

AGENDA
SAND SPRINGS PLANNING COMMISSION

Regular Meeting
Monday, May 16, 2016
4:00 p.m.

Sand Springs Municipal Building, 100 E. Broadway
City Council Chambers, Room 203

1. Call to Order
2. Roll Call
3. Consider Approval of Minutes of April 18, 2016
4. SSZ-485 XFS Investments STR 22-19N-11E

Board will discuss and consider recommendation to City Council the request by XFS Investments to rezone 0.32 acres generally located at 13 W. 35th St. The applicant requests rezoning from the current designation of RS-2 (Residential Single-Family Medium Density) to RD (Residential Duplex) for the construction of a duplex dwelling.
5. SSLC-633 Jeff Copeland STR 26-19N-11E

Board will discuss and consider approval of the application of Jeff Copeland to combine Lots 3 and 4, Block 2, Ridge at Whispering Creek. The purpose of the lot combination is to allow a single-family residence to be built across the common lot line. The property is zoned RS-3 (Residential Single-Family High Density). The proposed address of the newly combined lot will be 321 E. 44th St.
6. Director's Report
7. Adjournment

This agenda was posted at 3:25 a.m./p.m. on May 11, 2016, on the Sand Springs website www.sandspringsok.org, and the digital display board in the lobby of the Sand Springs Municipal Building, 100 E. Broadway, Sand Springs, Oklahoma, by Cynthia Webster
Cynthia Webster

PLANNING COMMISSION

Regular Meeting Minutes

Monday, April 18, 2016

4:00 p.m.

Sand Springs Municipal Building, 100 E. Broadway
City Council Chambers, Room 203

MEMBERS PRESENT: Merle Parsons, Chairman 7-2
Paul Shindel, Vice-Chairman 9-0
Tom Askew 7-2
Jason Mikles 8-1
Michael Phillips 7-0
Jerry Riley 6-3

MEMBERS ABSENT: Joe Shelton 6-3

STAFF PRESENT: Brad Bates, City Planner
Cynthia Webster, Recording Secretary

The Sand Springs Planning Commission met in regular session on Monday, April 18, 2016 in the Sand Springs Municipal Building, Room 203, pursuant to the agenda filed with the City Clerk's office; posted on the digital display board located in the first floor lobby of the Sand Springs Municipal Building, 100 E. Broadway, Sand Springs, Oklahoma, and posted on the City of Sand Springs website at www.sandspringsok.org at 2:25 p.m., April 12, 2016 by Cynthia Webster.

1. Call to Order

Chairman Parsons called the meeting to order at the noted time of 4:00 p.m.

2. Roll Call

Chairman Parsons called for an individual roll call with members replying in the following manner: Mr. Riley, here; Mr. Mikles, here, Mr. Shelton, no response; Mr. Parsons, here; Mr. Shindel, here; Mr. Askew, here; Mr. Phillips, here. Mr. Shelton was noted as absent.

3. Minutes of March 21, 2016

Commissioners considered approval of the minutes from the March 21, 2016 meeting. Mr. Phillips made a motion that the minutes of March 21, 2016 be approved as presented. Mr. Riley seconded the motion.

Chairman Parsons called for a voice vote recorded as follows: All ayes, no nays. The motion carried.

4. SSZ-484

Chairman Parsons noted that the Public Hearing for this rezoning application was declared open at 4:03 p.m.

City Planner Brad Bates presented the staff report and advised the Commission that since the time of the filing of this application, it has been determined that the zoning change only involves the RD (Residential Duplex) portion of this property and not the RM (Residential Multi-Family) portion of the property. This determination does not affect the notification in any way. The applicant requests rezoning to RS-4 (Residential Single-Family Highest Density) of a 9.14 acre tract located west of 51st Street and Highway 97.

Applicant Alan Betchan of AAB Engineering was present for questions. He advised the Commission of the underlying need for the RS-4 zoning due to the smaller lot size proposed for the Villa-type homes. The development is designed to cater to individuals desiring a low-maintenance lot inside a gated community.

There being no additional questions, Chairman Parsons declared the Public Hearing closed at 4:14 p.m.

Mr. Phillips made a motion to approve SSZ-484, as presented. Mr. Askew seconded the motion.

With no further discussion, Chairman Parsons called for the vote recorded as follows: Mr. Riley, aye; Mr. Mikles, aye; Mr. Parsons, aye; Mr. Shindel, aye; Mr. Askew, aye; Mr. Phillips, aye. The motion carried 6-0-0.

5. PUD-36

City Planner Bates presented the staff report. This PUD application is a companion case to the rezoning case just heard. A PUD is required when any development is designed with a gated entrance. The applicant is also requesting a variance from the standard 35' roof height to a proposed 48' roof height. Applicant Alan Betchan advised that modern construction standards are increasing ceiling heights in residences from the standard 8' ceiling. With a higher ceiling, the sill plate is raised and depending on the slope of the roof, the roof height may exceed the 35' limit.

