



NOTICE OF PUBLIC HEARING

GLENPOOL PLANNING COMMISSION

TYPE OF MEETING: SPECIAL
MEETING DATE: MONDAY APRIL 27th, 2015
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
2. DISCUSSION AND POSSIBLE ACTION TO APPROVE MEETING MINUTES FOR APRIL 13th, 2015.
3. REVIEW AND POSSIBLE ACTION TO APPROVE REZONING CASE GZ-246 (South 75 Business Park, LLC.)
Ricky Jones with Tanner Consulting LLC is requesting to rezone approximately 80 acres of land located at northeast corner of 171st Street and US 75 Highway from AG (Agriculture) TO CG (Commercial General).

4. ADJOURNMENT

A handwritten signature in black ink that reads "Rick Malone".

Rick Malone, City Planner

This notice was posted on or before Friday, April 25th, 2015 at 5:00pm on the bulletin board located on the west side of the Glenpool City Hall Building, 12205 South Yukon Ave, Glenpool, Oklahoma 74033, and on the City's website at www.glenpoolonline.com.



MINUTES OF PUBLIC HEARING GLENPOOL PLANNING COMMISSION

TYPE OF MEETING: REGULAR
MEETING DATE: MONDAY APRIL 13th, 2015
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

Chairman Watts called the meeting to order at 7:07 pm and requested a roll call.

Members present: Richard Watts, Howard Nelson, Shayne Buchanan

Members absent: Joyce Calvert, Brandon Kearns

2. DISCUSSION AND POSSIBLE ACTION TO APPROVE MEETING MINUTES FOR MARCH 30th, 2015.

Motion: Mr. Nelson made a motion to approve the minutes as written.

Second: Mr. Buchanan

Voting Aye: Chairman Watts, Mr. Nelson, Mr. Buchanan

Voting Nay: None

Abstaining: None

Motion Passed: 3-0-0

3. DISCUSSION OF DEVELOPING THE BICYCLE/PEDESTRIAN MASTER PLAN (GO PLAN) JAMES WAGNER, INCOG.

Mr. Wagner gave a brief presentation concerning the Bicycle/Pedestrian Master plan being developed by INCOG and with the input and cooperation of the Tulsa metro cities.

4. REVIEW AND POSSIBLE ACTION TO APPROVE A SKETCH PLAT: (Sunoco)

Kristin Sunday with STV Energy Services, Inc representing Sonoco Partners/Explorer Pipeline have submitted a sketch plat for 10.71 acres that is located approximately 1,100 feet north of the NE/corner of 131st street and US 75. This property is currently zoned IM (Industrial Medium).

Motion: Chairman Watts made a motion to approve.
Second: Mr. Nelson
Voting Aye: Chairman Watts, Mr. Nelson, Mr. Buchanan
Voting Nay: None
Abstaining: None
Motion Passed: 3-0-0

5. REVIEW AND POSSIBLE ACTION TO APPROVE A SITE PLAN: (Glenpool Church of Christ)

Bruce Bothell has submitted a request for a Site Plan review of the Glenpool Church of Christ in order to expand a parking lot. The church property contains 3.446 acres located north of the northwest corner of 131st Street and South Elwood Ave. This tract is zoned AG (Agriculture) and is currently unplatted.

Motion: Mr. Buchanan made a motion to approve subject to a easement for the detention area for the city to access the facility if required for maintenance, allow asphalt millings on the parking lot for a period of three years.
Second: Mr. Nelson
Voting Aye: Chairman Watts, Mr. Nelson, Mr. Buchanan
Voting Nay: None
Abstaining: None
Motion Passed: 3-0-0

6. REVIEW AND POSSIBLE ACTION TO APPROVE A LOT SPLIT: (GLS#207 American T's)

Kinslow, Keith & Todd, Inc representing American T's have submitted a Lot Split application in order to combine three platted lots because they have submitted plans to build across platted lot lines with buildings and parking lots and a lot split (combination) was a condition of their Site Plan approval. The subject tract is located at the northwest corner of 151st Street and South Dogwood Ave and is zoned CG (Commercial General). This property is platted as Lots 1-3, Block 2 Glenpool Business and Professional Park.

Motion: Mr. Buchanan.
Second: Mr. Nelson.
Voting Aye: Chairman Watts, Mr. Nelson, Mr. Buchanan
Voting Nay: None
Abstaining: None
Motion Passed: 3-0-0

7. REVIEW AND POSSIBLE ACTION TO APPROVE A SITE PLAN: (Cotton Creek Mini-Storage)

Tanner Consulting, LLC representing BCF, LLC for a site plan review of a 20 acre tract which is located west of the northwest corner of 181st Street and US 75. The subject tract is zoned AG (Agriculture) & IL (Industrial Light).

