

**NOTICE  
GLENPOOL PLANNING COMMISSION  
REGULAR MEETING**

A Regular Session of the Glenpool Planning Commission will be held at 6:30 p.m. on Monday, November 13, 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 October 9, 2017.
  - 2) Review and possible action to recommend to the City Council approval, conditional approval, or disapproval of case GZ-266 request to change the zoning classification from AG to RS-3 on 26.97 acres & AG to CS on 2.85 acres located on the north side of 151<sup>st</sup> Street (Hwy 67) approximately ¼ mile east of Elwood Ave.
  - 3) Review and possible action to approve Lot Split: GLS-223 request to split a unplatted 130' x 310' tract into two lots (130'x100' & 130'x210'). This property is located approximately 1,800 feet north of the northeast corner of 151<sup>st</sup> St. and S. 26<sup>th</sup> W. Ave.
  - 4) Review and possible action to recommend to the City Council approval, conditional approval, or disapproval of the Final Plat: (ELM POINTE) a 10.76-acre parcel located at the northwest corner of 141<sup>st</sup> St. and Peoria Ave. into 8 lots and one block.
  - 5) Review and possible action to recommend to the City Council approval, conditional approval, or disapproval of the updates of the Glenpool Comprehensive Plan.
  - 6) Review and possible action to recommend to the City Council approval, conditional approval, or disapproval of the update of the Glenpool Zoning Code.
  - 7) Review and possible action to recommend to the City Council approval, conditional approval, or disapproval of the update of the Glenpool Subdivision Regulations.
- D)** Adjournment

This notice and agenda was posted at Glenpool City Hall Building, 12205 South Yukon Ave, Glenpool, Oklahoma on 11/9/17, at 1:00 pm.

Signed: Rick Malone  
City Planner

**MINUTES**  
**GLENPOOL PLANNING COMMISSION**  
**REGULAR MEETING**

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

Commissioners present:

X Richard Watts, Chairman  
— Joyce Calvert, Vice-Chairman  
X Shayne Buchanan, Commissioner  
X Debra Cutsor, Commissioner  
— Keith Robinson, Commissioner

Staff present:

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

Also present were:

JR. Donelson, TJ Remy, Ryan Davis, Danny Coltrane, Dave Cocolin, Jerry Olansen, Russell Muzika, Jerry Reed, Greg Gruenwald.

- A) Chairman Watts called the meeting to order at 6:32p.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 September 11, 2017 and September 25, 2017.
- MOTION:** Commissioner Buchanan
- SECOND:** Commissioner Cutsor
- TO:** approve the minutes as written.
- FOR:** X Richard Watts, Chairman  
— Joyce Calvert, Vice-Chairman  
X Shayne Buchanan, Commissioner  
X Debra Cutsor, Commissioner  
— Keith Robinson, Commissioner

- 2) Review and possible action to recommend to the City Council approval, conditional approval, or disapproval of case GZ-264. A request to change the zoning classification from RD to CS of .41 acres located west of the northwest corner of 141 Street and Peoria Ave.

**MOTION:** Commissioner Cutsor

**SECOND:** Commissioner Buchanan

**TO:** Recommend approval of GZ-264 to the City Council.

**FOR:** ☒ Richard Watts, Chairman  
☐ Joyce Calvert, Vice-Chairman  
☒ Shayne Buchanan, Commissioner  
☒ Debra Cutsor, Commissioner  
☐ Keith Robinson, Commissioner

- 3) Review and possible action to recommend to the City Council approval, conditional approval, or disapproval of case GZ-265. A request to change the zoning classification from CG to AG of 14.67 acres located west of the northwest corner of 171 Street and US 75 Highway.

**MOTION:** Commissioner Cutsor

**SECOND:** Commissioner Buchanan

**TO:** Recommend approval of GZ-265 to the City Council.

**FOR:** ☒ Richard Watts, Chairman  
☐ Joyce Calvert, Vice-Chairman  
☒ Shayne Buchanan, Commissioner  
☒ Debra Cutsor, Commissioner  
☐ Keith Robinson, Commissioner

- 4) Review and possible action to approve the Site Plan SP-2017-04 (Elm Pointe) to allow commercial buildings and office warehouses on 10 acres located at the northeast corner of 141<sup>st</sup> Street and Peoria Ave.

**MOTION:** Commissioner Buchanan

**SECOND:** Commissioner Cutsor

**TO:** Approve SP-2017-04 per Staff and TAC recommendations.

**FOR:** ☒ Richard Watts, Chairman  
☐ Joyce Calvert, Vice-Chairman  
☒ Shayne Buchanan, Commissioner  
☒ Debra Cutsor, Commissioner  
☐ Keith Robinson, Commissioner

- 5) Review and possible action to approve the Preliminary Plat: (The Lakes at Twin Mounds) request review of a preliminary plat for 265 lots on 99.31 acres located approximately 1/8 mile west of the southwest corner of 161<sup>st</sup> St. and US 75 Hwy.

**MOTION:** Commissioner Cutsor

**SECOND:** Commissioner Buchanan

**TO:** Approve the preliminary plat for “The Lakes at Twin Mounds per Staff and TAC recommendations.

**FOR:** X Richard Watts, Chairman  
— Joyce Calvert, Vice-Chairman  
X Shayne Buchanan, Commissioner  
X Debra Cutsor, Commissioner  
— Keith Robinson, Commissioner

- 6) Review and possible action to approve the Preliminary Plat: (Glenpool Elementary School) is requesting review of a preliminary plat for one lot, one block on 15.89 acres located at the southeast corner of 138<sup>th</sup> Pl. and Elwood Ave.

**MOTION:** Commissioner Buchanan

**SECOND:** Commissioner Cutsor

**TO:** Approve the preliminary plat for “Glenpool Elementary School” per Staff and TAC recommendations.

**FOR:** X Richard Watts, Chairman  
— Joyce Calvert, Vice-Chairman  
X Shayne Buchanan, Commissioner  
X Debra Cutsor, Commissioner  
— Keith Robinson, Commissioner

- 7) Review and possible action to approve Site Plan: SP-2017-05 (Montapp Office Warehouse) request to allow office warehouse use on 1.69 acres located west of the southwest corner of 125<sup>th</sup> Ct. and S. Waco Ave.

**MOTION:** Commissioner Cutsor

**SECOND:** Commissioner Buchanan

**TO:** Approve the Site Plan: SP-2017-05 “Montapp Office Warehouse” per Staff and TAC recommendations.

**FOR:** X Richard Watts, Chairman  
— Joyce Calvert, Vice-Chairman  
X Shayne Buchanan, Commissioner  
X Debra Cutsor, Commissioner  
— Keith Robinson, Commissioner

**D) Adjournment**

- Meeting was adjourned at 7:21 p.m.

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Signature: Chairman Watts

ATTEST:

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Rick Malone, Secretary

## STAFF REPORT

**TO: Glenpool Planning Commission**

**FROM: Rick Malone, City Planner**

**DATE: November 13, 2017**

**RE: GZ-266:** Request for approval of a Zone Change on 26.97 acres from AG (Agriculture District) to RS-3 (Residential Single Family High Density District) and 2.85 acres from AG (Agriculture District) to CS (Commercial Shopping Center District) on 2.85 acres on the following described property:

**SIZE:** 29.82 Total Acres

**LOCATED:** North and east of the northeast corner of 151<sup>st</sup> Street (Highway 67) and Elwood Ave.

### LEGAL DESCRIPTION: (AG to RS-3)

A TRACT OF LAND THAT IS PART OF THE EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTEEN (13), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SW/4 OF SAID SECTION 13; THENCE NORTH 01°08'05" WEST ALONG THE EAST LINE OF THE SW/4 A DISTANCE OF 360.64 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°38'10" WEST 662.06 FEET TO A POINT ON THE EAST LINE OF THE SW/4 OF THE SE/4 OF THE SW/4 OF SECTION 13; THENCE NORTH 01°07'50" WEST ALONG SAID EAST LINE 55 FEET TO THE NORTHEAST CORNER OF THE SW/4 OF THE SE/4 OF THE SW/4; THENCE SOUTH 88°35'44" WEST ALONG THE NORTH LINE OF THE SW/4 OF THE SE/4 OF THE SW/4 A DISTANCE OF 374.26 FEET TO THE NORTHEAST CORNER OF LOT 2, BLOCK 1, ANGLICAN CHURCH OF THE RESURRECTION, FILED AS PLAT #6373; THENCE SOUTH 01°07'36" EAST 350.15 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 88°36'13" WEST 287.78 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2 AND THE WEST LINE OF THE E/2 OF THE SW/4 OF SECTION 13; THENCE NORTH 01°07'35" WEST ALONG SAID WEST LINE 1010.83 FEET; THENCE NORTH 88°34'51" EAST A DISTANCE OF 1323.99 FEET TO A POINT ON THE EAST LINE OF THE SW/4; THENCE SOUTH 01°08'05" EAST ALONG THE EAST LINE OF THE SW/4 A DISTANCE OF 961.70 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 1,174,808.93 SQUARE FEET OR 26.97 ACRES.

### LEGAL DESCRIPTION: (AG to CS)

A TRACT OF LAND THAT IS PART OF THE EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTEEN (13), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SW/4 OF SAID SECTION 13; THENCE NORTH 01°08'05" WEST ALONG THE EAST LINE OF THE SW/4 A DISTANCE OF 200.64 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 67 AND THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF SAID RIGHT OF WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 23068.31 FEET, AN ARC LENGTH OF 322.52 FEET, A CHORD BEARING OF SOUTH 85°20'27" WEST AND A CHORD LENGTH OF 322.52 FEET; THENCE SOUTH 05°03'34" EAST 15.00 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 23053.31 FEET, AN ARC LENGTH OF 277.63 FEET, A CHORD BEARING OF SOUTH 84°35'44" WEST AND CHORD LENGTH OF 277.63 FEET; THENCE SOUTH 84°15'02" WEST 64.54 FEET TO THE EAST LINE OF THE SW/4 OF THE SE/4 OF THE SW/4 OF SECTION 13; THENCE NORTH 01°07'50" WEST ALONG SAID EAST LINE 217.62 FEET; THENCE NORTH 88°36'10" EAST 662.06 FEET TO THE EAST LINE OF THE SW/4 OF SECTION 13; THENCE SOUTH 01°08'05" EAST ALONG SAID EAST LINE 160.00 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 124,119.16 SQUARE FEET OR 2.85 ACRES.

