OWASSO PLANNING COMMISSION
REGULAR MEETING

August 8, 2016
6:00 PM

PUBLIC NOTICE OF THE MEETING OF THE
OWASSO PLANNING COMMISSION

TYPE OF MEETING:	Regular
DATE:	August 8, 2016
TIME:	6:00 PM
PLACE:	Old Central 109 North Birch
NOTICE FILED BY:	Marsha Hensley
TITLE:	Assistant City Planner

Filed in the office of the Owasso City Clerk and posted at City Hall, 200 S. Main (west entrance) at 3:00 PM on August 4, 2016.

Marsha Hensley

Marsha Hensley, Assistant City Planner

OWASSO PLANNING COMMISSION
Monday, August 8, 2016 at 6:00 PM
Old Central
109 North Birch
AGENDA

1. Call to Order

2. Flag Salute

3. Roll Call

4. Presentation of the Character Trait of the Month - Cautiousness

5. Approval of Minutes from the July 11, 2016 Regular Meeting.

6. **OZ 16-07, Rezoning - Tyann Development Co., Inc** - Consideration and appropriate action relating to the request for the review and acceptance of a rezoning from AG (Agriculture) zoning district to RS-3 (Residential Single-family) zoning district. The general location is between N. 142nd E. Ave. and E. 93rd St. N. and is approximately 6.51 acres.

7. **Final Plat - Wheels and Thrills** - Consideration and appropriate action relating to the request for the review and acceptance of a final plat proposing one (1) lot on one (1) block containing 2.8069 acres. The general location is approximately 400' from the northeast corner of E. 106th St. N. and N. Garnett Road.

8. Consideration and appropriate action relating to the Zoning Code and GrOwasso 2030 Land Use Master Plan Updates.

9. Community Development Report
    - Report on Monthly Building Permit Activity
    - Director's Update

10. Report on Items from the July 27, 2016 TAC Meeting
    - Easement Closure - 7906 N. 144th E. Ave.
    - Easement Closure - 9308 N. 101 E. Ave.
    - Final Plat - Wheels and Thrills

11. Report from Planning Commissioners

12. New Business (New Business is any item of business which could not have been foreseen at the time of posting of the agenda)

13. Adjournment

* After adjournment, the Planning Commission will hold a question and answer session with visiting students from a masters level ethics course. The public is invited to attend.

OWASSO PLANNING COMMISSION
MINUTES OF REGULAR MEETING
Monday, July 11, 2016

The Owasso Planning Commission met in regular session on Monday, July 11, 2016 at Old Central per the Notice of Public Meeting and Agenda posted on the City Hall bulletin board at 3:00 p.m. on June 30, 2016.

ITEM 1. CALL TO ORDER

Dr. Loving called the meeting to order at 6:00 p.m.

ITEM 2. Flag Salute

ITEM 3. Roll Call

PRESENT	ABSENT
David Vines	
Dr. Paul Loving	
Renee Mowery	
Tim Miller	
Jennifer Koscelny	

A quorum was declared present.

STAFF
Bronce Stephenson
Karl Fritschen
Julie Lombardi
Daniel Dearing
Kyler Hallmark

ITEM 4. Presentation of the Character Trait of the Month – Responsibility

ITEM 5. Approval of Minutes from June 13, 2016 Regular Meeting.

The Commission reviewed the minutes.

Mr. Miller moved, seconded by Mr. Vines, to approve the minutes from the June 13, 2016 meeting. A vote on the motion was recorded as follows:

YEA: Dr. Loving, Miller, Vines, Mowery, Koscelny
NAY: None

Motion carried 5-0.

ITEM 6. Election of Planning Commission Chairperson

The by-laws of the Owasso Planning Commission state that the Commission shall have a chairperson and vice-chairperson, and the election of said officers shall be held annually at the first meeting of the Commission after July 1 of each year.

The Chair opened the floor for nominations for Chairperson. Mr. Miller nominated Dr. Loving, with the nomination being seconded by Mr. Vines. Hearing no further nominations, a vote on the motion was recorded as follows:

YEA: Dr. Loving, Mowery, Miller, Koscelny, Vines
NAY: None

Motion carried 5-0.

ITEM 7. Election of Planning Commission Vice Chairperson

The Chair opened the floor for nominations for Vice Chairperson. Mr. Vines nominated Mr. Miller, with the nomination being seconded by Dr. Loving. Hearing no further nominations, a vote on the motion was recorded as follows:

YEA: Dr. Loving, Mowery, Miller, Koscelny, Vines
NAY: None

Motion carried 5-0.

ITEM 8. Board/Committee Appointments

Technical Advisory Committee – Dr. Loving nominated Mr. Vines, with the nomination being seconded by Mr. Miller.

Annexation Committee – Mr. Miller nominated Mr. Vines, with the nomination being seconded by Ms. Mowery.

ITEM 9. **OPUD 16-03/OZ 16-06 – Tyann Villa -** Consideration and appropriate action relating to the request for the review and acceptance of a planned unit development (PUD) with the underlying zoning of RS-3 (Residential Single-family) zoning district. The general location is between E 96th St N and E 86th St N on E 93rd St N and is approximately 16.20 acres in size.

Karl Fritschen presented the staff report. The property location was described. The private street maintenance was discussed. Mr. Steve Compton and Mr. Harley Swan with Kellogg Engineering were present to answer any questions. The Technical Advisory Committee reviewed the PUD at their June 22, 2016 meeting. Staff recommends approval of OPUD 16-03 with the underlying zoning of RS-3 (OZ 16-06). Ruth McLaughlin (1402 N Elm) approached the Commission to ask about the materials that would be used on the homes.

Mr. Vines moved, seconded by Mr. Miller, to approve OPUD 16-03/OZ 16-06, with the underlying zoning of RS-3, subject to staff and TAC recommendations. A vote on the motion was recorded as follows:

YEA: Dr. Loving, Mowery, Vines, Miller, Koscelny
NAY: None

Motion carried 5-0.

ITEM 10. **Preliminary Plat – Tyann Villa -** Consideration and appropriate action relating to the request for the review and acceptance of a preliminary plat proposing sixty-four (64) lots on two (2) blocks containing 16.20 acres. The general location is between E 96th St N and E 86th St N on E 93rd St N. The underlying zoning is RS-3 (Residential Single-family).

Kyler Hallmark presented the staff report and described the property location. The width of the entrance gate was discussed. The setbacks were discussed and the effect it would have on the parking. Sidewalks were also discussed. The Owasso Technical Advisory Committee reviewed the preliminary plat at their June 22, 2016 meeting. Staff recommends Planning Commission approval of the preliminary plat for Tyann Villas.

Mr. Vines moved, seconded by Mr. Miller, to approve the preliminary plat, subject to the staff and TAC recommendations. A vote on the motion was recorded as follows:

YEA: Dr. Loving, Mowery, Miller, Vines, Koscelny
NAY: None

Motion carried 5-0.

ITEM 11. **OPUD 16-04/OZ 16-05 – Owasso 140** – Consideration and appropriate action relating to the request for the review and acceptance of a planned unit development (PUD) with the underlying zoning of RS-3 (Residential Single-family) zoning district. The general location is the north side of E 76th St N and approximately ¾ mile west of N 161st E Ave and is approximately 140.391 acres in size.

Bronce Stephenson presented the staff report and described the location. As part of this PUD, the applicant requests an underlying zoning of RS-3.

The following are comments made by surrounding property owners:

Bill Long – 7913 N 144 E Ave – Questions regarding the plans to widen and upgrade E 76th St No. Also discussed was the maintenance of the road.

Kim Dorrough – 7809 N 146 E Ave – Asked that the items 11 & 12 be delayed until Rogers County has a new commissioner. Expressed issues with infrastructure and access with Cornerstone Addition and the impacts of this future development. Explained that the neighbors have not had time to review all the documents. She spoke about drainage impacts to Cornerstone. Questioned the elevation changes between the proposed project and Cornerstone.

Terry Shue – 7724 N 146th E Ave – Upset with the platting of the lots.

Blake Altman – 7726 N 146th E Ave – Would like to wait until new commission is in place. Has drainage issues and how the water will impact Cornerstone.

The applicant's engineer explained how they will intercept the water before it

leaves the site. Bronce explained that hydrology will be reviewed by city engineers and Meshack.

Questions by the Commissioners regarding who will maintain the streets and how much of the development will be gated. Ms. Koscelny asked about the north access point. The applicant's engineer explained that they are connecting to Cornerstone in order to meet fire code and remoteness requirement. Ms. Koscelny had questions regarding the north access point. The applicant's engineer explained that the north access is not known at this time, making it hard to design a connection. The Owasso Technical Advisory Committee reviewed the preliminary plat at their June 22, 2016 meeting. Staff recommends Planning Commission approval of PUD 16-04 with underlying zoning of RS-3 (OZ 16-05).

Mr. Vines moved, seconded by Mr. Miller, to approve OPUD 16-04/OZ 16-05, with the underlying zoning of RS-3, subject to the staff and TAC recommendations. A vote on the motion was recorded as follows:

YEA: Dr. Loving, Mowery, Miller, Vines
NAY: Koscelny

Motion carried 1-4.

ITEM 12. **Preliminary Plat – Owasso 140** – Consideration and appropriate action relating to the request for the review and acceptance of a preliminary plat proposing four hundred sixty-seven (467) lots in seventeen (17) blocks containing 140.391 acres. The general location is the north side of E 76th St N and approximately ¾ mile west of N 161st E Ave. The underlying zoning is RS-3 (Residential Single-family).

Bronce Stephenson presented the staff report and the property location was described. Kim Dorrough asked why they can't connect with the north end of Champions East. She spoke about the impact to the sewer systems. Bronce explained that we have a Wastewater Master Plan and the Elm Creek line has the capacity. Mr. Vines discussed the need for sidewalks along E 76 St No and discussed the placement of the air-conditioning units. Bronce explained that the sidewalks are required but may be escrowed. The placement of air-conditioning units will be reviewed at final plat stage. The Owasso Technical Advisory Committee reviewed the preliminary plat at their June 22, 2016 meeting. Staff recommends Planning Commission approval of the preliminary plat for Owasso 140.

Mr. Miller moved, seconded by Mr. Vines, to approve the preliminary plat, subject to the staff and TAC recommendations. A vote on the motion was recorded as follows:

YEA: Dr. Loving, Mowery, Miller, Vines
NAY: Koscelny

Motion carried 4-1.

ITEM 13. **Specific Use Permit 16-02, I Q Car Wash** – Consideration and appropriate action relating to the request for the review and acceptance of a specific

use permit to allow a car wash facility in a CS (Commercial Shopping) zoning district. The subject property is located at 8702 N Garnett and is within the US-169 Overlay District. The subject property is zoned CG (Commercial General) zoning district.

Kyler Hallmark presented the staff report and described the location. This property is located within the US-169 Overlay district which does not allow for auto wash developments unless submitted with a Specific Use Permit. The applicant was present to answer any questions.

Ruth McLaughlin (1402 N Elm) expressed concern with the traffic, lighting, litter control and site maintenance. The applicant answered all the concerns and questions. The height of the fence was discussed.

Staff recommends approval of the Specific Use Permit, subject to Planning Commission recommendation with the following conditions:

- Eight (8) foot screening fence to provide additional buffering along the NW Boundary of the site, including increased landscaping.
- Additional screening around site dumpster.

The Owasso Technical Advisory Committee reviewed the preliminary plat at their June 22, 2016 meeting.

Mr. Vines moved, seconded by Mr. Miller, to approve the specific use permit 16-02, subject to the staff and TAC recommendations including the above conditions. A vote on the motion was recorded as follows:

YEA: Dr. Loving, Mowery, Miller, Vines, Koscelny
NAY: None

Motion carried 5-0.

ITEM 14. Community Development Report
- Report on Monthly Building Permit Activity.
- Director's Update

ITEM 15. Report on Items from the June 22, 2016 TAC Meeting
- Site Plan – Ice House America (Family Video Lot)
- Site Plan – Lifepoint Baptist Church
- OPUD 16-03/OZ 16-06 - Tyann Villa
- Preliminary Plat – Tyann Villa
- OPUD 16-04/OZ 16-05 – Owasso 140
- Preliminary Plat – Owasso 140
- Specific Use Permit – IQ Car Wash

ITEM 16. Report from Planning Commissioners – Ice vending machines as stand along structures on commercial property were discussed as a future agenda item.

ITEM 17. New Business (New Business is any item of business which could not have been foreseen at the time of posting of the agenda)

ITEM 18. **Adjournment** – Mr. Miller moved, seconded by Ms. Mowery, to adjourn the meeting. A vote on the motion was recorded as follows:

YEA: Dr. Loving, Mowery, Vines, Miller, Koscelny
NAY: None

Motion carried 5-0 and the meeting was adjourned at 7:52 PM.

_____
Chairperson

_____
Vice Chairperson

_____
Date

OWASSO
The City Without Limits.

TO: Owasso Planning Commission

FROM: Kyler Hallmark
Planning Technician

SUBJECT: Rezoning (OZ-16-07)

DATE: August 5, 2015

BACKGROUND:

The City of Owasso received for review and consideration a rezoning application for property located near N 142nd E Ave and E 93rd St N. The property is 6.51 acres in size, and the applicant requests zoning be changed from AG (Agriculture) to RS-3 (Residential Single-Family). The subject property was annexed under Ordinance 844 in March 2006.

