

NOTICE
GLENPOOL BOARD OF ADJUSTMENT
SPECIAL MEETING

A Special Session of the Glenpool Board of Adjustment will be held at 6:30 p.m. on Monday, February 27th, 2017, at Glenpool City Hall, City Council Chambers, 12205 S. Yukon Ave., 3rd Floor, Glenpool, Oklahoma.

The Board of Adjustment 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 February 13th, 2017.
 - 2) Discussion and possible action to approve, conditionally approve, or disapprove: GBOA #452 a request by Muhammad Khan with SMC Consulting on behalf of GlenTapp Development LLC for a variance of section 12-5-6 (B). Access: Every lot shall have frontage on, and abut to, dedicated public street right of way, in order to allow replatting of their property in Southwest Crossroads Addition located south and west of the SW/corner of W. 121st Street and S. Waco Ave zoned CG (Commercial General District).
- D) Adjournment

This notice and agenda was posted at Glenpool City Hall Building, 12205 South Yukon Ave, Glenpool, Oklahoma on 2/23/17, at 3:00 pm.

Signed: Rick Malone
City Planner

MINUTES
GLENPOOL BOARD OF ADJUSTMENT
REGULAR MEETING

A Regular Session of the Glenpool Board of Adjustment was held at 6:30 p.m. on Monday, February 13th, 2017, at Glenpool City Hall, City Council Chambers, 12205 S. Yukon Ave., 3rd Floor, Glenpool, Oklahoma.

AGENDA

Commissioners present:

Richard Watts, Chairman
 Joyce Calvert, Vice-Chairman
Absent Howard Nelson, Commissioner
 Shayne Buchanan, Commissioner
 Debra Cutsor, Commissioner

Staff present:

Lynn Burrow, Community Development Director
 Rick Malone, City Planner
Absent Lowell Peterson, City Attorney

Also present were:

Alan Adkins, owner of Sundown Marine and John Morgan with Global Sign Solutions representing the GBOA#451, Jerry Rock and Gene Terronez as joint applicants for a Lot Split GLS#220 and Mr. & Mrs. Ed Rucker to represent their Plat Waiver application on the Planning Commission agenda.

- A) Chairman Watts called the meeting to order at 6:34 p.m.
- B) Rick Malone, secretary called the roll. Chairman Watts declared a quorum present.
- C) Scheduled Business

- 1) Discussion and possible action to approve minutes from December 12th, 2016.

MOTION: Commissioner Buchanan
SECOND: Commissioner Cutsor

To approve minutes as presented.

FOR:

Richard Watts, Chairman
 Joyce Calvert, Vice-Chairman
Absent Howard Nelson, Commissioner
 Shayne Buchanan, Commissioner
 Debra Cutsor, Commissioner

AGAINST:

ABSTAIN:

Motion carried failed.

2) Discussion and possible action to approve, conditionally approve, or disapprove: GBOA #451 a request by Sundown Marine for a Special Exception to allow a LED sign to be added to their existing signage in front of the building located at 15916 South Union Ave. Glenpool, Ok 74033.

Rick Malone, City Planner presented the staff report that informed the Board of Adjustment of the zoning code requirements for LED signs and the criteria the applicant must meet in order to be allowed. Alan Adkins, owner of Sundown Marine spoke on behalf of the application.

MOTION: Vice-Chairman Calvert

SECOND: Commissioner Cutsor

To approve GBOA#451 as presented.

FOR:

Richard Watts, Chairman
 Joyce Calvert, Vice-Chairman
Absent Howard Nelson, Commissioner
 Shayne Buchanan, Commissioner
 Debra Cutsor, Commissioner

AGAINST:

ABSTAIN:

Motion carried failed.

D) Adjournment

- Meeting was adjourned at 6:40 p.m.

Signature: Chairman Watts

ATTEST:

Rick Malone, Secretary

TO: GLENPOOL BOARD OF ADJUSTMENT
FROM: RICK MALONE, CITY PLANNER
DATE: February 27th, 2017
Re: **GBOA-452** A request by Muhammad Khan with SMC Consulting LLC on behalf of GlenTapp Development LLC for a variance of the Glenpool Subdivision Regulations: section 12-5-6 (B). Access: Every lot shall have frontage on, and abut to, dedicated public street right of way, or shall be bound on a private street that has been approved as a portion of a planned unit development, or have other forms of access as may be approved by the city planning staff and the planning commission, in order to allow replatting of their property.

- Located: South and west of the SW/corner of W. 121st Street and S. Waco Ave.
- Zoning: CG (Commercial General District)
- Size: 9.122 Acres
- Legal: Part of Lot 2, Block 1 Southwest Crossroads

BACKGROUND:

The Community Development Department received a phone call requesting information about the feasibility of a lot split on the subject tract. After review it was determined that the maximum number of lot splits had been allowed and a replat of the property is required for future development. It was further noted that the northwest lot only had access by a mutual access easement, not a dedicated public street that is required per code. In order to proceed with the conditional final plat which has been submitted for review on this tract, an approval is needed from the Board of Adjustment for a variance of the access requirement.

SURROUNDING PROPERTY:

The subject tract is abutted in all directions by a developed commercial shopping center subdivision zoned CG (Commercial General District).

STAFF COMMENTS:

Per Code, this case has been advertised in the newspaper, and the property owners with a 300' radius of the tract have been notified that this case is being heard before the Board of Adjustment.

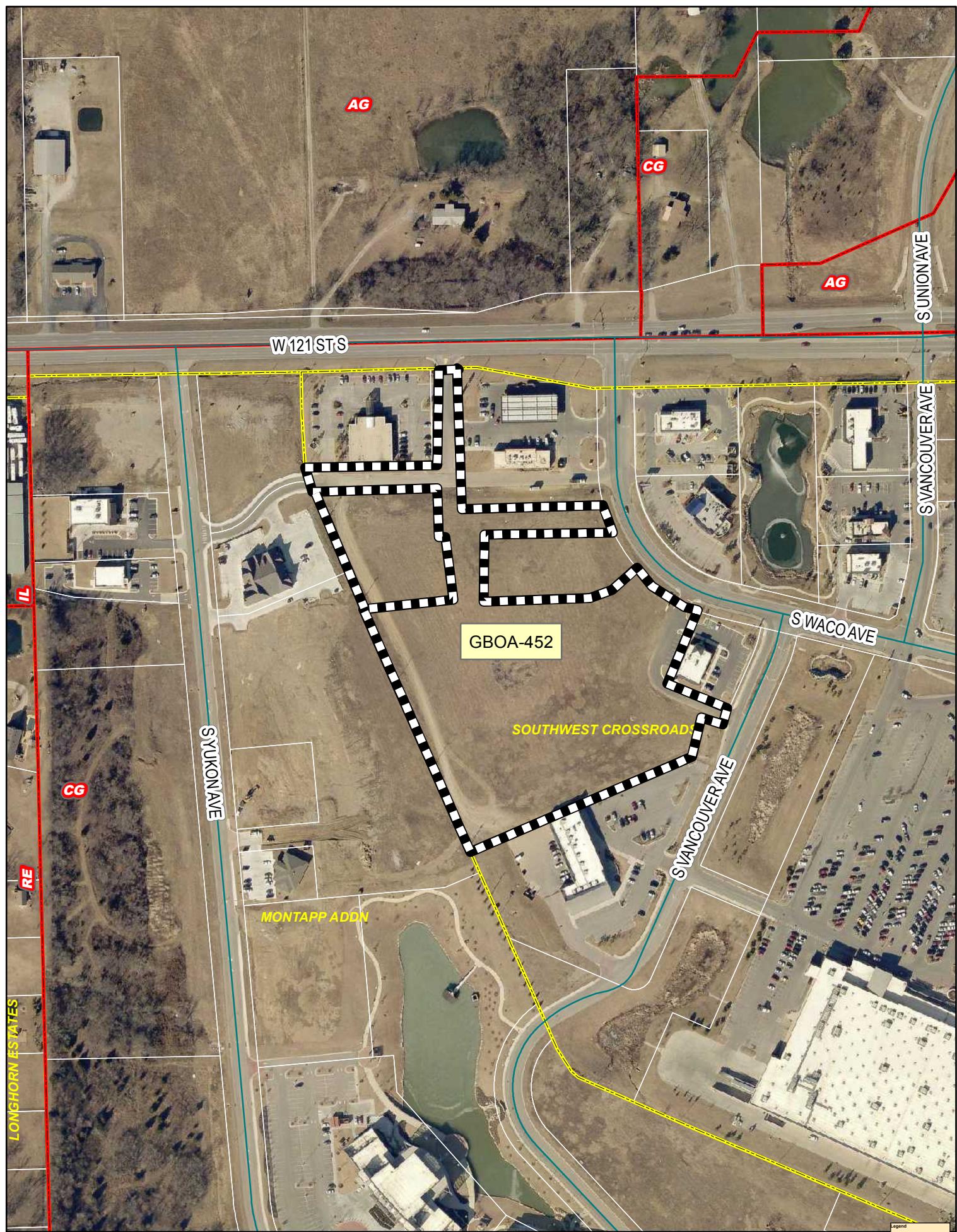
11-3B-8 VARIANCES:

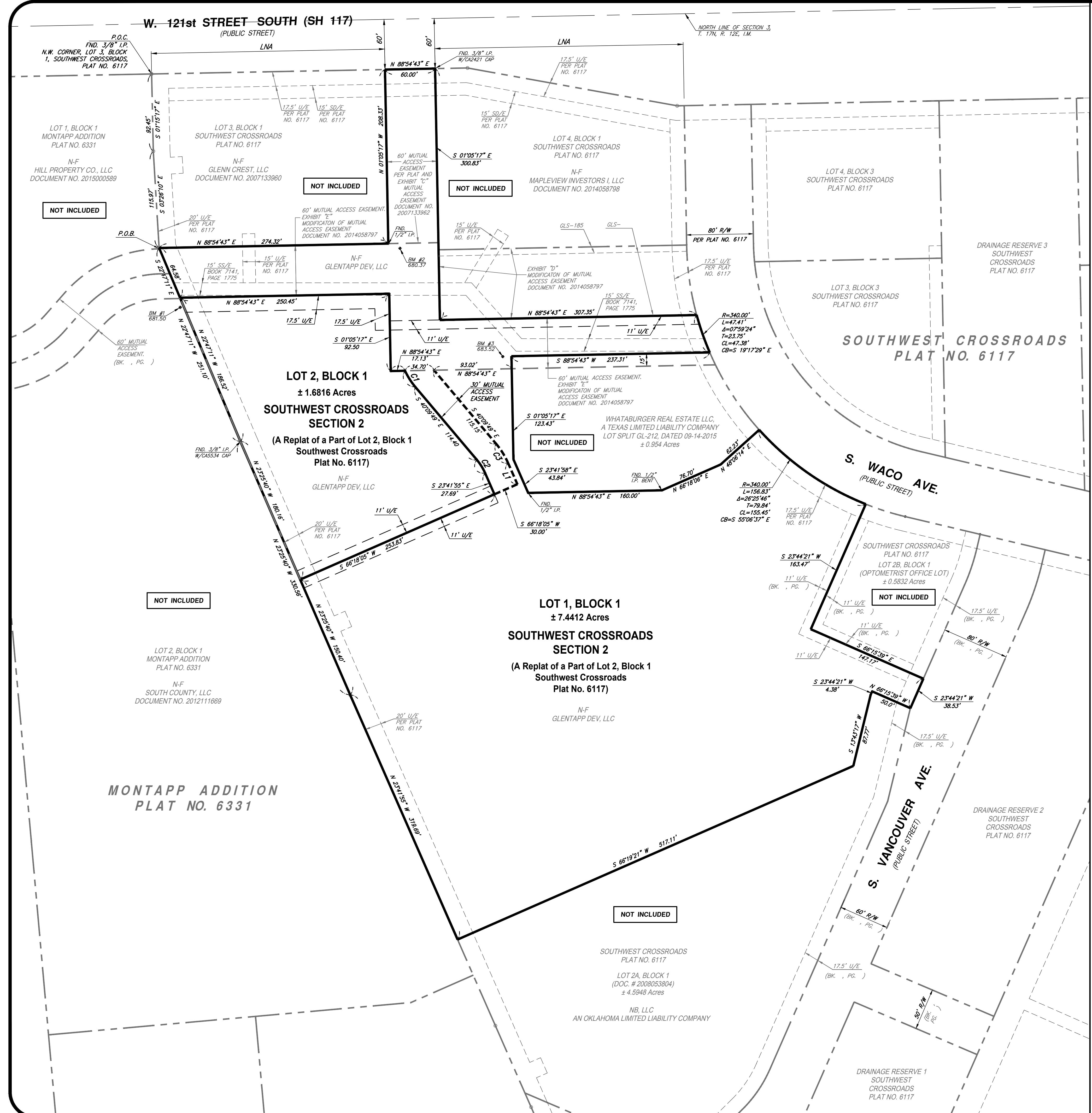
C. Findings; Board Action; Conditions:

