



NOTICE
GLENPOOL CITY COUNCIL
REGULAR MEETING

A Regular Session of the Glenpool City Council will be held at 6:00 p.m. on September 18, 2023, at Glenpool City Hall, City Council Chambers, 12205 S. Yukon Ave., 3rd Floor, Glenpool, Oklahoma.

NOTE: The Glenpool City Council will be assembled for the meeting at the City Council Chambers, 12205 S. Yukon Ave, Glenpool, Oklahoma. Members of the public are invited to attend the in-person meeting, or join a live broadcast at this link:

Join Zoom Meeting

<https://us02web.zoom.us/j/89753555435?pwd=QzdFVjA1b0lKa1lSUFlKbUNrUUxtdz09>

Meeting ID: 897 5355 5435

Passcode: 974088

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The City Council welcomes comments from citizens of Glenpool who wish to address any item on the agenda.

- Speakers attending in **PERSON** are required to complete the Request to Speak form located on the agenda table and return to the City Clerk **PRIOR TO THE CALL TO ORDER.**
- Speakers attending via **ZOOM** are required to complete the Request to Speak form located on our website: <https://glenpoolonline.civicweb.net/document/19057/Request%20to%20Speak%20Form.pdf> and email it to the City Clerk: Wknight@cityofglenpool.com **PRIOR TO 6:00 PM, SEPTEMBER 18, 2023.**

AGENDA

	Page
A) Call to Order - Joyce G. Calvert, Mayor	
B) Roll Call, Declaration of Quorum – Wendy Knight, City Clerk; Joyce G. Calvert, Mayor	
C) Invocation – Jason Cowan, Faith Church	
D) Pledge of Allegiance – Joyce G. Calvert, Mayor	
E) Departmental Reports	
1) CM Report.09182023	4 - 5
F) Mayor Report – Joyce G. Calvert, Mayor	
G) Council Comments	
H) Public Comments	

- I) **Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the City Council to be routine and will be enacted by one motion. Any Councilor may, however, remove an item from the Consent Agenda by request. A motion to adopt the consent Agenda is non-debatable.)**
- 1) Minutes from September 5, 2023 meeting. 6 - 8
[City Council Regular Meeting - 05 Sep 2023 - Minutes - Html](#)
- 2) Approve Resolution No. 2023012, a Resolution Authorizing a Letter of Intent for the Oklahoma Attorney General's Political Subdivision Opioid Abatement Grant. 9 - 12
[Staff Report - Opioid Grant Resolution](#)
- J) **Consideration and appropriate action relating to items removed from the Consent Agenda**
- K) **Scheduled Business**
- 1) **PUD 43 – (Carson Trails) – Major Amendment No. 1.** The subject site is generally located north and east of the northeast corner of West 181st Street and South Union Avenue. The amendment to PUD 43 (Carson Trails) proposes to modify setbacks in Area A and B; reduce the minimum lot width, lot area and minimum unit size in Area B; increase the maximum number of lots allowed and redistribute the number of lots within the PUD boundaries; and gate and privatize the internal streets. Applicant: Carson Trails Land Fund, LLC - C/O Ideal Homes
Applicant Representative: Erik Enyart, Tanner Consulting LLC
(Gerald Gilbert, Development Service Director) 13 - 96
- A.** Public Hearing on the proposed Major Amendment No. 1 - Ordinance No. 815.
- B.** Discussion and possible action to approve, deny or amend the proposed Major Amendment No. 1 - Ordinance No. 815.
[CC STAFF REPORT CARSON TRAILS \(PUD 43\) MAJOR AMENDMENT NO. 1 - SEPT 18 2023](#)
[CC STAFF REPORT CARSON TRAILS \(PUD 43\) MAJOR AMENDMENT NO. 1 ATTACHMENTS - SEPT 18 2023 Final](#)
- 2) An Ordinance amending Title 11 of the City Code of Ordinances (Zoning Regulations) by amending: 97 - 110
- (i) Subchapter 2: Land Uses**
- 11-3-9: Nonresidential Uses by Zoning District**
- TABLE 11-3-9 Nonresidential Uses by Zoning District
- Land Use:
Outdoor Recreation, Public
Zoning Districts
CS, CG, IL, and IM
- Applicant: City of Glenpool
(Gerald Gilbert, Development Services Director)
- A.** Public Hearing on the proposed Ordinance No. 816.
- B.** Discussion and possible action to approve, deny or amend the proposed Ordinance No. 816.
- [CC STAFF REPORT \(GZA-308\) - SEPT 18 2023](#)
[CC STAFF REPORT \(GZA-308\) ATTACHMENTS - SEPT 18 2023](#)

L) **Adjournment**

This notice and agenda was posted at Glenpool City Hall, 12205 S. Yukon Ave., Glenpool, Oklahoma, on September 15, by 11:30 am.

Signed: Wendy Knight

City Clerk



To: Mayor and Council

From: David Tillotson

Date: September 13, 2023 s

Re: City Manager Report

Open Positions

We currently have 16 open positions. I have noted positions below that are in the process.

- Public Works: 6 Positions
 - Water & Sewer Laborer – Position advertised.
 - Streets & Parks Laborer – Position advertised.
 - Seasonal Streets and Parks Laborers (3) – Will open in March 2024.
 - Water Distribution Crew Leader – Interviews set.
- Police Department: 8 Positions
 - Police Officer (6) –
 - Four scheduled for OPPRS Board approval in September.
 - Two to be advertised.
 - Dispatch (2) –
 - One offer accepted. Pending pre-employment testing.
 - One vacancy advertised and interviews ongoing.
- Development Services: 1 Position
 - Planner – Position advertised.
- Administration: 1 Position
 - IT Director

Capital Projects Update

- Kendalwood Park South – Phase 1 of the project is now complete. The equipment needed for Phase 2 is on order. We do not have an installation date yet.
- Sewer Plant Project – Ongoing design meetings underway.

- Kendalwood Park North – Construction underway. Estimated completion in mid-October.
- FYE2022 and 2023 Streets Improvement Packages – Construction underway.
- Interlocal Agreement Overlays – Patching underway. Overlays are still tentatively scheduled for the end of September.

City Events

- BlackGold Farmer's Market – This event will run every Saturday through October 7th from 8:00 a.m. to 12:00 p.m. We have had a tremendous response to this event since it opened in June.
- BlackGold Days – September 27th – October 1st
- BlackGold Car Show – October 14th
- Glenpool Spooktacular – October 29th

Miscellaneous

- OML Conference – Staff will be attending the Oklahoma Municipal League Conference September 19th through the 21st in Oklahoma City. Susan and I will both be out of the office that week for the conference.
- ICMA Conference – I will be attending the International City Manager's Association annual meeting in Austin, Texas, October 1st through 5th, and will not be available for the October 2nd Council meeting.

12205 S. Yukon, Glenpool, OK 74033 OFFICE: 918-322-5409 FAX: 918-209-4641

Mayor Joyce Calvert, Ward 3; Vice-Mayor Brandon Kearns, At-Large;

Tim Fox, Ward 1; Chris Brobst, Ward 2; Jacqueline Lund, Ward 4

City Manager David Tillotson, Assistant City Manager Susan White, City Clerk Wendy Knight

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MINUTES
City Council Regular Meeting
Tuesday, September 5, 2023 Council Chambers 6:00 PM

COUNCIL PRESENT: Joyce Calvert
Brandon Kearns
Tim Fox
Chris Brobst

COUNCIL ABSENT: Jacqueline Triplett-Lund

STAFF PRESENT: David Tillotson
Wendy Knight
Julie Casteen
Gerald Gilbert
David Agbetunsin
Jesse Hale
Jeremy Plane

STAFF ABSENT: Susan White

- A) Call to Order - Joyce G. Calvert, Mayor**
Mayor Calvert called the meeting to order at 6:01 p.m.
- B) Roll Call, Declaration of Quorum – Wendy Knight, City Clerk; Joyce G. Calvert, Mayor**
Wendy Knight called the roll, Mayor Calvert declared a quorum present.
- C) Invocation – Rick Tabisz, King of Kings Lutheran Church**
- D) Pledge of Allegiance – Joyce G. Calvert, Mayor**
- E) Departmental Reports**
- Working on a valve leak at 141st and Warrior Road. Those lines are deep in the ground, so it will not be a simple fix. We are coordinating with Glenpool schools, as well as emergency services, due to road closures and the extensive time it will take to fix.

[CM Report.09052023](#)

F) Mayor Report – Joyce G. Calvert, Mayor

- Saturday was another excellent Farmer's Market - with a great turnout.
- Reminded everyone about BlackGold Days coming up Sept 28-Oct 1, and the BlackGold Car Show on Oct 14.

G) Council Comments

There were no Council comments.

H) Public Comments

There were no public comments.

I) Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the City Council to be routine and will be enacted by one motion. Any Councilor may, however, remove an item from the Consent Agenda by request. A motion to adopt the consent Agenda is non-debatable.)

- 1) Minutes from August 21, 2023 meeting.
[City Council Regular Meeting - 21 Aug 2023 - Minutes - Html](#)
- 2) Approval of Chamber of Commerce 2023 BlackGold Days User Agreement, pending approval by City Attorney.
[BlackGold Days User Agreement.2023](#)
- 3) Approval of Budget Amendment CITY-02 for FY23-24, increasing the General Fund revenue budget for Police Grants and Insurance Reimbursements, and increasing the FY23-24 General Fund expenditure budget in the Police Department for OHSO Grant Overtime, and in the Streets & Parks Department for Vehicle Maintenance & Repairs.

Moved by Brandon Kearns, seconded by Chris Brobst

To approve the Consent Agenda.

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

CARRIED.

[Budget Amendment City 02](#)

J) Consideration and appropriate action relating to items removed from the Consent Agenda

K) Scheduled Business

- 1) **Scissortail II** - A proposed Comprehensive Plan Amendment (CPA-01-2023). The subject site is 40.2-acres in overall size and is located east of E. 148th Street S and north of S. Poplar Street. The proposed Comprehensive Plan Amendment will change the land use designation for the subject site from Suburban Residential to General Residential.
Tabled from the August 21, 2023 City Council meeting.
Applicant: McGuire Bell Lago, LLC
Applicant Representative: Jeffrey Tuttle, Tuttle and Associates
(Gerald Gilbert, Development Services Director)

A. Public Hearing on the proposed Comprehensive Plan Amendment.

B. Discussion and possible action to approve, deny or amend the proposed Resolution No. 2023011.

*** THE APPLICANT HAS WITHDRAWN THE APPLICATION.**

NO ACTION WAS TAKEN - APPLICANT HAD WITHDRAWN THE APPLICATION.

[CC STAFF REPORT CPA-01-2023 AND GZA-307 - SCISSORTAILL II - AUGUST 21 2023](#)

[CC STAFF REPORT CPA-01-2023 ATTACHMENTS - SCISSORTAILL II - AUGUST 21 2023](#)

[Resolution No. 2023011](#)

- 2) Presentation and discussion of State Highway 67/151st Corridor Study by Kimley-Horn.
(David Tillotson, City Manager)

Luke Schmidt, Traffic Engineer with Kimley-Horn and associates, made a presentation of State Highway 67/151st Corridor Study. Questions were asked and answered, no action was taken.

[Presentation - SH 67 Glenpool City Council - 20230831](#)

L) Adjournment

Mayor Calvert declared the meeting adjourned at 6:28 p.m.



To: Mayor and Council

From: David Tillotson, City Manager

Date: September 13, 2023

Re: Approval of Resolution #2023012 for an Opioid Grant Letter of Intent

Background:

In 2020, the Oklahoma Legislature, through HB 4138 (the Political Subdivisions Opioid Abatement Grants Act) created the Oklahoma Opioid Abatement Board for the purpose of distributing opioid settlement funds to, "promote and protect the health of Oklahomans by using monetary grants to abate the opioid crisis in a comprehensive manner that includes cooperation and collaboration with political subdivisions". The fund currently contains \$23 million dollars that will be used for grants projects across the state.

Staff is still reviewing the purposes and allowable expenses to determine what projects we might wish to apply for, but in order to maintain our eligibility to apply for grants once the application process opens, the City must submit a Letter of Intent by September 27th to the Oklahoma Office of the Attorney General. The Attorney General's Office is requiring all Letters of Intent to be approved by the governing body of the political subdivision that intends to apply for grants. We anticipate that applications will open later this month or early October.

Staff Recommendation:

Staff recommends approval of Resolution 2023012 Authorizing staff to submit a Letter of Intent for the Oklahoma Attorney General's Political Subdivisions Opioid Abatement Grant.

Attachments:

- Resolution No. 2023012
- Letter of Intent

12205 S. Yukon, Glenpool, OK 74033 OFFICE: 918-322-5409 FAX: 918-209-4641

Mayor Joyce Calvert, Ward 3; Vice-Mayor Brandon Kearns, At-Large;

Tim Fox, Ward 1; Chris Brobst, Ward 2; Jacqueline Lund, Ward 4

City Manager David Tillotson, Assistant City Manager Susan White, City Clerk Wendy Knight

www.glenpoolonline.com

RESOLUTION NO. 2023012

**AUTHORIZING A LETTER OF INTENT FOR THE
OKLAHOMA ATTORNEY GENERAL'S
POLITICAL SUBDIVISION OPIOID ABATEMENT GRANT**

WHEREAS the Oklahoma Legislature approved HB4138, the Political Subdivisions Opioid Abatement Grants Act in 2020 to “promote and protect the health of Oklahomans by using monetary grants to abate the opioid crisis in a comprehensive manner that includes collaboration with political subdivisions”; and

WHEREAS the Oklahoma Opioid Abatement Board was authorized within the act and empowered to award and administer the grant funds pursuant to the Act; and

WHEREAS the Oklahoma Opioid Abatement Board has published a Notice of Intent to Issue Funding Opportunity for \$23,000,000 in grant funds and has required eligible entities to submit a Letter of Intent approved by the entity’s board of directors in order to maintain eligibility for any future grant applications.

NOW THEREFORE, BE IT RESOLVED that the City Council desires to maintain the City’s eligibility to pursue grant funds at such time as the Oklahoma Opioid Abatement Board issues funding applications, and hereby authorizes Mayor Joyce G. Calvert to sign the Letter of Intent and instructs staff to submit the Letter of Intent to the Oklahoma Opioid Abatement Board prior to the deadline on September 27, 2023, at 5:00 p.m.

PASSED AND APPROVED by the City of Glenpool City Council this 18th day of September 2023.

CITY OF GLENPOOL

Joyce G. Calvert, Mayor

ATTEST: _____
Wendy Knight, City Clerk

(SEAL)



September 18, 2023

Oklahoma Opioid Abatement Board
c/o Office of the Attorney General
ATTN: Thomas Schneider
313 NE 21st St.
Oklahoma City, OK 73105

Dear Members of the Board:

This letter serves as notification that the City of Glenpool intends to submit an opioid abatement grant award application. The Glenpool City Council voted on September 18, 2023, to authorize the undersigned to submit this letter of intent on its behalf.

In support of its letter of intent, the City of Glenpool submits the following information:

1. Contact Information for Designated Representative for the City of Glenpool:
(This person will be the point of contact for this application and throughout the opioid abatement grant award process.)

David Tillotson
City Manager
12205 S. Yukon Ave.
Glenpool, OK 74033
dtillotson@cityofglenpool.com
918-322-5409

2. Contact Information for Chief Financial Officer or equivalent position for the City of Glenpool:

Julie Casteen
Finance Director/Treasurer
12205 S. Yukon Ave.
Glenpool, OK 74033
jcasteen@cityofglenpool.com
918-322-5409

12205 S. Yukon, Glenpool, OK 74033 OFFICE: 918-322-5409 FAX: 918-209-4641

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3. Population or enrollment for City of Glenpool:

July 1, 2022, Population Estimate: 14,211

This population information was gathered from the US Census Bureau website on September 13, 2023:

<https://www.census.gov/quickfacts/fact/dashboard/glenpoolcityoklahoma/BZA110219>

Sincerely,

Joyce G Calvert, Mayor
City of Glenpool

12205 S. Yukon, Glenpool, OK 74033 OFFICE: 918-322-5409 FAX: 918-209-4641

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City Manager David Tillotson, Assistant City Manager Susan White, City Clerk Wendy Knight

www.glenpoolonline.com

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: GERALD S. GILBERT, DEVELOPMENT SERVICES DIRECTOR

DATE: SEPTEMBER 18, 2023

ITEM: PUD 43 (CARSON TRAILS) MAJOR AMENDMENT NO. 1

REQUEST: MAJOR AMENDMENT NO. 1 TO PUD 43 (CARSON TRAILS) DEVELOPMENT PLAN TEXT. THE AMENDMENT PROPOSES TO MODIFY SETBACKS IN AREA A AND B; REDUCE THE MINIMUM LOT WIDTH, LOT AREA AND MINIMUM UNIT SIZE IN AREA B; INCREASE THE MAXIMUM NUMBER OF LOTS ALLOWED AND REDISTRIBUTE THE NUMBER OF LOTS WITHIN THE PUD BOUNDARIES; AND GATE AND PRIVATIZE THE INTERNAL STREET SYSTEM.

APPLICANT: CARSON TRAILS LAND FUND, LLC - C/O IDEAL HOMES

LOCATION: THE SUBJECT SITE IS GENERALLY LOCATED NORTH AND EAST OF THE NORTHEAST CORNER OF WEST 181ST STREET AND SOUTH UNION AVENUE.

ZONING: PUD 43 (CARSON TRAILS)

COMP PLAN: SUBURBAN RESIDENTIAL AND GENERAL COMMERCIAL

APPLICANT REP: ERIK ENYART, TANNER CONSULTING LLC

BACKGROUND

The proposed project is part of the approved Planned Unit Development commonly referred to as Carson Trails (PUD 43) which covers an area of approximately 124.9 acres adjacent to the "Eden South" neighborhood.

Originally, the subject site was a part of a 1983 Preliminary Plat, "Eden South" which was a master-planned community covering approximately 160 acres. The plat proposed 587 lots. In addition to the residential lots, an "L"-shaped commercial lot was included at the southwestern corner of the site. However, only a 41.5-acre portion of the 1983 Preliminary Plat was recorded and constructed. The commercial area was never developed. The remaining preliminary platted area has expired due to inactivity.

The "Eden South" neighborhood is approximately 34.3 acres in size and is comprised of 122 residential lots and a 7.2-acre lot used for storm water detention and natural open space. The Carson Trails (PUD 43) master planned and platted the remaining undeveloped 124.9-acres (7.2-acre lot included). Both the PUD

and plat were approved by the Planning Commission in June of 2021 and the City Council in July 2021. The plat consisted of 394-residential lots and five (5) reserve areas.

The approved Carson Trails plan created two (2) development areas: Area A, which is approximately 51.3-acres in size; and Area B, which is 73.6 acres. The Preliminary Plat for Area A has 200 units proposed and Area B 250 units. Contained within the PUD Development Plan text are provisions for Development Standards, Access and Circulation, Signs, Utilities and Drainage, Platting and Site Plan requirements, Landscaping and Buffering.

Preliminary Plats are only valid for one (1) year from the approval date unless extended by the Planning Commission and City Council. To date, a Final Plat has not been submitted for the PUD area.

Outlined below are the discretionary actions that have occurred on Eden South and Carson Trails projects.

Date	Action	Description
May 1983	Preliminary Plat Approved by PC	Preliminary Plat for Eden South (122 lots) Approved by Planning Commission
June 1983	Final Plat Approved by CC	Final Plat for Eden South (122 lots) Approved by Planning Commission
June 14, 2021	PUD 43 and Preliminary Plat (Carson Trails) Approved by PC	PUD 43 (Carson Trails) Development Plan Text Recommending Approval by Planning Commission. Preliminary Plat also approved.
July 6, 2021	PUD 43 (Carson Trails) Approved by CC	PUD 43 (Carson Trails) Development Plan Text Approved by City Council
October 17, 2022	Ordinance No. 809 Approved by CC	Ordinance Approving PUD 43 (Carson Trails)

SURROUNDING LAND USES

Land use and zoning of properties adjacent to the subject site:

	Zoning	Land Use
North	AG (Agricultural)	Vacant Undeveloped
South	AG (Agricultural)	Vacant Undeveloped
East	AG (Agricultural)	Vacant Undeveloped
West	RS-3 (Single Family High Density)	Single Family Residential (Eden South)

PROJECT DESCRIPTION:

The applicant is requesting approval of a Major Amendment to PUD 43 (Carson Trails) which proposes several modifications to the approved Development Plan Text. They include changes in both Area A and Area B. Specifically, they are increasing the overall number of lots (units), redistribute the number of units between Area A and Area B; reduce front, side, and street side-yard setbacks for Area A and Area B; and

reduce the minimum lot area and home square footage for Area B. Outlined in the comparison table below are the approved development standards and the proposed changes.

	Approved PUD 43 Area A	Proposed Amendments Area A	Approved PUD 43 Area B	Proposed Amendments Area B
Land Area	51.3 ac	51.3 ac	73.6 ac	73.6 ac
No. of Lots	200	167	250	330
Lot Size (Min)	6,200 sf	6,200 sf	7,200 sf	6,300 sf
Land Area Per DU	7,700 sf	7,700 sf	8,400 sf	8,400 sf
Lot Width (Min)	65 ft	65 ft	65 ft	55 ft
Setbacks				
Front	25 ft	14 ft min (to house)	25 ft	14 ft min (to house) 20 ft (to garage)
Rear	20 ft	20 ft	20 ft	20 ft
Side	10/5 ft	5 ft	10/5 ft	5 ft
Street Side Yard	15 ft	10 ft	15 ft	10 ft
Min Dwelling Size	1,500 sf	1,500	1,500 sf	1,149 sf
First Floor Exterior	75% (Masonry)	75% (Masonry)	75% (Masonry)	75% (Masonry)

ANALYSIS:

The approved Development Plan Text outlines features of the project commitments intended to demonstrate that the development will be of a higher quality than a standard residential subdivision constructed under general districts. The site was previously zoned RS-3 (Single Family High Density). Adhering to this principle, the proposed modifications to the approved Development Plan Text are as follows:

- 22-acres of common open space amenities
- Private, gated streets
- Approximately 2 miles of paved walking/multiuse trails throughout,
- A neighborhood / community park with approximately 2,375-square-foot clubhouse, pool, playground, sports field, and basketball court within the northern stormwater detention pond Reserve Area,
- Additional amenities in other Reserve Areas such as playgrounds, splash pad, and pavilion
- Fishing piers,
- Open spaces,
- Landscaped main gated entrances, and
- Uniform neighborhood perimeter fence along Union Avenue and 181st Street.

The amenities listed above are specifically illustrated in the proposed amendments to the approved Development Plan Text, they are:

Exhibit B. Conceptual Masterplan
Exhibit I. Conceptual Amenity Masterplan
Exhibit J. Conceptual Park Site Plan (NW Corner)
Exhibit K. Conceptual Park Site Plan (SE Corner)
Exhibit L. Conceptual Park Site Plan (SW Corner)
Exhibit M. Ideal Homes Conceptual Park Imagery
Exhibit N. Ideal Homes Conceptual Park Imagery
Exhibit O. Sample Homes

As illustrated in the comparative chart, the applicant is requesting deviations in several development standards that were approved as part of the PUD. However, to allow these deviations a determination must be made by the Planning Commission that the deviations “should achieve 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.” The applicant believes this determination can be made and merited based upon the proposed amenity package.

Furthermore, a PUD “should achieve 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.” In evaluating the proposed PUD Development Text, staff believes the amenities illustrated on the Conceptual Masterplan which include active and passive recreational activities, trails, fencing, stormwater detention facilities and privatization of the streets is commensurate with the request to deviate from the approved development standards outlined in PUD 43 (Carson Trails). Staff believes the amendments would accomplish “a development outcome” that will achieve the stated goals and objectives of the Comprehensive Plan for residential development. Specifically, one of the primary goals of the Comprehensive Plan is to “Provide a variety of dwelling types, sizes, densities and price points in the residential areas to meet the needs of all citizens”.

However, there are additional conditions staff would like included within the development plan text that will further ensure the project will achieve a “superior development outcome”. They include uniform fencing throughout the project that will define the neighborhood boundary, as well as provide aesthetics and privacy for future residents. The conditions are listed below in the staff recommendation.

TAC MEETING:

The proposed PUD Major Amendment application was presented to the Technical Advisory Committee (TAC) on June 16, 2023. No additional information was required or requested by the TAC Committee.

PLANNING COMMISSION ACTION: The Planning Commission public hearing on the proposed Major Amendment was held on Monday, September 11th, 2023. After deliberating, the Planning Commission on a 4-0 vote recommended the City Council approve the proposed Major Amendment with conditions.

STAFF RECOMMENDATION:

Staff recommends the City Council affirm the Planning Commission recommendation and take the following action(s):

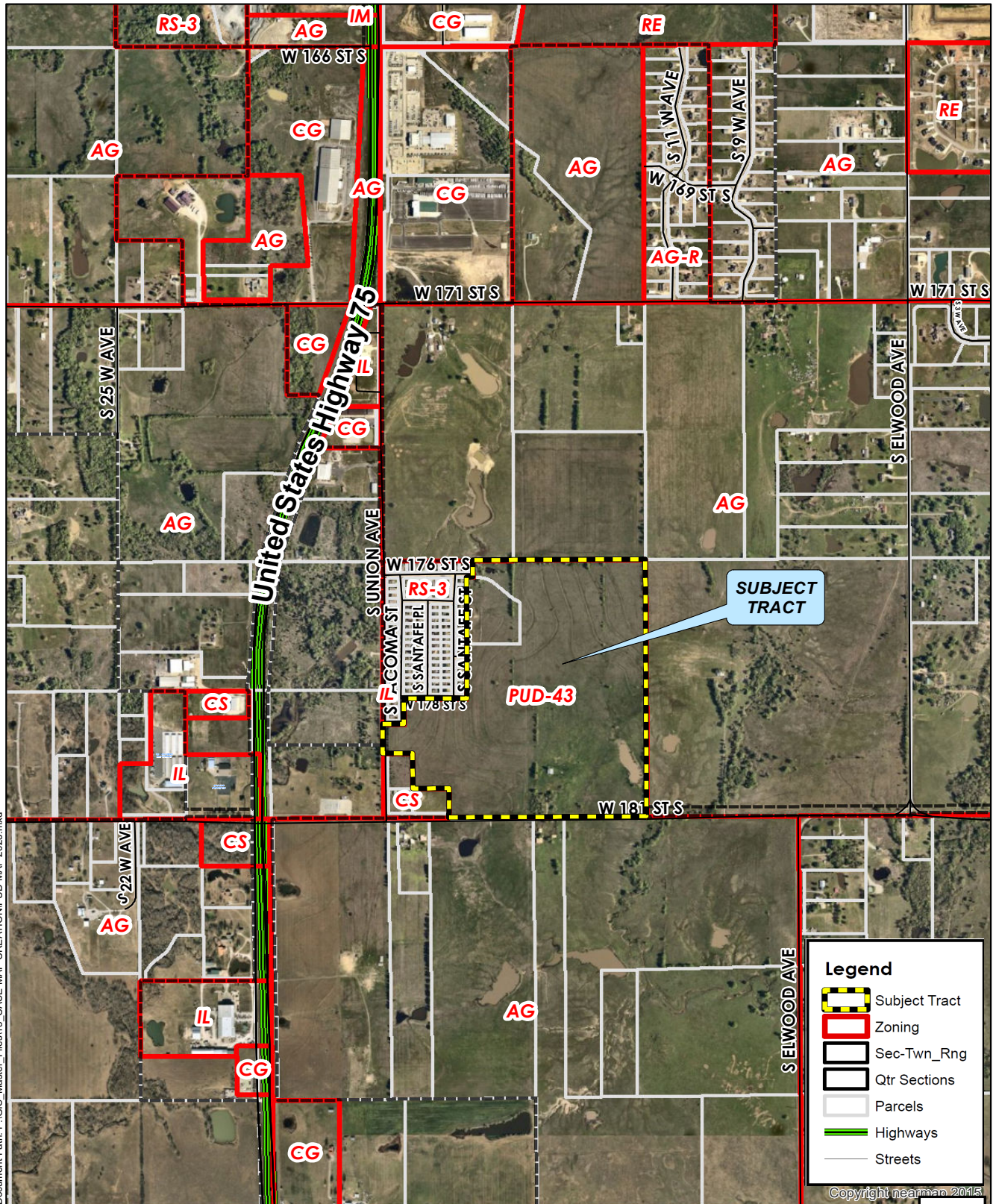
1. Approve Major Amendment No. 1 to PUD 43 (Carson Trails) and adopt Ordinance No. 815 as presented with the following conditions.
 - A. Uniform 6ft fencing on the eastern, western and northern edge of the PUD boundaries (rear properties lines of the residential units).
 - B. Uniform 6ft fencing on the southern edge of the project boundaries adjacent to 181st.
 - C. Final locations of fence and fence type will be included on the Landscape Plan prior to the issuance of building permits.
 - D. Participate in the cost of an upgraded storm siren.
 - E. Incorporate the proposed text amendment and approved PUD 43 (Carson Trails) Development Plan Text into one (1) document.

ATTACHMENTS:

1. Aerial Photo/Zoning Map
2. Applications
3. Legal Description
4. Proposed Major Amendment No. 1 to PUD 43 (Carson Trails) Development Plan Text
5. Approved PUD 43 (Carson Trails) Development Plan Text
6. Ordinance No. 815

Aerial Photo / Zoning Map

Document Path: P:\GIS Master Files\15_CASE-MAP CREATION\PUD MAP 2023.mxd



PUD-43 Major Amendment

Applicant: Tanner Consulting, LLC

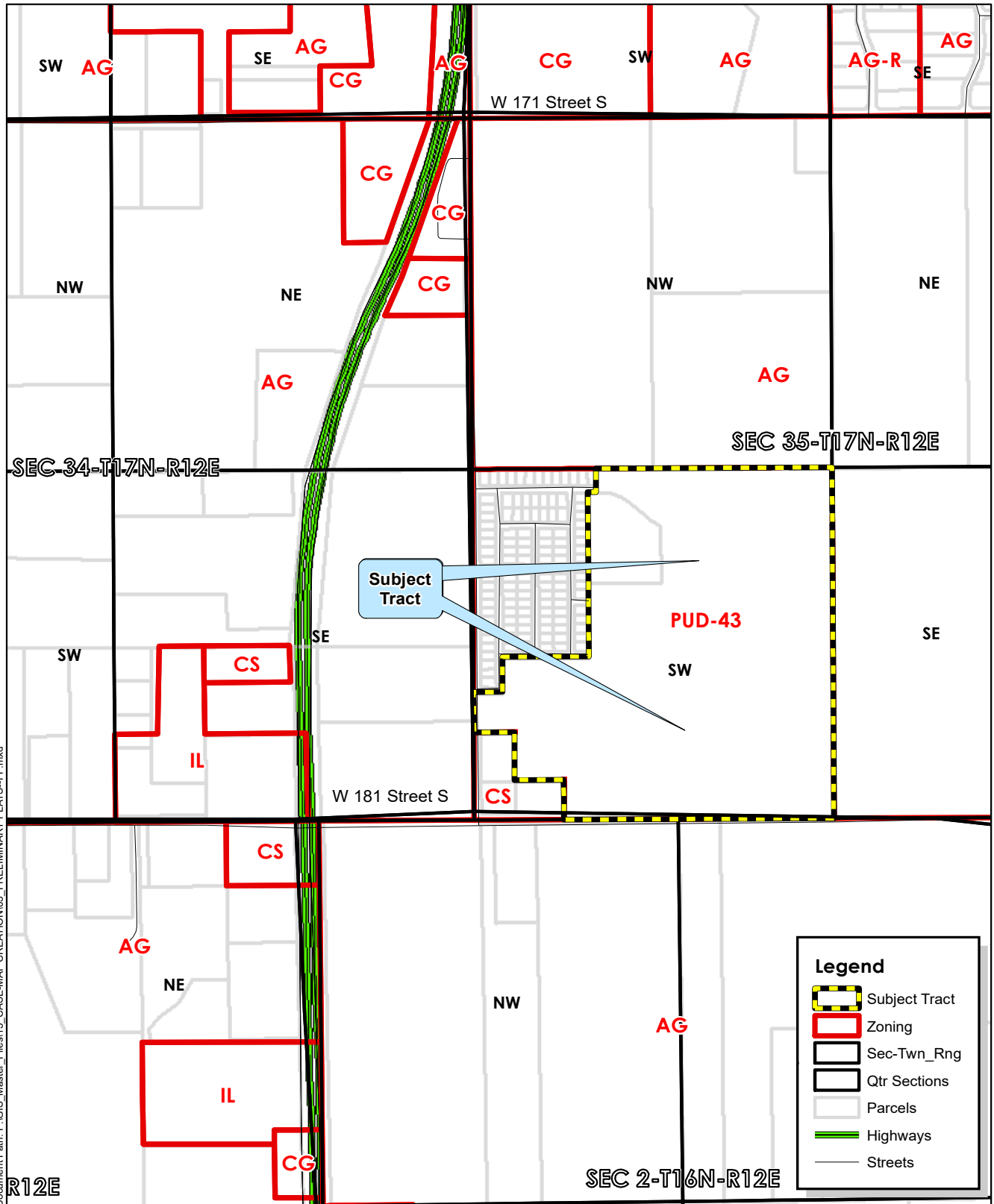
Property Owner: Carson Trails Land Fund, LLC c/o Ideal Homes

Source Data: INCOG, ODOT
Tulsa County Assessor Office



Date: 9/8/2023

Document Path: P:\GIS_Master_Files\15_CASE-MAP CREATION\05_PRELIMINARY PLATS--PP.mxd



PUD-43 Major Amendment
Applicant: Tanner Consulting, LLC
Property Owner: Carson Trails Land Fund, LLC c/o Ideal Homes



Date: 6/7/2021

Applications



RECEIVED:

5-25-23

FAC CONFERENCE:

6-16-23

PC HEARING:

7-10-23

CC HEARING:

7-17-23

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.

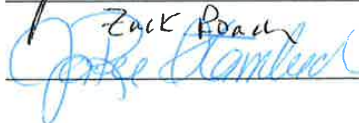
I, the undersigned applicant, certify information contained within this application is true and correct.

APPLICANT SIGNATURE:



DATE: 5.17.23

PROPERTY OWNER SIGNATURE:



DATE: 5.17.23

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
www.glenpoolonline.com

Updated: 2020/15/05
Page 1 of 6



APPLICATION FOR PUD MAJOR AMENDMENT SUBMITTAL CHECKLIST

ITEM NO.	APPLICANT INITIAL	COG INITIAL	SUBMITTAL MATERIALS
1	EE		COMPLETED APPLICATION
2	EE		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	EE		PROCESSING FEE (\$250) + SIGN FEE (\$50.00) + (\$1.00) FOR EACH REQUIRED PUBLIC HEARING NOTICE ¹
5	EE		REVISED ☐ CONCEPT ☐ PRELIMINARY OR ☐ FINAL DEVELOPMENT PLAN
6	N/A		REVISED ☐ SKETCH PLAT ☐ PRELIMINARY PLAT OR ☐ FINAL PLAT APPLICATION SUBMITTED CONCURRENTLY
7	EE		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	EE		IF PROPERTY IS NOT PLATTED, ATTACH LEGAL DESCRIPTION (8.5 X 11 AND ELECTRONIC: WORD.DOC OR PDF)

A. APPLICANT

NAME: Tanner Consulting, LLC

ADDRESS: 5323 S. Lewis Ave.

CITY: Tulsa STATE: OK ZIP CODE: 74105

PHONE: (918) 745-9929 EMAIL: eenyart@tannerbaitshop.com

B. PROPERTY OWNER

SAME AS APPLICANT: YES: ☐ NO: ☒

NAME: Carson Trails Land Fund, LLC c/o Ideal Homes

ADDRESS: 1320 N. Porter

CITY: Oklahoma City STATE: OK ZIP CODE: 73071

PHONE: (405) 689-5443 EMAIL: zroach@ideal-homes.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.

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www.glenpoolonline.com

C. SITE INFORMATION

PUD NO.: PUD-43 PRESENT USE: vacant/agricultural
COMPREHENSIVE PLAN DESIGNATION: General Residential, General Commercial
PARCEL NO. 97235723532010 PARCEL NO. 57355723549330
PARCEL NO. N/A PARCEL NO. N/A

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

WHY IS THE REVISION BEING PROPOSED?

This PUD Amendment proposes, in both Development Areas A and B: (1) to increase the maximum number of dwelling units from 450 to 497 (although the PUD is not bound by it, for comparison, the total of 497 lots is consistent with the RS-3 Residential Single-Family High Density zoning requirement of 10,875 square feet per dwelling unit); (2) to transfer allowable dwelling units from Development Area A to Development Area B; (3) to explicitly allow within the PUD a model home to be used as a temporary sales office with temporary expanded parking pad, (4) to allow parking areas adjacent to neighborhood amenities to be located partially within the street rights-of-way, (5) to explicitly allow within the PUD a temporary construction structures, and including temporary roll-off waste receptacles, (6) to specify standards for fencing adjacent to common areas, and (7) clarification of other details for development standards and processes.

Within Development Area B only, this PUD Amendment proposes (1) to allow 55'-wide lots with commensurate related bulk and area adjustments, in exchange for specifying certain new guarantees for amenities, (2) to relax minimum dwelling unit size from 1,500 square feet to 1,149 square feet, and (3) to relax setbacks.

Legal Description

Exhibit "A"
Carson Trails
Glenpool, Tulsa County, OK
PUD Amendment Property Description

A TRACT OF LAND THAT IS A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 35, 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 ALL OF LOT ONE (1), BLOCK EIGHT (8), 'EDENSOUTH', AN ADDITION TO THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 4364), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SW/4; THENCE SOUTH 88°50'14" WEST AND ALONG THE SOUTH LINE THEREOF, FOR A DISTANCE OF 1984.11 FEET; THENCE NORTH 1°11'49" WEST FOR A DISTANCE OF 299.92 FEET; THENCE SOUTH 88°50'14" WEST AND PARALLEL WITH SAID SOUTH LINE, FOR A DISTANCE OF 359.89 FEET; THENCE NORTH 1°14'18" WEST FOR A DISTANCE OF 360.10 FEET; THENCE SOUTH 88°48'08" WEST FOR A DISTANCE OF 296.09 FEET TO A POINT ON THE WEST LINE OF THE SW/4; THENCE NORTH 1°52'36" WEST AND ALONG SAID WEST LINE, FOR A DISTANCE OF 303.45 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID ADDITION; THENCE ALONG THE SOUTH LINE OF THE ADDITION FOR THE FOLLOWING THREE (3) COURSES:

NORTH 88°48'43" EAST FOR A DISTANCE OF 215.00 FEET; THENCE NORTH 1°11'17" WEST FOR A DISTANCE OF 264.00 FEET; THENCE NORTH 88°48'43" EAST FOR A DISTANCE OF 635.00 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 1°11'17" WEST AND ALONG THE EAST LINE OF SAID ADDITION, FOR A DISTANCE OF 443.00 FEET TO THE SOUTHEAST CORNER OF BLOCK FIVE (5) OF SAID ADDITION; THENCE NORTH 0°48'13" WEST AND ALONG THE EAST LINE OF SAID BLOCK 5, FOR A DISTANCE OF 113.58 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 8; THENCE NORTH 1°15'08" WEST AND ALONG THE WEST LINE OF SAID LOT 1, FOR A DISTANCE OF 679.42 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 88°51'20" EAST AND ALONG THE NORTH LINE OF LOT 1, FOR A DISTANCE OF 61.04 FEET TO A POINT ON THE EAST LINE OF SAID ADDITION; THENCE NORTH 1°13'39" WEST AND ALONG SAID EAST LINE, FOR A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF LOT THIRTEEN (13), BLOCK SEVEN (7) OF SAID ADDITION; THENCE NORTH 1°11'17" WEST AND ALONG THE EAST LINE OF SAID LOT 13, FOR A DISTANCE OF 116.35 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 88°47'53" EAST AND ALONG THE NORTH LINE OF THE SW/4, FOR A DISTANCE OF 1734.38 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 1°09'37" EAST AND ALONG THE EAST LINE OF THE SW/4, FOR A DISTANCE OF 2641.16 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 5,408,686 SQUARE FEET OR 124.166 ACRES.

**Proposed
Major Amendment No. 1
PUD 43 (Carson Trails) Development Plan Text**

CARSON TRAILS

PUD-43A
A Major Amendment to PUD-43

124.166 acres north and east of the northeast corner of 181st Street and
South Union Avenue

Glenpool, Oklahoma

Owner

Carson Trails Land Fund, LLC
c/o Ideal Homes
1320 N. Porter
Oklahoma City, OK 73071
(405) 689-5443

Applicant/Consultant

Tanner Consulting, LLC
Attn.: Erik Enyart
5323 South Lewis Avenue
Tulsa, OK 74105
eenyart@tannerbaitshop.com

PUD-43 approved by Glenpool City Council July 6, 2021 and by Ord. # 809 October 17, 2022
PUD-43A submitted May 25, 2023
PUD-43A revised and resubmitted August 31, 2023

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Exhibit O: Example Homes	

I. PROPERTY DESCRIPTIONS

Carson Trails consists of 124.166 acres located north and east of the northeast corner of 181st Street and South Union Avenue in the City of Glenpool, Oklahoma, and is more particularly described with the following statement:

A TRACT OF LAND THAT IS A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 35, 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 ALL OF LOT ONE (1), BLOCK EIGHT (8), "EDENSOUTH", AN ADDITION TO THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 4364), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SW/4; THENCE SOUTH 88°50'14" WEST AND ALONG THE SOUTH LINE THEREOF, FOR A DISTANCE OF 1984.11 FEET; THENCE NORTH 1°11'49" WEST FOR A DISTANCE OF 299.92 FEET; THENCE SOUTH 88°50'14" WEST AND PARALLEL WITH SAID SOUTH LINE, FOR A DISTANCE OF 359.89 FEET; THENCE NORTH 1°14'18" WEST FOR A DISTANCE OF 360.10 FEET; THENCE SOUTH 88°48'08" WEST FOR A DISTANCE OF 296.09 FEET TO A POINT ON THE WEST LINE OF THE SW/4; THENCE NORTH 1°52'36" WEST AND ALONG SAID WEST LINE, FOR A DISTANCE OF 303.45 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID ADDITION; THENCE ALONG THE SOUTH LINE OF THE ADDITION FOR THE FOLLOWING THREE (3) COURSES:

NORTH 88°48'43" EAST FOR A DISTANCE OF 215.00 FEET; THENCE NORTH 1°11'17" WEST FOR A DISTANCE OF 264.00 FEET; THENCE NORTH 88°48'43" EAST FOR A DISTANCE OF 635.00 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 1°11'17" WEST AND ALONG THE EAST LINE OF SAID ADDITION, FOR A DISTANCE OF 443.00 FEET TO THE SOUTHEAST CORNER OF BLOCK FIVE (5) OF SAID ADDITION; THENCE NORTH 0°48'13" WEST AND ALONG THE EAST LINE OF SAID BLOCK 5, FOR A DISTANCE OF 113.58 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 8; THENCE NORTH 1°15'08" WEST AND ALONG THE WEST LINE OF SAID LOT 1, FOR A DISTANCE OF 679.42 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 88°51'20" EAST AND ALONG THE NORTH LINE OF LOT 1, FOR A DISTANCE OF 61.04 FEET TO A POINT ON THE EAST LINE OF SAID ADDITION; THENCE NORTH 1°13'39" WEST AND ALONG SAID EAST LINE, FOR A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF LOT THIRTEEN (13), BLOCK SEVEN (7) OF SAID ADDITION; THENCE NORTH 1°11'17" WEST AND ALONG THE EAST LINE OF SAID LOT 13, FOR A DISTANCE OF 116.35 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 88°47'53" EAST AND ALONG THE NORTH LINE OF THE SW/4, FOR A DISTANCE OF 1734.38 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 1°09'37" EAST AND ALONG THE EAST LINE OF THE SW/4, FOR A DISTANCE OF 2641.16 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 5,408,686 SQUARE FEET OR 124.166 ACRES.

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."

Development Area A consists of 50.609 acres and is more particularly described with the following statement:

A TRACT OF LAND THAT IS A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 35, 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 ALL OF LOT ONE (1), BLOCK EIGHT (8), "EDENSOUTH", AN ADDITION TO THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 4364), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SW/4; THENCE SOUTH 88°50'14" WEST AND ALONG THE SOUTH LINE THEREOF, FOR A DISTANCE OF 1203.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°50'14" WEST AND ALONG SAID SOUTH LINE, FOR A DISTANCE OF 781.04 FEET; THENCE NORTH 1°11'49" WEST FOR A DISTANCE OF 299.92 FEET; THENCE SOUTH 88°50'14" WEST AND PARALLEL WITH SAID SOUTH LINE, FOR A DISTANCE OF 359.89 FEET; THENCE NORTH 1°14'18" WEST FOR A DISTANCE OF 360.10 FEET; THENCE SOUTH 88°48'08" WEST FOR A DISTANCE OF 296.09 FEET TO A POINT ON THE WEST LINE OF THE SW/4; THENCE NORTH 1°52'36" WEST AND ALONG SAID WEST LINE, FOR A DISTANCE OF 303.45 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID ADDITION; THENCE ALONG THE SOUTH LINE OF THE ADDITION FOR THE FOLLOWING THREE (3) COURSES:

NORTH 88°48'43" EAST FOR A DISTANCE OF 215.00 FEET; THENCE NORTH 1°11'17" WEST FOR A DISTANCE OF 264.00 FEET; THENCE NORTH 88°48'43" EAST FOR A DISTANCE OF 635.00 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 1°11'17" WEST AND ALONG THE EAST LINE OF SAID ADDITION, FOR A DISTANCE OF 443.00 FEET TO THE SOUTHEAST CORNER OF BLOCK FIVE (5) OF SAID ADDITION; THENCE NORTH 0°48'13" WEST AND ALONG THE EAST LINE OF SAID BLOCK 5, FOR A DISTANCE OF 113.58 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 8; THENCE NORTH 1°15'08" WEST AND ALONG THE WEST LINE OF SAID LOT 1, FOR A DISTANCE OF 679.42 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 88°51'20" EAST AND ALONG THE NORTH LINE OF LOT 1, FOR A DISTANCE OF 61.04 FEET TO A POINT ON THE EAST LINE OF SAID ADDITION; THENCE NORTH 1°13'39" WEST AND ALONG SAID EAST LINE, FOR A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF LOT THIRTEEN (13), BLOCK SEVEN (7) OF SAID ADDITION; THENCE NORTH 1°11'17" WEST AND ALONG THE EAST LINE OF SAID LOT 13, FOR A DISTANCE OF 116.35 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 88°47'53" EAST AND ALONG THE NORTH LINE OF THE SW/4, FOR A DISTANCE OF 511.14 FEET TO A POINT; THENCE SOUTH 1°35'53" EAST, FOR A DISTANCE OF 2640.40 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 2,204,521 SQUARE FEET OR 50.609 ACRES.

