



NOTICE OF PUBLIC HEARING GLENPOOL BOARD OF ADJUSTMENT

TYPE OF MEETING: SPECIAL
MEETING DATE: MONDAY APRIL 27th, 2015
TIME: 6:30 PM,
LOCATION: GLENPOOL CITY HALL 3RD FLOOR
12205 S. Yukon Ave.
P.O. Box 70,
Glenpool, Ok. 74033

1. ROLL CALL, DECLARATION OF QUORUM
2. DISCUSSION AND POSSIBLE ACTION TO APPROVE MEETING MINUTES FOR APRIL 13th, 2015.
3. DISCUSSION AND POSSIBLE ACTION TO APPROVE GBOA#436
Ricky Jones with Tanner Consulting LLC, representing South 75 Business Park, LLC has submitted a request for a Special Exception to allow Use Unit 22 (Warehousing and Wholesaling) in order to allow a Trucking establishment in a CG Zoning District on property located north of the northeast corner of 171st Street and US 75 Highway.
4. ADJOURNMENT

Rick Malone, City Planner

This notice was posted on or before Friday, April 10th, 2015 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.



MINUTES OF PUBLIC HEARING GLENPOOL BOARD OF ADJUSTMENT

TYPE OF MEETING: REGULAR
MEETING DATE: MONDAY APRIL 13th, 2015
TIME: 6:30 PM,
LOCATION: GLENPOOL CITY HALL 3RD FLOOR
12205 S. Yukon Ave.
P.O. Box 70,
Glenpool, Ok. 74033

1. ROLL CALL, DECLARATION OF QUORUM

Chairman Watts called the meeting to order at 6:55 pm and requested a roll call.
Members present: Richard Watts, Howard Nelson, Shayne Buchanan
Members absent: Joyce Calvert, Brandon Kearns

2. DISCUSSION AND POSSIBLE ACTION TO APPROVE MEETING MINUTES FOR MARCH 9TH, 2014.

Motion: Mr. Buchanan.
Second: Mr. Nelson
Voting Aye: Chairman Watts, Mr. Nelson, Mr. Buchanan
Voting Nay: None
Abstaining: None
Motion Passed: 3-0-0

3. DISCUSSION AND POSSIBLE ACTION TO APPROVE GBOA#437

A request by Clara Calvert for a special exception in order to allow the construction of a carport on her property located at 14443 Broadway Street Glenpool, Ok. 74033 in a RS-3 zoned district.

Motion: Mr. Buchanan
Second: Chairman Watts
Voting Aye: Chairman Watts, Mr. Nelson, Mr. Buchanan
Voting Nay: None
Abstaining: None
Motion Passed: 3-0-0

4. ADJOURNMENT

There being no further business; Chairman Watts declared the meeting adjourned at 7:06 p.m.

Signature: Chairman Watts

ATTEST:

Rick Malone, Secretary

TO: GLENPOOL BOARD OF ADJUSTMENT

FROM: RICK MALONE, CITY PLANNER

RE: GBOA-436: Ricky Jones with Tanner Consulting LLC, representing South 75 Business Park, LLC has submitted a request for a Special Exception to allow Use Unit 22 (Warehousing and Wholesaling) in order to allow a Trucking establishment in a CG Zoning District on property located north of the northeast corner of 171st Street and US 75 Highway.

DATE: April 27th, 2015

BACKGROUND:

- This owner had previously requested the subject tract be annexed into the city limits of Glenpool and the City Council approved this request on 4/6/15.
- See the concept plan for the development encompassing the entire 80 acres (attached exhibit "A") which includes a trucking company.
- Any commercial tract requires the submittal and successful review of an application for Site Plan review by the Planning Commission.

SURROUNDING PROPERTY:

- North: By vacant IL (Industrial Light) zoned property also owned by this applicant.
- East: By mostly vacant land with a single family residence immediately to the east zoned AG (Tulsa County) and a large lot single family subdivision (Glendale Acres I & II) about ¼ mile away with the easternmost portion zoned AG (City of Glenpool) and the westernmost zoned AG (Tulsa County).
- South: By a residence and associated out buildings zoned AG (Tulsa County) and by Goff Mobile Home Park zoned RMH.
- West: By US 75 right of way and by Faith Church zoned CG (Commercial General).

