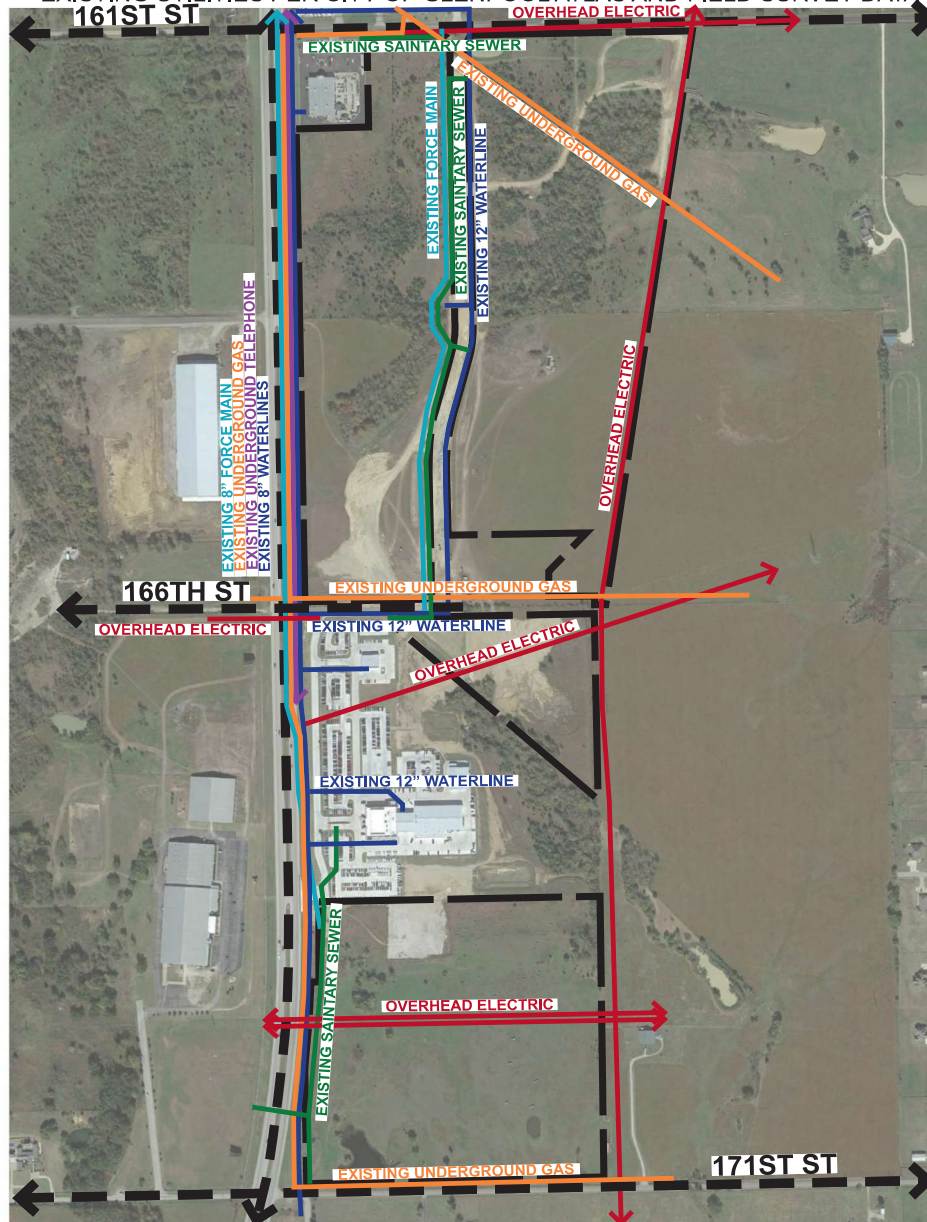
South 75 Business Park Phase III & IV

EXHIBIT C

EXISTING UTILITIES

CONCEPTUAL LAYOUT SHOWN AS OF JUNE 04, 2020

EXISTING UTILITIES PER CITY OF GLENPOOL ATLAS AND FIELD SURVEY DATA



17

PUD-__
JUNE 2020

TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661
5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.9929

NOT TO SCALE



PUD-__

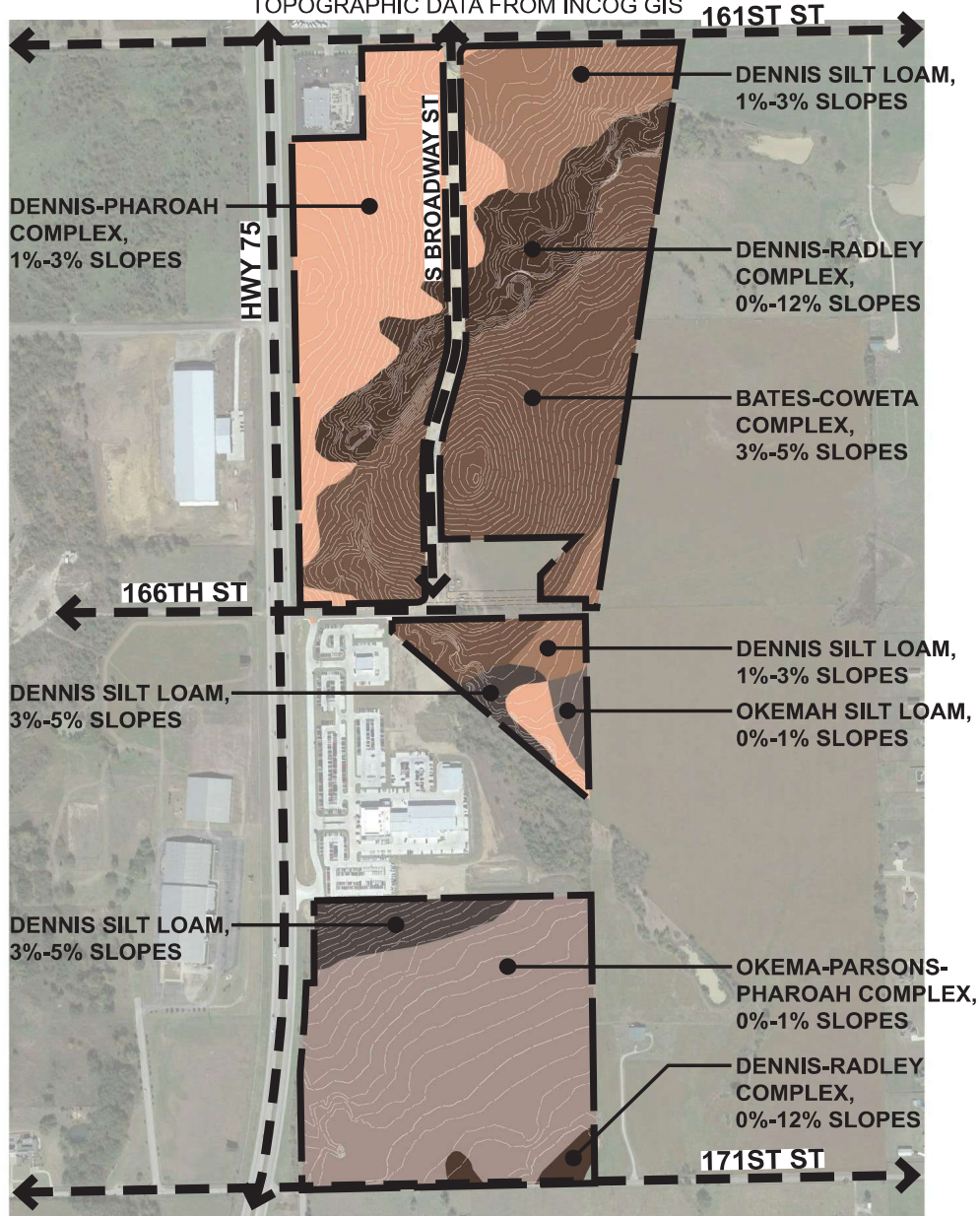
South 75 Business Park Phase III & IV

EXHIBIT D

EXISTING TOPOGRAPHY & SOILS

SOIL DATA FROM USDA WEB SOIL SURVEY, ACCESSED JUNE 04, 2020

TOPOGRAPHIC DATA FROM INCOG GIS



18

PUD-__
JUNE 2020

TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661
5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.9929

NOT TO SCALE



PUD-__

South 75 Business Park Phase III & IV

EXHIBIT E

FEMA FLOODPLAIN MAP

FLOODPLAIN DATA REFLECTS FEMA FIRM PANEL NO. 40143C0420K, EFFECTIVE 08/03/2009



19

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JUNE 2020

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5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.9929

NOT TO SCALE

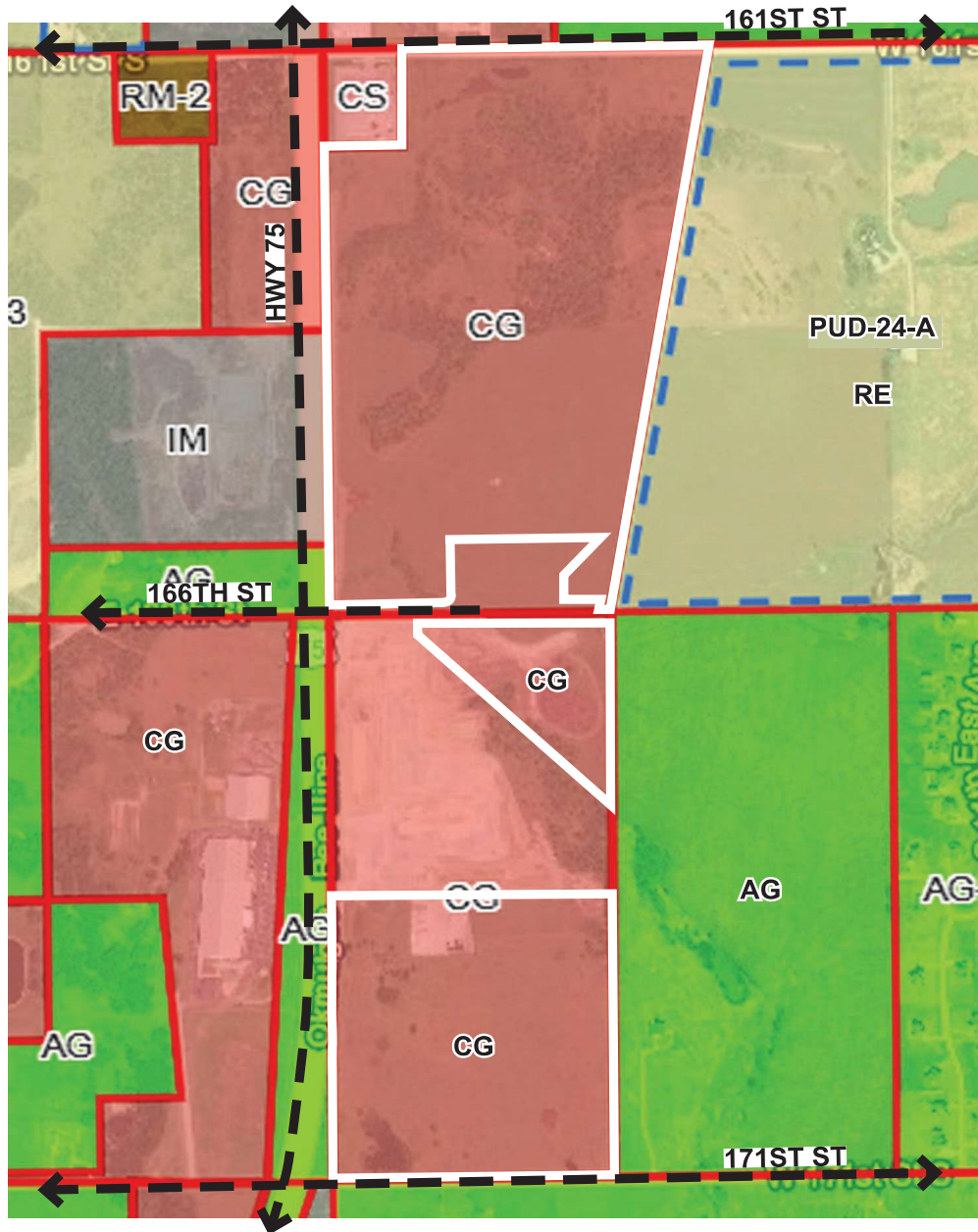


NORTH

PUD-__

South 75 Business Park Phase III & IV

EXHIBIT F EXISTING ZONING MAP



20

PUD-__
JUNE 2020

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5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.9929

NOT TO SCALE

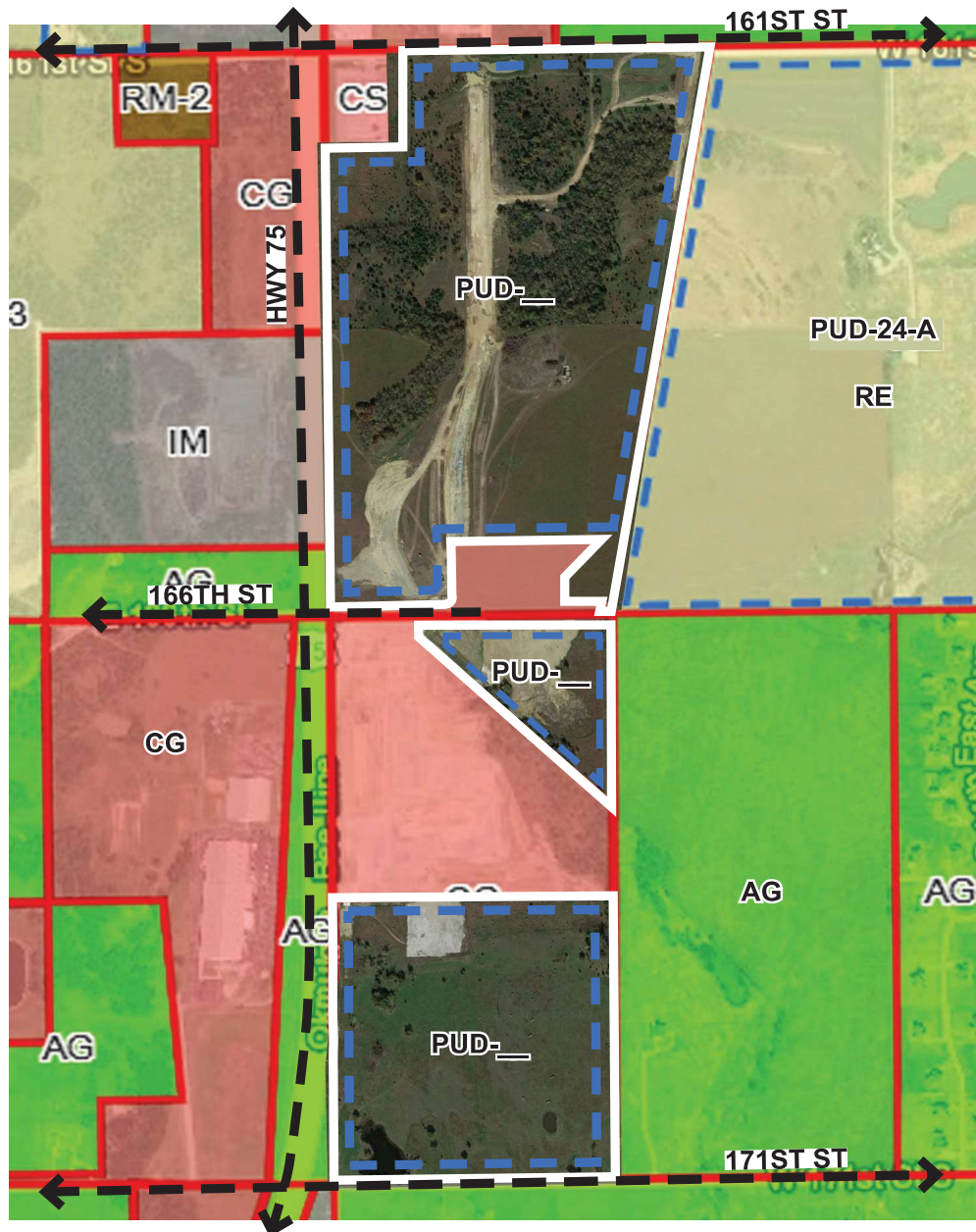


NORTH

PUD-__

South 75 Business Park Phase III & IV

EXHIBIT G PROPOSED ZONING MAP



21

PUD-__
JUNE 2020

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NOT TO SCALE



South 75 Business Park Phase III

COMPREHENSIVE PLAN MAP
GLENPOOL 2030 COMPREHENSIVE PLAN



PUD Development Standards Crosswalk

for

PUD ____

16075 South 75 Business Park Phase III

Glenpool, Oklahoma

Item	Zoning Code	PUD	Notes
Permitted Uses			
1.	Uses Permitted Table 11-3-9 for CG	CG uses plus addl. Bed & Breakfast Elderly/Ret. Hous. Life Care Ret. Ctr. Assist. Living Facil. Single Family Res.	See PUD Sect. III.A. Nonres. Uses, Permit. Uses
2.	Uses Permitted Table 11-3-9 for RM-2		See PUD Sect. III.B. Resid. Uses, Permit. Uses
			" "
			" "
			" "
			Only as a part of Elderly/Retirement Housing, Life Care Retirement Center, or Assisted Living Facility development

Development Standards (Compared to CG)

3.	Maximum Floor Area Ratio (FAR) 0.50	0.75	
4.	Maximum Building Height None	None	
5.	Minimum Lot Width with Arterial Street Frontage 150 FT	100 FT	
6.	Minimum Lot Width with Non-Arterial Street Frontage 50 FT	50 FT *	* Lots may have no frontage with access Esmt.
7.	Minimum Building Setbacks from Streets Per CG	Per CG *	* Local Str. S/B may be reduced to 10 FT w/S.P.
8.	Minimum Building Setbacks from Easterly PUD Boundary 15 FT + 2 FT /1 FT Bldg. Ht. over 15 FT	75 FT *	* PC may increase upon S.P. approval
9.	Minimum Building Setbacks from All Other Boundaries 0 FT	0 FT *	* PC may increase upon S.P. approval
10.	Minimum Parking Ratio Multitenant Commercial Buildings Depends on tenant occupancy sched.	1/225 SF Floor Area *	* PC may modify upon S.P. approval
11.	Minimum Parking Ratio "Office/Warehouse" Buildings Depends on tenant occupancy sched.	1/400 SF Floor Area *	* PC may modify upon S.P. approval
12.	Minimum Parking Ratio All Other Uses Per Section 11-6-3	Per Sec. 11-6-3 *	* PC may modify upon S.P. approval
13.	Minimum Accessible Parking Stall Width 12 FT	8 FT; + 5 FT acc. aisle	PUD dimensions are per ADA standards
14.	Minimum Parking Setback from R District or Lot Containing Residential Use 0 FT; however, see notes	20 FT	Section 11-6-4.B.2 bufferyard req. interpretation
15.	Required Loading Berths Per Section 11-6-3.5	None *	* PC may modify dimensions upon S.P. approval
16.	Minimum Loading Berth Setback Section 11-6-4.B.1.	Per Section 11-6-4.B.1.	
17.	Other Bulk and Area Requirements Per CG	Per CG	

Development Standards (Compared to RM-2)

18.	Minimum Land Area per Dwelling Unit Per RM-2	Per RM-2	
19.	Minimum Lot Width Per RM-2	Per RM-2	
20.	Minimum Lot Size Per RM-2	Per RM-2	
21.	Maximum Building Height Per RM-2	Per RM-2	
22.	Minimum Off-street Parking Per Table 11-6-3.1	Per Table 11-6-3.1	
23.	Minimum Required Loading Spaces Per RM-2	Per RM-2	
24.	Minimum Livability Space Multifamily Per RM-2	Per RM-2	May be located on lot or common open space
25.	Minimum Livability Space Duplex Per RD	Per RD	May be located on lot or common open space
26.	Minimum Livability Space Townhouse Per RMT	Per RMT	May be located on lot or common open space
27.	Minimum Livability Space Detached Single-Family Per RS-3	Per RS-3	May be located on lot or common open space
28.	Minimum Yard Setbacks Multifamily Per RM-2	Per RM-2	
29.	Minimum Yard Setbacks Duplex Per RD	Per RD	
30.	Minimum Yard Setbacks Townhouse Per RMT	Per RMT	
31.	Minimum Yard Setbacks Detached Single-Family Per RS-3	Per RS-3	
32.	Other Bulk and Area Requirements Per RM-2	Per RM-2	

Miscellaneous Development Standards

33.	Planning Commission Site Plan Approval Required? No	Yes	All uses
34.	Maximum Number of Ground Signs Compare to CG	CG + ID + combined development entrance signs	
35.	Earth Change Permits May Be Issued Before Site Plan Approval? No	Yes, while in process	
36.	Buffering Required Along Easterly PUD Boundary Depends on zoning and site design	Incr. Setbacks, Fencing, Landscaping, Lighting restrictions; see PUD	
37.	Parking Screening Along Frontage Streets 3' tall hedge per Section 11-6-4.B.2.	3' tall hedge or similar	Screening alternatives match private CCRs
38.	Maximum Wall Sign Height Cannot exceed wall height	Roof/Parapet HT. + 2'	Additional height matches private CCRs
39.	Minimum Parking Setbacks from Streets 0 FT *	7.5 FT : 20 FT	* However, some space needed for 3' hedge



Tulsa County Clerk - Michael Willis

Doc # 202006264 Page(s): 24

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Receipt # 20-3946

Fee: \$ 64.00

South 75 Business Park Phase III

Declaration of Development

Standards and Protective

Covenants

South 75 Business Park Phase III
Declaration of Development Standards and Protective Covenants

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South 75 Business Park Phase III

Declaration of Development Standards and Protective Covenants

THIS DECLARATION is made as of the 20 day of January, 2020 by **South 75, LLC, a Texas Limited Liability Company** (the "Developer").

RECITALS:

WHEREAS, the Developer is the owner of South 75 Business Park, an Addition to the City of Glenpool, Tulsa County, State of Oklahoma, according to recorded Plat No. 6894 the "Property"; and

WHEREAS, it is the Developer's intent to develop the Property into a business park to be known as SOUTH 75 BUSINESS PARK (the "Park"); and

WHEREAS, the Developer desires that development of the Park accomplish the following purposes:

- (a) Provide for design standards which are structurally, architecturally and aesthetically acceptable to the Developer;
- (b) Ensure that any Buildings or Structures within the Park are constructed of materials acceptable to the Developer in energy efficiency, appearance, quality and design;
- (c) Provide for adequate off-street parking and loading facilities, sign controls, screening, landscaping, surface drainage, and property maintenance on individual Building Sites; and
- (d) Provide for development and maintenance that will preserve and enhance the value of the Property, and generally benefit the Developer, Owners, and the City; and

WHEREAS, to accomplish these purposes, it is the Developer's further intent to impose certain covenants, conditions and restrictions upon the Property (the "Covenants"), and to retain the right (but not the obligation) to enforce the Covenants with respect to any existing or future use of the Property or any part thereof by the Owners, their heirs, assigns, lessees, licensees, invitees, successors-in-interest and personal representatives.

NOW, THEREFORE, the Developer hereby declares that, except as provided in Section 1.15(a), the Property shall be held, sold, conveyed, occupied, developed and maintained in accordance with the Covenants set forth herein, and these Covenants shall run with the land and shall be binding upon any party having any right, title or interest in or to any part or parcel of the Property, their heirs, assigns, lessees, licensees, invitees, successors-in-interest, and personal representatives until these Covenants are terminated in accordance with the provisions hereof.

ARTICLE I

Definitions

Unless the context otherwise requires, the terms used herein have the following meanings:

- 1.1 **Affiliate.** The term "Affiliate" shall mean a parent, sister or subsidiary corporation or other entity, joint venture, or general partner of an Owner or a person who owns more than fifty percent (50%) of the voting stock, membership interests, or partnership interests in an Owner.
- 1.2 **Architect.** The term "Architect" shall mean a person duly licensed as an architect under the laws of Oklahoma.
- 1.3 **Association.** The term "Association" shall mean the non-stock, not-for-profit Oklahoma corporation whose membership consists of Owners of South 75 Business Park Phase III.
- 1.4 **GPC.** The term "GPC" shall mean the Glenpool Planning Commission or its successor.
- 1.5 **Building.** The term "Building" shall include both the main portion of any building on the Property, and all projections and extensions thereof, including but not limited to platforms, docks, eaves, canopies, walls and screens.
- 1.6 **Building Site.** The term "Building Site" or "Site" shall mean any Lot or contiguous Lots or portion(s) thereof within the Park upon which Buildings may be erected and used in conformance with these Covenants and the statutes, regulations, codes and ordinances of the State of Oklahoma, Tulsa County and the City.
- 1.7 **Common Elements.** The term "Common Elements" shall mean all real property, personal property, fixtures, structures and improvements conveyed by the Developer to the Association. Common Elements may include, but not be limited to, such things as Reserve Areas, retention ponds, lakes, water features, parks, median strips in public streets, entrances to the Park, landscape easement areas, fences, security facilities, street lights, signs, structures, maintenance equipment, drainage systems and other improvements which have been constructed or maintained for the common good of the Owners.
- 1.8 **Developer.** The term "Developer" shall mean, in addition to SOUTH 75, LLC, any person or organization which shall be assigned the right to enforce these Covenants under Section 12.1.
- 1.9 **Drainage Master Plan.** The term "Drainage Master Plan" shall mean the plan adopted by the Developer describing the drainage pattern of the Property and outlining the proposed drainage system for the Park, together with any future revisions to said plan, which plan and revisions shall be available for review at the office of the Developer.
- 1.10 **Engineer.** The term "Engineer" shall mean a person duly licensed as a

professional engineer under the laws of Oklahoma.

- 1.11 Improvements.** The term "Improvements" shall mean any man-made changes in the natural condition of the Property including, but not limited to, Buildings, Structures, or other construction of any kind, (whether above grade, below grade, or on the land surface), fences, walls, signs, additions, alterations, screen enclosures, sewers, drains, disposals, ponds, waterways, roads, driveways, parking areas, fences, walls, hedges, poles, paving, utilities, grading, landscaping and exterior illumination, and shall expressly include any changes in existing Improvements.
- 1.12 Lot.** The term "Lot" shall mean any lot shown on the Plat and any fractional part of such lots which has been approved as a "lot split" by the GPC.
- 1.13 City.** The term "City" shall mean the City of Glenpool, Oklahoma. a municipal corporation.
- 1.14 Occupancy.** The term "Occupancy" shall mean the legal right of any person or organization, whether Owner, lessee, tenant, licensee or such person's heirs, assigns, successors in interest or personal representatives, to possess and/or use any Lot or Improvements within the Park as determined by the issuance of an occupancy permit by the City, whether or not such right is exercised.
- 1.15 Owner.** (a) The term "Owner" shall mean one or more partners, persons, trusts, corporations, limited liability companies or other entities holding record title to the fee simple interest to a Lot or Lots, and shall include land contract purchasers (but not land contract vendors) and secured parties if in possession, their heirs, assigns, successors in interest or personal representatives. An Owner may not assign its duties and obligations hereunder except that, upon written notice to the Developer, it may assign all or part of its rights to said Owner's tenant or lessee.
- (a) Prior to the formation of the Association, the term "Owner" shall not include the Developer with respect to Lots not yet sold by the Developer or Lots repurchased by the Developer pursuant to Section 3.2.
- (b) The term "Original Owner" shall mean the first purchaser of each Lot or Lots from the Developer.
- 1.16 Plat.** The term "Plat" shall mean the plat of South 75 Business Park Phase III that was recorded in the Office of the Tulsa County Clerk as Plat No. 6894 on December 30, 2019.
- 1.17 Reserve Areas.** The term "Reserve Areas" shall mean Reserve Areas A, B, and C as shown on the Plat.

1.18 Site Plan. The term "Site Plan" shall mean a comprehensive plan describing the development of a Building Site as described in Section 4.1.

1.19 Structure. The term "Structure" shall mean an above-ground improvement.

ARTICLE II Permitted Uses

2.1 Compliance with Zoning. All Building Sites in the Park shall be developed in conformance with the Plat and the zoning requirements in effect as of the date of approval of any necessary building permits for said sites. Owners shall be responsible for ascertaining the zoning classification applicable to their Building Sites, and shall comply with all regulations applicable to such classification. An Owner intending to apply for a zoning amendment, amendment to planned unit development (major or minor), conditional use permit, exception or variance for its Building Site, shall first submit such application to the Developer for review and approval. Disapproval by the Developer shall be formal notwithstanding later favorable action by the GPC and/or the City.

2.2 Nuisances. No noxious or offensive trade or activity, whether or not permitted by applicable zoning, shall be carried on within the Park, nor shall anything be done which is or may become an annoyance or nuisance to adjacent Owners or other Park users, or which is inconsistent with these Covenants or other governmental or private restrictions applicable to the Property. Violation of these Covenants shall constitute a nuisance under this section.

2.3 Hazardous Waste. Notwithstanding anything to the contrary in these Covenants and/or applicable zoning, no storage of hazardous or toxic waste, or discharge of such hazardous or toxic waste into the sanitary system or surface drainage system, shall be permitted within the Park. Any party violating this provision, whether intentionally or negligently, hereby agrees to indemnify the Developer, its Affiliates and each and every other Owner against any and all liability and costs arising from such violation, including reasonable attorneys' fees.

ARTICLE III Site Specifications and Requirements

3.1 No Subdivision of Lots. After a Lot has been purchased, such Lot shall not be further subdivided without the written consent of the Developer. No Owner may sell, lease or rent less than all of a Lot without the written consent of the Developer. The Developer may, in granting its consent, attach any conditions it deems appropriate. The foregoing prohibition shall not apply to occupancy leases of space in a Building made in the ordinary course of business.

- 3.2 **Proceeding with Work; Right of Repurchase.** The Original Owner of a Building Site, and any subsequent Owner, shall have two (2) years, or such longer period as may be expressly granted in writing by the Developer, from the closing date of the sale of the Site by the Developer to the Original Owner to begin development of the Site. Once development begins, it shall continue uninterrupted until completion, which shall be no later than one (1) year from commencement, unless a longer period is expressly granted in writing by the Developer. If an Owner fails to comply with this section or any agreement between the Developer and an Owner hereunder permitting development at a later date, the Developer may, but shall not be required to, repurchase the Site from the original owner for the original price paid to the Developer, by giving written notice to the then Owner of its intention to repurchase. The notice can be given at any time after failure of an Owner to comply with this section.
- 3.3 **Limit on Development.** No more than ninety percent (90%) of any Building Site may be covered with Buildings or other Improvements impervious to surface water absorption without special approval of the Developer and/or Owner's Association.
- 3.4 **Duty to Landscape.** All areas of a Building Site not designated on a Site Plan approved by the Developer for Buildings, Structures, storage, walks, parking areas and drives shall be fine-graded, seeded and/or sodded, landscaped, watered and maintained in an attractive condition in accordance with the landscaping plans required in Article VII.
- 3.5 **Use of Excavated Materials.** The Developer shall at its option have the right to free use of any soil, sand, gravel, rock or other material excavated from any Building Site or Lot, if such material is not used upon the Site or Lot from which it was excavated. The Owner of the Site or Lot shall deposit any such material at whatever location within the Park the Developer shall require. No excavated material shall be removed from the Park without the prior written consent of the Developer.

ARTICLE IV Site Plans/Development

- 4.1 **Site Plan.** No new Improvements, or modifications of any kind or degree to existing Improvements, shall be made or constructed upon a Building Site or other Lot until a detailed Site Plan of the entire Building Site or Lot, with a common scale not smaller than 1" = 100', is reviewed and approved, in writing, by the Developer or designated representative. Improvements shown on such Site Plan shall include, but not be limited to:
- (a) All finished grade levels;
 - (b) All Buildings and other Structures, showing the setbacks required by the Plat;

- (c) Sidewalks and driveways (including types of materials);
- (d) Parking areas (including types of materials);
- (e) Loading areas (including types of materials);
- (f) Screening and fencing (including types of materials);
- (g) Utility and storage areas (including types of materials);
- (h) Lawns and landscaped areas (including types of materials);
- (i) Water impoundments (if any);
- (j) Fences (including types of materials);
- (k) Lights (including types);
- (l) Areas of fill and/or cut;
- (m) Storm water drainage plans and facilities;
- (n) On-Site sewer, water and other utility locations, sizes and easement locations;
- (o) Location and type of refuse collection facilities; and
- (p) All exterior signs and all other signs visible from the exterior of Buildings and Structures.

ARTICLE V Architectural Building Plan Review

- 5.1 Building Plan.** No Building or other Structure shall be constructed or placed on any Building Site or other Lot, nor shall any Building or Structure be remodeled or altered, until detailed plans and specifications for such Building, Structure, or remodeling, alteration or addition thereto, have been reviewed and approved, in writing, by the Developer, which approval may be granted or withheld in the sole discretion of the Developer.

Building plans shall comply with the following minimum requirements:

- (a) Plans shall be prepared by an Architect or Engineer in at least 1/8" = 1' scale;
- (b) Plans shall show Building location(s) within the Building Site;
- (c) Floor plans and building elevations shall show all features and

information required by the City of Glenpool and the State of Oklahoma;

- (d) Plans shall identify all materials used; samples and/or color charts shall be provided to the Developer upon request; and
- (e) Plans shall show all public and/or private utility connections and storm water drainage systems.

5.2 Building Standards. Buildings and Structures shall comply with the following minimum standards:

- (a) They shall be designed by an Architect or Engineer. No side, elevation or facade of a Building or Structure is exempt from public view, consequently, all sides, elevations, or facades of all Buildings and Structures shall be visually pleasing and architecturally and aesthetically compatible with the surrounding environment.
- (b) The majority of exterior and externally visible opaque surfaces shall be constructed of not more than three (3) of the following types of materials (provided, however, that such list shall not be deemed to exclude the use of other accent or exterior trim materials, glass and glazing, and earth berms):
 - (i) Brick;
 - (ii) Architectural precast concrete panels;
 - (iii) Decorative concrete block (for no more than 50% of the exterior building wall area);
 - (iv) Cut stone;
 - (v) Exterior insulation and finish systems such as "Drivit" or "Sunalar";
 - (vi) Wood; and
 - (vii) Other building materials being developed, and to be developed, by the construction industry. The use of such materials will be reviewed by the Developer on a case-by-case basis.

Building materials will be selected for their ability to present a visual statement of a building or structure's strength, attractiveness and permanence. The building materials used shall be harmonious with the natural environment and with the general character of other Buildings and Structures in the Park.

- (c) Metal trim materials may be used when in keeping with the architectural and aesthetic character of the Building or Structure.
- (d) All mechanical, electrical, communication, transmission or pollution

control or waste handling equipment, whether roof, pedestal or ground mounted, and any outside solid waste, raw material, inventory, finished product, equipment, fuel storage facility or other storage of any kind, shall either be architecturally screened from view using materials identical to, or structurally and visibly compatible with, the main Buildings or Structures on the Building Site, or shall be landscape screened in accordance with Article VII. All storage areas shall be screened as provided above and shall be hard- surfaced with either concrete or asphalt materials within thirty (30) days from the date of Occupancy.

- (e) All Buildings to be constructed on a Building Site which are to be heated or cooled shall be designed and constructed in an energy efficient manner consistent with sound and prudent design and construction techniques.
- (f) All exterior building surfaces visible by the public shall be "Earth Tone" in color and approved by the Developer prior to construction of the building.

5.3 Ancillary Structures. Ancillary Structures will be approved by the Developer only if such Structures are necessary to the principal use of the Building Site, are in architectural and aesthetic conformance with other Building(s) or Structure(s) on the Site, are properly screened, meet all requirements of these Covenants and are otherwise satisfactory to the Developer in its sole discretion. No Building or Structure of a temporary nature may be constructed on any Building Site except construction sheds in use during construction. Such sheds shall be promptly removed upon completion of construction.

5.4 Utilities. All utilities serving a Building Site shall be installed underground.

ARTICLE VI

Drainage

6.1 Drainage Plan. Prior to constructing any Improvements upon a Building Site or other Lot, the Owner shall submit to and obtain written approval from the Developer of a detailed plan describing all drainage facilities upon the Site.

6.2 Conformance with Drainage Master Plan. Each Owner shall be responsible for controlling drainage from its Building Site or Lot, including construction of retention facilities, if deemed necessary by the Developer or the City. The existing drainage pattern on a Site shall not be changed significantly, and no change to the drainage pattern on other lands within the Park shall be caused by an Owner which varies from the Drainage Master Plan as that Plan is amended by the Developer from time to time.

6.3 Storm Drainage. Storm drainage outfall from a completely developed Site, and generated from a 100 year rain storm event, shall not exceed the physical abilities of the streams, drainage ways or storm sewers immediately adjacent to and downstream from the Site to accommodate such outfall. Such drainage

shall be in compliance with the Drainage Master Plan and with all Oklahoma Department of Environmental Quality rules and regulations.

- 6.4 **Erosion Control.** Each Owner shall take whatever steps are deemed reasonably necessary by the Developer to prevent erosion during the construction of any Improvements.

ARTICLE VII Landscaping

- 7.1 **Landscaping Plan.** The landscaping upon any Building Site or Lot shall be carried out in accordance with a detailed landscaping plan which has been reviewed and approved, in writing, by the Developer. The landscape plan shall include, but not be limited to, plant location, common and botanical names of plant material, planting size, root condition, and quantity of all plant material. The plan shall also show all ground cover and mulch areas, landscape and construction materials, and construction details.
- 7.2 **Landscaping Methods.** Landscaping may include grading, earth berms, seeding, sodding, raised planters, architectural decorative walls or fencing, trees and shrubs, ground cover and other landscape materials including permanent sprinkling systems, foundations, storm run-off retention ponds, reflective ponds, and landscape lighting.
- 7.3 **Plant Material.** Selected plant material should provide for a variety of shade trees, evergreen trees and shrubs, ornamental trees and shrubs and ground covers. Plant material selection shall take into consideration the following:
- (a) Disease and insect resistance.
 - (b) Hardiness to the area.
 - (c) The ability to provide seasonal interest.
 - (d) Future maintenance considerations.
- 7.4 **Time for Completion.** All landscaping shall be completed within ninety (90) days following Occupancy.
- 7.5 **Maintenance.** The Owner shall be responsible for maintaining all landscaping as approved on the original plan for his Site. Any variation or changes to the landscape plan must be reviewed and approved in writing by the Developer. Landscaped areas, materials, fixtures, and Improvements shall be maintained by the Owner of the Building Site, or by such Owner's long-term lessee(s) in good condition at all times. Such maintenance shall include watering, mowing, trimming, pruning, spraying, fertilizing, repairing, planting, transplanting, dusting, treating, and other common landscape maintenance activities necessary to keep the Building Site landscape in a state of growth and visual beauty. Building Sites shall at all times be kept free of weeds, grass clippings, leaves, branches, and other natural debris as well as paper, cans, empty storage drums, crates, pallets, boxes, tires, and other trash or debris.

- 7.6 **Screening.** Landscape materials planted, located and oriented for the primary purpose of screening an ancillary Structure or appurtenance or storage, loading or parking area under Sections 5.2(d), 5.3, 8.1, 8.5, 8.6, and 8.7 shall be of sufficient size to immediately screen a minimum of fifty percent (50%) of such Structure or area and be of a plant type that will provide full screening within three (3) years from time of planting.

