

NOTICE
GLENPOOL PLANNING COMMISSION
REGULAR MEETING

A Regular Session of the Glenpool Planning Commission will be held at 6:30 p.m. on Monday, March 13th, 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 February 27th, 2017.
 - 2) Review and possible action to approve, conditionally approve, or disapprove: **GLS-219.**
Mr. Morgan is requesting to split a 3.14-acre tract located approximately 990 feet west of the northwest corner of 126th Street and S. Elwood Ave.
- D) Adjournment

This notice and agenda was posted at Glenpool City Hall Building, 12205 South Yukon Ave, Glenpool, Oklahoma on 3/10/17, at 2:30 pm.

Signed: Rick Malone
City Planner

**MINUTES
GLENPOOL PLANNING COMMISSION
SPECIAL MEETING**

A Special Session of the Glenpool Planning Commission was 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.

Commissioners present:

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

Staff present:

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

Also present were:

Barry Tapp owner of the Southwest Crossroads Plat on the agenda for Conditional Final Plat and Muhammad Khan with SMC Consulting Engineers, LLC.

- A) Chairman Watts called the meeting to order at 6:43 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 February 13th, 2017.

MOTION: Commissioner Nelson

SECOND: Vice-Chairman Calvert

To approve minutes as presented.

FOR:

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

AGAINST:

ABSTAIN:

Motion √ **carried** _____ **failed**.

- 2) Review and possible action to approve, conditionally approve, or disapprove: Conditional Final Plat “Southwest Crossroads Section 2 to allow two commercial lots on 9.12 acres located south and west of the SW/corner of W. 121st Street and S. Waco Ave. zoned CG (Commercial General District)

Rick Malone, City Planner presented the staff report that advised the Planning Commission of the subdivision regulations for Conditional Final Plat that must be considered for approval. The staff recommended approval of the Conditional Final Plat “Southwest Crossroads Section 2” subject to the TAC and Staff recommendations. Mr. Muhammad Khan with CMC Consulting Engineers, LLC, agent for the owner spoke on behalf of the application.

MOTION: Commissioner Nelson

SECOND: Commissioner Buchannan

To approve the Conditional Final Plat “Southwest Crossroads Section 2” per TAC and staff recommendations.

FOR:

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

AGAINST:

ABSTAIN:

Motion √ **carried** _____ **failed**.

D) Adjournment

- Meeting was adjourned at 6:51 p.m.

Signature: Chairman Watts

ATTEST:

Rick Malone, Secretary

TO: GLENPOOL PLANNING COMMISSION

FROM: RICK MALONE, CITY PLANNER

RE: GLS-219

Mr. Morgan is requesting to split a 3.14-acre tract located approximately 990 feet west of the northwest corner of 126th Street and S. Elwood Ave.

DATE: March 13thth, 2017

BACKGROUND:

The subject property is unplatted and zoned AG (Agriculture)

LOT SPLITS ARE REQUIRED TO MEET THE FOLLOWING CRITERIA:

- **Conform to The Zoning Code and Subdivision Regulations:**
The lot is zoned AG and the proposed lot split exceeds the minimum bulk and area requirements. 150' lot width, 1 acre lot /land area per section 11-6-4. The proposal is to create a 15-ft wide "handle" from the northernmost lot down the west side that flares out to 30 feet at 126th Street, thereby giving this lot the 30' minimum street frontage required by section 11-4-3.
- **Easements and Utilities:**
Water and electricity are the only utilities available in the area and if additional easements are required to service the northern lot, they can be done by separate instrument.
- **Access to Streets:**
Both lots will have access to 126th Street which is designated as a residential collector street which is 60' wide and a deed of dedication of 30 feet will be required for the north side of 126th Street per the Major Street and Highway Plan. Owner would need to dedicate the right of way 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-#219 subject to the staff requirements as listed above.

ATTACHMENTS:

1. Case Map
2. Application with Lot Split configurations



Legend

-  GlenpoolStreets
-  GlenpoolZoning
-  TulsaCountyParcels_January_2017

LOT SPLIT APPLICATION

FEE: \$100.00

NOTE: Three copies of a sketch, plat of survey or other type of drawing that will accurately depict the proposed split MUST BE attached to this application.

APPLICATION NO.	GLS-219
STR	272
RECEIPT NO.	

THE FOLLOWING INFORMATION IS TO BE SUPPLIED BY APPLICANT

NAME OF RECORD OWNER PHILLIP E. & GLENDA K. MORGANS	WHAT IS THE PRESENT USE OF THE TRACT? VACANT
---	--

LEGAL DESCRIPTION OF EXISTING UNDIVIDED TRACT, WHICH YOU PROPOSE TO SPLIT, AS SHOWN ON THE RECORD OF THE COUNTY CLERK.

