

NOTICE
GLENPOOL PLANNING COMMISSION
REGULAR MEETING

A Regular Session of the Glenpool Planning Commission will be held at 6:30 p.m. on Monday, January 9th, 2017, at Glenpool City Hall, City Council Chambers, 12205 S. Yukon Ave., 3rd Floor, Glenpool, Oklahoma.

The Planning Commission welcomes comments from citizens of Glenpool who wish to address any item on the agenda. Speakers are requested to complete one of the forms located on the agenda table and return to the Planning Director "PRIOR TO THE CALL TO ORDER"

AGENDA

- A) Call to Order – Richard Watts, Chairman**
- B) Roll Call, declaration of quorum – Rick Malone, Secretary; Richard Watts, Chairman**
- C) Scheduled Business**
 - 1) Discussion and possible action to approve minutes from December 12th, 2016.**
 - 2) Review and possible action to recommend to the City Council approval, conditional approval or disapproval of A Plat Waiver request from Todd Park, Pastor representing Solid Rock Baptist Church concerning a 5.2 tract of land located west of the northwest corner of 141st Street and South Elwood Ave.**
 - 3) Review and possible action to recommend to the City Council approval, conditional approval or disapproval of: Lot Split GLS-218. A request to split a 23.69 tract located at the northeast corner of 141st Street and 33rd W. Ave. is zoned AG (Agriculture).**
 - 4) Review and possible action to recommend to the City Council approval, conditional approval or disapproval of Case GZ-258. A request to change zoning classification of three acres located west of the southwest corner of 121st Street and Elwood Ave, Glenpool, Oklahoma from AG (Agriculture) to CS (Commercial Shopping).**
 - 5) Review and possible action to recommend to the City Council approval, conditional approval or disapproval of Case GZ-259, A request by South 75 Business Park, LLC, to change zoning classification of 89 acres located south and east of the southeast corner of 161st Street South and US Highway 75, Glenpool, Oklahoma from IL (Industrial light manufacturing and research and development district) and CS (Commercial Shopping Center District) to CG (Commercial General District).**
 - 6) Review and possible action to recommend to the City Council approval, conditional approval or disapproval of Request by South 75 Business Park, LLC, to abandon much of the original overlay zoning of Planned Unit Development PUD-24 as covers approximately 89 acres of land located south and east of the southeast corner of 161st Street and US Highway 75, contingent upon change of zoning classification of 89 acres located south and east of the southeast corner of 161st Street South and US Highway 75, Glenpool, Oklahoma from IL (Industrial light manufacturing and research and development district) and CS (Commercial Shopping Center District) to CG (Commercial General District).**

- 7) Discussion and possible action to adopt Resolution No. PC-17-01-01, A Resolution Of The City Of Glenpool Planning Commission Recommending To The City Council Approval Of Zone Change Case GZ-259, And Recommending Granting Of The Requested Abandonment Of Planned Unit Development PUD-24, As Represented By Items 4 And 5 Of This Agenda.

D) Adjournment

This notice and agenda was posted at Glenpool City Hall Building, 12205 South Yukon Ave, Glenpool, Oklahoma on _____, at _____ am/pm.

Signed: _____
City Planner

**MINUTES
GLENPOOL PLANNING COMMISSION
REGULAR MEETING**

A Regular Session of the Glenpool Planning Commission was held at 6:30 p.m. on Monday, December 12th, 2016, at Glenpool City Hall, City Council Chambers, 12205 S. Yukon Ave., 3rd Floor, Glenpool, Oklahoma.

AGENDA

A) Call to Order – Richard Watts, Chairman

Chairman Watts called the meeting to order at 6:34 pm and requested a roll call.

Members present: Richard Watts, Howard Nelson, Joyce Calvert, Shayne Buchanan, Debra Cutsor

Members absent: None

B) Roll Call, declaration of quorum – Rick Malone, Secretary; Richard Watts, Chairman declared a quorum present.

C) Scheduled Business

1) Discussion and possible action to approve minutes from November 14th, 2016.

Motion: Shayne Buchanan to approve the minutes as written.

Second: Joyce Calvert

Voting Aye: Richard Watts, Howard Nelson, Joyce Calvert, Shayne Buchanan, Debra Cutsor

Voting Nay: None

Abstaining: None

Motion Passed:5-0-0

2) Review and possible action to approve 2017 Meeting Calendar

Motion: Debra Cutsor to approve the 2017 Meeting Calendar

Second: Howard Nelson

Voting Aye: Richard Watts, Howard Nelson, Joyce Calvert, Shayne Buchanan, Debra Cutsor

Voting Nay: None

Abstaining: None

Motion Passed:5-0-0

3) Review and possible action to approve, conditionally approve, or disapprove: "Plat Waiver" on a 50,000sf tract that is located at the south of the SE/corner of 121st street and US 75 Highway. Street and US 75 Highway, Glenpool, Oklahoma in Phillips Corner Addition.

Motion: Debra Cutsor to approve the Plat Wavier

Second: Shayne Buchanan

Voting Aye: Richard Watts, Howard Nelson, Joyce Calvert, Shayne Buchanan, Debra Cutsor

Voting Nay: None

Abstaining: None

Motion Passed:5-0-0

4) Review and possible action to approve, conditionally approve, or disapprove: "Site Plan" on a 50,000sf tract that is located at the south of the SE/corner of 121st street and US 75 Highway. Street and US 75 Highway, Glenpool, Oklahoma in Phillips Corner Addition.

Motion: Shayne Buchanan per staff and TAC recommendations.

Second: Joyce Calvert

Voting Aye: Richard Watts, Howard Nelson, Joyce Calvert, Shayne Buchanan, Debra Cutsor

Voting Nay: None

Abstaining: None

Motion Passed:5-0-0

5) Discussion and possible action to ratify and approve Tax Increment District No. I Review Committee Resolution No. 16-12-01, and recommend adoption by the City Council of Ordinance No. 726, "An Ordinance Approving And Adopting That Certain Project Plan Relating To Increment District Number One, City Of Glenpool, Oklahoma ('South 75 Business Park Increment District') Dated December 5, 2016; Ratifying And Confirming Actions, Recommendations And Findings Of The Local Development Act Review Committee And The Glenpool Planning Commission; Establishing 'Increment District Number One, City Of Glenpool, Oklahoma'; Designating And Adopting Project Area And Increment District Boundaries; Adopting Certain Findings; Apportioning Incremental Ad Valorem Revenues And Local Sales Tax Increments; Creating The South 75 Business Park Increment District Apportionment Fund; Designating The Glenpool Industrial Authority As The Public Entity To Carry Out And Administer The Project Plan And Authorizing The Authority To Make Minor Plan Amendments; Provisions For Repeal Or Modification Of This Ordinance; Designating The Chairman Of The Glenpool Industrial Authority As The Person In Charge Of The Administration Of The Plan; Providing For Severability; Containing Other Provisions Relating Thereto; And Repealing All Ordinances Or Resolutions In Conflict Herewith."

(Lowell Peterson, City Attorney and Local Counsel for purposes of the Increment District)

Motion: Richard Watts to table this request to the next meeting.

Second: Shayne Buchanan

Voting Aye: Richard Watts, Howard Nelson, Joyce Calvert, Shayne Buchanan, Debra Cutsor

Voting Nay: None

Abstaining: None

Motion Passed:5-0-0

D) Adjournment

There being no further business; Chairman Watts declared the meeting adjourned at 7:31 p.m

Signature: Chairman Watts

ATTEST:

Rick Malone, Secretary

MEMORANDUM

TO: THE GLENPOOL PLANNING COMMISSION
FROM: RICK MALONE, CITY PLANNER
RE: STAFF RECOMMENDATION
PLAT WAVIER OF "SOLID ROCK BAPTIST CHURCH"
DATE: January 9th, 2017

Background:

This is a Plat Wavier request from Todd Park, Pastor representing Solid Rock Baptist Church on a 5.2 tract that is located west of the NW/corner of 141st street and South Elwood Ave. The applicant states several reasons for this request as explained in the attached request for waiver of the plat.

Zoning Code Reference:

11-4-9: PLATTING REQUIRED:

For the purposes of providing a proper arrangement of streets and assuring the adequacy of open spaces for traffic, utilities, and access of emergency vehicles, commensurate with the intensification of land use customarily incident to a change of zoning, a platting requirement is established as follows: For any land which has been rezoned upon application of a private party, or for any land which has been granted a special exception by the board of adjustment as enumerated within use units 2, 4, 5, 8 and 20, no building permit shall be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, as the case may be, submitted to the planning commission for their review and recommendation, approved by the city council, and filed in the office of the Tulsa County clerk. Provided, that the city council, pursuant to their exclusive jurisdiction over subdivision plats, may remove the platting requirement upon a determination that the above stated purposes have been achieved by previous platting or could not be achieved by a plat or replat. (Ord. 665, 9-17-2012; amd. 2013 Code)

Technical Advisory Committee:

The Technical Advisory Committee met on Friday, January 6th, 2017. The TAC members had no issues with the request to waive the plat on this property.

Staff Recommendation:

While the Staff recognizes the unique characteristics of this property and the applicant wanting to build the new building then tear down the existing building and the gymnastics associated with type of construction on a limited budget and the staff recommends approval of this request.