- A. The Board shall hold the public hearing and, upon the concurring vote of three members, may grant a variance after finding:
 - a. That by reasons of extraordinary or exceptional conditions or circumstances that are peculiar to the land, structure, or building involved, the literal enforcement of the terms of the code would result in unnecessary hardship;
 - b. That such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district;
 - c. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit and intent of the code, or the comprehensive plan.
- B. Provided, that the board, in granting a variance, shall prescribe appropriate conditions and safeguards, and may require such evidence and guarantee or bond as it may deem necessary to enforce compliance with the conditions attached.

ATTACHMENTS:

- Case Map
- Southwest Crossroads Section 2 Conditional Final Plat

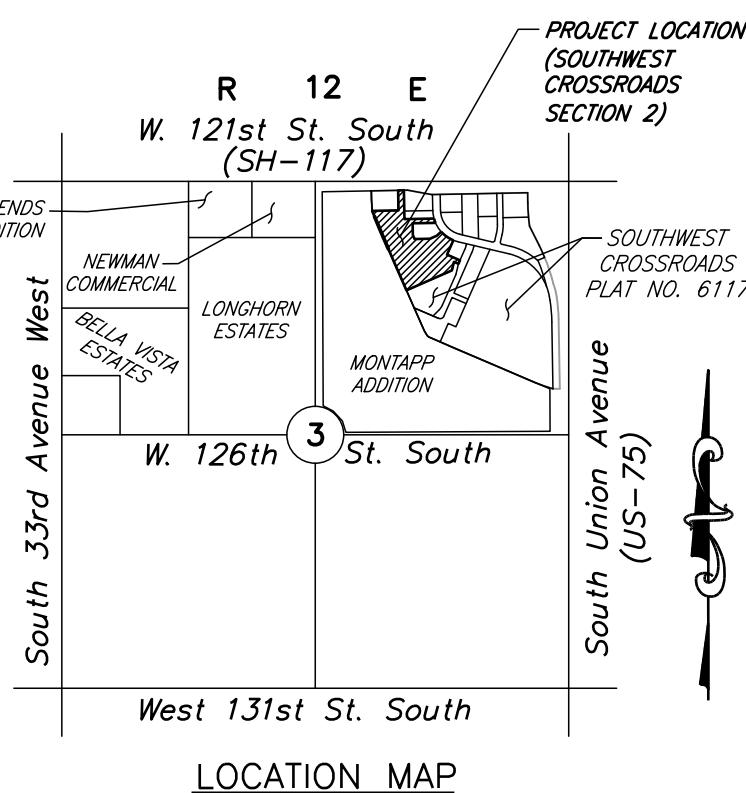
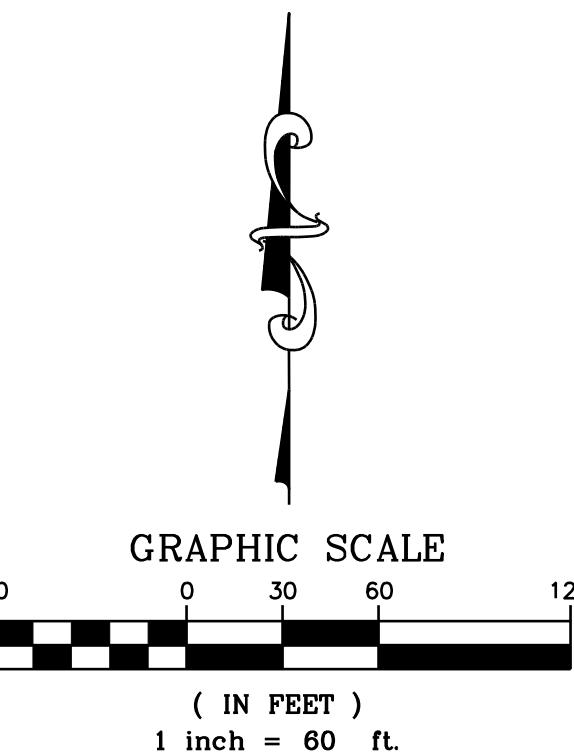




CONDITIONAL FINAL PLAT OF
SOUTHWEST CROSSROADS SECTION 2
A REPLAT OF A PART OF LOT 2, BLOCK 1
SOUTHWEST CROSSROADS, PLAT NO. 6117

*AN ADDITION TO THE CITY OF GLENPOOL
IN A PART OF THE NE 1/4 OF SECTION 3, T17N, R12E, 1B&M.
TULSA COUNTY, OKLAHOMA*

ZONING DATA	
DISTRICT:	CG - COMMERCIAL
MINIMUM YARD REQUIREMENTS	
FRONT:	
ALONG SH-117 (W. 121st STREET SOUTH)	50'
ALONG S. WACO AVE., W. 126th ST. S., YUKON AVE. AND S. VANCOUVER AVE.	25'
SIDE:	0'
REAR:	0'



BENCHMARK - BM 1		BENCHMARK - BM 2	
ELEVATION	681.50	ELEVATION	680.37
MONUMENT	CUT "X"	MONUMENT	CUT "X"
LOCATION	ON TOP OF HEADWALL SOUTHWEST CORNER OF NORTHWEST PROPERTY CORNER	LOCATION	ON CORNER OF SIDEWALK RAMP, NORTH OF NORTHEAST PROPERTY CORNER
BENCHMARK - BM 3			
ELEVATION	683.52		
MONUMENT	CUT "X"		

LOCATION	ON TOP OF CURB AT WEST P.C. OF NORTHWEST WHATABURGER ENTRANCE
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**SOUTHWEST CROSSROADS SECTION 2
LOT SUMMARY TABLE**

Line Table		
Line #	Direction	Length
L1	S 23°41'55" E	27.69'

Curve Table						
Curve #	Radius	Length	Delta	Tangent	Chord Bearing	Chord Length
C1	85.00'	22.90'	15°26'08"	11.52'	S 32°26'48" E	22.83'
C2	65.00'	18.68'	16°27'39"	9.40'	S 31°55'52" E	18.61'
C3	95.00'	27.29'	16°27'39"	13.74'	S 31°55'52" E	27.20'

NOTES:

1. EXISTING ZONING IS CG, COMMERCIAL.
2. PUBLIC UTILITIES AND DRAINAGE SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF GLENPOOL STANDARDS.
3. ALL STREETS INCLUDING SIDEWALKS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF GLENPOOL STANDARDS.
4. ALL PUBLIC UTILITIES AND PUBLIC DRAINAGE SYSTEM SHALL BE IN DEDICATED EASEMENTS.
5. ALL SANITARY SEWER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
6. ALL WATER LINES TO BE 8" DIA. UNLESS NOTED OTHERWISE.
7. 6" FIRE HYDRANTS TO BE SPACED PER CITY STANDARDS FOR COMMERCIAL AND INDUSTRIAL AREA.

8. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "ZONE X" (NON-SPECIAL FLOOD HAZARD AREA) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 40143C0582H, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 22, 1999, FOR COMMUNITY NO. 400208, IN TULSA COUNTY, STATE OF OKLAHOMA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS

9. THE BASIS OF BEARING USED FOR THIS SURVEY IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NORTH ZONE.

10. LIMITS OF NO ACCESS IS SHOWN AS "LNA".

PREPARED FOR:

RENTED FOR
OWNER:
GLEN TAPP DEVELOPMENT, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY
450 SOUTH COLTRANE
EDMOND, OKLAHOMA 73034
PH: (405) 752-7522
FAX: (405) 749-9924

YEAR:
CON-THOMPSON-MANSFIELD, PLLC
E. 38th STREET
OKLAHOMA CITY, OK 73105
(405) 601-7402
O. 6391, EXPIRES 6/30/2018

ENGINEER:
SMC CONSULTING ENGINEERS, P.C.
815 WEST MAIN
OKLAHOMA CITY, OK 73106
PH: (405) 232-7715
CA NO. 464, EXPIRES 6/30/2017

CONDITIONAL FINAL PLAT OF
SOUTHWEST CROSSROADS SECTION 2
SHEET 2 OF 3

SMC