

MEMORANDUM

DATE: June 13, 2025

FROM: Georgeann Hiebert,
Deputy County Clerk

TO: Lonnie Sims, Chairman
Board of County Commissioners

SUBJECT: Zoning Application
CZ-565 & PUD-871

Attached please find the Zoning Staff Report, the Transmittal, Resolution and the Tulsa Metropolitan Area Planning Commission minutes for application **CZ-565 & PUD-871** **Applicant: Lou Reynolds Owner: Bird Creek Ranch Limited Partnership**

The owner/applicant has been notified that this application will be heard on **Monday, July 7, 2025** at **9:30 a.m.** in Room 132 of the Tulsa County Headquarters Building, 218 W. 6th St., Tulsa, OK 74119

xc: Commissioner Kelly Dunkerley
Commissioner Stan Sallee
Mark Vancuren, Chief Deputy
Darren Gantz, Chief Deputy
Michael Craddock, Chief Deputy
Alex Mills, Engineers
Dwayne Wilkerson, INCOG
Sherri Tauber, INCOG
Douglas Wilson, Assistant District Attorney
Andrew Mihelich, Assistant District Attorney
Andrew Higganbotham, Assistant District Attorney

ON MOTION OF COMMISSIONER _____
SECONDED BY COMMISSIONER _____
AND UPON ROLL CALL CARRIED, THE FOLLOWING RESOLUTION WAS ADOPTED.

R E S O L U T I O N

No. CZ-565

WHEREAS, pursuant to Title 19, Oklahoma Statutes, Section 863.13, et seq., the Board of County Commissioners is authorized to adopt regulations controlling the zoning of property within the unincorporated areas of Tulsa County; and

WHEREAS, on September 15, 1980, the Board of County Commissioners adopted regulations affecting the above referred to area; and

WHEREAS Bird Creek Ranch limited partnership, et al, applied to the Tulsa Metropolitan Area Planning Commission, Zoning Application Number CZ-565 for a change of zoning regulations on the following described tracts:

A Tract of Land that is a part of Section Twenty-seven (27), Township Twenty-one (21) North, Range Thirteen (13) East of the Indian Meridian, Tulsa County, State of Oklahoma, being more particularly described as follows: Beginning at a Point that is the Northwest corner of the Southwest Quarter (SW4) of said Section Twenty-seven (27); thence along the West line of the SW4 of Section 27, S01°17'30"E a distance of 1075.80 feet; thence along the North line of "NORTH TULSA COMMERCE CENTER", plat #7053 at the office of the Tulsa County Clerk, S85°55'01"E a distance of 1329.29 feet; thence along the East line of "NORTH TULSA COMMERCE CENTER", S01°17'13"E a distance of 1397.03 feet; thence along the North line of the South 50.00 feet of the Southwest Quarter (SW4) of Section Twenty-seven (27), N88°49'03"E a distance of 1323.43 feet; thence along the North line of the South 50.00 feet of the Southeast Quarter (SE4) of Section Twenty-seven (27), N88°49'03"E a distance of 1746.62 feet; thence along the West line of the East 900.00 feet of Section Twenty-seven (27), N01°13'59"W a distance of 5172.62 feet; thence along the South line of the North 60.00 feet of the Northeast Quarter (NE4) of Section Twenty-seven (27), S88°53'07"W a distance of 1749.35 feet; thence along the South line of the North 60.00 feet of the Northwest Quarter (NW4) of Section Twenty-seven (27), S88°53'07"W a distance of 1324.67 feet; thence along the West line of the East Half (E2) of the Northwest Quarter (NW4) of Section Twenty-seven (27), S01°16'41"E a distance of 2582.44 feet to the Southeast corner of "WESTGATE", plat #6196 at the office of the Tulsa County Clerk; thence along the South line of "WESTGATE", S88°51'41"W a distance of 1324.06 feet to the Point of Beginning.

Having an area of 17,400,419 Square Feet or 399.4587 Acres

from its present **AG** zoning district classification to **IL** zoning district classification with the development standards defined in PUD-871; and

WHEREAS, public hearing, pursuant to law, was held February 5, 2025, by the Tulsa Metropolitan Area Planning Commission on the above application.

NOW, THEREFORE, BE IT RESOLVED;

- (1) *That the application of CZ-565, dated April 10, 2025, is granted.*
- (2) *That the zoning classification be changed to IL on the defined in the legal description above and generally described as*

West of North Sheridan Road between East 76th Street North and East 86th Street North containing \pm 399 acres.

APPROVED AND ADOPTED THIS _____ DAY OF _____, 2025.

BOARD OF COUNTY COMMISSIONERS
OF TULSA COUNTY, OKLAHOMA

ATTEST:

County Clerk

By _____

**Tulsa Metropolitan Area
Planning Commission**



Project Clydesdale Staff Report

Hearing Date: June 4, 2025
(Related to case CZ-565 & PUD-871)

Prepared by: Carmen Pate
Cpate@incog.org
918-579-9476

Owner and Applicant Information

Applicant: Lou Reynolds

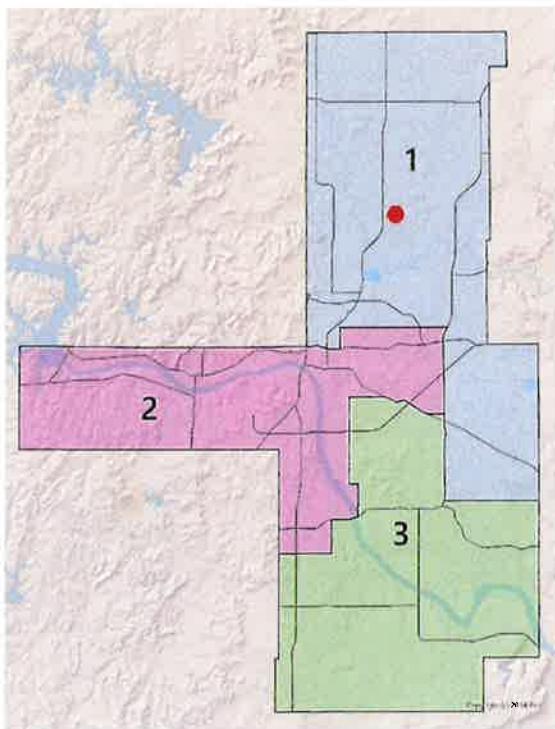
Property Owner:
Bird Creek Ranch limited partnership, et al.
c/o Lou Reynolds

Property Location

West of North Sheridan Road between East 76th street north and East 86th Street north.

Tract Size: ±506 acres

Location within Tulsa County
(shown with County Commission districts)



Elected Representatives

County Commission: District 1, Stan Sallee

Staff Recommendation

Staff recommends **approval**.

Request Summary

Preliminary Subdivision Plat for light industrial development

Zoning

Existing Zoning: Agriculture

Proposed Zoning: CZ-565-IL/PUD-871

Current Use: Vacant

Proposed Use: Light industrial uses as allowed in PUD-871

Comprehensive Plan Considerations

Land Use

Land Use Plan: Highway 75 Planning Area (Recently revised with TCCP-14)

Transportation

Major Street & Highway Plan:

East 86th Street North Primary Arterial

East 76th Street North, North Yale and North Sheridan are all Secondary Arterial

Residential Collector system shown but not anticipated with this development

Transit: None

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Environment

Flood Plain: The east portion of the site is included in the FEMA floodplain and floodway designation

Parks & Open Space: None



PRELIMINARY PLAT

Detailed Staff Recommendation

Project Clydesdale - (County)

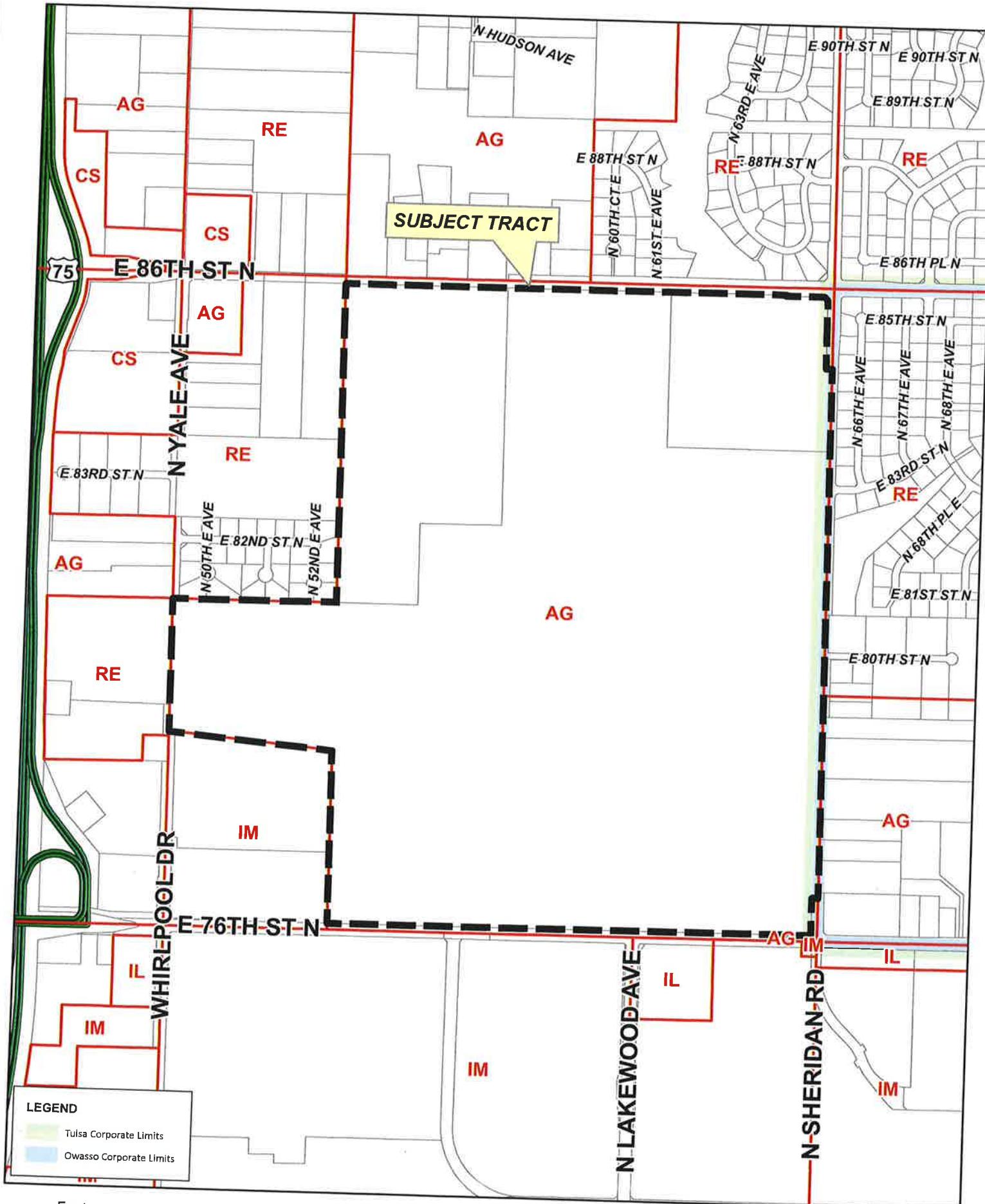
Approximately 506 acre tract west of North Sheridan Road between East 76th street north and East 86th Street north.

The Technical Advisory Committee (TAC) met on May 22nd, 2025 :

Additional requirements are anticipated as the project evolves. The technical advisory committee included the following comments.

1. **Zoning:** Proposed lots conform to the requirements of the IL district and the anticipated PUD-871. Planning Services will provide comments prior to final plat release.
2. **Addressing:** INCOG will assign addresses. Include assigned addresses on the face of the final plat and provide address disclaimer.
3. **Transportation & Traffic:** Final Street construction must be approved by the County Engineer and installed prior to final plat release. Private drives and streets that may be required for lot access must be installed and approved by Tulsa County Engineering prior to filing final plat.
4. **Sewer/Water:** On-site sewage disposal via ODEQ approved system. Water line plans must be submitted to the City of Tulsa. All requirements of the district must be met for final plat approval. Tulsa County Engineering requested a 20 wide waterline easement outside the 86th Street right-of-way.
5. **Stormwater, Drainage, & Floodplain:** Plans for stormwater and drainage must be approved by the Tulsa County Engineer and improvements must be in place prior to final plat approval. Provide access to reserve areas for maintenance.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:**
All utilities required to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.
7. **Oil and Gas**
Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

Staff recommends **APPROVAL** of the preliminary plat subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. Tulsa County release is required prior to final plat approval.



