

NOTICE OF PUBLIC HEARING GLENPOOL PLANNING COMMISSION

TYPE OF MEETING: REGULAR
MEETING DATE: MONDAY June 13th, 2016
TIME: 6:30 PM,
LOCATION: GLENPOOL CITY HALL 3RD FLOOR
12205 S. Yukon Ave.
Glenpool, Ok. 74033

AGENDA

1. ROLL CALL, DECLARATION OF QUORUM
2. DISCUSSION AND POSSIBLE ACTION TO APPROVE MEETING MINUTES FOR May 9th, 2016.
3. Review and possible action to approve, conditionally approve, or disapprove: **SITE PLAN: (SUNOCO PARTNERS MARKETING & TERMINALS)** Bradley Bonner with STV Energy Services Inc. has submitted a request for Site Plan review on behalf of Sunoco Partners Marketing & Terminals. The subject tract is property is 10.671 acres in size and located approximately 1,000 feet north of the NE/corner of 131st Street and US 75. The property is zoned IM. ***CONTINUED FROM 5/9/16 MEETING.***
4. Review and possible action to approve, conditionally approve, or disapprove: **REVISED SITE PLAN (BYERS)** Ricky Jones with Tanner Consulting LLC has submitted a site plan in Lot 1, Block 1 Byers Company Addition located approximately 1,050 feet south of the SW/corner of 171st Street and Union Ave.
5. Review and possible action to approve, conditionally approve, or disapprove: **SITE PLAN (WHATABURGER)** Scott Barrett with Jacobs Engineering has submitted a site plan in Lot 2, Block 1 Southwest Crossroads Addition located south of the SW/corner of 121st Street and Waco Ave.
6. Review and possible action to approve, conditionally approve, or disapprove: **LOT SPLIT#215 (STEVE MURPHY)** Muhammad Khan with SMC Consulting Engineers representing Steve Murphy for review of their lot split application in order to split 1.69 acres from Lot 1, Block 2 Montapp Addition. The subject tract is located approximately 252 feet west of the northwest corner of 126th Street and South Waco Ave.
7. Review and possible action to approve, conditionally approve, or disapprove: **LOT SPLIT#216 (21ST PLACE INVESTMENTS)** Greg Weisz with Sizemore Weisz & Associate for review of their lot split application in order to split 50,000 sf from Lot 1, Block 1 Phillips Corner and add the remainder to Lot 2, Block 1 Phillips Corner Addition. The subject tract is located south of the southeast corner of 121th Street and US 75 Highway.
8. Review and possible action to approve, conditionally approve, or disapprove: **WAVIER OF PLAT: (SOLID ROCK BAPTIST CHURCH)** Rick Kosman with RK Associates PLC, representing Solid Rock Baptist Church have submitted a request for a Plat Wavier of their 5.2 tract that is located west of the NW/corner of 141st street and South Elwood Ave if required by the Board of Adjustment on GBOA-425.
9. Review and possible action to approve, conditionally approve, or disapprove: **SITE PLAN: (SOLID ROCK BAPTIST CHURCH)** Rick Kosman with RK Associates PLC, representing Solid Rock Baptist Church have submitted for Site Plan review a 5.2 tract that is located west of the NW/corner of 141st street and South Elwood Ave.
10. Discussion and possible action to review, comment on and refer to the City Council its recommendation to adopt as is, adopt as amended by the Planning Commission or deny Ordinance No. 723 An Ordinance Of The City Of Glenpool Amending Ordinance No. 458, By Imposing A Moratorium Of Five Months (150 Days) With Respect To Residential Single-Family High Density District (RS-3) And Residential Single-Family Highest Density District (RS-4) Zone Change And Subdivision Applications In The City Of

Glenpool, Oklahoma, Pending Completion Of Applicable Revisions To The City Of Glenpool 2030 Comprehensive Plan, And Including Exception For Hardship And Other Provisions Necessary To The Enforcement Of This Ordinance; And Repealing All Ordinances Or Parts Of Ordinances In Conflict Herewith; And Declaring An Emergency.

11. ADJOURNMENT

This notice was posted on or before Friday, June 10th, 2016 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.

A handwritten signature in black ink that reads "Rick Malone". The signature is written in a cursive, flowing style.

Rick Malone, City Planner

MINUTES OF PUBLIC HEARING GLENPOOL PLANNING COMMISSION

TYPE OF MEETING: REGULAR
MEETING DATE: MONDAY MAY 9th, 2016
TIME: 6:30 PM,
LOCATION: GLENPOOL CITY HALL 3RD FLOOR
12205 S. Yukon Ave.
Glenpool, Ok. 74033

AGENDA

1. ROLL CALL, DECLARATION OF QUORUM

Vice Chairman Calvert called the meeting to order at 7:00 pm and requested a roll call.

Members present: Howard Nelson, Joyce Calvert, Shayne Buchanan

Members absent: Richard Watts, Debra Cutsor

2. DISCUSSION AND POSSIBLE ACTION TO APPROVE MEETING MINUTES FOR APRIL 25th, 2016.

Motion: Howard Nelson to approve as written

Second: Shayne Buchanan

Voting Aye: Howard Nelson, Joyce Calvert, Shayne Buchanan

Voting Nay: None

Abstaining: None

Motion Passed: 3-0-0

3. Review and possible action to approve as submitted, or as amended, or be approved subject to modification; or recommend to the city council that the application be denied. COMPREHENSIVE PLAN AMENDMENT 2016-01 Stephen Lieux with Glenpool 2015 LLC has submitted a Comprehensive Plan Amendment application requesting a change from High Intensity Commercial to Low Density Residential for 20 acres located at the southwest corner of 126th street and Vancouver Ave.

Motion: Shayne Buchanan to deny.

Second: Joyce Calvert

Voting Aye: Howard Nelson, Joyce Calvert, Shayne Buchanan

Voting Nay: None

Abstaining: None

Motion Passed: 3-0-0

4. Review and possible action to approve as submitted, or as amended, or be approved subject to modification; or recommend to the city council that the application be denied. GZ-252 Stephen Lieux with Glenpool 2015 LLC has submitted a rezoning application for 20 acres located at the southwest corner of 126th street and Vancouver Ave from AG to RS-4.

Motion: Shayne Buchanan to continue to 6/13/16 meeting

Second: Joyce Calvert

Voting Aye: Howard Nelson, Joyce Calvert, Shayne Buchanan

Voting Nay: None

Abstaining: None

Motion Passed: 3-0-0

5. **Review and possible action to approved as submitted, or as amended, or be approved subject to modification; or recommend to the city council that the application be denied. PUD #31** Stephen Lieux with Glenpool 2015 LLC has submitted a residential PUD on 20 acres located at the southwest corner of 126th street and Vancouver Ave (**GZ-252 Tract**) (**STAFF REQUESTS THAT THIS CASE BE CONTINUED TO 6/13/16**)

Motion: Shayne Buchanan to continue to 6/13/16 meeting

Second: Joyce Calvert

Voting Aye: Howard Nelson, Joyce Calvert, Shayne Buchanan

Voting Nay: None

Abstaining: None

Motion Passed: 3-0-0

6. **Review and possible action to approve, conditionally approve, or disapprove the preliminary plat: (CROSSINGS AT 126TH STREET)** Kyle Sewell with CraftonTull & Associates has submitted a request for a Preliminary Plat review on behalf of Glenpool 2015, LLC. The subject tract is property is 20 acres in size and located at the southwest corner of 126th Street and Vancouver Ave. (**GZ-252/PUD#31 Tract**) (**STAFF REQUESTS THAT THIS CASE BE CONTINUED TO 6/13/16**)

Motion: Howard Nelson to continue to 6/13/16 meeting

Second: Shayne Buchanan

Voting Aye: Howard Nelson, Joyce Calvert, Shayne Buchanan

Voting Nay: None

Abstaining: None

Motion Passed: 3-0-0

7. **Review and possible action to approve as submitted, or as amended, or be approved subject to modification; or recommend to the city council that the application be denied. GZ-253** Stephen Lieux with Glenpool 2015 LLC has submitted a rezoning application for 50 acres located north and east of the northeast corner of 151st Street (Hwy 67) and Elwood Ave. from AG to RS-4.

Motion: Howard Nelson to continue to 6/13/16 meeting

Second: Shayne Buchanan

Voting Aye: Howard Nelson, Joyce Calvert, Shayne Buchanan

Voting Nay: None

Abstaining: None

Motion Passed: 3-0-0

8. **Review and possible action to be approved as submitted, or as amended, or be approved subject to modification; or recommend to the city council that the application be denied. PUD #32** Stephen Lieux with Glenpool 2015 LLC has submitted a residential PUD on 50 acres located north and east of the northeast corner of 151st Street (Hwy 67) and Elwood Ave. (**GZ-253 Tract**). (**STAFF REQUESTS THAT THIS CASE BE CONTINUED TO 6/13/16**)

Motion: Howard Nelson to continue to 6/13/16 meeting

Second: Shayne Buchanan
Voting Aye: Howard Nelson, Joyce Calvert, Shayne Buchanan
Voting Nay: None
Abstaining: None
Motion Passed: 3-0-0

9. **Review and possible action to approve, conditionally approve, or disapprove the preliminary plat:**
(ELWOOD HEIGHTS) Kyle Sewell with Crafton Tull & Associates has submitted a request for a Preliminary Plat review on behalf of Glenpool 2015, LLC. The subject tract is property is 50 acres and located north and east of the northeast corner of 151st Street (Hwy 67) and Elwood Ave. **(GZ-253/PUD#32 Tract) (STAFF REQUESTS THAT THIS CASE BE CONTINUED TO 6/13/16)**

Motion: Howard Nelson to continue to 6/13/16 meeting
Second: Shayne Buchanan
Voting Aye: Howard Nelson, Joyce Calvert, Shayne Buchanan
Voting Nay: None
Abstaining: None
Motion Passed: 3-0-0

10. **Review and possible action to approve, conditionally approve, or disapprove SITE PLAN: (SUNOCO PARTNERS MARKETING & TERMINALS)**

Bradley Bonner with STV Energy Services Inc. has submitted a request for Site Plan review on behalf of Sunoco Partners Marketing & Terminals. The subject tract is property is 10.671 acres in size and located approximately 1,000 feet north of the NE/corner of 131st Street and US 75. The property is zoned IM.

Motion: Shayne Buchanan to continue to 6/13/16 meeting
Second: Howard Nelson
Voting Aye: Howard Nelson, Joyce Calvert, Shayne Buchanan
Voting Nay: None
Abstaining: None
Motion Passed: 3-0-0

11. **Discussion and possible action to:** (i) concur in the action of the City Council on May 2, 2016, directing staff to commence the process of undertaking a periodic review and update of the Comprehensive Plan for the City of Glenpool, and (ii) agree that the Planning Commission shall consider imposing a moratorium, as the Commission in good faith deems necessary, to delay acting on zone change (or other) land use applications that may be significantly affected by any changes in the City's zoning regulations which conform to amendments of the Comprehensive Plan, *provided that* such moratorium, if any, shall apply only to land use applications submitted after the date of adoption of the moratorium ordinance by the City Council.

Motion: Shayne Buchanan to direct staff to present an ordinance to the City Council at their next regularly scheduled meeting that would accomplish the following based on a recommendation from the Planning Commission: 1.) Enact a limited duration residential zoning moratorium with respect to RS-3 and RS-4 zoning for a period of time of not more than five months from the date the ordinance is approved; 2.) Recommend approval of the emergency clause with respect to such ordinance.

The purpose of such ordinance is to allow city staff and the Planning Commission sufficient time to solicit citizen input, review, and draft amendments to the comprehensive plan and residential zoning regulations to better reflect the desires of the community balanced with the potential prerogatives of landowners.

Second: Joyce Calvert
Voting Aye: Howard Nelson, Joyce Calvert, Shayne Buchanan
Voting Nay: None
Abstaining: None
Motion Passed: 3-0-0

- 12. Review and possible action to approve as submitted, or as amended, or be approved subject to modification; or recommend to the city council that the application be denied. GZ-254** Dustin Hansen with 21st Place Investment Group has submitted a rezoning application for 25.091 acres located at the southeast corner of 121st Street and US Hwy 75 from CS to CG.

Motion: Howard Nelson to continue to 6/13/16 meeting
Second: Shayne Buchanan
Voting Aye: Howard Nelson, Joyce Calvert, Shayne Buchanan
Voting Nay: None
Abstaining: None
Motion Passed: 3-0-0

- 13. This item is declaring the expiration of Ms. Calvert's term on the Planning Commission and asking her to declare her intentions regarding whether she seeks reappointment.**

Commissioner Calvert submitted a letter requesting to continue to serve the Planning Commission and Board of Adjustment for a three year term.

14. ADJOURNMENT

There being no further business; Vice Chairman Calvert declared the meeting adjourned at 8:45 p.m

Signature: Chairman Watts

ATTEST:

Rick Malone, Secretary

MEMORANDUM

TO: THE GLENPOOL PLANNING COMMISSION
FROM: RICK MALONE, CITY PLANNER
RE: STAFF RECOMMENDATION
SITE PLAN FOR “SUNOCO GLENPOOL BUTANE BLENDING FACILITY”
DATE: June 13th, 2016

BACKGROUND:

Bradley Bonner with STV Energy Services, Inc representing Sonoco have submitted a Site Plan 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).

ZONING:

This site is zoned IM Industrial Medium Density and the lot sizes and density is consistent with the underlying zoning.

TAC MEETING 3/25/16:

- The TAC meeting reviewed the plan for conformance with the requirements and were determined to be in general compliance however, there were some revisions required and the applicant was given the redlines from and the staff received the changes and are satisfied that this Site Plan meets the guidelines for approval. Since that time the revised plans were submitted the staff is satisfied they meet the requirements.

PLANNING COMMISSION MEETING 5/9/16:

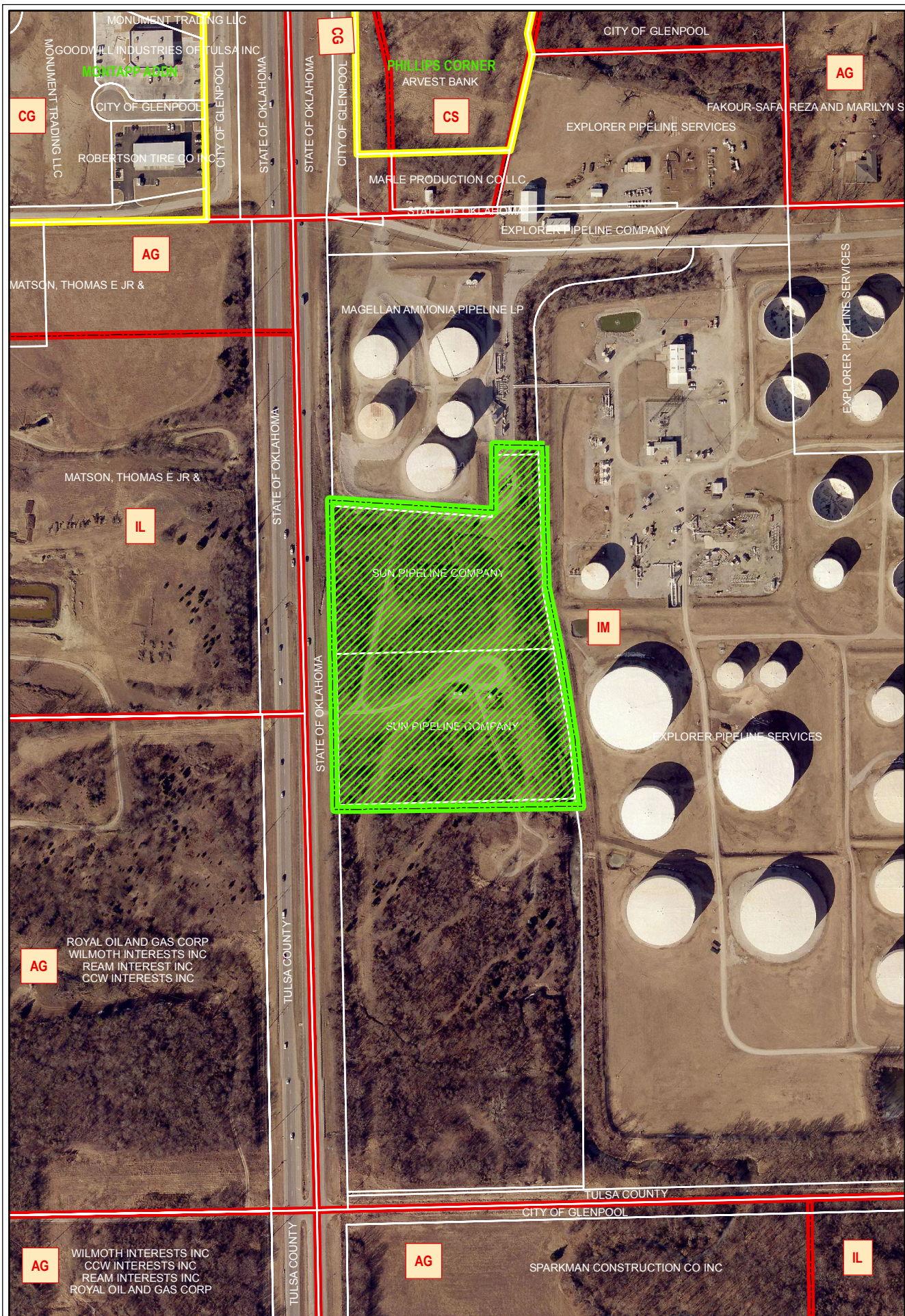
- The Planning Commission meeting was held on 5/9/16 and the Site Plan was reviewed for conformance with the requirements and were determined to be in general compliance however, there were some unresolved issues with the mineral rights owners and the Planning Commission voted 3-0 to continue this case to 6/13/16 in order to give the land owner and mineral rights owner time to work out their issues.

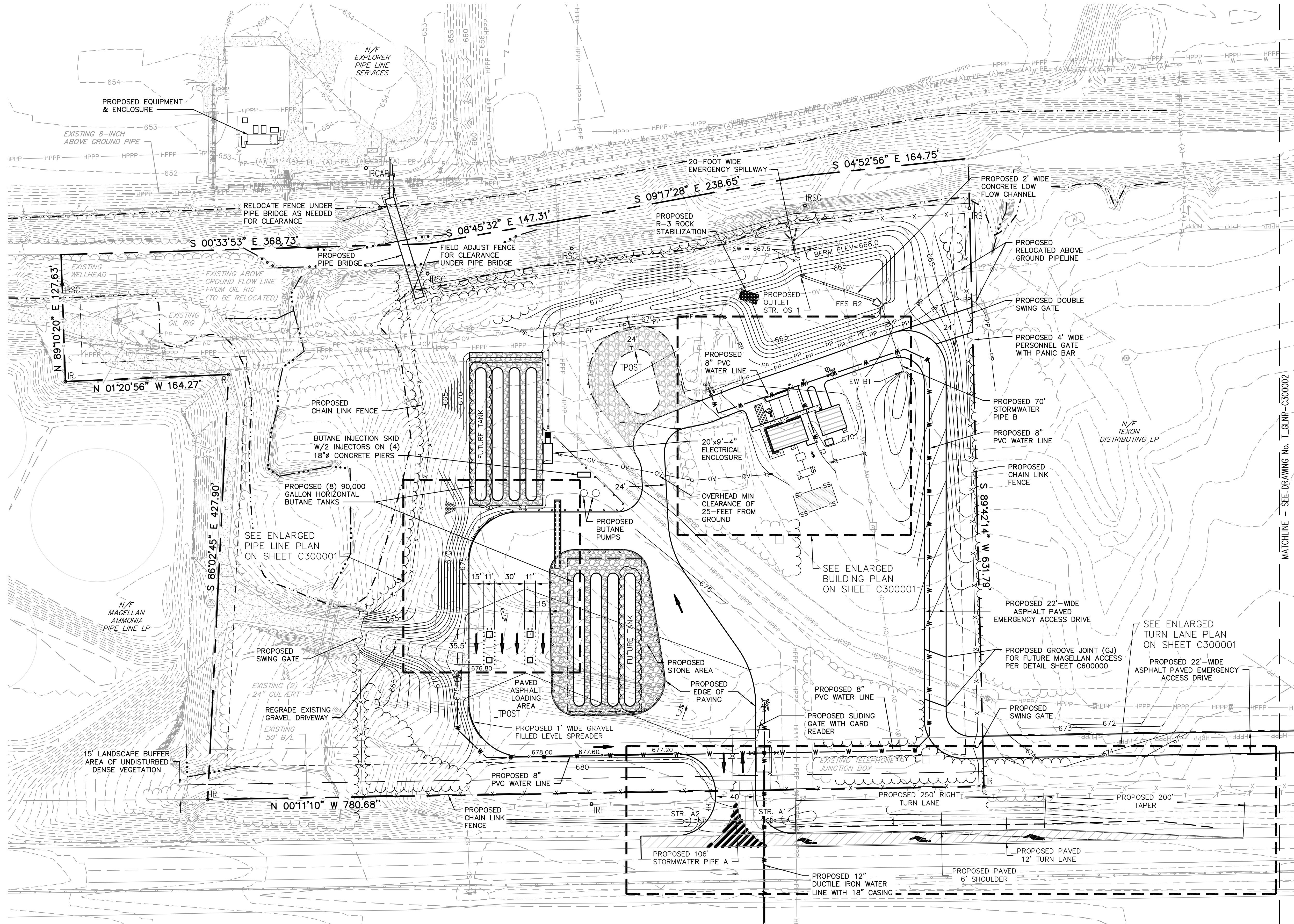
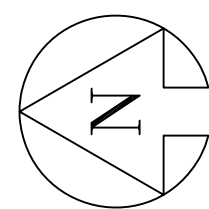
RECOMMENDATION:

Staff recommends approval of the SITE PLAN for “SONOCO GLENPOOL BUTANE BLENDING TERMINAL”

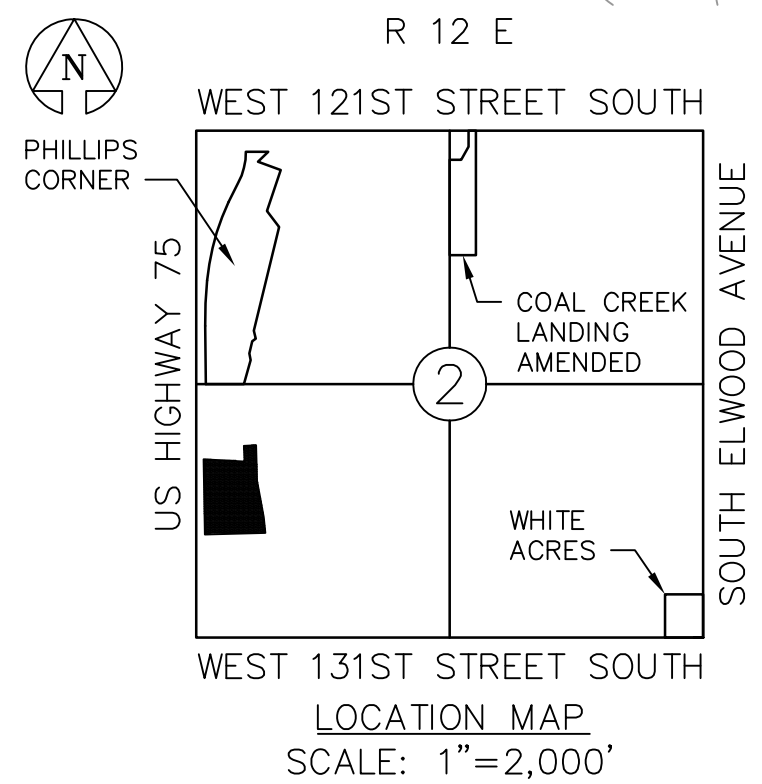
ATTACHMENTS:

1. 11” X 17” SITE PLAN of “SONOCO GLENPOOL BUTANE BLENDING FACILITY”.





- NOTES:
1. APPLICANT:
SUN PIPE LINE COMPANY
ATTN: TAX DEPT 1010 CENTER CO.
1801 MARKET ST.
PHILADELPHIA, PA 19103-1628
CONTACT: SCOTT RITCHEY
PHONE: 1 (215) 266-1516
 2. BOUNDARY, TOPOGRAPHIC INFORMATION, AND RIGHT-OF-WAY EASEMENTS WERE TAKEN FROM A PRELIMINARY PLAN TITLED "BOUNDARY SURVEY OF GLENPOOL STATION IN THE SE 1/4 OF SECTION 2, T17N - R12E TULSA COUNTY, OKLAHOMA" PREPARED FOR SUNOCO PIPE LINE, LP BY TOPOGRAPHIC LAND SURVEYORS OF OKLAHOMA, DATED 08/31/12.
 3. CONTROL POINT:
JW-224 OF SW 1/4 OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 12 EAST (363126.960 N, 2556117.563 E)
ELEVATION = 709.877
OKLAHOMA STATE PLANE COORDINATE SYSTEM, 3501-OKLAHOMA NORTH
HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88
 4. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE OKLAHOMA ONE CALL SYSTEM, INC. SHALL BE NOTIFIED AT 1-800-522-OKIE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
 5. THE FLOODPLAIN SHOWN HEREON VARIES BETWEEN CONTOUR 659 AND 661 BASED ON THE FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA; PANEL NO. 407 OF 530; MAP NO. 40143C0407L; MAP REVISED OCTOBER 16, 2012.
 6. EXISTING PIPE LINE LOCATIONS ARE APPROXIMATE AND WILL BE VERIFIED PRIOR TO CONSTRUCTION.
 7. REAL PROPERTY CONVEYANCE DATED MARCH 27TH, 1973, BETWEEN EXPLORER PIPE LINE COMPANY, GRANTOR, TO SUN PIPE LINE COMPANY, GRANTEE, EXCEPTING AND RESERVING UNTO EXPLORER PIPE LINE COMPANY ALL OF THE OIL, GAS, AND OTHER MINERALS THAT MAY BE PRODUCED, AS WELL AS A RIGHT-OF-WAY AND EASEMENT ON, OVER, UNDER, THROUGH, AND ACROSS THE DESCRIBED PROPERTY AS DESCRIBED IN SAID DEED. RECORDED ON MARCH 27TH, 1973, IN BOOK 4068 PAGE 165 AT THE COUNTY CLERKS OFFICE IN THE COUNTY OF TULSA, STATE OF OKLAHOMA.
 8. PIPE LINE EASEMENT DATED MARCH 9TH, 1998, BETWEEN SUN PIPE LINE COMPANY, GRANTOR, AND WILLIAMS PIPE LINE COMPANY, GRANTEE, RECORDED MARCH 10TH, 1998, IN BOOK 6025 PAGE 0749 AT THE COUNTY CLERKS OFFICE IN THE COUNTY OF TULSA, STATE OF OKLAHOMA.
 9. UNDERGROUND ELECTRICAL CONDUIT SYSTEM RIGHT-OF-WAY AND EASEMENT DATED JULY 27TH, 1998, BETWEEN SUN PIPE LINE COMPANY, GRANTOR, AND WILLIAMS PIPE LINE COMPANY, GRANTEE, RECORDED JULY 27TH, 1998, IN BOOK 6091 PAGE 2649 AT THE COUNTY CLERKS OFFICE IN THE COUNTY OF TULSA, STATE OF OKLAHOMA.
 10. ELECTRICAL EASEMENT DATED JUNE 8TH, 1998 BETWEEN SUN PIPE LINE COMPANY, GRANTOR, AND OKLAHOMA GAS AND ELECTRIC COMPANY, GRANTEE, RECORDED JUNE 8TH, 1998, IN BOOK 6066 PAGE 0998 AT THE COUNTY CLERKS OFFICE IN THE COUNTY OF TULSA, STATE OF OKLAHOMA.
 11. SUBDIVISION CONSISTS OF ONE (1) LOT ON NE (1) BLOCK.
 12. GROSS SUBDIVISION AREA: 10.70 ACRES (466,145.09 S.F.)
 13. THE OUT LIMITS OF THE FULLY URBANIZED 100-YEAR EVENT (1 PERCENT PER YEAR) FLOODPLAIN ARE FULLY CONTAINED WITHIN THE DRAINAGE EASEMENTS AND/OR RESERVE AREAS AS SHOWN HEREIN.
 14. THE NOTTI GATHERING PIPELINE WAS ABANDONED AND CAPPED. PIPELINE WILL BE REMOVED AS REQUIRED.
 15. NO DISTURBANCE IS PROPOSED WITHIN THE 100-YEAR FLOODPLAIN.
 16. A WETLAND SCIENTIST CONFIRMED THERE ARE NO WETLANDS PRESENT ON THE SITE.
 17. THE OKLAHOMA DEPARTMENT OF TRANSPORTATION (ODOT) SHALL BE NOTIFIED A MINIMUM OF SEVEN (7) DAYS IN ADVANCE OF ANY WORK TO BE PERFORMED ALONG HIGHWAY ROUTE 75.
 18. CONTRACTOR/OWNER TO SUPPLY CRIBBING FOR TRUCKS CROSSING OVER ALL ABOVE GROUND PIPELINES.
 19. ALL EXCAVATION UNDER EXISTING AND FUTURE PAVEMENT SHALL BE BACKFILLED WITH SAND.
 20. ALL WATERLINES EXPOSED DURING CONSTRUCTION SHALL BE BACKFILLED WITH SAND.
 21. DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPE. THE TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE FOR AT LEAST THIRTY (30) DAYS. NO PIPE SHALL EXCEED A DEFLECTION OF MORE THAN FIVE (5%) PERCENT. IF THE DEFLECTION TEST IS TO BE RUN USING A RIGID BALL AND MANDREL, IT SHALL HAVE A DIAMETER EQUAL TO NINETY-FIVE (95%) PERCENT OF THE INSIDE DIAMETER OF THE PIPE. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.
 22. POLYVINYL CHLORIDE (PVC) PIPES SHALL CONFORM TO ASTM D-3034, ASTM F-679, AND ASTM F-789; AND ASTM F-89-49 FOR PROFILE WALL PIPE REGARDLESS OF SIZE OPEN PROFILE WALL PIPE WILL BE ALLOWED ONLY ON SECTIONS OF PIPE WHERE THERE ARE NO APPARENT SERVICE CONNECTIONS.
 23. SPECIAL SANITARY SEWER PIPE SHALL BE REQUIRED TO SATISFY MINIMUM HORIZONTAL AND VERTICAL CLEARANCE REQUIREMENTS FROM WATERLINES, WELLS AND PETROLEUM STORAGE TANKS, AS ESTABLISHED BY THE OKLAHOMA STATE DEPARTMENT OF ENVIRONMENTAL QUALITY (ODEQ).
 24. SPECIAL SANITARY SEWER PIPE SHALL BE EITHER PVC OR DUCTILE IRON PIPE (DIP). SPECIAL PVC PIPE SHALL CONFORM TO ASTM D-2241 AND SDR 32.5 FOR SIZES FOUR (4") INCHES TO THIRTY-SIX (36") INCHES, OR AWWA C-900 AND AWWA C-905; WITH A MINIMUM DR RATING OF EIGHTEEN (18) FOR PIPE SIZES FOUR (4") INCHES TO TWELVE (12") INCHES AND A MINIMUM DR RATING OF 32.5 FOR PIPE SIZES GREATER THAN TWELVE (12") INCHES. DIP PIPES SHALL MEET THE REQUIREMENTS SPECIFIED BELOW.