Motion: Chairman Watts made a motion to approve.

Second: Mr. Nelson

Voting Aye: Chairman Watts, Mr. Nelson

Voting Nay: None

Abstaining: Mr. Buchanan

Motion Passed: 2-0-1

8. ADJOURNMENT

There being no further business; Chairman Watts declared the meeting adjourned at 7:50 p.m.

Signature: Chairman Watts

ATTEST:

Rick Malone, Secretary

TO: GLENPOOL PLANNING COMMISSION

FROM: RICK MALONE, CITY PLANNER

RE: **GZ-246:** Request from Tanner Consulting, LLC, representing South 75 Business Park, LLC, to rezone their property containing approximately 80 acres $\pm$ located at the northeast corner of 171st Street and Highway 75 from AG (Agriculture) to CG (Commercial General).

DATE: April 27th, 2015

Background:

- This owner had previously requested the subject tract be annexed into the city limits of Glenpool and the City Council approved this request on 4/6/15.
- The proposed use for this property is to develop a commercial subdivision and by dividing up the property up into 8 lots ranging from 5+ over 21 acres.
- See the concept plan for the development encompassing the entire 80 acres (attached exhibit "A") which includes a trucking company, funeral home, cemetery and on-site detention area.
- The concept plan includes a trucking company at the northwest corner (BOA case #436 on the BOA agenda tonight requesting a special exception to allow this use).
- If this rezoning request is approved by the Planning Commission and City Council, all rezoning cases are subject to a platting requirement (section 11-4-9) as a new subdivision.
- Any commercial tract requires the submittal and successful review of an application for Site Plan review by the Planning Commission.

Comprehensive Plan:

The **Glenpool 2030 Comprehensive Plan** provides the basis for the City's zoning policies and this property is designated as: US 75 Corridor District which designates the east side of US 75 to Commercial Uses.

Access:

The property is currently accessed from by 171st Street, from US 75 at 166st Street and proposed concept entrance at 169th street.

Services:

The property abuts current City of Glenpool water and sewer services and the developer will be required to extend them develop this property

Surrounding Land Uses:

The subject property is vacant and zoned AG and is abutted by the following:

- North: By vacant IL (Industrial Light) zoned property also owned by this applicant.
- East: By mostly vacant land with a single family residence immediately to the east zoned AG (Tulsa County) and a large lot single family subdivision (Glendale Acres I & II) about ¼ mile away with the easternmost portion zoned AG (City of Glenpool) and the westernmost zoned AG (Tulsa County).

- South: By a residence and associated out buildings zoned AG (Tulsa County) and by Goff Mobile Home Park zoned RMH.
- West: By US 75 right of way and by Faith Church zoned CG (Commercial General).

Staff Recommendation:

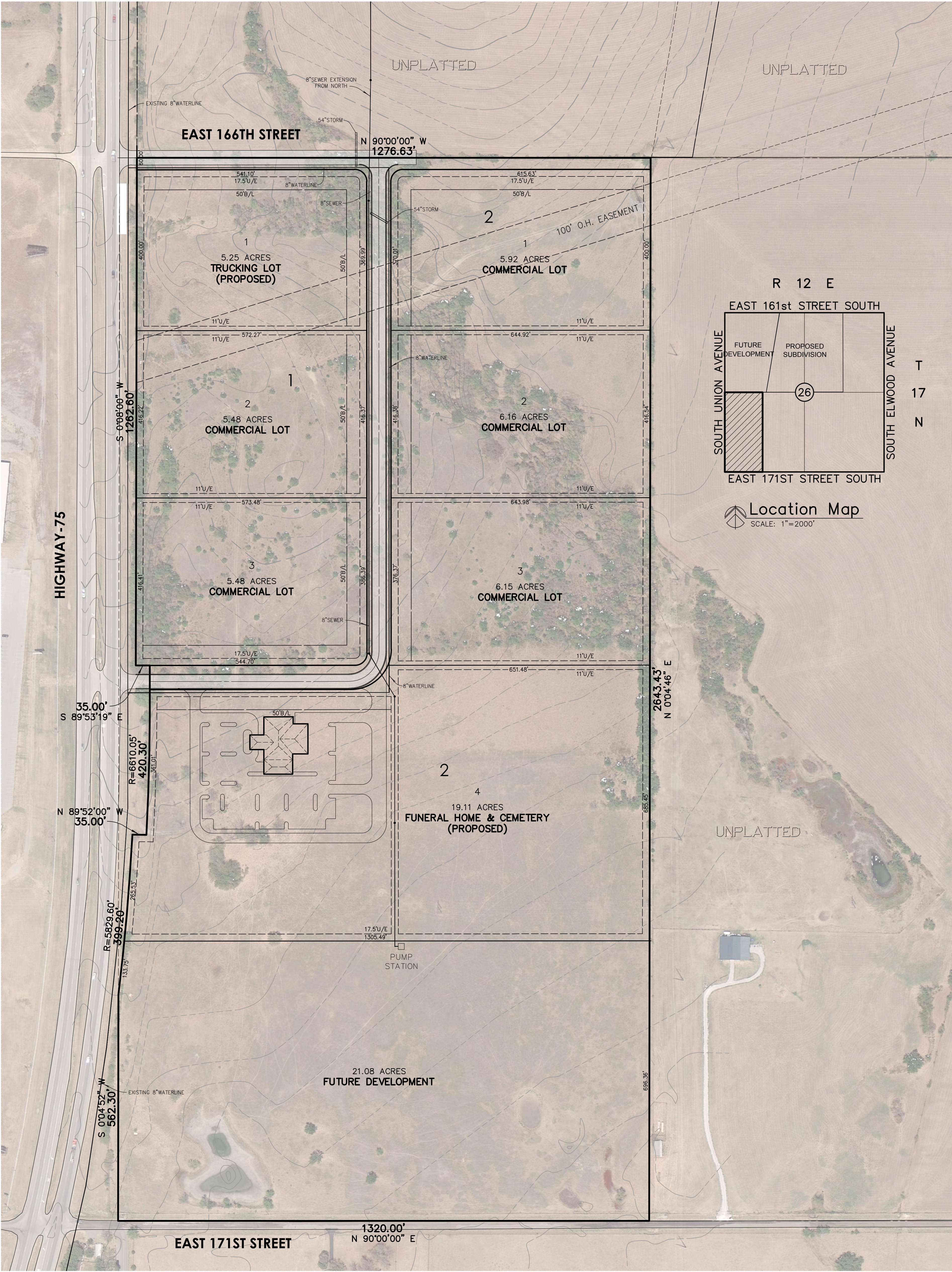
The staff recommends approval of CG zoning on this site as it is consistent with the Glenpool Comprehensive Plan and current zoning patterns.

Attachments:

1. Case Map
2. 2020 Comp Plan map and support documents
3. Developers Concept Plan (Exhibit "A")
4. Application



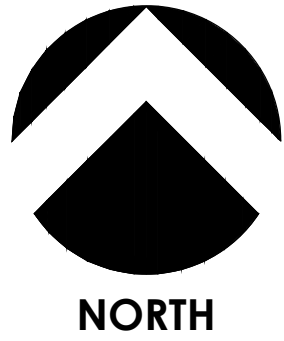
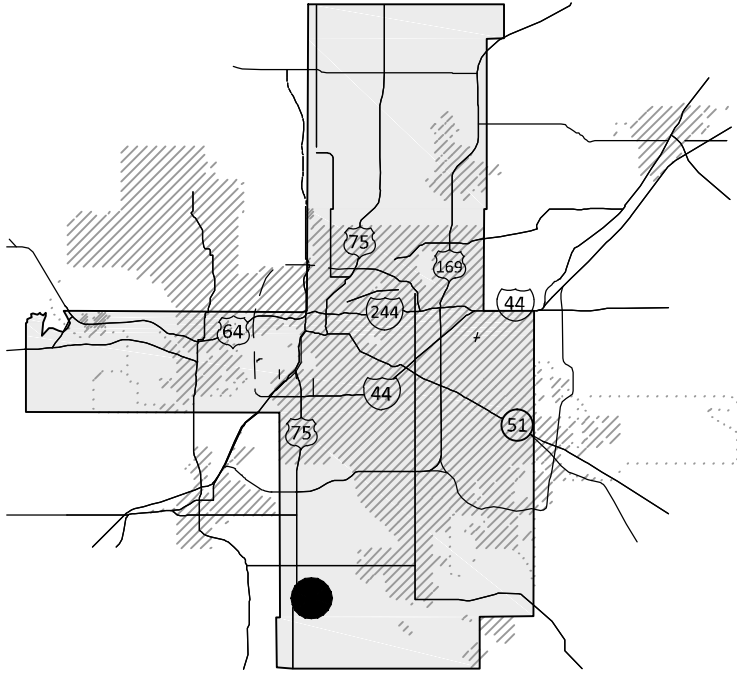
GZ-246