Attachments:

1. Letter of Request for the plat waiver
2. Case Map

GLENPOOL COMMUNITY DEVELOPMENT DEPARTMENT
 ZONING **PUD** **PUD AMENDMENT** **PLAT WAIVER**

12205 S. Yukon Ave, 2nd Floor - Glenpool, Oklahoma 74033 - (918) 209-4610 - Fax (918) 209-4611

www.glenpoolonline.com

APPLICATION INFORMATION

RECEIVED BY: 10 DATE FILED: 12/16/16 TAC DATE: 11/16/17 HEARING DATE: 1/9/17 CASE NUMBER _____

[] RES [] NON-RES [] COMBO RELATED ZONING OR PUD #: _____ BUILDING PERMIT APPLICATION NUMBER _____

NEIGHBORHOOD ASSOCIATIONS: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 841 E 141ST STREET TRACT SIZE: _____

LEGAL DESCRIPTION: SEE ATTACHED DEEDS

PRESENT USE: church PRESENT ZONING AB S-T-R 1172

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED NEW ZONING: — DEV. AREAS AFFECTED BY PUD AMENDMENT: — PUD PROPOSAL ATTACHED [] Y [] N

PROPOSED USE: church - new NATURE OF PUD AMENDMENT: —

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME <u>Solid Rock Baptist Church</u>		NAME <u>Steve</u>	
ADDRESS <u>P.O. Box 729</u>		ADDRESS	
CITY, ST, ZIP <u>GLENPOOL, OK 74033</u>		CITY, ST, ZIP	
DAYTIME PHONE <u>918-706-9270/918-264-8836</u>		DAYTIME PHONE	
EMAIL <u>TPARKER@HFCCOUNTERTOPS.COM</u>		EMAIL	
FAX		FAX	
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.			
SIGNATURE & DATE: <u>Rushing L. Parker</u> <u>12-12-2016</u>			

DOES OWNER CONSENT TO THIS APPLICATION [] Y [] N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? _____

APPLICATION FEES			
BASE APPLICATION FEE		\$ <u>100</u>	\$ <u>100</u>
ADDITIONAL FEE		\$	APPLICATION SUBTOTAL \$
NEWSPAPER PUBLICATION		BILLED LATER	
SIGNS <u>N/A</u>	\$50.00 X <u>—</u> = \$		
300' PROPERTY OWNERS MAILING & POSTAGE	1.00 + \$ <u>—</u> = \$	NOTICE SUBTOTAL \$	
RECEIPT NUMBER:		TOTAL AMOUNT DUE \$ <u>100</u>	

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

DISPOSITION

PC REC.	COUNCIL ACTION	
	DATE/VOTE	
DATE/VOTE	ORDINANCE NO.	
PLAT NAME	PLAT WAIVER [] Y [] N	

June 7th, 2016

City of Glenpool
12205 Yukon Ave.
Glenpool, OK 74033

RE: Plat Waiver

Dear Mr. Malone,

On behalf of the Solid Rock Baptist Church, I would like to request a Plat waiver for our new church building and parking lot. We have had a church at this site for approximately 35 years. We have very little room to locate a new building on the property which includes using the existing structures until the new building is complete. Standard conditions of a plat usually warrants that a 17.5' perimeter easement be provided which we cannot meet because of an existing sanitary sewer easement, Sunoco easement and 100 year flood areas.

Except for the convenience of the City of Glenpool to prepare permits, we do not believe that the lack of platting would be detrimental to the public health, safety or welfare or be otherwise injurious to the other property in the area. We also feel it would not substantially conflict with the Comprehensive Plan and the purposes of the Code. Any easements required by the City or utility could be written and filed separately which have been done in the past on this property.

If we were building a new building on vacant land then we would not be asking for this plat waiver. We believe though, that we can meet the all the other City Requirements without a plat

We realize a Hardship requirement cannot be financial, however, please note that we are a very small church with ties to the community and will abide by your decision whatever that may be.

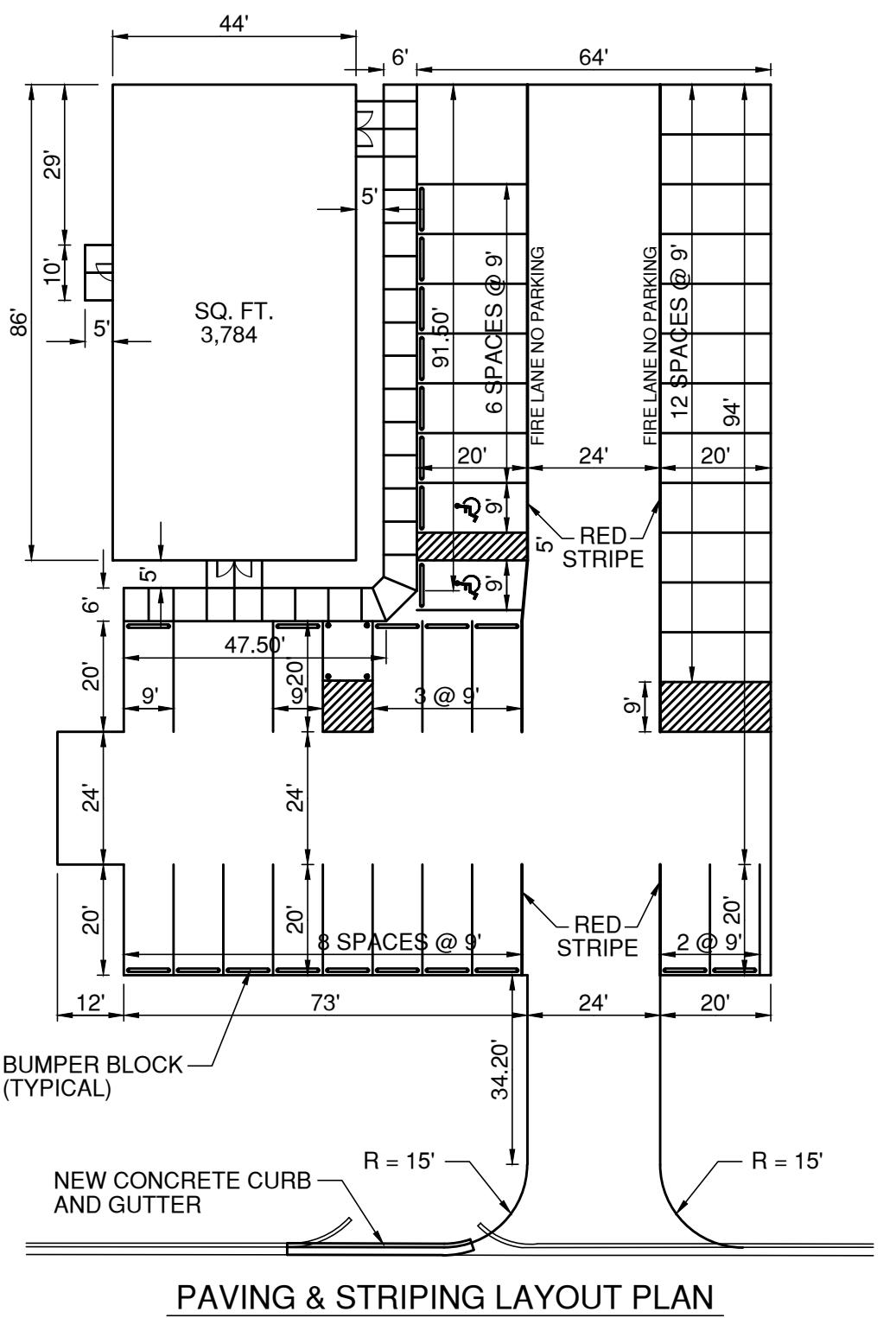
Sincerely,



Todd Parker, Pastor.
Solid Rock Baptist Church







VEHICLE PARKING INFORMATION •		
DESCRIPTION	REQUIRED SPACES	ACTUAL SPACES
PARKING SPACES	32	33
HANDICAP PARKING	2	2
TOTAL PARKING SPACES	34	35

NOTES:
PARKING STALLS 9'20";
DRIVeway AISLES = 24' MIN.

LEGAL DESCRIPTION

A tract of land described as BEGINNING Six hundred seventy-two (672.00) feet West of the Southeast Corner of Section Eleven (11), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof; Thence N 00° 01' 00" W Two hundred seventy-five (275.00) feet; Thence N 00° 01' 00" W Seven hundred (700.00) feet; Thence N 89° 59' 00" E Four hundred eleven (411.00) feet; Thence S 00° 01' 00" E Three hundred fifty-two and Forty-six hundredths (352.46) feet; Thence N 89° 59' 00" W One hundred thirty-six (136.00) feet; Thence S 00° 01' 00" E Three hundred forty-eight and Two hundredths (348.02) feet to the Point Of Beginning, LESS the Highway Right of Way ± 5.2 Acres.

