



NOTICE
GLENPOOL CITY COUNCIL
REGULAR MEETING

A Regular Session of the Glenpool City Council will be held at 6:00 p.m. on October 17, 2022, 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>

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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, OCTOBER 17, 2022.**

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 – Brent McClure, Woodlake church | |
| D) Pledge of Allegiance – Joyce G. Calvert, Mayor | |
| E) Departmental Reports | |
| 1) CM Report.10172022 | 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 October 3, 2022 meeting. 6 - 11
[City Council Regular Meeting - 03 Oct 2022 - Minutes - Html](#)
 - 2) Resolution 2022008, A resolution of support for the appointment of Joyce G. Calvert to the District Six seat on the Board of Directors of the Oklahoma Municipal League; declaring said appointment to be for the benefit of the City of Glenpool and other municipalities within the District; and declaring the mission of the Oklahoma Municipal League to be for the public purpose. 12 - 14
[Staff Report - OML Board Seat Resolution](#)
- J) **Consideration and appropriate action relating to items removed from the Consent Agenda**
- K) **Scheduled Business**
- 1) **CARSON TRAILS PLANNED UNIT DEVELOPMENT (PUD 43):** An Ordinance to rezone a 124.166-acre site from RS-3 (Single Family High Density) and CS (Commercial Shopping Center) and AG (Agricultural) to Planned Unit Development (PUD 43). The subject site is generally located north and east of the northeast corner of West 181st Street and South Union Avenue. The proposed rezone to PUD 43 (Carson Trails) is for a future 394-unit subdivision of the subject site. 15 - 50
Applicant: Elwood Crossing, LLC
Applicant Representative: Erik Enyart, Tanner Consulting, LLC
(Gerald Gilbert, Development Services Director)
 - A. Public Hearing on the proposed Ordinance.
 - B. Discussion and possible action to approve, deny or amend the proposed Ordinance.[CC STAFF REPORT PUD 43 \(CARSON TRAILS\) - ORDINANCE - OCT 17 2022](#)
[CC STAFF REPORT PUD 43 \(CARSON TRAILS\) - ORDINANCE ATTACHMENTS - OCT 17 2022](#)
 - 2) Discussion and possible action to enter into Executive Session for the purposes of **(A)** conferring on matters pertaining to economic development, including the transfer of property, financing, or the creation of a proposal to entice a business to remain or to locate within the City of Glenpool because public disclosure of the matter discussed would interfere with the development of products or services and would violate the confidentiality of such business, pursuant to 25 O.S. § 307.C.11 of the Open Meeting Act; and **(B)** engaging in confidential communications between the city council and its attorney concerning pending litigation, to wit: Avery Towing and Recovery, LLC v. City of Glenpool, Tulsa County District Court Case No. CJ-2020-2675 and Jenks Outdoor Advertising v. City of Glenpool Board of Adjustment, Oklahoma Supreme Court Case No. 120070, the Council having been advised by its attorney that disclosure will seriously impair the ability of the City to conduct the litigation in the public interests, pursuant to 25 O.S. § 307.B.4 of the Open Meeting Act. (David Tillotson, City Manager)
 - 3) Discussion and possible action to reconvene in Regular Session. (Joyce G. Calvert, Mayor)

- 4) Discussion and possible action to approve or deny authorizing the City Manager to proceed in a manner consistent with the discussion in executive session.
(David Tillotson, City Manager)

L) Adjournment

This notice and agenda was posted at Glenpool City Hall, 12205 S. Yukon Ave., Glenpool, Oklahoma, on October 14, 2022, by 11:30 am.

Signed: Wendy Knight
City Clerk



To: Mayor and Council

From: David Tillotson

Date: October 13, 2022

Re: City Manager Report

Open Positions

We currently have 14 open positions.

I have noted those positions below that are in the process.

- Public Works: 3 Positions
 - Equipment Operator – offer outstanding
 - Water & Sewer Laborer (2) – advertised
- Police Department: 5 Positions
 - Police Officer (3 positions) - advertised
 - Police Chief – applications received and being reviewed
 - Assistant Police Chief – advertised internally
- Fire Department: 2 Positions
 - Firefighter – advertised
 - Deputy Fire Chief – advertised internally
- Development Services: 1 Position
 - Planner – advertised
- Administration: 3 Positions
 - Grants/Special Projects Coordinator – interviews set
 - Finance Director – advertised
 - IT Director – not advertised

Holiday Schedule

There are changes to the meeting schedule and a couple of events coming up in November and December that I want to make sure the Council is aware of. First, there will only be one meeting each in November (7th) and December (5th). Second, our annual Chili Cookoff and

Dessert Bakeoff will take place on November 23rd and our City Christmas party will be on December 16th. We will send out more information on both events as they get closer.

Oklahoma Academy

Just a reminder that I will be attending the Oklahoma Academy Town Hall meeting to discuss workforce development in Oklahoma on October 16th - 19th and will be out of the office. I had originally planned to miss this Council meeting, but with the need for an Executive Session I will be returning for the meeting.

Miscellaneous

- BlackGold Days – October 20th – 23rd
- BlackGold Car Show – October 22nd
- Spooktacular Fest – October 30th
- Veteran's Day Holiday – November 11th
- Thanksgiving Holidays – November 24th & 25th
- Christmas Holidays – December 23rd & 26th
- New Year's Holidays – January 2nd

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



MINUTES
City Council Regular Meeting
Monday, October 3, 2022 Council Chambers 6:00 PM

COUNCIL PRESENT:

Joyce Calvert
Brandon Kearns
Tim Fox
Chris Brobst
Jacqueline Triplett-Lund

STAFF PRESENT:

David Tillotson
Susan White
Wendy Knight
Gerald Gilbert
Jeremy Plane

- A) Call to Order - Joyce G. Calvert, Mayor**
Mayor Calvert called the meeting to order at 6:05 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 – Rod Baker, NorthStar Church**
- D) Pledge of Allegiance – Joyce G. Calvert, Mayor**
- E) Departmental Reports**
- **Jesse Hale, Public Works Director**, said new barriers have been put up in BlackGold Park by the storm sewer drain, and on the east side by the walking path
 - **David Tillotson, City Manager**, announced that Glenpool has received news from the State, regarding the City's ARPA funds request. He said it is not final, and still needs Governor Stitt's approval, who has until Thursday to veto/sign bills. Last Thursday, the State Legislature approved Senate Bill 13, which included Glenpool being awarded \$44 million dollars for a new wastewater treatment plant. This would not

have happened without **Mayor Calvert's** work. Mayor Calvert and Mr. Tillotson met with multiple Oklahoma Senators and Representatives on several occasions to discuss our application. However, Mayor Calvert talked to State Legislators weekly about this issue, including the ARPA Committee Members and Chairmen, weekly and sometimes more often. She not only met with them in their offices at the State Capitol, but here at City Hall and at times in their local district offices. He said he is convinced that the \$44 million dollars would not be in place without the work that Mayor Calvert has done. During conversations that Mr. Tillotson has had with State Representative Sims, and other State Senators and Representatives that he has come in contact with as part of this process, all have said it would not have happened, but for the work Mayor Calvert has put in directly with them. Mr. Tillotson wanted to make sure that was said this evening, because Mayor Calvert deserves all the credit that we can give her as a city. \$44 million dollars far exceeds any expectation that Mr. Tillotson had. His best case scenario was \$6 - \$8 million dollars, because the State had 4 times the requests as they had money to give out. There was only 1 project funded at a higher level than Glenpool, which was for an industrial park area. Glenpool's project was the highest funded project for a local government entity. Mr. Tillotson said this is a huge win for the City, GUSA, and the residents of this community. He congratulated Mayor Calvert, and thanked the State Senators and State Representatives who helped champion the City's application.