ARTICLE VIII

Off-Street Parking, Loading and Storage

- 8.1 **Parking and Loading Areas.** Off-street parking and loading areas shall be provided on each Building Site and shall be of sufficient size to accommodate all planned or anticipated parking and loading needs of all Site occupants and visitors. Loading areas shall be separate from parking areas on any Site where possible, as determined by the Developer in its sole discretion. No front or street yard parking shall be allowed unless the same is adequately screened, as determined by the Developer.
- 8.2 **No On-Street Parking.** No motor vehicle or trailer may park on any street, driveway, or on any access easement.
- 8.3 **Hard-surfacing.** All parking, loading and driveway areas shall be hard-surfaced with either concrete or asphalt materials within thirty (30) days from the date of Occupancy.
- 8.4 **Drainage.** All parking, loading, and driveway areas shall be properly sloped and graded to ensure positive drainage to common, private drainage facilities, if any, within the Property or to on-site impoundments, if any. The perimeter of all hard-surfaced areas on the Site shall be edged with a permanent vertical-faced concrete curbing where necessary to facilitate such drainage. Curbing shall be constructed to transition with curbs within the public or private right-of-way.
- 8.5 **Landscaping.** The visual effect of all parking, loading, storage and driveway areas shall be "softened" by use of landscaping so as to minimize the visibility of hard-surfaced areas, vehicles and equipment to motorists and people working in the Park.
- 8.6 **Location of Loading Areas.** Truck and truck-trailer loading, receiving and parking areas shall be located away from the street side(s) of any Building wherever possible, and shall be designed and located so as to confine all truck maneuvering to the Building Site. In addition, all such loading areas shall be given priority with respect to landscape screening.
- 8.7 **Storage of Trailers and Vehicles.** There shall be no long-term storage of trailers or vehicles on any Building Site unless adequately screened as

determined by the Developer, and unless such storage is necessary to the Site Owner's or lessee's principal business conducted on the Site.

ARTICLE IX Signage and Lighting

9.1 Sign Approval. The Developer recognizes the need for signs advertising the identity of Owners and occupants and the businesses they conduct on the Property, and also recognizes that acceptable standards for such signs may change from time to time. All requests for signs on any Building Site or other Lot within the Park shall be submitted to the Developer for approval and shall contain detail as to height, display surface area, location, materials, color, and lighting, together with a scaled, full color rendering. The Developer may approve or disapprove the request, in writing, or may require that the proposal be altered to fulfill the intent of these Covenants. If the Developer does not act upon a sign proposal within thirty (30) days after submission, the proposal shall be deemed approved. All decisions regarding signs shall be within the sole discretion of the Developer.

- 9.2 Sign Standards.** Any sign located within the Park shall, in addition to complying with applicable zoning requirements, meet the following minimum standards:
- (a) Signs may only advertise the name(s) of the Building occupants, the Owners of the Building Site, and the product manufactured, sold, or leased on the Building Site.
 - (b) Each Building Site shall contain only one major project sign.
 - (c) Signs shall be permanently affixed to the face of the Building or to the ground, and shall not flash, pulsate, rotate, or be affixed with moving appurtenances. Roof-top signs are prohibited.
 - (d) Signs attached to Buildings shall not extend more than two (2) feet above the higher of the ceiling line of the top floor or the top of a parapet wall.
 - (e) Smaller signs adjacent to individual tenant entrances and identifying individual tenants or directing traffic may also be allowed at the sole discretion of the Developer.
 - (f) All signs must be architecturally compatible to other Improvements.

- 9.3 Lighting Standards.** Lighting on individual Building Sites shall adhere to applicable governmental lighting codes and ordinances, as well as the following requirements:
- (a) All exterior lighting shall be energy efficient and shall be located, oriented, and of an intensity to illuminate only the Building Site or Lot

where located without detrimentally affecting activity on adjacent Building Sites or Lots or traffic on streets and highways.

- (b) Lighting shall not be located on the roofs of Buildings. Any lights affixed to a Building shall be oriented downward at no more than a 45 degree angle from the vertical so as to light only areas of the Site.
- (c) Lights may neither flash, pulsate, nor be so bright as to impair or hinder vision on public streets or adjacent Building Sites, or otherwise constitute a nuisance in the judgment of the Developer.
- (d) Mixing of lighting types (i.e. sodium vapor, incandescent, mercury vapor, metal halide) shall be avoided.
- (e) Integration of similar lighting fixtures is encouraged.
- (f) All plans for lighting must be submitted to the Developer for approval.

ARTICLE X Other Improvements, Maintenance and Repair

- 10.1 **Improvements not Specifically Addressed.** The construction and placement of Improvements such as special utilities, antennae, receiving dishes, towers, incidental storage buildings, and other facilities not specifically addressed elsewhere within these Covenants shall require the written approval of the Developer.
- 10.2 **Maintenance and Repair.** All improvements on Building Sites shall be kept, maintained and repaired in good condition at all times. Regular maintenance routines shall be followed by Owners such that the Improvements continue to be maintained, at all times, as nearly as possible, in the condition set forth in the Site Plans and Building Plans approved by the Developer. Any damage resulting from casualty loss to any improvements shall be immediately replaced or repaired by Owner to their original condition, as nearly as possible.

ARTICLE XI Area-Wide Benefits

- 11.1 **Right to Enter and Maintain.** The Developer shall have the right to enter upon any Lot, at reasonable times and after reasonable notice to the Owner, for the purpose of maintaining, renewing, or reconstructing any utilities, facilities, ponds, impoundments or other Improvements which benefit other Lots, in addition to benefiting such Lot. If such Lots contain public utilities or facilities having an area-wide benefit, which are maintained by the City, the City, following prior written notification to the Developer, may, if necessary to maintain such facilities in good working order and appearance, renew, reconstruct, or maintain such facilities or utilities and assess the cost to the Owners or to the Developer, which will, in turn, assess such cost to the Owners as described below. No prior

written notification shall be required for emergency repairs.

- 11.2 **Right to Assess.** The cost of such maintenance, renewal or reconstruction whether by the Developer or the Municipality may be assessed against Owners of all Lots within the Property, on a pro rata basis, based on the acreage of real estate owned. Any assessment imposed hereunder shall be a lien against the real property subject to the assessment. Such lien shall be in the nature of a mortgage and enforceable pursuant to the procedures for foreclosure of a mortgage.

ARTICLE XII

Enforcement, Termination, Modification

- 12.1 **Right to Enforce.** These Covenants are imposed solely for the benefit of and are enforceable only by the Developer, or such person or organization specifically designated by the Developer, in a document recorded in the Office of the Tulsa County Clerk, as its assignee for the purpose of enforcement thereof. Purchase of the Property or any part thereof by any other party shall not alone confer the right to enforce these Covenants.
- 12.2 **Manner of Enforcement.** These Covenants shall be enforceable by the Developer and its assigns in any manner provided by law or equity, including but not limited to one or more of the following:
- (a) Injunctive relief;
 - (b) Action for specific performance;
 - (c) Action for money damages; and
 - (d) Performance of these Covenants by the Developer on behalf of any party in default thereof for more than thirty (30) days, after receipt by such party of written notice from the Developer describing such default. In such event, the defaulting Owner shall be liable to the Developer for the actual costs of the Developer in performing these Covenants.
- 12.3 **Reimbursement.** Any amounts expended by the Developer in enforcing these Covenants, including reasonable attorney fees, and any amounts expended in curing a default on behalf of any Owner or other party, shall constitute a lien against the subject real property until such amounts are reimbursed to the Developer, with such lien to be in the nature of a mortgage and enforceable pursuant to the procedures for foreclosure of a mortgage.
- 12.4 **Failure to Enforce Not a Waiver.** Failure of the Developer or assigns to enforce any provision contained herein shall not be deemed a waiver of the Developer's or assigns' right to enforce these Covenants in the event of a subsequent default.

- 12.5 **Right to Enter.** The Developer shall have the right to enter upon any Building Site or other Lot within the Park for the purpose of ascertaining whether the Owner of said Site or Lot is complying with these Covenants, and, if the Developer so elects under Section 12.2(d) for the purpose of performing obligations hereunder on behalf of a party in default hereof.
- 12.6 **Right to Vary.** The Developer may, in its sole discretion, grant variances from the strict application of these Covenants where strict application of any provision would result in exceptional or undue hardship to the Owner of any Building Site or Lot, or where otherwise deemed appropriate by the Developer. Any variance (approved by Developer) shall take effect upon recording notice thereof in the Office of the Tulsa County Clerk. No variance granted shall create any similar or dissimilar right to any other Owner or party.
- 12.7 **Right to Modify.** The Developer may, in its sole discretion, at any time and from time to time, modify these Covenants in writing. Such modifications shall apply only to Building Sites and Lots then owned by the Developer, and to any alterations to existing Improvements or new Improvements on all other Sites and Lots. Modifications shall take effect upon recording.
- 12.8 **Duration.** These Covenants shall be binding upon Owners and shall continue and inure to the benefit of the Developer and its assigns for a period of fifty (50) years from the date of recording, unless the Developer earlier records an instrument terminating and releasing the requirements of these Covenants. At the end of fifty (50) years, these Covenants shall continue in effect unless the Developer or a majority of Owners of Building Sites and Lots within the Park executes and records an instrument terminating them.
- 12.9 **Addition to or Subtraction from the Property.** The Developer may, in its sole discretion, from time to time subject additional land to the Covenants by recording this document against such land and such additional land shall then be a part of the Property from and after the date of such recording. The Developer may also, in its sole discretion, by an appropriate recorded document, remove land from the effect of these Covenants and thereby reduce the extent of the Property, without the consent of the then Owner of such land. Section 12.8 permits termination of these Covenants in their entirety and this Section permits such a termination as to a part of the Property.

ARTICLE XIII Owners' Association

- 13.1 **Intention to Form an Owners' Association.** When the Park has been substantially developed, the Developer intends to form an owners' association for the purpose of enforcing these Covenants and maintaining and protecting the Common Elements. Formation of the Association shall occur:

- (a) at the discretion of the Developer when more than fifty-five percent (55%) and less than ninety-five percent (95%) of the Lots in the Park have been sold to Owners; or
- (b) at the discretion of the Developer at any time on or after January 1, 2020; or
- (c) when ninety-five (95%) or more of the Lots in the Park has been sold to Owners.

13.2 Creation of Owners Association. When the Developer elects to exercise option (a) or (b) above, or if the condition in (c) above has been satisfied, the Developer shall authorize the creation of the Association, by the filing of Articles of Incorporation of the Association with the Oklahoma Secretary of State. The Developer will give notice of the creation of the Association to all Owners who have notified the Developer of their name and address for notice purposes hereunder. All Owners shall be entitled and required to be members of the Association. The Association shall be known as South 75 Owners Association, Inc. or such other similar name as shall then be available. The Association shall be incorporated as a non-stock, non-profit corporation under the laws of the State of Oklahoma. The Articles of Incorporation and the Bylaws for the Association, which will become effective when the Developer authorizes the creation of the Association, shall be prepared by the Developer in its sole discretion, consistent with the provisions hereof. Upon creation of the Association, the Developer shall retain control over the operation and management of the Association through appointment or election of a majority of the Board of Directors until at least ninety-five percent (95%) of the total acreage contained in all of the Lots in the Park have been sold to Owners.

13.3 General Purposes of the Association. The Association, when formed, shall be responsible for implementing and insuring adherence to these Covenants and shall have the exclusive management and control of the Common Elements and enforcement of the restrictions contained herein. Additionally, the Association shall form an architectural review committee as provided in Section 13.11 for the purpose of reviewing and approving construction of Buildings or improvements in the Park as well as the remodeling, alteration or addition thereto.

13.4 Charges, Assessments and Special Assessments. According to the following procedures, the Association, shall levy such charges and assessments as may be necessary to carry out its stated purposes:

Voting: Votes shall be allocated to Owners of Lots based on the percentage that the square footage contained in an Owner's Lot bears to the total square footage of the Property, including additional property as added by Developer, but excluding the

Common Elements. Such vote shall be determined by using the following formula:

$$X = \frac{A}{B} \times 100$$

where the votes attributable to a Lot = X, the square footage of the Lot = A, the total square footage of all Lots = B and the total number of votes is 100.

For example, if the total area within the Property, excluding Common Elements is 1,000,000 square feet and an Owner's Lot contains 100,000 square feet, the Owner of such Lot, shall be entitled to cast a total of ten (10) votes. The Board of Directors shall determine the number of votes attributable to each Lot, using the assistance of such surveyors or engineers as necessary, at least five (5) days prior to the voting on any matter submitted to the members of the Association. The determination of such percentage by the Board of Directors shall be conclusive as to the number of votes attributable to each Lot. The votes of each Lot shall be cast as a block. The manner of determining how such votes shall be cast shall be decided by the Owners of each Lot. The Owners of each Lot, however, may not split the total votes attributed to a Lot. An Owner may cast its votes in person or by proxy in writing delivered to the Secretary of the Association, which proxy may be revoked at any time in person or in writing by the Owner.

- 13.5 General Annual Assessment.** All Lots and the Owners thereof shall be subject to a general annual assessment determined and levied by the Board of Directors of the Association for the purpose of defraying the costs and expenses of the Association in performing its stated purposes and functions, including but not limited to the maintenance and operation of the Common Elements and the enforcement of these Covenants. On or about December 15 of each year, the Board of Directors shall prepare an annual budget and shall determine a general annual assessment based thereon which shall be sufficient to meet the estimated costs and expenses of the Association for the ensuing year. The annual budget shall be considered and approved at the annual meeting by the members of the Association.

The general annual assessment shall be allocated and assessed against Owners of all Lots within the Property, on a pro rata basis based on the square footage of real estate owned, and shall be paid at the time and in the manner determined by the Board of Directors of the Association, which time shall not be sooner than thirty (30) days after the date of the annual membership meeting.

- 13.6 Special Assessments.** Each Lot and the Owners thereof shall be subject to special assessment by the Board of Directors of the Association to cover all or any part of any extraordinary expenses incurred by the Association but not included in the annual budget. Such special assessments shall be assessed against Owners of all Lots within the Property, on a pro rata

basis, based on the number of votes. Special assessments shall be due and payable sixty (60) days after the affirmative vote declaring such special assessments by the Board of Directors of the Association.

- 13.7 Collection and Enforcement.** The right to collect or enforce the collection of charges, assessments and special assessments is hereby delegated exclusively to the Association. The Owners of Lots shall be personally obligated to pay such charges, assessments and special assessments upon the Lots owned by them, and such charges, assessments and special assessments shall also be and constitute a lien, until paid, against the Lot to which charged. All charges, assessments and special assessments levied by the Association which are unpaid when due shall bear interest from such due date at the rate of twelve percent (12%) per annum until paid in full, and such interest, together with the underlying assessment, shall from such time become and remain a part of the lien upon such Lot until paid.

The Association shall have the exclusive and sole right and power to collect or enforce the collection of charges, annual assessments and special assessments, and to bring any and all actions and proceedings for the collection thereof and for the foreclosure of liens therefor. The Association, acting through the Board of Directors, and as representative of all members, may bring an action at Law against any Owner personally obligated for payment of unpaid assessments, or may foreclose the lien against any Lot. Any such foreclosure action shall be brought in the same manner as an action to foreclose a real estate mortgage, and there shall be added to the amount due the costs of suit and interest, together with reasonable attorneys' fees.

- 13.8 Liability for Payment of Charges and Assessments.** No Owner may exempt himself or his Lot from liability for contribution for charges and assessments levied by the Association by waiver of use of any of the Common Elements, or by the abandonment of his Lot; no conveyance shall relieve the seller or its Lot of such liability, and he shall be jointly, severally and personally liable along with the purchaser in any such conveyance for the charges and assessments incurred until the date of sale, and such charges and assessments against the Lot have been paid. Any interested person shall be entitled to a statement of unpaid assessments with respect to any Lot upon written request to the secretary of the Association.

- 13.9 Suspension of Membership.** The rights of any member in the Association including, but not limited to, the right to be represented in Association affairs, the right to be represented in votes cast, and the right to use of the Common Elements are subject to suspension by the Board of Directors for (a) failure or refusal to pay any assessment payable by a member during the period that such assessment payable by such member remains unpaid for more than 30 days; (b) an infraction of, default in, or breach of the By-laws of the Association, or this Declaration; and (c) any other breach or non-compliance by a member, as determined from time to time by the Board of Directors.

- 13.10 Developer's Conveyance to Association.** Within ninety (90) days of the Association's incorporation, the Developer shall convey the Reserve Areas to the Association by quit-claim deed.
- 13.11 Architectural Review Committee.** When all of the Lots have been sold to Owners and the Buildings and other improvements, as approved by Developer, been constructed thereon, or at the earlier election of the Developer, the Association shall form an architectural review committee (the "Committee") for the purpose of approving any construction of Buildings or improvements in the Park as well as the remodeling, alteration or addition thereto. After the formation of the Committee, no improvements or modifications of any kind or degree to existing improvements shall be made or constructed upon any Building Site or Lot until a detailed Site Plan together with any other plans required to be submitted under this Declaration have been reviewed and approved in writing by the Committee, which approval may be granted or withheld in the sole discretion of the Committee. The Committee shall consist of three (3) members, who shall be appointed by the Board of Directors of the Association. The members of the Committee shall serve at the pleasure of the Board. The vote of two (2) members of the Committee shall constitute the action of the Committee. Additionally, after the formation of the Committee, all of the provisions in this Declaration that require the approval of the Developer shall be deemed to require the approval of the Committee.

ARTICLE XIV Miscellaneous

- 14.1 Submission of Plans.** Whenever an Owner is required by these Covenants to submit plans of any kind to the Developer, such plans shall be submitted in duplicate and electronically via pdf. After the plans have been reviewed, one set shall be returned to the Owner with the Developer's approval and/or comments. The other set shall be retained by the Association.
- 14.2 Time for Approval.** Unless otherwise specifically provided herein whenever the Developer's approval is required hereunder, the Developer shall take action within thirty (30) days after receipt of the request for approval, together with all plans, specifications, or other documents required for evaluation of such request (unless a longer time is specifically provided for herein). If the Developer determines that additional material or information is necessary, this time period shall not begin until after such additional material or information is provided. If the Developer elects not to grant approval, it shall provide specific written objections within the thirty (30) day time period provided herein; otherwise the request shall be deemed to have been approved.
- 14.3 Developer not Liable.** The Developer, the Association and/or the members of the Committee shall not be liable for any damage, loss, or prejudice suffered or claimed by any person on account of:
- (a) The approval or disapproval of any plans, drawings, and

specifications, whether or not in any way defective;

- (b) The construction of any Improvements, or performance of any work, whether or not pursuant to approved plans, drawings, and specifications;
- (c) The development of any Building Site or other Lot within the Park; or
- (d) Waiver, variance, modification or termination of these Covenants.

14.4 Invalidity. Invalidation of any of the provisions of these Covenants, whether by court order or otherwise, shall in no way affect the validity of the remaining provisions which shall remain in full force and effect.

14.5 Captions. The captions of articles and sections herein are for convenience only and are not intended to be part of the Covenants or in any way to define, limit or describe the scope and intent of the particular article or section to which they refer.

14.6 Recording. Any reference herein to recording a document shall mean recording in the office of the County Clerk of Tulsa County, State of Oklahoma.

14.7 Notices. Every Owner shall give written notice to the Developer of its name and address for notice purposes (identifying the Lot it has acquired) within ten (10) days of becoming an Owner.

TO: HONORABLE MAYOR AND GLENPOOL CITY COUNCIL
FROM: GERALD S. GILBERT, PLANNING DIRECTOR
DATE: AUGUST 17, 2020
ITEM: PUD 30, MAJOR AMENDMENT NO. 3 (PUD 30C), AS DOCUMENTED IN PRELIMINARY DEVELOPMENT PLAN AND PRELIMINARY PLAT
REQUEST: A MAJOR AMENDMENT TO PUD 30A AND PRELIMINARY PLAT
APPLICANT: GOLD TEAM REALTY GROUP, LLC.
SITE: SEE LEGAL EXHIBIT/DESCRIPTION, GENERALLY LOCATED NORTH OF THE NORTHWEST CORNER OF 151ST STREET SOUTH AND SOUTH ELWOOD AVENUE INTERSECTION
ZONING: PUD 30A AND AG
COMP PLAN: GENERAL RESIDENTIAL

PROJECT DESCRIPTION:

The applicant is requesting a third Major Amendment to PUD 30 which would increase the PUD boundaries by approximately 10 acres. The increase in the PUD boundaries would allow for additional residential lots and re-arrangement of the park area and drainage pond area.

In addition, a 74-lot preliminary plat is also being requested which would replace the previously approved 64-lot preliminary plat.

BACKGROUND

The subject site, north of the northwest corner of S. Elwood Avenue and W. 151st Street is governed by PUD 30 "Glenpool Center South". PUD 30 was initially approved by the Planning Commission on December 14th, 2015, and subsequently approved by the City Council on January 4th, 2016, as Ordinance No. 714. PUD 30 is comprised of a 39.246-acre site which is divided into three Development Areas A, B and C as outlined below:

Area	Size	Land Use
Area A	8.302 acres	Commercial, abutting 151 st Street/Hwy 67
Area B	10.944 acres	Mini Storage (constructed)
Area C	20.000 acres	Residential

A Minor Amendment, Site Plan and Final Plat for Development Areas A and B, known as "Glenpool Center South", were approved by the Planning Commission on August 8, 2016 and by the City Council on August 15, 2016. The plat for Glenpool Center South was filed of record on August 22, 2016.

Major Amendment No. 1, known as PUD 30A, along with a Preliminary Plat for Development Area C, to be known as the “Redbud Glen Subdivision”, was approved by the Planning Commission on December 10, 2018, and by the City Council on April 15, 2019. PUD 30A amended Development Area C by modifying minimum lot widths, lot areas, and similar bulk and area standards as well as minimum dwelling unit sizes outlined in the Development Plan text. A 64-lot preliminary plat, known as, *Redbud Glen* was also approved within Area C of the PUD.

Although it is only incidental to the application under consideration, a Major Amendment No. 2, known as PUD 30B, was approved by the Planning Commission on April 8, 2019, and by the City Council on April 15, 2019. This amendment had the effect of modifying the building line on Development Area A and an increase in the permitted floor area for Development Area B (Arrowhead Self-Storage).

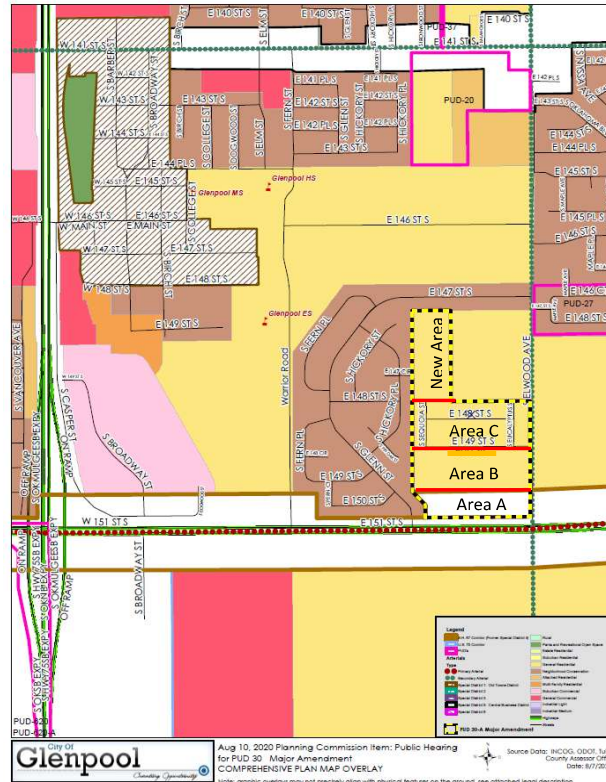
For this reason, the application under consideration, although limited to Development Area C/Redbud Glen Subdivision is denominated Major Amendment No. 3, PUD 30C.

COMPREHENSIVE PLAN/ZONING:

The Glenpool Comprehensive Plan provides basis for the City’s zoning policy. The Comprehensive Plan designates **Development Area C** as being within City’s **General Residential**; from the Comp Plan: *This designation covers areas with predominantly single-family residential uses at typical in-city densities. Development Types:*

- *Detached residential dwellings*
- *Planned development, potentially with a mix of housing types and varying densities, subject to compatibility and open space standards*
- *Public/institutional uses*
- *Parks and public spaces*

The subject site boundary is outlined in yellow/black dashed lines in the Comprehensive Plan illustrated below. This includes previously approved PUD 30A, Redbud Glen, formerly Development Area C.



The zoning for this site, formerly Development Area C, is PUD 30A. The proposed amendment entails adding approximately 10-acres to the northwestern edge of the existing PUD boundaries as shown by the narrow strip marked “New Area”. This 10-acre area is zoned AG and will be changed to PUD 30C and included in the scope of the Development Plan.

Access:

Limits of access along Elwood Avenue is shown on face of plat.

Services:

The property is served by City sewer; CCRWD No. 2 is the water purveyor.

Surrounding Land Uses:

Land use and zoning of properties immediately adjacent to the site of the zoning request marked as “New Area” are as follows:

	Zoning	Land Use
North	RS-3 Single Family High Density	Platted Developed
South	PUD 30A	Residential, formerly Development Area c
East	AG	Unplatted Undeveloped
West	RS-3 Single Family High Density	Detached single-family residential

ANALYSIS AND DEVELOPMENT REQUIREMENTS:

Amendment to PUD 30A: To obtain approval of a Major Amendment to a PUD, the applicant must submit a Concept Plan, including site development plan, plats, parks and recreation schematic plans, amenity plans, building design elevations, a written narrative describing the development standards proposed to govern the PUD, and other documents to demonstrate **that the development, if approved, will be of a higher quality than a standard development, will yield a substantial community benefit, and will result in other benefits, such as:**

- 1. An efficient provision of infrastructure that sustains the natural environment;*
- 2. Continuity of the roadway system that effectively distributes and calms traffic both within and through the development;*
- 3. Pedestrian systems via on-street bicycle lanes or off-street bicycle trails and sidewalks that improve pedestrian and bicycle circulation;*
- 4. Good transitioning of housing types within the development and with development adjacent to the PUD;*
- 5. Protection and preservation of natural resources and valued or sensitive land features; and*
- 6. Improved development quality that includes landscape and other decorative treatments along perimeter collector and arterial streets and the perimeter of the development.*

Once the Concept Plan has been reviewed by staff and the Technical Advisory Committee, revisions to the Concept Plan are embodied in the Preliminary PUD Development Plan. The Preliminary Development Plan approved by the Planning Commission on August 10, 2020, and presented to you now, contains commitments, intended to satisfy demonstrate **the development, if approved, will be of a higher quality than a standard development, will yield a substantial community benefit and will result in other benefits (as listed above).**

- The project is a private gated community includes a 0.27-acre common open space, located in near the northwest corner of the property; this site will include a community playground and gathering area; and
- Applicant has indicated 50K has been budgeted for amenities, including a pergola and children's' play equipment; and
- Landscaped internal trail system; and
- Landscaped ROW with serpentine sidewalk; and
- Decorative fence (stucco or wood panels) with decorative rock columns on the exterior sides and rear of the property.

Preliminary Plat:

The 64-lot Redbud Glen preliminary plat was approved by the Planning Commission on April 8, 2019. The applicant is proposing a new preliminary plat, Redbud Glen Addition, that would replace the existing plat as well as add approximately 6-acres to the area proposed to be subdivided.

The new plat would be comprised of 74 residential lots and proposes to relocate the detention pond as well as the recreational area to the northwestern portion of the lot. Attached as an exhibit is the previously approved 64-lot preliminary plat (Redbud Glen) and the new preliminary plat (Redbud Glen Addition).

The TAC reviewed the preliminary plat on July 24,2020. Several minor corrections were recommended by the reviewing entities and will be incorporated into the preparation of the final plat that will be reviewed and acted upon the Commission at a future date.

PLANNING COMMISSION ACTION:

After deliberating on August 10, the Planning Commission makes the following recommendations:

1. Recommend approval to City Council of Major Amendment No. 3 (PUD 30C) modifying PUD 30 Development Standards; and
2. Approval of the preliminary plat Redbud Glen Addition subject to the following conditions:

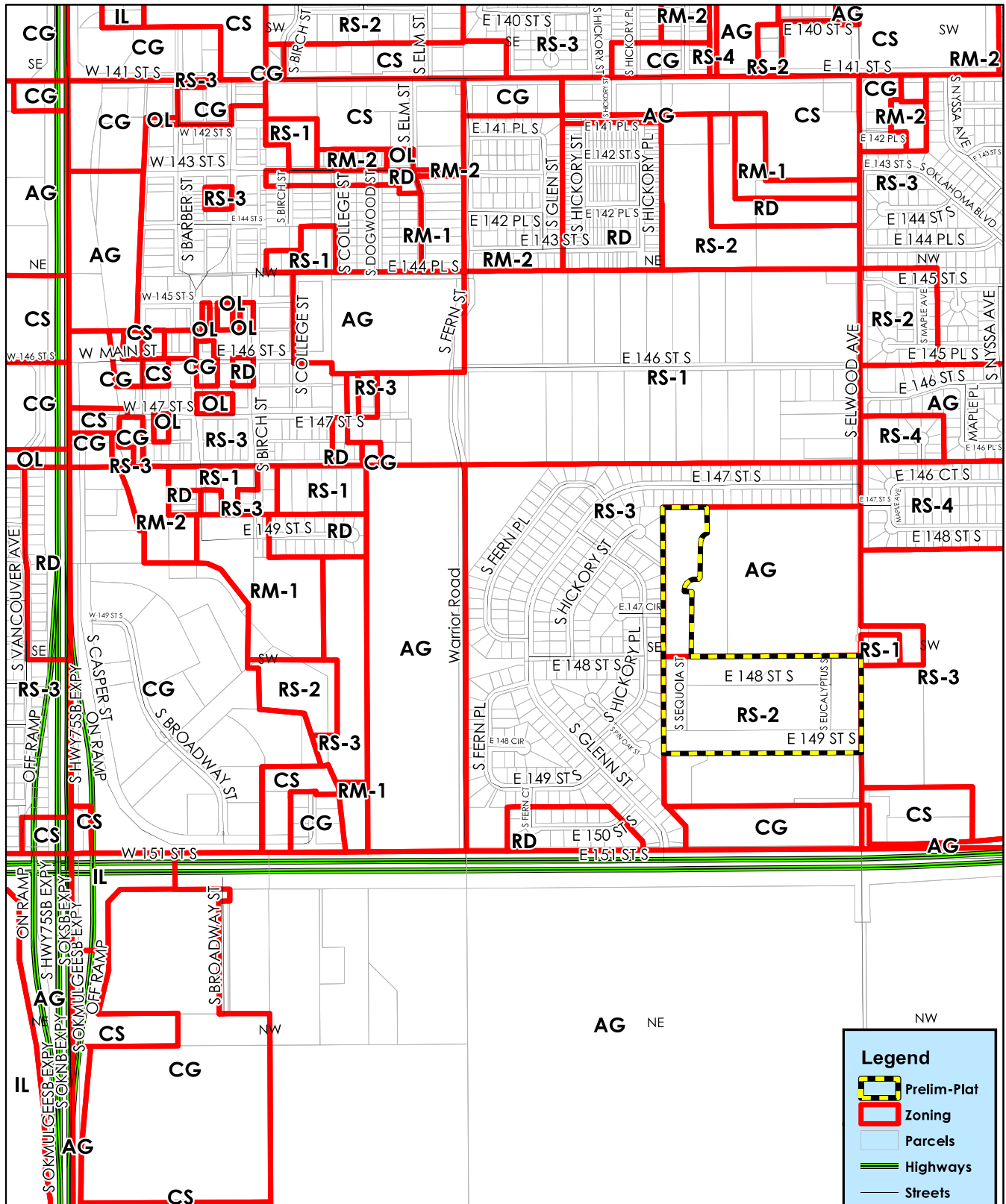
Minor corrections to the redlined preliminary plat, Sanitary Sewer Plans, Streets and Drainage Plan, and Drainage Study dated August 7, 2020

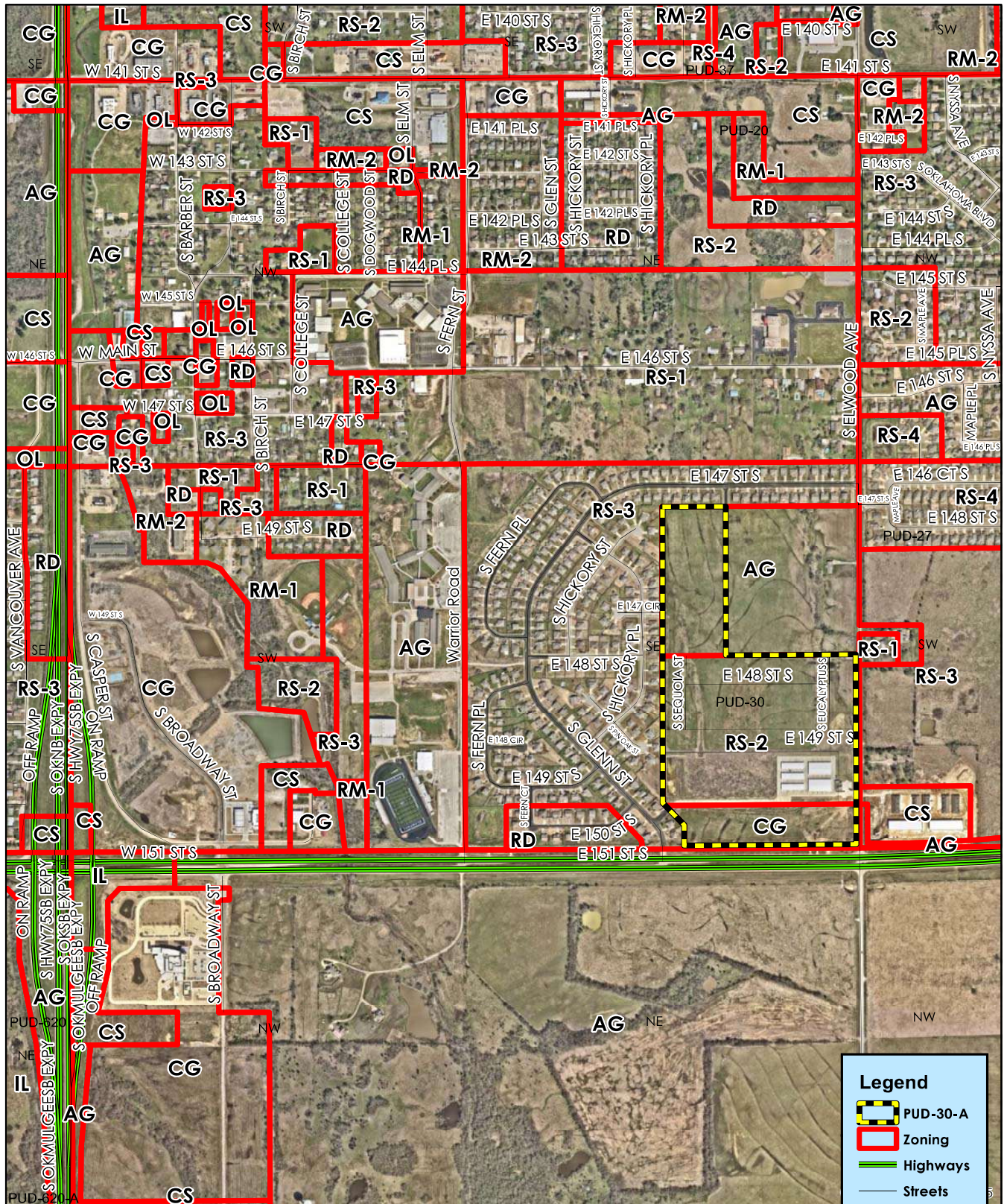
STAFF RECOMMENDATION:

Staff recommends the City Council affirm the Planning Commission action and recommendation.

ATTACHMENTS:

1. Re-zoning application
2. Legal Description
3. Aerial Photo
4. Comprehensive Plan Map
5. Zoning Map
6. Preliminary Plat Redbud Glen (approved plat)
7. Preliminary Plat Redbud Glen Addition (proposed plat)
8. Redbud Glen, Preliminary PUD Development Plan



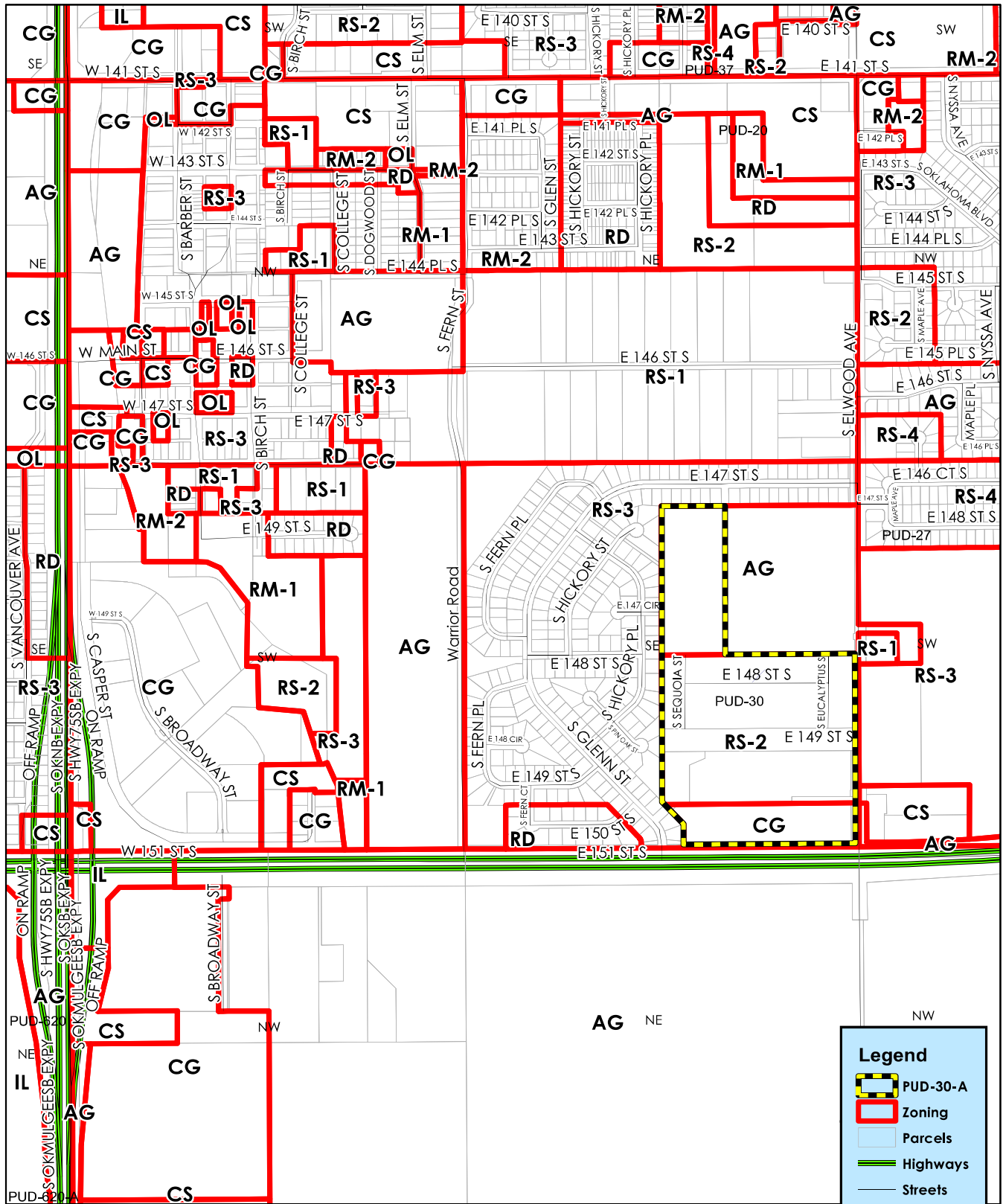


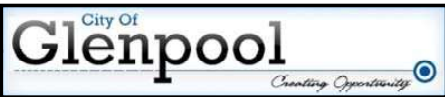
**Aug 10, 2020 Planning Commission Item: Public Hearing
for PUD-30-A Major Amendment**

Note: graphic overlays may not precisely align with physical features on the ground, see attached legal description.