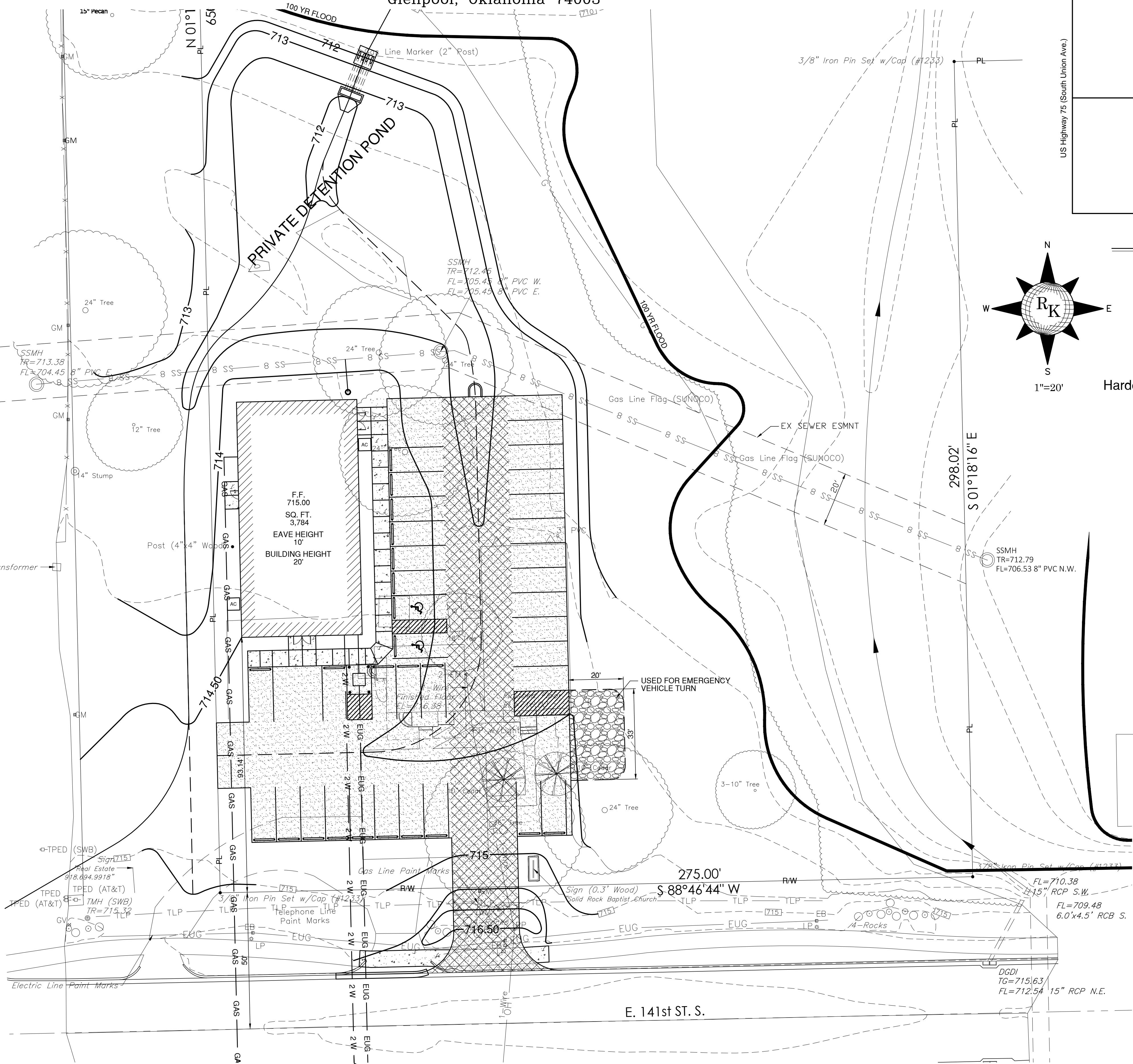
CONTROL POINT TABLE				
POINT NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
52	355,626.00	2,561,638.07	712.82	3/8" IRON PIN
53	355,622.98	2,561,502.11	710.93	3/8" IRON PIN
54	355,325.04	2,561,508.89	712.78	3/8" IRON PIN
55	355,319.18	2,561,233.95	—	3/8" IRON PIN
403	355,249.59	2,561,233.85	715.93	CHISELED "X"
404	355,255.46	2,561,510.29	716.02	CHISELED "X"

UTILITY CONTACT INFORMATION			
COMPANY	NAME	PHONE NO.	E-MAIL
City of Glenpool	Burrow, Lynn	(918) 209-4613	lburrow@cityofglenpool.com
OG&E	Dobrinski, Tim Mack, Doug	(918) 277-6203 (918) 277-6220	dobrntd@oge.com mackdh@oge.com
ONG	Kaefer, Donald	(918) 831-8353	Dkafer@oneok.com
ONE OK	Gedminas, Anthony	(918) 588-7641	Gedminas.Anthony@oneok.com
COX	Force, Corey	(918) 286-4640	cory.force@cox.com
AT&T	Bender, Kevin Gresh, Bob	(918) 598-0317 (918) 598-6177	kb7453@att.com bg6568@att.com

OWNER:
811 BEFORE YOU DIG ... CALL OKIE 1-800-522-6543 LOCATIONS OF UNDERGROUND UTILITIES WERE OBTAINED FROM THE UTILITY OWNERS. BEFORE DOING ANY WORK WITH HEAVY EQUIPMENT, THE CONTRACTOR SHALL NOTIFY THE UTILITY OWNERS OR "CALL OKIE (OKLAHOMA ONE-CALL)" NOT LESS THAN 48 HOURS IN ADVANCE AND SHALL ESTABLISH THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES.

SOLID ROCK BAPTIST CHURCH

841 East 141st Street South
Glenpool, Oklahoma 74003



RICHARD L. KOSMAN, PE.
& ASSOCIATES PLC
CIVIL ENGINEERING
4815 South Harvard Ave, Ste. 290
Tulsa, OK 74135
Phone: 918277-4784
Email: rkosman@sbcglobal.net
Certificate of Authority No. 4831
Expires June 30, 2016

THESE PLANS AND DRAWINGS MAY NOT BE REPRODUCED, CHANGED OR COPIED, IN ANY WAY UNLESS FIRST OBTAINING THE EXPRESS WRITTEN CONSENT OF RK & ASSOCIATES, NOR SHALL THEY BE ASSIGNED TO ANY THIRD PARTY UNLESS SAID WRITTEN CONSENT IS FIRST OBTAINED. ANY CHANGES MADE TO THESE PLANS WITHOUT THE CONSENT OF RK & ASSOCIATES SHALL RELIEVE RK & ASSOCIATES OF RESPONSIBILITY FOR ANY CONSEQUENCES RESULTING FROM SUCH CHANGES.

SITE PLAN
SOLID ROCK
BAPTIST CHURCH
SHEET 1 OF 1 00116 DATE: 05/05/2016

TO: GLENPOOL PLANNING COMMISSION

FROM: RICK MALONE, CITY PLANNER

RE: LOT SPLIT#218 (Lance Meyers)

Applicant is requesting to split a 23.69 tract located at the northeast corner of 141st Street and 33rd W. Ave. is zoned AG (Agriculture).

DATE: January 9th, 2017

BACKGROUND:

- The subject properties are unplatted and zoned AG (Agriculture)

LOT SPLITS ARE REQUIRED TO MEET THE FOLLOWING CRITERIA:

- Conform to The Zoning Code And Subdivision Regulations:
All lots are zoned AG and the proposed lot combination exceeds the minimum bulk and area requirements. 150' lot width, 1 acre lot /land area,
- Easements And Utilities:
Water and electricity are the only utilities in the area and both have what they need to serve the property.
- Access To Streets:
The lots will have access to South 33rd West Ave and 141st Street. Both streets have a statutory 24.75' dedication and 50' is minimum according to the Major Street and Highway Plan. Owner would need to dedicate the additional right of way in order to confirm to the subdivision regulations.
- Sewage Disposal:
Both lots are required to have approval from ODEQ for septic or an aerobic system.
- Water Accessibility:
Both lots will have access to Creek County RWD#2 water.

STAFF RECOMMENDATION:

Staff recommends approval of Lot Split GLS-#218 subject to the staff requirements as listed above.

ATTACHMENTS:

1. Case Map
2. Lot Split configuration diagram

TO: Glenpool Planning Commission

FROM: Rick Malone, City Planner

DATE: January 9th, 2017

RE: GZ-258 Request by Mark & Anita Watkins for approval of a Zone Change from AG (Agriculture District), to a CS (Commercial Shopping Center District) on the following described property:

A tract of land located in Lot 1, Section 2, Township 17 North, Range 12 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, described as Commencing at the Northeast Corner of Section 2; thence N 89°57'10"W along the Northerly line of said Section 2 for 339.16 feet to the point of beginning; thence continuing N 89°57'10"W along said line for 204.00 feet; thence S 00°00'18"W for 660.00 feet; thence S 89°57' 10"E and parallel with the north of said Section 2 for 204.00 feet; thence N 00°00' 18"E for 660.00 feet to the point of beginning and containing 3.0909 acres more or less.

General Location: West of the southwest corner of 121st Street and Elwood Ave.

INTRODUCTION

The subject property is vacant and is used to pasture animals. It is part of a 660' x 660' (10-acre corner) of Medium Intensity in order to allow Office/Commercial uses according to the Glenpool Comprehensive Plan. The property is currently zoned AG (Agriculture District) and the applicant is requesting an CS (Commercial Shopping Center District) zoning and will come back later and make application to the Board of Adjustment to ask for a Special Exception to allow a proposed Mini-Storage facility. If the zoning change is approved by the Planning Commission and City Council and if the Board of Adjustment approves the Special Exception, this property is still required to be platted as a new subdivision and the submittal of a detailed site plan for review will also be required before a building permit is issued.

The surrounding property is developed as noted below:

- North of the subject tract is developed subdivision (Stonehorse Addition) in Jenks City Limits.
- East of the subject property is property that has already been rezoned to Commercial and Office and a PUD has been approved for a commercial strip center pending the extension of utilities is awaiting development.
- South of the subject tract is mostly vacant land with scattered single family residences zoned AG.
- West of the subject tract is mostly vacant land with scattered single family residences zoned AG.

CRITERIA AND FINDINGS

The proposed zone change and development is consistent with the City of Glenpool Comprehensive Plan and future use of this area.

RECOMMENDATION

Staff is supportive and recommends approval of request GZ-258 to change the zoning from an AG (Agriculture District) to a CS (Commercial Shopping Center District). The proposed development is

consistent with the Glenpool Comprehensive Plan and harmonizes with the existing and expected development of the surrounding area.

STAFF EXHIBITS

1. Staff Report
2. Case Map

CITY OF GLENPOOL PLANNING COMMISSION

ZONING PUD PUD AMENDMENT

CASE NUMBER 62-268

12205 S. Yukon Ave - Glenpool, Oklahoma 74033 - (918) 209-4610 - FAX (918) 209-4611

www.glenpoolonline.com

APPLICATION INFORMATION

RECEIVED BY: DR DATE FILED: 11/17/16 TAC DATE: _____ PC DATE: 11/9/17 CITY COUNCIL DATE: 2/16/17
 RES NON-RES COMBO RELATED ZONING OR PUD #: _____ BUILDING PERMIT APPLICATION NUMBER _____
 GLENPOOL CITY LIMITS NEIGHBORHOOD ASSOCIATIONS: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 770 W. 121ST ST. TRACT SIZE: 3.0909
 LEGAL DESCRIPTION: SEE ATTACHED

PRESENT USE: VACANT PRESENT ZONING: AG

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED NEW ZONING: CS DEV. AREAS AFFECTED BY PUD AMENDMENT: _____ PUD PROPOSAL ATTACHED Y N

PROPOSED USE: MINI-STORAGE NATURE OF PUD AMENDMENT: _____

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	<u>JR DONELSON</u>	NAME	<u>MARK & ANITA - Gordy WATKINS</u>
ADDRESS	<u>12820 S. MEMORIAL DR, #100</u>	ADDRESS	<u>911 W. 126th ST. SO.</u>
CITY, ST, ZIP	<u>BIXBY, OK 74008</u>	CITY, ST, ZIP	<u>JENKS, OK 74037</u>
DAYTIME PHONE	<u>918-394-3030</u>	DAYTIME PHONE	<u>918-232-5026</u>
EMAIL	<u>JR.DON@TULSAcoxMAIL.COM</u>	EMAIL	<u>Afgwatkins@gmail.com</u>
FAX	<u>918-369-9295</u>	FAX	

I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.