GRAPHIC SCALES

1"=50'

50' 0 50' 100'

STV

Baltimore, MD Bismarck, ND Denver, CO Douglassville, PA Houston, TX Pittsburgh, PA Williamsport, PA

THE LOCATION OF FACILITY SUBSURFACE STRUCTURES, EQUIPMENT, UTILITIES OR PIPING MAY NOT BE SHOWN HEREON. IF SHOWN, LOCATION MUST BE CONSIDERED AS APPROXIMATE ONLY. FOLLOW REQUIRED ONE-CALL OR FACILITY PROCEDURES PRIOR TO EXCAVATING OR PROBING TO DETERMINE ACTUAL CONDITIONS.

STV PROJECT No.: 38-17225

ENGINEERING RECORD

DRAWN BY	JLS
CHECKED BY	JDA
APPROVED BY	RJL
DATE	08/12/15
SCALE	AS NOTED

ENGINEERING RECORD

DRAWN BY: JLS

CHECKED BY: JDA

APPROVED BY: RJL

DATE: 08/12/15

SCALE: AS NOTED

OLD DRAWING NO.

1	04/08/16	REVISED PER CITY COMMENTS DATED 04/01/2016	STV	
0	03/22/16	ISSUED FOR CONSTRUCTION	STV	
REV.	DATE	APP#	DESCRIPTION	APPROVAL

GLENPOOL TERMINAL

GLENPOOL BUTANE BLENDING FACILITY

GRADING & UTILITIES PLAN

Sunoco Partners Marketing and Terminals L.P.

CITY OF GLENPOOL

TULSA COUNTY, OKLAHOMA

DWG. NO. **T_GLPN_C300000**

REV. NO. **0**

TO: GLENPOOL PLANNING COMMISSION

FROM: RICK MALONE, CITY PLANNER

RE: REVISED SITE PLAN FOR "BYERS COMPANY ADDITION"

DATE: JUNE 13th, 2016

Background:

Ricky Jones with Tanner Consulting LLC, representing D.P Byers Company LLC has submitted a revised site plan for 4.945 acres located south of the SW/corner of 171st street and Union Ave and is currently zoned CG (Commercial General).

Property Characteristics:

The proposed use of the site is currently has built two one story buildings: 9,900sf for Trade/Service, a 2,500sf building for an office on the north end of the site. The proposed uses are allowed in the CG zoning district.

The address of this project is: North Building: 17315 South Union Ave, Northwest Building: 17319 South Union Ave.

Site Plan Review:

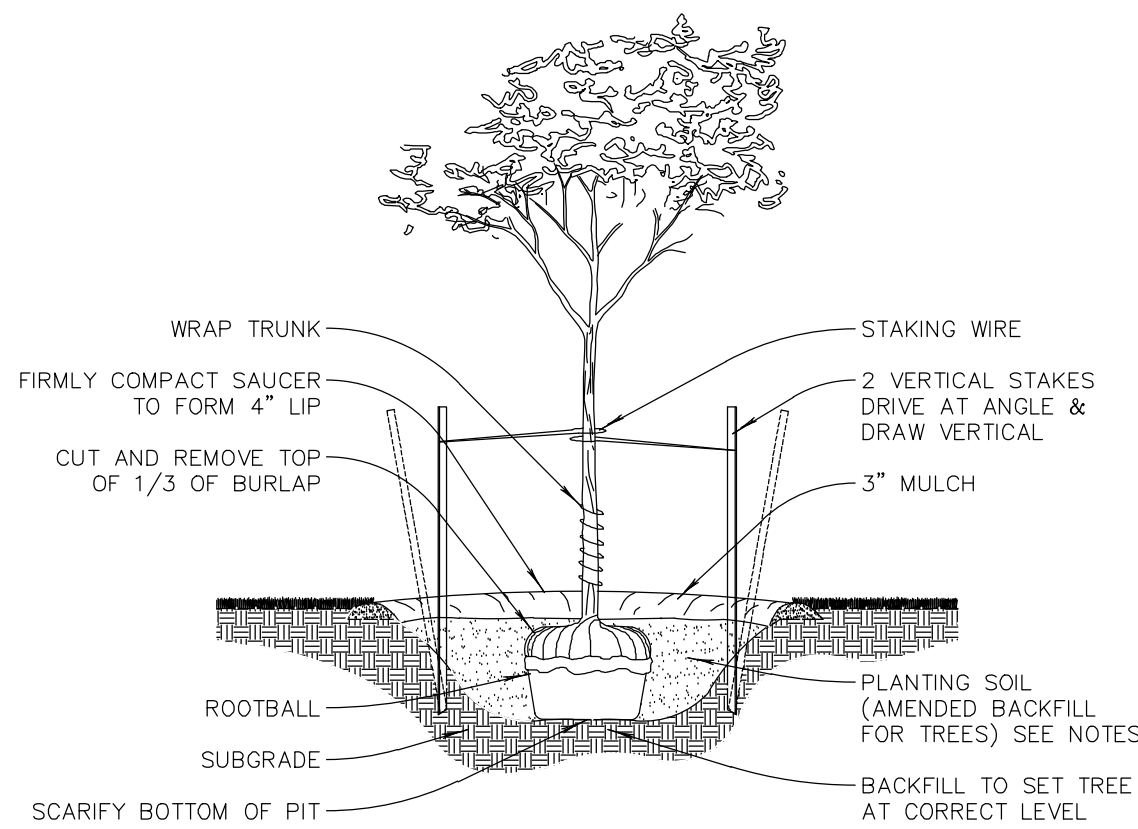
- This property was zoned CG by GZ-231 which was approved by the Planning Commission 6/11/10, City Council on 6/21/10 and ordinance #636 changed the zoning, and this tract was recently platted as Lot 1, Block 1 Byers Company Addition.
- The staff has reviewed the parking provisions of the site plan and found that they need to be revised to show correct size.
- The staff has also reviewed the landscape plan and they exceed the minimum standards.
- They will be utilizing the existing water and sewer service abutting this property.
- The utility plans were reviewed at the TAC meeting and all necessary utilities and easements are adequate to service this site.
- An Earth Change permit has been submitted and has been approved and released.
- Water line plans & Engineering report and permit application required.
- Sanitary Sewer Plans required. Received
- Grading & Erosion Control (SWP3) required. Received
- Hydrology Report required. Received
- ODEQ NOI required. Received
- Need draft pond for fire protection with Auto-fill waterline for pond.
- Sidewalk shown.
- On May 27th, 2016 the Technical Advisory Committee reviewed the site plan per the subdivision regulations and found that they meet the requirements.

Recommendation:

The staff recommends approval of the revised site plan for Byers Company Addition per TAC and Staff comments listed above.

Attachment:

- 1) Case Map
- 2) Approved Site Plan
- 3) Revised Site Plan



A Tree Planting Detail

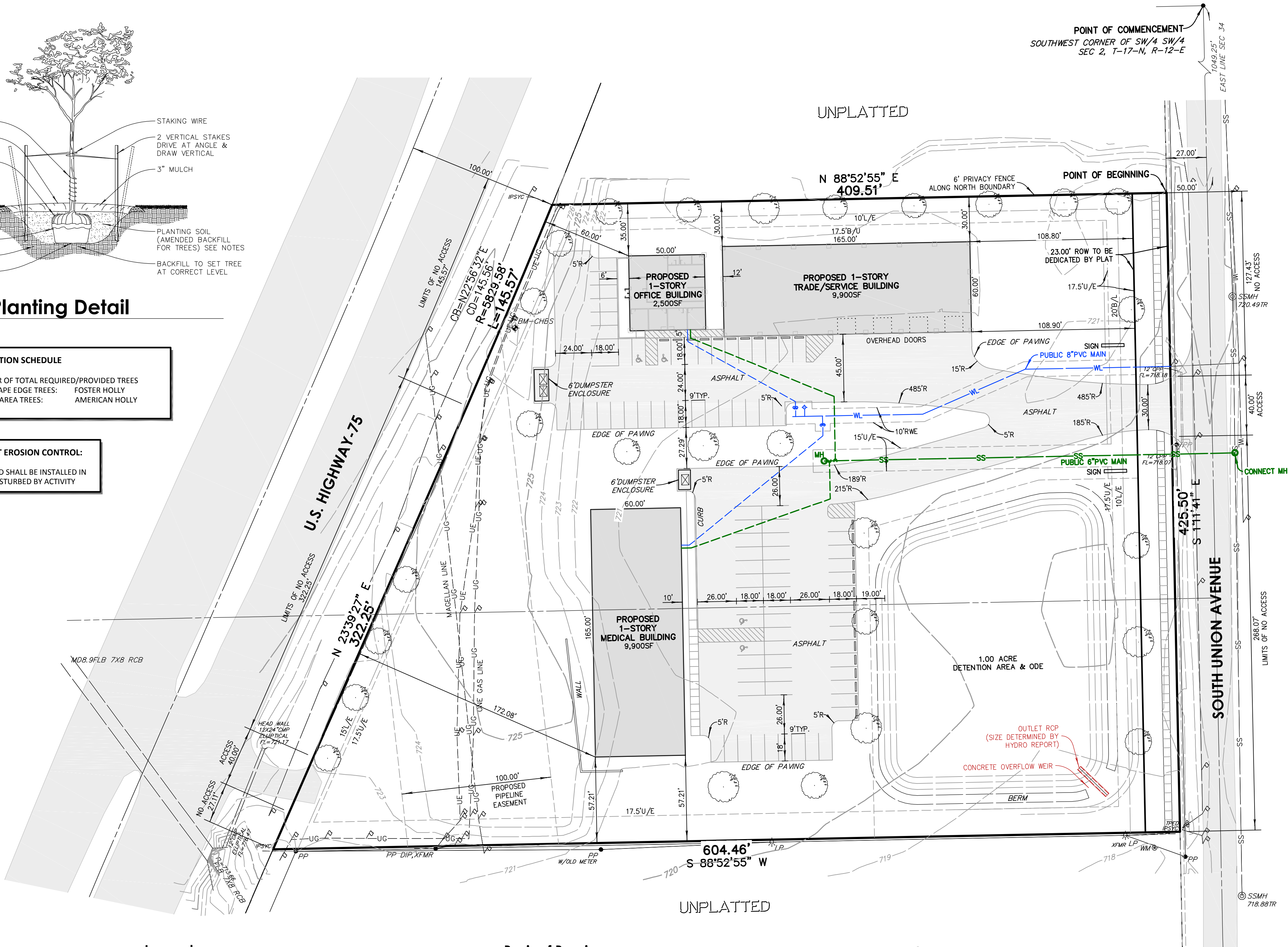
Scale: NONE

TREE SELECTION SCHEDULE

(27) NUMBER OF TOTAL REQUIRED/PROVIDED TREES
(18) LANDSCAPE EDGE TREES: FOSTER HOLLY
(9) PARKING AREA TREES: AMERICAN HOLLY

PERMANENT EROSION CONTROL:

BERMUDA SOD SHALL BE INSTALLED IN
SITE AREAS DISTURBED BY ACTIVITY



Legend

BLDG	BUILDING	OE	OVERHEAD ELECTRIC
BM	BENCHMARK	PFE	PIN FLAG, ELECTRIC
CHBS	CHISELED BOX, SET	PP	POWER POLE
CL	CENTERLINE	PPD	POWER POLE WITH DIP
CONC	CONCRETE	R	RADIUS
COR	CORNER	RCR	RESTRICTED WATERLINE ESMT
ESMT	EASEMENT	R/W	RIGHT-OF-WAY
FF	FINISH FLOOR	SF	SQUARE FEET
FL	FLOWLINE	WL	WATERLINE
GUY	GUY ANCHOR	WV	WATER VALVE
HW	HEADWALL	UG	UNDERGROUND GAS LINE
IPF	IRON PIN, FOUND	UE	UNDERGROUND ELECTRIC
LP	LAMP POST	UT	UNDERGROUND TELEPHONE
MH	MANHOLE	U/E	UTILITY EASEMENT
NS	NAIL SET		
ODE	OVERLAND DRAINAGE ESMT		

Basis of Bearings

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLAN COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83).

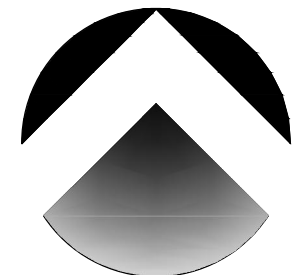
Benchmark 1

CHBS ON THE EAST SIDE OF A SANITARY SEWER MANHOLE CONCRETE APRON, LOCATED APPROX. 25' WEST AND 82' SOUTH OF THE NORTHWEST PROPERTY CORNER.

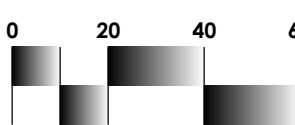
338189.35N 2556771.28E
ELEVATION = 727.20' (NAVD 88)

Notes

- CONCEPTUAL BUILDING PLAN INFORMATION SHOWN WAS TAKEN FROM BEN JAMES DESIGNS DRAWINGS DATED JANUARY 26, 2015.
- BUILDING AND PAVING DIMENSIONS SHOWN HEREON ARE REPRESENTATIVE ONLY AND ARE NOT INTENDED FOR CONSTRUCTION. REFER TO ARCHITECTURAL AND CIVIL PLANS FOR COMPREHENSIVE BUILDING DIMENSIONS, DETAILS AND SPECIFICATIONS.
- PARKING LOT LIGHTING IS TO BE PROVIDED BY WALL-MOUNTED FIXTURES. REFER TO SITE PHOTOMETRIC LAYOUT FOR DETAILED FIXTURE INFORMATION. THERE SHALL NOT BE LIGHT SPILLAGE OVER PROJECT BOUNDARY LINES.
- FIRE ACCESS PROVIDED THROUGH ONE 30-FOOT ENTRY OFF OF SOUTH UNION AVENUE.
- SIX-FOOT (6-FT) WOOD PRIVACY TYPE SHALL BE USED FOR ALL FENCING.
- LANDSCAPED AREAS ARE TO BE IRRIGATED BY AUTOMATIC, UNDERGROUND SPRINKLER SYSTEMS.

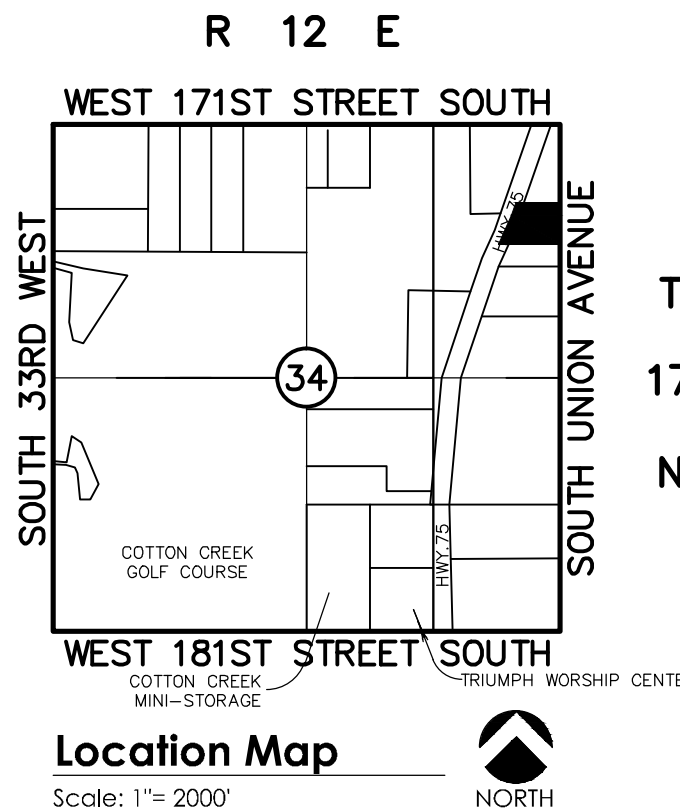


NORTH



Scale: 1"= 40'
Tanner Consulting

PROPERTY ADDRESS:
17416 S UNION AVENUE
MOUNDS, OK 74047



Legal Description

A TRACT OF LAND THAT IS A PART OF THE EAST HALF OF THE NORTHEAST QUARTER (E/2 NE/4) OF SECTION THIRTY-FOUR (34), 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 34; THENCE SOUTH 1°11'41" EAST AND ALONG THE EAST LINE OF SAID NE/4 FOR A DISTANCE OF 1,049.25 FEET, THENCE SOUTH 88°52'55" WEST AND PARALLEL WITH THE SOUTH LINE OF THE NE/4 NE/4 FOR A DISTANCE OF 27.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 1°11'41" EAST AND PARALLEL WITH SAID EAST LINE FOR A DISTANCE OF 425.50 FEET; THENCE SOUTH 88°52'55" WEST AND PARALLEL WITH SAID SOUTH LINE FOR A DISTANCE OF 604.46 FEET TO A POINT ON THE PRESENT EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 75; THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING TWO COURSES: NORTH 23°39'27" EAST FOR A DISTANCE OF 322.24 FEET; THENCE ALONG A 5829.58 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 1°25'50", A CHORD BEARING OF NORTH 22°56'32" EAST, A CHORD DISTANCE OF 145.56 FEET, FOR AN ARC DISTANCE OF 145.57 FEET; THENCE NORTH 88°52'55" EAST AND PARALLEL WITH SAID SOUTH LINE FOR A DISTANCE OF 409.51 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 215,385 SQUARE FEET OR 4.945 ACRES MORE OR LESS.

Site Data

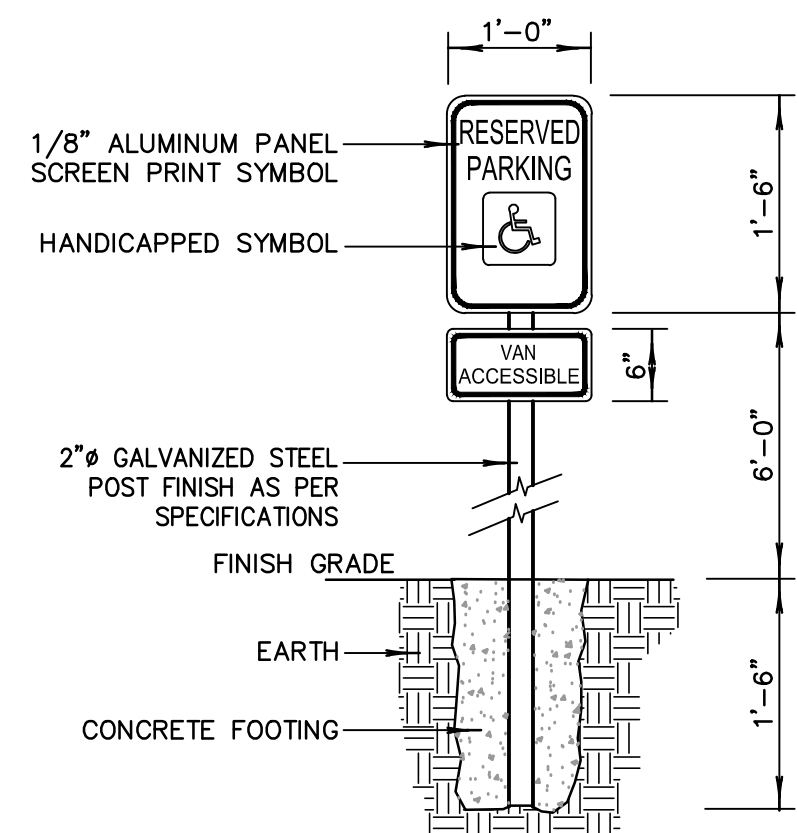
GROSS BOUNDARY AREA	215,385 SF	4.945 AC
NET LOT AREA	209,854 SF	4.818 AC
TOTAL OPEN SPACE AREA	(67.8%)	145,156 SF
TOTAL IMPERVIOUS AREA	(32.2%)	68,953 SF
TOTAL BUILDING AREA		22,300 SF
FLOOR TO AREA RATIO		.10 FAR
MAXIMUM BUILDING HEIGHT		14'-8"
CURRENT ZONING DESIGNATION		CG
PROPOSED USES		USE UNIT 11: OFFICES & STUDIOS USE UNIT 15: TRADES & SERVICES
REQUIRED PARKING - OFFICE (1:200)		62
REQUIRED PARKING - SERVICES (1:400)		25
PROVIDED PARKING SPACES		89
REQUIRED HANDICAP PARKING SPACES		4
PROVIDED HANDICAP PARKING SPACES		4
REQUIRED STREET YARD AREA		14,771 SF
TREE REQUIREMENT - ARTERIAL STREETS & US-75 (1:1,000 SF)		11 TREES
TREE REQUIREMENT - INTERIOR PARKING (1:10 SPACES)		9 TREES
TREE REQUIREMENT - ABUTTING RESIDENTIAL USE (1/50 LF)		7 TREES

Dimensioned Site & Landscape Plan Byers Company Addn.

Part of the E/2 NE/4 Section 34, T 17 N, R 12 E
City of Glenpool, Tulsa County, Oklahoma

OWNER:
D. P. Byers Company, L.L.C.
AN OKLAHOMA LIMITED LIABILITY COMPANY
CONTACT: BO BYERS
11842 S. 33rd West Avenue
Sapulpa, OK 74066
Phone: (888)692-4901

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2015
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918)745-9929

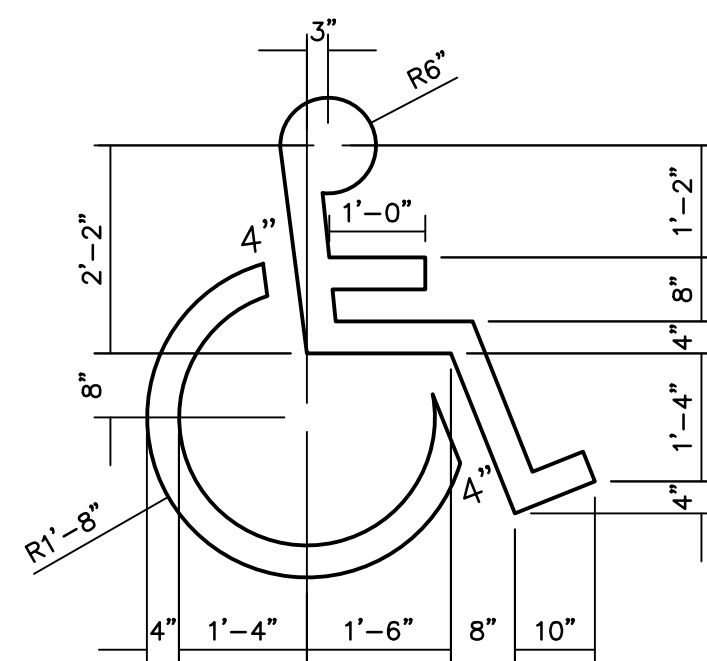


NOTE:
HANDICAPPED PARKING SIGNS SHALL:

1. BE CENTERED IN THE HANDICAPPED SPACE.
2. HAVE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY ON THEM ONE OF THE SIGNS SHALL HAVE THE STATEMENT "VAN ACCESSIBLE" BELOW THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
3. SIGN TO BE MINIMUM OF 32 INCHES ABOVE SIDEWALK.

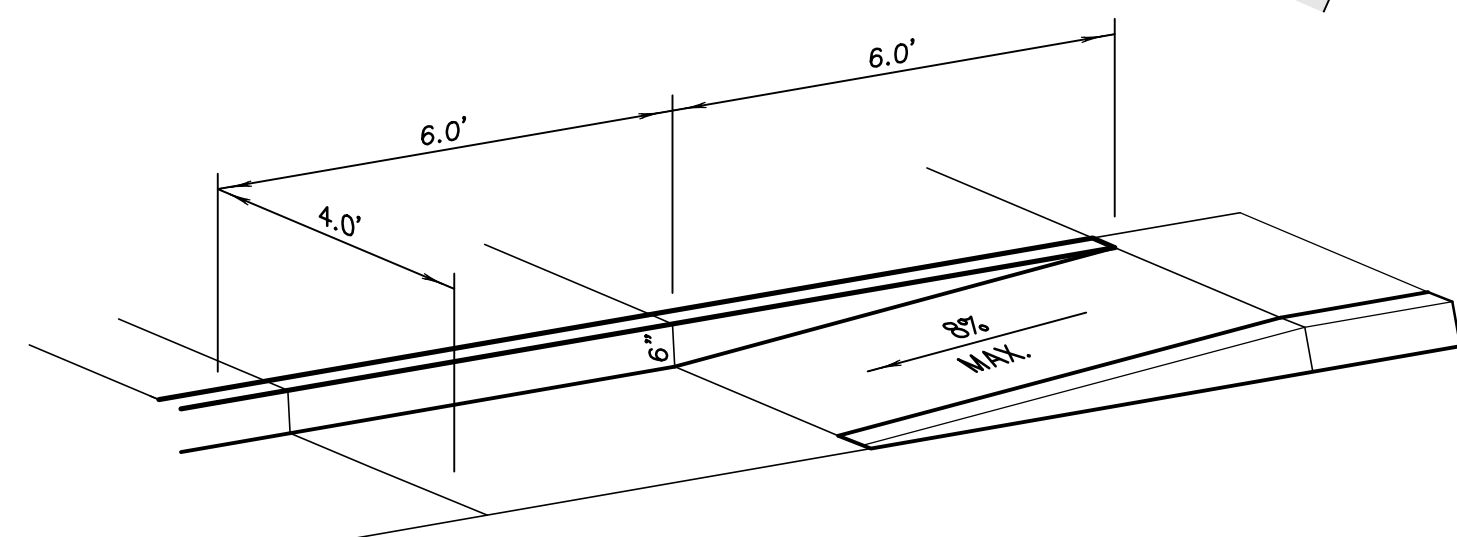
A HC Parking Sign Detail

Scale: NONE



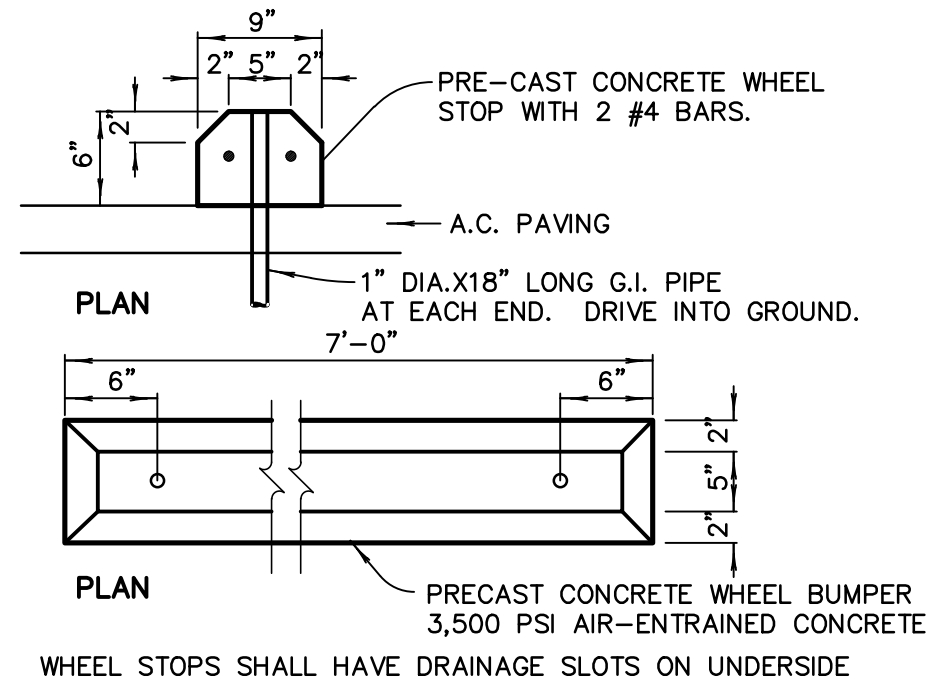
C Handicap Striping Detail

Scale: NONE



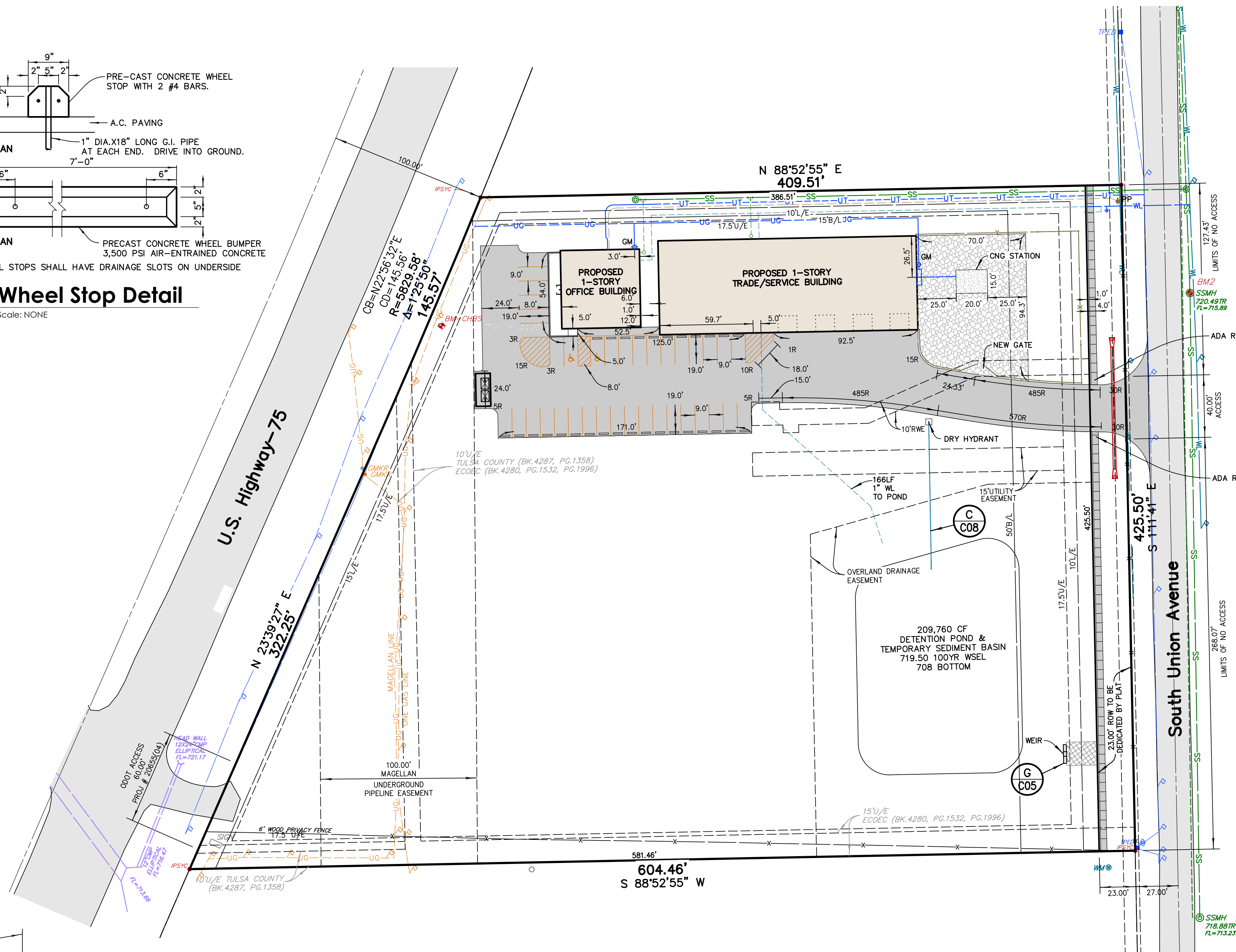
D Handicap Ramp Type D2

Scale: NONE



B Wheel Stop Detail

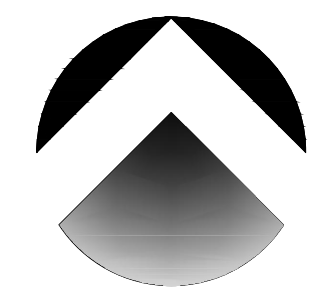
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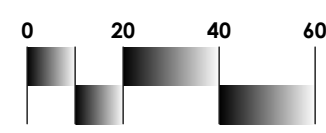
Site Notes

- 2.1 ALL DIMENSIONS SHOWN HEREON ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS SHOWN OTHERWISE ON PLANS.
- 2.2 THE CONTRACTOR SHALL MAINTAIN A TWO FOOT (2') SEPARATION BETWEEN THE GAS LINE CONDUIT AND ALL OTHER CONDUITS.
- 2.3 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL CONDUITS PRIOR TO PAVING WHETHER OR NOT SHOWN ON CIVIL PLANS.
- 2.4 BUILDINGS SHOWN HEREON ARE REPRESENTATIVE ONLY AND NOT FOR CONSTRUCTION. REFER TO ARCHITECTURAL PLANS FOR COMPLETE BUILDING DIMENSIONS, DETAILS AND SPECIFICATIONS.
- 2.5 CONTRACTOR SHALL COORDINATE ALL UTILITY SERVICES WITH UTILITY SUPPLIER. LAYOUT MAY BE MODIFIED AS NEEDED.
- 2.6 COORDINATE ALL BUILDING CONNECTIONS AND LINE/METER SIZING WITH THE MECHANICAL, ELECTRICAL, AND PLUMBING PLANS.
- 2.7 UTILITY SERVICE CONNECTIONS SHALL BE INSTALLED AS PER APPLICABLE CITY CODES AND SPECIFICATIONS.
- 2.8 MAXIMUM FINISHED LONGITUDINAL SLOPE FOR SIDEWALK MUST NOT EXCEED 5%, UNLESS OTHERWISE SPECIFIED HEREIN. MAXIMUM FINISHED CROSS SLOPE FOR SIDEWALKS MUST NOT EXCEED 2%.
- 2.9 ALL WORK MUST MEET APPLICABLE ADA REQUIREMENTS. ANY CONSTRUCTED SLOPES EXCEEDING ADA REQUIREMENTS MUST BE REPLACED PRIOR TO ACCEPTANCE.

