



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

Rick Malone, City Planner

This notice was posted on or before Friday, May 8th, 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: 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

Chairman Watts called the meeting to order at 6:32 pm and requested a roll call.

Members present: Richard Watts, Joyce Calvert, Howard Nelson.

Members absent: Shayne Buchanan.

2. DISCUSSION AND POSSIBLE ACTION TO APPROVE MEETING MINUTES FOR APRIL 13th, 2015.

Motion: Vice-Chairman Calvert made a motion to approve.

Second: Mr. Nelson

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

Voting Nay: None

Abstaining: None

Motion Passed: 3-0-0

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).

Motion: Chairman Watts made a motion to approve rezoning case GZ-246.

Second: Mr. Nelson

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

Voting Nay: None

Abstaining: None

Motion Passed: 3-0-0

4. ADJOURNMENT

There being no further business; Chairman Watts declared the meeting adjourned at 6:40p.m.

Signature: Chairman Watts

ATTEST:

Rick Malone, Secretary

STAFF REPORT

TO: GLENPOOL PLANNING COMMISSION

FROM: RICK MALONE, CITY PLANNER

RE: LOT SPLIT: GLS-#208 Request 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 and tie it unto the abutting tract to the west.

DATE: May 11th, 2015

BACKGROUND:

Request from Tony Lombardi representing the property owner of the 11.675 acre tract is requesting to split off the west 40 feet of their property and attach it to the 20' flag lot to the west so the property owner can have a total of 60' access to 141st street. Applicant is aware that based upon the nature of this request the staff requires that tie language be placed on the deed tying them together and after doing so, the lots cannot be sold separately without approval from the Glenpool Planning Commission.

ALL LOT SPLITS ARE REQUIRED TO MEET THE FOLLOWING CRITERIA:

1. Conform To The Zoning Code And Subdivision Regulations
This lot is zoned CS (Commercial Shopping) and OL (Office Light Density) and the proposed lot size does meet the minimum bulk and area requirements .
2. Easements And Utilities:
All utilities are available to the property.
3. Access To Streets:
These lots have access to 141st street.
4. Sewage Disposal:
Both lots have access to septic tank or aerobic system.
5. Water Accessibility:
Both lots have access to water service by the City of Glenpool.

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-#208 subject to the staff requirements that applicants agree that tie language will be placed on the deed restricting sale of the flag lot without the tract to the southwest.

ATTACHMENTS:

1. Case Map

APR 17 2015

LOT SPLIT APPLICATION

FEE: \$100.00

NOTE: Three copies of a sketch, plat of survey or other type of drawing that will accurately depict the proposed split MUST BE attached to this application.

APPLICATION NO	64-208
STR	1372
RECEIPT NO	

THE FOLLOWING INFORMATION IS TO BE SUPPLIED BY APPLICANT

NAME OF RECORD OWNER Ann M. and John A. Webber, Jr.		WHAT IS THE PRESENT USE OF THE TRACT? Agricultural	
LEGAL DESCRIPTION OF EXISTING UNDIVIDED TRACT, WHICH YOU PROPOSE TO SPLIT, AS SHOWN ON THE RECORD OF THE COUNTY CLERK. Attached on Survey Property Address - 14100 S. Peoria Ave. - Bixby, OK 74008 # 97213721300820			
FIRST TRACT TO BE CREATED	LEGAL DESCRIPTION OF PROPOSED TRACT Attached on Survey w. 40' to be ATTACHED TO 20' TO WEST.	STAFF USE ONLY	SOURCE OF WATER SUPPLY FOR THIS TRACT ☒ CITY ☐ WELL ☐ OTHER
		TAC REVIEW	TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT ☐ SEWER ☒ SEPTIC ☐ OTHER
		PC REVIEW	STREET OR STREETS TRACT WILL FACE 141st St.
		INST. RELEASED	PROPOSED USE OF THIS TRACT Res LOT SIZE OF PROPOSED TRACT 100 FT. X 100 FT.
SECOND TRACT TO BE CREATED	LEGAL DESCRIPTION OF PROPOSED TRACT ATTACHED TO 20' TO WEST / A BLITTING	STAFF USE ONLY	SOURCE OF WATER SUPPLY FOR THIS TRACT ☒ CITY ☐ WELL ☐ OTHER
		TAC REVIEW	TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT ☐ SEWER ☒ SEPTIC ☐ OTHER
		PC REVIEW	STREET OR STREETS TRACT WILL FACE 141st St.
		INST. RELEASED	PROPOSED USE OF THIS TRACT Res LOT SIZE OF PROPOSED TRACT 100 FT. X 100 FT.
THIRD TRACT TO BE CREATED	LEGAL DESCRIPTION OF PROPOSED TRACT	STAFF USE ONLY	SOURCE OF WATER SUPPLY FOR THIS TRACT ☐ CITY ☐ WELL ☐ OTHER
		TAC REVIEW	TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT ☐ SEWER ☐ SEPTIC ☐ OTHER
		PC REVIEW	STREET OR STREETS TRACT WILL FACE
		INST. RELEASED	PROPOSED USE OF THIS TRACT FT. X FT.
FOURTH TRACT TO BE CREATED	LEGAL DESCRIPTION OF PROPOSED TRACT	STAFF USE ONLY	SOURCE OF WATER SUPPLY FOR THIS TRACT ☐ CITY ☐ WELL ☐ OTHER
		TAC REVIEW	TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT ☐ SEWER ☐ SEPTIC ☐ OTHER
		PC REVIEW	STREET OR STREETS TRACT WILL FACE
		INST. RELEASED	PROPOSED USE OF THIS TRACT FT. X FT.