SIGNATURE & DATE: JR Donelson 11/17/2016

DOES OWNER CONSENT TO THIS APPLICATION Y N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? AGENT

APPLICATION FEES			
BASE APPLICATION FEE		\$	
ADDITIONAL FEE	ACRES x SLIDING FEE	=	\$ <u>300⁰⁰</u>
NEWSPAPER PUBLICATION TO BE BILLED TO APPLICANT		\$	
SIGNS	\$50 X <u>1</u>	=	\$
300' PROPERTY OWNERS MAILING & POSTAGE	\$1.00 per Name	=	\$ <u>20⁰⁰</u>
RECEIPT NUMBER:		TOTAL AMOUNT DUE	\$ <u>320⁰⁰</u>

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

DISPOSITION

STAFF RECOMMENDATION:		
PC RECOMMENDATION:	PC ACTION	DATE/VOTE:
CITY COUNCIL ACTION	DATE/VOTE	ORDINANCE NO:
PLAT NAME	PLAT WAIVER <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	

Legal Description

Mark and Anita Watkins

A tract of land located in Lot 1, Section 2, Township 17 North, Range 12 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, described as Commencing at the Northeast Corner of Section 2; thence N 89°57'10"W along the Northerly line of said Section 2 for 339.16 feet to the point of beginning; thence continuing N 89°57'10"W along said line for 204.00 feet; thence S 00°00'18"W for 660.00 feet; thence S 89°57'10"E and parallel with the north of said Section 2 for 204.00 feet; thence N 00°00'18"E for 660.00 feet to the point of beginning and containing 3.0909 acres more or less.

SPECIAL CERTIFICATE

The TULSA ABSTRACT & TITLE COMPANY, a duly qualified and bonded abstract Company within and for the County of Tulsa, State of Oklahoma, does hereby certify:

There is shown herein a true and correct list of owners of record:

A 300 foot Radius surrounding a tract of land described as follows:

~ SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION ~

As shown by the current years tax rolls as the date of this certificate in the office of the County Treasurer within and for Tulsa County, Oklahoma

AND

That said list also shows the last GRANTEEES of record in the Office of the County Clerk within and for Tulsa County, State of Oklahoma.

ADDRESSES given in this report are not certified to.

This certificate certifies to Tulsa County Treasurer 2015 Tax Rolls and last Grantees of record of the Tulsa County Clerk as of **October 25, 2016 at 7:59 A.M.**

IN WITNESS WHEREOF, the TULSA ABSTRACT & TITLE COMPANY has caused these presents to be signed, and its corporate seal to be affixed this **1st day of November, 2016.**

TULSA ABSTRACT & TITLE COMPANY

By _____


Vice-President

No. 450081



450081

EXHIBIT "A"

LEGAL DESCRIPTION

A tract of land located in **Lot One (1), Section Two (2), Township Seventeen (17) North, Range Twelve (12) East** of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, described as:

COMMENCING at the Northeast corner of said Section Two (2); Thence N 89°57'10" W along the Northerly line of said Section Two (2), 339.16 feet to the Point of Beginning; Thence continuing N 89°57'10" W along said line 204.00 feet; Thence S 00°00'18" W 660.00 feet; Thence N 89°57'10" W 286.00 feet; Thence S 00°00'18" W 700.71 feet; Thence N 89°45'29" E 490.00 feet; Thence N 00°00'18" E 1358.23 feet to the POINT OF BEGINNING.



Names and Addresses

Mark Watkins and
Anita Gordy-Watkins
911 West 126th Street
Jenks, OK 74037

121 Elwood, LLC
1385 Seabury Avenue
Bronx, NY 10461

Mark P. Revard and
Laura M. Revard
770 West 121st Street South
Jenks, OK 74037

City of Glenpool
P.O. Box 70
Glenpool, OK 74033

Harold G. Powell and
Georgene G. Powell, Trustees
The Powell Family Trust
P.O. Box 593
Sapulpa, OK 74067

Timothy Lee Fox and
Robin Elaine Fox
12302 South Elwood Avenue
Jenks, OK 74037

Brittney Ranae Burns
121956 South 4109 Road
Eufaula, OK 74432

Legal Description

Beginning 339.16'W NEC NE, W204' S660' W286'
S700.71' E490' N1358.23' to Point of Beginning,
Less N50' for road,
2-17-12
and
Part SE NE,
Beginning 661.24'W of SEC SE NE, N1323.86' to
North line SE NE, W331.22' S1323.70' E331.24' to
Point of Beginning,
2-17-12

NE NE of Government Lot 1,
Less W985' thereof,
2-17-12

Beginning 543.16'W NEC NE, W286' S660' E286'
N660' to Point of Beginning,
2-17-12

N50' of tract described as:
Beginning 339.16'W NEC NE, W490' S1360.71'
E490' N1358.23' to Point of Beginning,
2-17-12

W495' NE NE,
2-17-12

Part SE NE,
Beginning 1188'N SEC SE NE, W330' N132' E330'
S132' to Point of Beginning,
Less E24.75' thereof,
2-17-12

Part SE NE,
Beginning 1056'N SEC SE NE, W330' N132' E330'
S132' to Point of Beginning,
Less E24.75' thereof,
2-17-12



Hershal D. Eason and
Jeffery W. Eason and
Jennifer J. Frye
12450 South Elwood Avenue
Jenks, OK 74037

Part SE NE,
Beginning 924'N SEC SE NE, W330' N132' E330'
S132' to Point of Beginning,
Less E24.75' thereof,
2-17-12

C. Dwayne Hall and
Angela M. Hall
829 West 126th Street South
Jenks, OK 74037

Part SE NE,
Beginning 330'W SEC NE, W30' N730.99'
W301.22' N593' E331.22' S1324.02' to Point of
Beginning,
2-17-12

Tara B. Wyer and
Douglas Wyer
615 West 126th Street
Jenks, OK 74037

Beginning 1143.08'W SEC SE NE, N909.82'
E150.63' N413.90' W331.30' S413.90' E150.63'
S909.81' E30' to Point of Beginning,
2-17-12

Cozetta, LLC
P.O. Box 9856
Tulsa, OK 74157

S467' E467' SE SE,
35-18-12

Joshua W. Dutton and
Casey M. Dutton
12013 South Sycamore Street
Jenks, OK 74037

Lot 12,
Block 5,
STONEHORSE ADDITION

Lincoln A. Kent and
Ashley B. Kent
12015 South Sycamore Street
Jenks, OK 74037

Lot 13,
Block 5,
STONEHORSE ADDITION

Ronald Gerald Falk and
Kellie Lynn Falk
12017 South Sycamore Street
Jenks, OK 74037

Lot 14,
Block 5,
STONEHORSE ADDITION



Lacey T. Cline and
Rodney D. Cline
2102 West 120th Court
Jenks, OK 74037

Lot 15,
Block 5,
STONEHORSE ADDITION

Liz Villalobos Heffington and
Derrick S. Heffington
2104 West 120th Court
Jenks, OK 74037

Lot 16,
Block 5,
STONEHORSE ADDITION

George A. Howard III and
Kai K. Howard
10185 Park Meadows Drive
Apartment 316
Lone Tree, CO 80124-8422

Lot 17,
Block 5,
STONEHORSE ADDITION

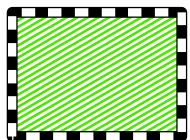
Bertus R. Pumphrey and
Janet L. Pumphrey
2108 West 120th Court
Jenks, OK 74037

Lot 18,
Block 5,
STONEHORSE ADDITION

Matthew W. Miller and
Jennifer D. Miller
12012 South Sycamore Street
Jenks, OK 74037

Lot 6,
Block 6,
STONEHORSE ADDITION





Subject
Tract

GZ-258
AG to CS

STR
2-17-12





STAFF REPORT

TO: Glenpool Planning Commission

FROM: Lowell Peterson, City Attorney

DATE: January 9, 2017

RE: Items 5, 6 and 7 on the Notice and Agenda for the January 9, 2017, Planning Commission Regular Meeting, as follows:

(5) Zone Change Case GZ-259, A request by South 75 Business Park, LLC, to change zoning classification of 89 acres located south and east of the southeast corner of 161st Street South and US Highway 75, Glenpool, Oklahoma from IL (Industrial Light Manufacturing and Research and Development District) and CS (Commercial Shopping Center District) to CG (Commercial General District);

(6) Request by South 75 Business Park, LLC, to abandon so much of the original overlay zoning of Planned Unit Development PUD-24 as covers approximately 89 acres of land located south and east of the southeast corner of 161st Street and US Highway 75, contingent upon change of zoning classification of 89 acres located south and east of the southeast corner of 161st Street South and US Highway 75, Glenpool, Oklahoma from IL (Industrial Light Manufacturing and Research and Development District) and CS (Commercial Shopping Center District) to CG (Commercial General District); and

(7) Resolution No. PC-17-01-01, A Resolution Of The City Of Glenpool Planning Commission Recommending To The City Council Approval Of Zone Change Case GZ-259, And Recommending Granting Of The Requested Abandonment Of Planned Unit Development PUD-24, As Represented By Items 5 And 6 Of This Agenda.