STAFF COMMENTS:

- Per Code, this case has been advertised in the newspaper.
- Per Code, the property owners with a 300' radius of the tract have been notified that this case is being heard before the Board of Adjustment.
- The applicant must conform to the following sections of the Glenpool Zoning Code.

SPECIAL EXCEPTION:

The Board of Adjustment shall hold the public hearing and, upon the concurring vote of three members, may grant the Special Exception after finding that the Special Exception will be:

1. In harmony with the spirit and intent of the code,
Staff: The Glenpool Zoning Code does make provisions to the allow Trucking Establishments (Use Unit 22) in CG zoning by Special Exception to the Board of Adjustment on a case by case basis.
2. Will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
Staff: To be determined by the Board of Adjustment.

3. Provided that the Board in granting a Special Exception shall prescribe appropriate conditions and safeguards, and may require such evidence and guarantee or bonds as it may deem necessary to enforce compliance with the conditions.

Staff: To be determined by the Board of Adjustment.

ATTACHMENTS:

- Case Map
- Application
- Concept plan (Overall)
- Specific Lot design (Concept 1)
- Specific Lot design (Concept 2)



BOA-436



HOW TO APPLY TO THE GLENPOOL BOARD OF ADJUSTMENT (BOA)

Any applicant who has been denied a building or occupancy permit because they can not meet the requirements of the Zoning Code, or who wants a special exception under the Zoning Code can apply for relief to the Glenpool Board of Adjustment.

To file an application:

1. Fill out a Board of Adjustment application. The application can be picked up at Glenpool City Hall or you may access it online. You will receive pre-application counseling from the City Planner who will help the applicant in filling out the application form.
2. Gather the following materials and submit them to the City Planner at the time of application.
 - Legal Description of the subject property;
 - Completed application form;
 - Drawings, site plans or photographs, if required;
 - A list of the names and mailing addresses of all the property owners within 300' of your property, (measured from all corners of your property) this list must be obtained from a licensed and bonded abstract company. You can find several listed in the Tulsa phone book. Notices of this application and hearing date will be sent to the addresses listed. **You will be charged a mailing fee for the notices.**
3. Upon receipt of the completed application form and other required material, the City Planner will begin preparing your case for a public hearing and will assign you a case number, GBOA- 436. **The filing fee is \$125.00**
 - Staff will advertise your case one time in the Glenpool Post as required by law.
 - **You will be billed for the cost of advertising this notice.**

Meanwhile, you should confirm the date and time of the public hearing and make arrangements to attend or to send a representative. Assemble any exhibits you plan to present at the hearing, such as architectural drawings, topographical maps and charts, photographs, etc. Your public hearing date is 4/27/15 at 6:30 p.m. in the City Council Chambers which is located on the 3rd Floor of the Glenpool Conference Center/City Hall located at 12205 South Yukon Avenue, Glenpool, OK 74033.

4. At the public hearing, the Chairperson will announce your application. The applicant or representative will be given time to present the case. Protestants will be given equal time and the Board may ask questions at any time. After both sides and the staff have been heard from, the Board will vote to approve, approve conditionally, or deny the request.
5. If your application is approved, you may seek a building permit to use the property in accordance with the Board's approved action.

If your request is denied, you may:

- A. Appeal the Board's decision to District Court; or
 - B. Re-apply after a minimum of six (6) months, providing the request is different, or the physical facts in the area have changed.
6. Please contact the City Planner at (918) 322-5409 if you have any questions regarding this process.

GLENPOOL BOARD OF ADJUSTMENT

12205 South Yukon Ave 2nd Floor Glenpool City Hall - Glenpool, Oklahoma 74033 (918) 322-5409 - Fax (918) 209-4611 www.glenpoolonline.com

APPLICATION INFORMATION

RECEIVED BY: RAM DATE FILED: 3/19/15 HEARING DATE: 4/27/15 CASE NUMBER GBOA-436
[] RESIDENTIAL [x] NON-RESIDENTIAL [] COMBINATION BUILDING PERMIT APPLICATION NUMBER _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: NE/corner of 171st Street and US 75 Highway

LEGAL DESCRIPTION: _____

The Northwest Quarter of the Southwest Quarter (NW/4, SW/4) and the Southwest Quarter of the Southwest Quarter (SW/4, SW/4) of Section Twenty-six (26), 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.