Site Metrics Table		
GROSS LOT AREA:	215,385 SQUARE FEET	4.945 ACRES
BUILDING AREA:	22,324 SQUARE FEET	
PARKING REQUIRED:	34 SPACES	
		32 REGULAR SPACES
		2 HANDICAP SPACES
PARKING PROVIDED:	37 SPACES	
		35 REGULAR SPACES
		2 HANDICAP SPACES
Impervious Areas		
TOTAL LOT AREA	(4.945 ACRES)	215,385 SF
EXISTING IMPERVIOUS AREA	(8%)	18,145 SF
PROPOSED IMPERVIOUS AREA	(33%)	70,310 SF
INCREASE IN IMPERVIOUS AREA	(24%)	52,165 SF



NORTH



Scale: 1"= 40'
Tanner Consulting

Legend

AI	AREA INLET
C&G	CURB & GUTTER
CO	SEWER CLEAN-OUT
CONC	CONCRETE
CHBS	CHISELED BOX SET
CHXF	CHISELED X FOUND
DVF	CHISELED V FOUND
C/D	DRAINAGE EASEMENT
DS	DOWNSPOUT
ESMT	EASEMENT
FH	FIRE HYDRANT
GUY	GUY ANCHOR
IPFY	IRON PIN FOUND, YELLOW CAP
OE	OVERHEAD ELECTRIC
PP	POWER POLE
R	RADIUS
ROW	RIGHT OF WAY
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
TMH	TELEPHONE MANHOLE
TV	TYPICAL
WL	WATERLINE
WM	WATER METER
WV	WATER VALVE
UG	UNDERGROUND GAS LINE
UE	UNDERGROUND ELECTRIC
UT	UNDERGROUND TELEPHONE
U/E	UTILITY EASEMENT
XFMR	TRANSFORMER

MILESTONE	DATE
1ST SUBMITTAL	7/31/2015
COMMENTS REC'D	8/06/2015
2nd SUBMITTAL	8/13/2015
APPVD SET	8/20/2015
REVISION 1	5/16/2016
PLOT DATE: 11/05/15	

PLOT DATE: 11/05/15

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF GLENPOOL STANDARDS AND SPECIFICATIONS (INCLUDING O.D.O.T. 2009 EDITION).

Byers Company Addition

17416 S. Union Avenue, Mounds, OK 74047
Part of the E/2 NE/4 Section 34, T 17N, R 12E

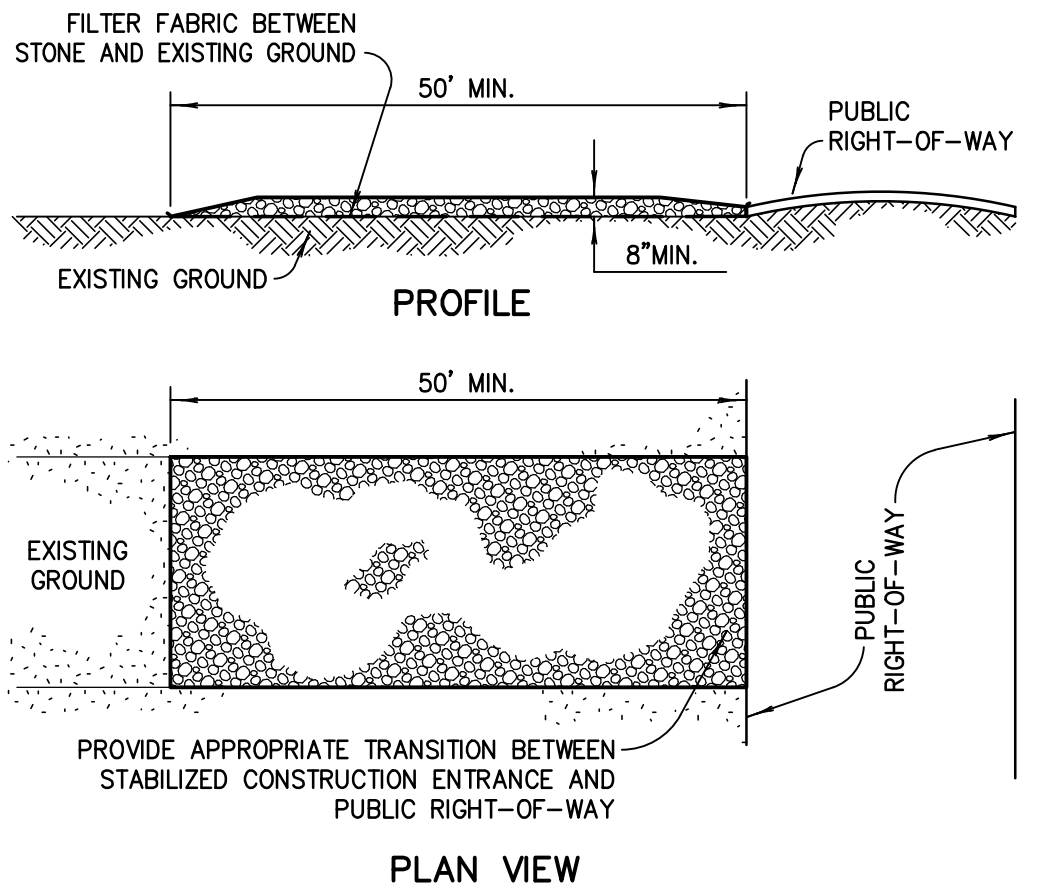
PROJECT: 15013
ISSUE DATE: 5/16/16

PLAN SCALE: (H) 1"=40'
(V) N/A

Dimensioned Site Plan

C02

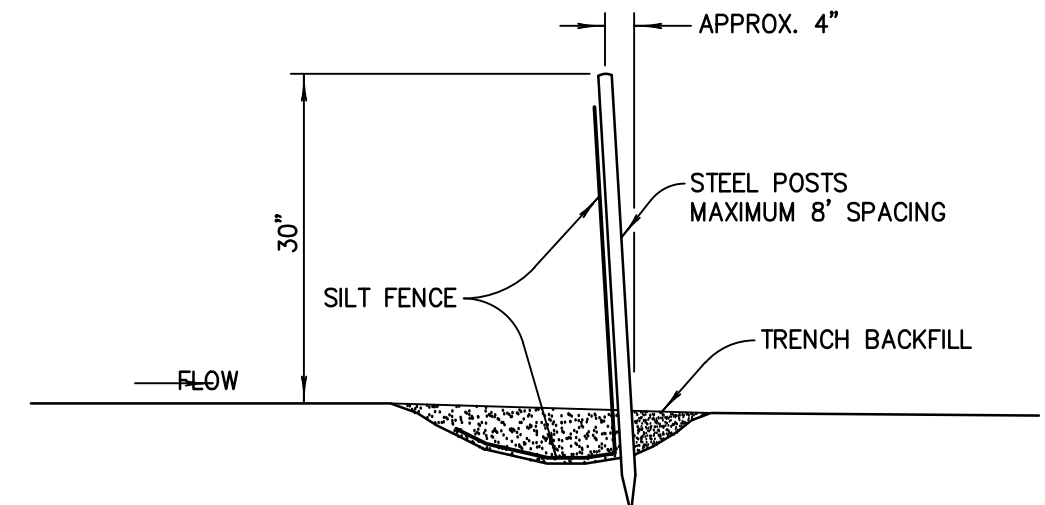
OF 08



- STONE SIZE AASHTO DESIGNATION M43, SIZE NO.2 (2-1/2" TO 1-1/2"). USE CRUSHED STONE.
- LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
- THICKNESS - NOT LESS THAN EIGHT(8) INCHES.
- WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
- WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY BY THE OWNER.

A Construction Entrance Detail

Scale: NONE



POSTS SHALL BE ANGLED SLIGHTLY TOWARD RUNOFF SOURCE.

THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN AND BACKFILLED.

THE TRENCH SHOULD BE 6" DEEP BY 3' TO 4' WIDE TO ALLOW SILT FENCE TO BE LAID IN AND BACKFILLED.

SILT FENCE SHALL BE FASTENED TO POSTS OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE POSTS.

INSPECTION SHALL BE FREQUENT & REPAIR OR REPLACEMENT PROMPT.

SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO IMPEDE STORMWATER FLOW.

TRAPPED SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED MANNER AND LOCATION WHICH WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6" TO 9" AND DISPOSED OF AS IN NOTE 7 ABOVE.

B Silt Fence Detail

Scale: NONE

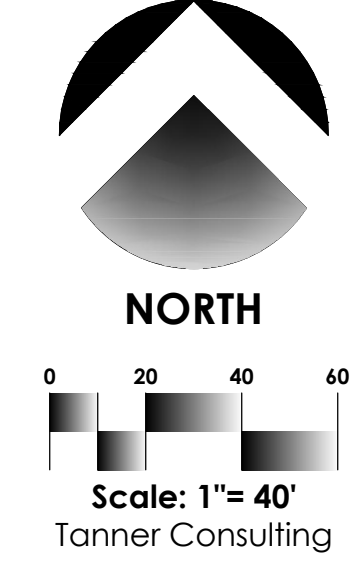
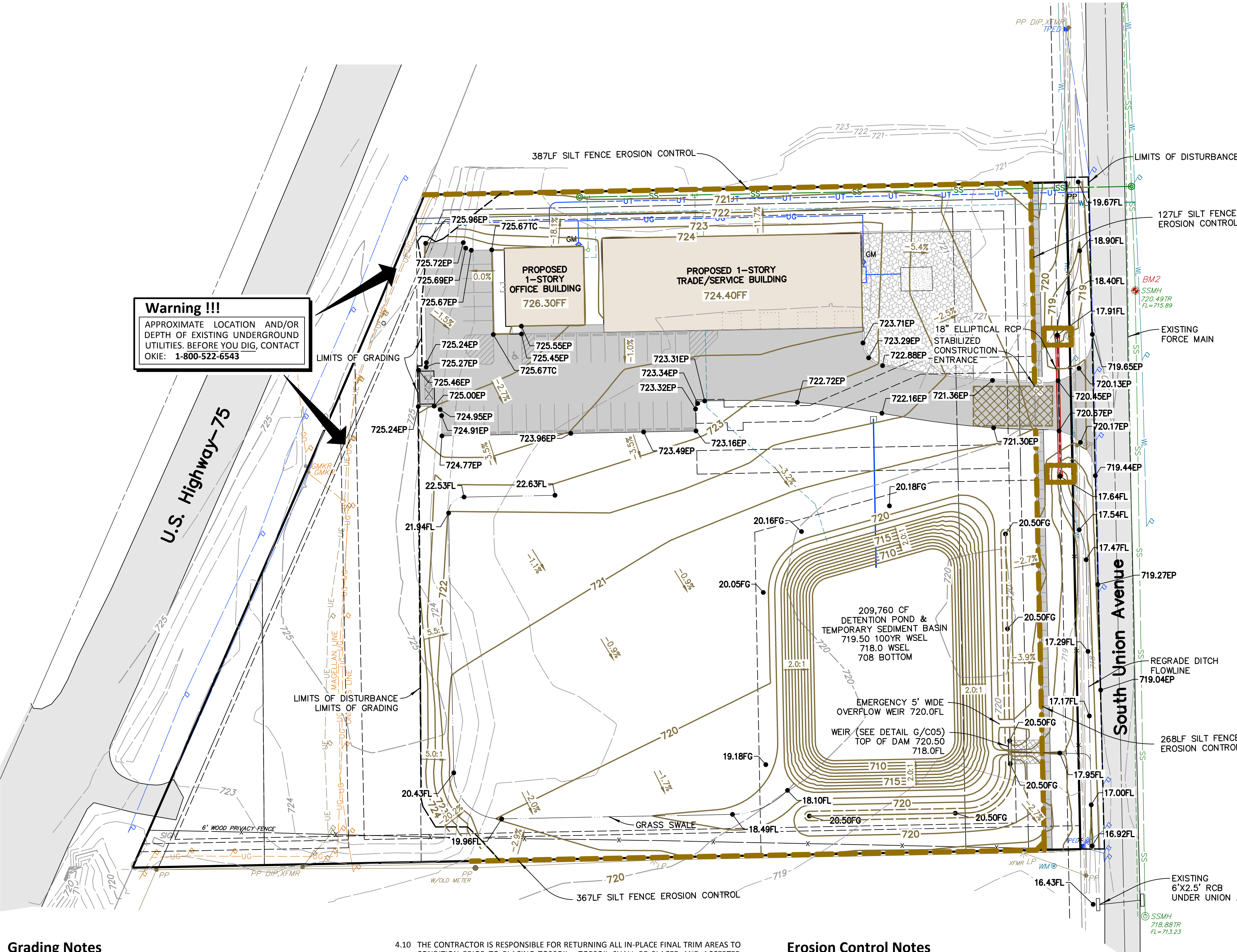
Grading Notes

- ALL GRADING SHALL MEET OR EXCEED THE CITY OF GLENPOOL CONSTRUCTION STANDARDS AND MUNICIPAL POLICY.
- THE CONTRACTOR SHALL VERIFY UTILITY LOCATIONS BEFORE EXCAVATING.
- TOPSOIL SHALL BE STRIPPED TO A DEPTH WHERE SOIL IS FREE OF ROOTS AND VEGETATION.
- SUBGRADE STABILIZATION SHALL BE AT THE DIRECTION OF THE ENGINEER.
- CIVIL ENGINEER WILL NOT INTERPRET SOILS REPORTS OR ACCEPT RESPONSIBILITY FOR ALTERNATIVE METHODS PROPOSED BY THE CONTRACTOR.
- UNDERCUTTING OF SOFT SPOTS AND PLACEMENT OF EARTHWORK IS GOVERNED FIRST BY THE GEOTECHNICAL REPORT. OBSERVATION AND TESTING SHALL BE PERFORMED BY THE GEOTECHNICAL ENGINEER TO VERIFY THAT THE SOFT SPOTS ARE PROPERLY OVEREXCAVATED AND REPLACED OR STABILIZED.
- CONTRACTOR SHALL PROVIDE WATER AS REQUIRED TO OBTAIN SPECIFIED COMPACTION.
- STRIPPING, PROOFROLLING, SUBGRADE SCARIFICATION AND COMPACTION, AND FILL CONSTRUCTION IN THE BUILDING AND PAVING AREAS SHALL BE PERFORMED ACCORDING TO THE SUBSURFACE GEOTECHNICAL REPORT. EMBANKMENT BENEATH BUILDING PADS OR FOR PAVING SUBGRADE SHALL BE PLACED IN LIFTS NOT EXCEEDING EIGHT (8) INCHES AND COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE SPECIFIED THEREIN.
- THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO IMPORT OR EXPORT MATERIAL AS NECESSARY TO ACHIEVE THE GRADES SHOWN ON THE CIVIL ENGINEER'S DOCUMENTS.

- THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL IN-PLACE FINAL TRIM AREAS TO CONDITION PRIOR TO PLACING TOPSOIL. TOPSOIL SHALL BE PLACED AND ACCEPTED PRIOR TO THE PLACEMENT OF SOD.
- THE SIDEWALK CONTRACTOR IS RESPONSIBLE FOR ALL REMAINING FINAL TRIM.
- CARE SHALL BE TAKEN TO ADJUST GAS METERS AND MANIFOLDS SO AS TO APPEAR CORRECTLY POSITIONED.
- GENERAL CONTRACTOR SHALL MONITOR INSTALLATION OF SERVICE PEDESTALS, SHALL ACCEPT THE CONDITION OF THE WORK BY OTHERS, AND SHALL BE RESPONSIBLE TO EMPLOY CONTRACTORS AS NECESSARY TO CORRECT POOR WORKMANSHIP.
- PAVING CONTRACTOR IS RESPONSIBLE TO REVIEW ALL FIELD ESTABLISHED GRADES PRIOR TO PLACEMENT OF MATERIALS SO AS TO PROVIDE POSITIVE DRAINAGE IN ALL CASES.
- CONTRACTOR SHALL COORDINATE AND PROVIDE ALL STAKING NECESSARY TO INSTALL CONDUITS SUFFICIENT FOR UTILITY AND IRRIGATION SERVICES WHETHER OR NOT SHOWN ON THE CIVIL ENGINEER'S PLANS.
- CONTRACTOR SHALL BE OBLIGATED TO KEEP DUST AT A MINIMUM AS REQUIRED BY CITY ENGINEER.
- CONTRACTOR AND ALL RELATED CONSTRUCTION ACTIVITIES WILL BE REQUIRED TO MAINTAIN NORMAL WORKING HOURS IF SIGNIFICANT PUBLIC REQUEST ARE MADE TO THE CITY TO THIS REGARD.
- CONTRACTOR AND ALL RELATED CONSTRUCTION ACTIVITIES ARE REQUIRED TO MAINTAIN NORMAL NOISE LEVELS AND ALL EQUIPMENT AND VEHICLES ARE REQUIRED TO BE PROPERLY MUFFLED.
- SITE GRADING IS EXPECTED TO BE PERFORMED IN A MANNER CONSISTENT WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWP3) PREVIOUSLY SUBMITTED FOR THIS PROJECT.

Erosion Control Notes

- ALL EROSION CONTROL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CITY STANDARD CONSTRUCTION SPECIFICATIONS.
- ALL EROSION CONTROL CONSTRUCTION SHALL BE INSPECTED BY THE PUBLIC WORKS DEPARTMENT UTILITY INSPECTORS, IN ACCORDANCE WITH CITY POLICY.
- EROSION CONTROL SHALL START WITH INITIAL CONSTRUCTION AND BE PRACTICED THROUGHOUT THE PROJECT.
- STRAW ROLL DIKES OR SILT FENCES SHALL BE CONSTRUCTED ADJACENT TO ALL DRAINAGE-WAYS, AND IN ALL AREAS THAT WILL ERODE INTO THE STORM SEWER SYSTEM.
- WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR 14 DAYS, THE DISTURBED AREAS SHALL BE STABILIZED WITH SEED AND MULCH.
- THE CONTRACTOR SHALL RE-SEED ALL AREAS DISTURBED DURING CONSTRUCTION AND CONTRACTOR SHALL BE RESPONSIBLE FOR SEEDED AREAS UNTIL GROWTH IS ESTABLISHED TO A UNIFORM HEIGHT OF TWO (2) INCHES.
- THERE ARE NO OFFSITE MATERIAL, WASTE, BORROW, OR EQUIPMENT STORAGE AREAS.
- THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE UPDATED AS NECESSARY TO REMAIN CONSISTENT WITH ANY CHANGES APPLICABLE TO PROTECT SURFACE WATER RESOURCES IN SEDIMENT EROSION SITE PLANS OR SITE PLANS OR SITE PERMITS, OR STORM WATER MANAGEMENT SITE PLANS OR SITE PERMITS APPROVED BY STATE OR LOCAL OFFICIALS FOR WHICH THE PERMITEE RECEIVES WRITTEN NOTICE.
- A MINIMUM OF 18" BERMUDA SOD SHALL BE PLACED BEHIND ALL CURBS AND FLUMES IMMEDIATELY AFTER CONSTRUCTION.



Benchmark 1

CHBS ON THE EAST SIDE OF A SANITARY SEWER MANHOLE CONCRETE APRON, LOCATED APPROX. 25' WEST AND 82' SOUTH OF THE NORTHWEST PROPERTY CORNER.

338189.35N 2556771.28E
ELEVATION = 727.20' (NAVD 88)

Benchmark 2

TOP OF RIM ON EAST SIDE OF A SANITARY SEWER MANHOLE, LOCATED APPROX. 42' EAST AND 70' SOUTH OF THE NORTHEAST PROPERTY CORNER.

338210.38N 2557249.22E
ELEVATION = 720.49'

Legend

- BW BASE OF WALL FINISH GRADE
- CTRN CURB TRANSITION
- EP EDGE OF PAVING
- EX EXISTING GROUND
- FF FINISH FLOOR
- FG FINISH GRADE
- FL FLOWLINE
- GU GUTTER
- TC TOP OF CURB
- TG TOP OF GRATE
- TP TOP OF PAVING
- TR TOP OF RIM
- TS TOP OF SIDEWALK OR STEP
- TW TOP OF WALL FINISH GRADE

Erosion Control Legend

- INLET PROTECTION (SEE DETAIL E/C05)
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE



CERTIFICATE OF AUTHORIZATION NO. OK CA 2661 EXP. 6/30/2017



THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF TANNER CONSULTING, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING SAID WRITTEN PERMISSION AND CONSENT. ANY CHANGES MADE FROM THESE PLANS WITHOUT CONSENT OF TANNER CONSULTING ARE UNAUTHORIZED, AND SHALL RELIEVE TANNER CONSULTING OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.

MILESTONE	DATE
1ST SUBMITTAL	7/31/2015
COMMENTS REC'D	8/06/2015
2nd SUBMITTAL	8/13/2015
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Byers Company Addition

17416 S. Union Avenue, Mounds, OK 74047
Part of the E/2 NE/4 Section 34, T 17N, R 12E

PROJECT: 15013
ISSUE DATE: 5/16/16

PLAN SCALE: (H) 1"=40'
(V) N/A

Grading & Erosion Control Plan

C03

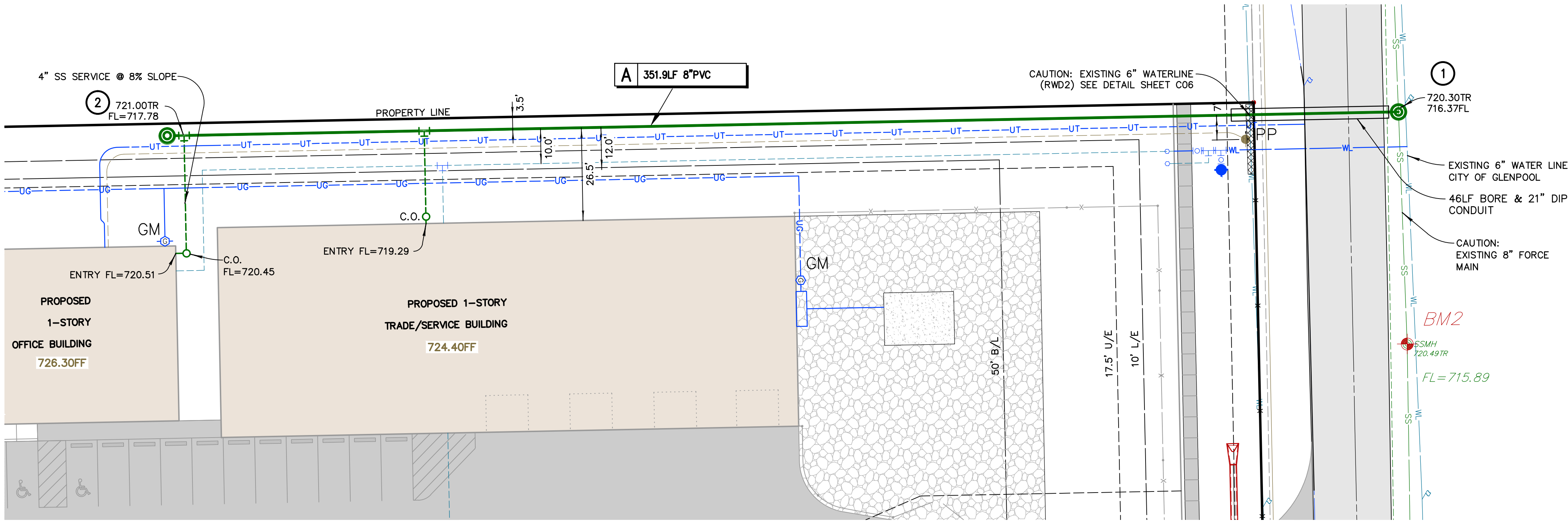
OF 08

Sanitary Sewer Notes

- 7.1 ALL SANITARY SEWER COLLECTION SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CITY OF GLENPOOL ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS. ALL SANITARY SEWER COLLECTION SYSTEM CONSTRUCTION SHALL BE INSPECTED BY THE CITY'S UTILITY INSPECTORS, AND IN ACCORDANCE WITH CITY POLICY.
- 7.2 THE CONTRACTOR SHALL VERIFY UTILITY LOCATIONS BEFORE EXCAVATING, AND SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL PUBLIC OR PRIVATE UTILITY COMPANIES IN THE VICINITY OF CONSTRUCTION.
- 7.3 THE CONTRACTOR SHALL VERIFY THE INVERT AND FLOWLINE ELEVATIONS OF THE EXISTING SANITARY SEWER PRIOR TO LAYING ANY NEW PIPE.
- 7.4 PVC SEWER PIPE SHALL BE ASTM D1784 SDR-35.
- 7.5 DUCTILE IRON PIPE (DIP) IN CRUSHED STONE BEDDING SHALL BE USED AT ANY POINT WHERE THE CENTERLINE CUT TO ORIGINAL GROUND IS LESS THAN FOUR (4) FEET.
- 7.6 TEES FOR FUTURE SERVICE CONNECTIONS SHALL BE INSTALLED AND PLUGGED DURING MAIN CONSTRUCTION.
- 7.7 IN-LINE SERVICE TEES SHALL BE OF THE SAME MATERIAL AS PIPE INSTALLED. FOR EXAMPLE, UNDER PAVED DRIVING SURFACES, THE MAIN AND SERVICE TEE SHALL BE DUCTILE IRON PIPE (DIP).
- 7.8 TAPS ON EXISTING LINES, THAT DID NOT HAVE TEES INSTALLED DURING CONSTRUCTION, SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARD DRAWINGS.
- 7.9 MANHOLES LESS THAN 4'-6" IN HEIGHT SHALL HAVE A FULL 5'-0" INSIDE DIAMETER FROM TOP TO BOTTOM.
- 7.10 ALL PRECAST MANHOLES SHALL HAVE ADJUSTABLE TOP RIMS PROVIDING SIX (6) INCHES, PLUS OR MINUS, FOR ADJUSTMENT TO FINAL GRADES. ELEVATIONS SHOWN ON PLANS MAY BE ADJUSTED WHILE THE WORK IS IN PROGRESS TO CONFORM TO FINAL IN-PLACE PAVING AND LANDSCAPE GRADES.
- 7.11 THE UTILITY CONTRACTOR ASSUMES THE RISK OF ORDERING PRECAST CONCRETE COMPONENTS PRIOR TO FIELD STAKING AND REVIEW OF FIELD CONDITIONS AT THE TIME OF CONSTRUCTION.
- 7.12 THE UTILITY CONTRACTOR SHALL BE REQUIRED TO VACUUM TEST ALL MANHOLES ACCORDING TO CURRENT CITY OF GLENPOOL STANDARDS AND SPECIFICATIONS.
- 7.13 BEDDING, BACKFILL, AND COMPACTION SHALL BE IN ACCORDANCE WITH CITY STANDARD DRAWINGS.
- 7.14 ALL SERVICE TEES ARE STATIONED FROM THE IMMEDIATE DOWNSTREAM MANHOLE.
- 7.15 WHEN WORKING IN OR ADJACENT TO EXISTING SUBDIVISIONS ONLY ONE (1) DAYS WORTH OF TRENCH MAY BE OPEN AT A GIVEN TIME. THIS REQUIREMENT MAY BE MODIFIED, IN WRITING BY THE COMMUNITY DEVELOPMENT DIRECTOR, FOR A SPECIFIC PROJECT.
- 7.16 ROAD CLOSURES MUST BE COORDINATED A MINIMUM OF TWENTY FOUR (24) HOURS IN ADVANCE. ROADS WILL NOT BE CLOSED FOR OVER EIGHT (8) HOURS WITHOUT WRITTEN PERMISSION FROM THE PUBLIC WORKS DIRECTOR.
- 7.17 THE OWNER SHALL FURNISH AS-BUILT FIELD NOTES AND QUANTITIES TO THE ENGINEER UPON COMPLETION OF THE PROJECT.

