



NOTICE OF PUBLIC HEARING GLENPOOL PLANNING COMMISSION

TYPE OF MEETING: REGULAR

MEETING DATE: MONDAY FEBRUARY 10th, 2014

TIME: 6:30 PM,

LOCATION: GLENPOOL CITY HALL 3RD FLOOR
12205 S. Yukon Ave.
P.O. Box 70,
Glenpool, Ok. 74033

THIS NOTICE POSTED ON OR BEFORE 5:00 PM, ON FRIDAY, FEBRUARY 7th, 2014.

1. ROLL CALL, DECLARATION OF QUORUM
2. DISCUSSION AND POSSIBLE ACTION TO APPROVE MEETING MINUTES FOR JANUARY 14th, 2014.
3. DISCUSSION AND POSSIBLE ACTION TO APPROVE LOT SPLIT: GLS#204 "QT Parking Lot Expansion"
Request from Muhammad Khan, PE representing Glentapp Development requesting a lot split in order to allow for the expansion of the parking lot behind (south) the QuikTrip store located at 12100 South Waco Ave. The application is to split off a portion of Lot 2, Block 1 and tie it to Lot 4, Block 1 Southwest Crossroads Addition. This property is zoned CG (Commercial General).
4. ADJOURNMENT

Rick Malone, Planning Director



MINUTES OF PUBLIC HEARING

GLENPOOL PLANNING COMMISSION

TYPE OF MEETING: REGULAR

MEETING DATE: TUESDAY JANUARY 14th, 2014

TIME: 6:30 PM,

LOCATION: GLENPOOL CITY HALL 3RD FLOOR
12205 S. Yukon Ave.
P.O. Box 70,
Glenpool, Ok. 74033

1. ROLL CALL, DECLARATION OF QUORUM

Vice-Chairman Calvert called the meeting to order at 6:30pm and requested a roll call:

Members present: Vice Chairman Calvert, Mr. Nelson and Mr. Buchanan were present,
Members absent: Chairman Watts and Mr. Ranford.

2. DISCUSSION AND POSSIBLE ACTION TO APPROVE MEETING MINUTES FOR DECEMBER 9th, 2013.

Motion: Mr. Nelson to approve the minutes as written.
Second: Mr. Buchanan
Voting Aye: Vice Chairman Calvert, Mr. Nelson, Mr. Buchanan
Voting Nay: None
Abstaining: None
Motion Passed: 3-0-0

3. ADJOURNMENT

There being no further business; Chairman Watts declared the meeting adjourned at 6:33 p.m.

Signature: Chairman Watts

ATTEST:

Rick Malone, Acting Secretary

STAFF REPORT

TO: GLENPOOL PLANNING COMMISSION

FROM: RICK MALONE, PLANNING DIRECTOR

RE: LOT SPLIT: GLS-#204 "121st Street QT Parking Lot Expansion"

DATE: February 10th, 2014.

BACKGROUND:

Request from Muhammad Khan, PE representing Glentapp Development requesting a lot split in order to allow for the expansion of the parking lot behind (south) the QuikTrip store located at 12100 South Waco Ave. The application is to split off a portion of Lot 2, Block 1 and tie it to Lot 4, Block 1 Southwest Crossroads Addition. This property is zoned CG (Commercial General).

ALL LOT SPLITS ARE REQUIRED TO MEET THE FOLLOWING CRITERIA:

1. Conform To The Zoning Code And Subdivision Regulations
This lot is zoned CG (Commercial General) the proposed split does meet the minimum standards of the Zoning Code.
2. Easements And Utilities:
All utilities are available to the subject tract.
3. Access To Streets:
These lots have access to S. Waco Ave and the mutual access easement running east/west behind the QuikTrip Store.
4. Sewage Disposal:
The sewer line is on the southern boundary of this lot.
5. Water Accessibility:
Both lots have access to water per across S. Waco Ave.

TECHNICAL ADVISORY COMMITTEE:

The Technical Advisory Committee reviewed this application on 1/31/14 and they had no objections with the proposed lot split as requested.

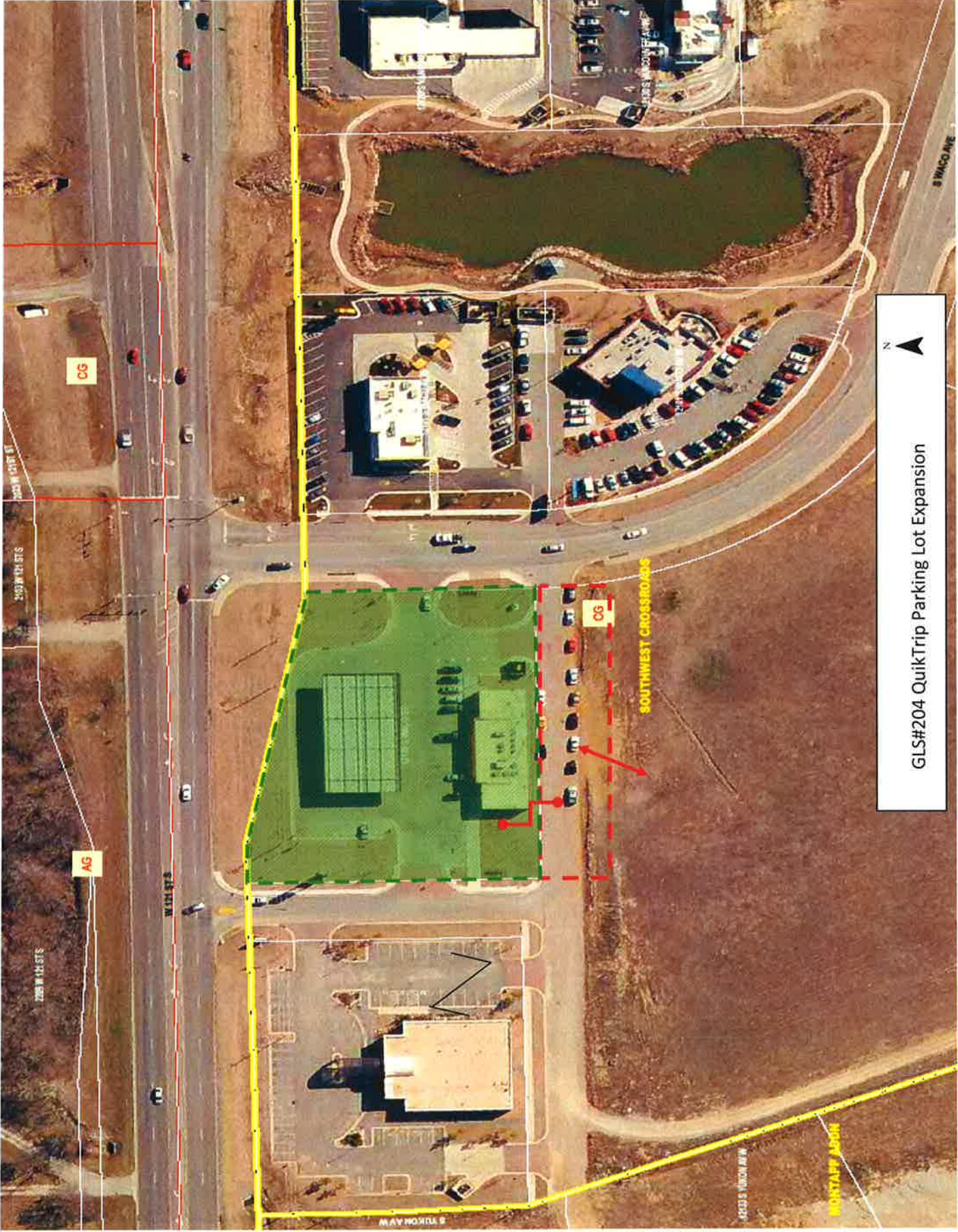
- Site plan review is required before development can occur.
- Mutual Access agreement must be revised in order to cover the width of the drive between parking spaces.
- This lot is required to be tied to the abutting lot to the North with language on the deed.

STAFF RECOMMENDATION:

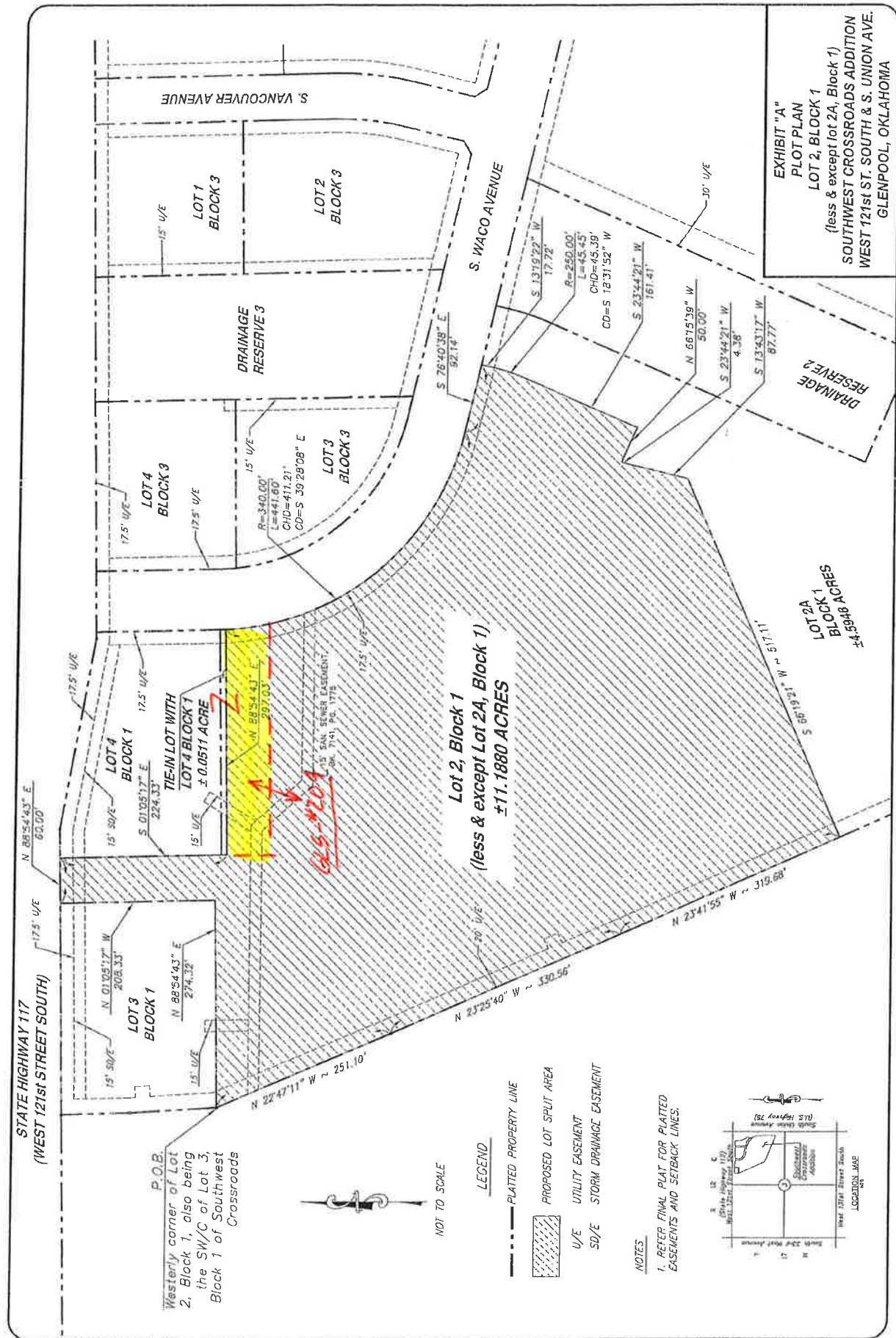
Staff recommends approval of Lot Split GLS-#204 subject to the above listed conditions.

