



NOTICE OF PUBLIC HEARING

GLENPOOL PLANNING COMMISSION

TYPE OF MEETING: REGULAR
MEETING DATE: MONDAY JUNE 8th, 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 MAY 11th, 2015.
3. REVIEW AND POSSIBLE ACTION TO APPROVE LOT SPLIT GLS-210.
Request from Taylor King on behalf of Dave and Debbie Morgan to split an unplatted 10 acre property into three lots: Tract 1 into 1.35 acres, Tract 2 into 1.20 acres and Tract 3 into 7.47 acres. This property is located on the north side of 126th street halfway between US 75 and Elwood Ave.

4. ADJOURNMENT

Rick Malone, City Planner

This notice was posted on or before Friday, June 5th, 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 MAY 11th, 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 6:36 pm and requested a roll call.

Members present: Richard Watts, Howard Nelson, Joyce Calvert, Shayne Buchanan

Members absent: None

2. DISCUSSION AND POSSIBLE ACTION TO APPROVE MEETING MINUTES FOR APRIL 27th, 2015.

Motion: Vice-Chairman Calvert to approve as written

Second: Mr. Nelson

Voting Aye: Chairman Watts, Vice-Chairman Calvert, Mr. Nelson, Mr. Buchanan

Voting Nay: None

Abstaining: None

Motion Passed: 4-0-0

3. REVIEW AND POSSIBLE ACTION TO APPROVE LOT SPLIT GLS-208.

Request by Tony Lombardi agent for owner to split off the west 40 feet of an unplatted 11.675 acre tract of land located west of the southwest corner of 141st street and Peoria Ave.

Motion: Chairman Watts made a motion to approve

Second: Vice-Chairman Calvert

Voting Aye: Chairman Watts, Vice-Chairman Calvert, Mr. Nelson, Mr. Buchanan

Voting Nay: None

Abstaining: None

Motion Passed: 4-0-0

4. REVIEW AND POSSIBLE ACTION TO APPROVE LOT SPLIT GLS-209.

Request from James Estes concerning lots 1-5, Block 13 Stewart's Plat located at the southwest corner of 144th street and Barber Street.

Motion: Mr. Buchanan made a motion to approve Note: lot size on map should be 65'.

Second: Vice-Chairman Calvert

Voting Aye: Chairman Watts, Vice-Chairman Calvert, Mr. Nelson, Mr. Buchanan

Voting Nay: None

Abstaining: None

Motion Passed: 4-0-0

5. ADJOURNMENT

There being no further business; Chairman Watts declared the meeting adjourned at 6:58 p.m

Signature: Chairman Watts

ATTEST:

Rick Malone, Secretary

STAFF REPORT

TO: GLENPOOL PLANNING COMMISSION

FROM: RICK MALONE, CITY PLANNER

RE: GLS-#209 Request from Taylor representing Dave & Debbie Morgan concerning splitting a 10 acre tract into three lots located east of the northeast corner of 126th Street and US 75.

DATE: June 8th, 2015

BACKGROUND:

Request from Taylor King representing Dave and Debbie Morgan asking to split a 10 acre unplatted tract of land into three separate lots. The Morgan's expect to retain ownership to all three lots but because only one residence is allowed per each lot of record, a lot split is required because they want to build two additional residences buildings on this property.

ALL LOT SPLITS ARE REQUIRED TO MEET THE FOLLOWING CRITERIA:

1. **Conform To The Zoning Code And Subdivision Regulations:**
This lot is zoned AG (Agriculture) and the proposed lot size does meet the minimum bulk and area requirements exceeding the minimum and each lot has over the minimum of 30' of access required to a dedicated street.
2. **Easements And Utilities:**
Location of all existing utilities are the responsibility of the owner to identify in order to prevent encroachment from future developments.
3. **Access To Streets:**
The lots have access to 126st Street & because it is a collector street on the Major Street and Highway plan, a 30' Deed of Dedication is required for this development.
4. **Sewage Disposal:**
There is an 8" gravity sewer line adjacent to the northeast corner of the subject tract, (Coal Creek Landing) however because there is a FEMA floodplain that runs through the middle of this tract, access can be an issue. If the developer decides not to extend sewer to this site, a septic tank or aerobic system is required. This approval would be contingent upon receiving approval from ODEQ to allow same.
5. **Water Accessibility:**
The choice of water service is available from two sources, City of Glenpool and RWD#2: There is City of Glenpool water available to service the site in Coal Creek Landing, however because there is a FEMA floodplain that runs through the middle of this tract, access can be an issue. RWD#2 serves the existing residence on the southern end of the site water is available but it will have to be extended as well.
6. **Elevation Certificates:**
An elevation certificate is required on each separate lot.