166th Street Business Park

Phase I & Stonebridge Cemetery

PART OF THE SW/4 OF SECTION 26,
TOWNSHIP 17 NORTH, RANGE 12 EAST
AN ADDITION IN GLENPOOL, OKLAHOMA



0 60 120 180
Scale: 1"= 120'

Tanner Consulting, LLC
Tulsa, Oklahoma



THE GLENPOOL

2030 PLAN

CORRIDORS

Corridors are defined as specific areas located along a major transportation corridor that contain major employment and region serving functions in concert with a relatively high residential base. Corridor development proposals must demonstrate consideration of abutting and adjacent planned and existing uses, which in some cases, may be medium or even low intensity.

- Developed areas including those that are more intense in nature, which should have high exposure and convenient access to high-speed metropolitan transportation facilities.
- Multifunctional grouping of land uses which are interrelated by internal vehicular and pedestrian traffic systems, and connected ultimately to a metropolitan-wide transit system.
- Corridor collector streets should have appropriate access to primary and secondary arterial streets. All tracts within Corridors should have access to corridor collector streets.
- Within Corridors, all development should incorporate frontage roads, setbacks, buffering between uses, and other separations to be compatible with Low Intensity development that is present or planned in abutting or adjacent areas.
- The portion of the US-75 expressway corridor that has been designated for special planning consideration is the US-75 Corridor from 151st Street (SH-67) to 201st Street as well as SH-67 (151st Street) from 33rd West Avenue East to Lewis Avenue.
- Corridors along US-75 and along SH-67: In accordance with the criteria outlined above, the major corridors for transportation and development in Glenpool are located along US-75 from 151st Street (SH-67) on the north to 201st Street on the south and along SH-67 (151st Street) from 33rd West Avenue on the west and Lewis Avenue on the east.
- Access to and from the highway and across the highway will be allowed only in accordance with federal and state standards;
- All development in this Corridor is strongly encouraged to dedicate and construct frontage roads simultaneously with development.
- Lands located east of the US-75 Corridor are planned for Low Intensity uses with Medium Intensity Type 3 Activity Centers (20 acres per corner) located at the intersections of the east/west arterial with US-75 and north/south arterials with US-67. Development proposals for Medium Intensity Commercial development outside of planned Activity Centers shall encourage submittal of a PUD, to access requirements for ingress and egress, frontage roads, buffering and setbacks from lesser intense uses