[CM Report.10032022](#)

[Development Services Report - Oct 3 2022](#)

[2022 Sept Streets Parks Report](#)

F) Mayor Report – Joyce G. Calvert, Mayor

- **Mayor Calvert** addressed receiving of the ARPA funds, by giving all the credit to God who had His hand over the City of Glenpool. She also thanked the Legislatures for every time she called, emailed, met with them and spoke to them - they all listen intently to Glenpool's needs and understood how great the need was.

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 September 19, 2022 meeting.

Moved by Jacqueline Triplett-Lund, 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			
	5	0	0	0

CARRIED.

[City Council Regular Meeting - 19 Sep 2022 - Minutes - Html](#)

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

K) Scheduled Business

- 1) Discussion and possible action to approve, deny or amend the 2022 BlackGold Days Park and Recreation Facility User Agreement (Including Alcoholic Beverage Service) and the application and Permit for Alcoholic Beverage Service with the Glenpool Chamber of Commerce pending final approval of the Agreement by the City Attorney.
(David Tillotson, City Manager)

Mr. Tillotson presented and recommended Council approval of the 2022 BlackGold Days Park and Recreation Facility User Agreement (Including Alcoholic Beverage Service) and the application and Permit for Alcoholic Beverage Service with the Glenpool Chamber of Commerce, amending the agreement to alcohol being consumed in the designated location and those under 21 being permitted in the designated location with an adult, pending final approval of the Agreement by the City Attorney.

Moved by Jacqueline Triplett-Lund, seconded by Joyce Calvert

To approve the 2022 BlackGold Days Park and Recreation Facility User Agreement (Including Alcoholic Beverage Service) and the application and Permit for Alcoholic Beverage Service with the Glenpool Chamber

of Commerce, amending the agreement to alcohol being consumed in the designated location and those under 21 being permitted in the designated location with an adult, pending final approval of the Agreement by the City Attorney.

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

CARRIED.

Staff Report - BGD Chamber Agreement

- 2) Discussion and possible action to approve, deny or amend Budget Amendment CITY-01, to add funding for an Economic Development Director for this fiscal year and to pay costs of a program to foster the creation of jobs in Glenpool.
(David Tillotson, City Manager)

Mr. Tillotson presented and recommended Council approval of Budget Amendment CITY-01, to add funding for an Economic Development Director for this fiscal year and to pay costs of a program to foster the creation of jobs in Glenpool. The Budget Amendment uses monies within the Hotel Motel Tax Fund to pay for the project. The revenue for this fund is derived from the City's hotel lodging tax, which currently sits at 5%. There are sufficient funds in the reserve of this fund to cover this budget amendment and still leave us with an acceptable emergency reserve.

Moved by Joyce Calvert, seconded by Chris Brobst

To approve Budget Amendment CITY-01, to add funding for an Economic Development Director for this fiscal year and to pay costs of a program to foster the creation of jobs in Glenpool.

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

Lund				
	5	0	0	0

CARRIED.

[Staff Report - Budget Amendment.CITY03.FYE22](#)

- 3) Discussion and possible action to approve or deny, pursuant to City Code 2-2-6.B.4, waiving the requirement for soliciting competitive bidding for the sale of law enforcement vehicles and miscellaneous equipment that was previously declared surplus by the Council on September 6, 2022.
(David Tillotson, City Manager)

Mr. Tillotson presented and recommended Council approval of waiving the requirement for soliciting competitive bidding for the sale of law enforcement vehicles and miscellaneous equipment that was previously declared surplus by the Council on September 6, 2022. Under City Code 2-2-6: Sale of Surplus Property, Subsections B.1-3 requires that the City Manager advertise all surplus property, which is defined in Subsection A as, "property of any description with a value of more than one thousand five hundred dollars (\$1,500.00)" and accept sealed bids for said property. Subsection B.4 provides that the "City Council, by motion, may waive the requirement for soliciting competitive bids for the sale of surplus personal property".

Moved by Brandon Kearns, seconded by Jacqueline Triplett-Lund

To waive the requirement for soliciting competitive bidding for the sale of law enforcement vehicles and miscellaneous equipment that was previously declared surplus by the Council on September 6, 2022.

	For	Against	Abstained	Absent
Joyce Calvert	x			
Brandon Kearns	x			
Tim Fox	x			
Chris Brobst	x			
Jacqueline Triplett-Lund	x			
	5	0	0	0

CARRIED.

[Staff Report - Surplus Property Sale](#)

- 4) Discussion and possible action to enter into Executive Session for the purpose of conferring on matters pertaining to economic development,

including the transfer of property, financing, or the creation of a proposal to entice a business to remain or to locate within the City of Glenpool because public disclosure of the matter discussed would interfere with the development of products or services and would violate the confidentiality of such business, pursuant to 25 O.S. § 307.C.11 of the Open Meeting Act.

(David Tillotson, City Manager)

THIS ITEM WAS REMOVED FROM THE AGENDA.

- 5) Discussion and possible action to reconvene in Regular Session.
(Joyce G. Calvert, Mayor)

THIS ITEM WAS REMOVED FROM THE AGENDA.

- 6) Discussion and possible action to approve or deny authorizing the City Manager to proceed in a manner consistent with the discussion in executive session.
(David Tillotson, City Manager)

THIS ITEM WAS REMOVED FROM THE AGENDA.

L) Adjournment

Chair Calvert declared the meeting adjourned at 6:49 p.m.



To: Mayor and Council

From: David Tillotson, City Manager

Date: October 7, 2022

Re: Resolution – Support for OML Board Appointment

Background:

The Oklahoma Municipal League, of which the City is a member, is governed by a Board of Directors made up of municipal officials across multiple districts within the state. District Six's seat, which includes several counties in the Tulsa Metro, is now vacant due to Pam Polk, the Collinsville City Manager, being elected as Vice President of the OML Board. Any municipality may submit nominations for individuals to be considered for appointment. Mayor Calvert has expressed a desire to serve on this board. To nominate her for consideration, the City Council must approve the attached resolution and submit it to OML.

Staff Recommendation:

Staff recommends approval of Resolution 2022008, a Resolution of support for the appointment of Joyce G. Calvert to the District Six seat on the Board of Directors of the Oklahoma Municipal League; declaring said appointment to be for the benefit of the City of Glenpool and other municipalities within the District; and declaring the mission of the Oklahoma Municipal League to be for the public purpose.

Attachments:

- Resolution 2022008

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. 2022008

**A RESOLUTION OF SUPPORT FOR THE APPOINTMENT OF JOYCE G. CALVERT
TO THE DISTRICT SIX SEAT ON THE BOARD OF DIRECTORS OF THE
OKLAHOMA MUNICIPAL LEAGUE; DECLARING SAID APPOINTMENT TO BE FOR
THE BENEFIT OF THE CITY OF GLENPOOL AND OTHER MUNICIPALITIES
WITHIN THE DISTRICT; AND DECLARING THE MISSION OF THE
OKLAHOMA MUNICIPAL LEAGUE TO BE FOR THE PUBLIC PURPOSE.**

WHEREAS, the City of Glenpool recognizes that the Oklahoma Municipal League (“OML”) is a non-profit member driven organization composed of municipalities from across the State of Oklahoma who work together for their mutual benefit; and

WHEREAS, the City of Glenpool through its membership with OML, realizes many benefits from the policy and legislative work of the OML, and as a result, supports the mission of OML which is to provide services and programs to its members to assist them in better serving their citizens and communities; and

WHEREAS, the City of Glenpool is within District Six and as such is represented by an appointee seated within said district; and

WEHREAS, the City of Glenpool has an interest and desire to resolve its support of the nomination of Joyce G. Calvert for the District Six seat on the OML Board of Directors; and

WHEREAS, the City of Glenpool finds that said nomination would benefit the City of Glenpool and the other municipalities within District Six by serving as the individual and collective voice of local government officials in interaction at both the state and national level.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Glenpool, Oklahoma that:

SECTION 1: That the City of Glenpool unequivocally supports the nomination of Joyce G. Calvert to serve as the District Six appointee on the Board of Directors of the OML, by finding and declaring that the mission of OML to be for the public purpose and acknowledging that the City of Glenpool and other municipalities within District Six will benefit by her appointment.