SURROUNDING ZONING:

Direction	Zoning	Use	Land Use Plan	Jurisdiction
North	RS-2/AG (Residential Single-Family/Agriculture)	Agriculture/Single-Family Homes	Residential	City of Owasso
South	RS-3 (Residential Single-Family)	Single-Family Homes	Residential	City of Owasso
East	AG (Agriculture)	Single-Family Homes	Residential	City of Owasso
West	RS-2 (Residential Single Family)	Single-Family Homes	Residential	City of Owasso

SUBJECT PROPERTY/PROJECT DATA:

Property Size	6.51 acres
Current Zoning	AG (Agriculture)
Proposed Use	Residential
Lots/Blocks	N/A
Land Use Plan	Residential
Number of Reserve Areas	N/A
Within PUD?	N/A
Within Overlay District?	N/A
Water Provider	City of Owasso
Applicable Paybacks	Elm Creek Sewer Pay Back of $1580 per acre; Storm siren fee of $35
Streets (public or private)	N/A

ANALYSIS:

The applicant is requesting RS-3 (Residential Single-Family) zoning be applied to the property. The GrOwasso 2030 Land Use Master Plan calls for future residential uses in this location, so applying RS-3 zoning to the property is appropriate. The legal description provided with the rezoning application for this property includes a small strip of land that runs east and connects to N 145th E Ave, which serves as a private driveway to properties in the area. When the property is platted, staff will evaluate the need for this strip as a future public road connection. Any development that occurs on the subject property must adhere to all subdivision, zoning, and engineering requirements including but not limited to paved streets, landscaping, and sidewalks. The City of Owasso will provide Police, Fire, EMS, sanitary sewer and water services to the property.

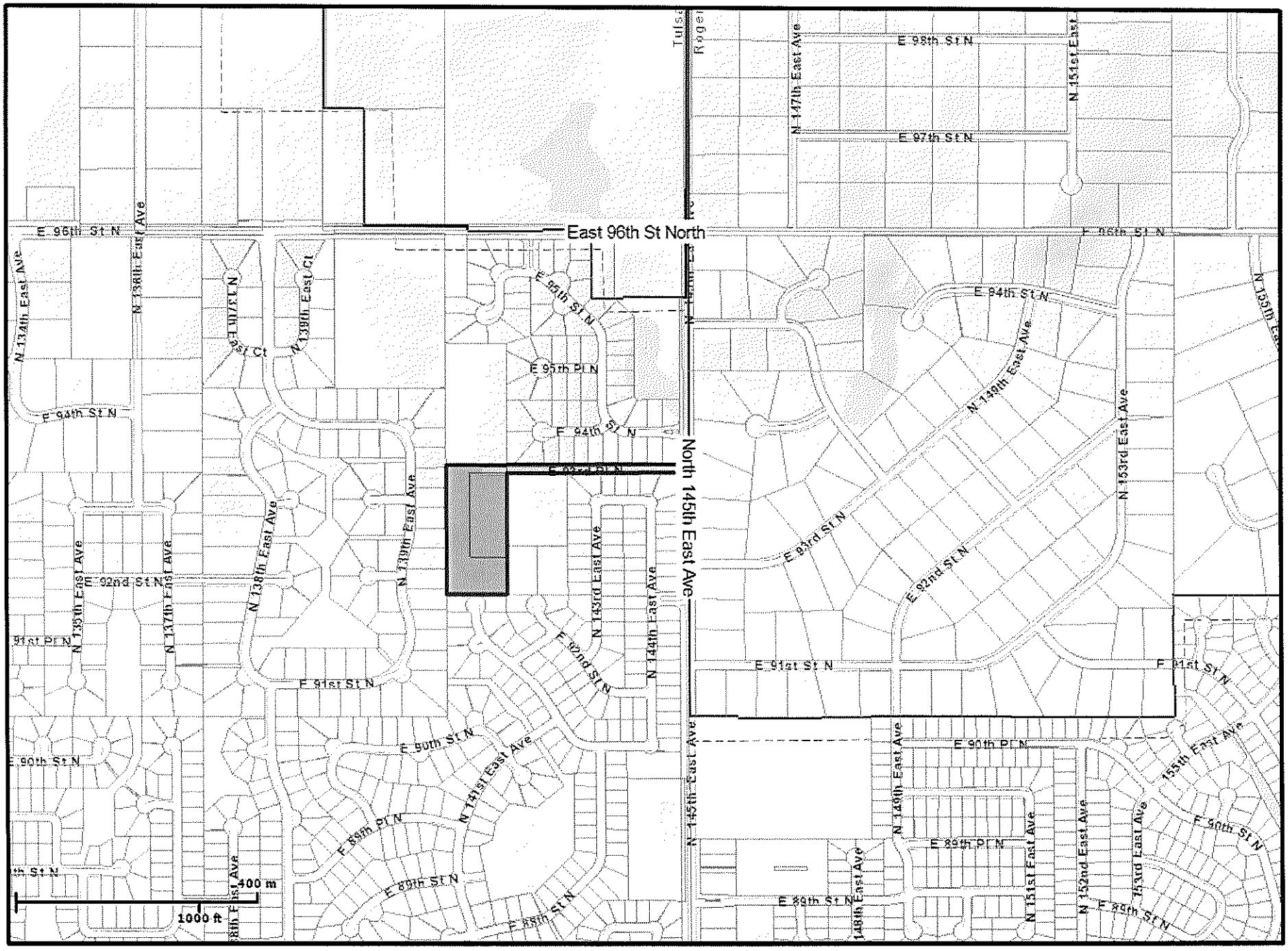
RECOMMENDATION:

Staff recommends approval of the rezoning request (OZ 16-07), of the subject property from AG (Agriculture) to RS-3 (Residential Single-Family).

ATTACHMENTS:

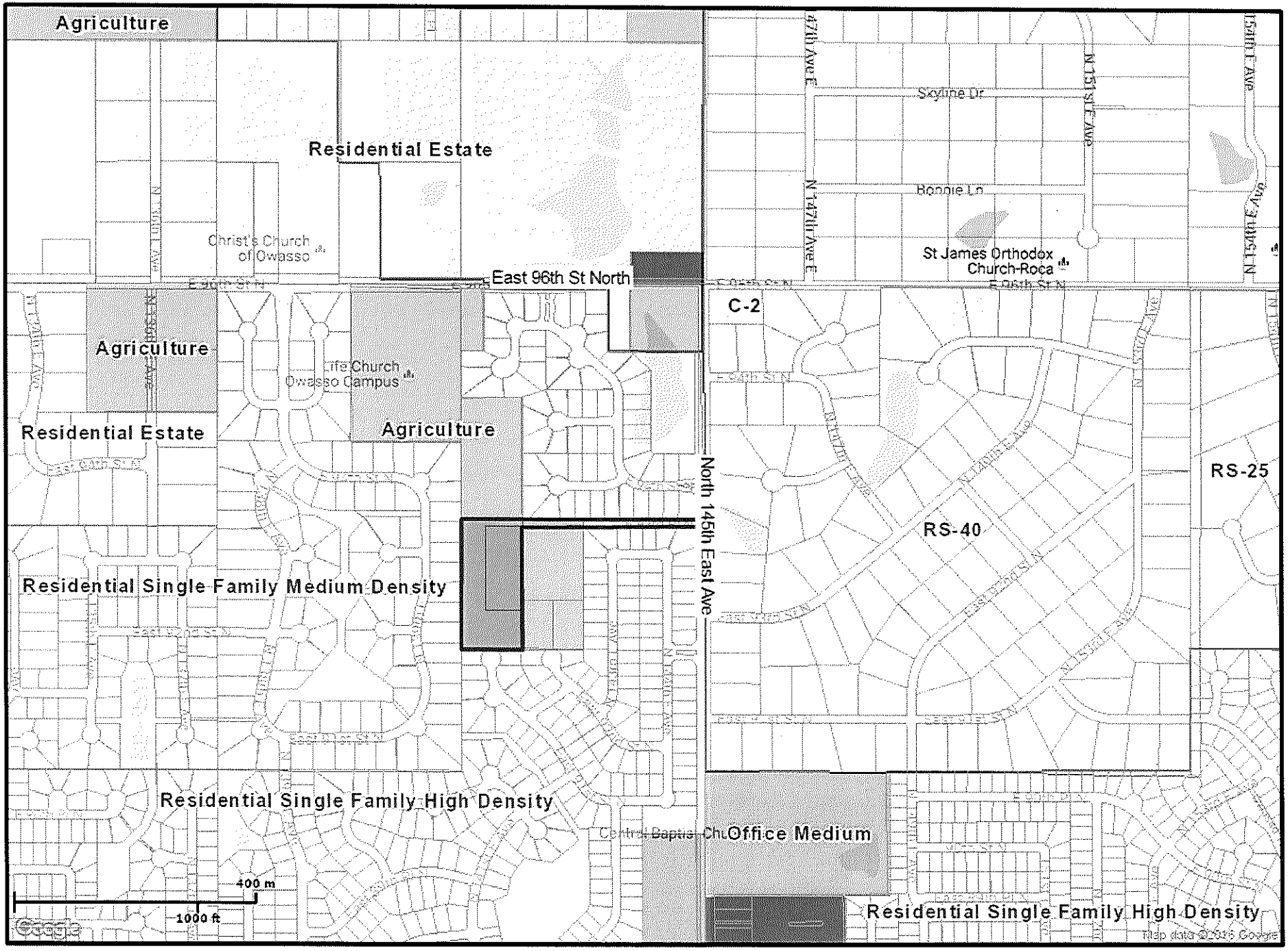
1. Area Map
2. Aerial Map
3. Zoning Map
4. Land Use Plan

Rezoning - Tyann Development

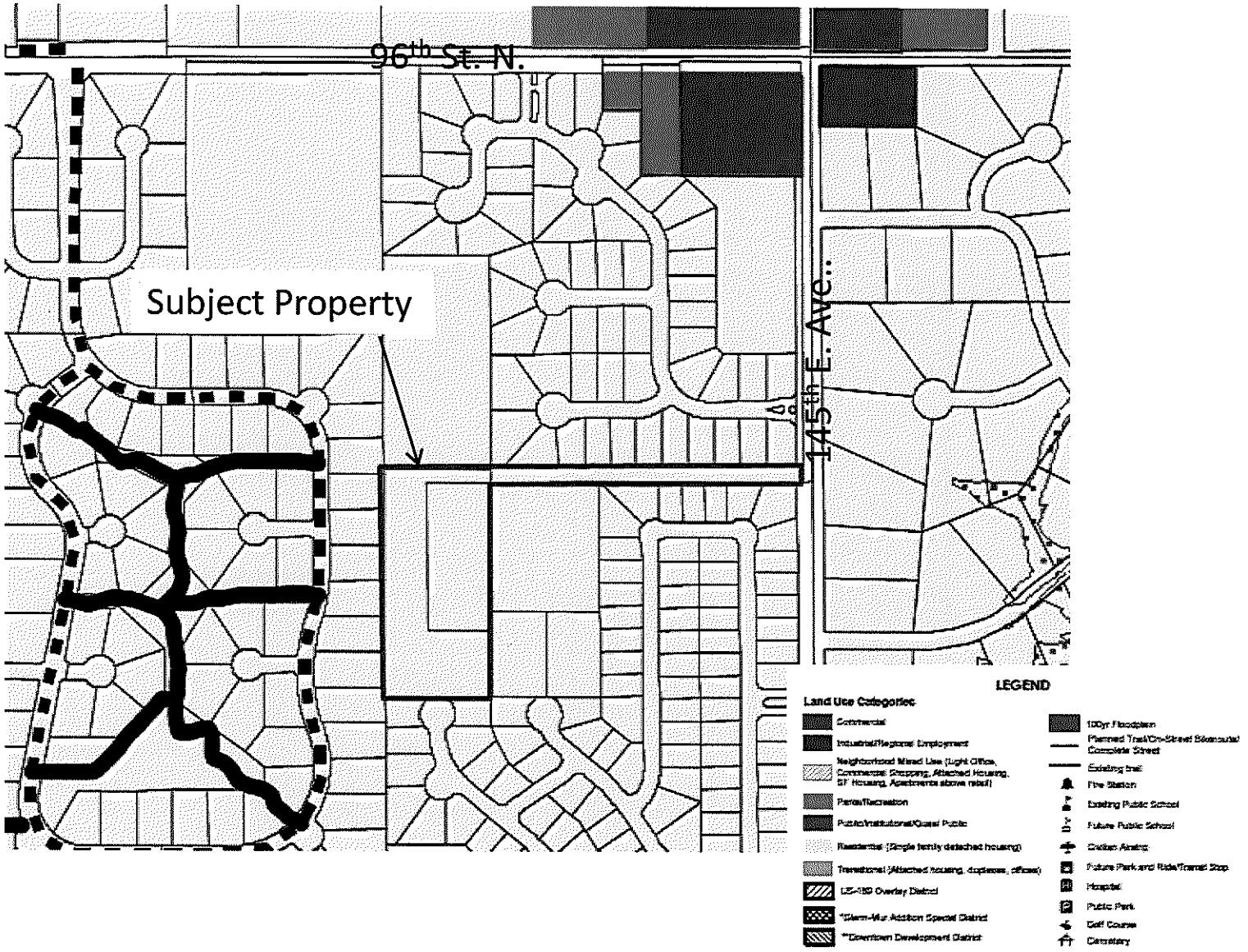


Rezoning - Tyann Development

Rezoning - Tyann Development



OZ 16-07


96th St. N.
Subject Property
145th E. Ave.
LEGEND
Land Use Categories
Commercial
Industrial/Regional Employment
Neighborhood Mixed Use (Light Office, Commercial Shopping, Attached Housing, SF Housing, Apartments above retail)
Parks/Recreation
Public/Institutional/Quasi Public
Residential (Single family detached housing)
Transitional (Attached housing, duplexes, offices)
LS-189 Overlay District
*Stern-Mur Addition Special District
**Downtown Development District
100yr Floodplain
Planned Trail/On-Street Bikeroutes/Complete Street
Existing trail
Fire Station
Existing Public School
Future Public School
Civilian Airstrip
Future Park and Ride/Transit Stop
Hospital
Public Park
Golf Course
Cemetery

OWASSO
The City Without Limits.

