

NOTICE OF PUBLIC HEARING GLENPOOL PLANNING COMMISSION

A Regular Session of the Glenpool Planning Commission will be held at 6:30 p.m. on Monday, August 8th, 2016, 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

1. Roll Call, Declaration of Quorum.
2. Discussion and Possible Action to Approve Meeting Minutes for July 11th 2016.
3. Discussion and possible action to approve: LOT SPLIT#217 (JEFF SELVIDGE)
Jeff Selvidge is requesting to split off .87 of an acre from his 33.52 acre property and attach it to the 6.74 acre tract to the west owned by David Wood. The subject tract is located approximately 1,320 feet south of the southeast corner of 171th Street and 33rd West Ave which is zoned AG (Agriculture).
4. Discussion and possible action to approve: MINOR AMENDMENT: (PUD 30)
Ricky Jones and Erik Enyart with Tanner Consulting, LLC representing CSK, LLC has submitted for review 10.618 acres that are located north of the NW/corner of 151st street and Elwood Ave. (PUD#30: Development Area "B"). (1) Reduce the landscape buffer on the north side from 50' to 32' and (2) to allow the screening fence from 6' to 8' on the north side abutting the RS district.
5. Discussion and possible action to approve: FINAL PLAT: (GLENPOOL CENTER SOUTH)
Ricky Jones and Erik Enyart with Tanner Consulting, LLC representing CSK, LLC has submitted for review 10.618 acres that are located north of the NW/corner of 151st street and Elwood Ave. This property is currently zoned CG (Commercial General) and RS-2 (Residential Single Family Medium Density). (PUD#30, Development Area "B").
6. Discussion and possible action to approve: SITE PLAN (SOUTH ELWOOD MINI-STORAGE).
Larry McCool with McCool & Associates, PC representing CSK, LLC has submitted for review 10.618 acres that are located north of the NW/corner of 151st street and Elwood Ave. This property is currently zoned CG (Commercial General) and RS-2 (Residential Single Family Medium Density). (PUD#30, Development Area "B").
7. Adjournment.

This notice was posted on or before Friday, August 5th, 2016 at 5:00pm on the bulletin board located on the west side of the Glenpool City Hall Building located at: 12205 South Yukon Ave, Glenpool, Oklahoma 74033, and the City of Glenpool website at www.glenpoolonline.com.



Rick Malone, City Planner

MINUTES OF PUBLIC HEARING GLENPOOL PLANNING COMMISSION

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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

1. Roll Call, Declaration of Quorum.
Chairman Watts called the meeting to order at 6:42 pm and requested a roll call.
Members present: Richard Watts, Howard Nelson, Shayne Buchanan, Debra Cutsor
Members absent: Joyce Calvert
2. Discussion and Possible Action to Approve Meeting Minutes for June 13th 2016 & July 5th, 2016.
Motion: Debra Cutsor with correction to item #3 on the 6/13/16 minutes
Second: Howard Nelson
Voting Aye: Richard Watts, Howard Nelson, Shayne Buchanan, Debra Cutsor
Voting Nay: None
Abstaining: None
Motion Passed: 4-0-0
3. Discussion and review of the Oklahoma Planning Commissioners Handbook.
No action required.
4. 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: LOT SPLIT#217 (JEFF SELVIDGE)

Jeff Selvidge is requesting to split off .87 of an acre from his 33.52 acre property and attach it to the 6.74 acre tract to the west owned by David Wood. The subject tract is located approximately 1,320 feet south of the southeast corner of 171th Street and 33rd West Ave which is zoned AG (Agriculture).

DATE: August 8th, 2016

BACKGROUND:

- Both properties are unplatted land that was part of the old Cotton Creek Golf Course and split into large lots and sold at auction.

LOT SPLITS ARE REQUIRED TO MEET THE FOLLOWING CRITERIA:

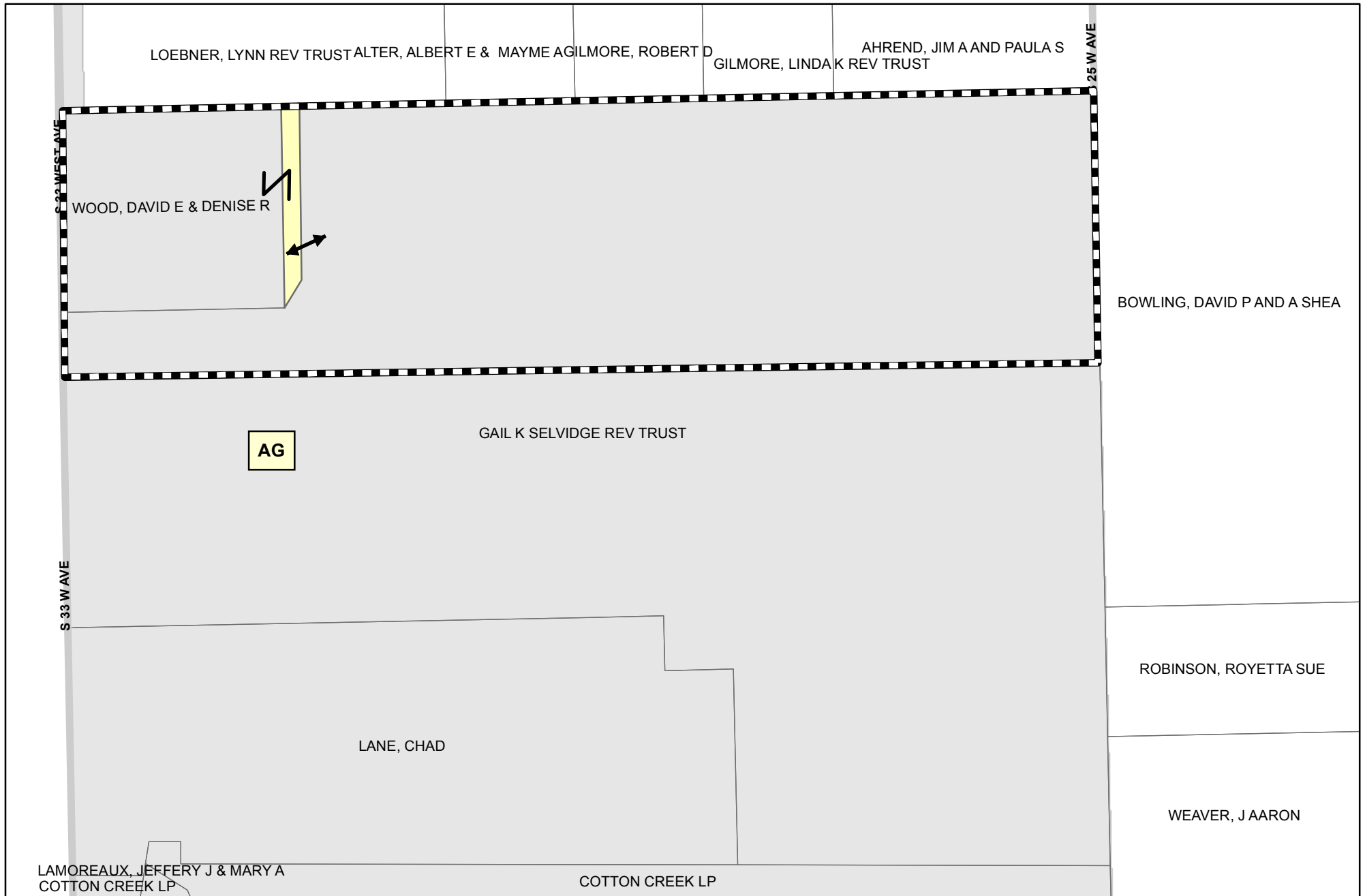
- Conform To The Zoning Code And Subdivision Regulations:
Both lots are zoned AG and the proposed lot combination exceeds the minimum bulk and area requirements.
- Easements And Utilities:
Water and electricity are the only utilities in the area and both have what they need to serve the property.
- Access To Streets:
Both lots will have access to South 33rd West Ave.
- Sewage Disposal:
Both lots are required to have approval from ODEQ for septic or an aerobic system.
- Water Accessibility:
Both lots will have access to Creek County RWD#2 water.
- Tie Language
Staff requires tie language be placed on the legal description of the deed for tracts 2 & 3 stating these properties cannot be sold without including the other property without a new lot split application approved by the City of Glenpool.

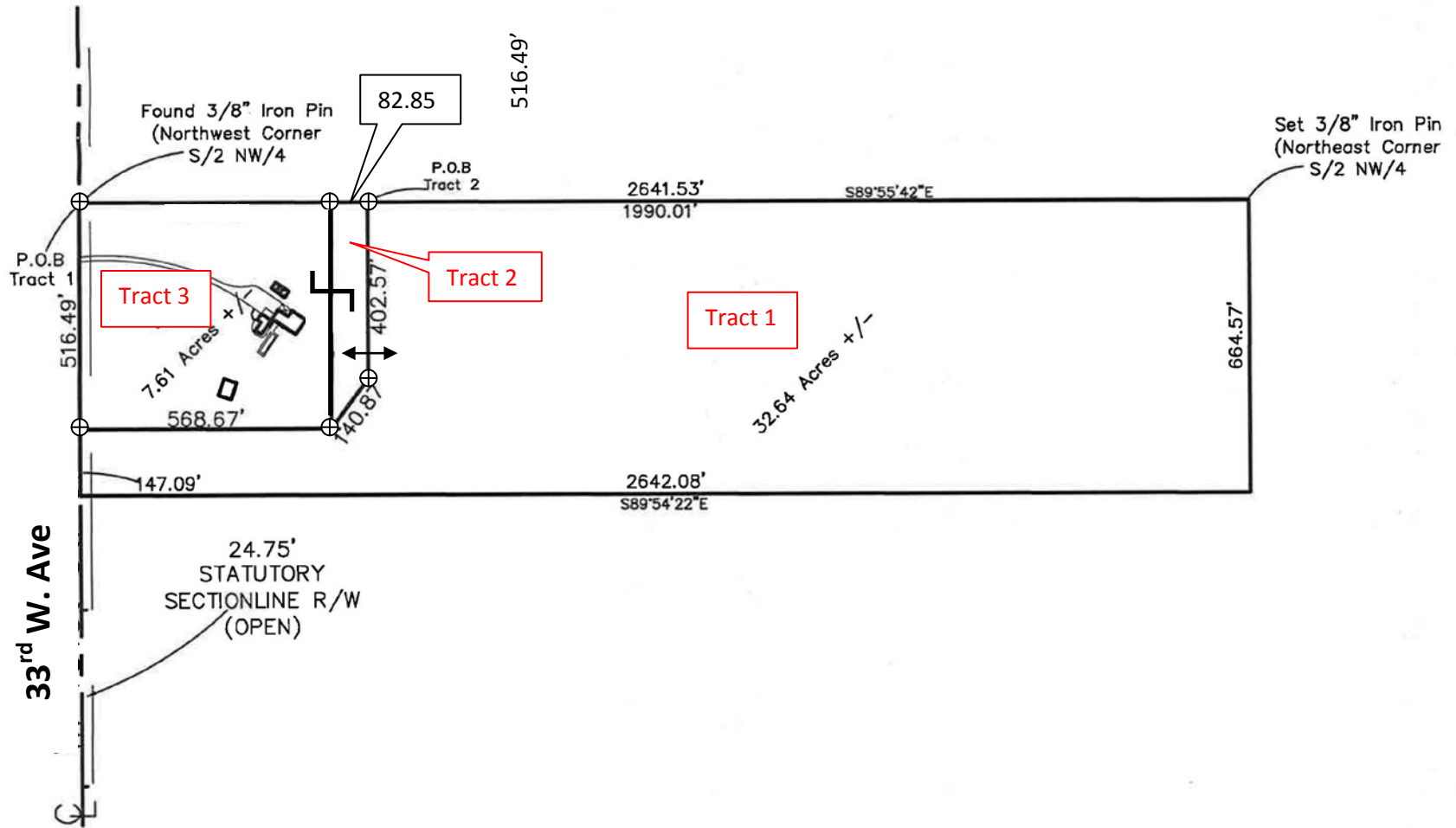
STAFF RECOMMENDATION:

Staff recommends approval of Lot Split GLS-#217 subject to the staff requirements as listed above.