Sanitary Sewer Quantities

FURNISHED/INSTALLED BY CONTRACTOR		
ITEM#	QUANTITY	DESCRIPTION
1. A	252 LF	RIGHT-OF-WAY CLEARING AND RESTORING
2. A	260 CY	EXCAVATION & BACKFILL
3. A	48 LF	8" AWWA C-150 DIP PIPE
4. A	299 LF	8" PVC PIPE, SDR 35
B	45 LF	21" STEEL CONDUIT
C	2 EA	8"x4" SERVICE TEE
6. A	2 EA	4" I.D. MANHOLE
7. A	1 EA	CONNECT TO EXISTING SEWER MAIN
8. A	48 LF	BORE
9. A	1 EA	WATER LINE RELOCATION

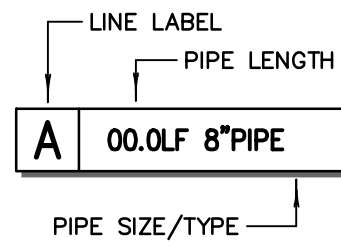


Sanitary Sewer Plan - Line A

Scale: 1"=20'



Legend



EXISTING	PROPOSED
(A)	(1)
(a)	(a)

Benchmark 1

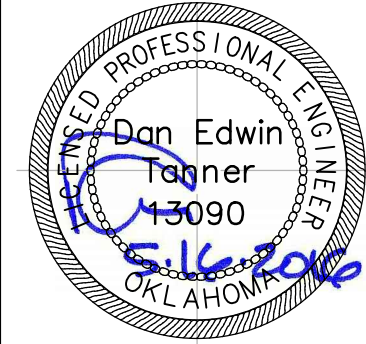
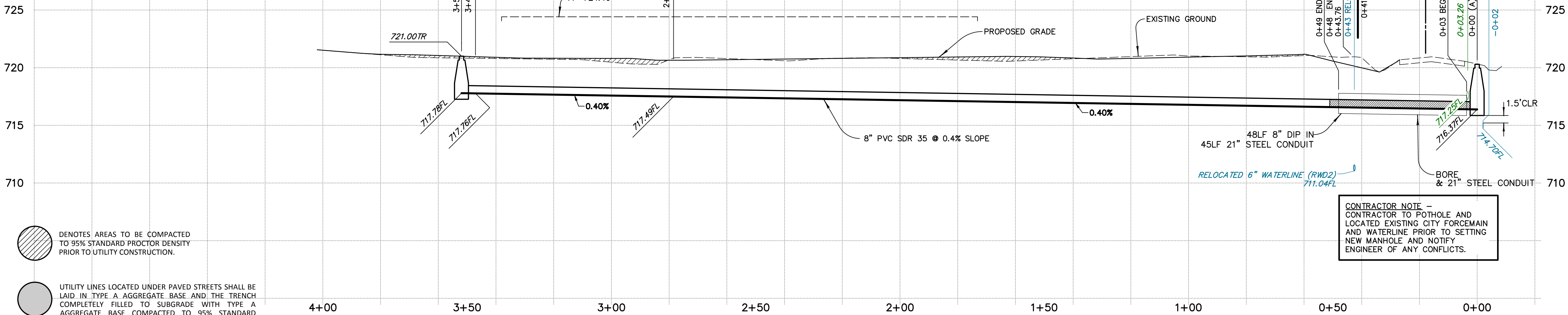
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338189.35N 2556771.28E
ELEVATION = 727.20' (NAVD 88)

Benchmark 2

TOP OF RIM ON EAST SIDE OF A SANITARY SEWER MANHOLE, LOCATED APPROX. 42' EAST AND 70' SOUTH OF THE NORTHEAST PROPERTY CORNER.

338210.38N 2557249.22E
ELEVATION = 720.49'



5323 SOUTH LEWIS AVENUE
TULSA OKLAHOMA 74105-6539
OFFICE: 918.745.9929
www.tannerbaitshop.com
CERTIFICATE OF AUTHORIZATION NO.
OK CA 2661 EXP. 6/30/2017



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1ST SUBMITTAL	7/31/2015
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REVISION 1	5/16/2016
PLOT DATE: 11/05/15	

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF GLENPOOL STANDARDS AND SPECIFICATIONS (INCLUDING O.D.O.T. 2009 EDITION).

Byers Company Addition

17416 S. Union Avenue, Mounds, OK 74047
Part of the E/2 NE/4 Section 34, T 17N, R 12E

PROJECT: 15013
ISSUE DATE: 5/16/16

PLAN SCALE: (H) 1"=20'
(V) 1"=5'

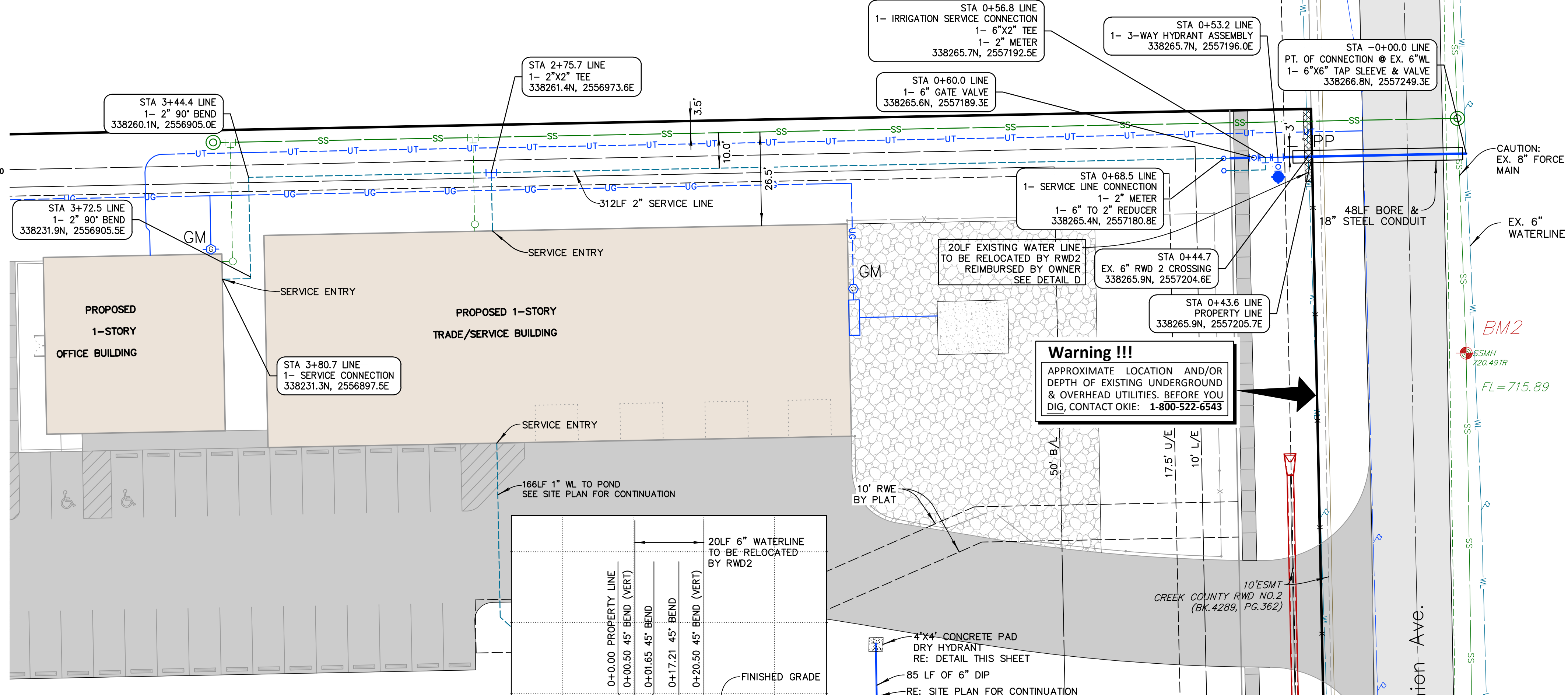
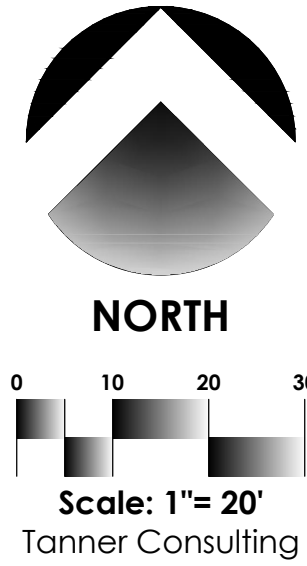
Sanitary Sewer Alignment & Profile

C07

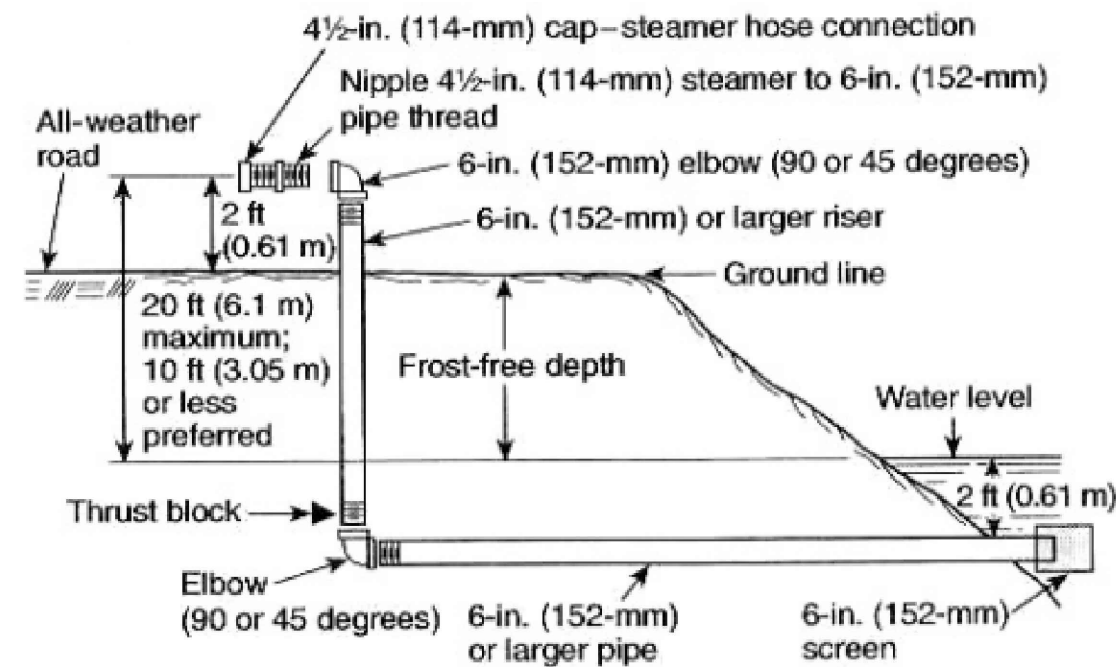
OF 08

Waterline Notes

- 8.1 ALL WATER DISTRIBUTION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH THE CURRENT CITY OF GLENPOOL LAND SUBDIVISION CODE AND ALL CONSTRUCTION INSTALLATION SHALL MEET OR EXCEED THE CITY OF GLENPOOL CONSTRUCTION STANDARDS AND MUNICIPAL POLICY.
- 8.3 ALL WATER DISTRIBUTION SYSTEM CONSTRUCTION SHALL BE INSPECTED BY THE CITY'S PUBLIC UTILITY INSPECTORS.
- 8.4 DIG THROUGH LOCATOR TAPE WILL BE BURIED 2 FEET ABOVE THE LINE.
- 8.5 WHEN C-900 PVC IS USED, A NO. 8 BARE COPPER WIRE SHALL BE TAPED TO THE TOP SURFACE OF THE PIPE AND CONNECTED TO EACH FIRE HYDRANT BY ATTACHING TO A BOLT, JUST ABOVE GROUND LEVEL.
- 8.6 ALL IRON PIPE AND FITTINGS SHALL BE POLYWRAPPED.
- 8.9 ALL MAIN LINES SHALL HAVE A MINIMUM OF THREE (3) FEET AND A MAXIMUM OF EIGHT (8) FEET OF COVER, UNLESS OTHERWISE SHOWN HEREIN.
- 8.10 BEDDING, BACKFILL, AND COMPACTION OVER WATER LINES SHALL BE IN ACCORDANCE WITH CITY STANDARD ENGINEERING CRITERIA.
- 8.11 ALL WATER DISTRIBUTION SYSTEM LINES, EXCEPT DEAD END FOR FIRE HYDRANTS ONLY, SHALL BE LOOPED TO PROVIDE CIRCULATION.
- 8.12 DISTRIBUTION LINES SMALLER THAN FOUR (4) INCHES SHALL NOT BE INSTALLED.
- 8.13 FIRE HYDRANTS:
- A. FIRE HYDRANTS SHALL BE A MINIMUM 5 1/4 INCH NOZZLE TYPE AND OF THE KENNEDY, MUELLER, OR AMERICAN DARLING BRAND NAME.
- B. EACH HYDRANT SHALL BE SET WITH THE STREAMER NOZZLE FACING THE STREET AND WITH A MINIMUM CLEARANCE OF EIGHTEEN (18) INCHES ABOVE THE FINISHED GRADE.
- C. ALL EXPOSED PORTIONS OF FIRE HYDRANTS SHALL BE PAINTED WITH A SAFETY YELLOW ENAMEL AS MANUFACTURED BY GLIDDEN OR DUPONT.
- 8.15 ROAD CLOSURES MUST BE COORDINATED A MINIMUM OF TWENTY FOUR (24) HOURS IN ADVANCE. ROADS WILL NOT BE CLOSED FOR OVER EIGHT (8) HOURS WITHOUT WRITTEN PERMISSION FROM THE PUBLIC WORKS DIRECTOR.
- 8.16 ALL FITTING BENDS, TEES AND FIRE HYDRANTS SHALL HAVE MECHANICAL JOINT RESTRAINTS, WITH MIDCO GRIP RINGS.
- 8.17 NO CONSTRUCTION ACTIVITIES ON THE WATER SYSTEM ARE PERMITTED UNTIL THE CITY ENGINEER'S OFFICE HAS RECEIVED A COPY OF THE ODEQ 'PERMIT TO CONSTRUCT' AND AUTHORIZATION TO PROCEED WITH THE WATER SYSTEM HAS BEEN PROVIDED BY THE CITY ENGINEER.



DRY HYDRANT CONSTRUCTION



Dry Hydrant Detail - Line B

Scale: NTS



Water Quantities

FURNISHED/INSTALLED BY CONTRACTOR

ITEM#	QUANTITY	DESCRIPTION
1.	A	293 LF RIGHT-OF-WAY CLEARING AND RESTORING
2.	A	234 CY EXCAVATION & BACKFILL, UNCLASSIFIED
3.	A	22 LF 6" POLYVINYL CHLORIDE (PVC) PIPE AWWA C-900
4.	A	48 LF 6" DUCTILE IRON PIPE (DIP), AWWA C151, CLASS 51
B	40 LF	18" STEEL CONDUIT
5.	A	170 LF 1" POLYVINYL CHLORIDE (PVC) PIPE
6.	A	2 EA 6"x6"x6" TEE
7.	A	1 EA CONNECT TO EXISTING WATERLINE
8.	A	1 EA 3/4" CORPORATION STOP (FOR TESTING & DISINFECTION)
9.	A	1 EA 6"x6" TAPPING SLEEVE & VALVE
B	2 EA	2" GATE VALVE
C	1 EA	3-WAY FIRE HYDRANT ASSEMBLY
D	2 EA	VALVE BOX

A Waterline Plan - Line A

Scale: 1"=20'



Benchmark 1

CHBS ON THE EAST SIDE OF A SANITARY SEWER MANHOLE CONCRETE APRON, LOCATED APPROX. 25' WEST AND 82' SOUTH OF THE NORTHWEST PROPERTY CORNER.

338189.35N 2556771.28E
ELEVATION = 727.20' (NAVD 88)

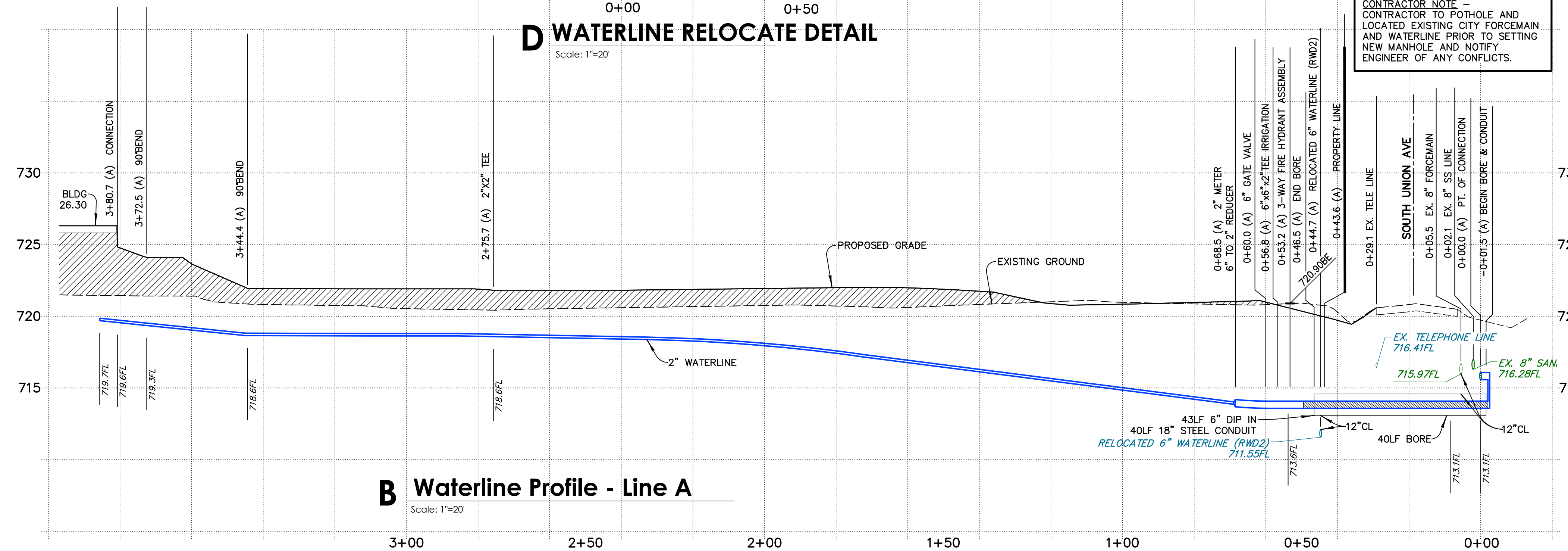
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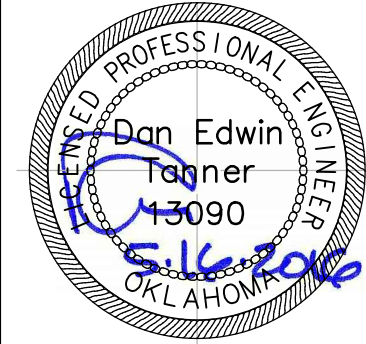
D WATERLINE RELOCATE DETAIL

Scale: 1"=20'



B Waterline Profile - Line A

Scale: 1"=20'



CERTIFICATE OF AUTHORIZATION NO. OK CA 2661 EXP. 6/30/2017



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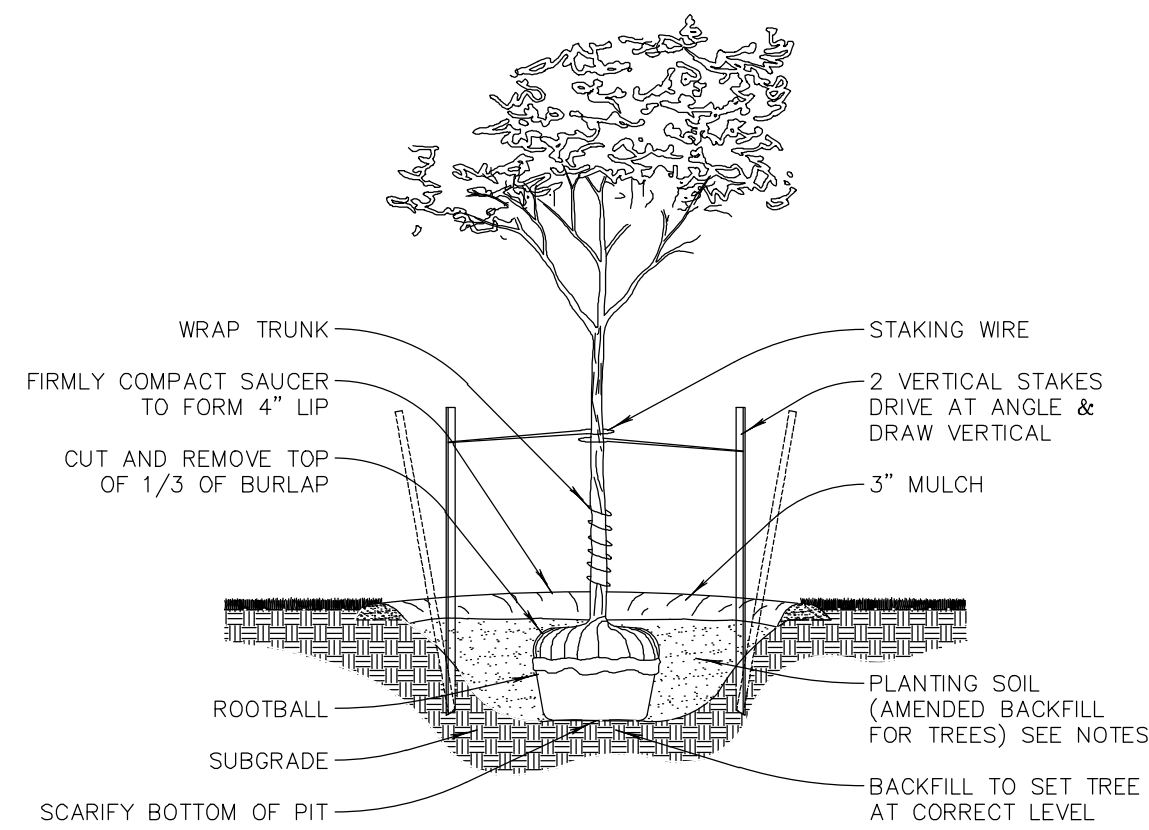
PROJECT: 15013
ISSUE DATE: 5/16/16

PLAN SCALE: (H) 1"=20'
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Waterline
Alignment &
Profile

C08

OF 08



A Tree Planting Detail

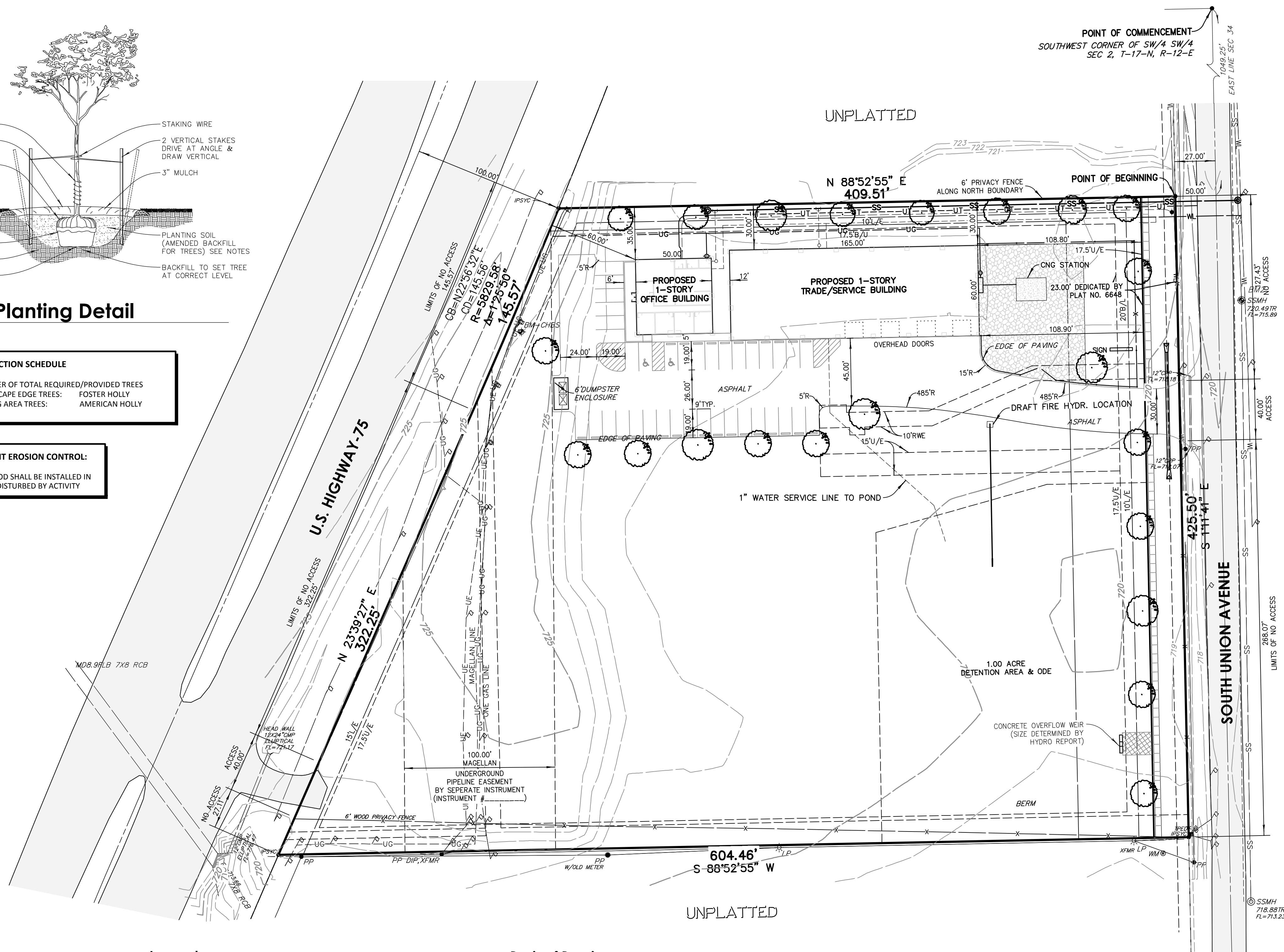
Scale: NONE

TREE SELECTION SCHEDULE

(22) NUMBER OF TOTAL REQUIRED/PROVIDED TREES
(18) LANDSCAPE EDGE TREES: FOSTER HOLLY
(4) PARKING AREA TREES: AMERICAN HOLLY

PERMANENT EROSION CONTROL:

BERMUDA SOD SHALL BE INSTALLED IN
SITE AREAS DISTURBED BY ACTIVITY



Legend

BLDG	BUILDING	OE	OVERHEAD ELECTRIC
BM	BENCHMARK	PFE	PIN FLAG, ELECTRIC
CHBS	CHISELED BOX, SET	PP	POWER POLE
CL	CENTERLINE	PPD	POWER POLE WITH DIP
CONC	CONCRETE	R	RADIUS
COR	CORNER	RCP	REINFORCED CONCRETE PIPE
ESMT	EASEMENT	RWE	RESTRICTED WATERLINE ESMT
FF	FINISH FLOOR	R/W	RIGHT-OF-WAY
FL	FLOWLINE	SF	SQUARE FEET
GUY	GUY ANCHOR	WL	WATERLINE
HW	HEADWALL	WV	WATER VALVE
IPF	IRON PIN, FOUND	UG	UNDERGROUND GAS LINE
LP	LAMP POST	UE	UNDERGROUND ELECTRIC
MH	MANHOLE	UT	UNDERGROUND TELEPHONE
NS	NAIL SET	U/E	UTILITY EASEMENT
ODE	OVERLAND DRAINAGE ESMT		

Basis of Bearings

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLAN COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83).

