

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

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)
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.
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.
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.
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.
14. ADJOURNMENT

This notice was posted on or before Friday, May 6th, 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.



Rick Malone, City Planner

MINUTES OF PUBLIC HEARING GLENPOOL PLANNING COMMISSION

TYPE OF MEETING: SPECIAL
MEETING DATE: MONDAY APRIL 25th, 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 6:38 pm and requested a roll call.
Members present: Howard Nelson, Joyce Calvert, Shayne Buchanan, Debra Cutsor
Members absent: Richard Watts

2. DISCUSSION AND POSSIBLE ACTION TO APPROVE MEETING MINUTES FOR APRIL 11th, 2016.

Motion: Debra Cutsor made a motion to approve the minutes as written.
Second: Joyce Calvert
Voting Aye: Howard Nelson, Joyce Calvert, Shayne Buchanan, Debra Cutsor
Voting Nay: None
Abstaining: None
Motion Passed: 4-0-0

3. REVIEW AND POSSIBLE ACTION TO APPROVE COMPREHENSIVE PLAN AMENDMENT

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. (STAFF REQUESTS THAT THIS CASE BE CONTINUED TO 5/9/16)

Motion: Debra Cutsor made a motion to continue this application to 5/9/16.
Second: Howard Nelson
Voting Aye: Howard Nelson, Joyce Calvert, Shayne Buchanan, Debra Cutsor
Voting Nay: None
Abstaining: None
Motion Passed: 4-0-0

4. REVIEW AND POSSIBLE ACTION TO APPROVE REZONING CASE 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. (STAFF REQUESTS THAT THIS CASE BE CONTINUED TO 5/9/16)

Motion: Howard Nelson made a motion to continue this application to 5/9/16.
Second: Shayne Buchanan
Voting Aye: Howard Nelson, Joyce Calvert, Shayne Buchanan, Debra Cutsor
Voting Nay: None
Abstaining: None
Motion Passed: 4-0-0

5. REVIEW AND POSSIBLE ACTION TO APPROVE PUD #31

Stephen Lieux with Glenpool 2015 LLC has submitted a PUD to allow 68 residential lots 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 5/9/16)

Motion: Shayne Buchanan made a motion to continue this application to 5/9/16.
Second: Howard Nelson
Voting Aye: Howard Nelson, Joyce Calvert, Shayne Buchanan, Debra Cutsor
Voting Nay: None
Abstaining: None
Motion Passed: 4-0-0

6. REVIEW AND POSSIBLE ACTION TO APPROVE 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 5/9/16)

Motion: Debra Cutsor made a motion to continue this application to 5/9/16.
Second: Shayne Buchanan
Voting Aye: Howard Nelson, Joyce Calvert, Shayne Buchanan, Debra Cutsor
Voting Nay: None
Abstaining: None
Motion Passed: 4-0-0

7. REVIEW AND POSSIBLE ACTION TO APPROVE REZONING CASE 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. (STAFF REQUESTS THAT THIS CASE BE CONTINUED TO 5/9/16)

Motion: Debra Cutsor made a motion to continue this application to 5/9/16.
Second: Howard Nelson
Voting Aye: Howard Nelson, Joyce Calvert, Shayne Buchanan, Debra Cutsor
Voting Nay: None
Abstaining: None
Motion Passed: 4-0-0

8. REVIEW AND POSSIBLE ACTION TO APPROVE PUD #32

Stephen Lieux with Glenpool 2015 LLC has submitted a PUD to allow 147 residential lots 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 5/9/16)

Motion: Howard Nelson made a motion to continue this application to 5/9/16.
Second: Shayne Buchanan
Voting Aye: Howard Nelson, Joyce Calvert, Shayne Buchanan, Debra Cutsor
Voting Nay: None
Abstaining: None
Motion Passed: 4-0-0

9. REVIEW AND POSSIBLE ACTION TO APPROVE 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 5/9/16)

Motion: Debra Cutsor made a motion to continue this application to 5/9/16.
Second: Howard Nelson
Voting Aye: Howard Nelson, Joyce Calvert, Shayne Buchanan, Debra Cutsor
Voting Nay: None
Abstaining: None
Motion Passed: 4-0-0

10. REVIEW AND POSSIBLE ACTION TO APPROVE FINAL PLAT: (SUNOCO PARTNERS MARKETING & TERMINALS)

Bradley Bonner with STV Energy Services Inc. has submitted a request for a Final Plat 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 made a motion to approve the Final Plat of Sunoco Partners Marketing & Terminals
Second: Howard Nelson
Voting Aye: Howard Nelson, Joyce Calvert, Shayne Buchanan, Debra Cutsor
Voting Nay: None
Abstaining: None
Motion Passed: 4-0-0

11. REVIEW AND POSSIBLE ACTION TO APPROVE 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 made a motion to continue this application to 5/9/16.
Second: Joyce Calvert
Voting Aye: Howard Nelson, Joyce Calvert, Shayne Buchanan, Debra Cutsor
Voting Nay: None
Abstaining: None
Motion Passed: 4-0-0

12. REVIEW AND POSSIBLE ACTION TO APPROVE LOT SPLIT GLS#214

Paul and Sandra Winfield have submitted a request for a Lot Split Combination of platted lots into one lot of record on property located south of the SE/corner of 148th Street and Broadway Street.

Motion: Debra Cutsor made a motion to approve Lot Split GLS-241..
Second: Shayne Buchanan
Voting Aye: Howard Nelson, Joyce Calvert, Shayne Buchanan, Debra Cutsor
Voting Nay: None
Abstaining: None
Motion Passed: 4-0-0

13. ADJOURNMENT

There being no further business; Vice Chairman Calvert declared the meeting adjourned at 7:20 pm.

Signature: Chairman Watts

ATTEST:

Rick Malone, Secretary

TO: THE GLENPOOL PLANNING COMMISSION

FROM: RICK MALONE, CITY PLANNER

RE: COMPREHENSIVE PLAN AMENDMENT 2016-01
Stephen Lieux with Glenpool 2015 LLC has submitted a application to amend the Glenpool Comprehensive 2030 Plan for 20 acres located at the southwest corner of 126th street and Vancouver Ave from High Intensity Commercial to Low Intensity Residential.

DATE: May 9th. 2016

BACKGROUND:

Staff has had the opportunity to meet with the applicant several times concerning this application and it was determined that the applicant is applying for an amendment to the Glenpool Comprehensive 2030 Plan from High Intensity Commercial to Low Intensity Residential. This step is needed in order to rezone the property from AG to RS-4 with an accompanying PUD which will allow residential lots with a minimum of 65 foot wide lots.

COMPREHENSIVE PLAN/ZONING:

- The Glenpool Comprehensive 2030 Plan calls for High Intensity Commercial land uses like those included to the north in Southwest Crossroads and Montapp Addition. One of the key issues of the Glenpool Comprehensive Plan is to keep high intensity uses away from incompatible low intensity uses, and now with the construction of Grandview Heights Apartment complex acting as a buffer between commercial uses and this property, staff believes that this would be an appropriate change based upon the current development and zoning patterns.

ACCESS:

- **126th Street** : ODOT has closed access to US 75 so the traffic would have to go west along 126th Street to 33rd West Ave, then travel north to 121st street or cut through the Longhorn Estates subdivision to 121st Street.
- **Vancouver Ave**: Routed through high intensity commercial district to 121st Street.

SERVICES:

- Glenpool water and sewer service is available however; RWD#2 is claiming this property for domestic water service but will not be able to provide fire protection to the subdivision.