SEE ATTACHED LEGAL DESCRIPTION TRACT "C"

	LEGAL DESCRIPTION OF PROPOSED TRACT	STAFF USE ONLY	SOURCE OF WATER SUPPLY FOR THIS TRACT
FIRST TRACT TO BE CREATED	SEE TRACT "C-1"	TAC REVIEW	<input type="checkbox"/> CITY <input type="checkbox"/> WELL <input checked="" type="checkbox"/> OTHER RWD#2
		PC REVIEW	TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT <input type="checkbox"/> SEWER <input checked="" type="checkbox"/> SEPTIC <input type="checkbox"/> OTHER
		INST. RELEASED	STREET OR STREETS TRACT WILL FACE 126 TH ST
			PROPOSED USE OF THIS TRACT RES LOT SIZE OF PROPOSED TRACT 11R FT. X 11R FT.
SECOND TRACT TO BE CREATED	SEE TRACT "C-2"	TAC REVIEW	<input type="checkbox"/> CITY <input type="checkbox"/> WELL <input checked="" type="checkbox"/> OTHER RWD#2
		PC REVIEW	TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT <input type="checkbox"/> SEWER <input checked="" type="checkbox"/> SEPTIC <input type="checkbox"/> OTHER
		INST. RELEASED	STREET OR STREETS TRACT WILL FACE 126 TH ST
			PROPOSED USE OF THIS TRACT RES LOT SIZE OF PROPOSED TRACT 11R FT. X 11R FT.
THIRD TRACT TO BE CREATED	—	TAC REVIEW	<input type="checkbox"/> CITY <input type="checkbox"/> WELL <input type="checkbox"/> OTHER
		PC REVIEW	TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT <input type="checkbox"/> SEWER <input type="checkbox"/> SEPTIC <input type="checkbox"/> OTHER
		INST. RELEASED	STREET OR STREETS TRACT WILL FACE
			PROPOSED USE OF THIS TRACT LOT SIZE OF PROPOSED TRACT FT. X FT.
FOURTH TRACT TO BE CREATED	—	TAC REVIEW	<input type="checkbox"/> CITY <input type="checkbox"/> WELL <input type="checkbox"/> OTHER
		PC REVIEW	TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT <input type="checkbox"/> SEWER <input type="checkbox"/> SEPTIC <input type="checkbox"/> OTHER
		INST. RELEASED	STREET OR STREETS TRACT WILL FACE
			PROPOSED USE OF THIS TRACT LOT SIZE OF PROPOSED TRACT FT. X FT.

AS APPLICANT, WHAT IS YOUR INTEREST IN THIS PROPERTY?

☒ PRESENT OWNER ☐ PURCHASER ☐ ATTORNEY FOR OWNER ☐ OTHER

If other than present owner, give name, address and phone number of present owner.	NAME PHILLIP MORGAN	ADDRESS 12625 SKYLINE DR. JENKS, OK 74037	PHONE
I certify that this information is true and correct.	NAME SAMS	ADDRESS	PHONE

FOR COMMISSION USE

L. NO. GLS-219	S. T. R. 272	SUBDIVISION NAME N/A
ZONING REQUIREMENT AG	MAJOR STREET PLAN REQUIREMENT 126 RES/collector 30' R/W REQ	UTILITY EASEMENT NEEDS ODEQ @ C.D.
ACTION RECOMMENDED TO THE PLANNING COMMISSION APPROVAL	ACTION TAKEN BY THE PLANNING COMMISSION	DATE 3/13/17
		CONDITION: PER STAFF

"TRACT C" LEGAL DESCRIPTION EXHIBIT A

813 W. 126th St.,
Jenks, Oklahoma
March 8, 2017
Legal Exhibit
PAGE 1 of 6

LEGAL DESCRIPTION "TRACT C"

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4, NE/4) OF 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE/4 OF THE NE/4 OF SAID SECTION 2; THENCE S89°55'38"W ALONG THE SOUTHERLY LINE OF SAID SE/4 OF THE NE/4 A DISTANCE OF 992.48 FEET TO THE POINT OF BEGINNING; THENCE S89°55'38"W ALONG THE SOUTHERLY LINE OF SAID SE/4 OF THE NE/4 A DISTANCE OF 150.60 FEET; THENCE N00°10'20"E A DISTANCE OF 909.82 FEET; THENCE N89°55'04"E A DISTANCE OF 150.63 FEET; THENCE S00°10'27"W A DISTANCE OF 909.84 FEET TO POINT OF BEGINNING.