AS APPLICANT, WHAT IS YOUR INTEREST IN THIS PROPERTY?

☐ PRESENT OWNER ☐ PURCHASER ☐ ATTORNEY FOR OWNER ☒ OTHER

Agent for Owner

If other than present owner, give name, address and phone number of present owner.	NAME Above	ADDRESS	PHONE
I certify that this information is true and correct.	NAME Tony Lombardi	ADDRESS 7819 E. 99th Pl. - Tulsa, OK	PHONE 918.299.0760

FOR COMMISSION USE

L. NO. 64-208	S. T. R. 1372	SUBDIVISION NAME N/A
ZONING REQUIREMENT OL 30-41	MAJOR STREET PLAN REQUIREMENT 141st St. 75' MIN REQ	UTILITY EASEMENT NEEDS
ACTION RECOMMENDED TO THE PLANNING COMMISSION	ACTION TAKEN BY THE PLANNING COMMISSION	DATE
		CONDITION:

Tac - 4/23/15
PC -

SURVEY / LOT-SPLIT EXHIBIT

SURVEYOR'S CLIENT: JOHN LINDSAY

GRANTOR'S PARENT TRACT LEGAL DESCRIPTION AS PROVIDED IN WARRANTY DEED FILED AS DOC. #2008090490 : THE EAST 518.97 FEET OF THE WEST 538.97 FEET OF THE NORTH 1030 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER (E/2 NE/4) OF SECTION THIRTEEN (13), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

LEGAL DESCRIPTION OF NEW 40' WIDE STRIP OF GROUND TO BE SPLIT / CONVEYED AND CREATED BY THIS SURVEY / EXHIBIT : A STRIP OF GROUND THAT IS PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/4) OF SECTION THIRTEEN (13), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NE/4 OF THE NE/4 OF SAID SECTION 13; THENCE SOUTH 01°08'41" EAST ALONG THE WEST LINE OF SAID NE/4 OF THE NE/4 A DISTANCE OF 50.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE NORTH 88°32'09" EAST 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°32'09" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE 40.00 FEET; THENCE SOUTH 01°08'41" EAST AND PARALLEL TO THE WEST LINE OF SAID NE/4 OF THE NE/4 A DISTANCE OF 980.02 FEET; THENCE SOUTH 88°32'09" WEST 40.00 FEET; THENCE NORTH 01°08'41" WEST AND PARALLEL TO THE WEST LINE OF SAID NE/4 OF THE NE/4 A DISTANCE OF 980.02 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 39200.61 SQUARE FEET OR 0.900 ACRES.

