

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 151st 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 unplatte 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 151st St. and S. 26th 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 141st 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: X Richard Watts, Chairman
____ Joyce Calvert, Vice-Chairman
X Shayne Buchanan, Commissioner
X 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: X Richard Watts, Chairman
____ Joyce Calvert, Vice-Chairman
X Shayne Buchanan, Commissioner
X 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 141st Street and Peoria Ave.

MOTION: Commissioner Buchanan

SECOND: Commissioner Cutsor

TO: Approve SP-2017-04 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

- 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 161st 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 138th 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 125th 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.

Signature: Chairman Watts

ATTEST:

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 151st 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 (151st 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:

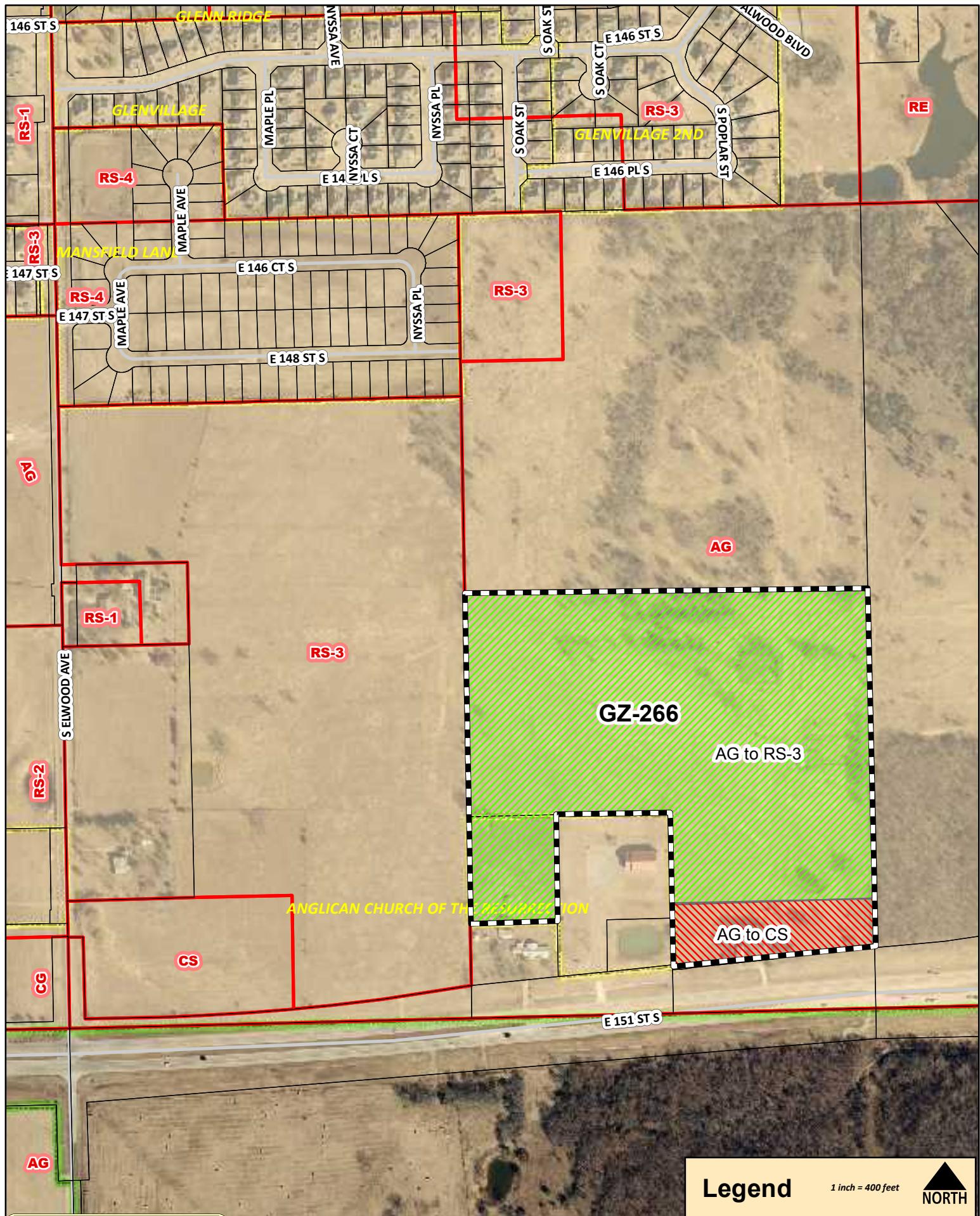
- A. PUDs will be encouraged for Medium-Intensity development to reduce the impact of such zoning and to properly regulate the location of high traffic generators. In no case shall Medium Intensity zoning exceed a depth of 300 feet from the centerline of SH-67. Proposed PUDs shall include conceptual 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 or 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