SECTION 2: That should Joyce G. Calvert ultimately be appointed to the OML Board of Directors, she is specifically authorized and requested to fully participate in said meetings of the Board of Directors and the projects of the same to the ultimate benefit of the City of Glenpool.

APPROVED AND ADOPTED by the City Council of the City of Glenpool this 17th day of October 2022.

Joyce G. Calvert, Mayor

Attest:

Wendy Knight, City Clerk

Approved as to Form:

City Attorney

TO: HONORABLE MAYOR AND GLENPOOL CITY COUNCIL

FROM: GERALD S. GILBERT, DEVELOPMENT SERVICES DIRECTOR

DATE: OCTOBER 17, 2022

ITEM: PUD 43 (CARSON TRAILS) ORDINANCE

REQUEST: ADOPT AN ORDINANCE TO REZONE A 124.166-ACRE SITE FROM RS-3 (SINGLE FAMILY HIGH DENSITY) AND CS (COMMERCIAL SHOPPING CENTER) AND AG (AGRICULTURAL) TO PLANNED UNIT DEVELOPMENT (PUD 43).

APPLICANT: ELWOOD CROSSING, LLC

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

ZONING: RS-3 (SINGLE FAMILY HIGH DENSITY), CS (COMMERCIAL SHOPPING CENTER) AND AG (AGRIGULTURAL)

COMP PLAN: SUBURBAN RESIDENTIAL AND GENERAL COMMERCIAL

APPLICANT REP: TANNER CONSULTING, LLC

BACKGROUND

The public hearings for Carson Trails Planned Unit Development (PUD 43) were conducted on June 14, 2021 for the Planning Commission and July 6, 2021 before the City Council. The items heard at these hearings included a Zone Amendment (GZ-302) to change the underlying Zoning from RS-3 (Single Family High Density), CS (Commercial Shopping) & AG (Agricultural) to Planned Unit Development (PUD 43); a Preliminary Development Plan Text for the PUD; and a Preliminary Plat for 394-single family units.

The Planning Commission recommended approval of the Zone Amendment as well as the Development Plan Text and Preliminary Plat with modifications. The City Council approved the Zone Amendment, the Development Plat text, with a few modifications, and Preliminary Plat. The modifications approved by the City Council were to the minimum lot sizes, setbacks and minimum allowable unit sizes. Specifically, minimum 65-foot wide lots, minimum 1,500 square foot unit sizes and 15 foot side-yard setbacks – which can be a combination of 10 feet and 5 feet or 7 ½ feet on each side.

However, an Ordinance for the Zone Amendment was not included as part of the actions taken by the City Council. As such, the Ordinance to implement the Zone Amendment is being presented for the Council's consideration and action.

PROJECT DESCRIPTION:

ZONE AMENDMENT: As mentioned, the PUD would replace the underlying zoning for the project site which is RS-3 (Single Family High Density), CS (Commercial Special) and AG (Agricultural) which covers approximately 124.166-acres in overall size. The applicant is requesting to change the zoning to PUD 43 (Planned Unit Development).

PUD PRELIMINARY DEVELOPMENT PLAN TEXT: The applicant has also prepared the required Preliminary Development Plan Text and is attached to the staff report. In short, the plan proposes to create two (2) development areas. Area A which is approximately 50.6-acres in size and Area B which is approximately 73.5-acres in size. The Preliminary Plat for Area A has 200 units proposed and Area B 250 units. Contained within the Development Plan text are provisions for Development Standards, Access and Circulation, Signs, Utilities and Drainage, Platting and Site Plan requirements, Landscaping and Buffering.

PRELIMINARY PLAT: A Preliminary Plat for 394-single family units.

ANALYSIS:

As mentioned, the public hearings for the Zone Amendment (GZ-302) to change the underlying Zoning to Planned Unit Development (PUD 43); a Preliminary Development Plan Text for the PUD; and a Preliminary Plat for 394-single family units were conducted by the Planning Commission and City Council in June and July of 2021. However, an ordinance was not included as part of the actions requested by staff at that time. As such, staff is requesting an Ordinance be approved by the City Council reflecting the approval of the Zone Amendment to PUD 43 (Carson Trails).

Attached to the staff report is the amended Development Plan Text for the PUD with the Council's requested modifications as well as the Draft Ordinance to change the subject site's Zoning from RS-3 (Single Family High Density), CS (Commercial Shopping) and AG (Agricultural) to Planned Unit Development (PUD 43).

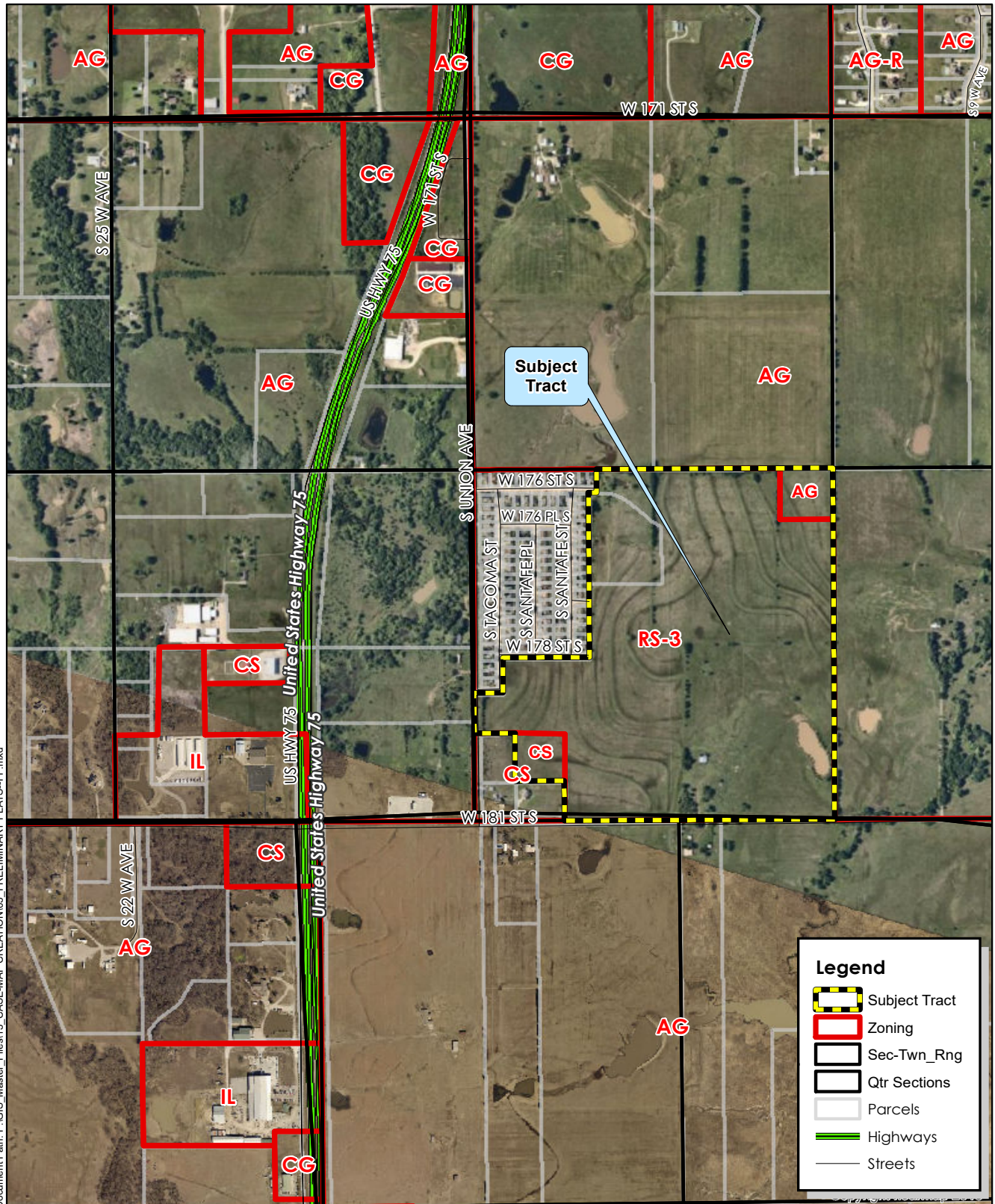
STAFF RECOMMENDATION:

Staff recommends the City Council adopt attached Ordinance 809 to change subject site's Zoning from RS-3 (Single Family High Density), CS (Commercial Shopping) and AG (Agricultural) to Planned Unit Development (PUD 43).

