

June 8, 2026 - 6:00 PM
Glenpool City Hall, City Council Chambers
12205 S. Yukon Ave. 3rd Floor
Glenpool, Oklahoma

AGENDA

- A) **Call to Order - Keith Robinson, Chairman**
- B) **Roll Call, Declaration of Quorum - Gerald S. Gilbert, Secretary; Keith Robinson, Chairman**
- C) **Announcements**
- D) **Director's Report**
- E) **Scheduled Business**
 - 1) **MINUTES**
 - A. Discussion and possible action to approve, deny or amend the meeting minutes of the April 13, 2026, Planning Commission Meeting.
 - B. Discussion and possible action to approve, deny or amend the meeting minutes of May 11, 2026, Planning Commission Meeting.
MEETING WAS CANCELLED. NO ACTION REQUIRED.
 - 2) **Selection of Chairman for the Glenpool Planning Commission**
 - A. Discussion and possible action to select a Chairman for the Glenpool Planning Commission.
 - ()
 - 3) **Selection of Vice-Chairman for the Glenpool Planning Commission**
 - A. Discussion and possible action to select a Vice-Chairman for the Glenpool Planning Commission.
 - ()
 - 4) **60 Acre Elwood LLC (40-Acre Site):** A Lot Split application (GLS 274) to subdivide a 40-acre parcel into 4 lots. The subject site is located at 13708 S Elwood.
Applicant: 60 Acre Elwood Ave. LLC
Applicant Representative: Gerald W. Baker, Baker Surveying LLC
 - A. Public Hearing on the proposed Lot Split (GLS 274).
 - B. Discussion and possible action to recommend the approval, approval with conditions, or denial, of Lot Split (GLS 274).

(Gerald Gilbert, Development Services Director)

- 5) **60 Acre Elwood LLC (20-Acre Site):** A Lot split application (GLS 275) to subdivide a 20-acre parcel into 3-lots. The subject site is located on the west side of S. Elwood Avenue approximately 2,600 feet north of E 141st St S.

Applicant: 60 Acre Elwood Ave. LLC

Applicant Representative: Gerald W. Baker, Baker Surveying LLC

A. Public Hearing on the proposed Lot Split (GLS 275).

B. Discussion and possible action to recommend the approval, approval with conditions, or denial, of Lot Split (GLS 275).

()

F) **Adjournment**

This notice and agenda was posted at Glenpool City Hall, 12205 S Yukon Ave., Oklahoma, on June 5, 2026 by 11:00am..

Signed

Gerald S. Gilbert Development Services Director

**MINUTES
CITY OF GLENPOOL
PLANNING COMMISSION
REGULAR MEETING**

Regular Session of the Glenpool Planning Commission will be held at 6:00 p.m. on April 13, 2026, at Glenpool City Hall, City Council Chambers, 12205 S. Yukon Ave., 3rd Floor, Glenpool, Oklahoma.

The Planning Commission welcomes comments from citizens of Glenpool who wish to address any items on the agenda. Speakers are requested to complete one of the forms located on the agenda table and return to the City Planner prior to the "CALL TO ORDER"

AGENDA

A) Call to Order – Keith Robinson, Chairman **6:18 PM**

B) Roll Call, Declaration of a Quorum Gerald S. Gilbert, Secretary; Keith Robinson, Chairman

<u>X (Present)</u>	Chairman Keith Robinson
<u>X (Present)</u>	Vice-Chair Kim Hanson Mercier
<u>X (Present)</u>	Commissioner Mickey Wilburn
<u>X (Present)</u>	Commissioner Matthew Hayes
<u>X (Present)</u>	Commissioner Marilyn Nichols

C) Announcements **No Announcements**

D) Director's Report **No Report**

E) Scheduled Business

1. MINUTES:

A. Discussion and possible action to approve, deny or amend the meeting minutes of March 9, 2026, Planning Commission Meeting.

Motion: Commissioner Wilburn made a motion to accept and approve the March 9, 2026, Planning Commission Meeting Minutes.

Second: Vice Chair Kim Hanson Mercier

Voting Aye: Chairman Robinson, Vice-Chair Hanson Mercier, Commissioner Wilburn, Commissioner Hayes, Commissioner Nichols

Motion Passed: 5-0.

2. **McDonald’s Digital Sign** – Specific Use Permit (SUP2026-01) for a proposed digital reader board sign for the McDonald’s restaurant located at 110 W 141st St.
Applicant: USMCOPCO
Applicant Representative: Britany Carder, Signs and Wonders

- A. Public Hearing on the proposed Specific Use Permit.
- **OPEN PUBLIC HEARING: 6:32 PM**
 - **Gerald S. Gilbert, Development Services Director**, gave a brief presentation of the proposed project.
 - **Applicant Representative: Britany Carder of Signs and Wonders**, was introduced and was available to answer questions.
 - No questions asked.
 - **CLOSED PUBLIC HEARING AT 6:37 PM.**
- B. Discussion and possible action to recommend the approval, approval with conditions, or denial, of the Specific Use Permit.

Motion: Commissioner Hayes made a motion to recommend approval of the Specific Use Permit (SUP2026-01) to the City Council.
Second: Commissioner Wilburn
Voting Aye: Chairman Robinson, Commissioner Wilburn, Vice Chair Hanson-Mercier, Commissioner Hayes, Commissioner Nichols
Motion Passed: 5-0

F) Adjournment 6:38 PM

This notice and agenda was posted at Glenpool City Hall Building, 12205 South Yukon Ave., Glenpool, Oklahoma on or before April 10, 2026, at or by 11:00 AM.

Signed: _____
Gerald S. Gilbert
Development Services Director



Item: E.2.

To:

From:

Meeting Date: June 8, 2026

Department/Office: Development Services

Item Name:

Summary:

Recommended Action:

Budget:

Attachments:

None



Item: E.3.

To:

From:

Meeting Date: June 8, 2026

Department/Office: Development Services

Item Name:

Summary:

Recommended Action:

Budget:

Attachments:

None

TO: GLENPOOL PLANNING COMMISSION

FROM: GERALD S. GILBERT, DEVELOPMENT SERVICES DIRECTOR

DATE: JUNE 8, 2026

ITEM: GLS 274 – 60 ACRE ELWOOD AVE. LLC (40-ACRE SITE)

REQUEST: A LOT SPLIT APPLICATION (GLS-274) TO SPLIT A 40.1-ACRE PARCEL INTO FOUR TRACTS

APPLICANT: 60 ACRE ELLWOOD AVE. LLC

LOCATION: THE SUBJECT SITE IS LOCATED AT 13708 S ELWOOD AVENUE.

ZONING: AG (AGRICULTURAL)

COMP PLAN: GENERAL RESIDENTIAL

BACKGROUND

The subject site is currently vacant and undeveloped. Most of the property falls within a designated FEMA floodplain. Any development must comply with all applicable federal, state, and local regulations. A single-family residence and several out-buildings did exist on the site; however, the residence and structures were demolished in preparation for the subject lot split application. There are adjacent single-family subdivisions, which is the Brentwood II neighborhood to the west and to the east is Pecan Estates.

PROJECT DESCRIPTION

The applicant is requesting a lot split of a 40.1-acre parcel to create four (4) parcels ranging from 4.34 acres to 17.40 acres in size as well as required right-of-way dedication. Listed in the table below is a breakdown of the proposed lot split.

Tract	Size in Acres (+/-)
Parent Tract (Before Lot Split)	40.14 acres
Tract A	4.34 acres
Tract B	5.56 acres
Tract C	12.84 acres
Tract D	17.40 acres
Right-of-Way Dedication	1.5 acres

Table below shows the surrounding zoning districts and land uses.

SURROUNDING ZONING / LAND USES

	Zoning	Land Use
North	AG (Agricultural)	Single-Family Residence
South	AG (Agricultural)	Single-Family Residence
East	RS-3 (Single-Family High Density)	Single-Family Residential
West	RS-3 (Single-Family High Density)	Single-Family Residential

ANALYSIS

Development Regulations

The proposed lot split is subject to the residential development standards outlined in TABLE 11-4-5 of the COG Zoning Code, as well as the regulations for the approval of a Lot Split (Section 12-8-4 of the COG Subdivision Code).

Included below is TABLE 11-4-5, Residential Development Standards. I have highlighted the applicable regulations.

TABLE 11-4-5 Residential Development Standards										
DISTRICT	AG	RE	RS-1	RS-2	RS-3	RD	RMT	RM-1	RM-2	RMH
LOT WIDTH (Minimum, in Feet)										
Single-Family Dwelling	150	150 ¹	100	85	75	65	60	60	60	-
Duplex	-	-	-	-	-	60	60	60	60	-
Townhouse Development Width ²	-	-	-	-	-	-	100	80	80	-
Townhouse Lot Width ²	-	-	-	-	-	-	20	20	20	-
Multi-Family	-	-	-	-	-	-	-	100	100	-
Manufactured Home	-	-	-	-	-	-	-	-	-	300
LOT AREA (Minimum, in Square Feet)										
Single-Family Dwelling	43,560	24,000	13,500	11,000	9,000	6,900	6,900	6,000	6,000	-
Duplex	-	-	-	-	-	6,900	6,900	6,900	6,900	-
Townhouse ²	-	-	-	-	-	-	1,600	1,800	1,800	-
Multi-Family	-	-	-	-	-	-	-	-	-	-
Manufactured Home	-	-	-	-	-	-	-	-	-	5 acres

The proposed lots exceed the minimum lot area and lot width standards for the AG (Agricultural) Zoning district. Any future development must also meet the General Residential Comprehensive Plan Designation.

Access and Utilities

Tracts A, B, and D will have access from South Elwood Avenue. Tract C will have access from both South Elwood Avenue and East Glenpool Boulevard. The property will be served by City water and sewer.

Right-of-Way Dedication

When land is subdivided along an existing roadway, additional right-of-way dedication may be required. Because South Elwood Avenue is classified as a secondary arterial, a 50-foot dedication is required for right-of-way and utility purposes. The applicant has shown this dedication on the lot split survey.

Code Compliance

The resulting lots comply with all applicable residential development standards in the COG Zoning Code and Subdivision Code. The applicant has also submitted the documents required for approval of the lot split.

TAC

The Technical Advisory Committee (TAC) reviewed the Lot Split Application on May 22, 2026. There are no additional comments or requirements.

STAFF RECOMMENDATION:

TAC and staff have reviewed the Lot Split application (GLS 274) and determined that the lot split meets the COG Zoning Code and Subdivision Code. As such, staff recommends the approval of GLS 274 with following condition.

1. The property owner shall dedicate a strip of land measuring fifty (50) feet in width along the South Elwood Avenue to the public for right-of-way purposes. The dedication shall be shown on the final plat or survey, and all necessary legal descriptions, deeds, and documentation shall be prepared and recorded at the owner's expense prior to the recording of the lot split. The dedicated area shall be free and clear of all encumbrances, and shall be reserved for public use for roadway, sidewalk, utility, and drainage purposes as determined by the City of Glenpool.

ATTACHMENTS:

1. Aerial Photo
2. Zoning Map
3. Comprehensive Plan Map
4. Application
5. Lot Split Surveys & Legal Description






Aerial Photo

Tulsa Area Zoning Map

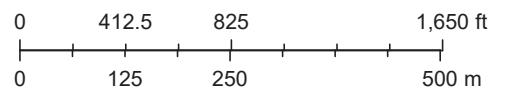


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1:9,000

-  County Boundary
-  Development Plans
-  Subdivisions TulsaCo
-  Parcels TulsaCo
-  World Imagery

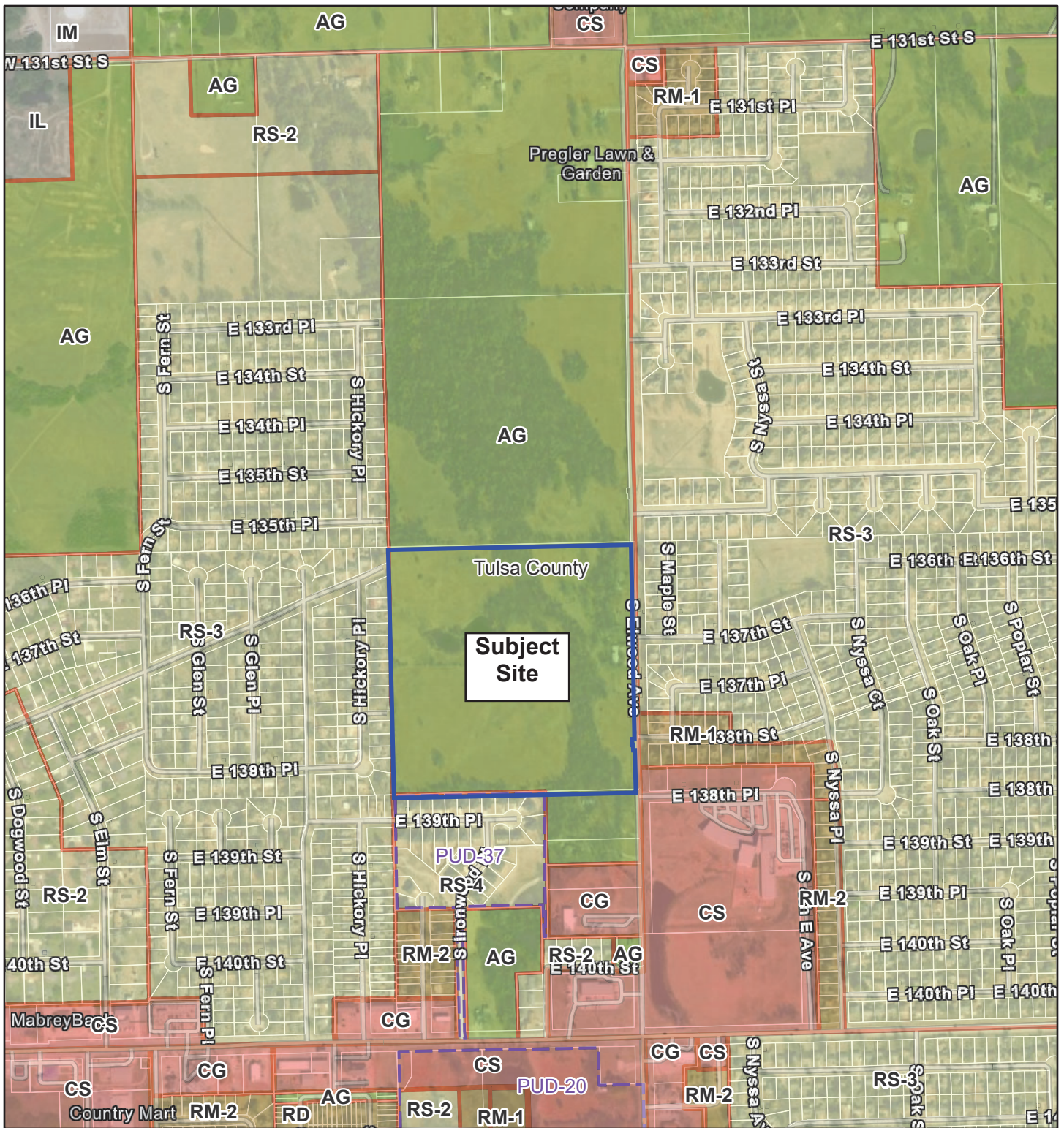
-  Low Resolution 15m Imagery
-  High Resolution 60cm Imagery
-  High Resolution 30cm Imagery
-  Citations
-  2.4m Resolution Metadata



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Maxar

Zoning Map

Tulsa Area Zoning Map

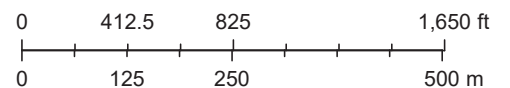


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1:9,000

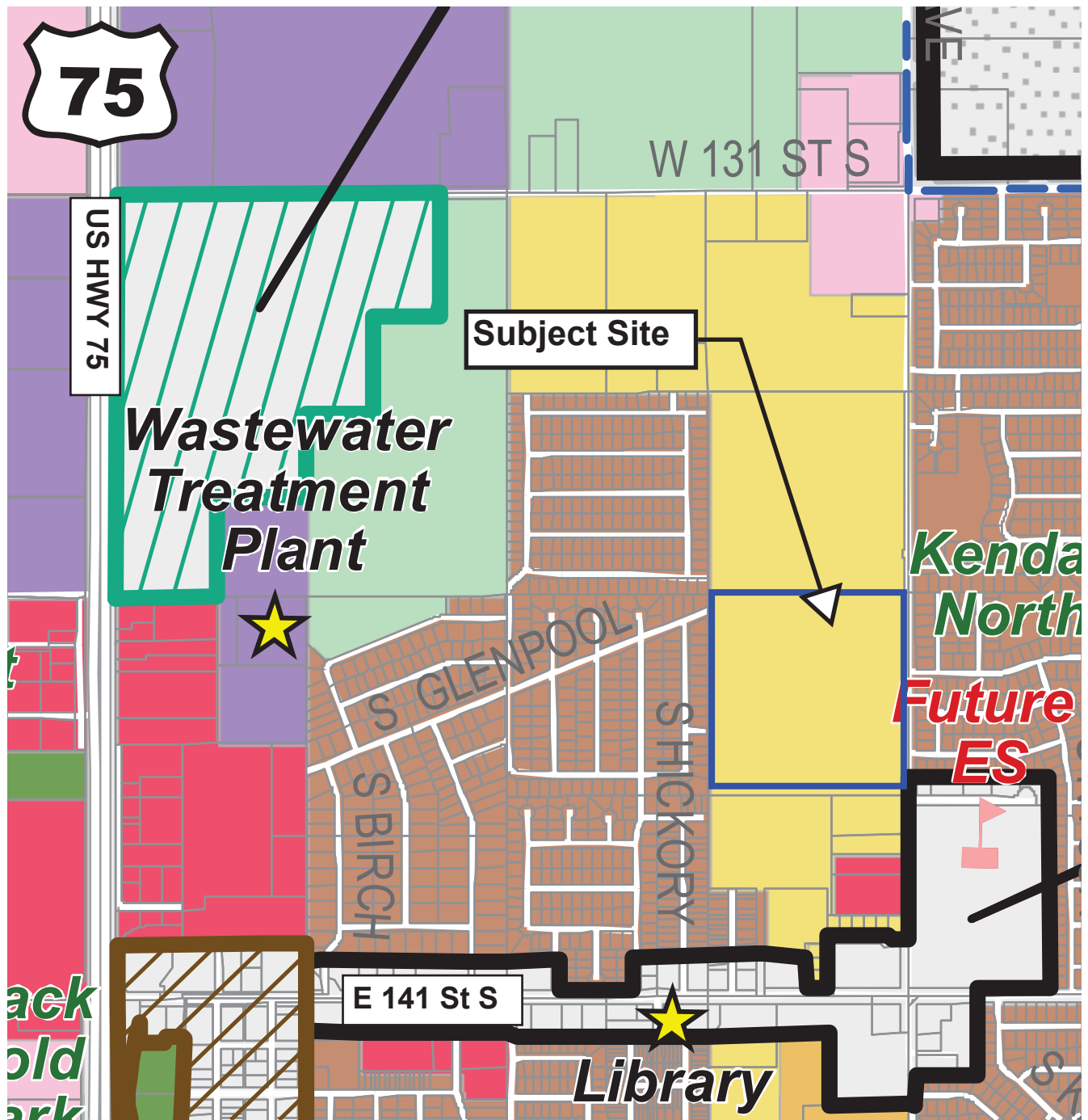
- County Boundary
- Development Plans
- Zoning TulsaCo
- Agriculture
- Commercial
- Industrial
- Residential Single-Family
- Residential Multi-Family

- Subdivisions TulsaCo
- Parcels TulsaCo
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 2.4m Resolution Metadata



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Maxar

Comprehensive Plan Map



Glenpool, Oklahoma Comprehensive Plan Map

Legend



Land Use

- Rural
- Parks and Recreational Open Space
- Estate Residential
- Suburban Residential
- General Residential
- Neighborhood Conservation
- Attached Residential
- Multi-Family Residential
- Suburban Commercial

- General Commercial
- Industrial Light
- Industrial Medium

Districts

- Special District 1: Old Towne District
- Special District 2
- Special District 3
- Special District 5: Central Business District
- Special District 6

Corridors

- S.H. 67 Corridor (Former Special District 4)
 - U.S. 75 Corridor
- Note: See Plan text for more background and policy direction for future land use in Corridor and Special District areas.
- Primary/Secondary Arterial
 - Glenpool Annexation Fence Line
 - Glenpool Corporate Limits
 - Parcel Boundary
 - 100-Year Flood Zone/Floodway

**ADOPTED
11/14/2017**

Application

LOT SPLIT APPLICATION

APPLICATION NO. GLS 274
S.T.R.
RECEIPT NO.

FEE: per fee schedule

NOTE: Two 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.

THE FOLLOWING INFORMATION IS TO BE SUPPLIED BY APPLICANT	
NAME OF RECORD OWNER 60 Acre Elwood Ave. LLC	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.
See Attached

FIRST TRACT TO BE CREATED	LEGAL DESCRIPTION OF PROPOSED TRACT	STAFF USE ONLY	SOURCE OF WATER SUPPLY FOR THIS TRACT		
	See Attached	TAC REVIEW	<input type="checkbox"/> CITY <input type="checkbox"/> WELL <input type="checkbox"/> OTHER <small>TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT</small>		
		PC REVIEW	<input type="checkbox"/> SEWER <input type="checkbox"/> SEPTIC <input type="checkbox"/> OTHER <small>STREET OR STREETS TRACT WILL FACE</small>		
		INST. RELEASED	PROPOSED USE OF THIS TRACT	LOT SIZE OF PROPOSED TRACT FT. X FT.	

AS APPLICANT, WHAT IS YOUR INTEREST IN THIS PROPERTY?
 PRESENT OWNER PURCHASER ATTORNEY FOR OWNER OTHER **Land Surveyor**

If other than present owner, give name, address and phone number of present owner.
 PROPERTY OWNER NAME: **60 Acre Elwood Ave. LLC** PROPERTY OWNER ADDRESS: **3220 e. 146th Pl S. Bixby, OK 74008** PROPERTY OWNER PHONE: **801-872-3417**

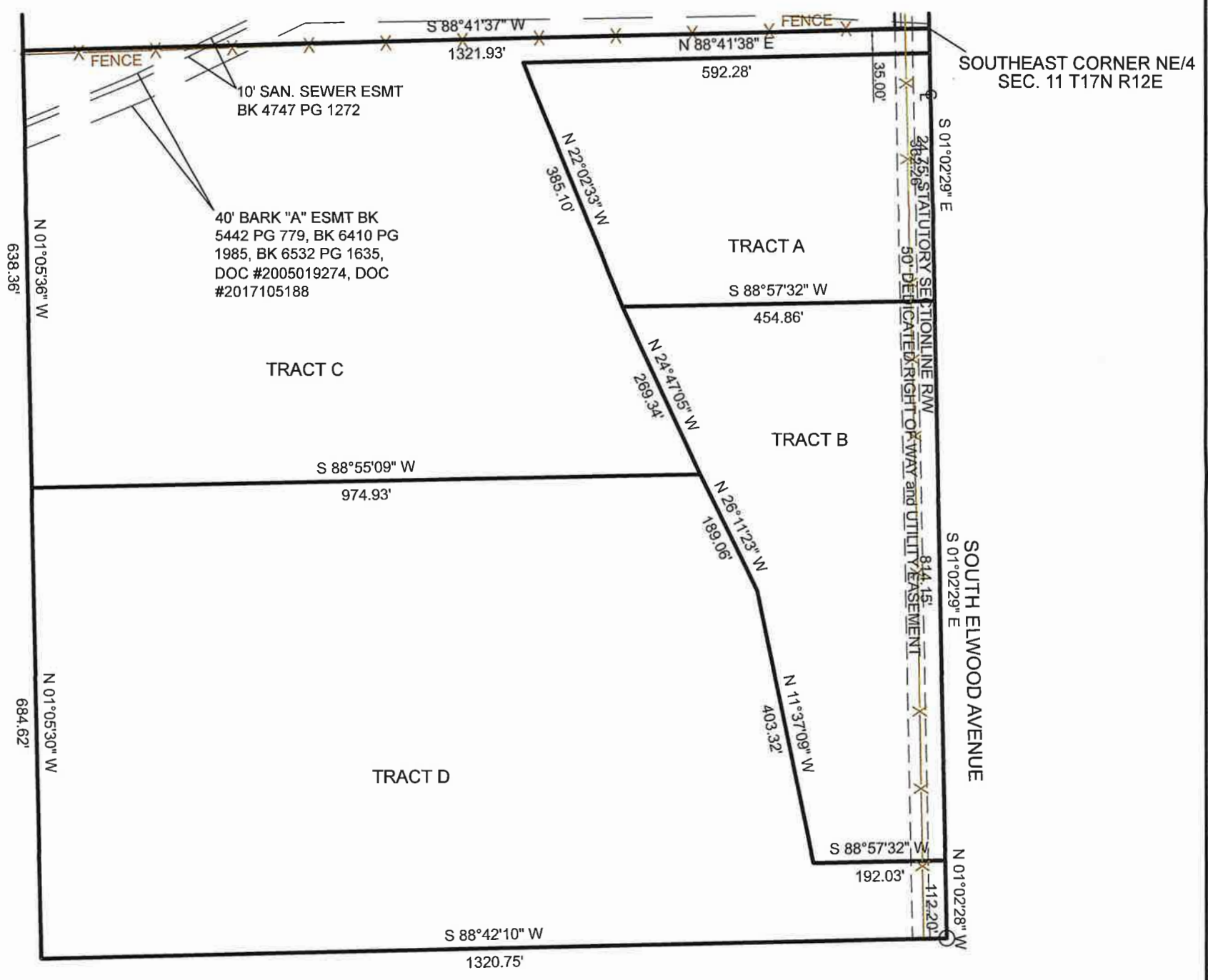
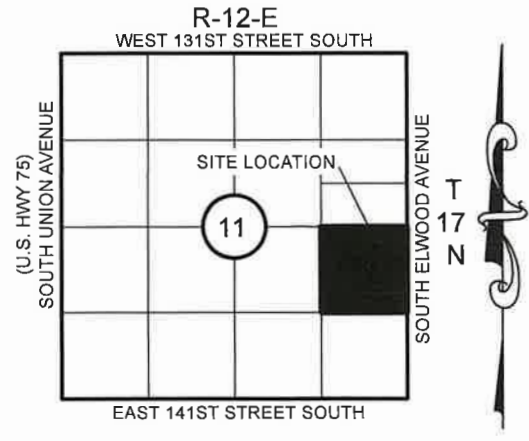
I certify that this information is true and correct.
 APPLICANT NAME: **Gerald W Baker** APPLICANT ADDRESS: **4677 s. 83rd E. Ave. Tulsa, OK 74137** APPLICANT PHONE: **918-271-5793**

Applicant signature and property owner signature required.
 APPLICANT SIGNATURE: *Gerald W Baker* PROPERTY OWNER SIGNATURE: *[Signature]*

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:

Lot Split Surveys & Legal Descriptions

LOT SPLIT EXHIBIT



LOT SPLIT EXHIBIT	
DATE: APRIL 21ST, 2026	 4677 SOUTH 83RD EAST AVE. Tulsa, OK 74145 CA #5816 Expires 6/30/26
SCALE: 1"=200'	
DWG BY: SAS	
CHECKED BY: ST	
MAPPING PROJECTION: OK-NORTH	
DRAWING #: 001	
JOB #: 250303.01	
SHEET 1 OF 1	
REVISION 1	

Original Descriptions of Tract to be split:

A Tract of Land in the Northeast Quarter of the Southeast Quarter (NE/4 SE/4), Section Eleven (11), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, more particularly described as follows, to-wit: Beginning at the Northeast Corner of the Northeast Quarter of the Southeast Quarter (NE/4 SE/4); Thence South along the East line of Section 11 S01 °02'28"E a distance of 1323.20 feet; Thence, Departing said East line of Section 11 S88°44'13"W along the South line of the Northeast Quarter of the Southeast Quarter (NE/4 SE/4) a distance of 1320.88 feet; Thence N01 °05'13"W along the West Line of the Northeast Quarter of the Southeast Quarter (NE/4 SE/4) a distance of 1322.20 feet; Thence N88°41 '37"E along the North line of the Northeast Quarter of the Southeast Quarter (NE/4 SE/4) Section 11 N88°41'37"E a distance of 1321.93 feet to the Point of Beginning. LESS AND EXCEPT: The East 50.00' of the above described tract dedicated to the City of Glenpool, State of Oklahoma, for Roadway and Utilities Purposes.

Legal Descriptions for New Lot Split Tracts

TRACT A

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION ELEVEN (11), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, SECTION 11 THENCE, S 01°02'29" E, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 35.00' TO THE POINT OF BEGINNING;
THENCE, CONTINUING S 01°02'29" E, A DISTANCE OF 362.26';
THENCE, S 88°57'32" W, A DISTANCE OF 454.86';
THENCE, N 22°02'33" W, A DISTANCE OF 385.10';
THENCE, N 88°41'38" E, A DISTANCE OF 592.88' TO THE POINT OF BEGINNING
CONTAINING AN AREA OF 189153 SQ FT OR 4.34 ACRES.

THIS LEGAL DESCRIPTION WAS CREATED BY GERALD W. BAKER, PLS #1701 ON 04/13/2026. THE BASIS OF BEARING FOR THIS LEGALS DESCRIPTION IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 11 TOWNSHIP 17 NORTH, RANGE 12 EAST IS ASSUMED TO BE S 01°02'29E".

CLOSURE REPORT:

CLOSURE ERROR DISTANCE> 0.001 ERROR BEARING> S 53°38'43" E
CLOSURE PRECISION> 1 IN 1788348.8 TOTAL DISTANCE TRAVERSED> 1795.1 FEET

TRACT B

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION ELEVEN (11), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, SECTION 11 THENCE, S 01°02'29" E, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 397.26 TO THE POINT OF BEGINNING;
THENCE, CONTINUING S 01°02'29" E, A DISTANCE OF 814.15';
THENCE, S 88°57'32" W, A DISTANCE OF 192.03';
THENCE, N 11°37'09" W, A DISTANCE OF 403.32';
THENCE, N 26°11'23" W, A DISTANCE OF 189.06';
THENCE, N 24°47'05" W, A DISTANCE OF 269.34';
THENCE, N 88°57'32" E, A DISTANCE OF 454.86' TO THE POINT OF BEGINNING
CONTAINING AN AREA OF 241993 SQ FT OR 5.56 ACRES.

THIS LEGAL DESCRIPTION WAS CREATED BY GERALD W. BAKER, PLS #1701 ON 04/13/2026. THE BASIS OF BEARING FOR THIS LEGALS DESCRIPTION IS THE EAST LINE

OF THE SOUTHEAST QUARTER OF SECTION 11 TOWNSHIP 17 NORTH, RANGE 12 EAST IS ASSUMED TO BE S 01°02'29"E.

CLOSURE REPORT:

CLOSURE ERROR DISTANCE> 0.004 ERROR BEARING> N 30°21'31" W

CLOSURE PRECISION> 1 IN 612258.2 TOTAL DISTANCE TRAVERSED> 2322.76 FEET

TRACT C

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION ELEVEN (11), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, SECTION 11 THENCE, S 01°02'29" E, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 35.00';

THENCE, S 88°41'38" W, A DISTANCE OF 592.88';

THENCE, S 22°02'33" E, A DISTANCE OF 385.10';

THENCE, S 24°47'05" E, A DISTANCE OF 269.34';

THENCE, S 88°55'09" W, A DISTANCE OF 974.93';

THENCE, N 01°05'36" W, A DISTANCE OF 638.36';

THENCE, N 88°41'37" E, A DISTANCE OF 1321.93' TO THE POINT OF BEGINNING CONTAINING AN AREA OF 559232 SQ FT OR 12.84 ACRES.

THIS LEGAL DESCRIPTION WAS CREATED BY GERALD W. BAKER, PLS #1701 ON 04/13/2026. THE BASIS OF BEARING FOR THIS LEGALS DESCRIPTION IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 11 TOWNSHIP 17 NORTH, RANGE 12 EAST IS ASSUMED TO BE S 01°02'29"E.

CLOSURE REPORT:

CLOSURE ERROR DISTANCE> 0.005 ERROR BEARING> S 72°17'23" E

CLOSURE PRECISION> 1 IN 842345.0 TOTAL DISTANCE TRAVERSED> 4217.54 FEET

TRACT D

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION ELEVEN (11), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, SECTION 11 THENCE, S 01°02'29" E, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1211.42 TO THE POINT OF BEGINNING;

THENCE, S 88°57'32" W, A DISTANCE OF 192.03';

THENCE, N 11°37'09" W, A DISTANCE OF 403.32';
THENCE, N 26°11'23" W, A DISTANCE OF 189.06';
THENCE, S 88°55'09" W, A DISTANCE OF 974.93';
THENCE, S 01°05'30" E, A DISTANCE OF 684.62';
THENCE, N 88°42'10" E, A DISTANCE OF 1320.75';
THENCE, N 01°02'29" W, ALONG THE EAST LINE OF SAID SECTION 11, DISTANCE OF
111.79'; TO THE POINT OF BEGINNING
CONTAINING AN AREA OF 757855 SQ FT OR 17.40 ACRES.

THIS LEGAL DESCRIPTION WAS CREATED BY GERALD W. BAKER, PLS #1701 ON
04/13/2026. THE BASIS OF BEARING FOR THIS LEGALS DESCRIPTION IS THE EAST LINE
OF THE SOUTHEAST QUARTER OF SECTION 11 TOWNSHIP 17 NORTH, RANGE 12 EAST
IS ASSUMED TO BE S 01°02'29"E.

CLOSURE REPORT:

CLOSURE ERROR DISTANCE> 0.004 ERROR BEARING> S 51°11'25" E
CLOSURE PRECISION> 1 IN 927936.0 TOTAL DISTANCE TRAVERSED> 3876.50 FEET

TO: GLENPOOL PLANNING COMMISSION

FROM: GERALD S. GILBERT, DEVELOPMENT SERVICES DIRECTOR

DATE: JUNE 8, 2026

ITEM: GLS 275 – 60 ACRE ELWOOD AVE. LLL (20-ACRE SITE)

REQUEST: A LOT SPLIT APPLICATION (GLS-275) TO SPLIT A 20-ACRE PARCEL INTO THREE (3) TRACTS

APPLICANT: 60 ACRE ELLWOOD AVE. LLC

LOCATION: THE SUBJECT SITE IS LOCATED ON THE WEST SIDE OF S. ELWOOD AVENUE APPROXIMATELY 2,600 FEET NORTH OF E 141ST ST S.

ZONING: AG (AGRICULTURAL)

COMP PLAN: GENERAL RESIDENTIAL

BACKGROUND

The subject site is currently vacant and undeveloped. Most of the property falls within a designated FEMA floodplain. Any development must comply with all applicable federal, state, and local regulations. There are adjacent single-family subdivisions, which is the Brentwood II neighborhood to the west and to the east is Pecan Estates.

PROJECT DESCRIPTION

The applicant is requesting a lot split of a 20-acre parcel to create three (3) parcels ranging from 3 acres to 11.85 acres in size as well as required right-of-way dedication. Listed in the table below is a breakdown of the proposed lot split.

Tract	Size in Acres (+/-)
Parent Tract (Before Lot Split)	20 acres
Tract 1	3.0 acres
Tract 2	5.23 acres
Tract 3	11.85 acres
Right-of-Way Dedication	.75 acres

Table below shows the surrounding zoning districts and land uses.

SURROUNDING ZONING / LAND USES

	Zoning	Land Use
North	AG (Agricultural)	Single-Family Residence
South	AG (Agricultural)	Single-Family Residence
East	RS-3 (Single-Family High Density)	Single-Family Residential
West	RS-3 (Single-Family High Density)	Single-Family Residential

ANALYSIS

Development Regulations

The proposed lot split is subject to the residential development standards outlined in TABLE 11-4-5 of the COG Zoning Code, as well as the regulations for the approval of a Lot Split (Section 12-8-4 of the COG Subdivision Code).

Included below is TABLE 11-4-5, Residential Development Standards. I have highlighted the applicable regulations.

TABLE 11-4-5 Residential Development Standards										
DISTRICT	AG	RE	RS-1	RS-2	RS-3	RD	RMT	RM-1	RM-2	RMH
LOT WIDTH (Minimum, in Feet)										
Single-Family Dwelling	150	150 ¹	100	85	75	65	60	60	60	-
Duplex	-	-	-	-	-	60	60	60	60	-
Townhouse Development Width ²	-	-	-	-	-	-	100	80	80	-
Townhouse Lot Width ²	-	-	-	-	-	-	20	20	20	-
Multi-Family	-	-	-	-	-	-	-	100	100	-
Manufactured Home	-	-	-	-	-	-	-	-	-	300
LOT AREA (Minimum, in Square Feet)										
Single-Family Dwelling	43,560	24,000	13,500	11,000	9,000	6,900	6,900	6,000	6,000	-
Duplex	-	-	-	-	-	6,900	6,900	6,900	6,900	-
Townhouse ²	-	-	-	-	-	-	1,600	1,800	1,800	-
Multi-Family	-	-	-	-	-	-	-	-	-	-
Manufactured Home	-	-	-	-	-	-	-	-	-	5 acres

The proposed lots exceed the minimum lot area and lot width standards for the AG (Agricultural) Zoning district. Any future development must also meet the General Residential Comprehensive Plan Designation.

Access and Utilities

All three tracts will be accessed via South Elwood Avenue. The property will be served by City water and sewer.

Right-of-Way Dedication

When land is subdivided along an existing roadway, additional right-of-way dedication may be required. Because South Elwood Avenue is classified as a secondary arterial, a 50-foot dedication is required for right-of-way and utility purposes. The applicant has shown this dedication on the lot split survey.

Code Compliance

The resulting lots comply with all applicable residential development standards in the COG Zoning Code and Subdivision Code. The applicant has also submitted the documents required for approval of the lot split.

TAC

The Technical Advisory Committee (TAC) reviewed the Lot Split Application on May 22, 2026. There are no additional comments or requirements.

STAFF RECOMMENDATION:

TAC and staff have reviewed the Lot Split application (GLS 275) and determined that the lot split meets the COG Zoning Code and Subdivision Code. As such, staff recommends the approval of GLS 275 with following condition.

1. The property owner shall dedicate a strip of land measuring fifty (50) feet in width along the South Elwood Avenue to the public for right-of-way purposes. The dedication shall be shown on the final plat or survey, and all necessary legal descriptions, deeds, and documentation shall be prepared and recorded at the owner's expense prior to the recording of the lot split. The dedicated area shall be free and clear of all encumbrances, and shall be reserved for public use for roadway, sidewalk, utility, and drainage purposes as determined by the City of Glenpool.

ATTACHMENTS:

1. Aerial Photo
2. Zoning Map
3. Comprehensive Plan Map
4. Application
5. Lot Split Surveys & Legal Description

Aerial Photo

Tulsa Area Zoning Map



7/9/2025, 1:54:43 PM

1:9,000

 County Boundary

Low Resolution 15m Imagery

0 412.5 825 1,650 ft

 Development Plans

High Resolution 60cm Imagery

0 125 250 500 m

Subdivisions TulsaCo

High Resolution 30cm Imagery

Parcels TulsaCo

Citations

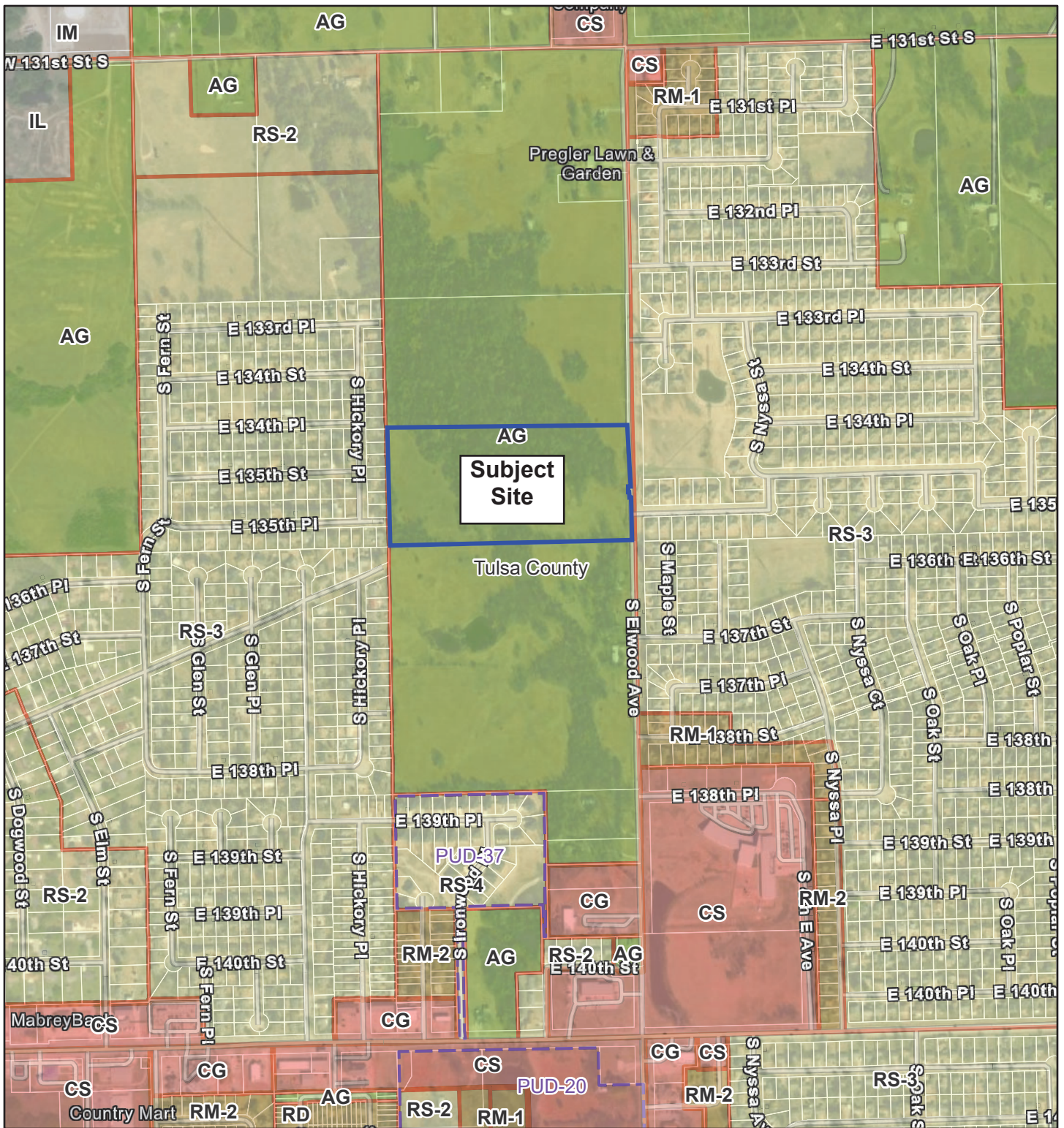
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Maxar

World Imagery

2.4m Resolution Metadata

Zoning Map

Tulsa Area Zoning Map

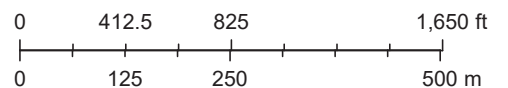


7/9/2025, 1:50:26 PM

1:9,000

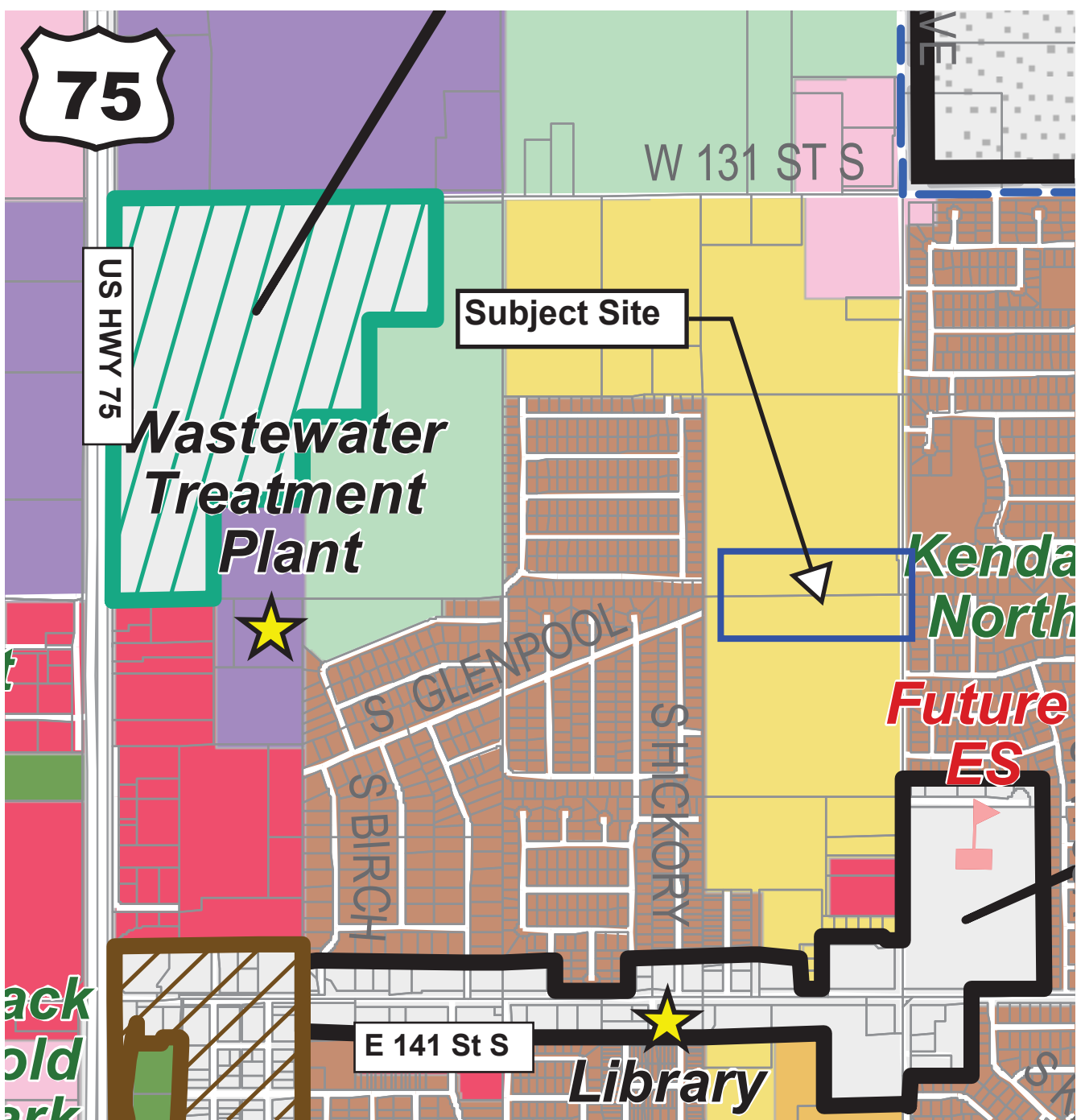
- County Boundary
- Development Plans
- Zoning TulsaCo
- Agriculture
- Commercial
- Industrial
- Residential Single-Family
- Residential Multi-Family

- Subdivisions TulsaCo
- Parcels TulsaCo
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 2.4m Resolution Metadata



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Maxar

Comprehensive Plan Map



Glenpool, Oklahoma Comprehensive Plan Map

Legend



Land Use

- Rural
- Parks and Recreational Open Space
- Estate Residential
- Suburban Residential
- General Residential
- Neighborhood Conservation
- Attached Residential
- Multi-Family Residential
- Suburban Commercial

- General Commercial
- Industrial Light
- Industrial Medium

Districts

- Special District 1: Old Towne District
- Special District 2
- Special District 3
- Special District 5: Central Business District
- Special District 6

Corridors

- S.H. 67 Corridor (Former Special District 4)
- U.S. 75 Corridor

Note: See Plan text for more background and policy direction for future land use in Corridor and Special District areas.

- Primary/Secondary Arterial

- Glenpool Annexation Fence Line
- Glenpool Corporate Limits
- Parcel Boundary
- 100-Year Flood Zone/Floodway

ADOPTED
11/14/2017

Application

LOT SPLIT APPLICATION

APPLICATION NO. GLS-275
S T R
RECEIPT NO.

FEE: per fee schedule

NOTE: Two 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.

THE FOLLOWING INFORMATION IS TO BE SUPPLIED BY APPLICANT

NAME OF RECORD OWNER 60 Acre Elwood Ave. LLC	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.
See Attached

	LEGAL DESCRIPTION OF PROPOSED TRACT	STAFF USE ONLY	SOURCE OF WATER SUPPLY FOR THIS TRACT				
FIRST TRACT TO BE CREATED	See Attached	TAC REVIEW	<input type="checkbox"/> CITY <input type="checkbox"/> WELL <input type="checkbox"/> OTHER <small>TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT</small>				
		PC REVIEW	<input type="checkbox"/> SEWER <input type="checkbox"/> SEPTIC <input type="checkbox"/> OTHER <small>STREET OR STREETS TRACT WILL FACE</small>				
		INST. RELEASED	<table style="width: 100%; border: none;"> <tr> <td style="width: 70%;"><small>PROPOSED USE OF THIS TRACT</small></td> <td style="width: 30%;"><small>LOT SIZE OF PROPOSED TRACT</small></td> </tr> <tr> <td> </td> <td style="text-align: center;">FT. X FT.</td> </tr> </table>	<small>PROPOSED USE OF THIS TRACT</small>	<small>LOT SIZE OF PROPOSED TRACT</small>		FT. X FT.
		<small>PROPOSED USE OF THIS TRACT</small>	<small>LOT SIZE OF PROPOSED TRACT</small>				
	FT. X FT.						
SECOND TRACT TO BE CREATED		TAC REVIEW	<input type="checkbox"/> CITY <input type="checkbox"/> WELL <input type="checkbox"/> OTHER <small>TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT</small>				
		PC REVIEW	<input type="checkbox"/> SEWER <input type="checkbox"/> SEPTIC <input type="checkbox"/> OTHER <small>STREET OR STREETS TRACT WILL FACE</small>				
		INST. RELEASED	<table style="width: 100%; border: none;"> <tr> <td style="width: 70%;"><small>PROPOSED USE OF THIS TRACT</small></td> <td style="width: 30%;"><small>LOT SIZE OF PROPOSED TRACT</small></td> </tr> <tr> <td> </td> <td style="text-align: center;">FT. X FT.</td> </tr> </table>	<small>PROPOSED USE OF THIS TRACT</small>	<small>LOT SIZE OF PROPOSED TRACT</small>		FT. X FT.
		<small>PROPOSED USE OF THIS TRACT</small>	<small>LOT SIZE OF PROPOSED TRACT</small>				
	FT. X FT.						
THIRD TRACT TO BE CREATED		TAC REVIEW	<input type="checkbox"/> CITY <input type="checkbox"/> WELL <input type="checkbox"/> OTHER <small>TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT</small>				
		PC REVIEW	<input type="checkbox"/> SEWER <input type="checkbox"/> SEPTIC <input type="checkbox"/> OTHER <small>STREET OR STREETS TRACT WILL FACE</small>				
		INST. RELEASED	<table style="width: 100%; border: none;"> <tr> <td style="width: 70%;"><small>PROPOSED USE OF THIS TRACT</small></td> <td style="width: 30%;"><small>LOT SIZE OF PROPOSED TRACT</small></td> </tr> <tr> <td> </td> <td style="text-align: center;">FT. X FT.</td> </tr> </table>	<small>PROPOSED USE OF THIS TRACT</small>	<small>LOT SIZE OF PROPOSED TRACT</small>		FT. X FT.
		<small>PROPOSED USE OF THIS TRACT</small>	<small>LOT SIZE OF PROPOSED TRACT</small>				
	FT. X FT.						
FOURTH TRACT TO BE CREATED		TAC REVIEW	<input type="checkbox"/> CITY <input type="checkbox"/> WELL <input type="checkbox"/> OTHER <small>TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT</small>				
		PC REVIEW	<input type="checkbox"/> SEWER <input type="checkbox"/> SEPTIC <input type="checkbox"/> OTHER <small>STREET OR STREETS TRACT WILL FACE</small>				
		INST. RELEASED	<table style="width: 100%; border: none;"> <tr> <td style="width: 70%;"><small>PROPOSED USE OF THIS TRACT</small></td> <td style="width: 30%;"><small>LOT SIZE OF PROPOSED TRACT</small></td> </tr> <tr> <td> </td> <td style="text-align: center;">FT. X FT.</td> </tr> </table>	<small>PROPOSED USE OF THIS TRACT</small>	<small>LOT SIZE OF PROPOSED TRACT</small>		FT. X FT.
		<small>PROPOSED USE OF THIS TRACT</small>	<small>LOT SIZE OF PROPOSED TRACT</small>				
	FT. X FT.						

AS APPLICANT, WHAT IS YOUR INTEREST IN THIS PROPERTY?
 PRESENT OWNER PURCHASER ATTORNEY FOR OWNER OTHER **Land Surveyor**

If other than present owner, give name, address and phone number of present owner.	PROPERTY OWNER NAME 60 Acre Elwood Ave. LLC	PROPERTY OWNER ADDRESS 3220 e. 146th Pl S. Bixby, OK 74008	PROPERTY OWNER PHONE 801-872-3417
------------------------------------------------------------------------------------	-------------------------------------------------------	----------------------------------------------------------------------	---------------------------------------------

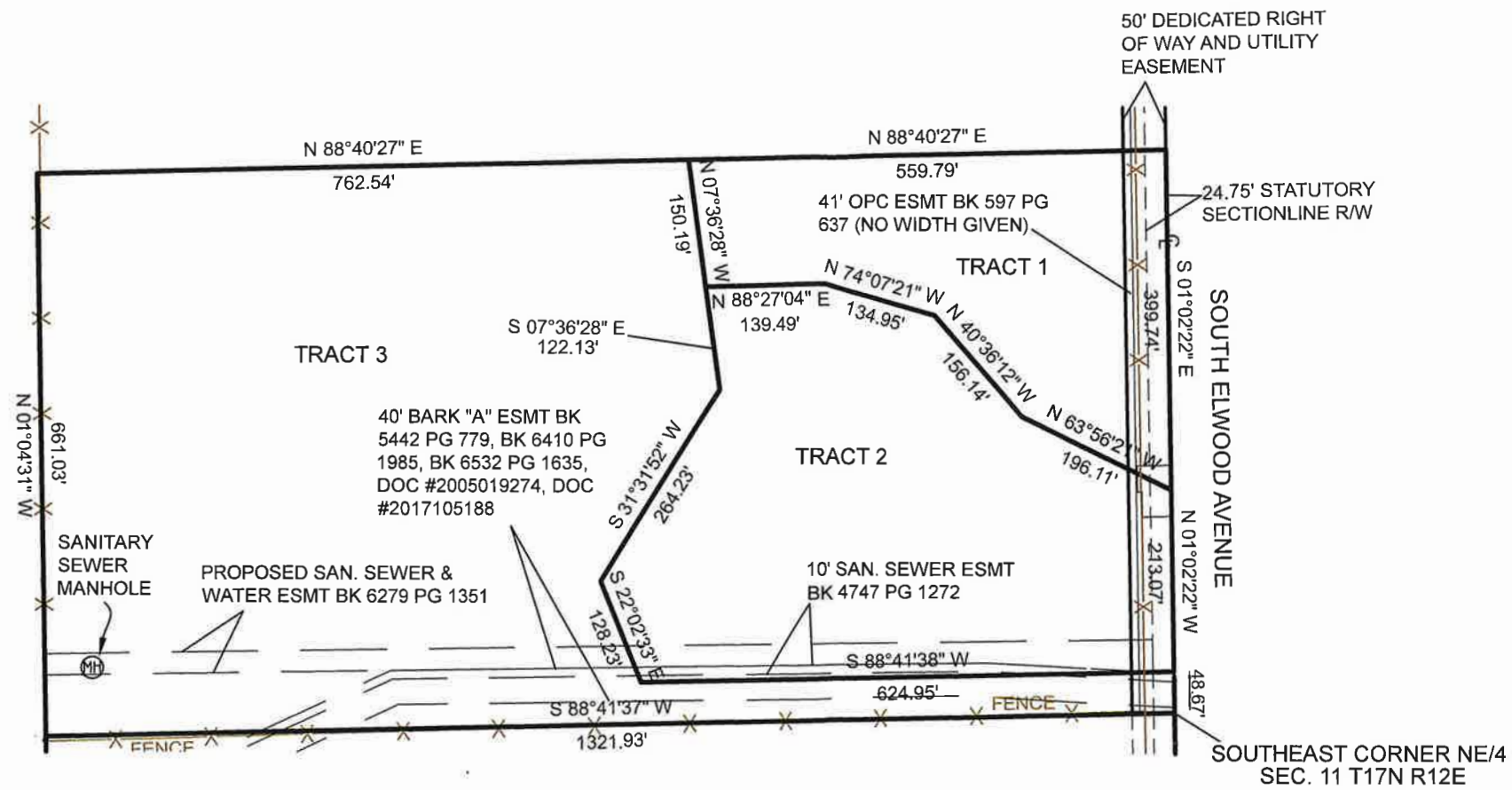
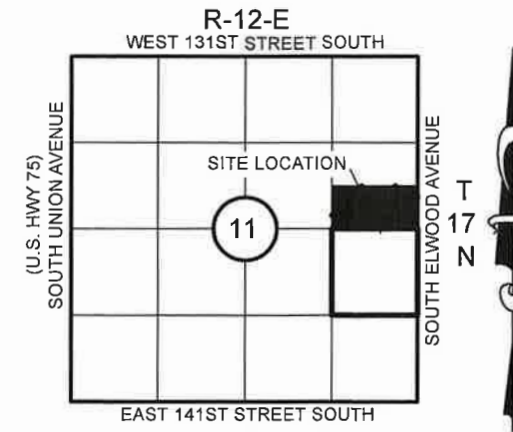
I certify that this information is true and correct.	APPLICANT NAME Gerald W Baker	APPLICANT ADDRESS 4677 s. 83rd E. Ave. Tulsa. OK 74137	APPLICANT PHONE 918-271-5793
------------------------------------------------------	-----------------------------------------	------------------------------------------------------------------	----------------------------------------

Applicant signature and property owner signature required. 	PROPERTY OWNER SIGNATURE
----------------------------------------------------------------	------------------------------

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:

Lot Split Surveys & Legal Descriptions

LOT SPLIT EXHIBIT



LOT SPLIT EXHIBIT

DATE: APRIL 21ST, 2026
 SCALE: 1"=200'
 DWG BY: SAS
 CHECKED BY: ST
 MAPPING PROJECTION: OK-NORTH
 DRAWING #: 001
 JOB #: 250303.01

BAKER
SURVEYING, LLC
 4677 SOUTH 83RD EAST AVE.
 TULSA, OK 74145
 CA #5816 Expires 6/30/26

SHEET 1 OF 1

REVISION

1

Original Descriptions of Tract to be split:

A Tract of Land in the Southeast Quarter of the Northeast Quarter (SE/4 NE/4), Section Eleven (11), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, more particularly described as follows, to-wit: Beginning at the Southeast Comer of the Southeast Quarter of the Northeast Quarter (SE/4 NE/4); Thence along the South line of said SE/4 NE/4 S88°41'37"W a distance of 1321 .93'; Thence N01°04'31"W a distance of 661.03 feet; Thence, N88°40'27"E a distance of 1322.33 feet to the East line of Section 11; Thence S01 °02'28"E along the East line of Section 11 a distance of 661.48 feet; to the Point of Beginning. LESS AND EXCEPT: The East 50-00' of the above described tract dedicated to the City of Glenpool, State of Oklahoma, for Roadway and Utilities Purposes.

Legal Descriptions for New Lot Split Tracts

TRACT 1

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4) OF SECTION ELEVEN (11), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID NORTHEAST QUARTER, SECTION 11; THENCE, N 01°02'22" W, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 261.74' TO THE POINT OF BEGINNING;

THENCE, N 63°56'21" W, A DISTANCE OF 196.11';

THENCE, N 40°36'12" W, A DISTANCE OF 156.14';

THENCE, N 74°07'21" W, A DISTANCE OF 134.95';

THENCE, S 88°27'04" W, A DISTANCE OF 139.49';

THENCE, N 07°36'28" W, A DISTANCE OF 150.19';

THENCE, N 88°40'27" E, A DISTANCE OF 559.81';

THENCE, S 01°02'22" E, ALONG THE EAST LINE OF SAID SECTION 11, DISTANCE OF 399.74' TO THE POINT OF BEGINNING; CONTAINING AN AREA OF 130533 SQ FT OR 3.0 ACRES

THIS LEGAL DESCRIPTION WAS CREATED BY GERALD W. BAKER, PLS #1701 ON 04/13/2026. THE BASIS OF BEARING FOR THIS LEGALS DESCRIPTION IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 11 TOWNSHIP 17 NORTH, RANGE 12 EAST IS ASSUMED TO BE S 01°02'22"E.

CLOSURE REPORT:

CLOSURE ERROR DISTANCE> 0.003 ERROR BEARING> N 66°02'39" E

CLOSURE PRECISION> 1 IN 626726.1 TOTAL DISTANCE TRAVERSED> 1736.4

TRACT 2

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4) OF SECTION ELEVEN (11), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER, SECTION 11 THENCE, N 01°02'22" W, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 261.74' TO THE POINT OF BEGINNING;

THENCE, N 63°56'21" W, A DISTANCE OF 196.11';

THENCE, N 40°36'12" W, A DISTANCE OF 156.14';

THENCE, N 74°07'21" W, A DISTANCE OF 134.95';

THENCE, S 88°27'04" W, A DISTANCE OF 139.49';

THENCE, S 07°36'28" E, A DISTANCE OF 122.13';

THENCE, S 31°31'52" W, A DISTANCE OF 264.23';
THENCE, S 22°02'33" E, A DISTANCE OF 128.23';
THENCE, N 88°41'38" E, A DISTANCE OF 624.95';
THENCE, N 01°02'22" W ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A
DISTANCE OF 213.07'; TO THE POINT OF BEGINNING
CONTAINING AN AREA OF 227691 SQ FT OR 5.23 ACRES.

THIS LEGAL DESCRIPTION WAS CREATED BY GERALD W. BAKER, PLS #1701 ON
04/13/2026. THE BASIS OF BEARING FOR THIS LEGALS DESCRIPTION IS THE EAST LINE
OF THE NORTHEAST QUARTER OF SECTION 11 TOWNSHIP 17 NORTH, RANGE 12 EAST
IS ASSUMED TO BE S 01°02'22"E.

CLOSURE REPORT:

CLOSURE ERROR DISTANCE> 0.003 ERROR BEARING> S 53°18'29" W
CLOSURE PRECISION> 1 IN 583131.8 TOTAL DISTANCE TRAVERSED> 1979.3 FEET

TRACT 3

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER (S/2
NE/4) OF SECTION ELEVEN (11), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE
(12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SAID NORTHEAST QUARTER,
SECTION 11;

THENCE, N 01°02'22" W, A DISTANCE OF 48.67';
THENCE, S 88°41'38" W, A DISTANCE OF 624.95';
THENCE, N 22°02'33" W, A DISTANCE OF 128.23';
THENCE, N 31°31'52" E, A DISTANCE OF 264.23';
THENCE, N 07°36'28" W, A DISTANCE OF 272.32';
THENCE, S 88°40'27" W, A DISTANCE OF 762.54';
THENCE, S 01°04'31" E, A DISTANCE OF 661.03';
THENCE, N 88°41'37" E, A DISTANCE OF 1321.93' TO THE POINT OF BEGINNING;
CONTAINING AN AREA OF 516042 SQ FT OR 11.85 ACRES

THIS LEGAL DESCRIPTION WAS CREATED BY GERALD W. BAKER, PLS #1701 ON
04/13/2026. THE BASIS OF BEARING FOR THIS LEGALS DESCRIPTION IS THE EAST LINE
OF THE NORTHEAST QUARTER OF SECTION 11 TOWNSHIP 17 NORTH, RANGE 12 EAST
IS ASSUMED TO BE S 01°02'22"E.

CLOSURE REPORT:

CLOSURE ERROR DISTANCE> 0.01 ERROR BEARING> N 68°24'46" E
CLOSURE PRECISION> 1 IN 393262.6 TOTAL DISTANCE TRAVERSED> 4083.90