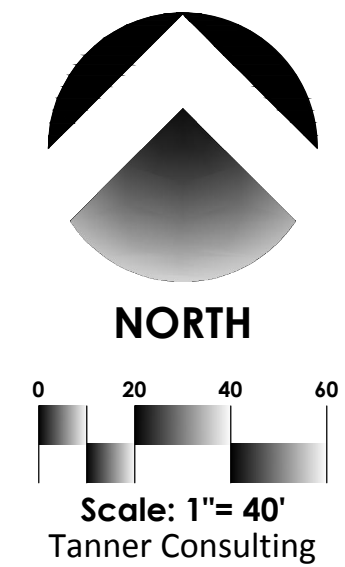
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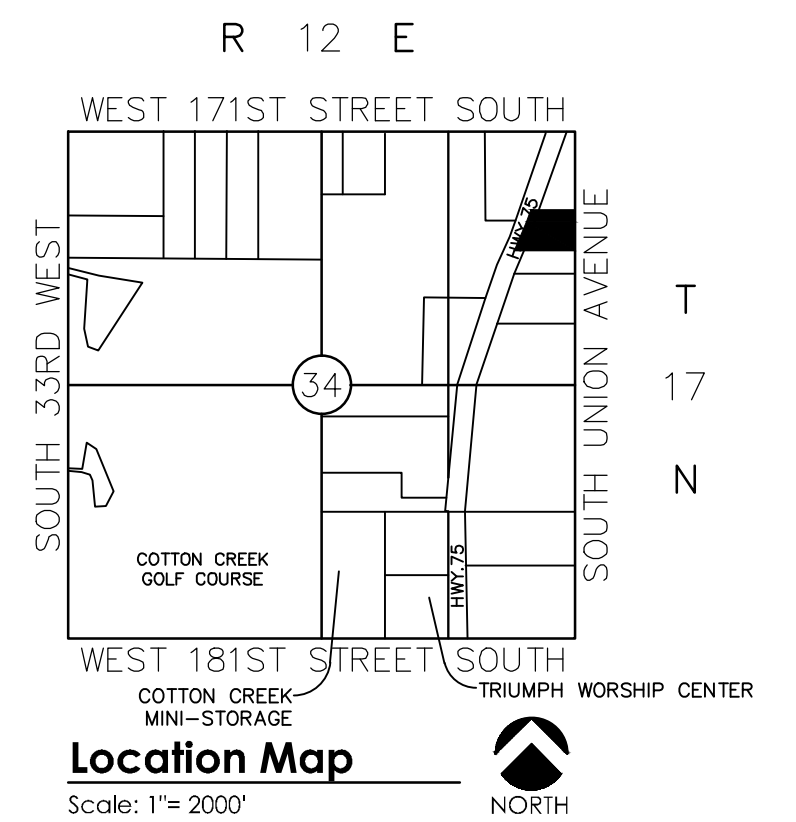
- CONCEPTUAL BUILDING PLAN INFORMATION SHOWN WAS TAKEN FROM BEN JAMES DESIGNS DRAWINGS DATED JANUARY 26, 2015.
- BUILDING AND PAVING DIMENSIONS SHOWN HEREON ARE REPRESENTATIVE ONLY AND ARE NOT INTENDED FOR CONSTRUCTION. REFER TO ARCHITECTURAL AND CIVIL PLANS FOR COMPREHENSIVE BUILDING DIMENSIONS, DETAILS AND SPECIFICATIONS.
- PARKING LOT LIGHTING IS TO BE PROVIDED BY WALL-MOUNTED FIXTURES. REFER TO SITE PHOTOMETRIC LAYOUT FOR DETAILED FIXTURE INFORMATION. THERE SHALL NOT BE LIGHT SPILLAGE OVER PROJECT BOUNDARY LINES.
- FIRE ACCESS PROVIDED THROUGH ONE 30-FOOT ENTRY OFF OF SOUTH UNION AVENUE.
- SIX-FOOT (6-FT) WOOD PRIVACY TYPE SHALL BE USED FOR ALL FENCING.
- LANDSCAPED AREAS ARE TO BE IRRIGATED BY AUTOMATIC, UNDERGROUND SPRINKLER SYSTEMS.



PROPERTY ADDRESS:
17416 S UNION AVENUE
MOUNDS, OK 74047

Legal Description

LOT 1, BLOCK 1, BYERS COMPANY ADDITION, A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 6658 THEREOF.



Site Data

GROSS BOUNDARY AREA	215,385 SF	4.945 AC
NET LOT AREA	209,854 SF	4.818 AC
TOTAL OPEN SPACE AREA	(85.9%)	176,033 SF
TOTAL IMPERVIOUS AREA	(16.1%)	33,821 SF
TOTAL BUILDING AREA		12,425 SF
FLOOR TO AREA RATIO		.06 FAR
MAXIMUM BUILDING HEIGHT		14'-8"
CURRENT ZONING DESIGNATION		CG
PROPOSED USES	USE UNIT 11: OFFICES & STUDIOS	9
	USE UNIT 15: TRADES & SERVICES	25
REQUIRED PARKING - OFFICE (1:300)		9
REQUIRED PARKING - SERVICES (1:400)		25
PROVIDED PARKING SPACES		37
REQUIRED HANDICAP PARKING SPACES		2
PROVIDED HANDICAP PARKING SPACES		2
REQUIRED STREET YARD AREA		14,771 SF
TREE REQUIREMENT - ARTERIAL STREETS & US-75 (1:1,000 SF)		11 TREES
TREE REQUIREMENT - INTERIOR PARKING (1:10 SPACES)		4 TREES
TREE REQUIREMENT - ABUTTING RESIDENTIAL USE (1/50 LF)		7 TREES

Revised Dimensioned Site & Landscape Plan Byers Company Addn.

Part of the E/2 NE/4 Section 34, T 17 N, R 12 E
City of Glenpool, Tulsa County, Oklahoma

OWNER:
D. P. Byers Company, L.L.C.
AN OKLAHOMA LIMITED LIABILITY COMPANY
CONTACT: BO BYERS
11842 S. 33rd West Avenue
Sapulpa, OK 74066
Phone: (888)692-4901

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2017
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918)745-9929

TO: GLENPOOL PLANNING COMMISSION

FROM: RICK MALONE, CITY PLANNER

RE: REVISED SITE PLAN FOR "WHATABURGER"

DATE: JUNE 13th, 2016

Background:

Scott Barrett with Jacobs Engineering has submitted a site plan in Lot 2, Block 1 Southwest Crossroads Addition located south of the SW/corner of 121st Street and Waco Ave and this tract is currently zoned CG (Commercial General).

Property Characteristics:

The proposed use of the site is for a one story building: 3,583sf for a Whataburger restaurant on the site. The proposed use is allowed by right in the CG zoning district.

The address of this project is: 12110 South Waco Ave

Site Plan Review:

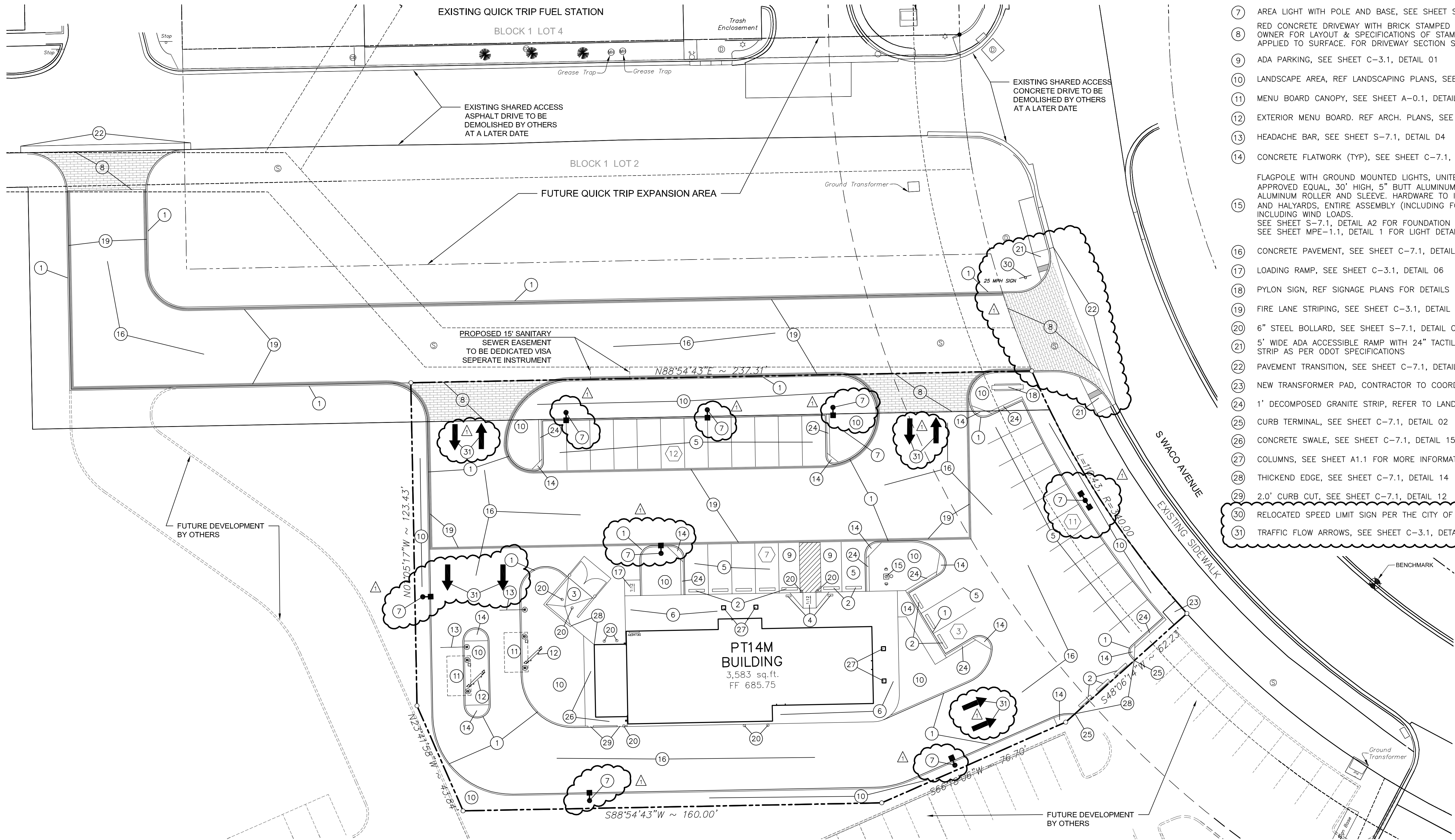
- This property is zoned CG and this tract was platted as Lot 2, Block 1 Southwest Crossroads Addition.
- The staff has reviewed the parking provisions of the site plan and they exceed the minimum standards.
- The staff has also reviewed the landscape plan and they exceed the minimum standards.
- They will be utilizing the existing water and sewer service abutting this property.
- The utility plans were reviewed at the TAC meeting and all necessary utilities and easements are adequate to service this site.
- An Earth Change permit has been submitted and has been approved and released.
- Water line plans & Engineering report and permit application required.
- Sanitary Sewer Plans required. Received
- Grading & Erosion Control (SWP3) required. Received
- Hydrology Report required. Received
- ODEQ NOI required. Received
- Sidewalk shown.
- On May 27th, 2016 the Technical Advisory Committee reviewed the site plan per the subdivision regulations and found that they meet the requirements.

Recommendation:

The staff recommends approval of the revised site plan for Whataburger per TAC and Staff comments listed above.

Attachment:

- 1) Case Map
- 2) Site Plan



PROJECT BENCHMARK
BENCHMARK
CHISELED SQUARE ON CONCRETE CURB
ALONG S WACO AVENUE
ELEVATION = 680.49

SITE DATA TABLE

ZONING
EXISTING LAND USE
PROPOSED LAND USE
LOT AREA
BUILDING SLAB
BUILDING HEIGHT
FRONT YARD SETBACK
SIDE YARD SETBACK
REAR YARD SETBACK
PARKING REQUIRED
PARKING PROVIDED
LANDSCAPING (ON-SITE)
ON-SITE PAVING (PARKING AND DRIVES)
OFF-SITE PAVING (ACCESS DRIVE)
CURB (ON-SITE)
CURB (OFF-SITE)
BUILDING PERIMETER WALK
SIDEWALK (ON-SITE)
SIDEWALK (OFF-SITE)

CG - COMMERCIAL GENERAL DISTRICT
UNDEVELOPED
RESTAURANT
0.954 AC.
3,583 S.F.
21 FT.
50' ALONG S WACO AVE
N/A
18 SPACE MIN. AT 1 PER 200 GFA
33 SPACES
8,004 S.F.
26,439 S.F.
13,656 S.S.
1,261 L.F.
926 L.F.
2,010 S.F.
450 S.F.
115 S.F.



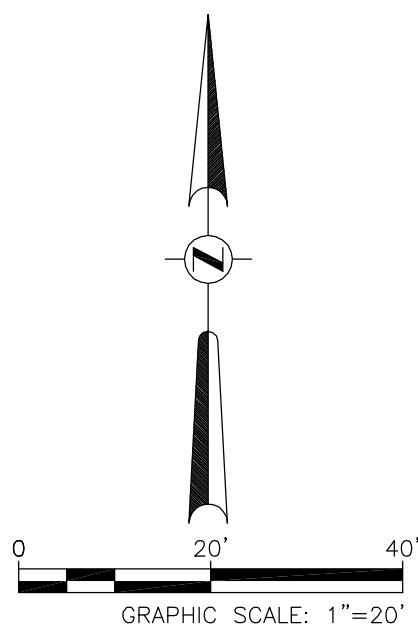
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

NOTES BY SYMBOL

- 6" CONCRETE CURB, SEE SHEET C-7.1, DETAIL 11
- 6' LONG PRECAST CONCRETE WHEEL STOP, SEE SHEET C-3.1, DETAIL 04
- DUMPSTER ENCLOSURE, REF STRUCTURAL PLANS, SEE SHEET S-7.1, DETAIL A3
- ADA CURB RAMP & SIGNAGE, SEE SHEET C-3.1, DETAIL 02 AND 05
- 90° PARKING & PAVEMENT STRIPING, SEE SHEET C-3.1, DETAIL 01
- BUILDING PERIMETER SIDEWALK, REF STRUCTURAL PLANS FOR DETAILS
- AREA LIGHT WITH POLE AND BASE, SEE SHEET S-7.1, DETAIL A1
- RED CONCRETE DRIVEWAY WITH BRICK STAMPED PATTERN (WIDTH PER PLAN), COORDINATE WITH OWNER FOR LAYOUT & SPECIFICATIONS OF STAMPED PATTERN, COLOR TO BE INTEGRAL AND NOT APPLIED TO SURFACE. FOR DRIVEWAY SECTION SEE SHEET C-7.1, DETAIL 09
- ADA PARKING, SEE SHEET C-3.1, DETAIL 01
- LANDSCAPE AREA, REF LANDSCAPING PLANS, SEE SHEET L-1.1 FOR DETAILS
- MENU BOARD CANOPY, SEE SHEET A-0.1, DETAIL C1 AND S-7.1, DETAILS D3
- EXTERIOR MENU BOARD, REF ARCH. PLANS, SEE SHEET A-0.1, DETAIL B4
- HEADACHE BAR, SEE SHEET S-7.1, DETAIL D4
- CONCRETE FLATWORK (TYP), SEE SHEET C-7.1, DETAIL 06
- FLAGPOLE WITH GROUND MOUNTED LIGHTS, UNITED FLAG AND BANNER, GARRISON TYPE OR OWNER APPROVED EQUAL, 30' HIGH, 5" BUTT ALUMINUM WITH 14 GAUGE ALUMINUM BALL FINIAL, INCLUDE ALUMINUM ROLLER AND SLEEVE. HARDWARE TO INCLUDE STATIONARY TRUCK, NYLON FLAGSNAPS AND HALYARDS, ENTIRE ASSEMBLY (INCLUDING FOUNDATION) TO CONFORM TO APPLICABLE CODES, SEE SHEET S-7.1, DETAIL A2 FOR FOUNDATION DETAILS
SEE SHEET MPE-1.1, DETAIL 1 FOR LIGHT DETAILS
- CONCRETE PAVEMENT, SEE SHEET C-7.1, DETAIL 01
- LOADING RAMP, SEE SHEET C-3.1, DETAIL 06
- PYLON SIGN, REF SIGNAGE PLANS FOR DETAILS
- FIRE LANE STRIPING, SEE SHEET C-3.1, DETAIL 03
- 6" STEEL BOLLARD, SEE SHEET S-7.1, DETAIL C1
- 5' WIDE ADA ACCESSIBLE RAMP WITH 24" TACTILE WARNING STRIP AS PER ODOT SPECIFICATIONS
- PAVEMENT TRANSITION, SEE SHEET C-7.1, DETAIL 08
- NEW TRANSFORMER PAD, CONTRACTOR TO COORDINATE WITH AEP-PSO ELECTRIC
- 1' DECOMPOSED GRANITE STRIP, REFER TO LANDSCAPE PLANS FOR DETAILS
- CURB TERMINAL, SEE SHEET C-7.1, DETAIL 02
- CONCRETE SWALE, SEE SHEET C-7.1, DETAIL 15
- COLUMNS, SEE SHEET A1.1 FOR MORE INFORMATION
- THICKEND EDGE, SEE SHEET C-7.1, DETAIL 14
- 2.0' CURB CUT, SEE SHEET C-7.1, DETAIL 12
- RELOCATED SPEED LIMIT SIGN PER THE CITY OF GLENPOOL SPECIFICATIONS
- TRAFFIC FLOW ARROWS, SEE SHEET C-3.1, DETAIL 07

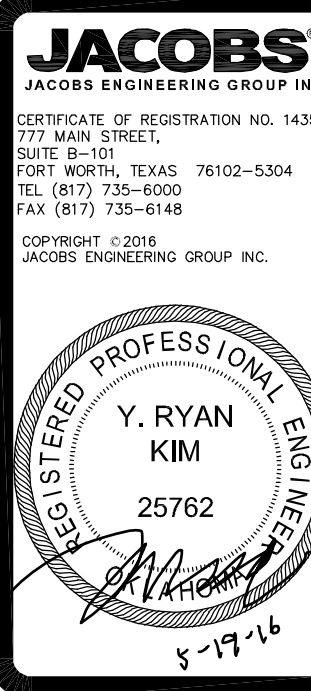
LEGEND

- 7 NUMBER OF PARKING SPACES
- PROPERTY LINE
- EASEMENT LINE
- CONCRETE CURB
- BUILDING
- AREA LIGHT POLE & BASE



REVISIONS	DATE	DESCRIPTION	BY	SG
1	5/20/16	CITY COMMENTS #1		

PROJECT:
PT14M BUILDING TYPE
12110 S WACO AVE.
GLENPOOL, OK 74033



WHATABURGER
300 CONCORD PLAZA DR.
SAN ANTONIO, TEXAS
210-476-6000 ZIP 78216
THIS DRAWING IS THE PROPERTY OF WHATABURGER, SAN ANTONIO, TEXAS AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF WHATABURGER.

SHEET TITLE:
CIVIL SITE
PLAN

PROJECT NO.2101410
DATE: 3/28/2016
SCALE: 1" = 20'
DRAWN BY: PTW
APPROVED BY: SG

SHEET NO:
C-3.0



TO: GLENPOOL PLANNING COMMISSION

FROM: RICK MALONE, CITY PLANNER

RE: LOT SPLIT GLS-215

Muhammad Khan with SMC Consulting Engineers representing Steve Murphy for review of their lot split application in order to split 1.69 acres from Lot 1, Block 2 Montapp Addition. The subject tract is located approximately 252 feet west of the northwest corner of 126th Street and South Waco Ave.

DATE: June 13th, 2016

BACKGROUND:

Lot 1, Block 2 of Montapp Addition originally platted as 12.822 acres.

- Robertson Tire (1.165 acres): GLS#186 approved 5/20/10.
- Goodwill (1.375 acres): GLS#192 approved 7/7/11.
- Office Warehouse (1.6902 acres) GLS#215 currently under review.
- Remainder of Lot 1, Block 2 of Montapp Addition. (containing 8.1668 acres)

LOT SPLITS ARE REQUIRED TO MEET THE FOLLOWING CRITERIA:

- Conform To The Zoning Code And Subdivision Regulations:
This lot is zoned CG and the proposed lot combination exceeds the minimum bulk and area requirements.
- Easements And Utilities:
All existing utilities are abutting this tract.
- Access To Streets:
The western lot will have access to South Vancouver Ave, West 126th Street and West 125th Court. The easternmost lot will have access to both West 125th Court and West 126th.
- Sewage Disposal:
Both lots have access to an 8" City of Glenpool sewer line.
- Water Accessibility:
Both lots have access to an 8" City of Glenpool water line.

STAFF RECOMMENDATION:

Staff recommends approval of Lot Split GLS-#215 subject to the staff comments noted above.

ATTACHMENTS:

1. Case Map
2. Lot Split Application details

LOT SPLIT APPLICATION

\$100.00
FEE: ~~\$50.00~~

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.	GLS-215
S T R	3-17-12
RECEIPT NO.	

THE FOLLOWING INFORMATION IS TO BE SUPPLIED BY APPLICANT

NAME OF RECORD OWNER Monument Trading, LLC	WHAT IS THE PRESENT USE OF THE TRACT? CG
LEGAL DESCRIPTION OF EXISTING UNDIVIDED TRACT, WHICH YOU PROPOSE TO SPLIT, AS SHOWN ON THE RECORD OF THE COUNTY CLERK. Part of Lot 1, Block 2, MonTapp Addition (Plat #6331), Glenpool (Exhibit "A")	

	LEGAL DESCRIPTION OF PROPOSED TRACT	STAFF USE ONLY	SOURCE OF WATER SUPPLY FOR THIS TRACT
FIRST TRACT TO BE CREATED	See attached Exhibit "A" (1.6902 acres)	TAC REVIEW	☒ CITY ☐ WELL ☐ OTHER TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT
		PC REVIEW	☒ SEWER ☐ SEPTIC ☐ OTHER
		INST. RELEASED	STREET OR STREETS TRACT WILL FACE W. 125th Court/W. 126 Street S.
			PROPOSED USE OF THIS TRACT LOT SIZE OF PROPOSED TRACT CG-Office 285 FT. X 250 FT.
SECOND TRACT TO BE CREATED		TAC REVIEW	☐ CITY ☐ WELL ☐ OTHER TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT
		PC REVIEW	☐ SEWER ☐ SEPTIC ☐ OTHER
		INST. RELEASED	STREET OR STREETS TRACT WILL FACE
			PROPOSED USE OF THIS TRACT LOT SIZE OF PROPOSED TRACT FT. X FT.
THIRD TRACT TO BE CREATED		TAC REVIEW	☐ CITY ☐ WELL ☐ OTHER TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT
		PC REVIEW	☐ SEWER ☐ SEPTIC ☐ OTHER
		INST. RELEASED	STREET OR STREETS TRACT WILL FACE
			PROPOSED USE OF THIS TRACT LOT SIZE OF PROPOSED TRACT FT. X FT.
FOURTH TRACT TO BE CREATED		TAC REVIEW	☐ CITY ☐ WELL ☐ OTHER TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT
		PC REVIEW	☐ SEWER ☐ SEPTIC ☐ OTHER
		INST. RELEASED	STREET OR STREETS TRACT WILL FACE
			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 **Agent for the Owner**

If other than present owner, give name, address and phone number of present owner.	NAME Stephen M. Murphy Manager	ADDRESS 5711 E. 71st St. #120, Tulsa, OK 74136	PHONE (918) 494-4004
I certify that this information is true and correct.	NAME Muhammad Khan, P.E.	ADDRESS 815 W. Main Oklahoma City, OK 74801	PHONE (405) 232-7715

FOR COMMISSION USE

L. NO. GLS-215	S. T. R. CG	SUBDIVISION NAME MONTAPP ADDITION	
ZONING REQUIREMENT CG	MAJOR STREET PLAN REQUIREMENT N/A	UTILITY EASEMENT NEEDS N/A	HEALTH DEPT. NEEDS N/A
ACTION RECOMMENDED TO THE PLANNING COMMISSION APPROVAL STC/TAC	ACTION TAKEN BY THE PLANNING COMMISSION	DATE 6/13/16	CONDITION:

EXHIBIT 'A' (1 OF 2)
LEGAL DESCRIPTION
TRACT 1
(A PART OF LOT 1, BLOCK 2)
MONTAPP ADDITION (PLAT #6331)
GLENPOOL, TULSA COUNTY, OKLAHOMA

A tract of land that is part of the Northeast Quarter (NE/4) of Section Three (3), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, according to the U.S. Government Survey thereof, Tulsa County, State of Oklahoma, said tract of land being described as follows:

Commencing at the Southeast Corner of Lot 1, Block 2 of Montapp Addition (Plat #6331) (P.O.C.);

THENCE South 80°20'32" West along the southeast line of said Lot 1 for 252.90 feet to the POINT OF BEGINNING (P.O.B.);

THENCE continuing South 80°20'32" West along the southeast line of said Lot 1 for 10.22 feet to a point on the south line of said Lot 1;

THENCE South 89°05'11" West along the south line of said Lot 1 for 285.27 feet;

THENCE North 00°54'49" West for 165.10 feet;

THENCE North 46°35'11" East for 198.35 feet;

THENCE South 43°24' 49" East for 24.44 feet;

THENCE North 89°05'11" East for 82.91 feet to a point on a non-tangent curve to the left;

THENCE around a curve to the left with a radius of 50.00 feet (said curve being subtended by a chord which bears South 41°39'41" East a chord distance of 75.82 feet) and an arc length of 86.06 feet to a point at the end of the curve;

THENCE South 00°58'07" East for 222.09 feet to the POINT OF BEGINNING.

Said tract contains an area of 73,626 square feet or 1.6902 acres more or less.



Note: Refer Recorded Plat of the Montapp Addition for Location of the Utility Easements. Gas, Electric, and Telephone to Run within Utility Easements.

EXHIBIT 'A' (2 of 2)
PLOT PLAN
TRACT 1
(A PART OF LOT 1, BLOCK 2)
MONTAPP ADDITION (PLAT #6331)
W 121st ST. SOUTH & S. UNION AVE.
GLENPOOL, OKLAHOMA

Drainage Reserve 2
5.4199 acres

SOUTHWEST CROSSROADS
ADDITION
PLAT # 6117

MONTAPP ADDITION
PLAT # 6331

S. VANCOUVER AVE.

BLOCK 2
LOT 1
LESS AND EXCEPT
± 8.1668 acres

Goodwill Lot
± 1.3756 acres

$R=50.00'$
 $L=86.06'$
 $D=98^{\circ}36'52''$
 $T=58.15'$
 $CH=S\ 41^{\circ}39'41''\ E$
 $CHD=75.82'$

W. 125th Court ± 0.4244 acre

TRACT 1
PART OF LOT 1, BLOCK 2
± 1.6902 acres

Robertson Tire
± 1.165 acres
Doc. #2010052562
Dated 6/17/2010

S. WACO AVE.

Not to Scale

W. 126th STREET SOUTH

$N\ 00^{\circ}54'49''\ W$
~ 165.10'

$N\ 89^{\circ}05'11''\ E$
~ 82.91'

$S\ 43^{\circ}24'49''\ E$
~ 24.44'

$N\ 46^{\circ}35'11''\ E$ ~ 198.35'

$S\ 80^{\circ}20'32''\ W$ ~ 10.22'

$S\ 89^{\circ}05'11''\ W$
~ 285.27'

$S\ 00^{\circ}58'07''\ E$ ~ 222.09'

$S\ 80^{\circ}20'32''\ W$ ~ 252.90'

P.O.B.

P.O.C.

SOUTHEAST CORNER
OF LOT 1, BLOCK 2
OF MONTAPP ADDITION
(PLAT # 6331)

Note: Refer Recorded Plat of the Montapp Addition for Location of the Utility Easements. Gas, Electric, and Telephone to Run within Utility Easements.

EXHIBIT 'B'
SITE PLAN
TRACT 1

(A PART OF LOT 1, BLOCK 2)
MONTAPP ADDITION (PLAT #6331)
W 121st ST. SOUTH & S. UNION AVE.
GLENPOOL, OKLAHOMA

Drainage Reserve 2
5.4199 acres

MONTAPP ADDITION
PLAT # 6331

**SOUTHWEST CROSSROADS
ADDITION**
PLAT # 6117

LEGEND

U/E = UTILITY EASEMENT
WL/E = WATERLINE EASEMENT

PIPE LINE EASEMENT
AND SEWER EASEMENT
(RE. MONTAPP
ADDITION PLAT)

BLOCK 2
LOT 1
LESS AND EXCEPT
± 8.1668 acres

TRACT 1
PART OF LOT 1,
BLOCK 2
± 1.6902 acres

Goodwill Lot
± 1.3756 acres

W. 125th Court ± 0.4244 acre

Robertson Tire
± 1.165 acres
Doc. #2010052562
Dated 6/17/2010

S. WACO AVE.

S. VANCOUVER AVE.

W. 126th STREET SOUTH

Not to Scale

P.O.C.

SOUTHEAST CORNER
OF LOT 1, BLOCK 2
OF MONTAPP ADDITION
(PLAT # 6331)

P.O.B.