Development Area B consists of 73.546 acres and is more particularly described with the following statement:

A TRACT OF LAND THAT IS A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 35, 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, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SW/4; THENCE SOUTH 88°50'14" WEST AND ALONG THE SOUTH LINE THEREOF, FOR A DISTANCE OF 1203.07 FEET TO A POINT; THENCE NORTH 1°35'53" WEST FOR A DISTANCE OF 2640.40 FEET TO A POINT ON THE NORTH LINE OF THE SW/4; THENCE NORTH 88°47'53" EAST AND ALONG SAID NORTH LINE, FOR A DISTANCE OF 1223.25 FEET TO THE NORTHEAST CORNER OF THE SW/4; THENCE SOUTH 1°09'37" EAST AND ALONG THE EAST LINE OF THE SW/4, FOR A DISTANCE OF 2641.16 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 3,203,646 SQUARE FEET OR 73.546 ACRES.

II. PROJECT HISTORY AND SCOPE

II.A. DEVELOPMENT CONCEPT:

Carson Trails is a Planned Unit Development (PUD) of 124.166 acres located north and east of the northeast corner of 181st Street and South Union Avenue in the City of Glenpool, Oklahoma. The site enjoys excellent access from U.S. Highway 75, providing access to jobs, shops, restaurants, schools, and recreational and cultural amenities Glenpool has to offer.

Although subject to change during engineering design and permitting, as reflected on the Exhibit B Conceptual Masterplan and in more detail on replacement Exhibits I and J and new exhibits K, L, and M, Carson Trails is planned to have such amenities as:

- private, gated streets
- approximately 2 miles of paved walking/multiuse trails throughout,
- a neighborhood / community park with approximately 2,375-square-foot clubhouse, pool, playground, sports field, and basketball court within the northern stormwater detention pond Reserve Area,
- additional amenities in other Reserve Areas such as playgrounds, splash pad, and pavilion
- fishing piers,
- ~~playing fields,~~
- open spaces,
- generous landscaping at main gated entrances, and
- uniform neighborhood perimeter fence along Union Avenue and 181st Street.

Altogether, as represented, the site proposes approximately 49-22 acres of common open space amenities, exceeding 15-17% of the total site area.

II.B. PUD HISTORY:

Planned Unit Development (PUD) 43, "Carson Trails," was recommended for approval by the Glenpool Planning Commission on June 14, 2021. The Glenpool City Council approved [Ordinance 788](#) on [June 21, 2021](#), which amended the Zoning Code and collapsed the multi-step "Development Plan" process into a singular development plan approval. The Glenpool City Council approved PUD-43 and its development plan, and the Preliminary Plat, [July 6, 2021](#). That agenda, however, did not include the approval ordinance. Therefore, the approval ordinance was presented to the Glenpool City Council October 17, 2022, which unanimously approved Ordinance # 809, which effected the approval of PUD-43 and amended the official Zoning Map.

II.C. PUD AMENDMENT SCOPE:

This PUD Amendment has been prepared according to the applicable provisions of Ordinance # 746 (Approved by City Council November 14, 2017), Sections 11-9-12.B.1. and 11-9-12.C.

This PUD Amendment proposes, *in both Development Areas A and B*: (1) to increase the maximum number of dwelling units from 450 to 497 (although the PUD is not bound by it, for comparison, the total of 497 lots is consistent with the RS-3 Residential Single-Family High Density zoning requirement of 10,875 square feet per dwelling unit); (2) to transfer allowable dwelling units from Development Area A to Development Area B; (3) to relax setbacks; (4) to explicitly allow within the PUD a model home to be used as a temporary sales office with temporary expanded parking pad; (5) to allow parking areas adjacent to neighborhood amenities to be located partially within the street rights-of-way; (6) to explicitly allow within the PUD temporary construction structures, and including temporary roll-off waste receptacles; (7) to specify standards for fencing adjacent to common areas; (8) provide for private, gated streets; and (9) clarification of other details for development standards and processes.

Within Development Area B only, this PUD Amendment proposes (1) to allow 55'-wide lots with commensurate related bulk and area adjustments, in exchange for specifying certain new guarantees for amenities and (2) to relax minimum dwelling unit size from 1,500 square feet to 1,149 square feet.

The Exhibit **B** Conceptual Masterplan has been updated to reflect the modified design as afforded by the Amendment. Exhibits **I and J** have been replaced with new exhibits detailing amenity areas, and amenities are further detailed on Exhibits **K, L, M, and N**, which have been added. Exhibit **O** has been added to provide additional information on example photographs of homes in existing neighborhoods by Ideal Homes for illustration of the quality of neighborhood, home, and amenity designs planned for Carson Trails. No other exhibits have been modified, included, or added.

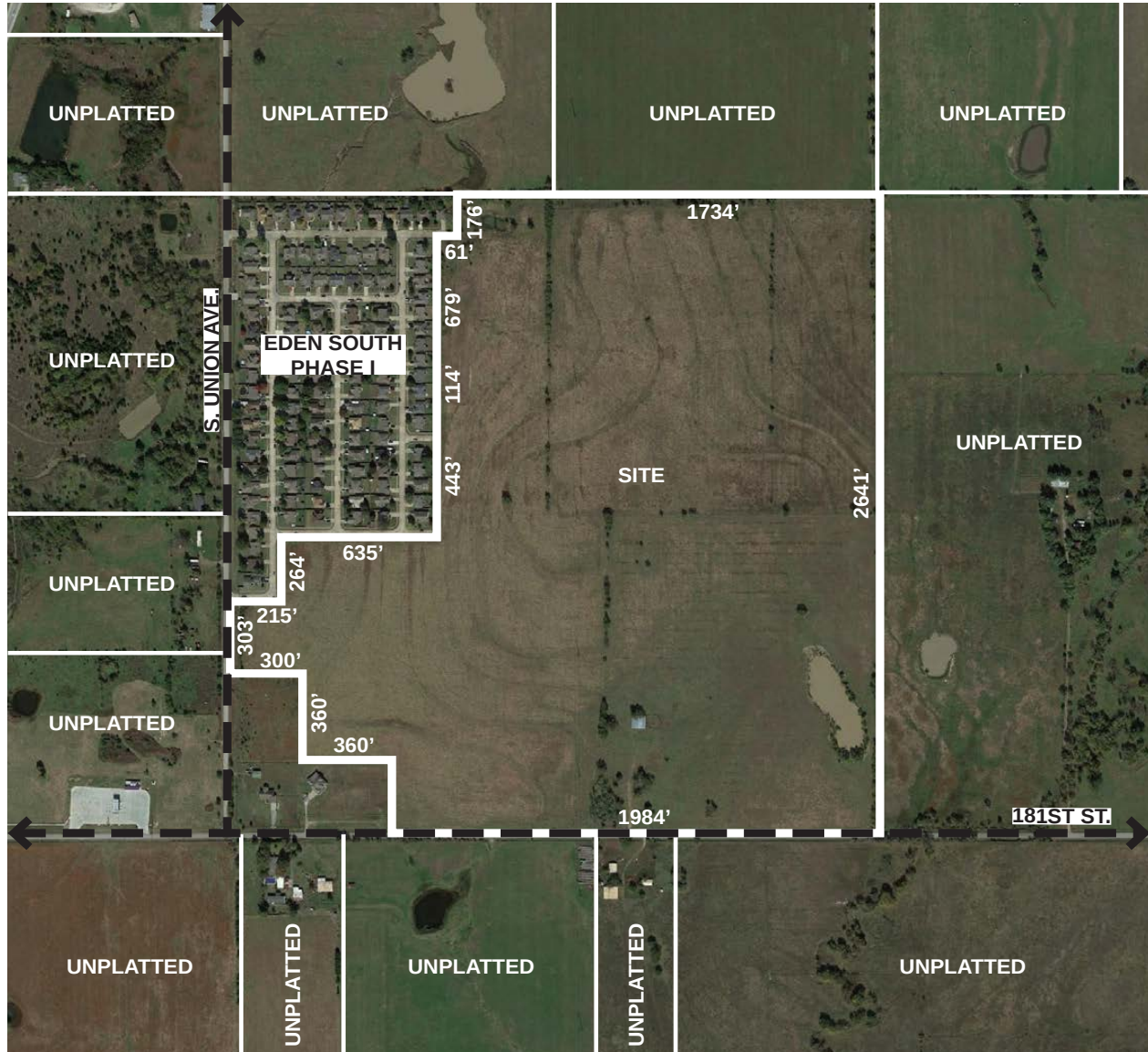
This first Major Amendment shall be known as and designated on the official Zoning Map of the City of Glenpool as "PUD-43A".

Unless expressly modified by the PUD-43A Development Plan Text, the site shall be developed in accordance with the use and development regulations of the City of Glenpool Zoning Code, as adopted with Ordinance No. 746 and the original PUD.

Carson Trails

EXHIBIT A

AERIAL PHOTOGRAPHY & BOUNDARY DEPICTION WITH ADJACENT DEVELOPMENTS LABELED



8

PUD-43A
SEPT 2023

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

NOT TO SCALE



NORTH

Carson Trails

EXHIBIT B

CONCEPTUAL MASTERPLAN
CONCEPTUAL LAYOUT SHOWN AS OF MAY 25, 2023



III. AMENDED DEVELOPMENT STANDARDS

III.A. DEVELOPMENT AREA A:

1. Within Section III.A. Development Standards, the following are the amended development standards for Permitted Uses:

“Permitted Uses: Single family dwellings and customary accessory uses; private common area facilities such as neighborhood clubhouse, swimming pool, playground, and recreational open space; essential services; temporary model home (with sales office) including temporary expanded parking within and on an adjacent lot; and temporary construction structures; all as defined in the City of Glenpool Zoning Code in effect as of the date of the approval of this PUD Amendment.”

2. Within Section III.A. Development Standards, the following are the amended development standards for Maximum Number of Lots and Minimum Yard Setbacks:

Maximum Number of Lots:	167
Minimum Yard Setbacks: ****	
Front Yard:	14 FT; 20 FT Garage
Rear Yard:	20 FT (30 FT from Arterial Street right-of-way)
Side Yard (Interior):	5 FT one side 5 FT other side
Side Yard Abutting a Street: *****	10 FT (20 FT from Arterial Street right-of-way)

**** *Eaves may project not more than two (2) feet into a required yard setback in accordance with Zoning Code Section 11-4-2.G.2.a., if allowed by the Building Code and in accordance with Building Code design requirements, notwithstanding any locally-adopted ordinances requiring additional setbacks for eaves. **Air conditioning condenser units shall be restricted to rear yards.***

***** *No access is allowed to the side street which will be designated on the subdivision plat(s).*

III.B. DEVELOPMENT AREA B:

1. Within Section III.B. Development Standards, the following are the amended development standards for Permitted Uses:

“Permitted Uses: Single family dwellings and customary accessory uses; private common area facilities such as neighborhood clubhouse, swimming pool, playground, and recreational open space; essential services; temporary model home (with sales office) including temporary expanded parking within and on an adjacent lot; and temporary construction structures and including roll-off waste receptacles; all as defined in the City of Glenpool Zoning Code in effect as of the date of the approval of this PUD Amendment.”

2. Within Section III.B. Development Standards, the following are the amended development standards for Maximum Number of Lots, Minimum Lot Width, Minimum Lot Size, Minimum Yard Setbacks, and Minimum Dwelling Size:

Maximum Number of Lots:	330
Minimum Lot Width:	55 FT
Minimum Lot Size: ****	6,300 SF
Minimum Yard Setbacks: *****	
Front Yard:	14 FT; 20 FT Garage
Rear Yard:	20 FT (30 FT from Arterial Street right-of-way)
Side Yard (Interior):	5 FT one side 5 FT other side
Side Yard Abutting a Street: *****	10 FT (20 FT from Arterial Street right-of-way)
Minimum Dwelling Size:	1,149 SF

**** *Minimum lot areas for corner lots shall be those set forth within this PUD, notwithstanding Subdivision Regulations Ordinance # 747 Section 1266, in accordance with Ord. # 747 Section 12615.A.*

***** *Eaves may project not more than two (2) feet into a required yard setback in accordance with Zoning Code Section 11-4-2.G.2.a., if allowed by the Building Code and in accordance with Building Code design requirements, notwithstanding any locally-adopted ordinances requiring additional setbacks for eaves. **Air conditioning condenser units shall be restricted to rear yards.***

***** *No access is allowed to the side street which will be designated on the subdivision plat(s).*

IV. AMENDED GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

- A. Within Section IV.B. Access and Circulation, the following are the restated first and fourth paragraphs, respectively:

"The subject property has 303.23 feet of frontage on South Union Ave. and 1984.11 feet of frontage on 181st Street. The subject property also has frontage on streets within *Edensouth*, including the 176th Street collector street. Existing streets may be extended or gated, as determined during the platting stage. As planned, this collector street will be extended as a mid-section residential collector street to the site's east boundary. Another residential collector street is planned near the north-south mid-section and will extend to the site's north boundary. These collector streets will facilitate connectivity and development of the site and adjoining portions of the section."

"Carson Trails will be served by private, gated streets, except for lots fronting existing public streets within *Edensouth* or short extensions thereof. 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. 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."

- B. Within Section IV.F. Platting and Site Plan Requirements, the following paragraphs are added to the end of the Section:

"Each phase is permitted a temporary model home with sales office, which may exceed maximum front yard driveway coverage restrictions and may have reduced livability space until the dwelling is converted to single-family home and sold. Temporary paving shall then be removed and the yard area finished per all applicable PUD Development Standards.

Parking serving neighborhood amenities may be permitted partially within the street right-of-way and landscaping required for such off-street parking may be relocated elsewhere within the contiguous common open space. The parking design is reflected on Exhibits I and J.

Any per-lot livability space credit derived from common areas shall be established by the subdivision plat."

- C. Within Section IV.G. Landscaping and Fencing, the following paragraph is added to the end of the Section:

"A uniform neighborhood perimeter fence shall be constructed along the Union Avenue and 181st Street arterial street perimeters. For improved visibility of neighborhood amenities, fencing serving neighborhood facilities may be four (4) feet in height and may be transparent, including along the arterial perimeter streets."

PUD-43A

Carson Trails

EXHIBIT I

CONCEPTUAL AMENITY MASTERPLAN
CONCEPTUAL LAYOUT SHOWN AS OF AUGUST 31, 2023



PUD-43A
SEPT 2023

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

NOT TO SCALE



NORTH

Carson Trails

EXHIBIT J

CONCEPTUAL PARK SITE PLAN- NW CORNER



SITE PLAN KEY NOTES

1. FISHING POND
2. YOUTH SOCCER FIELD
3. 1/2 COURT BASKETBALL
4. CLUBHOUSE/POOL
5. PARKING LOT
6. WALKING TRAIL
7. SEATING OVERLOOK
8. 100' ELECTRIC EASEMENT
9. TRAILHEAD
10. TREE PLANTING
11. OVERLOOK

Park and amenities are conceptual in nature and subject to change due to platting and engineering requirements

24

PUD-43A
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NORTH

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EXHIBIT K

CONCEPTUAL PARK SITE PLAN- SE CORNER



SITE PLAN KEY NOTES

1. FISHING POND
2. PLAYGROUND
3. PARKING AND PAVILION
4. SPLASHPAD
5. TRAILHEAD
6. SEATING AREA
7. TREE PLANTING
8. ENTRY FEATURE/ SIGNAGE AND GATE
9. WALKING TRAIL
10. SPLIT-RAIL FENCE
11. UNIFORM NEIGHBOR HOOD PERIMETER FENCE

Park and amenities are conceptual in nature and subject to change due to platting and engineering requirements

25

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SEPT 2023

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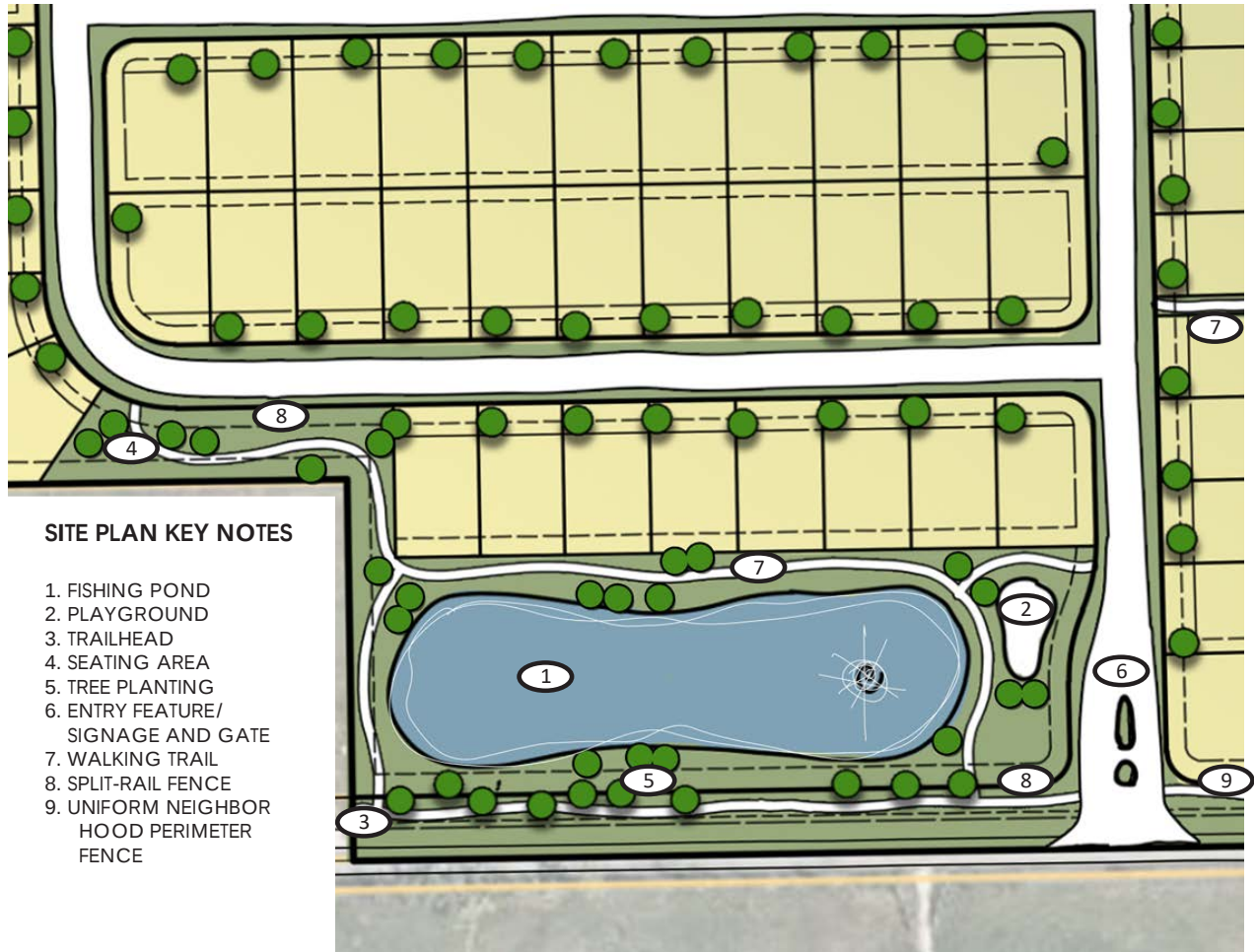


NORTH

Carson Trails

EXHIBIT L

CONCEPTUAL PARK SITE PLAN- SW CORNER



SITE PLAN KEY NOTES

1. FISHING POND
2. PLAYGROUND
3. TRAILHEAD
4. SEATING AREA
5. TREE PLANTING
6. ENTRY FEATURE/
SIGNAGE AND GATE
7. WALKING TRAIL
8. SPLIT-RAIL FENCE
9. UNIFORM NEIGHBOR
HOOD PERIMETER
FENCE

Park and amenities are conceptual in nature and subject to change due to platting and engineering requirements

26

PUD-43A
SEPT 2023

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NORTH

Carson Trails

EXHIBIT M

IDEAL HOMES CONCEPTUAL PARK IMAGERY



Park and amenities are conceptual in nature and subject to change due to platting and engineering requirements

26

PUD-43A
SEPT 2023

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Carson Trails

EXHIBIT N

IDEAL HOMES CONCEPTUAL PARK IMAGERY



Park and amenities are conceptual in nature and subject to change due to platting and engineering requirements