TECHNICAL ADVISORY COMMITTEE:

Based upon the nature of this case, a full review by the Technical Advisory Committee was not necessary.

STAFF RECOMMENDATION:

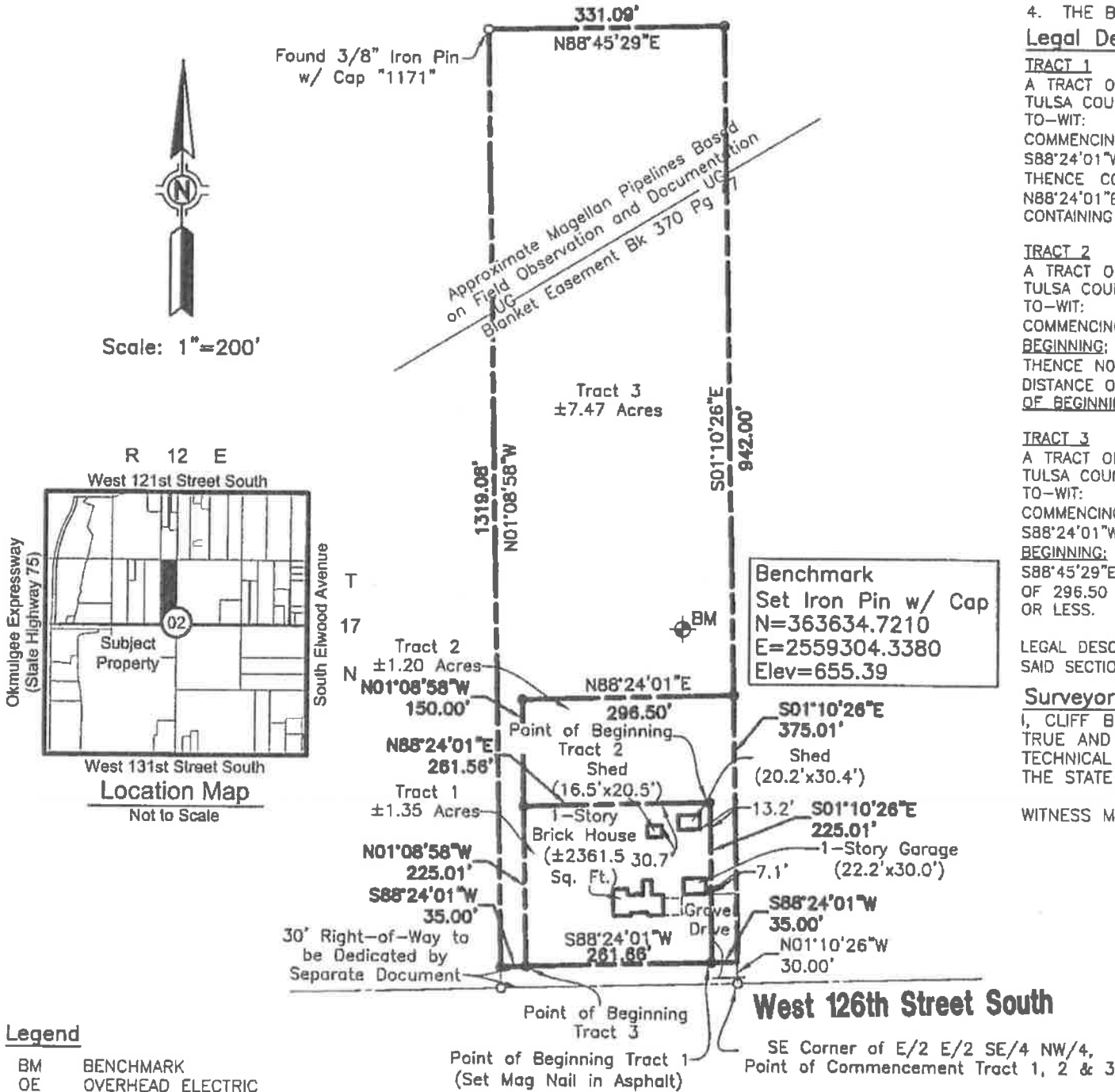
Staff recommends approval of Lot Split GLS-#210 subject to the staff requirements as listed above.

ATTACHMENTS:

1. Case Map

2. Plat of Survey
3. Survey Detail

Plat of Survey
of
The E/2 E/2 SE/4 NW/4 of Sec 2, T-17-N, R-12-E
Tulsa County, State of Oklahoma



Legend

BM BENCHMARK
OE OVERHEAD ELECTRIC
WL WATERLINE
○ FOUND 3/8" IRON PIN
● SET 3/8" IRON PIN W/ CAP "CA
4502" UNLESS NOTED OTHERWISE

Notes

1. ABSTRACT OF TITLE OR ATTORNEY'S TITLE OPINION NOT AVAILABLE TO SURVEYOR AT DATE OF SURVEY.

2. THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD. NO ATTEMPT TO RESEARCH THE COUNTY RECORDS OR OTHER RECORD OFFICES WAS PERFORMED BY THIS FIRM, THEREFORE EASEMENTS MAY AFFECT THE SUBJECT TRACT THAT ARE NOT REFLECTED BY THIS PLAT.

3. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. (CALL "OKIE" BEFORE DIGGING!!)

4. THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE SOUTH LINE OF SAID SECTION 2 AS BEING S88°24'01"W.

Legal Descriptions

TRACT 1
A TRACT OF LAND IN THE E/2 E/2 SE/4 NW/4 OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 12 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE OFFICIAL GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
COMMENCING AT THE SOUTHEAST CORNER OF SAID E/2 E/2 SE/4 NW/4; THENCE N01°10'26"W A DISTANCE OF 30.00 FEET; THENCE S88°24'01"W AND PARALLEL WITH THE SOUTH LINE OF THE NW/4 OF SAID SECTION 2 A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S88°24'01"W FOR A DISTANCE OF 261.66 FEET; THENCE N01°08'58"W FOR A DISTANCE OF 255.01 FEET; THENCE N88°24'01"E FOR A DISTANCE OF 261.56 FEET; THENCE S01°10'26"E A DISTANCE OF 255.01 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 1.35 ACRES, MORE OR LESS.

TRACT 2
A TRACT OF LAND IN THE E/2 E/2 SE/4 NW/4 OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 12 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE OFFICIAL GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
COMMENCING AT THE SOUTHEAST CORNER OF SAID E/2 E/2 SE/4 NW/4; THENCE N01°10'26"W A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE S88°24'01"W AND PARALLEL WITH THE SOUTH LINE OF THE NW/4 OF SAID SECTION 2 FOR A DISTANCE OF 35.00 FEET; THENCE N01°10'26"W FOR A DISTANCE OF 225.01 FEET; THENCE S88°24'01"W FOR A DISTANCE OF 261.56 FEET; THENCE N01°08'58"W FOR A DISTANCE OF 150.00 FEET; THENCE N88°24'01"E A DISTANCE OF 296.50 FEET; THENCE S01°10'26"E A DISTANCE OF 375.01 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 1.20 ACRES, MORE OR LESS.

TRACT 3
A TRACT OF LAND IN THE E/2 E/2 SE/4 NW/4 OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 12 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE OFFICIAL GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
COMMENCING AT THE SOUTHEAST CORNER OF SAID E/2 E/2 SE/4 NW/4; THENCE N01°10'26"W A DISTANCE OF 30.00 FEET; THENCE S88°24'01"W AND PARALLEL WITH THE SOUTH LINE OF THE NW/4 OF SAID SECTION 2 A DISTANCE OF 296.66 FEET TO THE POINT OF BEGINNING; THENCE S88°24'01"W FOR A DISTANCE OF 35.00 FEET; THENCE N01°08'58"W FOR A DISTANCE OF 1319.08 FEET; THENCE S88°45'29"E FOR A DISTANCE OF 331.09 FEET; THENCE S01°10'26"E FOR A DISTANCE OF 942.00 FEET; THENCE S88°24'01"W FOR A DISTANCE OF 296.50 FEET; THENCE S01°08'58"E A DISTANCE OF 375.01 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 7.47 ACRES, MORE OR LESS.

LEGAL DESCRIPTIONS WERE PREPARED ON MAY 18, 2015 BY CLIFF BENNETT, PLS #1815, WITH THE BEARINGS BASED ON THE SOUTH LINE OF SAID SECTION 2 AS BEING S88°24'01"W.

Surveyor's Statement
I, CLIFF BENNETT HEREBY CERTIFY THAT THE ABOVE REPRESENTS A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS PLAT OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 18TH DAY OF MAY, 2015.

BY: _____
CLIFF BENNETT, R.P.L.S. No.1815
MAY 18, 2015
DATE OF STATEMENT



No.	REVISION	DATE	BY
-	-	-	-
SURVEY BY: GQI			
BOOK: PAGE:			
SURVEY DATE: 04/27/2015			

BENNETT
SURVEYING, INC.