## **INTRODUCTION**

This application consists of a request to rezone 26.97 acres from AG to RS-3 and rezone 2.85 acres adjacent to US 67 (151<sup>st</sup> Street) from AG to CS. This site did have a farmhouse which has been removed; the property is now vacant. In a previous zoning case GZ-260/PUD 36, the current owners requested rezoning of 67 acres from AG/RS-3 to RS-4 and CG with a companion PUD. On 6/12/17, the Planning Commission voted 2-0 to approve the rezoning and the motion failed due to lack of a majority vote. The companion PUD 36 was therefore moot. On 7/6/17, the City Council voted 2-0 to approve GZ-260 and that motion likewise failed due to lack of a majority vote, and PUD 36 was moot.

The surrounding property is developed as noted below:

- North: RS-3, Residential Single-Family subdivisions Glen Village and Glen Village 2
- East: RE, Vacant undeveloped land.
- West: RS-4/PUD 27 Mansfield Lane Addition
- South: AG, Vacant, undeveloped land, outside the city limits of Glenpool, Tulsa County

## **COMPREHENSIVE PLAN:**

The 2030 City of Glenpool Comprehensive Plan designates the northern portion of the subject tract as residential, which is by definition low intensity. This means anything less than 5.2 dwelling units per acre is in conformance with the Plan. The request is for RS-3, which allows for a maximum of 4.01 dwelling units per acre.

The 2030 City of Glenpool Comprehensive Plan designates the southern portion of the subject tract as a corridor district which allows for CS, Commercial Shopping, but encourages a PUD as well.

For these reasons, the proposed zone change to RS-3 conforms to the Comprehensive Plan, as required. Although CS is permissible in the proposed location, characteristics of the site cause staff to recommend that the "encouraged" PUD be required.

## **GENERAL INTENSITIES. The 2030 PLAN classifies general land use intensities as follows:**

- ☐ **Medium Intensity.** Medium Intensity areas are those areas of moderate activity and physical impact. These areas require a high level of accessibility and services and are found at the intersection of arterial streets in Activity Centers. Medium Intensity uses are used as transitional uses between High and Low Intensity areas. Zoning classifications that are permissible in these areas include RD, RM-1, OL, OM and CS.
- ☐ **Low Intensity.** Low Intensity areas are areas of reduced activity characterized as living areas for residential and related activities and uses. Good accessibility and services are necessary. Zoning classifications included in this intensity category are the AG, and all RE and RS districts.
- ☐ RS-3 zoning allows 4.1 units per acre, which is considered Low Intensity.
- ☐ CS zoning is considered Medium Intensity.

This area is designated by the Comprehensive Plan as within Special District 4 and is prime for Medium-Intensity development, but will require strict controls on access to and from Highway 67, while consideration is given to the impact of Medium-Intensity development upon adjacent and abutting lands. Shared access points between developments and frontage roads to restrict access from lands abutting SH-67 should also be required. Access across the median should continue to be restricted to only those median cuts that are presently constructed and that will likely be signalized in the future. The criteria for developing in accordance with the 2030 Plan for Special District 4 is as follows:

- A. PUDs will be encouraged for Medium-Intensity development to reduce the impact of such zoning and to properly regulate the location of high traffic generators. In no case shall Medium Intensity zoning exceed a depth of 300 feet from the centerline of SH-67. Proposed PUDs shall include conceptual site plans that demonstrate the compatibility of internal land use relationships. Site plan, sign plan, and landscape plan review and approval by the Glenpool Planning Commission and City Council shall be required prior to issuance of a building permit. Said plans shall be in substantial compliance with the approved provisions of the PUD and shall be in compliance with all other applicable ordinances and regulations of the City of Glenpool, including, but not necessarily limited to the following:
- 1) Assurance of compatibility of proposed land uses with adjacent and abutting planned uses.
  - 2) Strip commercial zoning shall be avoided.
  - 3) Small parcels shall be assembled to result in a more orderly pattern of development with improved points of ingress and egress along SH-67.
  - 4) Variances to the minimum lot width requirements of the Zoning Code shall be avoided to prevent a fragmented and incremental approach to development.
  - 5) Through-traffic into adjacent Low-Intensity residential districts shall be discouraged by designing collector streets which will not function as direct avenues of neighborhood cut-through for nonresidential or other nonlocal traffic.
  - 6) Parking within medium intensity developments shall be screened or otherwise buffered from abutting residential areas and arterial streets by a combination of opaque fences and vegetative screening that will be a condition of approval of the PUD and shall be maintained as a continuing condition of occupancy and use of the land.
  - 7) Setbacks, buffer areas and arrangement of land uses shall be used in combination with screening to improve compatibility with adjacent existing and planned low intensity uses.
  - 8) The granting of medium intensity zoning within a PUD shall be conditioned upon the area of each such request providing its own buffer with any existing or planned low intensity uses. More specifically, requests for medium intensity zoning shall include areas of more restrictive zoning and planned land uses on its periphery.
  - 9) Signage controls shall be established as a condition of approval of the PUD to assure a uniform advertising character and appearance throughout the developments and to reduce the impact of such signs on adjacent on abutting uses, while guarding against visual clutter, to provide increased safety to the traveling public.
  - 10) Development-sensitive areas, including existing vegetation, water courses, floodplains, and topography, shall be shown on all PUD proposals and given special attention in the PUD design. Minimum structural solutions to drainage problems are preferred, with the private property owner retaining the ownership and responsibility for maintenance of drainage and related facilities.
  - 11) Medium-Intensity uses outside the intersection Activity Center shall be limited to a maximum depth of 500 feet as measured from the centerline of SH-67. Consideration may be given to proposals that exceed that depth only if it can be shown to the satisfaction of the City Council that any negative impact of such zoning will be mitigated by the controls included in the PUD and access to said development will be directly or by frontage roads to SH-67.
  - 12) The expansion or granting of new Medium-Intensity zoning shall be done only in an orderly manner in accordance with the provisions of this Special District and the 2030 Plan.

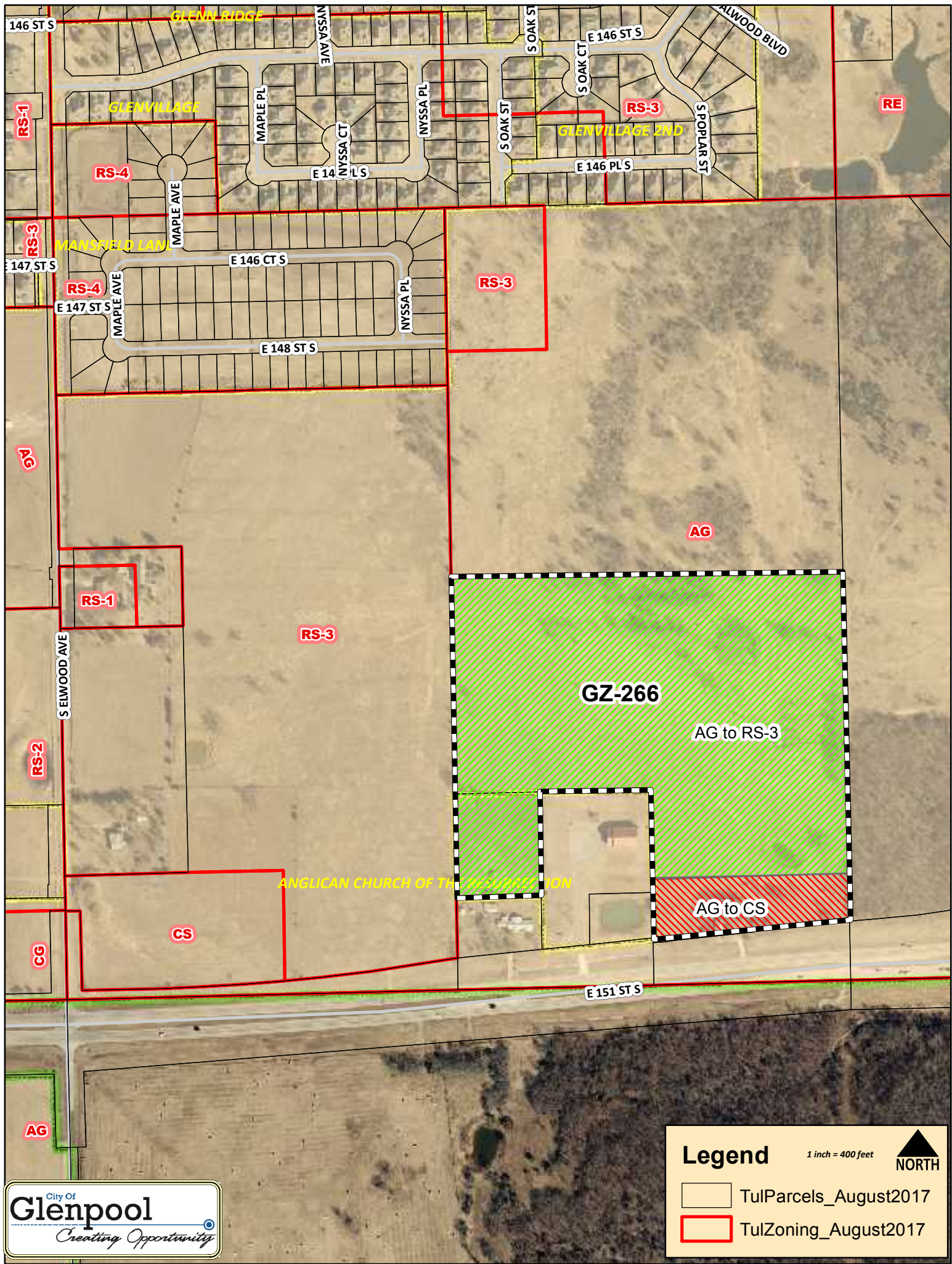


## **STAFF RECOMMENDATION**

The proposed zone change is only partially consistent with the guidelines of the City of Glenpool Comprehensive Plan and surrounding uses. According to the Comprehensive Plan, the residential portion meets the requirements. However, in all medium intensity uses (including the proposed CS), a PUD is encouraged to address the issues detailed above. That being said, staff recommends that the Planning Commission table this request until the applicant submits a PUD that addresses the issues indicated in the Comprehensive Plan and reviews the PUD and rezoning case GZ-266 at the same time to review the complete development proposal.