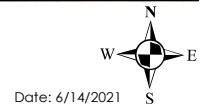
ATTACHMENTS:

1. Aerial Photo/Zoning Map
2. Zone Change (GZ-302) Ordinance No. 809
3. Amended Carson Trails Development Plan Text

Aerial Photo / Zoning Map



GZ-302
Currently RS-3 (Residential), CS(Commercial Shopping, & AG (Agriculture)
Requesting to be PUD (Planned Unit Development)
Property Owner: Elwood Crossing, LLC



Zone Change (GZ-302)
Ordinance No. 809

ORDINANCE NO. 809

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GLENPOOL, 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"), BY REZONING CERTAIN PROPERTY DESCRIBED HEREIN FROM RS-3 (SINGLE FAMILY HIGH DENSITY) AND CS (COMMERCIAL SHOPPING CENTER) AND AG (AGRICULTURAL) TO PLANNED UNIT DEVELOPMENT (PUD 43), AS RECOMMENDED BY THE PLANNING COMMISSION UNDER APPLICATION NO. (GZ-302), AFTER DULY NOTICED PUBLIC HEARING ON JULY 6TH, 2021; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith

FINDINGS OF THE CITY COUNCIL:

WHEREAS, Planned Unit Development ("PUD") 43 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 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 zoning district approved by ordinance of the City Council; and

WHEREAS, To obtain approval of Application No. GZ-302, the applicant has submitted a site development plan, concept plan, preliminary plat, building design elevations, and a Development Plan Text describing the development standards proposed to govern the PUD 43, 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 11-9-9, 11-9-10, and 11-9-11 of the Zoning Code; and

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

WHEREAS, The developer 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 and the private CCRs will result in a development outcome that is superior to that possible through general zoning districts, will address the needs of the development market for greater flexibility and certainty, and will support

the desire of the City to achieve the goals and objectives of the Comprehensive Plan, as provided in the Zoning Code provisions pertaining to PUDs; and

WHEREAS, Application No. GZ-302 has undergone rigorous staff review and the required public hearings, the result of which has led to the recommendation of the Planning Commission on June 14 2021, and that PUD 43 is the highest and best use of the subject property and is most 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: That the zoning classification of the following described real property situated in the City of Glenpool, Tulsa County, State of Oklahoma, to wit:

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.

Shall be amended to Planned Unit Development (PUD 43), subject to all applicable Planned Unit Development, Zoning and Subdivision regulations; and

SECTION 2: That the approved Final Development Plan Text for PUD 43 shall be, and hereby are, incorporated by reference into this Ordinance No. 809 to govern the development of the Planned Unit Development No. PUD 43 and all related agreements and documents shall be executed and shall be recorded by the County Clerk of Tulsa County.

SECTION 3: 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 _____.

Joyce G. Calvert, Mayor

ATTEST:

[MUNICIPAL SEAL]

Wendy Knight, City Clerk

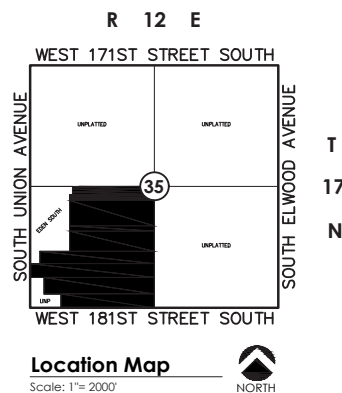
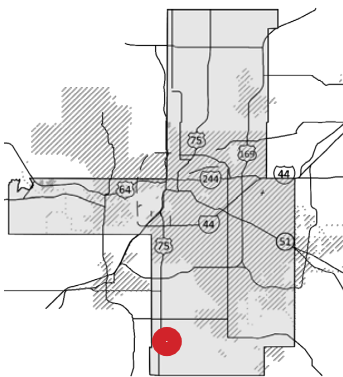
APPROVED AS TO FORM:

City Attorney

Amended Carson Trails (PUD 43)
Development Plan Text

Carson Trails

An aerial photograph showing a large, irregularly shaped brown field outlined in white. The field is surrounded by green fields and a road. The brown field appears to be a large, open area, possibly a field or a park. The surrounding area includes a road, some buildings, and other fields. The white outline highlights the specific area of interest.



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

TABLE OF CONTENTS

I. PROPERTY DESCRIPTIONS	2
II. DEVELOPMENT CONCEPT	5
EXHIBIT LIST:	
Exhibit A: Aerial Photography & Boundary Depiction	11
Exhibit B: Conceptual Masterplan	12
III. DEVELOPMENT STANDARDS:.....	13
III.A. Development Area A	13
III.B. Development Area B	14
IV. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS	15
IV.A. Surrounding Zoning and Land Use	15
IV.B. Access and Circulation	15
IV.C. Signs	16
IV.D. Utilities and Drainage	16
IV.E. Environmental Analysis and Topography.....	16
IV.F. Platting and Site Plan Requirements	17
IV.G. Landscaping and Buffering	17
IV.H. Schedule of Development	17
EXHIBIT LIST:	
Exhibit C: Existing Utilities	18
Exhibit D: Existing Topography & Soils	19
Exhibit E: FEMA Floodplain Map	20
Exhibit F: Existing Zoning Map	21
Exhibit G: Proposed Zoning Map	22
Exhibit H: Comprehensive Plan Map	23
Exhibit I: Overall Site Amenities & Open Space Plan.....	24
Exhibit J: Conceptual Park Site Plan	25
V. APPENDIX 1 PUD DEVELOPMENT STANDARDS CROSSWALK	Appendix-1

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:

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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:

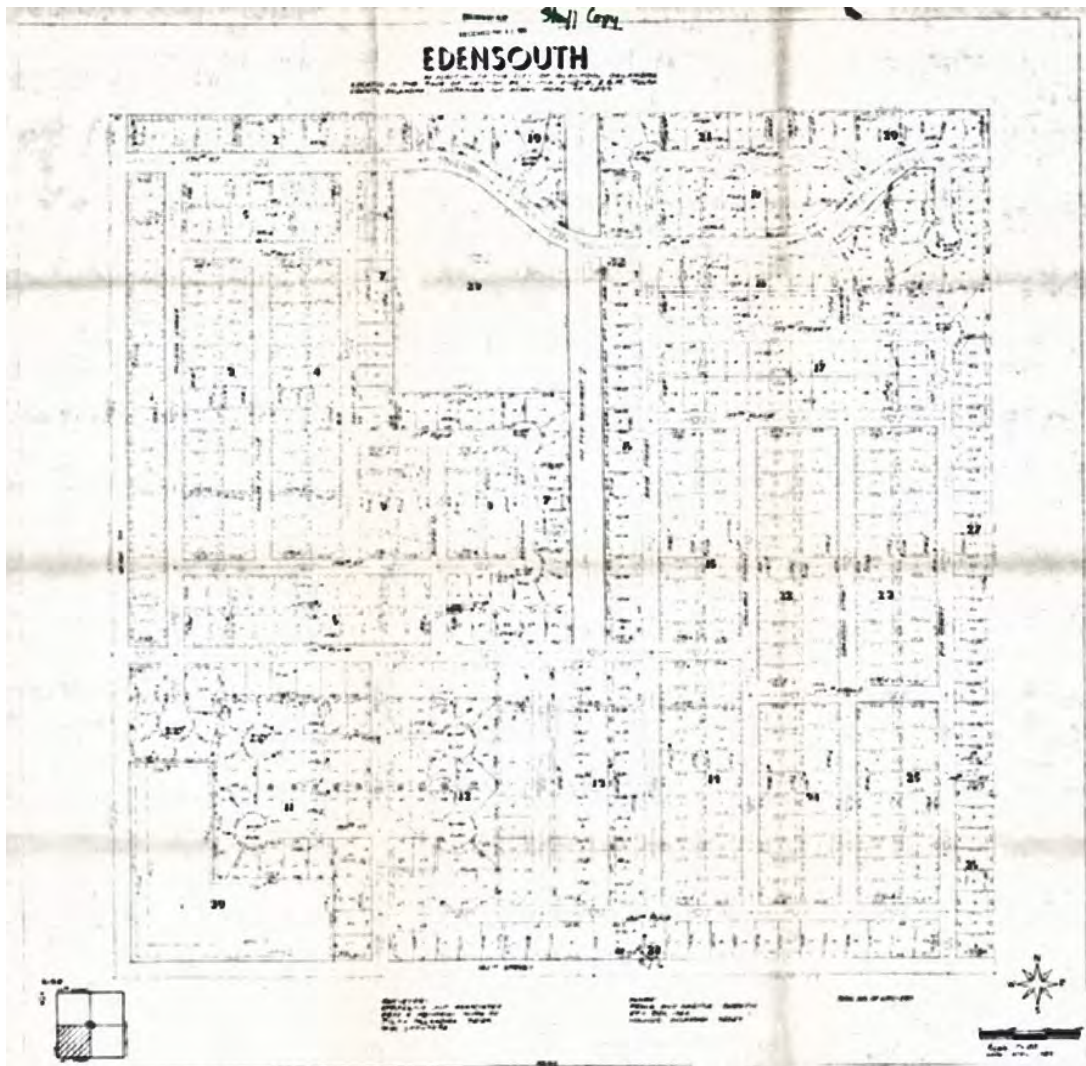
BEGINNING AT THE SOUTHEAST CORNER OF SAID SW/4; THENCE SOUTH 88°50'14" WEST AND ALONG THE SOUTH LINE THEREOF, FOR A DISTANCE OF 1203.07 FEET TO A POINT; THENCE NORTH 1°35'53" WEST FOR A DISTANCE OF 2640.40 FEET TO A POINT ON THE NORTH LINE OF THE SW/4; THENCE NORTH 88°47'53" EAST AND ALONG SAID NORTH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

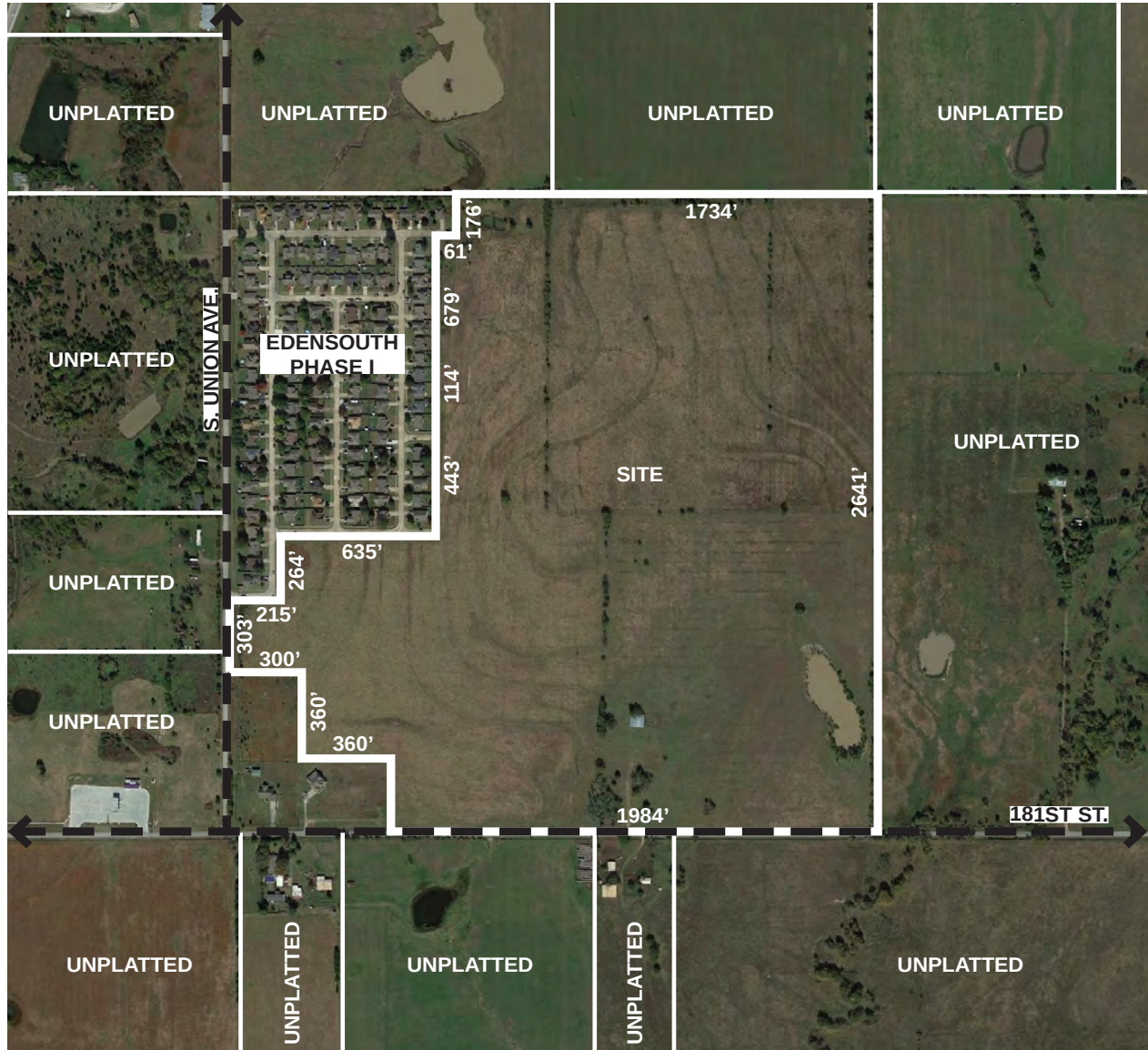
(For illustration of items 1 through 4, see Exhibits B and I of this PUD)

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



NORTH

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.

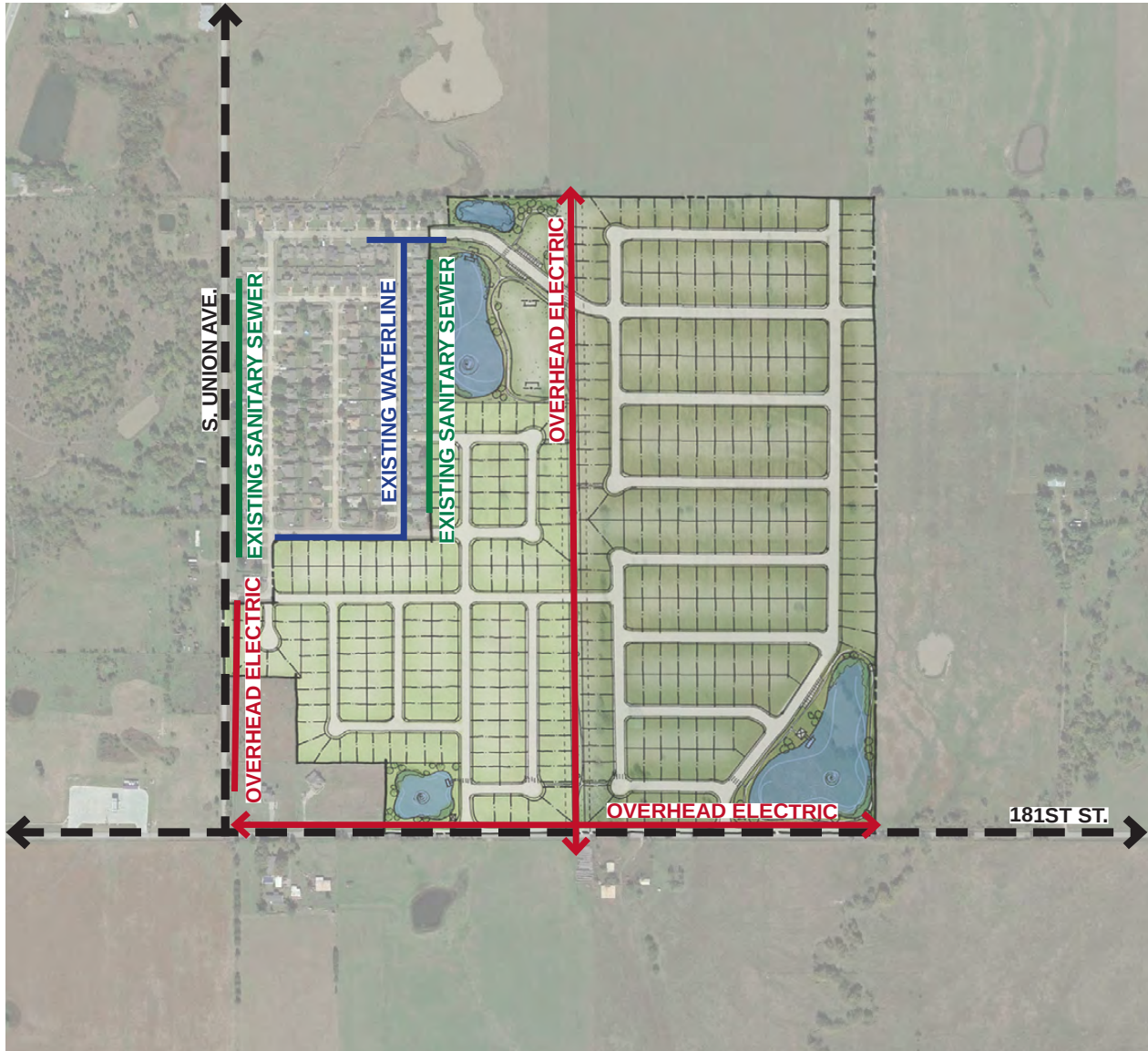
PUD-43

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



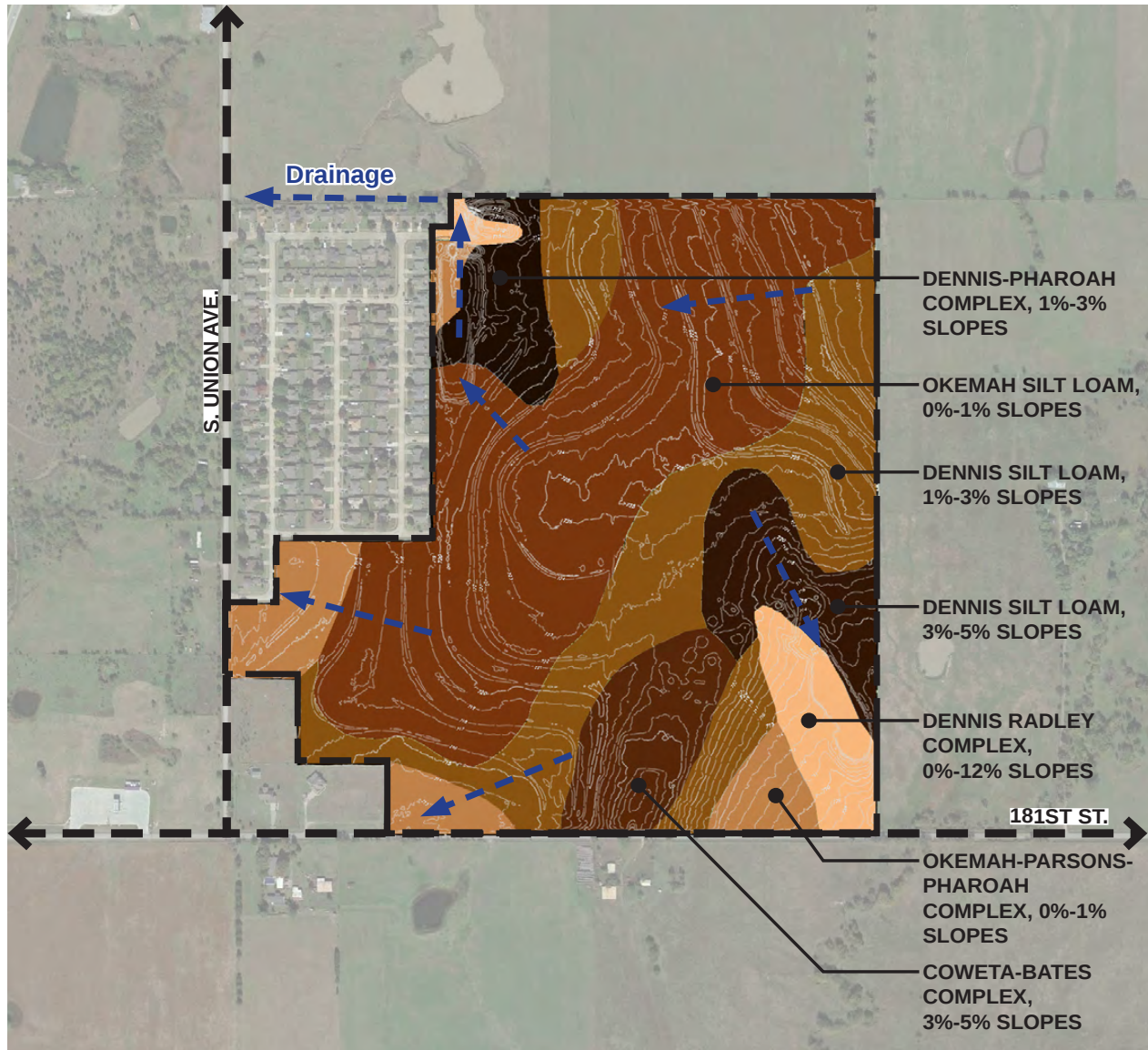
NORTH

Carson Trails

EXHIBIT D

EXISTING TOPOGRAPHY & SOILS

