

**NOTICE
GLENPOOL BOARD OF ADJUSTMENT
REGULAR MEETING**

A Regular Session of the Glenpool Board of Adjustment will be held at 6:30 p.m. on Monday, October 10th, 2016, at Glenpool City Hall, City Council Chambers, 12205 S. Yukon Ave., 3rd Floor, Glenpool, Oklahoma.

The Board of Adjustment welcomes comments from citizens of Glenpool who wish to address any item on the agenda. Speakers are requested to complete one of the forms located on the agenda table and return to the Planning Director "PRIOR TO THE CALL TO ORDER"

AGENDA

- A)** Call to Order – Richard Watts, Chairman
- B)** Roll Call, declaration of quorum – Rick Malone, Secretary; Richard Watts, Chairman
- C)** Scheduled Business
 - 1)** Discussion and possible action to approve minutes from June 13th, 2016 and September 12th, 2016.
 - 2)** Discussion and possible action to approve, conditionally approve, or disapprove: GBOA #447, a request by the City of Glenpool for variance to modify the screening requirement when abutting an RS zoned district located at 13800 South Elm/Peoria Ave.
- D)** Adjournment

This notice and agenda was posted at Glenpool City Hall Building, 12205 South Yukon Ave, Glenpool, Oklahoma on _____, at _____ am/pm.

Signed: _____
City Planner

MINUTES
BOARD OF ADJUSTMENT MEETING
June 13th, 2016

The Regular Session of the Glenpool Board of Adjustment was held at, Glenpool City Hall, 3rd Floor, 12205 S. Yukon Ave, Glenpool, Oklahoma. Board Members present: Chairman Richard Watts, Vice-Chairman Joyce Calvert, Member Shayne Buchanan, Member Debra Cutsor. Member Howard Nelson was absent.

Staff present: Lynn Burrow, Community Development Director; Rick Malone, City Planner.

A) Chairman Watts called the meeting to order at 6:36pm.

B) Rick Malone, secretary called the roll. Chairman Watts declared a quorum present.

C) Scheduled Business

1) Discussion and possible action to approve meeting minutes for March 14th, 2016.

MOTION: Member Buchanan moved, second by Vice-Chairman Calvert to approve the minutes as written.

FOR: Chairman Watts; Vice-Chairman Calvert; Member Buchanan; Member Debra Cutsor

AGAINST: None

ABSENT: Member Nelson

Motion Carried

2) Discussion and possible action to approve, conditionally approve, or disapprove: GBOA #445, A request by Solid Rock Baptist Church for a Special Exception to allow a Use Unit #5 (Church Use) on their property located at 841 East 141st Street, Glenpool, Ok 74033. This property is zoned AG (Agriculture) and contains 5.2 Acres

MOTION: Member Buchanan moved, second by Member Cutsor to approve GBOA#445.

FOR: Chairman Watts; Vice-Chairman Calvert; Member Buchanan; Member Debra Cutsor

AGAINST: None

ABSENT: Member Nelson

Motion Carried

3) Discussion and possible action to approve, conditionally approve, or disapprove: GBOA #446, A request by Patty Chumbley for a Special Exception to allow a Use Unit #9 (Manufactured Housing) on their property located at 15721 South Peoria Ave Glenpool, Ok 74033. This property is zoned AG (Agriculture) and contains 4.08 Acres

MOTION: Member Buchanan moved, second by Vice-Chairman Calvert to approve GBOA#446 for four years.

FOR: Chairman Watts; Vice-Chairman Calvert; Member Buchanan; Member Debra Cutsor

AGAINST: None

ABSENT: Member Nelson

Motion Carried

D) Adjournment

- Meeting was adjourned at 6:45 p.m

Date

Chairman

ATTEST:

City Planner, Secretary

MINUTES
BOARD OF ADJUSTMENT MEETING
September 12th, 2016

The Regular Session of the Glenpool Board of Adjustment was held at, Glenpool City Hall, 3rd Floor, 12205 S. Yukon Ave, Glenpool, Oklahoma. Board Councilors present: Commissioners present: Vice-Chairman; Joyce Calvert, Commissioner; Debra Cutsor. Commissioners absent: Chairman Richard Watts, Commissioner Howard Nelson, Commissioner Shayne Buchanan.

Staff present: Lowell Peterson, City Attorney, Lynn Burrow, Community Development Director; Rick Malone, City Planner.