ATTACHMENTS:

1. Case Map
2. Lot Split configuration diagram





TO: THE GLENPOOL PLANNING COMMISSION

FROM: RICK MALONE, CITY PLANNER

RE: MINOR AMENDMENT TO PUD-30:

Ricky Jones and Erik Enyart with Tanner Consulting, LLC representing CSK, LLC has submitted for review 10.618 acres that are located north of the NW/corner of 151st street and Elwood Ave. (PUD#30: Development Area "B"). They are requesting: (1) Reduce the landscape buffer on the north side from 50' to 32' and (2) to allow the screening fence from 6' to 8' on the north side abutting the RS district.

DATE: August 8th, 2016

BACKGROUND:

Mr. Lou Reynolds submitted PUD 30 to include a 39.24 acre tract located at the northwest corner of 151st Street (Hwy 67) and S. Elwood Ave. This request included 8.302 acres of CG zoning to be spread over 19.2 acres and 20 acres of RS-2 zoning to allow a single family residential subdivision. This tract was proposed to be divided into commercial storefronts adjacent to 151st Street, mini-storage to be used as a buffer between commercial and the residential subdivision on the north. This application was approved by the Planning Commission on 12/14/15 and by the City Council on 1/4/16.

(1) REDUCE THE LANDSCAPE BUFFER ON THE NORTH SIDE FROM 50' TO 32'

PUD 30 TEXT FOR DEVELOPMENT AREA "B"

LANDSCAPE AND SCREENING BUFFER:

A minimum fifty foot (50 FT) wide landscape and screening buffer shall be located along the west boundary of Development Area "B" and a minimum fifty foot (50 FT) wide landscape and screening buffer shall be located along the north boundary of Development Area "B" as shown on Exhibit "B" attached hereto. Detention facilities may be located within the landscape buffers.

ZONING CODE EXCERPT:

11-14-4: REQUIREMENTS:

3. Within a lot used for office, commercial, industrial or multi-family residential purposes, off street parking shall be separated from an abutting residential district or residential development area (as in a PUD) by a landscaped area of not less than ten feet (10') in width.

STAFF: *This is a self imposed hardship, PUD text says 50 feet landscape buffer, zoning code say a minimum of 10 foot landscape buffer. Staff sees no reason not to allow the reduction from 50' to 32'.*

(2) TO ALLOW THE SCREENING FENCE FROM 6' TO 8' ON THE NORTH SIDE ABUTTING THE RS DISTRICT.

ZONING CODE EXCERPT:

11-4-8: SCREENING:

A. Required; Purpose: For the purpose of maintaining a compatible relationship between certain land uses, a screening requirement is hereby established for the initiation and continuance of particular uses in such instances as may be hereinafter designated.

2. Shall not be more than six feet (6') in height;

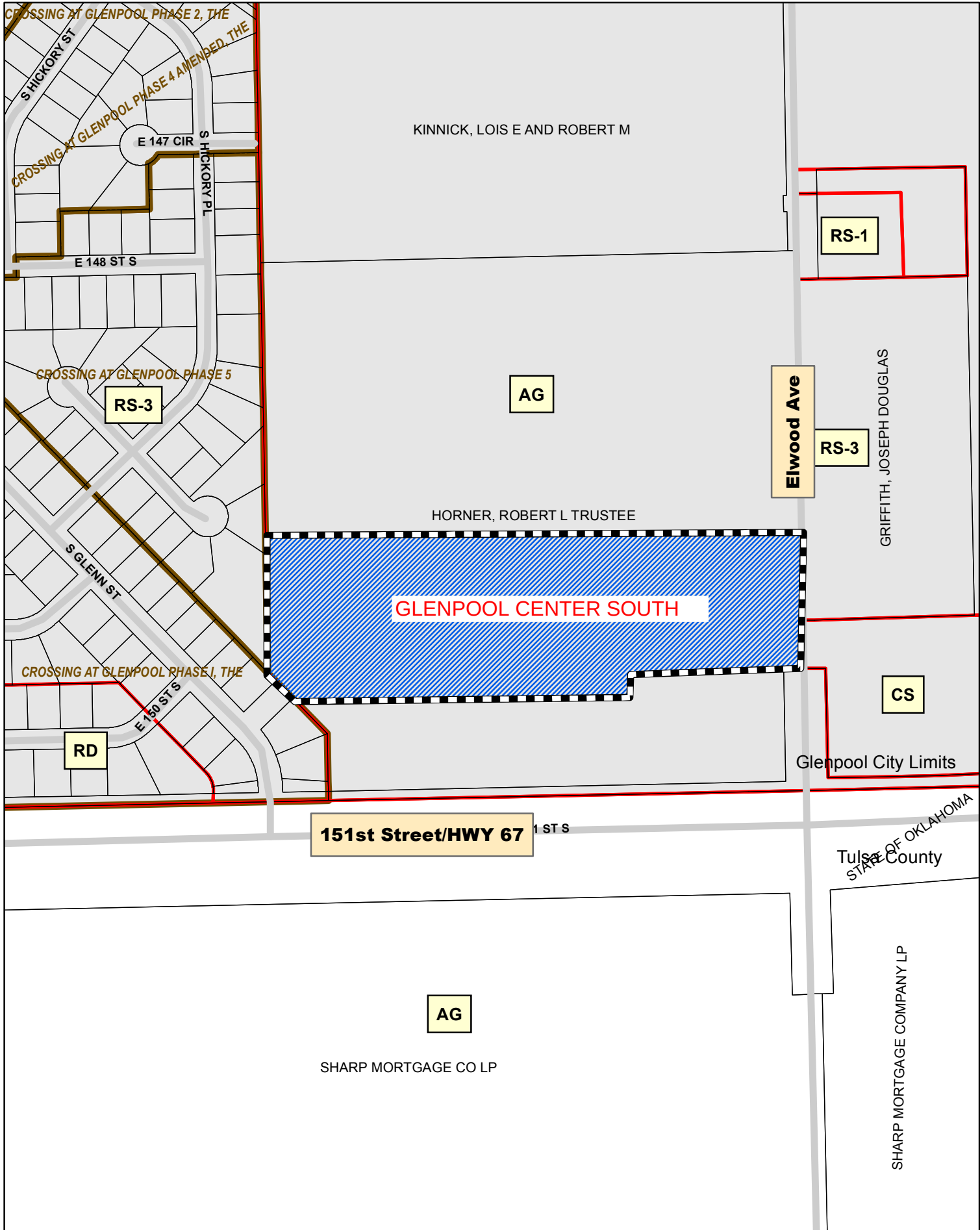
STAFF: *After review the staff sees no reason not to allow the 8 foot height for the screening fence.*

Staff Recommendation:

The staff recommends approval of this minor amendment of PUD 30 because the request is consistent with the spirit and intent of the original PUD and is in conformance of current development patterns.

Attachments:

1. Case Map
2. Development Area Map



GLENPOOL CENTER SOUTH

EXHIBIT B

CONCEPTUAL SITE & CIRCULATION PLAN

SITE LAYOUT IS SUBJECT TO CHANGE - SHOWN AS EXISTED ON 10/27/2015



B

GLENPOOL CENTER SOUTH

**West 151st Street (Highway 67) and South Elwood Avenue
Glenpool, Oklahoma
PUD 30**

Minor Amendment # 1

Revised August 04, 2016

June 2016

Minor Amendment # 1

Minor Amendment # 1

STAFF REPORT

TO: THE GLENPOOL PLANNING COMMISSION

FROM: RICK MALONE, CITY PLANNER

RE: STAFF RECOMMENDATION
FINAL PLAT OF "GLENPOOL CENTER SOUTH"

DATE: August 8th, 2016

BACKGROUND:

Ricky Jones with Tanner Consulting, LLC has submitted a request for a FINAL Plat review for GLENPOOL CENTER SOUTH on behalf of Chris Ketchum, developer. The subject tract is property is 10.6 acres in size and located north of the northwest corner of 151st Street and Elwood Ave. This property was approved for rezoning from AG to CG/RS-2 by case # GZ-251 and its companion PUD#30 by the Glenpool Planning Commission on 12/14/15 and by the City Council on 1/4/16. And as you know, all rezoning is required to be replatted.

ZONING:

This property is currently zoned CG/RS-2 and part of the PUD 30 which has been approved to allow Mini-Storage use. The lot size and density is consistent with the proposed underlying zoning and PUD.

TAC MEETING: 7/29/16

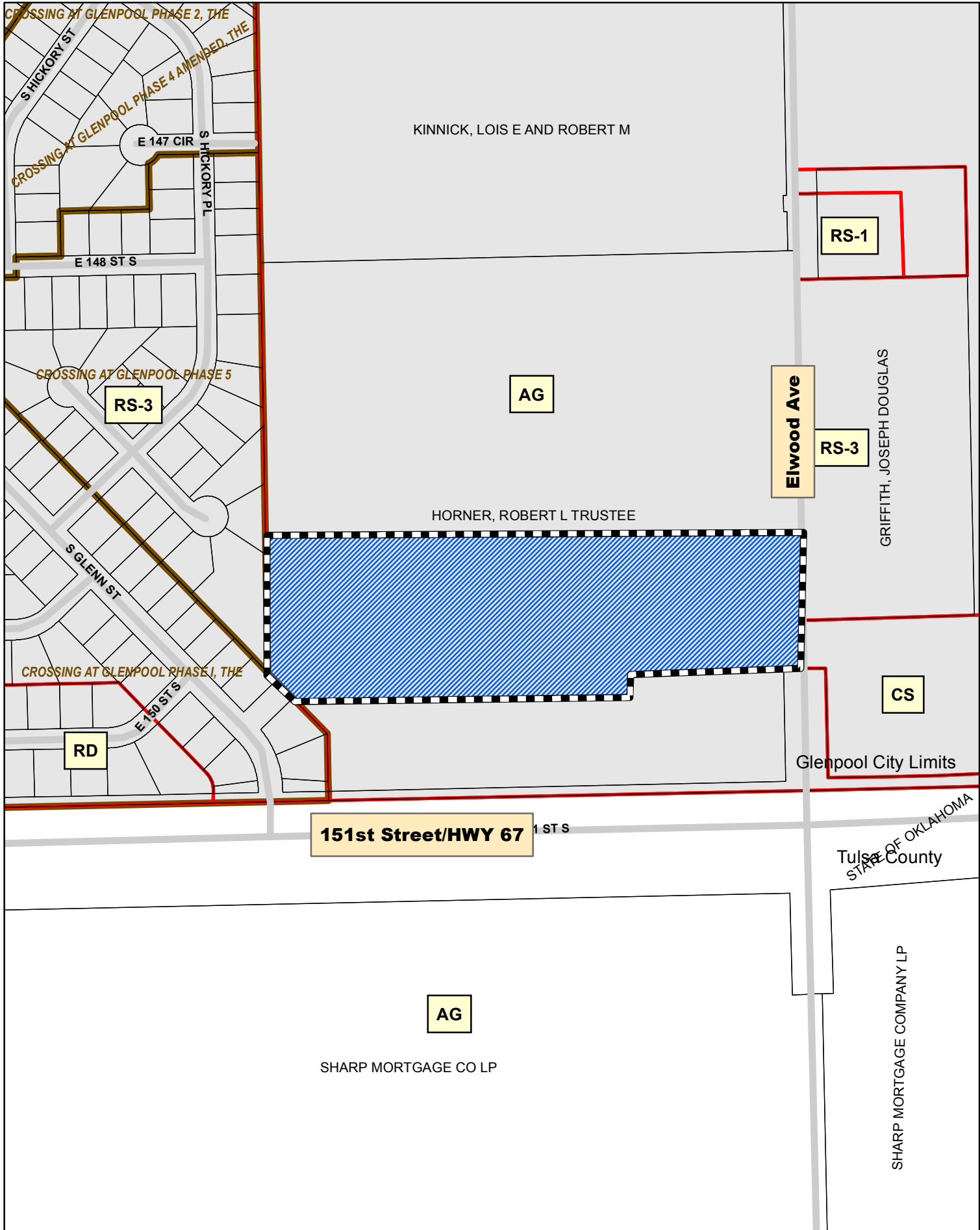
- According to the Glenpool Subdivision Regulations the Final Plat submitted "GLENPOOL CENTER SOUTH" exceeds the minimum requirements..

