



Tulsa Metropolitan Area  
Planning Commission

**Case :** Gleneagles, Blocks 4, 5, & 6

**Hearing Date:** February 7, 2018

**Case Report Prepared by:**

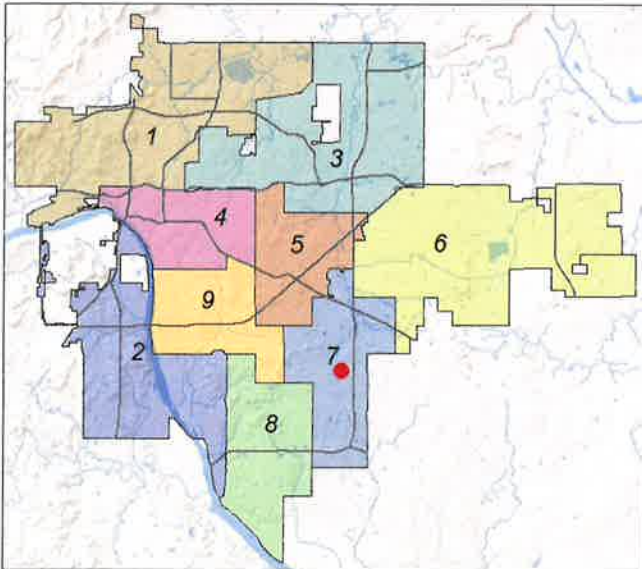
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Eller & Detrich, Nathalie Cornett

*Owner:* Country Club of Woodland Hills &  
Independent School District No. 9 of Tulsa  
County

**Location Map:**  
**(shown with City Council Districts)**



**Applicant Proposal:**

Amendment to Deed of Dedication

*Location:* West of the southwest corner of  
East 61<sup>st</sup> Street South and South Mingo  
Road

*Summary:* Amending previously filed deed  
of dedication to align with PUD  
amendments and approved development  
standards

**Zoning:** RS-3, RM-1, PUD-281

**Staff Recommendation:**

Staff recommends **approval** of the  
amendment

**City Council District:** 7

*Councilor Name:* Anna America

**County Commission District:** 3

*Commissioner Name:* Ron Peters

**EXHIBITS:** Amendment Text

10.1

## **SECOND AMENDMENT**

**TO**

### **THE DEED OF DEDICATION OF GLENEAGLES, BLOCKS 4, 5 & 6**

**a Re-Subdivision of part of Glen Haugen,  
a Subdivision of part of the NE/4 of Section 1, T18N, R13E,  
City of Tulsa, Tulsa County, Oklahoma.**

THIS SECOND AMENDMENT TO THE DEED OF DEDICATION (this "Amendment") is entered into to be effective as of the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

#### **RECITALS:**

A. On August 25, 1983, the Plat and Deed of Dedication of Gleneagles, Blocks 4, 5 & 6, was recorded as Plat No. 4383 (the "Plat of Gleneagles"). Previous to the filing of the Plat of Gleneagles, Gleneagles, Blocks 4, 5 & 6 was processed as Planned Unit Development No. 281 ("PUD 281") pursuant to Sections 1100 through 1170 of Title 42, Tulsa Revised Ordinances of the City of Tulsa as the same existed on April 7, 1982, was approved by the Tulsa Metropolitan Area Planning Commission on April 7, 1982, and the Board of Commissioners of the City of Tulsa on June 1, 1982, by Ordinance No. 15405.

B. On May 5, 1984, the Plat and Deed of Dedication of Blocks 1, 2, 3 & 4 of Kingsridge Estates, a resubdivision of Block 5, Gleneagles, Blocks 4, 5 & 6, was recorded as Plat No. 4492 (the "Plat of Blocks 1, 2, 3 & 4 of Kingsridge Estates"). The Plat of Blocks 1, 2, 3 & 4 of Kingsridge Estates replatted Block 5 of Gleneagles, Blocks 4, 5 & 6. On December 6, 1984, the Plat and Deed of Dedication of Blocks 5 and 6 of Kingsridge Estates, a resubdivision of Block 4 of Gleneagles, Blocks 4, 5 & 6, was recorded as Plat No. 4548 (the "Plat of Blocks 5 and 6 of Kingsridge Estates"). The Plat of Blocks 5 and 6 of Kingsridge Estates replatted Block 4 of Gleneagles, Blocks 4, 5 & 6.