Vice-Chairman Shindel inquired about sidewalk construction and City Planner Bates stated that either the developer or the lot owner would be required to install sidewalks as they are a requirement of the City's Subdivision Regulations.

Vice-Chairman Shindel made a motion to approve PUD-36 as presented. Mr. Mikles seconded the motion.

Planning Commission
April 18, 2016

With no further discussion, Chairman Parsons called for the vote recorded as follows: Mr. Riley, aye; Mr. Mikles, aye; Mr. Parsons, aye; Mr. Shindel, aye; Mr. Askew, aye; Mr. Phillips, aye. The motion carried 6-0-0.

6. SSLC-632

City Planner Bates presented the staff report. The applicant is requesting a combination of Lots 3 and 4, Block 1, Shadow Creek Estates to build a home across the common lot line. The only portion of the home that will be across the lot line will be the driveway. The home will be constructed on Lot 4 and the side-access driveway will be constructed over the lot line between Lots 3 and 4. The remainder of Lot 3 will be a large side yard. The Public Works Department has reviewed the application and there are no easements in the common lot line.

Mr. Phillips made a motion to approve SSLC-632 as presented. Mr. Riley seconded the motion.

With no further discussion, Chairman Parsons called for the vote recorded as follows: Mr. Riley, aye; Mr. Mikles, aye; Mr. Parsons, aye; Mr. Shindel, aye; Mr. Askew, aye; Mr. Phillips, aye. The motion carried 6-0-0.

7. Director's Report

City Planner Bates advised that a public hearing will be held on May 2, 2016 with downtown property owners to discuss an overlay district regarding Old Towne District properties.

8. Adjournment

There being no other items, the meeting was adjourned at the noted time of 4:34 p.m.

Date of Approval

Joe Shelton, Secretary



CITY OF SAND SPRINGS

100 E. Broadway St. • P.O. Box 338 • Sand Springs, Oklahoma 74063
Phone: 918.246.2500 • sandspringsok.org

STAFF REPORT – SSZ 485

TO: Planning Commission Members

DATE: May 16th, 2016

CASE: SSZ-485: RS-2 (Residential Single-Family Medium Density) to RD (Residential Duplex) for the development of a duplex dwelling.

LOCATION: 13 W. 35th St., two lots west of the northwest corner of W. 35th St. S. and S. 113th Ave. W., legally described as PRT SE NE BEG 274.5W SECR NE TH N133 W103.75 S133 N103.75 POB SEC 22 19 11 0.32 ACS.

BACKGROUND AND HISTORY:

The applicant is proposing to rezone approximately 0.32+/- acres of property from RS-2 (Residential Single Family Medium) to RD (Residential Duplex). The property is generally located two lots west of the northwest corner of W. 35th St. S. and S. 113th Ave. W.

The City's Comprehensive plan map shows this area developing as Low Intensity Residential. Commercial (**See Attachment**). The property to the east is zoned CG (Commercial General), to the west is zoned RS-2 (Residential Single-Family), to the south is both RS-1 (Residential Single Family) and CG (Commercial General), and property to the north is zoned both RS-2 and CG.

Existing land uses in the area are compatible with the proposed rezoning application.

ZONING CODE REFERENCE:

Section 20.01 of the City's Zoning Code states as a policy matter that proposed amendments to the zoning map will be adopted to recognize changes in the Comprehensive Plan, to correct error, or to recognize changed or changing conditions in a particular area or in the jurisdictional area generally.

STAFF RECOMMENDATION:

The proposed rezoning appears that it would be in character with the City of Sand Springs Comprehensive Plan. Additionally, surrounding land uses being both residential and commercial in nature would support RD (Residential Duplex) zoning which is often used as a transitional zoning between low intensity and higher intensity uses. The

application would not be detrimental or otherwise harmful to the surrounding property owners.

Staff recommends **Approval** of the rezoning request from RS-2 (Residential Single-Family Medium) to RD (Residential Duplex).

ORDINANCE NO. 1284

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF SAND SPRINGS, OKLAHOMA, REZONING FROM RS-2 (RESIDENTIAL SINGLE-FAMILY DISTRICT) TO RD (RESIDENTIAL SINGLE-FAMILY DISTRICT) UNPLATTED PROPERTY LOCATED IN SECTION 22, TOWNSHIP 19 NORTH, RANGE 11 EAST, TULSA COUNTY, CITY OF SAND SPRINGS, OKLAHOMA, IN WARD BOUNDARY DISTRICT 5, AND MORE PARTICULARLY DESCRIBED BELOW; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the Sand Springs Planning Commission has considered and recommended approval of an amendment to the zoning map of the City of Sand Springs as described below; and

WHEREAS, said zoning map amendment is in the best interest of the residents of the City of Sand Springs;

THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SAND SPRINGS, OKLAHOMA:

SECTION 1: That the zoning map for the City of Sand Springs, Oklahoma, is hereby amended from an RS-2 (Residential Single-Family) to RD (Residential Duplex) zoning classification for the following tract of land described as:

PRT SE NE BEG 274.5W SECR NE TH N133 W103.75 S133 N103.75 POB SEC 22 19 11 0.32 ACS.