Source Data: INCOG, ODOT, Tulsa
County Assessor Office
Date: 8/7/2020





Note: graphic overlays may not precisely align with physical features on the ground, see attached legal description.

Source Data: INCOG, ODOT, Tulsa
County Assessor Office
Date: 8/7/2020



**AMERICAN EAGLE
LAND SURVEYING, LLC**

2023 West 111th Street, Jenks, OK 74037
Ph 918-640-4162 Fax 918-894-5248
darrellbible@gmail.com

Order No. 2001055

"ATTACHMENT"

LEGAL DESCRIPTION

A tract of land that is part of the Northeast Quarter of the Southeast Quarter (NE/4 SE/4) of Section Fourteen (14), Township Seventeen (17) North, Range Twelve (12) East of the Indian Meridian being more particularly described as follows:

Commencing at the Southeast Corner of said Section Fourteen (14) Thence North 1°07'06" West and along the East line of said Section Fourteen (14) for a distance of 1321.74 feet to the Southeast corner of said NE/4 SE/4 Thence South 88°47'41" West along the South line of said NE/4 SE/4 a distance 893.14 feet to the POINT OF BEGINNING; Thence continuing South 88°47'41" West along the South line of said NE/4 SE/4 a distance 426.37 feet to a point on the East Line of "THE CROSSING AT GLENPOOL, PHASE 5" a Subdivision within the City of Glenpool, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof, Plat No. 6617; Thence North 1°07'30" West and along the East Line of said "THE CROSSING AT GLENPOOL, PHASE 5" and the East Line of "THE CROSSING AT GLENPOOL, PHASE 4" a Subdivision within the City of Glenpool, Tulsa County, State of Oklahoma, according to the Amended Recorded Plat thereof, Plat No. 6569 for a distance of 1021.65 feet to a point on the South Line of "THE CROSSING AT GLENPOOL, PHASE 2" a Subdivision within the City of Glenpool, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof, Plat No. 6617; Thence North 88°47'19" East and along the East Line of said "THE CROSSING AT GLENPOOL, PHASE 2" for a distance of 426.37 feet; Thence South 1°07'30" East for a distance of 1021.70 feet to the POINT OF BEGINNING, containing 10.0 acres of land more or less. This legal description provided January 17, 2020 by Darrell Bible, L.S. #1731 in and for the State of Oklahoma.



**AMERICAN EAGLE
LAND SURVEYING, LLC**

2023 West 111th Street, Jenks, OK 74037
Ph 918-640-4162 Fax 918-894-5248
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Commencing at the Southeast Corner of said Section Fourteen (14) Thence North 1°07'06" West and along the East line of said Section Fourteen (14) for a distance of 1321.74 feet to the Southeast corner of said NE/4 SE/4 Thence South 88°47'41" West along the South line of said NE/4 SE/4 a distance 24.75 feet to the POINT OF BEGINNING; Thence continuing South 88°47'41" West along the South line of said NE/4 SE/4 a distance 868.39 feet; Thence North 1°07'30" West for a distance of 1021.70 feet to a point on the South Line of "THE CROSSING AT GLENPOOL, PHASE 2" a Subdivision within the City of Glenpool, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof, Plat No. 6617; Thence North 88°47'19" East and along the East Line of said "THE CROSSING AT GLENPOOL, PHASE 2" for a distance of 868.51 feet; Thence South 1°07'30" East for a distance of 1021.79 feet to the POINT OF BEGINNING, containing 20.37 acres of land more or less. This legal description provided January 17, 2020 by Darrell Bible, L.S. #1731 in and for the State of Oklahoma.

CITY OF GLENPOOL PLANNING COMMISSION**[X] ZONING [] PUD [] PUD AMENDMENT**CASE NUMBER GZ- 251

12205 S. Yukon Ave - Glenpool, Oklahoma 74033 - (918) 209-4610 - FAX (918) 209-4611

www.glenpoolonline.com**APPLICATION INFORMATION**RECEIVED BY: _____ DATE FILED: 11/06/15 TAC DATE: _____ PC DATE: 12/04/15 CITY COUNCIL DATE: _____☐ RES ☐ NON-RES ☒ COMBO RELATED ZONING OR PUD #: 30 BUILDING PERMIT APPLICATION NUMBER _____☐ GLENPOOL CITY LIMITS NEIGHBORHOOD ASSOCIATIONS: _____**SUBJECT PROPERTY INFORMATION**ADDRESS OR DESCRIPTIVE LOCATION: See Exhibit "A" attached hereto. TRACT SIZE: 8.302 ACLEGAL DESCRIPTION: See Exhibit "B" attached hereto.PRESENT USE: Vacant PRESENT ZONING: AG - Agriculture District**INFORMATION ABOUT YOUR PROPOSAL**PROPOSED NEW ZONING: CG DEV. AREAS AFFECTED BY PUD AMENDMENT: _____ PUD PROPOSAL ATTACHED ☒ Y ☐ NPROPOSED USE: Commercial General NATURE OF PUD AMENDMENT: _____

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	<u>Lou Reynolds</u>	NAME	<u>Trustees of the Amended Robert L. Horner Revocable Trust c/o Lou Reynolds</u>
ADDRESS	<u>2727 East 21st Street, Suite 200</u>	ADDRESS	<u>2727 East 21st Street, Suite 200</u>
CITY, ST, ZIP	<u>Tulsa, Oklahoma 74114</u>	CITY, ST, ZIP	<u>Tulsa Oklahoma 74114</u>
DAYTIME PHONE	<u>(918) 747-8900</u>	DAYTIME PHONE	<u>(918) 747-8900</u>
EMAIL	<u>rlreynolds@ellerdetrich.com</u>	EMAIL	<u>rlreynolds@ellerdetrich.com</u>
FAX	<u>(918) 392-9415</u>	FAX	<u>(918) 392-9415</u>
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.			
SIGNATURE & DATE: <u>[Signature]</u>		November 6, 2015	

DOES OWNER CONSENT TO THIS APPLICATION? ☒ Y ☐ N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Lawyer for Purchaser

APPLICATION FEES			
BASE APPLICATION FEE	\$		<u>400⁰⁰</u>
ADDITIONAL FEE	ACRES x SLIDING FEE =	\$	APPLICATION SUBTOTAL \$
NEWSPAPER PUBLICATION TO BE BILLED TO APPLICANT		\$	
SIGNS	\$50 X <u>2</u> =	\$	<u>100⁰⁰</u>
300' PROPERTY OWNERS MAILING & POSTAGE	\$1.00 per Name =	\$	NOTICE SUBTOTAL \$
RECEIPT NUMBER:		TOTAL AMOUNT DUE	\$ <u>500⁰⁰</u>

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

DISPOSITION

STAFF RECOMMENDATION:	
PC RECOMMENDATION:	PC ACTION DATE/VOTE:
CITY COUNCIL ACTION DATE/VOTE	ORDINANCE NO:
PLAT NAME	PLAT WAIVER [] Y [] N

REVISED 7/23/2012

PLATTING REQUIREMENT

For the purposes of providing a proper arrangement of streets and assuring the adequacy of open spaces for traffic, utilities, and access of emergency vehicles, commensurate with the intensification of land use customarily incident to a change of zoning, a platting requirement is established as follows:

For any land which has been rezoned to a zoning classification other than AG upon application of a private party or for any land which has been granted a special exception by the Board of Adjustment as enumerated within Use Units 2, 4, 5, 8, and 20, no building permit or zoning clearance permit shall be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, as the case may be, submitted to and approved by the Planning Commission, and filed of record in the office of the County Clerk where the property is situated. Provided that the Planning Commission, pursuant to their exclusive jurisdiction of subdivision plats, may remove the platting requirement upon a determination that the above stated purposes have been achieved by previous platting or could not be achieved by a plat or replat.

I hereby certify that I have read and understand the above requirements and that I will plat, replat or have the platting requirements waived for the subject property in case number PUD 30.


Applicant's Signature

November 6, 2015
Date

Glenpool Planning Commission Case Number: PUD 30

• Technical Advisory Committee (TAC) Meeting Date: <u>Friday,</u> <u>10:00 a.m.</u> Glenpool Community Development Conference Room Glenpool City Hall/Conference Center 2nd Floor 12205 South Yukon Ave, Glenpool, Oklahoma 74033
• Glenpool Planning Commission: Date: <u>Monday,</u> <u>6:30 p.m.</u> Glenpool City Council Chambers Glenpool City Hall/Conference Center 3rd Floor 12205 South Yukon Ave, Glenpool, Oklahoma 74033
• Glenpool City Council: Date: <u>Monday,</u> <u>7:00 p.m.</u> Glenpool City Council Chambers Glenpool City Hall/Conference Center 3rd Floor 12205 South Yukon Ave, Glenpool, Oklahoma 74033

A person knowledgeable of the application and the property must attend the meetings listed above to represent the application. Site Plans and development proposals should be submitted at the time of application. Photos or renderings may be presented at the hearing.

REVISED 7/23/2012

EXHIBIT "B"

15086

South Tract

A TRACT OF LAND THAT IS PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (S/2 SE/4 SE/4) OF SECTION FOURTEEN (14), 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE SOUTH 88°48'03" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 1176.41 FEET; THENCE NORTH 1°11'58" WEST, DEPARTING SAID SOUTH LINE AND ALONG THE EASTERLY LINE OF "THE CROSSING AT GLENPOOL PHASE I" CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6067), FOR A DISTANCE OF 163.83 FEET; THENCE NORTH 44°10'59" WEST, CONTINUING ALONG SAID EASTERLY LINE, FOR A DISTANCE OF 186.15 FEET; THENCE NORTH 88°48'03" EAST FOR A DISTANCE OF 1303.75 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 1°07'05" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, FOR A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 361,627 SQUARE FEET, OR 8.302 ACRES.



APPLICATION FOR PUD MAJOR AMENDMENT

DETERMINATION OF MAJOR AMENDMENTS. In reaching a determination as to whether a change is minor and may be approved by the City Planner or is a major modification requiring Planning Commission review and recommendation and Council approval, the following criteria shall be used:

1. Any increase in intensity of use is a major amendment.
2. Any increase in total usable floor area, the total number of dwelling or lodging units, or the amount of outdoor area devoted to a use is a major amendment.
3. Any change that necessitates an increase of 10 percent or more in the number of parking spaces required is a major amendment.
4. Any structural alteration that significantly affects the basic size, form, style, and location of a building, particularly in relation to sensitive uses, is a major amendment.
5. Any reduction in the amount of open space or buffer yard, or any change in the location or characteristics of open space, is a major amendment; and
6. Any change in use from one use group to another is a major amendment.

REVIEW CRITERIA The review criteria for any Major PUD Amendment shall be the same as that used in the original review and approval of the PUD. The City is not obligated to amend the PUD but may consider an amendment if the original spirit and intent of the PUD is not adversely affected.

AMENDMENTS TO AN APPROVED PUD When a PUD has completed the entire zoning and platting processes and is recorded, the amendment process will typically require a revised FDP and an amended Final Plat, provided that the spirit and intent of the revised PUD is similar to the original PUD.

I, the undersigned applicant, certify information contained within this application is true and correct.

APPLICANT SIGNATURE:

 DATE: 7/1/20

PROPERTY OWNER SIGNATURE:

 DATE: 7/1/20

THE CITY OF GLENPOOL PLANNING COMMISSION MEETS AT 6:30 PM ON THE 2ND (SECOND) MONDAY OF EVERY MONTH, BE SURE TO CHECK THE OFFICIAL MEETING CALENDAR TO CONFIRM (MEETINGS ARE SOMETIMES SHIFTED TO ACCOMMODATE CITY RECOGNIZED HOLIDAYS).

MEETING ARE HELD AT THE GLENPOOL CITY HALL, COUNCIL CHAMBERS ON THE 3RD FLOOR, 12205 S. YUKON AVENUE, GLENPOOL, OK 74033

FOR ADDITIONAL INFORMATION, PLEASE CALL THE CITY OF GLENPOOL COMMUNITY DEVELOPMENT DEPARTMENT AT 918-209-4610 OR VISIT THE CITY'S WEBSITE:

12205 S Yukon Ave • Glenpool, OK 74033 • P: (918) 322-5409 • F: (918) 322-5432

Updated: 2020/15/05
Page 1 of 6

Glenpool

Creating Opportunity

* APPLICANT TO PROVIDE
TRANSMISSION RECEIPT
FROM INTEGRITY
TO THE

APPLICATION FOR PUD MAJOR AMENDMENT SUBMITTAL CHECKLIST

ITEM NO.	APPLICANT INITIAL	COG INITIAL	SUBMITTAL MATERIALS
1	AKS	Full	COMPLETED APPLICATION
2	AKS	*	LIST OF PROPERTY OWNERS WITHIN 300 FOOT RADIUS OF OUTER BOUNDARIES OF SUBJECT SITE, AS WELL AS ADDRESSED ADHESIVE ENVELOPE LABELS FOR SUCH PROPERTY OWNERS AS LISTED IN OFFICE OF COUNTY CLERK COMPILED BY FULLY BONDED ABSTRACT AND TITLE COMPANY
4	AKS	**	PROCESSING FEE (\$250) + SIGN FEE (\$50.00) + (\$1.00) FOR EACH REQUIRED PUBLIC HEARING NOTICE ¹
5	AKS	Full	REVISED ☒ CONCEPT ☒ PRELIMINARY OR ☐ FINAL DEVELOPMENT PLAN (5)
6	AKS	Full	REVISED ☒ SKETCH PLAT ☒ PRELIMINARY PLAT OR ☐ FINAL PLAT APPLICATION SUBMITTED CONCURRENTLY
7	AKS	Full	APPLICANT PROPOSING TO AMEND AN APPROVED CDP, PDP, OR FDP SHALL FILE AN APPLICATION AND PLANS THAT CLEARLY DEPICT THE AREAS TO BE AMENDED, BOTH AS THEY WERE ORIGINALLY APPROVED AND AS THEY ARE PROPOSED TO BE REVISED. SEE PAGE 4-6 FOR UNIQUE SUBMITTAL REQUIREMENTS
8	AKS	Full	IF PROPERTY IS NOT PLATTED, ATTACH LEGAL DESCRIPTION (8.5 X 11 AND ELECTRONIC: WORD.DOC OR PDF)

NUMBER OF NOTICES

- BAY
color
PDF

A. APPLICANT

NAME: Gold Team Realty Group, LLC
 ADDRESS: 2502 East 21st Street, Suite B
 CITY: Tulsa STATE: OK ZIP CODE: 74114
 PHONE: 918-582-0139 EMAIL: astaabtulsa@gmail.com

RECEIVED
JUL 02 2020
BY: PLA

B. PROPERTY OWNER

SAME AS APPLICANT: YES: ☐ NO: ☒
 NAME: Redbud Glen, LLC
 ADDRESS: 2502 East 21st Street, Suite B
 CITY: Tulsa STATE: OK ZIP CODE: 74114
 PHONE: 918-582-0139 EMAIL: astaabtulsa@gmail.com

¹ Rezone application requires public hearing notice be published in newspaper of general circulation; Tulsa World will contact applicants, to collect publication fee prior to publication, failure to pay could result in delay of public hearing.



C. SITE INFORMATION

PUD NO.: 90A PRESENT USE: _____

COMPREHENSIVE PLAN DESIGNATION: _____

PARCEL NO. _____ PARCEL NO. _____

PARCEL NO. _____ PARCEL NO. _____

D. MAJOR AMENDMENT | RATIONALE FOR THE REVISION SHALL BE PROVIDED

WHY IS THE REVISION BEING PROPOSED?

PUD revision is requested to relocate the detention area. The proposed location will better facilitate future development activity.



1. CONCEPTUAL DEVELOPMENT PLAN (CDP) FOR A PUD.

SUBMITTAL REQUIREMENTS.

CDP shall provide the information set out in Chapter 3, Subchapter 4, Planned Unit Developments, and the following additional information:

1. Existing and proposed land uses, their relationship to each other, and to surrounding uses. This plan may take the form of a "bubble" map that shows proposed use types in an approximate fashion, including tentative circulation diagrams and anticipated buffers or screening.
2. A map depicting physiographic information for the subject property such as soil types, topography and any severe slopes, geology, vegetation, flood plain boundaries and the location and availability of water and sanitary sewer services.
3. A written narrative that includes:
 - a. The approximate number of acres of each type of land use.
 - b. The character, density, and intensity of dwellings, structures, and uses on each section of the PUD.
 - c. Justification for the proposed uses, density and/or intensity in relation to existing or proposed surrounding uses.
 - d. Proposed phasing of the development, if any, and a general indication of the expected development schedule.
 - e. General discussion of the anticipated impacts that build-out may have on community facilities and the measures necessary to address those impacts.

EFFECT OF CDP PROCESS.

City staff will not approve or deny any CDP, but will offer comments and recommendations to address the review criteria in Subsection E above, to facilitate the preparation of a Preliminary Development Plan as set out in Section 11-9-10, below. Completion of the CDP process shall not provide any vesting for the development or obligate the City to approve a Preliminary or Final Development Plan when each is submitted.

2. PRELIMINARY DEVELOPMENT PLAN (PDP) FOR A PUD.

The purpose of a PDP is to provide a detailed site layout for the proposed PUD. Like a Preliminary Plat prior to a Final Plat, PDP approval provides the basis for approval of a Final Development Plan.

SUBMITTAL REQUIREMENTS. A PDP application shall include the following information:

1. Proposed building envelopes, common open areas, public uses, amenities and common use facilities to be dedicated to the City or reserved in common ownership.
2. Approximate locations of all buildings, structures, and improvements, and open space around buildings and structures.

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3. A written statement describing the proposed PUD character, to justify the creation of the PUD, and further narrative to elaborate on the overall design style, colors, materials, and sign program for the PUD, which may be accompanied by conceptual elevations or renderings.
4. Plans, reports, and diagrams that include:
 - a. Proposed off-street parking and loading areas.
 - b. A circulation plan showing the proposed car, truck, bicycle, and pedestrian networks and their relationship with existing or proposed streets.
 - c. Any special engineering features, such as, but not limited to, stormwater detention areas, drainage plan, utility plan and traffic control improvements.
 - d. Designation of any improvements to be dedicated to, or accepted by, the City.
 - e. Proposed open space, buffering, perimeter design treatments and amenity plans.
5. A development schedule indicating:
 - a. The approximate date when construction of the project is expected to commence.
 - b. The phases in which the project will be built and the approximate sequence and timing of when the public improvements, landscaping, buffering, and amenities are proposed to begin and be completed in conjunction with the phasing schedule.
 - c. Anticipated development rates per year in terms of acres, number of residential units, square footage of nonresidential floor area, or similar quantitative measures.
 - d. The location and area of common open spaces that will be provided at each stage.
6. Legal agreements, provisions, and/or covenants and restrictions to govern the use and maintenance of common areas.
7. The names and addresses of all property owners within 300 feet of the PUD boundary.

EFFECT OF PDP DECISION.

Following the approval of a PDP, the applicant may submit an application for a Final Development Plan and for a Preliminary or a Final Plat.

An approved PDP may be finalized by more than one FDP and Final Plat.

If the PDP is denied, the applicant may submit an amended PDP addressing the issues central to the denial of the PDP. Such a submittal will not be considered a substantially similar application.

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The purpose of an FDP is to finalize the approval of the PUD and provide documentation for the recordation of a Final Plat(s) to be submitted to complete the development of the PUD.

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1. All materials and information required for a Final Plat.
2. A list of all conditions of approval of the PDP and a statement of how each condition was addressed on the FDP.

3. All of the items required for a site plan as set out in Appendix A, Site Plan Submittal Requirements, and the following information pertinent to the PUD:
 - a. The approved specific density, including the specific densities assigned to individual phases in a phased PUD.
 - b. Required setbacks along all street frontages and any build-to lines or other special building setback or spacing provisions within the interior of the development.
 - c. A list of all approved and specifically excluded uses, including the areas in which such uses are allowed or excluded. All uses shall be classified as provided in this Title, or, if alternative classifications are used, they shall be defined and justified.
 - d. A final narrative describing all aspects of the final PUD, to be incorporated by reference, along with the FDP, into the ordinance establishing the PUD district.
 - e. Proposed building footprints, or envelopes, for all buildings and major structures, excluding single-family dwellings
 - f. Sidewalks, pedestrian ways, trails, and associated structures.
 - g. Drainage facilities and stormwater best management practice improvements.
 - h. Open space and other amenities.
 - i. Major utility locations and easements.
 - j. All other improvements that reflect significant aspects of the approval of the PUD.
 - k. A development schedule for all private and commonly owned site improvements, including, but not limited to, circulation networks, curbs and gutters, signage and street and trail lighting.

EFFECT OF APPROVAL.

1. Upon approval of the FDP, a Final Plat and all related agreements shall be executed and shall be recorded by the County Clerk of Tulsa County.
2. Applications involving site plans, Zoning Clearance Permits, and building permits, consistent with the FDP, may then be filed, approved, and permits issued to implement the FDP.
3. Any property owner association created to administer the common land in the PUD shall be incorporated.

[illegible]

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER SE4/40 OF SECTION FOURTEEN 40A TOWNSHIP SEVENTEEN (77) NORTH, RANGE THREE 103 EAST OF THE INDIAN MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION FOURTEEN THENCE NORTH 17°04'48" EAST ALONG THE EAST LINE OF SAID SECTION FOURTEEN FOR A DISTANCE OF 0.682 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 89°05'45" WEST, AND ALONG THE NORTH LINE OF "CLEMSON, CENTER QUARTY", A SUBDIVISION WITHIN THE CITY OF OKLAHOMA, "TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDS OF SAID COUNTY, FOR A DISTANCE OF 1.000 FEET TO THE POINT OF THE EAST LINE OF THE "CROSSING AT CLEMSON, PHASE 1", A SUBDIVISION WITHIN THE CITY OF CLEMSON, "TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT OF PLAT, NO. 6062, THENCE NORTH 73°02' WEST AND ALONG THE EAST LINE OF SAID "THE CROSSING AT CLEMSON, PHASE 1" FOR A DISTANCE OF 1.000 FEET TO THE POINT OF THE EAST LINE OF SAID "PHASE 1" TO POINT ON THE EAST LINE OF SAID SECTION FOURTEEN, THENCE SOUTH 17°05'04" EAST AND ALONG THE EAST LINE OF SAID SECTION IN A DISTANCE OF 0.682 FEET TO THE POINT OF BEGINNING.

S. 01°30'05" E ALONG THE EAST LINE OF THE SE/4, SECTION 14, T17N, R12E, LM.

BL	BUILDING LIMIT LINE	GOLD TEAM REALTY GROUP, LLC
U/E	UTILITY EASEMENT	ARM STRAP
D/E	DRAINAGE EASEMENT	2600 EAST 25TH STREET, SUITE B
F/E	FENCE EASEMENT	TULSA OK 74114
LE	LANDSCAPE EASEMENT	
EX	EXISTING	ENGINEER/SURVEYOR:
RM	RECORD MEASUREMENT	ORATION TULL
50 FT	SQUARE FEET	220 E. 9th St.
GROUND	CROWLEY COUNTY RURAL WATER DISTRICT #2	TULSA, OK 74119
SET	STREET ADDRESS	PH: 918.584.0347

SUBJECT TRACT DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY IN WHICH THE PROPERTY IS LOCATED. ZONE X (0.5% ANNUAL FLOOD) - AREAS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
FIRM PANEL: 42150400K
EFFECTIVE DATE: 08/03/2019
THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAPS. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. UTILITY EASEMENT

DOCUMENT

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OBSA STANDARDS.

2. ALL WORKMANS AND PAIDERS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

3. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROPOSED SPECIFICATIONS.

4. ALL CURBS/ROADWAYS/PAVEMENT RAMP DESIGN SHALL CONFORM TO ALL STANDARDS OR LOCAL RESTRICTIVE CODES. OTHERWISE IS WORK IN VIOLATION.

5. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR CURBS AND GUTTERS, CONCRETE, AND PAVEMENT TO EXISTING IN CURB AND ADJACENT.

7. CONTRACTOR SHALL MAINTAIN ALL EXISTING PAVEMENT, SIDEWALKS, DRIVEWAYS, CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO FURNISH EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.

8. PERKS TO LIFT PAVEMENT SHALL BE MAINTAINED.

9. ALL PRIVATE STREETS ARE LOCATED WITHIN WORKER AREAS TO BE

PROPOSED SIDEWALK	
STANDARD ASPHALT PAVING RESERVE AREA "C"	
5" CONCRETE PROPOSED SIDEWALK TO BE BUILT BY DEVELOPER	
5" GRAVEL PROPOSED PATH TO BE BUILT BY DEVELOPER	

[illegible]

This document, and the ideas and designs incorporated herein, are an integral part of professional service, the property of Carlson, Tull & Associates, Inc. and is not to be used, in whole or in part, for any other project, without the written permission of Carlson, Tull & Associates, Inc.

PROJECT NO. 1840052
BIDDING NO. 47210820
CONTACT - JERRY KILGO
CONSULTANT

ISSUED FOR CONSTRUCTION

C 2008 Carlson, Tull & Associates, Inc.

REGISTERED PROFESSIONAL ENGINEER
JAN 11 2013
EELSS
25429
OKLAHOMA

PRELIMINARY PLAT
C-101

PARCEL LINE TABLE		
LINE #	LENGTH	DEFLECTION
L1	34.96'	S88° 54' 32" E
L2	34.61'	S76° 35' 00" E
L3	18.85'	S76° 35' 00" E
L4	29.50'	S88° 53' 35" E
L5	16.73'	N12° 35' 10" E
L6	26.42'	N12° 35' 10" E
L7	33.74'	A89° 02' 05" E
L8	34.53'	N17° 18' 43" E
L9	14.52'	N17° 18' 43" E
L10	30.86'	N89° 01' 36" E
L11	25.17'	S78° 48' 01" E
L12	35.57'	S78° 48' 01" E
L13	33.86'	N02° 02' 40" E

[illegible]



APPLICATION FOR PUD MAJOR AMENDMENT

DETERMINATION OF MAJOR AMENDMENTS. In reaching a determination as to whether a change is minor and may be approved by the City Planner or is a major modification requiring Planning Commission review and recommendation and Council approval, the following criteria shall be used:

1. Any increase in intensity of use is a major amendment.
2. Any increase in total usable floor area, the total number of dwelling or lodging units, or the amount of outdoor area devoted to a use is a major amendment.
3. Any change that necessitates an increase of 10 percent or more in the number of parking spaces required is a major amendment.
4. Any structural alteration that significantly affects the basic size, form, style, and location of a building, particularly in relation to sensitive uses, is a major amendment.
5. Any reduction in the amount of open space or buffer yard, or any change in the location or characteristics of open space, is a major amendment; and
6. Any change in use from one use group to another is a major amendment.

REVIEW CRITERIA The review criteria for any Major PUD Amendment shall be the same as that used in the original review and approval of the PUD. The City is not obligated to amend the PUD but may consider an amendment if the original spirit and intent of the PUD is not adversely affected.

AMENDMENTS TO AN APPROVED PUD When a PUD has completed the entire zoning and platting processes and is recorded, the amendment process will typically require a revised FDP and an amended Final Plat, provided that the spirit and intent of the revised PUD is similar to the original PUD.

I, the undersigned applicant, certify information contained within this application is true and correct.

APPLICANT SIGNATURE:

 DATE: 7/1/20

PROPERTY OWNER SIGNATURE:

 DATE: 7/1/20

THE CITY OF GLENPOOL PLANNING COMMISSION MEETS AT 6:30 PM ON THE 2ND (SECOND) MONDAY OF EVERY MONTH, BE SURE TO CHECK THE OFFICIAL MEETING CALENDAR TO CONFIRM (MEETINGS ARE SOMETIMES SHIFTED TO ACCOMMODATE CITY RECOGNIZED HOLIDAYS).

MEETING ARE HELD AT THE GLENPOOL CITY HALL, COUNCIL CHAMBERS ON THE 3RD FLOOR, 12205 S. YUKON AVENUE, GLENPOOL, OK 74033

FOR ADDITIONAL INFORMATION, PLEASE CALL THE CITY OF GLENPOOL COMMUNITY DEVELOPMENT DEPARTMENT AT 918-209-4610 OR VISIT THE CITY'S WEBSITE:

12205 S Yukon Ave • Glenpool, OK 74033 • P: (918) 322-5409 • F: (918) 322-5432

Updated: 2020/15/05
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Glenpool

Creating Opportunity

* APPLICANT TO PROVIDE
TRANSMISSION RECEIPT
FROM INTEGRITY
TO THE

APPLICATION FOR PUD MAJOR AMENDMENT SUBMITTAL CHECKLIST

ITEM NO.	APPLICANT INITIAL	COG INITIAL	SUBMITTAL MATERIALS
1	AKS	Full	COMPLETED APPLICATION
2	AKS	*	LIST OF PROPERTY OWNERS WITHIN 300 FOOT RADIUS OF OUTER BOUNDARIES OF SUBJECT SITE, AS WELL AS ADDRESSED ADHESIVE ENVELOPE LABELS FOR SUCH PROPERTY OWNERS AS LISTED IN OFFICE OF COUNTY CLERK COMPILED BY FULLY BONDED ABSTRACT AND TITLE COMPANY
4	AKS	**	PROCESSING FEE (\$250) + SIGN FEE (\$50.00) + (\$1.00) FOR EACH REQUIRED PUBLIC HEARING NOTICE ¹
5	AKS	Full	REVISED ☒ CONCEPT ☒ PRELIMINARY OR ☐ FINAL DEVELOPMENT PLAN (5)
6	AKS	Full	REVISED ☒ SKETCH PLAT ☒ PRELIMINARY PLAT OR ☐ FINAL PLAT APPLICATION SUBMITTED CONCURRENTLY
7	AKS	Full	APPLICANT PROPOSING TO AMEND AN APPROVED CDP, PDP, OR FDP SHALL FILE AN APPLICATION AND PLANS THAT CLEARLY DEPICT THE AREAS TO BE AMENDED, BOTH AS THEY WERE ORIGINALLY APPROVED AND AS THEY ARE PROPOSED TO BE REVISED. SEE PAGE 4-6 FOR UNIQUE SUBMITTAL REQUIREMENTS
8	AKS	Full	IF PROPERTY IS NOT PLATTED, ATTACH LEGAL DESCRIPTION (8.5 X 11 AND ELECTRONIC: WORD.DOC OR PDF)

NUMBER OF NOTICES

- BAY
color
PDF

A. APPLICANT

NAME: Gold Team Realty Group, LLC
ADDRESS: 2502 East 21st Street, Suite B
CITY: Tulsa STATE: OK ZIP CODE: 74114
PHONE: 918-582-0139 EMAIL: astaabtulsa@gmail.com

RECEIVED
JUL 02 2020
BY: PLA

B. PROPERTY OWNER

SAME AS APPLICANT: YES: ☐ NO: ☒
NAME: Redbud Glen, LLC
ADDRESS: 2502 East 21st Street, Suite B
CITY: Tulsa STATE: OK ZIP CODE: 74114
PHONE: 918-582-0139 EMAIL: astaabtulsa@gmail.com

¹ Rezone application requires public hearing notice be published in newspaper of general circulation; Tulsa World will contact applicants, to collect publication fee prior to publication, failure to pay could result in delay of public hearing.



C. SITE INFORMATION

PUD NO.: 90A PRESENT USE: _____

COMPREHENSIVE PLAN DESIGNATION: _____

PARCEL NO. _____ PARCEL NO. _____

PARCEL NO. _____ PARCEL NO. _____

D. MAJOR AMENDMENT | RATIONALE FOR THE REVISION SHALL BE PROVIDED

WHY IS THE REVISION BEING PROPOSED?

PUD revision is requested to relocate the detention area. The proposed location will better facilitate future development activity.



1. CONCEPTUAL DEVELOPMENT PLAN (CDP) FOR A PUD.

SUBMITTAL REQUIREMENTS.

CDP shall provide the information set out in Chapter 3, Subchapter 4, Planned Unit Developments, and the following additional information:

1. Existing and proposed land uses, their relationship to each other, and to surrounding uses. This plan may take the form of a "bubble" map that shows proposed use types in an approximate fashion, including tentative circulation diagrams and anticipated buffers or screening.
2. A map depicting physiographic information for the subject property such as soil types, topography and any severe slopes, geology, vegetation, flood plain boundaries and the location and availability of water and sanitary sewer services.
3. A written narrative that includes:
 - a. The approximate number of acres of each type of land use.
 - b. The character, density, and intensity of dwellings, structures, and uses on each section of the PUD.
 - c. Justification for the proposed uses, density and/or intensity in relation to existing or proposed surrounding uses.
 - d. Proposed phasing of the development, if any, and a general indication of the expected development schedule.
 - e. General discussion of the anticipated impacts that build-out may have on community facilities and the measures necessary to address those impacts.

EFFECT OF CDP PROCESS.

City staff will not approve or deny any CDP, but will offer comments and recommendations to address the review criteria in Subsection E above, to facilitate the preparation of a Preliminary Development Plan as set out in Section 11-9-10, below. Completion of the CDP process shall not provide any vesting for the development or obligate the City to approve a Preliminary or Final Development Plan when each is submitted.

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REDBUD GLEN



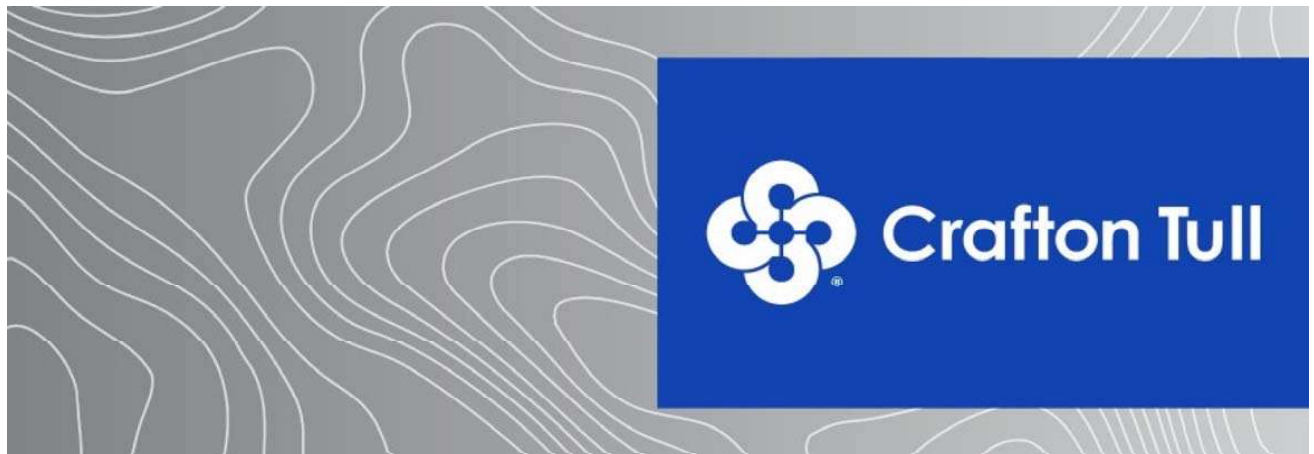
Single-Family Residential

CT JOB NO. 18400500



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Final Development Plan

Development Plan

The proposed Redbud Glen is located at 423 W. 151st St. S.; the northwest corner of the intersection of 151st St. S. and S. Elwood Ave. The property is presently part of PUD 30, a 48.29-acre mixed-use development with three development areas 'A', 'B', 'C'. Development Area 'B', the middle portion of the property, has been platted as Glenpool Center South. This was developed with the first phase of the Arrowhead Self Storage. The approximate 30.1 acres of unplatted land to the north of PUD 30 is Residential Development Area "C" and is now being modified by this new PUD 30A. The remaining unplatted land to the south contains approximately 7.6 acres corresponding to Commercial Development Area "A" within PUD 30 and is unmodified by this PUD 30A.

The proposed project is a gated, single-family residential neighborhood; the proposed plan provides two public green spaces with amenities and sidewalks that will be maintained by the Home Owners Association (HOA) throughout the addition to accommodate active/passive recreation and pedestrian/bicycle circulation.

Streets will be private and therefore will be maintained by the HOA. All streets will be designed to comply with the City of Glenpool standards for residential streets. All streets will have curb and gutter with stormwater inlets. Storm water will be collected in the detention pond in the northwest corner of the property. The HOA will maintain the stormwater detention pond.

Access and Circulation

Access to the development area will be from South Elwood Avenue and South Hickory Circle. The main entrance to the gated community will be located on South Elmwood Avenue. One road stubout to the north of the property will have emergency access gates. The streets will be private in the gated residential neighborhood. Reference the site circulation plan found in Exhibit "G"

Topography

The Existing Topography can be found in the attached Exhibit "J", with an elevation high point of (751 FT) above mean sea level and a low point of (724.50 FT) above mean sea level. The project is located in Fema Flood Zone "X". The property is considered to be located in a minimal flood hazard area according to the attached FEMA Firmette Flood Hazard Map located in Exhibit "H".

Bulk and Area Requirements

The residential density does not exceed the maximum density. According to the permitted dwelling units equation, permitted dwelling units = gross area of property located within a residential district divided by minimum land area per dwelling unit permitted in the applicable district.

Overall Summary of Density and Lot Size

Gross site area = 30.1 acres (1,311,156 sq. ft)
 Minimum dwelling size in current zoning = 12,325
 sq. ft / unit
 Maximum dwelling units allowed = 1,311,156 sq.
 ft / 12,325 sq. ft / unit = 106 units
 Dwelling units proposed = 73

This formula is based on the formula outlined in the Zoning Code in effect at the time of PUD 30 approval (Zoning Code, Title 11 of City Code, as adopted by Ordinance # 665 September 17, 2012, and as amended).

Current and New Proposed Zoning Comparison

BULK AND AREA REQUIREMENTS	PUD-30	PUD-30A
Maximum Number of Lots:	73	73
Lot width (min.ft.):	85	65
Lot area (min. sq. ft.)	11,000	6,900
Land area per d.u. (min. sq. ft.):	12,325	12,325
Structure height (max. ft.)	35	35
Livability space per d.u. (min. sq. ft.)	6,000	5,000
External boundaries: (min. ft.)		
Right-of-way line abutting South Elwood Avenue	35	35
North boundary line	25	20
South boundary line	20	20
West boundary line	20	20
Front yard *(min. ft.):		
All other streets	30	25
Interior rear yard (min. ft.):		
Abutting an arterial	35	35
All other streets	25	20
Interior side yards (min. ft.):		
One side yard	10	5
Other side yard	5	5
*Measured from centerline of the abutting street, add to the distances designated in the columns to the right 1/2 of right of way designated on the major street and highway plan or 25 feet if not designated on the major street and highway plan		

Living Area Requirements

No one story residence having less than 1,700 square feet of living area shall be erected on any lot within the development area. No two story residence having less than 2,500 square feet of total living area and less than 1,500 square feet of living area on the first floor shall be erected on any lot within the development area. The purpose is to develop larger houses with more amenities. House layouts are displayed in Exhibit "E".

Private Development and Requirements

The Architectural Review Committee (ARC) shall be formed to review and approve plans for all construction on lots in Redbud Glen. The ARC shall also be responsible for interpreting the development and construction standards contained in the restrictive covenants. Zoning Code Section 11-3-16B requires all restrictive covenants provide a separate document submittal for the purpose of "review as to form", to ensure the proper ownership, maintenance, continuity, and conservation of open spaces within the PUD. Alan R. Staab shall be one member of the ARC, with one additional member to be designated by the developer.

All lots shall be single-family residential lots only.

All homes shall be 70% masonry on the first floor front elevation of the home. Materials other than masonry shall be approved by the Architectural Review Committee (ARC) and shall be of sufficient quality to maintain the standards of the neighborhood. Hardie Board may be used to satisfy the masonry requirement.

No mill-finished windows shall be permitted on any home in Redbud Glen.

Exposed stem walls shall be covered with brick, stone, or stucco.

All homes shall have minimum garage space for two automobiles.

No pre-existing or off-site built buildings may be moved onto any lot. All out buildings of any nature must be approved in writing by the Architectural Review Committee (ARC) and shall be constructed on-site.

Any fence separating a lot from another lot shall be of wood, stone, brick, or wrought iron. The ARC shall first approve any painted fence as to color. Fences shall not exceed 6' in height without the prior approval of the ARC.

All retaining and decorative walls shall be of stone, brick, or other compatible material to the masonry used on the home. No railroad tie walls will be permitted under any circumstance.

Homes shall have a roof pitch of at least 6/12 on 75% of the roof area. A roof pitch of less than 6/12 may be approved by the architectural committee if consistent with the design features of the home.

All lots shall be professionally landscaped on the front and street facing side elevations upon completion of the home. All front, side, and back yards shall be fully sodded upon completion of the home. All yard and landscape

areas shall be fully irrigated. Each lot upon completion of construction shall have a minimum of two trees planted that are a minimum of 2.5" caliper each. Landscape plans must be approved by the ARC.

All roofs shall be covered with roofing material having a 30-year or more rating (such as "Tamko Heritage Thirty Weathered Wood"), or slate or tile if approved by the ARC. Any waiver of this restriction by the ARC must be dated and in writing. All roof flashing and valleys shall be made of bronze, copper, or painted material. All roof vents are to be painted to blend in with the color of the roofing material.

All fireplace chimneys shall be veneered with brick, stone, or stucco and have copper chimney cap or painted metal cap approved by the ARC.

No antennas shall be permitted except a 20-inch satellite dish, the location of which shall be approved by the ARC.

Except for customary and usual "for sale" signs and customary and usual name and address signs, no sign of any kind shall be placed or maintained on any part of any lot, or on any structure except with the written consent of the ARC.

No noxious or offensive trade or activity shall be carried on upon any residential lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

No animals, livestock or poultry of any kind shall be raised, bred, or kept at any residence or on any lot. Common household pets may be kept provided that they are not bred or maintained for commercial purposes, and so long as they do not pose a threat or create a nuisance to the neighbors.

No commercial structures shall be erected, maintained, or operated on any lot except for real estate sales. Management and construction offices, which may, with the prior written consent of the developer, be erected, maintained, and operated on any lot or in any building or structure now or hereafter erected on any lot, provided the offices are used solely in connection with the development of the property or the construction of improvements on the property, or the management, rental, or sale of any part of the property, or of improvements now or hereafter erected thereon and provided that such offices shall be removed upon completion of sales or construction as the case may be.

Recreational vehicles, boats, trailers, campers, and other large recreational equipment shall not be stored on any lot for a period exceeding 24 hours.

No inoperative vehicle or machinery shall be stored on any lot, and 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.

No exterior clothes dryer or clothes drying line shall be erected, installed, or maintained on any lot or on any structure thereon.

Residences with the same front architectural elevation shall not be visible one to the other.

No lot within subdivision shall be further divided or lot split without approval of ARC and City of Glenpool, Oklahoma, as required by law.

All lots shall use a standard mailbox as selected by the Architectural Review Committee.

Above ground pools are prohibited.

All homes within the subdivision shall include professional installation of a gutter and downspout system, unless otherwise approved by the ARC.

All common areas, private streets, stormwater detention pond, and park/playground area, shall be maintained by the Home Owner's Association (HOA).

Conceptual Utility and Drainage Plan

Utilities and Drainage

All necessary utility infrastructure necessary to sustain the community, such as water, sanitary sewer, electric, gas, telephone, and cable are readily available or will be extended as needed to meet the needs of the community.

An existing 12-inch waterline is located on the southwest corner of the PUD 30 tract. The existing waterline belongs to Creek County Rural Water District # 2. A new 8" waterline will be brought across the Arrowhead Storage property into the southwest side of the subdivision. New 6" waterlines will be installed in the neighborhood and connect to the existing 6" waterline on the west side of Elwood Ave. The waterline will be sized to provide fire flow and domestic flow to sustain the proposed neighborhood.

Existing sanitary sewer mains are located along the western property line. Lots 3-7 of Block 2 will be serviced off the existing sanitary sewer main. New sanitary sewer mains will tie into the existing main and will service the rest of the subdivision.

All streets will have stormwater inlets. Stormwater will be discharged from the site in two locations. The first location is in the northwest corner. Stormwater collected in the curb inlets will be conveyed to the detention pond. The second locations is in the northeast corner. Stormwater collected in the curb inlets will be discharged into the existing ditch in the northeast corner of the property.

Soils

USDA Web Soil Survey was used in identifying the soil types within the development. Soils identified on site are Dennis silt loam, Dennis-Pharoah complex, and Okemah Silt loam. The information on the existing soil survey can be found in Exhibit "C" of this proposal. Soils shall be stabilized within building and parking lot construction in accordance with any geotechnical report recommendations.

Design Elements

Amenities

Included in this development is a 0.27-acre common open space located in the northwest corner of the property. It is designated in the proposed development plan to be used for a community playground and gathering space. A budget of \$50,000 will be used to provide equipment for the playground and public spaces. Details of the amenities are shown in Exhibit "B".

Landscape Plan

In order to create character in the community, the perimeter will have decorative fences made of stucco or wood panels with decorative rock columns on the exterior sides and rear of the property. The front fence, running along Elwood Ave. will be made of wood with decorative rock columns. The exterior boundary on the Elwood Ave. side will provide pedestrian and bicycle linkage between existing and future development. A three-foot fence and landscape easement, between the exterior of the front fence and the front sidewalk will have thirteen new trees planted. The perimeter fences and the trees will create a positive appearance for the community and those traveling through Elwood Ave. All tree sizes will comply with zoning regulation 11-14-4C, item 7. The fence, the front gate, call box, turn around lane, and any other features related to the front gate, detailed pictures is shown in Exhibit "E". The entry way will be designed to meet stacking requirements that will accommodate the future widening of Elwood Ave.

Development Schedule

The installation of public improvements will commence with the public utility installation (sanitary sewer and water) as well as the public streets, curb & gutter, and storm sewer. The front east fence, gate entrance, and landscaping will be installed during the public infrastructure improvements. The installation of other amenities (playground, walking trails, interior landscaping, pavilion) will be phased as the individual lots are developed and filled in. Bonds will be provided to the City for the cost of such improvements based on the Engineer's Opinion of Cost.

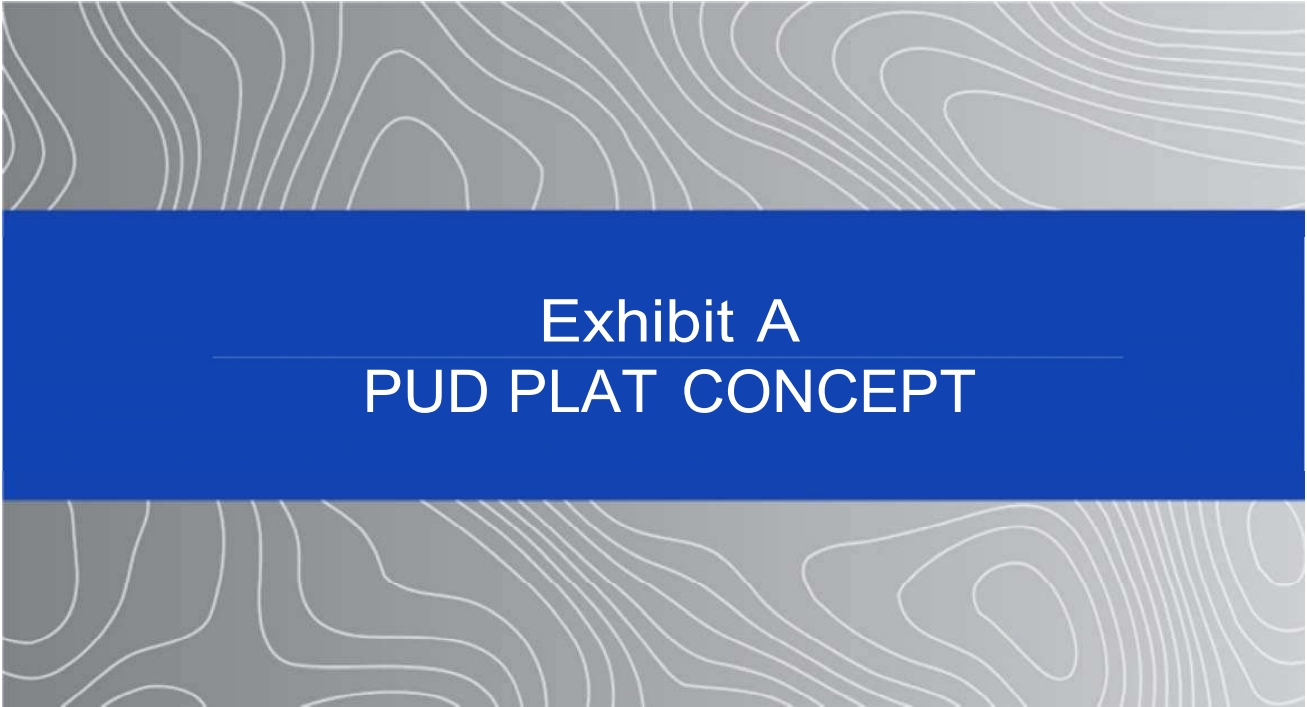
The image features a background of a topographic map with grey contour lines. A solid blue horizontal band is centered across the middle of the image, containing the title text in white.

Exhibit A PUD PLAT CONCEPT

BLOCK 1 - PARCEL AREA TABLE		
PARCEL #	LOT ADDRESS	AREA SQ.FT.
1	800 E 1480 ST	8468.00
2	800 E 1480 ST	8468.00
3	800 E 1480 ST	8468.00
4	800 E 1480 ST	8468.00
5	800 E 1480 ST	8468.00
6	800 E 1480 ST	8468.00
7	800 E 1480 ST	8468.00
8	800 E 1480 ST	8468.00
9	800 E 1480 ST	8468.00
10	800 E 1480 ST	8468.00
11	800 E 1480 ST	8468.00
12	800 E 1480 ST	8468.00
13	800 E 1480 ST	8468.00
14	800 E 1480 ST	8468.00
15	800 E 1480 ST	8468.00
16	800 E 1480 ST	8468.00
17	800 E 1480 ST	8468.00
18	800 E 1480 ST	8468.00
19	800 E 1480 ST	8468.00

BLOCK 2 - PARCEL AREA TABLE		
PARCEL #	LOT ADDRESS	AREA SQ.FT.
1	800 E 1480 ST	8468.00
2	800 E 1480 ST	8468.00
3	800 E 1480 ST	8468.00
4	800 E 1480 ST	8468.00
5	800 E 1480 ST	8468.00
6	800 E 1480 ST	8468.00
7	800 E 1480 ST	8468.00
8	800 E 1480 ST	8468.00
9	800 E 1480 ST	8468.00
10	800 E 1480 ST	8468.00

BLOCK 3 - PARCEL AREA TABLE		
PARCEL #	LOT ADDRESS	AREA SQ.FT.
1	800 E 1480 ST	8468.00
2	800 E 1480 ST	8468.00
3	800 E 1480 ST	8468.00
4	800 E 1480 ST	8468.00
5	800 E 1480 ST	8468.00
6	800 E 1480 ST	8468.00
7	800 E 1480 ST	8468.00
8	800 E 1480 ST	8468.00
9	800 E 1480 ST	8468.00
10	800 E 1480 ST	8468.00
11	800 E 1480 ST	8468.00
12	800 E 1480 ST	8468.00
13	800 E 1480 ST	8468.00
14	800 E 1480 ST	8468.00
15	800 E 1480 ST	8468.00
16	800 E 1480 ST	8468.00
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19	800 E 1480 ST	8468.00
20	800 E 1480 ST	8468.00
21	800 E 1480 ST	8468.00
22	800 E 1480 ST	8468.00
23	800 E 1480 ST	8468.00
24	800 E 1480 ST	8468.00
25	800 E 1480 ST	8468.00
26	800 E 1480 ST	8468.00

BLOCK 4 - PARCEL AREA TABLE		
PARCEL #	LOT ADDRESS	AREA SQ.FT.
1	800 E 1480 ST	8468.00
2	800 E 1480 ST	8468.00
3	800 E 1480 ST	8468.00
4	800 E 1480 ST	8468.00
5	800 E 1480 ST	8468.00
6	800 E 1480 ST	8468.00
7	800 E 1480 ST	8468.00
8	800 E 1480 ST	8468.00
9	800 E 1480 ST	8468.00
10	800 E 1480 ST	8468.00

BLOCK 5 - PARCEL AREA TABLE		
PARCEL #	LOT ADDRESS	AREA SQ.FT.
1	800 E 1480 ST	8468.00
2	800 E 1480 ST	8468.00
3	800 E 1480 ST	8468.00
4	800 E 1480 ST	8468.00
5	800 E 1480 ST	8468.00
6	800 E 1480 ST	8468.00

PARCEL AREA TABLE	
PARCEL NAME	AREA SQ.FT.
RESERVE AREA A	11000.00
RESERVE AREA B	10000.00
RESERVE AREA C	10000.00
RESERVE AREA D	10000.00
RESERVE AREA E	10000.00
RESERVE AREA F	10000.00

CURVE TABLE				
CURVE #	LENGTH	PIVOT	CURVE DIRECTION	CURVE LENGTH
C1	10.00	800 E 1480 ST	144° 10' 00" W	21.07
C2	10.00	800 E 1480 ST	144° 10' 00" W	21.07
C3	10.00	800 E 1480 ST	144° 10' 00" W	21.07
C4	10.00	800 E 1480 ST	144° 10' 00" W	21.07
C5	10.00	800 E 1480 ST	144° 10' 00" W	21.07
C6	10.00	800 E 1480 ST	144° 10' 00" W	21.07
C7	10.00	800 E 1480 ST	144° 10' 00" W	21.07
C8	10.00	800 E 1480 ST	144° 10' 00" W	21.07
C9	10.00	800 E 1480 ST	144° 10' 00" W	21.07
C10	10.00	800 E 1480 ST	144° 10' 00" W	21.07

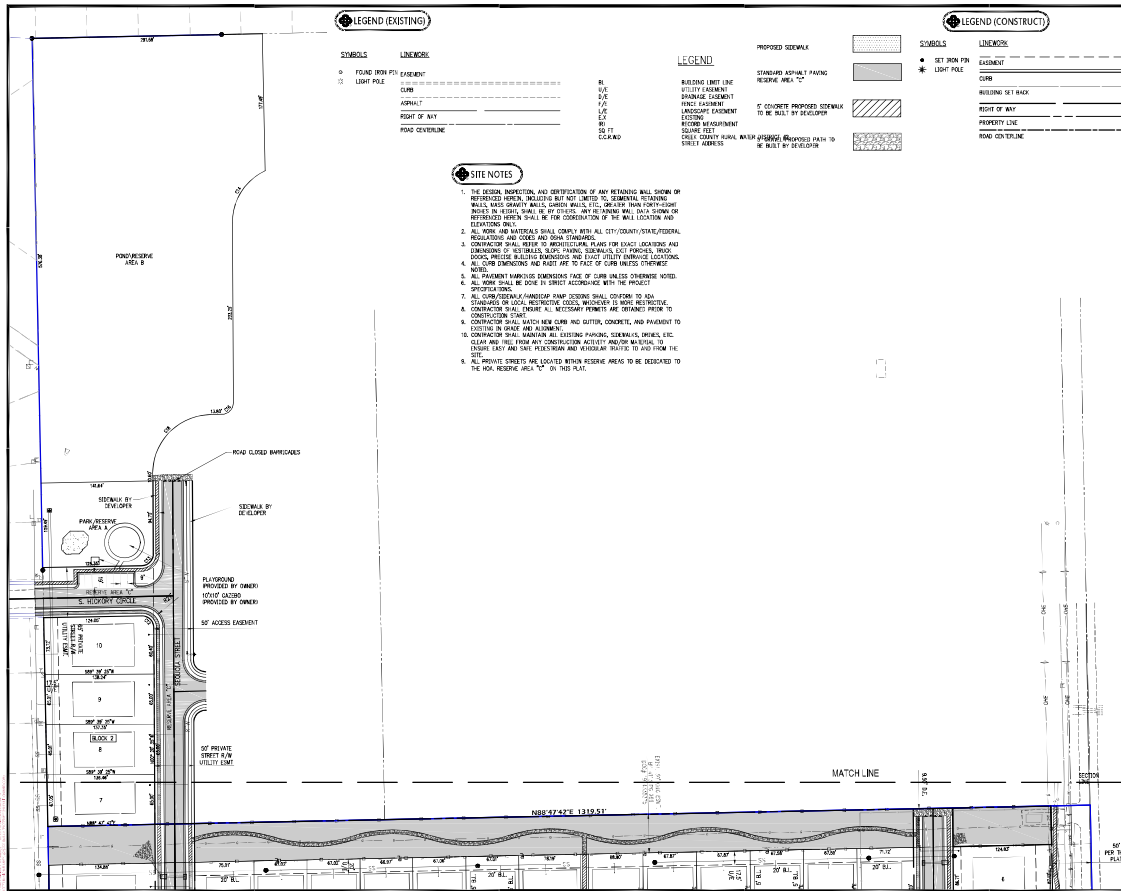
PARCEL LINE TABLE	
LINE #	DIRECTION
L1	144° 10' 00" W
L2	144° 10' 00" W
L3	144° 10' 00" W
L4	144° 10' 00" W
L5	144° 10' 00" W
L6	144° 10' 00" W
L7	144° 10' 00" W
L8	144° 10' 00" W
L9	144° 10' 00" W
L10	144° 10' 00" W
L11	144° 10' 00" W
L12	144° 10' 00" W
L13	144° 10' 00" W
L14	144° 10' 00" W
L15	144° 10' 00" W
L16	144° 10' 00" W
L17	144° 10' 00" W
L18	144° 10' 00" W
L19	144° 10' 00" W
L20	144° 10' 00" W

REDWOOD GLEN
CLINTON, OK 74033

0' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'

PRELIMINARY PLAT TABLES

C-102



2019 © Crafton Tull, Inc.
Crafton Tull
INCORPORATED IN THE STATE OF OKLAHOMA
10000 N. CENTRAL AVENUE, SUITE 100, OKLAHOMA CITY, OK 73105
TEL: (405) 761-1000 FAX: (405) 761-1001

0° 90° 180° 270°
1" = 40'

REDBUD GLEN
GLENPOOL, OK 74033

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT - NORTH	10/1/2019
2		
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PREPARED BY: CRAFTON TULL, INC.
DESIGNED BY: CRAFTON TULL, INC.
ENGINEER: CRAFTON TULL, INC.
DATE: 10/1/2019
PROJECT NO.: 19-001
SCALE: AS SHOWN
BY: CRAFTON TULL, INC.

PRELIMINARY PLAT - NORTH
C-104

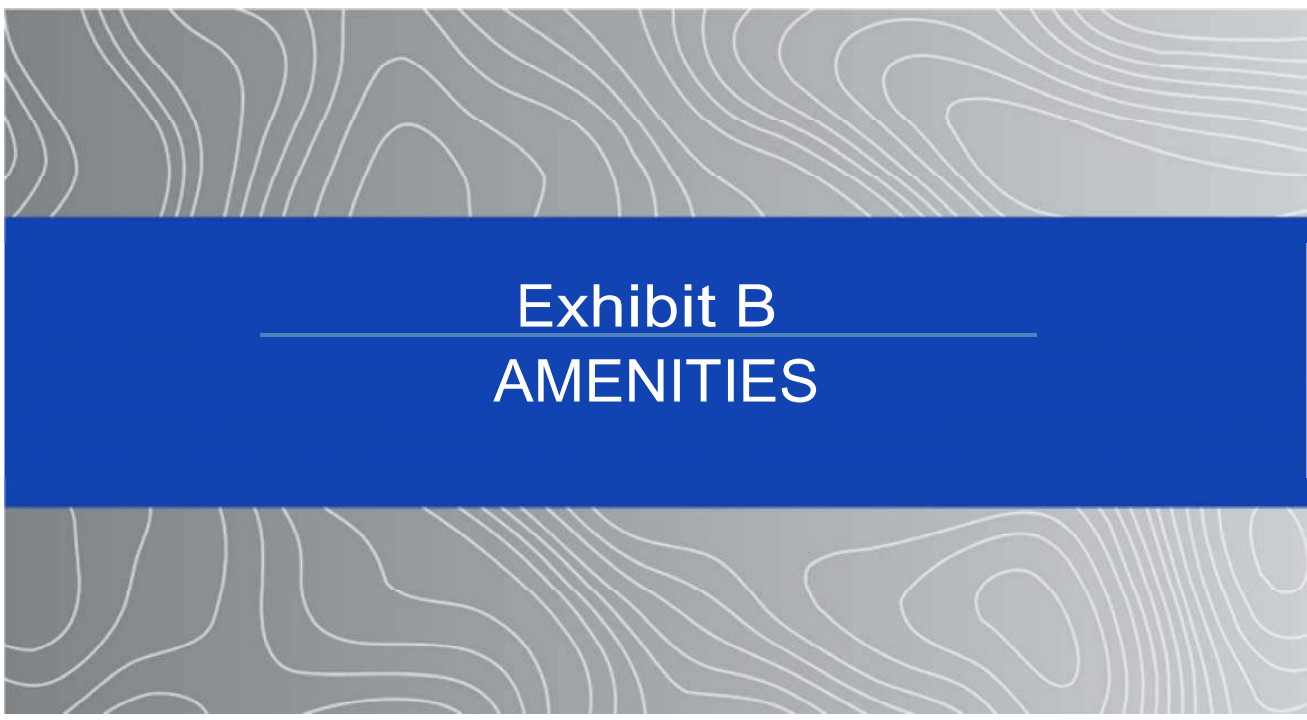
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Exhibit B AMENITIES

**OPTION 1:
AGE 2-12 PLAY STRUCTURE**

Age 2-12 Play Structure	
Slides – 3	Play Panels & Activities – 5
Climbers – 3	Decks – 2



Glenpool Neighborhood Park Playground – View A

Glenpool, Oklahoma



Discover. Explore. Play.
www.power-play.net

**OPTION 1:
AGE 2-12 PLAY STRUCTURE**

Age 2-12 Play Structure	
Slides – 3	Play Panels & Activities – 5
Climbers – 3	Decks – 2

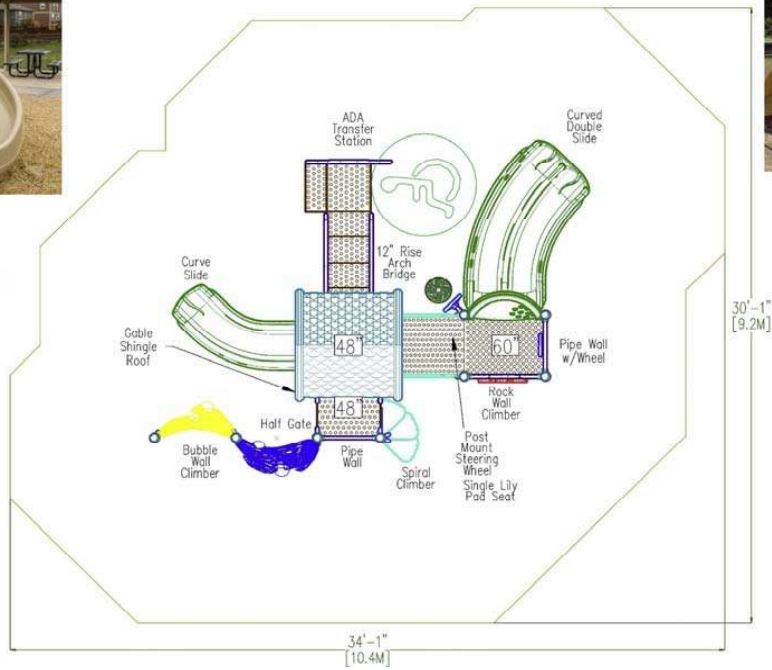


Glenpool Neighborhood Park Playground – View B

Glenpool, Oklahoma

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**OPTION 1:
AGE 2 – 12 PLAY STRUCTURE**



Glenpool Neighborhood Park Playground – Top View

Glenpool, Oklahoma

POWER PLAY Discover. Explore. Play.
www.power-play.net



SCISSORTAIL GLEN, Glenpool, OK
Image Board #one

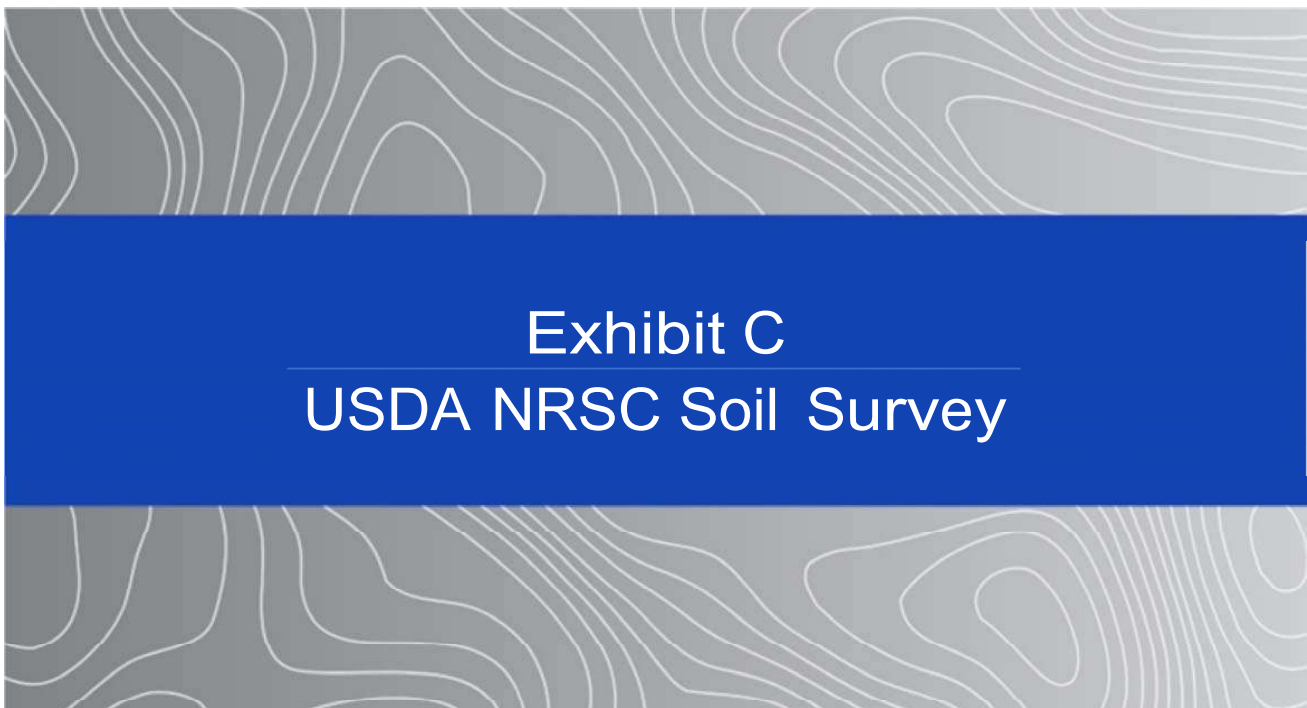
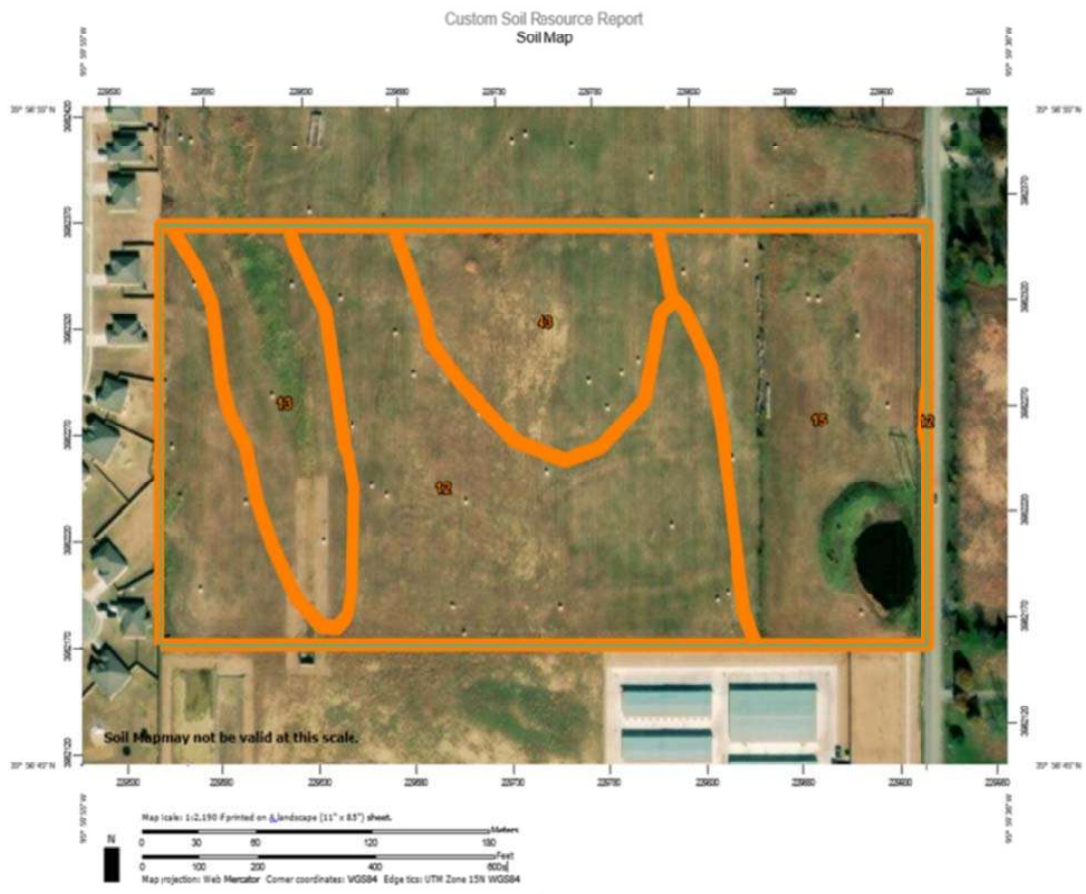
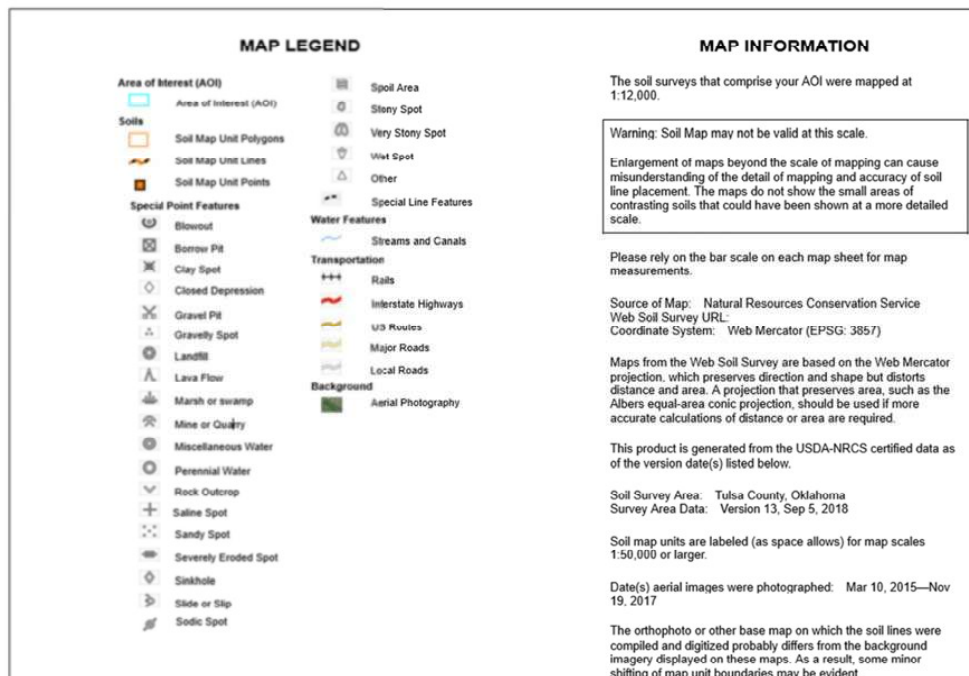
The image features a background of a topographic map with grey contour lines. A solid blue horizontal band is centered across the middle of the image, containing the title text in white.

Exhibit C

USDA NRSC Soil Survey



Custom Soil Resource Report



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
12	Dennis silt loam, 1 to 3 percent slopes	8.9	45.8%
13	Dennis silt loam, 3 to 5 percent slopes	2.3	11.8%
15	Dennis-Pharoah complex, 1 to 3 percent slopes	5.4	27.8%
43	Okemah silt loam, 0 to 1 percent slopes	2.8	14.5%
Totals for Area of Interest		19.5	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a soil series. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into soil phases. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A complex consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An association is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An undifferentiated group is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include miscellaneous areas. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Tulsa County, Oklahoma

12—Dennis silt loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2tgsq

Elevation: 460 to 1,260 feet

Mean annual precipitation: 37 to 45 inches

Mean annual air temperature: 55 to 61 degrees F

Frost-free period: 150 to 255 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Dennis and similar soils: 82 percent

Minor components: 18 percent

Estimates are based on observations, descriptions, and transects of the map unit.

Description of Dennis

Setting

Landform: Interfluves

Landform position (two-dimensional): Foot-slope, summit Landform position (three-dimensional): Base slope, interfluve

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Silty and clayey residuum weathered from shale

Typical profile

A - 0 to 11 inches: silt loam

BA - 11 to 17 inches: silty clay loam

Bt1 - 17 to 22 inches: silty clay

Bt2 - 22 to 68 inches: silty clay

C - 68 to 79 inches: silty clay loam

Properties and qualities

Slope: 1 to 3 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Somewhat poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 12 to 24 inches

Frequency of flooding: None

Frequency of ponding: None

Salinity, maximum in profile: Non-saline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water storage in profile: Moderate (about 8.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified Land capability

classification (non-irrigated): 2e Hydrologic Soil Group: C/D

Ecological site: Loamy Upland (R112XY103KS)

Hydric soil rating: No

Minor Components

Bates

Percent of map unit: 5 percent

Landform: Interfluves

Landform position (two-dimensional): Summit, shoulder

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex

Across-slope shape: Convex

Ecological site: Loamy Upland (R112XY103KS)

Hydric soil rating: No

Parsons

Percent of map unit: 5 percent

Landform: Divides

Landform position (two-dimensional): Summit Landform position

(three-dimensional): Interfluve Down-slope shape: Concave

Across-slope shape: Concave

Ecological site: Clay pan Upland (R112XY101KS)

Hydric soil rating: No

Eram

Percent of map unit: 5 percent

Landform: Interfluves

Landform position (two-dimensional): Foot slope Landform position

(three-dimensional): Base slope Down-slope shape: Convex

Across-slope shape: Convex

Ecological site: Loamy Upland (R112XY103KS)

Hydric soil rating: No

Kenoma

Percent of map unit: 2 percent

Landform: Interfluves

Landform position (two-dimensional): Summit Landform position

(three-dimensional): Interfluve Down-slope shape: Convex

Across-slope shape: Convex

Ecological site: Clayey Upland (R112XY102KS)

Hydric soil rating: No

Pharoah

Percent of map unit: 1 percent

Landform: Paleoterraces

Landform position (three-dimensional): Tread

Down-slope shape: Concave

Across-slope shape: Linear

Ecological site: Clay pan Upland (R112XY101KS)

Hydric soil rating: No

13—Dennis silt loam, 3 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2thf0

Elevation: 600 to 1,000 feet

Mean annual precipitation: 41 to 45 inches

Mean annual air temperature: 55 to 61 degrees F

Frost-free period: 150 to 255 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Dennis and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the map unit.

Description of Dennis

Setting

Landform: Hillslopes

Landform position (two-dimensional): Back-slope, shoulder

Landform position (three-dimensional): Side slope

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Silty and clayey residuum weathered from shale

Typical profile

A - 0 to 11 inches: silt loam

BA - 11 to 17 inches: silty clay loam

Bt1 - 17 to 22 inches: silty clay

Bt2 - 22 to 68 inches: silty clay

C - 68 to 79 inches: silty clay loam

Properties and qualities

Slope: 3 to 5 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Somewhat poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 12 to 24 inches

Frequency of flooding: None

Frequency of ponding: None

Salinity, maximum in profile: Non-saline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water storage in profile: High (about 10.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified Land capability

classification (non-irrigated): 3e Hydrologic Soil Group: C/D

Ecological site: Loamy Upland (R112XY103KS)

Hydric soil rating: No

Minor Components

Bates

Percent of map unit: 5 percent

Landform: Interfluves

Landform position (two-dimensional): Shoulder, back-slope

Landform position (three-dimensional): Side slope

Down-slope shape: Convex

Across-slope shape: Convex

Ecological site: Loamy Upland (R112XY103KS)

Hydric soil rating: No

Collinsville

Percent of map unit: 4 percent

Landform: Hillslopes

Landform position (two-dimensional): Back-slope Landform position

(three-dimensional): Side slope Down-slope shape: Convex

Across-slope shape: Convex

Ecological site: Shallow Sandstone Upland (R112XY105OK)

Hydric soil rating: No

Eram

Percent of map unit: 3 percent

Landform: Interfluves

Landform position (two-dimensional): Foot-slope Landform position

(three-dimensional): Base slope Down-slope shape: Convex

Across-slope shape: Convex

Ecological site: Clayey Upland (R112XY102KS)

Hydric soil rating: No

Parsons

Percent of map unit: 3 percent

Landform: Interfluves

Landform position (two-dimensional): Summit Landform position

(three-dimensional): Interfluve Down-slope shape: Concave

Across-slope shape: Concave

Ecological site: Clay pan Upland (R112XY101KS)

Hydric soil rating: No

15—Dennis-Pharoah complex, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2wqf6

Elevation: 560 to 980 feet

Mean annual precipitation: 39 to 43 inches

Mean annual air temperature: 57 to 61 degrees F

Frost-free period: 190 to 220 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Dennis and similar soils: 70 percent Pharoah and similar soils: 20 percent Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Dennis

Setting

Landform: Interfluves
Landform position (two-dimensional): Foot slope, summit, shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Silty and clayey residuum weathered from shale

Typical profile

A - 0 to 10 inches: silt loam
BA - 10 to 20 inches: silty clay loam
Bt1 - 20 to 25 inches: silty clay
Bt2 - 25 to 62 inches: silty clay
C - 62 to 79 inches: silty clay loam

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 12 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Non-saline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: High (about 9.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified Land capability classification (non-irrigated): 2e Hydrologic Soil Group: C/D
Ecological site: Loamy Upland (R112XY103KS)
Hydric soil rating: No

Description of Pharoah

Setting

Landform: Paleoterraces
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Old clayey alluvium over residuum weathered from shale

Typical profile

Ap - 0 to 7 inches: silt loam

BA - 7 to 12 inches: silty clay loam
Bt1 - 12 to 23 inches: silty clay Bt2 - 23 to 47 inches:
silty clay Bt3 - 47 to 59 inches: clay
BC - 59 to 79 inches: clay

Properties and qualities

Slope: 1 to 3 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Somewhat poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Low to moderately low
(0.00 to 0.06 in/hr)

Depth to water table: About 6 to 18 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 2 percent

Gypsum, maximum in profile: 2 percent

Salinity, maximum in profile: Slightly saline to moderately saline (4.0 to 8.0 mmhos/cm)

Sodium adsorption ratio, maximum in profile: 13.0

Available water storage in profile: High (about 9.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified Land capability
classification (non-irrigated): 4w Hydrologic Soil Group: D

Ecological site: Clay pan Upland (R112XY101KS)

Hydric soil rating: No

Minor Components

Parsons

Percent of map unit: 10 percent

Landform: Divides

Landform position (two-dimensional): Summit Landform position

(three-dimensional): Interfluvial Down-slope shape: Concave

Across-slope shape: Concave

Ecological site: Clay pan Upland (R112XY101KS)

Hydric soil rating: No

43—Okemah silt loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2vwfz

Elevation: 610 to 920 feet

Mean annual precipitation: 37 to 46 inches

Mean annual air temperature: 57 to 64 degrees F

Frost-free period: 190 to 220 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Okemah and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the map unit.