PUD-43A

Carson Trails

EXHIBIT O EXAMPLE HOMES



PUD-43A
SEPT 2023

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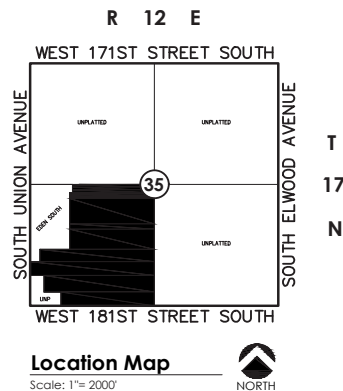
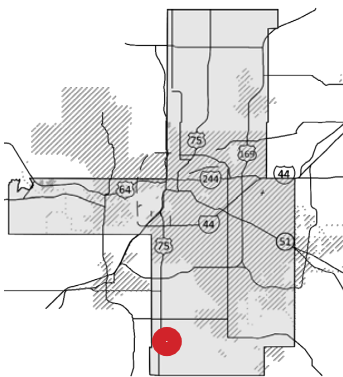
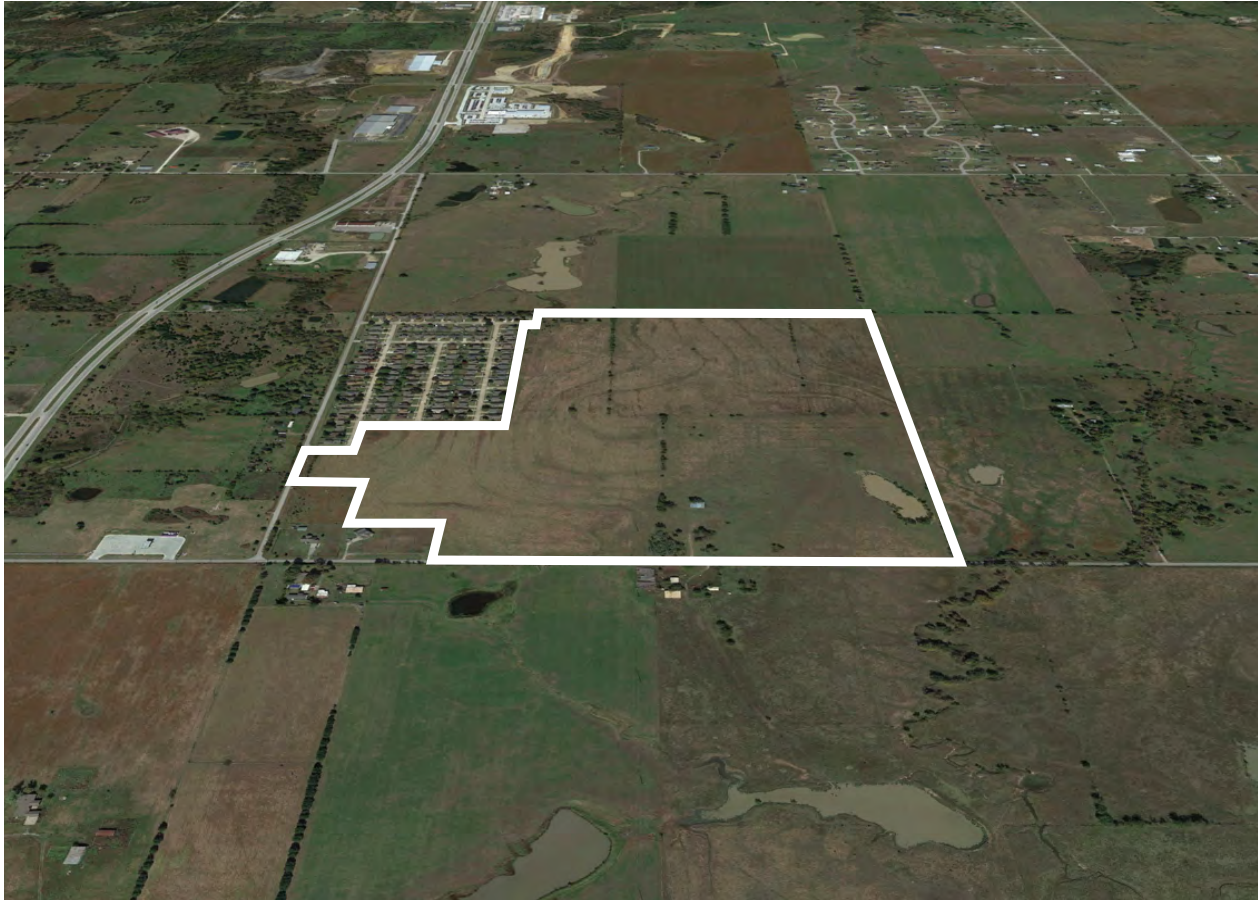


Approved
PUD 43 (Carson Trails)
Development Plan Text

PUD-43

Carson Trails

A PLANNED UNIT DEVELOPMENT (PUD) OF 124.166 ACRES
LOCATED NORTH AND EAST OF THE NORTHEAST CORNER OF 181ST
STREET AND SOUTH UNION AVENUE IN THE CITY OF GLENPOOL, OKLAHOMA



JUNE 2021

OWNER/DEVELOPER:
ELWOOD CROSSING, LLC
c/o GARET THOMPSON
822 COUNTRYWOOD WAY
SAPULPA, OKLAHOMA 74066
JAGRESOURCES3@GMAIL.COM

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 DESCRIPTIONS

Carson Trails consists of 124.166 acres located north and east of the northeast corner of 181st Street and South Union Avenue in the City of Glenpool, Oklahoma, and is more particularly described with the following statement:

A TRACT OF LAND THAT IS A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 35, 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 ALL OF LOT ONE (1), BLOCK EIGHT (8), 'EDENSOUTH', AN ADDITION TO THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 4364), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SW/4; THENCE SOUTH 88°50'14" WEST AND ALONG THE SOUTH LINE THEREOF, FOR A DISTANCE OF 1984.11 FEET; THENCE NORTH 1°11'49" WEST FOR A DISTANCE OF 299.92 FEET; THENCE SOUTH 88°50'14" WEST AND PARALLEL WITH SAID SOUTH LINE, FOR A DISTANCE OF 359.89 FEET; THENCE NORTH 1°14'18" WEST FOR A DISTANCE OF 360.10 FEET; THENCE SOUTH 88°48'08" WEST FOR A DISTANCE OF 296.09 FEET TO A POINT ON THE WEST LINE OF THE SW/4; THENCE NORTH 1°52'36" WEST AND ALONG SAID WEST LINE, FOR A DISTANCE OF 303.45 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID ADDITION; THENCE ALONG THE SOUTH LINE OF THE ADDITION FOR THE FOLLOWING THREE (3) COURSES:

NORTH 88°48'43" EAST FOR A DISTANCE OF 215.00 FEET; THENCE NORTH 1°11'17" WEST FOR A DISTANCE OF 264.00 FEET; THENCE NORTH 88°48'43" EAST FOR A DISTANCE OF 635.00 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 1°11'17" WEST AND ALONG THE EAST LINE OF SAID ADDITION, FOR A DISTANCE OF 443.00 FEET TO THE SOUTHEAST CORNER OF BLOCK FIVE (5) OF SAID ADDITION; THENCE NORTH 0°48'13" WEST AND ALONG THE EAST LINE OF SAID BLOCK 5, FOR A DISTANCE OF 113.58 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 8; THENCE NORTH 1°15'08" WEST AND ALONG THE WEST LINE OF SAID LOT 1, FOR A DISTANCE OF 679.42 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 88°51'20" EAST AND ALONG THE NORTH LINE OF LOT 1, FOR A DISTANCE OF 61.04 FEET TO A POINT ON THE EAST LINE OF SAID ADDITION; THENCE NORTH 1°13'39" WEST AND ALONG SAID EAST LINE, FOR A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF LOT THIRTEEN (13), BLOCK SEVEN (7) OF SAID ADDITION; THENCE NORTH 1°11'17" WEST AND ALONG THE EAST LINE OF SAID LOT 13, FOR A DISTANCE OF 116.35 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 88°47'53" EAST AND ALONG THE NORTH LINE OF THE SW/4, FOR A DISTANCE OF 1734.38 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 1°09'37" EAST AND ALONG THE EAST LINE OF THE SW/4, FOR A DISTANCE OF 2641.16 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 5,408,686 SQUARE FEET OR 124.166 ACRES.

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."

Development Area A consists of 50.609 acres and is more particularly described with the following statement:

A TRACT OF LAND THAT IS A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 35, 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 ALL OF LOT ONE (1), BLOCK EIGHT (8), 'EDENSOUTH', AN ADDITION TO THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 4364), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SW/4; THENCE SOUTH 88°50'14" WEST AND ALONG THE SOUTH LINE THEREOF, FOR A DISTANCE OF 1203.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°50'14" WEST AND ALONG SAID SOUTH LINE, FOR A DISTANCE OF 781.04 FEET; THENCE NORTH 1°11'49" WEST FOR A DISTANCE OF 299.92 FEET; THENCE SOUTH 88°50'14" WEST AND PARALLEL WITH SAID SOUTH LINE, FOR A DISTANCE OF 359.89 FEET; THENCE NORTH 1°14'18" WEST FOR A DISTANCE OF 360.10 FEET; THENCE SOUTH 88°48'08" WEST FOR A DISTANCE OF 296.09 FEET TO A POINT ON THE WEST LINE OF THE SW/4; THENCE NORTH 1°52'36" WEST AND ALONG SAID WEST LINE, FOR A DISTANCE OF 303.45 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID ADDITION; THENCE ALONG THE SOUTH LINE OF THE ADDITION FOR THE FOLLOWING THREE (3) COURSES:

NORTH 88°48'43" EAST FOR A DISTANCE OF 215.00 FEET; THENCE NORTH 1°11'17" WEST FOR A DISTANCE OF 264.00 FEET; THENCE NORTH 88°48'43" EAST FOR A DISTANCE OF 635.00 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 1°11'17" WEST AND ALONG THE EAST LINE OF SAID ADDITION, FOR A DISTANCE OF 443.00 FEET TO THE SOUTHEAST CORNER OF BLOCK FIVE (5) OF SAID ADDITION; THENCE NORTH 0°48'13" WEST AND ALONG THE EAST LINE OF SAID BLOCK 5, FOR A DISTANCE OF 113.58 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 8; THENCE NORTH 1°15'08" WEST AND ALONG THE WEST LINE OF SAID LOT 1, FOR A DISTANCE OF 679.42 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 88°51'20" EAST AND ALONG THE NORTH LINE OF LOT 1, FOR A DISTANCE OF 61.04 FEET TO A POINT ON THE EAST LINE OF SAID ADDITION; THENCE NORTH 1°13'39" WEST AND ALONG SAID EAST LINE, FOR A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF LOT THIRTEEN (13), BLOCK SEVEN (7) OF SAID ADDITION; THENCE NORTH 1°11'17" WEST AND ALONG THE EAST LINE OF SAID LOT 13, FOR A DISTANCE OF 116.35 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 88°47'53" EAST AND ALONG THE NORTH LINE OF THE SW/4, FOR A DISTANCE OF 511.14 FEET TO A POINT; THENCE SOUTH 1°35'53" EAST, FOR A DISTANCE OF 2640.40 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 2,204,521 SQUARE FEET OR 50.609 ACRES.

Development Area B consists of 73.546 acres and is more particularly described with the following statement:

A TRACT OF LAND THAT IS A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 35, 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, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

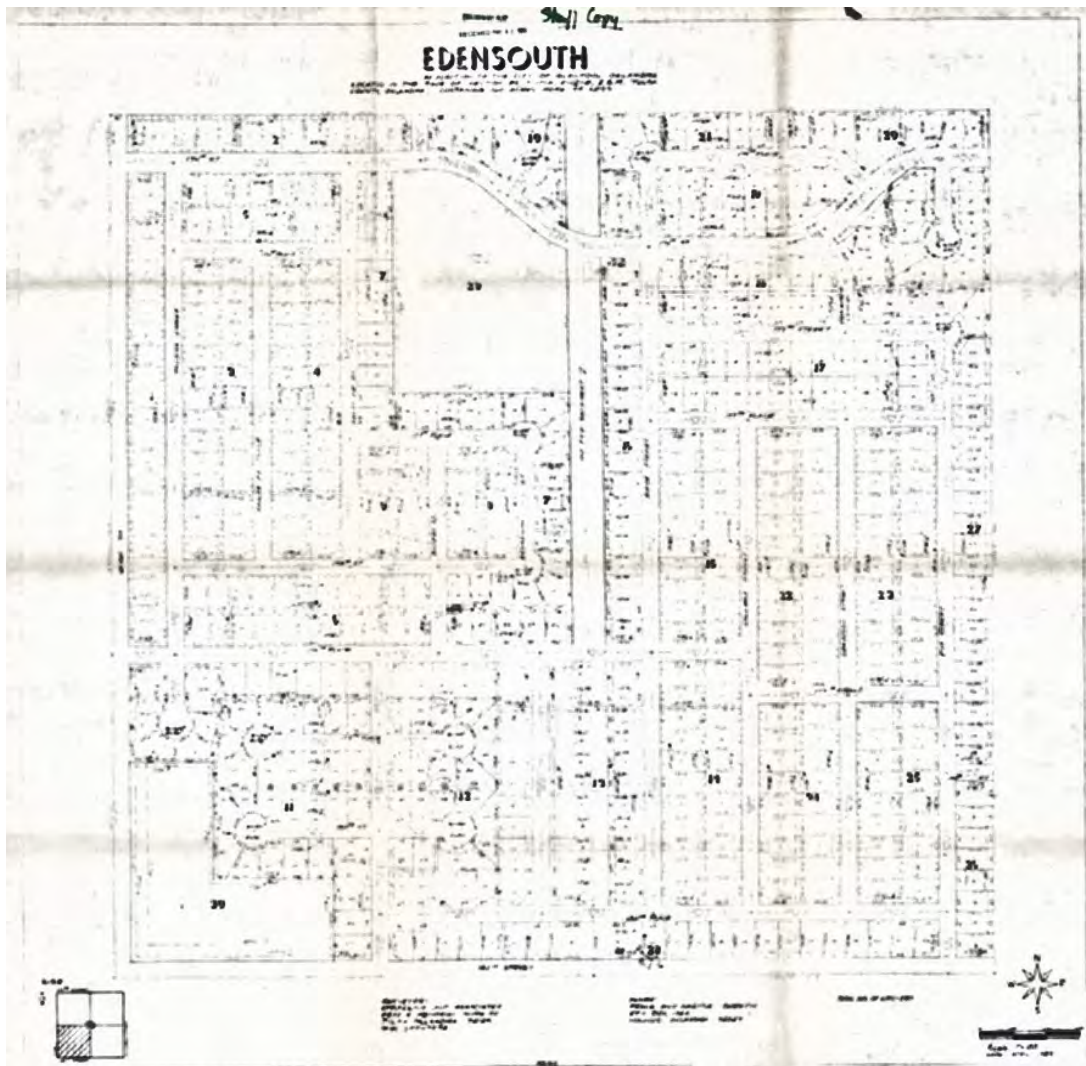
BEGINNING AT THE SOUTHEAST CORNER OF SAID SW/4; THENCE SOUTH 88°50'14" WEST AND ALONG THE SOUTH LINE THEREOF, FOR A DISTANCE OF 1203.07 FEET TO A POINT; THENCE NORTH 1°35'53" WEST FOR A DISTANCE OF 2640.40 FEET TO A POINT ON THE NORTH LINE OF THE SW/4; THENCE NORTH 88°47'53" EAST AND ALONG SAID NORTH LINE, FOR A DISTANCE OF 1223.25 FEET TO THE NORTHEAST CORNER OF THE SW/4; THENCE SOUTH 1°09'37" EAST AND ALONG THE EAST LINE OF THE SW/4, FOR A DISTANCE OF 2641.16 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 3,203,646 SQUARE FEET OR 73.546 ACRES.

II. DEVELOPMENT CONCEPT

Carson Trails is a Planned Unit Development (PUD) of 124.166 acres located north and east of the northeast corner of 181st Street and South Union Avenue in the City of Glenpool, Oklahoma. The site enjoys excellent access from U.S. Highway 75, providing access to jobs, shops, restaurants, schools, and recreational and cultural amenities Glenpool has to offer.

Per the 1983 Preliminary Plat, "Edensouth" was originally a master-planned community of the entire Southwest Quarter of this Section (160 acres) and proposed 587 lots with RS-3 zoning and an "L"-shaped commercial lot at the southwestern corner of the site. A copy of the Preliminary Plat follows:



Approximately 38 years after the first phase of *Edensouth* was platted, there is renewed interest in continued single-family residential development in this area. Carson Trails is designed as a modern version of *Edensouth* with more and larger recreational amenities and higher development standards. Although subject to change during engineering design and permitting, as reflected on the Exhibit B Conceptual Masterplan and in more detail on Exhibit I Conceptual Park Site Plan, Carson Trails is planned to have such amenities as:

- paved walking/multiuse trails throughout,
- a neighborhood / community park with playground and basketball court within the northern stormwater detention pond Reserve Area,
- fishing piers,
- playing fields,
- open spaces, and
- landscaped entrances.

Altogether, as represented, the site proposes approximately 19 acres of common open space amenities, exceeding 15% of the total site area.

Carson Trails is designed to provide a variety of home types, sizes, densities, and price points. Development Area A (adjoining *Edensouth*) is proposed as a transition area to larger lots and dwelling sizes in Development Area B (east of the overhead electric transmission lines). Development Area A inherits block size geometries from *Edensouth* (typically 107' lot depths) which result in lot sizes smaller than those proposed for Development Area B. However, modern houses are commonly larger in proportion to lot sizes than those of previous decades, achieved through relaxation of setbacks, more common use of additional stories in this Southern U.S. market, and the use of neighborhood amenity areas credited toward livability / open space requirements within each lot, as this PUD will afford. The larger Development Area B is planned to have its own identity and its own entrance from 181st Street, and may have a different neighborhood name than Development Area A.

The Glenpool 2030 Comprehensive Plan designates the site as "General Residential;" this is excepting the commercially-zoned area, which is designated "General Commercial." An amendment to the Comprehensive Plan Map is respectfully requested, if required, to redesignate this small area as "General Residential," consistent with the designation of the balance of the site parcel. Table 21: Future Land Use Designations Relative to Zoning Classifications provides that the zoning districts most closely associated with "General Residential" include (1) PUDs and (2) the highest density single-family residential district available in Glenpool, RS-3 Residential Single-Family High Density.¹ The plan proposed for the site is consistent with the following excerpt describing the "General Residential" designation, except that it will have more generous set-asides and amenities for residents than contemplated:

¹ Although the highest-density single-family zoning district available, the Glenpool Zoning Code was amended in recent years to require 75' minimum lot widths, 9,000 square feet minimum lot areas, and other bulk and area standards which rendered the original "Edensouth" master plan unworkable.

This designation covers areas with predominantly single-family residential uses at typical in-city densities, often with limited open space set-asides or internal amenities for residents.



- 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

- Residential neighborhoods with less openness and separation between dwellings compared to Suburban Residential areas.
- Auto-oriented character, especially where driveways and front-loading garages dominate the front yard and building facades of homes. This can be offset by landscaping, “anti-monotony” standards that require varied dwelling appearance and floor plans on adjacent and nearby lots, and limitations on “cookie cutter” subdivision layouts characterized by straight streets and uniform lot sizes and arrangement.

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.

The Conceptual Masterplan showing planned amenities, the additional development standards imposed by this PUD, and the highly restrictive private covenants to be imposed by the subdivision plats address the informational items outlined in the Glenpool Zoning Code (cf. Zoning Code Section 11-3-13.C.). As planned, private covenants, conditions, and restrictions (CCRs) by separate instrument will include the creation of an architectural committee with the goal of avoiding 'monotonous' designs as discouraged by the Comprehensive Plan, such as requiring different elevations and/or exterior finishing materials between dwellings side-by-side or facing across a street, among other measures to be detailed within the CCRs. The architectural committee is customarily composed of members designated by the developer and/or builder group and whose purpose is to promote good design and compatibility within the subdivision and to enforce the covenants. Customarily, the architectural committee will review and approve all building plans, including site plans, exterior elevations, details regarding the composition of roofing and exterior building materials, including color schemes, prior to submittal to the City of Glenpool for Building Permit.

Development of the site in accordance with this PUD and the additional development standards imposed by the PUD 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 RS-3 Residential Single-Family High Density, with CS Commercial Shopping Center zoning near the southwest corner of the site and some AG zoning at the northeast corner of the site.

The PUD and the additional development standards imposed by the PUD 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." This PUD proposes relaxing certain bulk and area requirements with respect to the current RS-3 zoning for the majority of the site. Except as otherwise specified herein, this 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.

While the minimum land area requirement of the RS-3 Residential Single-Family High Density zoning would allow 500 lots, this PUD proposes a maximum of 450 lots and the Preliminary Plat reflects even fewer (394), due to planned open space areas. Of the 587 lots included in the original Edensouth Preliminary Plat, the full build-out of the area is now planned at 516 (102 *Edensouth* and 394 Carson Trails). Note: The PUD Conceptual Masterplan was drawn with typically 65'- and 70'-wide lots but the PUD Preliminary Plat submitted concurrently with this application accurately reflects the layout, lot sizes, and total number of lots.

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. It will create a development framework that provides both the developer and the City flexibility, within predetermined codified parameters, with appropriate Planning Commission and City Council oversight (Section 11-3-13.B.3.). Improved development quality will be achieved via amenities which would not otherwise be required by straight zoning, such as generous planned neighborhood parks, trails, and open spaces, minimum landscaping requirements, and landscaping and other decorative treatments at development entrances and along the perimeter streets.

This PUD is intended to achieve the following goal of Zoning Code Section 11-3-13.B.2., specifically "encouraged by the City": "Mixtures of residential types, densities, dwelling sizes and heights, lot sizes and widths, and design character in a single cohesive manner throughout the development." The PUD provides for a transition of development standards between established housing to the west in *Edensouth* and larger lots in Development Area B.

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 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 Carson Trails subdivision, anticipated impacts on community facilities (primarily utilities and streets) will be considered and the necessary measures will be taken to address those impacts.

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 draft Restrictive Covenants are being submitted along with the Preliminary Plat and PUD Preliminary Development Plan applications. The Restrictive Covenants provide for Homeowners' Association ownership and maintenance of the stormwater detention ponds, drainage facilities, and other common areas. Upon PUD approval, the Restrictive Covenants will further incorporate the additional development standards imposed by the PUD in furtherance of the purposes and intent of the PUD provisions of the Zoning Code. Additionally, private CCRs will include highly restrictive private covenants intended to ensure a high quality development outcome through the construction of

homes and in perpetuity as the neighborhood matures and integrates into the family of neighborhoods comprising the Glenpool community.

Through this PUD and the additional development standards imposed by the PUD, 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;
 - a. Siting reserve areas and open spaces which honor the natural, rolling terrain, maintaining the character of the land, while
 - b. overlaying it with a classic neighborhood design, which will yield a huge future benefit in cost savings to the City of Glenpool. Bends in streets and corresponding utility lines (water, sanitary and storm sewer) require an increased number of fittings, i.e., elbows and "T" joints which increase the likelihood of leaks and breaks causing an increase in future utility maintenance;
2. Continuity of the roadway system which effectively distribute vehicular and pedestrian traffic within and through the development;
3. Pedestrian systems via trails and sidewalks that improve pedestrian circulation;
4. Improved development quality via generous planned neighborhood amenities and landscaping and other decorative treatments at development entrances and along the perimeter streets.