PRESENT USE: Vacant PRESENT ZONING CG (Commercial General) S-T-R 2672

AREA PREVIOUS CASE NUMBERS: _____ COMPREHENSIVE PLAN DESIGNATION: Commercial

SUBJECT: None SURROUNDING: None

INFORMATION ABOUT YOUR REQUEST

A SITE PLAN IS REQUIRED TO ILLUSTRATE YOUR REQUEST.

ACTION(S) REQUESTED: Request a special exception to allow Use Unit #22 Warehouse and Wholesaling in a CG zoning district. The use for this application is for a Trucking Establishment.

VARIANCE SECTIONS: None SPECIAL EXCEPTION SECTIONS: 11-9-2 USE UNIT: 22

LIST THE SPECIFIC SECTIONS OF THE ZONING CODE THAT APPLY TO EACH ACTION YOU'RE REQUESTING.

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	<u>Same</u>	NAME	<u>Rex Robertson for South 75 Business Park LLC</u>
ADDRESS		ADDRESS	<u>16400 N. Dallas Parkway Suite 140</u>
CITY, ST, ZIP		CITY, ST, ZIP	<u>Dallas, TX 75248</u>
DAYTIME PHONE		DAYTIME PHONE	<u>(972) 858-1111</u>
EMAIL		EMAIL	<u>rex@forddevelopment.net</u>
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.			
SIGNATURE DATE:			

DOES OWNER CONSENT TO THIS APPLICATION ☒ Y [] N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? _____

APPLICATION FEES			
BASE REQUEST	\$ 125.00		\$125.00
NEWSPAPER PUBLICATION WILL BE BILLED TO THE APPLICANT AND BILL MUST BE PAID PRIOR TO THE BOARD OF ADJUSTMENT MEETING			Billed to applicant
300' PROPERTY OWNERS MAILING & POSTAGE	<u>8</u> x 1.00 =	NOTICE SUBTOTAL	\$ 8.00
[] APPLICANT PROVIDED MAIL LIST	RECEIPT NUMBER	TOTAL AMOUNT DUE	\$ 133.00

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

DISPOSITION

BOARD ACTION: _____

FINAL DATE: _____ VOTE: _____ PLAT INVOKED [] Y [] N PLAT NAME: _____ WAIVER [] Y [] N

PLATTING REQUIREMENT

For the purposes of providing a proper arrangement of streets and assuring the adequacy of open spaces for traffic, utilities, and access of emergency vehicles, commensurate with the intensification of land use customarily incident to a change of zoning, a platting requirement is established as follows:

For any land which has been rezoned upon application of a private party, or for any land which has been granted a special exception by the Board of Adjustment as enumerated within Use Units 2, 4, 5, 8, and 20, no building permit or zoning clearance permit shall be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, as the case may be, submitted to and approved by the Planning Commission, and filed of record in the office of the County Clerk where the property is situated. Provided that the Planning Commission, pursuant to their exclusive jurisdiction of subdivision plats, may remove the platting requirement upon a determination that the above stated purposes have been achieved by previous platting or could not be achieved by a plat or replat.

I hereby certify that I have read and understand the above requirements and that I will plat, replat or have the platting requirements waived for the subject property in case number GBOA-436.

Applicant's Signature

Date

MEETING DATE INFORMATION:

Board of Adjustment Case Number: GBOA-436 Date: April 27th Monday, 6:30
p.m in the City Council Chambers on the 3rdrd Floor of the Glenpool Conference Center/City Hall located at 12205 South Yukon Ave, Glenpool, Ok 74033. A person knowledgeable of the application and the property must attend the meeting to represent the application. Site Plans must be submitted at the time of application. Other drawings, photographs or exhibits may be submitted at the hearing.

VARIANCES:

The applicant must prove a hardship to the Board. The Board of Adjustment is allowed to approve variances only after determining that the following conditions exist. Please be ready to describe how your request satisfies each of these conditions at the hearing:

1. Application of the zoning ordinance requirements to this particular piece of property will create unnecessary **HARDSHIP** to the property. This does not include financial hardship to the applicant.
2. There are conditions that are peculiar to this piece of property, which do not apply to other properties in the same zoning district.
3. The variance, if granted, will not cause substantial detriment to the public good or impair the purpose and intent of the zoning ordinance or the comprehensive plan.