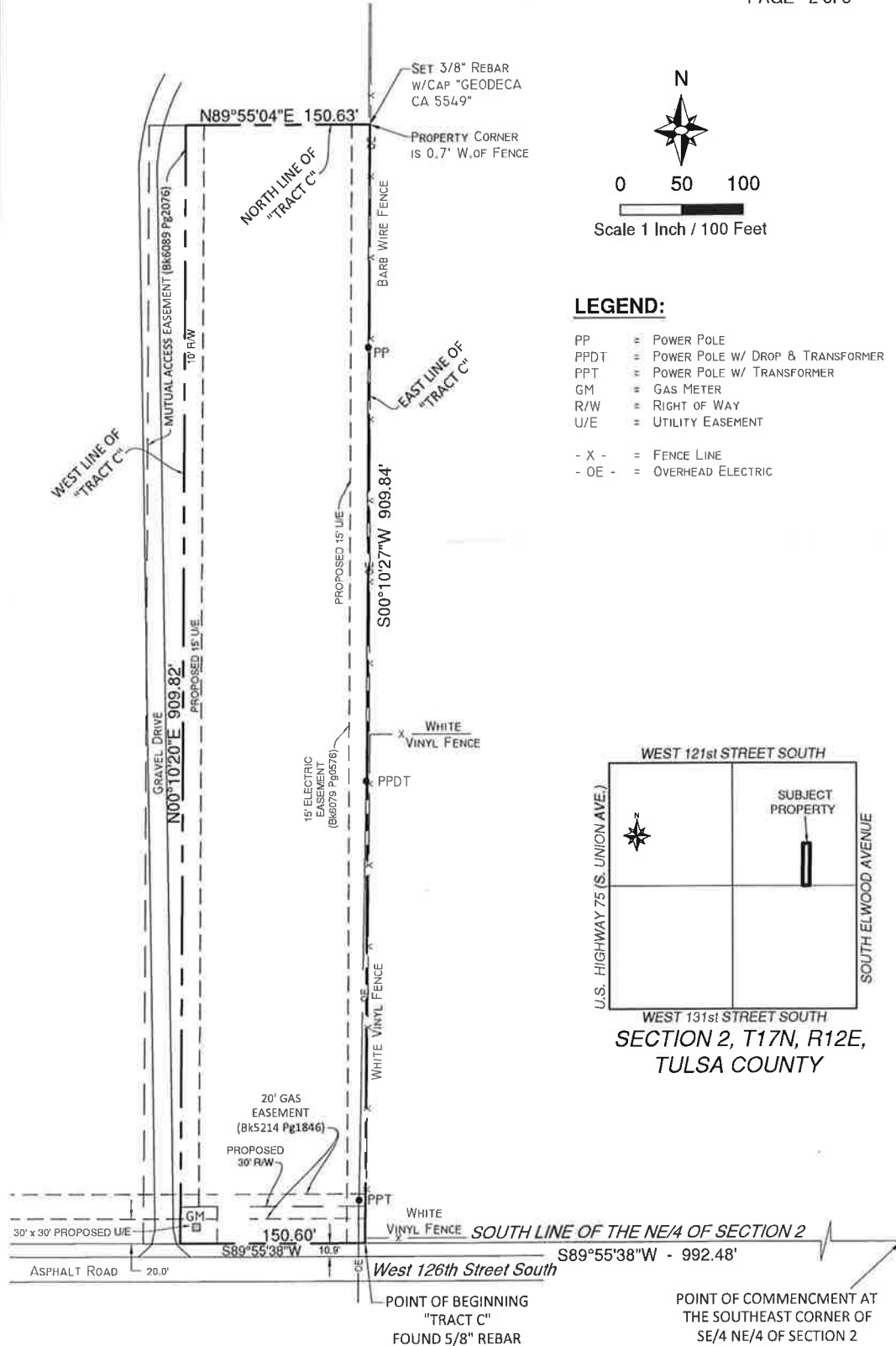
SAID TRACT HAVING AN AREA OF 137033 SQUARE FEET, 3.146 ACRE MORE OR LESS.

BEARINGS BASED ON AN ASSUMED BEARING OF N88°55'38"E ALONG THE SOUTH LINE OF THE NE/4 OF SECTION TWO (2).

This legal description meets the minimum technical standards
for legal descriptions in the State of Oklahoma.
Prepared by Russell M. Muzika, Oklahoma PLS No. 1603

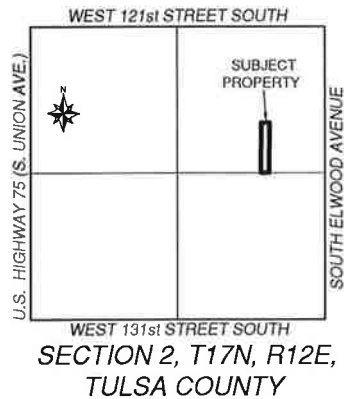
"TRACT C" EXHIBIT A

813 W. 126th St.,
Jenks, Oklahoma
March 8, 2017
Plot Exhibit
PAGE 2 of 3



LEGEND:

- PP = POWER POLE
- PPDT = POWER POLE W/ DROP & TRANSFORMER
- PPT = POWER POLE W/ TRANSFORMER
- GM = GAS METER
- R/W = RIGHT OF WAY
- U/E = UTILITY EASEMENT
- X - = FENCE LINE
- OE - = OVERHEAD ELECTRIC



"TRACT C-1"
LEGAL DESCRIPTION
EXHIBIT A

813 W. 126th St.,
Jenks, Oklahoma
March 8, 2017
Legal Exhibit
PAGE 3 of 6

LEGAL DESCRIPTION "TRACT C-1"

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4, NE/4) OF 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE/4 OF THE NE/4 OF SAID SECTION 2; THENCE S89°55'38"W ALONG THE SOUTHERLY LINE OF SAID SE/4 OF THE NE/4 A DISTANCE OF 992.48 FEET TO THE POINT OF BEGINNING; THENCE S89°55'38"W ALONG THE SOUTHERLY LINE OF SAID SE/4 OF THE NE/4 A DISTANCE OF 120.60 FEET; THENCE N00°10'20"E PARALLEL TO THE WESTERLY LINE OF "TRACT C" A DISTANCE OF 30.00 FEET; THENCE S89°55'33"W A DISTANCE OF 15.00 FEET; THENCE N00°10'20"E A DISTANCE OF 439.91 FEET; THENCE N89°55'21"E A DISTANCE OF 135.62 FEET; THENCE ALONG THE EASTERLY LINE OF "TRACT C" S00°10'27"W A DISTANCE OF 469.92 FEET TO POINT OF BEGINNING.

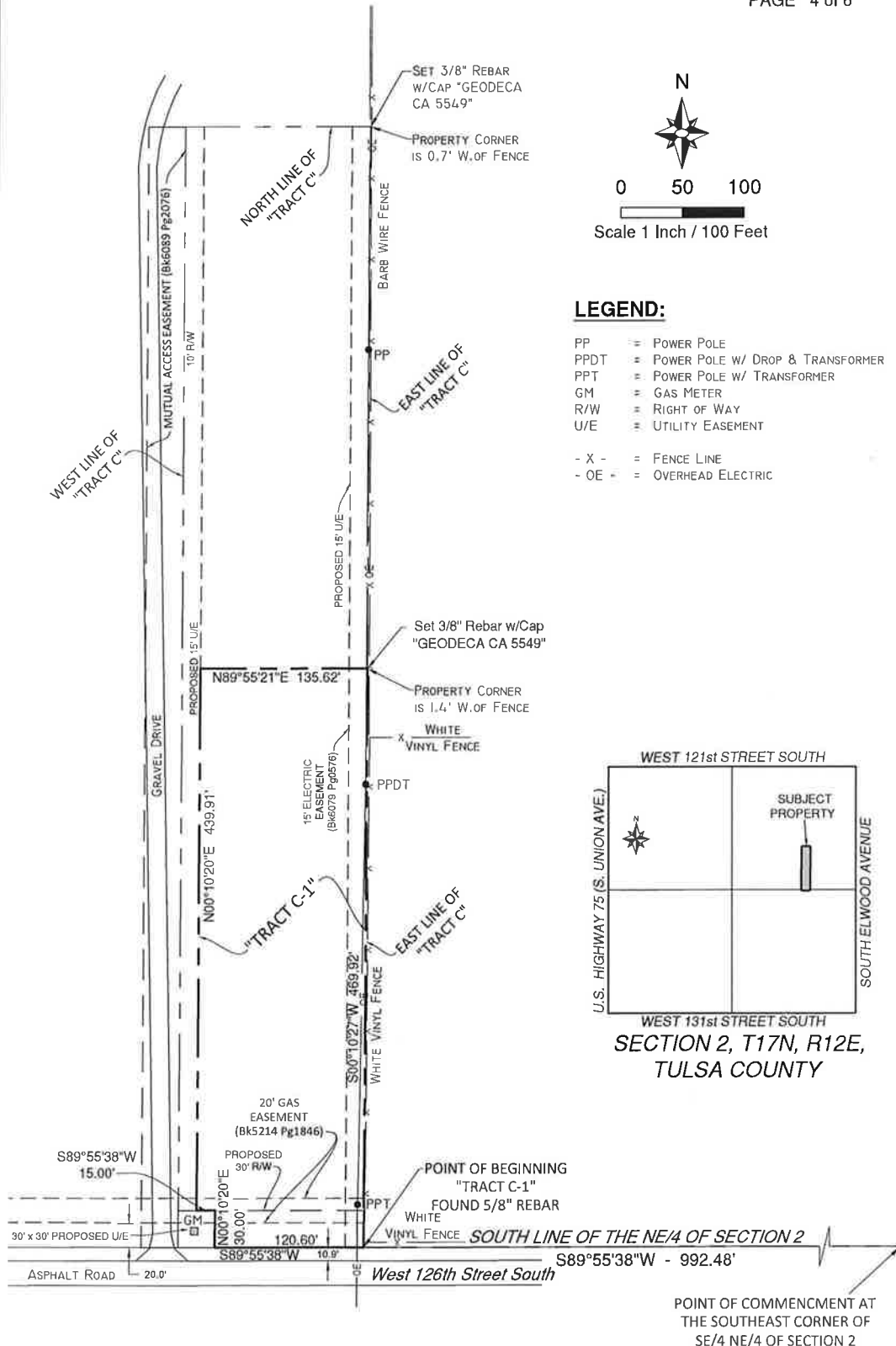
SAID "TRACT C-1" HAVING AN AREA OF 63274 SQUARE FEET, 1.453 ACRE MORE OR LESS.