TO: The Owasso Planning Commission

FROM: Bronce L. Stephenson, MPA
Director of Community Development

SUBJECT: Final Plat – Wheels and Thrills

DATE: August 5, 2016

BACKGROUND:

The Community Development Department received a request for review and approval of a final plat for Wheels and Thrills. The property is located north of the northeast corner of E 106th St N and N Garnett Rd. Property is zoned CS (Commercial Shopping) and is approximately 2.81 acres in size.

SUMMARY TABLE:

Direction	Zoning	Use	Land Use Plan	Jurisdiction
North	AG (Agriculture)	Undeveloped/Residential Single-Family Homes	Commercial	City of Owasso
South	AG (Agriculture)	Undeveloped/Residential Single-Family Homes	Commercial	City of Owasso
East	AG (Agriculture)	Undeveloped/Residential Single-Family Homes	Commercial	City of Owasso
West	AG (Agriculture)	Undeveloped/Residential Single-Family Homes	Commercial	City of Owasso

SUBJECT PROPERTY/PROJECT DATA:

Property Size	2.81 acres
Current Zoning	CS (Commercial Shopping)
Proposed Use	Commercial
Lots/Blocks	1 Lot on 1 Block
Number of Reserve Areas	N/A
Within PUD?	N/A
Within Overlay District?	N/A
Water Provider	City of Owasso
Applicable Paybacks	Storm siren fee of $35/acre, Ranch Creek Sewer Payback of $610.33/acre, Meadowcrest Sewer payback of $867/acre
Streets (public or private)	N/A

ANALYSIS:

The final plat for Wheels and Thrills proposes one (1) lot in one (1) block. The property is located north of the northeast corner of the intersection of E 106th St N and N Garnett Rd.

The plat proposes 11' foot utility easements along the northern, eastern and southern perimeters of the property as well as a 17.5' foot utility easement along the western side of the property. The easements will provide utility companies adequate access to provide and maintain service for the future use on the property.

Any development that occurs on the subject property must adhere to all subdivision, zoning, and engineering requirements including but not limited to paved streets, landscaping, and sidewalks. The City of Owasso will provide Police, Fire, EMS, sanitary sewer and water services for this property.

TECHNICAL ADVISORY COMMITTEE:

The Technical Advisory Committee (TAC) reviewed the final plat for Wheels and Thrills at their regularly scheduled meeting on July 27, 2016. All TAC comments have been addressed by the applicant.

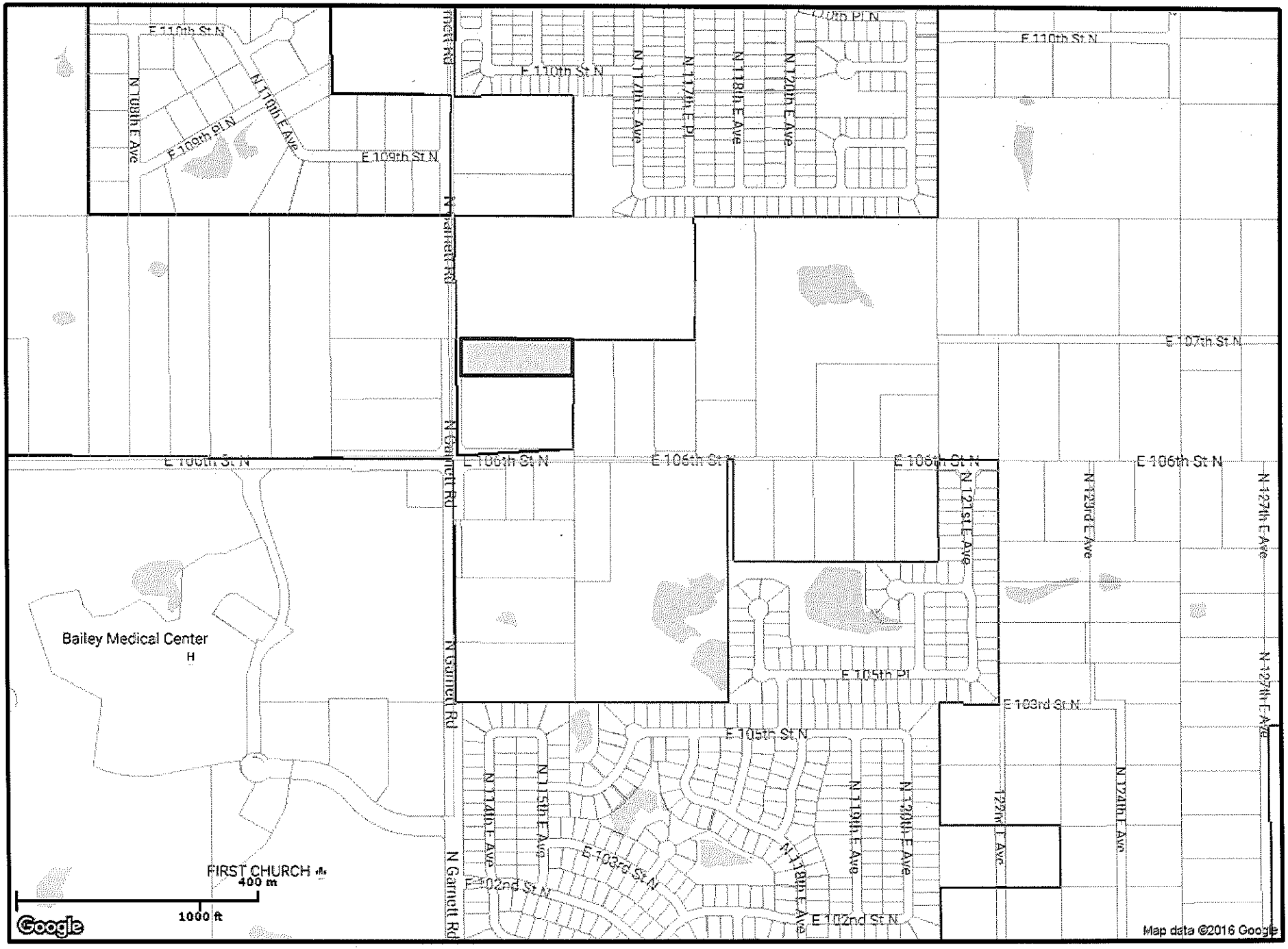
RECOMMENDATION:

Staff recommends approval of the Final Plat for Wheels and Thrills.

ATTACHMENTS:

A. Area Map
B. Aerial Map
C. Final Plat

Wheels and Thrills



Aerial Map

E 110th St N
E 109th St N
E 107th St N
E 106th St N
E 105th St N
E 103rd St N
E 102nd St N
N Garnett Rd
N 108th E Ave
N 110th E Ave
N 117th E Ave
N 118th E Ave
N 120th E Ave
N 121st E Ave
N 123rd E Ave
N 127th E Ave
N 124th E Ave
N 119th E Ave
N 115th E Ave
N 114th E Ave
Bailey Medical Center
FIRST CHURCH
400 m
1000 ft
Google
Map data ©2016 Google, Imagery ©2016 , DigitalGlobe, Texas Orthoimagery Program, USDA Farm Service Agency

PLAT NO.

FINAL PLAT
CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the Owasso Planning Commission on

CITY OF OWASSO PLANNING OFFICIAL

This approval is void if this plat is not filed in the Office of the County Clerk on or before

APPROVED _____ by the Council of the City of Owasso, Oklahoma.

Mayor

Attest: City Clerk

Approved: City Attorney

FINAL PLAT

WHEELS AND THRILLS

LOT 1, BLOCK 1, A SUBDIVISION OF THE CITY OF OWASSO, TULSA COUNTY, OKLAHOMA.

OWNER:
ROLLER CITY WHEELS & THRILLS, INC.
C/O ROBERT J. & TAMERA J. JOHNSON

15807 E. 78TH ST. N.
OWASSO, OK 74055
PHONE (918) 231-1006
E-MAIL: ROBERT@JOHNSONMACHINEINC.COM
TAMMY@WHEELSANDTHRILLS.COM

ENGINEER:
IMPACT ENGINEERING AND PLANNING, PLC
KEVIN VANOVER, P.E. NO. 20876
OK C.A. No. 5798, EXPIRES 06/30/2017

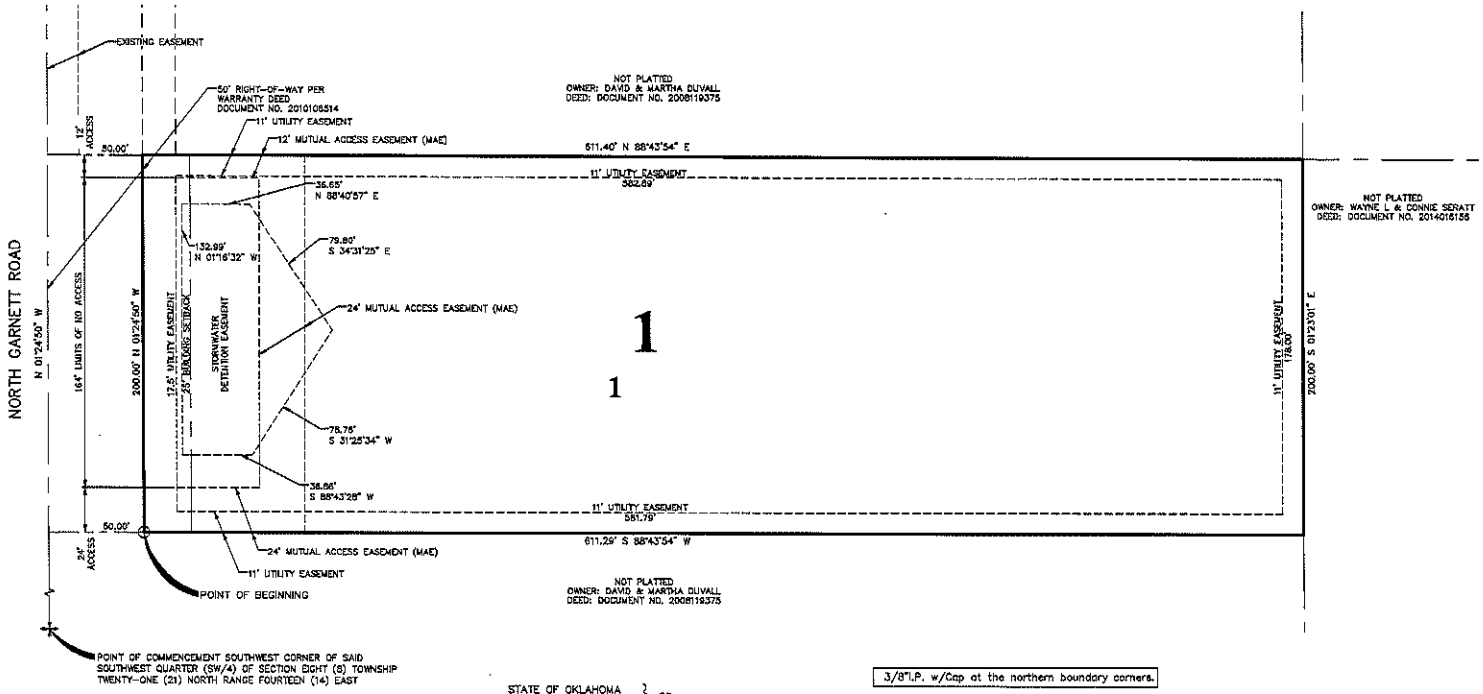
109 N. BIRCH STREET, SUITE 200
OWASSO, OK 74055
PHONE (918) 376-4294
E-MAIL: KVANOVER@IMPACT-ENG.NET

SURVEYOR:
ATLAS LAND OFFICE, LLC
ALBERT JONES III, P.L.S. NO. 1580
OK C.A. No. 6752, EXPIRES 06/30/2016

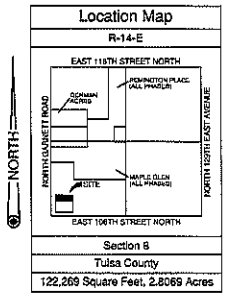
202 SOUTH MAIN STREET
WAGONER, OK 74467
PHONE (918) 485-9987
E-MAIL: AJ@ATLASLANDOFFICE.COM

PLAT LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- **1** PROPOSED BLOCK NUMBER
- 1 PROPOSED LOT NUMBER



30 15 0 30 60
SCALE: 1" = 30'



SUBDIVISION CONTAINS
1 LOT IN 1 BLOCK

GROSS SUBDIVISION AREA: 2.81 ACRES

DATE OF PREPARATION: JUNE 28, 2016

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SW/4 OF THE SW/4 OF SECTION EIGHT (8), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID PARCEL COMMENCING AT A POINT IN THE SOUTHWEST CORNER OF SAID SECTION EIGHT (8); THENCE N 01°24'50" W A DISTANCE OF 460.27 FEET ALONG THE WESTERN BOUNDARY OF SAID SECTION EIGHT; THENCE S 88°43'54" W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE N 01°24'50" W A DISTANCE OF 200.00 FEET; THENCE N 88°43'54" E A DISTANCE OF 511.40 FEET; THENCE S 01°23'01" E A DISTANCE OF 200.00 FEET; THENCE S 88°43'54" W A DISTANCE OF 611.29 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 2.8069 ACRES (122,269 SQUARE FEET) MORE OR LESS.