A) Call to Order – Richard Watts, Chairman

Vice Chairman Calvert called the meeting to order at 6:45pm and requested a roll call.

B) Roll Call, declaration of quorum – Rick Malone, Secretary; Joyce Calvert Vice Chairman

Present: Joyce Calvert, Debra Cutsor

Absent: Richard Watts, Howard Nelson, Shayne Buchanan.

C) Adjournment

There being no quorum, Vice Chairman Calvert declared the meeting adjourned at 6:45 p.m

Signature: Chairman Watts

ATTEST:

Rick Malone, Secretary

TO: GLENPOOL BOARD OF ADJUSTMENT
FROM: RICK MALONE, CITY PLANNER
RE: GBOA #447 A request by the City of Glenpool for a variance of the screening requirement when abutting a RS district.
LOCATION: 13800 South Peoria Ave Glenpool, Ok 74033.
ZONING: RS-3 (Residential Single Family High Density)
SIZE: 15 Acres
DATE: October 10th, 2016

BACKGROUND:

While working on adding soccer fields west of the South County Recreation Center, it was noticed that most of the homes on the north side of the Recreation Center property have a 6 foot high wood privacy fence providing a visual separation; however, there are three lots on the northeast corner of the Recreation Center property that do not. One lot has a decorative wrought iron fence and two lots are without a rear fence at all. We talked to a representative from the Glenn Abbey homeowners association and they agreed to take this issue to their board. During their last meeting they discussed the option of having either a 6 foot high wood privacy fence verses some kind of decorative landscaping instead they agreed that decorative landscaping would be preferred. I have attached the letter from the secretary of the Glenn Abbey HOA Board of Directors reflecting their wish to have decorative landscaping.

- GBOA-339 Approved the use "Community Center" 10/2004.
- GSP-04-05 City Council approved the site plan for the Community Center building 11/04.

CODE EXCERPTS:

11-13-4: SETBACKS AND SCREENING REQUIREMENTS:

B. Unenclosed off street parking areas containing six (6) or more spaces which are accessory to uses not required to provide screening shall be screened by the erection of a screening wall or fence on the lot line or lines in common with an RE or RS district; provided, that if the parking area is located more than fifty feet (50') from the RE or RS lot line or lines, the screening requirement shall not apply.

11-4-8: SCREENING:

D. Modifications of Requirements: The board of adjustment, as a variance, may:

1. Modify or remove the screening requirement where existing physical features provide visual separation of uses.
2. Modify the screening requirement where an alternative screening will provide visual separation of uses.

SURROUNDING PROPERTY:

The subject tract is abutted by the following:

North By RS-3 zoned property that contains the first phase of Glenn Abbey Blks 1-6 developed in 2007 and Glenn Abbey Blks 7-13 in 2014.
West: By AG zoned property that is mostly vacant

STAFF REPORT

South: By RD zoned vacant & RM-2 zoned property that contains Glenshire Court Apartments developed in 2002.

East: By AG zoned property that is mostly vacant and outside the city limits of Glenpool.

STAFF COMMENTS:

- Per Code, this case has been advertised in the newspaper, and the property owners with a 300' radius of the tract have been notified that this case is being heard before the Board of Adjustment.

VARIANCE:

The Board shall hold the public hearing and, upon the concurring vote of three members, may grant a variance after finding:

1. That by reasons of extraordinary or exceptional conditions or circumstances that are peculiar to the land, structure, or building involved, the literal enforcement of the terms of the code would result in unnecessary hardship;

Staff: To be determined by the Board of Adjustment.

2. That such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district;

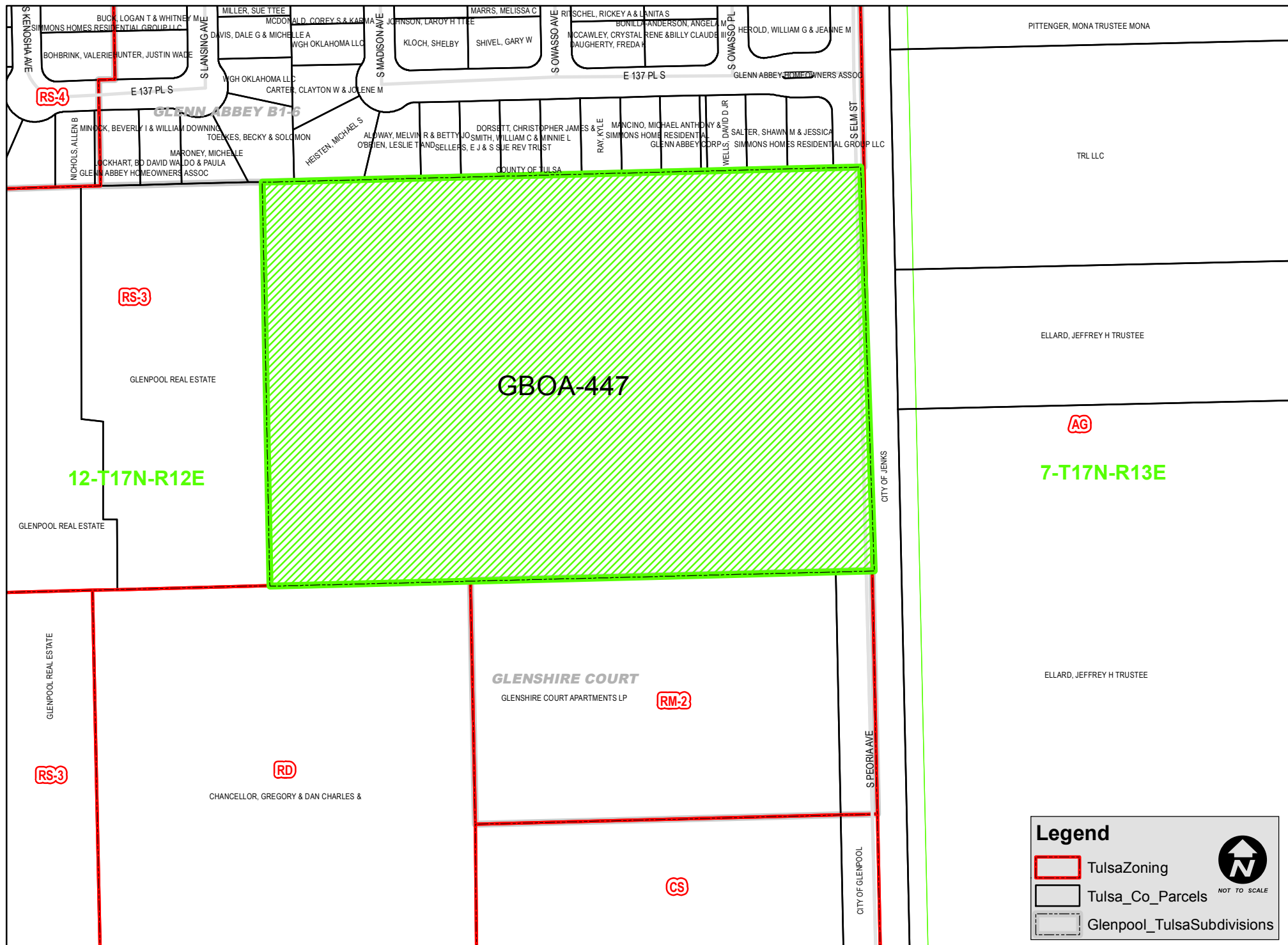
Staff: To be determined by the Board of Adjustment.

3. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit and intent of the code, or the comprehensive plan.

Staff: To be determined by the Board of Adjustment.

ATTACHMENTS:

- Case Map
- Site Photo
- Letter from Glenn Abbey HOA Board of Directors.



GBOA-447

August 18, 2016

City of Glenpool
Roger Kolman, Lynn Burrow, Rick Malone
Re: SoCo soccer field parking screening

Dear City of Glenpool,

The Glenn Abbey HOA Board of Directors meet on August 10, 2016 and discussed the proposed soccer parking lot and the need for screening. A unanimous vote was entered in support of an evergreen landscape adequate to screen sound and light instead of a wooden or block fence.