C. On May 21, 1984, the owners of all of the property within Gleneagles, Blocks 4, 5 & 6 by virtue of an Amendment to Deed of Dedication of Gleneagles, Blocks 4, 5 & 6, that was recorded in Book 4802 at Page 844, amended the Plat of Gleneagles and released and deleted Block 4 and Block 5 of Gleneagles, Blocks 4, 5 & 6, from the covenants and restrictions imposed on Block 4 and Block 5 of Gleneagles, Blocks 4, 5 & 6, and as a result of such Amendment, the covenants and restrictions imposed by the Plat of Gleneagles, as amended, only remained in effect with respect to Block 6, Gleneagles, Blocks 4, 5 & 6. Additionally, the Plat of Gleneagles, as amended, provided that such covenants and restrictions may be amended or modified at any time by a vote of the owners of a majority of the land within Block 6, Gleneagles, Blocks 4, 5 & 6, with the approval of the City of Tulsa, Oklahoma.

D. PUD 281 has been amended several times and the covenants and restrictions imposed upon Lot 1, Block 6, Gleneagles, Blocks 4, 5 & 6, by PUD 281, as amended, are not consistent with the covenants and restrictions that are filed of record against Lot 1, Block 6. The most recent amendment of PUD 281 (PUD 281-12, approved by the Tulsa Metropolitan Area Planning Commission on December 6, 2017) clarified the development standards pertaining to Lot<sup>o</sup>1, Block 6.

E. Country Club of Woodland Hills, Limited Partnership, an Oklahoma limited partnership, is the owner of Lot 1, Block 6, Gleneagles, Blocks 4, 5 & 6, a resubdivision of part of Glen Haugen, a subdivision of part of the Northeast Quarter of Section 1, Township 18 North, Range 13 East, City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat No. 4383 ("Lot 1, Block 6").

F. Independent School District No. 9, of Tulsa County, Oklahoma, is the owner of Lot 2, Block 6, Gleneagles, Blocks 4, 5 & 6, a resubdivision of part of Glen Haugen, a subdivision of part of the Northeast Quarter of Section 1, Township 18 North, Range 13 East, City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat No. 4383 ("Lot 2, Block 6").

G. Lot 1, Block 6, and Lot 2, Block 6, comprise all of Block 6, Gleneagles, Blocks 4, 5 & 6, a resubdivision of part of Glen Haugen, a subdivision of part of the Northeast Quarter of Section 1, Township 18 North, Range 13 East, City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat No. 4383.

H. The undersigned, as the owners of all of Block 6, Gleneagles, Blocks 4, 5 & 6, a re-subdivision of part of Glen Haugen, a subdivision of part of the Northeast Quarter of Section 1, Township 18 North, Range 13 East, of the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof, do hereby amend Section II, Planned Unit Development Restrictions, of the Plat of Gleneagles, as amended, with respect to Lot 1, Block 6 in order to conform such covenants and restrictions to PUD 281, as amended, all as set forth hereinbelow.

### **AMENDMENTS:**

NOW, THEREFORE, the undersigned, INDEPENDENT SCHOOL DISTRICT NO. 9, of Tulsa County, Oklahoma, and COUNTRY CLUB OF WOODLAND HILLS, LIMITED PARTNERSHIP, an Oklahoma limited partnership, being the owners of all of Block 6, Gleneagles, Blocks 4, 5 & 6, do hereby amend Section 2.3 and Section 2.5 of Section II, Planned Unit Development Restrictions, of the Plat of Gleneagles, as amended, as follows:

1. Section 2.3 of the Plat of Gleneagles is hereby deleted in its entirety and replaced with the following:
  - 2.3. Within Lot 1, Block 6, Gleneagles, Blocks 4, 5 & 6, the following development restrictions shall apply:

2.3.1. Attached and detached residential dwelling units, garden apartments, assisted living center, elderly/retirement center and customary accessory uses such as club houses, tennis courts, swimming pools and similar recreational facilities, laundry facilities and drainage ways shall be the only uses permitted.