SURROUNDING LAND USES:

- North: CG Zoning: Grandview Heights Apartments, Walmart Supercenter, Holiday Inn Express.
- East: AG/IL zoning: Mostly vacant, scattered single family, Oil related uses.
- West: AG zoning: Mostly vacant, scattered single family, Oil related uses.
- South: Mostly vacant, scattered single family, Oil related uses

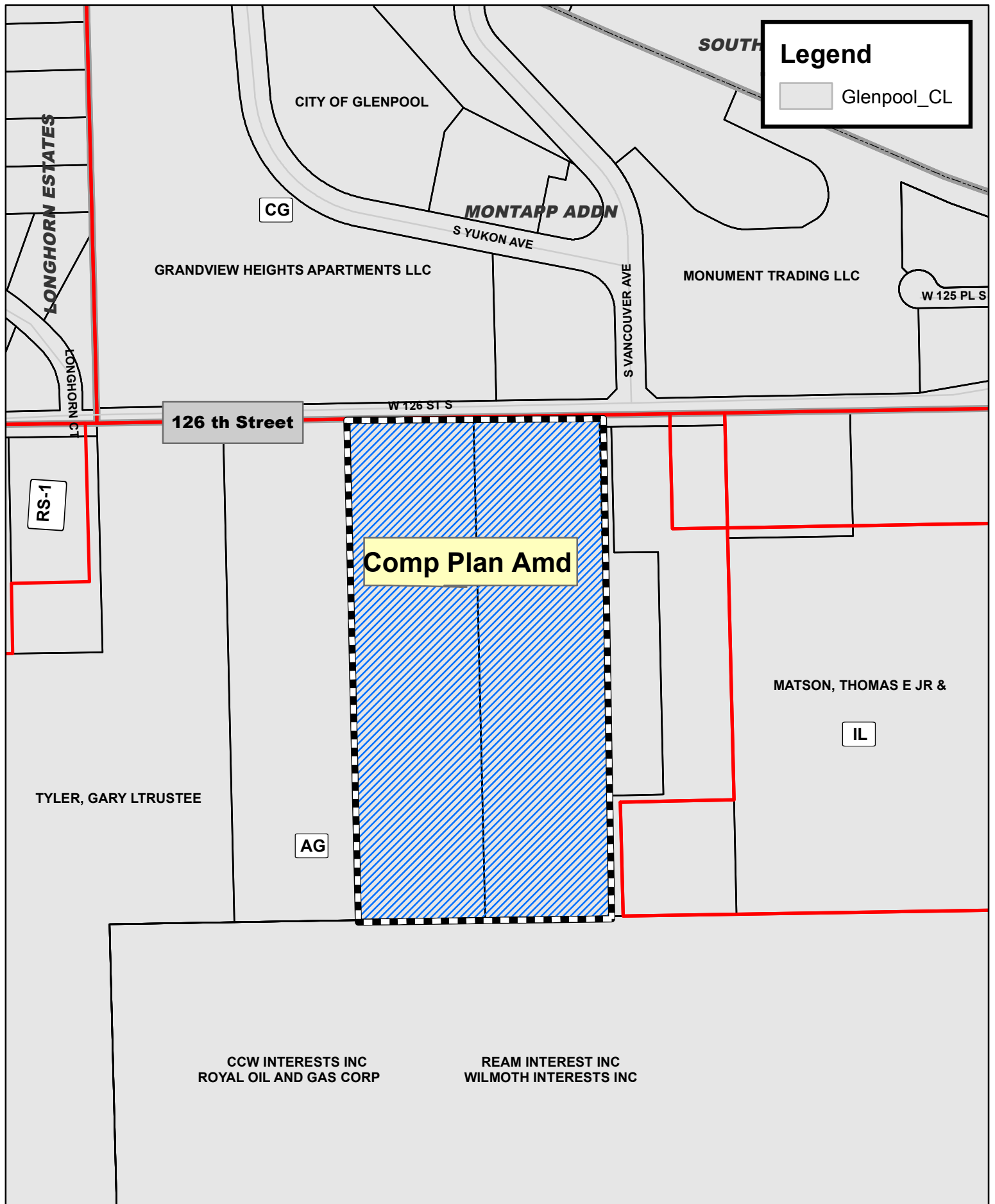
STAFF RECOMMENDATION:

The staff has reviewed this request and we realize that the lack of access to the area south of 126th street to US 75 and limited visibility to US 75 reduces greatly the marketability of this property for High Intensity Commercial. One of the key issues of the Glenpool Comprehensive Plan is to keep high intensity uses away from incompatible low intensity uses, and now with the construction of Grandview Heights Apartment complex acting as a buffer between commercial uses and this property, staff believes that this would be an appropriate change based upon the current development and zoning patterns.

Therefore the staff recommends approval of the amendment to the Glenpool Comprehensive 2030 Plan from High Density Commercial to Low Intensity Residential.

Attachments:

1. Case Map
2. Comp Plan



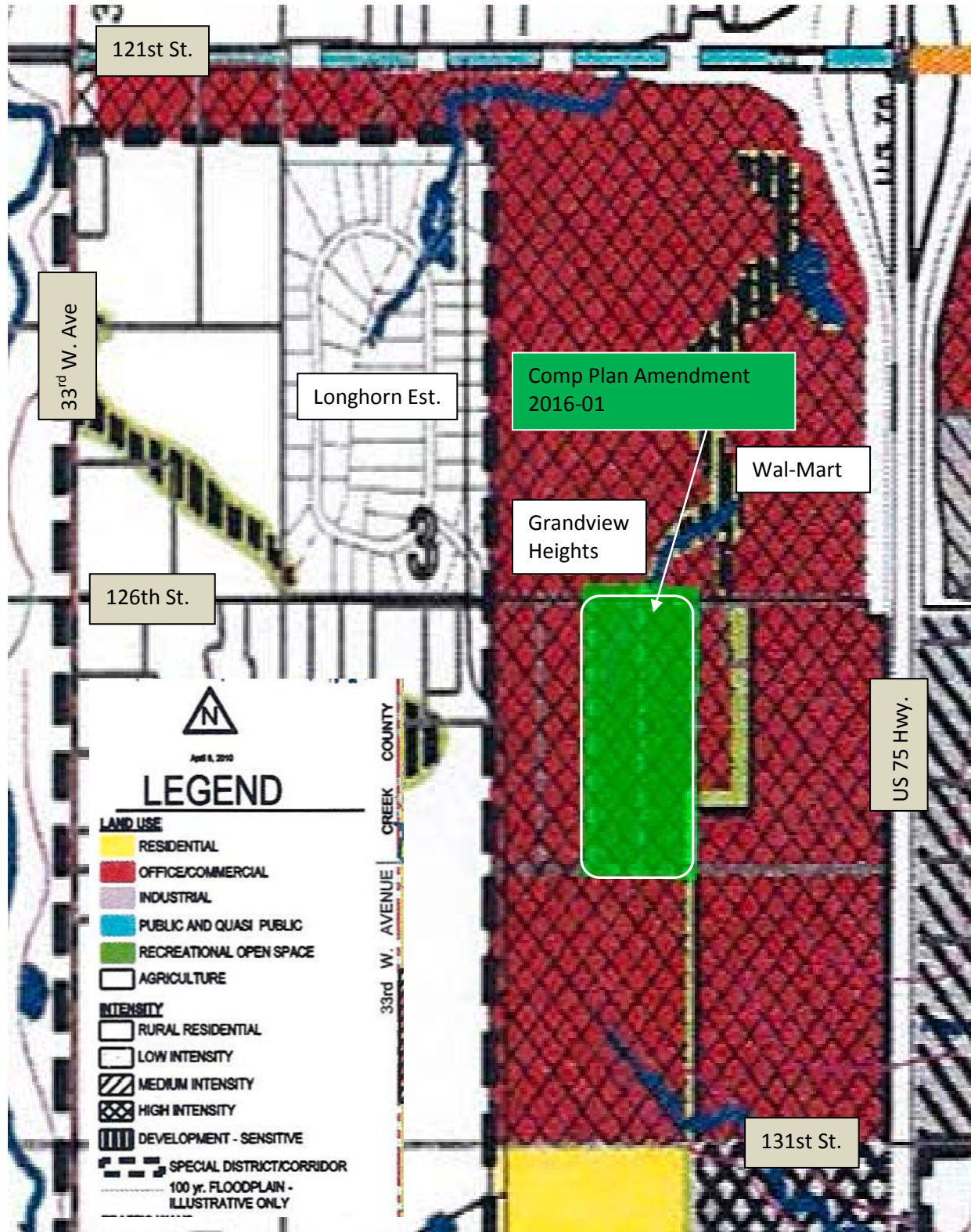
Subject
Tract

STR
3-17-12

Comp Plan Amendment 2016-01



COMP PLAN AMENDMENT 2016-01



TO: THE GLENPOOL PLANNING COMMISSION

FROM: RICK MALONE, CITY PLANNER

RE: **GZ-252** Stephen Lieux with Glenpool 2015 LLC has submitted a application to rezone 20 acres located at the southwest corner of 126th street and Vancouver Ave from AG (Agriculture) to RS-4 (Residential single-family highest density district).

DATE: May 9th. 2016

BACKGROUND:

Staff has had the opportunity to meet with the applicant several times concerning this application and it was determined that the applicant is applying to rezone the property from AG to RS-4 with an accompanying PUD at a later date which will allow residential lots with a minimum of 65 foot wide lots.

COMPREHENSIVE PLAN/ZONING:

- The Glenpool Comprehensive 2030 Plan calls for High Intensity Commercial land uses like those included to the north in Southwest Crossroads and Montapp Addition. One of the key issues of the Glenpool Comprehensive Plan is to keep high intensity uses away from incompatible low intensity uses, and now with the construction of Grandview Heights Apartment complex acting as a buffer between commercial uses and this property, staff believes that this would be an appropriate change based upon the current development and zoning patterns.

ACCESS:

- **126th Street** : ODOT has closed access to US 75 so the traffic would have to go west along 126th Street to 33rd West Ave, then travel north to 121st street or cut through the Longhorn Estates subdivision to 121st Street.
- **Vancouver Ave**: Routed through high intensity commercial district to 121st Street.

SERVICES:

- Glenpool water and sewer service is available however; RWD#2 is claiming this property for domestic water service but will not be able to provide fire protection to the subdivision.

SURROUNDING LAND USES:

- North: CG Zoning: Grandview Heights Apartments, Walmart Supercenter, Holiday Inn Express.
- East: AG/IL zoning: Mostly vacant, scattered single family, Oil related uses.
- West: AG zoning: Mostly vacant, scattered single family, Oil related uses.
- South: Mostly vacant, scattered single family, Oil related uses

STAFF RECOMMENDATION:

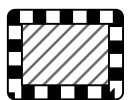
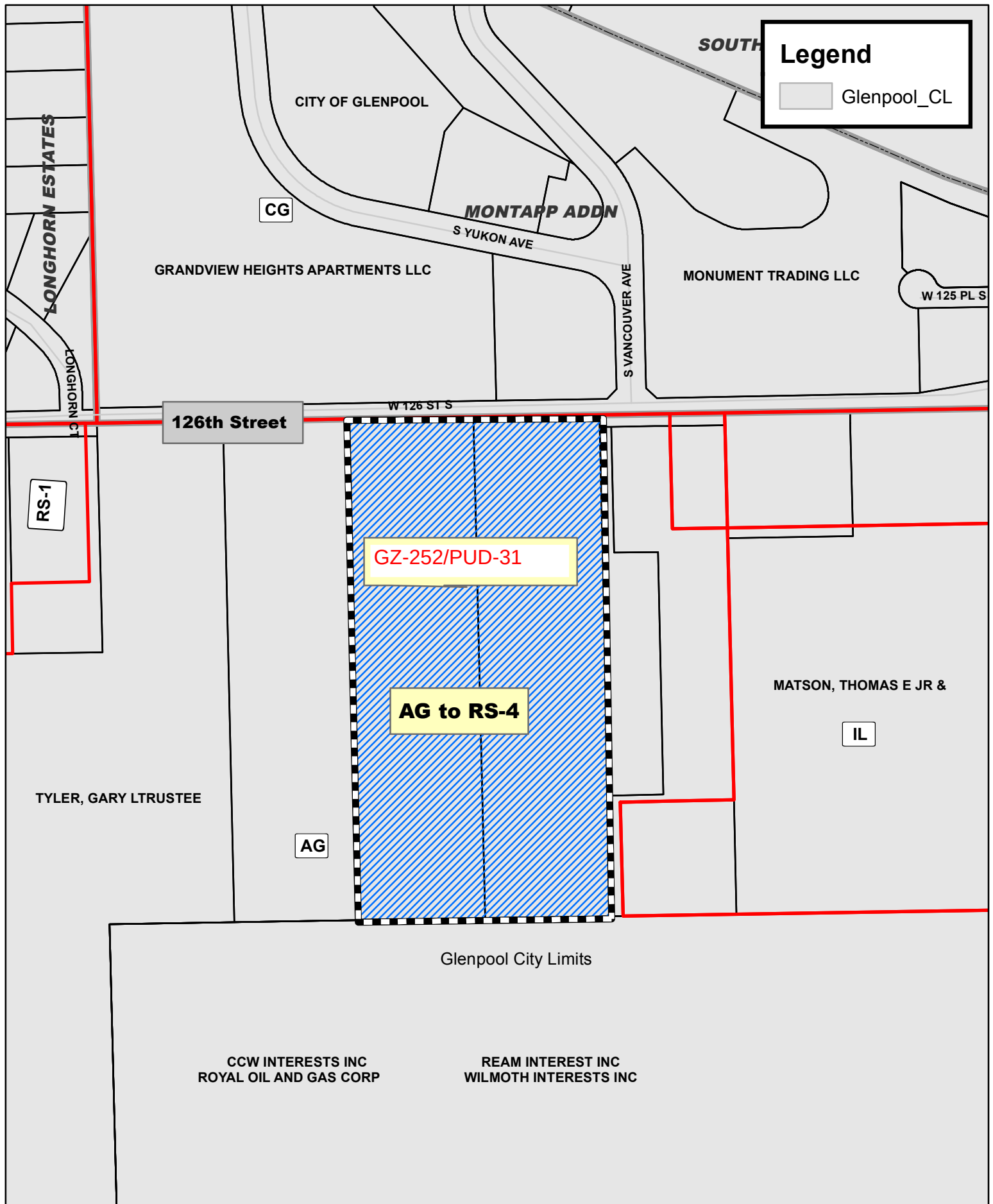
The staff has reviewed this request and we realize that the lack of access to the area south of 126th street to US 75 and limited visibility to US 75 reduces greatly the marketability of this property for High Intensity Commercial. One of the key issues of the Glenpool Comprehensive Plan is to keep high intensity uses away from incompatible low intensity uses, and now with the construction of Grandview Heights Apartment complex acting as a buffer between commercial uses and this property, staff believes that this would be an appropriate change based upon the current development and zoning patterns.