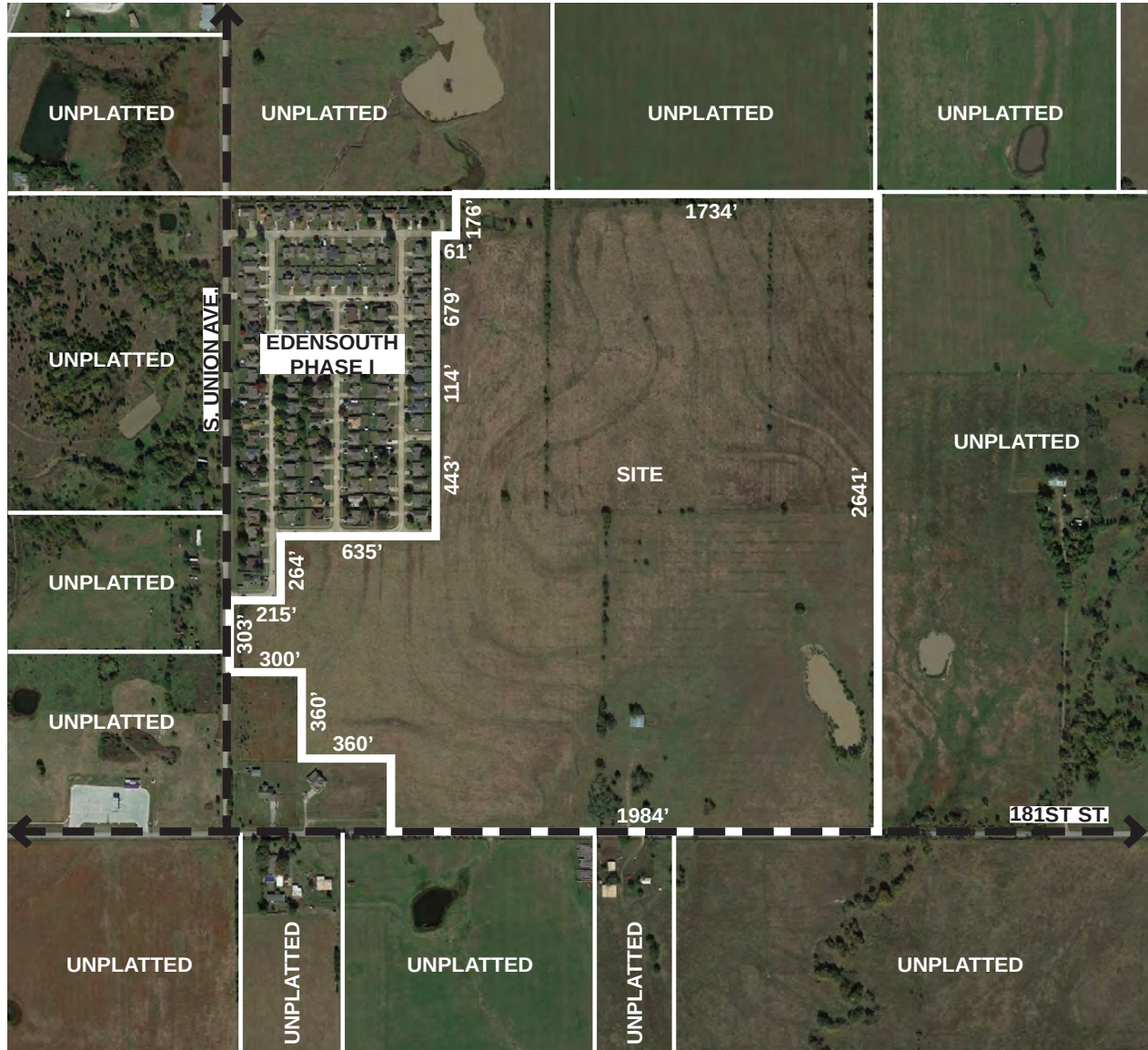
(For illustration of items 1 through 4, see Exhibits B and I of this PUD)

PUD-43

Carson Trails

EXHIBIT A

AERIAL PHOTOGRAPHY & BOUNDARY DEPICTION
WITH ADJACENT DEVELOPMENTS LABELED



11

PUD-43
JUNE 2021

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

NOT TO SCALE



NORTH

PUD-43

Carson Trails

EXHIBIT B

CONCEPTUAL MASTERPLAN

CONCEPTUAL LAYOUT SHOWN AS OF SEPTEMBER 29, 2020



12

PUD-43
JUNE 2021

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

NOT TO SCALE



III. DEVELOPMENT STANDARDS

III.A. DEVELOPMENT AREA A †:

Gross Land Area:	2,223,613 SF	51.323 AC
Net Land Area:	2,205,932 SF	50.641 AC
Permitted Uses: Single family dwellings and customary accessory uses, private common area facilities such as neighborhood clubhouse, swimming pool, playground, and recreational open space, and essential services, all as defined in the City of Glenpool Zoning Code in effect as of the date of the approval of this PUD.		
Maximum Number of Lots:	200	
Minimum Lot Width:	65 FT	
Minimum Lot Size:	6,200 SF	
Minimum Land Area per Dwelling Unit:	7,700 SF *	
Maximum Building Height:	2 Stories and 35 FT **	
Minimum Off-street Parking:	Per Zoning Code Table 11-6-3.1	
Minimum Required Loading Spaces:	None	
Minimum Livability Space:	2,500 SF ***	
Minimum Yard Setbacks:		
Front Yard:	25 FT	
Rear Yard:	20 FT (30 FT from Arterial Street right-of-way)	
Side Yard (Interior):	10 FT one side 5 FT other side	
Side Yard Abutting a Street: ****	15 FT (20 FT from Arterial Street right-of-way)	
Other Bulk and Area Requirements:	As required within the RS-3 District	
Minimum Dwelling Size:	1,500 SF	
First Floor Exterior Materials:	75% masonry *****	

† Except as otherwise specified herein, this 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.

* Maximum density equals the minimum land area per dwelling unit and is satisfied by the proportion of maximum number of lots to gross land area by and as calculated within this PUD. Lots are therefore not subject to this requirement on an individual basis.

** Architectural features may extend a max. of five (5) feet above maximum permitted building height.

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

**** No access is allowed to the side street which will be designated on the subdivision plat(s).

***** See additional requirements in the Platting and Site Plan requirements section of this PUD.

III.B. DEVELOPMENT AREA B †:

Gross Land Area:	3,203,646 SF	73.546 AC
Net Land Area:	3,203,646 SF	73.546 AC
Permitted Uses: Single family dwellings and customary accessory uses, including private common area facilities such as neighborhood clubhouse, swimming pool, playground, and recreational open space, and essential services, all as defined in the City of Glenpool Zoning Code in effect as of the date of the approval of this PUD.		
Maximum Number of Lots:	250	
Minimum Lot Width:	65 FT	
Minimum Lot Size:	7,200 SF	
Minimum Land Area per Dwelling Unit:	8,400 SF *	
Maximum Building Height:	2 Stories and 35 FT **	
Minimum Off-street Parking:	Per Zoning Code Table 11-6-3.1	
Minimum Required Loading Spaces:	None	
Minimum Livability Space:	3,300 SF ***	
Minimum Yard Setbacks:		
Front Yard:	25 FT	
Rear Yard:	20 FT (30 FT from Arterial Street right-of-way)	
Side Yard (Interior):	10 FT one side 5 FT other side	
Side Yard Abutting a Street: ****	15 FT (20 FT from Arterial Street right-of-way)	
Other Bulk and Area Requirements:	As required within the RS-3 District	
Minimum Dwelling Size:	1,500 SF	
First Floor Exterior Materials:	75% masonry *****	

† Except as otherwise specified herein, this 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.

* Maximum density equals the minimum land area per dwelling unit and is satisfied by the proportion of maximum number of lots to gross land area by and as calculated within this PUD. Lots are therefore not subject to this requirement on an individual basis.

** Architectural features may extend a max. of five (5) feet above maximum permitted building height.

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

**** No access is allowed to the side street which will be designated on the subdivision plat(s).

***** See additional requirements in the Platting and Site Plan requirements section of this PUD.

IV. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

IV.A. SURROUNDING ZONING AND LAND USE: The subject property is presently zoned RS-3 Residential Single-Family High Density, with some CS Commercial Shopping Center zoning near the southwest corner of the site and some AG zoning at the northeast corner of the site. The subject property is vacant/agricultural, except for a small drainage facility corresponding to platted Lot 1, Block 8, *Edensouth* near the site's northwestern corner. A barn for storing hay or for similar agricultural purposes is located in the south-central portion of the site, and a large farm pond is located near the site's southeastern corner.

Existing land uses on surrounding properties are reflected on Exhibit A, and existing zoning is reflected on Exhibit F. *Edensouth* is zoned RS-3 and three (3) unplatted rural residential and vacant tracts near the site's southwestern corner are zoned CS. Beyond the Southwest Quarter of this Section, area properties are primarily vacant, agricultural, and rural residential and zoned AG. Exceptions include the Onestop Fuel station at the northwest corner of 181st Street and S. Union Ave. zoned AG and GSS / Global Sign Solutions / Global Sign Design sign fabrication and services business northwest of the site zoned AG. Much of the surrounding area is in unincorporated Tulsa County.

IV.B. ACCESS AND CIRCULATION: The subject property has 303.23 feet of frontage on South Union Ave. and 1984.11 feet of frontage on 181st Street. The subject property also has frontage on streets within *Edensouth*, including the 176th Street collector street. As planned, this collector street will be extended as a mid-section residential collector street to the site's east boundary. Another residential collector street is planned near the north-south mid-section and will extend to the site's north boundary. These collector streets will facilitate connectivity and development of the site and adjoining portions of the section.

Carson Trails exhibits a planning design that is a return to the reemerging classic neighborhood design as *Edensouth* was originally designed. Classic neighborhood design also yields a huge future benefit in cost savings to the City of Glenpool. Bends in streets and corresponding utility lines (water, sanitary and storm sewer) require an increased number of fittings, i.e., elbows and "T" joints which increase the likelihood of leaks and breaks causing an increase in future utility maintenance.

To facilitate traffic calming, offset intersections and four-way, stop sign-controlled intersections are intentionally designed.

Although streets within Carson Trails are proposed to be public, private streets will also be permitted by this PUD if desired at the time of platting any specific phase. 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.

Pedestrian linkages are proposed at various points to connect to the planned trail / linear park amenity corresponding to the overhead electric transmission line.

Sidewalks constructed with the streets will facilitate pedestrian linkages when adjoining properties are developed with connecting sidewalks. Sidewalks will be integrated with planned trails to further enhance pedestrian accessibility.

Limits of No Access (LNA) will be determined and imposed by future plats, except at approved street intersections.

IV.C. SIGNS: Subdivision entrance signage shall be permitted along both arterial street frontages and shall comply with standards for same as provided in the Glenpool Zoning Code. Entry signage will be integrated with the landscaped entries and contained within Reserve Areas or easements to be maintained by the Property Owners' Association. Signage serving residential neighborhood amenities, appropriate for purpose and neighborhood scale, shall be permitted within reserve areas or easements containing neighborhood amenities. Signage shall otherwise comply with the Glenpool Zoning Code.

IV.D. UTILITIES AND DRAINAGE: Carson Trails is within the City of Glenpool water service area, per available mapping. Per City of Glenpool atlas utility mapping, there is an existing 8" waterline along the east side of S. Union Ave. and 6" and 8" waterlines within and serving *Edensouth*. Water service and fire protection will be designed and constructed during the engineering and permitting phase.

Per City of Glenpool atlas utility mapping, there are existing 8" sanitary sewerlines within and serving *Edensouth*, which subdivision also contains a lift station. It is anticipated that sanitary sewer capacity, such as the lift station, will need to be upgraded to serve "Carson Trails." As it will be a phased development, the scheduling of upgrades will be determined with the City of Glenpool at the time of design, permitting, and development.

Within "Carson Trails", an internal stormwater collection and drainage and detention facilities will be designed and constructed. As planned, the existing Lot 1, Block 8, *Edensouth*, will be enhanced with an expanded and fully functional stormwater detention pond, which will doubly serve as a neighborhood amenity. At least one (1) other stormwater detention pond will be located at the southeastern corner of the site, also serving as an amenity, presently planned to include a walking trail or sidewalk and fishing pier. Reserve Areas containing such facilities will be maintained by the Property Owners' Association to be established pursuant to the plat.

As found during surveying, electric, natural gas, telephone/communications, and cable/communications services are onsite or immediately adjacent within *Edensouth* or along Sectionline road frontages.

Exhibit C of this PUD reflects existing and conceptually proposed utility and stormwater drainage and detention facilities. The Conceptual Utility Plan (CUP) submitted with the PUD Preliminary Plat show existing and proposed utilities in greater detail.

IV.E. ENVIRONMENTAL ANALYSIS AND TOPOGRAPHY: The site is moderately sloped. A minor ridgeline extends generally from the northeast to the southwest corners of the site, shedding water to the northwest and southeast corners of the site. Smaller drainage areas exit the site (1) where the southwestern tract corner intersects 181st Street and (2) near the intersection of 178th Street and S. Tacoma Ave. The entire site ultimately drains to North Duck Creek.

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 Okemah Silt Loam, 0-1% slopes, Dennis Silt Loam, 1-3% and 3-5% slopes (eroded), Okema-Parsons-Pharoah Complex, 0-1% slopes, Coweta-Bates Complex, 3-5% slopes, Dennis-Radley Complex, 0-12% slopes, and Dennis-Pharoah Complex, 1-3% slopes. During engineering design and permitting phase of "Carson Trails," a geotechnical report will be performed to recommend

paving sections and subgrade design, development constraints associated with these soils types will be assessed and designs informed accordingly. Soil types and topography are shown on Exhibit D of this PUD.

IV.F. PLATTING AND SITE PLAN REQUIREMENTS: 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 shall include covenants of record implementing the development standards of the approved PUD and the City of Glenpool shall be a beneficiary thereof. Private CCRs by separate instrument will include the creation of an architectural committee with the goal of avoiding 'monotonous' designs as discouraged by the Comprehensive Plan. After the build-out phase, the architectural committee is customarily relayed to the Homeowners' Association to monitor the restrictive covenants for future improvements to existing homes.

The subdivision plat will serve as the site plan for all the single-family residential lots within the subdivision. Any neighborhood amenity buildings or structures will follow all applicable site plan review requirements as outlined in the Glenpool Zoning Code.

The masonry requirements of this PUD, including allowable materials, specific areas subject to and excluded from requirements, and related particulars are all as per Glenpool Zoning Code Section 11-4-11 in effect as of the date of the approval of this PUD.

IV.G. LANDSCAPING AND FENCING: Along 181st Street and South Union Avenue, a 10-foot-wide landscaped strip shall be provided within an easement or Reserve Area. Within the 10-foot-wide landscaped strip, an opaque fence shall be installed. The landscaped strip shall have large trees planted at a ratio of one large tree per 30 linear feet of arterial street frontage. If there are any overhead power lines that cause a conflict with the large trees, small trees may be used. All fencing, irrigation, and landscaping in the landscaped strip areas shall be maintained by the mandatory Homeowners' Association. Any landscaping that fails shall be replaced by the Homeowners' Association.

As reflected on the Exhibit B Conceptual Masterplan and Exhibit I Overall Site Amenities & Open Space Plan and in more detail on Exhibit J Conceptual Park Site Plan, interior Reserve Areas containing the overhead electric transmission line and stormwater detention are conceptually planned for neighborhood amenities such as parks, playgrounds, fishing piers, trails, playing fields, and open space, as shown. All these common areas and amenities shall likewise be maintained by the Homeowners' Association. Amenities are subject to change during engineering design and permitting.

Prior to occupancy, one (1) large species tree shall be installed in the front yard of all residential lots. Thereafter, the owner of the lot shall be responsible to maintain at least one (1) large tree in the front yard. All required trees shall be at least two (2) inches in caliper at the time of installation.

IV.H. SCHEDULE OF DEVELOPMENT: "Carson Trails" will be developed as market conditions permit. Due to the scale of the development, multiple phases are anticipated. Amenities will be constructed along with the phase containing same. As planned, the largest amenity area (existing Lot 1, Block 8, *Edensouth* and additional area to the north) will be constructed in the first phase, along with the initial site amenities within it. As future phases progress, the balance of site amenities will be added. The large amenity areas have ample room to allow, through time, further improvements beyond those initially planned.

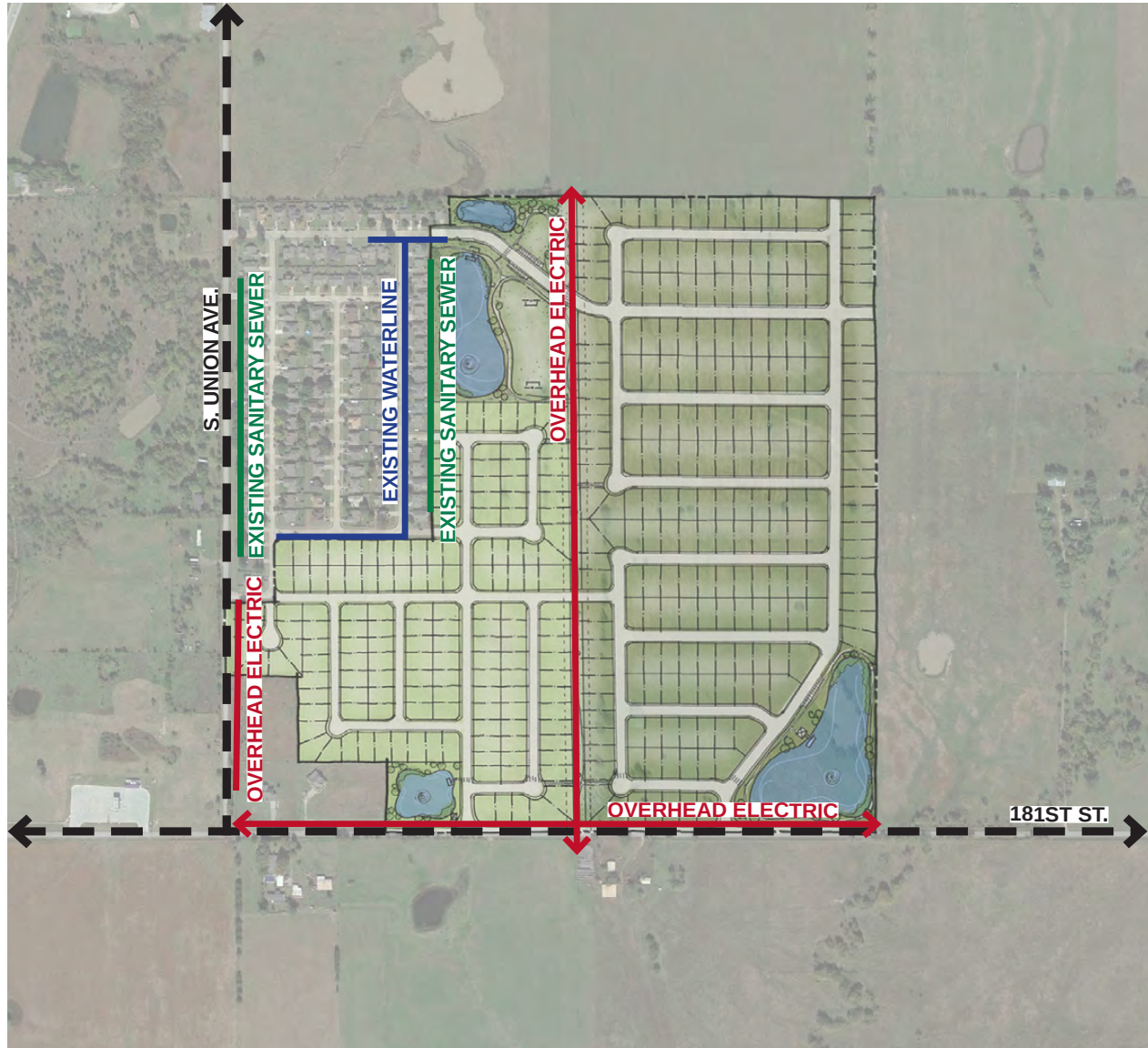
PUD-43

Carson Trails

EXHIBIT C

EXISTING UTILITIES

CONCEPTUAL LAYOUT SHOWN AS OF SEPTEMBER 29, 2020
EXISTING UTILITIES PER CITY OF GLENPOOL ATLAS AND FIELD SURVEY DATA



18

PUD-43
JUNE 2021

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

NOT TO SCALE



NORTH

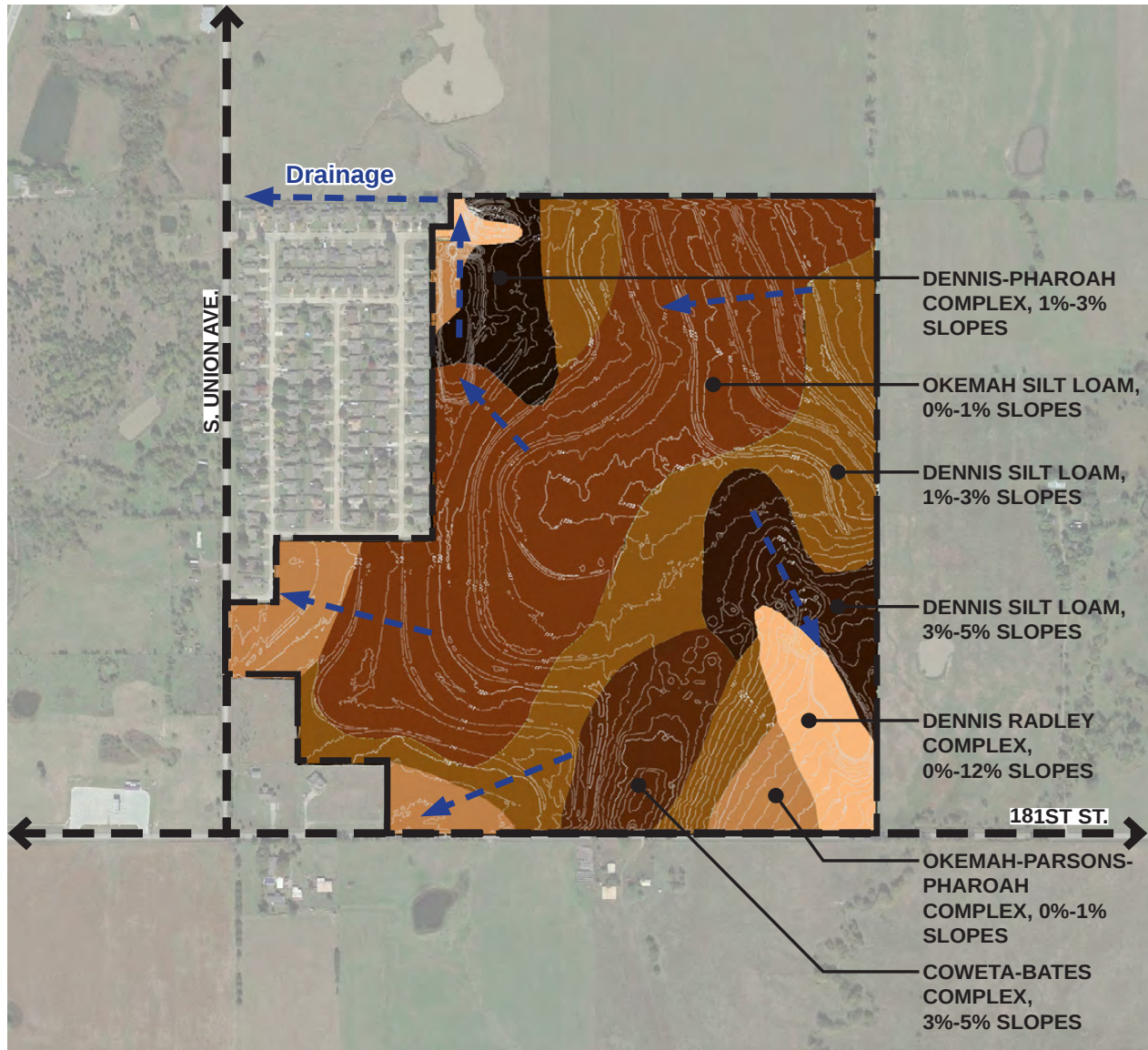
PUD-43

Carson Trails

EXHIBIT D

EXISTING TOPOGRAPHY & SOILS

SOIL DATA FROM USDA WEB SOIL SURVEY, ACCESSED SEPTEMBER 29, 2020
TOPOGRAPHIC DATA FROM USGS



19

PUD-43
JUNE 2021

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

NOT TO SCALE



NORTH

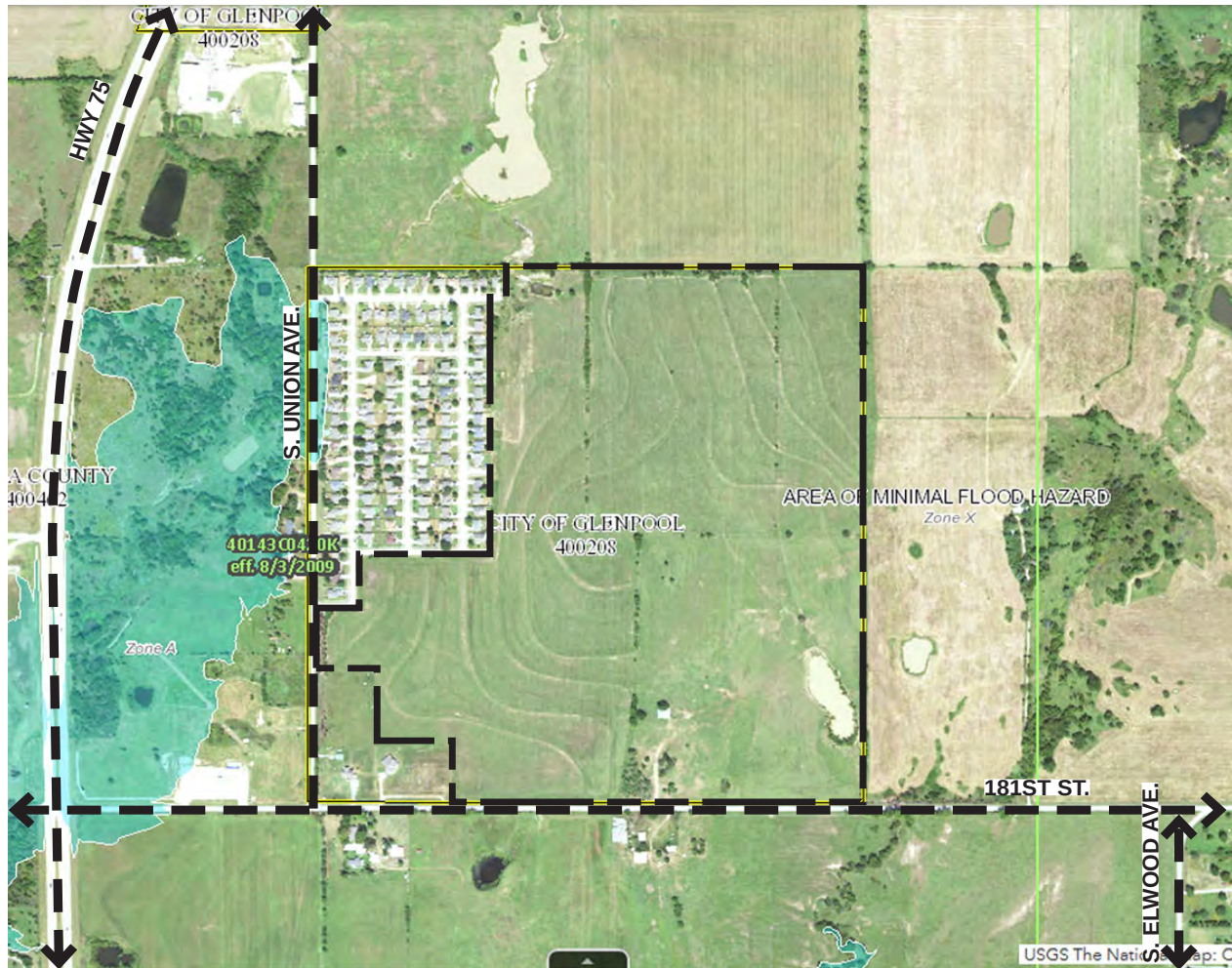
PUD-43

Carson Trails

EXHIBIT E

FEMA FLOODPLAIN MAP

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



***ENTIRE SITE IS WITHIN
UNSHADED ZONE X -
AREA OF MINIMAL FLOOD
HAZARD**

20

PUD-43
JUNE 2021

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

NOT TO SCALE



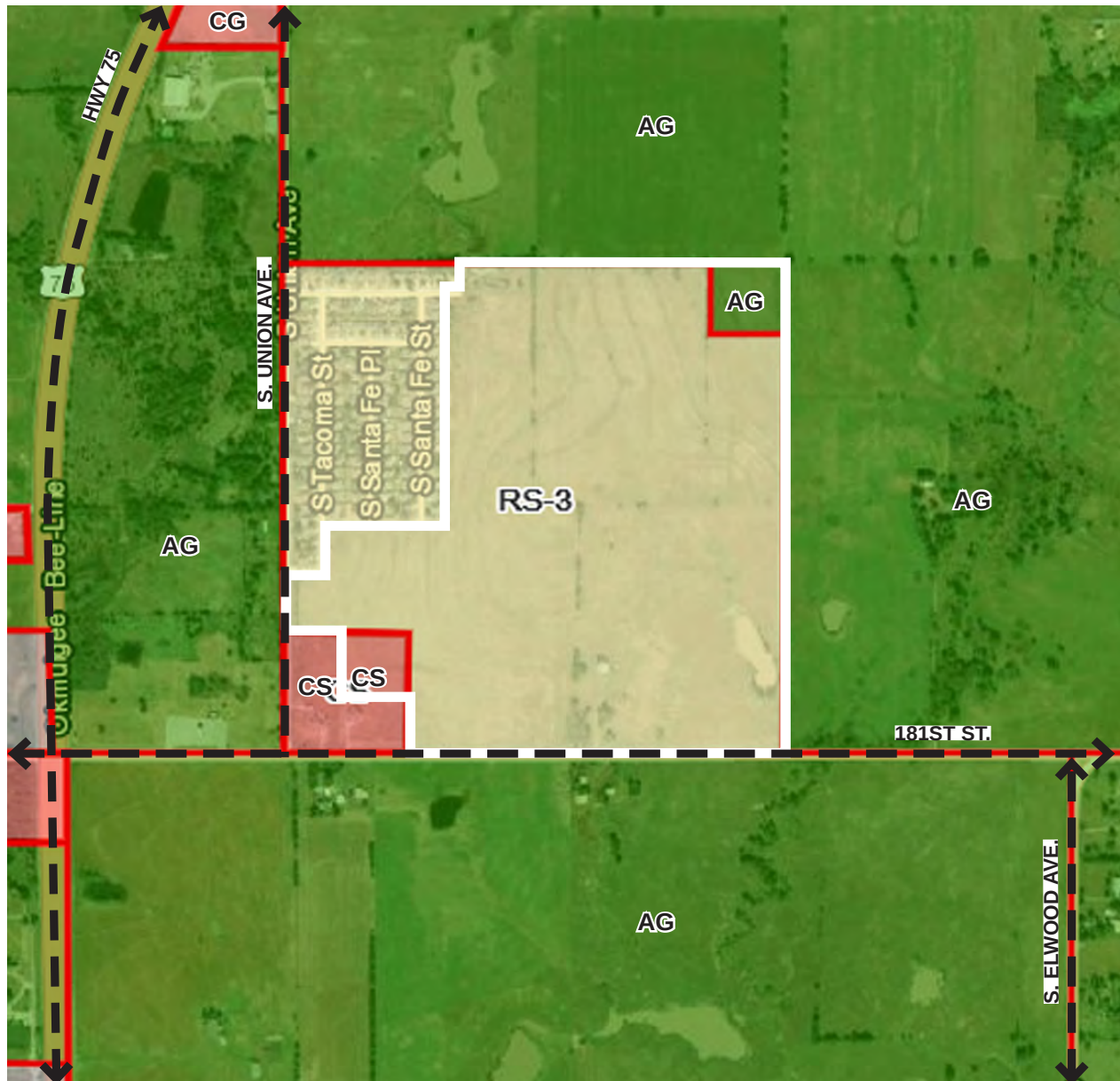
PUD-43

Carson Trails

EXHIBIT F

EXISTING ZONING MAP

DATA OBTAINED AND MODIFIED FROM INCOG ZONING MAP, ACCESSED SEPTEMBER 29, 2020



21

PUD-43
JUNE 2021

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

NOT TO SCALE



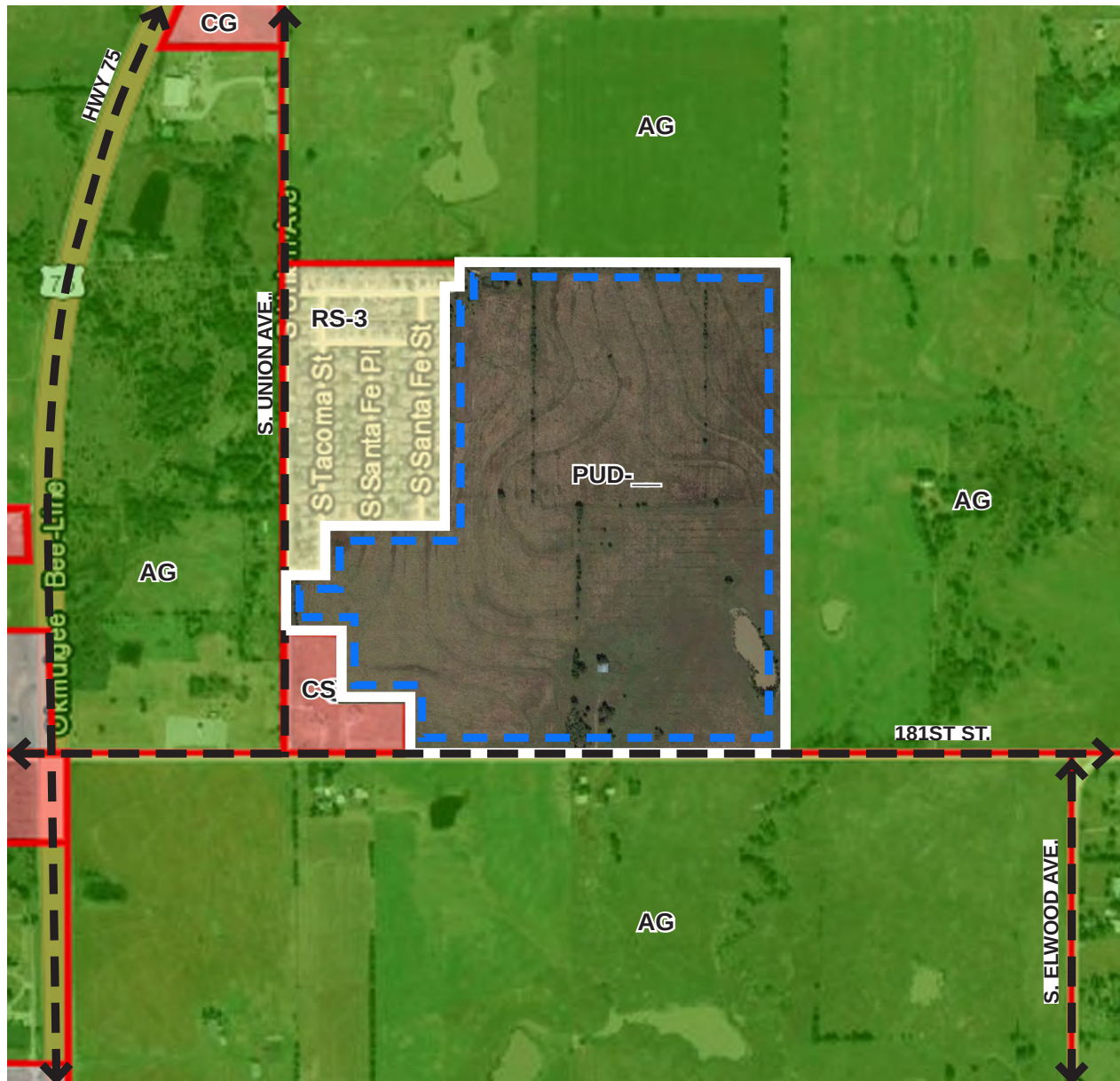
PUD-43

Carson Trails

EXHIBIT G

PROPOSED ZONING MAP

DATA OBTAINED AND MODIFIED FROM INCOG ZONING MAP, ACCESSED SEPTEMBER 29, 2020



22

PUD-43
JUNE 2021

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

NOT TO SCALE



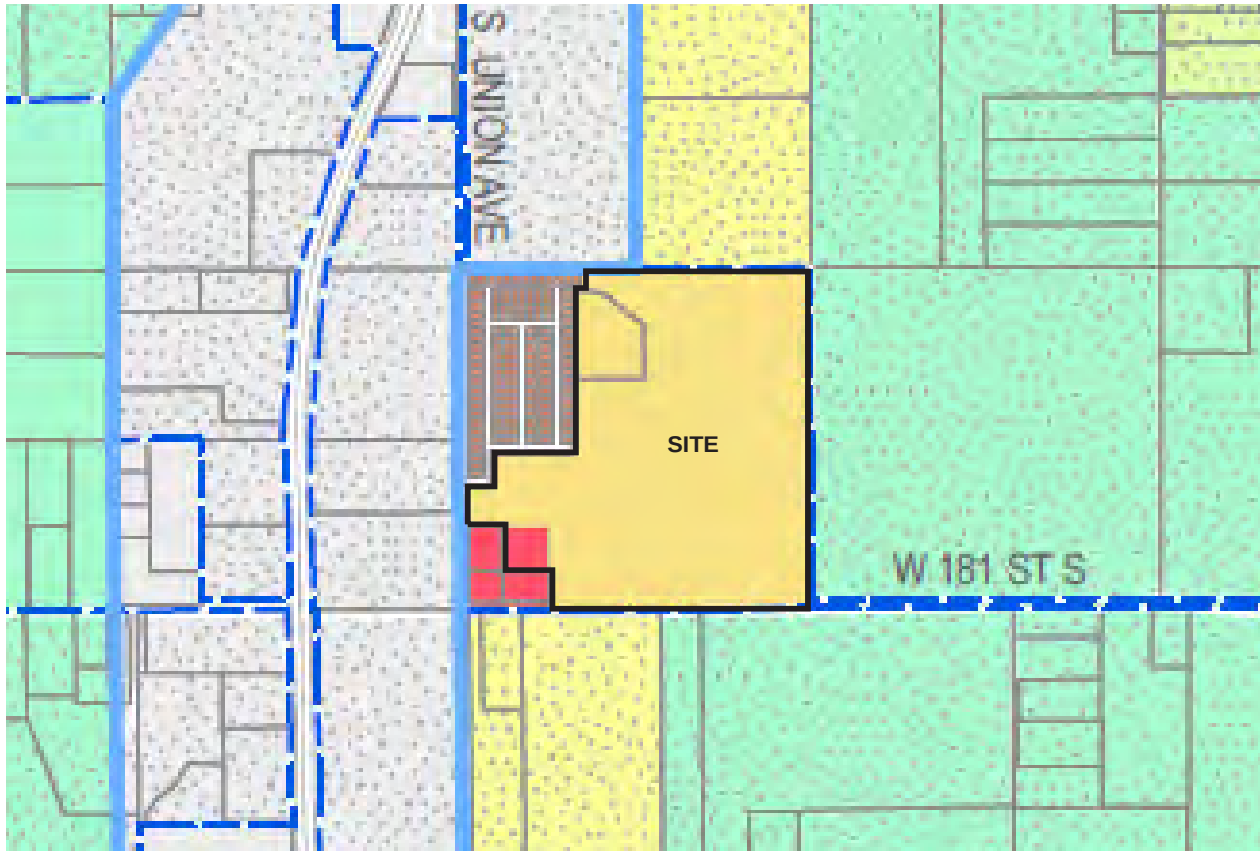
NORTH

PUD-43

Carson Trails

EXHIBIT H

COMPREHENSIVE PLAN MAP GLENPOOL 2030 COMPREHENSIVE PLAN



Legend

Land Use

- Rural
- Parks and Recreational Open Space
- Estate Residential
- Suburban Residential
- General Residential
- Neighborhood Conservation
- Attached Residential
- Multi-Family Residential
- Suburban Commercial

- General Commercial
- Industrial Light
- Industrial Medium

Districts

- Special District 1: Old Towne District
- Special District 2
- Special District 3
- Special District 5: Central Business District
- Special District 6

Corridors

- S.H. 67 Corridor (Former Special District 4)
- U.S. 75 Corridor

Note: See Plan text for more background and policy direction for future land use in Corridor and Special District areas.

- Glenpool Annexation Fence Line
- Glenpool Corporate Limits
- Unincorporated Area
- Parcel Boundary

ADOPTED
11/14/2017



23

PUD-43
JUNE 2021

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

NOT TO SCALE

NORTH

PUD ____

Carson Trails

EXHIBIT I OVERALL SITE AMENITIES & OPEN SPACE PLAN



PUD ____

Carson Trails

EXHIBIT J
CONCEPTUAL PARK SITE PLAN



Park and amenities are conceptual in nature and subject to change due to platting and engineering requirements

- KEY NOTES**
1. WALKING TRAIL
 2. REST AREAS
 3. SHELTER
 4. PLAYGROUND
 5. SOCCER FIELD
 6. BASKETBALL COURT
 7. RETENTION POND
 8. NATURE AREA
 9. PARKING
 10. STREET CROSSING



PUD Development Standards Crosswalk

for

PUD-43

19105 Carson Trails

Glenpool, Oklahoma

Item	Zoning Code	PUD	Notes
Permitted Uses			
1.	Tables 11-3-8/11-3-9 for RS-3, CS, AG	SF residential, accessory uses, neighborhood amenities, essential services	

Development Standards (Compared to RS-3)

2.	Maximum Density 500 lots	450 lots	Z.C. per min. land area per dwelling unit
3.	Minimum Lot Width 75 FT	65 FT (A & B)	
4.	Minimum Lot Size 9,000 SF	6200 SF (A) 7200 (B)	
5.	Maximum Building Height 35 FT	35 FT & 2 Stories	PUD: Architectural features 5' additional height
6.	Minimum Off-street Parking Per Table 11-6-3.1	Per Table 11-6-3.1	
7.	Minimum Required Loading Spaces 1	0	
8.	Minimum Land Area per Dwelling Unit 10,875 SF	7700 SF (A) 8400 SF (B)	Satisfied by proportion of lots to gross land area
9.	Minimum Livability Space 5,000 SF	2500 SF (A) 3300 SF (B)	May be located on lot or common open space
10.	Minimum Masonry 60%	75%	PUD first floor only
11.	Minimum Yard Setbacks Per RS-3	Per RS-3	
12.	Other Bulk and Area Requirements Per RS-3	Per RS-3	

Miscellaneous Development Standards

13.	Minimum Dwelling Size N/A	1500 SF (A & B)	
14.	Signage Serving Neighborhood Amenities Per Zoning Code	Number and size varies	PUD: must be approp. f/purpose & neigh. scale
15.	Landscaping - Arterial Frontage Minimum Landscaped Strip Width 10 FT	10 FT	
16.	Landscaping - Arterial Frontage Minimum Landscaped Trees 1 per 50 LF	1 per 30 LF	
17.	Landscaping - Requirements Per Lot N/A	1 tree	large species; 2 IN caliper min.; replacmt. reqd.
18.	Amenities Required No	Yes	
19.	Plat PUD Restrictive Covenants Required Yes	Yes	
20.	Private CCRs Required No	Yes	

Ordinance No. 815
Major Amendment No. 1
PUD 43 (Carson Trails)

ORDINANCE NO. 815

AN ORDINANCE AMENDING PLANNED UNIT DEVELOPMENT (PUD 43) CARSON TRAILS BY MAJOR AMENDMENT NO. 1, PURSUANT TO THE REQUIREMENTS OF THE ZONING CODE OF THE CITY OF GLENPOOL AS ADOPTED BY ORDINANCE NO. 746 ON NOVEMBER 14, 2017, AND CODIFIED AS TITLE 11, ZONING REGULATIONS, IN THE 2013 CITY CODE OF GLENPOOL (THE "ZONING CODE"), AFTER DULY NOTICED PUBLIC HEARINGS ON SEPTEMBER 11, 2023 BEFORE THE PLANNING COMMISSION AND SEPTEMBER 18, 2023 BEFORE THE CITY COUNCIL

WHEREAS, Planned Unit Development ("PUD") 43 (Carson Trails) is treated under the Zoning Code as a distinct zoning classification that combines the zoning, subdivision, and site plan processes in a manner that benefits the City by creating community character and benefits the developer by expanding development options and flexibility, and reducing uncertainty; and

WHEREAS, PUD 43 (Carson Trails) is an alternative form to standard development that may include a mix of standard or non-standard construction types, densities, circulation patterns, amenities and land uses, subject to the requirements of a PUD 43 (Carson Trails) zoning district approved by ordinance of the City Council; and

WHEREAS, To obtain approval the Major Amendment No. 1, the applicant has submitted a site concept plan and a Development Plan Text describing the development standards proposed to govern the PUD 43 (Carson Trails), and other documents to demonstrate that the development, if approved, will be of a higher quality than a standard development and will yield substantial community benefits as required by Sections 11-11-2, 11-11-3, 11-11-8, and 11-11-10 of the Zoning Code; and

WHEREAS, The subject property is designated as Suburban Residential and General Commercial in the Comprehensive Plan; and

WHEREAS, The applicant is proposing a planned residential development comprised of an appropriate balance of residential types with development standards to ensure the compatibility and design integration, as encouraged by the Zoning Code; and

WHEREAS, Development of the site in accordance with this PUD 43 (Carson Trails) and 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; and

WHEREAS, the proposed Major Amendment No. 1 to PUD 43 (Carson Trails) has undergone rigorous staff review and the required public hearings, the result of which has led to the recommendation of the Planning Commission on September 11, 2023 that PUD 43 (Carson Trails) is compatible with the spirit and intent of the 2030 Comprehensive Plan.

THEREFORE, BE IT ORDAINED by the City Council for the City of Glenpool, Oklahoma:

SECTION 1: Planned Unit Development (PUD 43) shall be amended by Major Amendment No.1 as described in the attached Exhibit "A"; and subject to all applicable Planned Unit Development, Zoning and Subdivision regulations; and

SECTION 2: The Development Plan Text for PUD 43 (Carson Trails) shall be amended to include; a Uniform 6ft fencing on the eastern, western and northern edge of the PUD boundaries (rear properties lines of the residential units); a Uniform 6ft fencing on the southern edge of the project boundaries adjacent to 181st St; final locations of fence and fence type will be included on the Landscape Plan prior to the issuance of building permits; and participate in the cost of an upgraded storm siren; and

SECTION 3: That the Development Plan Text for PUD 43 (Carson Trails) shall be modified into one (1) cohesive document reflecting all past approvals as well as the proposed Major Amendment No. 1, and hereby are, incorporated by reference into this Ordinance No. 815 to govern the development of the Planned Unit Development No. PUD 43 (Carson Trails) and all related agreements and documents shall be executed and shall be recorded by the County Clerk of Tulsa County; and

SECTION 4: That all ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

PASSED AND APPROVED by the City Council of the City of Glenpool this 18th day of September 2023.

Joyce G. Calvert, Mayor

ATTEST:

[MUNICIPAL SEAL]

Wendy Knight, City Clerk

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"

CARSON TRAILS

PUD-43A
A Major Amendment to PUD-43

124.166 acres north and east of the northeast corner of 181st Street and
South Union Avenue

Glenpool, Oklahoma

Owner

Carson Trails Land Fund, LLC
c/o Ideal Homes
1320 N. Porter
Oklahoma City, OK 73071
(405) 689-5443

Applicant/Consultant

Tanner Consulting, LLC
Attn.: Erik Enyart
5323 South Lewis Avenue
Tulsa, OK 74105
eenyart@tannerbaitshop.com

PUD-43 approved by Glenpool City Council [July 6, 2021](#) and by Ord. # 809 October 17, 2022
PUD-43A submitted May 25, 2023
PUD-43A revised and resubmitted August 31, 2023

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Exhibit M: Ideal Homes Conceptual Park Imagery	
Exhibit N: Ideal Homes Conceptual Park Imagery	
Exhibit O: Example Homes	

I. PROPERTY DESCRIPTIONS

Carson Trails consists of 124.166 acres located north and east of the northeast corner of 181st Street and South Union Avenue in the City of Glenpool, Oklahoma, and is more particularly described with the following statement:

A TRACT OF LAND THAT IS A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 35, 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 ALL OF LOT ONE (1), BLOCK EIGHT (8), "EDENSOUTH", AN ADDITION TO THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 4364), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SW/4; THENCE SOUTH 88°50'14" WEST AND ALONG THE SOUTH LINE THEREOF, FOR A DISTANCE OF 1984.11 FEET; THENCE NORTH 1°11'49" WEST FOR A DISTANCE OF 299.92 FEET; THENCE SOUTH 88°50'14" WEST AND PARALLEL WITH SAID SOUTH LINE, FOR A DISTANCE OF 359.89 FEET; THENCE NORTH 1°14'18" WEST FOR A DISTANCE OF 360.10 FEET; THENCE SOUTH 88°48'08" WEST FOR A DISTANCE OF 296.09 FEET TO A POINT ON THE WEST LINE OF THE SW/4; THENCE NORTH 1°52'36" WEST AND ALONG SAID WEST LINE, FOR A DISTANCE OF 303.45 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID ADDITION; THENCE ALONG THE SOUTH LINE OF THE ADDITION FOR THE FOLLOWING THREE (3) COURSES:

NORTH 88°48'43" EAST FOR A DISTANCE OF 215.00 FEET; THENCE NORTH 1°11'17" WEST FOR A DISTANCE OF 264.00 FEET; THENCE NORTH 88°48'43" EAST FOR A DISTANCE OF 635.00 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 1°11'17" WEST AND ALONG THE EAST LINE OF SAID ADDITION, FOR A DISTANCE OF 443.00 FEET TO THE SOUTHEAST CORNER OF BLOCK FIVE (5) OF SAID ADDITION; THENCE NORTH 0°48'13" WEST AND ALONG THE EAST LINE OF SAID BLOCK 5, FOR A DISTANCE OF 113.58 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 8; THENCE NORTH 1°15'08" WEST AND ALONG THE WEST LINE OF SAID LOT 1, FOR A DISTANCE OF 679.42 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 88°51'20" EAST AND ALONG THE NORTH LINE OF LOT 1, FOR A DISTANCE OF 61.04 FEET TO A POINT ON THE EAST LINE OF SAID ADDITION; THENCE NORTH 1°13'39" WEST AND ALONG SAID EAST LINE, FOR A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF LOT THIRTEEN (13), BLOCK SEVEN (7) OF SAID ADDITION; THENCE NORTH 1°11'17" WEST AND ALONG THE EAST LINE OF SAID LOT 13, FOR A DISTANCE OF 116.35 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 88°47'53" EAST AND ALONG THE NORTH LINE OF THE SW/4, FOR A DISTANCE OF 1734.38 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 1°09'37" EAST AND ALONG THE EAST LINE OF THE SW/4, FOR A DISTANCE OF 2641.16 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 5,408,686 SQUARE FEET OR 124.166 ACRES.

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."

Development Area A consists of 50.609 acres and is more particularly described with the following statement:

A TRACT OF LAND THAT IS A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 35, 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 ALL OF LOT ONE (1), BLOCK EIGHT (8), "EDENSOUTH", AN ADDITION TO THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 4364), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SW/4; THENCE SOUTH 88°50'14" WEST AND ALONG THE SOUTH LINE THEREOF, FOR A DISTANCE OF 1203.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°50'14" WEST AND ALONG SAID SOUTH LINE, FOR A DISTANCE OF 781.04 FEET; THENCE NORTH 1°11'49" WEST FOR A DISTANCE OF 299.92 FEET; THENCE SOUTH 88°50'14" WEST AND PARALLEL WITH SAID SOUTH LINE, FOR A DISTANCE OF 359.89 FEET; THENCE NORTH 1°14'18" WEST FOR A DISTANCE OF 360.10 FEET; THENCE SOUTH 88°48'08" WEST FOR A DISTANCE OF 296.09 FEET TO A POINT ON THE WEST LINE OF THE SW/4; THENCE NORTH 1°52'36" WEST AND ALONG SAID WEST LINE, FOR A DISTANCE OF 303.45 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID ADDITION; THENCE ALONG THE SOUTH LINE OF THE ADDITION FOR THE FOLLOWING THREE (3) COURSES:

NORTH 88°48'43" EAST FOR A DISTANCE OF 215.00 FEET; THENCE NORTH 1°11'17" WEST FOR A DISTANCE OF 264.00 FEET; THENCE NORTH 88°48'43" EAST FOR A DISTANCE OF 635.00 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 1°11'17" WEST AND ALONG THE EAST LINE OF SAID ADDITION, FOR A DISTANCE OF 443.00 FEET TO THE SOUTHEAST CORNER OF BLOCK FIVE (5) OF SAID ADDITION; THENCE NORTH 0°48'13" WEST AND ALONG THE EAST LINE OF SAID BLOCK 5, FOR A DISTANCE OF 113.58 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 8; THENCE NORTH 1°15'08" WEST AND ALONG THE WEST LINE OF SAID LOT 1, FOR A DISTANCE OF 679.42 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 88°51'20" EAST AND ALONG THE NORTH LINE OF LOT 1, FOR A DISTANCE OF 61.04 FEET TO A POINT ON THE EAST LINE OF SAID ADDITION; THENCE NORTH 1°13'39" WEST AND ALONG SAID EAST LINE, FOR A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF LOT THIRTEEN (13), BLOCK SEVEN (7) OF SAID ADDITION; THENCE NORTH 1°11'17" WEST AND ALONG THE EAST LINE OF SAID LOT 13, FOR A DISTANCE OF 116.35 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 88°47'53" EAST AND ALONG THE NORTH LINE OF THE SW/4, FOR A DISTANCE OF 511.14 FEET TO A POINT; THENCE SOUTH 1°35'53" EAST, FOR A DISTANCE OF 2640.40 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 2,204,521 SQUARE FEET OR 50.609 ACRES.

Development Area B consists of 73.546 acres and is more particularly described with the following statement:

A TRACT OF LAND THAT IS A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 35, 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, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SW/4; THENCE SOUTH 88°50'14" WEST AND ALONG THE SOUTH LINE THEREOF, FOR A DISTANCE OF 1203.07 FEET TO A POINT; THENCE NORTH 1°35'53" WEST FOR A DISTANCE OF 2640.40 FEET TO A POINT ON THE NORTH LINE OF THE SW/4; THENCE NORTH 88°47'53" EAST AND ALONG SAID NORTH LINE, FOR A DISTANCE OF 1223.25 FEET TO THE NORTHEAST CORNER OF THE SW/4; THENCE SOUTH 1°09'37" EAST AND ALONG THE EAST LINE OF THE SW/4, FOR A DISTANCE OF 2641.16 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 3,203,646 SQUARE FEET OR 73.546 ACRES.

II. PROJECT HISTORY AND SCOPE

II.A. DEVELOPMENT CONCEPT:

Carson Trails is a Planned Unit Development (PUD) of 124.166 acres located north and east of the northeast corner of 181st Street and South Union Avenue in the City of Glenpool, Oklahoma. The site enjoys excellent access from U.S. Highway 75, providing access to jobs, shops, restaurants, schools, and recreational and cultural amenities Glenpool has to offer.

Although subject to change during engineering design and permitting, as reflected on the Exhibit B Conceptual Masterplan and in more detail on replacement Exhibits I and J and new exhibits K, L, M, and N, Carson Trails is planned to have such amenities as:

- private, gated streets
- approximately 2 miles of paved walking/multiuse trails throughout,
- a neighborhood / community park with approximately 2,375-square-foot clubhouse, pool, playground, sports field, and basketball court within the northern stormwater detention pond Reserve Area,
- additional amenities in other Reserve Areas such as playgrounds, splash pad, and pavilion
- fishing piers,
- open spaces,
- generous landscaping at main gated entrances, and
- uniform neighborhood perimeter fence along Union Avenue and 181st Street.

Altogether, as represented, the site proposes approximately 22 acres of common open space amenities, exceeding 17% of the total site area.

II.B. PUD HISTORY:

Planned Unit Development (PUD) 43, "Carson Trails," was recommended for approval by the Glenpool Planning Commission on June 14, 2021. The Glenpool City Council approved [Ordinance 788](#) on [June 21, 2021](#), which amended the Zoning Code and collapsed the multi-step "Development Plan" process into a singular development plan approval. The Glenpool City Council approved PUD-43 and its development plan, and the Preliminary Plat, [July 6, 2021](#). That agenda, however, did not include the approval ordinance. Therefore, the approval ordinance was presented to the Glenpool City Council October 17, 2022, which unanimously approved Ordinance # 809, which effected the approval of PUD-43 and amended the official Zoning Map.

II.C. PUD AMENDMENT SCOPE:

This PUD Amendment has been prepared according to the applicable provisions of Ordinance # 746 (Approved by City Council November 14, 2017), Sections 11-9-12.B.1. and 11-9-12.C.

This PUD Amendment proposes, *in both Development Areas A and B*: (1) to increase the maximum number of dwelling units from 450 to 497 (although the PUD is not bound by it, for comparison, the total of 497 lots is consistent with the RS-3 Residential Single-Family High Density zoning requirement of 10,875 square feet per dwelling unit); (2) to transfer allowable dwelling units from Development Area A to Development Area B; (3) to relax setbacks; (4) to explicitly allow within the PUD a model home to be used as a temporary sales office with temporary expanded parking pad; (5) to allow parking areas adjacent to neighborhood amenities to be located partially within the street rights-of-way; (6) to explicitly allow within the PUD temporary construction structures, and including temporary roll-off waste receptacles; (7) to specify standards for fencing adjacent to common areas; (8) provide for private, gated streets; and (9) clarification of other details for development standards and processes.

Within Development Area B only, this PUD Amendment proposes (1) to allow 55'-wide lots with commensurate related bulk and area adjustments, in exchange for specifying certain new guarantees for amenities and (2) to relax minimum dwelling unit size from 1,500 square feet to 1,149 square feet.

The Exhibit B Conceptual Masterplan has been updated to reflect the modified design as afforded by the Amendment. Exhibits I and J have been replaced with new exhibits detailing amenity areas, and amenities are further detailed on Exhibits K, L, M, and N, which have been added. Exhibit O has been added to provide example photographs of homes in existing neighborhoods by Ideal Homes for illustration of the quality of home designs planned for Carson Trails. No other exhibits have been modified, included, or added.

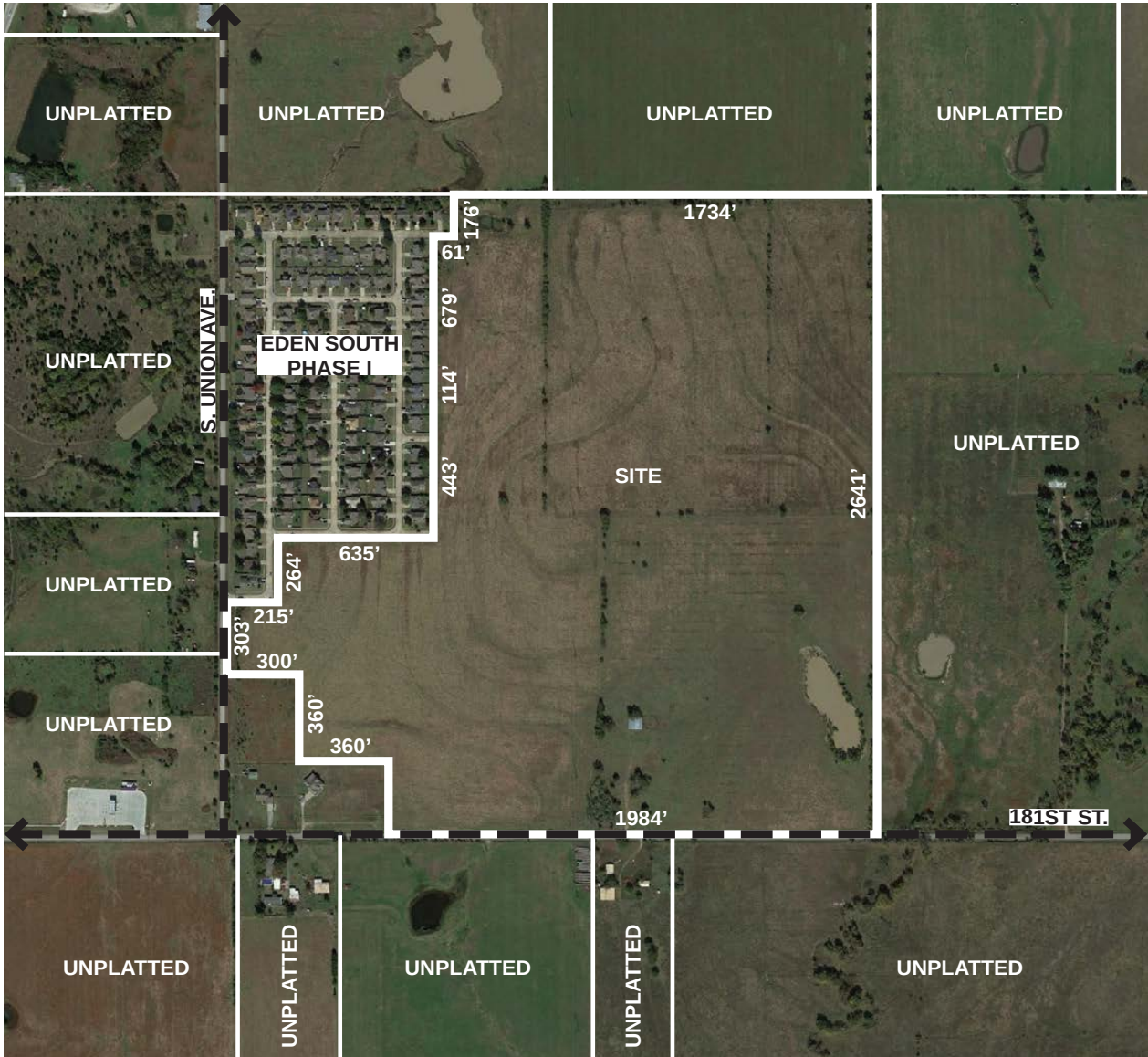
This first Major Amendment shall be known as and designated on the official Zoning Map of the City of Glenpool as "PUD-43A".

Unless expressly modified by the PUD-43A Development Plan Text, the site shall be developed in accordance with the use and development regulations of the City of Glenpool Zoning Code, as adopted with Ordinance No. 746 and the original PUD.

Carson Trails

EXHIBIT A

AERIAL PHOTOGRAPHY & BOUNDARY DEPICTION
WITH ADJACENT DEVELOPMENTS LABELED



Carson Trails

EXHIBIT B

CONCEPTUAL MASTERPLAN
CONCEPTUAL LAYOUT SHOWN AS OF MAY 25, 2023



III. AMENDED DEVELOPMENT STANDARDS

III.A. DEVELOPMENT AREA A:

1. Within Section III.A. Development Standards, the following are the amended development standards for Permitted Uses:

“Permitted Uses: Single family dwellings and customary accessory uses; private common area facilities such as neighborhood clubhouse, swimming pool, playground, and recreational open space; essential services; temporary model home (with sales office) including temporary expanded parking within and on an adjacent lot; and temporary construction structures; all as defined in the City of Glenpool Zoning Code in effect as of the date of the approval of this PUD Amendment.”

2. Within Section III.A. Development Standards, the following are the amended development standards for Maximum Number of Lots and Minimum Yard Setbacks:

Maximum Number of Lots:	167
Minimum Yard Setbacks: ****	
Front Yard:	14 FT; 20 FT Garage
Rear Yard:	20 FT (30 FT from Arterial Street right-of-way)
Side Yard (Interior):	5 FT one side 5 FT other side
Side Yard Abutting a Street: *****	10 FT (20 FT from Arterial Street right-of-way)

**** *Eaves may project not more than two (2) feet into a required yard setback in accordance with Zoning Code Section 11-4-2.G.2.a., if allowed by the Building Code and in accordance with Building Code design requirements, notwithstanding any locally-adopted ordinances requiring additional setbacks for eaves. Air conditioning condenser units shall be restricted to rear yards.*

***** *No access is allowed to the side street which will be designated on the subdivision plat(s).*

III.B. DEVELOPMENT AREA B:

1. Within Section III.B. Development Standards, the following are the amended development standards for Permitted Uses:

“Permitted Uses: Single family dwellings and customary accessory uses; private common area facilities such as neighborhood clubhouse, swimming pool, playground, and recreational open space; essential services; temporary model home (with sales office) including temporary expanded parking within and on an adjacent lot; and temporary construction structures and including roll-off waste receptacles; all as defined in the City of Glenpool Zoning Code in effect as of the date of the approval of this PUD Amendment.”

2. Within Section III.B. Development Standards, the following are the amended development standards for Maximum Number of Lots, Minimum Lot Width, Minimum Lot Size, Minimum Yard Setbacks, and Minimum Dwelling Size:

Maximum Number of Lots:	330
Minimum Lot Width:	55 FT
Minimum Lot Size: ****	6,300 SF
Minimum Yard Setbacks: *****	
Front Yard:	14 FT; 20 FT Garage
Rear Yard:	20 FT (30 FT from Arterial Street right-of-way)
Side Yard (Interior):	5 FT one side 5 FT other side
Side Yard Abutting a Street: *****	10 FT (20 FT from Arterial Street right-of-way)
Minimum Dwelling Size:	1,149 SF

**** *Minimum lot areas for corner lots shall be those set forth within this PUD, notwithstanding Subdivision Regulations Ordinance # 747 Section 1266, in accordance with Ord. # 747 Section 12615.A.*

***** *Eaves may project not more than two (2) feet into a required yard setback in accordance with Zoning Code Section 11-4-2.G.2.a., if allowed by the Building Code and in accordance with Building Code design requirements, notwithstanding any locally-adopted ordinances requiring additional setbacks for eaves. Air conditioning condenser units shall be restricted to rear yards.*

***** *No access is allowed to the side street which will be designated on the subdivision plat(s).*

IV. AMENDED GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

- A. Within Section IV.B. Access and Circulation, the following are the restated first and fourth paragraphs, respectively:

"The subject property has 303.23 feet of frontage on South Union Ave. and 1984.11 feet of frontage on 181st Street. The subject property also has frontage on streets within *Edensouth*, including the 176th Street collector street. Existing streets may be extended or gated, as determined during the platting stage."

"Carson Trails will be served by private, gated streets, except for lots fronting existing public streets within *Edensouth* or short extensions thereof. 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. 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."

- B. Within Section IV.F. Platting and Site Plan Requirements, the following paragraphs are added to the end of the Section:

"Each phase is permitted a temporary model home with sales office, which may exceed maximum front yard driveway coverage restrictions and may have reduced livability space until the dwelling is converted to single-family home and sold. Temporary paving shall then be removed and the yard area finished per all applicable PUD Development Standards.

Parking serving neighborhood amenities may be permitted partially within the street right-of-way and landscaping required for such off-street parking may be relocated elsewhere within the contiguous common open space. The parking design is reflected on Exhibits I and J.

Any per-lot livability space credit derived from common areas shall be established by the subdivision plat."

- C. Within Section IV.G. Landscaping and Fencing, the following paragraph is added to the end of the Section:

"A uniform neighborhood perimeter fence shall be constructed along the Union Avenue and 181st Street arterial street perimeters. For improved visibility of neighborhood amenities, fencing serving neighborhood facilities may be four (4) feet in height and may be transparent, including along the arterial perimeter streets."

PUD-43A

Carson Trails

EXHIBIT I

CONCEPTUAL AMENITY MASTERPLAN
CONCEPTUAL LAYOUT SHOWN AS OF AUGUST 31, 2023



PUD-43A
SEPT 2023

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



NORTH

Carson Trails

EXHIBIT J

CONCEPTUAL PARK SITE PLAN- NW CORNER



SITE PLAN KEY NOTES

1. FISHING POND
2. YOUTH SOCCER FIELD
3. 1/2 COURT BASKETBALL
4. CLUBHOUSE/POOL
5. PARKING LOT
6. WALKING TRAIL
7. SEATING OVERLOOK
8. 100' ELECTRIC EASEMENT
9. TRAILHEAD
10. TREE PLANTING
11. OVERLOOK

Park and amenities are conceptual in nature and subject to change due to platting and engineering requirements

24

PUD-43A
SEPT 2023

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

NOT TO SCALE



NORTH

Carson Trails

EXHIBIT K

CONCEPTUAL PARK SITE PLAN- SE CORNER



SITE PLAN KEY NOTES

1. FISHING POND
2. PLAYGROUND
3. PARKING AND PAVILION
4. SPLASHPAD
5. TRAILHEAD
6. SEATING AREA
7. TREE PLANTING
8. ENTRY FEATURE/ SIGNAGE AND GATE
9. WALKING TRAIL
10. SPLIT-RAIL FENCE
11. UNIFORM NEIGHBOR HOOD PERIMETER FENCE

Park and amenities are conceptual in nature and subject to change due to platting and engineering requirements

25

PUD-43A
SEPT 2023

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

NOT TO SCALE

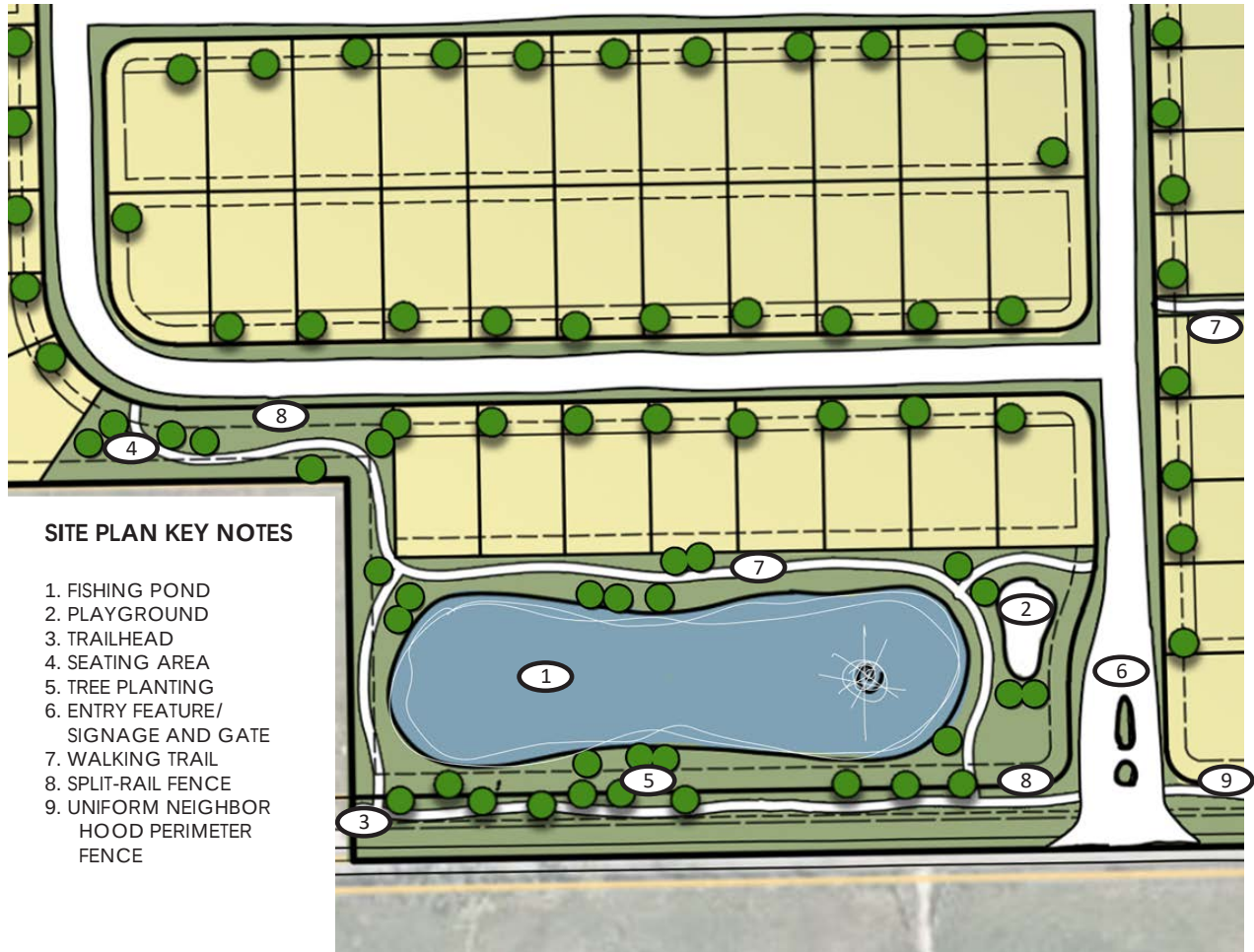


NORTH

Carson Trails

EXHIBIT L

CONCEPTUAL PARK SITE PLAN- SW CORNER



Park and amenities are conceptual in nature and subject to change due to platting and engineering requirements

26

PUD-43A
SEPT 2023

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

NOT TO SCALE



Carson Trails

EXHIBIT M

IDEAL HOMES CONCEPTUAL PARK IMAGERY



Park and amenities are conceptual in nature and subject to change due to platting and engineering requirements

Carson Trails

EXHIBIT N

IDEAL HOMES CONCEPTUAL PARK IMAGERY



Park and amenities are conceptual in nature and subject to change due to platting and engineering requirements

PUD-43A

Carson Trails

EXHIBIT O EXAMPLE HOMES



PUD-43A
SEPT 2023

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



NORTH

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: GERALD S. GILBERT, DEVELOPMENT SERVICES DIRECTOR

DATE: SEPTEMBER 18, 2023

ITEM: ZONING TEXT AMENDMENT (GZA-308)

REQUEST: A ZONING ORDINANCE TEXT AMENDMENT (GZA-308) AMENDING TITLE 11 OF THE CITY CODE OF ORDINANCES (ZONING REGULATIONS) BY AMENDING: SUBCHAPTER 2: LAND USES; 11-3-9 NONRESIDENTIAL USES BY ZONING DISTRICT; TABLE 11-3-9 NONRESIDENTIAL USES BY ZONING DISTRICT – LAND USE: OUTDOOR RECREATION, PUBLIC; ZONING DISTRICTS: CS, CG, IL AND IM.

APPLICANT: CITY OF GLENPOOL

Current Zoning Regulations of the City of Glenpool, Title 11 of the Code of Ordinance were approved and adopted by the City Council on November 14, 2017, by Ordinance No. 746. Contained within the Zoning regulations are criteria for Outdoor Recreation, Public uses. This criterion is outlined in Chapter 3 Zoning Districts and Map, Subchapter 2: Land Uses; Table 11-3-9 Nonresidential Uses by Zoning District.

Currently, “Outdoor Recreation, Public” uses are a permitted use within all zones except the CS, CG, IL and IM Zoning districts as illustrated in the table below and defined in the definitions portion of the Zoning Ordinance as follows:

OUTDOOR RECREATION, PUBLIC: Recreation sites or facilities such as public parks, Homeowner Association operated facilities, designated public or commonly shared open space, golf courses, swimming pools, and tennis courts, typically located in or near neighborhoods, but do not include shooting ranges, amusement parks, carnivals, or similar forms of recreation that are incompatible with residential and public uses.

11-3-9: Nonresidential Uses by Zoning District

TABLE 11-3-9 Nonresidential Uses by Zoning District																	
Land Use	Zoning Districts																
	Agricultural / Residential										Nonresidential						PUD
	AG	RE	RS-1	RS-2	RS-3	RD	RM-1	RM-2	RMT	RMH	OL	OM	CS	CG	IL	IM	PUD
Outdoor Recreation, Public	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	P

As illustrated in the table above, current regulations allow “Outdoor Recreation, Public” uses within all zoning districts except for the CS (Commercial Shopping Center), CG (Commercial General) IL (Light Manufacturing Research and Development) and the IM (Industrial Moderate) zones.

Since, “Outdoor Recreation, Public” uses include a variety of recreational facilities for “public use” staff believes allowing in all the zones would allow for flexibility in locating potential recreational sites.

PLANNING COMMISSION ACTION: The Planning Commission public hearing on the proposed Zoning Ordinance Text Amendment was held on Monday, September 11th, 2023. After deliberating, the Planning Commission on a 5-0 vote recommended the City Council approve the proposed Zone Amendment (GZA-307); which are modifications to:

Subchapter 2: Land Uses; 11-3-9 Nonresidential Uses by Zoning District; Table 11-3-9 Nonresidential Uses by Zoning District – Land Use: Outdoor Recreation, Public; Zoning Districts: CS, CG, IL and IM.

Specifically, change the Outdoor Recreation, Public uses within the CS, CG, IL and IM zone from a “-” Prohibited Use to a “P” Permitted Use.

STAFF RECOMMENDATION:

Staff recommends the City Council affirm the Planning Commission action and approve Zoning Ordinance Text Amendment (GZA-308) and adopt attached Ordinance No. 816 as presented.

ATTACHMENTS:

1. Chapter 3: Zoning Districts and Map
 - a. Subchapter 2: Land Uses
2. Existing and Proposed Change to Table 11-3-9 Nonresidential Uses by Zoning District
3. Ordinance No. 816

Chapter 3: Zoning Districts and Map

Subchapter 2: Land Uses

Chapter 3

Zoning Districts and Map

Subchapter 2: Land Uses.

11-3-5: Purpose.

Table 11-3-8, *Residential Uses by Zoning District*, and Table 11-3-9, *Nonresidential Uses by Zoning District*, hereafter referred to as the *Zoning/Land Use Matrices*, list zoning districts and representative land uses. Each table specifies permitted uses (uses allowed by right), limited uses (uses allowed subject to compliance with special standards), Specific Use Permit uses (uses allowed subject to compliance with special standards and the review and approval of the Planning Commission and City Council, respectively), and prohibited uses (uses not allowed), in each district.

11-3-6: Uses Not Listed.

- A. *Authorization of Proposed Use.* If a use is not specified in the *Zoning/Land Use Matrices*, the City Planner shall make a determination as to whether the proposed use is either a subcategory of a permitted, limited, specific, or prohibited use, or if the use is functionally similar to a permitted, limited, specific, or prohibited use. Upon making a determination, the City Planner shall either authorize the proposed use and apply all standards applicable to the similar use, or prohibit the proposed use if the use is deemed comparable to a prohibited use.
- B. *If Not Authorized, Then Prohibited.* If the City Planner determines that a proposed use is not a subcategory of, or functionally similar to, a permitted, limited, or specific use, then the use shall be considered to be a prohibited use.
- C. *Decision Criteria.* The following decision criteria shall be evaluated by the City Planner to decide whether a proposed use is a subcategory of, or is functionally similar to, a permitted, limited, or specific use. Upon any appeal from the decision of the City Planner, the Board of Adjustment shall make the same evaluation.
 - 1. Application of Section 11-2-2, *Definitions*, when applicable;
 - 2. Nature of the use, potential impacts on surrounding properties, hours of operation, or a plan of operation describing the use;
 - 3. Off-street parking and traffic generation characteristics of the use; and
 - 4. Any other reasonable and pertinent criteria that the City Planner, or the Board of Adjustment when deciding an appeal, determines necessary to make a determination.

- D. *Findings of Fact and Effect of Decision.* The following conditions shall govern the City Planner, and the Board of Adjustment upon any appeal from the decision of the City Planner, upon issuance of an unlisted land use interpretation:
1. No unlisted use interpretation shall permit any use unless evidence is presented which demonstrates that it will comply with each use limitation established for the particular district;
 2. No unlisted use interpretation shall permit any use unless such use is substantially similar to, and compatible with, other uses permitted in the district, and is more similar to such other uses than to permitted, limited, or specific uses in a more restrictive district;
 3. If the proposed use is most similar to a use permitted only as a limited or specific use in the district in which it is proposed to be located, then any use interpretation permitting such use shall be conditioned on obtaining a limited use approval or a specific use permit approval, as applicable;
 4. If the City Planner approves an application for a decision pursuant to this Section, then the use shall be allowed subject to the same standards and procedures of the zoning district to which it was compared for the purposes of the favorable decision; and
 5. If the City Planner determines that a proposed use is not a subcategory of, or functionally similar to a use permitted in the district where the property is located, the proposed use shall be prohibited in that district, and findings of fact for such decision shall be prepared for the applicant and official City records.

11-3-7: Legend for Zoning / Land Use Matrices.

- A. *Using the Tables.* The tables in this Subchapter are divided into residential uses and nonresidential uses. Within each table, representative land uses are listed in rows in alphabetical order. Zoning districts are arranged in columns. Where rows and columns intersect, a letter indicates if the use is permitted, limited, special, or prohibited in the district, as set out below, and if allowed as an accessory use or for a temporary time period.
- B. *Symbols.* The tables in this Subchapter use the following symbols:
1. "P", means that the land use is a *Permitted Use*, subject to all other provisions of this Title.
 2. "L", means that the land use is a *Limited Use*, which is permitted and may be administratively approved by the City Planner subject to:
 - a. All standards for permitted uses set out in this Title;

- b. Applicable Limited Use standards for the specified use set out in Chapter 3, Subchapter 3, *Specific and Limited Uses*; and
 - c. All applicable processes and procedures set out in Chapters 8 and 9 of this Title.
3. "S", means that the land use is a *Specific Use* which is allowed once granted a *Specific Use Permit*, which may be approved following a public hearing conducted by the Planning Commission and a subsequent public hearing conducted by the City Council, as set out in Section 11-9-13, *Specific Use Permit*, and subject to:
- a. All development standards set out in this Title;
 - b. Applicable Specific Use Permit requirements set out in Subchapter 3, *Specific and Limited Uses*; and
 - c. All applicable processes and procedures set out in Chapters 8 and 9 of this Title.
4. "E", means that the land use is allowed only if granted a Special Exception, which may be approved by the Board of Adjustment following a public hearing, as set out in Section 11-9-19, *Special Exceptions*.
5. "-", means that the land use is a *Prohibited Use* in the specified zoning district.
6. "T", means that the land use is permitted on a *Temporary* basis, subject to all provisions of this Title and the time limitations established by this Title, the Zoning Clearance Permit, and/or the Certificate of Occupancy.
7. "A", means that the land use is permitted as an *Accessory* use, subject to all accessory use provisions of Chapter 5, *Accessory Use and Building Standards*.
8. Symbols may be combined where necessary, such as, but not limited to, "LA", *Limited Accessory Use*, or "TS", *Temporary - Specific Use Permit*.
9. Any use may be considered for inclusion in a Planned Unit Development (PUD). The *Zoning/Land Use Matrices* reflect those uses particularly suitable for most PUDs.

11-3-9: Nonresidential Uses by Zoning District

TABLE 11-3-9 Nonresidential Uses by Zoning District																		
Land Use	Zoning Districts																	
	Agricultural / Residential										Nonresidential							PUD
	AG	RE	RS-1	RS-2	RS-3	RD	RM-1	RM-2	RMT	RMH	OL	OM	CS	CG	IL	IM	PUD	
Adult Day Care, Care Home	P	P	P	P	P	P	P	P	P	-	P	P	-	-	-	-	-	P
Alcohol Sales, On-Site Consumption	-	-	-	-	-	-	-	-	-	-	-	LA	P	P	-	-	-	P
Alcohol Sales, Off-Site Consumption	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-
Assisted Living, Congregate Care	-	-	-	-	-	-	P	P	P	-	P	P	-	-	-	-	-	P
Automobile, Major Service	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-
Automobile, Minor Service	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-
Automobile, Rental or Sale	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-
Bank, Financial Institution	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	P
Business Park	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P
Child Care Center	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P
College, Technical, or Vocation School	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P
Commercial Drive-In / Drive-Through Food	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	P
Concrete, Asphalt Batching Temporary	-	-	-	-	-	-	-	-	-	-	-	-	-	TS	TS	TP	-	-
Concrete, Asphalt Batching Permanent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	E	-	-
Construction Services	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	-	-
Convenience Retail and Service	-	-	-	-	-	-	-	-	-	-	LA	LA	P	P	P	P	P	P
Craft Brew / Restaurant, Wine Tasting	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P
Detention / Correctional Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-
Essential Services	P	P	P	P	P	P	P	P	P	-	P	P	P	P	P	P	P	P
Extraction (Gas, Gravel, Minerals, Oil, Sand)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Food Processing	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-
Funeral Home, Mortuary	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-
Farm, Agricultural	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-
Gas Station	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P
Grocery	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	P
Heavy Retail	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-

TABLE 11-3-9 Nonresidential Uses by Zoning District																	
Land Use	Zoning Districts																
	Agricultural / Residential										Nonresidential						PUD
	AG	RE	RS-1	RS-2	RS-3	RD	RM-1	RM-2	RMT	RMH	OL	OM	CS	CG	IL	IM	PUD
Helipoint, Accessory	-	-	-	-	-	-	-	-	-	-	A	A	A	A	A	A	A
Hospital, Clinic, Lab, Medical Office	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	P
Hotel, Motel	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	P
Indoor Recreation and Amusement, Commercial Intensive	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P
Indoor Recreation, Fitness, Health Club	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	P
Industrial, Heavy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	E	-
Industrial, Light, Flex Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Kennel	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-
Landfill (Disposal)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	E	-
Lumberyard	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-
Nursing, Convalescent Home	-	-	-	-	-	-	P	P	-	-	P	P	P	P	-	-	P
Office, General	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P
Outdoor Recreation, Commercial Intensive	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-
Outdoor Recreation, Public	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	P
Outdoor Sales and Display, Permanent	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	-
Outdoor Sales and Display, Seasonal	-	-	-	-	-	-	-	-	-	-	-	-	L	P	-	-	P
Pawnshop, Short Term Financing	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
Personal Services	-	-	-	-	-	-	-	-	-	-	L	L	P	P	P	P	P
Place of Assembly	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Private Club	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-
Public / Private School ¹	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-
Research, Testing Lab, Product Development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Restaurant	-	-	-	-	-	-	-	-	-	-	L	L	P	P	P	P	P
Retail Plant Nursery	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Salvage Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	E	-
Self-Storage Facility, Exterior Access	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-
Self-Storage Facility, Interior Access	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-
Shopping Center: Neighborhood	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P
Shopping Center: General Retail	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P

Existing and Proposed Change to
Table 11-3-9 Nonresidential Uses by Zoning Districts

Existing Use Regulation

TABLE 11-3-9 Nonresidential Uses by Zoning District																	
Land Use	Zoning Districts																
	Agricultural / Residential										Nonresidential						PUD
	AG	RE	RS-1	RS-2	RS-3	RD	RM-1	RM-2	RMT	RMH	OL	OM	CS	CG	IL	IM	PUD
Outdoor Recreation, Public	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	P

Legend

- = Prohibited Use

P = Permitted Use

Proposed Use Regulation

TABLE 11-3-9 Nonresidential Uses by Zoning District																	
Land Use	Zoning Districts																
	Agricultural / Residential										Nonresidential						PUD
	AG	RE	RS-1	RS-2	RS-3	RD	RM-1	RM-2	RMT	RMH	OL	OM	CS	CG	IL	IM	PUD
Outdoor Recreation, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Legend

- = Prohibited Use

P = Permitted Uses

Zone Change (GZA-308)
Ordinance No. 816

**CITY COUNCIL OF THE CITY OF GLENPOOL
ORDINANCE NO. 816**

AN ORDINANCE OF THE CITY OF GLENPOOL, OKLAHOMA, AMENDING TITLE 11 OF THE CITY CODE OF ORDINANCES (ZONING REGULATIONS), BY AMENDING: TITLE 11 OF THE CITY CODE OF ORDINANCES (ZONING REGULATIONS) BY AMENDING: SUBCHAPTER 2: LAND USES; 11-3-9 NONRESIDENTIAL USES BY ZONING DISTRICT; TABLE 11-3-9 NONRESIDENTIAL USES BY ZONING DISTRICT – LAND USE: OUTDOOR RECREATION, PUBLIC; ZONING DISTRICTS: CS, CG, IL AND IM AND REPEALING ALL ORDINANCES AND RESOLUTIONS OR PARTS OF ORDINANCES AND RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY AND CORRECTION OF CLERICAL ERROR

WHEREAS, Title 11, ZONING REGULATIONS, of the City of Glenpool Code of Ordinances was approved and adopted by the City Council on November 14, 2017, by Ordinance No. 746; and

WHEREAS, The ZONING REGULATIONS as approved and adopted by Ordinance No. 746 include references and criteria for Outdoor Recreation, Commercial Intensive uses ; and

WHEREAS, There presently are criterion outlined in Chapter 3 Zoning Districts and Map, Subchapter 2: Land Uses; Table 11-3-9 Nonresidential Uses by Zoning District; and

WHEREAS, Outdoor Recreation, Public uses are a permitted use within the AG, RE, RS-1, RS-2, RS-3, RD, RM-1, RM-2, RMT, RMH, OL, OM and PUD Zoning districts; and

WHEREAS, To promote compatibility among land uses in the city it is equitable and desirable to allow Outdoor Recreation, Public uses within the CS, CG, IL and IM zone and to change from a “-” Prohibited Use to a “P” Permitted Use; and

WHEREAS, Pursuant to the Oklahoma Municipal Code, Title 11, Section 14-101, of the Oklahoma Statutes, a municipal governing body may enact ordinances, rules and regulations not inconsistent with the Constitution and laws of Oklahoma for any purpose mentioned in Title 11 of the Oklahoma Statutes or for carrying out their municipal functions; and

WHEREAS, Pursuant to the Oklahoma Municipal Code, Title 11, Section 22-120, of the Oklahoma Statutes, a municipal governing body may enact and enforce such ordinances, rules and regulations as it deems necessary for the protection of the public health, safety, morals or the general welfare of the community that are not inconsistent with state law; and

WHEREAS, The Oklahoma Municipal Code, Title 11, Section 14-101, provides that the municipal governing body may repeal, alter or amend municipal ordinances, rules and regulations as the governing body ordains; and

WHEREAS, The City Council of the City of Glenpool has considered the recommendation of the Planning Commission to approve and adopt this Ordinance No. 816 and agrees that doing so will be desirable and beneficial to the carrying out of the municipal zoning function.

WHEREAS, Section 11-9-7: F.1. of the Zoning Code provides that the City Council may, by resolution, correct spelling or punctuation errors, cross-reference errors or changes, mapping errors, and other matters in the Zoning Code determined by the City Attorney to be non-substantive without the necessity of notice and public hearings of the Planning Commission and the City Council; and

WHEREAS, The amendments adopted by this measure: do not respond to changes in the Comprehensive Plan; have no effect on the principal function of the Planning Commission or the Board of Adjustment to act on land use applications for the purpose of establishing and maintaining sound, stable and desirable development; are legislative in character; do not impact the decision-making of either subordinate agency with respect to any given land use application; and affect matters within the exclusive province of the City Council; and

WHEREAS, It has therefore been determined that such amendments are non-substantive in character and that it would be prudent in making such amendments to do so by ordinance.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GLENPOOL, OKLAHOMA, THAT:

Subchapter 2: Land Uses; 11-3-9 Nonresidential Uses by Zoning District; Table 11-3-9 Nonresidential Uses by Zoning District – Land Use: Outdoor Recreation, Public; Zoning Districts: CS, CG, IL and IM. of the Code of Ordinances of the City of Glenpool, Oklahoma, shall be and hereby is amended to read as follows:

Outdoor Recreation, Public use within the CS, CG, IL and IM zone from a “-” Prohibited Use to a “P” Permitted Use.

TABLE 11-3-9 Nonresidential Uses by Zoning District																	
Land Use	Zoning Districts																
	Agricultural / Residential										Nonresidential						PUD
	AG	RE	RS-1	RS-2	RS-3	RD	RM-1	RM-2	RMT	RMH	OL	OM	CS	CG	IL	IM	PUD
Outdoor Recreation, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Legend

- = Prohibited Use
- P = Permitted Use

All ordinances or resolutions, or parts of ordinances or resolutions, in apparent or actual conflict with this Ordinance shall be and hereby are repealed or invalidated, respectively, and rendered of no effect from the date of adoption of this Ordinance.

PASSED AND APPROVED by the City Council of the City of Glenpool this 18th day of September 2023.

Joyce G. Calvert, Mayor

ATTEST:

[MUNICIPAL SEAL]

Wendy Knight, City Clerk

APPROVED AS TO FORM:

City Attorney