Lombu

CITY OF GLENPOOL PLANNING COMMISSION
 ZONING PUD PUD AMENDMENT

CASE NUMBER 52-2610

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

www.glenpoolonline.com

APPLICATION INFORMATION

RECEIVED BY: Bob DATE FILED: 8/6/12 TAC DATE: 11/13/12 PC DATE: 11/13/12 CITY COUNCIL DATE: 12/12/12

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. 14.67 - E. of Elwood 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

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@selectdesigns.gnok.com</u>		EMAIL <u>redevelopment@cardindust</u>	
FAX <u></u>		FAX <u></u>	
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.			
SIGNATURE & DATE: <u>9/27/2012</u>			

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

APPLICATION FEES					
BASE APPLICATION FEE		\$			
ADDITIONAL FEE	ACRES x SLIDING FEE	=	\$		
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

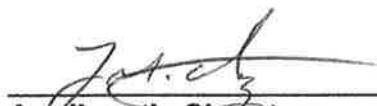
STAFF RECOMMENDATION:			
PC RECOMMENDATION:	PC ACTION	DATE/VOTE:	
CITY COUNCIL ACTION	DATE/VOTE	ORDINANCE NO:	
PLAT NAME	PLAT WAIVER <input type="checkbox"/> Y <input type="checkbox"/> N		

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: _____

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

LEGAL DESCRIPTION: See Attached Exhibit

PRESENT USE: Vacant PRESENT ZONING: AC

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED NEW ZONING: RS-3 DEV. AREAS AFFECTED BY PUD AMENDMENT: _____ PUD PROPOSAL ATTACHED

PROPOSED USE: Single-Family Residential NATURE OF PUD AMENDMENT: _____

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	<u>Select Design</u>	NAME	<u>Cardinal Industries, LLC</u>
ADDRESS	<u>110631 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>918-259-0396</u>
EMAIL	<u>ryan@selectdesignok.com</u>	EMAIL	<u>raddevelopment@comcast.net</u>
FAX		FAX	
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.			
SIGNATURE & DATE:	<u>July 27, 2017</u>		

DOES OWNER CONSENT TO THIS APPLICATION N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Co-Owner

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 <input type="checkbox"/> Y <input type="checkbox"/> N	

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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: _____

- Technical Advisory Committee (TAC) Meeting Date: _____ Friday, _____ 10:00 a.m.
Glenpool Community Development Conference Room
Glenpool City Hall/Conference Center 2nd 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 3rd 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 3rd 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.