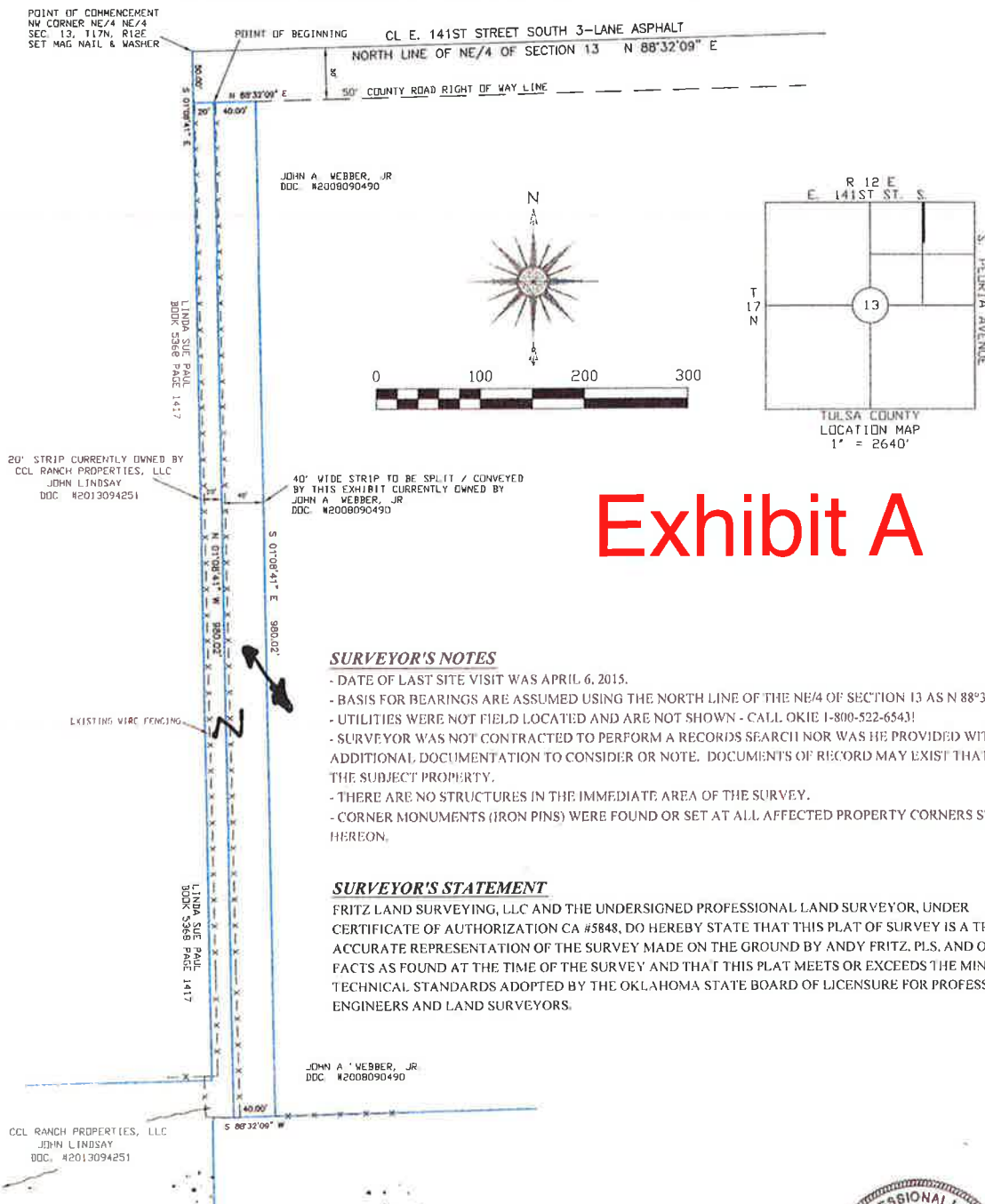


Exhibit A

SURVEYOR'S NOTES

- DATE OF LAST SITE VISIT WAS APRIL 6, 2015.
- BASIS FOR BEARINGS ARE ASSUMED USING THE NORTH LINE OF THE NE/4 OF SECTION 13 AS N 88°32'09" E.
- UTILITIES WERE NOT FIELD LOCATED AND ARE NOT SHOWN - CALL OKIE 1-800-522-6543!
- SURVEYOR WAS NOT CONTRACTED TO PERFORM A RECORDS SEARCH NOR WAS HE PROVIDED WITH ANY ADDITIONAL DOCUMENTATION TO CONSIDER OR NOTE. DOCUMENTS OF RECORD MAY EXIST THAT AFFECT THE SUBJECT PROPERTY.
- THERE ARE NO STRUCTURES IN THE IMMEDIATE AREA OF THE SURVEY.
- CORNER MONUMENTS (IRON PINS) WERE FOUND OR SET AT ALL AFFECTED PROPERTY CORNERS SHOWN HEREON.

SURVEYOR'S STATEMENT

FRITZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION CA #5848, DO HEREBY STATE THAT THIS PLAT OF SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY MADE ON THE GROUND BY ANDY FRITZ, PLS. AND OF THE FACTS AS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PLAT MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

PREPARED BY:
FRITZ LAND SURVEYING, LLC
2017 W. 91ST STREET
TULSA, OK 74132
PH: 918.231.0575
FRITZPLS@YAHOO.COM
FLS# 15091

WITNESS MY HAND AND SEAL THIS
7th DAY OF APRIL, 2015.