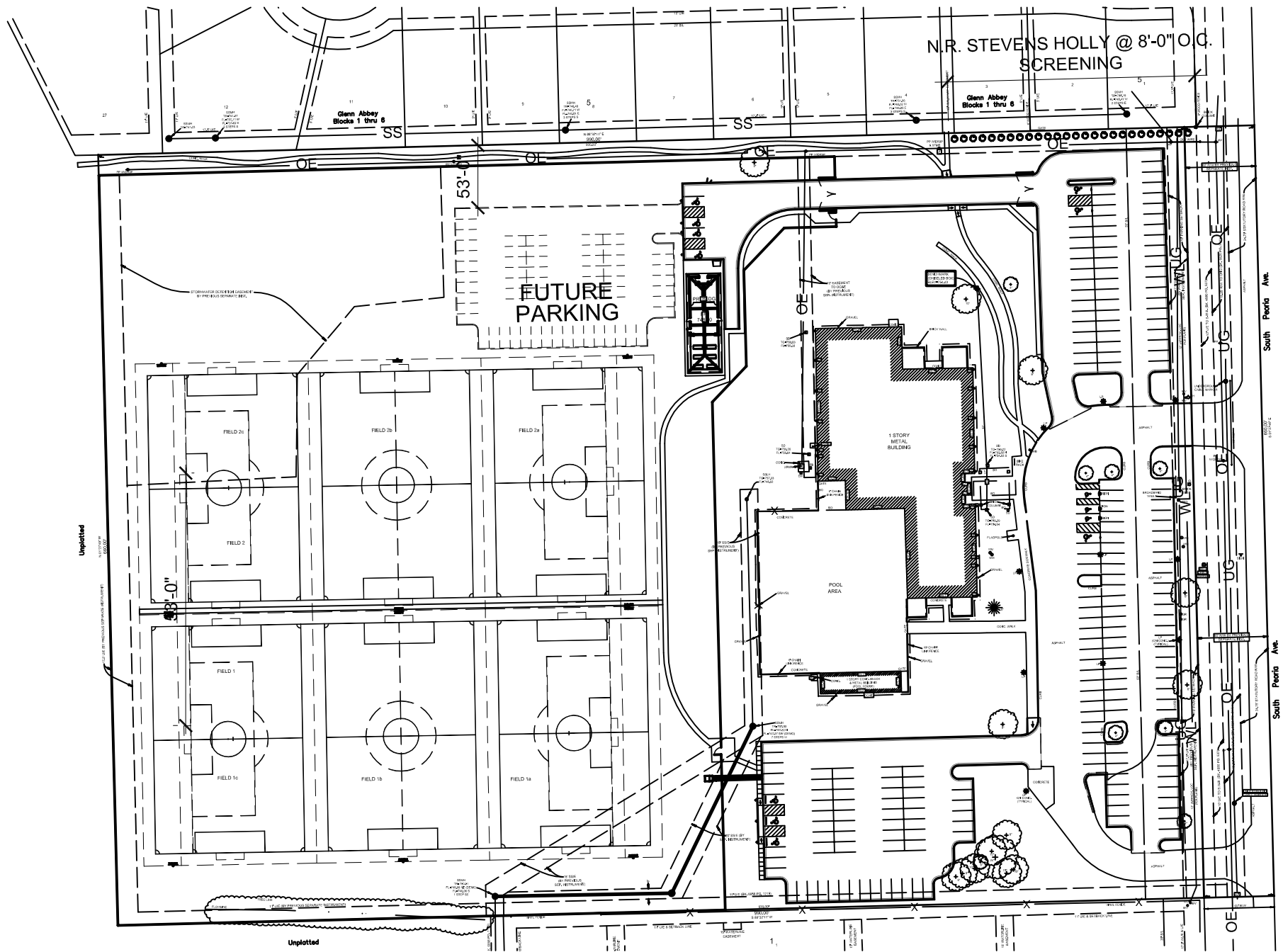
The need for parking screening was discussed with the homeowners, Shawn Salter at 1950 137th Pl and David Wells at 1916 137th Pl on August 13, 2016. Both homeowners were shown the proposed parking plans and unanimously prefer adequate landscape over a fence. **Both homeowners expressed concern of parking light infiltration and the need for tall non-deciduous landscape.**

Examples of landscape screening that the homeowners and HOA would prefer to meet this need include the following shrubs for height, low maintenance, heat and cold tolerance:

- Privet Nobel - Ligustrum japonicum 'Nobilis', great for privacy or sound barrier, evergreen, hardy, fast grower 8-10 feet tall and 3-5 feet wide (OSU/Tulsa Master Gardeners selection for water conservation)
- Bright 'N Tight Carolina Laurel - Prunus caroliniana 'Monus', a compact evergreen, moderate grower to 8-10 feet tall and 6-8 feet wide
- Photina Fraser -Photinia x fraseri, a fast growing dense evergreen to 10 or more tall
- Photina Pink Marble, vigorous grower 6-8 feet tall and wide, adapts to most soil types