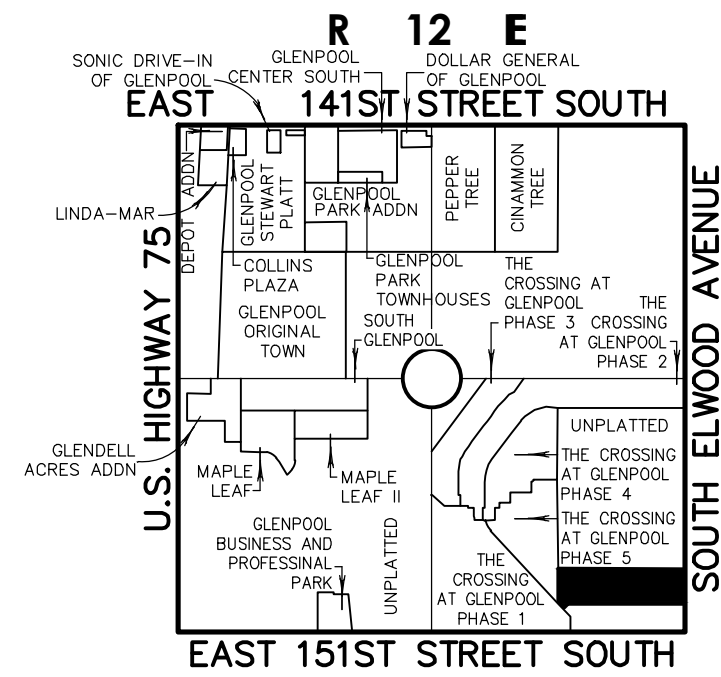
RECOMMENDATION:

Staff recommends approval of the FINAL PLAT OF "GLENPOOL CENTER SOUTH" subject to the conditions of the Staff and TAC review.

ATTACHMENTS:

1. Case Map
2. Subdivision Plat "GLENPOOL CENTER SOUTH".





Location Map
Scale: 1"= 2000'

SUBDIVISION CONTAINS:
ONE (1) LOT IN ONE (1) BLOCK AND
ONE (1) RESERVE AREA
GROSS SUBDIVISION AREA: 10.618 ACRES

FINAL PLAT
PUD NO. 30

Glenpool Center South

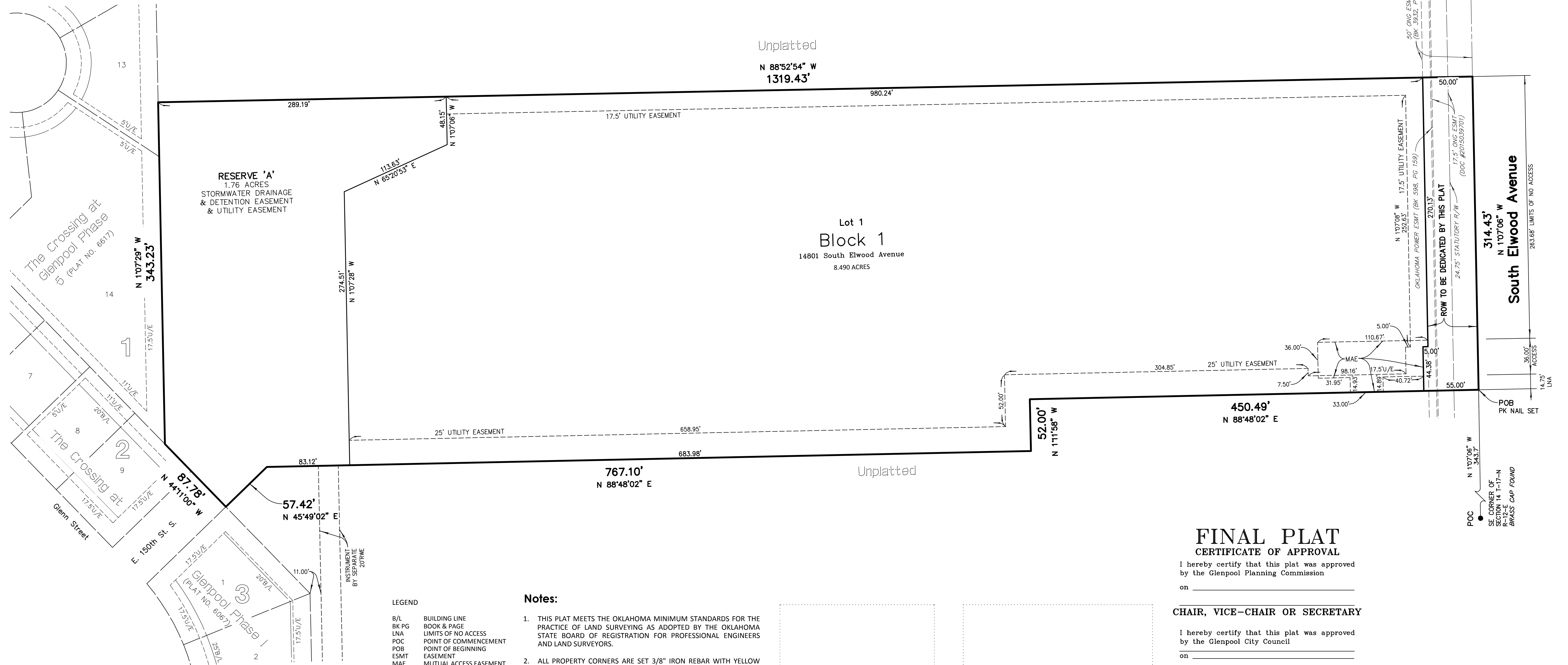
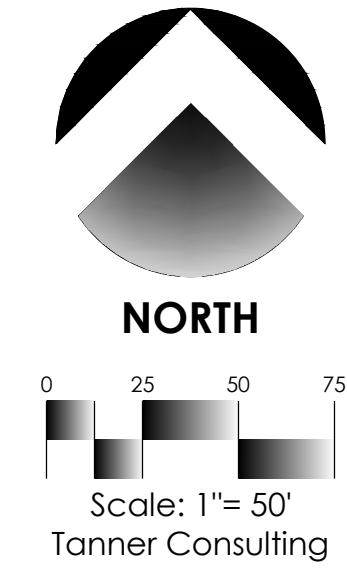
PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION FOURTEEN (14)
TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA

SURVEYOR/ENGINEER:
Tanner Consulting L.L.C.

DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2017
EMAIL: DAN@TANNERBATHSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918)745-9929

OWNER:
CSK, LLC

CHRIS KETCHUM
EMAIL: REDMANLANDLLC@GMAIL.COM
8311 South 67th East Avenue
Tulsa, Oklahoma 74133
Phone: (918)605-1562



LEGEND

B/L BUILDING LINE
BK PG BOOK & PAGE
LNA LIMITS OF NO ACCESS
POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
ESMT EASEMENT
MAE MUTUAL ACCESS EASEMENT
R/W RIGHT-OF-WAY
RWE RESTRICTED WATERLINE EASEMENT
LNA LIMITS OF NO ACCESS
U/E UTILITY EASEMENT

Notes:

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER RLS 1435" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM (NAD 83).
- ACCESS AT THE TIME OF THE PLAT WAS PROVIDED BY SOUTH ELWOOD AVENUE RIGHT-OF-WAY, TO BE DEDICATED BY THIS PLAT.

FINAL PLAT CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved
by the Glenpool Planning Commission

on _____

CHAIR, VICE-CHAIR OR SECRETARY

I hereby certify that this plat was approved
by the Glenpool City Council

on _____

MAYOR-VICE MAYOR

This approval is void if the above signature
is not endorsed by the City Manager.

CITY MANAGER

This approval shall not be interpreted to
mean streets, sanitary sewers, storm
drainage or other utilities are constructed
as shown on this plat.

DATE OF PREPARATION: AUGUST 3, 2016

Glenpool Center South
SHEET 1 OF 3

Glenpool Center South

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION FOURTEEN (14)
TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION
AND
RESTRICTIVE COVENANTS
FOR
GLENPOOL CENTER SOUTH

KNOW ALL MEN BY THESE PRESENTS:

THAT CSK, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE FOLLOWING DESCRIBED LAND SITUATED IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND THAT IS A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF (SE/4 SE/4) OF SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE AND MERIDIAN, CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH 1°07'06" WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, FOR A DISTANCE OF 343.70 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 88°48'02" WEST, DEPARTING SAID EAST LINE, FOR A DISTANCE OF 450.49 FEET; THENCE SOUTH 1°11'58" EAST FOR A DISTANCE OF 52.00 FEET; THENCE SOUTH 88°48'02" WEST FOR A DISTANCE OF 767.10 FEET; THENCE SOUTH 45°49'02" WEST FOR A DISTANCE OF 57.42 FEET TO A POINT AT THE MOST NORTHERLY CORNER OF LOT 1, BLOCK 3, "THE CROSSING AT GLENPOOL PHASE 1", CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6067); THENCE NORTH 44°10'58" WEST, ALONG THE NORTHEASTERLY LINE OF SAID "THE CROSSING AT GLENPOOL PHASE 1", FOR A DISTANCE OF 87.78 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH 1°07'29" WEST, ALONG SAID WEST LINE, FOR A DISTANCE OF 343.23 FEET; THENCE NORTH 88°52'54" EAST, DEPARTING SAID WEST LINE, FOR A DISTANCE OF 1319.43 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 1°07'06" EAST, ALONG SAID EAST LINE, FOR A DISTANCE OF 314.43 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 462,525 SQUARE FEET OR 10.618 ACRES.

AND THAT CSK, L.L.C., HERINAFTER REFERRED TO AS "OWNER", HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO ONE (1) LOT, ONE (1) BLOCK, ONE (1) RESERVE AREA, AND STREETS IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY THEREOF, AND WHICH PLAT IS MADE A PART HEREOF; AND THE OWNER HAS GIVEN TO SAID PLAT THE NAME OF "GLENPOOL CENTER SOUTH", AN ADDITION TO THE CITY OF GLENPOOL, TULSA COUNTY, OKLAHOMA, (WHEREVER THE WORD "CITY" APPEARS HEREIN THE SAME SHALL CONCLUSIVELY BE DEEMED TO MEAN THE CITY OF GLENPOOL, TULSA COUNTY, OKLAHOMA, UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE). NOW, THEREFORE, THE OWNER, FOR THE PURPOSE OF PROVIDING FOR THE ORDERLY DEVELOPMENT OF THE ADDITION, AND FOR THE PURPOSE OF INSURING ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER/DEVELOPER, ITS SUCCESSORS, GRANTEES AND ASSIGNS, THE BENEFICIARIES OF THE COVENANTS SET FORTH BELOW, DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS, WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND WHICH SHALL BE ENFORCEABLE BY THE OWNER OR OWNER OF ANY PROPERTY WITHIN THE ADDITION AND BY THE BENEFICIARIES OF THE COVENANTS SET FORTH BELOW, AND WHICH SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

SECTION I. PUBLIC STREETS AND UTILITY EASEMENTS

A. PUBLIC STREETS AND UTILITY EASEMENTS:

THE OWNER HEREBY DEDICATES TO THE PUBLIC THE STREET RIGHTS-OF-WAY DEPICTED ON THE ACCOMPANYING PLAT. THE OWNER FURTHER DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "U/E" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, MANHOLES AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES STATED, PROVIDED THE OWNER RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND REPAIR OR REPLACE WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING AND RE-LAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO AREAS DEPICTED ON THE PLAT. THE OWNER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON THE OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF GLENPOOL, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANY PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH STATED USES AND PURPOSES OF THE UTILITY EASEMENTS SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES WHICH DO NOT CONSTITUTE AN OBSTRUCTION.

B. UTILITY SERVICE:

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE PERIMETER UTILITY EASEMENTS. ELSEWHERE THROUGHOUT THE ADDITION, ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICE AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN GENERAL UTILITY EASEMENTS.

2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WITHIN THE ADDITION MAY BE EXTENDED FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE UPON THE LOT, PROVIDED THAT, UPON INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND NON-EXCLUSIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

3. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

4. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THE OWNER'S LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF THESE SERVICES SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF THE LOT SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OF THE LOT OR THE OWNER OF THE LOT'S AGENTS OR CONTRACTORS.

5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND BY THESE COVENANTS.

C. GAS SERVICE :

1. THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR AS OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.

2. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED IN THEIR LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE GAS SERVICE. THE SUPPLIER OF THE GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF SAID FACILITIES, BUT THE OWNER OF THE LOT SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OF THE LOT, OR ITS AGENTS OR CONTRACTORS.

3. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNERS OF THE LOTS AGREE TO BE BOUND BY THESE COVENANTS.

D. WATER, SANITARY SEWER, AND STORM SEWER SERVICE:

1. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THE OWNER'S LOT.

2. WITHIN THE UTILITY EASEMENTS AND STORMWATER DRAINAGE AND DETENTION EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER, OR ANY CONSTRUCTION ACTIVITY WHICH, IN THE JUDGMENT OF THE CITY OF GLENPOOL, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, OR STORM SEWERS SHALL BE PROHIBITED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING, AND CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

3. CREEK COUNTY RURAL WATER DISTRICT NO. 2, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS BUT THE OWNER OF THE LOT SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OF THE LOT, THEIR AGENTS OR CONTRACTORS.

4. THE CITY OF GLENPOOL, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF SANITARY SEWER MAINS BUT THE OWNER OF THE LOT SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OF THE LOT, THEIR AGENTS OR CONTRACTORS.

5. CREEK COUNTY RURAL WATER DISTRICT NO. 2, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER FACILITIES.

6. THE CITY OF GLENPOOL, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND SANITARY SEWER FACILITIES.

7. THE FOREGOING COVENANTS SET FORTH IN THE ABOVE PARAGRAPHS SHALL BE ENFORCEABLE BY THE CITY OF GLENPOOL, OKLAHOMA, AND BY CREEK COUNTY RURAL WATER DISTRICT NO. 2, OR THEIR SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND BY THESE COVENANTS.

E. LOT SURFACE DRAINAGE:

THE LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM WATER FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION. THE LOT OWNER SHALL NOT CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE OWNER'S LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE LOT OWNER AND BY THE CITY OF GLENPOOL, OKLAHOMA.

F. PAVING AND LANDSCAPING WITHIN EASEMENTS:

THE OWNER OF THE LOT DEPICTED ON THE ACCOMPANYING PLAT SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY INSTALLATION OR NECESSARY MAINTENANCE OF UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED THE CITY OF GLENPOOL, OKLAHOMA, OR ITS SUCCESSORS, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

G. LIMITS OF NO ACCESS:

THE OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO SOUTH ELWOOD AVENUE WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" (L.N.A.) ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY THE GLENPOOL PLANNING COMMISSION, OR ITS SUCCESSOR, AND WITH THE APPROVAL OF THE CITY OF GLENPOOL, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ABOVE ESTABLISHED SHALL BE ENFORCEABLE BY THE CITY OF GLENPOOL.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

(RESTRICTIONS BELOW DO NOT INCLUDE PUD DEVELOPMENT AREAS "A" OR "C" AS THEY ARE NOT INCLUDED IN THIS PLAT)

A. DEVELOPMENT STANDARDS

DEVELOPMENT AREA "B"	
NET AREA (GROSS):	APPROXIMATELY 10.9 ACRES
PERMITTED USES:	USES PERMITTED IN USE UNIT 1 - AREA-WIDE USES BY RIGHT; LIMITED TO STORM WATER DETENTION FACILITY, OPEN SPACE AND LANDSCAPING BUFFERING; USE UNIT 17 - AUTOMOBILE AND ALLIED SERVICES, LIMITED TO MINISTORAGE, INCLUDING LIVING QUARTERS FOR AN ON-SITE MANAGER AND USES CUSTOMARILY ACCESSORY TO THE PRINCIPAL PERMITTED USES.
MAXIMUM BUILDING FLOOR AREA:	80,000 SF
MINIMUM LOT FRONTAGE:	250 FT
MAXIMUM BUILDING HEIGHT:	ONE STORY*
*ARCHITECTURAL ELEMENTS (ELEMENTS EXTENDING ABOVE ROOFLINE) UP TO 10 FT FOR UNOCCUPIED ARCHITECTURAL FEATURES SHALL BE SUBJECT TO DETAIL SITE PLAN APPROVAL.	

OFF-STREET PARKING:

AS PERMITTED BY THE APPLICABLE USE UNIT OF THE GLENPOOL ZONING CODE.

MINIMUM BUILDING SETBACKS:

FROM THE NORTH BOUNDARY	50 FT
FROM THE EAST BOUNDARY	75 FT
FROM THE SOUTH BOUNDARY	30 FT
FROM THE WEST BOUNDARY	100 FT
INTERNAL BOUNDARY	-0- FT

FOR PURPOSES OF CALCULATING THE STREET YARD, THE BUILDING SETBACK ON SOUTH ELWOOD AVENUE SHALL BE CONSIDERED FIFTY FEET (50 FT).

OUTDOOR STORAGE:

OUTSIDE STORAGE, INCLUDING AUTOMOBILES, BOATS OR TRAILERS IS PROHIBITED.

MINIMUM LANDSCAPE AREA:

A MINIMUM OF TEN PERCENT (10%) OF THE TOTAL NET AREA OF EACH LOT SHALL BE IMPROVED AS INTERNAL LANDSCAPE OPEN SPACE IN ACCORDANCE WITH THE PROVISIONS OF THE LANDSCAPE CHAPTER OF THE GLENPOOL ZONING CODE.

SIGNS:

BUSINESS SIGNS:

ONE (1) GROUND SIGN SHALL BE PERMITTED ON EACH LOT WITH FRONTAGE ON SOUTH ELWOOD AVENUE WITH A MAXIMUM OF 100 SF OF DISPLAY SURFACE AREA AND 15 FT IN HEIGHT.

WALL SIGNS:

WALL SIGNS SHALL BE PERMITTED ONLY ON THE EASTERLY WALLS OF BUILDINGS FRONTING ON SOUTH ELWOOD AVENUE NOT TO EXCEED ONE SQUARE FOOT (1 SF) OF DISPLAY SURFACE AREA PER LINEAL FOOT OF BUILDING TO WHICH ATTACHED. THE LENGTH OF THE WALL SIGN SHALL NOT EXCEED FIFTY PERCENT (50%) OF THE FRONTAGE OF THE BUILDING.

LANDSCAPE AND SCREENING BUFFER:

A MINIMUM FIFTY FOOT (50 FT) WIDE LANDSCAPE AND SCREENING BUFFER SHALL BE LOCATED ALONG THE WEST BOUNDARY OF DEVELOPMENT AREA "B" AND A MINIMUM _____ FOOT (___ FT) WIDE LANDSCAPE AND SCREENING BUFFER SHALL BE LOCATED ALONG THE NORTH BOUNDARY OF DEVELOPMENT AREA "B" AS SHOWN ON EXHIBIT "B" OF PUD-30. DETENTION FACILITIES MAY BE LOCATED WITHIN THE LANDSCAPE BUFFERS.

A MINIMUM SIX FOOT (6 FT) WOODEN SCREENING FENCE SHALL BE LOCATED ALONG THE WEST BOUNDARY OF DEVELOPMENT AREA "B".

THE LANDSCAPE FEATURES WITHIN DEVELOPMENT AREA "B" SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LANDSCAPE CHAPTER OF THE GLENPOOL ZONING CODE.

LIGHTING:

WITHIN THE WEST FIFTY FEET (50 FT) OF THE DEVELOPMENT AREA "B", ALL LIGHT STANDARDS SHALL NOT EXCEED FIFTEEN FEET (15) FT IN HEIGHT; WITHIN THE REMAINDER OF DEVELOPMENT AREA "B", LIGHT STANDARDS SHALL NOT EXCEED TWENTY FEET (20 FT) IN HEIGHT.

ALL LIGHT STANDARDS, INCLUDING BUILDING-MOUNTED, SHALL BE HOODED AND DIRECTED DOWNWARD AND AWAY FROM THE WEST AND NORTH BOUNDARIES OF DEVELOPMENT AREA "B". SHIELDING OF OUTDOOR LIGHTING SHALL BE DESIGNED SO AS TO PREVENT THE LIGHT PRODUCING ELEMENT OR REFLECTOR OF THE LIGHT FIXTURE FROM BEING VISIBLE TO A PERSON STANDING AT GROUND LEVEL IN ADJACENT RESIDENTIAL AREAS. CONSIDERATION OF TOPOGRAPHY MUST BE CONSIDERED IN SUCH CALCULATIONS.

Glenpool Center South

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION FOURTEEN (14)
TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION
AND
RESTRICTIVE COVENANTS
FOR
GLENPOOL CENTER SOUTH (CONTINUED)

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS (CONTINUED)

TRASH, MECHANICAL AND EQUIPMENT AREAS:

ALL TRASH, MECHANICAL AND EQUIPMENT AREAS (EXCLUDING UTILITY SERVICE TRANSFORMERS, PEDESTALS OR OTHER EQUIPMENT PROVIDED BY FRANCHISE UTILITY PROVIDERS), INCLUDING BUILDING-MOUNTED, SHALL BE SCREENED FROM PUBLIC VIEW IN SUCH A MANNER THAT SUCH AREAS CANNOT BE SEEN BY PERSONS STANDING AT GROUND LEVEL.

TRASH DUMPSTERS SHALL BE SCREENED BY MASONRY CONSTRUCTION WITH STEEL FRAME DOORS. THE DOOR SHALL BE COVERED WITH APPROPRIATE COVERING CONTAINING A MINIMUM OF NINETY-FIVE PERCENT (95%) OPACITY TO THE GATE FRAME.

NO OUTSIDE STORAGE:

THERE SHALL BE NO OUTSIDE STORAGE OF RECYCLING MATERIAL, TRASH OR SIMILAR MATERIALS OUTSIDE OF A SCREENED RECEPTACLE, NOR SHALL TRUCKS OR TRAILER TRUCKS BE PARKED UNLESS THEY ARE ACTIVELY BEING LOADED OR UNLOADED. TRUCK TRAILERS AND SHIPPING CONTAINERS SHALL NOT BE USED FOR STORAGE.

SECTION III. RESERVE AREA "A"

A. FOR THE COMMON USE AND BENEFIT OF THE LOT OWNER, AND FOR THE BENEFIT OF THE CITY OF GLENPOOL, OKLAHOMA, THE OWNER HEREIN ESTABLISHES AND GRANTS A PERPETUAL STORMWATER DRAINAGE AND DETENTION EASEMENT ON, OVER AND ACROSS RESERVE "A" FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, DETENTION, AND DISCHARGE OF STORM WATER RUNOFF FROM WITHIN THE ADDITION, AND FROM PROPERTIES OUTSIDE THE ADDITION.

B. RESERVE "A" SHALL BE MAINTAINED BY THE OWNER THEREOF, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF GLENPOOL, OKLAHOMA. IN THE EVENT THE OWNER THEREOF FAILS TO PROPERLY MAINTAIN THE DRAINAGE EASEMENT OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN A DRAINAGE EASEMENT, OR THE ALTERATION OF THE GRADE THEREIN, THE CITY OF GLENPOOL, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE EASEMENT AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER OF RESERVE "A." IN THE EVENT THE OWNER OF RESERVE "A" FAILS TO PAY THE COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF GLENPOOL, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE ALL OWNERS WITHIN THE ADDITION. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF GLENPOOL, OKLAHOMA.

C. STORMWATER DRAINAGE AND DETENTION FACILITIES CONSTRUCTED WITHIN RESERVE "A" SHALL BE IN ACCORDANCE WITH ADOPTED STANDARDS OF THE CITY OF GLENPOOL, AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF GLENPOOL ENGINEERING DEPARTMENT.

D. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN THE STORMWATER DRAINAGE AND DETENTION EASEMENT AREA UNLESS APPROVED BY THE CITY OF GLENPOOL ENGINEERING DEPARTMENT, NOR SHALL THERE BE ANY ALTERATION OF THE GRADES OR CONTOURS IN THE EASEMENT AREA UNLESS APPROVED BY THE CITY OF GLENPOOL ENGINEERING DEPARTMENT.

E. RESERVE "A" IS HEREBY FURTHER DEDICATED AS A GENERAL UTILITY EASEMENT SUBJECT TO THE PROVISIONS FOR UTILITY EASEMENTS OUTLINED IN SECTION I. HEREINABOVE.

SECTION IV. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS, GRANTEES, AND ASSIGNS. THE COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE OWNER, ITS SUCCESSORS, GRANTEES, AND ASSIGNS, AND BY THE CITY OF GLENPOOL, OKLAHOMA. IN THE EVENT THE UNDERSIGNED OWNER OR ANY OF ITS SUCCESSORS, GRANTEES, OR ASSIGNS, OR ANY PERSON CLAIMING UNDER THEM, SHALL VIOLATE OR BREACH ANY OF THE COVENANTS AND RESTRICTIONS SET FORTH HEREIN OR IMPOSED HEREBY, ANY PERSON OR PERSONS OWNING AN INTEREST WITHIN THE ADDITION, THE BENEFICIARIES OF THE COVENANTS, OR THE CITY OF GLENPOOL, SHALL HAVE THE RIGHT TO MAINTAIN AN ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS ATTEMPTING TO VIOLATE ANY OF SUCH COVENANTS OR RESTRICTIONS TO PREVENT VIOLATION, COMPEL COMPLIANCE, OR TO RECOVER DAMAGES FOR THE VIOLATION THEREOF.

B. DURATION

THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL BUT IN ANY EVENT SHALL BE IN FORCE AND EFFECT FOR A TERM OF NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION, AT WHICH TIME SUCH COVENANTS AND RESTRICTIONS SHALL BE AUTOMATICALLY EXTENDED AND REMAIN SIMILARLY ENFORCEABLE FOR SUCCESSIVE PERIODS OF TEN (10) YEARS, UNLESS BY A MAJORITY VOTE OF THE THEN OWNERS OF THE LAND WITHIN THE ADDITION IT IS AGREED, WITH APPROVAL OF THE CITY OF GLENPOOL, TO TERMINATE SUCH COVENANTS AND RESTRICTIONS IN WHOLE OR IN PART.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. EASEMENTS AND UTILITIES, SECTION III. RESERVE AREAS, AND SECTION IV. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE GLENPOOL PLANNING COMMISSION, OR ITS SUCCESSORS, AND THE CITY OF GLENPOOL, OKLAHOMA. THE COVENANTS CONTAINED WITHIN SECTION II. PLANNED UNIT DEVELOPMENT MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE GLENPOOL PLANNING COMMISSION, OR ITS SUCCESSORS. NOTWITHSTANDING THE FOREGOING, THE COVENANTS CONTAINED WITHIN SECTION II. SHALL BE DEEMED AMENDED (WITHOUT NECESSITY OF EXECUTION OF AN AMENDING DOCUMENT) UPON APPROVAL OF A MINOR AMENDMENT TO PUD NO. 30 BY THE GLENPOOL PLANNING COMMISSION OR ITS SUCCESSORS AND RECORDING OF A CERTIFIED COPY OF THE MINUTES OF THE GLENPOOL PLANNING COMMISSION OR ITS SUCCESSORS WITH THE TULSA COUNTY CLERK. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS AND RESTRICTIONS SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

D. SEVERABILITY

INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, CSK, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT ON THIS _____ DAY OF _____ 2016.

CSK, L.L.C.
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____
(NAME, TITLE)

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2016, PERSONALLY APPEARED _____, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF CSK, L.L.C. TO THE FOREGOING INSTRUMENT, AS _____ AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SUCH COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES

NOTARY PUBLIC

CERTIFICATE OF SURVEY

I, DAN E. TANNER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, IS A REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2016.

BY: _____
DAN E. TANNER
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1435

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2016, PERSONALLY APPEARED DAN E. TANNER, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS LICENSED PROFESSIONAL LAND SURVEYOR TO THE FOREGOING CERTIFICATE AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL THE DAY AN YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES

NOTARY PUBLIC



TO: GLENPOOL PLANNING COMMISSION
FROM: RICK MALONE, CITY PLANNER
RE: SITE PLAN FOR "SOUTH ELWOOD MINI-STORAGE"
DATE: AUGUST 8th, 2016

Background:

Larry McCool with McCool & Associates, PC representing CSK, LLC has submitted for review 10.618 acres that are located north of the NW/corner of 151st street and Elwood Ave. This property is currently zoned CG (Commercial General) and RS-2 (Residential Single Family Medium Density). (PUD#30, Development Area "B").

Property Characteristics:

The proposed site is for a six one-story buildings (five mini-storage buildings and one office bldg): totaling: 42,258 square feet of the permitted 80,000 square feet by the original PUD and leaving 37,742 square feet for future expansion. The proposed use is allowed by right in the CG/RS-2 zoning district which was included in PUD 30.

The address of this project is: 14801 South Elwood Ave Glenpool, Ok.

Site Plan Review:

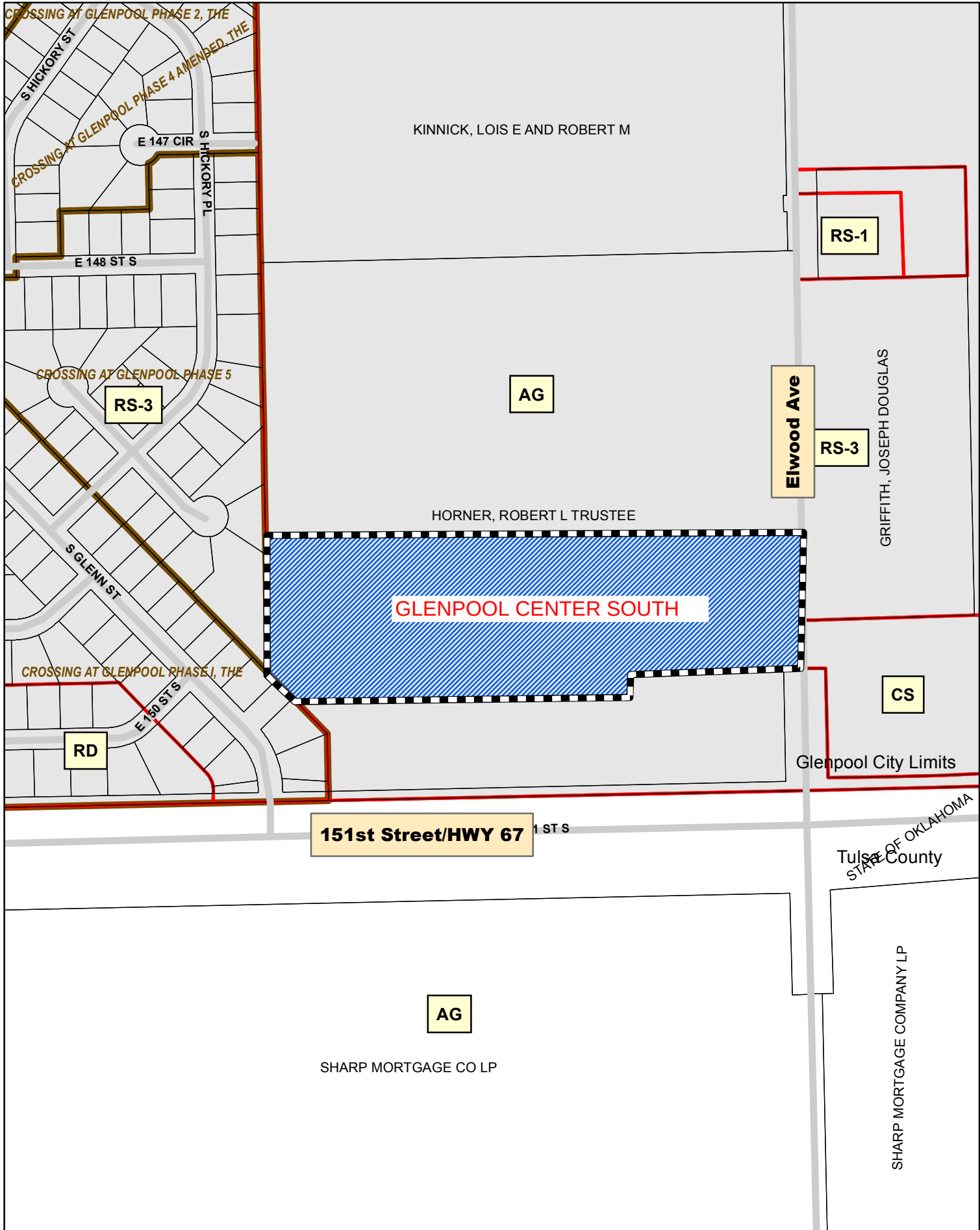
- This property is zoned CG/RS-2 and is being platted as Glenpool Center South.
- The staff has reviewed the parking provisions of the site plan and they exceed the minimum standards.
- The staff has also reviewed the landscape plan and they exceed the minimum standards.
- They will be utilizing the previously existing water service from RWD#2 and fire protection water will come from the City of Glenpool.
- Sewer service will be through the City of Glenpool.
- The utility plans were reviewed at the TAC meeting and utilities are adequate to service this site.
- An Earth Change permit has been issued.
- Sign Permit required for all signage.
- Water line plans & Engineering report and permit application have been submitted and approved per plat.
- Sanitary Sewer Plans are required.
- Grading & Erosion Control (SWP3) submitted
- Hydrology Report required.
- On July 29th, 2016 the Technical Advisory Committee reviewed the site plan per the subdivision regulations and found that they meet the requirements, however there were redlined drawings given to the engineering consultant and he has revised the drawings and they meet all the criteria for approval.

Recommendation:

The staff recommends approval of the site plan for South Elwood Mini-Storage per Staff comments listed above.

Attachments:

- 1) Site Plan
- 2) Development Area "B"



SOUTH ELWOOD MINI-STORAGE

AT GLENPOOL CENTER SOUTH

CODE SUMMARY

APPLICABLE CODES:

2015 International Building Code
2015 International Fire Code
2015 International Plumbing Code
2015 International Mechanical Code

USE GROUP:

S-1 Moderate Hazard 311.2

CONSTRUCTION TYPE:
Type 2B Bldgs A & B Sprinklered 602.2

MAXIMUM AREA OF EXTERIOR OPENINGS:

Table 705.8
North Wall >20 <30 feet No Limit
South Wall >20 <30 feet No Limit
East Wall >20 <30 feet No Limit
West Wall >20 <30feet No Limit

FIRE SUPPRESSION SYSTEMS:

Use group: S-1 Required @ Buildings "A" & "B" 903.2.9 & 903.2.11
Buildings "C", "D" & "E" separated 903.2.9.5
into <2,500 s.f. fire areas

FIRE ALARM SYSTEMS/ SMOKE DETECTORS:

Use group: S-1 Required 907.2

FIRE EXTINGUISHERS:

Use group: 2 Required (Ea. Bldg. A & B) IFC Table 906.1
3A-40BC (Max. Travel 75')

OCCUPANT LOAD:

S-1 Storage - Moderate Building "A": 12,057 gsf/500 = 25 Table 1004.1.2
Building "B": 7,200 gsf/500 = 15
Total Site: 19,257 gsf 40

EXIT ACCESS TRAVEL DISTANCE:

Use group: S-1 250' W/SPRINKLER Table 1017.2

EGRESS WIDTH:

Corridors: Table 1005.1
Storage Area: 25 persons @ 0.2' / person = 5"
(min 36") Provided 5'-0"
Doors: 1005.3.2 & 1010.1.1
Office Area: 25 persons @ 0.2' / person = 5"
(min 32") Provided 3'-6" (40" clear)

MIN. NO. OF EXITS:

S-1 Storage - Moderate 25 Occupants 1 exit required - 2 exit provided Table 1006.2.1

EXIT ACCESS PASSAGES AND CORRIDORS:

Dead end corridors: S-1 50' max. typ. 1020.4
Common path of travel: (W/Sprinkler System) less than 100' 1006.2.1
Corridor width: Minimum 36" 1020.2

PLUMBING FIXTURES REQUIRED:

IPC, Table 403.1
S-1 Storage: Water Closets Lavatories Fountains Serv. Sinks
1/100=1 1/100=1 1/1000=1 1
Total Req'd 1 1 1 1
Total Provided 1 1 1 1
All fixtures to be provided in the ministorage office under separate permit.

This code compliance summary is general in nature. The General Contractor, his subcontractors, and material and product suppliers shall be responsible for complying with all applicable standards, codes, laws, ordinances and regulations having jurisdiction at this site and for this building.

HEIGHT & AREA LIMITATIONS:

ALLOWABLE AREA:	S-1	REFER
SQUARE FEET:	17,500	Table 506.2
TOTAL ALLOWABLE:	17,500	

ALLOWABLE HEIGHT:	S-1	REFER
HEIGHT:	75'	Table 504.4
STORY:	3	

TOTAL HEIGHT:	75'	
TOTAL STORIES:	3	

ACTUAL GROSS AREA & "IBC" AREA:

IBC GROSS FIRST FLOOR AREA

Building "A" : 12,057 gsf
Building "B" : 12,057 gsf
Building "C" : 6,048 gsf
Building "D" : 6,048 gsf
Building "E" : 6,048 gsf

("IBC" Area includes roof/slab projections)

ACTUAL HEIGHT:

HEIGHT: 13.5' Top Ridge of Roof
STORIES: 1

FIRE-RESISTANCE RATINGS OF STRUCTURE ELEMENTS

Structural Frame	0 Hr.	Table 601
Exterior Loadbearing Wall	0 Hr.	Table 601
Exterior Non-loadbearing Wall	0 Hr.	Table 601
Interior Load Bearing Walls	0 Hr.	Table 601
Interior Non-loadbearing Wall	0 Hr.	Table 601
Floor Construction	0 Hr.	Table 601
Roof Construction	0 Hr.	Table 601

OTHER FIRE-RESISTANCE RATINGS OF ELEMENTS

INTERIOR CONSTRUCTION:	Req'd Rating	
Exit Passageways (Fire Barrier)	0 Hr.	Sect. 1024.3
Fire Separation Wall at S-2	0 Hr.	Table 508.3.3
Fire Partitions (Corridor walls)	0 Hr.	Table 1020.1

EXTERIOR CONSTRUCTION:

Fire Separation Distance:		Table 602
ALL	>30 feet	0 Hr.

BUILDING & SITE DATA

LEGAL DESCRIPTION:

A TRACT OF LAND THAT IS A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE AND MERIDIAN, CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

SITE AREA:	462,527 S.F. (10.61 ACRES)
BUILDING AREA:	42,258 G.S.F.
FLOOR/AREA RATIO:	10.09%
ZONING DISTRICT:	RS-2 Per PUD 30
ZONING USE UNIT:	17 - Automobile and Allied Services - Ministorage
REQUIRED SETBACKS:	75' Front Yard (East) PUD 30 30' Side Yard (South) 100' Rear Yard (West) 50' Side Yard (North)

MAXIMUM HEIGHT:

One Story

PARKING:

Spaces Required:	9 spaces (42,258/5000 s.f.)
Spaces provided:	10 spaces
Handicap spaces Required:	1 space per 1 to 25 required spaces 1 van space per 8 handicap spaces
Handicap spaces provided:	2 spaces, 2 van accessible

LANDSCAPE

Refer to the Landscape Site Plan.

GENERAL NOTES

The Drawings and Specifications are intended to describe the complete project; however, it is not possible for them to completely describe every condition, detail, assembly, device, fastener, product, material or other work required to complete the work. Where a condition is not detailed on the Drawings, provide work as needed to complete the work in a method consistent with like conditions shown.

DRAWINGS INDEX

COVER PROJECT INFORMATION - CODE COMPLIANCE, SITE DATA

SITE

A001 SITE PLAN AND PAVING PLAN
A002 SITE LANDSCAPE PLAN

CIVIL

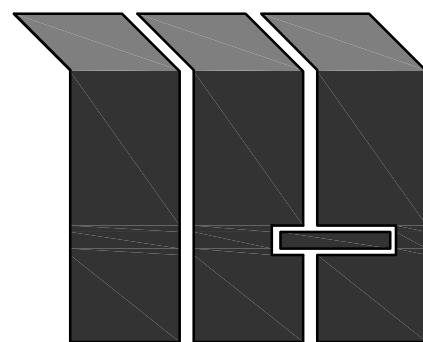
SD02 GRADING AND EROSION CONTROL PLAN EAST

STRUCTURAL

S101 FOUNDATION SYSTEM - POST-TENSION PLAN
S102 FOUNDATION SYSTEM - POST-TENSION PLAN
S103 POST-TENSION DETAILS

ARCHITECTURAL

A100 BUILDING "A" FLOOR PLAN
A101 BUILDING "B" & "C" FLOOR PLANS
A102 BUILDINGS "D" & "E" FLOOR PLANS
A103 ROOF PLANS
A200 EXTERIOR ELEVATIONS BUILDINGS "A" & "B"
A201 EXTERIOR ELEVATIONS BUILDINGS "C", "D" & "E"
A300 BUILDING SECTIONS
A301 BUILDING SECTIONS

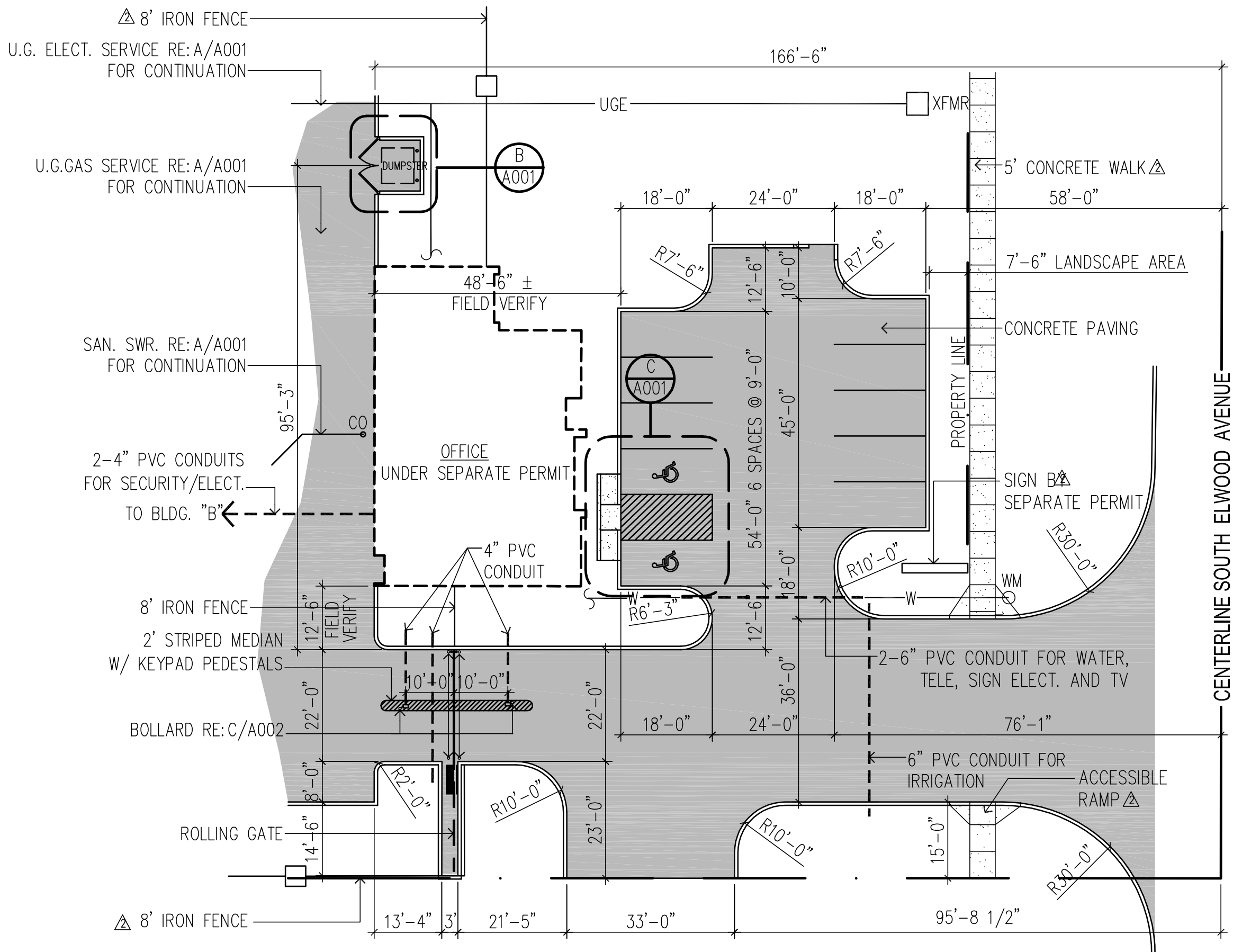
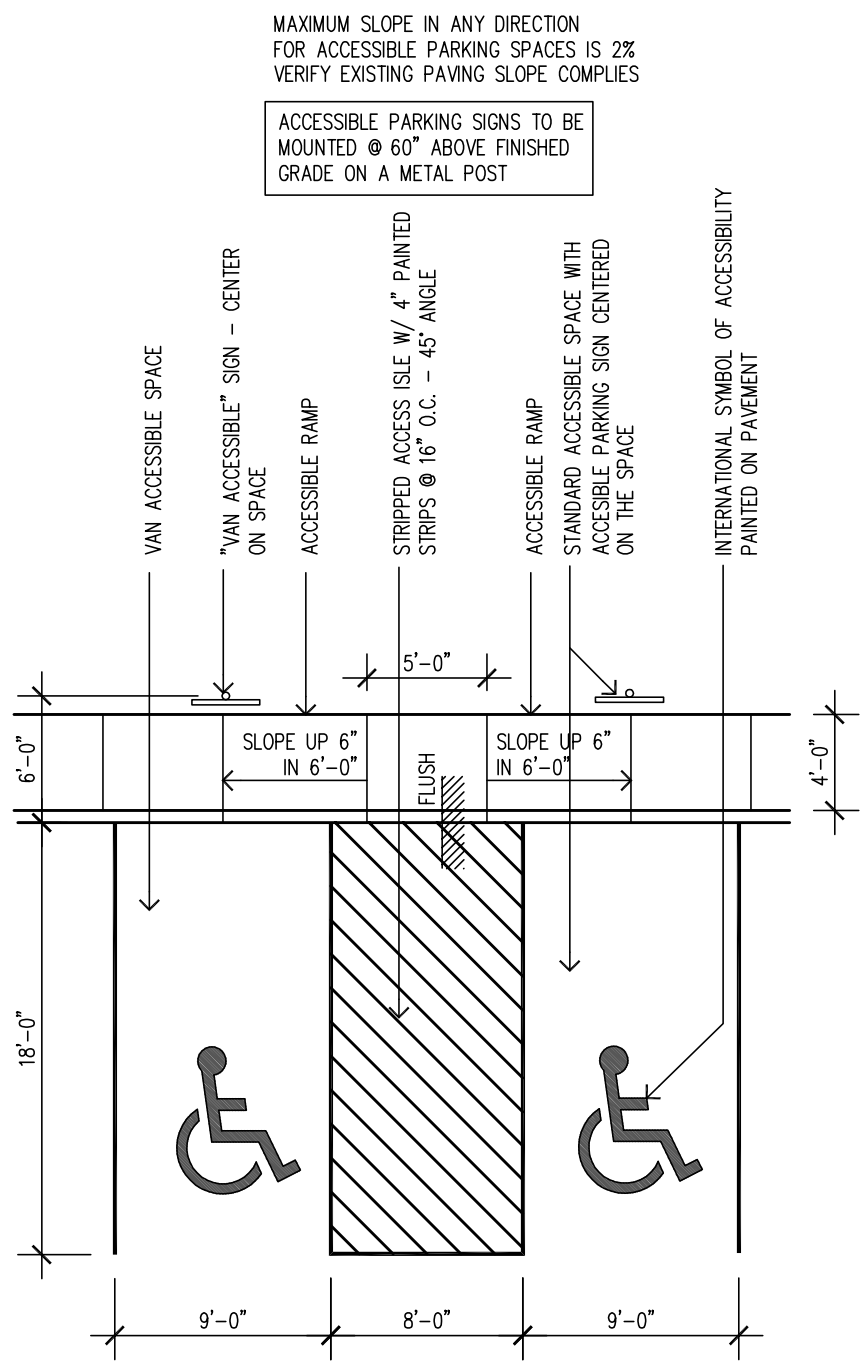
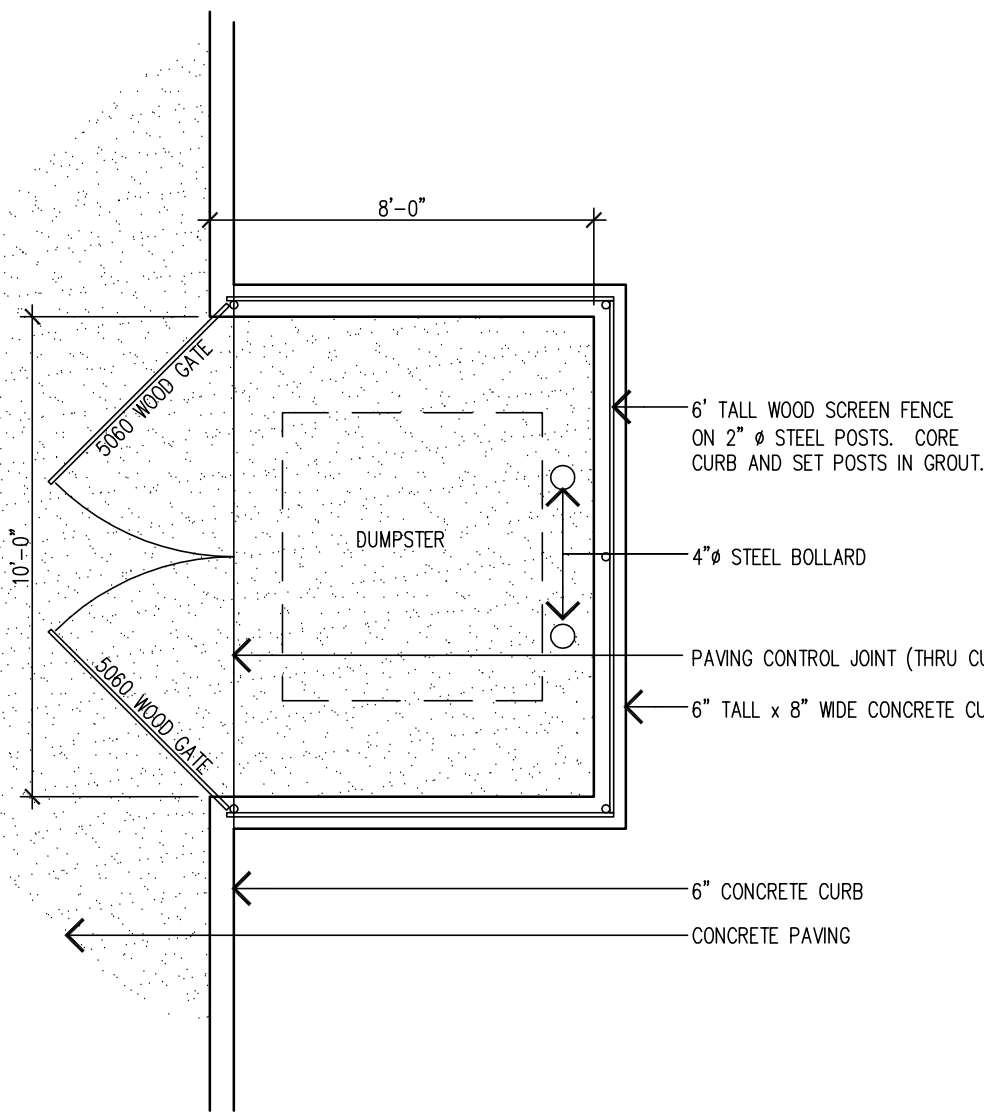
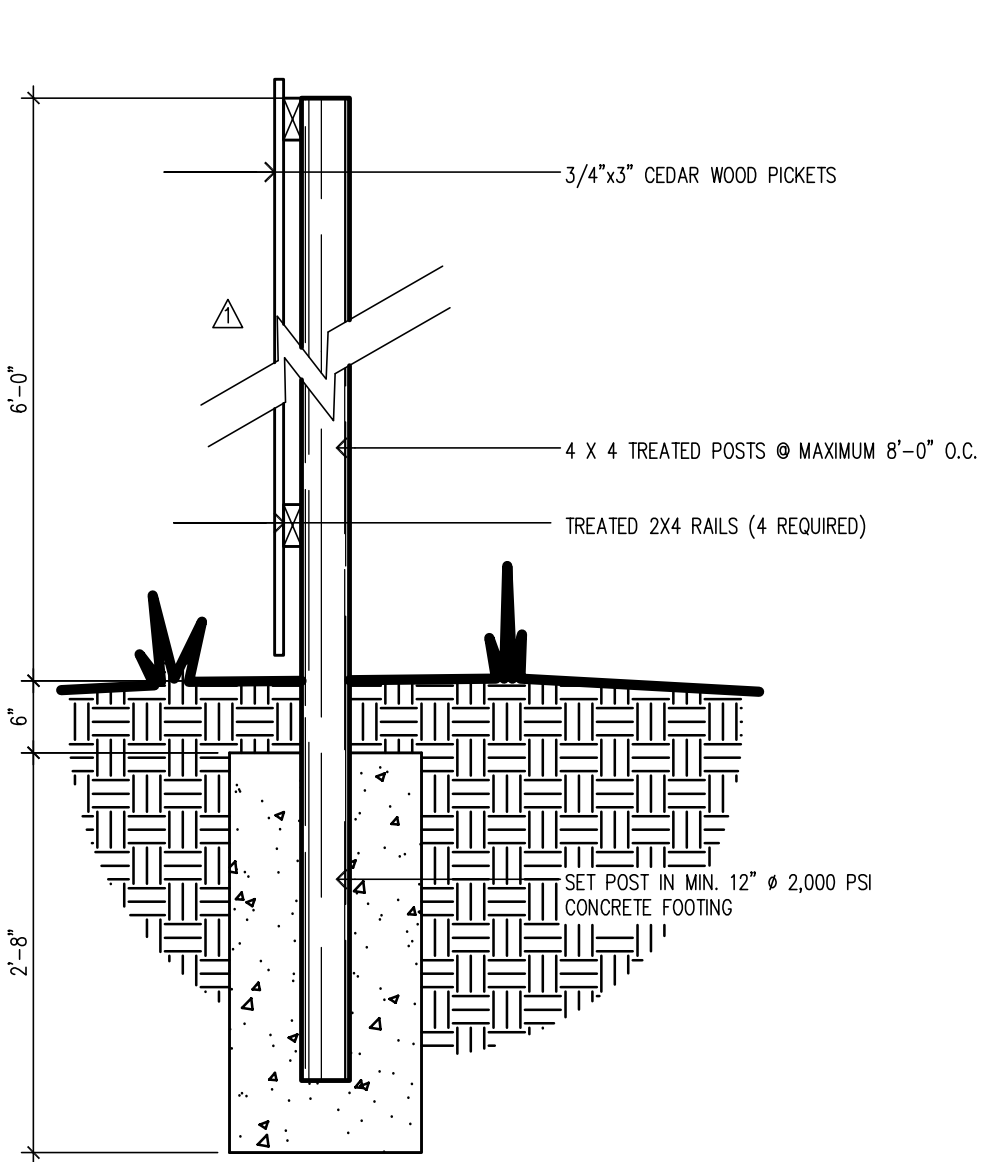


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E M A I L : larry@mccoolarchitecture.com

JULY 01, 2016

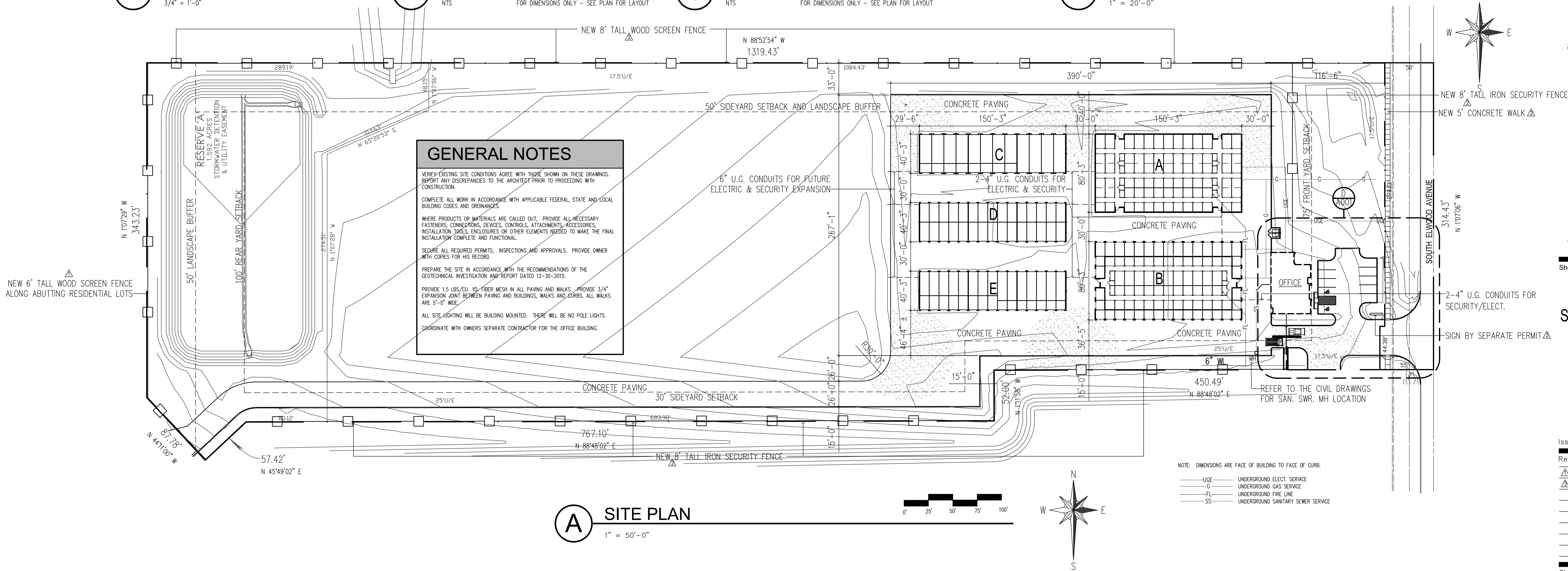


E SCREEN FENCE SECTION
3/4" = 1'-0"

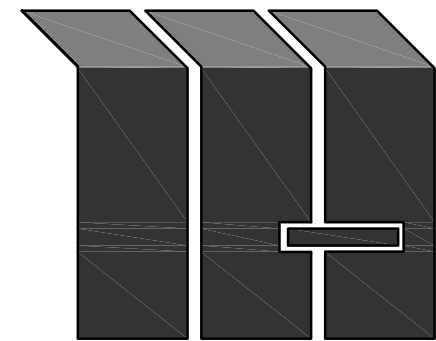
B ENLARGED PLAN
NTS FOR DIMENSIONS ONLY - SEE PLAN FOR LAYOUT

C ENLARGED PLAN
NTS FOR DIMENSIONS ONLY - SEE PLAN FOR LAYOUT

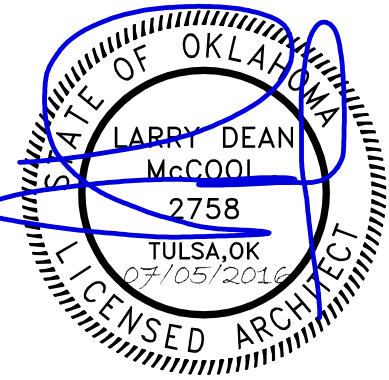
D ENLARGED SITE PLAN
1" = 20'-0"



A SITE PLAN
1" = 50'-0"



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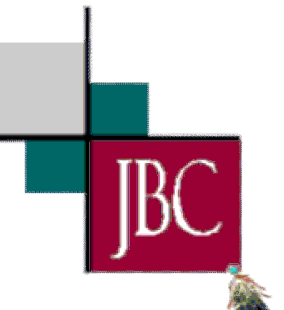
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Project
2016.04

South Elwood Mini-Storage

SOUTH ELWOOD AVE
GLENPOOL, OK

OWNER: CDK, LLC
CHRIS KETCHUM
8311 SOUTH 67TH EAST AVE.
TULSA, OK 74133
918-605-1562



Jim Butler Construction Co., Inc.

Sheet Title

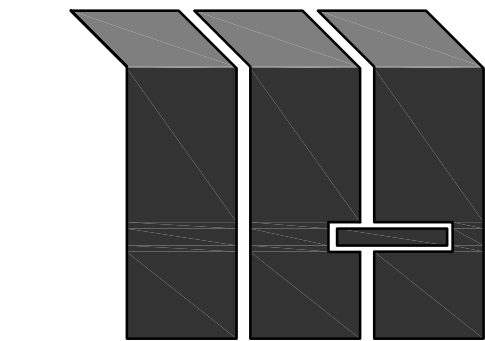
SITE PLAN

Issued: JULY 05, 2016

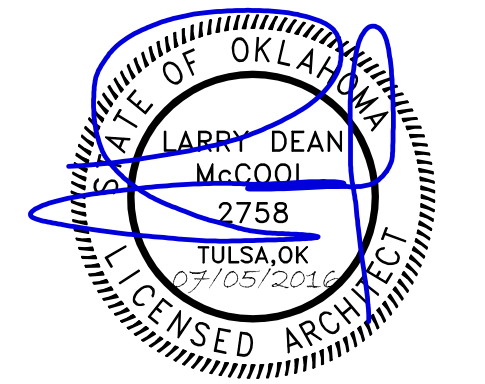
Revision	Date
△	07/30/2016
△	08/03/2016

Sheet Number

A001



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Project
2016.04

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Sheet Title

LANDSCAPE SITE PLAN

Issued: JULY 05, 2016

Revision	Date
△	07/30/2016
△	08/03/2016

Sheet Number

A002

LANDSCAPE NOTES

Verify existing site conditions agree with those shown on these drawings. Report any discrepancies to the Architect prior to proceeding with construction.

Warrant new trees for a period of one year from installation. Replace trees not showing normal growth at the end of the warranty period.

Irrigation system to be an electric solenoid control type electronically controlled underground sprinkler system of PVC plastic pipe and fittings with fixed and pop-up heads in a multi-station system, programmed as approved by the Owner's representative.

Seed all areas disturbed for detention ponds.

See the Civil drawings for additional sod required.

Refer to the Civil grading plan for locations of water courses.

LANDSCAPE REQUIREMENTS

(Per chapter 14 of the Glenpool Zoning Code)

Frontage & Perimeter

- 1&2. 7.5' landscape area along Elwood Ave.
3. Parking separate from R district by 10' landscape area
4. Req'd building setbacks landscape per street yard standards.

Parking Area

2. All parking spaces w/in 75' of ldscp. area of 100 s.f. incl. 1 tree.

Trees: (16 total required)

1. 1 tree per 1,000 s.f. street yard= 13,360 S.F./1,000=14 TREES
2. 1 Tree per 10 parking spaces outside the street yard = 1 tree
- 5a. 1 tree per 50 l.f. parking along public ROW = 1 tree
7. Tree min. sizes: ornamentals 6'x 1" caliper, conifers/evergreens 5', canopies 8'x 2" caliper

Miscellaneous

2. Irrigation required for required landscape areas.

SCHEDULE OF INSTALLATION:

LANDSCAPE MATERIAL	AUGUST 2016	SEPT. 2016	OCT. 2016	NOV. 2016
IRRIGATION				
TREES				
SOD/SEED				

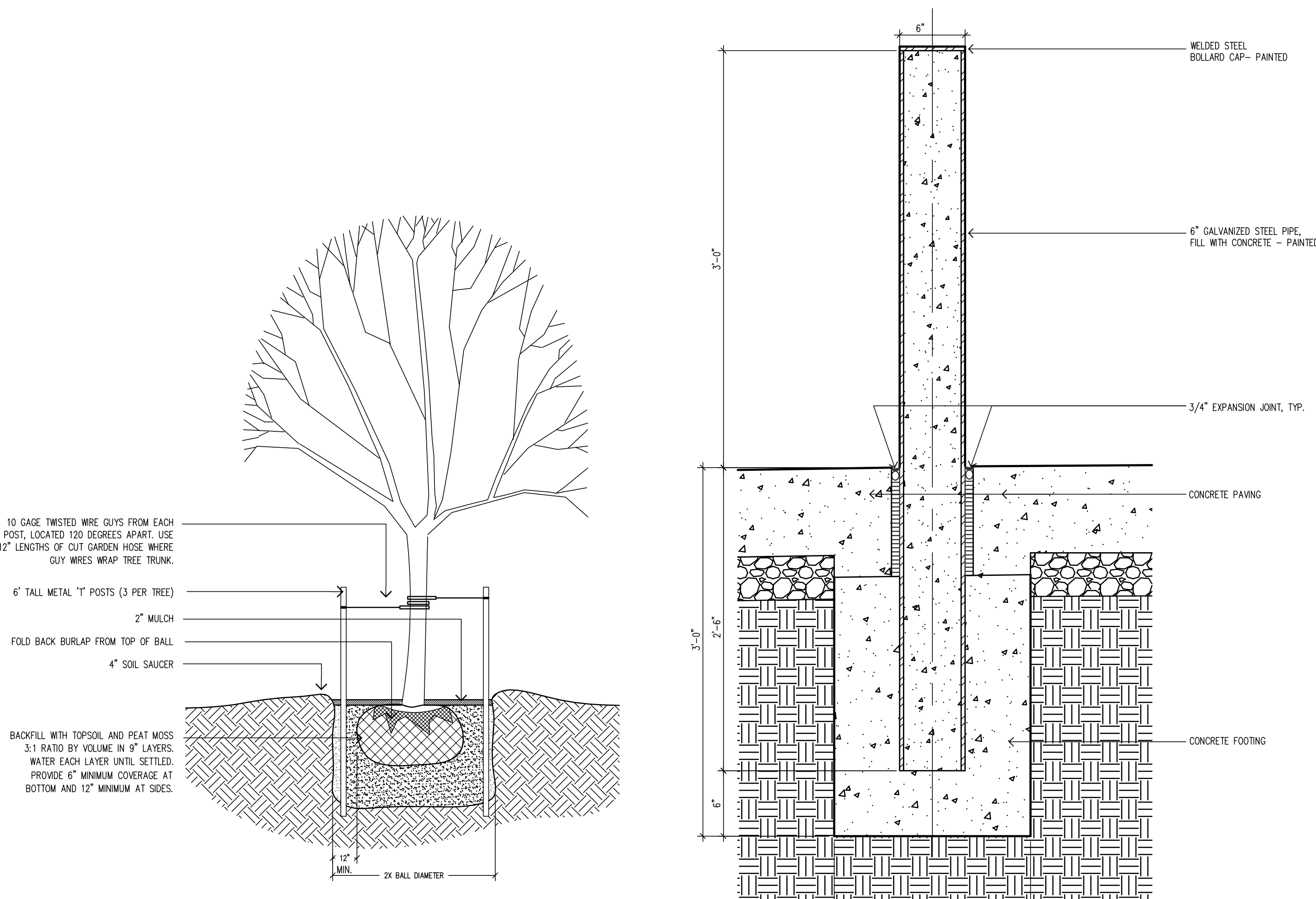
LEGAL DESCRIPTION:

A TRACT OF LAND THAT IS A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE AND MERIDIAN, CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

LANDSCAPE LEGEND

- SOD OR SEEDED AREA - IRRIGATED
- SEEDED LANDSCAPE AREA - IRRIGATED
- 6" PVC CONDUIT @ 18" BELOW GRADE
EXTEND 2' BEYOND PAVING/WALKS
- EXISTING/PROPOSED WATER COURSE
- SMALL FLOWERING
6' TALL, 1" CALIPER
- MEDIUM SIZE DECIDUOUS TREE
8' TALL, 2" CALIPER

TREES SHALL NOT BE LOCATED BENEATH THE EXISTING OVERHEAD POWER LINES. TREES SHOWN CLOSE TO THE LINES SHALL BE OF A SPECIES AND MATURE HEIGHT WHICH WILL NOT INTERFERE WITH THE POWER LINES. ADJUST TREE LOCATIONS WHERE NECESSARY. SELECT TREE SPECIES BASED ON THE SITE'S SOILS CONDITIONS, EXPOSURES, GRADE AND A SUCCESSFUL HISTORY OF GROWTH FOR THIS TYPE OF INSTALLATION. SUBMIT SELECTED SPECIES FOR EACH TREE TYPE TO THE ARCHITECT FOR HIS APPROVAL PRIOR TO INSTALLATION.

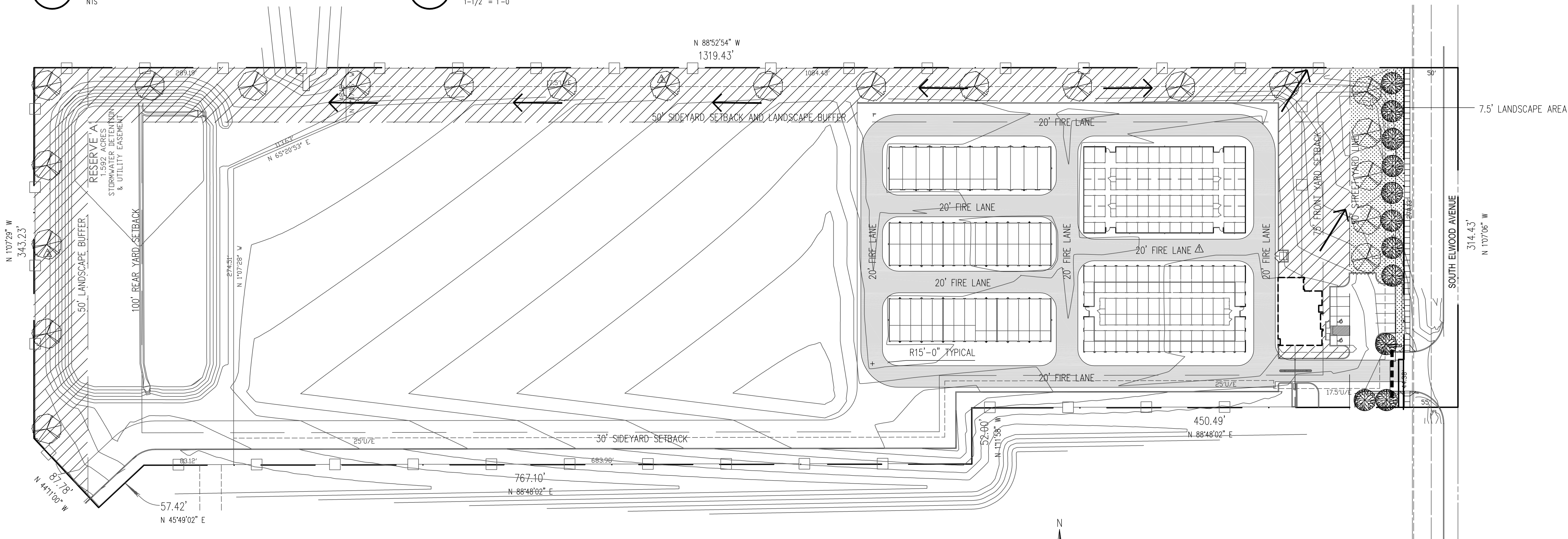


B TREE PLANTING DETAIL

NTS

C SECTION @ TYPICAL BOLLARD

1-1/2" = 1'-0"



A LANDSCAPE SITE PLAN

1" = 50'-0"

REFER TO THE CIVIL DRAWINGS FOR STORMWATER