S 89°05'11" W ~
285.27'

17.5' U/E
PER PLAT

S 80°20'32" W ~
10.22'

N 89°05'11" E ~
82.91'
S 43°24'49" E ~
24.44'

N 46°35'11" E ~ 198.35'
N 00°54'49" W ~ 165.10'

11' U/E

EXIST. 8" PUBLIC
SANITARY SEWER

R=50.00'
L=86.06'
D=98°36'52"
T=58.15'
CH=S 41°39'41" E
CHD=75.82'

EXIST. 8" PUBLIC
WATERLINE

S 00°58'07" E ~
222.09'

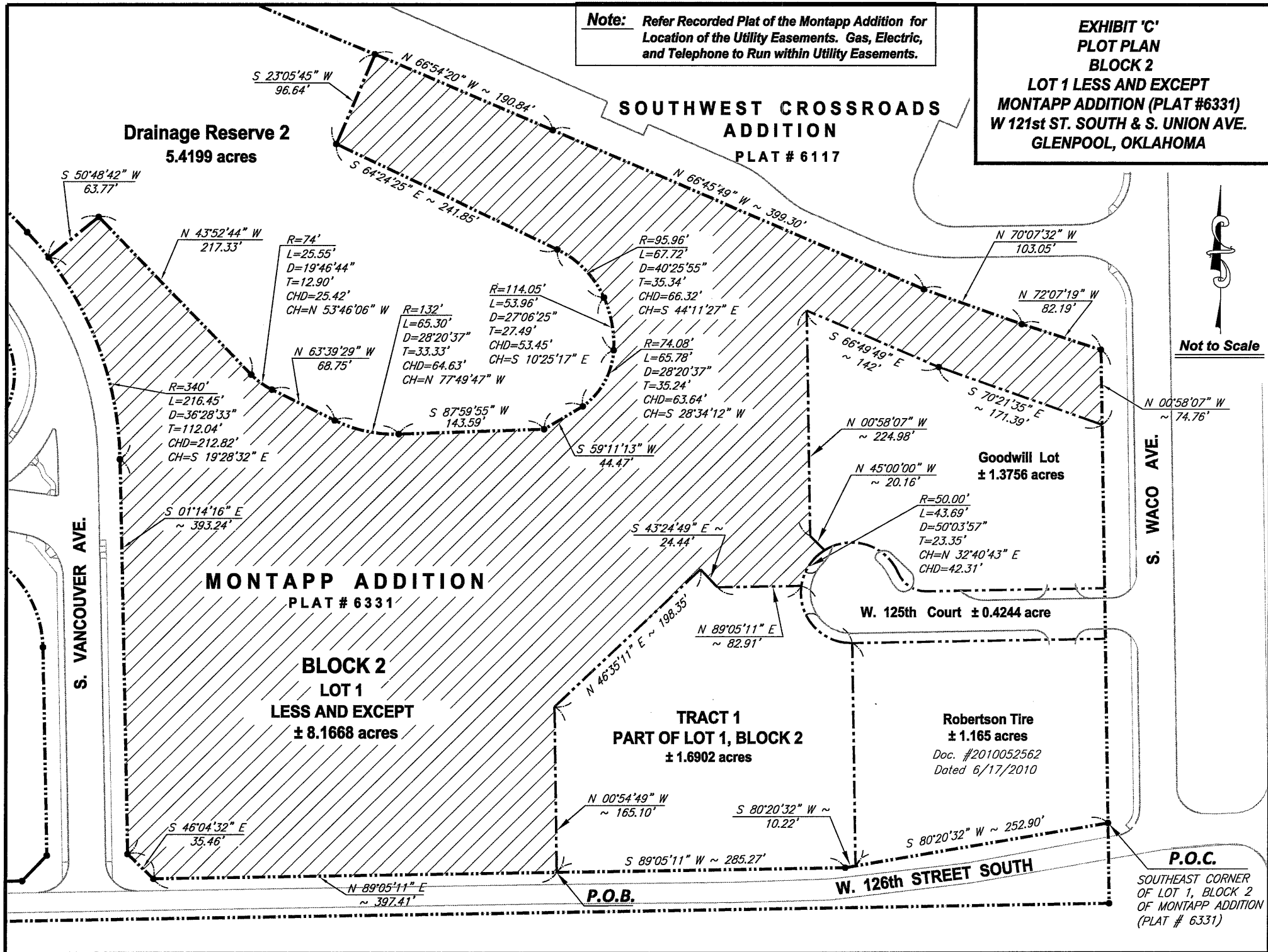
S 80°20'32" W ~ 252.90'

25' WL/E
PER PLAT

11' U/E

Note: Refer Recorded Plat of the Montapp Addition for Location of the Utility Easements. Gas, Electric, and Telephone to Run within Utility Easements.

EXHIBIT 'C'
PLOT PLAN
BLOCK 2
LOT 1 LESS AND EXCEPT
MONTAPP ADDITION (PLAT #6331)
W 121st ST. SOUTH & S. UNION AVE.
GLENPOOL, OKLAHOMA



TO: GLENPOOL PLANNING COMMISSION

FROM: RICK MALONE, CITY PLANNER

RE: LOT SPLIT#216 (21st Place Investments)

Greg Weisz with Sizemore Weisz & Associate for review of their lot split application in order to split 50,000 sf from Lot 1, Block 1 Phillips Corner and add the remainder to Lot 2, Block 1 Phillips Corner Addition. The subject tract is located south of the southeast corner of 121th Street and US 75 Highway.

DATE: June 13th, 2016

BACKGROUND:

Lot 1, Block 1 Phillips Corner platted 12/11/06

- Northern Tract: Comfort Inn site: GLS174 approved 5/22/08
- Southern Tract: 50,000sf site
- Remainder: South 59' of Lot 1, Block 1:
West tract: 11,760 sf to be attached to Lot 2, Block 1
East tract: 7,824.94sf to be attached to Reserve Area A.

LOT SPLITS ARE REQUIRED TO MEET THE FOLLOWING CRITERIA:

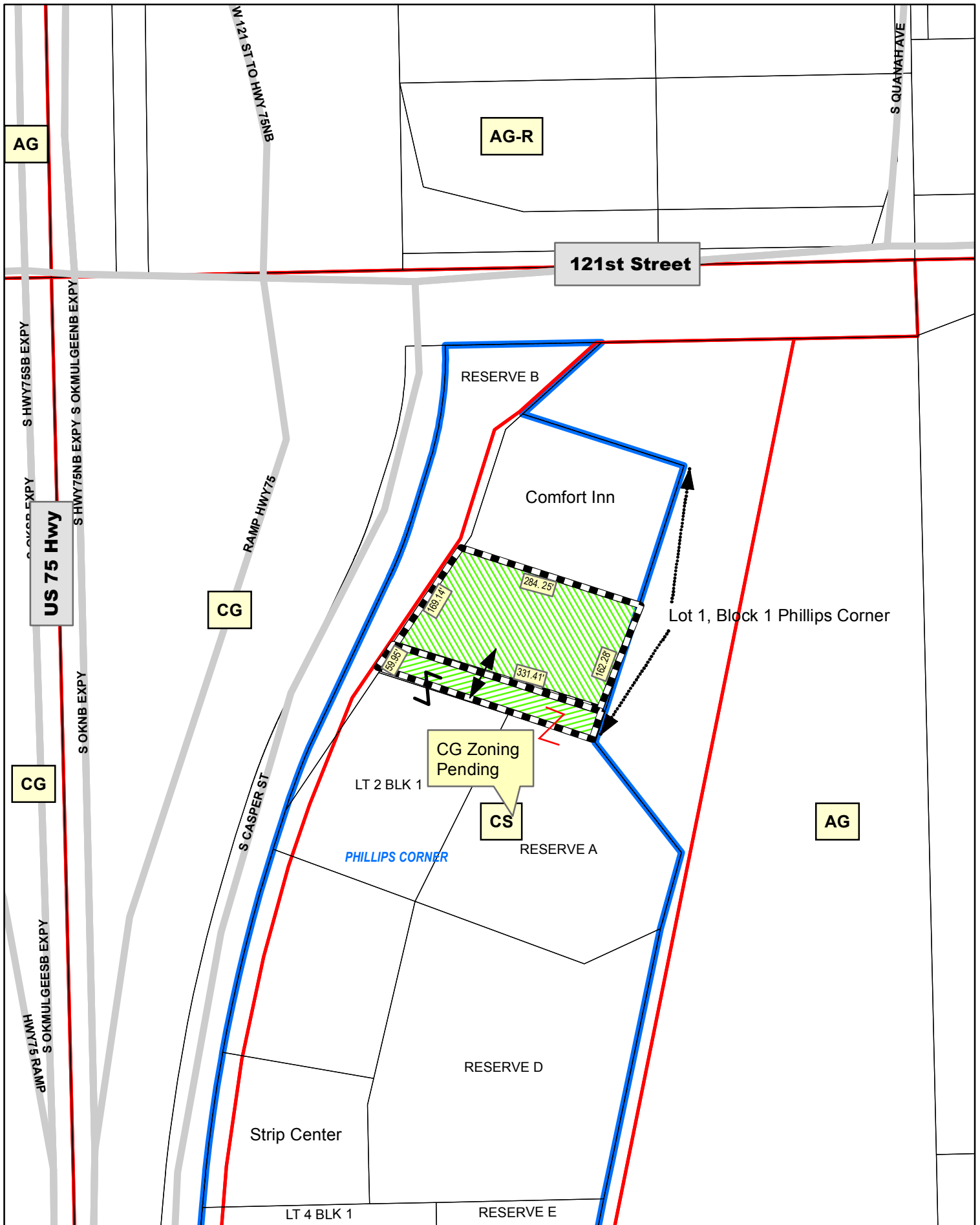
- Conform To The Zoning Code And Subdivision Regulations:
This lot is zoned CG by GZ#254 approved by ordinance 722 by the Glenpool City Council on 6/6/16 and the proposed lot combination exceeds the minimum bulk and area requirements.
- Easements And Utilities:
All existing utilities and easements are abutting this tract per Phillips Corner Plat filed 12/11/06.
- Access To Streets:
Both lots will have access to South Casper Street.
- Sewage Disposal:
Both lots will have access to a 8" sewer line on the west side of South Casper Street.
- Water Accessibility:
Both lots will have access to a 10" waterline on the east side of South Casper Street.
- Tie Language
Staff requires tie language be placed on the legal description of the deed for both tracts stating the north property cannot be sold without including the south property from this point on without a lot split being filed with the City of Glenpool.

STAFF RECOMMENDATION:

Staff recommends approval of Lot Split GLS-#216 subject to the staff requirements as listed above.

ATTACHMENTS:

1. Case Map
2. Lot Split application and support documents



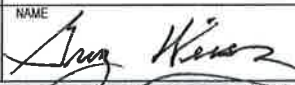
LOT SPLIT APPLICATION

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.	625-216
S.T.R.	272
RECEIPT NO.	

THE FOLLOWING INFORMATION IS TO BE SUPPLIED BY APPLICANT

NAME OF RECORD OWNER Arvest Bank		WHAT IS THE PRESENT USE OF THE TRACT? Vacant	
LEGAL DESCRIPTION OF EXISTING UNDIVIDED TRACT, WHICH YOU PROPOSE TO SPLIT, AS SHOWN ON THE RECORD OF THE COUNTY CLERK. A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK ONE (1), PHILLIPS CORNER, A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 34°02'19" EAST ALONG THE WESTERLY LINE OF LOT 1 FOR 59.95 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING NORTH 34°02'19" EAST ALONG SAID WESTERLY LINE FOR 169.13 FEET; THENCE SOUTH 72°09'09" EAST FOR 284.25 FEET; THENCE SOUTH 17°50'51" WEST FOR 162.43 FEET; THENCE NORTH 72°09'09" WEST FOR 331.41 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND. THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 50,000.00 SQUARE FEET OR 1.148 ACRES, MORE OR LESS.			
FIRST TRACT TO BE CREATED	LEGAL DESCRIPTION OF PROPOSED TRACT A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK ONE (1), PHILLIPS CORNER, A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 34°02'19" EAST ALONG THE WESTERLY LINE OF LOT 1 FOR 59.95 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING NORTH 34°02'19" EAST ALONG SAID WESTERLY LINE FOR 169.13 FEET; THENCE SOUTH 72°09'09" EAST FOR 284.25 FEET; THENCE SOUTH 17°50'51" WEST FOR 162.43 FEET; THENCE NORTH 72°09'09" WEST FOR 331.41 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND. THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 50,000.00 SQUARE FEET OR 1.148 ACRES, MORE OR LESS.	STAFF USE ONLY TAC REVIEW 5/27/16 PC REVIEW 6/13/16 INST. RELEASED	SOURCE OF WATER SUPPLY FOR THIS TRACT ☒ CITY ☐ WELL ☐ OTHER TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT ☒ SEWER ☐ SEPTIC ☐ OTHER STREET OR STREETS TRACT WILL FACE Hotel site PROPOSED USE OF THIS TRACT LOT SIZE OF PROPOSED TRACT FT. X FT.
	LEGAL DESCRIPTION OF PROPOSED TRACT A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK ONE (1), PHILLIPS CORNER, A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 34°02'19" EAST ALONG THE WESTERLY LINE OF LOT 1 FOR 59.95 FEET; THENCE SOUTH 72°09'09" EAST PARALLEL WITH THE SOUTHERLY LINE OF LOT 1 FOR 200.11 FEET; THENCE SOUTH 26°25'39" WEST FOR 58.23 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 1; THENCE NORTH 72°09'09" WEST ALONG SAID SOUTHERLY LINE FOR 208.13 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND. THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 11,751.69 SQUARE FEET OR 0.270 ACRES, MORE OR LESS.	STAFF USE ONLY TAC REVIEW 5/27/16 PC REVIEW 6/13/16 INST. RELEASED	SOURCE OF WATER SUPPLY FOR THIS TRACT ☒ CITY ☐ WELL ☐ OTHER TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT ☒ SEWER ☐ SEPTIC ☐ OTHER STREET OR STREETS TRACT WILL FACE PROPOSED USE OF THIS TRACT Tie to Lot 2, Block 1, use unknown LOT SIZE OF PROPOSED TRACT FT. X FT.
	LEGAL DESCRIPTION OF PROPOSED TRACT A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK ONE (1), PHILLIPS CORNER, A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 72°09'09" EAST ALONG THE SOUTHERLY LINE OF LOT 1 FOR 200.13 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE NORTH 26°25'39" EAST FOR 58.23 FEET; THENCE SOUTH 72°09'09" EAST FOR 131.31 FEET TO THE EASTERLY LINE OF LOT 1; THENCE SOUTH 17°50'51" WEST ALONG SAID EASTERLY LINE FOR 57.87 FEET TO THE SOUTHEAST CORNER OF LOT 1; THENCE NORTH 72°09'09" WEST ALONG THE SOUTHERLY LINE OF LOT 1 FOR 140.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND. THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 7,810.02 SQUARE FEET OR 0.179 ACRES, MORE OR LESS.	STAFF USE ONLY TAC REVIEW 5/27/16 PC REVIEW 6/13/16 INST. RELEASED	SOURCE OF WATER SUPPLY FOR THIS TRACT ☒ CITY ☐ WELL ☐ OTHER TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT ☐ SEWER ☐ SEPTIC ☐ OTHER STREET OR STREETS TRACT WILL FACE PROPOSED USE OF THIS TRACT Tie to Res. Area "A" LOT SIZE OF PROPOSED TRACT FT. X FT.
	LEGAL DESCRIPTION OF PROPOSED TRACT	STAFF USE ONLY TAC REVIEW PC REVIEW INST. RELEASED	SOURCE OF WATER SUPPLY FOR THIS TRACT ☐ CITY ☐ WELL ☐ OTHER TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT ☐ SEWER ☐ SEPTIC ☐ OTHER STREET OR STREETS TRACT WILL FACE 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 Greg Weisz	ADDRESS Sisemore Weisz & Assoc.
		PHONE 918.665.3600	
I certify that this information is true and correct.		NAME 	ADDRESS 6111 E. 32nd Pl., Tulsa, OK 74135
		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:

TRACT 1A LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK ONE (1), PHILLIPS CORNER, A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 34°02'19" EAST ALONG THE WESTERLY LINE OF LOT 1 FOR 59.95 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING NORTH 34°02'19" EAST ALONG SAID WESTERLY LINE FOR 169.13 FEET; THENCE SOUTH 72°09'09" EAST FOR 284.25 FEET; THENCE SOUTH 17°50'51" WEST FOR 162.43 FEET; THENCE NORTH 72°09'09" WEST FOR 331.41 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 50,000.00 SQUARE FEET OR 1.148 ACRES, MORE OR LESS.

TRACT 1B LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK ONE (1), PHILLIPS CORNER, A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 34°02'19" EAST ALONG THE WESTERLY LINE OF LOT 1 FOR 59.95 FEET; THENCE SOUTH 72°09'09" EAST PARALLEL WITH THE SOUTHERLY LINE OF LOT 1 FOR 200.11 FEET; THENCE SOUTH 26°25'59" WEST FOR 58.23 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 1; THENCE NORTH 72°09'09" WEST ALONG SAID SOUTHERLY LINE FOR 208.13 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 11,751.69 SQUARE FEET OR 0.270 ACRES, MORE OR LESS.

TRACT 1C LEGAL DESCRIPTION

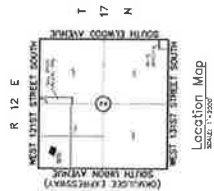
A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK ONE (1), PHILLIPS CORNER, A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 72°09'09" EAST ALONG THE SOUTHERLY LINE OF LOT 1 FOR 208.13 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE NORTH 26°25'59" EAST FOR 58.23 FEET; THENCE SOUTH 72°09'09" EAST FOR 131.31 FEET TO THE EASTERLY LINE OF LOT 1; THENCE SOUTH 17°50'51" WEST ALONG SAID EASTERLY LINE FOR 57.57 FEET TO THE SOUTHEAST CORNER OF LOT 1; THENCE NORTH 72°09'09" WEST ALONG THE SOUTHERLY LINE OF LOT 1 FOR 140.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

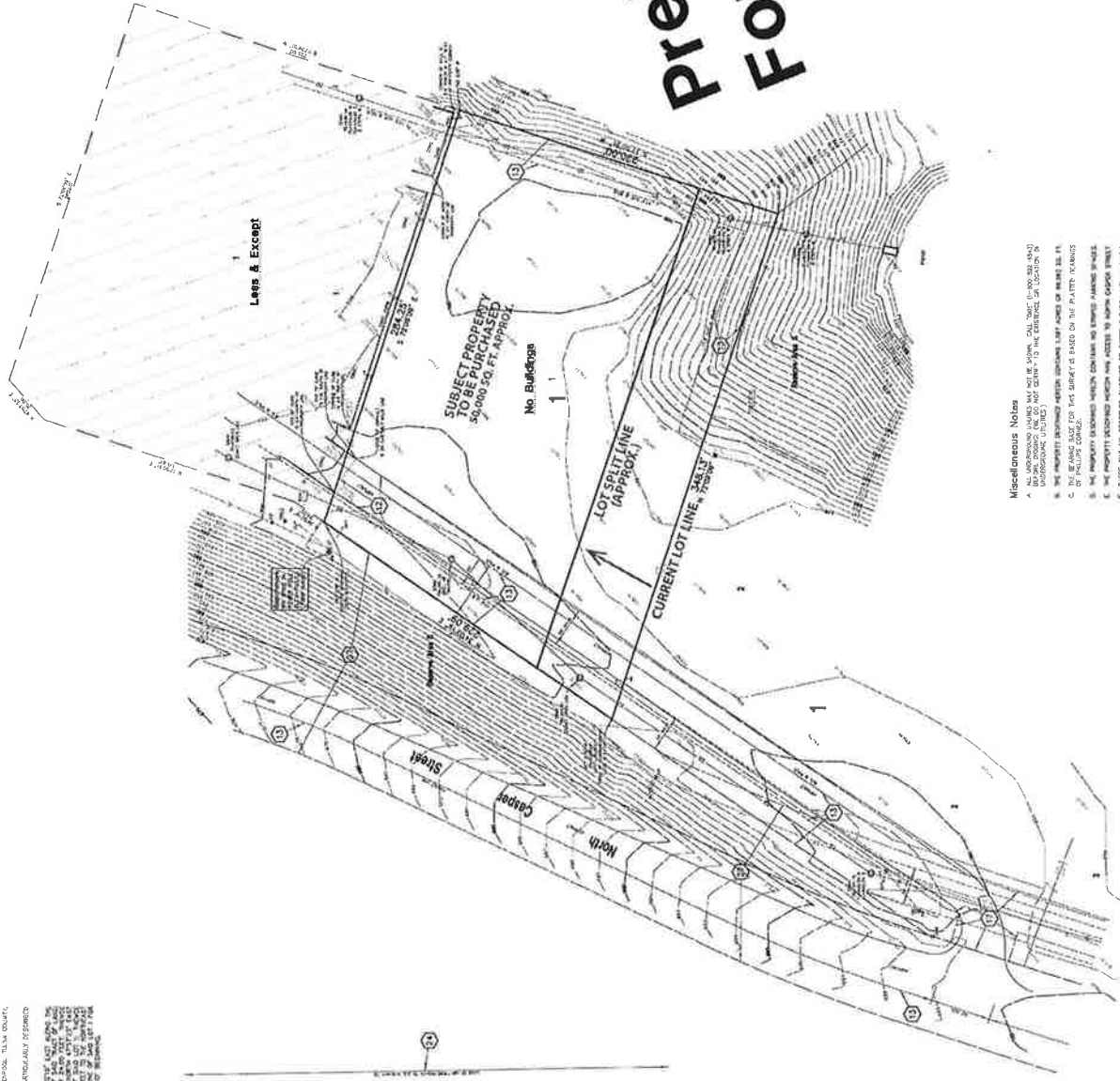
THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 7,810.02 SQUARE FEET OR 0.179 ACRES, MORE OR LESS.

LOT ONE (1), BLOCK ONE (1), INCLUDES CORPORA, A SUBDIVISION IN THE CITY OF GLENDALE, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

LESS AND EXCEPT THAT PART OF LOT ONE (1), BLOCK ONE (1), DOWING MAP PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

U.S. Highway 75

 $\text{ScO} \approx 1^\circ - 30^\circ$ [illegible]

For Preliminary Review

ALTA/ACSM Land Title Survey
of
Part of Lot 1, Block 1
Phillips Corner
City of Glenpool, Tulsa County, Oklahoma

W. WATSON HALL & ASSOCIATES, INC. 30 HUNTER CREEK RD.

[illegible]

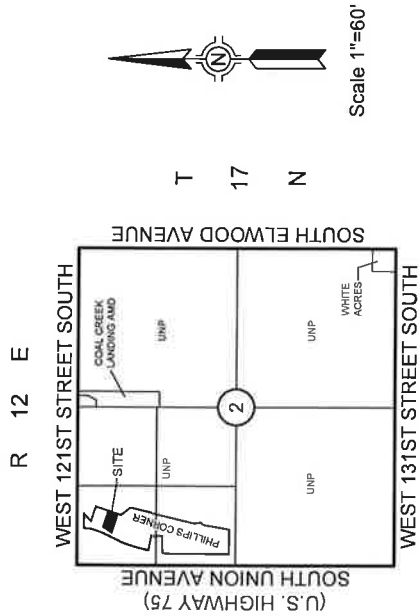
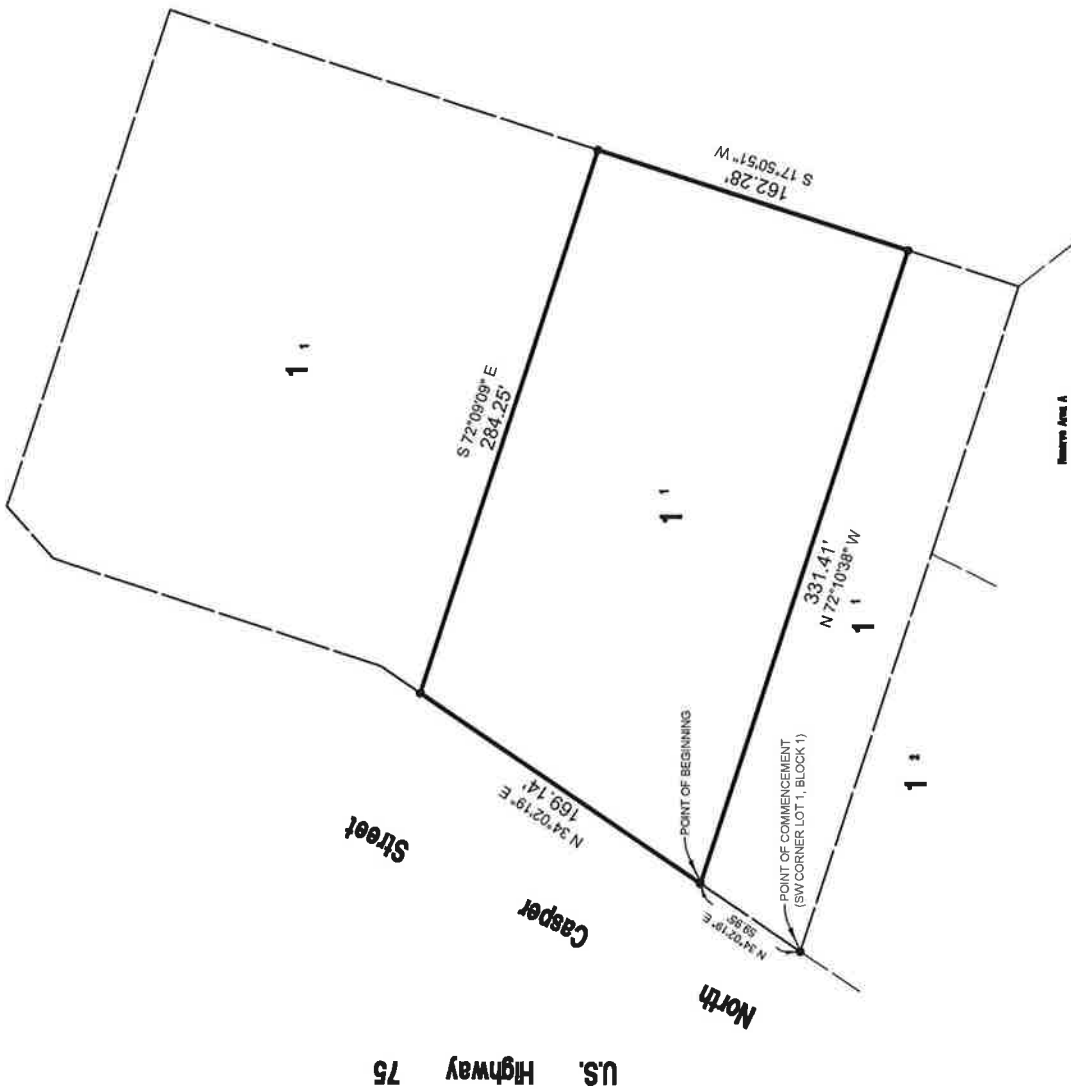
TSAM TONYUS

07: DEAN ROBINSON
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA A/S 1160
DATE: 06-09-2014 09:39:00

[illegible]

Miscellaneous Notes

- [illegible]



Location Map

SCALE: 1"=2000'

Legal Description

A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK ONE (1), PHILLIPS CORNER, A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH $34^{\circ}02'19''$ EAST ALONG THE WESTERLY LINE OF LOT 1 59.95 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING NORTH $34^{\circ}02'19''$ EAST ALONG SAID WESTERLY LINE FOR 169.13 FEET; THENCE SOUTH $72^{\circ}09'09''$ EAST FOR 284.25 FEET; THENCE SOUTH $17^{\circ}50'51''$ WEST FOR 162.43 FEET; THENCE NORTH $72^{\circ}09'09''$ WEST FOR 331.41 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 50,000.00 SQUARE FEET OR 1.148 ACRES, MORE OR LESS.