STATE OF OKLAHOMA }
COUNTY OF TULSA } SS.

I, PAT KEY, Tulsa County Clerk, in and for the County and State above named, do hereby certify that the foregoing is a true and correct copy of a like instrument now on file in my office.

Dated the _____ day of _____, 2016

PAT KEY, Tulsa County Clerk

_____
Deputy

3/8"I.P. w/Cap at the northern boundary corners.

5/8"I.P. w/Cap at the southern boundary corners.

BASIS OF BEARINGS:

THE NON-ASTRONOMIC BEARINGS OF THE OKLAHOMA STATE PLAN COORDINATE SYSTEM – THE NORTH ZONE

FINAL PLAT

WHEELS AND THRILLS

LOT 1, BLOCK 1, A SUBDIVISION OF THE CITY OF OWASSO, TULSA COUNTY, OKLAHOMA.

DEED OF DEDICATION

KNOW ALL MEN BY THERE PRESENTS:

THAT ROLLER CITY WHEELS & THRILLS, INC., HEREINAFTER SOMETIMES CALLED "OWNER", IS THE OWNER IN FEE SIMPLE OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE CITY OF OWASSO, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A PARCEL OF LAND LOCATED IN THE SW/4 OF THE SW/4 OF SECTION EIGHT (8), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID PARCEL COMMENCING AT A POINT IN THE SOUTHWEST CORNER OF SAID SECTION EIGHT (8); THENCE N 01°24'50" W A DISTANCE OF 460.27 FEET ALONG THE WESTERN BOUNDARY OF SAID SECTION EIGHT; THENCE S 88°43'54" W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE N 01°24'50" W A DISTANCE OF 200.00 FEET; THENCE N 88°43'54" E A DISTANCE OF 611.40 FEET; THENCE S 01°23'01" E A DISTANCE OF 200.00 FEET; THENCE S 88°43'54" W A DISTANCE OF 611.29 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 2.8069 ACRES (122,269 SQUARE FEET) MORE OR LESS.

THE OWNER HAS CAUSED THE SAME TO BE SURVEYED, STAKED, AND PLATTED AS SHOWN BY THE ACCOMPANYING PLAT AND SURVEY THEREOF, AND WHICH PLAT IS MADE A PART HEREOF; AND THE OWNER HAS GIVEN TO SAID PLAT THE NAME OF "WHEELS AND THRILLS", AN ADDITION TO THE CITY OF OWASSO, TULSA COUNTY, STATE OF OKLAHOMA. (WHENEVER THE WORD "ADDITION" APPEARS HEREIN THE SAME SHALL CONCLUSIVELY BE DEEMED TO MEAN "WHEELS AND THRILLS" UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE. LIKEWISE WHEREVER THE WORD "CITY" APPEARS HEREIN THE SAME SHALL CONCLUSIVELY BE DEEMED TO MEAN THE CITY OF OWASSO, TULSA COUNTY, STATE OF OKLAHOMA, UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE.) NOW, THEREFORE, THE OWNER, FOR THE PURPOSE OF PROVIDING FOR THE ORDERLY DEVELOPMENT OF THE ADDITION, AND FOR THE PURPOSE OF INSURING ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS, GRANTEES AND ASSIGNS, THE BENEFICIARIES OF THE COVENANTS SET FORTH IN SECTION 1 BELOW, WITH RESPECT TO SUCH COVENANTS ONLY, DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS, WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND WHICH SHALL BE ENFORCEABLE BY THE OWNER OR OWNERS OF ANY PROPERTY WITHIN THE ADDITION AND BY THE BENEFICIARIES OF THE COVENANTS SET FORTH IN SECTION 1 BELOW, WITH RESPECT TO SUCH COVENANTS ONLY.

SECTION 1. PUBLIC STREETS AND UTILITY EASEMENTS

1.0 THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE STREET RIGHTS-OF-WAY AS DEPICTED ON THE ACCOMPANYING PLAT. ADDITIONALLY, THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "U/E" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, MANHOLES AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RELAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RELAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE OWNER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF OWASSO, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANY PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH THE ABOVE SET FORTH USES AND PURPOSES OF AN EASEMENT SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES THAT DO NOT CONSTITUTE AN OBSTRUCTION.

1.1 WATER AND SANITARY SEWER SERVICE

1.1.1 THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON HIS LOT.

1.1.2 WITHIN THE UTILITY EASEMENT, RESTRICTED WATERLINE, SANITARY SEWER, STORM SEWER AND DRAINAGE EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY THAT WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS SHALL BE PROHIBITED.

1.1.3 THE CITY OF OWASSO, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, PUBLIC SANITARY SEWER MAINS, AND PUBLIC STORM SEWERS BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS. THE CITY OF OWASSO ASSUMES NO MAINTENANCE OF ANY PRIVATE DRAINAGE SYSTEMS INCLUDING THE OWNERS PRIVATE STORMWATER DETENTION FACILITY CONTROL STRUCTURES.

1.1.4 THE CITY OF OWASSO, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.

1.1.5 THE FOREGOING COVENANTS SET FORTH IN THE ABOVE PARAGRAPHS SHALL BE ENFORCEABLE BY THE CITY OF OWASSO, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND.

1.2 PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE LOTS SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY LANDSCAPING AND PAVING WITHIN THE UTILITY EASEMENTS ON THE LOT. IN THE EVENT THAT IT IS NECESSARY TO REPAIR ANY UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, ELECTRIC, NATURAL GAS, CABLE TELEVISION OR TELEPHONE SERVICE.

1.3 RESERVATION OF RIGHTS AND COVENANT AS TO OBSTRUCTIONS

THE OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RE-LAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT AND TO AREAS OUTSIDE OF THE PLAT. THE OWNER/DEVELOPER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF OWASSO, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE. THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING AND LANDSCAPING, THAT DO NOT CONSTITUTE AN OBSTRUCTION.

1.4 CERTIFICATE OF OCCUPANCY RESTRICTIONS

NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED BY THE CITY UNTIL AFTER COMPLETION OF THE ENTIRE DEVELOPMENT AND ITS FORMAL ACCEPTANCE BY THE CITY. ANY AND ALL CONSTRUCTION PURSUANT TO SUCH A BUILDING PERMIT BUT PRIOR TO THE CITY'S FORMAL ACCEPTANCE OF THE ENTIRE DEVELOPMENT WILL BE AT THE OF CONTRACTOR/BUILDER-INVESTOR'S OWN RISK.

1.5 UTILITY EASEMENT DEDICATION

THE DEDICATION OF STREET RIGHTS-OF-WAY AND UTILITY EASEMENTS TO THE PUBLIC, CONTAINED IN THIS SECTION 1, SHALL NOT TAKE EFFECT UNTIL THE FILING BY THE CITY OF OWASSO, OKLAHOMA (ON BEHALF OF THE PUBLIC) IN THE TULSA COUNTY CLERK'S OFFICE OF A SEPARATE INSTRUMENT ENTITLED "FORMAL ACCEPTANCE" OR SIMILAR WORDING, FORMALLY ACCEPTING THE DEDICATIONS AND INFRASTRUCTURE. HOWEVER, THE RIGHTS AND USES OUTLINED HEREIN NECESSARY FOR THE INSTALLATION BY PRIVATE UTILITIES OF THEIR FACILITIES, I.E., ELECTRIC, GAS, TELEPHONE AND COMMUNICATION, ET. AL., EXCLUSIVE OF THOSE OWNED BY THE CITY OF OWASSO, SHALL BE IN EFFECT TO ALLOW ACCESS FOR SURVEYING, EXCAVATING FOR, CONSTRUCTION, OPERATING, AND MAINTAINING SUCH FACILITIES UNTIL THE CITY FILES ITS FORMAL ACCEPTANCE AND THESE RIGHTS AND USES ARE SUBSUMED BY THE PUBLIC DEDICATION.

1.6 UNDERGROUND SERVICE

1.6.1 OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE PERIMETER EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINE OR UNDERGROUND CABLE AND ELSEWHERE THROUGHOUT THE SUBDIVISION. ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT WAYS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE EASEMENT WAYS.

1.6.2 UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH ARE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT, PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND NONEXCLUSIVE RIGHT-OF-WAY EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

1.6.3 THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL EASEMENT WAYS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

1.6.4 THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON HIS LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.

1.6.5 THE FOREGOING COVENANTS SET FORTH IN THIS SECTION 1 SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

1.7 GAS SERVICE

1.7.1 THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT OR AS PROVIDED FOR IN THIS CERTIFICATE OF DEDICATION FOR THE PURPOSE OF INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.

1.7.2 THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED IN THEIR LOT AND SHALL PREVENT THE ALTERATION, GRADE, OR ANY OTHER CONSTRUCTION ACTIVITY THAT WOULD INTERFERE WITH THE GAS SERVICE. THE SUPPLIER OF THE GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF SAID FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, OR ITS AGENTS OR CONTRACTORS.

1.7.3 THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

1.8 SANITARY SEWER EASEMENT

1.8.1 THE OWNER/DEVELOPER DOES HEREBY DEDICATE FOR PUBLIC USE PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DEPICTED ON THE ACCOMPANYING PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING SANITARY SEWER LINES TOGETHER WITH ALL FITTINGS INCLUDING THE PIPES, MANHOLES, LAMPHOLES AND EQUIPMENT AND OTHER APPURTENANCES THERETO TOGETHER WITH RIGHTS OF INGRESS AND EGRESS TO AND UPON THE EASEMENT FOR THE USES AND PURPOSES AFORESAID.

1.9 RESTRICTED WATERLINE EASEMENT

THE OWNER/DEVELOPER DOES HEREBY DEDICATE FOR PUBLIC USE PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DEPICTED ON THE ACCOMPANYING PLAT AS "RESTRICTED WATERLINE EASEMENT" (R/W/E) FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING WATERLINES TOGETHER WITH ALL FITTINGS INCLUDING THE PIPES, VALVES, METERS AND EQUIPMENT AND OTHER APPURTENANCES THERETO TOGETHER WITH RIGHTS OF INGRESS AND EGRESS TO AND UPON THE EASEMENT FOR THE USES AND PURPOSES AFORESAID.

1.10 LOT SURFACE DRAINAGE

EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM PUBLIC STREETS AND EASEMENTS. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS HIS LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH 1.10 SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF OWASSO, OKLAHOMA.

1.11 STORMWATER DETENTION EASEMENT

1.11.1 THE OWNER DOES HEREBY DEDICATE TO THE CITY OF OWASSO, OKLAHOMA FOR PUBLIC USE (SUBJECT TO EASEMENTS OF RECORD) A PERPETUAL EASEMENT ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS DETENTION EASEMENT FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, RETENTION, DETENTION AND DISCHARGE OF STORMWATER RUNOFF FROM THE ADDITION.

1.11.2 DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES CONSTRUCTED WITHIN SAID EASEMENT AREA SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF OWASSO, OKLAHOMA.

1.11.3 NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN THE DETENTION EASEMENT AREA NOR SHALL THERE BY ANY ALTERATION OF THE GRADES OR CONTOURS IN SUCH EASEMENT AREA UNLESS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF OWASSO.

1.11.4 DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE OWNER, TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, RETENTION, AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. SAID DETENTION FACILITIES SHALL BE MAINTAINED BY THE OWNER IN ACCORDANCE TO THE FOLLOWING STANDARDS:

A. GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF LESS THAN FOUR WEEKS.

B. CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.

C. THE DETENTION EASEMENT AREA SHALL BE KEPT FREE OF DEBRIS.

D. CLEANING OF SILTATION AND VEGETATION FROM CONCRETECHANNEL SHALL BE PERFORMED TWICE YEARLY.

1.11.5 LANDSCAPING APPROVED BY THE CITY OF OWASSO SHALL BE ALLOWED WITHIN DETENTION EASEMENT.

1.11.6 IN THE EVENT THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN, OR THE ALTERATION OF THE GRADE OR CONTOUR THEREIN, THE CITY OF OWASSO, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO THE ACHIEVEMENT OF THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE OR CONTOUR, AND THE COST THEREOF SHALL BE PAID BY THE OWNER. IN THE EVENT THE OWNER FAILS TO PAY THE COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF OWASSO, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE PROPERTY. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF OWASSO, OKLAHOMA.

1.12 ROOF DRAIN REQUIREMENTS

THE OWNER/DEVELOPER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH AFFECTED LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF OWASSO, OKLAHOMA, THAT THE BUILDINGS CONSTRUCTED IN THE ADDITION SHALL HAVE ROOF DRAINS DESIGNED AND CONSTRUCTED TO DISCHARGE STORMWATER RUNOFF TO THE ON-SITE STORMWATER DETENTION/RETENTION FACILITY OR APPROVED PATH OF DISCHARGE TO A CITY OF OWASSO CONVEYANCE SYSTEM.

1.13 MUTUAL ACCESS EASEMENT

MUTUAL ACCESS EASEMENTS, AS DEPICTED AS "MAE" ON THE ACCOMPANYING PLAT, ARE HEREBY ESTABLISHED FOR THE PURPOSES OF PERMITTING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM ALL STREETS AND ACCESS AREAS ADJACENT TO AND CONTAINED WITHIN THE PLAT, AND SUCH EASEMENTS SHALL BE FOR THE MUTUAL USE AND BENEFIT OF EACH AFFECTED LOT OWNER, THEIR GUESTS, AND INVITEES, AND SHALL BE APPURTENANT TO EACH AFFECTED LOT OWNER. PROVIDED, HOWEVER, GOVERNMENTAL AGENCIES AND THE SUPPLIERS OF UTILITY SHALL HAVE THE REASONABLE USE OF THE EASEMENTS INCIDENTAL TO THE PROVISION OF SERVICES TO THE LOTS WITHIN THE PLAT.