PROTOTYPE CORRIDOR AND
COLLECTOR STREET SYSTEM
FIGURE 3

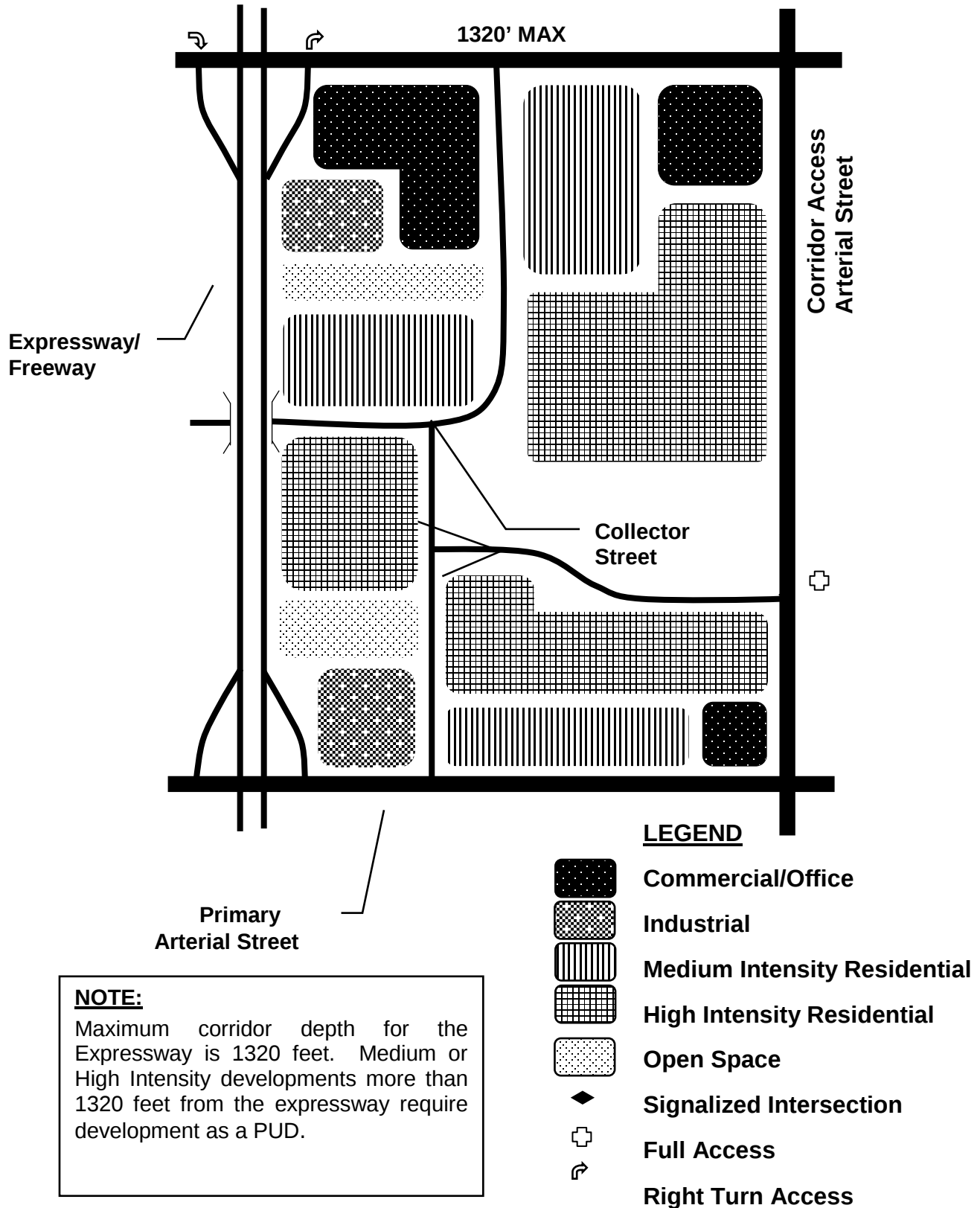
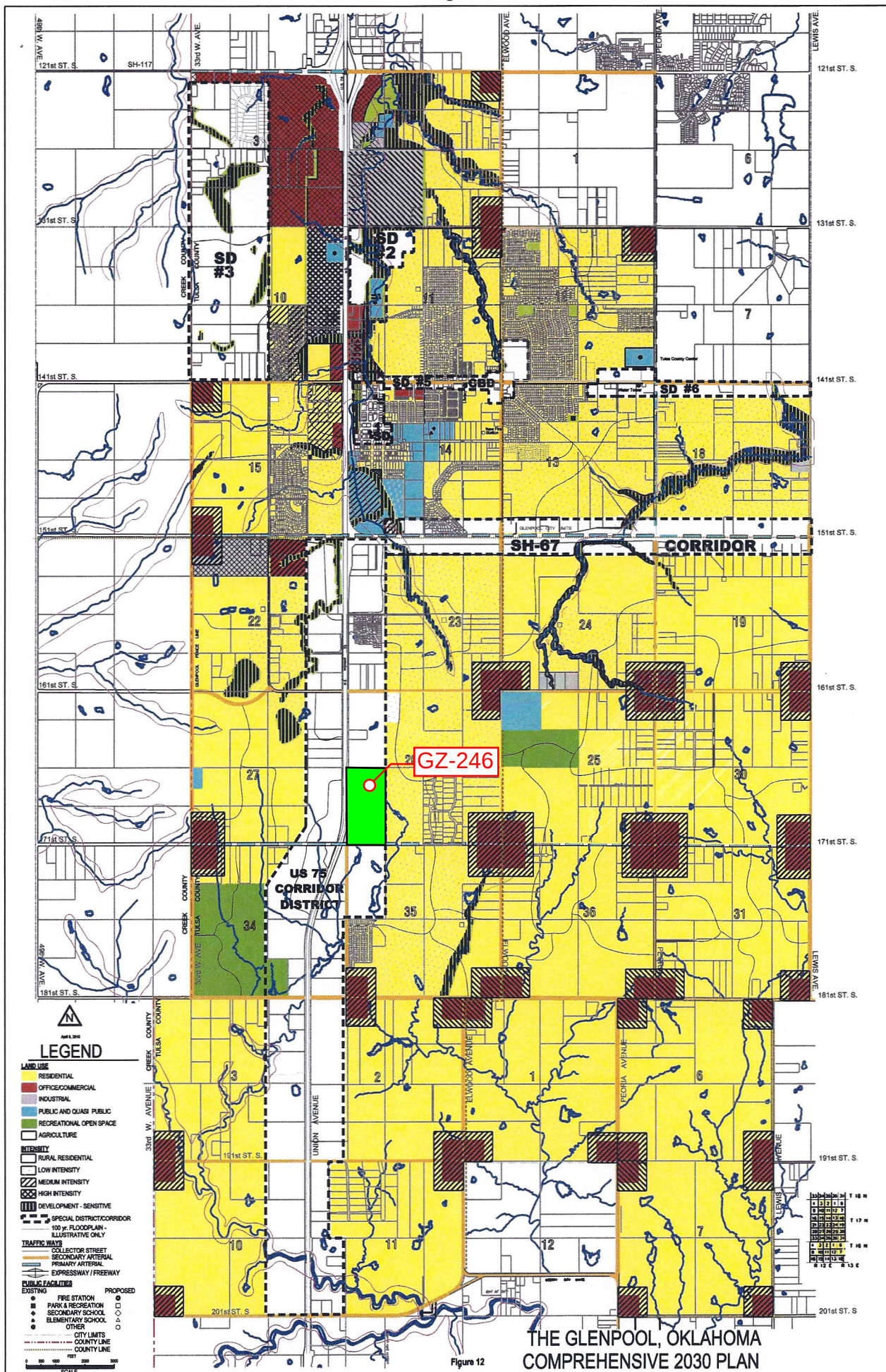