ANDY FRITZ, PLS
OK LIC. 1694

STAFF REPORT

TO: GLENPOOL PLANNING COMMISSION

FROM: RICK MALONE, CITY PLANNER

RE: 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.

DATE: May 11th, 2015

BACKGROUND:

Request from James Estes asking that all 5 lots be tied together so the owner can build an accessory building on the southern lot. The zoning code indicates an accessory building cannot be the principal use on any lot of record, so in order to build the accessory building on this lot, the two lots of record must be tied together. By the nature of this request the staff requires that tie language be placed on the deed tying them together and after doing so, the lots cannot be sold separately without approval from the Glenpool Planning Commission.

- Lots are 25 foot wide per Stewart's Plat, an addition to the City of Glenpool.
- North lot: Lots 1, 2 and the north 10 feet of lot 3, Block 13, Stewarts Plat. (60 feet)
- South lot: South 15 feet of lot 3, and lots 4 & 5, block 13 Stewarts Plat. (75 feet)

ALL LOT SPLITS ARE REQUIRED TO MEET THE FOLLOWING CRITERIA:

1. Conform To The Zoning Code And Subdivision Regulations
This lot is zoned RS-3 (Residential Single Family High Density) and the proposed lot size does meet the minimum bulk and area requirements .
2. Easements And Utilities:
All utilities are available to the property per subdivision plat (Stewart's Plat.
3. Access To Streets:
These lots have access to 144st Street & Barber Street.
4. Sewage Disposal:
Both lots have access to sewage service by the City of Glenpool.
5. Water Accessibility:
Both lots have access to water service by the City of Glenpool.

TECHNICAL ADVISORY COMMITTEE:

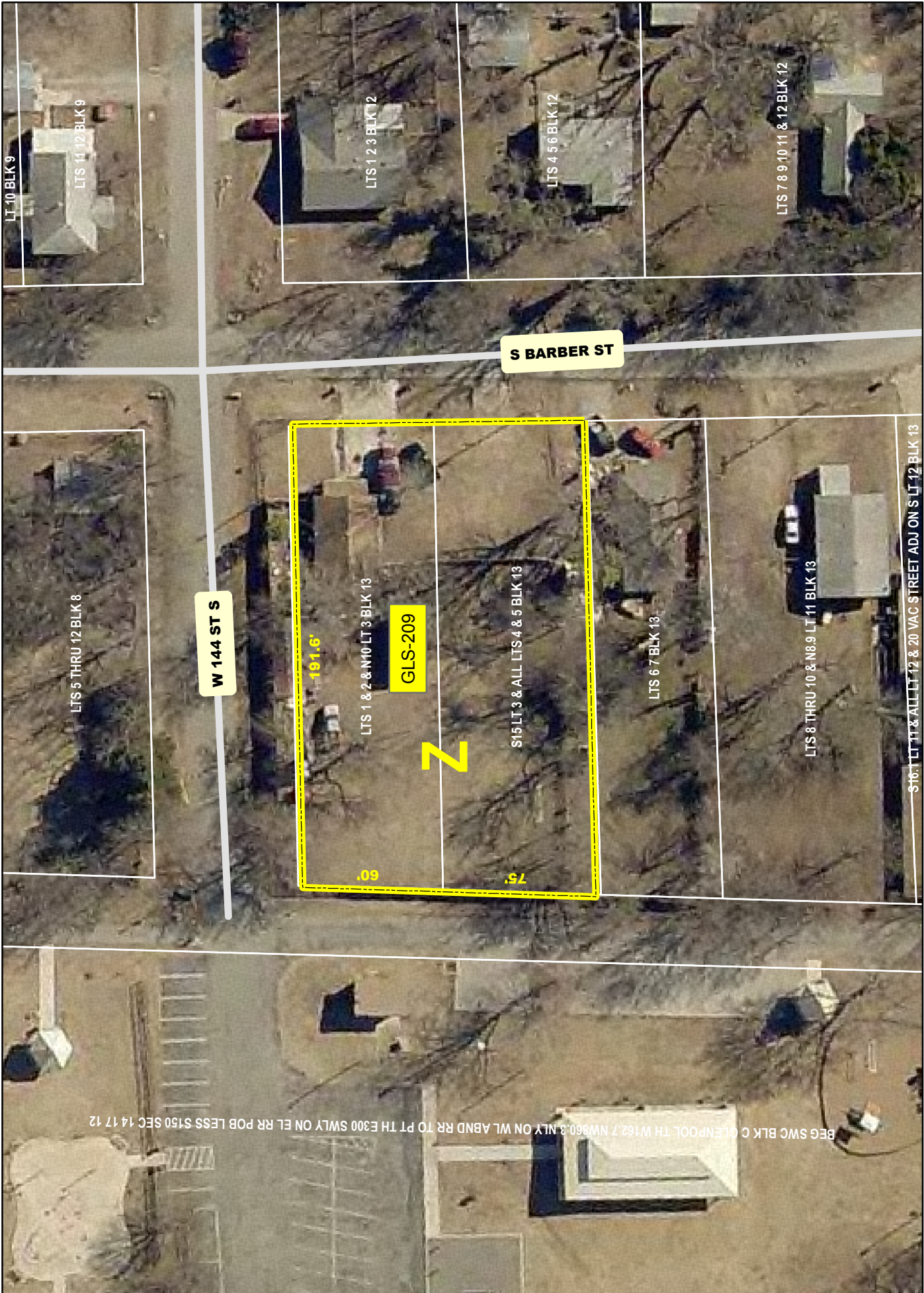
Based upon the nature of this case, a full review by the Technical Advisory Committee was not necessary.