1.15 SIDEWALKS

SIDEWALKS ARE REQUIRED ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH SUBDIVISION REGULATIONS. REQUIRED SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH CITY OF OWASSO ENGINEERING DESIGN STANDARDS. THE OWNER/DEVELOPER SHALL CONSTRUCT REQUIRED SIDEWALKS ALONG ALL STREET FRONTAGES.

IN WITNESS WHEREOF, "OWNER" HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2016.

ROLLER CITY WHEELS AND THRILLS, INC.

BY: _____

ROBERT J. JOHNSON

STATE OF _____ }
} SS.
COUNTY OF _____ }

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____DAY OF _____, 2016, PERSONALLY APPEARED _____ TO ME KNOWN TO BE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE FOREGOING INSTRUMENT, AS ITS _____ AND ACKNOWLEDGED TO ME THAT EXECUTED THE SAME AS _____ FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SUCH COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

_____ _____
MY COMMISSION EXPIRES NOTARY PUBLIC

I, ALBERT JONES III, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND HEREIN DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES, AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ 2016.

BY: _____
ALBERT JONES III, P.L.S. NO. 1580
REGISTERED LAND SURVEYOR

STATE OF _____ }
} SS.
COUNTY OF _____ }

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____DAY OF _____, 2016, PERSONALLY APPEARED _____ TO ME KNOWN TO BE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE FOREGOING INSTRUMENT, AS ITS _____ AND ACKNOWLEDGED TO ME THAT EXECUTED THE SAME AS _____ FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SUCH COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

_____ _____
MY COMMISSION EXPIRES NOTARY PUBLIC

DATE OF PREPARATION: JUNE 28, 2016

OWASSO
The City Without Limits.

TO: The Owasso Planning Commission

FROM: Bronce L. Stephenson, MPA
Director of Community Development

SUBJECT: Zoning Code and Land Use Master Plan Updates

DATE: August 6, 2016

Based on recent discussions and realizations that the Owasso Zoning Code and the GrOwasso 2030 Land Use Master Plan has some deficiencies and inconstancies, staff has worked to provide solutions to the existing issues so that future development is not affected. The issues mainly concerned the Land Use Master Plan and the uses defined as allowed in the residential category.

Any Land Use Master Plan is a policy document that should be used by the Planning Commission and the City Council to make land use decisions, but the document is not codified and is not considered law. The Zoning Code and the Subdivision Regulations of the City are the codified documents that govern land use and are considered law.

Any Land Use Plan is imperfect and cannot foresee all types of development, therefore, updates and variances must be made from time to time. Our Master Plan has only 5 main categories, so each must be designed with flexibility because you cannot design and plan an entire community with only 5 governing land use categories. Our Land Use Plan was kept very simple in this regard, resulting in there being many in-between type projects that fall into a bit of a gray area (ex. Condos, townhomes, garden apartments, multi-plexes, etc). These projects should not be seen as disallowed and should always be possible given the right circumstances.

The vehicle that is typically utilized for infill projects that may fall a bit outside of the norm or may not match the surrounding uses is the Planned Unit Development (PUD). A PUD may be used at any time for any project, but it gives decision makers the ability to determine if a certain project is the right fit in a certain situation. A PUD allows focus to be on the project itself, not what it is named or zoned. Use of a PUD is a wonderful tool for projects that fall outside of what is defined within codes and policy documents.

One good thing to establish is that the term 'Density' is not a dirty word, and in fact mixed uses and densities create truer community. Zoning should never be used to homogenize a City, with only single-family homes in large lots in one part of town and smaller lots in another. A mixture of housing types and densities in close proximity make for a truer community that is walkable, vibrant and sustainable. Think of great neighborhoods in Tulsa like Cherry Street, Swan Lake, Brookside and Utica Square. What they all have in common is a mix of residential uses and densities.

A Land Use Review Committee was created including members of the Planning Commission, City Council, a member of the original Land Use Master Plan steering committee and staff:

- Doug Bonebrake – City Council
- Dr. Chris Kelley – City Council
- Dr. Paul Loving – Planning Commission

- David Vines – Planning Commission
- Brant Snap – GrOwasso Land Use Master Plan Steering Committee member
- Warren Lehr – City Manager
- Julie Lombardi – City Attorney
- Bronce Stephenson – Director of Community Development
- Marsha Hensley – Assistant City Planner
- Karl Fritschen – Chief Urban and Long Range Planner

The committee held 2 meetings to discuss possible changes to the Land Use Plan and Zoning Code that would correct the current issues, allowing for future consideration of development.

The first issue discussed was the description provided in the section tiled RESIDENTIAL on the land use map. The issue stemmed from discussion of the residential area being typically detached single-family homes, giving the impression that other types of housing and higher densities were not allowed. This was not the intention of the document, so corrections were made that allows for a mixture of housing types. The changes emphasize that a PUD should be used for non-single-family developments and the zoning code allows for up to 12 units per acre, so it was clarified in this section. Other allowable housing types were mentioned as well so it did not appear that only single-family homes are allowed, but with density still controlling development. (See attached.)

The next area that was corrected was the legend of the map, where the residential category gave the impression that only single-family detached housing was allowed and that only attached housing and duplexes were allowed in the transitional category. This was a mistake made in the document, as these categories should allow for a mixture of uses and densities. The incorrect language was removed to mirror what was in past Land Use Master Plans. (See attached.)

A density table was also created that will be placed on the Land Use Plan map and within the residential chapter of the Zoning Code.

Residential Densities	
Zoning District	**Max Gross Density**
Residential Estate (RE)	1.8 DU/AC
Residential Single Family (RS-1)	3.2 DU/AC
Residential Single Family (RS-2)	4.8 DU/AC
Residential Single Family (RS-3)	6.2 DU/AC
Resdiential Mobile Home (RMH)	7 DU/AC
Residential Duplex (RD)	10.3 DU/AC
Residential Neighborhood Mixed (RNX)	12 DU/AC
Residential Multi-Family	>12 DU/AC

A paragraph was also added that outlined the goals of the US-169 Overlay that was mistakenly not added to the document. (See attached.)

The booklet that is the main body of the Land Use Master Plan was updated to reflect the changes made on the map insert to insure consistency in the document.

The last changes were made to the Zoning Code itself, with the largest change being made to the Land Use category called RTH (Residential Townhome). This category was created as a sometimes higher-density category that allowed for different uses between single-family homes and true higher-density apartments. Because this category was called townhome, it created

the impression that only townhomes, as defined in code, should be allowed. This was never the intention, but nonetheless it created great confusion. Staff changed the name of the category from RTH to RNX, Residential Neighborhood Mixed and provided a new definition. The densities allowed in this category (up to 12 units per acre) did not change, but the category was clarified as to what types of housing should be considered.

> Residential Neighborhood Mixed (RNX): A residential zoning category that allows a mixture of neighborhood-level uses at a density no greater than 12 units per acre. This category allows for uses that fall in between typical single-family development and higher density multi-family developments such as multi-level apartment complexes. The typical allowed uses in are duplex, triplex, multi-plex, townhome, garden apartments, cottages, apartment/bungalow court, attached senior housing, condos and similar type uses. These units can be owner-occupied or rental units. These developments are typically reviewed as a Planned Unit Development.

The last changes that were proposed were to modify the definition of townhome (which defined ownership vs. rental requirement and should not) and to add definitions for a number of housing types that were not defined. In order to take a non-biased approach to definitions, staff utilized a definitions book created by the American Planning Association. (See attached.)

After taking this item to the July 12, 2016 Council worksession, small language changes were made to the definitions for Senior Housing and Residential Neighborhood Mixed. Those changes have been made in the attached document.

ATTACHMENTS:

Draft of Updates to GrOwasso 2030 Land Use Master Plan
Draft of Updates to Zoning Code

CHANGES MADE TO GROWASSO 2030 LAND USE MASTERPLAN AND OWASSSO ZONING CODE

CORRECTIONS TO LAND USE TABLE

Base Zoning Districts	Land Use Categories					
	Residential	Transitional	Neighborhood Mixed Use	Commercial	Industrial/ Regional Employment	Downtown Development District
Agriculture (AG)	Allowed	Allowed	Allowed	Allowed	Allowed	
Residential Estate (RE)	Allowed					
Residential Single Family (RS-1)	Allowed					
Residential Single Family (RS-2)	Allowed		Allowed			
Residential Single Family (RS-3)	Allowed		Allowed			Allowed
Residential Duplex (RD)	Possible	Allowed	Allowed			Allowed
Residential Neighborhood Mixed (RNX)	Possible	Allowed	Allowed			Allowed
Residential Mobile Home (RMH)	Possible	Allowed				
Residential Multi-Family (RM)		Allowed	Allowed			Allowed
Office Light (OL)		Allowed	Allowed	Allowed		Allowed
Office Medium (OM)		Possible		Allowed		
Commercial Shopping (CS)			Allowed	Allowed		Allowed
Commercial General (CG)				Allowed	Allowed	
Commercial High Intensity (CH)				Allowed	Allowed	
Industrial Light (IL)				Possible	Allowed	
Industrial Medium (IM)					Possible	
Industrial Heavy (IH)					Possible	

Allowed - The zoning district is appropriate within the land use district
Possible - The zoning may be possible if certain conditions are met or exist. The land use plan text should be consulted for clarification

Blank Cell - The zoning district is inappropriate for the land use district indicated

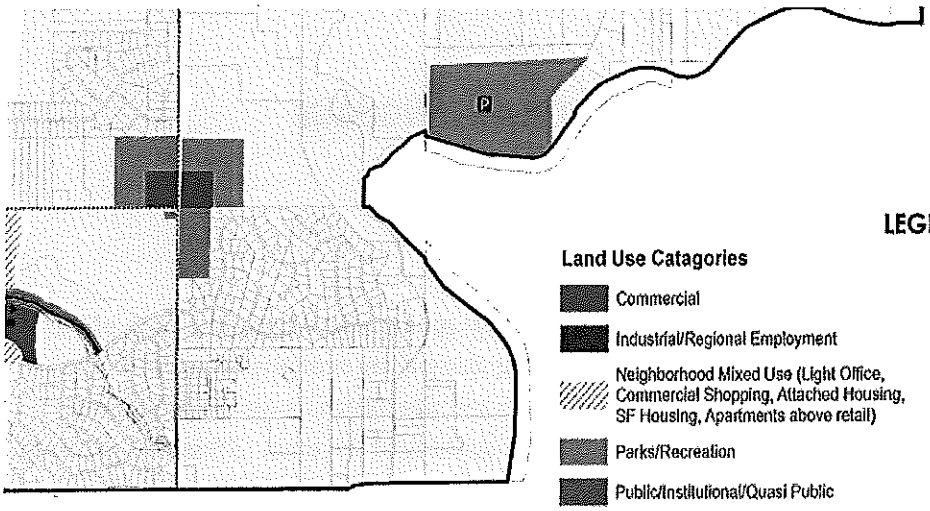
DENSITY TABLE ADDED

4.01.03 RESIDENTIAL DISTRICTS MAX GROSS DENSITY

The following table illustrates each residential zoning district in regards to the max gross density for each designation:

Residential Densities	
Zoning District	**Max Gross Density**
Residential Estate (RE)	1.8 DU/AC
Residential Single Family (RS-1)	3.2 DU/AC
Residential Single Family (RS-2)	4.8 DU/AC
Residential Single Family (RS-3)	6.2 DU/AC
Residential Mobile Home (RMH)	7 DU/AC
Residential Duplex (RD)	10.3 DU/AC
Residential Neighborhood Mixed (RNX)	12 DU/AC
Residential Multi-Family	>12 DU/AC

CORRECTION OF LEGEND



LEGEND

Land Use Catagories

- Commercial
- Industrial/Regional Employment
- Neighborhood Mixed Use (Light Office, Commercial Shopping, Attached Housing, SF Housing, Apartments above retail)
- Parks/Recreation
- Public/Institutional/Quasi Public
- Residential
- Transitional
- US-169 Overlay District
- *Glenn-Mur Addition Special District
- **Downtown Developement District

- 100yr Floodplain
- Planned Trail/On-Street Bikeroute/ Complete Street
- Existing trail
- Fire Station
- Existing Public School
- Future Public School
- Civilian Airstrip
- Future Park and Ride/Transit Stop
- Hospital
- Public Park
- Golf Course
- Cemetery

0 0.25 0.5 1 Miles

This map is for informational purposes only and is not for engineering or surveying purposes and is not true to scale. Use of this map is without warranty or representation by the City of Owasso of its accuracy.

Prepared by the Owasso Community Development Department 5.10.14

N W E S

ie City Council in 2003 changing the
mmercial land use. This area is not
ded in 2003 that annexation requests
occur in larger increments, therefore
equent zoning requests shall occur in
: GrOwasso 2030 Plan document for

this area is identified as a key
ive commercial zoning should be
mmercial, office, and residential uses
ractive architecture. Signage should
n pedestrian scale. Consideration
plementation of mixed use zoning or
n, preparation of an overlay district.