Description of Okemah

Setting

Landform: Paleoterraces

Landform position (three-dimensional): Tread

Down-slope shape: Convex

Across-slope shape: Linear

Parent material: Clayey and loamy colluvium or alluvium over clayey residuum weathered from shale

Typical profile

A1 - 0 to 14 inches: silt loam

A2 - 14 to 18 inches: silty clay loam

Bt - 18 to 47 inches: silty clay

BC - 47 to 79 inches: silty clay

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Somewhat poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 12 to 30 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 2 percent

Gypsum, maximum in profile: 2 percent

Salinity, maximum in profile: Non-saline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water storage in profile: High (about 10.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (non-irrigated): 1

Hydrologic Soil Group: C/D

Ecological site: Loamy prairie (Northeast) PE 62-80 (R112XY059OK)

Hydric soil rating: No

Minor Components

Pharoah

Percent of map unit: 5 percent

Landform: Paleoterraces

Landform position (three-dimensional): Tread

Down-slope shape: Concave

Across-slope shape: Linear

Ecological site: Clay pan prairie PE 62-80 (R112XY010OK)

Hydric soil rating: No

Summit

Percent of map unit: 5 percent

Landform: Interfluves

Landform position (two-dimensional): Back-slope, foot slope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave, convex

Across-slope shape: Concave

Ecological site: Loamy Upland (Draft) (PE 35-42) (R112XY015KS)

Hydric soil rating: No

Parsons

Percent of map unit: 5 percent

Landform: Divides

Landform position (two-dimensional): Summit Landform position (three-dimensional):

Interfluvial Down-slope shape: Concave

Across-slope shape: Concave

Ecological site: Clay pan Summit Prairie (R112XY011MO)

Hydric soil rating: No

The image features a background of a topographic map with grey contour lines. A solid blue horizontal band is centered across the middle of the image. The text "Exhibit D" and "FEMA Firmette" is written in white within this band.

Exhibit D

FEMA Firmette

National Flood Hazard Layer FIRMette



Legend



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The base map shown complies with FEMA's accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/16/2012 at 4:14:06 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information can change or become superseded by new data over time.

This map image is void if one or more of the following map elements do not appear: base map imagery, flood zone labels, legend, scale bar, map creation date, community identifier, FIRM panel number, and FIRM effective date. Map images for unmapped and unmapped areas cannot be used for regulatory purposes.

The image features a background of a topographic map with grey contour lines. A solid blue horizontal band is centered across the middle of the image, containing the title text in white.

Exhibit E

**ENTRY WAY CONCEPT
AND FENCING**



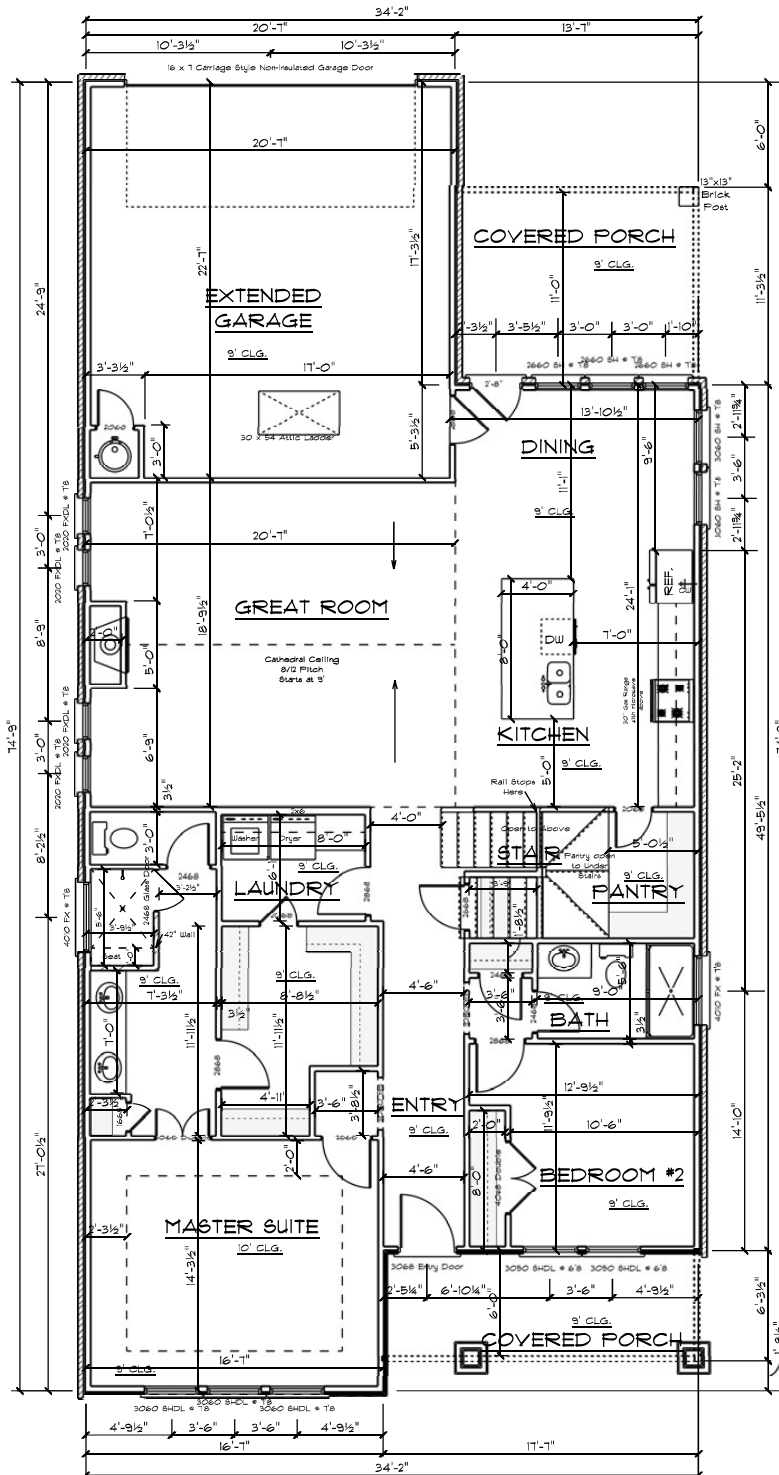


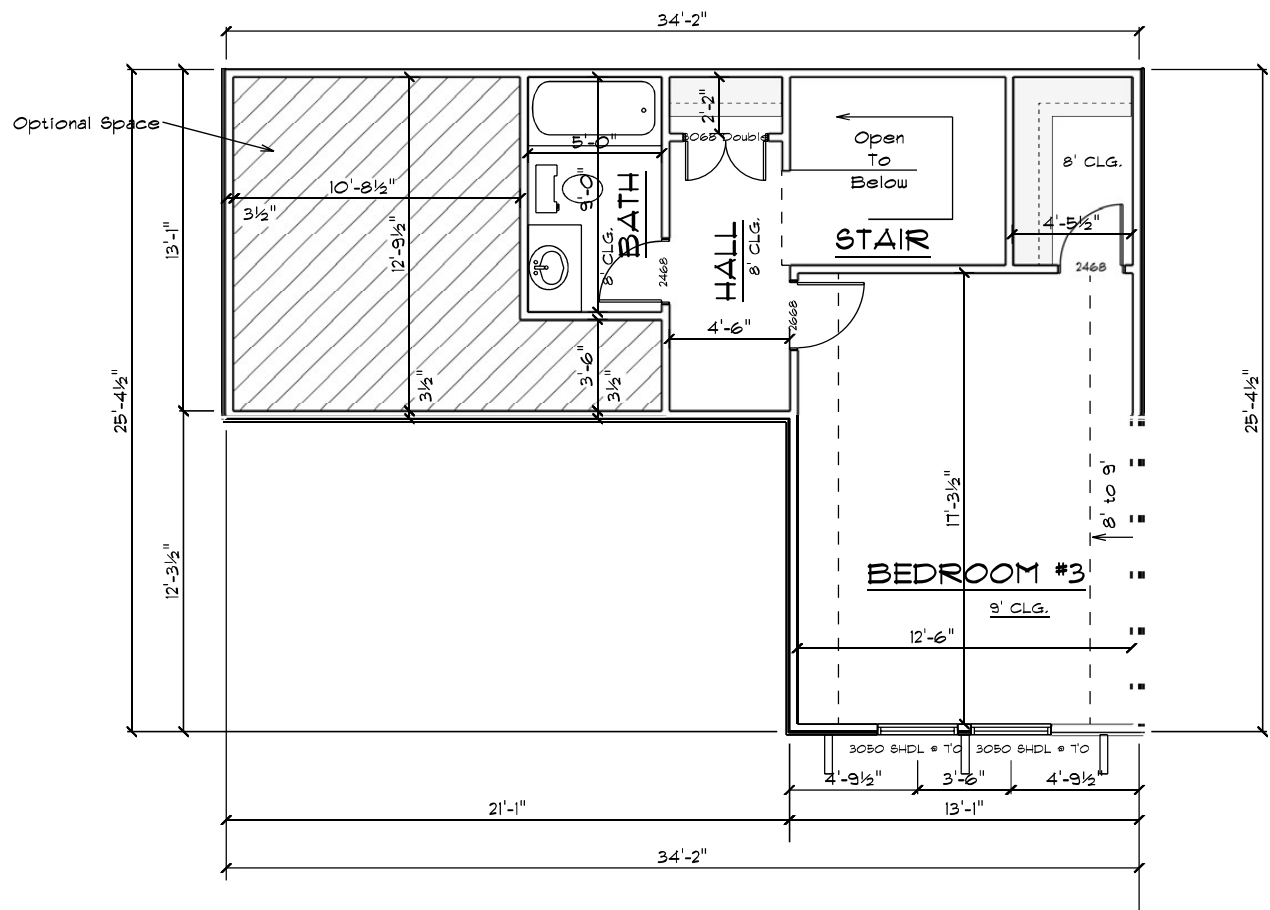
The image features a background of a topographic map with grey contour lines. A solid blue horizontal band is centered across the middle of the image. The text "Exhibit F" and "House Layouts" is written in white within this band.

Exhibit F

House Layouts







393 SF
Optional 171 SF

1960



English Tudor



American Craftsman



Hill Country

2168



Craftsman



Farmhouse

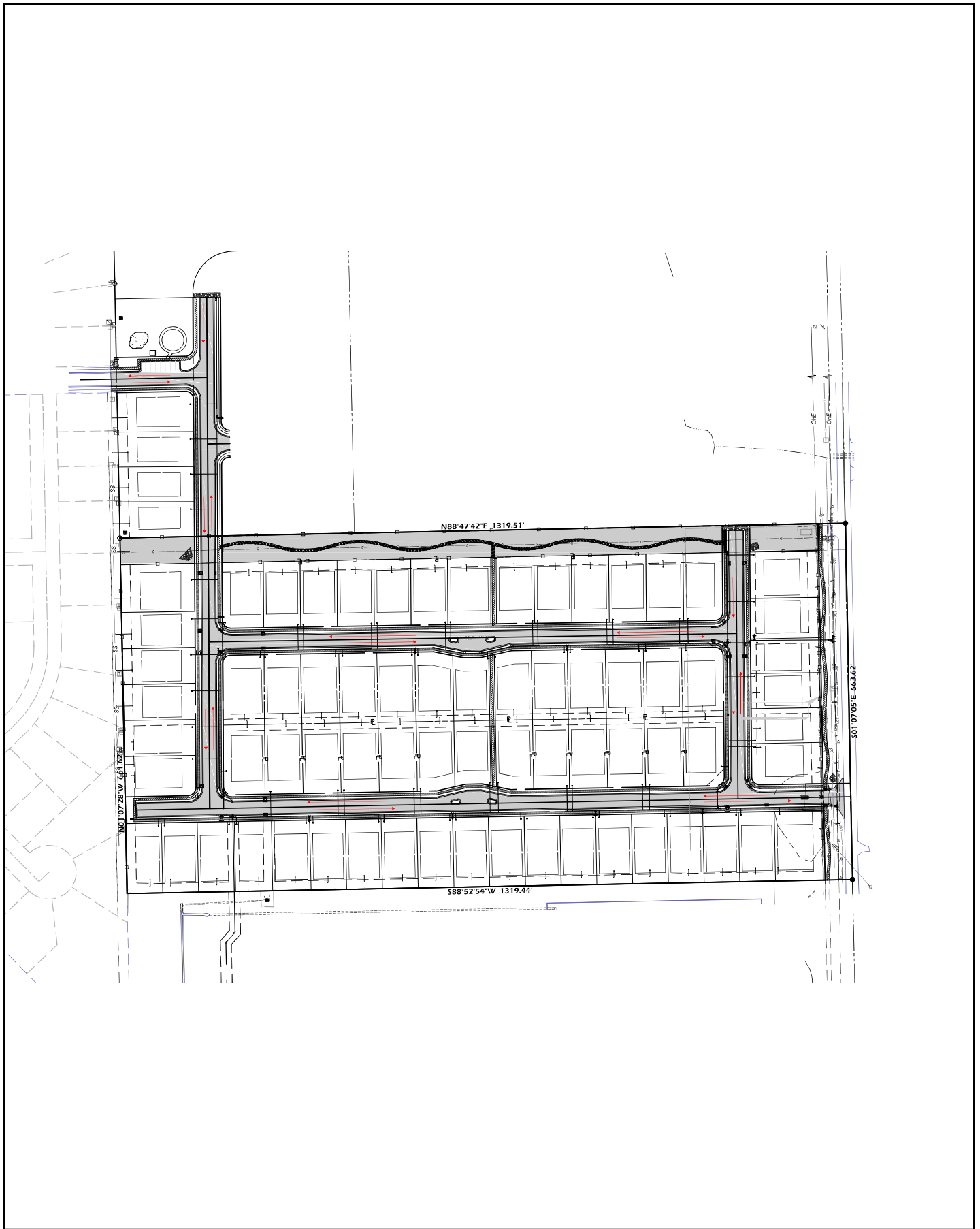


Tudor

The image features a background of a topographic map with grey contour lines. A solid blue horizontal band is centered across the middle of the image, containing the title text in white.

Exhibit G

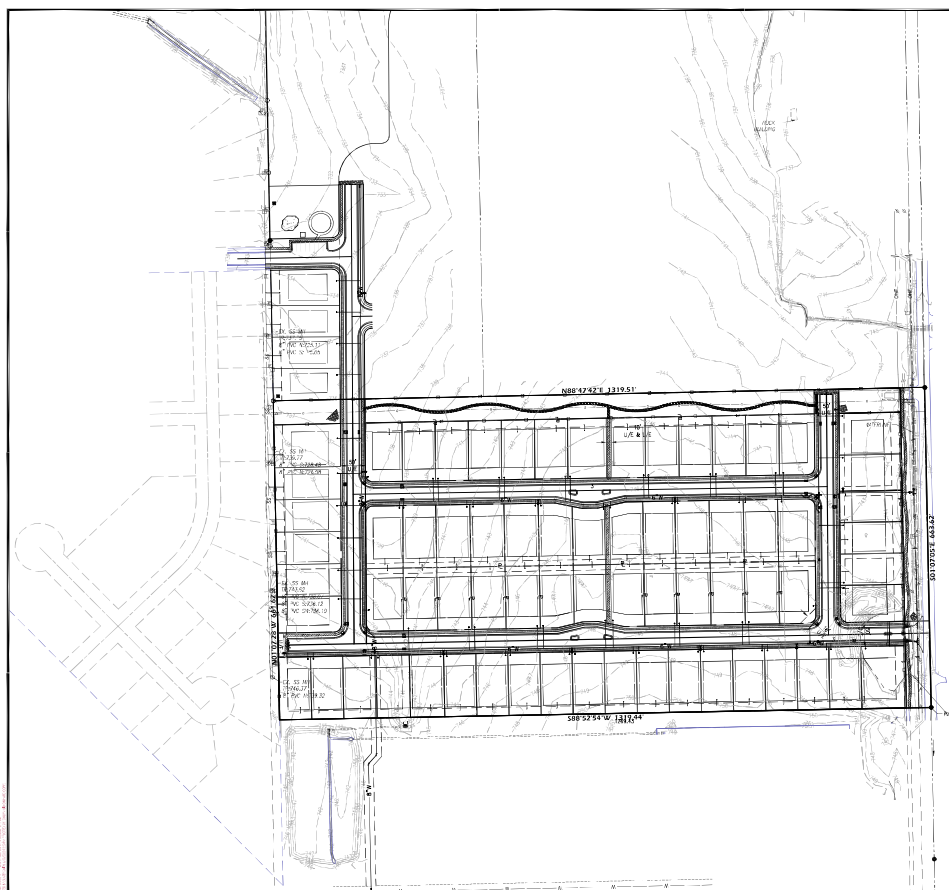
Tentative Circulation Plan



The image features a topographic map with grey contour lines on a light grey background. A solid blue horizontal bar is centered across the middle of the map. The text "Exhibit H" and "Topographic Map" is written in white, sans-serif font within this bar. A thin white horizontal line is positioned just below the text "Exhibit H".

Exhibit H

Topographic Map

[illegible]

TO: HONORABLE MAYOR AND GLENPOOL CITY COUNCIL
FROM: GERALD S. GILBERT, PLANNING DIRECTOR
DATE: AUGUST 17, 2020
ITEM: PUD 30, MAJOR AMENDMENT NO. 3 (PUD 30C), AS DOCUMENTED IN PRELIMINARY DEVELOPMENT PLAN AND PRELIMINARY PLAT
REQUEST: A MAJOR AMENDMENT TO PUD 30A AND PRELIMINARY PLAT
APPLICANT: GOLD TEAM REALTY GROUP, LLC.
SITE: SEE LEGAL EXHIBIT/DESCRIPTION, GENERALLY LOCATED NORTH OF THE NORTHWEST CORNER OF 151ST STREET SOUTH AND SOUTH ELWOOD AVENUE INTERSECTION
ZONING: PUD 30A AND AG
COMP PLAN: GENERAL RESIDENTIAL

PROJECT DESCRIPTION:

The applicant is requesting a third Major Amendment to PUD 30 which would increase the PUD boundaries by approximately 10 acres. The increase in the PUD boundaries would allow for additional residential lots and re-arrangement of the park area and drainage pond area.

In addition, a 74-lot preliminary plat is also being requested which would replace the previously approved 64-lot preliminary plat.

BACKGROUND

The subject site, north of the northwest corner of S. Elwood Avenue and W. 151st Street is governed by PUD 30 "Glenpool Center South". PUD 30 was initially approved by the Planning Commission on December 14th, 2015, and subsequently approved by the City Council on January 4th, 2016, as Ordinance No. 714. PUD 30 is comprised of a 39.246-acre site which is divided into three Development Areas A, B and C as outlined below:

Area	Size	Land Use
Area A	8.302 acres	Commercial, abutting 151 st Street/Hwy 67
Area B	10.944 acres	Mini Storage (constructed)
Area C	20.000 acres	Residential

A Minor Amendment, Site Plan and Final Plat for Development Areas A and B, known as "Glenpool Center South", were approved by the Planning Commission on August 8, 2016 and by the City Council on August 15, 2016. The plat for Glenpool Center South was filed of record on August 22, 2016.

Major Amendment No. 1, known as PUD 30A, along with a Preliminary Plat for Development Area C, to be known as the “Redbud Glen Subdivision”, was approved by the Planning Commission on December 10, 2018, and by the City Council on April 15, 2019. PUD 30A amended Development Area C by modifying minimum lot widths, lot areas, and similar bulk and area standards as well as minimum dwelling unit sizes outlined in the Development Plan text. A 64-lot preliminary plat, known as, *Redbud Glen* was also approved within Area C of the PUD.

Although it is only incidental to the application under consideration, a Major Amendment No. 2, known as PUD 30B, was approved by the Planning Commission on April 8, 2019, and by the City Council on April 15, 2019. This amendment had the effect of modifying the building line on Development Area A and an increase in the permitted floor area for Development Area B (Arrowhead Self-Storage).

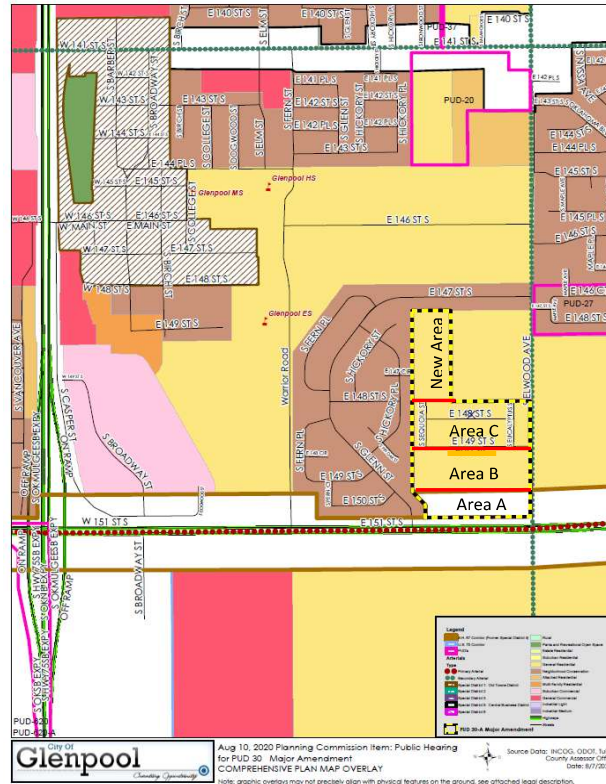
For this reason, the application under consideration, although limited to Development Area C/Redbud Glen Subdivision is denominated Major Amendment No. 3, PUD 30C.

COMPREHENSIVE PLAN/ZONING:

The Glenpool Comprehensive Plan provides basis for the City’s zoning policy. The Comprehensive Plan designates **Development Area C** as being within City’s **General Residential**; from the Comp Plan: *This designation covers areas with predominantly single-family residential uses at typical in-city densities. Development Types:*

- *Detached residential dwellings*
- *Planned development, potentially with a mix of housing types and varying densities, subject to compatibility and open space standards*
- *Public/institutional uses*
- *Parks and public spaces*

The subject site boundary is outlined in yellow/black dashed lines in the Comprehensive Plan illustrated below. This includes previously approved PUD 30A, Redbud Glen, formerly Development Area C.



The zoning for this site, formerly Development Area C, is PUD 30A. The proposed amendment entails adding approximately 10-acres to the northwestern edge of the existing PUD boundaries as shown by the narrow strip marked “New Area”. This 10-acre area is zoned AG and will be changed to PUD 30C and included in the scope of the Development Plan.

Access:

Limits of access along Elwood Avenue is shown on face of plat.

Services:

The property is served by City sewer; CCRWD No. 2 is the water purveyor.

Surrounding Land Uses:

Land use and zoning of properties immediately adjacent to the site of the zoning request marked as “New Area” are as follows:

	Zoning	Land Use
North	RS-3 Single Family High Density	Platted Developed
South	PUD 30A	Residential, formerly Development Area c
East	AG	Unplatted Undeveloped
West	RS-3 Single Family High Density	Detached single-family residential

ANALYSIS AND DEVELOPMENT REQUIREMENTS:

Amendment to PUD 30A: To obtain approval of a Major Amendment to a PUD, the applicant must submit a Concept Plan, including site development plan, plats, parks and recreation schematic plans, amenity plans, building design elevations, a written narrative describing the development standards proposed to govern the PUD, and other documents to demonstrate **that the development, if approved, will be of a higher quality than a standard development, will yield a substantial community benefit, and will result in other benefits, such as:**

- 1. An efficient provision of infrastructure that sustains the natural environment;*
- 2. Continuity of the roadway system that effectively distributes and calms traffic both within and through the development;*
- 3. Pedestrian systems via on-street bicycle lanes or off-street bicycle trails and sidewalks that improve pedestrian and bicycle circulation;*
- 4. Good transitioning of housing types within the development and with development adjacent to the PUD;*
- 5. Protection and preservation of natural resources and valued or sensitive land features; and*
- 6. Improved development quality that includes landscape and other decorative treatments along perimeter collector and arterial streets and the perimeter of the development.*

Once the Concept Plan has been reviewed by staff and the Technical Advisory Committee, revisions to the Concept Plan are embodied in the Preliminary PUD Development Plan. The Preliminary Development Plan approved by the Planning Commission on August 10, 2020, and presented to you now, contains commitments, intended to satisfy demonstrate **the development, if approved, will be of a higher quality than a standard development, will yield a substantial community benefit and will result in other benefits (as listed above).**

- The project is a private gated community includes a 0.27-acre common open space, located in near the northwest corner of the property; this site will include a community playground and gathering area; and
- Applicant has indicated 50K has been budgeted for amenities, including a pergola and children's' play equipment; and
- Landscaped internal trail system; and
- Landscaped ROW with serpentine sidewalk; and
- Decorative fence (stucco or wood panels) with decorative rock columns on the exterior sides and rear of the property.

Preliminary Plat:

The 64-lot Redbud Glen preliminary plat was approved by the Planning Commission on April 8, 2019. The applicant is proposing a new preliminary plat, Redbud Glen Addition, that would replace the existing plat as well as add approximately 6-acres to the area proposed to be subdivided.

The new plat would be comprised of 74 residential lots and proposes to relocate the detention pond as well as the recreational area to the northwestern portion of the lot. Attached as an exhibit is the previously approved 64-lot preliminary plat (Redbud Glen) and the new preliminary plat (Redbud Glen Addition).

The TAC reviewed the preliminary plat on July 24,2020. Several minor corrections were recommended by the reviewing entities and will be incorporated into the preparation of the final plat that will be reviewed and acted upon the Commission at a future date.

PLANNING COMMISSION ACTION:

After deliberating on August 10, the Planning Commission makes the following recommendations:

1. Recommend approval to City Council of Major Amendment No. 3 (PUD 30C) modifying PUD 30 Development Standards; and
2. Approval of the preliminary plat Redbud Glen Addition subject to the following conditions:

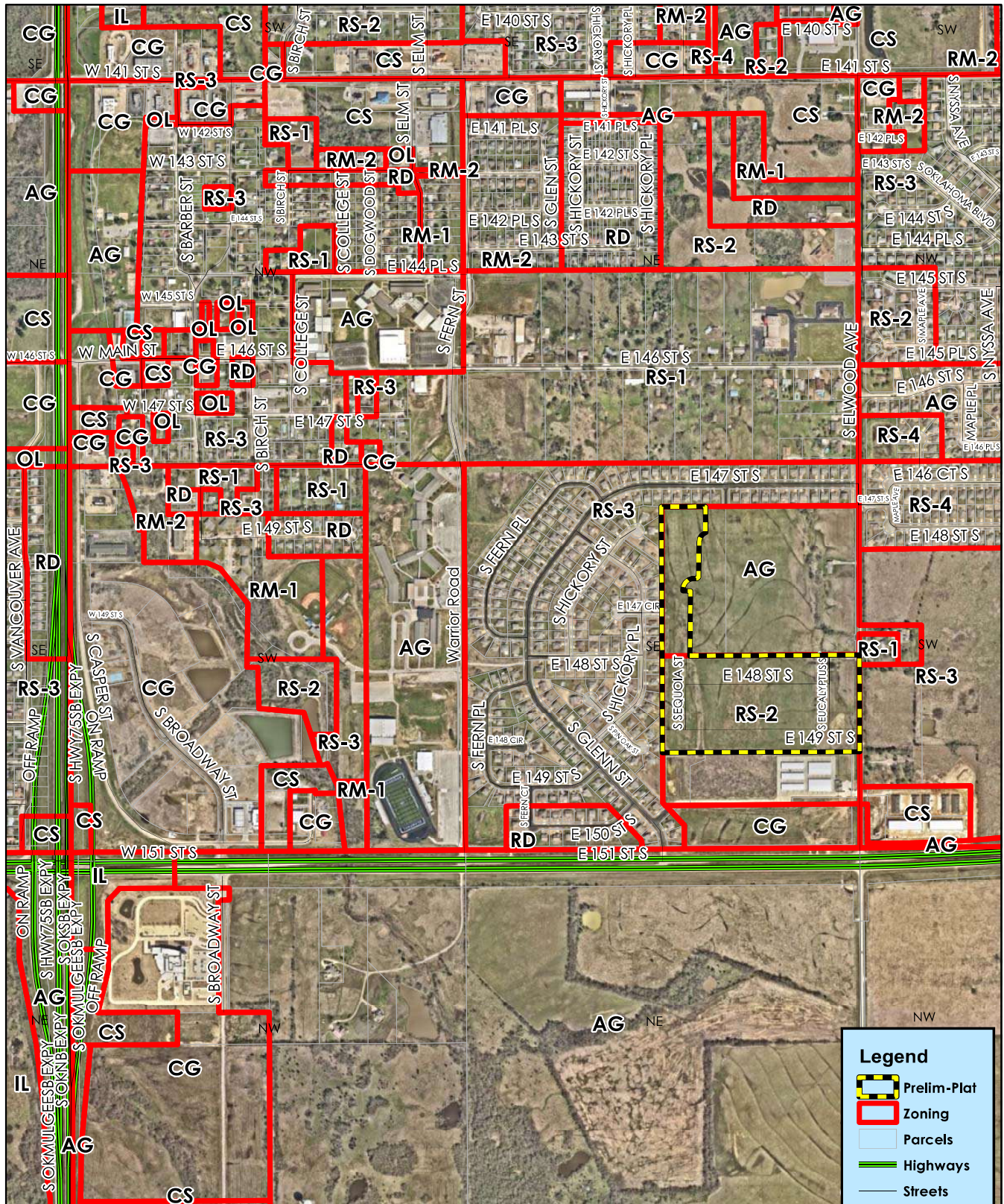
Minor corrections to the redlined preliminary plat, Sanitary Sewer Plans, Streets and Drainage Plan, and Drainage Study dated August 7, 2020

STAFF RECOMMENDATION:

Staff recommends the City Council affirm the Planning Commission action and recommendation.

ATTACHMENTS:

1. Re-zoning application
2. Legal Description
3. Aerial Photo
4. Comprehensive Plan Map
5. Zoning Map
6. Preliminary Plat Redbud Glen (approved plat)
7. Preliminary Plat Redbud Glen Addition (proposed plat)
8. Redbud Glen, Preliminary PUD Development Plan

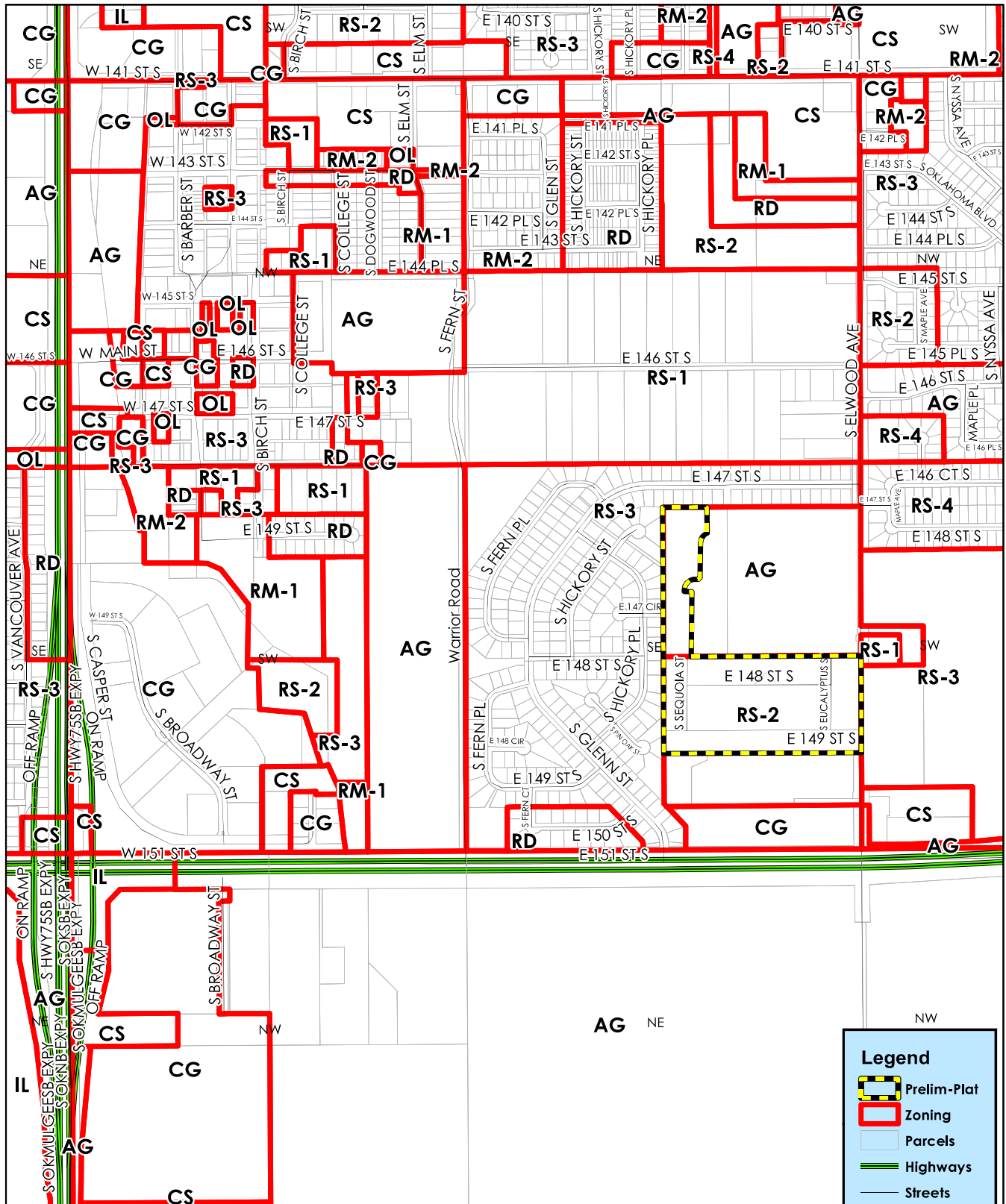


**Aug 10, 2020 Planning Commission Item: Public Hearing
for Preliminary Plat Redbud Glen Addition**

Note: graphic overlays may not precisely align with physical features on the ground, see attached legal description.



Source Data: INCOG, ODOT, Tulsa
County Assessor Office
Date: 8/7/2020

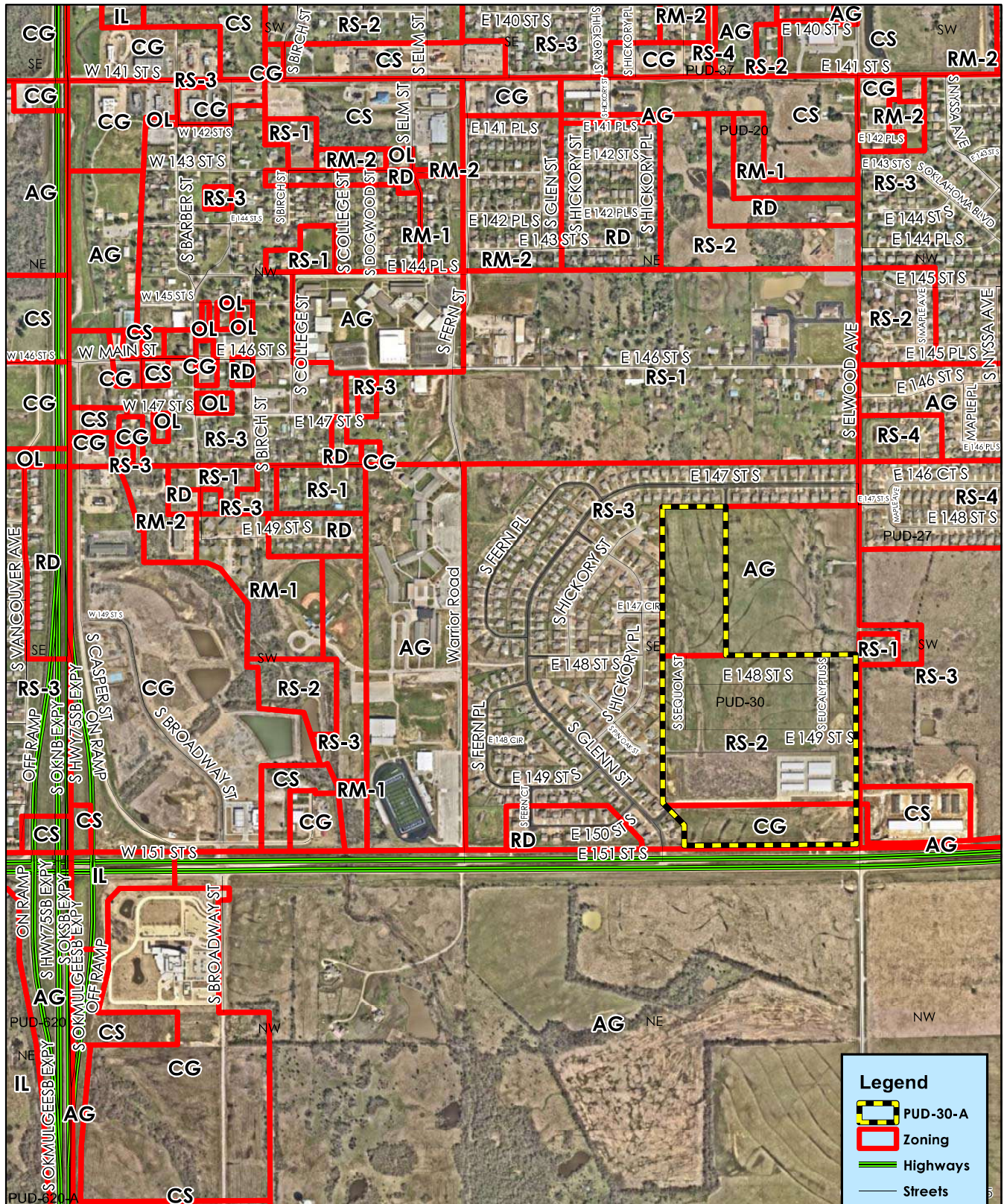


**Aug 10, 2020 Planning Commission Item: Public Hearing
for Preliminary Plat Redbud Glen Addition**

Note: graphic overlays may not precisely align with physical features on the ground, see attached legal description.