Exhibit

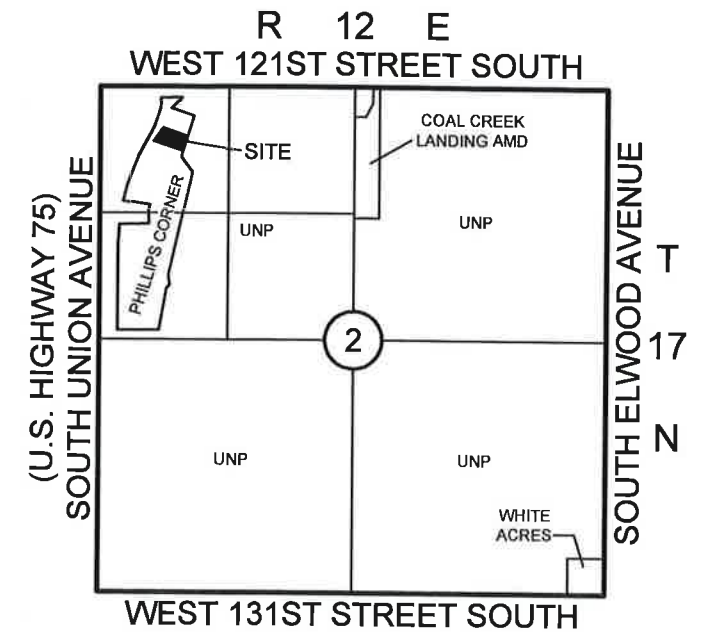
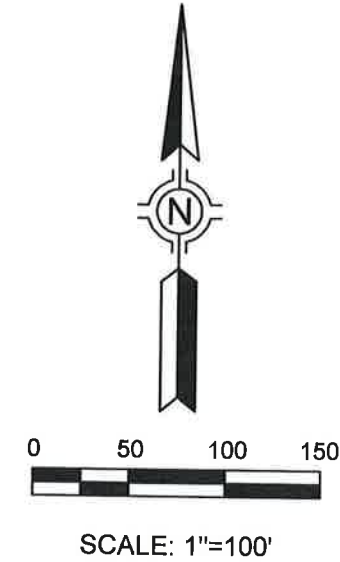
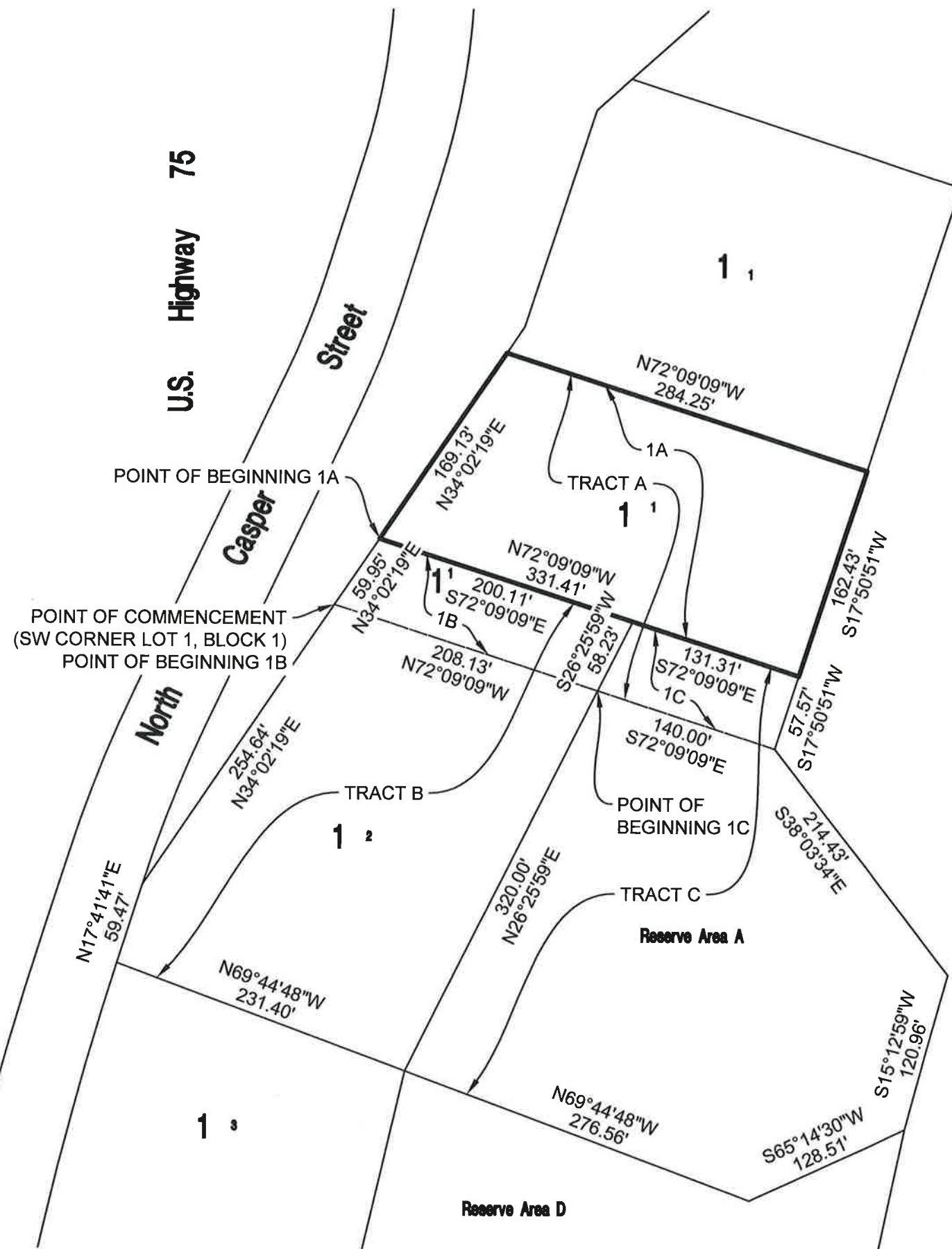
Part of Lot 1, Block 1

Phillips Corner



Sisamore Weisz & Associates, Inc.
 811 EAST 32ND PLACE
 TULSA, OKLAHOMA 74135
 C.A. NO. 2421
 W.O. NO. 1796106
 PHONE (918) 685-3600
 FAX (918) 685-9668
 EXP. DATE 6/30/17
 FILE NO. 1703000

DRAWING: K:17618.06/EXHIBIT.DWG



Location Map
SCALE: 1"=2000'

RECEIVED
JUN 06 2016
BY: *GIS*

Lot Split Exhibit Part of Lot 1, Block 1 Phillips Corner

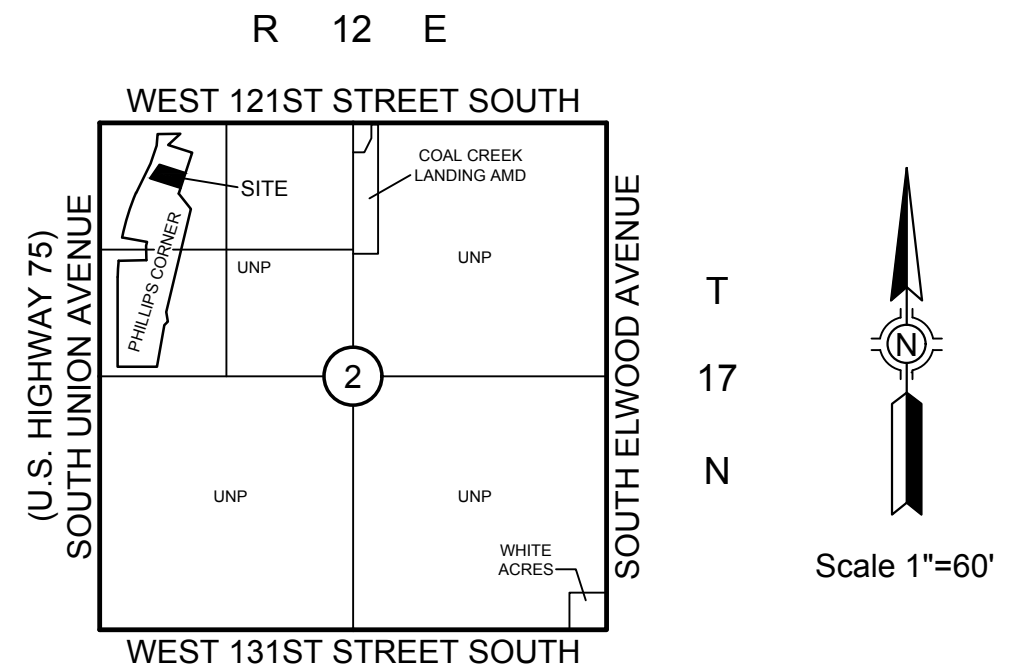
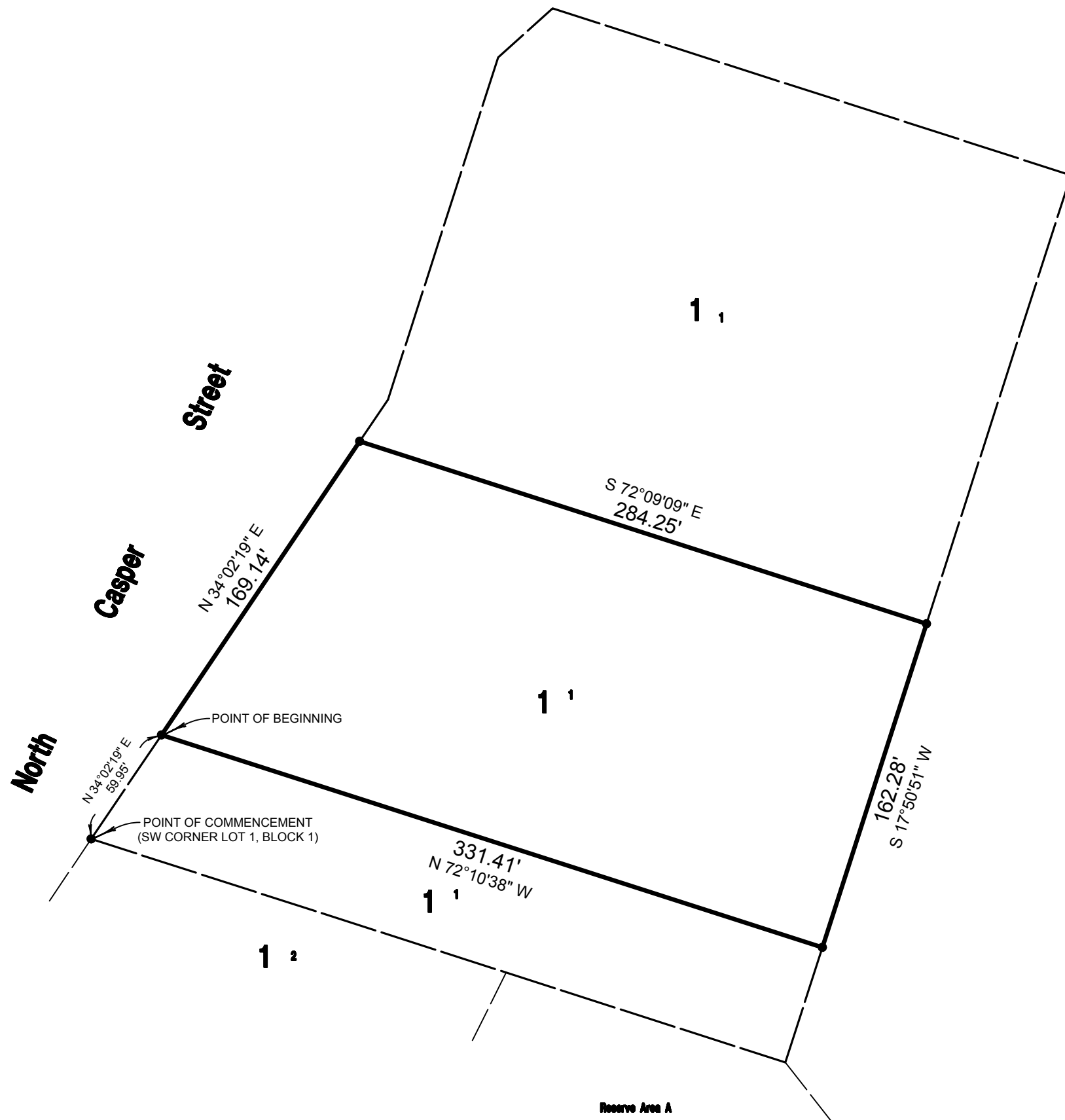


Sisemore Weisz & Associates, Inc.

6111 EAST 32nd PLACE
TULSA, OKLAHOMA 74135
C.A. NO. 2421
W.O. NO. 17618.06

PHONE: (918) 665-3600
FAX: (918) 665-8668
EXP. DATE 6/30/17
FILE NO. 1712.0200

U.S. Highway 75



Location Map

SCALE: 1"=2000'

Legal Description

A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK ONE (1), PHILLIPS CORNER, A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 34°02'19" EAST ALONG THE WESTERLY LINE OF LOT 1 59.95 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING NORTH 34°02'19" EAST ALONG SAID WESTERLY LINE FOR 169.13 FEET; THENCE SOUTH 72°09'09" EAST FOR 284.25 FEET; THENCE SOUTH 17°50'51" WEST FOR 162.43 FEET; THENCE NORTH 72°09'09" WEST FOR 331.41 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 50,000.00 SQUARE FEET OR 1.148 ACRES, MORE OR LESS.

Exhibit Part of Lot 1, Block 1 Phillips Corner



Sisemore Weisz & Associates, Inc.

6111 EAST 32nd PLACE
TULSA, OKLAHOMA 74135
C.A. NO. 2421
W.O. NO. 17918.06

PHONE: (918) 665-3600
FAX: (918) 665-8668
EXP. DATE 6/30/17
FILE NO. 1712.0200

MEMORANDUM

TO: THE GLENPOOL PLANNING COMMISSION

FROM: RICK MALONE, CITY PLANNER

RE: STAFF RECOMMENDATION
PLAT WAIVER OF "SOLID ROCK BAPTIST CHURCH"

DATE: June 13th, 2016

Background:

This is a Plat Waiver request from Todd Park, Pastor representing Solid Rock Baptist Church on a 5.2 tract that is located west of the NW/corner of 141st street and South Elwood Ave. The applicant states several reasons for this request as explained in the attached request for waiver of the plat.

Zoning Code Reference:

11-4-9: PLATTING REQUIRED:

For the purposes of providing a proper arrangement of streets and assuring the adequacy of open spaces for traffic, utilities, and access of emergency vehicles, commensurate with the intensification of land use customarily incident to a change of zoning, a platting requirement is established as follows: For any land which has been rezoned upon application of a private party, or for any land which has been granted a special exception by the board of adjustment as enumerated within use units 2, 4, 5, 8 and 20, no building permit shall be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, as the case may be, submitted to the planning commission for their review and recommendation, approved by the city council, and filed in the office of the Tulsa County clerk. Provided, that the city council, pursuant to their exclusive jurisdiction over subdivision plats, may remove the platting requirement upon a determination that the above stated purposes have been achieved by previous platting or could not be achieved by a plat or replat. (Ord. 665, 9-17-2012; amd. 2013 Code)

Technical Advisory Committee:

The Technical Advisory Committee met on Tuesday, May 27th, 2016. The TAC members felt that this is an extensive development of an unplatted tract of ground and that according to the zoning code, a platting requirement should be required.

Staff Recommendation:

While the Staff recognizes the unique characteristics of this property and the applicant wanting to build the new building then tear down the existing building and the gymnastics associated with type of construction, the staff cannot recommend something contrary to the zoning code, in this case the staff recommends denial of this request.

Attachments:

1. Letter of Request for the plat waiver
2. Case Map



June 7th, 2016

City of Glenpool
12205 Yukon Ave.
Glenpool, OK 74033

RE: Plat Waiver

Dear Mr. Malone,

On behalf of the Solid Rock Baptist Church, I would like to request a Plat waiver for our new church building and parking lot. We have had a church at this site for approximately 35 years. We have very little room to locate a new building on the property which includes using the existing structures until the new building is complete. Standard conditions of a plat usually warrants that a 17.5' perimeter easement be provided which we cannot meet because of an existing sanitary sewer easement, Sunoco easement and 100 year flood areas.

Except for the convenience of the City of Glenpool to prepare permits, we do not believe that the lack of platting would be detrimental to the public health, safety or welfare or be otherwise injurious to the other property in the area. We also feel it would not substantially conflict with the Comprehensive Plan and the purposes of the Code. Any easements required by the City or utility could be written and filed separately which have been done in the past on this property.

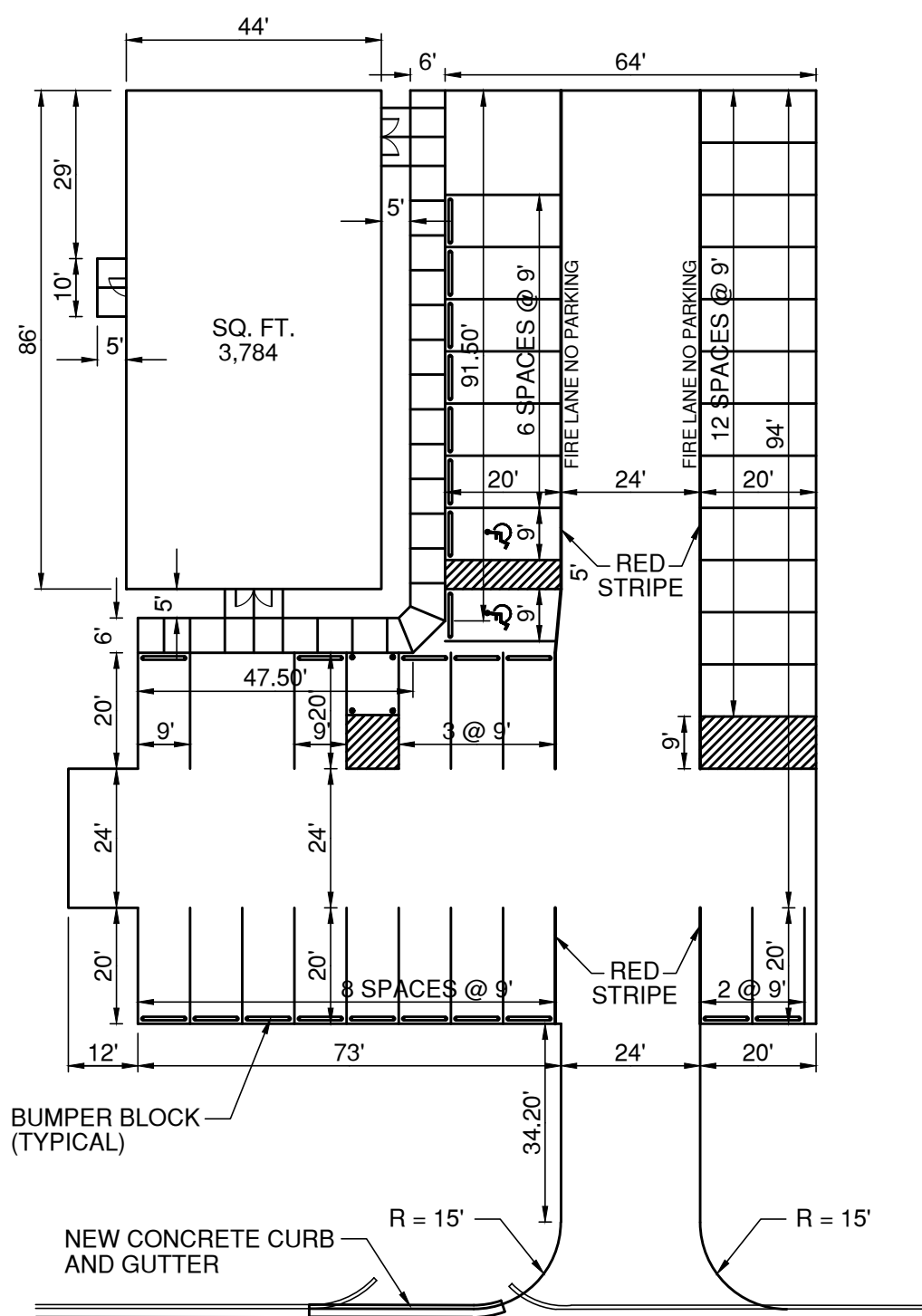
If we were building a new building on vacant land then we would not be asking for this plat waiver. We believe though, that we can meet the all the other City Requirements without a plat

We realize a Hardship requirement cannot be financial, however, please note that we are a very small church with ties to the community and will abide by your decision whatever that may be.

Sincerely,

A handwritten signature in blue ink, appearing to read "Todd Parker", with a stylized flourish at the end.

Todd Parker, Pastor.
Solid Rock Baptist Church



PAVING & STRIPING LAYOUT PLAN
SCALE: 1" = 30'

VEHICLE PARKING INFORMATION •

DESCRIPTION	REQUIRED SPACES	ACTUAL SPACES
PARKING SPACES	32	33
HANDICAP PARKING	2	2
TOTAL PARKING SPACES	34	35

NOTES:
PARKING STALLS 9'x20'.
DRIVEWAY AISLES = 24' MIN.

LEGAL DESCRIPTION

A tract of land described as BEGINNING Six hundred seventy-two (672.00) feet West of the Southeast Corner of Section Eleven (11), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof; Thence N 89° 56' 00" W Two hundred seventy-five (275.00) feet; Thence N 00° 01' 00" W Seven hundred (700.00) feet; Thence N 89° 59' 00" E Four hundred eleven (411.00) feet; Thence S 00° 01' 00" E Three hundred fifty-two and Forty-six hundredths (352.46) feet; Thence N 89° 59' 00" W One hundred thirty-six (136.00) feet; Thence S 00° 01' 00" E Three hundred forty-eight and Two hundredths (348.02) feet to the Point Of Beginning, LESS the Highway Right of Way ± 5.2 Acres.

CONTROL POINT TABLE

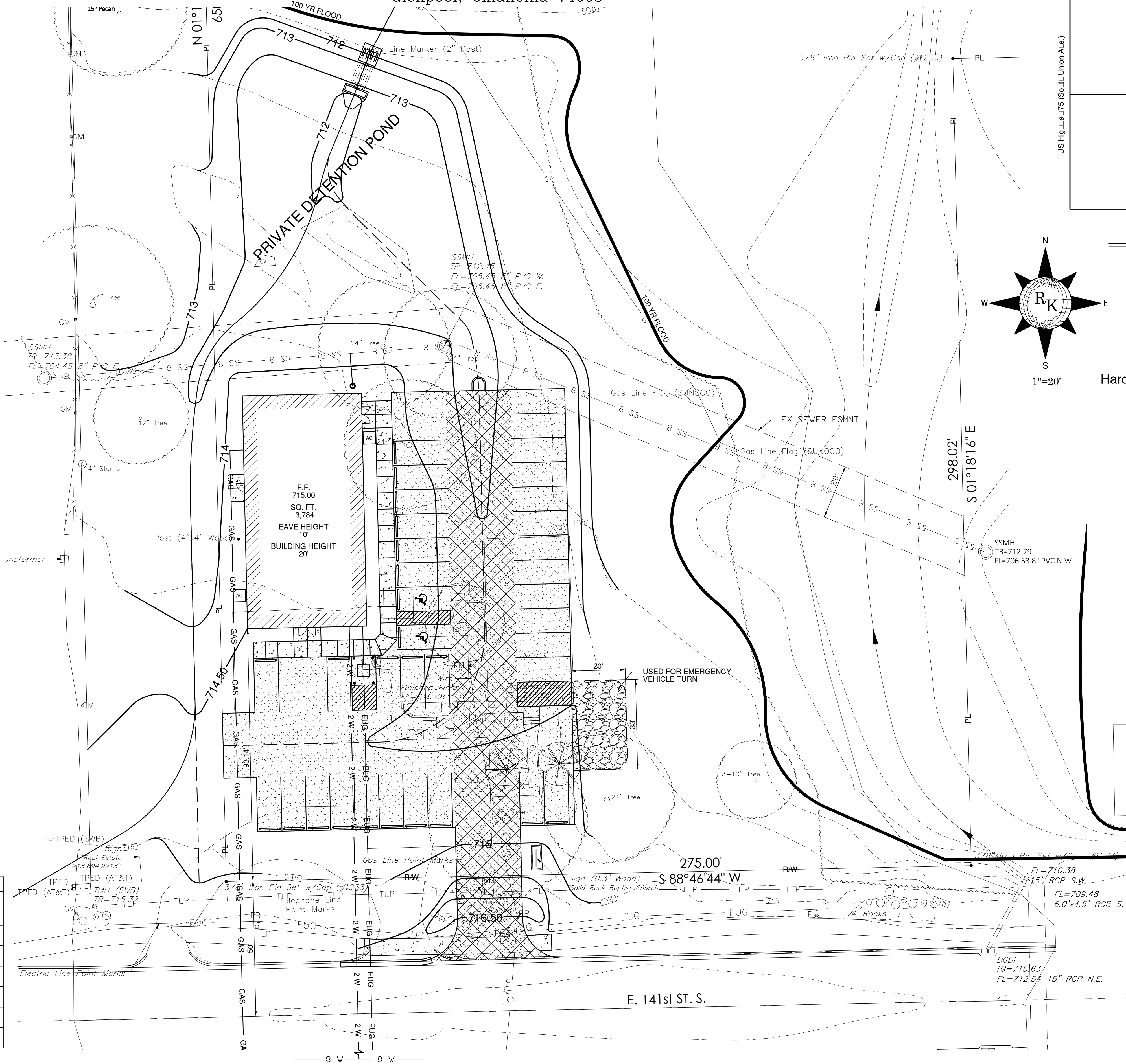
POINT NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
52	355,626.00	2,561,638.07	712.82	3/8" IRON PIN
53	355,622.98	2,561,502.11	710.93	3/8" IRON PIN
54	355,325.04	2,561,508.89	712.78	3/8" IRON PIN
55	355,319.18	2,561,233.95	-	3/8" IRON PIN
403	355,249.59	2,561,233.85	715.93	CHISELED "X"
404	355,255.46	2,561,510.29	716.02	CHISELED "X"

UTILITY CONTACT INFORMATION

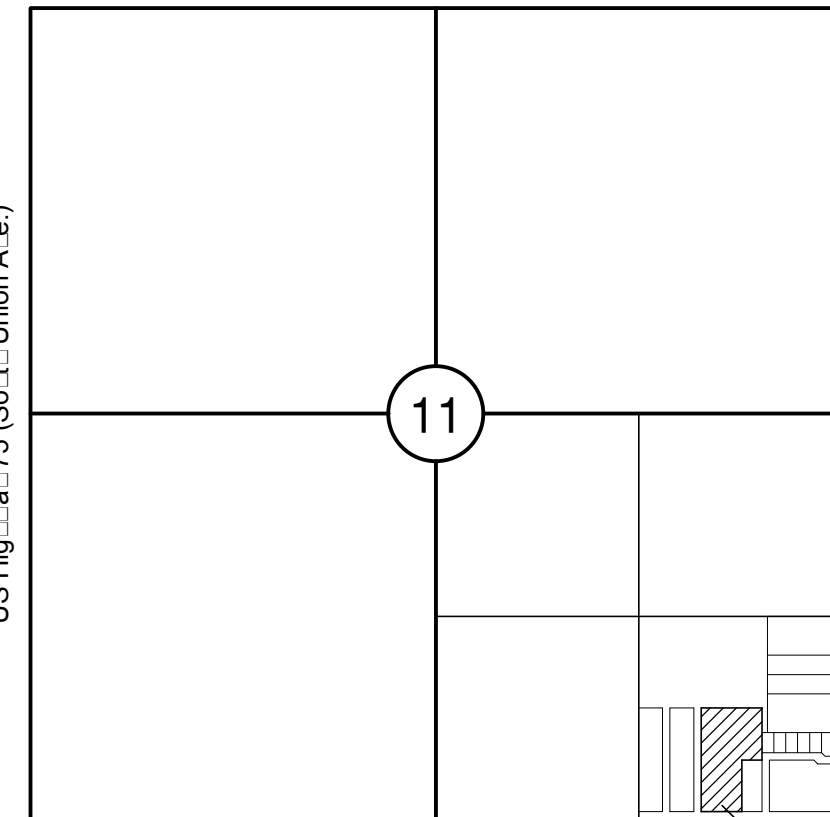
COMPANY	NAME	PHONE NO.	E-MAIL
City of Glenpool	Burrow, Lynn	(918) 209-4613	lburrow@cityofglenpool.com
OG&E	Dobrinski, Tim Mack, Doug	(918) 277-6203 (918) 277-6220	dobrintd@oge.com mackdh@oge.com
ONG	Kaefer, Donald	(918) 831-8353	Dkafer@oneok.com
ONE OK	Gedminas, Anthony	(918) 588-7641	Gedminas.Anthony@oneok.com
COX	Force, Corey	(918) 286-4640	cory.force@cox.com
AT&T	Bender, Kevin Gresh, Bob	(918) 596-0317 (918) 596-6177	kb7453@att.com bg6568@att.com

SOLID ROCK BAPTIST CHURCH

841 East 141st Street South
Glenpool, Oklahoma 74003



R 12 E
East 131st So. 11



LOCATION MAP

SURVEYOR

Harden & Associates Survey and Mapping, PC
2001 South 114th East Avenue
Tulsa, OK 74128
Certificate of Authorization No. 4656
Expires June 30, 2016

OWNER

SOLID ROCK BAPTIST CHURCH
841 East 141st Street South
Glenpool, Oklahoma 74003

ENGINEER

RK & Associates, PLC
4815 South Harvard Ave. Ste. 290
Tulsa, Oklahoma 74135
Phone: (918) 277-4784
e-mail: rkosman@sbcglobal.net
Certificate of Authorization No. 4831
Expires June 30, 2016

LEGEND

	NEW BUILDING
	NEW ASPHALT OR CONCRETE PAVEMENT
	NEW CONCRETE PAVEMENT
	NEW GRAVEL
	NEW HEAVY DUTY ASPHALT
	NEW STORM WATER DETENTION POND
	TREES/LANDSCAPING
	PROPERTY LINE
	EXISTING STORM
	EXISTING CONTOURS

OWNER:



LOCATIONS OF UNDERGROUND UTILITIES WERE OBTAINED FROM THE UTILITY OWNERS. BEFORE DOING ANY WORK WITH HEAVY EQUIPMENT, THE CONTRACTOR SHALL NOTIFY THE UTILITY OWNERS OR "CALL OKIE" (OKLAHOMA ONE-CALL) NOT LESS THAN 48 HOURS IN ADVANCE AND SHALL ESTABLISH THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES.

REVISIONS

DATE

APPROVED

THIS DOCUMENT IS PRELIMINARY IN NATURE, AND IS NOT A FINAL SIGNED AND SEALED DOCUMENT.



RICHARD L. KOSMAN, PE.
& ASSOCIATES, PLC
CIVIL ENGINEERING
4815 South Harvard Ave. Ste. 290
Tulsa, OK 74135
Phone: 918/277-4784
Email: rkosman@sbcglobal.net
Certificate of Authority No. 4831
Expires June 30, 2016

THESE PLANS AND DRAWINGS MAY NOT BE REPRODUCED, CHANGED OR COPIED, IN ANY WAY UNLESS FIRST OBTAINING THE EXPRESS WRITTEN CONSENT OF RK & ASSOCIATES, NOR SHALL THEY BE ASSIGNED TO ANY THIRD PARTY UNLESS SAID WRITTEN CONSENT IS FIRST OBTAINED. ANY CHANGES MADE TO THESE PLANS WITHOUT THE CONSENT OF RK & ASSOCIATES SHALL RELIEVE RK & ASSOCIATES OF RESPONSIBILITY FOR ANY CONSEQUENCES RESULTING FROM SUCH CHANGES.

SITE PLAN

SOLID ROCK
BAPTIST CHURCH

SHEET 1 OF 1

00116

DATE: 05/05/2016

TO: GLENPOOL PLANNING COMMISSION

FROM: RICK MALONE, CITY PLANNER

RE: REVISED SITE PLAN FOR "SOLID ROCK BAPTIST CHURCH"

DATE: JUNE 13th, 2016

Background:

Rick Kosman with RK Associates PLC, representing Solid Rock Baptist Church have submitted for Site Plan review a 5.2 tract that is located west of the NW/corner of 141st street and South Elwood Ave. and this tract is currently zoned AG (Agriculture). (Pending BOA#445 for Church Use Unit #5 which requires a plat and site plan review)

Property Characteristics:

The proposed use of the site is for a one story building: 3,784SF church on the site and removing the existing three buildings on the site. The proposed use is allowed by right in the AG zoning district with Board of Adjustment approval.

The address of this project is: 841 East 141st Street Glenpool, Ok.

Site Plan Review:

- This property is zoned AG and unplatted.
- 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 existing water and sewer service abutting this property.
- The utility plans were reviewed at the TAC meeting and utilities are adequate to service this site however there may be additional easements required.
- An Earth Change permit is required.
- Sign Permit required for all signage.
- Water line plans & Engineering report and permit application required.
- Sanitary Sewer Plans required.
- Grading & Erosion Control (SWP3)
- Hydrology Report required.
- Sidewalk is existing.
- On May 27th, 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 any approval would be subject to those redlines.

Recommendation:

The staff recommends approval of the revised site plan for Solid Rock Baptist Church per TAC and Staff comments listed above.

Attachment:

- 1) Case Map
- 2) Site Plan



City staff to complete this section

Case Number: _____

Revised 10/2014

APPLICATION FOR SITE PLAN REVIEW

Date of application: 5/5/16

☒ Please see attached application guidelines.

☒ All plans and surveys must be drawn to scale and noted on plans.

☒ All documents larger than 8-1/2" x 11" must be folded to that size. Please submit three (3) paper copies of the site plan and one electronic copy in PDF format.

☒ The current property owner must sign the application or the City's form authorizing the owner's representative to sign the application on behalf of the owner must be submitted.

☒ A pre-application meeting with City Staff is required prior to the submittal of this application.

☒ Date of pre-application meeting: 4/27/16

Project Name: SOLID ROCK BAPTIST CHURCH

Name of Applicant: TODD PARKER, PASTOR SOLID ROCK BAPTIST CHURCH Phone: 918-264-8886
Person (please print) Firm (if applicable)

Address: 841 E. 141ST SOUTH, GLENPOOL, OK Zip Code: 74033
City/state

Email: TPARKER@HFLCOUNTERTOPS.COM FAX: _____

Property Owner: TULSA BAPTIST ASSOCIATION Phone: 918-264-8886
Person (please print)

Property Owner's Address: SAME Zip Code: _____
City/State

Email: _____ FAX: _____

County: TULSA Quarter Section: SE. Section/Township/Range: 11 | 17N | 12E

Legal Description of the Tract (may be attached): SEE ATTACHED DEED (5.2 AC.)