In granting a variance, the Board may make appropriate conditions or safeguards and may require a bond or other guarantee necessary to enforce compliance with the conditions.

Please state your hardship:

Applicant Signature:

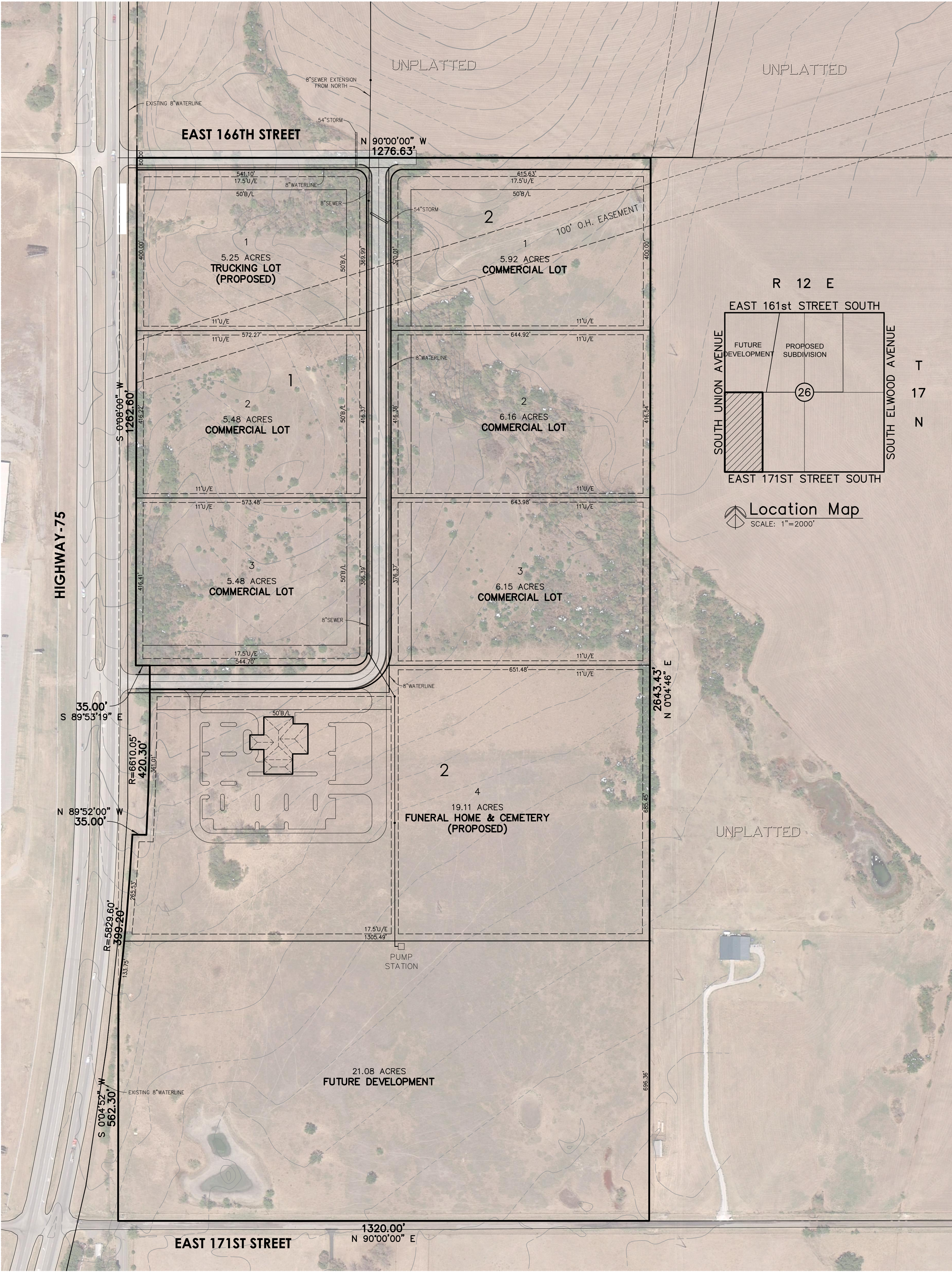
SPECIAL EXCEPTIONS:

The Board of Adjustment is allowed to approve special exceptions only after determining that the following conditions exist. Please be ready to describe how your request satisfies each of these conditions at the hearing:

1. The special exception will be in harmony with the spirit and intent of the Zoning Code.
2. The special exception will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

In granting any special exception, the Board may make appropriate conditions or safeguards, may limit the approval to a specified period of time and may require a bond or other guarantee necessary to enforce compliance with the conditions.

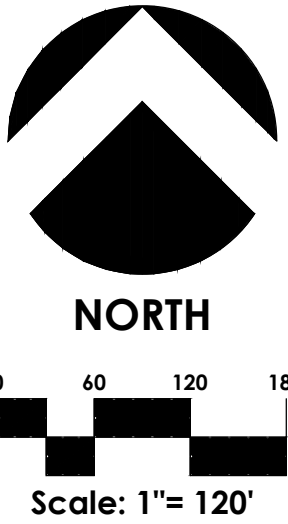
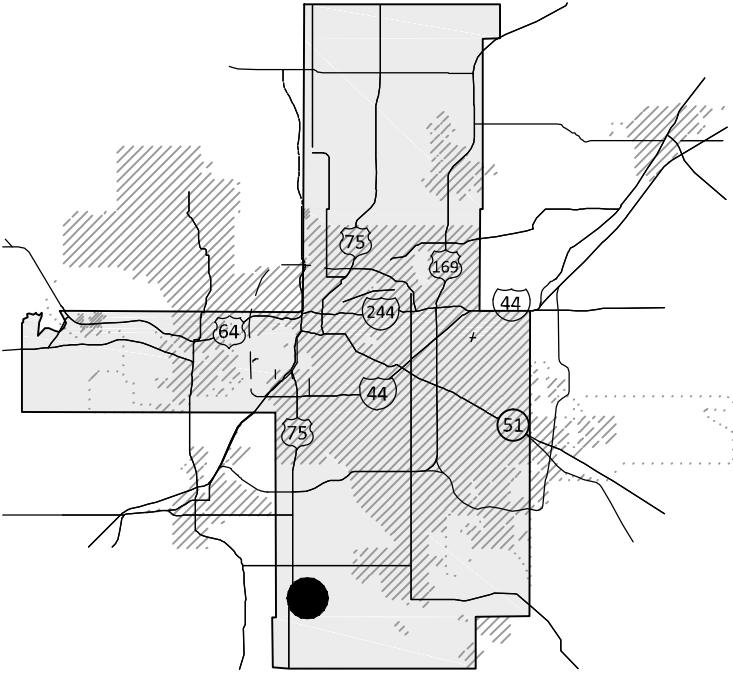
Applicant Signature: _____