STAFF REPORT

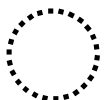
Therefore the staff recommends approval of rezoning the GZ-252 subject tract from AG (Agriculture) to RS-4 (Residential single-family highest density district) subject to the approval of PUD-31 at a later date.

Attachments:

1. Case Map



Subject
Tract



300'
Radius

STR
14-17-12

GZ-252/PUD 31



TO: THE GLENPOOL PLANNING COMMISSION

FROM: RICK MALONE, CITY PLANNER

RE: REZONING CASE 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.

DATE: March 14th, 2016

BACKGROUND:

Staff has had the opportunity to meet with the applicant several times concerning this application and it was determined that the applicant is applying to rezone the property from AG to RS-4 with an accompanying PUD#32. This request will allow for 147 residential lots on 65 foot wide lots.

COMPREHENSIVE PLAN/ZONING:

- The Glenpool Comprehensive 2030 Plan calls for low intensity residential uses and high intensity commercial uses.

ACCESS:

- Elwood Ave : There is a provision for widening Elwood Ave from 141st Street to 151st Street in the Vision 2025 Extension.

SERVICES:

- Glenpool water and sewer service is available however; RWD#2 is claiming this property for domestic water service but will not be able to provide fire protection to the subdivision.

SURROUNDING LAND USES:

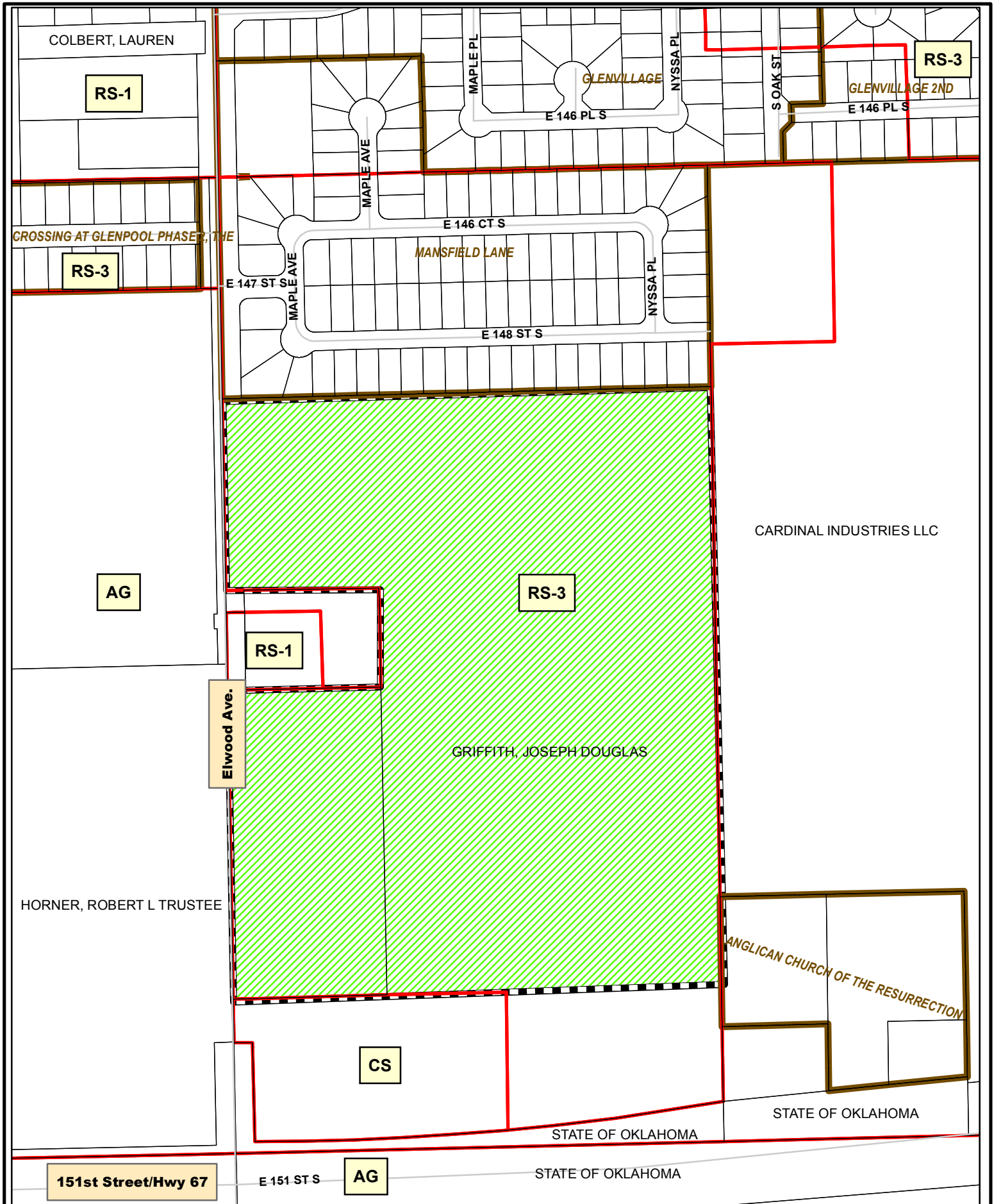
- North: RS-4 zoning and Mansfield Lane Subdivision
- East: AG zoning, Mostly vacant with scattered single family residences.
- West: AG/RS-2 & CG zoning, There is a BOA case under review for Church use across the street, a single family subdivision, a mini-storage plat under review and a commercial strip center on the corner.
- South: CS zoning that is vacant.

STAFF RECOMMENDATION:

This application conforms to the Glenpool 2030 Comprehensive Plan and current zoning patterns therefore, the staff recommends approval of the rezoning case GZ-253 from AG to RS-4 zoning. Staff would like to see some provision made for a land use buffer between the Residential district and the Commercial district to the south.

Attachments:

1. Case Map



MEMORANDUM

TO: THE GLENPOOL PLANNING COMMISSION
FROM: RICK MALONE, CITY PLANNER
RE: STAFF RECOMMENDATION
SITE PLAN FOR "SONOCO GLENPOOL TERMINAL"
DATE: **May 9th**, 2016

BACKGROUND:

Bradley Bonner with STV Energy Services, Inc representing Sonoco Partners/Explorer Pipeline 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:

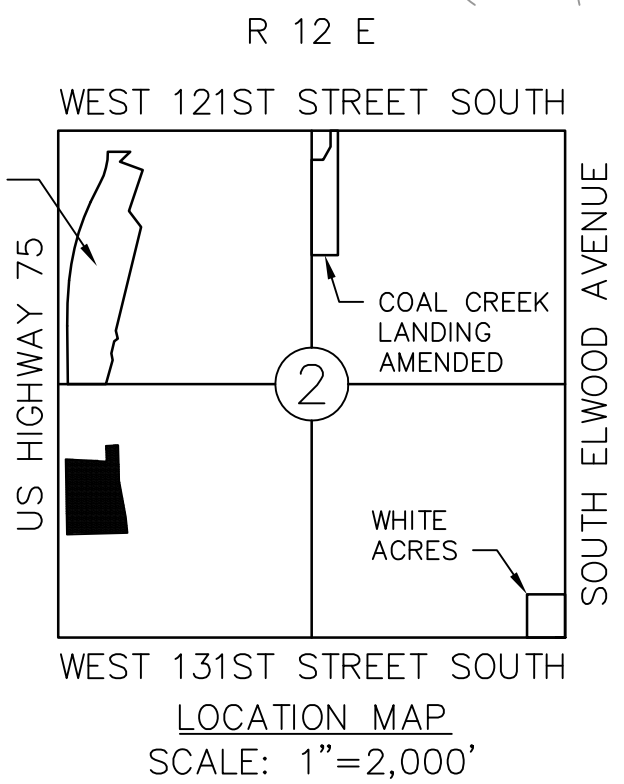
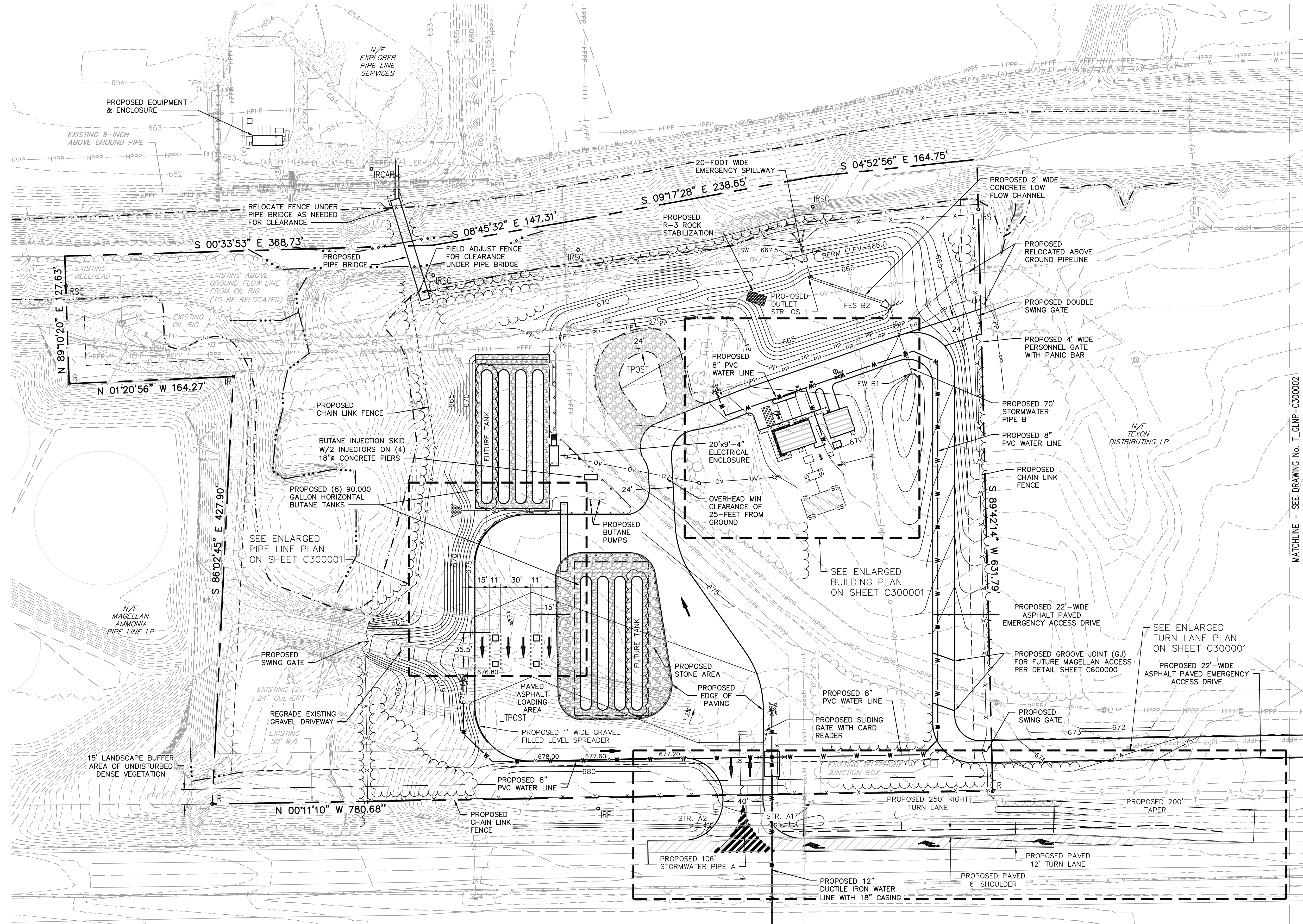
- The TAC meeting was held on 3/25/16 and the Site Plan was reviewed for conformance with the requirements and were determined to be in general compliance however, there were some revisions required and the applicant was given the redlines from and the staff received the changes and are satisfied that this Site Plan meets the guidelines for approval.

RECOMMENDATION:

Staff recommends approval of the SITE PLAN for "SONOCO GLENPOOL TERMINAL"

ATTACHMENTS:

1. 11" X 17" SITE PLAN of "SONOCO GLENPOOL TERMINAL".



GRAPHIC SCALES

50' 0 50' 100'

1" = 50'




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

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	



**Sunoco Partners Marketing
and Terminals L.P.**

GLENPOOL BUTANE BLENDING FACILITY

GRADING & UTILITIES PLAN

CITY OF GLENPOOL

TULSA COUNTY, OKLAHOMA

DWG. NO. T_GLNP_C300000	REV. NO. 0
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- 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 GLENOLD STATION IN THE SE 1/4 OF SECTION 2, T17N - R12E TULSA COUNTY, OKLAHOMA" PREPARED FOR SUNCOCO 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 24TH, 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.

I:\Projects\3817225\3817225_000190_CAD Models and Sheets\04_C_Civil\38-17225-C-3.dwg, 4/8/2016 10:20:53 AM, schleslm, 1:1

TO: THE GLENPOOL PLANNING COMMISSION

FROM: RICK MALONE, CITY PLANNER

RE: REZONING CASE 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.

DATE: May 9th. 2016

BACKGROUND:

Staff has met with the applicant concerning this property and in order to make this property more marketable and flexible for commercial use, it was determined that CS zoning could be limiting and CG zoning allows more uses. This application would be consistent with the comprehensive plan and it would be more advantageous to rezone this property verses multiple applications to the Board of Adjustment for future uses. This property was platted into Phillips Corner Addition in December of 2006, and since then one hotel and a strip/office complex is the only development. The applicant (new owners of the addition) which include all of Phillips Corner less the Comfort Inn and the strip center site (under application for rezoning is 25.091 acres).

COMPREHENSIVE PLAN/ZONING:

- The Glenpool Comprehensive 2030 Plan calls for high intensity office/commercial and Medium intensity Industrial. Changing the zoning to CG would be in conformance with the Comprehensive Plan.

ACCESS:

- US 75 Access Road:

SERVICES:

- Glenpool water and sewer service is available

SURROUNDING LAND USES:

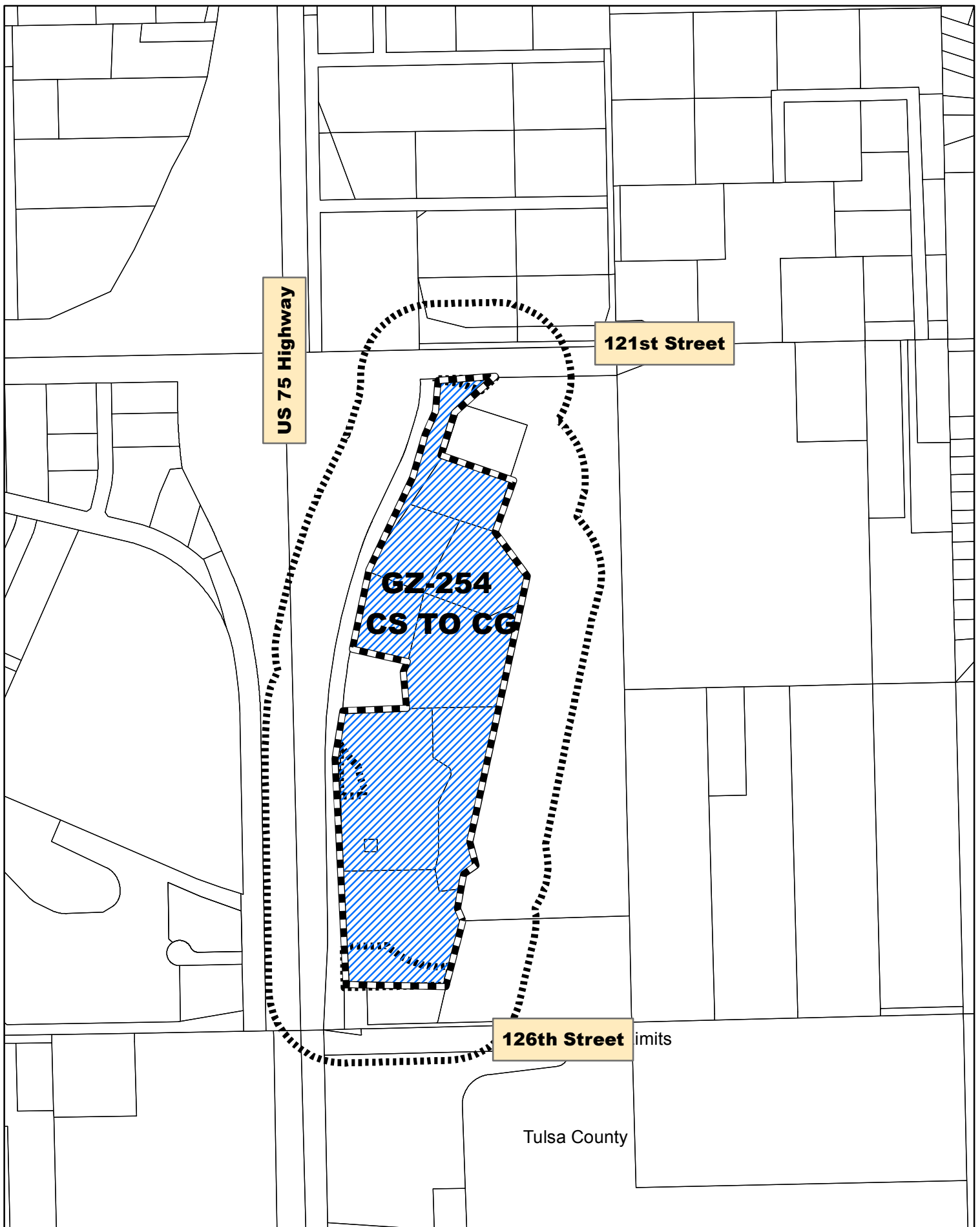
- North: AG-R zoning, scattered single family residence, Jenks City Limits.
- East: AG zoning, Morris Park/Baseball fields, mostly vacant with scattered single family residences further to east.
- West: CG zoning, Southwest Crossroads Addition, US 75 Highway.
- South: IM zoning, Magellan/Explorer tank farm.

STAFF RECOMMENDATION:

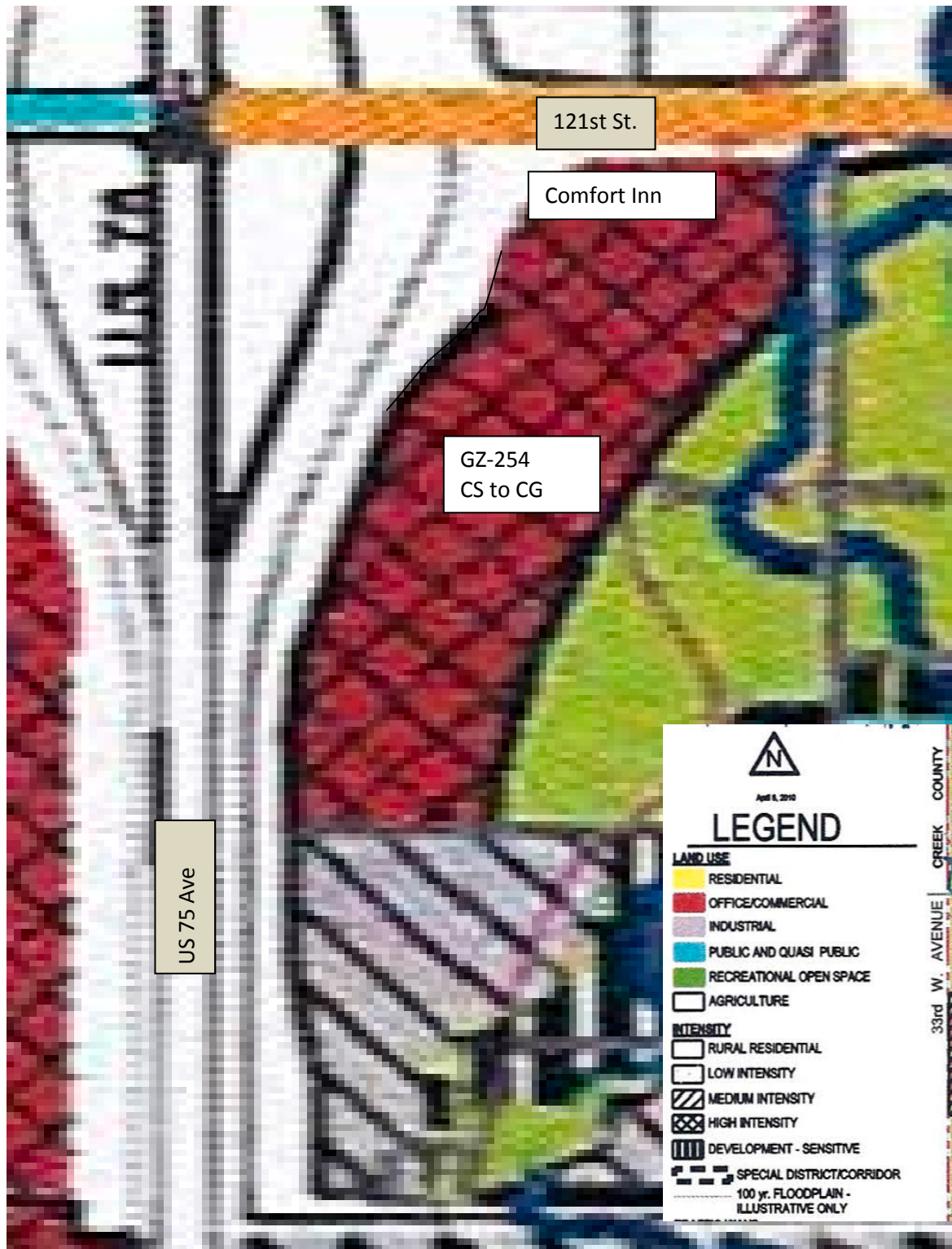
This application conforms to the Glenpool 2030 Comprehensive Plan and current zoning patterns therefore; the staff recommends approval of the rezoning case GZ-254 from CS to CG zoning.