ADDITION OF US-169 OVERLAY LANGUAGE

*US-169 Overlay District

Adopted in 2012, the US-169 Overlay District is part of the official zoning map and zoning code of the City and acts as a supplement to the existing underlying zoning along a key economic corridor in the community. The Overlay promotes higher quality architecture and site design as well as prohibiting certain uses that would be detrimental to long term economic stability of the area. Properties covered by the Overlay are subject to certain development standards and criteria and the zoning code should be consulted for development projects within this area.

DEFINTIONS

Senior Housing – Independent Living: A residential complex containing multi-family dwellings designed for and principally occupied by senior citizens. No nursing care or institutional care is provided on-site. These offer minimal convenience services, but focus on attracting older residents so as to provide a social support system among the residents.

Senior Housing – Nursing Home: A home or residential complex licensed for the aged or chronically or incurably ill persons in which five or more of such persons not of the immediate family are provided with food and shelter or care for compensation, but not including hospitals, clinics, or similar institutions devoted primarily to the diagnosis and treatment of the sick.

Residential Neighborhood Mixed (RNX): A residential zoning category that allows a mixture of neighborhood-level uses at a density no greater than 12 units per acre. This category allows for uses that fall in between typical single-family development and higher density multi-family developments such as multi-level apartment complexes. The typical allowed uses in are duplex, triplex, multi-plex, townhome, garden apartments, cottages, apartment/bungalow court, attached senior housing, condos and similar type uses. These units can be owner-occupied or rental units. These developments shall be reviewed as a Planned Unit Development.

Townhouse/Townhome: A one-family dwelling unit, with a private entrance, which is part of a structure whose dwelling units are attached horizontally in a linear arrangement, and having a totally exposed front and rear wall to be used for access, light and ventilation.

Triplex: A residential structure designed exclusively for or occupied exclusively by no more than three families living independently of each other in individual units.

Multi-Plex: A building containing three or more dwelling units. Included are all forms of manufactured multifamily dwelling but excluding mobile homes.

Mixed-Use Development: A single building containing more than one type of land use or a single development of more than one building and use, where the different types of land uses are in close proximity, planned as a unified complementary whole, and functionally integrated to the use of shared vehicular and pedestrian access and parking area.

Garden Apartment: An apartment building generally having a low-density (12 units/acre or less) of population and having substantial landscaped open space adjacent to the dwelling units.

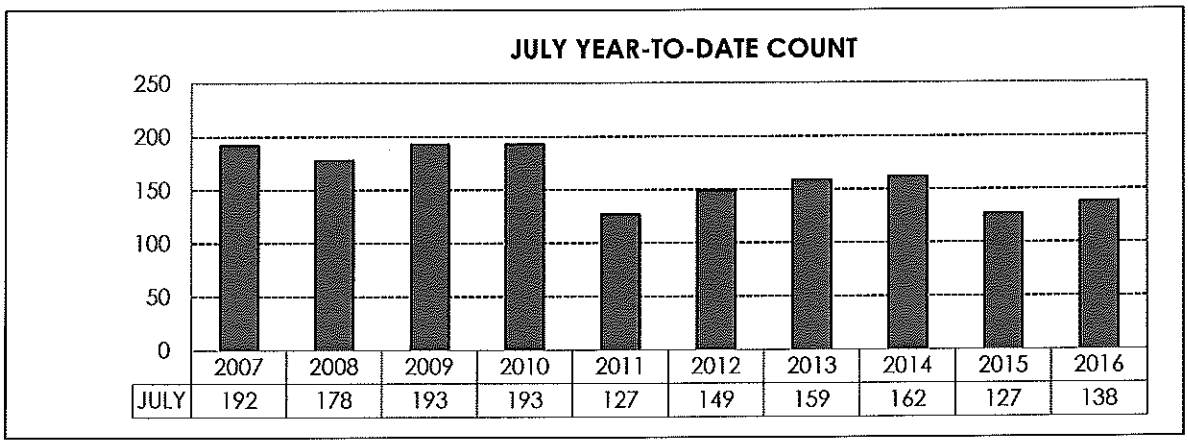
Duplex: A building containing two dwelling units, designed for occupancy by not more than two families. Included are all forms of manufactured duplex dwellings but excluding mobile homes.

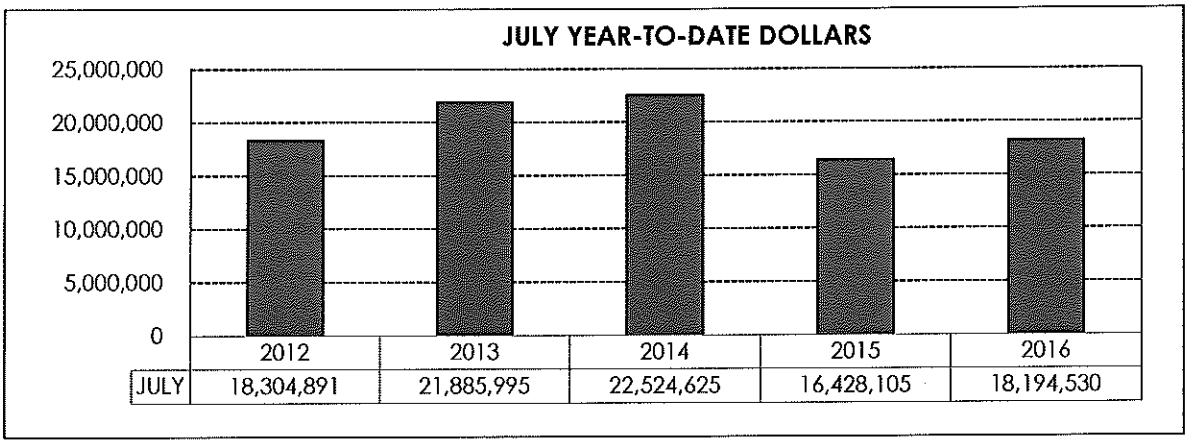
Cluster Housing Development: A residential development containing attached or detached units on a limited portion of land with the remaining land areas consolidated into common open space areas.

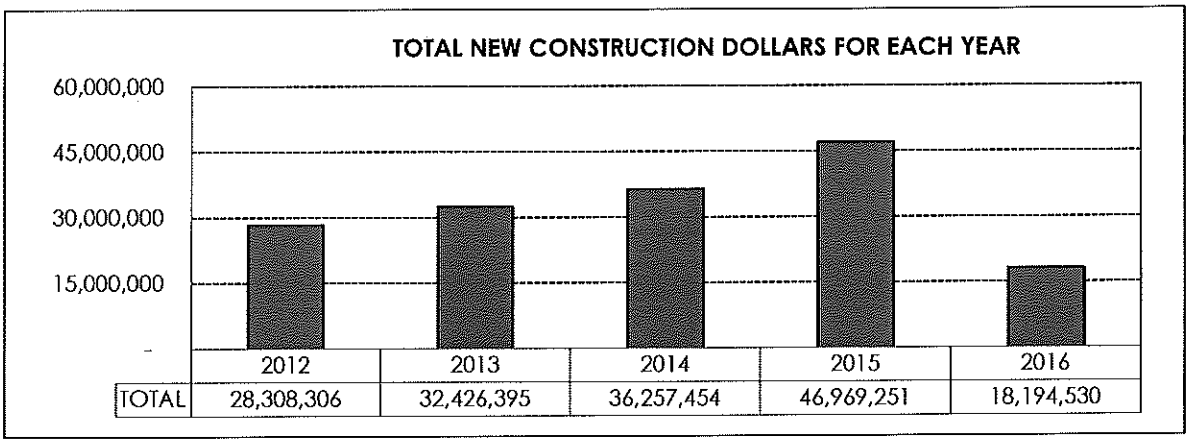
Condo: A multiple dwelling development containing individually-owned dwelling units and jointly owned and shared areas and facilities.

RESIDENTIAL SINGLE FAMILY NEW CONSTRUCTION MONTH END REPORT JULY 2016

Month	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
1 January	13	25	15	17	18	19	15	22	12	15
2 February	14	19	23	29	17	15	26	21	19	26
3 March	25	35	30	46	14	27	27	31	23	18
4 April	30	31	36	31	19	26	26	36	27	23
5 May	60	23	27	30	20	23	19	17	15	9
6 June	27	21	34	23	19	24	19	12	11	31
7 July	23	24	28	17	20	15	27	23	20	16
8 August	27	18	28	19	12	15	18	19	33	0
9 September	17	40	20	11	12	12	28	15	13	0
10 October	31	15	36	13	10	21	15	19	23	0
11 November	26	10	13	1	8	11	7	21	25	0
12 December	8	6	13	9	10	16	11	34	7	0
Totals	**301**	**267**	**303**	**246**	**179**	**224**	**238**	**270**	**228**	**138**
YTD	**192**	**178**	**193**	**193**	**127**	**149**	**159**	**162**	**127**	**138**



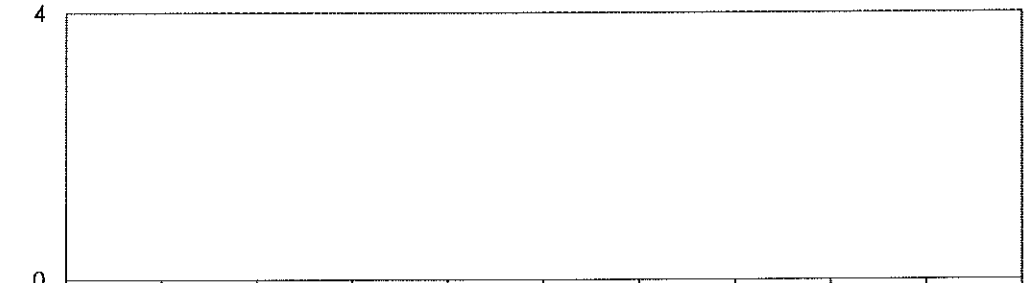




RESIDENTIAL MULTI-FAMILY NEW CONSTRUCTION MONTH END REPORT JULY 2016
(Initial recording began May 2016)

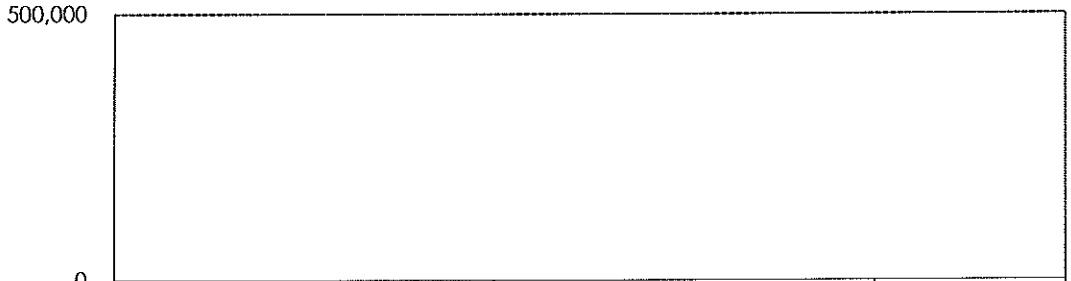
	Month	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
1	January										
2	February										
3	March										
4	April										
5	May	0									
6	June	0									
7	July	0									
8	August										
9	September										
10	October										
11	November										
12	December										
	Totals	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	YTD	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

JULY YEAR-TO-DATE COUNT



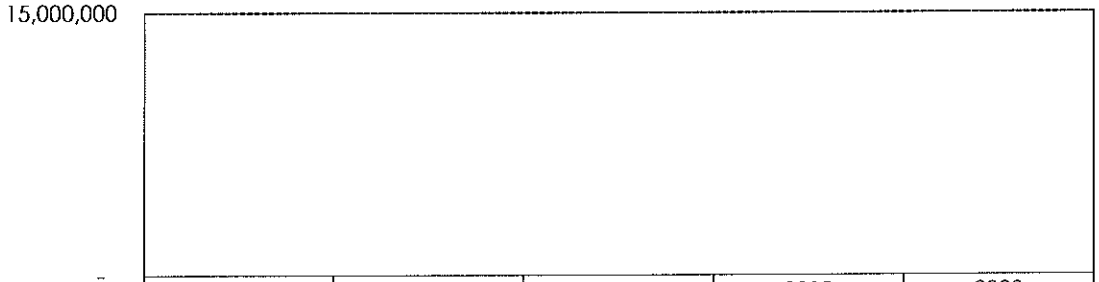
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
JULY	0	0	0	0	0	0	0	0	0	0