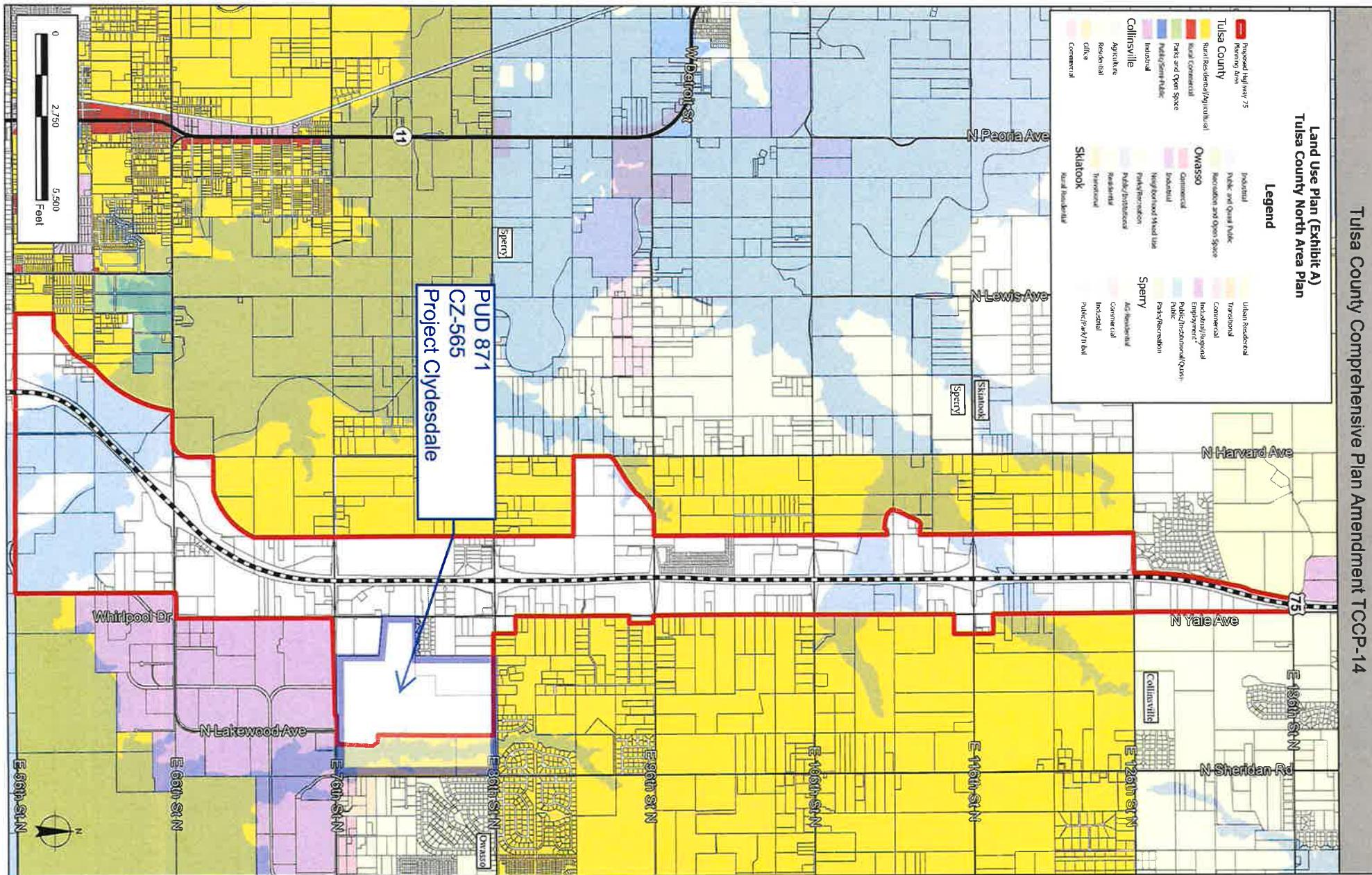
PROJECT CLYDESDALE

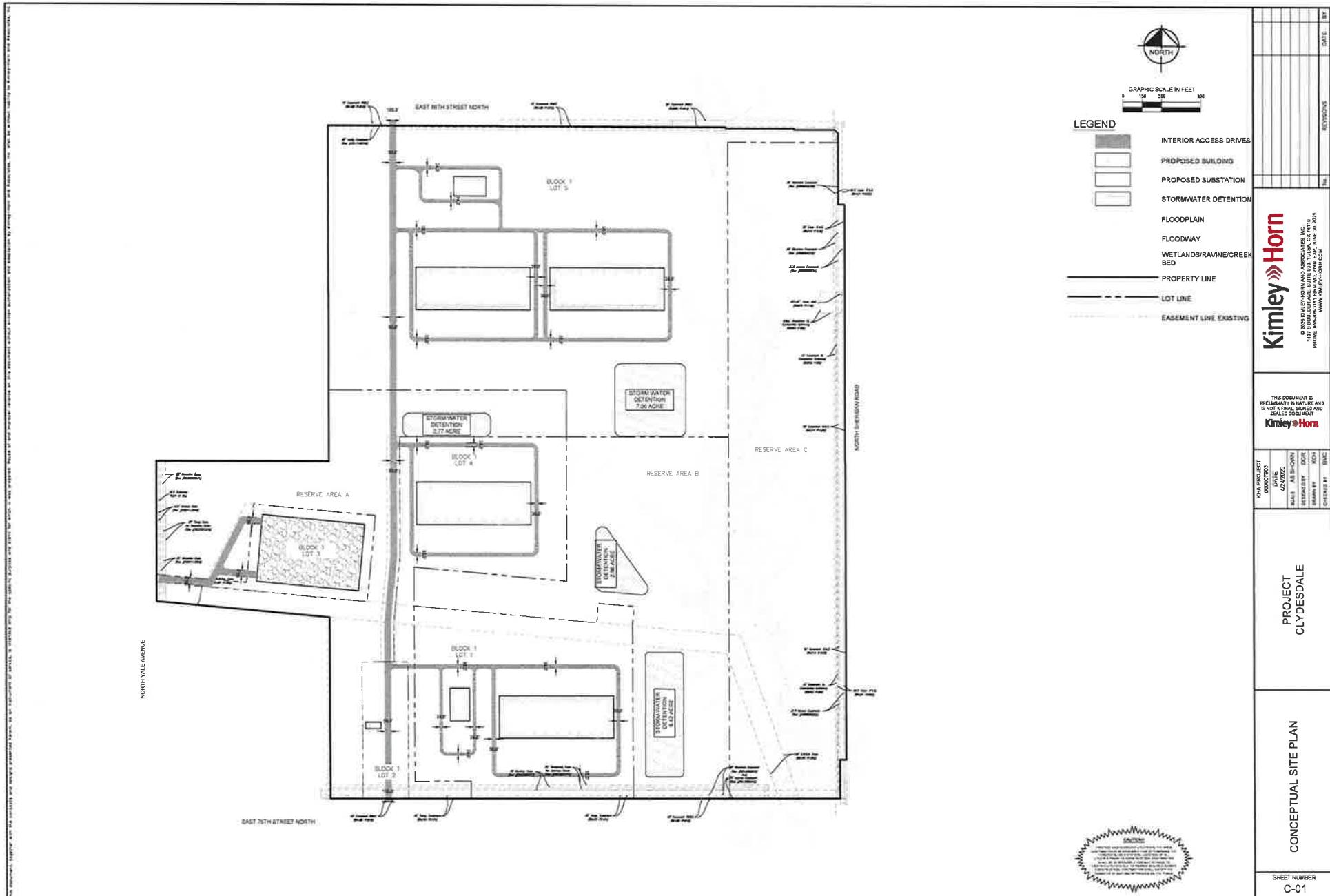
27 21-13

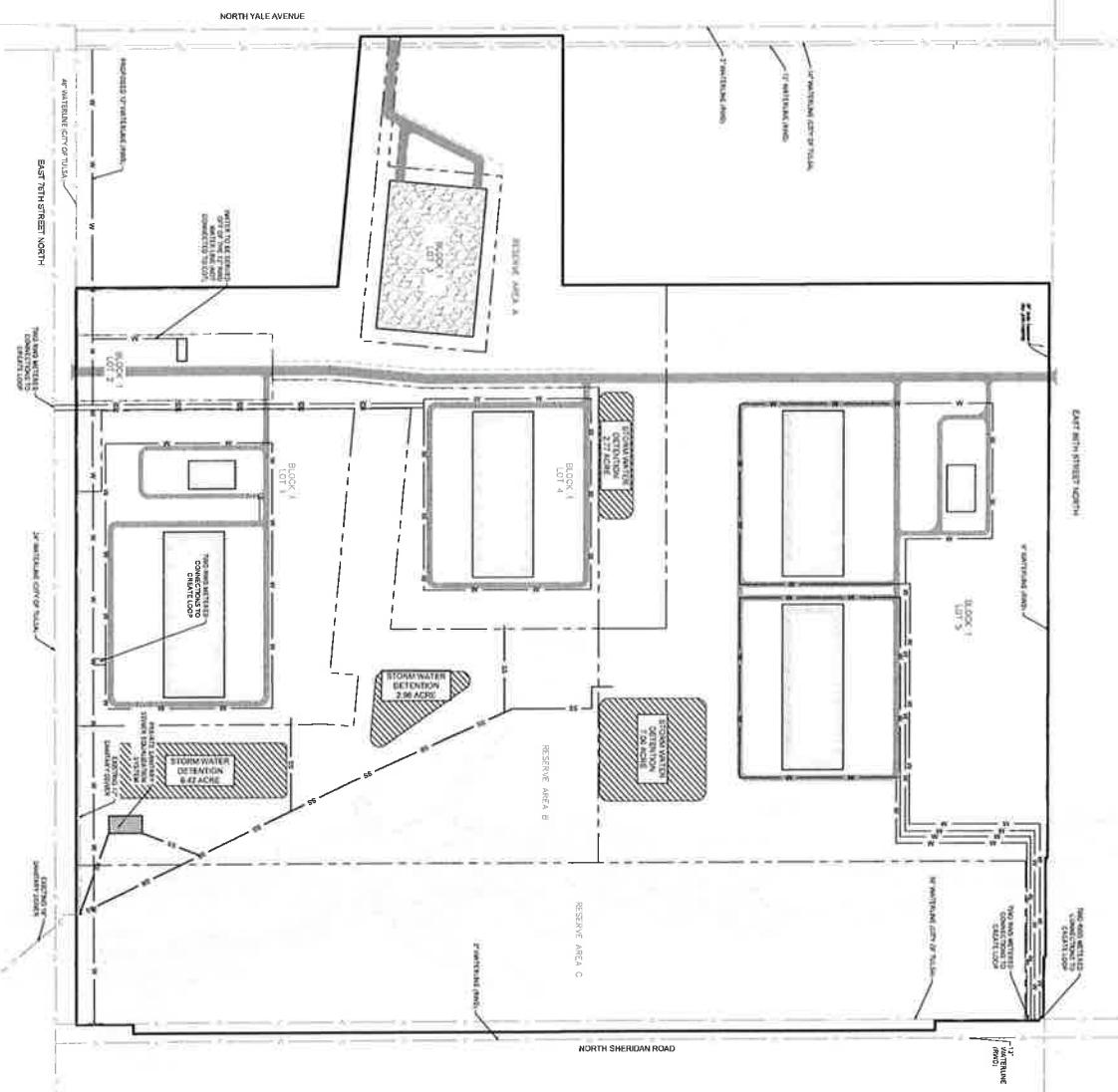


Tulsa County Comprehensive Plan Amendment TCCP-14

Land Use Plan (Exhibit A) Tulsa County North Area Plan







LEGEND

104

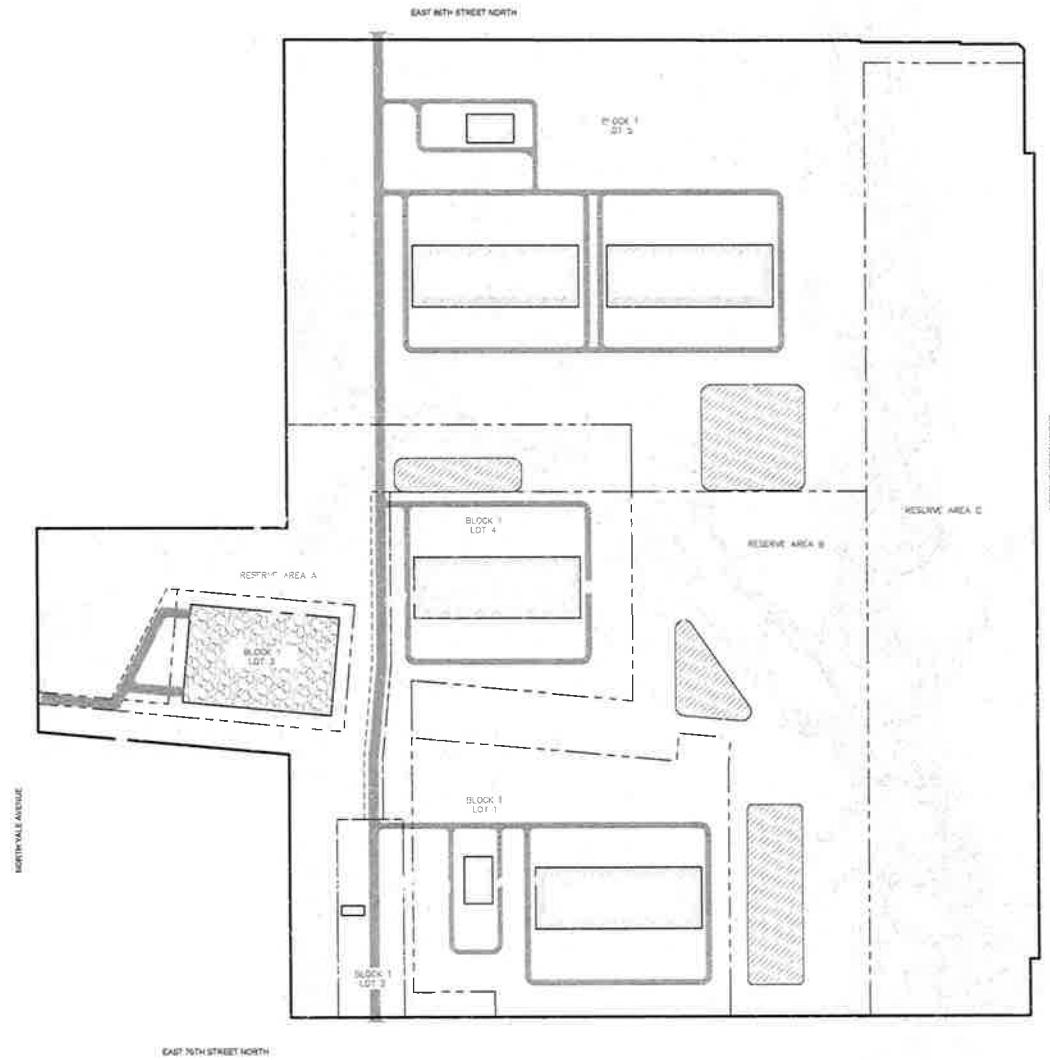


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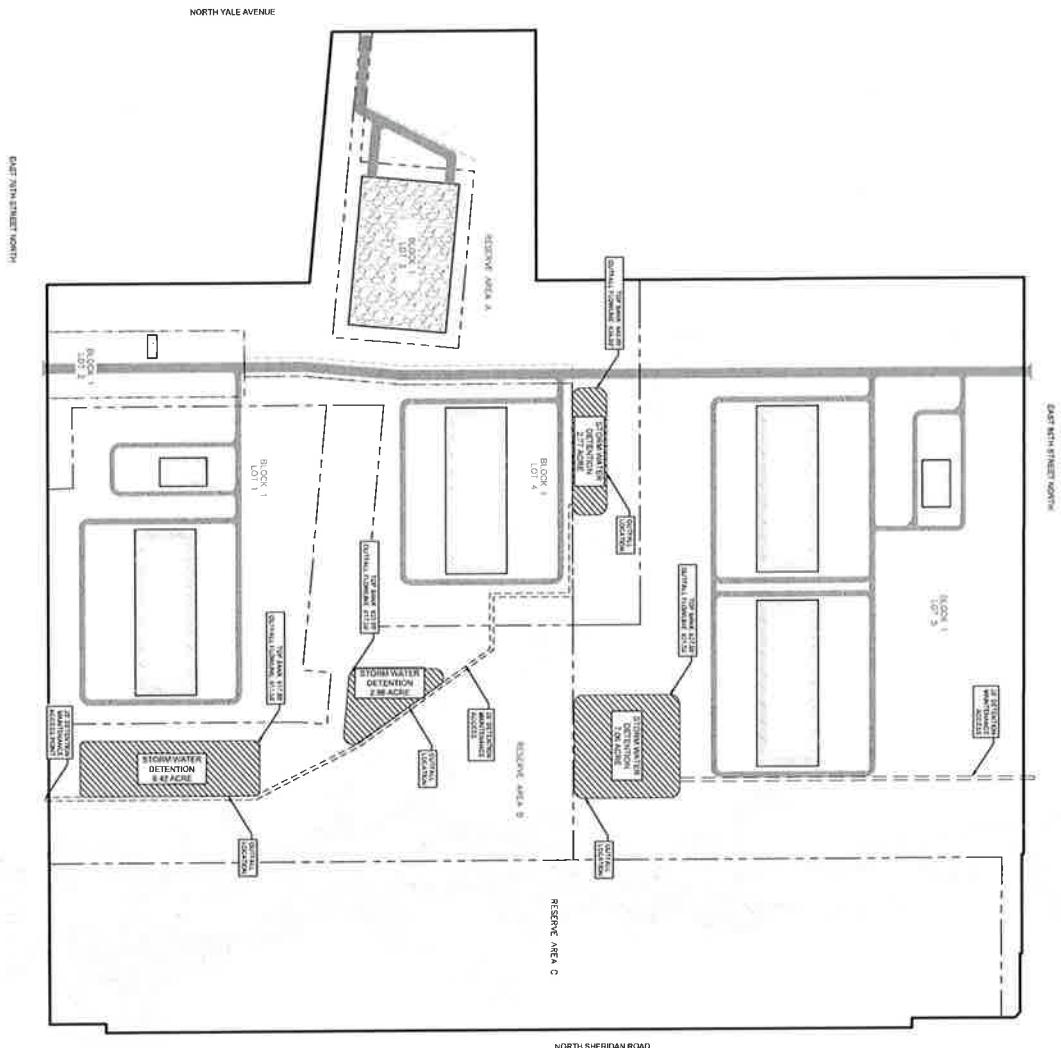
Kimley » Horn

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1437 S BOULDER AVE SUITE 930 TULSA, OK 74115
PHONE 918-209-3191 FIRM NO. 2740 EXP. JUNE 30 2025

C-02	SITE UTILITIES PLAN	PROJECT CLYDESDALE	AHA PROJECT 000001003	Kimley Horn	Revisions by
			DATE 4/24/05	RELEASER AS SHOWN	
			PERMITTING AND MANAGEMENT BY KIMLEY-HORN AND ASSOCIATES, INC.	THE ACCURACY AND COMPLETENESS OF THIS DRAWING IS THE RESPONSIBILITY OF THE DRAWER.	© 2005 KIMLEY-HORN AND ASSOCIATES, INC. 1437 S. BOULDER AVE., SUITE 910, TULSA, OK 74119 PHONE: 918-295-3111 FAX NO. 7245 EXP. JUNE 30 2005 WWW.KIMLEY-HORN.COM



PROJECT CLYDESDALE		MAP NUMBER 0000000000000000
TOPOGRAPHY	PROJECT CLYDESDALE	MAP NUMBER 0000000000000000
DATE 01/01/2020		DATE 01/01/2020
DRAWN BY DAN		DRAWN BY DAN
CHECKED BY JEN		CHECKED BY JEN
APPROVED BY KIMLEY-HORN		APPROVED BY KIMLEY-HORN
SHEET NUMBER C-03		SHEET NUMBER C-03
GRAPHIC SCALE IN FEET 0 150 300 600		
NORTH		
© 2020 KIMLEY-HORN AND ASSOCIATES, INC. 1077 BULLRUN ROAD, SUITE 100, ALEXANDRIA, VA 22314 PHONE: 703.820.2100 • FAX: 703.820.2129 WWW.KIMLEYHORN.COM		
Kimley Horn		



20-001444-04

STORM WATER DETENTION

PROJECT
CLYDESDALE

KHA PROJECT
00000003
DATE
04/20/2015
SCALE AS SHOWN
DESIGNED BY DCR
DRAWN BY ACH
SHEEDED BY EMC

Kimley-Horn
Kimley-Horn

Kimley-Horn

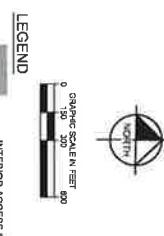
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1137 S BOULDER AVE, SUITE 500, BOULDER, CO 80302
PHONE 303.449.2000 | FAX 303.449.2025
WWW.KIMLEY-HORN.COM

Rev.

REVISIONS

DATE

BY



Tulsa County Clerk
Case #
File #
Receipt

PRELIMINARY PLAT

PROJECT CLYDESDALE

A SUBDIVISION OF A PART OF SECTION TWENTY-SEVEN (27)
TOWNSHIP TWENTY-ONE (21) NORTH, RANGE THIRTEEN (13) EAST
INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

PUD-871

LOCATION MAP

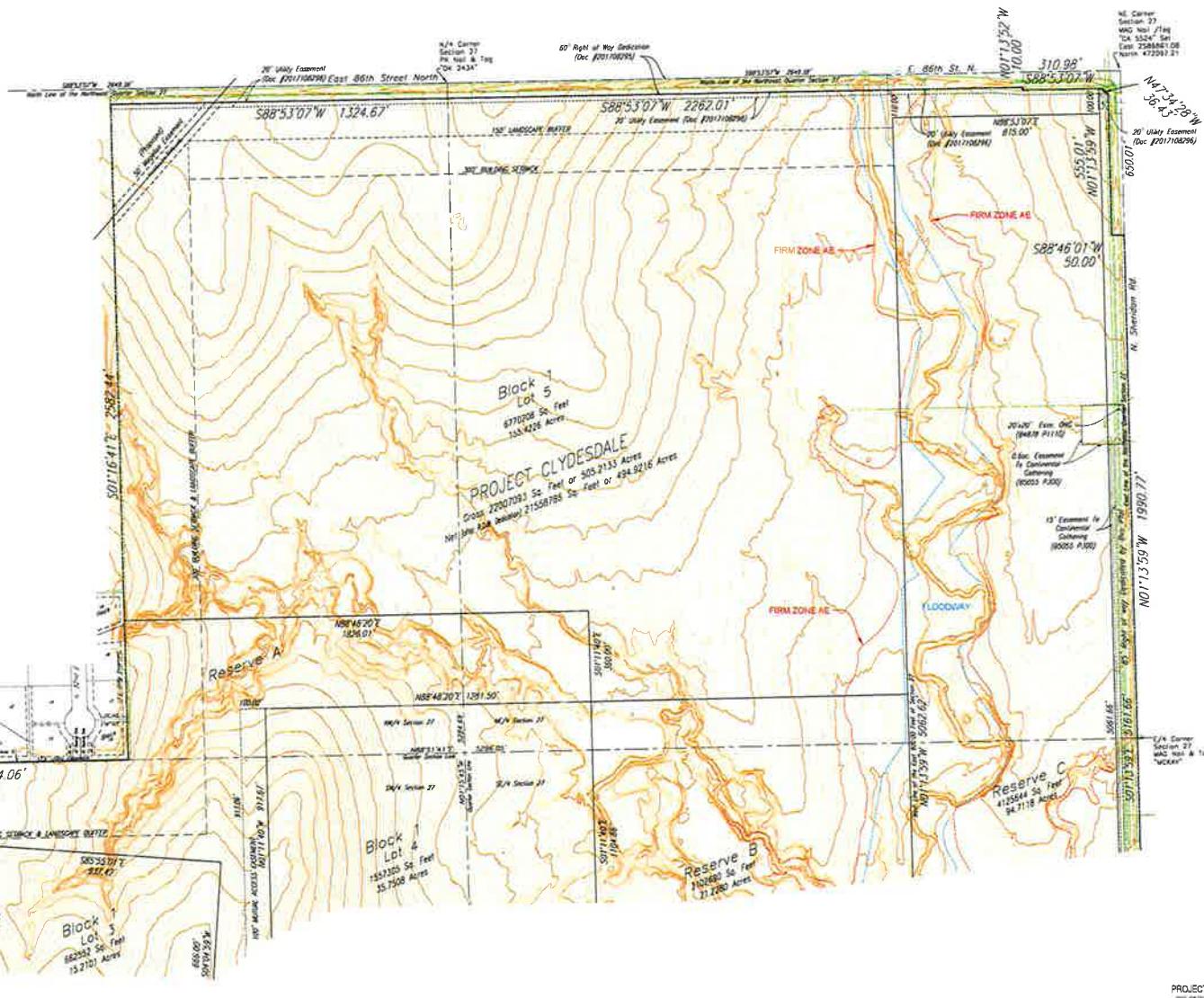
Section 27, T-21-N, R-13-E,
Indian Meridian, Tulsa County
East 86th Street North



OWNER:
Company
Contact
Address
Phone Number
Email

ENGINEER:
Kimsey-Horn
Devin Randall, P.E.
1431 North May Ave, Suite 930
Tulsa, OK 74115
918.209.3191
Devin.Randall@Kimsey-Horn.com
CA #2740 exp 6/30/2025

SURVEYOR:
GEODESIC, LLC
Russell Mizell, PLS
P.O. Box 33012
Tulsa, Oklahoma 74153
918.949.4054
rmizell@geodesic.com
CA #5524 exp 6/30/2026



SUBDIVISION STATISTICS

1 BLOCK, 5 LOTS, 3 RESERVES

SUBDIVISION AREA GROSS:
Gross 21007083 Sq Feet or 505.2133 Acres

SUBDIVISION AREA NET (less right of way):
21556788 Sq Feet or 494.9216 Acres

BLOCK 1, LOT 1 : 2349888 Sq Feet or 53.9455 Acres

Block 1, Lot 1 : 2349888 Sq Feet or 53.9455 Acres

BLOCK 1, LOT 2 : 6627305 Sq Feet or 155.7508 Acres

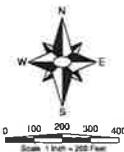
BLOCK 1, LOT 3 : 1557305 Sq Feet or 35.7508 Acres

BLOCK 1, LOT 4 : 6770208 Sq Feet or 155.4226 Acres

RESERVE A : 2621018 Sq Feet or 60.2162 Acres

RESERVE B : 3102690 Sq Feet or 71.2280 Acres

RESERVE C : 4125544 Sq Feet or 94.7118 Acres



NOTES:

Addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied on in place of legal descriptions.

Monuments Found as shown or set with 3/8" or 1/2" rebar and cap stamped "CA5524".

Horizontal Datum & Baseline used: UTM Zone 13N, NAD83, 1989. Combined Scale Factor: 1.00000295272861 Grid to Ground.

Vertical Datum: NAVD 1988

Official Benchmark ADS Monument #107 - Elevation 689.33'. Brass cap 37W West and 56N South of NW corner Section 27.

FEMA Special Flood Hazard Areas per
FIRM Panel 4014JC0120L, effective 10/15/2012

CERTIFICATE

I hereby certify that all real estate taxes involved in
this plat have been paid as reflected by the current
tax rolls.

Taxes may exceed the amount of the
security deposit.

Dated:
Tulsa County, Oklahoma
By: [Signature]



Tulsa County Clerk
Doc #
Date
Page #

PRELIMINARY PLAT

PROJECT CLYDESDALE

A SUBDIVISION OF A PART OF SECTION TWENTY-SEVEN (27)
TOWNSHIP TWENTY-ONE (21) NORTH, RANGE THIRTEEN (13) EAST
INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

PUD-871

LOCATION MAP
Section 27, T-21-N, R-13-E,
Indian Meridian, Tulsa County
East 76th Street North



OWNER:
Company
Contact
Address
Phone Number
Email

ENGINEER:
Kinney, Jon
Matt Cox, P.E.
805 S Walker Boulevard
Bentonville, AR 72712
479.268.1015
Matt.Cox@kinney-horn.com
CA #524 exp 6/30/2025

SURVEYOR:
GEODECA, LLC
Russell C. PLS
P.O. Box 33012
Tulsa, Oklahoma 74153
918.625.1000
rmuzik@geodeca.com
CA #524 exp 6/30/2026

SUBDIVISION STATISTICS

1 BLOCKS, 5 LOTS, 3 RESERVES

SUBDIVISION AREA CROSS:
Gross: 22007.993 Sq. Feet or 505.2133 Acres

SUBDIVISION AREA NET (less right of way):
21558.785 Sq. Feet or 494.9216 Acres

BLOCK 1, LOT 1 : 2349.868 Sq. Feet or 53.9455 Acres
BLOCK 1, LOT 2 : 367501 Sq. Feet or 8.4367 Acres
BLOCK 1, LOT 3 : 1527405 Sq. Feet or 35.7508 Acres
BLOCK 1, LOT 4 : 1587405 Sq. Feet or 35.7508 Acres
BLOCK 1, LOT 5 : 6702028 Sq. Feet or 153.4226 Acres
RESERVE A: 2623018 Sq. Feet or 60.2182 Acres
RESERVE B: 3102690 Sq. Feet or 71.2280 Acres
RESERVE C: 4125644 Sq. Feet or 94.7118 Acres

NOTES:

Addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied on in place of legal descriptions.

Monuments found as shown or set with $\frac{1}{8}$ " or $\frac{1}{4}$ " rebar and cap stamped "G4524".

Horizontal Datum & Bearings and distance based on the Oklahoma State Plane, Zone North NAD83 grid
combined scale factor 1.00000000027867 tied to Ground

Vertical Datum NAVD 88

Offsite Benchmark ADS Monument #107 - Elevation 689.93'
Brass cap 3711 West and 5011 South of NW corner Section 27

FEMA Special Flood Hazard Areas per
FIRMS Panel 4014JC0120L, effective 10/16/2012

CERTIFICATE

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls.

Taxes may exceed the amount of the
security deposit.

Dated
Tulsa County Treasurer
By [Signature]



Wilkerson, Dwayne

From: R. Louis Reynolds <LReynolds@ellerdetrich.com>
Sent: Thursday, May 29, 2025 1:46 PM
To: Wilkerson, Dwayne
Cc: Nathalie M Cornett
Subject: CZ-565 and PUD-871 Project Clydesdale
Attachments: Support Letter Project Clydesdale.pdf; Letter of Support - Project Clydesdale.pdf; Project Clydesdale Letter of Support.pdf

Dear Dwayne: In connection with the above referenced matter, attached are letters of support from the City of Owasso, Owasso Public Schools and Tulsa Tech. Please deliver copies of the these letters to the TMAPC prior to next week's meeting. Let me know if you have any questions. Best regards, Lou Reynolds

R. Louis Reynolds



SCAN ME

Eller & Detrich

2727 E. 21st Street, Ste 200
Tulsa, Oklahoma 74114-3533

☎ (918) 747-8900 *phone*
☎ (866) 547-8900 *toll free*
📠 (918) 392-9407 *e-fax*
✉ LReynolds@EllerDetrich.com

 <http://www.EllerDetrich.com/>

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*...removing
obstacles
standing
in the way
of people
celebrating
their lives.*

April 9, 2025

Letter of Support for Project Clydesdale

FROM: City Manager Chris Garrett

SUBJECT: Project Clydesdale

The City of Owasso strongly supports Project Clydesdale due to its significant positive impact on both our community and the state of Oklahoma.

When the project is completed, it will create approximately 300 high-paying technology jobs and will contribute significantly to Tulsa County ad valorem revenue.

The state has expressed interest in growing the tech industry, and this project is exactly what northeastern Oklahoma needs to achieve that goal, positioning Oklahoma as a hub for future tech development.

One of the things we appreciate most about this project is that it will further diversify the types of jobs available in Owasso, offering not only construction jobs for the facility's development but high-paying full-time data jobs upon completion. This makes it more likely that employees at this campus will live in Owasso and invest in our local economy.

The project will benefit our community in many other ways such as bringing a significant system upgrade to AEP/PSO's local electric transmission infrastructure, as well as local water and roads infrastructure.

The ultimate tenant – a large data company – will be a long-term community partner that will donate to area local non-profits and volunteers in the community. In addition to the ad valorem tax support for education, the facility's tenant will strongly support local schools and job training centers.

This is the type of project our city seeks to improve our local economy and provide significant opportunities for our residents. We encourage you to approve this project and all it will mean for our community.

Thank you,

Chris Garrett
City of Owasso
City Manager
cgarrett@CityOfOwasso.com
918-376-1500



200 S Main St
PO Box 180
Owasso, OK 74055

City of Owasso
A City Of Character

918-376-1500
FAX 918-376-1599
www.cityofowasso.com



Owasso Public Schools

Education Service Center
1501 N Ash Street, Owasso, OK 74055
Phone: (918) 272-5367 • Fax: (918) 272-8111
owassops.org

April 10, 2025

To Whom It May Concern,

On behalf of Owasso Public Schools, I am writing to express our strong support for Project Clydesdale. This development represents a significant opportunity for the Owasso community—not only in terms of economic growth and infrastructure development, but also in the direct, long-term benefits it will bring to our school District and the students we serve.

One of the most impactful aspects of this project is the potential ad valorem tax revenue that will be generated through both the construction and ongoing operation of the proposed facility. This has the capability to enhance the financial foundation of our District, enabling us to invest in new educational programs, recruit and retain high-quality educators, and maintain safe & modern learning environments for our students.

Furthermore, the anticipated tenant of the proposed facility offers exciting potential for collaboration with Owasso Public Schools. We foresee valuable opportunities for our students to engage with emerging technologies through internships, mentorships, STEM-focused curriculum partnerships, and other workforce development initiatives. These partnerships would empower our students with real-world skills, expose them to high-demand careers, and help build a more connected and future-ready learning environment.

We look forward to continuing our support of this project as it moves forward and exploring the meaningful ways in which Owasso Public Schools and the project's stakeholders can collaborate to shape a brighter future for all.

Sincerely,

Margaret Coates

Dr. Margaret Coates
Superintendent
Owasso Public Schools



3638 S. Memorial Drive
Tulsa, OK 74145

April 10, 2025

Attn: Indian Nations Council of Governments

INCOG Team,

On behalf of Tulsa Technology Center, I am pleased to confirm our support for Project Clydesdale. Following a recent meeting with the project team, we are confident that this initiative has strong potential to contribute meaningfully to Tulsa's economic growth and reinforce the city's position as a hub for technical innovation.

While we have not yet received a formal request for tax abatement or other incentives, Tulsa Tech is open to engaging in thoughtful discussions around such proposals and their structure as more details emerge.

As a long-standing member of Tulsa's economic development community, Tulsa Tech is committed to providing high-quality technical training and customized workforce development solutions. In alignment with this commitment, we are prepared to offer direct and in-kind support for onboarding and training skilled workers tailored to the specific needs of Project Clydesdale. Any incentives available through the state's Training for Industry Program or directly from Tulsa Tech will be evaluated based on key project details, including capital investment and projected job creation.

Our training partnership will be fully customized to meet the operational needs of the company. Tulsa Tech's technical training experts will collaborate with company representatives to design programs that align with their workforce requirements, including the development of tailored curricula where needed.

Tulsa Tech proudly supports businesses across the region—last year alone, we served approximately 10,000 students and partnered with more than 1,200 local companies to deliver customized workforce solutions. We look forward to extending that same support to Project Clydesdale as it establishes and grows within our community.

Sincerely,
Matt Litterell, Ed.D.

Matt Litterell, Ed.D.

Executive Director, Workforce & Economic Development
Tulsa Technology Center

Staff Present: Tauber, Pate, Davis

Numbers 5,6, & 7 were heard together

Public Hearing – Rezoning

5. CZ-565 (County) (Related to PUD-871 and preliminary plat Project Clydesdale)

Location: North and West of Northwest corner of 76th Street North and North Sheridan Road

County Commission District: District 1

Applicant: Lou Reynolds

Action Requested:

Rezone subject properties from AG to LL with a PUD overlay to permit light industrial uses like a data center.

Staff Recommendation

The applicant is requesting to rezone property from AG to LL with the provisions of PUD-871 to permit development on the site consistent with the Tulsa County Zoning Code for uses and building types typically associated with LL zoning and those uses and building types associated with special exception provisions in the IM zoning district and defined in the PUD Development Standards outlined below.

A rezoning is being concurrently proposed with this PUD-871. The proposed PUD will be established allowable use and the bulk and area requirements.

Staff have reviewed the request and find that it is non-injurious to the surrounding proximate properties and consistent with the Tulsa County Comprehensive Plan and the anticipated future development pattern of the surrounding area, therefore;

With consideration given to the factors listed herein, staff recommend approval of the application for CZ-565 requesting LL zoning but only with the related provisions of PUD 871.

PUD 871 DEVELOPMENT CONCEPT

The proposed Project Clydesdale (PUD-871) is located on approximately 506 acres bounded on the east by North Sheridan Road, on the south by East 76th Street North, on the north by East 86th Street North, on the West by the North Tulsa Commerce Center zoned LL and the Westgate Subdivision zoned RS-3 and various rural residential developed properties zoned AG and North Yale Avenue ("the Project"). immediately south of the Project is the Cherokee Industrial Park. The rezoning requests are limited to the west 400 acres of the associated PUD. A 150-foot-wide electrical right-of-way, owned by the Grand River Dam Authority ("GRDA") crosses the southerly third of the Property running from the southeast corner to the west boundary.

PUD-871 uses substantial buffering, building setbacks, open space, and landscaping and other

design details to ensure the integration of the Project into the surrounding area. To buffer the rural residential tracts to the west and north and any future residential development to the east, the Project includes a 150-foot landscaped buffer along the south boundary of Westgate Addition, the north approximately 2,600 feet of the west boundary, and the north boundary. Additionally, no building will be located 300 feet from the south boundary of Westgate Addition, the north approximately 2,600 feet of the west boundary (which includes the east boundary of Westgate Addition), and the north boundary. Additionally, except as necessary for utility lines and crossings, an approximate 815-foot-wide area will be left in its natural state along North Sheridan Road (measured from the edge of the City of Tulsa Fence Line).

The project's design seamlessly integrates with adjacent industrial zones while preserving residential quality of life through strategic 150-foot landscape buffers, 300-foot building setbacks, and natural area preservation along Sheridan Road. The proposed design standards in the PUD are consistent with the goals of the Highway 75 Planning Area.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as: Highway 75 Planning Area in the Unincorporated Tulsa County Comprehensive Plan

Use Category considerations

This designation supports a mix of retail, service, and industrial uses to meet the needs of rural residents and agricultural operations. It encourages diverse land uses, including light and medium industrial activities such as wholesaling, warehousing, and distribution, which may generate heavy truck traffic. Employment areas focus on commercial and industrial activities like office spaces, light manufacturing, and high-tech industries, with minimal residential presence. These areas require direct access to major roads or interstates to support transportation demands, particularly for truck and rail transport. Proper planning for design, screening, and buffering are essential when near residential zones. Outdoor storage or material processing is not a suitable option for this area. Residential developments are not considered appropriate and incompatible for this planning area and will not be supported by the Planning Services Department.

Design & Aesthetics

All new land development in the 75 Highway Planning Area, should anticipate working within the Planned Unit Development Process provided in the Tulsa County Zoning Code. That process will include:

- Higher quality building materials and site development standards that are currently required in the zoning code.
- Landscaping and green buffers will be required to enhance visual appeal and mitigate environmental impact
- Floodplain development will be limited and maintained as a natural environment.
- Significant building setbacks, lighting limitations, illuminated signage standards and reducing parking standards when appropriate.

Surrounding Properties:

<i>Location</i>	<i>Existing Zoning/Overlay</i>	<i>Existing Land Use Designation</i>	<i>Existing Use</i>
North	AG and RE	Highway 75 Planning Area	Agricultural/ Single-Family
East	AG and RE	Owasso fence line (Residential)	Single-Family
South	IL and IM (Mohawk industrial park)	Highway 75 Planning Area	Warehousing and Manufacturing
West	RE and IM	Highway 75 Planning Area	Warehousing and Manufacturing

Transportation

Major Street & Highway Plan:

- North Yale Avenue is designated as a Secondary Arterial with 100-foot-wide planned right of way.
- East 86th Street North is designated as Primary Arterial with 150-foot-wide planned right of way.
- North Sheridan Road is designated as Secondary Arterial with 100-foot-wide planned right of way, however this street is inside the City of Tulsa Fence Line.
- East 76th Street North is designated as a Secondary Arterial with 100-foot-wide planned right of way.

Transit: None

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Environmental Considerations

Flood Area: The existing natural area along the east boundary of the PUD is part of the Ranch creek drainage basin that is included in the mapped flood plain and flood way. The heavily wooded area will remain undeveloped and act as a natural buffer with the properties east of North Sheridan Road.

Parks & Open Space: None

Zoning History

Resolution 98254, dated September 15, 1980, established zoning for the subject property.

TMAPC Comments

Mr. Craddock asked on a normal county-filed zoning what a typical setback line in IL zoning is.

Mr. Hood showed him that it was about 75 feet.

Applicant

Lou Reynolds, 2727 East 21st Street, Suite 200, Tulsa, Oklahoma, 74114, stated that he represented Beale Infrastructure, and Lauren Harvey, Development Director, was with them at the meeting. He said they are under contract to purchase this approximately 506 acres of land. He went through exhibit slides that he brought with him to the meeting. He explained that there was a neighborhood meeting on April 29, 2025, at Barnes Elementary School. He said people at the meeting were concerned about water and the low pressure that they have in their homes, which will be improved with the construction of this facility. He said they were also concerned about electrical service, which will improve, as this project will bring in a new sub-station to the area. He mentioned that traffic was a concern, but will there will not be much except during construction. Most of the people at the meeting were relieved to learn of these improvements. He said will only part of this project into IL and the eastern 815 feet will remain AG, which will be kept in the natural state since it is a floodplain with a creek.

On the landscape plan, there will be a 150-foot landscape buffer around the west boundary and north boundary, and 1,815 feet of natural area on the east boundary, and a natural area of 100 feet on the south boundary. He explained that this will exceed any of the landscape and buffering codes.

He explained that there are 300 feet of building setbacks on the west, and ample setbacks all around the building.

The building complex is ringed by a 40-inch City of Tulsa water line, so they will not be competing with anyone for water usage.

Mr. Reynolds stated that he would be happy to answer any questions that the commissioners might have regarding this project.

Speakers

(+) **Dustin Phelan**, 584 South Lewis, Tulsa, Oklahoma 74104, stated that he was the business manager for IBW 584 (electrical workers) and this project would do over a 1-million-man hours, bring his members about \$40 million in wages, about \$6 million to insurance companies, and millions to other groups and industries. He urged that it be approved.

(+) **Eric Lemley**, 14716 East Pine Street, Tulsa, Oklahoma, 74116, stated that he is the current business manager for Iron Workers 584, and that projects like these help their workers and people in the community. He said that he represents about 500 working members, and a project like this will employ about 160 people for approximately 6 months just to build this property. He expressed hope that the commissioners would approve it.

(=) **Tyler Duncan**, 1174 North Main Street, Tulsa, Oklahoma 74106, asked if data centers like this require more energy or the same amount of energy as they did when they were initially built. He asked if there is a more holistic approach to this regarding the environment. He stated that realistic energy consumption is a huge portion of this, and that he wonders what happens with water usage in the long term, specifically that the City of Tulsa is paying to generate more revenue in taxes for the City of Owasso. He was curious how this was going to be funded specifically for all the water that will need to be used for cooling off the data centers. He asked how those funds will be prioritized if something like this is not only approved and begins to be built out. He asked if this is something that could potentially hurt any of the residents from Tulsa to Owasso who need more water infrastructure or more energy infrastructure for new housing or new commercial development. He said he thought that six months of work would be a good thing for the workers.

Rebuttal:

Mr. Reynolds stated that the PUD will control and govern all the setbacks, and they will be in place well in the future. He explained that if there is any change, they will have to go back to this body and the County Commission. In terms of the energy use, he said they are making the energy use better for the area. In terms of water, he said they have modeled this with the Tulsa Metropolitan Utility Authority. He said that this is an opportunity for some economies of scale in their water service. With respect to the environmental impact, he said the water that is used will be recycled five times. He said that less water will go into the sanitary sewer.

Commissioner Bulmash asked whether the water service was already there, with water lines on the west, south, and east sides, so there is no need to extend water lines, just tap into what is already there.

Mr. Reynolds stated that it was correct.

Jeff Stevens, City of Tulsa Legal, stated that he wanted to note that on #5, the recommendation was for approval only with the development standards outlined in PUD 871 and it needs to be part of a motion.

Commission Action

CZ-565 (County)

Motion: Recommend approval of the CZ-565 approval only with the approval of PUD 871, per staff's recommendation.

Motion by: Bulmash Second by: Shivel

Vote: 10-0-0

Ayes: Bulmash, Craddock, Fugate, Hood, Humphrey, Rosene Robinson, Shivel, Turner-Addison, Walker, Zalk

Abstentions: none

Absent: Whitlock

Property Description: CZ-565

A Tract of Land that is a part of Section Twenty-seven (27), Township Twenty-one (21) North, Range Thirteen (13) East of the Indian Meridian, Tulsa County, State of Oklahoma, being more particularly described as follows: Beginning at a Point that is the Northwest corner of the Southwest Quarter (SW4) of said Section Twenty-seven (27); thence along the West line of the SW4 of Section 27, S01°17'30"E a distance of 1075.80 feet; thence along the North line of "NORTH TULSA COMMERCE CENTER", plat #7053 at the office of the Tulsa County Clerk, S85°55'01"E a distance of 1329.29 feet; thence along the East line of "NORTH TULSA COMMERCE CENTER", S01°17'13"E a distance of 1397.03 feet; thence along the North line of the South 50.00 feet of the Southwest Quarter (SW4) of Section Twenty-seven (27), N88°49'03"E a distance of 1323.43 feet; thence along the North line of the South 50.00 feet of the Southeast Quarter (SE4) of Section Twenty-seven (27), N88°49'03"E a distance of 1746.62 feet; thence along the West line of the East 900.00 feet of Section Twenty-seven (27), N01°13'59"W a distance of 5172.62 feet; thence along the South line of the North 60.00 feet of the Northeast Quarter (NE4) of Section Twenty-seven (27), S88°53'07"W a distance of 1749.35 feet; thence along the South line of the North 60.00 feet of the Northwest Quarter (NW4) of Section Twenty-seven (27), S88°53'07"W a distance of 1324.67 feet; thence along the West line of the East Half (E2) of the Northwest Quarter (NW4) of Section Twenty-seven (27), S01°16'41"E a distance of 2582.44 feet to the Southeast corner of "WESTGATE", plat #6196 at the office of the Tulsa County Clerk; thence along the South line of "WESTGATE", S88°51'41"W a distance of 1324.06 feet to the Point of Beginning.

Having an area of 17,400,419 Square Feet or 399.4587 Acres

Horizontal Datum and Measured Bearings based on Oklahoma State Plane Zone North Grid.
NAD83(2011) (Geoid18) Coordinates are Grid. (C.s.f.: 1.00008290627861)

INCOG/TMAPC
REQUEST FOR BOARD OF COUNTY COMMISSION ACTION

Transmittal Date: June 11, 2025

For information Contact:

Dwayne Wilkerson
INCOG/TMAPC
2 W. 2nd St., 8th Floor, Tulsa, OK 74103
Phone: 918-584-7526. Email: dwilkerson@incog.org or esubmit@incog.org

For Board of County Commission Agenda: As appropriate

Subject:

CZ-565

Applicant:

Lou Reynolds
Eller & Detrich
2727 E. 21 st Street, Suite 200
Tulsa, Oklahoma 74114
LReynolds@EllerDetrich.com

Property Owner: Bird Creek Ranch limited partnership, et al.
c/o Lou Reynolds
2727 E. 21 st Street, Suite 200
Tulsa, Oklahoma 74114

Summary:

Location: West of North Sheridan Road between East 76th Street North and East 86th Street North
Present Use: Agriculture (AG)
Proposed Use: Light industrial uses as allowed in PUD-871
Concept summary: Rezoning for light industrial development
Tract Size: +399 acres

Attachments:

CZ-565 Staff Report
TMAPC Minutes of June 4, 2025
Exhibits submitted by Lou Reynolds

TMAPC Recommendation

June 4, 2025, during the regular Planning Commission meeting, the TMAPC voted 10-0-0 to recommend that the Tulsa County Board of County Commission **Approve** rezoning of + 399 acres per staff recommendation, but only with the provision of PUD-871.

For Board of County Commission office use:

Date Received: _____ Approved: _____

Agenda Date: _____ Resolution: _____

ON MOTION OF COMMISSIONER _____
SECONDED BY COMMISSIONER _____
AND UPON ROLL CALL CARRIED, THE FOLLOWING RESOLUTION WAS ADOPTED.

R E S O L U T I O N

No. PUD-871

WHEREAS, pursuant to Title 19, Oklahoma Statutes, Section 863.13, et seq., the Board of County Commissioners is authorized to adopt regulations controlling the zoning of property within the unincorporated areas of Tulsa County; and

WHEREAS, on September 15, 1980, the Board of County Commissioners adopted regulations affecting the above referred to area; and

WHEREAS Bird Creek Ranch limited partnership, et al., applied to the Tulsa Metropolitan Area Planning Commission, Zoning Application Number PUD-871 for a change of zoning regulations on the following described tracts:

A Tract of Land that is a part of Section Twenty-seven (27), Township Twenty-one (21) North, Range Thirteen (13) East of the Indian Meridian, Tulsa County, State of Oklahoma, being more particularly described as follows:

Beginning at a Point that is the Northwest corner of the Southwest Quarter (SW4) of said Section Twenty-seven (27);

thence along the West line of the SW4 of Section 27, S01°17'30"E a distance of 1075.80 feet;

thence along the North line of "NORTH TULSA COMMERCE CENTER", plat #7053 at the office of the Tulsa County Clerk, S85°55'01"E a distance of 1329.29 feet;

thence along the East line of "NORTH TULSA COMMERCE CENTER", S01°17'13"E a distance of 1397.03 feet;

thence along the North line of the South 50.00 feet of the Southwest Quarter (SW4) of Section Twenty-seven (27), N88°49'03"E a distance of 1323.43 feet;

thence along the North line of the South 50.00 feet of the Southeast Quarter (SE4) of Section Twenty-seven (27), N88°49'03"E a distance of 2596.62 feet;

thence along the West line of the East 50.00 feet of the Southeast Quarter (SE4) of Section Twenty-seven (27), N01°13'59"W a distance of 300.00 feet;

thence N88°49'03"E a distance of 50.00 feet;

thence along the East line of the Southeast Quarter (SE4) of Section Twenty-seven (27),

N01°13'59"W a distance of 2290.78 feet to the Southeast corner of the Northeast Quarter (NE4) of Section Twenty-seven (27);

thence along the East line of the Northeast Quarter (NE4) of Section Twenty-seven (27), N01°13'59"W a distance of 1990.77 feet;

thence S88°46'01"W a distance of 50.00 feet;

thence along the West line of the East 50.00 feet of the Northeast Quarter (NE4) of Section Twenty-seven (27), N01°13'59"W a distance of 555.01 feet;

thence N47°34'28"W a distance of 36.43 feet;

thence along the South line of the North 70.00 feet of the Northeast Quarter (NE4) of Section Twenty-seven (27), S88°53'07"W a distance of 310.98 feet;

thence N01°13'52"W a distance of 10.00 feet;

thence along the South line of the North 60.00 feet of the Northeast Quarter (NE4) of Section Twenty-seven (27), S88°53'07"W a distance of 2262.01 feet;

thence along the South line of the North 60.00 feet of the Northwest Quarter (NW4) of Section Twenty-seven (27), S88°53'07"W a distance of 1324.67 feet;

thence along the West line of the East Half (E2) of the Northwest Quarter (NW4) of Section Twenty-seven (27), S01°16'41"E a distance of 2582.44 feet to the Southeast corner of "WESTGATE", plat #6196 at the office of the Tulsa County Clerk;

thence along the South line of "WESTGATE", S88°51'41"W a distance of 1324.06 feet to the Point of Beginning.

LESS and EXCEPT that portion that is the East 85.00 feet of said Section Twenty-seven (27), Township Twenty-one (21) North, Range Thirteen (13) East, Tulsa County

Having an area of 21,612,690 Square Feet or 496 Acres

Horizontal Datum and Measured Bearings based on Oklahoma State Plane Zone North Grid. NAD83(2011) (Geoid18)
Coordinates are Grid. (C.s.f.: 1.00008290627861)

from its present **AG** zoning district classification to **IL** zoning district classification with PUD-871; and

WHEREAS, public hearing, pursuant to law, was held June 4, 2025, by the Tulsa Metropolitan Area Planning Commission on the above application.

NOW, THEREFORE, BE IT RESOLVED;

- (1) *That the application of PUD-871, dated April 10, 2025, is granted.*
- (2) *That the zoning classification be changed to **IL** on the location defined in the legal description above and generally described as:*

West of North Sheridan Road between East 76th Street North and East 86th Street North \pm 496 acres.

APPROVED AND ADOPTED THIS _____ DAY OF _____, 2025.

BOARD OF COUNTY COMMISSIONERS
OF TULSA COUNTY, OKLAHOMA

By _____

ATTEST: _____
County Clerk



Owner and Applicant Information

Applicant: Lou Reynolds

Property Owner:

Bird Creek Ranch limited partnership, et al.
c/o Lou Reynolds

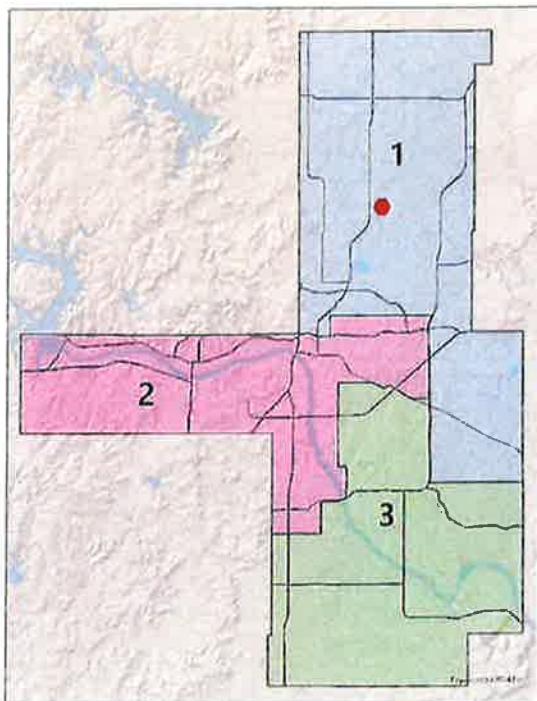
Property Location

West of North Sheridan Road between East 76th street north and East 86th Street north.

Zoning size: Tract Size: ±400 acres

Location within Tulsa County

(shown with County Commission districts)



Elected Representatives

County Commission: District 1, Stan Sallee

Staff Recommendation

Staff recommends **approval only with development standards outlined in PUD-871.**

Request Summary

Rezone subject properties from AG to IL with a PUD overlay to permit light industrial uses similar to a data center.

Zoning

Existing Zoning: Agriculture (AG)

Proposed Zoning: Light Industrial (IL / PUD-871)

Use

Current Use: Not Developed /Agriculture

Proposed Use: Uses outlined in PUD-871 including Data Centers

Comprehensive Plan Considerations

Land Use

Land Use Plan: Highway 75 Planning Area

Transportation

Major Street & Highway Plan:

East 86th Street North Primary Arterial

East 76th Street North, North Yale and North Sheridan are all Secondary Arterial

Residential Collector system shown but not anticipated with this development

Transit: None

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Environment

Flood Plain: The east portion of the site is included in the FEMA floodplain and floodway designation

Parks & Open Space: None



SECTION 1: Detailed Staff Recommendation

The applicant is requesting to rezone property from AG to IL with the provisions of PUD-871 to permit development on the site consistent with the Tulsa County Zoning Code for uses and building types typically associated with IL zoning and those uses and building types associated with special exception provisions in the IM zoning district and defined in the PUD Development Standards outlined below.

A rezoning is being concurrently proposed with this PUD-871. The proposed PUD will establish allowable use and the bulk and area requirements.

Staff has reviewed the request and finds that it is non-injurious to the surrounding proximate properties and consistent with the Tulsa County Comprehensive Plan and the anticipated future development pattern of the surrounding area, therefore;

With consideration given to the factors listed herein, staff recommend **approval** of the application for CZ-565 requesting IL zoning but only with the related provisions of PUD 871.

DEVELOPMENT CONCEPT

The proposed Project Clydesdale (PUD-871) is located on approximately 506 acres bounded on the east by North Sheridan Road, on the south by East 76th Street North, on the north by East 86th Street North, on the West by the North Tulsa Commerce Center zoned IL and the Westgate Subdivision zoned RS-3 and various rural residential developed properties zoned AG and North Yale Avenue ("the Project"). Immediately south of the Project is the Cherokee Industrial Park. The rezoning request is generally limited to the west 400 acres of the associated PUD.

A 150-foot-wide electrical right-of-way, owned by the Grand River Dam Authority ("GRDA") crosses the southerly third of the Property running from the southeast corner to the west boundary.

PUD-871 uses substantial buffering, building setbacks, open space and landscaping and other design details to ensure the integration of the Project into the surrounding area. To buffer the rural residential tracts to the west and north and any future residential development to the east, the Project includes a 150-foot landscaped buffer along the south boundary of Westgate Addition, the north approximately 2,600 feet of the west boundary, and the north boundary. Additionally, no



building will be located within 300 feet of the south boundary of Westgate Addition, the north approximately 2,600 feet of the west boundary (which includes the east boundary of Westgate Addition), and the north boundary. Additionally, except as necessary for utility lines and crossings, an approximate 815-foot-wide area will be left in its natural state along North Sheridan Road (measured from the edge of the City of Tulsa Fence Line).

The project's design seamlessly integrates with adjacent industrial zones while preserving residential quality of life through strategic 150-foot landscape buffers, 300-foot building setbacks, and natural area preservation along Sheridan Road. The proposed design standards in the PUD are consistent with the goals of the Highway 75 Planning Area.

SECTION 2: Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as: Highway 75 Planning Area in the Unincorporated Tulsa County Comprehensive Plan

Use Category considerations

This designation supports a mix of retail, service, and industrial uses to meet the needs of rural residents and agricultural operations. It encourages diverse land uses, including light and medium industrial activities such as wholesaling, warehousing, and distribution, which may generate heavy truck traffic. Employment areas focus on commercial and industrial activities like office spaces, light manufacturing, and high-tech industries, with minimal residential presence. These areas require direct access to major roads or interstates to support transportation demands, particularly for truck and rail transport. Proper planning for design, screening, and buffering is essential when near residential zones. Outdoor storage or material processing is not generally a suitable option for this area. Residential developments are not considered appropriate and incompatible for this planning area and will not be supported by the Planning Services Department.

Design & Aesthetics

All new land development in the 75 Highway Planning Area, should anticipate working within the Planned Unit Development Process provided in the Tulsa County Zoning Code. That process will generally include:

- Higher quality building materials and site development standards that are currently required in the zoning code.



- Landscaping and green buffers will be required to enhance visual appeal and mitigate environmental impact
- Floodplain development will be limited and maintained as a natural environment.
- Significant building setbacks, lighting limitations, illuminated signage standards and reducing parking standards when appropriate.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	AG and RE	Highway 75 Planning Area	Agricultural / Single-Family
East	AG and RE	Owasso fence line (Residential)	Single-Family
South	IL and IM (Mohawk industrial park)	Highway 75 Planning Area	Warehousing and Manufacturing
West	RE and IM	Highway 75 Planning Area	Warehousing and Single Family

Transportation

Major Street & Highway Plan:

- North Yale Avenue is designated as a Secondary Arterial with 100-foot-wide planned right of way.
- East 86th Street North is designated as Primary Arterial with 150-foot-wide planned right of way.
- North Sheridan Road is designated as Secondary Arterial with 100-foot-wide planned right of way however this street is inside the City of Tulsa Fence Line.
- East 76th Street North is designated as a Secondary Arterial with 100-foot-wide planned right of way.

Transit: None

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None



Environmental Considerations

Flood Area: The existing natural area along the east boundary of the PUD is part of the Ranch creek drainage basin that is included in the mapped flood plain and flood way. The heavily wooded area will remain undeveloped and act as a natural buffer with the properties east of North Sheridan Road.

Parks & Open Space: None

Zoning History

Resolution 98254, dated September 15 1980, established zoning for the subject property.

Exhibits

INCOG Exhibits

Case map

Aerial

Tulsa County Comprehensive Plan Land Use Map

Applicant Exhibit: Refer to PUD 871 for exhibits that include

Aerial Image

Existing Zoning

Proposed Zoning

Project Clydesdale Development Area

Setback and Landscape and Buffer

Existing Topography

Existing Soils

Existing Utilities (water and sewer only)



0 500 1,000
Feet



Subject
Tract

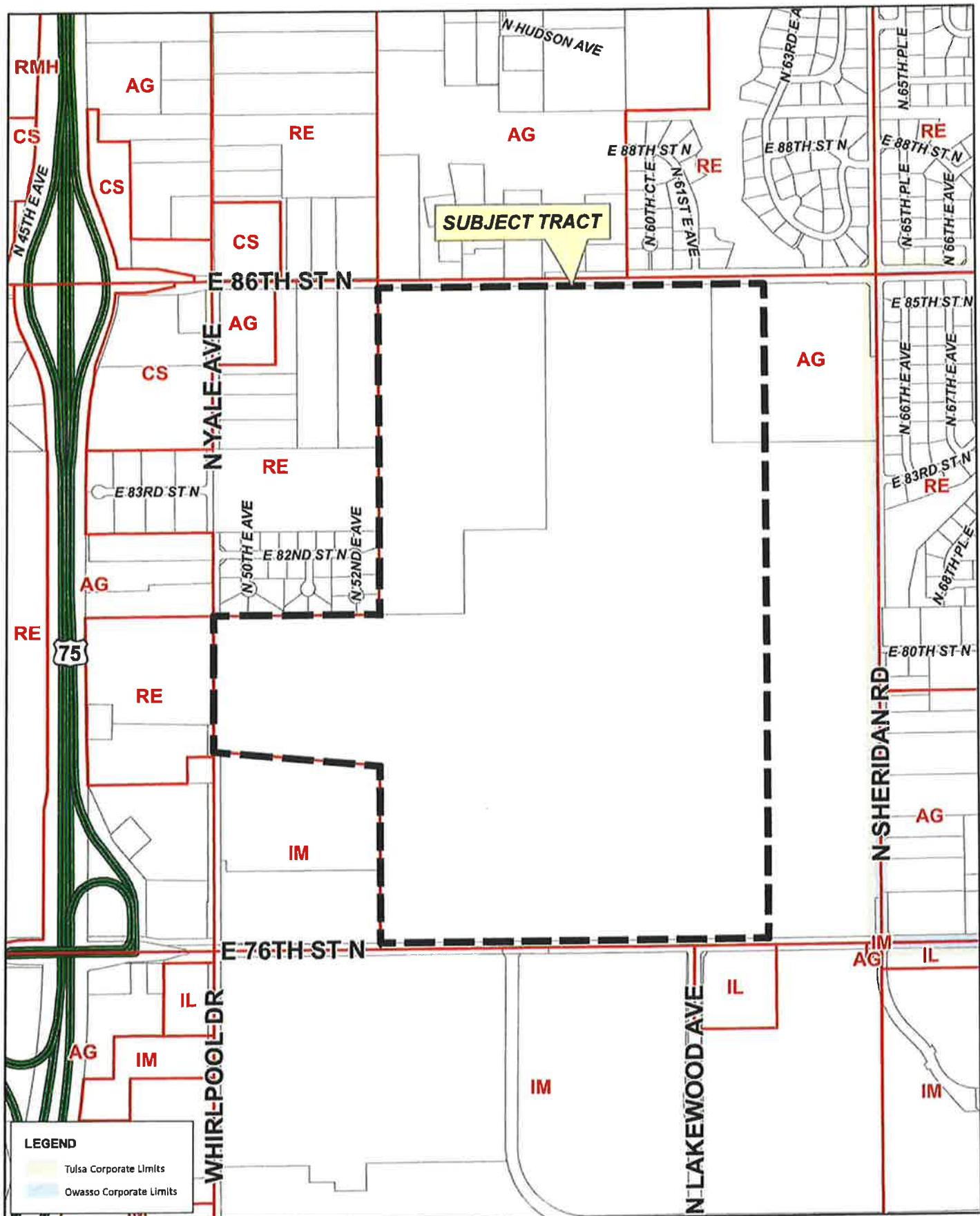
CZ-565

27 21-13

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2023





CZ-565

27 21-13



Tulsa County Comprehensive Plan Amendment TCCP-14

Land Use Plan (Exhibit A) Tulsa County North Area Plan

Legend

The figure is a map of Skiatook, Tulsa County, and surrounding areas. It uses color-coding to represent different land use categories and includes a legend on the left and a zoning map on the right.

Legend (Left):

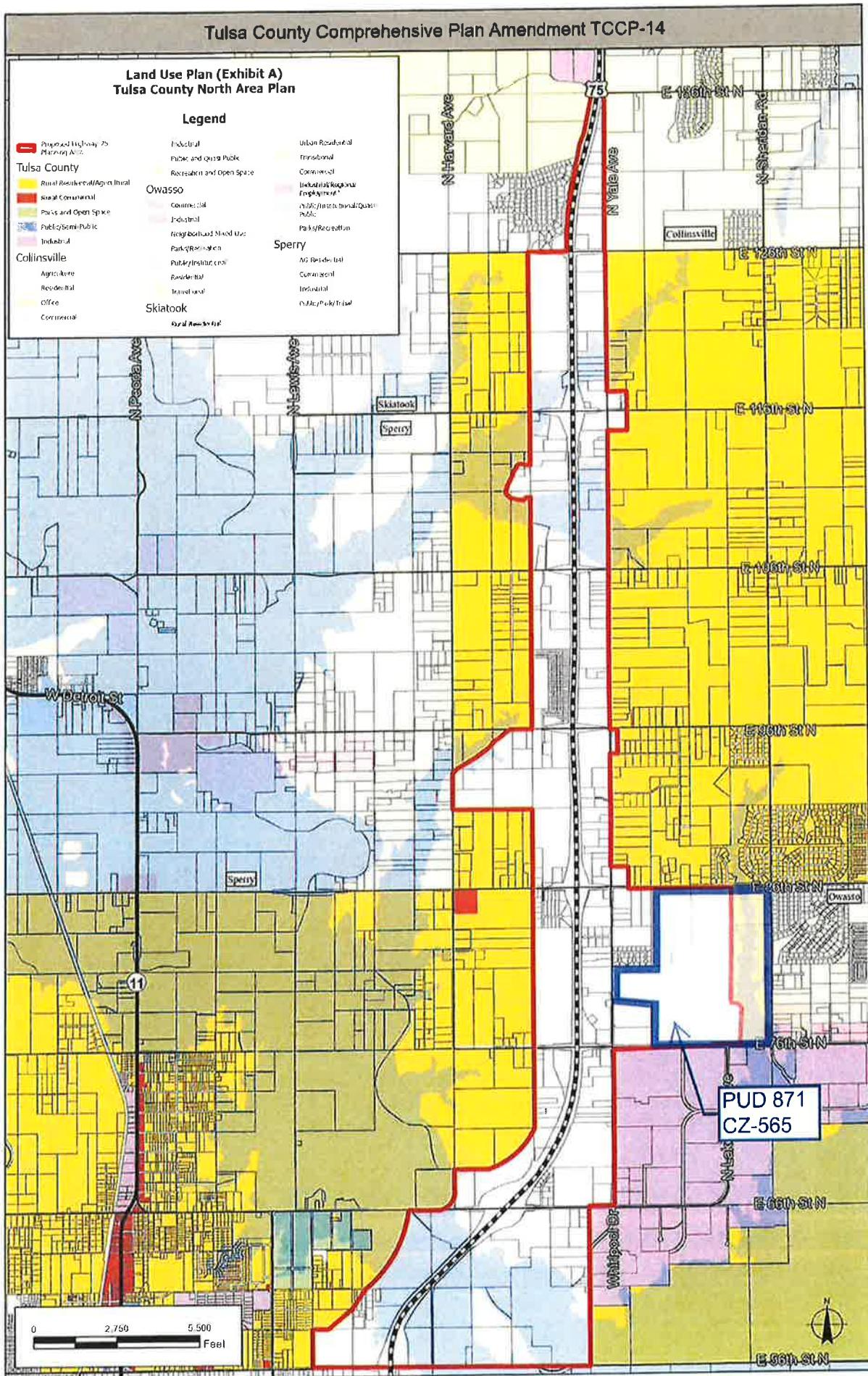
- Proposed Highway 75
- Marina N.W.
- Tulsa County
- Rural Residential/Agricultural
- Urban Commercial
- Parks and Open Space
- Public/semi-Public
- Industrial

Zoning Map (Right):

Proposed Highway 75	Urban Residential
Marina N.W.	Transitional
Tulsa County	Commercial
Rural Residential/Agricultural	Industrial/Regional Employment
Urban Commercial	Public/Institutional/Commercial
Parks and Open Space	Public
Public/semi-Public	Parks/Recreational
Industrial	
Collinsville	Sperry
Agriculture	No Residential
Residential	Commercial
Office	Industrial
Commercial	Public/Office/Industrial

Skiatook Zoning Map:

- Industrial
- Public and Quasi-Public
- Recreation and Open Space
- Commercial
- Industrial/Regional Employment
- Public/Institutional/Commercial
- Public
- Parks/Recreational
- Commercial
- Industrial
- Transitional
- Public/Office/Industrial



6. PUD-871 (County) (Related to CZ-565 and preliminary plat Project Clydesdale)

Location: North and West of Northwest corner of 76th Street North and North Sheridan Road

County Commission District: District 1

Applicant: Lou Reynolds

Action Requested:

Rezone subject properties from AG to IL with a PUD overlay to permit light industrial uses like a data center.