## **STAFF EXHIBITS**

1. Case Map
2. Application



Lomb

# CITY OF GLENPOOL PLANNING COMMISSION

CASE NUMBER 162-2610

~~X~~ ZONING [ ] PUD [ ] PUD AMENDMENT

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

www.glenpoolonline.com

## APPLICATION INFORMATION

RECEIVED BY: Day DATE FILED: 9/29/17 TAC DATE: N/A PC DATE: 11/13/17 CITY COUNCIL DATE: 12/12/17

☐ RES ☒ NON-RES ☐ COMBO RELATED ZONING OR PUD #: \_\_\_\_\_ BUILDING PERMIT APPLICATION NUMBER \_\_\_\_\_

☒ GLENPOOL CITY LIMITS NEIGHBORHOOD ASSOCIATIONS: \_\_\_\_\_

## SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: N. Side of S.H. 67 - E. of Elwood <sup>1/4 mi. 1/2</sup> TRACT SIZE: 2.85 Ac.

LEGAL DESCRIPTION: See Attached Exhibit

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: All uses under CS Zoning NATURE OF PUD AMENDMENT: \_\_\_\_\_

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Select Design</u>	NAME <u>Cardinal Industries, LLC</u>
ADDRESS <u>11063D S. Memorial Dr. #351</u>	ADDRESS <u>2850 East 101st Street</u>
CITY, ST, ZIP <u>Tulsa, OK 74133</u>	CITY, ST, ZIP <u>Tulsa, OK 74137</u>
DAYTIME PHONE <u>918-798-8356</u>	DAYTIME PHONE <u>918-299-0396</u>
EMAIL <u>ryan@selectdesignok.com</u>	EMAIL <u>raddevelopment@cox.net</u>
FAX _____	FAX _____
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: <u>[Signature]</u> <u>9/27/2017</u>	

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

APPLICATION FEES			
BASE APPLICATION FEE	\$		
ADDITIONAL FEE	ACRES x SLIDING FEE =	\$	APPLICATION SUBTOTAL \$
NEWSPAPER PUBLICATION TO BE BILLED TO APPLICANT		\$	
SIGNS	\$50 X =	\$	
300' PROPERTY OWNERS MAILING & POSTAGE	\$1.00 per Name =	\$	NOTICE SUBTOTAL \$
RECEIPT NUMBER:		TOTAL AMOUNT DUE	\$

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 [ ] Y [ ] N



## PLATTING REQUIREMENT

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 to a zoning classification other than AG 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 or zoning clearance 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 and approved by the Planning Commission, and filed of record in the office of the County Clerk where the property is situated. Provided that the Planning Commission, pursuant to their exclusive jurisdiction of 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.

I hereby certify that I have read and understand the above requirements and that I will plat, replat or have the platting requirements waived for the subject property in case number \_\_\_\_\_.

  
Applicant's Signature

9/27/2017  
Date

Glenpool Planning Commission Case Number: \_\_\_\_\_

- **Technical Advisory Committee (TAC) Meeting Date:** \_\_\_\_\_ Friday, \_\_\_\_\_ 10:00 a.m.

Glenpool Community Development Conference Room  
Glenpool City Hall/Conference Center 2<sup>nd</sup> Floor  
12205 South Yukon Ave, Glenpool, Oklahoma 74033

- **Glenpool Planning Commission: Date:** \_\_\_\_\_ Monday, \_\_\_\_\_ 6:30 p.m.

Glenpool City Council Chambers  
Glenpool City Hall/Conference Center 3<sup>rd</sup> Floor  
12205 South Yukon Ave, Glenpool, Oklahoma 74033

- **Glenpool City Council: Date:** \_\_\_\_\_ Monday, \_\_\_\_\_ 7:00 p.m.

Glenpool City Council Chambers  
Glenpool City Hall/Conference Center 3<sup>rd</sup> Floor  
12205 South Yukon Ave, Glenpool, Oklahoma 74033

**A person knowledgeable of the application and the property must attend the meetings listed above to represent the application.** Site Plans and development proposals should be submitted at the time of application. Photos or renderings may be presented at the hearing.

## CITY OF GLENPOOL PLANNING COMMISSION

CASE NUMBER \_\_\_\_\_

~~ZONING~~ [ ] PUD [ ] PUD AMENDMENT

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

www.glenpoolonline.com

## APPLICATION INFORMATION

RECEIVED BY: \_\_\_\_\_ DATE FILED: \_\_\_\_\_ TAC DATE: \_\_\_\_\_ PC DATE: \_\_\_\_\_ CITY COUNCIL DATE: \_\_\_\_\_

☒ RES ☐ NON-RES ☐ COMBO RELATED ZONING OR PUD #: \_\_\_\_\_ BUILDING PERMIT APPLICATION NUMBER \_\_\_\_\_☒ GLENPOOL CITY LIMITS NEIGHBORHOOD ASSOCIATIONS: \_\_\_\_\_

## SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: N. Side of S.H. 67 - 1/4 mile E. of Elwood TRACT SIZE: 26.97 Ac.LEGAL DESCRIPTION: See Attached ExhibitPRESENT USE: Vacant PRESENT ZONING: AG

## INFORMATION ABOUT YOUR PROPOSAL

PROPOSED NEW ZONING: RS-3 DEV. AREAS AFFECTED BY PUD AMENDMENT: \_\_\_\_\_ PUD PROPOSAL ATTACHED ☐ ☒ NPROPOSED USE: Single-Family Residential NATURE OF PUD AMENDMENT: \_\_\_\_\_

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Select Design</u>	NAME <u>Caroline Industries, LLC</u>
ADDRESS <u>110631D S. Memorial Dr. #351</u>	ADDRESS <u>2850 East 101st Street</u>
CITY, ST, ZIP <u>Tulsa, OK 74133</u>	CITY, ST, ZIP <u>Tulsa, OK 74137</u>
DAYTIME PHONE <u>918-798-8356</u>	DAYTIME PHONE <u>918-299-0396</u>
EMAIL <u>ryan@selectdesignok.com</u>	EMAIL <u>raddevelopment@cox.net</u>
FAX _____	FAX _____
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: <u>[Signature]</u> <u>9/27/2017</u>	
DOES OWNER CONSENT TO THIS APPLICATION <input checked="" type="checkbox"/> <input type="checkbox"/> N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? <u>Consultant</u>	

APPLICATION FEES			
BASE APPLICATION FEE		\$	
ADDITIONAL FEE	ACRES x SLIDING FEE =	\$	APPLICATION SUBTOTAL \$
NEWSPAPER PUBLICATION TO BE BILLED TO APPLICANT		\$	
SIGNS	\$50 X =	\$	
300' PROPERTY OWNERS MAILING & POSTAGE	\$1.00 per Name =	\$	NOTICE SUBTOTAL \$
RECEIPT NUMBER:		TOTAL AMOUNT DUE \$	

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 [ ] Y [ ] N	

## PLATTING REQUIREMENT

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I hereby certify that I have read and understand the above requirements and that I will plat, replat or have the platting requirements waived for the subject property in case number \_\_\_\_\_.

  
Applicant's Signature

9/27/2017  
Date

Glenpool Planning Commission Case Number: \_\_\_\_\_

<ul style="list-style-type: none"><li>• <b>Technical Advisory Committee (TAC) Meeting Date:</b> _____ <b>Friday,</b> _____ <b>10:00 a.m.</b> Glenpool Community Development Conference Room Glenpool City Hall/Conference Center 2<sup>nd</sup> Floor 12205 South Yukon Ave, Glenpool, Oklahoma 74033</li></ul>
<ul style="list-style-type: none"><li>• <b>Glenpool Planning Commission: Date:</b> _____ <b>Monday,</b> _____ <b>6:30 p.m.</b> Glenpool City Council Chambers Glenpool City Hall/Conference Center 3<sup>rd</sup> Floor 12205 South Yukon Ave, Glenpool, Oklahoma 74033</li></ul>
<ul style="list-style-type: none"><li>• <b>Glenpool City Council: Date:</b> _____ <b>Monday,</b> _____ <b>7:00 p.m.</b> Glenpool City Council Chambers Glenpool City Hall/Conference Center 3<sup>rd</sup> Floor 12205 South Yukon Ave, Glenpool, Oklahoma 74033</li></ul>

**A person knowledgeable of the application and the property must attend the meetings listed above to represent the application.** Site Plans and development proposals should be submitted at the time of application. Photos or renderings may be presented at the hearing.

**R 12 E**

**EAST 141ST STREET SOUTH**

SOUTH ELWOOD AVENUE

SOUTH PEORIA AVENUE

UNPLATTED

UNIMPROVED

13

UNPLATTED

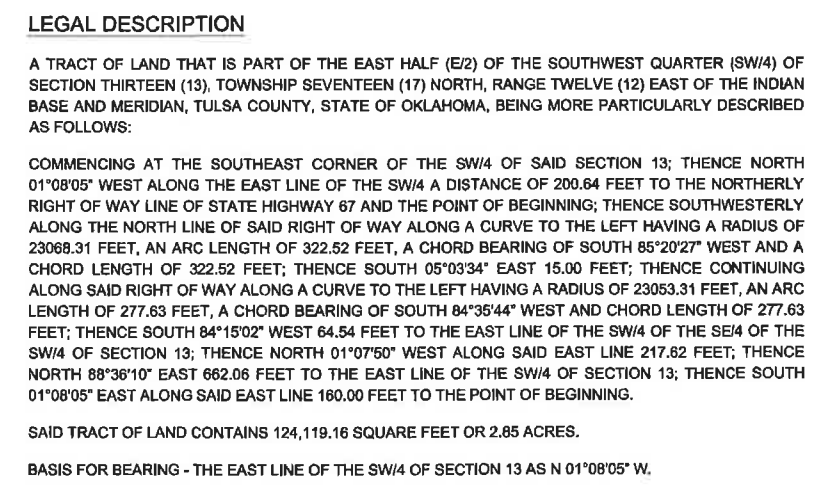
UNIMPROVED

LOCATION

**EAST 151ST STREET SOUTH**

**Location Map**

SCALE 1"=2000'

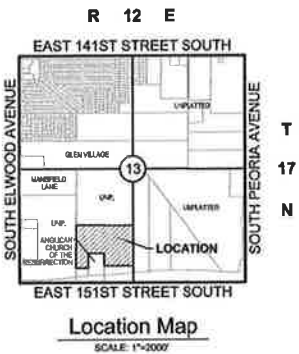


DATE PREPARED: September 12, 2017

Glenpool, Oklahoma

# Conceptual Site Plan

## RS-3 ZONING



### LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF THE EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTEEN (13), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SW/4 OF SAID SECTION 13; THENCE NORTH 01°08'05" WEST ALONG THE EAST LINE OF THE SW/4 A DISTANCE OF 360.64 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°36'10" WEST 662.08 FEET TO A POINT ON THE EAST LINE OF THE SW/4 OF THE SE/4 OF THE SW/4 OF SECTION 13; THENCE NORTH 01°07'50" WEST ALONG SAID EAST LINE 300.55 FEET TO THE NORTHEAST CORNER OF THE SW/4 OF THE SE/4 OF THE SW/4; THENCE SOUTH 88°35'44" WEST ALONG THE NORTH LINE OF THE SW/4 OF THE SE/4 OF THE SW/4 A DISTANCE OF 374.26 FEET TO THE NORTHEAST CORNER OF LOT 2, BLOCK 1, ANGLICAN CHURCH OF THE RESURRECTION, FILED AS PLAT #6373; THENCE SOUTH 01°07'36" EAST 350.15 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 88°36'13" WEST 287.78 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2 AND THE WEST LINE OF THE E/2 OF THE SW/4 OF SECTION 13; THENCE NORTH 01°07'35" WEST ALONG SAID WEST LINE 1010.83 FEET; THENCE NORTH 88°34'51" EAST A DISTANCE OF 1323.99 FEET TO A POINT ON THE EAST LINE OF THE SW/4; THENCE SOUTH 01°08'05" EAST ALONG THE EAST LINE OF THE SW/4 A DISTANCE OF 961.70 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 1,174,808.93 SQUARE FEET OR 26.97 ACRES.

BASIS OF BEARING - THE EAST LINE OF THE SW/4 OF SECTION 13 AS N 01°08'05" W.

Unplatted

N 01°07'35" W  
1010.83'

WEST LINE E/2 SW/4

Unplatted

287.78'  
S 88°36'13" W

350.15'  
S 01°07'36" E

Lot 1, Block 1  
Anglican Church  
Of The Resurrection

374.26'  
S 88°35'44" W

N 01°07'50" W  
300.55'

N 88°34'51" E  
1323.99'

Unplatted

SOUTH LINE SW/4

State Highway 67  
(East 151st Street South)

Unplatted

662.06'  
S 88°36'10" W

EAST LINE SW/4

961.70'  
S 01°08'05" E

Unplatted

360.64'  
N 01°08'05" W

POINT OF BEGINNING

POINT OF COMMENCEMENT  
SE CORNER SW/4  
SECTION 13, T-17-N, R-12-E



TO: GLENPOOL PLANNING COMMISSION  
FROM: RICK MALONE, CITY PLANNER  
RE: LOT SPLIT: (GLS-223 Greg Ables)  
Request for review to split a 130' x 310' tract into two lots (130'x100' & 130'x210') located approximately 1,800 feet north of the northeast corner of 151st St. and S. 26th W. Ave.

DATE: NOVEMBER 13, 2017

**BACKGROUND:**

Mr. Ables contacted the office asking how to split one unplatted lot into two lots. He was informed of the process and subsequently he dropped off a lot split application. He did not fill out the application completely and did not include contact info. His property is zoned AG and he would need to have it rezoned to RS-3 in order for the lot sizes to conform to the bulk and area requirements needed for approval.

**APPROVAL OR DISAPPROVAL OF A LOT SPLIT SHALL BE BASED UPON THE FOLLOWING GUIDELINES:**

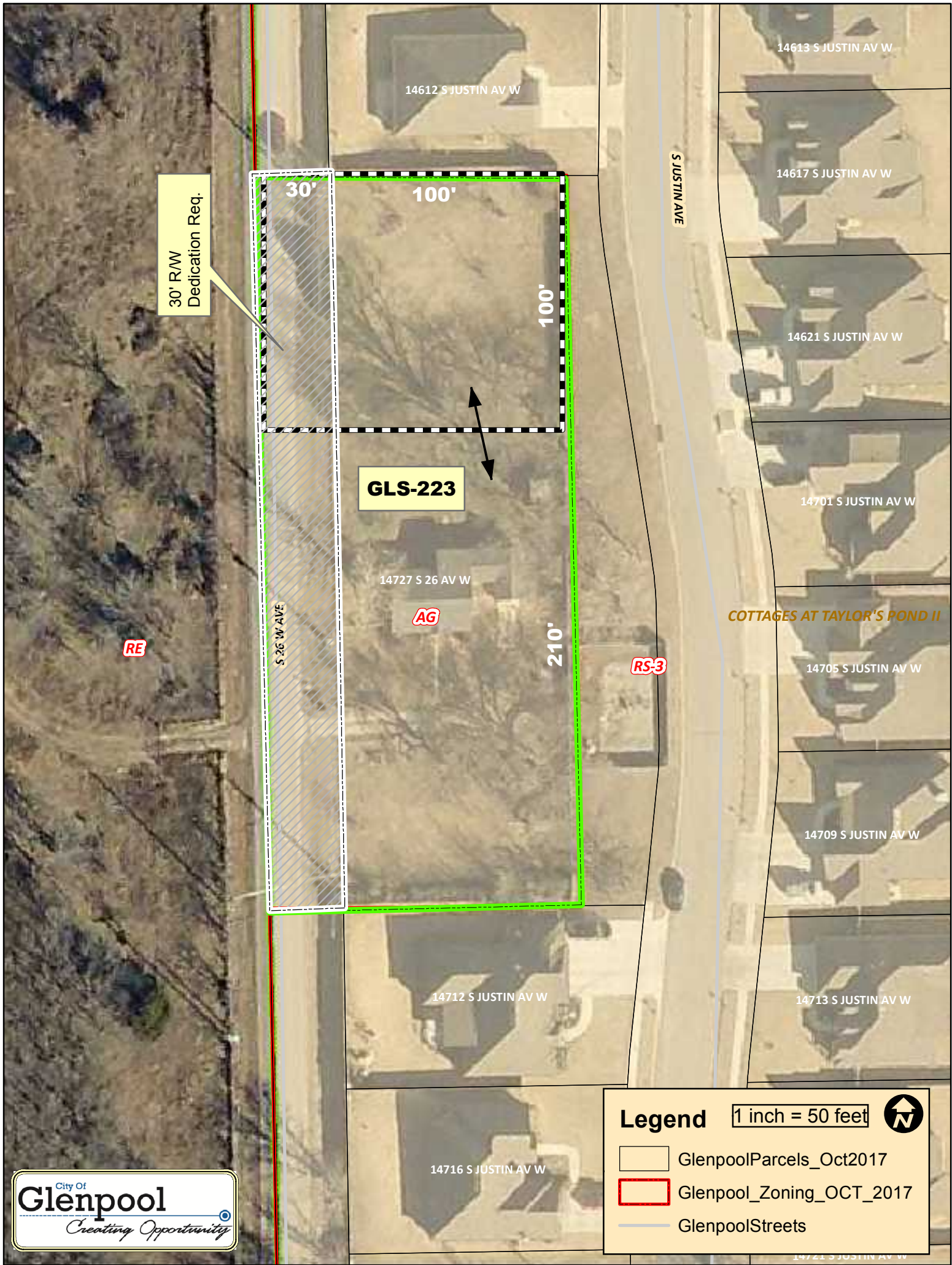
- 1) **LOT(S) CONFORM TO THE ZONING CODE AND SUBDIVISION REGULATIONS:**  
*Both lots do not conform to the AG zoning. **Rezoning would be required from AG to RS-3 before this property can be split to meet the minimum bulk and area requirements.***
- 2) **UTILITY EASEMENTS:**  
*No additional easements are necessary at this time.*
- 3) **ACCESS AND STREETS:**  
*The lots will have access to 26<sup>th</sup> West Ave, and **a 30-foot deed of dedication of right of way is required for 26<sup>th</sup> W. Ave.***
- 4) **SEWAGE DISPOSAL:**  
*Both lots have access to sanity sewer service per The Cottages at Taylors Pond II plat.*
- 5) **WATER SERVICE:**  
*Both lots have access to Creek County RWD#2.*

**STAFF RECOMMENDATION:**

Staff recommends approval of Lot Split GLS-#223 subject to the staff and TAC requirements as listed above.

**ATTACHMENTS:**

1. Case Map
2. Lot Split configuration diagram.



30' R/W  
Dedication Req.

**GLS-223**

**AG**

**RS-3**

**COTTAGES AT TAYLOR'S POND II**

**RE**

## STAFF REPORT

**TO:** GLENPOOL PLANNING COMMISSION  
**FROM:** RICK MALONE, CITY PLANNER  
**RE:** CONDITIONAL FINAL PLAT REVIEW OF "ELM POINTE"  
**DATE:** November 13, 2017

### **BACKGROUND:**

JR Donelson representing Elm Point CCS, LLC submitted the Final Plat for "ELM POINTE" for review and approval. The proposed subdivision property was approved for rezoning to CS (Commercial Shopping) (GZ-219) the Glenpool Planning Commission on 5/1/07 and by the Glenpool City Council on 6/18/07 which makes it subject to a plat before development can occur. This property is located at the NW/corner of 141<sup>st</sup> Street and Peoria Ave and the 10.76-acre tract this request is to divide it into 8 commercial lots for individual office/warehouse buildings.

### **ZONING:**

This property is currently zoned CS (Commercial Shopping) and the lot sizes are consistent with the proposed underlying zoning. Notices were mailed to the abutting property owners informing them of this meeting tonight.

### **TAC MEETING AND STAFF REVIEW: 10/27/17**

- Utility Easement required on the west and north lot lines, 15' and 11' – Ok as shown.
- Revise plans to show 60' of right of way on Peoria Ave because it is a 120' Primary Arterial, not 50' as shown. OK
- Revise plans to show 50' of building setback from Peoria Ave. and 50' from 141<sup>st</sup> Street - except for 25' on the 141<sup>st</sup> Street frontage in lot 8, Blk. 1. OK as shown
- Soils report due prior to building permits being issued. PENDING Building Permit applications
- State of Oklahoma Corporation Commission Certificate of Non-Development Required. PENDING
- Contact Fire Chief about required distance between buildings and perimeter, and Fire Hydrant locations. OK
- Off-site storm water report due prior to Building Permit application and issuance. PENDING
- Revise proposed water line north boundary from 6" to 8", west boundary from 6" to 8", existing 12" water lines on south and east boundary. OK
- Show private sanitary sewer easements on plan, west to east down middle of lots. OK
- Site Plan Application/review due before building permit issued. PC REVIEW 10/9/17 ISSUES PENDING.
- ADA compliant sidewalks required on south and east boundary. OK
- Landscaping plan required during site plan review. PENDING
- Separate sign permits required during building construction. PENDING building permit applications
- Maximum of 35% floor area coverage on this site. OK per approved site plan.

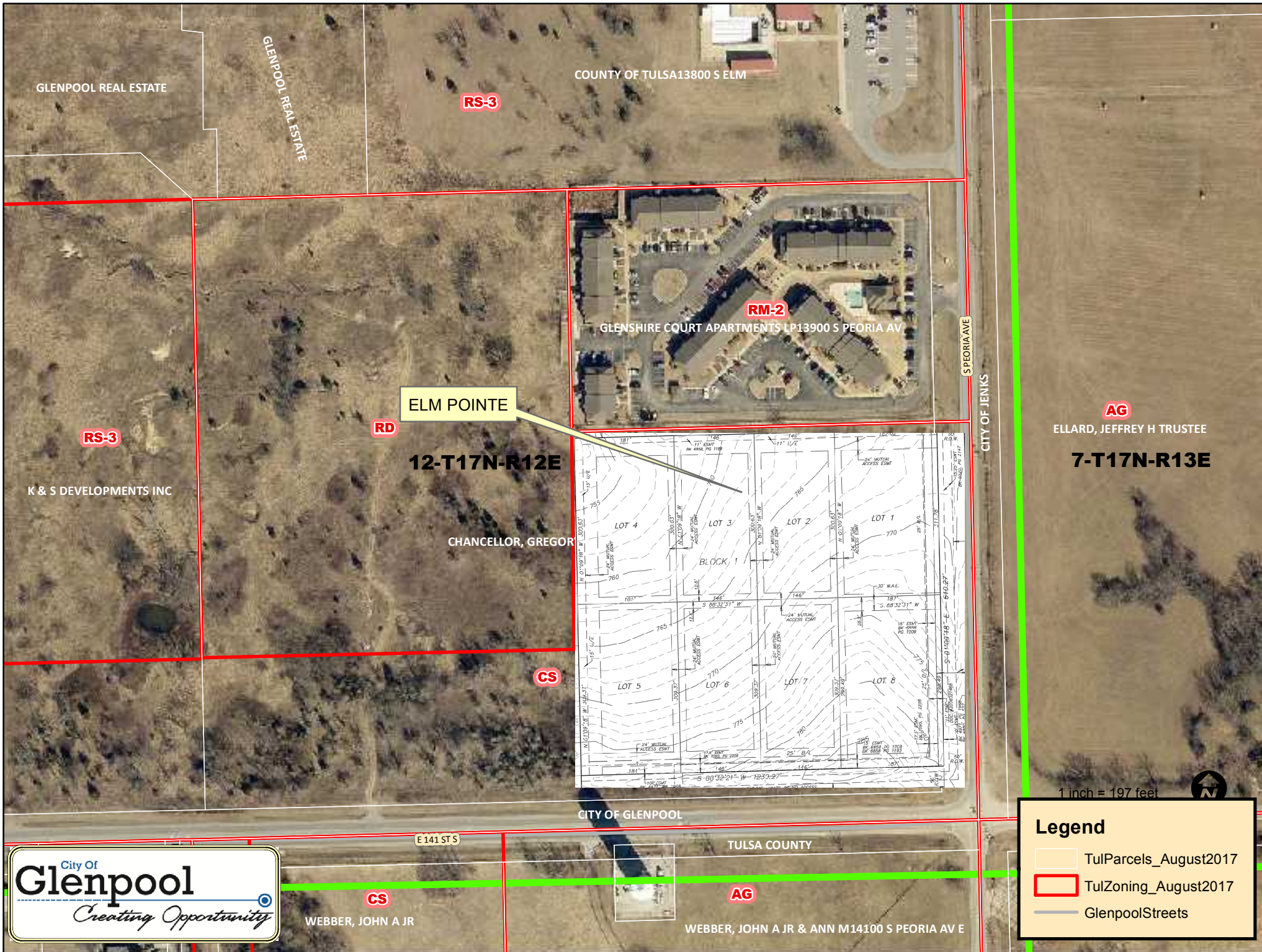
### **STAFF RECOMMENDATION:**

Staff recommends approval of the CONDITIONAL FINAL PLAT OF "ELM POINTE" subject to the conditions of the Staff and TAC review of 10/27/17.

### **ATTACHMENTS:**

1. Case Map
2. Plat of "ELM POINTE".





**Legend**

- TulParcels\_August2017
- TulZoning\_August2017
- GlenpoolStreets

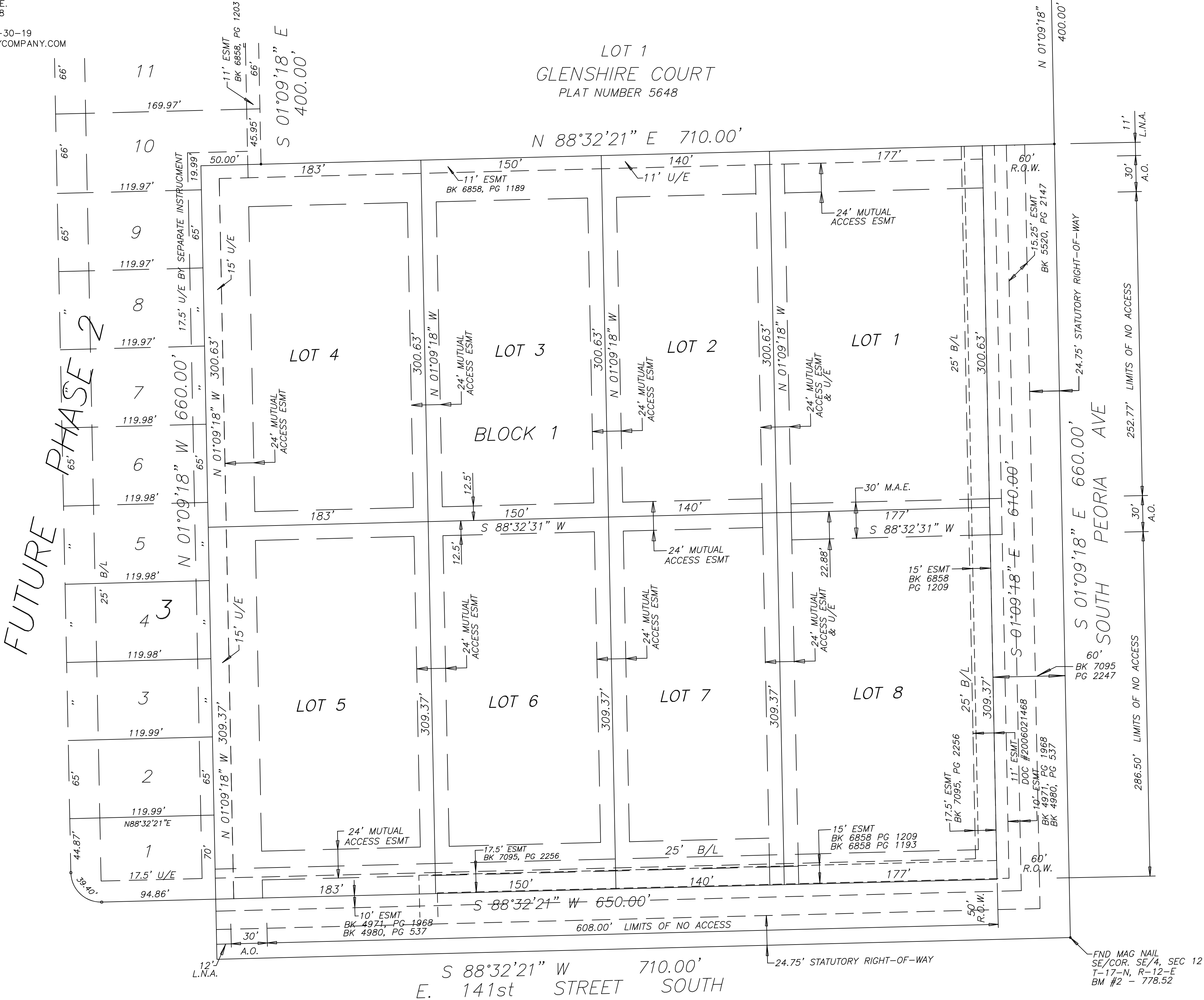
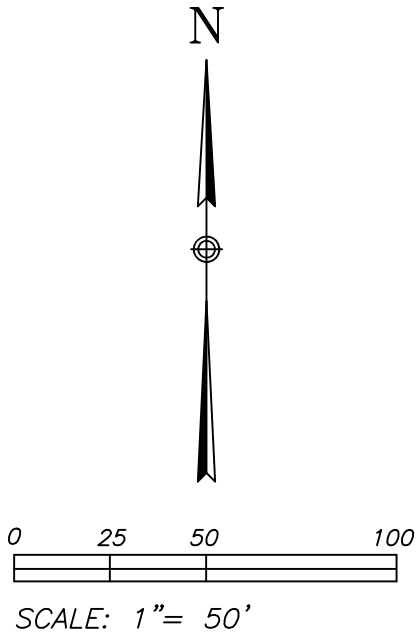
PLAT No.

ENGINEER/SURVEYOR:  
JR DONELSON, INC.  
12820 SO. MEMORIAL DR.  
OFFICE 100  
BIXBY, OKLAHOMA 74008  
PHONE: 918-394-3030  
C.A. NO. 5611 EXP. 6-30-19

SURVEYOR:  
RYAN DOUDICAN  
OKLAHOMA SURVEY COMPANY  
12509 SO. 71st EAST AVE.  
BIXBY, OKLAHOMA 74008  
PHONE: 918-720-6787  
C.A. NO. 4717 EXP. 6-30-19  
EMAIL: OKLAHOMASURVEYCOMPANY.COM

OWNER:  
ELM POINTE CS, LLC  
11063-D SO. MEMORIAL DR., #531  
TULSA, OKLAHOMA 74133  
CONTACT: TJ REMY  
PHONE: 918-845-1106

ELM POINTE  
A SUBDIVISION IN THE SOUTHEAST QUARTER OF THE  
SOUTHEAST QUARTER IN SECTION 12, T-17-N, R-12-E,  
CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA



LEGEND

B/L	BUILDING LINE
ESMT	EASEMENT
U/E	UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
A.O.	ACCESS OPENING
L.N.A.	LIMITS OF NO ACCESS
M.A.E.	MUTUAL ACCESS EASEMENT
DOC#	DOCUMENT NUMBER

CERTIFICATE

STATE OF OKLAHOMA }  
COUNTY OF TULSA } SS

I, \_\_\_\_\_, Tulsa County Clerk, in and  
for the County and State of Oklahoma above  
named, do hereby certify that the foregoing is  
a true and correct copy of a like instrument  
now on file in my office.

Dated the \_\_\_\_\_ day of \_\_\_\_\_  
Tulsa County Clerk

Deputy

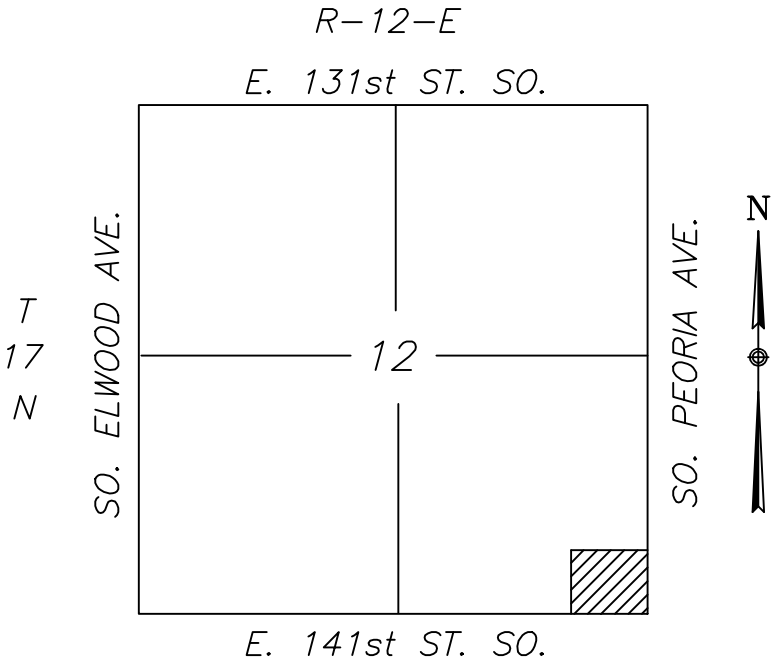
FINAL PLAT  
CERTIFICATE OF APPROVAL

I Hereby certify that this plat was approved  
by the City Council of the City of Glenpool  
on \_\_\_\_\_

By: \_\_\_\_\_  
Mayor - Vice Mayor

This approval is void if the above signature  
is not endorsed by the City Manager or  
City Clerk.

By: \_\_\_\_\_  
City Manager - City Clerk



LOCATION MAP

SCALE: 1"=2000'  
SUBDIVISION CONTAINS:  
NO. LOTS 8, NO. BLOCKS 1  
AREA: 10.76 ACRES  
FILE: C:\GLENPOOL\FP102317.DWG  
DATE PREPARED: OCTOBER 23, 2017

OKLAHOMA STATE PLANE COORDINATE  
SYSTEM, OKLAHOMA NORTH ZONE  
HORIZONTAL DATUM: NAD 83  
VERTICAL DATUM: NAVD 88

BENCHMARK # 1 ELEVATION = 758.28  
CUT "X" EAST END OF HEADWALL, S.  
SIDE OF 141ST ST., AT S.W. CORNER OF  
SUBJECT PROPERTY

BENCHMARK # 2 ELEVATION = 778.52  
FND MAG NAIL AT S.W. COR, SE/4, SEC.  
12, T-17-N, R-12-E, I.M., S.E. CORNER  
OF SUBJECT PROPERTY

THE BASIS OF BEARINGS FOR THE SURVEY  
SHOWN THEREON IS THE EAST LINE OF THE  
SE/4 OF THE SE/4 OF SAID SECTION 12,  
S 01°09'18"E

THIS PLAT MEETS THE OKLAHOMA MINIMUM  
STANDARDS FOR THE PRACTICE OF LAND  
SURVEYING AS ADOPTED BY THE OKLAHOMA  
STATE BOARD OF LICENSURE FOR  
PROFESSIONAL ENGINEERS AND SURVEYORS.

3/8" IRON PINS WERE EITHER FOUND OR  
SET AT EACH PROPERTY CORNER.

ELM POINTE  
PREPARATION DATE: 10/23/2017  
SHEET 1 OF 2



ELM POINTE  
DEED OF DEDICATION AND STATEMENT OF RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Elm Pointe CS, LLC is the owner in fee simple to the following described property in the City of Glenpool, Tulsa County, Oklahoma, to-wit:

A tract of land located in the Southeast Quarter (SE/4) of Section 12, Township 17 North, Range 12 East, of the Indian Base and Meridian, Tulsa County, State of Oklahoma, being more particularly described as follows, to-wit:

Beginning at the Southeast corner of the Southeast Quarter (SE/4) of Section 12, T-17-N, R-12-E, thence S 88°32'31"W and along the South line of the Southeast Quarter a distance of 710.00 feet; thence N 01°09'18"W a distance of 660.00 feet; thence N 88°32'21"E, a distance of 710.00 feet to a point on the East line of the Southeast Quarter of said Section 12; thence S 01°09'18"E and along the East line of the Southeast Quarter (SE/4), a distance of 660.00 feet to the point of beginning and containing 10.757 acres more or less.

and Elm Pointe CS, LLC has caused the above-described land to be surveyed, staked, platted, granted, donated, conveyed, and dedicated, access rights reserved, and subdivided into lots, blocks, a reserve area, streets, platted and subdivided into lots, blocks and a reserve area and streets, and have designated the same as "Elm Pointe" an Addition to the City of Glenpool, Tulsa County, Oklahoma (hereinafter sometimes referred to as the "Subdivision").

SECTION 1. PUBLIC COVENANTS

A. UTILITY EASEMENTS

The Owners hereby dedicate to the public use forever the easements as shown and designated on the accompanying plat for the several purposes of constructing, maintaining, operating, repairing, removing, replacing any and all utilities including storm sewer, sanitary sewer, telephone and communication lines, electric power lines and transformers, gas lines and water lines, together with all fittings, including the poles, wires, conduits, pipes, valves, meters and equipment for each of such facilities and any other appurtenances thereto with the rights of ingress and egress into and upon said utility easements and rights-of-way for the uses and purposes aforesaid. No building, structure, or other above or below ground obstruction that will interfere with the purposes aforesaid, will be placed, erected, installed or permitted upon the easement or rights-of-way as shown, provided however, that the owner hereby reserves the right to construct, maintain, operate, lay and relay water lines and sanitary sewer lines together with the right of ingress and egress for such construction, maintenance, operation, laying and relaying over, across and along all public streets, alleys, and utility easements, shown on said plat, for the purposes of furnishing water and/or sanitary sewer services to the area included in said plat.

B. WATER AND SANITARY SEWER SERVICE

In connection with the provision of water and sanitary sewer service, all lots are subject to the following provisions, to-wit:

The owner of each lot shall be responsible for the protection of the public water mains and the public sanitary sewer facilities located on his lot and within the depicted street right-of-way and utility easement areas, if ground elevations are altered from the contours existing upon the completion of the installation of a public water or sewer main, all ground level apertures, to include: valve boxes, fire hydrants and manholes will be adjusted to the new grade by the owner or at the owner's expense and subject to the City of Glenpool approval.

The Owners or its successors will be responsible for ordinary maintenance of public water mains and public sanitary sewer facilities, the owner will pay damage for relocation of such facilities or necessitated by the acts of the owner or his agents or contractors.

The City of Glenpool or its successors through its agents and employees shall at all times have the right of access with their equipment to all such easement ways shown on said plat, including the "Mutual Access Easements", or provided for in this deed or dedication for the purpose of installing, maintaining, removing or replacing any portion of the underground water, storm sewer and sanitary sewer facilities.

The foregoing covenants concerning water and sewer facilities shall be enforceable by the City of Glenpool or its successors, and the owner of the lot agrees to be bound hereby.

C. ELECTRIC, TELEPHONE, CABLE TELEVISION AND NATURAL GAS SERVICE.

In connection with the installation of underground electric, telephone, cable television and natural gas service lines, the lot is subject to the following:

1. Street light poles or standards shall be served by underground cable and elsewhere throughout said Addition all supply lines shall be located underground, in the easement-ways reserved for the general utility services and streets, shown on the attached plat. Service pedestals and transformers, as sources of supply of secondary voltages, may also be located in said easement-ways.

2. All supply lines in the Subdivision including electric, telephone, cable television and natural gas service lines shall be located underground in the easements reserved for general utility services and streets shown on the plan of the subdivision. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in said easements. Overhead pole lines for the supply of electric and communication service may be located in easement along the South and East boundaries of the addition.

3. Underground service cables and natural gas service lines to all buildings which may be located in the Subdivision may be run from the nearest natural gas main, service pedestal or transformer to the point of usage determined by the location and construction of such building as may be located upon said lot: provided that upon that the installation of such a service cable or a natural gas service line to a particular building, the supplier of service shall thereafter be deemed to have a definitive, permanent, and effective right-of-way easement on said lot, covering a five-foot strip extending 2.5 feet on each side of such service cable or line, extending from the service pedestal, transformer or natural gas main to the service entrance on the building.

4. The supplier of electric, telephone, cable television and natural gas services, through its authorized agents and employees, shall at all times have right of access to all such easements shown on the plat to the Subdivision or provided for in this deed of dedication for the purpose of installing, maintaining, removing or replacing any portion of the underground electric, telephone, cable television or natural gas service facilities so installed by it.

5. The owner of each lot in the Subdivision shall be responsible for the protection of the underground electric facilities located on his property and shall prevent the alteration of grade or any construction activity which may interfere with said electric, telephone, cable television or natural gas facilities. The supplier of service will be responsible for the ordinary maintenance of underground facilities, but the owner of the lot in the Subdivision will pay for damage or relocation of such facilities caused or necessitated by acts of such owner or his agents or contractors.

D. STORM SEWER

1. The storm sewers will be privately owned and privately maintained.

2. Elm Pointe CS, LLC, or its successors, through its proper agents and employees, shall at all times have right of access with their equipment to all storm sewer systems for the purpose of installing, maintaining, removing or replacing any portion of the underground storm sewer system.

3. No permanent fence, permanent wall, permanent building, or permanent structure which would cause an obstruction shall be placed on the storm sewer that will interfere with the storm sewer system.

4. The storm sewers shall be owned by and maintained, at the sole cost and expense, of the owner of the lot upon which the storm sewers are located.

5. The owner of each lot shall be responsible for the protection of the storm sewer located on their lot and shall prevent the alteration of grade or any construction activity which may interfere with said storm sewer. The alteration of grade from the contours existing upon the completion of the installation of storm sewer, or any construction activity which would interfere with storm, shall be prohibited.

E. SURFACE DRAINAGE

1. Surface Drainage. Each lot shall receive and drain, in an unobstructed manner, the storm and surface waters from lots and drainage areas of higher elevation and from public streets and easements.

2. No property owner shall construct or permit to be constructed any fencing or other obstructions which would impair the drainage of storm and surface waters over and across his lot. No property owner shall modify or change the direction of drainage of surface stormwater from the original approved construction plans on file at the City of Glenpool.

3. The property owner shall prevent the alteration of grade within all easement areas from the original contours (finish grade) and shall prevent any construction activity which may interfere with such public water mains, valves, storm sewers, and or public sanitary sewer facilities.

4. The covenants set forth in this section shall be enforceable by any affected property owner and by the City of Glenpool, Oklahoma.

F. OWNER RESPONSIBILITY WITHIN EASEMENTS.

The owner of the lots shall be responsible for the repair and replacement of any properly permitted landscaping and paving within the utility easements on the lot in the event it is necessary to repair any underground water or sewer mains, electric, natural gas, cable television, or telephone service.

G. LAND USE

All construction shall be strictly according to the ordinances of the City of Glenpool, Oklahoma.

SECTION 2. DEVELOPMENT STANDARDS

The Standard Requirements of the City of Glenpool Fire Marshal, City Engineer, and City Attorney shall be met as a condition of approval.

1. LANDSCAPED AREA AND SCREENING

a. All development and construction in shall comply with all applicable codes and regulations of the City of Glenpool.

2. SIGNS

a. Signage shall comply with the requirements of the City of Glenpool Zoning Code.

b. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs with movement shall be prohibited, except as reviewed by the Glenpool Planning Commission and approved by the City Council as part of the approved detail sign plan.

3. LIGHTING

a. Lighting used to illuminate the development area shall be so arranged as to shield and direct the light away from adjacent residential areas and residential uses within the plat. No light standard or building-mounted light shall exceed 14 feet. Light, as measured in footcandles, shall not exceed 0.0 footcandles at all of the plat boundaries shared with a residential property.

4. TRASH, MECHANICAL AND EQUIPMENT AREAS

a. There shall be no storage of recyclable materials, trash or similar material outside a screened receptacle. All trash, mechanical and equipment areas, including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.

5. TOPOGRAPHY, DRAINAGE AND UTILITIES

A Professional Engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required storm water drainage structures serving the Site have been installed in accordance with the approved plans prior to issuance of an Occupancy Permit on that lot.

During construction on the property, the owners of the development areas, and any platted lots within the development areas, will provide adequate and reasonable erosion control, and after construction, they will provide and maintain vegetative, landscaped ground cover so that soil does not erode on or from the property.

6. ACCESS, CIRCULATION AND PARKING

All drives and parking areas within the subdivision shall be privately owned and maintained. Mutual access between and across individual lots and mutual parking privileges shall be shown by a mutual access easement.

7. RESTRICTIVE COVENANTS ENFORCEMENT

Restrictive covenants will be adopted and recorded for the subdivision as platted. Owners of the respective platted lots and or buildings in the subdivision will be required by the covenants to keep and maintain the lots and improvements in a clean and professional manner (the "Maintenance Covenant"). The Maintenance Covenant will be enforced by the owner or the owners' association for each platted lot or building in the subdivision.

SECTION 3. PRIVATE COVENANTS AND RESTRICTIONS.

Usage of the following words shall having the following meanings, unless the context clearly requires otherwise: "City" shall mean the City of Glenpool; "lot" shall mean a lot in the Subdivision.; "lot owner" shall mean a lot owner in the Subdivision; "plat" shall mean the accompanying plat of the Subdivision; and "zoning code" shall mean the City of Glenpool Zoning Code.

For the purpose of providing an orderly development of the Subdivision and for maintaining conformity of the improvements therein, the following covenants and restrictions hereby are imposed upon the use and occupancy of the lots within the Subdivision.

1. Private Covenants and Restrictions Applicable to all Lots. The following standards shall apply to all lots of the Subdivision unless specifically modified or superseded by more specific provisions adopted by the Owner as hereinafter provided.

a. Mutual Access Easements. Mutual Access Easements, as depicted on the accompanying plat, are hereby established for the purposes of permitting vehicular and pedestrian access to and from all areas adjacent to and contained within the plat, and such easements shall be for the mutual use and benefit of each affected lot owner, their guests, and invitees, and shall be appurtenant to each affected lot. Provided, however, governmental agencies and suppliers of utilities shall have the reasonable use of the easements incidental to the provision of services within the lots within the plat.

b. Mutual Access Easement Maintenance. Elm Pointe CS, LLC, its successors or assigns will be responsible for the maintenance, upkeep, repairing, replacing of pavement, storm sewer pipe, and storm water inlets in the Mutual Access Easements.

c. Landscaping and Common - Elements

Elm Pointe CS, LLC, its successors or assigns will be responsible for the maintenance of the landscaping, screening fences, gates and other potentially-common-elements.

SECTION 4. ENFORCEMENT, AMENDMENT, ETC.

A. Duration, Amendment and Severability.

1. Duration. These restrictions shall remain in full force and effect until January 1, 2027, and shall automatically be extended thereafter for successive periods of ten (10) years each unless terminated or amended as hereinafter provided.

2. Amendment or Termination. The private covenants and restrictions contained in this Deed of Dedication may be amended, modified, changed or canceled by a written instrument signed and acknowledged by the Elm Pointe CS, LLC, except Section 1, which may be altered only with the written consent of the City of Glenpool.

3. Severability. Invalidation of any restriction set forth herein, or any part thereof, by an order, judgement or decree of any court or otherwise, shall not invalidate or affect any of the other restrictions of any part thereof as set forth herein, which shall remain in full force and effect.

4. Enforcement. The restrictions herein set forth are covenants to run with the land shall be binding upon the Owner, its successors and assigns and all parties claiming under it, and otherwise shall be enforceable as set forth and shall be binding upon the Owner, its successors and assigns and all parties claiming under it. If the Owner, or its successors or assigns, shall violate any of the covenants herein, it shall be lawful for the City of Glenpool, Oklahoma (as to the violation of the Covenants contained in Section 1), to maintain any action at law or in equity against the Owner to prevent the Owner from so doing, to compel compliance with the covenants, or to recover damages for such compliance with the covenant.

As owner, Elm Pointe CS, LLC, hereby certifies that we have caused the land described in this plat to be surveyed, divided, mapped, granted, donated, conveyed, dedicated and access rights reserved as represented on the plat.

In witness whereof the owner have executed this Deed of Dedication on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Elm Pointe CS, LLC

By: Member/Manager

STATE OF OKLAHOMA )  
COUNTY OF TULSA )

Before me the undersigned, a Notary Public in and for said County and State, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared \_\_\_\_\_ to me known to be the identical person who subscribed the name thereof to the foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed for said limited liability company, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Notary Public

My commission expires:\_\_\_\_\_

SURVEYORS CERTIFICATE

I, Ryan Doudican, a Registered Land Surveyor in the State of Oklahoma, hereby certifies that I have fully complied with the requirements of this regulation and the subdivision laws of the State of Oklahoma governing surveying, dividing and mapping of the land; that the plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision of it; and, that the plat represents a survey made under my direct supervision.

WITNESS my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Ryan Doudican, RLS #1591  
C.A. No. 4717 Exp.Date: 6/30/2019

STATE OF OKLAHOMA )  
COUNTY OF TULSA )

Before me, the undersigned, a Notary Public in and for said County and State, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared Charles K. Howard, to me known to be the identical person who executed the foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under me hand and seal the day and year last above written.

Notary Public

My Commission expires: \_\_\_\_\_

To: GLENPOOL PLANNING COMMISSION

From: Rick Malone, City Planner

Date: November 13, 2017

Subject: Review and possible action for approval, conditional approval, or disapproval of the revisions of the Zoning Code, and Subdivision Regulations and the update of the Comprehensive Plan.

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Background:

Since the onset of this project on September 15, 2016, and through several months of input and review with presentations by the consultants Gary Mitchell with Kendig Keast Collective, and Caroline Back and Jim Beach with Wallace Engineering during the following meetings, the City's Comprehensive Plan, Zoning Code and Subdivision Regulations have been substantially evaluated and revised.

- Issues/Needs Joint Workshop with the City Council and Planning Commission,
- 4-Small-Group listening sessions,
- 4-Advisory Committee meetings,
- Town Hall meetings,
- Public Open House,
- Zoning/subdivision stakeholders open meetings about Glenpool's future,
- 4-joint workshops with the City Council and Planning Commission,

Staff Recommendation:

Staff requests that the update of the Comprehensive Plan, the revisions to the Zoning Code and the Subdivision regulations be accepted by separate resolution/ordinances as indicated below.

Attachments:

- Comprehensive Plan revisions by resolution **#17013**.
- Zoning Code revisions ordinance **#746**.
- Subdivision Regulation revisions by ordinance **#747**.

## **CITY OF GLENPOOL, OKLAHOMA**

### **RESOLUTION NUMBER 17013**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENPOOL ADOPTING THE GLENPOOL, OKLAHOMA 2030 PLAN TEXT AND MAP, AS AMENDED HEREBY (“THE 2030 PLAN TEXT AND MAP UPDATE”) UPDATING, AMENDING AND SUPERSEDING THE GLENPOOL, OKLAHOMA 2030 PLAN TEXT AND MAP AS ADOPTED BY RESOLUTION NO. 10-07-01, ADOPTED BY THE CITY OF GLENPOOL PLANNING COMMISSION ON JUNE 28, 2010; AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GLENPOOL ON JULY 6, 2010**

**WHEREAS**, Pursuant to Title 11 of the Oklahoma Statutes, Section 43-103, the Glenpool Planning Commission did previously adopt The Glenpool Comprehensive Plan: 2030 PLAN Text and Map as set forth in Exhibit A to Resolution No. 10-07-01, as the Official Master Plan for the City of Glenpool, Oklahoma, on June 28, 2010; and

**WHEREAS**, Pursuant to Title 11 of the Oklahoma Statutes, Section 43-103, the Glenpool City Council did previously adopt The Glenpool Comprehensive Plan: 2030 PLAN Text and Map as set forth in Exhibit A to Resolution No. 10-07-01, as the Official Master Plan for the City of Glenpool, Oklahoma, on July 28, 2010; and

**WHEREAS**, The City of Glenpool City Council approved and entered into a certain Professional Services Agreement between Kendig Keast Collaborative (“Consultant”) and the City of Glenpool, Oklahoma, pursuant to which the Consultant agreed to provide professional community planning services to assist the City in preparing an updated 2030 Comprehensive Plan for guiding the long-range development and enhancement of the City of Glenpool; and

**WHEREAS**, in accordance with such Professional Services Agreement, the City Council, the Planning Commission, members of the City of Glenpool Community and the Consultant undertook a lengthy and rigorous process of sixteen various workshops, listening sessions, advisory committee meetings, open houses, town halls and stakeholders’ meetings for the purpose of evaluating the current 2030 Plan Text and Map and making recommendations for its improvement and better adaptation to the development needs of the City of Glenpool; and

**WHEREAS**, the objective of the 2030 PLAN TEXT AND MAP UPDATE is to provide guidance for the future physical development of the City of Glenpool and to ensure that the City of Glenpool, and other partners identified in the 2030 PLAN TEXT AND MAP UPDATE, implement activities, adopt ordinances, and approve land use applications that are most effective and appropriate for the orderly growth of the City and the welfare of its citizens; and

**WHEREAS**, the City of Glenpool City Council and Planning Commission duly noticed and conducted joint public hearings commencing on August 28, 2017, and continued through November 14, 2017, and after due study and deliberations, the Planning Commission and the City Council deem it advisable and in keeping with the purposes of a comprehensive plan as provided



by the Oklahoma Statutes to adopt the 2030 PLAN TEXT AND MAP UPDATE, as set forth in Exhibit A, attached and made a part hereof.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GLENPOOL, OKLAHOMA THAT:**

The 2030 PLAN TEXT AND MAP UPDATE for the City of Glenpool, as set forth and attached hereto as Exhibit A, is hereby adopted as the Official Master Plan for the City of Glenpool.

Approved this 13<sup>th</sup> day of November 2017, by the City of Glenpool Planning Commission.

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Richard Watts, Chair

ATTEST:

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Rick Malone, Planning Commission Recording Secretary

Approved this 14<sup>th</sup> day of November 2017, by the City of Glenpool City Council.

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Timothy Lee Fox, Mayor

ATTEST:

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Susan White, City Clerk

APPROVED AS TO FORM:

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Lowell Peterson, City Attorney

## **CITY OF GLENPOOL, OKLAHOMA**

### **ORDINANCE NO. 746**

#### **AN ORDINANCE ADOPTING AND ENACTING THE ZONING CODE OF THE CITY OF GLENPOOL, OKLAHOMA, AS AMENDED HEREBY, UPDATING, AMENDING AND SUPERSEDING THE ZONING CODE OF THE CITY OF GLENPOOL, OKLAHOMA, ADOPTED BY ORDINANCE NO. 665 ON SEPTEMBER 17, 2012, AND CODIFIED AS TITLE 11, ZONING REGULATIONS, IN THE 2013 CITY CODE OF GLENPOOL, OKLAHOMA**

**WHEREAS**, Pursuant to Title 11 of the Oklahoma Statutes, Section 43-101, the Glenpool Planning Commission, subject to approval by the City Council, may regulate and restrict the height, number of stories, and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts and other open spaces, the density of population, and the location and use of buildings, structures and land for trade, industry, residence or other purposes in the City of Glenpool; and

**WHEREAS**, Pursuant to Title 11 of the Oklahoma Statutes, Section 43-101, the Glenpool City Council did previously adopt the ZONING CODE OF THE CITY OF GLENPOOL, OKLAHOMA, by Ordinance No. 665, on September 17, 2012, and as codified in Title 11 of the 2013 City Code of Glenpool, Oklahoma; and

**WHEREAS**, The City of Glenpool City Council approved and entered into a certain Professional Services Agreement between Kendig Keast Collaborative (“Consultant”) and the City of Glenpool, Oklahoma, pursuant to which the Consultant agreed to provide professional community planning services to assist the City in preparing an updated Zoning Code for the purpose, among others, of more effectively promoting the development of the Glenpool Community in accordance with the 2030 PLAN TEXT AND MAP UPDATE, approved and adopted on the date of this Ordinance No. 746; and

**WHEREAS**, in accordance with such Professional Services Agreement, the City Council, the Planning Commission, members of the City of Glenpool Community and the Consultant undertook a lengthy and rigorous process of sixteen various workshops, listening sessions, advisory committee meetings, open houses, town halls and stakeholders’ meetings for the purpose of evaluating the current Zoning Regulations and making recommendations for their improvement and better adaptation to the development needs of the City of Glenpool; and

**WHEREAS**, the City of Glenpool City Council and Planning Commission duly noticed and conducted joint public hearings commencing on August 28, 2017, and continued through November 14, 2017, and after due study and deliberations, the Planning Commission and the City Council deem it advisable and in keeping with the purposes of zoning regulations as provided by the Oklahoma Statutes to adopt the updated Zoning Regulations, as set forth in Exhibit A, attached and made a part hereof.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GLENPOOL, OKLAHOMA THAT:**

The updated Zoning Regulations for the City of Glenpool, as set forth and attached hereto as Exhibit A, is hereby adopted as the Zoning Code of the City of Glenpool, Oklahoma.

Approved this 13<sup>th</sup> day of November 2017, by the City of Glenpool Planning Commission.

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Richard Watts, Chair

ATTEST:

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Rick Malone, Planning Commission Recording Secretary

Approved this 14<sup>th</sup> day of November 2017, by the City of Glenpool City Council.

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Timothy Lee Fox, Mayor

ATTEST:

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Susan White, City Clerk

APPROVED AS TO FORM:

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Lowell Peterson, City Attorney

**CITY OF GLENPOOL, OKLAHOMA**

**ORDINANCE NO. 747**

**AN ORDINANCE ADOPTING AND ENACTING THE SUBDIVISION REGULATIONS OF THE CITY OF GLENPOOL, OKLAHOMA, AS AMENDED HEREBY, UPDATING, AMENDING AND SUPERSEDING THE SUBDIVISION REGULATIONS OF THE CITY OF GLENPOOL, OKLAHOMA, ADOPTED BY ORDINANCE NO. 664 ON SEPTEMBER 17, 2012, AND CODIFIED AS TITLE 12, SUBDIVISION REGULATIONS, IN THE 2013 CITY CODE OF GLENPOOL, OKLAHOMA**

**WHEREAS**, Pursuant to Title 11 of the Oklahoma Statutes, Section 45-104, the Glenpool Planning Commission, subject to approval by the City Council and publication, may exercise jurisdiction over subdivision of land and adopt regulations governing the subdivision of land within its jurisdiction; and

**WHEREAS**, Pursuant to Title 11 of the Oklahoma Statutes, Section 45-104, the Glenpool City Council did previously adopt the SUBDIVISION REGULATIONS OF THE CITY OF GLENPOOL, OKLAHOMA, by Ordinance No. 664, on September 17, 2012, and as codified in Title 12 of the 2013 City Code of Glenpool, Oklahoma; and

**WHEREAS**, The City of Glenpool City Council approved and entered into a certain Professional Services Agreement between Kendig Keast Collaborative (“Consultant”) and the City of Glenpool, Oklahoma, pursuant to which the Consultant agreed to provide professional community planning services to assist the City in preparing updated Subdivision Regulations for the purpose, among others, of more effectively providing for the most beneficial relationships among land development, traffic circulation, public facilities and community enhancements in accordance with the comprehensive plan and major street and highway plan; and

**WHEREAS**, in accordance with such Professional Services Agreement, the City Council, the Planning Commission, members of the City of Glenpool Community and the Consultant undertook a lengthy and rigorous process of sixteen various workshops, listening sessions, advisory committee meetings, open houses, town halls and stakeholders’ meetings for the purpose of evaluating the current Subdivision Regulations and making recommendations for their improvement and better adaptation to the development needs of the City of Glenpool; and

**WHEREAS**, the City of Glenpool City Council and Planning Commission duly noticed and conducted joint public hearings commencing on August 28, 2017, and continued through November 14, 2017, and after due study and deliberations, the Planning Commission and the City Council deem it advisable and in keeping with the purposes of subdivision regulations as provided by the Oklahoma Statutes to adopt the updated Zoning Regulations, as set forth in Exhibit A, attached and made a part hereof.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GLENPOOL, OKLAHOMA THAT:**

The updated Subdivision Regulations for the City of Glenpool, as set forth and attached hereto as Exhibit A, is hereby adopted as the Subdivision Regulations of the City of Glenpool, Oklahoma.

Approved this 13<sup>th</sup> day of November 2017, by the City of Glenpool Planning Commission.

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Richard Watts, Chair

ATTEST:

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Rick Malone, Planning Commission Recording Secretary

Approved this 14<sup>th</sup> day of November 2017, by the City of Glenpool City Council.

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Timothy Lee Fox, Mayor

ATTEST:

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Susan White, City Clerk

APPROVED AS TO FORM:

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Lowell Peterson, City Attorney