2.3.2. A maximum of one hundred eighty-two (182) dwelling units shall be permitted within Lot 1, Block 6, Gleneagles, Blocks 4, 5 & 6.

2.3.3. The maximum building height shall be three (3) stories having a maximum building height of forty-four (44) feet.

2.3.4. The minimum building setbacks within Lot 1, Block 6, Gleneagles, Blocks 4, 5 & 6, shall be:

From the centerline of South 91 <sup>st</sup>	90 feet
From the south boundary	3 feet
From the east boundary	150 feet
From the north boundary	20 feet
Between parking and building	10 feet

2.3.5. All buildings within Lot 1, Block 6, Gleneagles, Blocks 4, 5 & 6, shall be separated by at least fifteen (15) feet.

2.3.6. A minimum of one thousand (1,000) square feet of livability space, as defined in the Tulsa Zoning Code, as the same existed on April 7, 1982, shall be provided for each dwelling unit.

2.3.7.

1. Apartment Use:

A minimum of 1.5 off-street parking spaces shall be provided for each efficiency or one-bedroom dwelling unit, and a minimum of 2 off-street parking spaces shall be provided for each dwelling unit having two or more bedrooms.

2. Assisted Living Center and Elderly/Retirement Center Use:

A minimum of .75 off-street parking spaces shall be provided for each dwelling unit for Assisted Living Center and Elderly/Retirement Center Use.

Except as amended hereby, all of the other terms, conditions and provisions set forth in the Plat of Gleneagles pertaining to Lot 1, Block 6 are hereby ratified, confirmed and adopted.

2. Section 2.5 of the Plat of Glen Eagles is hereby deleted in its entirety and replaced with the following:

2.5. Within Lot 2, Block 6, detention area and facilities, drainageways and recreational facilities shall be the only uses permitted.

THIS AMENDMENT is entered into to be effective as of the day and year set forth above.

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[SIGNATURE PAGES TO FOLLOW]

**SIGNATURE PAGE TO  
SECOND AMENDMENT  
TO  
THE DEED OF DEDICATION OF GLENEAGLES, BLOCKS 4, 5 & 6  
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a Subdivision of part of the NE/4 of Section 1, T18N, R13E,  
City of Tulsa, Tulsa County, Oklahoma.**

**INDEPENDENT SCHOOL DISTRICT NO. 9,  
of Tulsa County, Oklahoma**

By: \_\_\_\_\_  
Name: Stacey Roemerman  
Its: President of the Board of Education

Dated: \_\_\_\_\_, 2018

STATE OF OKLAHOMA    )  
  )  
COUNTY OF TULSA     )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by Stacey Roemerman, as President of the Board of Education of Independent School District No. 9, of Tulsa County, Oklahoma.

My Commission No. \_\_\_\_\_ expires \_\_\_\_\_ 20\_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

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City of Tulsa, Tulsa County, Oklahoma.**

**COUNTRY CLUB OF WOODLAND HILLS,  
LIMITED PARTNERSHIP  
an Oklahoma limited partnership**

By: CCWH GP, LLC,  
an Oklahoma limited liability company,  
its general partner

By: \_\_\_\_\_  
Name: Blake N. Vail  
Its: Manager

Dated: \_\_\_\_\_, 2018

STATE OF OKLAHOMA    )  
                                  )  
COUNTY OF TULSA    )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by Blake N. Vail, as Manager of CCWH GP, LLC, an Oklahoma limited liability company, as general partner of Country Club of Woodland Hills, Limited Partnership, an Oklahoma limited partnership.

My Commission No. \_\_\_\_\_ expires \_\_\_\_\_ 20\_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

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**TULSA METROPOLITAN AREA  
PLANNING COMMISSION**

By: \_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Secretary



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**CITY OF TULSA, OKLAHOMA**

By: \_\_\_\_\_  
Chair of the City Council

Date: \_\_\_\_\_

By: \_\_\_\_\_  
G.T. Bynum  
Mayor

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
City Clerk

Approved as to form:

\_\_\_\_\_  
City Attorney