Figure 12



GLENPOOL COMMUNITY DEVELOPMENT DEPARTMENT

[X] ZONING [] PUD [] PUD AMENDMENT

12205 S. Yukon Ave, 2nd Floor - Glenpool, Oklahoma 74033 - (918) 209-4610 - Fax (918) 209-4611

www.glenpoolonline.com

APPLICATION INFORMATION

RECEIVED BY: RAM DATE FILED: 3/19/15 TAC DATE: N/A HEARING DATE: 4/27/15 CASE NUMBER GZ-246
 [] RES [X] NON-RES [] COMBO RELATED ZONING OR PUD #: N/A BUILDING PERMIT APPLICATION NUMBER N/A
 NEIGHBORHOOD ASSOCIATIONS: None

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: NE/corner of 171st & US Highway 75 TRACT SIZE: 80 Acres +
 LEGAL DESCRIPTION: The Northwest Quarter of the Southwest Quarter (NW/4, SW/4) and the Southwest Quarter of the Southwest Quarter (SW/4, SW/4) of Section Twenty-six (26), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma.
 PRESENT USE: Vacant PRESENT ZONING AG S-T-R 2672

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED NEW ZONING: CG DEV. AREAS AFFECTED BY PUD AMENDMENT: N/A PUD PROPOSAL ATTACHED [] Y [X] N
 PROPOSED USE: Trucking Establishment NATURE OF PUD AMENDMENT: N/A

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Same</u>	NAME <u>Rex Robertson</u>
ADDRESS	ADDRESS <u>16400 Preston Rd Ste 140</u>
CITY, ST, ZIP	CITY, ST, ZIP <u>Dallas, TX 75248-1389</u>
DAYTIME PHONE	DAYTIME PHONE <u>(972) 858-1111</u>
EMAIL	EMAIL <u>rex@forddevelopment.net</u>
FAX	FAX <u>(972) 858-1110</u>
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE:	

DOES OWNER CONSENT TO THIS APPLICATION [X] Y [] N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? _____

APPLICATION FEES				
BASE APPLICATION FEE		\$		\$300.00
ADDITIONAL FEE		\$	APPLICATION SUBTOTAL	\$ None
NEWSPAPER PUBLICATION		BILLED LATER		Billed to applicant
SIGNS	\$50.00 X 2 =	\$		\$100.00
300' PROPERTY OWNERS MAILING & POSTAGE	1.00 + \$ 8 =	\$ 8.00	NOTICE SUBTOTAL	\$ 8.00
RECEIPT NUMBER:			TOTAL AMOUNT DUE	\$ 408.00

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

DISPOSITION

PC REC.	COUNCIL ACTION
	DATE/VOTE <u>5/4/15</u>
DATE/VOTE <u>4/27/15</u>	ORDINANCE NO.
PLAT NAME	PLAT WAIVER [] Y [] N