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



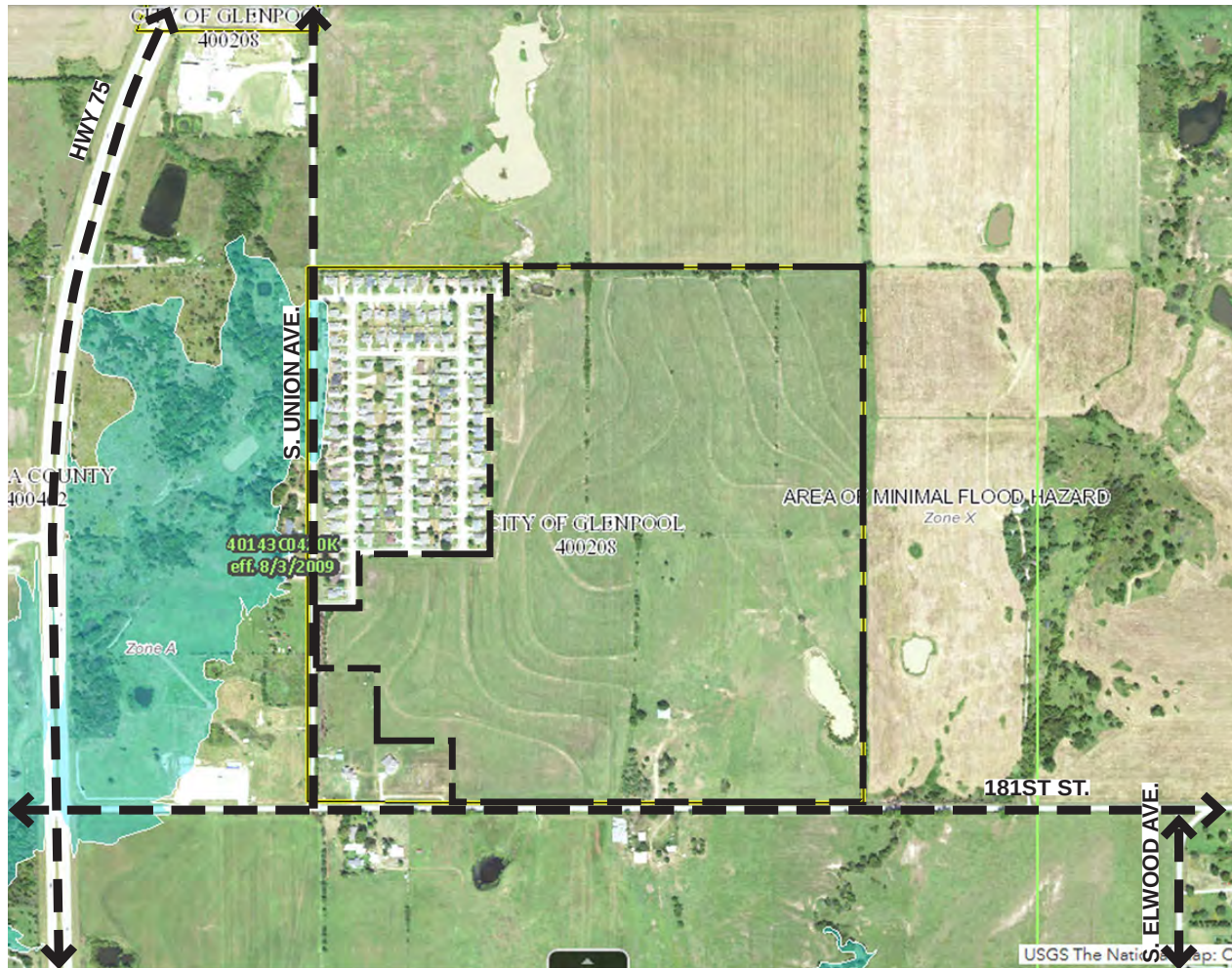
PUD-43

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
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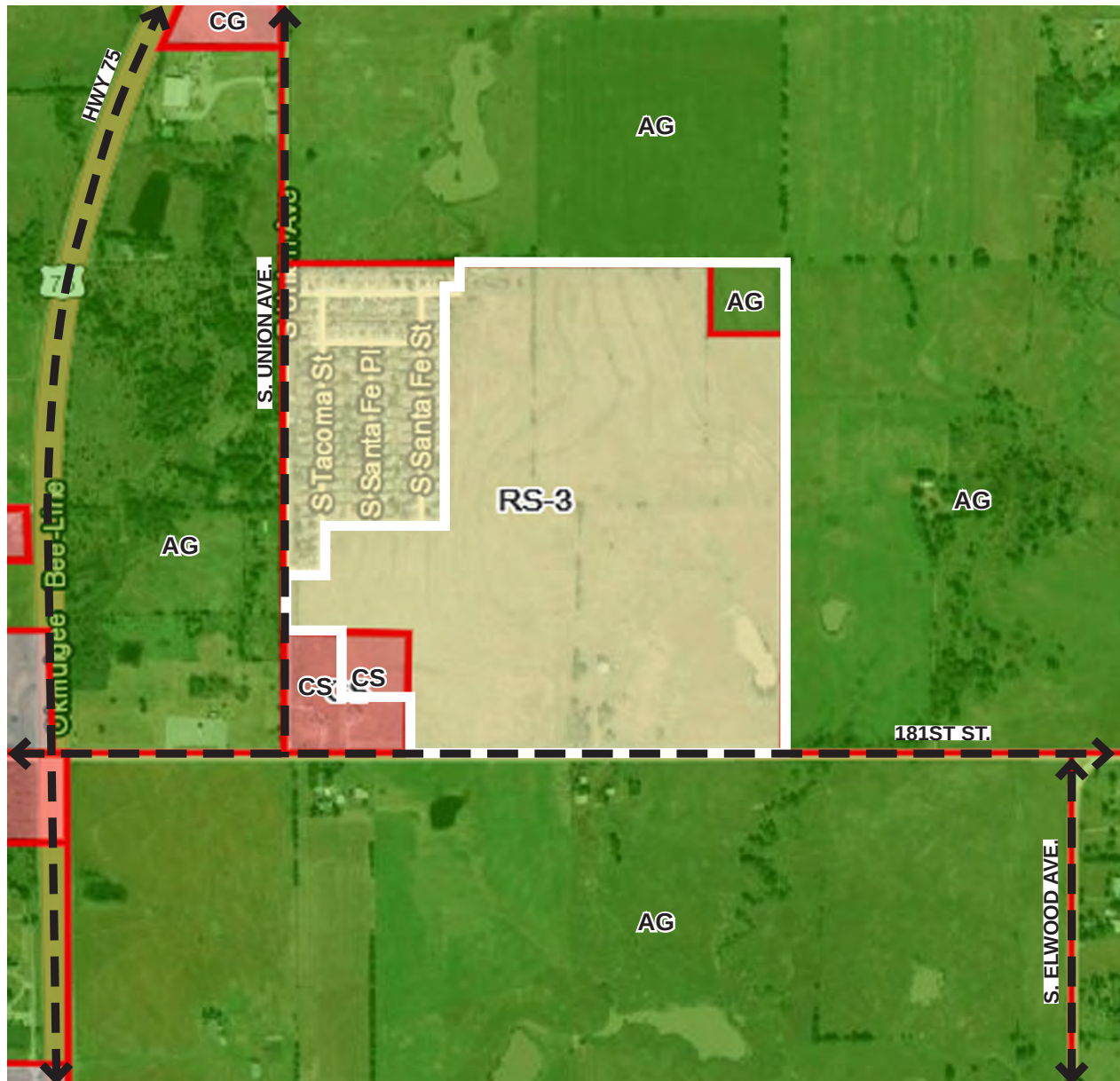
PUD-43