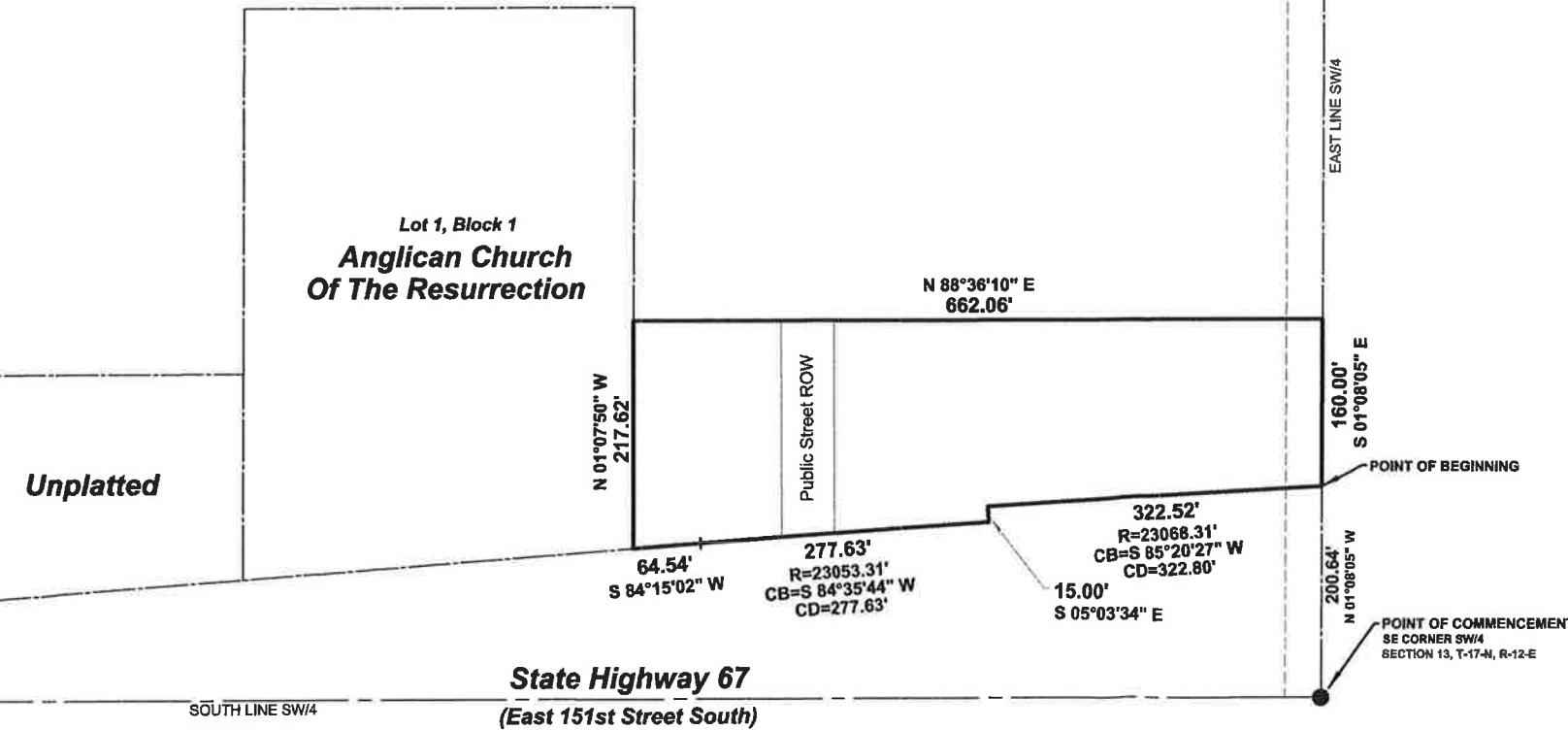
Glenpool, Oklahoma

Conceptual Site Plan

CS ZONING

Unplatted

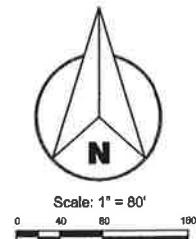
WEST LINE E/2 SW/4



50' ONG Right-of-Way (Book 6204, Page 1905)

36' ROW (Kemco Electric Cooperative, Inc. Book 6572, Page 2522)

Unplatted



Scale: 1" = 80'

0 40 80 160

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 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.

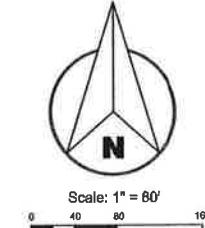
SAID TRACT OF LAND CONTAINS 124,119.16 SQUARE FEET OR 2.85 ACRES.