P.O. BOX 848, CHOUTEAU, OK 74337
PHONE: (918) 476-7484 FAX: (918) 476-7485
C.A. NO: 4502 EXP. DATE: 8/30/2018

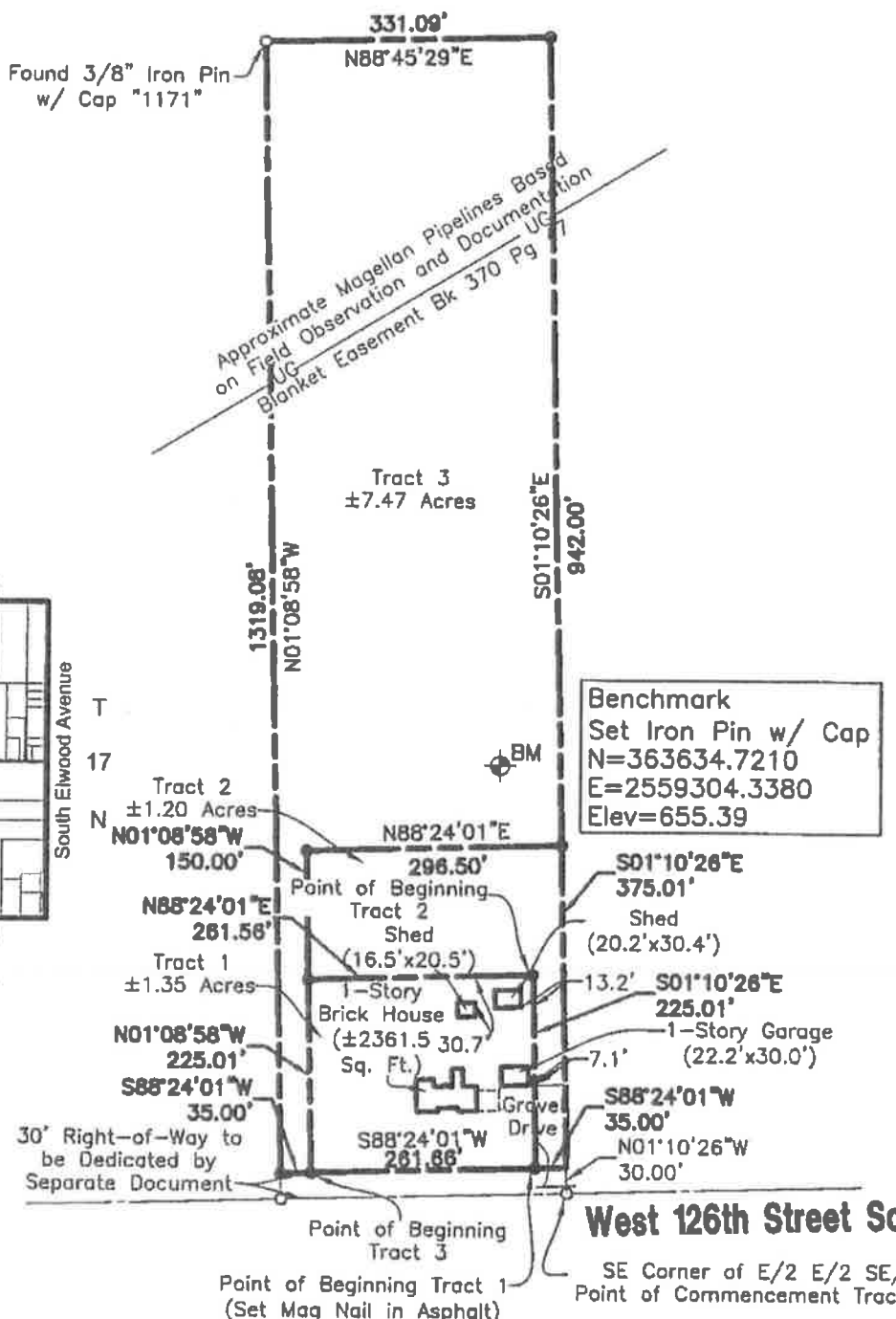
SCALE:	1"=200'
DRAWN BY:	AKB
DRAWING:	151001PS.dwg
JOB:	151001
FILE:	1712.02
PREPARED FOR BREWER CONSTRUCTION	



Scale: 1"=200'



Location Map
Not to Scale



Legend

- BM BENCHMARK
- OE OVERHEAD ELECTRIC
- WL WATERLINE
- FOUND 3/8" IRON PIN
- SET 3/8" IRON PIN W/ CAP "CA 4502" UNLESS NOTED OTHERWISE