Source Data: INCOG, ODOT, Tulsa
County Assessor Office
Date: 8/7/2020

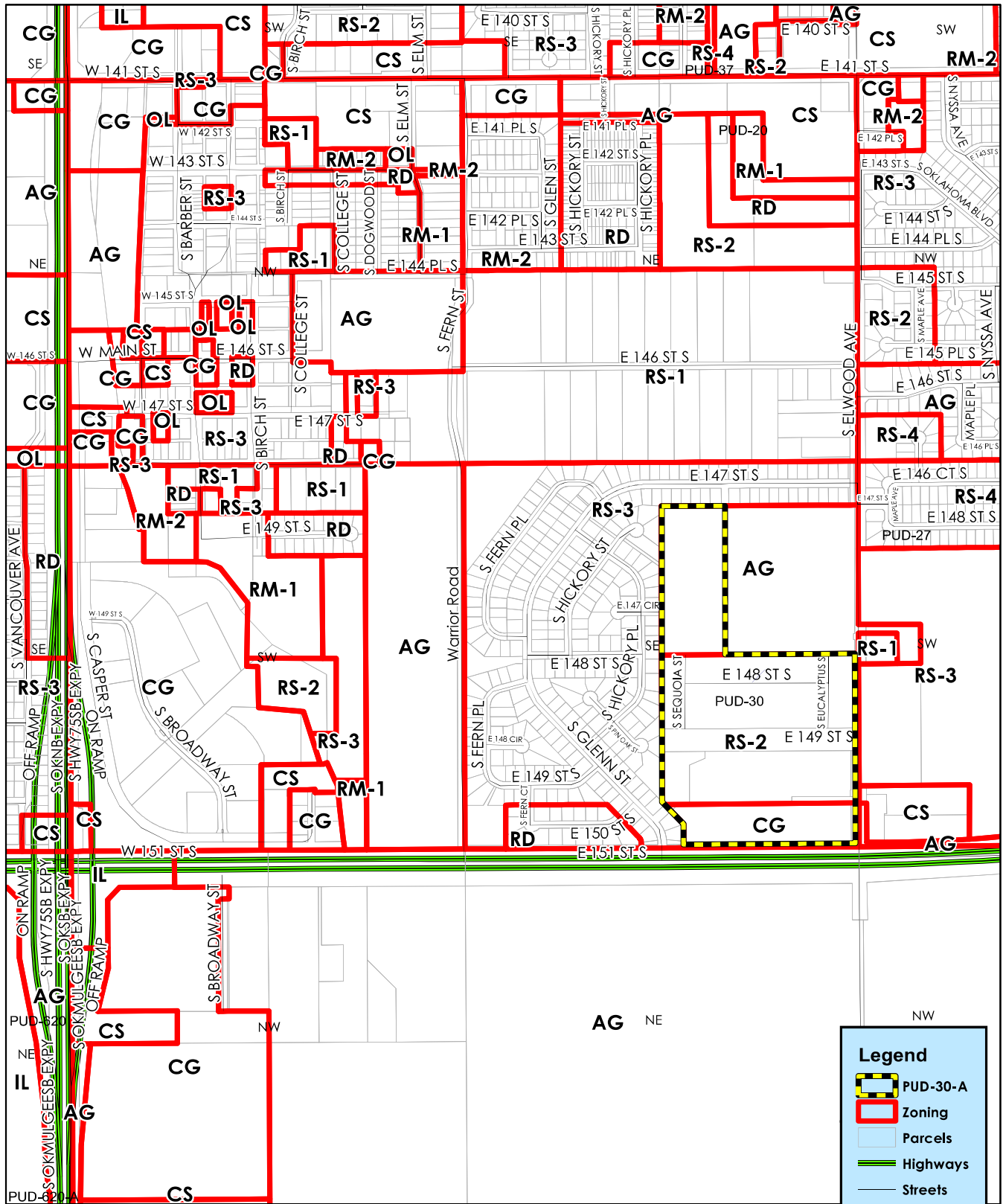


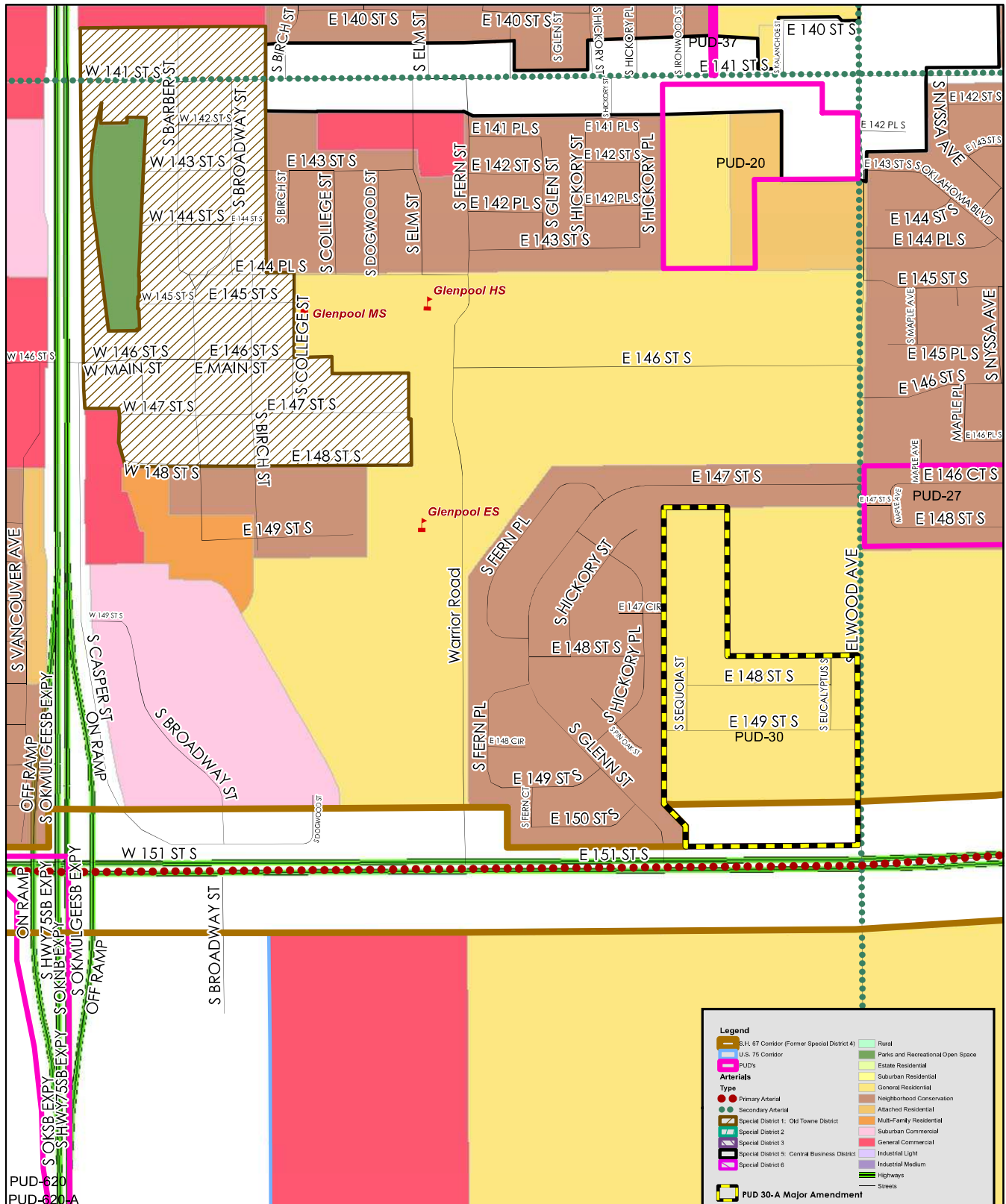
**Aug 10, 2020 Planning Commission Item: Public Hearing
for PUD-30-A Major Amendment**

Note: graphic overlays may not precisely align with physical features on the ground, see attached legal description.



Source Data: INCOG, ODOT, Tulsa
County Assessor Office
Date: 8/7/2020





Aug 10, 2020 Planning Commission Item: Public Hearing
for PUD 30 Major Amendment
COMPREHENSIVE PLAN MAP OVERLAY



Source Data: INCOG, ODOT, Tulsa
County Assessor Office
Date: 8/7/2020

Note: graphic overlays may not precisely align with physical features on the ground, see attached legal description.



**AMERICAN EAGLE
LAND SURVEYING, LLC**

2023 West 111th Street, Jenks, OK 74037
Ph 918-640-4162 Fax 918-894-5248
darrellbible@gmail.com

Order No. 2001055

"ATTACHMENT"

LEGAL DESCRIPTION

A tract of land that is part of the Northeast Quarter of the Southeast Quarter (NE/4 SE/4) of Section Fourteen (14), Township Seventeen (17) North, Range Twelve (12) East of the Indian Meridian being more particularly described as follows:

Commencing at the Southeast Corner of said Section Fourteen (14) Thence North 1°07'06" West and along the East line of said Section Fourteen (14) for a distance of 1321.74 feet to the Southeast corner of said NE/4 SE/4 Thence South 88°47'41" West along the South line of said NE/4 SE/4 a distance 893.14 feet to the POINT OF BEGINNING; Thence continuing South 88°47'41" West along the South line of said NE/4 SE/4 a distance 426.37 feet to a point on the East Line of "THE CROSSING AT GLENPOOL, PHASE 5" a Subdivision within the City of Glenpool, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof, Plat No. 6617; Thence North 1°07'30" West and along the East Line of said "THE CROSSING AT GLENPOOL, PHASE 5" and the East Line of "THE CROSSING AT GLENPOOL, PHASE 4" a Subdivision within the City of Glenpool, Tulsa County, State of Oklahoma, according to the Amended Recorded Plat thereof, Plat No. 6569 for a distance of 1021.65 feet to a point on the South Line of "THE CROSSING AT GLENPOOL, PHASE 2" a Subdivision within the City of Glenpool, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof, Plat No. 6617; Thence North 88°47'19" East and along the East Line of said "THE CROSSING AT GLENPOOL, PHASE 2" for a distance of 426.37 feet; Thence South 1°07'30" East for a distance of 1021.70 feet to the POINT OF BEGINNING, containing 10.0 acres of land more or less. This legal description provided January 17, 2020 by Darrell Bible, L.S. #1731 in and for the State of Oklahoma.



**AMERICAN EAGLE
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2023 West 111th Street, Jenks, OK 74037
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CITY OF GLENPOOL PLANNING COMMISSION**[X] ZONING [] PUD [] PUD AMENDMENT**CASE NUMBER GZ- 251

12205 S. Yukon Ave - Glenpool, Oklahoma 74033 - (918) 209-4610 - FAX (918) 209-4611

www.glenpoolonline.com**APPLICATION INFORMATION**RECEIVED BY: _____ DATE FILED: 11/06/15 TAC DATE: _____ PC DATE: 12/04/15 CITY COUNCIL DATE: _____☐ RES ☐ NON-RES ☒ COMBO RELATED ZONING OR PUD #: 30 BUILDING PERMIT APPLICATION NUMBER _____☐ GLENPOOL CITY LIMITS NEIGHBORHOOD ASSOCIATIONS: _____**SUBJECT PROPERTY INFORMATION**ADDRESS OR DESCRIPTIVE LOCATION: See Exhibit "A" attached hereto. TRACT SIZE: 8.302 ACLEGAL DESCRIPTION: See Exhibit "B" attached hereto.PRESENT USE: Vacant PRESENT ZONING: AG - Agriculture District**INFORMATION ABOUT YOUR PROPOSAL**PROPOSED NEW ZONING: CG DEV. AREAS AFFECTED BY PUD AMENDMENT: _____ PUD PROPOSAL ATTACHED ☒ Y ☐ NPROPOSED USE: Commercial General NATURE OF PUD AMENDMENT: _____

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	<u>Lou Reynolds</u>	NAME	<u>Trustees of the Amended Robert L. Horner Revocable Trust c/o Lou Reynolds</u>
ADDRESS	<u>2727 East 21st Street, Suite 200</u>	ADDRESS	<u>2727 East 21st Street, Suite 200</u>
CITY, ST, ZIP	<u>Tulsa, Oklahoma 74114</u>	CITY, ST, ZIP	<u>Tulsa Oklahoma 74114</u>
DAYTIME PHONE	<u>(918) 747-8900</u>	DAYTIME PHONE	<u>(918) 747-8900</u>
EMAIL	<u>rlreynolds@ellerdetrich.com</u>	EMAIL	<u>rlreynolds@ellerdetrich.com</u>
FAX	<u>(918) 392-9415</u>	FAX	<u>(918) 392-9415</u>
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.			
SIGNATURE & DATE: <u>[Signature]</u>		November 6, 2015	

DOES OWNER CONSENT TO THIS APPLICATION? ☒ Y ☐ N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Lawyer for Purchaser

APPLICATION FEES			
BASE APPLICATION FEE	\$		<u>400⁰⁰</u>
ADDITIONAL FEE	ACRES x SLIDING FEE =	\$	APPLICATION SUBTOTAL \$
NEWSPAPER PUBLICATION TO BE BILLED TO APPLICANT		\$	
SIGNS	\$50 X <u>2</u> =	\$	<u>100⁰⁰</u>
300' PROPERTY OWNERS MAILING & POSTAGE	\$1.00 per Name =	\$	NOTICE SUBTOTAL \$
RECEIPT NUMBER:		TOTAL AMOUNT DUE	\$ <u>500⁰⁰</u>

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

DISPOSITION

STAFF RECOMMENDATION:	
PC RECOMMENDATION:	PC ACTION DATE/VOTE:
CITY COUNCIL ACTION DATE/VOTE	ORDINANCE NO:
PLAT NAME	PLAT WAIVER [] Y [] N

REVISED 7/23/2012

PLATTING REQUIREMENT

For the purposes of providing a proper arrangement of streets and assuring the adequacy of open spaces for traffic, utilities, and access of emergency vehicles, commensurate with the intensification of land use customarily incident to a change of zoning, a platting requirement is established as follows:

For any land which has been rezoned to a zoning classification other than AG upon application of a private party or for any land which has been granted a special exception by the Board of Adjustment as enumerated within Use Units 2, 4, 5, 8, and 20, no building permit or zoning clearance permit shall be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, as the case may be, submitted to and approved by the Planning Commission, and filed of record in the office of the County Clerk where the property is situated. Provided that the Planning Commission, pursuant to their exclusive jurisdiction of subdivision plats, may remove the platting requirement upon a determination that the above stated purposes have been achieved by previous platting or could not be achieved by a plat or replat.

I hereby certify that I have read and understand the above requirements and that I will plat, replat or have the platting requirements waived for the subject property in case number PUD 30.


Applicant's Signature

November 6, 2015
Date

Glenpool Planning Commission Case Number: PUD 30

• Technical Advisory Committee (TAC) Meeting Date: <u>Friday,</u> <u>10:00 a.m.</u> Glenpool Community Development Conference Room Glenpool City Hall/Conference Center 2nd Floor 12205 South Yukon Ave, Glenpool, Oklahoma 74033
• Glenpool Planning Commission: Date: <u>Monday,</u> <u>6:30 p.m.</u> Glenpool City Council Chambers Glenpool City Hall/Conference Center 3rd Floor 12205 South Yukon Ave, Glenpool, Oklahoma 74033
• Glenpool City Council: Date: <u>Monday,</u> <u>7:00 p.m.</u> Glenpool City Council Chambers Glenpool City Hall/Conference Center 3rd Floor 12205 South Yukon Ave, Glenpool, Oklahoma 74033

A person knowledgeable of the application and the property must attend the meetings listed above to represent the application. Site Plans and development proposals should be submitted at the time of application. Photos or renderings may be presented at the hearing.

REVISED 7/23/2012

EXHIBIT "B"

15086

South Tract

A TRACT OF LAND THAT IS PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (S/2 SE/4 SE/4) OF SECTION FOURTEEN (14), 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE SOUTH 88°48'03" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 1176.41 FEET; THENCE NORTH 1°11'58" WEST, DEPARTING SAID SOUTH LINE AND ALONG THE EASTERLY LINE OF "THE CROSSING AT GLENPOOL PHASE I" CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6067), FOR A DISTANCE OF 163.83 FEET; THENCE NORTH 44°10'59" WEST, CONTINUING ALONG SAID EASTERLY LINE, FOR A DISTANCE OF 186.15 FEET; THENCE NORTH 88°48'03" EAST FOR A DISTANCE OF 1303.75 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 1°07'05" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, FOR A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 361,627 SQUARE FEET, OR 8.302 ACRES.



APPLICATION FOR PUD MAJOR AMENDMENT

DETERMINATION OF MAJOR AMENDMENTS. In reaching a determination as to whether a change is minor and may be approved by the City Planner or is a major modification requiring Planning Commission review and recommendation and Council approval, the following criteria shall be used:

1. Any increase in intensity of use is a major amendment.
2. Any increase in total usable floor area, the total number of dwelling or lodging units, or the amount of outdoor area devoted to a use is a major amendment.
3. Any change that necessitates an increase of 10 percent or more in the number of parking spaces required is a major amendment.
4. Any structural alteration that significantly affects the basic size, form, style, and location of a building, particularly in relation to sensitive uses, is a major amendment.
5. Any reduction in the amount of open space or buffer yard, or any change in the location or characteristics of open space, is a major amendment; and
6. Any change in use from one use group to another is a major amendment.

REVIEW CRITERIA The review criteria for any Major PUD Amendment shall be the same as that used in the original review and approval of the PUD. The City is not obligated to amend the PUD but may consider an amendment if the original spirit and intent of the PUD is not adversely affected.

AMENDMENTS TO AN APPROVED PUD When a PUD has completed the entire zoning and platting processes and is recorded, the amendment process will typically require a revised FDP and an amended Final Plat, provided that the spirit and intent of the revised PUD is similar to the original PUD.

I, the undersigned applicant, certify information contained within this application is true and correct.

APPLICANT SIGNATURE:

 DATE: 7/1/20

PROPERTY OWNER SIGNATURE:

 DATE: 7/1/20

THE CITY OF GLENPOOL PLANNING COMMISSION MEETS AT 6:30 PM ON THE 2ND (SECOND) MONDAY OF EVERY MONTH, BE SURE TO CHECK THE OFFICIAL MEETING CALENDAR TO CONFIRM (MEETINGS ARE SOMETIMES SHIFTED TO ACCOMMODATE CITY RECOGNIZED HOLIDAYS).

MEETING ARE HELD AT THE GLENPOOL CITY HALL, COUNCIL CHAMBERS ON THE 3RD FLOOR, 12205 S. YUKON AVENUE, GLENPOOL, OK 74033

FOR ADDITIONAL INFORMATION, PLEASE CALL THE CITY OF GLENPOOL COMMUNITY DEVELOPMENT DEPARTMENT AT 918-209-4610 OR VISIT THE CITY'S WEBSITE:

12205 S Yukon Ave • Glenpool, OK 74033 • P: (918) 322-5409 • F: (918) 322-5432

Updated: 2020/15/05
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Glenpool

Creating Opportunity

* APPLICANT TO PROVIDE
TRANSMISSION RECEIPT
FROM INTEGRITY
TO THE

APPLICATION FOR PUD MAJOR AMENDMENT SUBMITTAL CHECKLIST

ITEM NO.	APPLICANT INITIAL	COG INITIAL	SUBMITTAL MATERIALS
1	AKS	Full	COMPLETED APPLICATION
2	AKS	*	LIST OF PROPERTY OWNERS WITHIN 300 FOOT RADIUS OF OUTER BOUNDARIES OF SUBJECT SITE, AS WELL AS ADDRESSED ADHESIVE ENVELOPE LABELS FOR SUCH PROPERTY OWNERS AS LISTED IN OFFICE OF COUNTY CLERK COMPILED BY FULLY BONDED ABSTRACT AND TITLE COMPANY
4	AKS	**	PROCESSING FEE (\$250) + SIGN FEE (\$50.00) + (\$1.00) FOR EACH REQUIRED PUBLIC HEARING NOTICE ¹
5	AKS	Final	REVISED ☒ CONCEPT ☒ PRELIMINARY OR ☐ FINAL DEVELOPMENT PLAN (5)
6	AKS	Final	REVISED ☒ SKETCH PLAT ☒ PRELIMINARY PLAT OR ☐ FINAL PLAT APPLICATION SUBMITTED CONCURRENTLY
7	AKS	Final	APPLICANT PROPOSING TO AMEND AN APPROVED CDP, PDP, OR FDP SHALL FILE AN APPLICATION AND PLANS THAT CLEARLY DEPICT THE AREAS TO BE AMENDED, BOTH AS THEY WERE ORIGINALLY APPROVED AND AS THEY ARE PROPOSED TO BE REVISED. SEE PAGE 4-6 FOR UNIQUE SUBMITTAL REQUIREMENTS
8	AKS	Final	IF PROPERTY IS NOT PLATTED, ATTACH LEGAL DESCRIPTION (8.5 X 11 AND ELECTRONIC: WORD.DOC OR PDF)

NUMBER OF NOTICES

- BAY
color
PDF

A. APPLICANT

NAME: Gold Team Realty Group, LLC
 ADDRESS: 2502 East 21st Street, Suite B
 CITY: Tulsa STATE: OK ZIP CODE: 74114
 PHONE: 918-582-0139 EMAIL: astaabtulsa@gmail.com

RECEIVED
JUL 02 2020
BY: PLA

B. PROPERTY OWNER

SAME AS APPLICANT: YES: ☐ NO: ☒
 NAME: Redbud Glen, LLC
 ADDRESS: 2502 East 21st Street, Suite B
 CITY: Tulsa STATE: OK ZIP CODE: 74114
 PHONE: 918-582-0139 EMAIL: astaabtulsa@gmail.com

¹ Rezone application requires public hearing notice be published in newspaper of general circulation; Tulsa World will contact applicants, to collect publication fee prior to publication, failure to pay could result in delay of public hearing.



C. SITE INFORMATION

PUD NO.: 90A PRESENT USE: _____

COMPREHENSIVE PLAN DESIGNATION: _____

PARCEL NO. _____ PARCEL NO. _____

PARCEL NO. _____ PARCEL NO. _____

D. MAJOR AMENDMENT | RATIONALE FOR THE REVISION SHALL BE PROVIDED

WHY IS THE REVISION BEING PROPOSED?

PUD revision is requested to relocate the detention area. The proposed location will better facilitate future development activity.



1. CONCEPTUAL DEVELOPMENT PLAN (CDP) FOR A PUD.

SUBMITTAL REQUIREMENTS.

CDP shall provide the information set out in Chapter 3, Subchapter 4, Planned Unit Developments, and the following additional information:

1. Existing and proposed land uses, their relationship to each other, and to surrounding uses. This plan may take the form of a "bubble" map that shows proposed use types in an approximate fashion, including tentative circulation diagrams and anticipated buffers or screening.
2. A map depicting physiographic information for the subject property such as soil types, topography and any severe slopes, geology, vegetation, flood plain boundaries and the location and availability of water and sanitary sewer services.
3. A written narrative that includes:
 - a. The approximate number of acres of each type of land use.
 - b. The character, density, and intensity of dwellings, structures, and uses on each section of the PUD.
 - c. Justification for the proposed uses, density and/or intensity in relation to existing or proposed surrounding uses.
 - d. Proposed phasing of the development, if any, and a general indication of the expected development schedule.
 - e. General discussion of the anticipated impacts that build-out may have on community facilities and the measures necessary to address those impacts.

EFFECT OF CDP PROCESS.

City staff will not approve or deny any CDP, but will offer comments and recommendations to address the review criteria in Subsection E above, to facilitate the preparation of a Preliminary Development Plan as set out in Section 11-9-10, below. Completion of the CDP process shall not provide any vesting for the development or obligate the City to approve a Preliminary or Final Development Plan when each is submitted.

2. PRELIMINARY DEVELOPMENT PLAN (PDP) FOR A PUD.

The purpose of a PDP is to provide a detailed site layout for the proposed PUD. Like a Preliminary Plat prior to a Final Plat, PDP approval provides the basis for approval of a Final Development Plan.

SUBMITTAL REQUIREMENTS. A PDP application shall include the following information:

1. Proposed building envelopes, common open areas, public uses, amenities and common use facilities to be dedicated to the City or reserved in common ownership.
2. Approximate locations of all buildings, structures, and improvements, and open space around buildings and structures.

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3. A written statement describing the proposed PUD character, to justify the creation of the PUD, and further narrative to elaborate on the overall design style, colors, materials, and sign program for the PUD, which may be accompanied by conceptual elevations or renderings.
4. Plans, reports, and diagrams that include:
 - a. Proposed off-street parking and loading areas.
 - b. A circulation plan showing the proposed car, truck, bicycle, and pedestrian networks and their relationship with existing or proposed streets.
 - c. Any special engineering features, such as, but not limited to, stormwater detention areas, drainage plan, utility plan and traffic control improvements.
 - d. Designation of any improvements to be dedicated to, or accepted by, the City.
 - e. Proposed open space, buffering, perimeter design treatments and amenity plans.
5. A development schedule indicating:
 - a. The approximate date when construction of the project is expected to commence.
 - b. The phases in which the project will be built and the approximate sequence and timing of when the public improvements, landscaping, buffering, and amenities are proposed to begin and be completed in conjunction with the phasing schedule.
 - c. Anticipated development rates per year in terms of acres, number of residential units, square footage of nonresidential floor area, or similar quantitative measures.
 - d. The location and area of common open spaces that will be provided at each stage.
6. Legal agreements, provisions, and/or covenants and restrictions to govern the use and maintenance of common areas.
7. The names and addresses of all property owners within 300 feet of the PUD boundary.

EFFECT OF PDP DECISION.

Following the approval of a PDP, the applicant may submit an application for a Final Development Plan and for a Preliminary or a Final Plat.

An approved PDP may be finalized by more than one FDP and Final Plat.

If the PDP is denied, the applicant may submit an amended PDP addressing the issues central to the denial of the PDP. Such a submittal will not be considered a substantially similar application.

3. FINAL DEVELOPMENT PLAN (FDP) FOR A PUD.

The purpose of an FDP is to finalize the approval of the PUD and provide documentation for the recordation of a Final Plat(s) to be submitted to complete the development of the PUD.

SUBMITTAL REQUIREMENTS. An FDP application shall include the following additional information:

1. All materials and information required for a Final Plat.
2. A list of all conditions of approval of the PDP and a statement of how each condition was addressed on the FDP.

3. All of the items required for a site plan as set out in Appendix A, Site Plan Submittal Requirements, and the following information pertinent to the PUD:
 - a. The approved specific density, including the specific densities assigned to individual phases in a phased PUD.
 - b. Required setbacks along all street frontages and any build-to lines or other special building setback or spacing provisions within the interior of the development.
 - c. A list of all approved and specifically excluded uses, including the areas in which such uses are allowed or excluded. All uses shall be classified as provided in this Title, or, if alternative classifications are used, they shall be defined and justified.
 - d. A final narrative describing all aspects of the final PUD, to be incorporated by reference, along with the FDP, into the ordinance establishing the PUD district.
 - e. Proposed building footprints, or envelopes, for all buildings and major structures, excluding single-family dwellings
 - f. Sidewalks, pedestrian ways, trails, and associated structures.
 - g. Drainage facilities and stormwater best management practice improvements.
 - h. Open space and other amenities.
 - i. Major utility locations and easements.
 - j. All other improvements that reflect significant aspects of the approval of the PUD.
 - k. A development schedule for all private and commonly owned site improvements, including, but not limited to, circulation networks, curbs and gutters, signage and street and trail lighting.

EFFECT OF APPROVAL.

1. Upon approval of the FDP, a Final Plat and all related agreements shall be executed and shall be recorded by the County Clerk of Tulsa County.
2. Applications involving site plans, Zoning Clearance Permits, and building permits, consistent with the FDP, may then be filed, approved, and permits issued to implement the FDP.
3. Any property owner association created to administer the common land in the PUD shall be incorporated.

PRELIMINARY PLAT
REDBUD GLEN GLENPOOL
A PORTION OF
THE SE/4, SECTION 14, T-17-N, R-12-W, I.M.
GLENPOOL, TULSA COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

BEFORE ME, the undersigned authority, on this _____ day of _____, 2019,

ALAN STAHL, hereinafter called "OWNER", is the owner of the following described real estate in Tulsa County, Oklahoma, to-wit:

THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-NINE, TOWNSHIP SEVENTEENTH NORTH, RANGE TWELFTH EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

LESS AND EXCEPT:

THE PORTION PLATTED AS THE CROSSING AT GLENPOOL, PHASE 1, AND LOTS AND EXCEPT, A STRIP, PIECE OR PARCEL OF LAND LYING IN THE SE/4 OF THE SECTION 14, TOWNSHIP 17 NORTH, RANGE 12 EAST IN TULSA COUNTY, STATE OF OKLAHOMA, SAID PARCEL OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID SE/4, THENCE NORTH ALONG THE WEST LINE OF SAID SE/4 A DISTANCE OF 24.75 FEET, THENCE NORTHEASTLY A DISTANCE OF 108.53 FEET, THENCE SOUTHWESTLY A DISTANCE OF 175.00 FEET, THENCE SOUTHWESTLY A DISTANCE OF 108.53 FEET, THENCE SOUTH ALONG THE EAST LINE OF SAID SE/4 A DISTANCE OF 108.53 FEET TO THE SE CORNER OF SAID SE/4, THENCE WEST ALONG THE SOUTH LINE OF SAID SE/4 A DISTANCE OF 108.53 FEET TO THE POINT OF BEGINNING.

AND THE OWNER HAS CAUSED THE ABOVE-DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, GRANTED, DONATED, CONVEYED, DEEDS, ACCEDES, RIGHTS HEREIN, AND SUBSISTED INTO LOTS IN ACCORDANCE WITH THE ACCOMPANYING PLAT AND SURVEY HEREUNDER THE "PLAT", AND HAS ENTERED AND RECORDED THE SUBMISSION OF "REDBUD GLEN GLENPOOL" IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER, HAS CAUSED THIS CERTIFICATE OF DEDICATION AND RESTRICTIVE COVENANTS TO BE EXECUTED THIS _____ DAY OF _____, 2019.

ALAN STAHL

BY _____
OWNER

NOTARY PUBLIC

STATE OF OKLAHOMA)
I, _____,)
TULSA COUNTY

BEFORE ME, the undersigned Notary Public in and for said County and State on this _____ day of _____, 2019, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed, and that he was not under any legal disability or incapacity at the time he executed the same.

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

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, DONALD W. WOODWARD, Registered Land Surveyor in the State of Oklahoma, do hereby certify that I have carefully and accurately surveyed, subdivided, and platted the tract of land described above, and that the accompanying plat described herein as "REDBUD GLEN GLENPOOL", a submission in the City of Glenpool, Tulsa County, State of Oklahoma, is a true representation of the survey made on the ground using generally accepted practices and methods of surveying, and that the same conform to the practice of land surveying.

DONALD W. WOODWARD, (DATE) _____ (DATE) _____

NOTARY PUBLIC

STATE OF OKLAHOMA)
I, _____,)
TULSA COUNTY

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this _____ day of _____, 2019, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed, and that he was not under any legal disability or incapacity at the time he executed the same.

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

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

FINAL PLAT CERTIFICATE OF APPROVAL
I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE CITY PLANNING COMMISSION ON _____
COMMISSIONER, CITY OF GLENPOOL
I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE CITY COUNCIL ON _____
CITY CLERK
THIS INSTRUMENT, IF TRUE, IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORDING INSTRUMENT, AND THE ORIGINAL INSTRUMENT IS FILED IN THE OFFICE OF THE CITY CLERK ON THIS DATE _____

PRELIMINARY PLAT REDBUD GLEN GLENPOOL	
2019-08-08 10:00 AM Tulsa, Oklahoma 74103	
	Sheet No: 1 of 3 DATE: 2/18/2019 PROJECT NO: 18400500

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER EASE 36/40 OF SECTION FOURTEEN 04A TOWNSHIP SEVENTEEN 04N RANGE TWENTY 1201 EAST OF THE DUGDA MERIDIAN BEING NOW PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION FORTYFOUR THENCE NORTH 17°07'44" EAST ALONG THE EAST LINE OF SAID SECTION FORTYFOUR FOR A DISTANCE OF 644.61 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 18°05'24" WEST, AND ALONG THE NORTH LINE OF "GOLDEN CENTER" SECTION, A SUBDIVISION WITHIN THE CITY OF GOLDSPLO, "GOLDEN CENTER" STATE OF OKLAHOMA, ACCORDING TO THE RECORDS OF THE COUNTY OF ADAMS, OKLAHOMA, FOR A DISTANCE OF 100.00 FEET TO THE EAST LINE OF THE "CROSSING AT GOLDSPLO, PHASE 1", A SUBDIVISION WITHIN THE CITY OF GOLDSPLO, "GOLDEN CENTER" STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREIN; PLAT 16062; THENCE NORTH 7°07'27" WEST AND ALONG THE EAST LINE OF SAID THE "CROSSING AT GOLDSPLO, PHASE 1" FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; OR, ALTERNATELY, TO THE POINT ON THE EAST LINE OF SAID SECTION FORTYFOUR THENCE SOUTH 15°05'05" EAST AND ALONG THE EAST LINE OF SAID SECTION 14A A DISTANCE OF 604.92 FEET TO THE POINT OF BEGINNING.

S. 01°07'05" E ALONG THE EAST LINE OF THE SE/4, SECTION 14, T17N, R12E, E.M.

BL	BUILDING LIMIT LINE
U/E	UTILITY EASEMENT
D/E	DRAINAGE EASEMENT
F/E	FENCE EASEMENT
L/E	LANDSCAPE EASEMENT
E/X	EXISTING
RI	RECORD MEASUREMENT
80 FT	SQUARE FEET
CORNER	ORIEX COUNTY RURAL WATER DISTRICT #2
WET	STREET ADDRESS

CURRENT OWNER:
GOLD TEAM REALTY GROUP, L.L.C.
ALAN STRAIN
2502 EAST 21ST STREET, SUITE 1
TULSA, OK, 74114

ENGINEER/SURVEYOR:
CRAFTON BULL
220 E. 8th ST.
TULSA, OK 74119
PH: 918.584.0347

SUBJECT TRACT DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARDOUS AREA, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY IN WHICH THE PROPERTY IS LOCATED. ZONE X SURFHAULING - AREAS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.

FORM NUMBER: 4313040606

EFFECTIVE DATE: 08/03/2019

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE COMPLETENESS OF THE CITED MAPS IN RESPECT TO THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

UTILITY EASEMENT

ADJACENT

UTILITY EASEMENT
/DRAINAGE EASEMENT
BY SEPARATE
DOCUMENT

MATCH LINE



REDBUD GLEN
GLENPOOL, OK 74003

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, FEDERAL REGULATIONS AND CODES AND OTHER STANDARDS.
2. ALL CURBS/DRIVEWAYS AND RACE ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
4. ALL EXISTING/NEW/REPAIR RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES. UNLESS/OTHER IS NOT RESTRICTIVE.
5. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
6. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AS APPLIED TO EXISTING CURB AND GUTTER.
7. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVEWAYS, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITIES.
8. CONTRACTOR SHALL MAINTAIN ALL LOCAL AND STATE HIGHWAY AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
9. REFER TO UTILITY PLAN FOR UTILITY INFORMATION.
10. REFER TO SHEET 3000 FOR ADDITIONAL INFORMATION.

PROPOSED SIDEWALK	
STANDARD ASPHALT PAVING RESERVE AREA "C"	
5" CONCRETE PROPOSED SIDEWALK TO BE BUILT BY DEVELOPER	
5" GRAVEL PROPOSED PATH TO BE BUILT BY DEVELOPER	

This document, and the ideas and designs it contains, are the property of Crafton, Full & Associates, Inc., and are not to be used, in whole or in part, for any other project without the written permission of Crafton, Full & Associates, Inc.

PROJECT NO: 18400000
BASE DATE: 4/23/2020
CONTACT: JERRY E. KILGO
CREATED BY: JERRY E. KILGO

ISSUED FOR

CRAFTON PROFESSIONAL SERVICES
JERRY E. KILGO
25439

PRELIMINARY PLAT

C-101

PARCEL #	LOT ADDRESS	AREA SQ/FT
1	800 E 1400 ST	8468.00
2	800 E 1400 ST	8468.00
3	800 E 1400 ST	8468.00
4	800 E 1400 ST	8468.00
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18	800 E 1400 ST	8468.00
19	800 E 1400 ST	8468.00

PARCEL #	LOT ADDRESS	AREA SQ/FT
1	800 E 1400 ST	8468.00
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PARCEL #	LOT ADDRESS	AREA SQ/FT
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PARCEL #	LOT ADDRESS	AREA SQ/FT
1	800 E 1400 ST	8468.00
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20	800 E 1400 ST	8468.00

PARCEL #	LOT ADDRESS	AREA SQ/FT
1	800 E 1400 ST	8468.00
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4	800 E 1400 ST	8468.00
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PARCEL #	LOT ADDRESS	AREA SQ/FT
1	800 E 1400 ST	8468.00
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8	800 E 1400 ST	8468.00
9	800 E 1400 ST	8468.00
10	800 E 1400 ST	8468.00

CURVE #	LENGTH	PARALLEL	CHORD DIRECTION	CHORD LENGTH
C1	23.87	15.02	104° 10' 58" W	21.57
C2	23.87	15.02	104° 10' 58" W	21.57
C3	23.87	15.02	104° 10' 58" W	21.57
C4	23.87	15.02	104° 10' 58" W	21.57
C5	23.87	15.02	104° 10' 58" W	21.57
C6	23.87	15.02	104° 10' 58" W	21.57
C7	23.87	15.02	104° 10' 58" W	21.57
C8	23.87	15.02	104° 10' 58" W	21.57
C9	23.87	15.02	104° 10' 58" W	21.57
C10	23.87	15.02	104° 10' 58" W	21.57

LINE #	LENGTH	DIRECTION
L1	24.86	58° 54' 32" N
L2	24.86	58° 54' 32" N
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L19	24.86	58° 54' 32" N
L20	24.86	58° 54' 32" N

201 W. 10th Street, Suite 200
Bloomington, IN 47404
TEL: 317.344.1111
WWW.CRAFTONTULL.COM

0' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'

REDBUD GLEN
GLENPOOL, OK 74033

PRELIMINARY PLAT TABLES

C-102



APPLICATION FOR PUD MAJOR AMENDMENT

DETERMINATION OF MAJOR AMENDMENTS. In reaching a determination as to whether a change is minor and may be approved by the City Planner or is a major modification requiring Planning Commission review and recommendation and Council approval, the following criteria shall be used:

1. Any increase in intensity of use is a major amendment.
2. Any increase in total usable floor area, the total number of dwelling or lodging units, or the amount of outdoor area devoted to a use is a major amendment.
3. Any change that necessitates an increase of 10 percent or more in the number of parking spaces required is a major amendment.
4. Any structural alteration that significantly affects the basic size, form, style, and location of a building, particularly in relation to sensitive uses, is a major amendment.
5. Any reduction in the amount of open space or buffer yard, or any change in the location or characteristics of open space, is a major amendment; and
6. Any change in use from one use group to another is a major amendment.

REVIEW CRITERIA The review criteria for any Major PUD Amendment shall be the same as that used in the original review and approval of the PUD. The City is not obligated to amend the PUD but may consider an amendment if the original spirit and intent of the PUD is not adversely affected.

AMENDMENTS TO AN APPROVED PUD When a PUD has completed the entire zoning and platting processes and is recorded, the amendment process will typically require a revised FDP and an amended Final Plat, provided that the spirit and intent of the revised PUD is similar to the original PUD.

I, the undersigned applicant, certify information contained within this application is true and correct.

APPLICANT SIGNATURE:

 DATE: 7/1/20

PROPERTY OWNER SIGNATURE:

 DATE: 7/1/20

THE CITY OF GLENPOOL PLANNING COMMISSION MEETS AT 6:30 PM ON THE 2ND (SECOND) MONDAY OF EVERY MONTH, BE SURE TO CHECK THE OFFICIAL MEETING CALENDAR TO CONFIRM (MEETINGS ARE SOMETIMES SHIFTED TO ACCOMMODATE CITY RECOGNIZED HOLIDAYS).