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

Glenpool, Oklahoma

Conceptual Site Plan

RS-3 ZONING



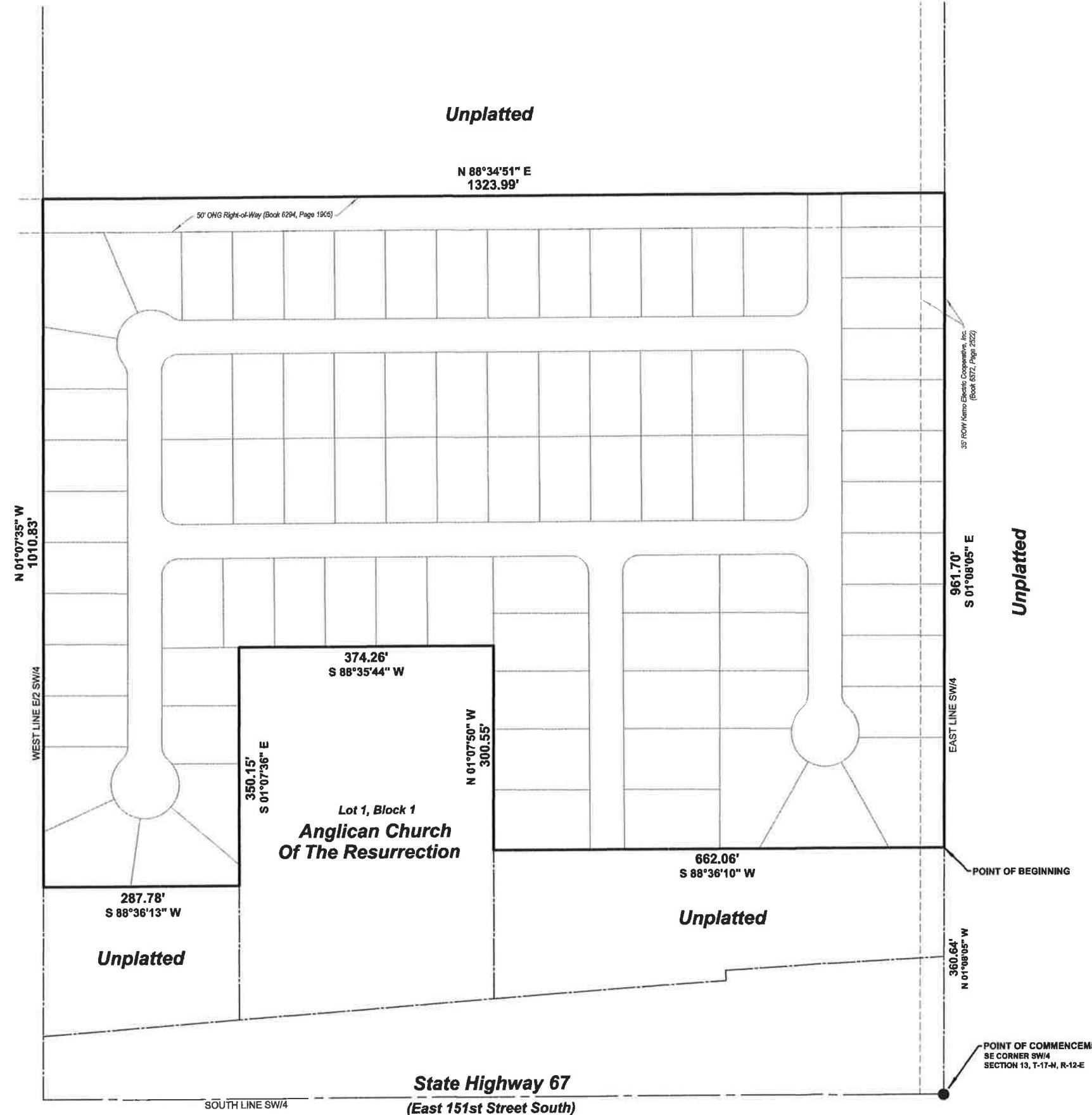
LEGAL DESCRIPTION

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 SW1/4 OF SECTION 13 AS N 01°08'05" W.



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 unplattd 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 26th West Ave, and a 30-foot deed of dedication of right of way is required for 26th W. Ave.

4) SEWAGE DISPOSAL:

Both lots have access to sanitary sewer service per The Cottages at Taylors Pond II plat.

5) WATER SERVICE:

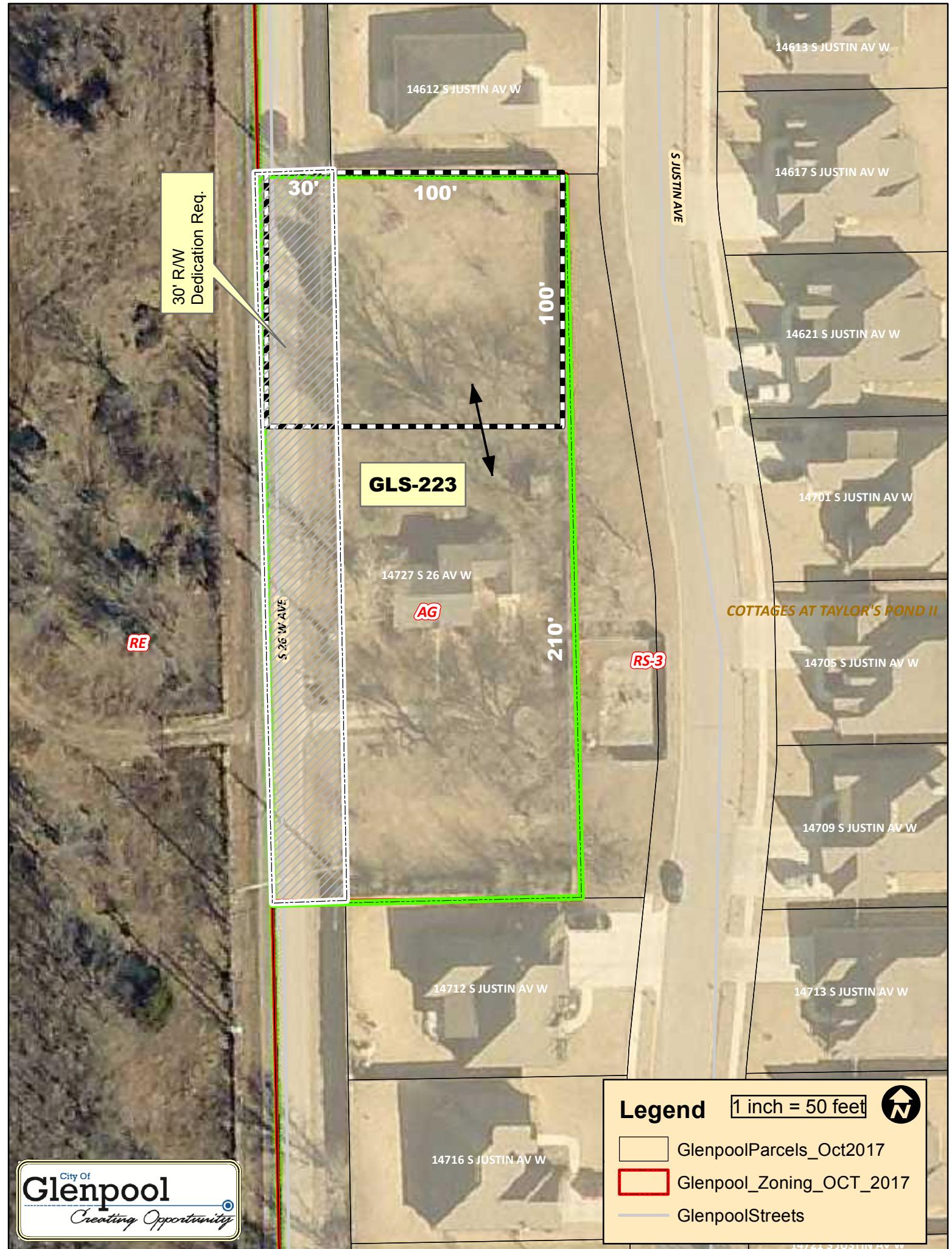
Both lots have access to Creek County RWD#2.

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.



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 141st 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