SECTION 1: DETAILED STAFF RECOMMENDATIONS

The applicant is requesting to rezone from AG to IL with PUD-871 to permit development on the site consistent with the Tulsa County Zoning Code for uses and building types typically associated with IL zoning and those uses and building types associated with special exception provisions in the LM zoning district and defined in the related PUD Development Standards outlined below.

A rezoning is being concurrently proposed with this PUD (CZ-565). The proposed PUD will establish allowable use and the bulk and area requirements.

Staff have reviewed the request and find that it is non-injurious to the surrounding proximate properties and consistent with the Comprehensive Plan and the anticipated future development pattern of the surrounding area, therefore;

With consideration given to the factors listed herein, staff recommend approval of the application for PUD 871 but only with the related and IL zoning application.

APPLICANT DEVELOPMENT STATEMENT

The Planned Unit Development District ("PUD") is a supplemental Zoning District authorized by Chapter 5, Section 5020 of the Tulsa County Zoning Regulations. A PUD establishes the regulatory framework, including permitted uses, development standards and design guidelines, for a particular project (the "Development Standards"). A PUD may only modify the provisions of the Tulsa County Zoning Regulations and does not modify any other Tulsa County laws, regulations or requirements.

A PUD may include background information and narrative discussion, including purpose and intent statements that are intended to illustrate the overall character and vision for the Project. Such statements, unless expressly part of the Development Standards, are not regulatory and are not requirements to be enforced by Tulsa County.

The Development Standards apply to all property within the PUD project boundaries. The Development Standards supersede and replace all applicable Tulsa County Zoning Regulations. If there is a conflict between the Development Standards and the Tulsa County Zoning Regulations, the Development Standards shall apply. If a provision is not addressed by the PUD, then the Tulsa County Zoning Regulations control.

APPLICANT DEVELOPMENT CONCEPT

The proposed Project Clydesdale is located on approximately 506 acres bounded on the east by North Sheridan Road, on the south by East 76th Street North, on the north by East 86th Street North, on the West by the North Tulsa Commerce Center zoned IL and the Westgate Subdivision zoned RS-3 and various rural residential developed properties zoned AG and North Yale Avenue ("the Project"). Immediately south of the Project is the Cherokee Industrial Park.

A 150-foot-wide electrical right-of-way, owned by the Grand River Dam Authority ("GRDA") crosses the southerly third of the Property running from the southeast corner to the west boundary.

PUD-871 uses substantial buffering, building setbacks, open space and landscaping and other design details to ensure the integration of the Project into the surrounding area. To buffer the rural residential tracts to the west and north and any future residential development to the east, the Project includes a 150-foot landscaped buffer along the south boundary of Westgate Addition, the north approximately 2,600 feet of the west boundary, and the north boundary. Additionally, no building will be located within 300 feet of the south boundary of Westgate Addition, the north approximately 2,600 feet of the west boundary (which includes the east boundary of Westgate Addition), and the north boundary. Additionally, except as necessary for utility lines and crossings, an approximate 815-foot-wide area will be left in its natural state along North Sheridan Road (measured from the edge of the City of Tulsa Fence Line). The project's design seamlessly integrates with adjacent industrial zones while preserving residential quality of life through strategic 150-foot landscape buffers, 300-foot building setbacks, and natural area preservation along Sheridan Road.

Exhibit "A" is an Aerial Photograph and shows the location of Project Clydesdale.

The purpose of PUD-871 is to create a regulatory framework for the development of a technology park that will attract high wage jobs in technology, offices, industrial, warehouse and related uses. Specific uses, building locations, building design and overall layout will be refined as future uses as the Project develops. The Development Standards establish land use entitlements flexibility and design expectations to encourage and attract future uses and ensure compatibility with the area.

The Development Standards apply to all property within the PUD project boundaries. The Development Standards supersede and replace all applicable Tulsa County Zoning Regulations. If there is a conflict between the Development Standards and the Tulsa County Zoning Regulations, the Development Standards shall apply. If a provision is not addressed by the PUD, then the Tulsa County Zoning Regulations control.

PUD-871 provides a framework for a well-planned, cohesive project that integrates and permits technology, office, industrial, warehouse and related uses in a connected and aesthetically pleasing and unified development. As shown on Exhibit "B", Existing Zoning, the site is currently zoned AG -Agriculture District, Tulsa County's least intense zoning designation. The purpose of this

request, along with companion application CZ-565, is to rezone the Project area into two zones: 1) IL – Light Industrial District overlayed with a supplemental zoning district and 2) AG - Agricultural, PUD-871 to facilitate a flexible supplemental Zoning District with a variety of compatible land uses and facilitate the site's development as an employment and technology hub. See Exhibit "C", Proposed Zoning.

This Project may have multiple reserve areas or easements for stormwater drainage and detention, PUD-871 provides a framework for a well-planned, cohesive project that integrates and permits technology, office, industrial, warehouse and related uses in a connected and aesthetically pleasing and unified development. As shown on Exhibit "B", Existing Zoning, the site is currently zoned AG - Agriculture District, Tulsa County's least intense zoning designation. The purpose of this request, along with companion application CZ-565, is to rezone the Project area into two zones: 1) IL – Light Industrial District overlayed with a supplemental zoning district and 2) AG - Agricultural, PUD-871 to facilitate a flexible supplemental Zoning District with a variety of compatible land uses and facilitate the site's development as an employment and technology hub. See Exhibit "C", Proposed Zoning.

This Project may have multiple reserve areas or easements for stormwater drainage and detention, secured entrances, access drives, landscaping, open space and natural areas. Additionally, this Project will include electrical substations.

The Development Plan for the Project is shown on Exhibit "D"

The Project will have access to East 76th Street North, East 86th Street North, North Sheridan Road and North Yale Avenue. The Project perimeter will be gated and secured with private access drives connecting lots to public access. Lots will not require public street frontage. Right-of-way along the section lines will be dedicated, as necessary, to comply with the Tulsa City-County Major Street and Highway Plan.

Except for a tributary of Ranch Creek running in a southerly direction along the easterly boundary of the Project, which is located in FEMA Flood Zone AE, the Project is otherwise located within FEMA Flood Zone Unshaded X (out of the 500-year flood plain). The Project may have one (1) Project sign along East 76th Street North, one (1) Project sign along East 86th Street North and one (1) sign along North Yale Avenue (for utility purposes only).

Detailed Development Plans will be submitted to the County for administrative approval at the time of site plan review for each phase of the Project.

SECTION 3: PUD-871 DEVELOPMENT STANDARDS

LAND AREA	Gross 22,037,663 Square Feet	506 Acres
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PERMITTED USES

Public, Civic and Institutional Use Category:

Natural Resource Preservation

Utility and Public Services Facility, Minor

Utility and Public Services Facility, Major

Wireless Communication Facility:

Freestanding Tower

Building or Tower-mounted Antenna

Commercial Use Category

Commercial Service

Financial Services

Lodging

Office (excluding Plasma Center)

Retail Sales

Wholesale, Distribution and Storage Industrial:

Low-impact Manufacturing and Industry

Moderate-impact Manufacturing and Industry,

Including, but not limited to Data Centers for processing and storing of digital data.

For purposes of PUD-871, the term "Data Center" shall mean a facility or facilities used to house, and in which are operated, maintained and replaced from time to time, computer systems and associated components, including but not limited to telecommunications and storage systems, cooling systems, power supplies and systems for managing electrical and mechanical performance, and equipment used for the transformation, transmission, distribution and management of electricity for on-site uses, internet-related equipment, data communications connections, private communication towers, environmental controls and security devices.

And Uses Customarily Accessory to the Permitted Uses, which Customary Accessory Uses for Data Centers may include, but are not limited to the following:

Electrical Substations/Switching Stations

Backup Generators

Security Guardhouses

Cooling Towers (air or water)

Fuel Storage Tanks

Temporary Utility Services

Central Utility Buildings

Storm Shelters

Restroom Buildings

Water Holding Tanks

Water Treatment Facilities

Wastewater Treatment Facilities

Temporary Construction Trailers

Flow Equalization Basins or Tanks

Battery Storage Equipment

Mining and Mineral Processing Uses are prohibited within the Project

MAXIMUM BUILDING FLOOR AREA RATIO (PROJECT): 0.75

MINIMUM BUILDING AND COMMUNICATION TOWER SETBACKS

Along East 76th Street North*	150 Feet
Along North Sheridan Road*	815 Feet
Along East 86th Street North	300 Feet
Along North Yale Avenue (*) (**)	300 Feet
Along the southerly boundary of Westgate Addition	300 Feet
Along the north approximately 2,600 feet of the west boundary	300 Feet
Along the westerly boundary south of the GRDA electrical right-of-way	50 Feet

* Setbacks shall be measured from (a) the existing street right-of-way along East 76th Street North and East 86th Street North, (b) the section line along North Yale Avenue, and (c) the edge of the City of Tulsa Fence Line along North Sheridan Road.

** Electrical substations shall be subject to the building setbacks set forth above.

MAXIMUM BUILDING HEIGHT: 50 Feet*

* Architectural, mechanical or electrical elements (elements extending above the building roofline) shall be permitted up to 20 additional feet for unoccupied features. The forgoing height limitation does not apply to overhead electrical lines.

MAXIMUM COMMUNICATION TOWER HEIGHT AND SETBACK: 200 Feet*

*Provided that no Communication Tower will be located within the setbacks noted above.

BUILDING COLORS, MATERIALS AND DESIGN:

All exposed exterior walls of main occupiable buildings that are visible from public streets shall employ cohesive design within the Project that uses similar materials with varied textures and colors to provide visual contrast. This may be achieved by including a change in color, texture, or building material in a pattern that repeats at various intervals

OFF-STREET PARKING:

Minimum spaces for Data Centers:

One (1) space per twenty thousand square feet (20,000 SF) of building floor area.

Minimum spaces for office Buildings:

One (1) space per one thousand (1000 SF) of building floor area.

For Any Other Use:

As required by Table 10-1: Minimum Off-street Parking Ratios of the Tulsa County Zoning Code.

LOADING AREAS:

For Data Center Use:

No loading areas are required

For Office Buildings:

No loading areas are required.

SECURITY FENCING:

The secure areas of the Project will be fenced with an 8-foot minimum height chain link fence or similar.

LANDSCAPE BUFFERS:

Along East 76th Street North	100 Feet
Along East B6th Street North	150 Feet
Along North Yale Avenue	150 Feet
Along the southerly boundary of Westgate Addition	150 Feet
Along the north approximately 2,600 feet of the west boundary	150 Feet
Along the westerly boundary south of the GRDA electrical right-of-way	50 Feet

Within all landscape buffers, there shall be, at minimum, one (1) tree in every 20 linear feet along the buffer. Where additional trees are necessary, they shall be added with a ratio of four (4) canopy trees and two (2) evergreen trees per 100 linear feet. All canopy and evergreen trees shall be at least eight (8) feet in height, or greater, at the time of planting.

Existing trees shall be counted toward this requirement.

NATURAL AREAS:

Along North Sheridan Road	815 Feet
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The easternmost 815' of the property (measured from the westerly boundary of the City of Tulsa Fence Line) shall be a natural area and may or may not be located in a Reserve Area. This area can be used for utility corridors along and within.

Because of the identified landscape buffers, natural areas, and the applicable building setbacks in the tables above, no opaque screening fencing will be required along any of the Project boundaries.

The details of such buffers and natural areas along the Project boundary are shown on Exhibit "E".

SIGNS:

Signs will comply with Chapter 11 of Tulsa County Zoning Regulations.

ACCESS AND CIRCULATION:

Primary points of vehicular access shall be located on East 76th Street North and East 86th Street North. These access points will include secure and gated entrance. There will be no

primary access points along North Sheridan Road or North Yale Avenue the exception of utility services.