JULY YEAR-TO-DATE DOLLARS



	2016	2017	2018	2019	2020
JULY	0	0	0	0	0

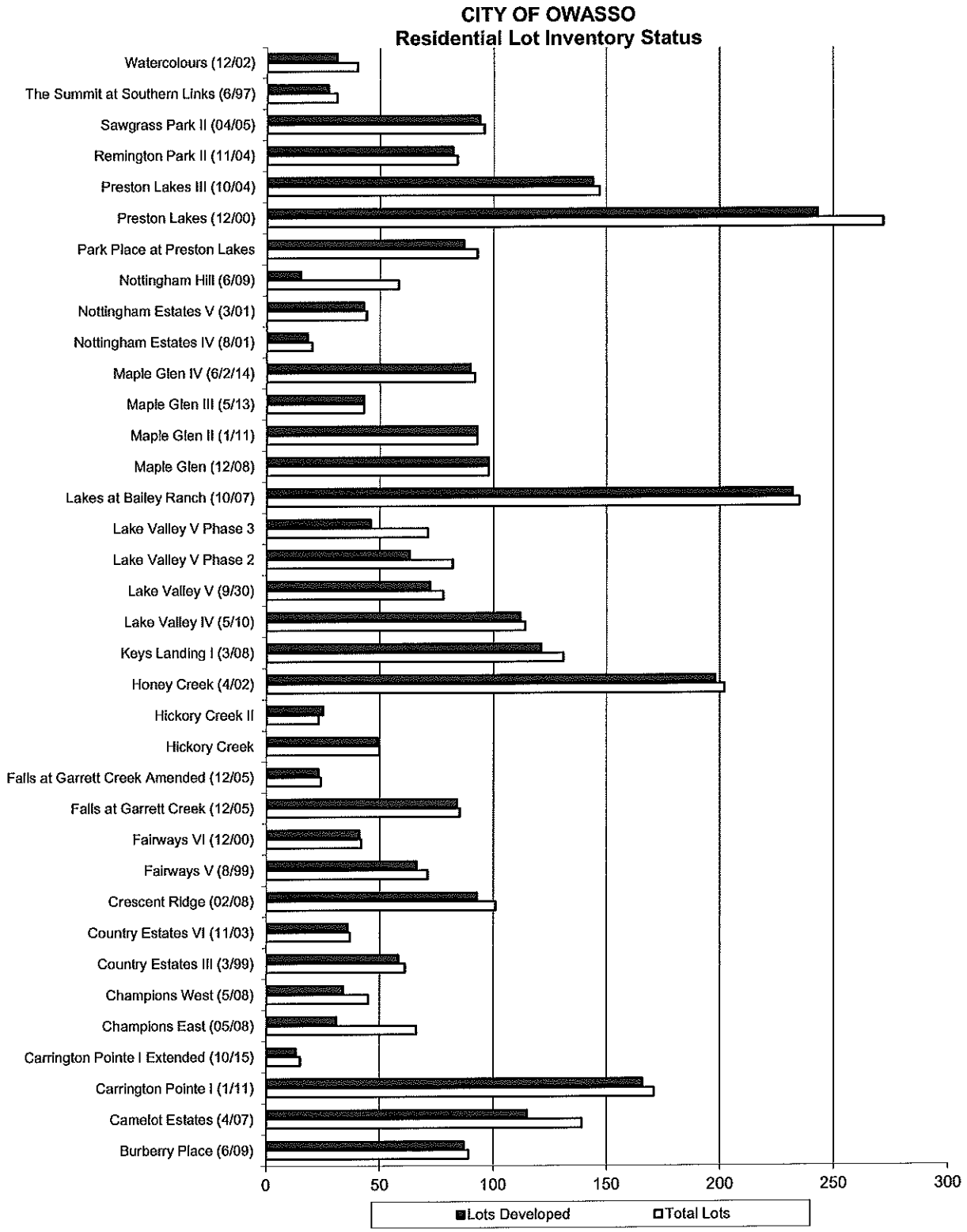
TOTAL NEW CONSTRUCTION DOLLARS FOR EACH YEAR



	2016	2017	2018	2019	2020
TOTAL	-	-	-	-	-

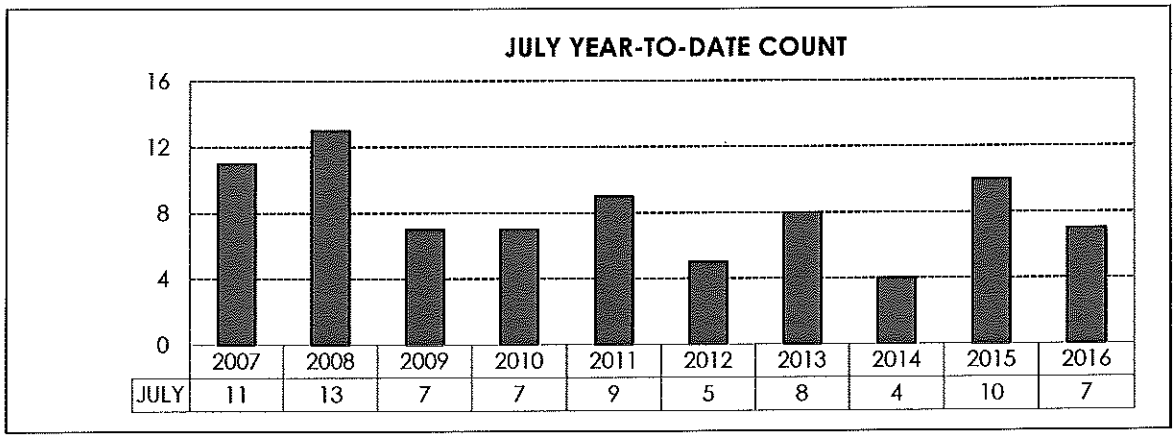
CITY OF OWASSO
RESIDENTIAL LOT INVENTORY STATUS
July 31, 2016

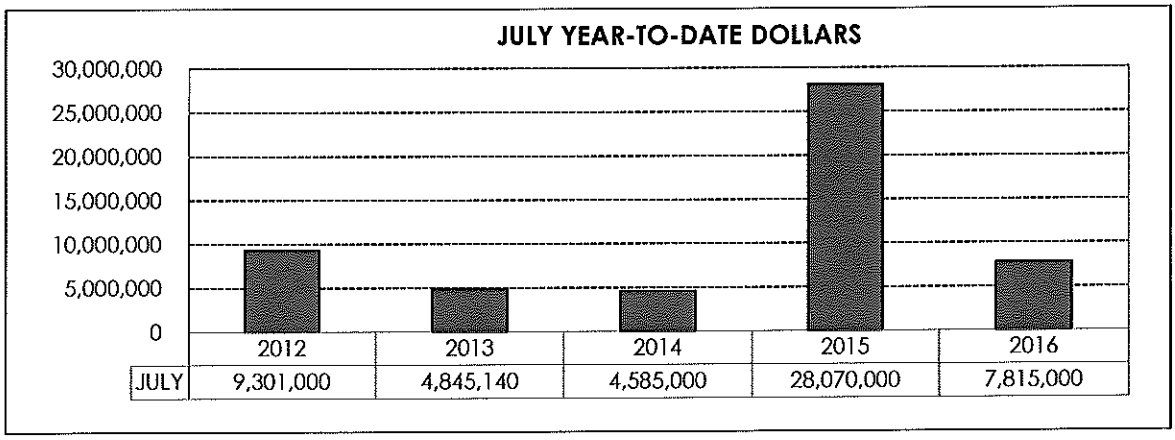
SUBDIVISION	# OF LOTS	# DEVELOPED	# AVAILABLE
Burberry Place (6/09)	89	87	2
Camelot Estates (4/07)	139	115	24
Carrington Pointe I (1/11)	171	166	5
Carrington Pointe I Extended (10/15)	15	13	2
Champions East (05/08)	66	31	35
Champions West (5/08)	45	34	11
Country Estates III (3/99)	61	58	3
Country Estates VI (11/03)	37	36	1
Crescent Ridge (02/08)	101	93	8
Fairways V (8/99)	71	66	5
Fairways VI (12/00)	42	41	1
Falls at Garrett Creek (12/05)	85	84	1
Falls at Garrett Creek Amended (12/05)	24	23	1
Hickory Creek	50	49	1
Hickory Creek II	23	25	-2
Honey Creek (4/02)	202	198	4
Keys Landing I (3/08)	131	121	10
Lake Valley IV (5/10)	114	112	2
Lake Valley V (9/30)	78	72	6
Lake Valley V Phase 2	82	63	19
Lake Valley V Phase 3	71	46	25
Lakes at Bailey Ranch (10/07)	235	232	3
Maple Glen (12/08)	98	98	0
Maple Glen II (1/11)	93	93	0
Maple Glen III (5/13)	43	43	0
Maple Glen IV (6/2/14)	92	90	2
Nottingham Estates IV (8/01)	20	18	2
Nottingham Estates V (3/01)	44	43	1
Nottingham Hill (6/09)	58	15	43
Park Place at Preston Lakes	93	87	6
Preston Lakes (12/00)	272	243	29
Preston Lakes III (10/04)	147	144	3
Remington Park II (11/04)	84	82	2
Sawgrass Park II (04/05)	96	94	2
The Summit at Southern Links (6/97)	31	27	4
Watercolours (12/02)	40	31	9
TOTALS	**3143**	**2873**	**270**

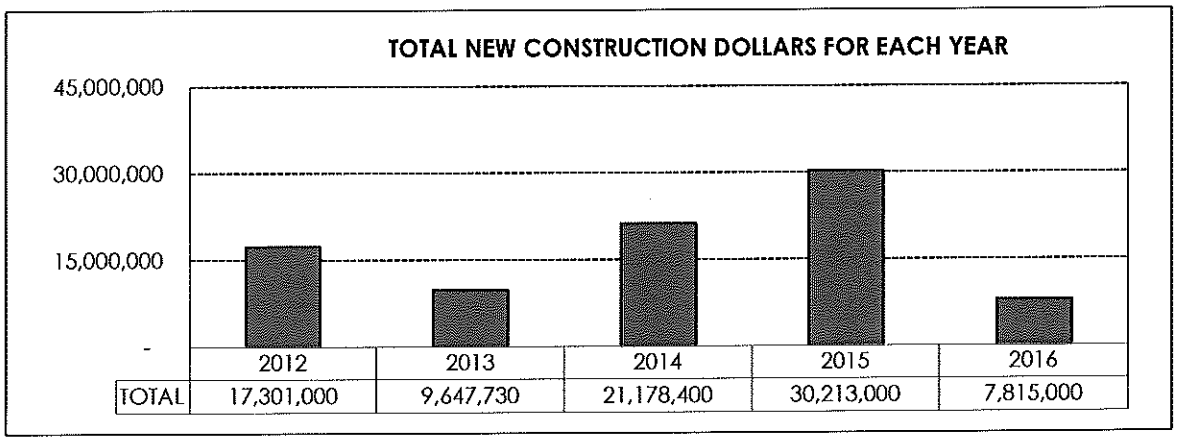

CITY OF OWASSO
Residential Lot Inventory Status
Watercolours (12/02)
The Summit at Southern Links (6/97)
Sawgrass Park II (04/05)
Remington Park II (11/04)
Preston Lakes III (10/04)
Preston Lakes (12/00)
Park Place at Preston Lakes
Nottingham Hill (6/09)
Nottingham Estates V (3/01)
Nottingham Estates IV (8/01)
Maple Glen IV (6/2/14)
Maple Glen III (5/13)
Maple Glen II (1/11)
Maple Glen (12/08)
Lakes at Bailey Ranch (10/07)
Lake Valley V Phase 3
Lake Valley V Phase 2
Lake Valley V (9/30)
Lake Valley IV (5/10)
Keys Landing I (3/08)
Honey Creek (4/02)
Hickory Creek II
Hickory Creek
Falls at Garrett Creek Amended (12/05)
Falls at Garrett Creek (12/05)
Fairways VI (12/00)
Fairways V (8/99)
Crescent Ridge (02/08)
Country Estates VI (11/03)
Country Estates III (3/99)
Champions West (5/08)
Champions East (05/08)
Carrington Pointe I Extended (10/15)
Carrington Pointe I (1/11)
Camelot Estates (4/07)
Burberry Place (6/09)
0
50
100
150
200
250
300
Lots Developed
Total Lots

COMMERCIAL NEW CONSTRUCTION MONTH END REPORT JULY 2016

Month	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
1 January	4	4	1	1	3	1	1	1	1	2
2 February	3	2	0	1	3	1	1	0	2	1
3 March	2	0	1	3	0	0	0	1	2	0
4 April	0	4	1	1	1	0	4	0	2	0
5 May	1	1	2	1	2	1	0	0	0	0
6 June	1	1	2	0	0	2	1	2	3	2
7 July	0	1	0	0	0	0	1	0	0	2
8 August	3	1	0	0	2	2	0	0	0	0
9 September	28	3	0	0	0	0	0	3	2	0
10 October	4	1	0	0	1	0	4	0	1	0
11 November	1	1	2	2	1	0	1	3	1	0
12 December	1	1	0	1	0	0	1	2	0	0
Totals	**48**	**20**	**9**	**10**	**13**	**7**	**14**	**12**	**14**	**7**
YTD	**11**	**13**	**7**	**7**	**9**	**5**	**8**	**4**	**10**	**7**







OCCUPANCY PERMITS

NAME	ADDRESS	DATE	COMPLETE
JULY 2016			
First Church	10100 N Garnett Rd	7/15/2016	Yes
Dusty's Grill & Cantina	7708 N Owasso Exp	7/5/2016	Yes
SansPark Foot Massage	12500 E 86 St N #105A	7/5/2016	Yes
PJ Bar & Grill	9500 N 129 E Ave #130	7/1/2016	Yes
JUNE 2016			
Starbucks	13506 E 116 St N	6/6/2016	Yes
Braum's	11415 E 96 St N	6/9/2016	Yes
The Emerald Academy	11111 N 116 St N	6/13/2016	Yes
Owasso Auto Source	300 W 2 Ave	6/16/2016	Yes
Folds of Honor	8551 N 125 E Ave, Suite 100	6/17/2016	Yes
MAY 2016			
Serenity Nails	9500 N 129 E Ave	5/23/2016	Yes
APRIL 2016			
Starbucks	9035 N 121 E Ave	4/1/2016	Yes
Red Robin	9017 N 121 E Ave	4/4/2016	Yes
Capelli Salon	12300 E 86 St N	4/8/2016	Yes
MARCH 2016			
Owasso Laundromat Facility	12802 E 86 Pl N	3/11/2016	Yes
Owasso Express Laundry Center	9700 North Garnett Road	3/22/2016	Yes
FEBRUARY 2016			
Butcher Bros. Meats	13720 E 86 St N #160	2/8/2016	Yes
JANUARY 2016			
Liquids	11413 E 96 St N #300	1/25/2016	Yes
DECEMBER 2015			
Firehouse Subs	9538 N Garnett Rd #101	12/3/2015	Yes
76th Street Professional Plaza	12899 E 76 St N #106	12/8/2015	Yes
Genscripts Pharamacy	9538 N Garnett Rd #102	12/31/2015	Yes
NOVEMBER 2015			
Adaline	11413 E 96 St N #100	11/19/2015	Yes
Oxford Owasso Memory Care	11113 E 103 St N	11/25/2015	Yes
Titan Black	403 W 2 Ave #101	11/6/2015	Yes
MJ Executive Management	14601 E 88 Pl N	11/5/2015	Yes
SAHO Animal Hospital	12555 E 86 St N	11/18/2015	Yes
OCTOBER 2015			
MedExpress	11760 E 86 St N	10/12/2015	Yes
Walmart Neighborhood Market	11551 N 129 E Ave	10/14/2015	Yes
Ohana Arts	13720 E 86 St N #150	10/15/2015	Yes
Alter-You Tailoring	8505 N 121 E Ave	10/16/2015	Yes
Rejoice Elementary School	10701 N 129 E Ave	10/26/2015	Yes
SEPTEMBER 2015			
Arby's Roast Beef Restaurant	11500 N 140 E Ave	9/8/2015	Yes
Buffalo Wild Wings	9263 N Owasso Exp	10/3/2015	Yes

PERMITS APPLIED FOR IN JULY 2016

ADDRESS	BUILDER	ADD/ZONE	VALUE	A.S.F.	PERMIT#
12016 E 109 Pl N	Simmons Homes	MGIV/RS3	$ 105,160	1,912	16-0701-X
14605 E 144 St N	Capital Homes	LVV3/RS3	$ 124,465	2,263	16-0702-X
12812 E 67 Pl N	Rausch Coleman	HCII/RS3	$ 117,975	2,145	16-0703-X
12815 E 67 Pl N	Rausch Coleman	HCII/RS3	$ 102,355	1,861	16-0704-X
12500 E 86 St N	A-Max Signs	86thOC/CG	$ 2,500	26	16-0705-S
12910 E 86 ST N	Cowen Construction	ROCO/CS	$ 1,200,000	2,380	16-0706-C
10920 N 108 E Ave	Meadows Building	MC/RS3	$ 11,125	900	16-0707-X
15524 E 87 St N	Simmons Homes	PPPL/RS3	$ 153,285	2,787	16-0708-X
9200 N 98 E Ct	Baker Pools	FVI/RS3	$ 28,000	388	16-0709-P
12500 E 86 St N #102	Sign World of Tulsa	ECCC/CG	$ 3,000	28	16-0710-S
9056 N 121 E Ave	Acura Neon	SF/CS	$ 7,500	55	16-0711-S
11303 N 147 E Pl	Simmons Homes	LVV3/RS3	$ 133,265	2,423	16-0712-X
10406 N 118 E Ave	Mark Rowe	SPatBR/RS3	$ 20,000	600	16-0713-X
10736 N 153 E Ave	W6	LVIII/RS3	$ 10,000	192	16-0714-X
7705 N 142 E Ave	Executive Homes	TCW/RS3	$ 155,705	2,831	16-0715-X
7806 N 142 E Ave	Executive Homes	TCW/RS3	$ 178,200	3,240	16-0716-X
11107 N 148 E Ave	Capital Homes	LVVPHI/RS3	$ 111,265	1,023	16-0717-X
14100 E 92 St N	Strategic Builders	CE/RS3	$ 194,920	3,544	16-0718-X
14105 E 91 St N	Strategic Builders	CE/RS3	$ 205,920	3,744	16-0719-X
12209 E 80 Pl N	Boyd Smith	ECE/RS3	$ 15,000	288	16-0720-X
14707 E 114 St N	Simmons Homes	LVV3/RS3	$ 105,710	1,922	16-0721-X
14610 E 114 St N	Simmons Homes	LVV3/RS3	$ 111,430	2,026	16-0722-X
12019 E 110 Ct N	Simmons Homes	LVV3/RS3	$ 100,815	1,833	16-0723-X
1500 N Ash St	Axis Builders	ATOR/RS1	$ 2,300,000	8,344	16-0724-C
15513 E 87 St N	Simmons Homes	PPPL/RS3	$ 155,265	2,823	16-0725-X
8702 N 155 E Ave	Simmons Homes	PPPL/RS3	$ 151,365	2,757	16-0726-X

16 Single Family	**$ 2,207,100**	**39,134 SqFt**
4 Accessory	**$ 56,125**	**1,980 SqFt**
2 New Commercial	**$ 3,500,000**	**10,724 SqFt**
3 Signs	**$ 13,000**	**109 SqFt**
1 Pool	**$ 28,000**	**388 SqFt**
26 Total Building Permits	**$ 5,804,225**	**52,335 SqFt**

PERMITS APPLIED FOR WITHIN OWASSO FENCELINE - JULY 2016

ADDRESS	COUNTY	BUILDER	SUBDIVISION	TYPE	VALUE
19494 E. Clearbrook	Rogers	American Heartland Builders	Clear Brook	New Home	$1,845,100.00
5050 E. 475 Road	Rogers	W6LLC	Unplatted	Accessory	$31,000.00
19740 E. 72nd St N.	Rogers	Score Construction	Oakridge @ Cooper Ranch	Accessory	$40,000.00
16722 E. 115th St N.	Rogers	Simmons Homes	Quailbrook II	New Home	$146,100.00
16772 E. 115th St N.	Rogers	Simmons Homes	Quailbrook II	New Home	$120,240.00
16682 E. 115th St N.	Rogers	Simmons Homes	Quailbrook II	New Home	$132,420.00
11109 N. 185th E. Ave	Rogers	Palm Harbor Homes	Rolling Meadows	Modular Homes	$135,000.00
7008 N. 197th E. Place	Rogers	Executive Homes	The Ridge II	New Home	$210,000.00
19710 E. 69th Pl N.	Rogers	Executive Homes	The Ridge II	New Home	$210,000.00
17504 E. 88th St N.	Rogers	Lawson Group	Green Meadows Estastes III	Residential Add.	$51,200.00
16406 E. 79th St N.	Rogers	Dikeman Construction	Eagles Landing	Accessory	$47,500.00
12133 N. 95th E. Ave	Tulsa	Steven Wilson	Unplatted	Residential Rem.	$30,000.00

Single Family		**$2,663,860.00**
Multi Family		**n/a**
Residential Remodel		**$81,200.00**
Accessory		**$118,500.00**
New Commercial		**n/a**
Commercial Remodel		**n/a**
Other		**$135,000.00**
Total Building Permits		**$2,782,360.00**

OWASSO
The City Without Limits.

TO: **WARREN LEHR**
CITY MANAGER

FROM: **CHELSEA M.E. LEVO**
DIRECTOR OF ECONOMIC DEVELOPMENT

SUBJECT: **MONTHLY DEVELOPMENT REPORT**

DATE: **July 18, 2016**

NEW BUSINESS DEVELOPMENT

- Zaxby's Chicken -- 12807 E 86th St N
  - Under construction
- Amber Crossing – 11413 E 96th St N
  - One vacant 1,500 sf space available for lease
- Caudle Center Phase III/Fairway Marketplace – 9538 N Garnett Rd
  - One vacant space available for lease
- LaQuinta Inn – 8949 N Garnett Rd
  - Under construction
- Braum's – location on north side of E 96th St near the Garnett intersection
  - **Open for business**
- Braum's – 11503 E 76th St N
  - **Building has been demolished**
  - **Site under construction**
- Dusty's Grill and Cantina – 7708 N Owasso Expressway
  - New Mexican restaurant in former Blondie's Pizza location
  - **Opening soon**
- PJ's Pub and Grille – 9500 N 129th E Ave
  - Former Compadres location
  - **Opening soon**
- Starbucks – 13506 E 116th St N
  - **Open for business**
- J's Hallmark – 12906 E 86th St N
  - New Hallmark store in former Madalyn's Hallmark location
- HomeGoods – 9018 N 121st E Ave #500
  - Moving into Pier 1 location
  - Pier 1 closed on February 24
  - Renovating space, opening date not yet announced
- Wheels & Thrills – NE Corner of E 106th St N and N Garnett Rd
  - New skating rink
  - **Plans under review**
- Eastern OK Oral Surgery Center – 12802 E 101st Pl N
  - Site plan under review
  - Construction to begin soon
- Ator Center II – 8700 Block of N Garnett Rd
  - Replatted to create buildable lots to be marketed for commercial development
- Owasso Industrial Park
  - Two new concept buildings to be constructed by OLT

- One about 10,500 sf; another about 4,500 sf
- **Nearing completion**

REDBUD DISTRICT DEVELOPMENT

- Fritz Development – NE Corner of 3rd St & Birch
  - Duplex developed on existing lot
  - Construction nearing completion
- Mowery Development – SW Corner of N Main St & W 1st Ave
  - Construction beginning soon of new buildings, to include restaurant, retail, office space on ground level with loft apartments on second floor level
- **Coulter Development – SE Corner of Main St & E 76th St N**
  - **Property has been purchased and is now in the design phase**

RESIDENTIAL DEVELOPMENT

- Lake Valley V, Phase III – Construction is complete. Lots are being filled with new single-family homes.
- Cottages at Tallgrass Point – 266-unit apartment complex to be located at the northwest corner of E 86th St N & N Mingo Rd.
  - Buildings are under construction
  - DEQ permits have been received and all infrastructure work is now under way
- Abbott Farms – New residential subdivision located to the west of the South Sports Park along E 106th St N. 166 single-family residential lots are planned for this neighborhood. Public Works is reviewing plans. Dirt work is underway. Infrastructure work to begin soon. **Preconstruction meeting held. Will begin full construction soon.**
- 98 Apartments – New buildings under construction
- Carrington Pointe Phase II has been approved and construction has begun
- Hickory Creek Phase II - **Infrastructure complete. Home construction underway.**

BUSINESS RETENTION & EXPANSION (BR&E)

- Bailey Medical Center, Bariatrics Unit – 10512 N 110th E Ave
  - Interior remodel and addition to the existing building
  - **Project completed**
- Rejoice Christian Campus – 10701 N 129th E Ave
  - Phase II construction is underway
  - Building Permits have been issued for the Support Facility and Concession/Locker Room for Rejoice High School
  - **Nearing completion**
- First Christian Church – 10100 N Garnett Rd
  - Addition to building – 13,145 sq ft addition. Under construction
- Garrett Creek Center – 11560 N 135th E Ave
  - Retail space formerly occupied by Alexander's Furniture is being divided into three tenant spaces: 2,277 Sq. Ft., 7,154 Sq. Ft., 4,653 Sq. Ft.
- Panera Bread – 12417 E 96th St N
  - Filed for a building permit to add a drive-thru window
  - The menu board will be on the east side of the building and the service/point of contact window will be on the back north wall of building
- Charity Auto Sales – 8884 N Garnett Rd
  - Relocating to E 116th St N
  - **Plans under review**
- **Owasso Public Schools – Mary Glass Performing Arts Center**
- **Remodel of current space**

OWASSO TECHNICAL ADVISORY COMMITTEE
Wednesday, July 27, 2016
Old Central

PRESENT	**ABSENT**
David Vines	Rural Water District #3
Karl Fritschen	A T & T
Daniel Dearing	
Jake Kester	
ONG	
Julie Lombardi	
Brian Dempster	
Cox	
Marsha Hensley	
AEP/PSO	
Fire Dept.	
Police Dept.	
Kyler Hallmark	
Bronce Stephenson	

NOTES FROM JULY 27th TAC MEETING

3. Easement Closure – 7906 N 144 E Ave

Julie Lombardi-

- No comments.

Cox-

- If Cox equipment is moved it is at the homeowner's expense.

David Vines-

- No comments.

AEP/PSO-

- No comments.

Public Works-

- The Public Works Director does not recommend the easement closure. The sewer line is in the 5' easement. Will discuss the need to move the sanitary sewer line. (see attached comments)

Community Development-

- The sewer line is within the 5' of the utility easement. Discussed the need to move the sewer line. Does not recommend the closure.

ONG-

- No comments.

Fire-

- No comments.

Police

- No comments.

Chelsea Levo-

- No comments.

4 Easement Closure – 9308 N 101 E Ave

Julie Lombardi-

- No comments.

Cox-

- Cox should be ok. No comments.

David Vines-

- No comments.

AEP/PSO-

- No comments.

Public Works-

- See attached comments.

Community Development-

- No comments.

ONG-

- No comments.

Fire-

- No comments.

Police-

- No comments.

Chelsea Levo-

- No comments.

5 Final Plat – Wheels and Thrills

Julie Lombardi-

- No comments.

Cox-

- No comments.

David Vines-

- Deed of Dedication, Sec. 1.11.4, should state that the mowing and clean up should be to city standards.
- Due to the future widening of Garnett Road, the sidewalks should be escrowed.
- Deed of Dedication, Sec. 1.2, the last sentence doesn't make sense.

AEP/PSO-

- Need load information and points of service.

Public Works-

- See attached comments.

Community Development-

- Because of all the changes, submit an updated site plan.
- Clarify the north and south easements.
- Clarify the legal description.
- Label the zoning as CS.
- Discuss the 20' blanket easement with Rural Water District #3.

ONG-

- Need the load information.
- Place service line on either side of stormwater detention area.

Fire-

- No comments.

Police-

- No comments.

Chelsea Levo-

- No comments.