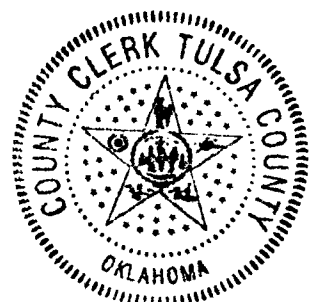
Attachments:

1. Case Map
2. Comp Plan Map



GZ-254 CS TO CG ZONING





Legend:

- ACC = ACCESS PERMITTED
- LNA = LIMITS OF NO ACCESS
- UIE = UTILITY EASEMENT
- BIL = BUILDING SETBACK LINE
- SSIE = SANITARY SEWER EASEMENT
- SDIE = STORM DRAINAGE EASEMENT
- RWUE = RESTRICTED WATER LINE EASEMENT
- LIE = LANDSCAPING EASEMENT
- RW = RIGHT-OF-WAY

MUTUAL ACCESS EASEMENT (M.A.E.)

PLUGGED OIL WELL

PLAT No.
6061

Phillips Corner

PART OF THE WEST HALF (W/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 2,
TOWNSHIP 17 NORTH, RANGE 12 EAST, CITY OF GLENPOOL, TULSA COUNTY, OKLAHOMA

Owner/Developer:
TARO Developers, L.L.C.
An Oklahoma Limited Liability Company
224 East 8th Street
Tulsa, Oklahoma 74119
Phone: (918) 743-3456

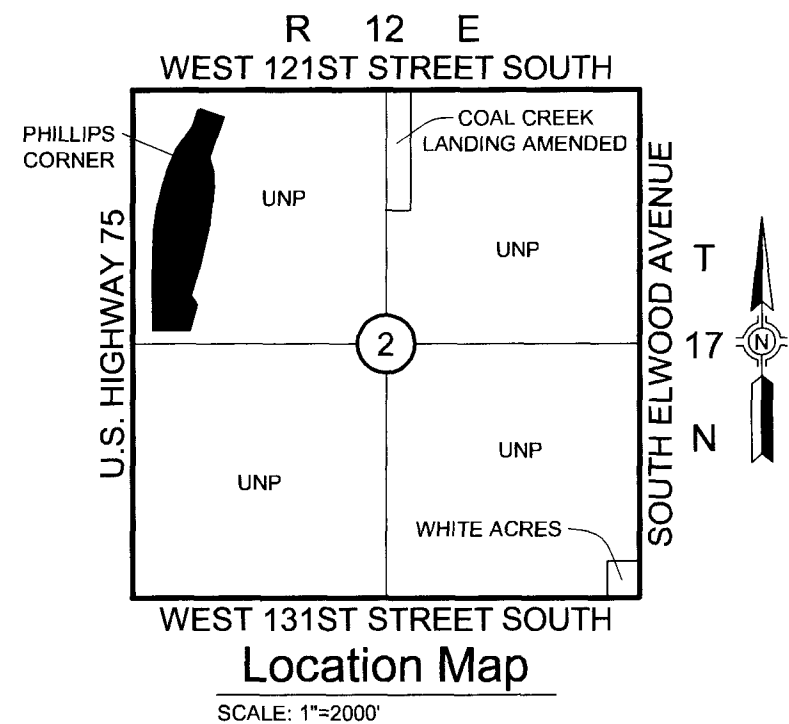
Engineer/Surveyor:
Sisemore Weisz & Associates, Inc.
Certificate of Authorization No. 2421 Exp. June 30, 2007
6111 E. 32nd Place
Tulsa, Oklahoma 74135
Phone: (918) 665-3600

Subdivision Statistics:

SUBDIVISION CONTAINS FIVE (5) LOTS IN ONE (1)
BLOCK AND FIVE (5) RESERVE AREAS.

SUBDIVISION CONTAINS 27.723 TOTAL ACRES.

RESERVE AREA "A" CONTAINS 2.220 ACRES.
RESERVE AREA "B" CONTAINS 1.376 ACRES.
RESERVE AREA "C" CONTAINS 0.057 ACRES.
RESERVE AREA "D" CONTAINS 3.576 ACRES.
RESERVE AREA "E" CONTAINS 2.723 ACRES.



Monumentation:

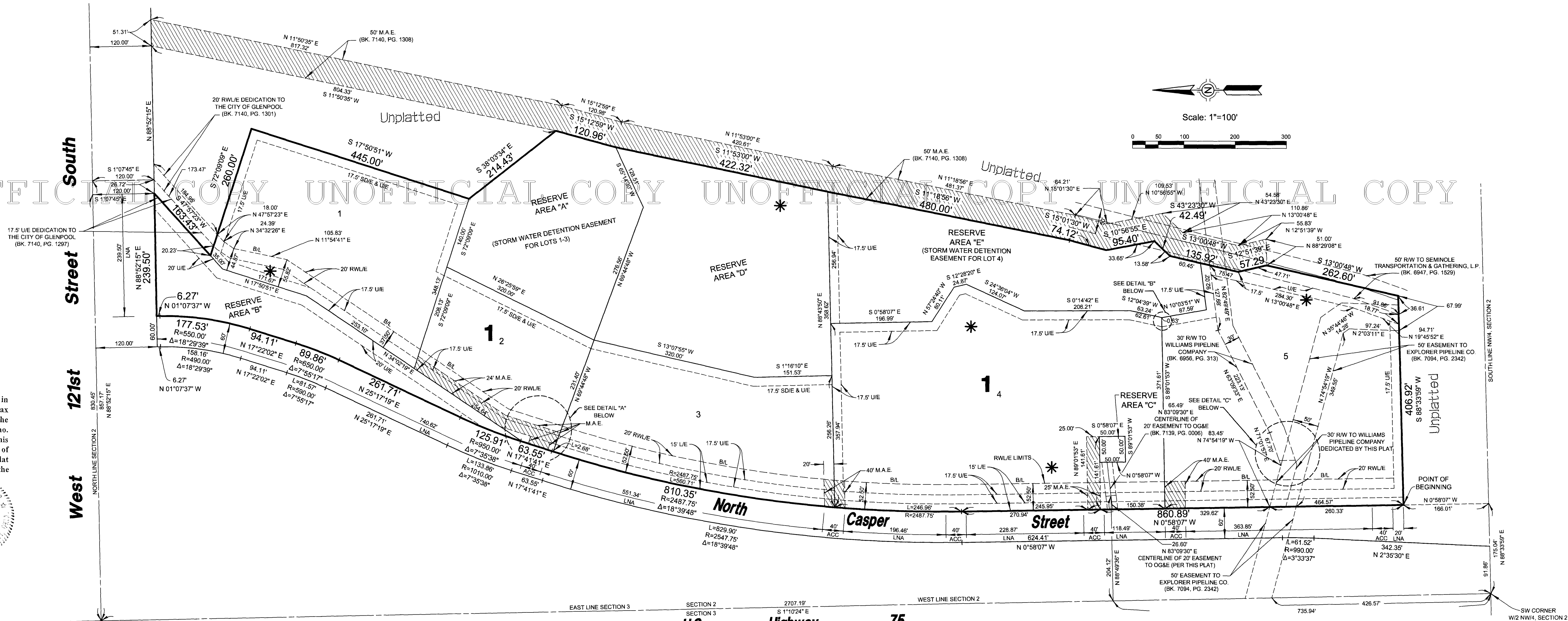
IRON PINS SET AT ALL PROPERTY CORNERS.

Basis of Bearing:

BASIS OF BEARING IS ASSUMED USING THE
WEST LINE OF SECTION 2 AS S 1°10'24" E

Note:

CITY OF GLENPOOL PLAT APPROVAL SIGNATURES
FOR THIS SUBDIVISION ARE LOCATED ON SHEET 3
OF THIS PLAT SET.