166th Street Business Park

Phase I & Stonebridge Cemetery

PART OF THE SW/4 OF SECTION 26,
TOWNSHIP 17 NORTH, RANGE 12 EAST
AN ADDITION IN GLENPOOL, OKLAHOMA



Tanner Consulting, LLC
Tulsa, Oklahoma

PROJECT DATA

SITE AREA

4 7 AC

216,4 SF

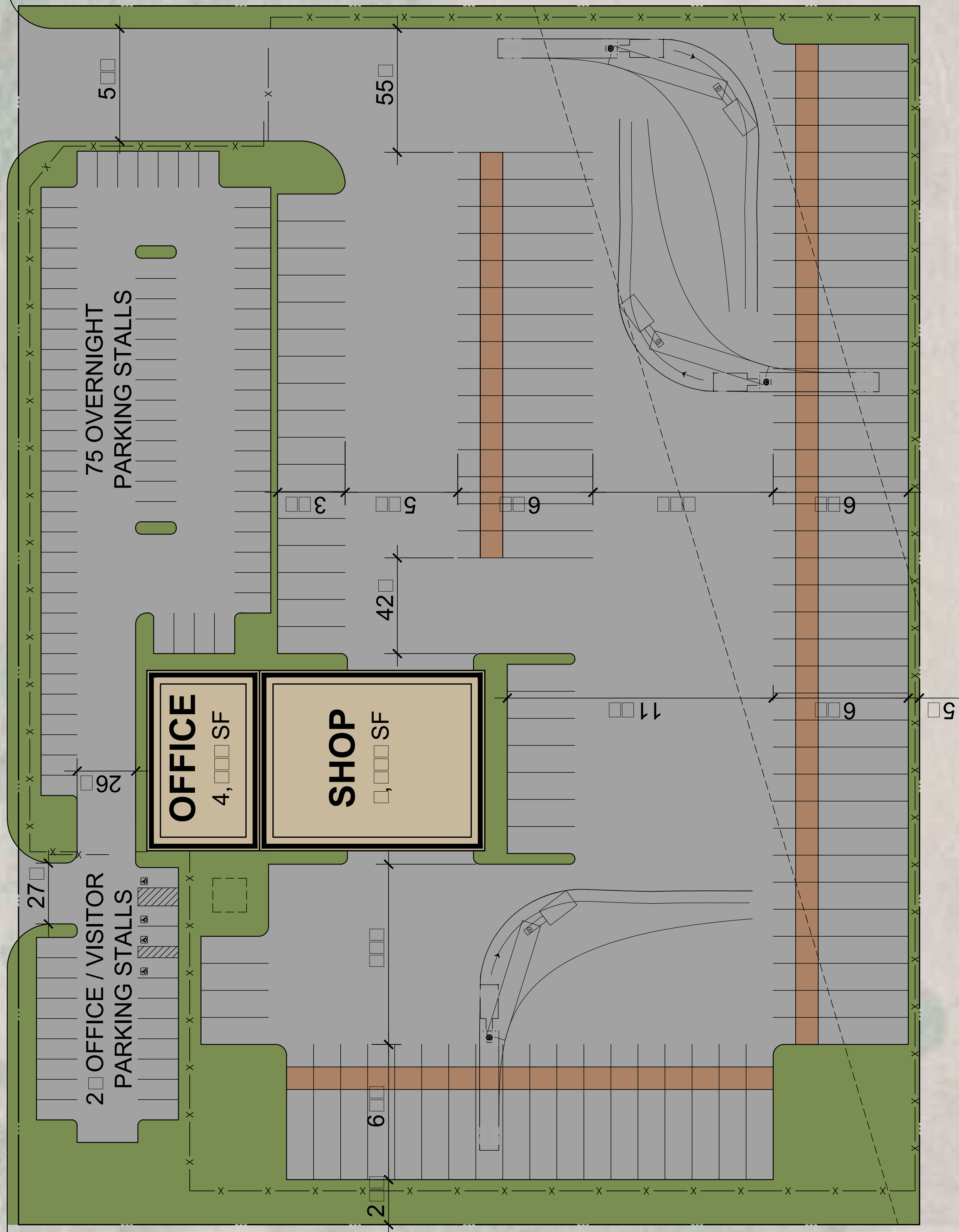
BUILDING AREA 12, SF

FAR 55

PARKING PROVIDED ☐

☐ 5 STALLS
☐ 2 STALLS
☐ 7 STALLS

AUTO ☐ X1 ☐ ☐
TRACTOR ☐ 2 X3 ☐ ☐
TRAILER ☐ 2 X6 ☐ ☐



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

 $1'' = 30'$ 

Conceptual Site Plan

5

161st Street Business Park
Glenpool, Oklahoma

SHEET 1

WARE MALCOMB

PHX15-0013-00
04.09.2015

PROJECT DATA

- SITE AREA

4.7 AC
216,400 SF
- BUILDING AREA

4,000 SF
- F.A.R.

1.0
- PARKING PROVIDED

AUTO

6 STALLS

TRACTOR

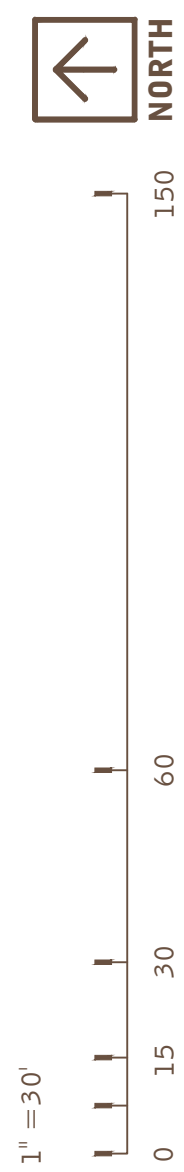
1 STALL

TRAILER

77 STALLS



This conceptual design is based upon a preliminary review of
entitlement requirements and an unverified and possibly
incomplete set of site information. It is not intended to be
used as a basis for construction or other project decisions.



Conceptual Site Plan

scheme: 4a