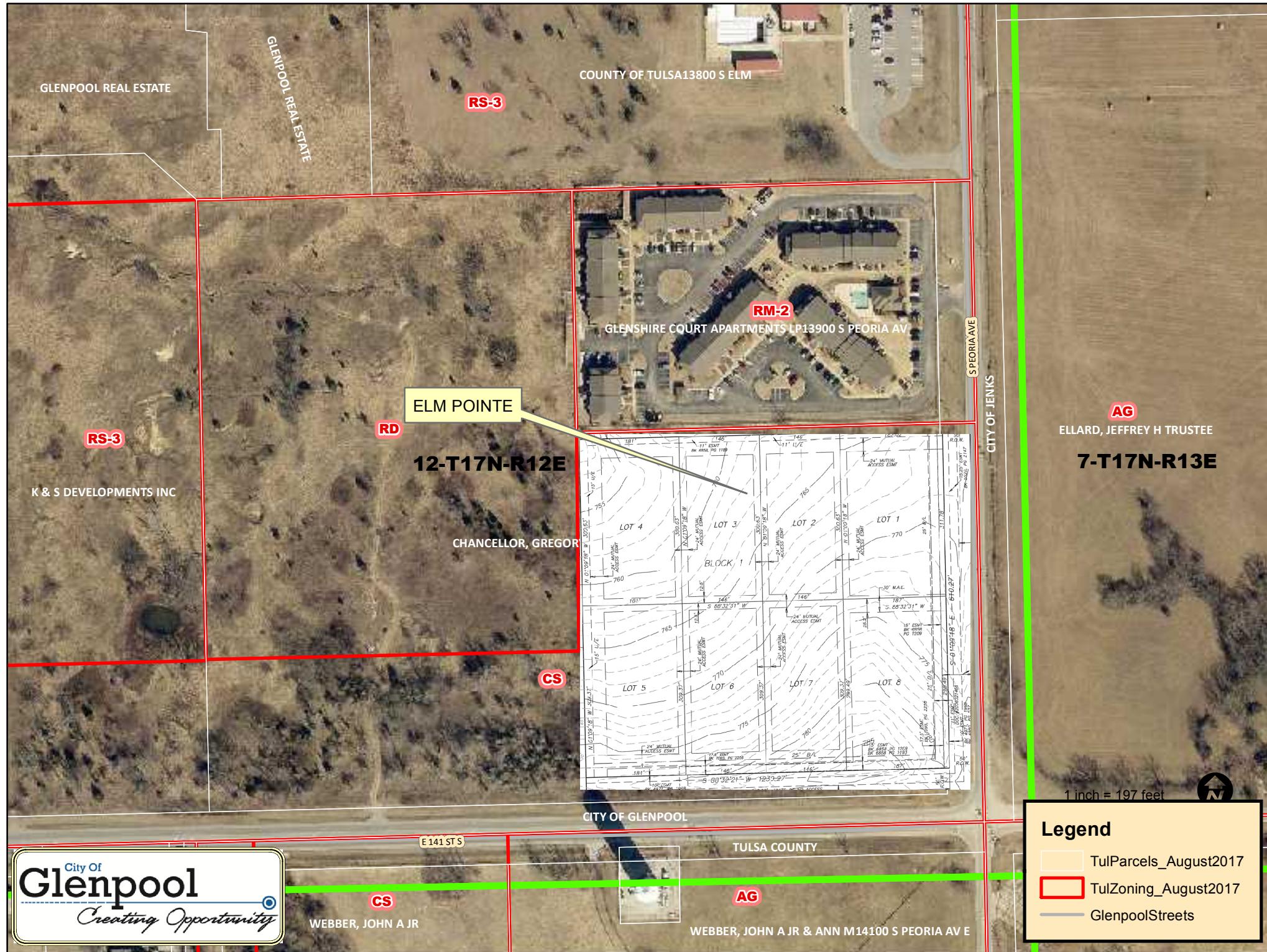
- Utility Easement required on the west and north lot lines, 15' and 11' – Ok as shown.
- Revise plans to show 60' of right of way on Peoria Ave because it is a 120' Primary Arterial, not 50' as shown. OK
- Revise plans to show 50' of building setback from Peoria Ave. and 50' from 141st Street - except for 25' on the 141st 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".



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

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

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

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

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

FINAL PLAT
CERTIFICATE OF APPROVAL

Hereby certify that this plat was approved
by the City Council of the City of Glenpool
on _____