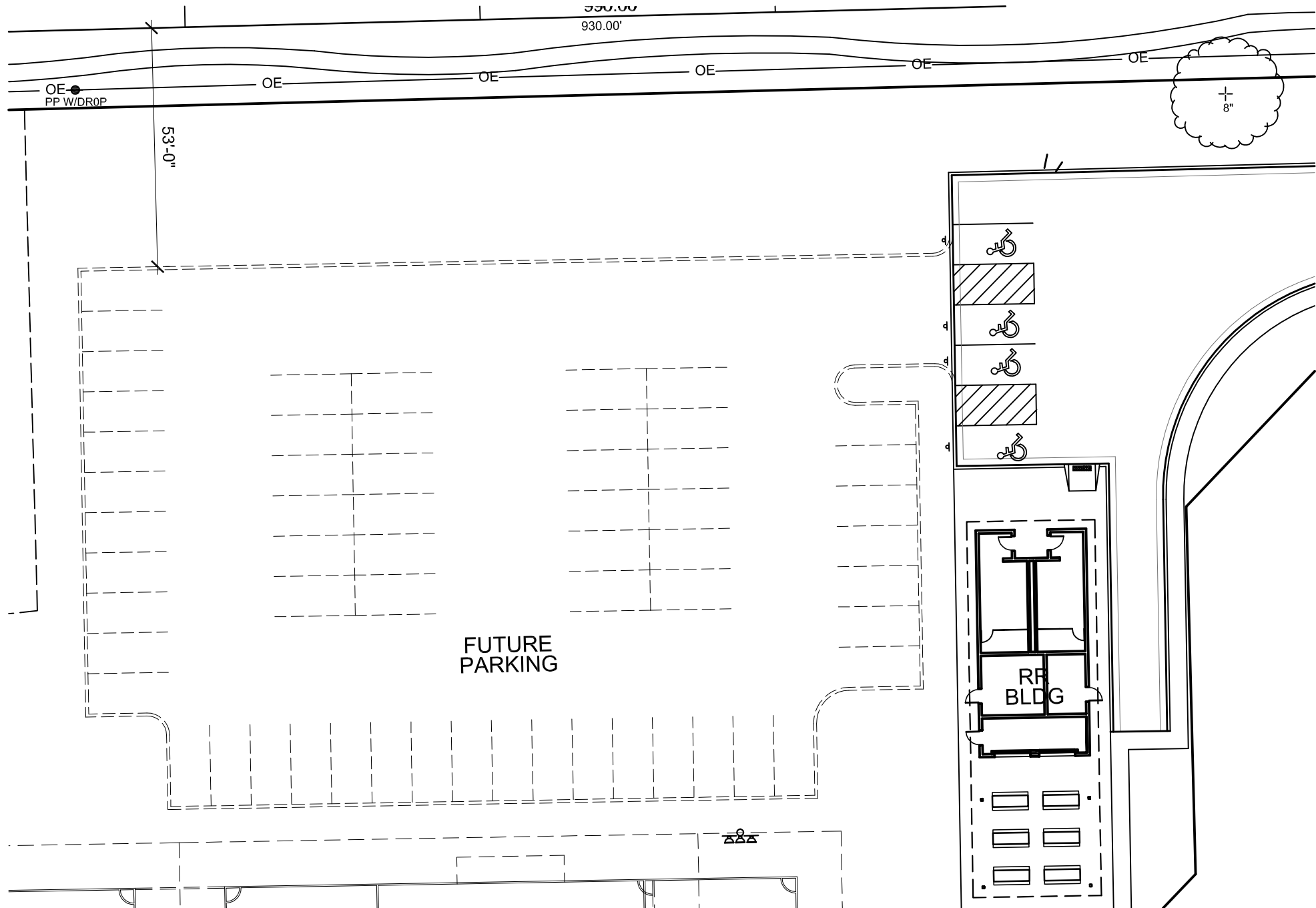
Thank you for considering these options when planning for the required parking lot screening.

Sincerely,
Debra Cutsor, Secretary
Glenn Abbey HOA Board of Directors



OVERALL SITE PLAN

GLENPOOL SOCCER COMPLEX



ENLARGED SITE PLAN

GLENPOOL SOCCER COMPLEX