STAFF RECOMMENDATION:

Staff recommends approval of Lot Split GLS-#209 subject to the staff requirements that applicants agree that tie language will be placed on the deed restricting sale of the flag lot without the tract to the southwest.

ATTACHMENTS:

1. Case Map



GLS-209

LOT SPLIT APPLICATION

FEE: \$100.00

NOTE: Three copies of a sketch, plat of survey or other type of drawing that will accurately depict the proposed split MUST BE attached to this application.

APPLICATION NO. 209
S.T.R.
RECEIPT NO.

THE FOLLOWING INFORMATION IS TO BE SUPPLIED BY APPLICANT				
NAME OF RECORD OWNER JAMES ESTES		WHAT IS THE PRESENT USE OF THE TRACT?		
LEGAL DESCRIPTION OF EXISTING UNDIVIDED TRACT, WHICH YOU PROPOSE TO SPLIT, AS SHOWN ON THE RECORD OF THE COUNTY CLERK. STEWART'S PLAT, BLK 13, LOT 142 / North 10' of 3				
FIRST TRACT TO BE CREATED	LEGAL DESCRIPTION OF PROPOSED TRACT STEWART'S PLAT BLK 13 South 15' of 3, Lot 445	STAFF USE ONLY	SOURCE OF WATER SUPPLY FOR THIS TRACT ☐ CITY ☐ WELL ☒ OTHER	
		TAC REVIEW	TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT ☐ SEWER ☐ SEPTIC ☒ OTHER	
		PC REVIEW	STREET OR STREETS TRACT WILL FACE South BARBER ST.	
		INST. RELEASED	PROPOSED USE OF THIS TRACT GARAGE	LOT SIZE OF PROPOSED TRACT 65 FT. X 190 FT.
SECOND TRACT TO BE CREATED	LEGAL DESCRIPTION OF PROPOSED TRACT	STAFF USE ONLY	SOURCE OF WATER SUPPLY FOR THIS TRACT ☐ CITY ☐ WELL ☐ OTHER	
		TAC REVIEW	TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT ☐ SEWER ☐ SEPTIC ☐ OTHER	
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		INST. RELEASED	PROPOSED USE OF THIS TRACT	LOT SIZE OF PROPOSED TRACT FT. X FT.
THIRD TRACT TO BE CREATED	LEGAL DESCRIPTION OF PROPOSED TRACT	STAFF USE ONLY	SOURCE OF WATER SUPPLY FOR THIS TRACT ☐ CITY ☐ WELL ☐ OTHER	
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		PC REVIEW	STREET OR STREETS TRACT WILL FACE	
		INST. RELEASED	PROPOSED USE OF THIS TRACT	LOT SIZE OF PROPOSED TRACT FT. X FT.
AS APPLICANT, WHAT IS YOUR INTEREST IN THIS PROPERTY?				
☒ PRESENT OWNER ☐ PURCHASER ☐ ATTORNEY FOR OWNER ☐ OTHER				
If other than present owner, give name, address and phone number of present owner.		NAME Jim Estes	ADDRESS 14408 S. BARBER ST.	PHONE 918-808-8495
I certify that this information is true and correct.		NAME	ADDRESS	PHONE
FOR COMMISSION USE				
L. NO.	S.T.R.	SUBDIVISION NAME		
ZONING REQUIREMENT	MAJOR STREET PLAN REQUIREMENT	UTILITY EASEMENT NEEDS		HEALTH DEPT. NEEDS
ACTION RECOMMENDED TO THE PLANNING COMMISSION		ACTION TAKEN BY THE PLANNING COMMISSION		DATE
				CONDITION: