

October 13, 2025 - 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 - Duy Nguyen, 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 August 11, 2025, Planning Commission Meeting.
 - 2) **South 75 Business Park Phase III-A** – A Lot Split application (GLS 272) to split an 11.085-acre lot into two (2) tracts. Tract 1 is approximately 3 acres in size. Tract 2 is approximately 8.085 acres. The subject site is generally located on the east side of S. Broadway St. W. approximately 1,800 feet south of W. 161st St. S. as part of Lot 1 Block 2 of the Final Plat of South 75 Business Park Phase III-A.
Applicant: South 75, LLC
Applicant Representative: Kevin Norton, Tanner Consulting, LLC
 - A. Public Hearing on the proposed Lot Split application (GLS 272).
 - B. Discussion and possible action to approve, approve with conditions, deny, or amend the Lot Split application (GLS 272).

(Duy Nguyen, City Planner)
 - 3) **151-75 Crossing Preliminary Plat** – A Preliminary Plat for a commercial center of approximately 76.599 acres. There will be a total of seven (7) lots and three (3) reserve areas. The subject site is generally located at the southwest corner of US Highway 75 and State Highway 67.
Applicant: 151-75 Crossing, LLC
Applicant Representative: Kevin Norton, Tanner Consulting, LLC

The applicant has requested to table the item to the November 10, 2025, Planning Commission meeting.
(Duy Nguyen, City Planner)

- 4) **Zoning Ordinance Text Amendment** – A proposed Zoning Ordinance Text Amendment (GZA-314) amending Title 11 of the City Code of Ordinances (Zoning Regulations), Subchapter 2: Land Uses, Section 11-3-8: Residential Uses by Zoning District and Section 11-3-9: Nonresidential Uses by Zoning District.
Applicant: City of Glenpool

The applicant has requested to table the item to the November 10, 2025, Planning Commission meeting.

(Duy Nguyen, City Planner)

F) **Adjournment**

This notice and agenda was posted at Glenpool City Hall Building, 12205 South Yukon Ave., Glenpool, Oklahoma on or before October 10, 2025, at or by 4:00 PM.

Signed:

Duy Nguyen- City Planner

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

Regular Session of the Glenpool Planning Commission was held at 6:00 p.m. on August 11, 2025, at Glenpool City Hall, City Council Chambers, 12205 S. Yukon Ave., 3rd Floor, Glenpool, Oklahoma.

AGENDA

- A) Call to Order** – Keith Robinson, Chairman **6:01 P.M.**
- B) Roll Call**, Declaration of a Quorum – Duy Nguyen, Secretary; Keith Robinson, Chairman

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

Staff Present:

<u>X (Present)</u>	Gerald S. Gilbert, Development Services Director
<u>X (Present)</u>	Duy Nguyen, City Planner

C) Announcements

- None

D) Director’s Report

- Duy Nguyen, City Planner, gave a brief of submitted applications, including three plats.

E) Scheduled Business

1. MINUTES:

- A. Discussion and possible action to approve, deny, or amend the meeting minutes of the July 14, 2025, Planning Commission Meeting.

Motion: Mickey Wilburn made a motion to accept and approve the minutes.

Second: Marilyn Nichols

Voting Aye: Keith Robinson, Kim Hanson-Mercier, Mickey Wilburn, Marilyn Nichols, Matthew Hayes

Motion Passed: 5-0

2. **151-75 Crossing Planned Unit Development** – A Planned Unit Development application (PUD 46) for a commercial retail center with light industrial uses. The subject site is generally located at the southwest corner of US Highway 75 and State Highway 67 and is approximately 76.599 acres in overall size.
Applicant: 151-75 Crossing, LLC
Applicant Representative: Erik Enyart, Tanner Consulting, LLC

This item was tabled from the July 14, 2025, Planning Commission Meeting

A. Public Hearing on the proposed Planned Unit Development (PUD 46).

- **OPEN PH: 6:05 PM**
- Duy Nguyen, City Planner, gave a brief presentation and recommended there be no self-storage facilities in this development.
- Chairman Robinson asked if there will be medical marijuana uses.
- Mr. Nguyen clarified that there will not be any medical marijuana uses.
- Kevin Norton, applicant representative, described the plans for a commercial retail center. Mr. Norton proposed limiting self-storage facilities to a maximum of four (4) acres, located to the southernmost portion of the development, and require them to be “Class A,” a facility with interior access units.
- Chairman Robinson asked how self-storage facilities benefit the city in terms of sales tax revenue.
- Mr. Norton responded that while self-storage facilities generate less sales tax than retail uses, they are permitted under the existing zoning. He explained that the proposed conditions would help ensure a higher-quality, well-integrated development.
- Chairman Robinson asked if the maximum area is four (4) acres.
- Mr. Norton stated yes.
- Gerald Gilbert, Development Services Director, added that without these conditions, the project risks deviating from the intent of a commercial retail center. He noted that the applicant’s proposed conditions, limiting self-storage to four acres, locating it to the south, and requiring Class A interior access units with no street-facing doors, would help maintain the commercial character and appearance of the development.
- Chairman Robinson asked whether outdoor storage would be allowed.
- Mr. Norton stated that there will be no outdoor storage.
- Chairman Robinson asked about the potential uses and tenants.

- Steven Griggs, applicant representative, emphasized that the development is commercial in focus, though light industrial uses and self-storage facilities provide flexibility.
- Dennis, a resident, stated that his property is adjacent to this development. He is concerned about light pollution.
- **CLOSED PH: 6:37 PM**

B. Discussion and possible action to recommend approval, approval with conditions, deny, or amend the Planned Unit Development (PUD 46).

Motion: Keith Robinson made a motion to recommend approval of the Planned Unit Development (PUD 46) with the conditions presented by staff:

1. **Maximum Area** – The aggregate gross land area devoted to self-storage facilities within this PUD shall not exceed four (4) acres.
2. **Location Restriction** – Self-storage facilities shall be permitted only within the southernmost ten (10) acres of Development B, as shown on Exhibit B, and no portion of such facilities shall extend outside this defined area.
3. **Standard & Design** – Only “Class A” self-storage facilities shall be permitted. For the purposes of this PUD, “Class A” shall mean facilities that provide storage unit access through interior corridors and not exterior roll-up doors. A limited number of exterior access units may be allowed but must be located and designed in compliance with the screening requirements in this PUD. Garage doors and access for loading and unloading are allowed. Examples of such facilities include Public Storage, Extra Space Storage, and CubeSmart.
4. **Screening** – Exterior access units and exterior facing doors and garages for loading and unloading shall not face the street right-of-way. Any exterior access units, doors, or garage shall be screened with an opaque fence.

Second: Mickey Wilburn

Voting Aye: Keith Robinson, Mickey Wilburn, Kim Hanson-Mercier, Marilyn Nichols, Matthew Hayes

Motion Passed: 5-0

F) Adjournment 6:39 P.M.

Signed: _____
Duy Nguyen
City Planner

Signed: _____
Keith Robinson
Chairman

TO: GLENPOOL PLANNING COMMISSION

FROM: DUY NGUYEN, CITY PLANNER

DATE: OCTOBER 13, 2025

ITEM: GLS 272 – SOUTH 75 LLC

REQUEST: A LOT SPLIT (GLS-272) APPLICATION TO SPLIT ONE (1) LOT OF APPROXIMATELY 11.085 ACRES INTO TWO (2) TRACTS.

APPLICANT: SOUTH 75, LLC

LOCATION: THE SUBJECT SITE IS GENERALLY LOCATED ON THE EAST SIDE OF S. BROADWAY ST. W. APPROXIMATELY 1,800 FEET SOUTH OF W. 161ST ST. S. AS PART OF LOT 1 BLOCK 2 OF THE FINAL PLAT OF SOUTH 75 BUSINESS PARK PHASE III-A.

ZONING: PUD 42-A

COMP PLAN: U.S. 75 CORRIDOR

APPLICANT REP: KEVIN NORTON, TANNER CONSULTING LLC

BACKGROUND

A lot split request from South 75, LLC to split one (1) lot totaling 11.085 acres into two (2) tracts. Tract 1 is approximately 3 acres and Tract 2 is approximately 8.085 acres (See Attached Exhibits). The subject site is situated in the South 75 Business Park. There are currently no plans for the proposed lots.

SURROUNDING ZONING / LAND USES

	Zoning	Land Use
North	PUD 42-A	Vacant Undeveloped
South	CG (Commercial General)	Commercial
East	PUD 24-A	Single-Family Residence
West	PUD 42-A	Vacant Undeveloped

PROJECT DESCRIPTION

The applicant is requesting to split one (1) lot into (2) tracts that are approximately 3 acres and 8.085 acres. The tracts are listed below. Also attached are the lot split maps for illustrative purposes.

Tract	Size (+/-)
Tract 1 (See Exhibit B.2)	3 acres
Tract 2 (See Exhibit C.2)	8.085 acres

ANALYSIS

The proposed lot split is subject to the development criteria outlined in PUD 42-A, as well as the regulations for the approval of a Lot Split (Section 12-8-4 of the COG Subdivision Code).

Listed below are the applicable development standards from PUD 42-A.

Minimum Lot Width with Arterial Street Frontage	100 ft
Minimum Lot Area	None

The proposed lots exceed the minimum lot area and lot width standards required by PUD 42-A. The proposed lots will have access to South Broadway Street West. The property will be serviced by the City of Glenpool's water and sewer lines.

The resulting lots comply with all the development standards of PUD 42-A. The lot split also meets the requirements of the COG Subdivision Code, with the exception that easements are not shown on the survey.

After the proposed lot split, one additional split will be permitted for this site. Platting will be required for any subsequent divisions beyond that. There are currently no development plans for the proposed lots. Any future development will require site plan approval, and all site plan applications within the South 75 Business Park must be reviewed and approved by the Planning Commission at a public hearing.

TAC

The Technical Advisory Committee (TAC) reviewed the Lot Split Application on September 19, 2025. OG&E will service electricity and BTC Broadband will provide telecommunications for the proposed lots. The Committee requests that all existing and proposed easements be clearly shown on the surveys.

STAFF RECOMMENDATION:

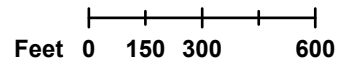
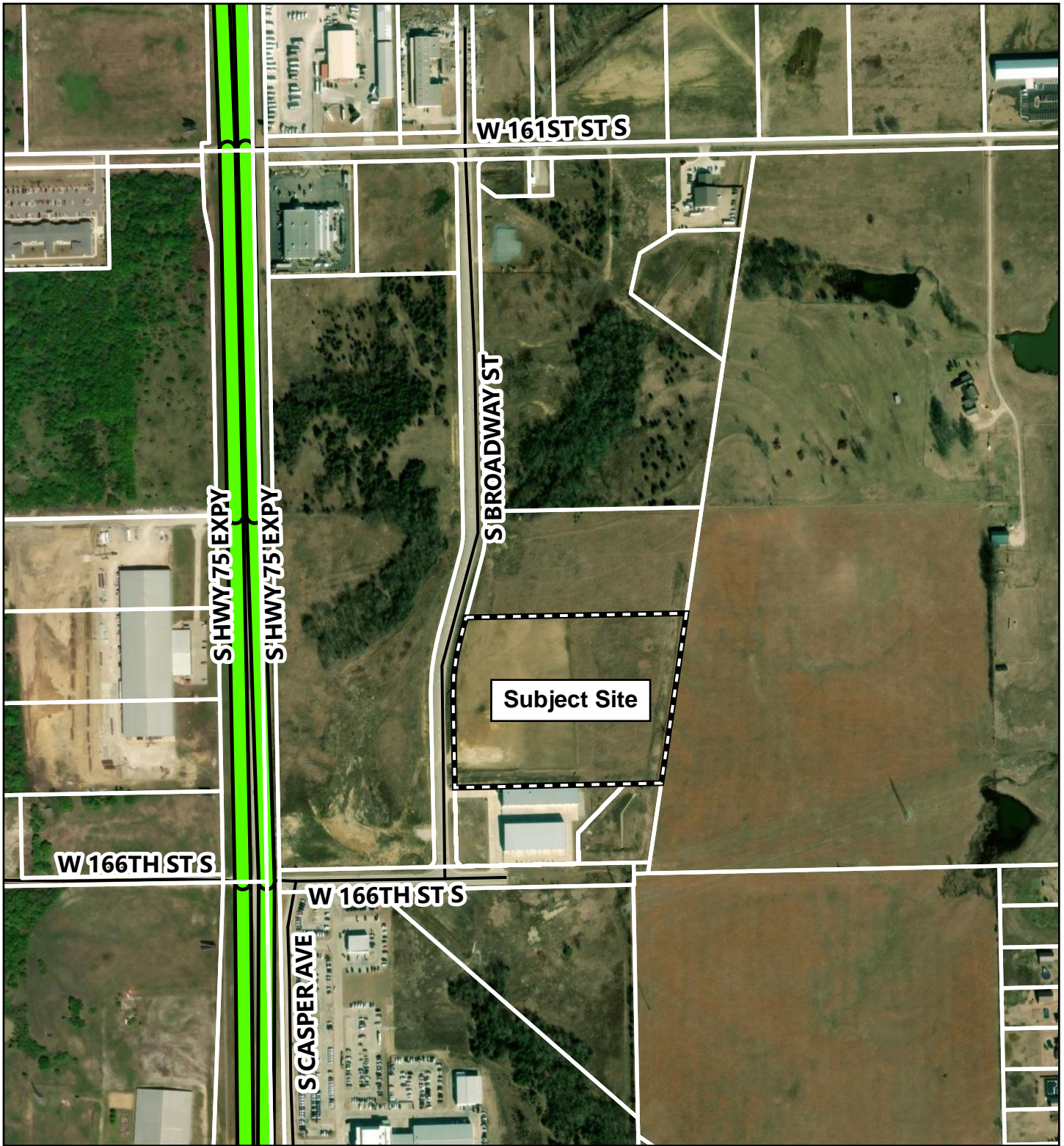
TAC and staff have reviewed the Lot Split application and determined that Lot Split (GLS 272) complies with the COG Zoning Code and Subdivision Code, except for the missing easements on the survey. As such, staff recommends approval of Lot Split Application (GLS 272) with the following conditions:

1. All existing and proposed easements must be shown on the lot split surveys prior to a stamp of approval by Staff and recordation of any deeds.

ATTACHMENTS:

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

Aerial Photo



Lot Split (GLS 272) - South 75, LLC

A Lot Split application to split one (1) lot of approximately 11.085 acres in two (2) tracts.

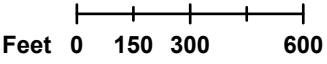
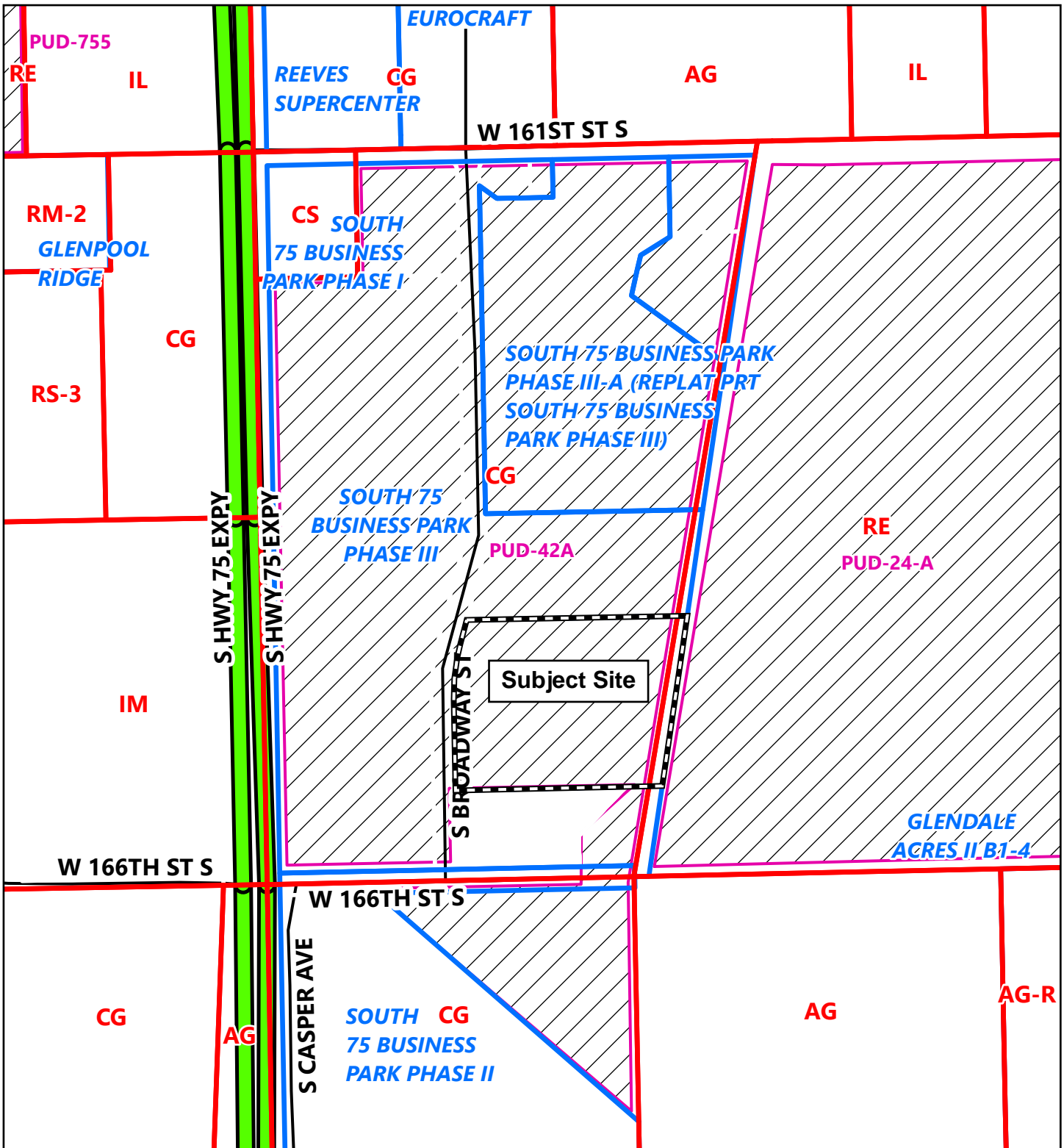
Property Owner: South 75, LLC

Subject Property: Lot 1 Block 2 of the Final Plat of South 75 Business Park Phase III-A

Legend

-  Highways
-  Streets
-  Subject Site
-  Parcels

Zoning Map



Lot Split (GLS 272) - South 75, LLC

A Lot Split application to split one (1) lot of approximately 11.085 acres in two (2) tracts.
 Property Owner: South 75, LLC
 Subject Property: Lot 1 Block 2 of the Final Plat of South 75 Business Park Phase III-A

Legend

- Highways
- Streets
- Subdivisions
- PUDs
- Zoning
- Parcels
- Subject Site

Application

LOT SPLIT APPLICATION

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.

APPLICATION NO.
S T R
RECEIPT NO.

THE FOLLOWING INFORMATION IS TO BE SUPPLIED BY APPLICANT

NAME OF RECORD OWNER South 75 LLC	WHAT IS THE PRESENT USE OF THE TRACT? Commercial
LEGAL DESCRIPTION OF EXISTING UNDIVIDED TRACT, WHICH YOU PROPOSE TO SPLIT, AS SHOWN ON THE RECORD OF THE COUNTY CLERK. See attached exhibit "A.1" & "A.2"	

	LEGAL DESCRIPTION OF PROPOSED TRACT	STAFF USE ONLY	SOURCE OF WATER SUPPLY FOR THIS TRACT
FIRST TRACT TO BE CREATED	See attached exhibit "B.1" & "B.2"	TAC REVIEW	<input checked="" 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 checked="" type="checkbox"/> SEWER <input type="checkbox"/> SEPTIC <input type="checkbox"/> OTHER <small>STREET OR STREETS TRACT WILL FACE</small>
		INST. RELEASED	<small>PROPOSED USE OF THIS TRACT</small> Commercial General
			<small>LOT SIZE OF PROPOSED TRACT</small> FT. X FT.
SECOND TRACT TO BE CREATED	See attached exhibit "C.1" & "C.2"	TAC REVIEW	<input checked="" 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 checked="" type="checkbox"/> SEWER <input type="checkbox"/> SEPTIC <input type="checkbox"/> OTHER <small>STREET OR STREETS TRACT WILL FACE</small>
		INST. RELEASED	<small>PROPOSED USE OF THIS TRACT</small> Commercial General
			<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	<small>PROPOSED USE OF THIS TRACT</small> FT. X FT.
			<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	<small>PROPOSED USE OF THIS TRACT</small> FT. X FT.
			<small>LOT SIZE OF PROPOSED TRACT</small> FT. X FT.

AS APPLICANT, WHAT IS YOUR INTEREST IN THIS PROPERTY?			
<input type="checkbox"/> PRESENT OWNER	<input type="checkbox"/> PURCHASER	<input type="checkbox"/> ATTORNEY FOR OWNER	<input checked="" type="checkbox"/> OTHER Engineer
If other than present owner, give name, address and phone number of present owner.	PROPERTY OWNER NAME South 75 LLC	PROPERTY OWNER ADDRESS 16200 Dallas PKWY STE 240 Dallas, TX 75248	PROPERTY OWNER PHONE 214-850-8838
I certify that this information is true and correct.	APPLICANT NAME Erik Enyart	APPLICANT ADDRESS 5323 South Lewis Avenue, Tulsa OK 74105	APPLICANT PHONE 918-745-9929
Applicant signature and property owner signature required.	APPLICANT SIGNATURE 	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

Exhibit "A.1"

South 75 Business Park III-A Lot 1, Block 1 Original Description

Description

ALL OF LOT ONE (1), BLOCK TWO (2), "SOUTH 75 BUSINESS PARK PHASE III-A", AN ADDITION TO THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 7006).


Basis of Bearing

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON "SOUTH 75 BUSINESS PARK PHASE III-A", AN ADDITION TO THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 7006).

Certification

I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

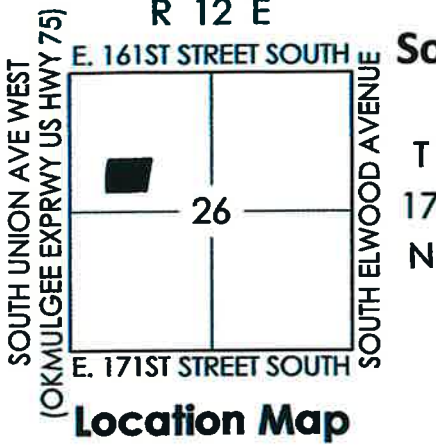
8.18.2025



DAN E. TANNER, P.L.S.
OKLAHOMA P.L.S. #1435
OKLAHOMA CA #2661
EXPIRATION DATE: 6/30/27

Exhibit "A.2"

South 75 Business Park III-A Lot 1, Block 1 Original Exhibit



Location Map

South 75 Business
Park Phase III 2

BROADWAY N 14°52'24" E STREET
89.05'

SOUTH N 113°17' W
325.84'

205.06'
R=730.00'
Δ=16°05'41"
CB=N6°49'33"E
CD=204.39'

N 88°56'18" E
795.20'

South 75 Business
Park Phase III-A
LOT 1 2

620.24'
S 8°22'22" W

Unplatted

745.12'
S 88°46'43" W

2
PART OF LOT 1
South 75 Business
Park Phase III

RESERVE 'C'

LEGEND

- CB CHORD BEARING
- CD CHORD DISTANCE
- Δ DELTA



Exhibit "B.1"

South 75 Business Park III-A Lot 1, Block 1 Tract 1 Description

Description

A TRACT OF LAND THAT IS A PART OF LOT ONE (1), BLOCK TWO (2), "SOUTH 75 BUSINESS PARK PHASE III-A", A SUBDIVISION WITHIN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 7006), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 88°46'43" WEST AND ALONG THE SOUTH LINE OF LOT 1, FOR A DISTANCE OF 745.12 FEET TO THE SOUTH WEST CORNER OF LOT 1; THENCE NORTH 1°13'17" WEST AND ALONG THE WEST LINE OF LOT 1, FOR A DISTANCE OF 172.03 FEET; THENCE NORTH 88°46'43" EAST FOR A DISTANCE OF 774.20 FEET TO A POINT ON THE EAST LINE OF LOT 1; THENCE SOUTH 8°22'22" WEST AND ALONG SAID EAST LINE, FOR A DISTANCE OF 174.47 FEET TO THE POINT OF BEGINNING;

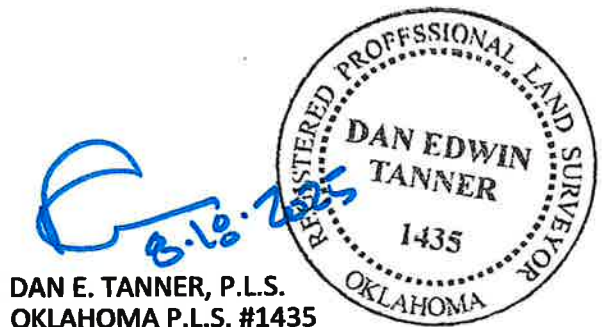
SAID TRACT CONTAINING 130,684 SQUARE FEET OR 3.000 ACRES.

Basis of Bearing

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON "SOUTH 75 BUSINESS PARK PHASE III-A", AN ADDITION TO THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 7006).

Certification

I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.



DAN E. TANNER, P.L.S.
OKLAHOMA P.L.S. #1435
OKLAHOMA CA #2661
EXPIRATION DATE: 6/30/27

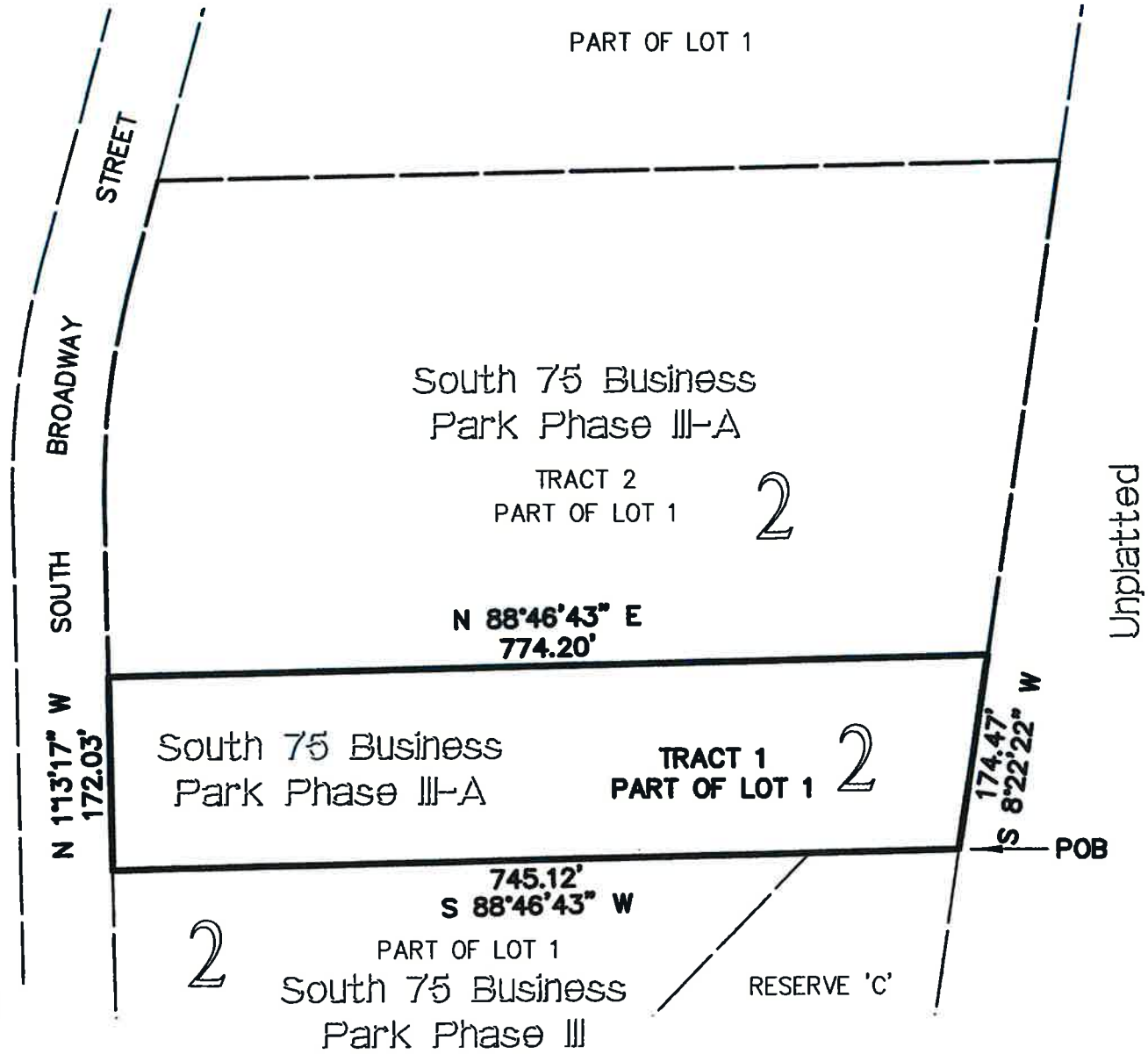


Exhibit "B.2"

South 75 Business Park III-A Lot 1, Block 1 Tract 1 Exhibit



South 75 Business
Park Phase III 2



LEGEND

POB POINT OF BEGINNING

08/18/2025 ELEA 25187_20250813_LOT SPLIT

 **Tanner Consulting LLC**
5323 SOUTH LEWIS AVENUE, TULSA OKLAHOMA 74105-6539 | 918.745.9929

Exhibit "C.1"

South 75 Business Park III-A Lot 1, Block 1 Tract 2 Description

Description

A TRACT OF LAND THAT IS A PART OF LOT ONE (1), BLOCK TWO (2), "SOUTH 75 BUSINESS PARK PHASE III-A", A SUBDIVISION WITHIN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 7006), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 8°22'22" WEST AND ALONG THE EAST LINE OF LOT 1, FOR A DISTANCE OF 445.77 FEET; THENCE SOUTH 88°46'43" WEST FOR A DISTANCE OF 774.20 FEET TO A POINT ON THE WEST LINE OF LOT 1; THENCE ALONG SAID WEST LINE FOR THE FOLLOWING THREE (3) COURSES: NORTH 1°13'17" WEST FOR A DISTANCE OF 153.81 FEET TO A POINT OF CURVATURE; THENCE ALONG A 730.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 16°05'41", A CHORD BEARING AND DISTANCE OF NORTH 6°49'33" EAST FOR 204.39 FEET, FOR AN ARC DISTANCE OF 205.06 FEET; THENCE NORTH 14°52'24" EAST FOR A DISTANCE OF 89.05 FEET TO THE NORTHWEST CORNER OF LOT 1; THENCE NORTH 88°56'18" EAST AND ALONG THE NORTH LINE OF LOT 1, FOR A DISTANCE OF 795.20 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 352,193 SQUARE FEET OR 8.085 ACRES.

Basis of Bearing

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON "SOUTH 75 BUSINESS PARK PHASE III-A", AN ADDITION TO THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 7006).

Certification

I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

DAN E. TANNER, P.L.S.
OKLAHOMA P.L.S. #1435
OKLAHOMA CA #2661
EXPIRATION DATE: 6/30/27

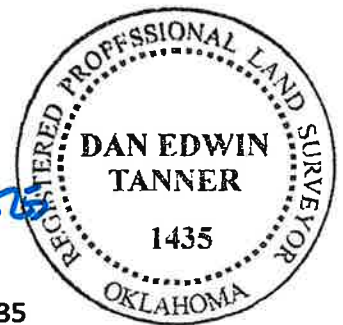
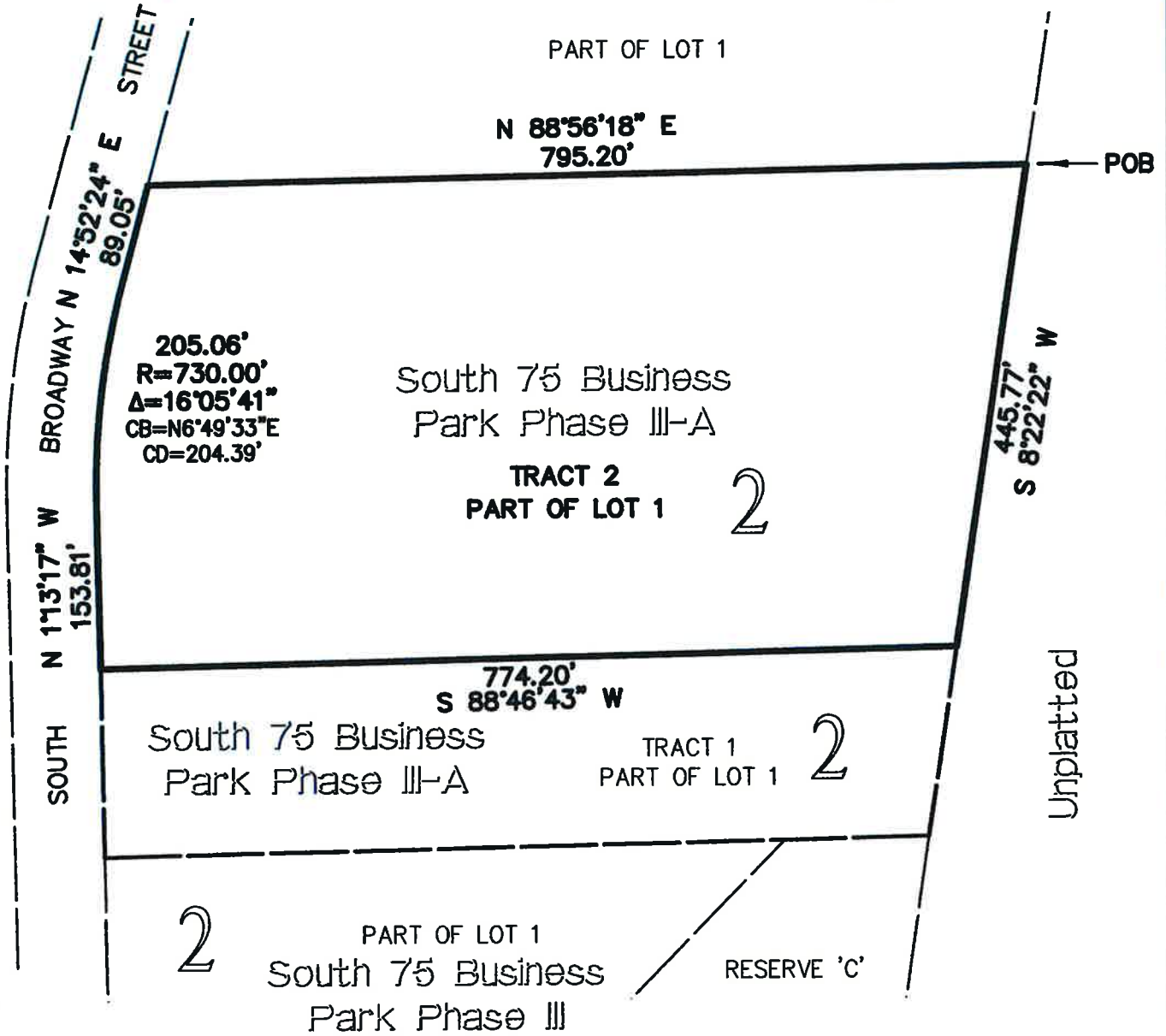


Exhibit "C.2"

South 75 Business Park III-A Lot 1, Block 1 Tract 2 Exhibit



South 75 Business
Park Phase III 2



LEGEND

- CB CHORD BEARING
- CD CHORD DISTANCE
- POB POINT OF BEGINNING

Traverse Closure

Crandall's Method

Project: **25187 Tract 2**

Leg#	Bearing	Direction	Distance	Radius	Northing	Easting	New Length	Adjusted Northing	Adjusted Easting
			Starting Coordinates:						
1	8. 22 22	SW	445.77		5,000.0000	5,000.0000		5,000.0000	5,000.0000
2	88. 46 43	SW	774.20		4,558.9812	4,935.0901	445.766	4,558.9853	4,935.0907
3	1. 13 17	NW	153.81		4,542.4786	4,161.0660	774.201	4,542.4827	4,161.0658
4		R	205.06	730.00	4,696.2537	4,157.7874	153.811	4,696.2592	4,157.7872
5	14. 52 24	NE	89.05		4,899.1914	4,182.0794	205.062	4,899.1989	4,182.0794
End	88. 56 18	NE	795.20		4,985.2578	4,204.9370	89.051	4,985.2661	4,204.9373
					4,999.9917	5,000.0005	795.199	5,000.0000	5,000.0000
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
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					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
					0.0000	0.0000			
6			Ending Coordinates:		4,999.9917	5,000.0005			

Total Traverse Length:	2,463.09
Closure:	3.40 36 SE
	1: 297,077.118 Closure Precision
Closure Area:	352,193.164 SF 8.085 Acres

The information shown on this sheet is confidential and intended for the use of Tanner Consulting personnel only. This sheet may not be edited, duplicated or filed of record in any form without the express written permission of Tanner Consulting.

TO: GLENPOOL PLANNING COMMISSION

FROM: DUY NGUYEN, CITY PLANNER

DATE: OCTOBER 13, 2025

ITEM: 151-75 CROSSING PRELIMINARY PLAT

REQUEST: A PRELIMINARY PLAT TO SUBDIVIDE AN APPROXIMATELY 76.599-ACRE COMMERCIAL SITE INTO SEVEN (7) LOTS AND THREE (3) RESERVE AREAS.

APPLICANT: SOUTH 75, LLC

LOCATION: THE SUBJECT SITE IS GENERALLY LOCATED AT THE SOUTHWEST CORNER OF US HIGHWAY 75 AND STATE HIGHWAY 67

ZONING: PUD 46

COMP PLAN: LIGHT INDUSTRIAL, U.S. 75 CORRIDOR, & S.H. 67 CORRIDOR

APPLICANT REP: KEVIN NORTON, TANNER CONSULTING LLC

PROJECT DESCRIPTION

The application under consideration is a proposed Preliminary Plat to subdivide an approximately 76.599-acre commercial site into seven (7) lots and three (3) reserve areas. The subject site is generally located at the southwest corner of US Highway 75 and State Highway 67.

The applicant has requested to table this item to the November 10, 2025, Planning Commission Meeting. Attached is the applicant's continuation request.

ATTACHMENTS:

1. Continuation Request

TO: GLENPOOL PLANNING COMMISSION

FROM: DUY NGUYEN, CITY PLANNER

DATE: OCTOBER 13, 2025

ITEM: ZONING CODE TEXT AMENDMENT (GZA-314)

REQUEST: TO AMEND TITLE 11 OF THE CITY CODE OF ORDINANCES (ZONING REGULATIONS), SUBCHAPTER 2: LAND USES, SECTION 11-3-8: RESIDENTIAL USES BY ZONING DISTRICT AND SECTION 11-3-9: NONRESIDENTIAL USES BY ZONING DISTRICT.

APPLICANT: CITY OF GLENPOOL

PROJECT DESCRIPTION

The application under consideration is a proposed Zoning Code Text Amendment (GZA-314). The proposed amendment will amend Title 11 of the City Code of Ordinances (Zoning Regulations), Subchapter 2: Land Uses, Section 11-3-8: Residential Uses by Zoning District and Section 11-3-9: Nonresidential Uses by Zoning District.

The applicant has requested to table this item to the November 10, 2025, Planning Commission Meeting.