General Location/Street Address: 841 E. 141ST SOUTH (Approx 4400' EAST OF U.S. 75 - NORTH SIDE OF E. 141ST SOUTH.)

County Parcel Number: 41980 Present Zoning/Use: AG / CHURCH
(Property Account No):

Related case numbers: _____ Are the access points platted in accordance with the plat? ☐ Yes ☐ No

Have any variances been approved by the BOA on this property?

☐ Yes ☒ No.

If yes, case no. _____

Acreage/Parcel Size: 5.2 ac. No. of lots: — Building area: 3784 Floor area ratio: 1.67%

Any private deed/plat restrictions on this property, which might impact building setback, height, or use? ☐ Yes ☒ No.

For commercial buildings, Exterior building materials along street frontages: N/A.

SIGNATURE OF APPLICANT: Rodney T. Pankon (Person) Date: 5-3-2016

(Please type or print name of applicant who signed this application): RODNEY T. PANKON

SIGNATURE OF PROPERTY OWNER: Rodney T. Pankon (Person) Date: 5-3-2016

(Please type or print name of owner who signed this application): RODNEY T. PANKON

Received Date _____
(Date Stamp Here)

APPLICANT DO NOT WRITE BELOW THIS LINE

Date Rec'd: _____ Rec'd By: _____ Fee: _____ Receipt#: _____

PLAN REVIEW:

- Site plans will be reviewed by the Community Development staff.
- Community Development staff will schedule a meeting with the Technical Advisory Committee for review of this application. **Applicant is required to attend this meeting.**
- Community Development staff will prepare a recommendation based upon their review and the Technical Advisory Committee meeting and it will be presented to the Planning Commission per schedule. The Planning Commission will vote to approve, approve with conditions or deny the site plan. **Applicant is required to attend this meeting.**
- If the Planning Commission denies your application, the applicant can submit a request with the Community Development staff for an appeal to the City Council within 10 days of the denial. Applicant is required to attend this meeting. This request will be placed on the next available City Council agenda.

GUIDELINES FOR SUBMITTAL OF APPLICATION FOR SITE PLAN REVIEW

WHO SHOULD SUBMIT

Applications for site plan review shall be submitted for all construction located in RM, OL, OM, CS, CG, IL, IM or IH zoning districts.

APPLICATION SUBMITTALS:

An application for review of a site plan cannot be submitted until a pre-application conference has been held. Your application must be accompanied by three copies of the site plan (folded to 8-1/2" x 11") and one electronic copy in PDF format. All information requested on the application and checklist shall be provided. Incomplete applications will not be accepted. Include a copy of the Site Plan Application Checklist with your submittal with each item checked off the list indicating that the required information is included in your submittal.

APPLICATION COST: The fee for site plan review is: \$100.00. Fees are to be paid at the time the application is submitted.

The site plan must show all items listed in the Site Plan checklist. See Site Plan submittal checklist attached for further details.

**NO BUILDING PERMIT SHALL BE ISSUED WITHOUT SITE PLAN
APPROVAL BY ALL DEPARTMENTS AND ALL CONDITIONS COMPLETED.**

For further information, please call the Community Development Department at 918-322-5409.
Applicants may also visit the City of Glenpool's web site at www.glenpoolonline.com

SITE PLAN SUBMITTAL CHECKLIST

Site plan name: SOLID ROCK BAPTIST CHURCH Date of review: _____

ITEMS REQUESTED FOR PRE-DEVELOPMENT MEETING

1. ☒ Drawing to scale with north arrow
2. ☒ Location and dimensions of existing and proposed property lines and easements including street right-of-way width (on arterial streets show right-of-way distance from section line.)
3. ☒ Location of existing and proposed buildings.
4. ☒ Verification that proposed building is in conformance with the Zoning Ordinance regarding:
 - a. ☒ Proposed use
 - b. ☒ Building line setbacks
 - c. ☒ Floor to lot area ratio
 - d. ☒ Lot coverage
 - e. ☒ Building height
5. ☒ Existing and future access points within and adjacent to the site.
6. ☐ Verification that proposed access points are in conformance with the plat. N/A
7. ☐ Landscape frontage and perimeter requirements. will show LATER
8. ☒ Existing and future parking lot layout and internal traffic circulation.
9. ☒ Location of high-pressure pipelines and building setback requirements.
10. ☒ Location of existing and proposed utility lines.
11. ☒ Regulatory flood areas delineated and labeled.

ADDITIONAL ITEMS NEEDED FOR FORMAL SUBMITTAL

12. ☒ Identification of point of contact.
13. ☒ Property address shown.
14. ☒ Complete dimensions of property, structures, and yards and separation distance between buildings.

15. ☐ Exterior of commercial building meets masonry requirements of Zoning Ordinance and HVAC screening requirements. *N/A*
16. ☐ Landscape area meets Zoning Ordinance (10' or 7 1/2' wide landscape area next to street frontage, 10' wide landscape islands, and parking within required distance of a landscape area). *LATER*
17. ☐ Landscape plan submitted *LATER*
18. ☒ Public sidewalk shown in street right-of-way.
19. ☐ Information shown on wall and freestanding signs regarding location, size, and height. (Sign permit application submittal required) *EX. SIGN TO REMAIN*
20. ☐ Release of liability provided for any private develop improvements located within a utility easement. *N/A*
21. ☒ Radius of driveway curbs.
22. ☐ Arrangement of acceleration/deceleration lanes from arterial streets (if any). *N/A*
23. ☒ Information shown on number of parking spaces required and number of parking spaces provided.
24. ☒ Information shown on number of handicapped parking spaces required and number of handicapped parking spaces provided.
25. ☒ Size of parking spaces, including handicapped parking.
26. ☒ Pavement setback three feet from property line or other options used.
27. ☐ Location of trash receptacle shown.
28. ☐ Screening fence shown around trash receptacle along with height. *N/A*
29. ☐ Location of opaque perimeter fencing, (if required), shown. *N/A*
30. ☐ Height of perimeter fencing, (if required), shown along with fence construction details and pole/bracing orientation. *N/A*
31. ☐ Location of exterior light poles indicated. *N/A*
32. ☐ Height of exterior light poles indicated. *N/A*
33. ☐ Cut Sheets of type of exterior light pole & fixtures to be used provided. *N/A*
34. ☐ Photometric plan. (Site lighting) *N/A*

35. ☒ Required engineering construction documents addressing (i.e. public or private water service, sanitary sewer service, paving, and storm sewer management improvements drainage).
36. ☒ Fire lanes indicated.





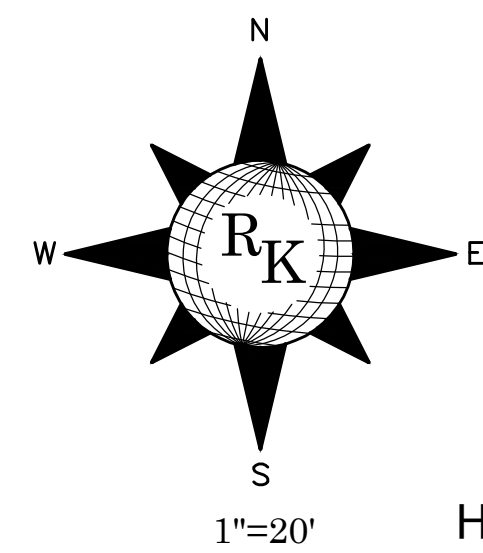
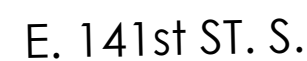
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UTILITY CONTACT INFORMATION			
COMPANY	NAME	PHONE NO.	E-MAIL
City of Glenpool	Burrow, Lynn	(918) 209-4613	lburrow@cityofglenpool.com
OG&E	Dobrinski, Tim Mack, Doug	(918) 277-6203 (918) 277-6220	dobrintd@oge.com mackdh@oge.com
ONG	Kaefer, Donald	(918) 831-8353	Dkafer@oneok.com
ONE OK	Gedminas, Anthony	(918) 588-7641	Gedminas.Anthony@oneok.com
COX	Force, Corey	(918) 286-4640	cory.force@cox.com
AT&T	Bender, Kevin Gresh, Bob	(918) 596-0317 (918) 596-6177	kb7453@att.com bg6568@att.com

LOCATIONS OF UNDERGROUND UTILITIES WERE OBTAINED FROM THE UTILITY OWNERS. BEFORE DOING ANY WORK WITH HEAVY EQUIPMENT, THE CONTRACTOR SHALL NOTIFY THE UTILITY OWNERS OR "CALL OKIE (OKLAHOMA ONE-CALL)" NOT LESS THAN 48 HOURS IN ADVANCE AND SHALL ESTABLISH THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES.

841 East 141st Street South
Glenpool, Oklahoma 74003



Certificate of Authorization No. 4656
Expires June 30, 2016

SOLID ROCK BAPTIST CHURCH
841 East 141st Street South
Glenpool, Oklahoma 74003

Phone: (918) 277-4784
e-mail: rkosman@sbcglobal.net
Certificate of Authorization No. 4831
Expires June 30, 2016

	NEW BUILDING
	NEW ASPHALT OR CONCRETE PAVEMENT
	NEW CONCRETE PAVEMENT
	NEW GRAVEL
	NEW HEAVY DUTY ASPHALT
	NEW STORM WATER DETENTION POND
	TREES/LANDSCAPING
	PROPERTY LINE
	EXISTING STORM
	EXISTING CONTOURS
	EXISTING 8" WATER LINE
	EXISTING 4" GAS LINE (SUNOCO)
	EXISTING TELEPHONE LINE
	EXISTING ELECTRIC UNDERGROUND (FOR LIGHT POLES)
	NEW 2" WATER LINE
	NEW GAS
	NEW UNDER GROUND ELECTRIC TO BUILDING
	PROPOSED CONTOURS

SOLID ROCK
BAPTIST CHURCH

SHEET 1 OF 1	00116	DATE: 05/05/2016
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THIS DOCUMENT
IS PRELIMINARY
IN NATURE, AND
IS NOT A FINAL
SIGNED AND
SEALED
DOCUMENT.



RICHARD L. KOSMAN, PE.
& ASSOCIATES PLC
CIVIL ENGINEERING
 4815 South Harvard Ave. Ste. 290
 Tulsa, OK. 74135
 Phone: 918(277-4784)
 Email: rkosman@sbcglobal.net
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To: Mr. Chairman and Members of the City of Glenpool Planning Commission
From: Lowell Peterson, City Attorney
Date: June 13, 2016
Subject: Ordinance for Moratorium

Background:

During the course of the Planning Commission's and the City Council's recent meetings, proposed amendments of the City of Glenpool Zoning Map to change existing land use categories to either of RS-3 (single-family residential high density district) or RS-4 (single-family residential highest district) have generated a certain amount of controversy among applicants, neighboring residents, other property owners and the respective agencies. Objections raised have included: diminution of neighboring property values; increased burden on the Glenpool Public Schools without an equivalent increase in *ad valorem* taxes; a perceived excess of "starter" homes in the City of Glenpool; surface drainage issues; among others.

It is in this context that a substantial number of residents and property owners submitted for consideration by the City Council, on May 2, 2016, a petition requesting moratorium on all residential zone change applications to either of RS-3 or RS-4, the zones allowing the most housing density under the City's Code, and all corresponding subdivision applications. The rationale for this request for moratorium is the argument that neither the Planning Commission nor the City Council should take action on RS-3 or RS-4 zone changes, or corresponding subdivision applications, until staff has had the opportunity to undertake and conclude pending revisions to the 2030 Comprehensive Plan, which are presently underway. The City Council voted to direct the Planning Commission to commence the processes of updating the Comprehensive Plan and imposing the requested moratorium on RS-3 and RS-4 development.

At its meeting on May 9, 2016, the Planning Commission expressly directed the City Attorney to prepare a moratorium ordinance for consideration by the Planning Commission, then referral to the City Council, in conjunction with the pending revisions to the City of Glenpool 2030 Comprehensive Plan.

The requirements for adoption of a moratorium are substantially similar to those for a textual change to the Zoning Regulations with the exception that 11 O.S. § 43-106(B) sets out specific notice requirements, "If a municipality proposes zoning reclassifications in order to revise its comprehensive plan or official map ...". As in the case of a zone change, the Planning Commission will consider the text of the ordinance and pass its recommendations either to adopt as is, adopt as amended or deny the ordinance.

Staff Recommendation:

Staff recommends that the Planning Commission consider and comment on the attached moratorium ordinance and pass its recommendations either to adopt as is, adopt as amended or deny the ordinance.

Attachment:

- Ordinance No. 723, Moratorium on Zone Change and Subdivision Applications Affecting RS-3 and RS-4 Residential Districts.

ORDINANCE NO. 723

AN ORDINANCE OF THE CITY OF GLENPOOL AMENDING ORDINANCE NO. 458, BY IMPOSING A MORATORIUM OF FIVE MONTHS (150 DAYS) WITH RESPECT TO RESIDENTIAL SINGLE-FAMILY HIGH DENSITY DISTRICT (RS-3) AND RESIDENTIAL SINGLE-FAMILY HIGHEST DENSITY DISTRICT (RS-4) ZONE CHANGE AND SUBDIVISION APPLICATIONS IN THE CITY OF GLENPOOL, OKLAHOMA, PENDING COMPLETION OF APPLICABLE REVISIONS TO THE CITY OF GLENPOOL 2030 COMPREHENSIVE PLAN, AND INCLUDING EXCEPTION FOR HARDSHIP AND OTHER PROVISIONS NECESSARY TO THE ENFORCEMENT OF THIS ORDINANCE; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; AND DECLARING AN EMERGENCY

RECITALS, PREMISES AND STATEMENT OF FINDINGS

WHEREAS:

Title 11 § 14-101 of the Oklahoma Statutes provides that a municipal governing body may “enact ordinances, rules and regulations not inconsistent with the Constitution and laws of Oklahoma for any purpose mentioned in Title 11 of the Oklahoma Statutes or for carrying out their municipal functions”; and

Title 11 § 43-101 of the Oklahoma Statutes enables municipal governing bodies “[f]or the purpose of promoting health, safety, morals or the general welfare of the community [to] regulate and restrict the height, number of stories, and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts or other open spaces, the density of population, and the location and use of buildings, structures and land for trade, industry, residence or other purposes”; and

Title 11 § 43-103 of the Oklahoma Statutes provides that “municipal regulations as to buildings, structures and land shall be made in accordance with a comprehensive plan and be designed to accomplish any of the following objectives: ... (3) To promote health and the general welfare, including the peace and quality of life of the district; ... (5) To prevent the overcrowding of land; ... (8) To facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements. Regulations shall be made with reasonable consideration ... to the character of the district and its peculiar suitability for particular uses and ... with a view to encouraging the most appropriate use of land throughout the municipality”; and

Title 11 § 43-103 of the Oklahoma Statutes, and Title 11, Chapter 1, § 2 of the Code of Ordinances for the City of Glenpool further provide that zoning regulations adopted with respect to buildings, structures and land use shall be made in accordance with a comprehensive plan and shall be designed to accomplish one or more of the following objectives:

- To lessen congestion in the streets;
- To secure safety from fire, panic and other dangers;
- To promote health and the general welfare, including the peace and quality of life of the City;
- To provide adequate light and air;
- To prevent the overcrowding of land;
- To promote historical preservation;
- To avoid undue concentration of population; or
- To facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; and

Title 11 § 43-103 of the Oklahoma Statutes further provides that such regulations must be made with reasonable consideration, among other things, of the character of each district affected by such regulations and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the municipality; and

The primary purpose of the City of Glenpool Zoning Regulations at Title 11 of the Code of Ordinances, is implementation of the Comprehensive Plan and directing such land uses as conform to the intent and purpose of the Comprehensive Plan; and

Title 11, Chapter 7, Section 1 of the Zoning Regulations further provides that the purpose and intent of the Zoning Regulations with respect to all residential districts is to:

- Achieve the residential objectives of the Comprehensive Plan;
- Protect the character of residential areas by excluding inharmonious commercial and industrial activities;
- Achieve a suitable environment for family by permitting in residential areas appropriate neighborhood facilities, such as churches, schools, and certain cultural and recreational facilities;
- Preserve openness of the living areas and avoid overcrowding by requiring minimum yards, open spaces, and lot areas, and by limiting the bulk of structures;
- Permit a variety of dwelling types and densities to meet the varying needs of families; and
- Control the density of residential development to facilitate the planning for an economical provision of streets, utilities, and other public facilities; and

The primary purpose of the City of Glenpool Subdivision Regulations at Title 12, Chapter 1, Section 2 of the Code of Ordinances, provides that the purpose and intent of the Subdivision Regulations is to:

- Provide for the physical development of the City in accordance with the Comprehensive Plan and the major street and highway plan.
- Provide for the most beneficial relationship between the development of land and building structures, and the circulation of vehicular traffic throughout the City.
- Secure and provide for the proper arrangement and alignment of public or private streets or other types of traffic ways in relation to existing or planned streets or to the Comprehensive Plan for: adequate and convenient vehicular traffic flow; utility extensions and associated service lines; adequate access for firefighting apparatus, police and other emergency vehicle operations; appropriate and adequately designed parking lots, parks and open spaces, light and air; and the avoidance of congested population centers.
- Establish a subdivision process that is as expeditious, efficient, and the most cost effective as possible, while providing for the health, safety, convenience, and general welfare of the public.
- Ensure that proper legal descriptions, survey monumentation of land, and adequate and accurate records of the platting of real property subdivisions are kept in conjunction with the subdivision process adopted by the City.
- Ensure that public facilities and utilities are available that will have sufficient capacity to serve the proposed subdivision while providing for the orderly development of the community in general conformance with the Comprehensive Plan.
- Consider the natural beauty and topography of the City and to encourage appropriate development with regard to all natural features existing on a particular property.
- Provide that the cost of improvements which primarily benefit the tract of land being subdivided and/or developed be borne by the owners and developers of the property without undue economic burden to the public; and

Title 11 § 43-103 of the Oklahoma Statutes further expressly directs that, “The governing body shall provide the manner in which regulations, restrictions and district boundaries shall be determined, established and enforced, and amended, supplemented or changed”; and

In accordance with Title 11 O.S. § 45-103 of the Oklahoma Statutes, as part of the Planning Commission’s duty to prepare plans for the betterment of the City as a place of residence and business, it may consider and investigate any subject matter tending to the development and betterment of the municipality, and make recommendations to the City Council as it deems advisable concerning the adoption or amendment of the City of Glenpool Comprehensive Plan; and

The City of Glenpool is presently undertaking a substantial update of the City of Glenpool 2030 Comprehensive Plan in order to include current zoning trends and planning practices in the City of Glenpool, and to ensure that the Comprehensive Plan will be used most effectively as the foundation for decisions on land use, residential and commercial development and infrastructure investment in the City of Glenpool, as the determinative guide for development and as the basis for updating affected Zoning and Subdivision Regulations; and

The Comprehensive Plan update will include developing a strategy and land use map for the most advantageous use of currently developed and undeveloped property inside the city limits, including without limitation: preferred locations and arrangements of future single-family and multi-family residential development based on growth projections; and

Current housing trends in Glenpool have led to substantial and repetitive implementation of the Residential Single-Family High Density District (RS-3) and Residential Single-Family Highest Density District (RS-4) with corresponding small lot subdivisions; and

The 2030 Comprehensive Plan, as currently written, is ambiguous with respect to the approval of amendments of the Zoning Code for the purpose of changing other categories of land use to RS-3 in a manner that is most consistent with residential area goals stated in the Comprehensive Plan; and

There is no express provision in the Comprehensive Plan for the RS-4 single-family residential highest density district, notwithstanding provisions for it in the Zoning Regulations and that subdivisions in the City have been approved and constructed in RS-4 districts without articulating how the RS-4 district furthers the intention and purpose of the Comprehensive Plan; and

It is urgent to protect the public health, safety, and welfare of the City of Glenpool by immediately preventing future zoning or subdivision applications with respect to RS-3 and RS-4 zones until appropriate land use regulatory controls can be adopted; and

It follows that such land use regulatory controls work best when built upon a carefully considered comprehensive plan; and

It will take an indefinite period of time to assemble changes to the Comprehensive Plan that ensure the direction of appropriate Zoning and Subdivision Regulations; and

During this time, demand for RS-3 or RS-4 use of land may arise for which there are inadequate or nonexistent controls; and

If the City allows development of such districts during that interim, the ultimate value of the updated Comprehensive Plan may be compromised; and

To prevent a race by property owners to obtain approval of zone changes and subdivision plats prior to the possible adoption of Zoning and Subdivision Regulations that may affect the uses to which they may put their property, the City Council concludes that the City must adopt an interim, short-term

moratorium concerning the filing, acceptance, and processing of RS-3 and RS-4 zone change and subdivision applications until the Comprehensive Plan update is completed, because doing so will preserve the status quo during the Comprehensive Plan update process and halt only two types of development temporarily, pending completion and possible adoption of amendments to the City's Zoning and Subdivision Regulations; and

Any delay in residential development that may be occasioned during the interim period of this moratorium will be temporary and will apply only to RS-3 and RS-4 single-family residential districts, leaving the option for development of all other residential uses available and unchanged; and

Title 11 § 43-106(B) of the Oklahoma Statutes expressly contemplates the case where “a municipality proposes zoning reclassifications in order to revise its comprehensive plan or official map”; and

The Planning Commission has treated the proposed moratorium as a textual amendment to the Zoning Regulations for the purpose of allowing City staff, the Planning Commission and the City Council sufficient time to revise the Comprehensive Plan and official map and to identify areas which may require subsequent zoning reclassifications and subdivision regulatory changes specific to population density, traffic patterns, diversity of topography or other distinguishing features of affected properties, without the disruption of contravening applications; and

As provided by Title 11, Chapter 3, Article D § of the Zoning Regulations, subject to the provisions of Title 11 § 43-104(A) and Title 11 § 43-106(B) of the Oklahoma Statutes, and at the direction of the City Council, the Planning Commission, on June 13, 2016, considered and made its recommendations regarding the proposed moratorium ordinance in a regularly scheduled and duly noticed public meeting and has passed its recommendations with respect thereto to the City Council; and

The City Council has likewise treated the proposed moratorium as a textual amendment to the Zoning Regulations for the purpose of allowing City staff, the Planning Commission and the City Council sufficient time to revise the Comprehensive Plan and official map and to identify areas which may require subsequent zoning reclassifications and subdivision regulatory changes specific to population density, traffic patterns, diversity of topography or other distinguishing features of affected properties, without the disruption of contravening applications; and

As provided by Title 11, Chapter 3, Article D § of the Zoning Regulations, subject to the provisions of Title 11 § 43-104(A) and Title 11 § 43-106(B) of the Oklahoma Statutes, the City Council implemented the following procedures:

- The City Council has held a public hearing in order to give parties in interest and citizens an opportunity to be heard on this matter before action is taken regarding the proposed moratorium.
- At least twenty days prior to the date of the public hearing, notice of the date, time, and place of the hearing was published in a newspaper of general circulation in the City of Glenpool.
- The notice included:
 - o The Comprehensive 2030 Plan map of the City that indicates significant landmarks throughout the City;
 - o Written description of the City's corporate limits;
 - o The provisions of the Zoning Code to be affected by the proposed moratorium;
 - o The effect of the proposed moratorium on the rezoning of property to RS-3 or RS-4 development and on corresponding subdivision applications;
 - o Date, time, and place of the public hearing; and
 - o The fact that the public hearing was to be conducted by the City Council; and

- At least twenty days prior to the date of the public hearing, notice of the date, time, and place of the hearing was posted on properties designated by City staff within the City of Glenpool by sign and lettering thereon of sufficient size so as to be clearly visible and legible from the public street or streets toward which it faces.
- The notice stated:
 - The date, time, and place of the public hearing;
 - The zoning classifications affected by the proposed moratorium;
 - The effect that the proposed moratorium will, if adopted, have on zone change and subdivision applications; and
 - The fact that the public hearing was to be conducted by the City Council.
- After the foregoing notice and public hearing, the City Council has voted that the moratorium ordinance be:
 - _____ Approved as submitted;
 - _____ Approved as amended; or
 - _____ Denied; and

There is reasonable necessity for the proposed temporary zone change and subdivision moratorium ordinance because it allows City staff, the Planning Commission and the City Council to evaluate proposed changes to the 2030 Comprehensive Plan that will, in turn, be determinative of zoning and subdivision regulations that affect the RS-3 and RS-4 residential districts; and

The moratorium is rationally related to the legitimate governmental interest of ensuring an orderly development of available land in accordance with such changes to the Comprehensive Plan and leaves property owners a reasonable and beneficial use of land for all other residential district purposes; and

For all the foregoing reasons, the City Council has the authority to impose the proposed moratorium on the changing of any City district of any classification to an RS-3 or RS-4 single-family residential classification and on the consideration of applications for subdivision of any RS-3 or RS-4 district classified as such on the effective date of this Ordinance No. 723.

THEREFORE BE IT ORDAINED by the City Council for the City of Glenpool, Oklahoma:

§ 1: FINDINGS.

The Recitals, Premises and Statement of Findings set forth above are hereby adopted as the City Council findings in support of the moratorium imposed by this Ordinance.

§ 2: PROHIBITION.

- a. Notwithstanding any section of the Zoning Regulations adopted prior to the effective date of this Ordinance, no zone change application submitted after the effective date of this ordinance for the purpose of changing the classification of any property from its current classification to an RS-3 or RS-4 single-family residential district shall be accepted or acted upon on or for any property located within the City limits of the City of Glenpool. Any zone change that is granted as a result of error or by use of vague or deceptive descriptions in

any zone change application during the moratorium is declared null and void and without legal force or effect.

- b. Notwithstanding any section of the Subdivision Regulations adopted prior to the effective date of this Ordinance, no subdivision application for plat, planned unit development or other purpose in connection with an RS-3 or RS-4 single family residential district submitted after the effective date of this ordinance, regardless of whether the underlying zoning classification of the subject property as of the effective date was an RS-3 or RS-4 single-family residential district, shall be accepted or acted upon on or for any property located within the City limits of the City of Glenpool. Any subdivision application that is granted as a result of error or by use of vague or deceptive descriptions in any subdivision application during the moratorium is declared null and void and without legal force or effect.

§ 3: DURATION.

This prohibition of this Ordinance shall be in force and effect for only so long as necessary for City staff, the Planning Commission and the City Council to complete all processes and procedures necessary to adopt the pending 2030 Comprehensive Plan update and in no case more than five months (150 days) from the effective date. The City Council may, by resolution, extend this Ordinance for an additional time of up to no more than five months (150 days) based on the City Council's finding that progress toward completion and adoption of the pending 2030 Comprehensive Plan is proceeding in a timely fashion and that such extension is reasonably necessary.

§ 4. HARDSHIP EXEMPTION.

The City Council, by resolution, may grant an exemption from the provisions of this Ordinance if evidence is presented to the City Council's satisfaction that a delay in acting on an application will cause extraordinary hardship to any given property owner. Any property owner seeking such a hardship exemption shall complete an application on a form to be provided by the Community Development Department and filed with the City Clerk. The form shall require the property owner to provide credible reasons why a temporary delay in his or her application will work a hardship. The City Council may grant the exception only if it finds that the applicant's hardship: (i) is substantially greater than the harm to the welfare of the general public that would result from granting the exemption, and (ii) is disproportionately greater to the applicant than to other prospective property owner applicants.

§ 5. PROHIBITION NOT RETROACTIVE.

The moratorium on zone change and subdivision applications affecting RS-3 and RS-4 single-family residential districts may not be applied retroactively. That is, the moratorium shall not operate to prevent consideration of any application for a zone change or subdivision approval that was filed before the effective date of the ordinance; provided that, this limitation shall not prevent the prohibition of subdivision applications submitted after the effective date of this Ordinance, even if the subject property was zoned RS-3 or RS-4 before the effective date.

§ 6. SEVERABILITY.

If any provision of this Ordinance is declared unconstitutional or otherwise invalid by a court of competent jurisdiction, such invalidity shall not affect other provisions of this Ordinance that can be implemented without the invalid provisions. To that end, the provisions of this ordinance are severable.

§ 7. SAVINGS CLAUSE.

The provisions of this Ordinance do not apply to the extent that their application would result in a regulatory taking requiring compensation, would deprive any person of constitutional or statutory rights or privileges, or would otherwise be inconsistent with state or federal constitutional or statutory law.

§ 8. PUBLICATION.

The City Clerk shall attest to the passage of this Ordinance and shall have the title and a summary of the same published in a newspaper of general circulation in the City of Glenpool and by posting a copy of the Ordinance on the City of Glenpool official website. This Ordinance shall further be codified in the City of Glenpool Code of Ordinances in the same manner as applies to all Ordinances of the City.

PASSED AND APPROVED by the City Council of the City of Glenpool, and the Emergency Clause passed and approved separately, this ____ day of _____ 2016.

Timothy Lee Fox, Mayor

ATTEST:

Susan White, City Clerk

[SEAL]

APPROVED AS TO FORM:

Lowell Peterson, City Attorney

EMERGENCY CLAUSE

Whereas, the City Council finds that there is a current and immediate threat to the public welfare because the continued processing and granting of applications for change of any zoning classification to RS-3 or RS-4 single family residential district, or for the subdivision of property previously classified as RS-3 or RS-4 submitted subsequently to the effective date of this Ordinance, threatens to alter those conditions of the community to be evaluated by the Comprehensive Plan update and any zoning or subdivision regulation amendments adopted in accordance therewith, thereby thwarting the City's efforts to ensure orderly development that is consistent with the values of the Comprehensive Plan, the immediate operation of the provisions of Ordinance No. 723, An Ordinance Of The City Of Glenpool Amending Ordinance No. 458, By Imposing A Moratorium Of Five Months With Respect To Residential Single-Family High Density District (RS-3) And Residential Single-Family Highest Density District (RS-4) Zone Change And Subdivision Applications In The City Of Glenpool, Oklahoma, Pending Completion Of Applicable Revisions To The City Of Glenpool 2030 Comprehensive Plan, And Including Exception For Hardship And Other Provisions Necessary To The Enforcement Of This Ordinance; And Repealing All Ordinances Or Parts Of Ordinances In Conflict Herewith; And Declaring An Emergency is necessary for the preservation of the public safety, health and welfare of the City of Glenpool and the inhabitants thereof, an emergency is declared to exist and the Ordinance shall take effect and be in full force from and after its passage as provided by law.