INTRODUCTION

On October 11, 2016, Ford Development Corporation (the "Applicant") requested that the City of Glenpool approve a Project Plan and approve the terms and conditions of development financing assistance being proposed under the Local Development Act, at Title 62 Oklahoma Statutes, Sections 850 *et seq.* In response to that request, the City Council adopted City of Glenpool Resolution No. 16-10-02 on October 17, 2016, which created the statutory Tax Incrementing Finance Review Committee. The Review made its findings and recommendations in support of the Project Plan by Resolution No. 16-12-01, adopted on December 5, 2016; and referred the Applicant's request to the City of Glenpool Planning Commission to review and make a recommendation to the City Council, as required by Section 858(A) of the Local Development Act.

The Planning Commission adopted Resolution No. 16-12-01 on December 15, 2016, which ratified and endorsed the findings and recommendations of the Review Committee and recommended approval of the Project Plan by ordinance to be adopted by the City Council.

As a condition for approval and implementation of the Project Plan and to ensure that zoning of the Project Area will be in compliance with the City of Glenpool Zoning Code and the City of Glenpool Comprehensive Plan, the Applicant has applied for a change in the zoning district of the proposed Project Area from IL (Industrial Light Manufacturing and Research and Development District) and CS (Commercial Shopping Center District) to CG (Commercial General

District) and has requested the abandonment of a previously granted but no longer applicable Planned Unit Development (PUD-24) to the extent it applies to the Project Area.

RECOMMENDATION

Staff supports and recommends approval of:

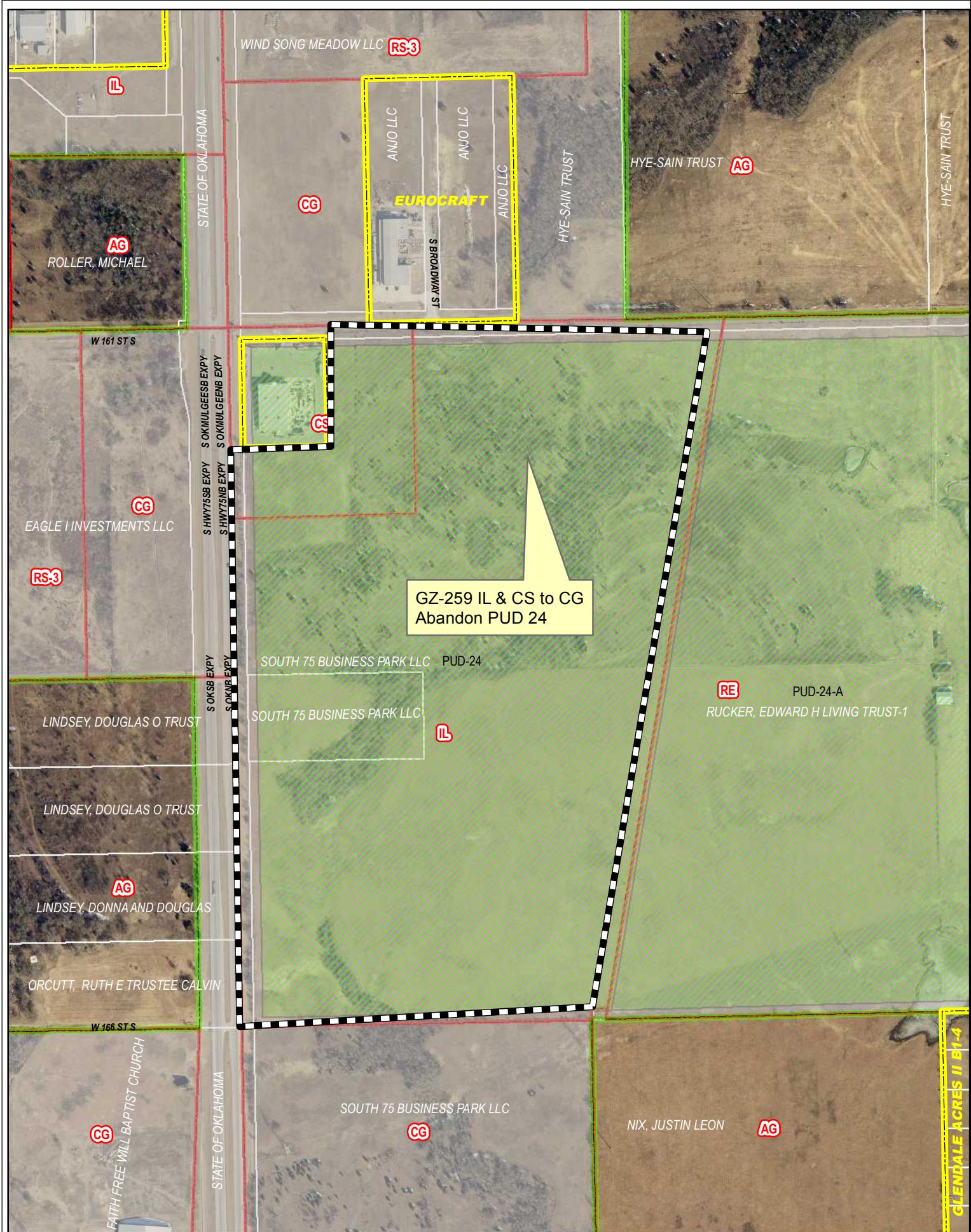
- (i) Zone Change Case GZ-259, A request by South 75 Business Park, LLC, to change zoning classification of 89 acres located south and east of the southeast corner of 161st Street South and US Highway 75, Glenpool, Oklahoma from IL (Industrial Light Manufacturing and Research and Development District) and CS (Commercial Shopping Center District) to CG (Commercial General District; and
- (ii) A Request by South 75 Business Park, LLC, to abandon so much of the original overlay zoning of Planned Unit Development PUD-24 as covers the foregoing 89 acres of land located as to which the Applicant has requested the foregoing change of zoning classification; and
- (iii) Resolution No. PC-17-01-01, A Resolution Of The City Of Glenpool Planning Commission Recommending To The City Council Approval Of Zone Change Case GZ-259, And Recommending Granting Of The Requested Abandonment Of Planned Unit Development PUD-24, As Represented By Items 5 And 6 Of This Agenda.

These items are listed as items 4, 5 and 6 of the Regular Planning Commission Agenda for this date.

STAFF EXHIBITS

1. Application for Case GZ-259, including affidavit of publication of notice
2. Application for Request to Abandon PUD-24, including affidavit of publication of notice
3. Resolution No. PC-17-01-01
 - Exhibit A, Legal Description
 - Exhibit B, Graphic Description





GLENPOOL COMMUNITY DEVELOPMENT DEPARTMENT
[] ZONING [] PUD [] PUD AMENDMENT [] PLAT WAIVER

12205 S. Yukon Ave, 2nd Floor - Glenpool, Oklahoma 74033 - (918) 209-4610 - Fax (918) 209-4611

www.glenpoolonline.com

APPLICATION INFORMATION

RECEIVED BY: ram DATE FILED: 12/1/16 TAC DATE: N/A HEARING DATE: 1/9/17 CASE NUMBER GZ-259
 RES NON-RES COMBO RELATED ZONING OR PUD #: PUD 24 BUILDING PERMIT APPLICATION NUMBER _____

NEIGHBORHOOD ASSOCIATIONS: None

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: Southeast corner of 161st Street & US 75 Hwy TRACT SIZE: 84 Acres more or less

LEGAL DESCRIPTION: _____
 BEG 45.75E NWC NW TH E1769.32 SWLY2680.09 W1330.03 N1000.20 E660 N330 W660 N1312.85 TO POB LESS
 BEG 45.75E & 50S NWC NW TH E320 S408.50 W320 N408.50 POB & LESS N50 THEREOF FOR RD SEC 26 17 12
 84.001ACS
 PRESENT USE: Vacant PRESENT ZONING IL S-T-R 26-17-12

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED NEW ZONING: CG DEV. AREAS AFFECTED BY PUD AMENDMENT: Yes PUD PROPOSAL ATTACHED Y [] N

PROPOSED USE: Commercial NATURE OF PUD AMENDMENT: Vacate PUD 24

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME <u>Rex Robertson</u>		NAME <u>SAME</u>	
ADDRESS <u>16400 N. Dallas Parkway Suite 140</u>		ADDRESS	
CITY, ST, ZIP <u>Dallas, TX 75248</u>		CITY, ST, ZIP	
DAYTIME PHONE <u>(972) 585-1111</u>		DAYTIME PHONE	
EMAIL <u>REX@FORDEVELOPMENT.NET</u>		EMAIL	
FAX		FAX	
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.			
SIGNATURE & DATE:			