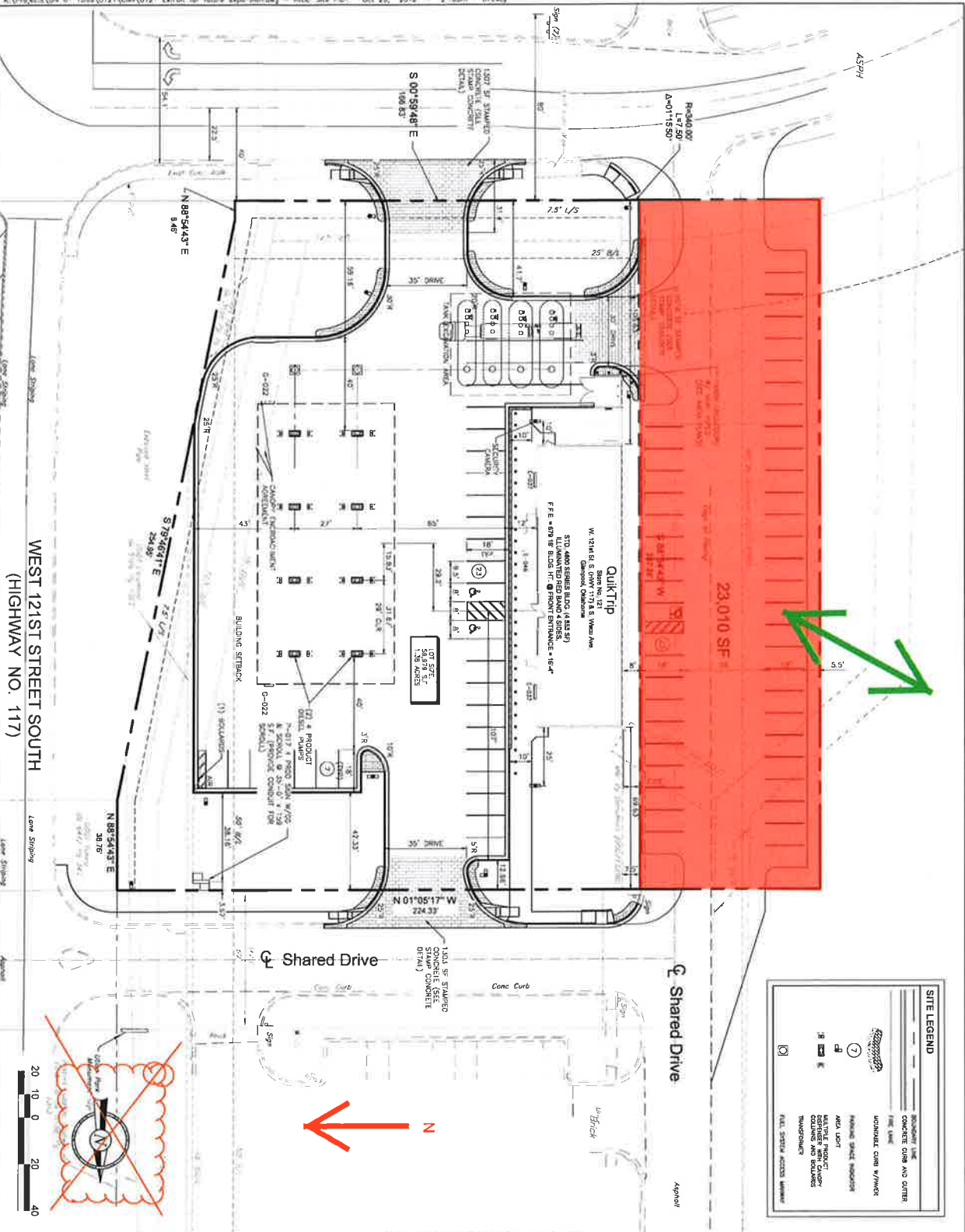
ATTACHMENTS:

1. Case Map
2. Site Plan



GLS#204 QuikTrip Parking Lot Expansion





SITE LEGEND

	BOUNDARY LINE
	CONCRETE DRIVE AND OUTER
	FIRE LANE
	UNIMPROVED DRIVE w/MANIC
	EXISTING DRIVE IMPROVEMENTS
	AREA LIGHT
	UTILITY POLE
	STRUCTURE WITH QUIKTRIP
	STRUCTURE WITH QUIKTRIP
	STRUCTURE WITH QUIKTRIP
	STRUCTURE WITH QUIKTRIP

QuikTrip
4075 South 117th, Lawton, OK 73506
Tel: 800.445.4478
Fax: 800.445.4478
(781) 415-7800

GENERAL NOTES

1. SEE SITE PLAN FOR ALL DIMENSIONS AND LOCATIONS.

2. SEE SITE PLAN FOR ALL DIMENSIONS AND LOCATIONS.

3. SEE SITE PLAN FOR ALL DIMENSIONS AND LOCATIONS.

INITIAL SITE PLAN

DATE: 10/29/12
BY: [Signature]
1

HRAOK, INC.
REGISTERED QUANTITY SURVEYOR AND LAND SURVEYOR
OSCAR CARLOS HRAOK, D.S. 124,087
HRAOK & ASSOCIATES, P.C.
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Lawton, Oklahoma 73506
www.hraok.com
info@hraok.com

No.	Revision	Date



Removal Tract

Glencrest

S. Waco

S. Yukon Ave.

Mutual Access Easement