MEETING ARE HELD AT THE GLENPOOL CITY HALL, COUNCIL CHAMBERS ON THE 3RD FLOOR, 12205 S. YUKON AVENUE, GLENPOOL, OK 74033

FOR ADDITIONAL INFORMATION, PLEASE CALL THE CITY OF GLENPOOL COMMUNITY DEVELOPMENT DEPARTMENT AT 918-209-4610 OR VISIT THE CITY'S WEBSITE:

12205 S Yukon Ave • Glenpool, OK 74033 • P: (918) 322-5409 • F: (918) 322-5432

Updated: 2020/15/05
Page 1 of 6

Glenpool

Creating Opportunity

* APPLICANT TO PROVIDE
TRANSMISSION RECEIPT
FROM INTEGRITY
TO THE

APPLICATION FOR PUD MAJOR AMENDMENT SUBMITTAL CHECKLIST

ITEM NO.	APPLICANT INITIAL	COG INITIAL	SUBMITTAL MATERIALS
1	AKS	Full	COMPLETED APPLICATION
2	AKS	*	LIST OF PROPERTY OWNERS WITHIN 300 FOOT RADIUS OF OUTER BOUNDARIES OF SUBJECT SITE, AS WELL AS ADDRESSED ADHESIVE ENVELOPE LABELS FOR SUCH PROPERTY OWNERS AS LISTED IN OFFICE OF COUNTY CLERK COMPILED BY FULLY BONDED ABSTRACT AND TITLE COMPANY
4	AKS	**	PROCESSING FEE (\$250) + SIGN FEE (\$50.00) + (\$1.00) FOR EACH REQUIRED PUBLIC HEARING NOTICE ¹
5	AKS	Full	REVISED ☒ CONCEPT ☒ PRELIMINARY OR ☐ FINAL DEVELOPMENT PLAN (5)
6	AKS	Full	REVISED ☒ SKETCH PLAT ☒ PRELIMINARY PLAT OR ☐ FINAL PLAT APPLICATION SUBMITTED CONCURRENTLY
7	AKS	Full	APPLICANT PROPOSING TO AMEND AN APPROVED CDP, PDP, OR FDP SHALL FILE AN APPLICATION AND PLANS THAT CLEARLY DEPICT THE AREAS TO BE AMENDED, BOTH AS THEY WERE ORIGINALLY APPROVED AND AS THEY ARE PROPOSED TO BE REVISED. SEE PAGE 4-6 FOR UNIQUE SUBMITTAL REQUIREMENTS
8	AKS	Full	IF PROPERTY IS NOT PLATTED, ATTACH LEGAL DESCRIPTION (8.5 X 11 AND ELECTRONIC: WORD.DOC OR PDF)

NUMBER OF NOTICES

- BAY
color
PDF

A. APPLICANT

NAME: Gold Team Realty Group, LLC
 ADDRESS: 2502 East 21st Street, Suite B
 CITY: Tulsa STATE: OK ZIP CODE: 74114
 PHONE: 918-582-0139 EMAIL: astaabtulsa@gmail.com

RECEIVED
JUL 02 2020
BY: PLA

B. PROPERTY OWNER

SAME AS APPLICANT: YES: ☐ NO: ☒
 NAME: Redbud Glen, LLC
 ADDRESS: 2502 East 21st Street, Suite B
 CITY: Tulsa STATE: OK ZIP CODE: 74114
 PHONE: 918-582-0139 EMAIL: astaabtulsa@gmail.com

¹ Rezone application requires public hearing notice be published in newspaper of general circulation; Tulsa World will contact applicants, to collect publication fee prior to publication, failure to pay could result in delay of public hearing.



C. SITE INFORMATION

PUD NO.: 90A PRESENT USE: _____

COMPREHENSIVE PLAN DESIGNATION: _____

PARCEL NO. _____ PARCEL NO. _____

PARCEL NO. _____ PARCEL NO. _____

D. MAJOR AMENDMENT | RATIONALE FOR THE REVISION SHALL BE PROVIDED

WHY IS THE REVISION BEING PROPOSED?

PUD revision is requested to relocate the detention area. The proposed location will better facilitate future development activity.



1. CONCEPTUAL DEVELOPMENT PLAN (CDP) FOR A PUD.

SUBMITTAL REQUIREMENTS.

CDP shall provide the information set out in Chapter 3, Subchapter 4, Planned Unit Developments, and the following additional information:

1. Existing and proposed land uses, their relationship to each other, and to surrounding uses. This plan may take the form of a "bubble" map that shows proposed use types in an approximate fashion, including tentative circulation diagrams and anticipated buffers or screening.
2. A map depicting physiographic information for the subject property such as soil types, topography and any severe slopes, geology, vegetation, flood plain boundaries and the location and availability of water and sanitary sewer services.
3. A written narrative that includes:
 - a. The approximate number of acres of each type of land use.
 - b. The character, density, and intensity of dwellings, structures, and uses on each section of the PUD.
 - c. Justification for the proposed uses, density and/or intensity in relation to existing or proposed surrounding uses.
 - d. Proposed phasing of the development, if any, and a general indication of the expected development schedule.
 - e. General discussion of the anticipated impacts that build-out may have on community facilities and the measures necessary to address those impacts.

EFFECT OF CDP PROCESS.

City staff will not approve or deny any CDP, but will offer comments and recommendations to address the review criteria in Subsection E above, to facilitate the preparation of a Preliminary Development Plan as set out in Section 11-9-10, below. Completion of the CDP process shall not provide any vesting for the development or obligate the City to approve a Preliminary or Final Development Plan when each is submitted.

2. PRELIMINARY DEVELOPMENT PLAN (PDP) FOR A PUD.

The purpose of a PDP is to provide a detailed site layout for the proposed PUD. Like a Preliminary Plat prior to a Final Plat, PDP approval provides the basis for approval of a Final Development Plan.

SUBMITTAL REQUIREMENTS. A PDP application shall include the following information:

1. Proposed building envelopes, common open areas, public uses, amenities and common use facilities to be dedicated to the City or reserved in common ownership.
2. Approximate locations of all buildings, structures, and improvements, and open space around buildings and structures.

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Updated: 2020/15/05
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3. A written statement describing the proposed PUD character, to justify the creation of the PUD, and further narrative to elaborate on the overall design style, colors, materials, and sign program for the PUD, which may be accompanied by conceptual elevations or renderings.
4. Plans, reports, and diagrams that include:
 - a. Proposed off-street parking and loading areas.
 - b. A circulation plan showing the proposed car, truck, bicycle, and pedestrian networks and their relationship with existing or proposed streets.
 - c. Any special engineering features, such as, but not limited to, stormwater detention areas, drainage plan, utility plan and traffic control improvements.
 - d. Designation of any improvements to be dedicated to, or accepted by, the City.
 - e. Proposed open space, buffering, perimeter design treatments and amenity plans.
5. A development schedule indicating:
 - a. The approximate date when construction of the project is expected to commence.
 - b. The phases in which the project will be built and the approximate sequence and timing of when the public improvements, landscaping, buffering, and amenities are proposed to begin and be completed in conjunction with the phasing schedule.
 - c. Anticipated development rates per year in terms of acres, number of residential units, square footage of nonresidential floor area, or similar quantitative measures.
 - d. The location and area of common open spaces that will be provided at each stage.
6. Legal agreements, provisions, and/or covenants and restrictions to govern the use and maintenance of common areas.
7. The names and addresses of all property owners within 300 feet of the PUD boundary.

EFFECT OF PDP DECISION.

Following the approval of a PDP, the applicant may submit an application for a Final Development Plan and for a Preliminary or a Final Plat.

An approved PDP may be finalized by more than one FDP and Final Plat.

If the PDP is denied, the applicant may submit an amended PDP addressing the issues central to the denial of the PDP. Such a submittal will not be considered a substantially similar application.

3. FINAL DEVELOPMENT PLAN (FDP) FOR A PUD.

The purpose of an FDP is to finalize the approval of the PUD and provide documentation for the recordation of a Final Plat(s) to be submitted to complete the development of the PUD.

SUBMITTAL REQUIREMENTS. An FDP application shall include the following additional information:

1. All materials and information required for a Final Plat.
2. A list of all conditions of approval of the PDP and a statement of how each condition was addressed on the FDP.

3. All of the items required for a site plan as set out in Appendix A, Site Plan Submittal Requirements, and the following information pertinent to the PUD:
 - a. The approved specific density, including the specific densities assigned to individual phases in a phased PUD.
 - b. Required setbacks along all street frontages and any build-to lines or other special building setback or spacing provisions within the interior of the development.
 - c. A list of all approved and specifically excluded uses, including the areas in which such uses are allowed or excluded. All uses shall be classified as provided in this Title, or, if alternative classifications are used, they shall be defined and justified.
 - d. A final narrative describing all aspects of the final PUD, to be incorporated by reference, along with the FDP, into the ordinance establishing the PUD district.
 - e. Proposed building footprints, or envelopes, for all buildings and major structures, excluding single-family dwellings
 - f. Sidewalks, pedestrian ways, trails, and associated structures.
 - g. Drainage facilities and stormwater best management practice improvements.
 - h. Open space and other amenities.
 - i. Major utility locations and easements.
 - j. All other improvements that reflect significant aspects of the approval of the PUD.
 - k. A development schedule for all private and commonly owned site improvements, including, but not limited to, circulation networks, curbs and gutters, signage and street and trail lighting.

EFFECT OF APPROVAL.

1. Upon approval of the FDP, a Final Plat and all related agreements shall be executed and shall be recorded by the County Clerk of Tulsa County.
2. Applications involving site plans, Zoning Clearance Permits, and building permits, consistent with the FDP, may then be filed, approved, and permits issued to implement the FDP.
3. Any property owner association created to administer the common land in the PUD shall be incorporated.

REDBUD GLEN



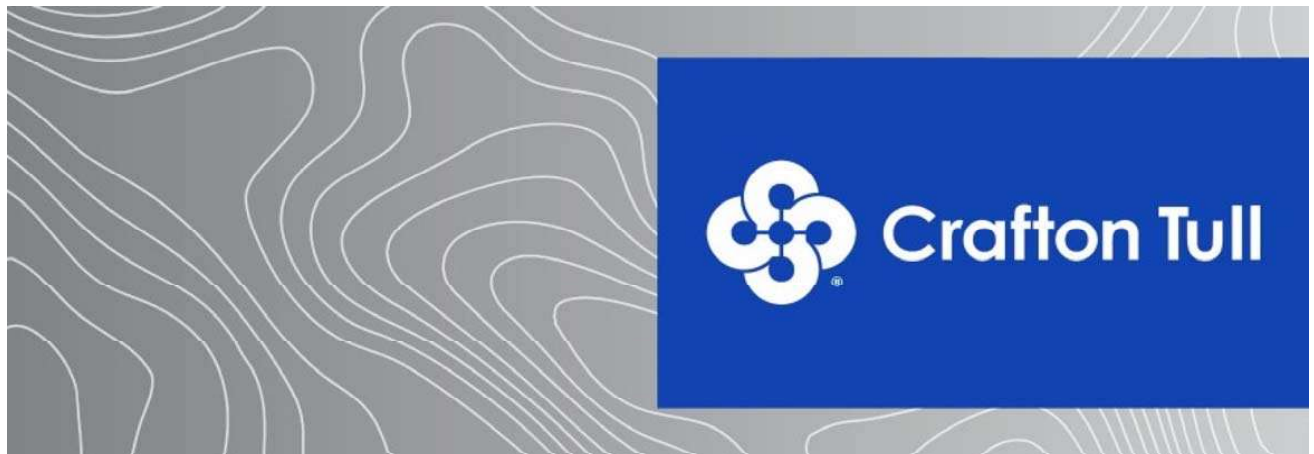
Single-Family Residential

CT JOB NO. 18400500



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Final Development Plan

Development Plan

The proposed Redbud Glen is located at 423 W. 151st St. S.; the northwest corner of the intersection of 151st St. S. and S. Elwood Ave. The property is presently part of PUD 30, a 48.29-acre mixed-use development with three development areas 'A', 'B', 'C'. Development Area 'B', the middle portion of the property, has been platted as Glenpool Center South. This was developed with the first phase of the Arrowhead Self Storage. The approximate 30.1 acres of unplatted land to the north of PUD 30 is Residential Development Area "C" and is now being modified by this new PUD 30A. The remaining unplatted land to the south contains approximately 7.6 acres corresponding to Commercial Development Area "A" within PUD 30 and is unmodified by this PUD 30A.

The proposed project is a gated, single-family residential neighborhood; the proposed plan provides two public green spaces with amenities and sidewalks that will be maintained by the Home Owners Association (HOA) throughout the addition to accommodate active/passive recreation and pedestrian/bicycle circulation.

Streets will be private and therefore will be maintained by the HOA. All streets will be designed to comply with the City of Glenpool standards for residential streets. All streets will have curb and gutter with stormwater inlets. Storm water will be collected in the detention pond in the northwest corner of the property. The HOA will maintain the stormwater detention pond.

Access and Circulation

Access to the development area will be from South Elwood Avenue and South Hickory Circle. The main entrance to the gated community will be located on South Elmwood Avenue. One road stubout to the north of the property will have emergency access gates. The streets will be private in the gated residential neighborhood. Reference the site circulation plan found in Exhibit "G"

Topography

The Existing Topography can be found in the attached Exhibit "J", with an elevation high point of (751 FT) above mean sea level and a low point of (724.50 FT) above mean sea level. The project is located in Fema Flood Zone "X". The property is considered to be located in a minimal flood hazard area according to the attached FEMA Firmette Flood Hazard Map located in Exhibit "H".

Bulk and Area Requirements

The residential density does not exceed the maximum density. According to the permitted dwelling units equation, permitted dwelling units = gross area of property located within a residential district divided by minimum land area per dwelling unit permitted in the applicable district.

Overall Summary of Density and Lot Size

Gross site area = 30.1 acres (1,311,156 sq. ft)
 Minimum dwelling size in current zoning = 12,325
 sq. ft / unit
 Maximum dwelling units allowed = 1,311,156 sq.
 ft / 12,325 sq. ft / unit = 106 units
 Dwelling units proposed = 73

This formula is based on the formula outlined in the Zoning Code in effect at the time of PUD 30 approval (Zoning Code, Title 11 of City Code, as adopted by Ordinance # 665 September 17, 2012, and as amended).

Current and New Proposed Zoning Comparison

BULK AND AREA REQUIREMENTS	PUD-30	PUD-30A
Maximum Number of Lots:	73	73
Lot width (min.ft.):	85	65
Lot area (min. sq. ft.)	11,000	6,900
Land area per d.u. (min. sq. ft.):	12,325	12,325
Structure height (max. ft.)	35	35
Livability space per d.u. (min. sq. ft.)	6,000	5,000
External boundaries: (min. ft.)		
Right-of-way line abutting South Elwood Avenue	35	35
North boundary line	25	20
South boundary line	20	20
West boundary line	20	20
Front yard *(min. ft.):		
All other streets	30	25
Interior rear yard (min. ft.):		
Abutting an arterial	35	35
All other streets	25	20
Interior side yards (min. ft.):		
One side yard	10	5
Other side yard	5	5
*Measured from centerline of the abutting street, add to the distances designated in the columns to the right 1/2 of right of way designated on the major street and highway plan or 25 feet if not designated on the major street and highway plan		

Living Area Requirements

No one story residence having less than 1,700 square feet of living area shall be erected on any lot within the development area. No two story residence having less than 2,500 square feet of total living area and less than 1,500 square feet of living area on the first floor shall be erected on any lot within the development area. The purpose is to develop larger houses with more amenities. House layouts are displayed in Exhibit "E".

Private Development and Requirements

The Architectural Review Committee (ARC) shall be formed to review and approve plans for all construction on lots in Redbud Glen. The ARC shall also be responsible for interpreting the development and construction standards contained in the restrictive covenants. Zoning Code Section 11-3-16B requires all restrictive covenants provide a separate document submittal for the purpose of "review as to form", to ensure the proper ownership, maintenance, continuity, and conservation of open spaces within the PUD. Alan R. Staab shall be one member of the ARC, with one additional member to be designated by the developer.

All lots shall be single-family residential lots only.

All homes shall be 70% masonry on the first floor front elevation of the home. Materials other than masonry shall be approved by the Architectural Review Committee (ARC) and shall be of sufficient quality to maintain the standards of the neighborhood. Hardie Board may be used to satisfy the masonry requirement.

No mill-finished windows shall be permitted on any home in Redbud Glen.

Exposed stem walls shall be covered with brick, stone, or stucco.

All homes shall have minimum garage space for two automobiles.

No pre-existing or off-site built buildings may be moved onto any lot. All out buildings of any nature must be approved in writing by the Architectural Review Committee (ARC) and shall be constructed on-site.

Any fence separating a lot from another lot shall be of wood, stone, brick, or wrought iron. The ARC shall first approve any painted fence as to color. Fences shall not exceed 6' in height without the prior approval of the ARC.

All retaining and decorative walls shall be of stone, brick, or other compatible material to the masonry used on the home. No railroad tie walls will be permitted under any circumstance.

Homes shall have a roof pitch of at least 6/12 on 75% of the roof area. A roof pitch of less than 6/12 may be approved by the architectural committee if consistent with the design features of the home.

All lots shall be professionally landscaped on the front and street facing side elevations upon completion of the home. All front, side, and back yards shall be fully sodded upon completion of the home. All yard and landscape

areas shall be fully irrigated. Each lot upon completion of construction shall have a minimum of two trees planted that are a minimum of 2.5" caliper each. Landscape plans must be approved by the ARC.

All roofs shall be covered with roofing material having a 30-year or more rating (such as "Tamko Heritage Thirty Weathered Wood"), or slate or tile if approved by the ARC. Any waiver of this restriction by the ARC must be dated and in writing. All roof flashing and valleys shall be made of bronze, copper, or painted material. All roof vents are to be painted to blend in with the color of the roofing material.

All fireplace chimneys shall be veneered with brick, stone, or stucco and have copper chimney cap or painted metal cap approved by the ARC.

No antennas shall be permitted except a 20-inch satellite dish, the location of which shall be approved by the ARC.

Except for customary and usual "for sale" signs and customary and usual name and address signs, no sign of any kind shall be placed or maintained on any part of any lot, or on any structure except with the written consent of the ARC.

No noxious or offensive trade or activity shall be carried on upon any residential lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

No animals, livestock or poultry of any kind shall be raised, bred, or kept at any residence or on any lot. Common household pets may be kept provided that they are not bred or maintained for commercial purposes, and so long as they do not pose a threat or create a nuisance to the neighbors.

No commercial structures shall be erected, maintained, or operated on any lot except for real estate sales. Management and construction offices, which may, with the prior written consent of the developer, be erected, maintained, and operated on any lot or in any building or structure now or hereafter erected on any lot, provided the offices are used solely in connection with the development of the property or the construction of improvements on the property, or the management, rental, or sale of any part of the property, or of improvements now or hereafter erected thereon and provided that such offices shall be removed upon completion of sales or construction as the case may be.

Recreational vehicles, boats, trailers, campers, and other large recreational equipment shall not be stored on any lot for a period exceeding 24 hours.

No inoperative vehicle or machinery shall be stored on any lot, and 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.

No exterior clothes dryer or clothes drying line shall be erected, installed, or maintained on any lot or on any structure thereon.

Residences with the same front architectural elevation shall not be visible one to the other.

No lot within subdivision shall be further divided or lot split without approval of ARC and City of Glenpool, Oklahoma, as required by law.

All lots shall use a standard mailbox as selected by the Architectural Review Committee.

Above ground pools are prohibited.

All homes within the subdivision shall include professional installation of a gutter and downspout system, unless otherwise approved by the ARC.

All common areas, private streets, stormwater detention pond, and park/playground area, shall be maintained by the Home Owner's Association (HOA).

Conceptual Utility and Drainage Plan

Utilities and Drainage

All necessary utility infrastructure necessary to sustain the community, such as water, sanitary sewer, electric, gas, telephone, and cable are readily available or will be extended as needed to meet the needs of the community.

An existing 12-inch waterline is located on the southwest corner of the PUD 30 tract. The existing waterline belongs to Creek County Rural Water District # 2. A new 8" waterline will be brought across the Arrowhead Storage property into the southwest side of the subdivision. New 6" waterlines will be installed in the neighborhood and connect to the existing 6" waterline on the west side of Elwood Ave. The waterline will be sized to provide fire flow and domestic flow to sustain the proposed neighborhood.

Existing sanitary sewer mains are located along the western property line. Lots 3-7 of Block 2 will be serviced off the existing sanitary sewer main. New sanitary sewer mains will tie into the existing main and will service the rest of the subdivision.

All streets will have stormwater inlets. Stormwater will be discharged from the site in two locations. The first location is in the northwest corner. Stormwater collected in the curb inlets will be conveyed to the detention pond. The second locations is in the northeast corner. Stormwater collected in the curb inlets will be discharged into the existing ditch in the northeast corner of the property.

Soils

USDA Web Soil Survey was used in identifying the soil types within the development. Soils identified on site are Dennis silt loam, Dennis-Pharoah complex, and Okemah Silt loam. The information on the existing soil survey can be found in Exhibit "C" of this proposal. Soils shall be stabilized within building and parking lot construction in accordance with any geotechnical report recommendations.

Design Elements

Amenities

Included in this development is a 0.27-acre common open space located in the northwest corner of the property. It is designated in the proposed development plan to be used for a community playground and gathering space. A budget of \$50,000 will be used to provide equipment for the playground and public spaces. Details of the amenities are shown in Exhibit "B".

Landscape Plan

In order to create character in the community, the perimeter will have decorative fences made of stucco or wood panels with decorative rock columns on the exterior sides and rear of the property. The front fence, running along Elwood Ave. will be made of wood with decorative rock columns. The exterior boundary on the Elwood Ave. side will provide pedestrian and bicycle linkage between existing and future development. A three-foot fence and landscape easement, between the exterior of the front fence and the front sidewalk will have thirteen new trees planted. The perimeter fences and the trees will create a positive appearance for the community and those traveling through Elwood Ave. All tree sizes will comply with zoning regulation 11-14-4C, item 7. The fence, the front gate, call box, turn around lane, and any other features related to the front gate, detailed pictures is shown in Exhibit "E". The entry way will be designed to meet stacking requirements that will accommodate the future widening of Elwood Ave.

Development Schedule

The installation of public improvements will commence with the public utility installation (sanitary sewer and water) as well as the public streets, curb & gutter, and storm sewer. The front east fence, gate entrance, and landscaping will be installed during the public infrastructure improvements. The installation of other amenities (playground, walking trails, interior landscaping, pavilion) will be phased as the individual lots are developed and filled in. Bonds will be provided to the City for the cost of such improvements based on the Engineer's Opinion of Cost.

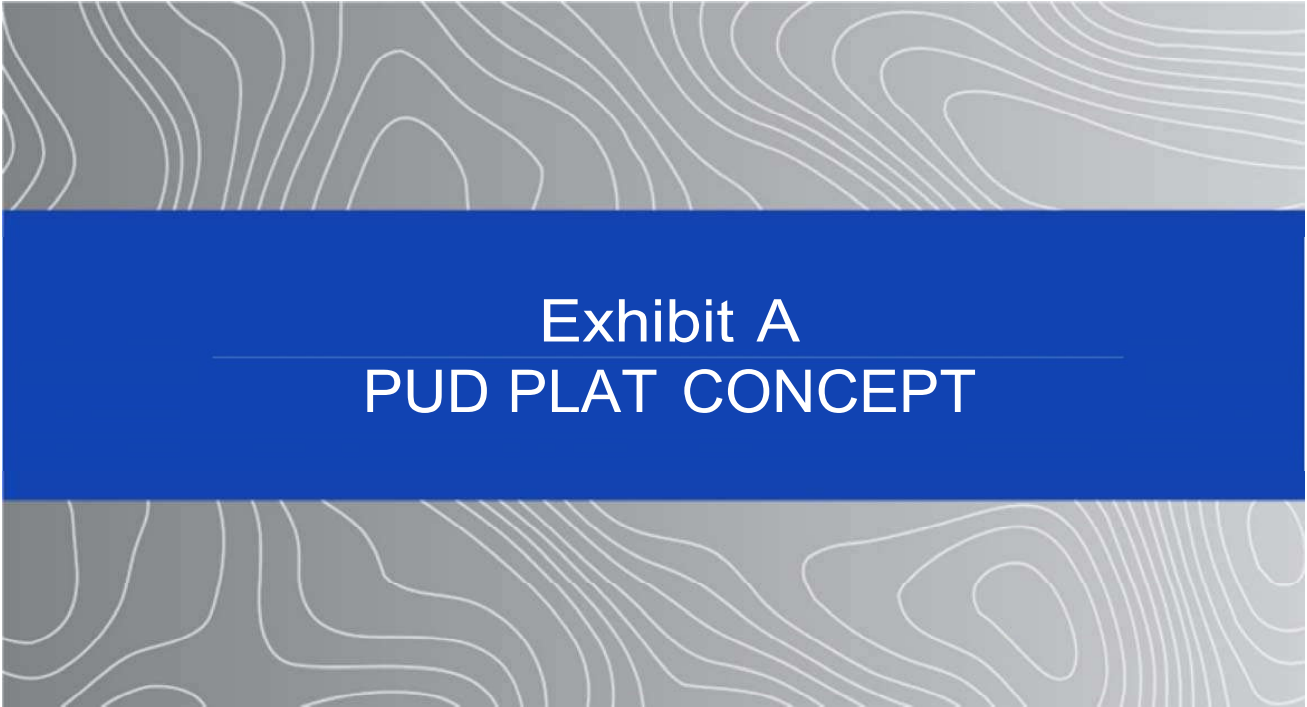
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Exhibit A PUD PLAT CONCEPT

C-101

PARCEL LINE TABLE		
LINE #	LENGTH	DEFLECTION
L1	34.967	S89° 54' 32" E
L2	34.621	S70° 35' 02" W
L3	19.885	S70° 35' 02" W
L4	29.507	S89° 55' 35" W
L5	16.717	N72° 35' 10" W
L6	28.662	N78° 35' 10" W
L7	33.747	N89° 02' 05" W
L8	34.633	N77° 18' 47" W
L9	14.152	N77° 18' 47" W
L10	30.866	N89° 01' 36" W
L11	25.177	S78° 48' 01" W
L12	35.573	S78° 48' 01" W
L13	33.866	N78° 02' 40" W



REDBUD GLEN
GLENPOLE, OK 74033

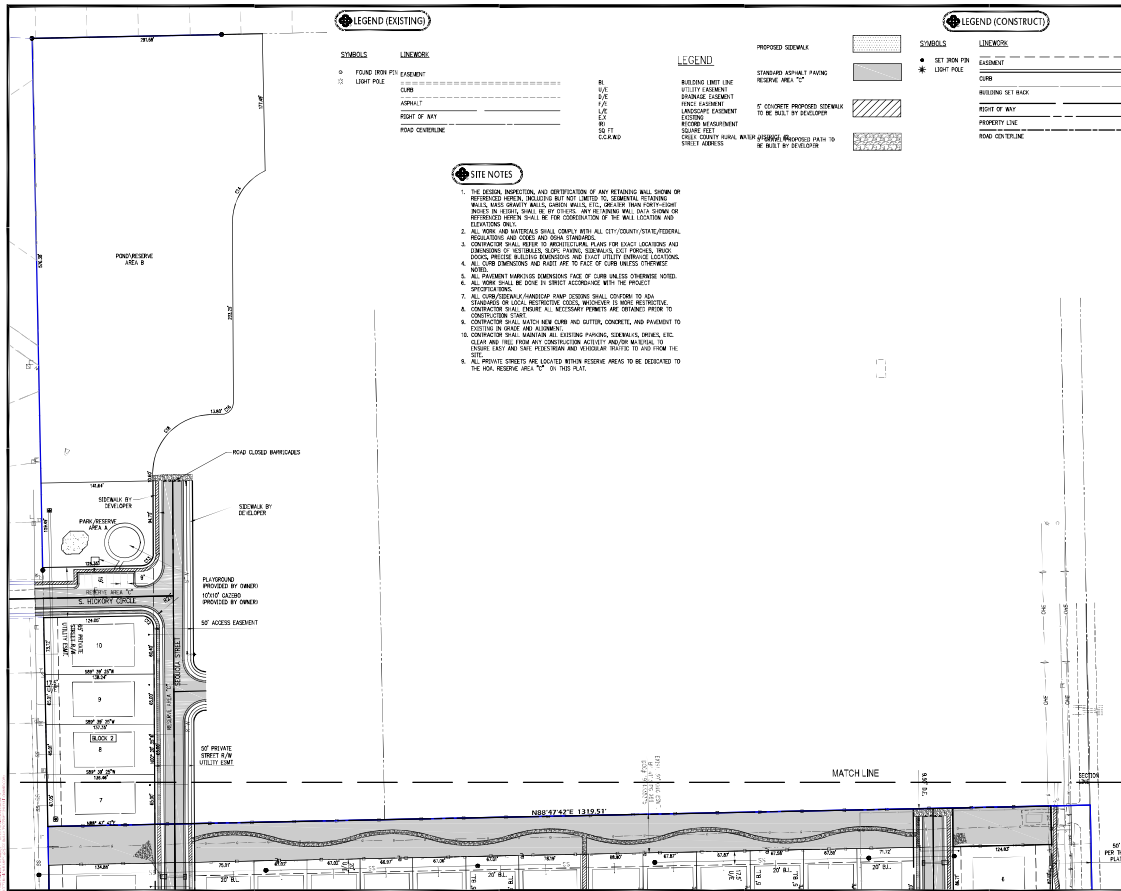
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PRELIMINARY PLAT TABLES

C-102



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 2019-01-01-1000-0000

Crafton Tull
 CRAFTON TULL & ASSOCIATES, P.C.
 10000 N. 100TH EAST AVENUE, SUITE 100
 OKLAHOMA CITY, OKLAHOMA 73154

REDBUD GLEN
 GLENPOOL, OK 74033

PRELIMINARY PLAT - NORTH

C-104

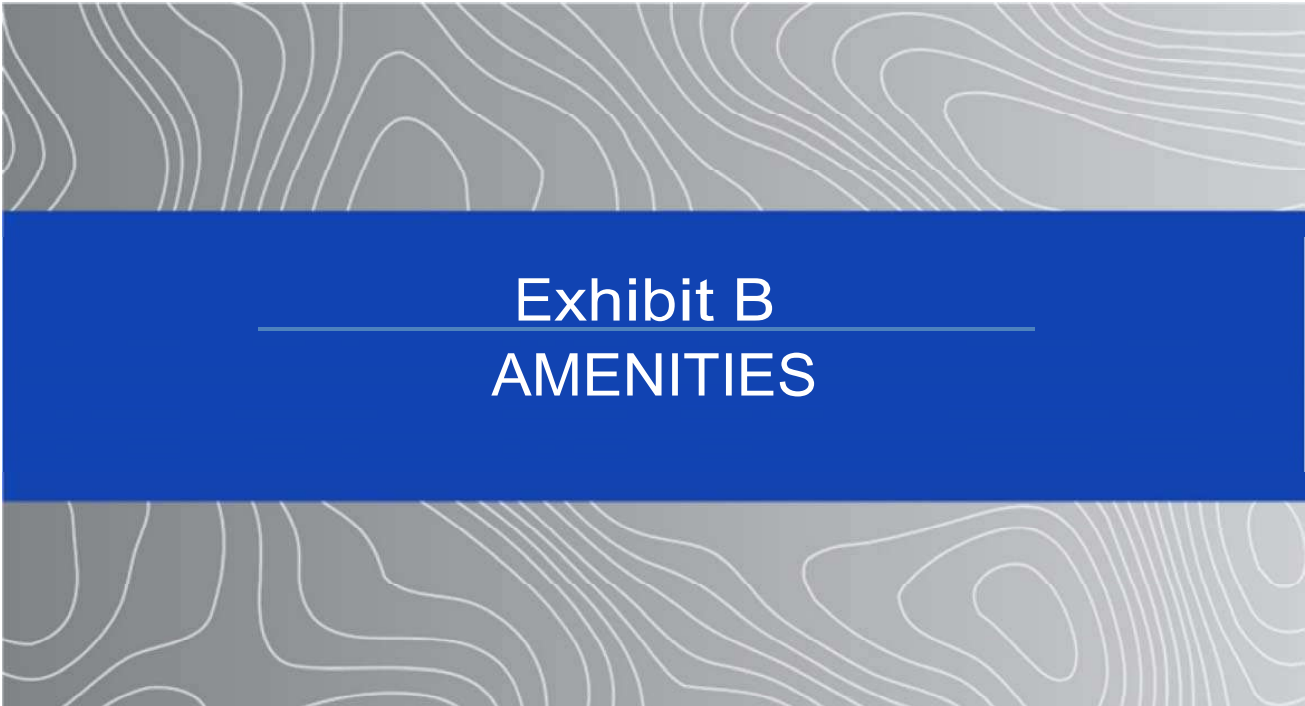
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Exhibit B AMENITIES

**OPTION 1:
AGE 2-12 PLAY STRUCTURE**

Age 2-12 Play Structure	
Slides – 3	Play Panels & Activities – 5
Climbers – 3	Decks – 2



Glenpool Neighborhood Park Playground – View A

Glenpool, Oklahoma



Discover. Explore. Play.
www.power-play.net

**OPTION 1:
AGE 2-12 PLAY STRUCTURE**

Age 2-12 Play Structure	
Slides – 3	Play Panels & Activities – 5
Climbers – 3	Decks – 2

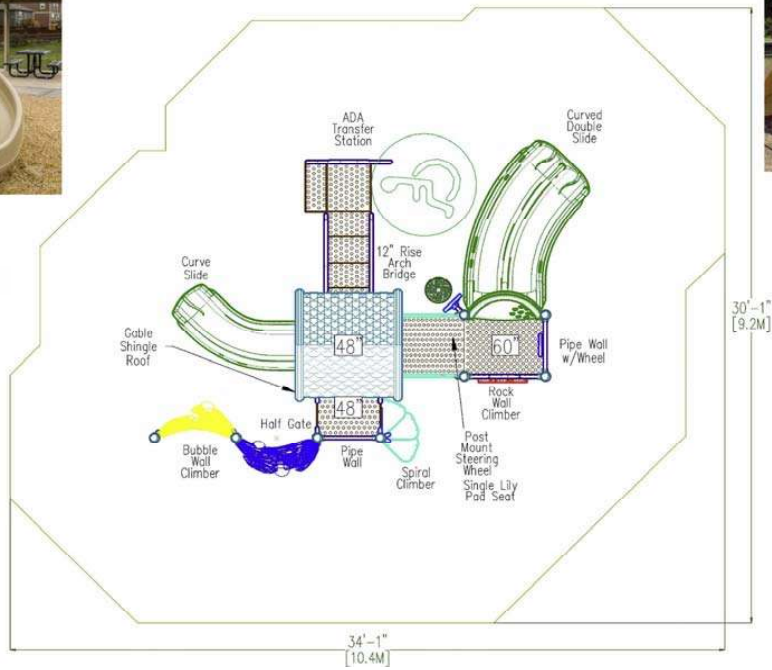


Glenpool Neighborhood Park Playground – View B

Glenpool, Oklahoma

POWER PLAY Discover. Explore. Play.
www.power-play.net

**OPTION 1:
AGE 2 – 12 PLAY STRUCTURE**



Glenpool Neighborhood Park Playground – Top View

Glenpool, Oklahoma

POWER PLAY Discover. Explore. Play.
www.power-play.net

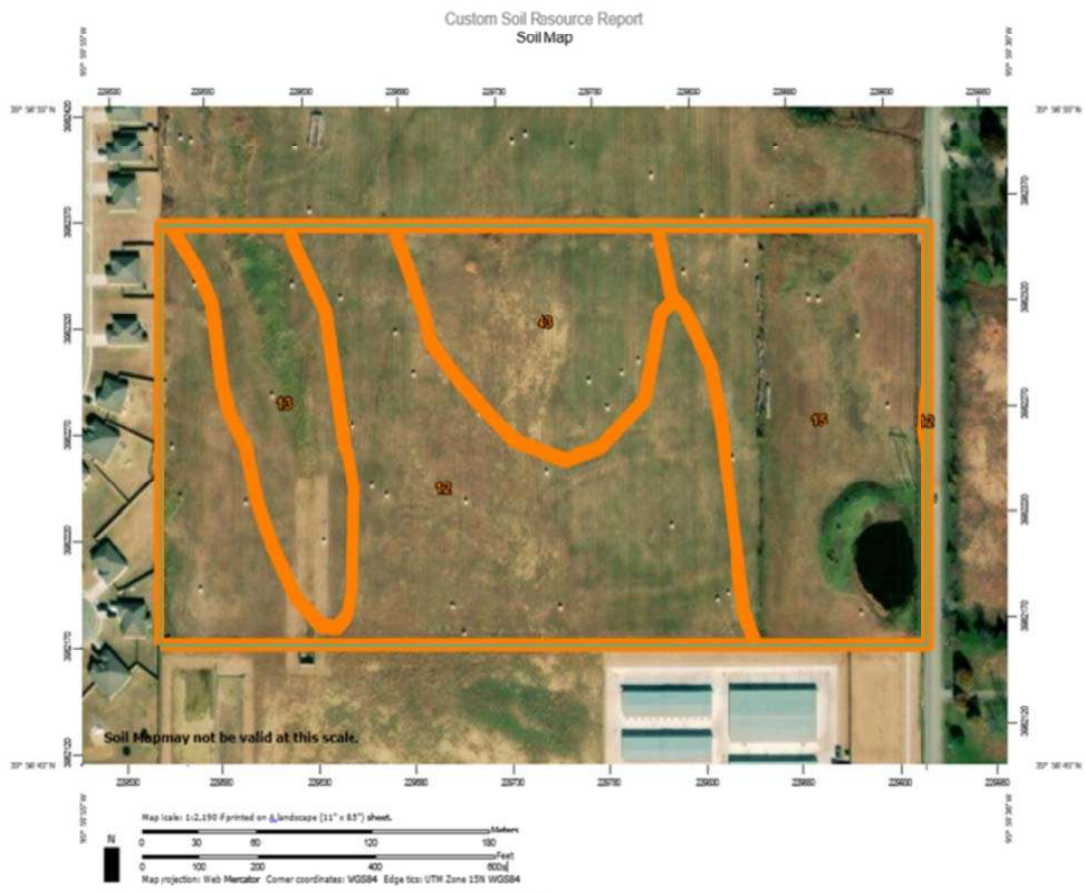


SCISSORTAIL GLEN, Glenpool, OK
Image Board #one

The image features a background of a topographic map with grey contour lines. A solid blue horizontal band is centered across the middle of the image, containing the title text in white.