DOES OWNER CONSENT TO THIS APPLICATION Y [] N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? SAME

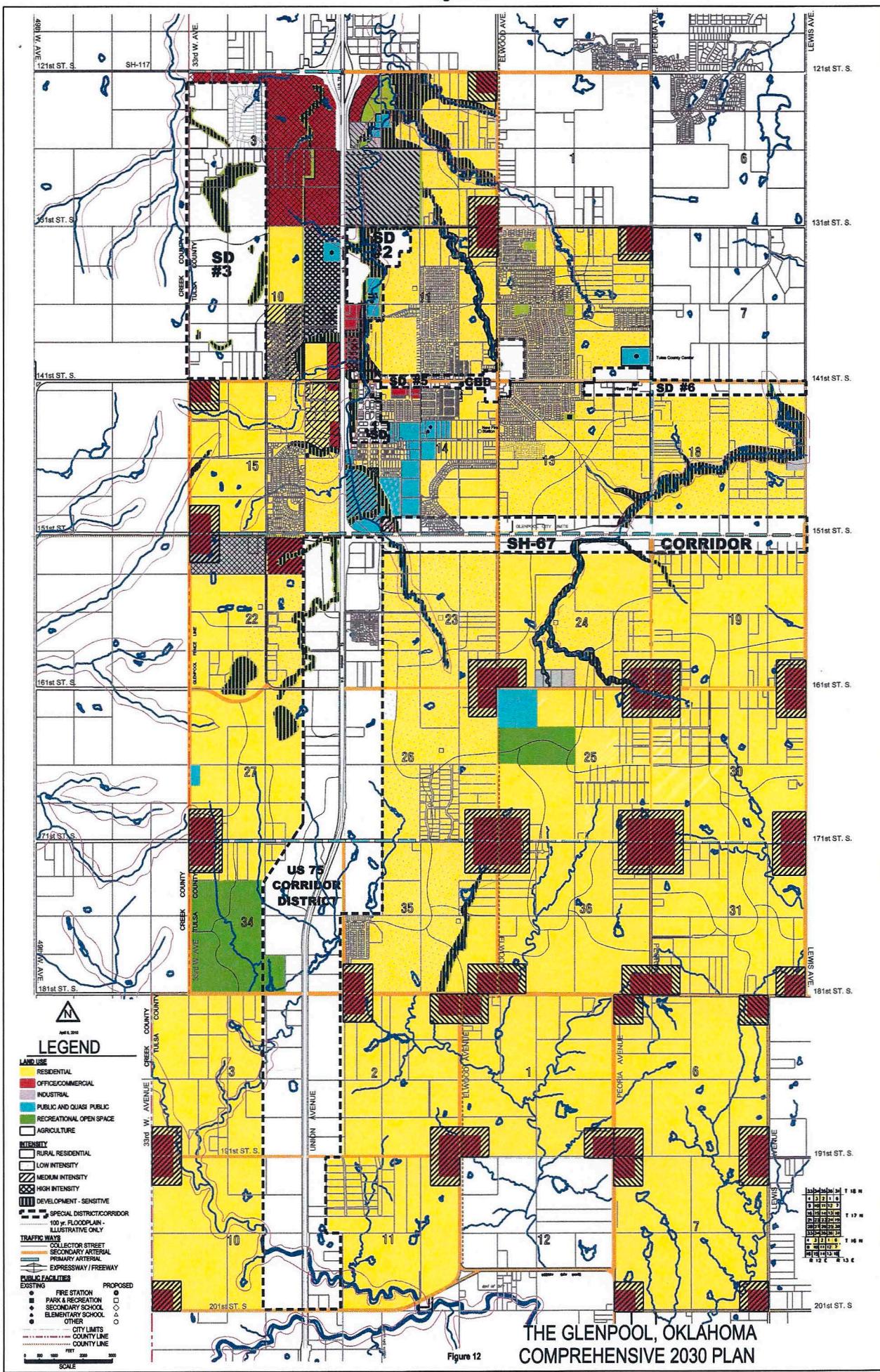
APPLICATION FEES			
BASE APPLICATION FEE		<u>\$ 300.00</u>	<u>\$300.00</u>
ADDITIONAL FEE		<u>\$</u>	APPLICATION SUBTOTAL <u>\$</u>
NEWSPAPER PUBLICATION		<u>BILLED LATER</u>	
SIGNS	<u>\$50.00 X 2 =</u>	<u>\$ 100.00</u>	<u>\$100.00</u>
300' PROPERTY OWNERS MAILING & POSTAGE	<u>1.00 + \$ =</u>	<u>\$</u>	NOTICE SUBTOTAL <u>\$</u>
RECEIPT NUMBER:		TOTAL AMOUNT DUE <u>\$</u>	

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

DISPOSITION

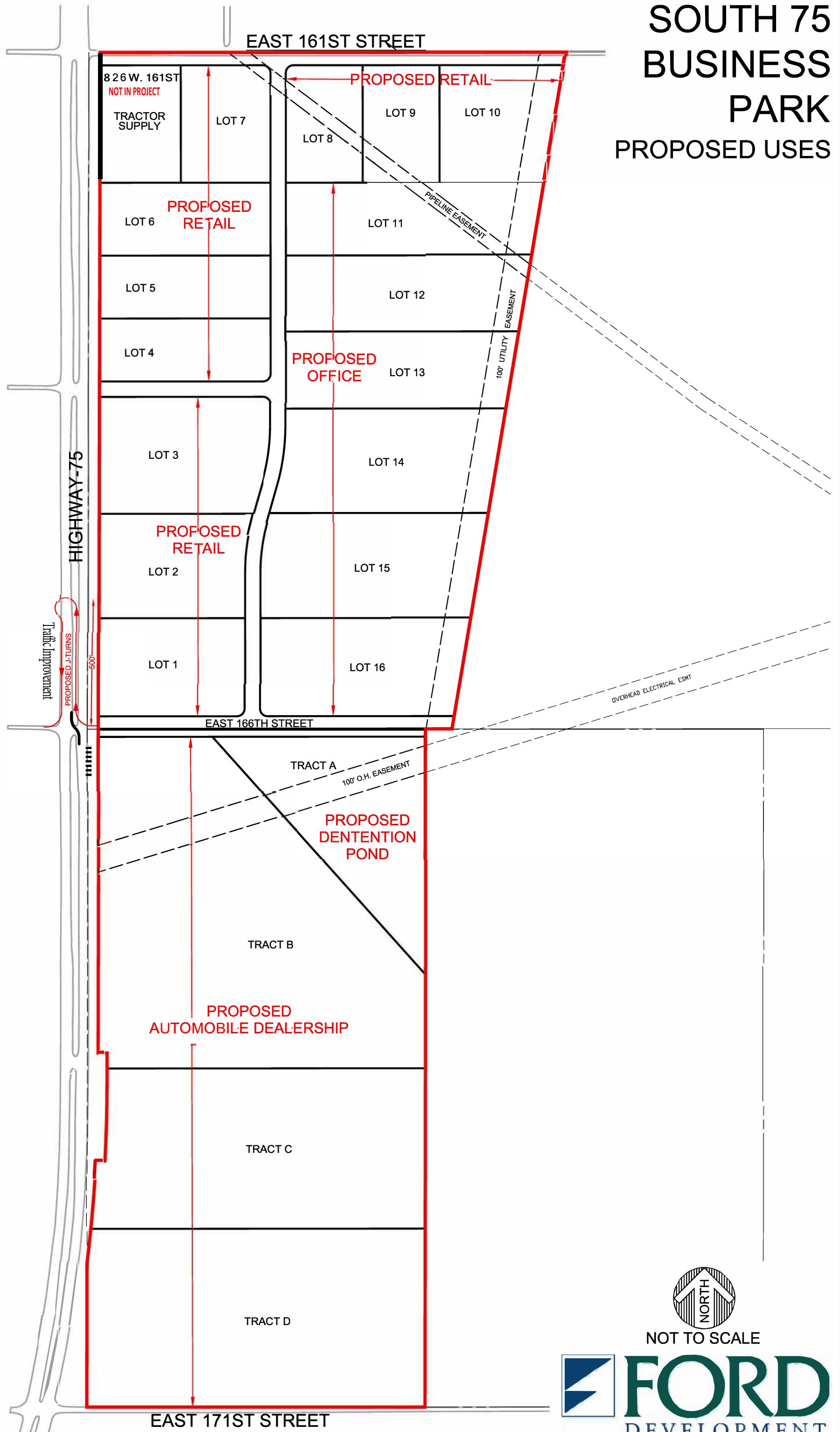
PC REC.	COUNCIL ACTION	
	DATE/VOTE <u>1/16/17</u>	
DATE/VOTE <u>1/9/17</u>	ORDINANCE NO.	
PLAT NAME	PLAT WAIVER <input type="checkbox"/> Y [] N	

Figure 12



SOUTH 75 BUSINESS PARK

PROPOSED USES



NOT TO SCALE



FORD
DEVELOPMENT

TULSA WORLD

P.O. Box 1770 Tulsa, Oklahoma 74102-1770 | tulsaworld.com

Account Number

1007193

CITY OF GLENPOOL
PO BOX 70
GLENPOOL, OK 74033

Date

December 20, 2016

TW Tulsa World

TW

Date	Category	Description	Ad Size	Total Cost
12/20/2016	Legal Notices	GZ-259 W/ MAP	2 x 80.00 CL	145.92

Published in the Tulsa World, Tulsa County, Oklahoma, December 20, 2016

NOTICE OF A HEARING BEFORE THE PLANNING COMMISSION OF THE CITY OF GLENPOOL, OKLAHOMA

CASE NUMBER GZ-259

Notice is hereby given that a public hearing will be held before the Glenpool Planning Commission on Monday, December 19th, 2016, at 4:00 p.m. This meeting will be held at the Glenpool Conference Center/City Hall which is located on 1020 South Market Avenue, Glenpool, Oklahoma on the 1st Floor. The City of Glenpool, Oklahoma, hereby gives due notice and consideration will be given to the proposed change of zoning classification of property located south and east of the southeast corner of 16st Street and US 75 Highway, Glenpool, Oklahoma.

TRACT 1

A tract of land that is part of the Northwest Quarter (NWQ) of Section Twenty-six (36), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, said tract of land being described as follows: COMMENCING at the Northwest corner of said Northwest Quarter (NWQ); Thence due South for 1769.29 feet; Thence N 09°46'44" E along said Northerly line for 45 feet to the Point of Beginning of said tract of land; Thence continuing N 09°46'44" E along said Northerly line for 1769.29 feet; Thence N 09°46'44" E a distance of 43.25 feet from the Southwesterly corner of said tract of land; Thence N 09°46'44" E for 1000.20 feet; Thence S 09°37'46" E for 660.00 feet; Thence N 09°37'44" E and parallel with the Westerly line of said Northwest Quarter (NWQ) for 200.00 feet; Thence N 09°37'44" E for 244.00 feet; Thence S 09°37'44" E for 133.88 feet to the POINT OF BEGINNING, SAKE, AND EXCEPT Lot One (1), Block One (1), SOUTH 75 BUSINESS PARK, a subdivision in the City of Glenpool, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

TRACT 2

A tract of land in the Northwest Quarter (NWQ) of Section Twenty-six (36), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, said tract of land being described as follows: Re-Writ: COMMENCING at the Northwest corner of said Section Twenty-six (36); Thence due South 121.73 feet along the West boundary of said Section Twenty-six (36); Thence N 09°46'44" E along the Southwesterly line to the boundary of U.S. Highway 75 Right-of-Way, said point being the point of Beginning; Thence S 09°56'13" E 660 feet; Thence S 09°56'13" E for 660 feet; Thence N 09°56'13" E 660 feet to the East Right-of-Way boundary of U.S. Highway 75; Thence N 09°56'13" E 330 feet along the East boundary of U.S. Highway 75 Right-of-Way to the POINT OF BEGINNING.