BEARINGS BASED ON AN ASSUMED BEARING OF N88°55'38"E ALONG THE SOUTH LINE OF THE NE/4 OF SECTION TWO (2).

This legal description meets the minimum technical standards
for legal descriptions in the State of Oklahoma.
Prepared by Russell M. Muzika, Oklahoma PLS No. 1603

"TRACT C-1" EXHIBIT A

813 W. 126th St.,
Jenks, Oklahoma
March 8, 2017
Plot Exhibit
PAGE 4 of 6



"TRACT C-2"
LEGAL DESCRIPTION
EXHIBIT A

813 W. 126th St.,
Jenks, Oklahoma
March 8, 2017
Legal Exhibit
PAGE 5 of 6

LEGAL DESCRIPTION "TRACT C-2"

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4, NE/4) OF 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE/4 OF THE NE/4 OF SAID SECTION 2; THENCE S89°55'38"W ALONG THE SOUTHERLY LINE OF SAID SE/4 OF THE NE/4 A DISTANCE OF 1113.08 FEET TO THE POINT OF BEGINNING; THENCE S89°55'38"W ALONG THE SOUTHERLY LINE OF SAID SE/4 OF THE NE/4 A DISTANCE OF 30.00 FEET; THENCE ALONG THE EASTERLY LINE OF "TRACT C" N00°10'20"E A DISTANCE OF 909.82 FEET; THENCE N89°55'04"E A DISTANCE OF 150.63 FEET; THENCE ALONG THE EASTERLY LINE OF "TRACT C" S00°10'27"W A DISTANCE OF 439.92 FEET; THENCE S89°55'21"W A DISTANCE OF 135.62 FEET; THENCE S00°10'20"W PARALLEL TO THE WESTERLY LINE OF "TRACT C" A DISTANCE OF 439.91 FEET; THENCE N89°55'38"E A DISTANCE OF 15.00 FEET; THENCE S00°10'20"W A DISTANCE OF 30.00 FEET TO POINT OF BEGINNING.

SAID "TRACT C-2" HAVING AN AREA OF 73759 SQUARE FEET, 1.693 ACRES MORE OR LESS.

BEARINGS BASED ON AN ASSUMED BEARING OF N88°55'38"E ALONG THE SOUTH LINE OF THE NE/4 OF SECTION TWO (2).

This legal description meets the minimum technical standards
for legal descriptions in the State of Oklahoma.
Prepared by Russell M. Muzika, Oklahoma PLS No. 1603

"TRACT C-2" EXHIBIT A

813 W. 126th St.,
Jenks, Oklahoma
March 8, 2017
Plot Exhibit
PAGE 6 of 6