Emergency access will be from East 76th Street North and East 86th Street North.

INTERIOR ACCESS DRIVES

Individual lots will not require street frontage or direct access to public streets but will require connected private access drives ultimately connecting to ingress/egress points of the overall project. Interior access drives will be private and designed and constructed in accordance with the design requirements of the International Fire Code (IFC) for fire apparatus access. Gravel drives are not permitted.

SECTION 4: APPLICANT SITE ANALYSIS AND EXHIBITS

TOPOGRAPHY AND SOILS:

The Custom Soil Resource Report for Tulsa County, Oklahoma, published by the United States Department of Agriculture and Natural Resources Conservation Services provides that the Property contains a number of different soil types.

Any development constraints associated with these soils and the topography will be addressed during the engineering design, permitting, and platting of the Project.

Existing topography and soils are represented on Exhibit "F", Existing Topography and Soils attached Hereto

UTILITIES:

The project will be served by a public drinking water supply to the project and may be distributed through private lines to individual lots, in accordance with applicable regulations of the Oklahoma Water Resources Board and the Oklahoma Department of Environmental Quality.

The overall project will be served by a public sanitary sewer provider and may be collected through a private collection system with private sewer lines from each lot. The system will be designed and constructed in accordance with the standards established by the public sewer provider and the regulations of the Oklahoma Department of Environmental Quality. Existing utilities in and around the site are shown on Exhibit "G"- Existing Utilities.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as: Highway 75 Planning Area in the Unincorporated Tulsa County Comprehensive Plan

Use Category considerations

This designation supports a mix of retail, service, and industrial uses to meet the needs of rural residents and agricultural operations. It encourages diverse land uses, including light and medium industrial activities such as wholesaling, warehousing, and distribution, which may generate heavy truck traffic. Employment areas focus on commercial and industrial activities like office spaces, light manufacturing, and high-tech industries, with minimal residential presence. These areas require direct access to major roads or interstates to support transportation demands, particularly for truck and rail transport. Proper planning for design, screening, and buffering is essential when near residential zones. Outdoor storage or material processing is not generally a suitable option for this area. Residential developments are not considered appropriate and incompatible for this planning area and will not be supported by the Planning Services Department.

Design & Aesthetics

All new land development in the 75 Highway Planning Area, should anticipate working within the Planned Unit Development Process provided in the Tulsa County Zoning Code. That process will generally include:

- Higher quality building materials and site development standards that are currently required in the zoning code.
- Landscaping and green buffers will be required to enhance visual appeal and mitigate environmental impact
- Floodplain development will be limited and maintained as a natural environment.
- Significant building setbacks, lighting limitations, illuminated signage standards and reducing parking standards when appropriate.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	AG and RE	Highway 75 Planning Area	Agricultural/ Single-Family
East	AG and RE	Owasso fence line (Residential)	Single-Family
South	IL and IM (Mohawk industrial park)	Highway 75 Planning Area	Warehousing and Manufacturing
West	RE and IM	Highway 75 Planning Area	Warehousing and Manufacturing

Transportation

Major Street & Highway Plan:

- North Yale Avenue is designated as a Secondary Arterial with 100-foot-wide planned right of way.
- East 86th Street North is designated as Primary Arterial with 150-foot-wide planned right

of way.

- North Sheridan Road is designated as Secondary Arterial with 100-foot-wide planned right of way, however this street is inside the City of Tulsa Fence Line.
- East 76th Street North is designated as a Secondary Arterial with 100-foot-wide planned right of way.

Transit: None

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Environmental Considerations

Flood Area: The existing natural area along the east boundary of the PUD is part of a creek system that is included in the mapped flood plain and flood way. The heavily wooded area will remain undeveloped and act as a natural buffer with the properties east of North Sheridan Road.

Parks & Open Space: None

Zoning History

Resolution 98254, dated September 15, 1980, established zoning for the subject property.

Commission Action

Motion: Recommend approval per staff's recommendation.

Motion by: Bulmash Second by: Turner-Addison

Vote: 10-0-0

Ayes: Turner-Addison, Bulmash, Craddock, Fugate, Hood, Humphrey, Rosene Robinson, Shivel, Walker, Zalk

Abstentions: none

Absent: Whitlock

Property Description:

A Tract of Land that is a part of Section Twenty-seven (27), Township Twenty-one (21) North, Range Thirteen (13) East of the Indian Meridian, Tulsa County, State of Oklahoma, being more particularly described as follows:

Beginning at a Point that is the Northwest corner of the Southwest Quarter (SW4) of said Section Twenty-seven (27);

thence along the West line of the SW4 of Section 27, S01°17'30"E a distance of 1075.80 feet; thence along the North line of "NORTH TULSA COMMERCE CENTER ", plat #7053 at the office of the Tulsa County Clerk, S85°55'01"E a distance of 1329.29 feet;

thence along the East line of "NORTH TULSA COMMERCE CENTER", S01°17'13"E a distance of 1397.03 feet;

thence along the North line of the South 50.00 feet of the Southwest Quarter (SW4) of Section Twenty-seven (27), N88°49'03"E a distance of 1323.43 feet;

thence along the North line of the South 50.00 feet of the Southeast Quarter (SE4) of Section Twenty-seven (27), N88°49'03"E a distance of 2596.62 feet;

thence along the West line of the East 50.00 feet of the Southeast Quarter (SE4) of Section Twenty-seven (27), N01°13'59"W a distance of 300.00 feet;

thence N88°49'03"E a distance of 50.00 feet;

thence along the East line of the Southeast Quarter (SE4) of Section Twenty-seven (27), N01°13'59"W a distance of 2290.78 feet to the Southeast corner of the Northeast Quarter (NE4) of Section Twenty-seven (27);

thence along the East line of the Northeast Quarter (NE4) of Section Twenty-seven (27), N01°13'59"W a distance of 1990.77 feet;

thence S88°46'01"W a distance of 50.00 feet;

thence along the West line of the East 50.00 feet of the Northeast Quarter (NE4) of Section Twenty-seven (27), N01°13'59"W a distance of 555.01 feet;

thence N47°34'28"W a distance of 36.43 feet;

thence along the South line of the North 70.00 feet of the Northeast Quarter (NE4) of Section Twenty-seven (27), S88°53'07"W a distance of 310.98 feet;

thence N01°13'52"W a distance of 10.00 feet;

thence along the South line of the North 60.00 feet of the Northeast Quarter (NE4) of Section Twenty-seven (27), S88°53'07"W a distance of 2262.01 feet;

thence along the South line of the North 60.00 feet of the Northwest Quarter (NW4) of Section Twenty-seven (27), S88°53'07"W a distance of 1324.67 feet;

thence along the West line of the East Half (E2) of the Northwest Quarter (NW4) of Section Twenty-seven (27), S01°16'41"E a distance of 2582.44 feet to the Southeast corner of "WESTGATE", plat #6196 at the office of the Tulsa County Clerk;

thence along the South line of "WESTGATE", S88°51'41"W a distance of 1324.06 feet to the Point of Beginning.

LESS and EXCEPT that portion that is the East 85.00 feet of said Section Twenty-seven (27), Township Twenty-one (21) North, Range Thirteen (13) East, Tulsa County

Having an area of 21,612,690 Square Feet or 496.1591 Acres

Horizontal Datum and Measured Bearings based on Oklahoma State Plane Zone North Grid.
NAD83(2011) (Geoid18) Coordinates are Grid. (C.s.f.: 1.00008290627861)

INCOG/TMAPC
REQUEST FOR BOARD OF COUNTY COMMISSION ACTION

Transmittal Date: June 11, 2025

For information Contact:

Dwayne Wilkerson
INCOG/TMAPC
2 W. 2nd St., 8th Floor, Tulsa, OK 74103
Phone: 918-584-7526. Email: dwilkerson@incog.org or esubmit@incog.org

For Board of County Commission Agenda: As appropriate

Subject:

PUD-871

Applicant:

Lou Reynolds
Eller & Detrich
2727 E. 21 st Street, Suite 200
Tulsa, Oklahoma 74114
LReynolds@EllerDetrich.com

Property Owner: Bird Creek Ranch limited partnership, et al.
c/o Lou Reynolds
2727 E. 21 st Street, Suite 200
Tulsa, Oklahoma 74114

Summary:

Location: West of North Sheridan Road between East 76th Street North and East 86th Street North
Present Use: Agriculture (AG)
Proposed Use: Light industrial uses as allowed in PUD-871
Concept summary: Rezoning with PUD-871 for light industrial development
Tract Size: ± 496 acres

Attachments:

PUD-871 Staff Report
TMAPC Minutes of June 4, 2025
Exhibits submitted by Lou Reynolds

TMAPC Recommendation

June 4, 2025, during the regular Planning Commission meeting, the TMAPC voted 10-0-0 to recommend that the Tulsa County Board of County Commission **Approve** rezoning of ± 496 per staff recommendation, but only with the provision of PUD-871.

For Board of County Commission office use:

Date Received: _____ Approved: _____

Agenda Date: _____ Resolution: _____

**NOTICE TO THE PUBLIC OF HEARING FOR
ZONING APPLICATION CZ-565 &
Related PUD-871**

Notice is hereby given that a public hearing will be held before the Board of County Commissioners of Tulsa County on Monday, July 7, 2025 at 9:30 a.m. in Room 132 of the Tulsa County Headquarters Building, 218 W. 6th Street, Tulsa, OK, to consider the proposed change of a zoning classification on the following described property:

West of North Sheridan Road between East 76th Street North and East 86th Street North, and more specifically described as:

A Tract of Land that is a part of Section Twenty-seven (27), Township Twenty-one (21) North, Range Thirteen (13) East of the Indian Meridian, Tulsa County, State of Oklahoma, being more particularly described as follows: Beginning at a Point that is the Northwest corner of the Southwest Quarter (SW4) of said Section Twenty-seven (27); thence along the West line of the SW4 of Section 27, S, 0'1"17'30"E a distance of 1075.80 feet; thence along the North line of "NORTH TULSA COMMERCE CENTER", plat #7053 at the office of the Tulsa County Clerk, 585'55'01"E a distance of 1 329.29 feet; thence along the East line of "NORTH TULSA COMMERCE CENTER", S01 "t7'13"E a distance of 1397.03 feet; thence along the North line of the South 50.00 feet of the Southwest Quarter (SW4) of Section Twenty-seven (27), N88'49'03"E a distance of 1323.43 feet; thence along the North line of the South 50.00 feet of the Southeast Quarter (SE4) of Section Twenty-seven (27), N88"49'03"E a distance of 1746.62 feet; thence along the West line of the East 900.00 feet of Section Twenty-seven (27), N01"13'59" W a distance of 5172.62 feet; thence along the South line of the North 60.00 feet of the Northeast Quarter (NE4) of Section Twenty-seven (27), S88"53'07'W a distance of 1749.35 feet; thence along the South line of the North 60.00 feet of the Northwest Quarter (NW4) of Section Twenty-seven (27), S88'53'07'W a distance of 1324.67 feet; thence along the West line of the East Half (E2) of the Northwest Quarter (NW4) of Section Twenty-seven (27), S01"16'41"E a distance of 2582.44 feet to the Southeast corner of "WESTGATE", plat #6196 at the office of the Tulsa County Clerk; thence along the South line of 'WESTGATE', S88'51'41"W a distance of 1324.06 feet to the Point of Beginning. Having an area of 17,400,419 Square Feet or 399.4587 Acres

The request is to rezone approximately 399 ± acres from AG to IL to permit for light industrial development. On Meeting Date of June 4, 2025, the Tulsa Metropolitan Area Planning Commission voted 10-0-0 to recommend that the County Commission approve rezoning of 399 ± acres from AG to IL, but only with the provisions of PUD-871, 496 ± acres.

The PUD uses substantial buffering, building setbacks, open space and landscaping and other design details to ensure the integration of the Project into the surrounding area. To buffer the rural residential tracts to the west and north and any future residential development to the east, the Project includes a 150-foot landscaped buffer along the south boundary of Westgate Addition, the north

approximately 2,600 feet of the west boundary, and the north boundary. Additionally, no building will be located within 300 feet of the south boundary of Westgate Addition, the north approximately 2,600 feet of the west boundary (which includes the east boundary of Westgate Addition), and the north boundary. Additionally, except as necessary for utility lines and crossings, an approximate 815-foot-wide area will be left in its natural state along North Sheridan Road (measured from the edge of the City of Tulsa Fence Line). The project's design seamlessly integrates with adjacent industrial zones while preserving residential quality of life through strategic 150-foot landscape buffers, 300-foot building setbacks, and natural area preservation along Sheridan Road. The proposed design standards in the PUD are consistent with the goals of the Highway 75 Planning Area.

Anyone wishing to be heard concerning this matter should be present at the hearing.



MICHAEL WILLIS
Tulsa County Clerk
218 W. 6th St., 7th Floor
Tulsa, OK 74119-1004
918.596.5851
mwillis@tulsacounty.org

June 13, 2025

Lou Reynolds
Eller & Detrich
2727 E. 21st Street, Suite 200
Tulsa, Oklahoma 74114

Via email: LReynolds@EllerDetrich.com

This letter is notification that a public hearing before the Board of County Commissioners for Zoning Application CZ-565 & related PUD-871 has been set for Monday, July 7, 2025, at 9:30 a.m. The hearing will take place in room 132 of the Tulsa County Headquarters Building, 218 W. 6th Street, Tulsa, OK 74019.

If you have any questions, please contact Georgeann Hiebert, BOCC Secretary, at 918-596-5833 or ghiebert@tulsacounty.org.

Sincerely,

A handwritten signature in black ink that reads "Michael Willis".

Michael Willis
Tulsa County Clerk

MW/glh