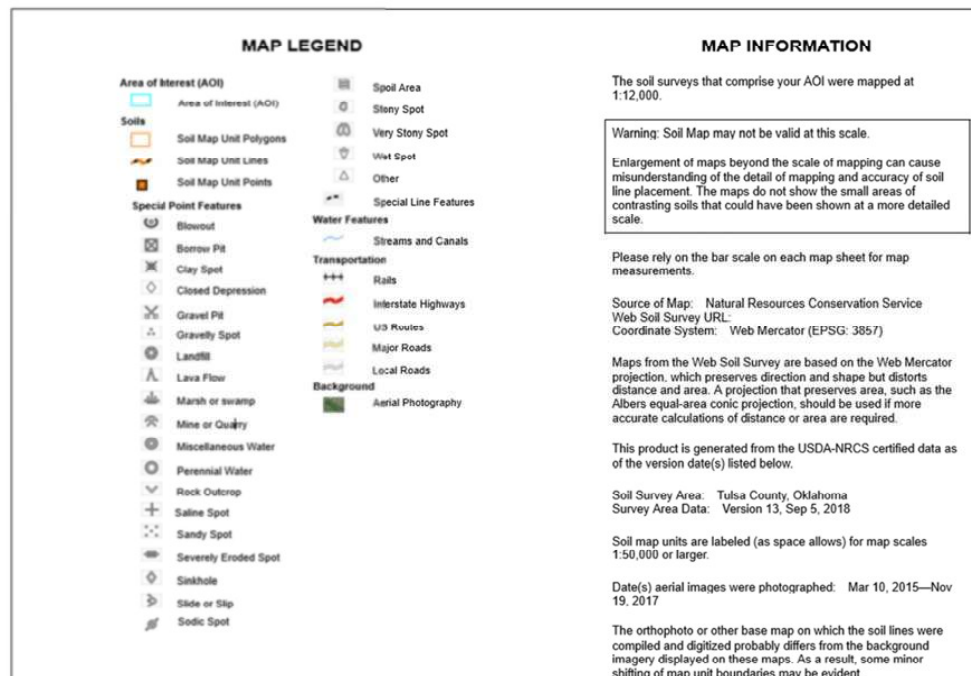
Exhibit C

USDA NRSC Soil Survey



Custom Soil Resource Report

14



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
12	Dennis silt loam, 1 to 3 percent slopes	8.9	45.8%
13	Dennis silt loam, 3 to 5 percent slopes	2.3	11.8%
15	Dennis-Pharoah complex, 1 to 3 percent slopes	5.4	27.8%
43	Okemah silt loam, 0 to 1 percent slopes	2.8	14.5%
Totals for Area of Interest		19.5	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a soil series. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into soil phases. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A complex consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An association is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An undifferentiated group is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include miscellaneous areas. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Tulsa County, Oklahoma

12—Dennis silt loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2tgsq

Elevation: 460 to 1,260 feet

Mean annual precipitation: 37 to 45 inches

Mean annual air temperature: 55 to 61 degrees F

Frost-free period: 150 to 255 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Dennis and similar soils: 82 percent

Minor components: 18 percent

Estimates are based on observations, descriptions, and transects of the map unit.

Description of Dennis

Setting

Landform: Interfluves

Landform position (two-dimensional): Foot-slope, summit Landform position (three-dimensional): Base slope, interfluve

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Silty and clayey residuum weathered from shale

Typical profile

A - 0 to 11 inches: silt loam

BA - 11 to 17 inches: silty clay loam

Bt1 - 17 to 22 inches: silty clay

Bt2 - 22 to 68 inches: silty clay

C - 68 to 79 inches: silty clay loam

Properties and qualities

Slope: 1 to 3 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Somewhat poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 12 to 24 inches

Frequency of flooding: None

Frequency of ponding: None

Salinity, maximum in profile: Non-saline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water storage in profile: Moderate (about 8.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified Land capability

classification (non-irrigated): 2e Hydrologic Soil Group: C/D

Ecological site: Loamy Upland (R112XY103KS)

Hydric soil rating: No

Minor Components

Bates

Percent of map unit: 5 percent

Landform: Interfluves

Landform position (two-dimensional): Summit, shoulder

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex

Across-slope shape: Convex

Ecological site: Loamy Upland (R112XY103KS)

Hydric soil rating: No

Parsons

Percent of map unit: 5 percent

Landform: Divides

Landform position (two-dimensional): Summit Landform position

(three-dimensional): Interfluve Down-slope shape: Concave

Across-slope shape: Concave

Ecological site: Clay pan Upland (R112XY101KS)

Hydric soil rating: No

Eram

Percent of map unit: 5 percent

Landform: Interfluves

Landform position (two-dimensional): Foot slope Landform position

(three-dimensional): Base slope Down-slope shape: Convex

Across-slope shape: Convex

Ecological site: Loamy Upland (R112XY103KS)

Hydric soil rating: No

Kenoma

Percent of map unit: 2 percent

Landform: Interfluves

Landform position (two-dimensional): Summit Landform position

(three-dimensional): Interfluve Down-slope shape: Convex

Across-slope shape: Convex

Ecological site: Clayey Upland (R112XY102KS)

Hydric soil rating: No

Pharoah

Percent of map unit: 1 percent

Landform: Paleoterraces

Landform position (three-dimensional): Tread

Down-slope shape: Concave

Across-slope shape: Linear

Ecological site: Clay pan Upland (R112XY101KS)

Hydric soil rating: No

13—Dennis silt loam, 3 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2thf0

Elevation: 600 to 1,000 feet

Mean annual precipitation: 41 to 45 inches

Mean annual air temperature: 55 to 61 degrees F

Frost-free period: 150 to 255 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Dennis and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the map unit.

Description of Dennis

Setting

Landform: Hillslopes

Landform position (two-dimensional): Back-slope, shoulder

Landform position (three-dimensional): Side slope

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Silty and clayey residuum weathered from shale

Typical profile

A - 0 to 11 inches: silt loam

BA - 11 to 17 inches: silty clay loam

Bt1 - 17 to 22 inches: silty clay

Bt2 - 22 to 68 inches: silty clay

C - 68 to 79 inches: silty clay loam

Properties and qualities

Slope: 3 to 5 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Somewhat poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 12 to 24 inches

Frequency of flooding: None

Frequency of ponding: None

Salinity, maximum in profile: Non-saline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water storage in profile: High (about 10.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified Land capability

classification (non-irrigated): 3e Hydrologic Soil Group: C/D

Ecological site: Loamy Upland (R112XY103KS)

Hydric soil rating: No

Minor Components

Bates

Percent of map unit: 5 percent

Landform: Interfluves

Landform position (two-dimensional): Shoulder, back-slope

Landform position (three-dimensional): Side slope

Down-slope shape: Convex

Across-slope shape: Convex

Ecological site: Loamy Upland (R112XY103KS)

Hydric soil rating: No

Collinsville

Percent of map unit: 4 percent

Landform: Hillslopes

Landform position (two-dimensional): Back-slope Landform position

(three-dimensional): Side slope Down-slope shape: Convex

Across-slope shape: Convex

Ecological site: Shallow Sandstone Upland (R112XY105OK)

Hydric soil rating: No

Eram

Percent of map unit: 3 percent

Landform: Interfluves

Landform position (two-dimensional): Foot-slope Landform position

(three-dimensional): Base slope Down-slope shape: Convex

Across-slope shape: Convex

Ecological site: Clayey Upland (R112XY102KS)

Hydric soil rating: No

Parsons

Percent of map unit: 3 percent

Landform: Interfluves

Landform position (two-dimensional): Summit Landform position

(three-dimensional): Interfluve Down-slope shape: Concave

Across-slope shape: Concave

Ecological site: Clay pan Upland (R112XY101KS)

Hydric soil rating: No

15—Dennis-Pharoah complex, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2wqf6

Elevation: 560 to 980 feet

Mean annual precipitation: 39 to 43 inches

Mean annual air temperature: 57 to 61 degrees F

Frost-free period: 190 to 220 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Dennis and similar soils: 70 percent Pharoah and similar soils: 20 percent Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Dennis

Setting

Landform: Interfluves
Landform position (two-dimensional): Foot slope, summit, shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Silty and clayey residuum weathered from shale

Typical profile

A - 0 to 10 inches: silt loam
BA - 10 to 20 inches: silty clay loam
Bt1 - 20 to 25 inches: silty clay
Bt2 - 25 to 62 inches: silty clay
C - 62 to 79 inches: silty clay loam

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 12 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Non-saline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: High (about 9.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified Land capability classification (non-irrigated): 2e Hydrologic Soil Group: C/D
Ecological site: Loamy Upland (R112XY103KS)
Hydric soil rating: No

Description of Pharoah

Setting

Landform: Paleoterraces
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Old clayey alluvium over residuum weathered from shale

Typical profile

Ap - 0 to 7 inches: silt loam

BA - 7 to 12 inches: silty clay loam
Bt1 - 12 to 23 inches: silty clay Bt2 - 23 to 47 inches:
silty clay Bt3 - 47 to 59 inches: clay
BC - 59 to 79 inches: clay

Properties and qualities

Slope: 1 to 3 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Somewhat poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Low to moderately low
(0.00 to 0.06 in/hr)

Depth to water table: About 6 to 18 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 2 percent

Gypsum, maximum in profile: 2 percent

Salinity, maximum in profile: Slightly saline to moderately saline (4.0 to 8.0 mmhos/cm)

Sodium adsorption ratio, maximum in profile: 13.0

Available water storage in profile: High (about 9.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified Land capability
classification (non-irrigated): 4w Hydrologic Soil Group: D

Ecological site: Clay pan Upland (R112XY101KS)

Hydric soil rating: No

Minor Components

Parsons

Percent of map unit: 10 percent

Landform: Divides

Landform position (two-dimensional): Summit Landform position

(three-dimensional): Interfluve Down-slope shape: Concave

Across-slope shape: Concave

Ecological site: Clay pan Upland (R112XY101KS)

Hydric soil rating: No

43—Okemah silt loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2vwfz

Elevation: 610 to 920 feet

Mean annual precipitation: 37 to 46 inches

Mean annual air temperature: 57 to 64 degrees F

Frost-free period: 190 to 220 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Okemah and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the map unit.

Description of Okemah

Setting

Landform: Paleoterraces

Landform position (three-dimensional): Tread

Down-slope shape: Convex

Across-slope shape: Linear

Parent material: Clayey and loamy colluvium or alluvium over clayey residuum weathered from shale

Typical profile

A1 - 0 to 14 inches: silt loam

A2 - 14 to 18 inches: silty clay loam

Bt - 18 to 47 inches: silty clay

BC - 47 to 79 inches: silty clay

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Somewhat poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 12 to 30 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 2 percent

Gypsum, maximum in profile: 2 percent

Salinity, maximum in profile: Non-saline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water storage in profile: High (about 10.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (non-irrigated): 1

Hydrologic Soil Group: C/D

Ecological site: Loamy prairie (Northeast) PE 62-80 (R112XY059OK)

Hydric soil rating: No

Minor Components

Pharoah

Percent of map unit: 5 percent

Landform: Paleoterraces

Landform position (three-dimensional): Tread

Down-slope shape: Concave

Across-slope shape: Linear

Ecological site: Clay pan prairie PE 62-80 (R112XY010OK)

Hydric soil rating: No

Summit

Percent of map unit: 5 percent

Landform: Interfluves

Landform position (two-dimensional): Back-slope, foot slope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave, convex

Across-slope shape: Concave

Ecological site: Loamy Upland (Draft) (PE 35-42) (R112XY015KS)

Hydric soil rating: No

Parsons

Percent of map unit: 5 percent

Landform: Divides

Landform position (two-dimensional): Summit Landform position (three-dimensional):

Interfluvial Down-slope shape: Concave

Across-slope shape: Concave

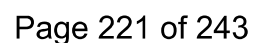
Ecological site: Clay pan Summit Prairie (R112XY011MO)

Hydric soil rating: No

The image features a background of a topographic map with grey contour lines. A solid blue horizontal band is centered across the image, containing the text "Exhibit D" and "FEMA Firmette".

Exhibit D

FEMA Firmette



The image features a background of a topographic map with grey contour lines. A solid blue horizontal band is centered across the middle of the image, containing the title text in white.

Exhibit E

ENTRY WAY CONCEPT
AND FENCING

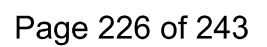


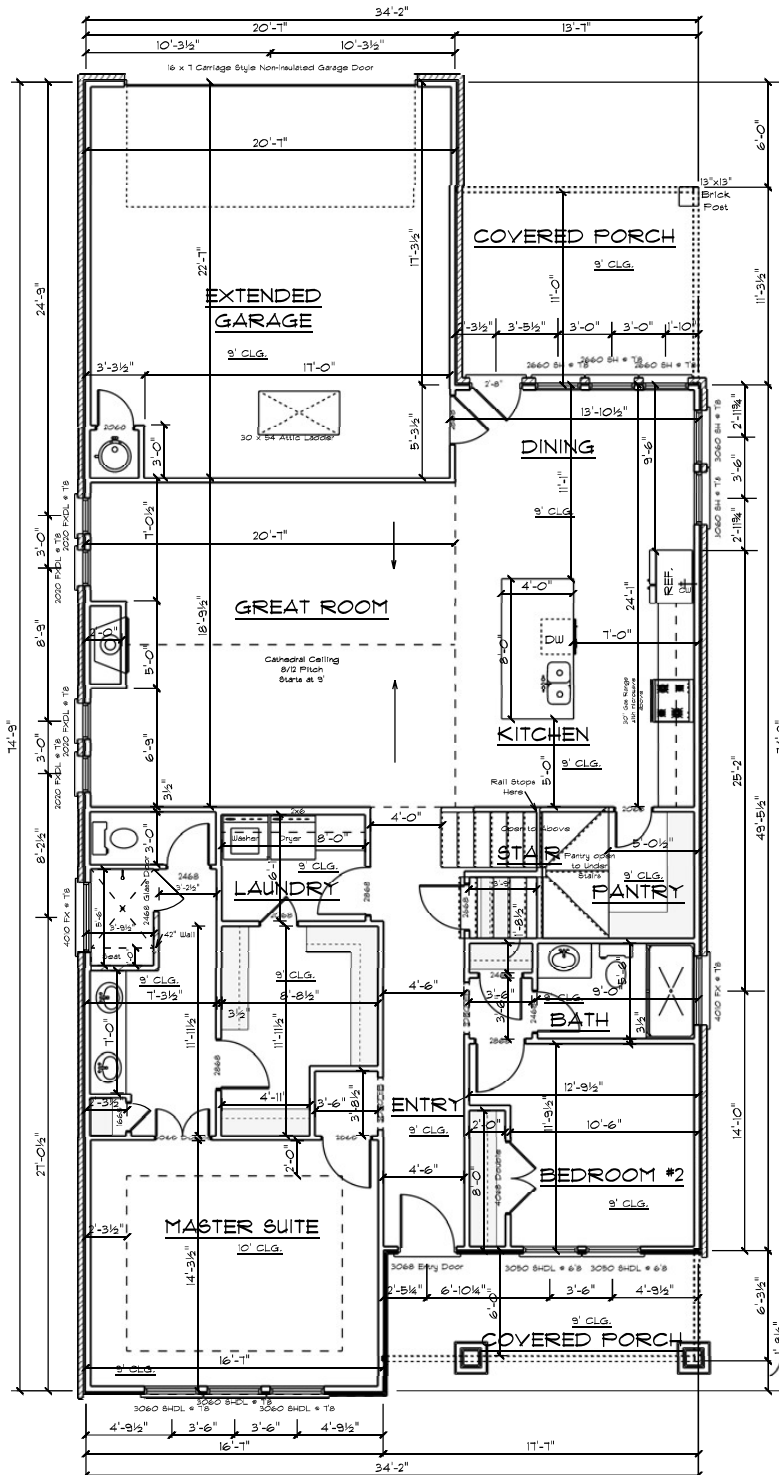


The image features a background of a topographic map with grey contour lines. A solid blue horizontal band is centered across the middle of the image. The text "Exhibit F" and "House Layouts" is written in white, centered within this blue band.

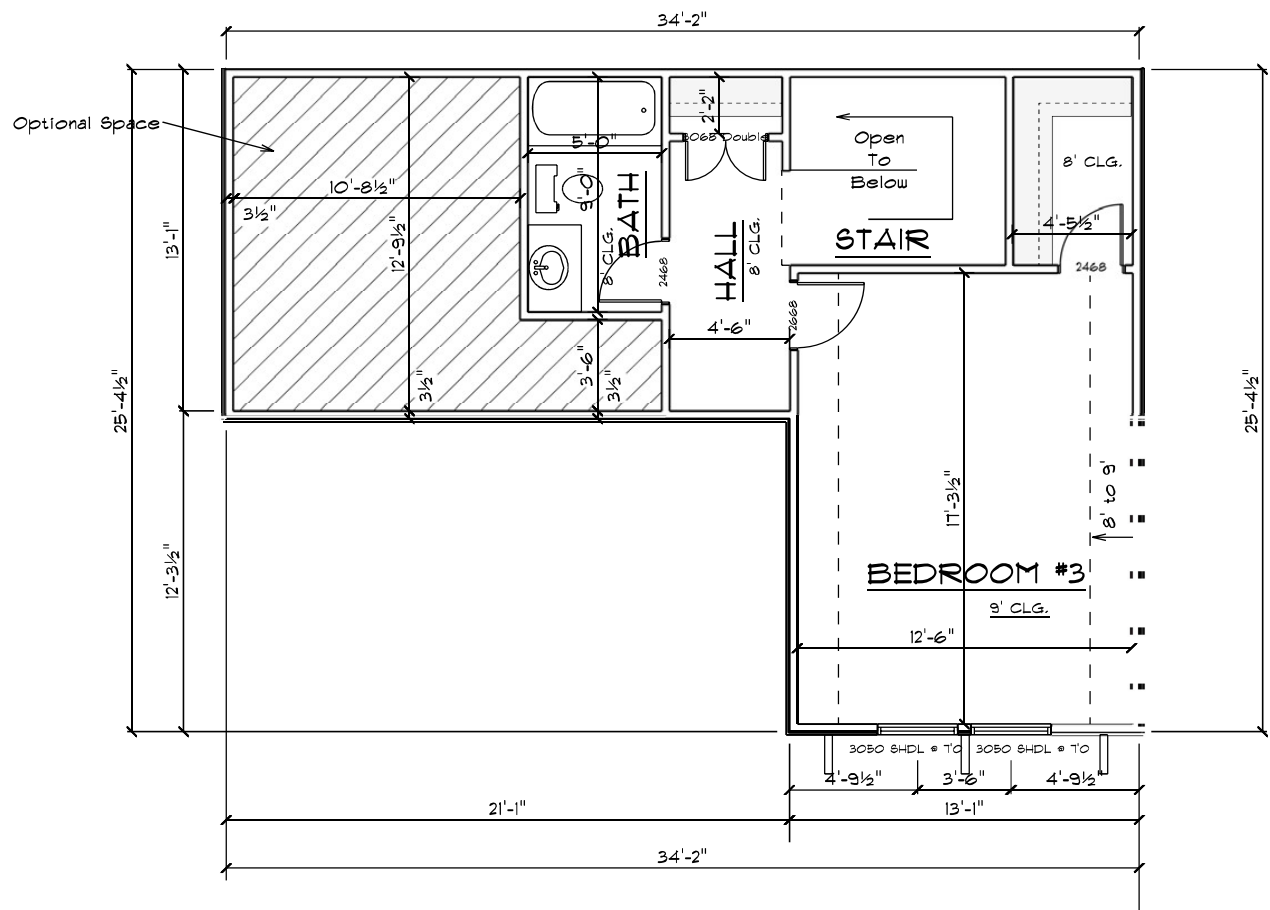
Exhibit F

House Layouts





1772 SF
2168 Total SF



393 SF
Optional 171 SF

1960



English Tudor



American Craftsman



Hill Country

2168



Craftsman



Farmhouse

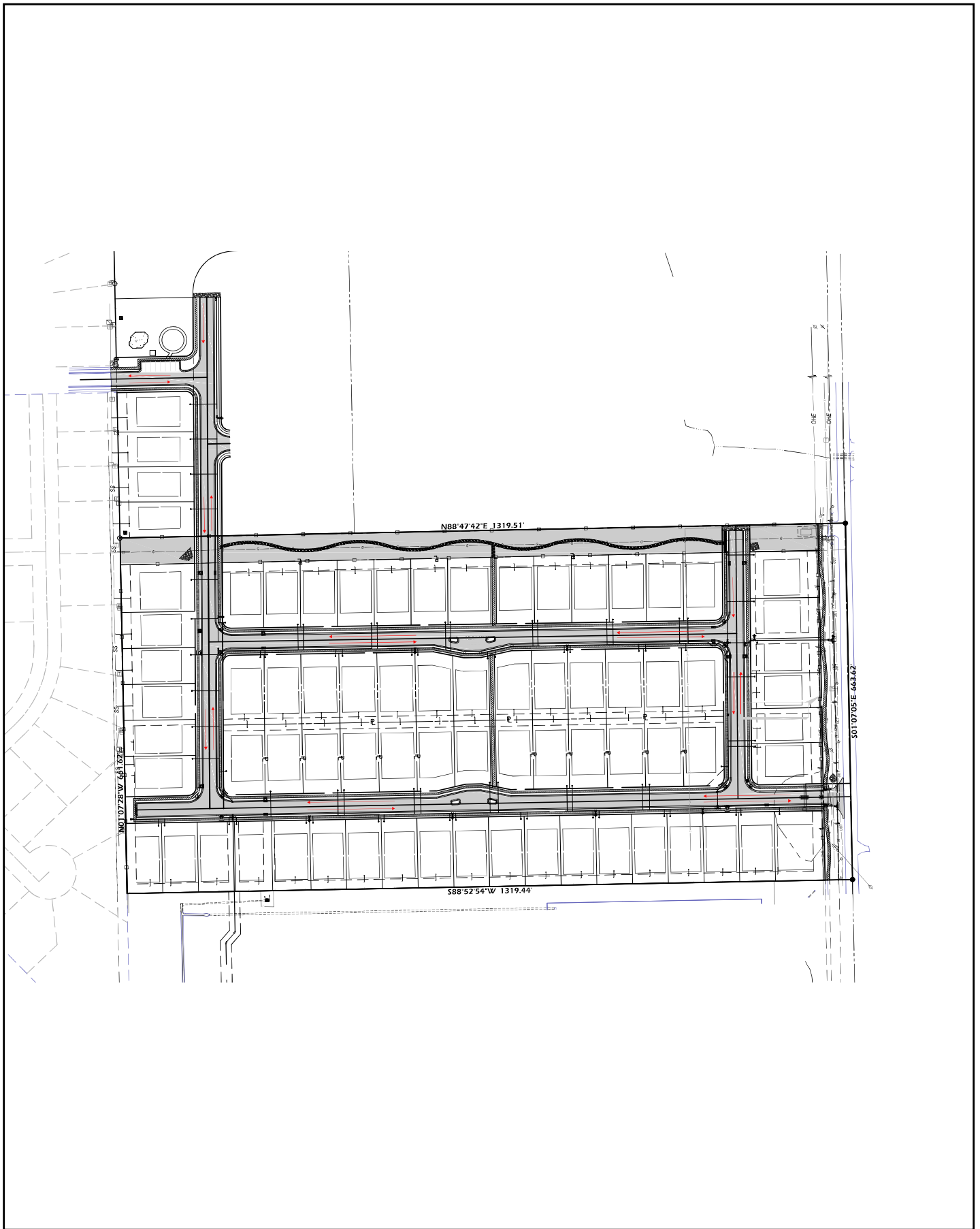


Tudor

The image features a rectangular graphic with a topographic map background of grey and white contour lines. A solid blue horizontal band is centered across the middle of the graphic. The text "Exhibit G" and "Tentative Circulation Plan" is written in white, sans-serif font within this blue band. A thin white horizontal line is positioned just below the text "Exhibit G".

Exhibit G

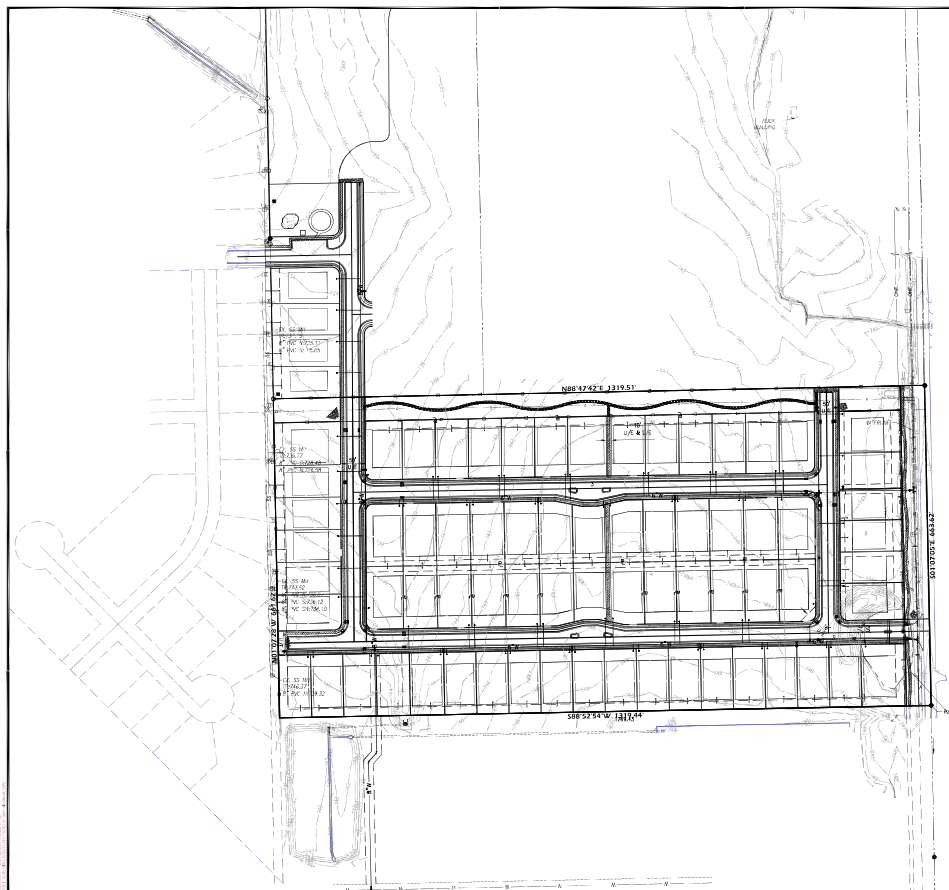
Tentative Circulation Plan



The image features a topographic map with grey contour lines on a light grey background. A solid blue horizontal bar is centered across the middle of the map. The text "Exhibit H" and "Topographic Map" is written in white, sans-serif font within this bar. A thin white horizontal line is positioned just below the text "Exhibit H".

Exhibit H

Topographic Map

[illegible]

Memo

To: Honorable Mayor and City Council
From: Paul Newton, Fire Chief
CC: File
Date: 08/06/20
Re: Gym Memberships

Background:

When the Public Safety Building was designed, it had an area designated as a fitness room. That area was reconfigured for use as a courtroom when City Hall was built.

In lieu of onsite fitness facilities, former City Managers have agreed to pay for gym memberships for Fire Department Union members. The original agreement was to remain in place until such time that the court room could be reclaimed for its original purpose, or until such time that a separate facility could be constructed onsite.

I have attached a copy of the most recent invoice for your consideration.

Staff Recommendation:

Staff recommends payment of attached invoice from Adrenaline Fitness in the amount of \$8,064.00.

Attachments:

Adrenaline Fitness Invoice – \$8,064.00

Adrenaline Fitness

5085 E 151ST ST S, STE A
BIXBY, OK 74008-4016
(918)366-7600
manager@adrenaline.fit
www.adrenaline.fit

24674



INVOICE

BILL TO

City of Glenpool

INVOICE # 1326

DATE 06/03/2020

DUE DATE 07/15/2020

TERMS Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Membership Annual Membership dues for 21 Firefighters. (7/15/20-7/14/21)	21	720.00	15,120.00T
Membership Glenpool Firefighter Discount	21	-336.00	-7,056.00T

(21) Annual Glenpool Firefighter Memberships

SUBTOTAL	8,064.00
TAX (0%)	0.00
TOTAL	8,064.00
BALANCE DUE	\$8,064.00





STAFF REPORT

To: Honorable Mayor and Council

From: John Gonsalves, Finance Director/Treasurer

Date: August 17, 2020

Re: Annual Certification Report, Equitable Sharing Agreement

Background:

The Glenpool Police Department is an active participant in the Federal Equitable Sharing Program, through the U.S. Department of Justice and the U. S. Department of the Treasury. This program shares monetary assets collected during the adjudication of federal crimes in which the Glenpool Police Department assisted.

Glenpool is required to submit annual reports which demonstrate how these funds were utilized during the previous year. As designated Preparer, it is my responsibility to submit the annual reports on behalf of the Glenpool Police Department.

Attached is the completed 2019 Annual Certification Report. The Report requires that I obtain approval and authorization from Chief Martin, Agency Head, as well as Mayor Fox, Governing Body Head before submitting the Report.

Staff Recommendation:

Staff recommends approval and authorization for John Gonsalves to electronically submit the 2019 Annual Report on behalf of the Mayor.

Attachments:

Equitable Sharing Agreement and Certification



Equitable Sharing Agreement and Certification



NCIC/ORI/Tracking Number: OK0720700
Agency Name: City Of Glenpool Police Department
Mailing Address: 12205 S Yukon Ave
Glenpool, OK 74033

Type: Police Department

Agency Finance Contact

Name: Bell, K. Michele
Phone: 918-209-4625 **Email:** kmbell@cityofglenpool.com

Jurisdiction Finance Contact

Name: Bell, K. Michele
Phone: 918-209-4625 **Email:** kmbell@cityofglenpool.com

ESAC Preparer

Name: Gonsalves, A John
Phone: 918-209-4628 **Email:** jgonsalves@cityofglenpool.com

FY End Date: 06/30/2018

Agency FY 2019 Budget: \$2,028,253.00

Annual Certification Report

Summary of Equitable Sharing Activity		Justice Funds ¹	Treasury Funds ²
1	Beginning Equitable Sharing Fund Balance	\$8,118.61	\$45,863.52
2	Equitable Sharing Funds Received	\$0.00	\$0.00
3	Equitable Sharing Funds Received from Other Law Enforcement Agencies and Task Force	\$0.00	\$0.00
4	Other Income	\$0.00	\$0.00
5	Interest Income	\$9.49	\$0.00
6	Total Equitable Sharing Funds Received (total of lines 1-5)	\$8,128.10	\$45,863.52
7	Equitable Sharing Funds Spent (total of lines a - n)	\$8,118.61	\$35,610.50
8	Ending Equitable Sharing Funds Balance (difference between line 7 and line 6)	\$9.49	\$10,253.02

¹Department of Justice Asset Forfeiture Program participants are: FBI, DEA, ATF, USPIS, USDA, DCIS, DSS, and FDA

²Department of the Treasury Asset Forfeiture Program participants are: IRS, ICE, CBP and USSS.

Summary of Shared Funds Spent		Justice Funds	Treasury Funds
a	Law Enforcement Operations and Investigations	\$0.00	\$0.00
b	Training and Education	\$0.00	\$0.00
c	Law Enforcement, Public Safety, and Detention Facilities	\$0.00	\$0.00
d	Law Enforcement Equipment	\$8,118.61	\$35,610.50
e	Joint Law Enforcement/Public Safety Equipment and Operations	\$0.00	\$0.00
f	Contracts for Services	\$0.00	\$0.00
g	Law Enforcement Travel and Per Diem	\$0.00	\$0.00
h	Law Enforcement Awards and Memorials	\$0.00	\$0.00
i	Drug, Gang, and Other Education or Awareness Programs	\$0.00	\$0.00
j	Matching Grants	\$0.00	\$0.00
k	Transfers to Other Participating Law Enforcement Agencies	\$0.00	\$0.00
l	Support of Community-Based Programs	\$0.00	\$0.00
m	Non-Categorized Expenditures	\$0.00	\$0.00
n	Salaries	\$0.00	\$0.00
	Total	\$8,118.61	\$35,610.50

Date Printed: 07/31/2020

Page 1 of 5

Equitable Sharing Funds Received From Other Agencies

Transferring Agency Name	Justice Funds	Treasury Funds

Other Income

Other Income Type	Justice Funds	Treasury Funds

Matching Grants

Matching Grant Name	Justice Funds	Treasury Funds

Transfers to Other Participating Law Enforcement Agencies

Receiving Agency Name	Justice Funds	Treasury Funds

Support of Community-Based Programs

Recipient	Justice Funds	

Non-Categorized Expenditures

Description	Justice Funds	Treasury Funds

Salaries

Salary Type	Justice Funds	Treasury Funds

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Under the Paperwork Reduction Act, a person is not required to respond to a collection of information unless it displays a valid OMB control number. We try to create accurate and easily understood forms that impose the least possible burden on you to complete. The estimated average time to complete this form is 30 minutes. If you have comments regarding the accuracy of this estimate, or suggestions for making this form simpler, please write to the Asset Forfeiture and Money Laundering Section at 1400 New York Avenue, N.W., Washington, DC 20005.

Privacy Act Notice

The Department of Justice is collecting this information for the purpose of reviewing your equitable sharing expenditures. Providing this information is voluntary; however, the information is necessary for your agency to maintain Program compliance. Information collected is covered by Department of Justice System of Records Notice, 71 Fed. Reg. 29170 (May 19, 2006), JMD-022 Department of Justice Consolidated Asset Tracking System (CATS). This information may be disclosed to contractors when necessary to accomplish an agency function, to law enforcement when there is a violation or potential violation of law, or in accordance with other published routine uses. For a complete list of routine uses, see the System of Records Notice as amended by subsequent publications.

Single Audit Information**Independent Auditor****Name:** Sinning, Ladonna**Company:** Arledge and Associates**Phone:** 405-348-0615**Email:** Ladonna@jmacpas.com

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Were equitable sharing expenditures included on your jurisdiction's prior fiscal year's Schedule of Expenditures of Federal Awards (SEFA)?

YES ☐ NO ☒

Prior year Single Audit Number Assigned by Harvester Database:

Affidavit

Under penalty of perjury, the undersigned officials certify that they have read and understand their obligations under the *Guide to Equitable Sharing for State, Local, and Tribal Law Enforcement Agencies (Guide)* and all subsequent updates, this Equitable Sharing Agreement, and the applicable sections of the Code of Federal Regulations. The undersigned officials certify that the information submitted on the Equitable Sharing Agreement and Certification form (ESAC) is an accurate accounting of funds received and spent by the Agency.

The undersigned certify that the Agency is in compliance with the applicable nondiscrimination requirements of the following laws and their Department of Justice implementing regulations: Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d *et seq.*), Title IX of the Education Amendments of 1972 (20 U.S.C. § 1681 *et seq.*), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794), and the Age Discrimination Act of 1975 (42 U.S.C. § 6101 *et seq.*), which prohibit discrimination on the basis of race, color, national origin, disability, or age in any federally assisted program or activity, or on the basis of sex in any federally assisted education program or activity. The Agency agrees that it will comply with all federal statutes and regulations permitting federal investigators access to records and any other sources of information as may be necessary to determine compliance with civil rights and other applicable statutes and regulations.

Equitable Sharing Agreement

This Federal Equitable Sharing Agreement, entered into among (1) the Federal Government, (2) the Agency, and (3) the Agency's governing body, sets forth the requirements for participation in the federal Equitable Sharing Program and the restrictions upon the use of federally forfeited funds, property, and any interest earned thereon, which are equitably shared with participating law enforcement agencies. By submitting this form, the Agency agrees that it will be bound by the *Guide* and all subsequent updates, this Equitable Sharing Agreement, and the applicable sections of the Code of Federal Regulations. Submission of the ESAC is a prerequisite to receiving any funds or property through the Equitable Sharing Program.

1. Submission. The ESAC must be signed and electronically submitted within 60 days of the end of the Agency's fiscal year. Electronic submission constitutes submission to the Department of Justice and the Department of the Treasury.

2. Signatories. The ESAC must be signed by the head of the Agency and the head of the governing body. Examples of Agency heads include police chief, sheriff, director, commissioner, superintendent, administrator, county attorney, district attorney, prosecuting attorney, state attorney, commonwealth attorney, and attorney general. The governing body head is the head of the agency that appropriates funding to the Agency. Examples of governing body heads include city manager, mayor, city council chairperson, county executive, county council chairperson, administrator, commissioner, and governor. The governing body head cannot be an official or employee of the Agency and must be from a separate entity.

3. Uses. Shared assets must be used for law enforcement purposes in accordance with the *Guide* and all subsequent updates, this Equitable Sharing Agreement, and the applicable sections of the Code of Federal Regulations.

4. Transfers. Before the Agency transfers funds to other state or local law enforcement agencies, it must obtain written approval from the Department of Justice or Department of the Treasury. Transfers of tangible property are not permitted. Agencies that transfer or receive equitable sharing funds must perform sub-recipient monitoring in accordance with the Code of Federal Regulations.

5. Internal Controls. The Agency agrees to account separately for federal equitable sharing funds received from the Department of Justice and the Department of the Treasury, funds from state and local forfeitures, joint law enforcement operations funds, and any other sources must not be commingled with federal equitable sharing funds.

The Agency certifies that equitable sharing funds are maintained by the entity that maintains the Agency's appropriated or general funds and agrees that the funds will be subject to the standard accounting requirements and practices employed by the Agency's jurisdiction in accordance with the requirements set forth in the *Guide*, any subsequent updates, and the Code of Federal Regulations, including the requirement to maintain relevant documents and records for five years.

The misuse or misapplication of equitably shared funds or assets or supplantation of existing resources with shared funds or assets is prohibited. The Agency must follow its jurisdiction's procurement policies when expending equitably shared funds. Failure to comply with any provision of the *Guide*, any subsequent updates, and the Code of Federal Regulations may subject the Agency to sanctions.

6. Single Audit Report and Other Reviews. Audits shall be conducted as provided by the Single Audit Act Amendments of 1996 and OMB Uniform Administrative Requirements, Costs Principles, and Audit Requirements for Federal Awards. The Agency must report its equitable sharing expenditures on the Schedule of Expenditures of Federal Awards (SEFA) under Catalog of Federal Domestic Assistance number 16.922 for Department of Justice and 21.016 for Department of the Treasury. The Department of Justice and the Department of the Treasury reserve the right to conduct audits or reviews.

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7. Freedom of Information Act (FOIA). Information provided in this Document is subject to the FOIA requirements of the Department of Justice and the Department of the Treasury. Agencies must follow local release of information policies.

8. Waste, Fraud, or Abuse. An Agency or governing body is required to immediately notify the Money Laundering and Asset Recovery Section of the Department of Justice and the Executive Office for Asset Forfeiture of the Department of the Treasury of any allegations or theft, fraud, waste, or abuse involving federal equitable sharing funds.

Civil Rights Cases

During the past fiscal year: (1) has any court or administrative agency issued any finding, judgment, or determination that the Agency discriminated against any person or group in violation of any of the federal civil rights statutes listed above; or (2) has the Agency entered into any settlement agreement with respect to any complaint filed with a court or administrative agency alleging that the Agency discriminated against any person or group in violation of any of the federal civil rights statutes listed above?

☐ Yes ☒ No

Agency Head

Name: Martin, Jim
Title: Chief of Police
Email: jmartin@cityofglenpool.com

Signature: Submitted Electronically

Date: 07/31/2020

To the best of my knowledge and belief, the information provided on this ESAC is true and accurate and has been reviewed and authorized by the Law Enforcement Agency Head whose name appears above. Entry of the Agency Head name above indicates his/her agreement to abide by the Guide, any subsequent updates, and the Code of Federal Regulations, including ensuring permissibility of expenditures and following all required procurement policies and procedures.

Governing Body Head

Name: Fox, Timothy Lee
Title: Mayor
Email: glenpool_ward1@sbcglobal.net

Signature: Submitted Electronically

Date: 07/31/2020

To the best of my knowledge and belief, the Agency's current fiscal year budget reported on this ESAC is true and accurate and the Governing Body Head whose name appears above certifies that the agency's budget has not been supplanted as a result of receiving equitable sharing funds. Entry of the Governing Body Head name above indicates his/her agreement to abide by the policies and procedures set forth in the Guide, any subsequent updates, and the Code of Federal Regulations.

☐ I certify that I have obtained approval from and I am authorized to submit this form on behalf of the Agency Head and the Governing Body Head.

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