FROM IL (INDUSTRIAL LIGHT MANUFACTURING AND RESEARCH AND DEVELOPMENT DISTRICT) AND CS (COMMERCIAL SHOPPING CENTER DISTRICT) TO CG (COMMERCIAL GENERAL DISTRICT)

All persons interested in this request are invited to attend, in the event that the proposed rezoning request is referred to a hearing. In the event of a hearing, the Glenpool Planning Commission, the Planning Commission will submit its recommendations to the Glenpool City Council for its consideration and action.

Dated at Glenpool, Oklahoma, this the 13th day of December, 2016.

Proof of Publication

I, being of lawful age, being duly sworn, upon the oath deposes and says that he/she is the CLERK of TULSA WORLD, a daily newspaper printed in the City of Tulsa, County of Tulsa, State of Oklahoma, and a bonafide paid general circulation therein, printed in the English language, and that the notice by publication was published in said newspaper on the following dates.

12/20/2016

and that said newspaper has been continuously and uninterruptedly published in said county during the period of more than One Hundred and Four (104) weeks consecutively, prior to the first publication of said notice, or advertisement, as required by Section one, chapter four, Title 25 Oklahoma Session Laws, 1943, as amended by House Bill No. 495 22nd Legislature, and thereafter, and complies with all of the prescriptions and requirements of the laws of Oklahoma. (The advertisement above referred to is a true and printed copy. Said notice was published in all editions of said newspaper and not in a supplement thereof.)

Newspaper reference: 0000323992

Karen Johnson
Legal Representative

Sworn to and subscribed before me this date: 12-20-16



My Commission expires 5-10-20

* A BILL. PLEASE PAY FROM INVOICE. THANK YOU



TULSA WORLD

P.O. Box 1770 Tulsa, Oklahoma 74102-1770 | tulsaworld.com

Account Number

1007193

CITY OF GLENPOOL
PO BOX 70
GLENPOOL, OK 74033

Date

December 20, 2016

TW Tulsa World

TW

Date	Category	Description	Ad Size	Total Cost
12/20/2016	Legal Notices	PUD-24-ABANDONMENT W/MAP	2 x 78.00 CL	142.08

Published in the Tulsa World, Tulsa County, Oklahoma, December 20, 2016

NOTICE OF A HEARING BEFORE THE PLANNING COMMISSION OF THE CITY OF GLENPOOL, OKLAHOMA

CASE NUMBER PUD-24-ABANDONMENT

Notice is hereby given that a public hearing will be held before the Glenpool Planning Commission on December 20, 2016, at 6:00 p.m. This meeting will be held at the Glenpool Conference Center/City Hall which is located at 1220 South Yukon Avenue, Glenpool, Oklahoma, on the second floor, in the conference room. At such time, the above public notice will be given to the proposed change of zoning classification of property located south and east of the southwest corner of 101st Street and US 75 Highway, Glenpool, Oklahoma.

TRACT 1

A tract of land that is part of The Northwest Quarter (NW^{1/4}) Section Twenty-Eight (28), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey, that is described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter (NW^{1/4}) Section Twenty-Eight (28), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey, that is described as follows:

Point of Beginning: The Point of Beginning is the Northwest corner of said Section Twenty-Eight (28). Thence continuing N 90°57'24" E along said Northwest line for 45.75 feet; Thence S 0°52'40" E for 100.70 feet; Thence S 0°57'03" E for 100.70 feet; Thence N 0°02'48" E and parallel with the Westerly line of said Northwest Quarter (NW^{1/4}) for 200.00 feet; Thence N 32°46' W for 100.00 feet; Thence N 0°02'48" E for 131.85 feet to the POINT OF BEGINNING. SAVE AND EXCEPT Lot One (1), Block One (1), SOUTH BUSINESS PARK, PHASE I, a Subdivision in the City of Glenpool, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

TRACT 2

A tract of land in the Northwest Quarter (NW^{1/4}) of Section Twenty-Eight (28), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey, that is described as follows:

Point of Beginning: The Point of Beginning is the point of intersection of U.S. Highway 75 Right-of-Way, solid point being the Point of Beginning. Thence S 0°54'54" E 609 feet; Thence S 0°07'17" W 300 feet; Thence N 0°56'23" W 100 feet; Thence S 0°54'54" E 609 feet; Thence N 0°07'17" E 330 feet along the East boundary of U.S. Highway 75 Right-of-Way to the POINT OF BEGINNING.

All persons interested in this request are invited to attend. In the event that the proposed rezoning request is recommended for approval in whole or in part by the Glenpool Planning Commission, the Planning Commission will forward its recommendation to the Glenpool City Council for its consideration and action.

Dated at Glenpool, Oklahoma, this the 13th day of December, 2016.

TO ALLOW THE ABANDONMENT OF OVERLAY DISTRICT OF PUD 24.



Proof of Publication

I, being of lawful age, being duly sworn, upon the oath deposes and says that he/she is the CLERK of TULSA WORLD, a daily newspaper printed in the City of Tulsa, County of Tulsa, State of Oklahoma, and a bona fide paid general circulation therein, printed in the English language, and that the notice by publication was published in said newspaper on the following dates.

12/20/2016

and that said newspaper has been continuously and uninterruptedly published in said county during the period of more than One Hundred and Four (104) weeks consecutively, prior to the first publication of said notice, or advertisement, as required by Section one, chapter four, Title 25 Oklahoma Session Laws, 1943, as amended by House Bill No. 495 22nd Legislature, and thereafter, and complies with all of the prescripts and requirements of the laws of Oklahoma. (The advertisement above referred to is a true and printed copy. Said notice was published in all editions of said newspaper and not in a supplement thereof.)

Newspaper reference: 0000323994

Karen Johnson
Legal Representative

Sworn to and subscribed before me this date: 12-20-16

Dated at Glenpool, Oklahoma, this the 13th day of December, 2016.

TO ALLOW THE ABANDONMENT OF OVERLAY DISTRICT OF PUD 24.



My Commission expires 5-6-20

A BILL. PLEASE PAY FROM INVOICE. THANK YOU

GLENPOOL COMMUNITY DEVELOPMENT DEPARTMENT
[] ZONING [] PUD PUD AMENDMENT [] PLAT WAIVER

12205 S. Yukon Ave, 2nd Floor - Glenpool, Oklahoma 74033 - (918) 209-4610 - Fax (918) 209-4611

www.glenpoolonline.com

APPLICATION INFORMATION

RECEIVED BY: ram DATE FILED: 12/1/16 TAC DATE: N/A HEARING DATE: 1/9/17 CASE NUMBER PUD 24 VACATE
 RES NON-RES COMBO RELATED ZONING OR PUD #: PUD 24 BUILDING PERMIT APPLICATION NUMBER _____

NEIGHBORHOOD ASSOCIATIONS: None

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: Southeast corner of 161st Street & US 75 Hwy TRACT SIZE: 84 Acres more or less

LEGAL DESCRIPTION: _____
 BEG 45.75E NWC NW TH E1769.32 SWLY2680.09 W1330.03 N1000.20 E660 N330 W660 N1312.85 TO POB LESS
 BEG 45.75E & 50S NWC NW TH E320 S408.50 W320 N408.50 POB & LESS N50 THEREOF FOR RD SEC 26 17 12
 84.001ACS
 PRESENT USE: Vacant PRESENT ZONING IL S-T-R 26-17-12

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED NEW ZONING: CG DEV. AREAS AFFECTED BY PUD AMENDMENT: Yes PUD PROPOSAL ATTACHED Y [] N

PROPOSED USE: Commercial NATURE OF PUD AMENDMENT: Vacate PUD 24

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Rex Robertson</u>	NAME <u>SAME</u>
ADDRESS <u>16400 N. Dallas Parkway Suite 140</u>	ADDRESS
CITY, ST, ZIP <u>Dallas, TX 75248</u>	CITY, ST, ZIP
DAYTIME PHONE <u>(972) 585-1111</u>	DAYTIME PHONE
EMAIL <u>REX@FORDEVELOPMENT.NET</u>	EMAIL
FAX	FAX
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE:	

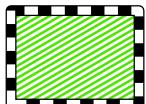
DOES OWNER CONSENT TO THIS APPLICATION Y [] N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? SAME

APPLICATION FEES				
BASE APPLICATION FEE		\$ <u>100.00</u>		\$ <u>100.00</u>
ADDITIONAL FEE		\$	APPLICATION SUBTOTAL	\$
NEWSPAPER PUBLICATION		BILLED LATER		
SIGNS	\$50.00 X 1 =	\$ <u>50.00</u>		\$ <u>50.00</u>
300' PROPERTY OWNERS MAILING & POSTAGE	1.00 + \$	\$	NOTICE SUBTOTAL	\$
RECEIPT NUMBER:			TOTAL AMOUNT DUE	\$

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

DISPOSITION

PC REC.	COUNCIL ACTION
	DATE/VOTE <u>1/16/17</u>
DATE/VOTE <u>1/9/17</u>	ORDINANCE NO.
PLAT NAME	PLAT WAIVER <input type="checkbox"/> Y <input type="checkbox"/> N



Subject Tract

GZ-259

PUD 24-ABANDONMENT

1 inch = 503 feet

STR
26-17-12



GLENPOOL PLANNING COMMISSION RESOLUTION NO. PC-17-01-01

A RESOLUTION OF THE GLENPOOL PLANNING COMMISSION:

- (i) FINDING THAT APPLICATION NO. GZ-259 SUBMITTED BY SOUTH 75 BUSINESS PARK, LLC, TO CHANGE ZONING CLASSIFICATION OF EIGHTY-NINE (89) ACRES LOCATED SOUTH AND EAST OF THE SOUTHEAST CORNER OF 161ST STREET SOUTH AND US HIGHWAY 75, GLENPOOL, OKLAHOMA FROM IL (INDUSTRIAL LIGHT MANUFACTURING AND RESEARCH AND DEVELOPMENT DISTRICT) AND CS (COMMERCIAL SHOPPING CENTER DISTRICT) TO CG (COMMERCIAL GENERAL DISTRICT) AND A REQUEST BY SOUTH 75 BUSINESS PARK, LLC, TO ABANDON SO MUCH OF THE ORIGINAL OVERLAY ZONING OF PLANNED UNIT DEVELOPMENT PUD-24 AS COVERS THE FOREGOING APPROXIMATELY EIGHTY-NINE (89) ACRES OF LAND, CONTINGENT UPON THE REQUEST FOR CHANGE OF ZONING CLASSIFICATION BEING GRANTED, HAVE BEEN PROPERLY SUBMITTED WITH ALL SUPPORTING DATA, MATERIALS AND OTHER PERTINENT INFORMATION REQUIRED BY THE CITY OF GLENPOOL ZONING CODE AND CITY STAFF, PROPERLY NOTICED FOR PUBLIC HEARING AND ARE CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY OF GLENPOOL;**
- (ii) RECOMMENDING APPROVAL OF THE FOREGOING CHANGE OF ZONE AND GRANT OF REQUEST FOR ABANDONMENT OF PUD-24 BY THE CITY COUNCIL, AS SUBMITTED BY THE APPLICANT, SUBJECT TO CONSIDERATION OF PUBLIC COMMENT IN A DULY NOTICED PUBLIC HEARING; AND**
- (iii) REQUESTING STAFF TO FORWARD THIS RESOLUTION, THE FOREGOING APPLICATION FOR ZONE CHANGE AND REQUEST FOR ABANDONMENT OF PUD-24 TO THE CITY COUNCIL FOR ITS CONSIDERATION**

WHEREAS, the City of Glenpool, Oklahoma (the “City”) desires and works to promote economic development within the City's municipal boundaries in order to provide increased opportunity for residents and businesses of the area and to improve the overall standard of living; and

WHEREAS, the City aspires to support businesses located in the City and to attract to the City new and different types of businesses with the potential to invest in expanded retail, commercial and/or residential and industrial opportunities within the City, by offering, subject to certain conditions, economic development incentives in the form of assistance in development financing and public infrastructure improvements that will facilitate the proposed economic development activities; and

WHEREAS, on October 11, 2016, Ford Development Corporation (the “Applicant”) requested that the City approve a Project Plan and approve the terms and conditions of development financing assistance being proposed under the Local Development Act, at Title 62 Oklahoma Statutes, Sections 850 *et seq.*; and

WHEREAS, in accordance with Sections 854 and 855 of the Local Development Act and in accordance with City of Glenpool Resolution No. 16-10-02, adopted by the City Council on October 17, 2016, the Tax Incrementing Finance Review Committee, made findings and recommendations in support of the Project Plan by its Resolution No. 16-12-01, adopted on December 5, 2016; and referred the Applicant’s request to the City of Glenpool Planning Commission to review and make a recommendation to the City Council, as required by Section 858(A) of the Local Development Act; and

WHEREAS, the Planning Commission, by its Resolution No. 16-12-01, adopted on December 15, 2016, endorsed and ratified the findings and recommendations of the Review Committee and recommended approval of the Project Plan by ordinance to be adopted by the City Council; and

WHEREAS, the Applicant has applied for a change in the zoning district of the proposed Project Area from IL (Industrial Light Manufacturing and Research and Development District) and CS (Commercial Shopping Center District) to CG (Commercial General District) and has requested the abandonment of a previously granted but no longer applicable Planned Unit Development (PUD-24) to the extent it applies to the Project Area, as conditions for approval of the Project Plan by ordinance of the City Council and to ensure that zoning of the Project Area will be in compliance with the City of Glenpool Zoning Code, the City of Glenpool Comprehensive Plan and the Project Plan; and

WHEREAS, the Oklahoma Municipal Code, at Title 11 Sections 45-101, *et seq.*, provides that the Planning Commission may consider and investigate any subject matter tending to the development and betterment of the municipality, and make such recommendations as it may deem advisable concerning the adoption thereof; and

WHEREAS, the City of Glenpool Zoning Code at Title 11, Chapter 3, Article D, Section 1, directs that the Planning Commission shall, after notice and public hearing, vote to recommend that the City Council approve the foregoing application for zone change and request for abandonment of PUD as submitted, or approved as amended, or deny the application and transmit its findings and recommendations to the City Council within fifteen (15) days following the date of planning commission action.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF GLENPOOL PLANNING COMMISSION THAT THE FOLLOWING RECOMMENDATIONS AND FINDINGS BE MADE TO THE CITY COUNCIL OF THE CITY OF GLENPOOL, OKLAHOMA, IN REGARD TO APPROVING ZONE CHANGE APPLICATION NO. GZ-259 AND GRANTING THE APPLICANT’S REQUEST FOR ABANDONMENT OF PUD-24

SECTION 1. Conformity of Proposed Zone Change with the City of Glenpool Comprehensive Plan and Zoning Code. The Planning Committee hereby finds that the proposed change of zone of a portion of the Project Area, as defined and set forth in the Project Plan and as

described on **Exhibits A and B** to this Resolution and to zone change application GZ-259, from IL (Industrial Light Manufacturing and Research and Development District) and CS (Commercial Shopping Center District) to CG (Commercial General District) is in conformance with the Comprehensive Plan of the City of Glenpool and the City of Glenpool Zoning Code, Title 11 of the Code of Ordinances.

SECTION 2. Necessity of Proposed Abandonment of PUD-24. The Planning Committee hereby finds that the previously granted Planned Unit Development (PUD-24), to the extent it applies to a portion of the Project Area, is no longer applicable to such portion of the Project Area if rezoned as Commercial General (CG) District, as recommended in Section 1 of this Resolution, nor to the currently proposed use, and is therefore void and invalid if such rezone is granted.

SECTION 3. No Additional Change to Zoning or Master Plan, as Required by § 858(A)6. & 7. of the Local Development Act. The Planning Commission finds that the Applicant has previously obtained the necessary zoning (Commercial General (CG) District) and approval of the preliminary plat to allow one commercial lot and one reserve area on approximately 40 acres located in the southeast corner of 166th Street South and US Highway 75 as shown at Appendix G of the Project Plan. Development of this tract will be completed as the first phase of the Project Plan and will be the site for the anticipated automobile dealership. The Planning Commission finds that this will require no further zoning change.

The Applicant has also applied for the change of zoning classification and abandonment of Planned Unit Development PUD-24 that are represented and described by this Resolution and on **Exhibits A and B** to this Resolution.

The Planning Commission previously conditioned its approval of the Project Plan, and its recommendation to the City Council that the Council adopt by ordinance its approval of the Project Plan, upon the Applicant's securing the necessary change in zoning and abandonment of the Planned Unit Development. No additional zone changes or other amendments will be required for the Project Plan to proceed.

Section 4. Recommendation of the Planning Commission. Based on the foregoing premises and findings, the Planning Commission finds that the proposed zone change and abandonment of PUD-24 Project Plan are appropriate under applicable provisions of the City of Glenpool Zoning Code and Comprehensive Plan and the Planning Commission therefore recommends approval of the applications as submitted and the adoption of Ordinance No. 725, approving the proposed Project Plan.

**ADOPTED and APPROVED by the Planning Commission of the City of Glenpool this
9th day of January 2017.**

Richard Watts, Chairman

ATTEST

Rick Malone, City Planner/Secretary of the Commission

APPROVED AS TO FORM

Lowell Peterson, City Attorney/Local Counsel

Tract 1 (approximately 84 acres)

A tract of land that is part of the Northwest Quarter (NW/4) of Section Twenty-Six (26), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, said tract of land being described as follows:

COMMENCING at the Northwest Corner of said Northwest Quarter (NW/4); Thence N 89 degrees 57'58" E along the Northerly line of said Northwest Quarter (NW/4) for 45.75 feet to the Point of Beginning of said tract of land; Thence continuing N 89 degrees 57' 58" E along said Northerly line for 1769.32 feet; Thence S 09 degrees 32'46" W for 2680.09 feet to a point on the Southerly line of said Northwest Quarter (NW/4); Thence S 89 degrees 57'06" W along said Southerly line for 1330.03 feet to a point, said point being N 89 degrees 57' 06" E a distance of 43.25 feet from the Southwest corner of said Northwest Quarter (NW/4); Thence N 00 degrees 06'44" E for 1000.20 feet; Thence S 89 degrees 52'46" E for 660.00 feet; Thence N 00 degrees 06'44" E and parallel with the Westerly line of said Northwest Quarter (NW/4) for 330.00 feet; Thence N 89 degrees 52'46" W for 660.00 feet; Thence N 00 degrees 06'44" E for 1312.85 feet to the POINT OF BEGINNING, save and except Lot One (1), Block One (1), South 75 Business Park - Phase 1, a Subdivision in the City of Glenpool, Tulsa County, State of Oklahoma, according to the recorded Plat No. 6273.

Tract 2 (approximately 5 acres)

A tract of land in the Northwest Quarter (NW/4) of Section Twenty-Six (26), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows, to-wit:

COMMENCING at the Northwest Corner of said Section Twenty-six (26); Thence due South 1312.73 feet along the West boundary of said Section Twenty-six (26); Thence S 89 degrees 56' 13" E 44.52 feet to a point on the East boundary of U.S. Highway 75 Right of Way, said point being the Point of Beginning; Thence S 89 degrees 56' 13" E 660 feet; Thence SOO degrees 03' 17" W 330 feet; Thence N 89 degrees 56' 13" W 660 feet to a point on the East Right of Way boundary of U.S. Highway 75; Thence N 00 degrees 03' 17" E 330 feet along the East boundary of U.S. Highway 75 Right of Way to the POINT OF BEGINNING.

EXHIBIT B

(to PC Resolution No.
PC-17-01-01)

**SOUTH 75
BUSINESS
PARK**