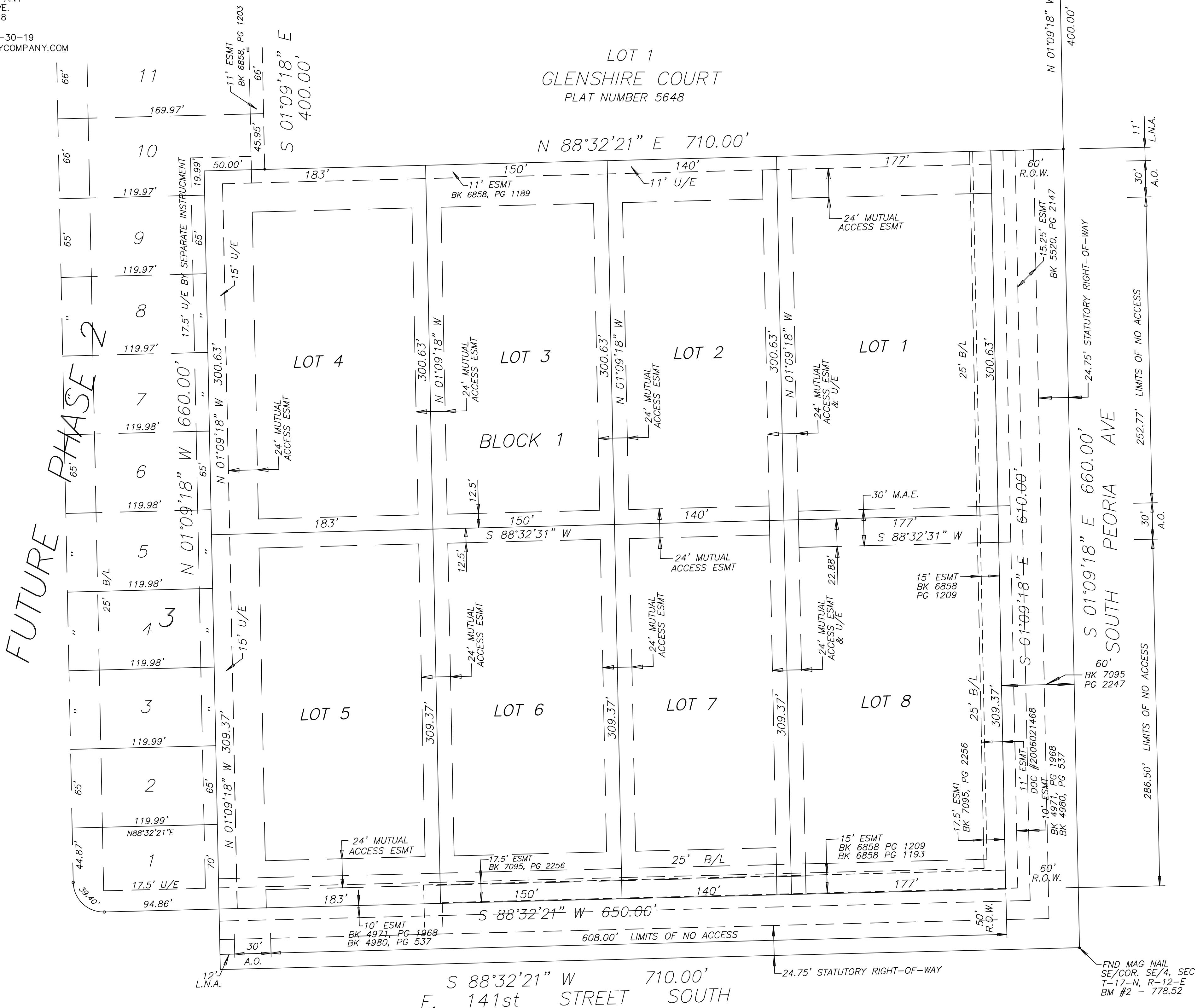
By: _____

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



R-12-E

E. 131st ST. SO.

12

E. 141st ST. SO.

SO. PEORIA AVE.

N

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 3

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.

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 SUPERSEDED 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 13th day of November 2017, by the City of Glenpool Planning Commission.

Richard Watts, Chair

ATTEST:

Rick Malone, Planning Commission Recording Secretary

Approved this 14th day of November 2017, by the City of Glenpool City Council.

Timothy Lee Fox, Mayor

ATTEST:

Susan White, City Clerk

APPROVED AS TO FORM:

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 13th day of November 2017, by the City of Glenpool Planning Commission.

Richard Watts, Chair

ATTEST:

Rick Malone, Planning Commission Recording Secretary

Approved this 14th day of November 2017, by the City of Glenpool City Council.

Timothy Lee Fox, Mayor

ATTEST:

Susan White, City Clerk

APPROVED AS TO FORM:

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 13th day of November 2017, by the City of Glenpool Planning Commission.

Richard Watts, Chair

ATTEST:

Rick Malone, Planning Commission Recording Secretary

Approved this 14th day of November 2017, by the City of Glenpool City Council.

Timothy Lee Fox, Mayor

ATTEST:

Susan White, City Clerk

APPROVED AS TO FORM:

Lowell Peterson, City Attorney