CERTIFICATE

I hereby certify that all real estate taxes involved in
this plat have been paid as reflected by the current tax
rolls. Security as required has been provided in the
amount of \$ 33.00 per trust receipt no.
rec to be applied to 20 06 taxes. This
certificate is NOT to be construed as payment of
20 06 taxes in full but is given in order that this plat
may be filed on record. 20 06 taxes may exceed the
amount of the security deposit.

Dated 11-Dec-06

Dennis Semler

Tulsa County Treasurer

By: Carol Dennis

Deputy

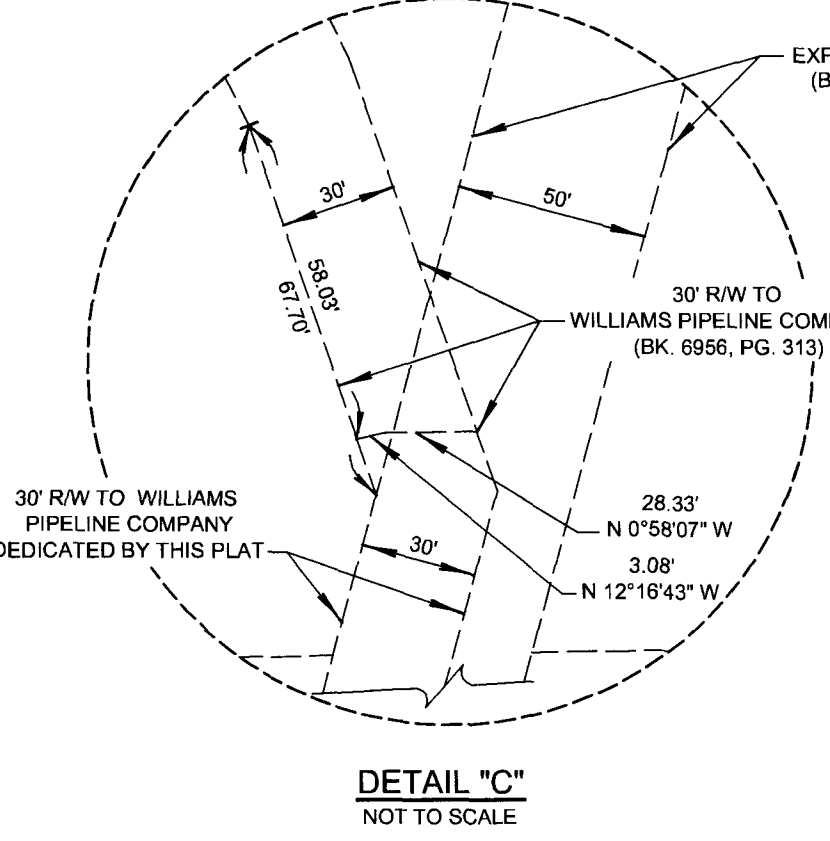
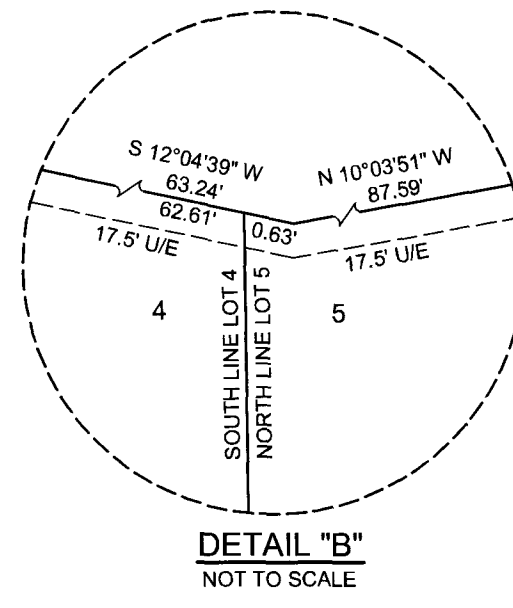
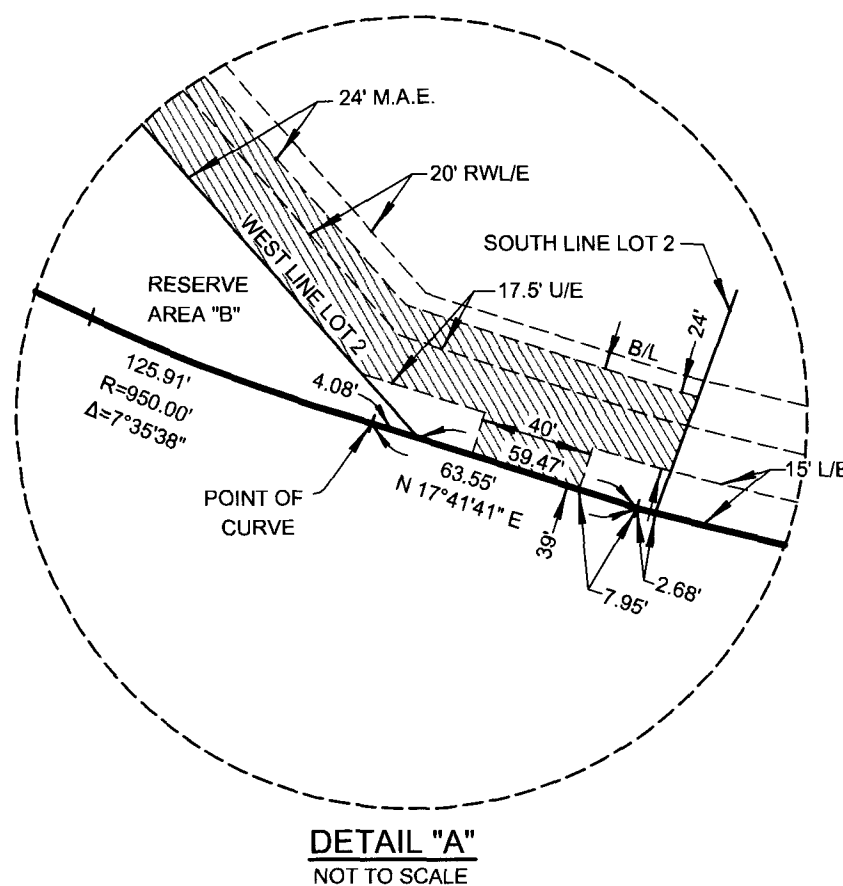
STATE OF OKLAHOMA) SS
COUNTY OF TULSA)

I, Earlene Wilson, Tulsa County Clerk, in and for the
County and State above named, do hereby certify that
the foregoing is a true and correct copy of a like instrument
now on file in my office.

Dated the 11 day of December 2006
Earlene Wilson, Tulsa County Clerk

Deputy

LOT	BLOCK	LOT SIZE (SQUARE FEET)
1	1	131,823.71
2	1	70,952.94
3	1	122,914.57
4	1	247,002.15
5	1	201,398.07



- NOTES:
- SANITARY SEWER SERVICE BY A GRAVITY FLOW LINE IS AVAILABLE TO A LIMITED PORTION OF LOT 5 AT THE TIME OF PLATTING. PUMPING TO THE GLENPOOL SANITARY SEWER SYSTEM MAY BE REQUIRED.
 - ON-SITE STORM WATER DETENTION FOR LOT 5 IS REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION FOR THE DEVELOPMENT OF LOT 5.
 - ALL STORM WATER RUNOFF FROM LOTS 2-3 AND THE IMPERVIOUS AREAS OF LOT 1 SHALL DRAIN TO THE DETENTION FACILITY LOCATED IN RESERVE AREA "A".
 - ALL STORM WATER RUNOFF FROM LOT 4 SHALL DRAIN TO THE DETENTION FACILITY LOCATED IN RESERVE AREA "E".