Carson Trails

EXHIBIT F

EXISTING ZONING MAP

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



21

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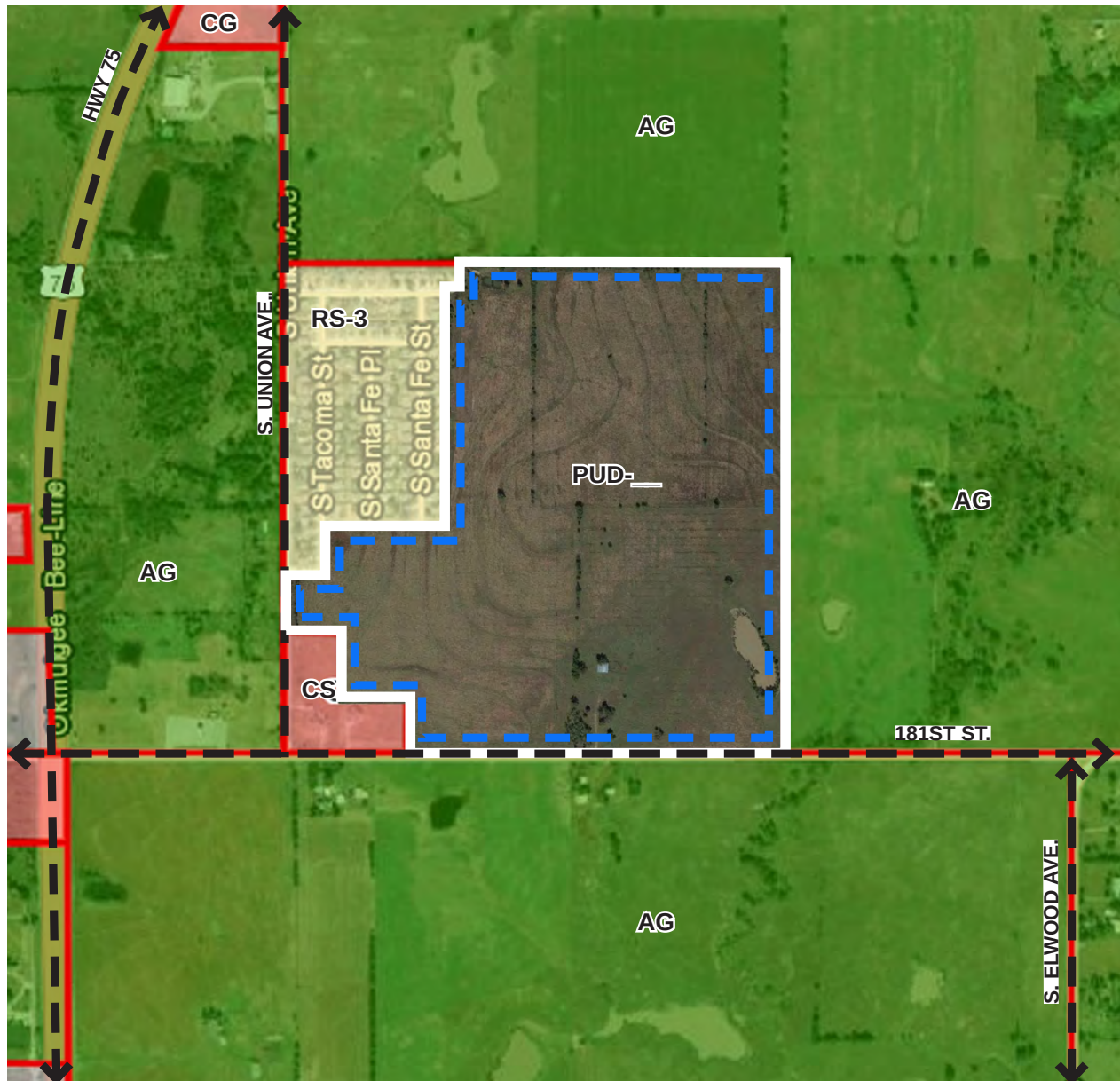
PUD-43

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EXHIBIT G

PROPOSED ZONING MAP

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



22

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NOT TO SCALE



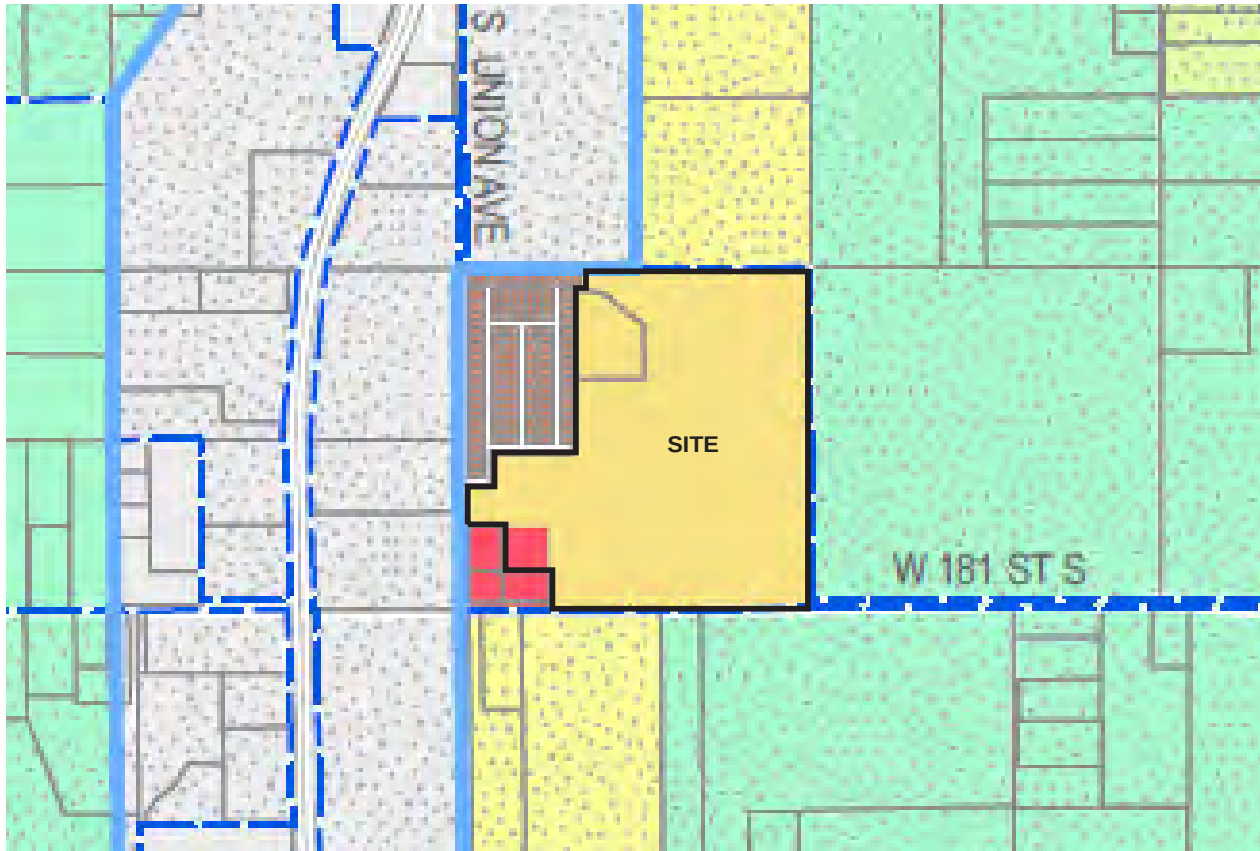
NORTH

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

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JUNE 2021

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NOT TO SCALE

NORTH

PUD ____

Carson Trails

EXHIBIT I OVERALL SITE AMENITIES & OPEN SPACE PLAN



PUD ____

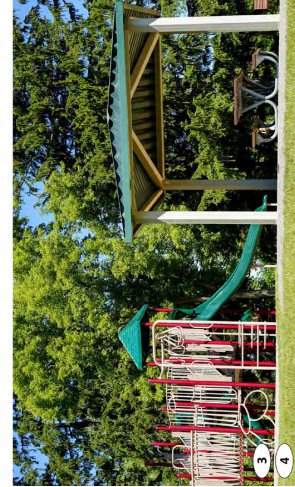
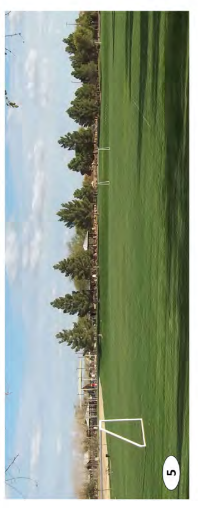
Carson Trails

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. BASEBALL 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	