SECTION 2: That all ordinances or parts of ordinances in conflict with same are hereby repealed.

SECTION 3: That the provisions of this Ordinance shall, upon passage, take effect thirty (30) days from the date of first publication as provided by law.

PASSED AND APPROVED, at a regular meeting of the City Council of Sand Springs, Oklahoma, held the ____ day of _____, 2016.

Mike Burdge, Mayor

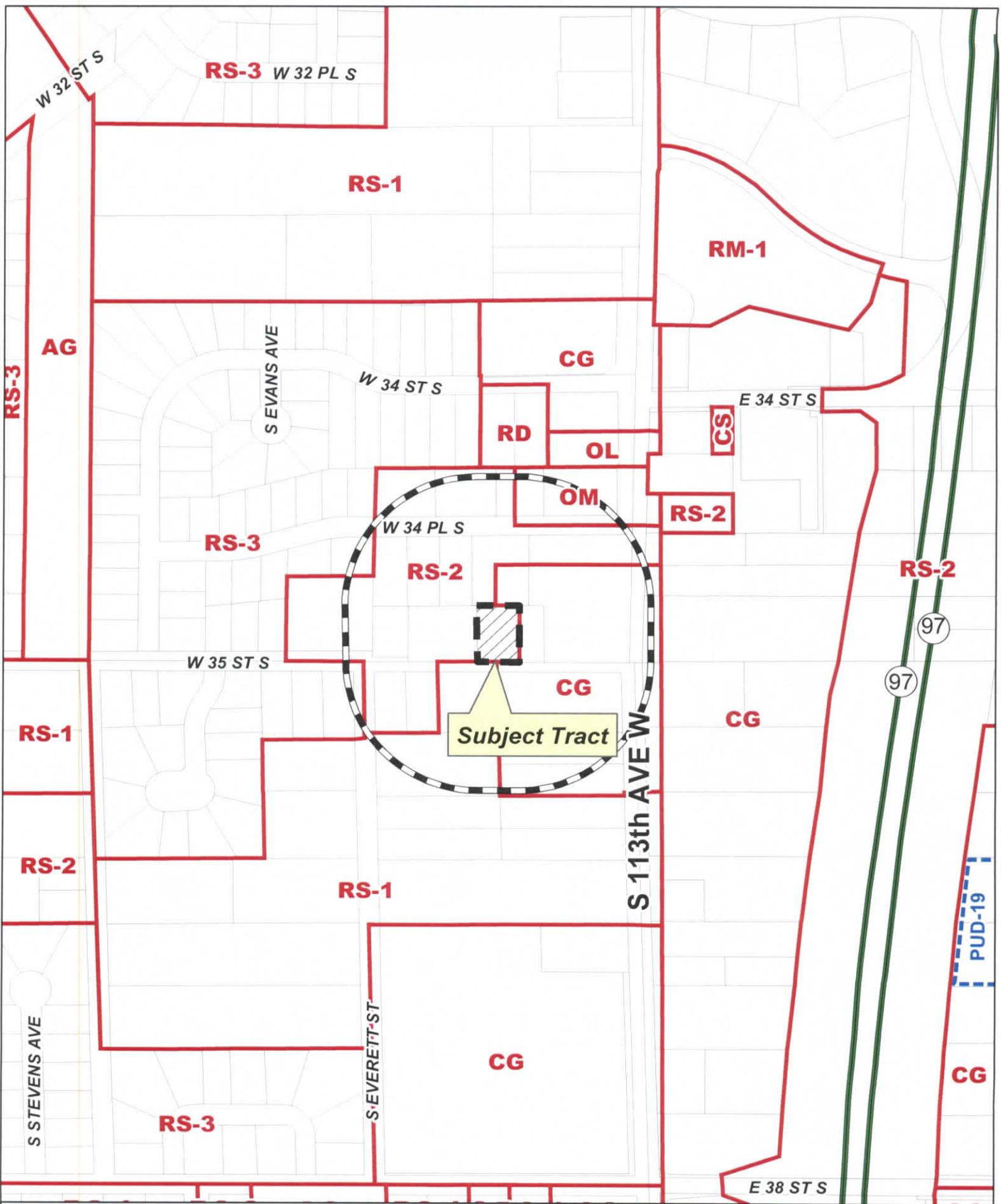
ATTEST:

Ord. 1284 Cont.

Janice L. Almy, City Clerk

APPROVED AS TO FORM:

David L. Weatherford, City Attorney



Subject Tract

300' Radius

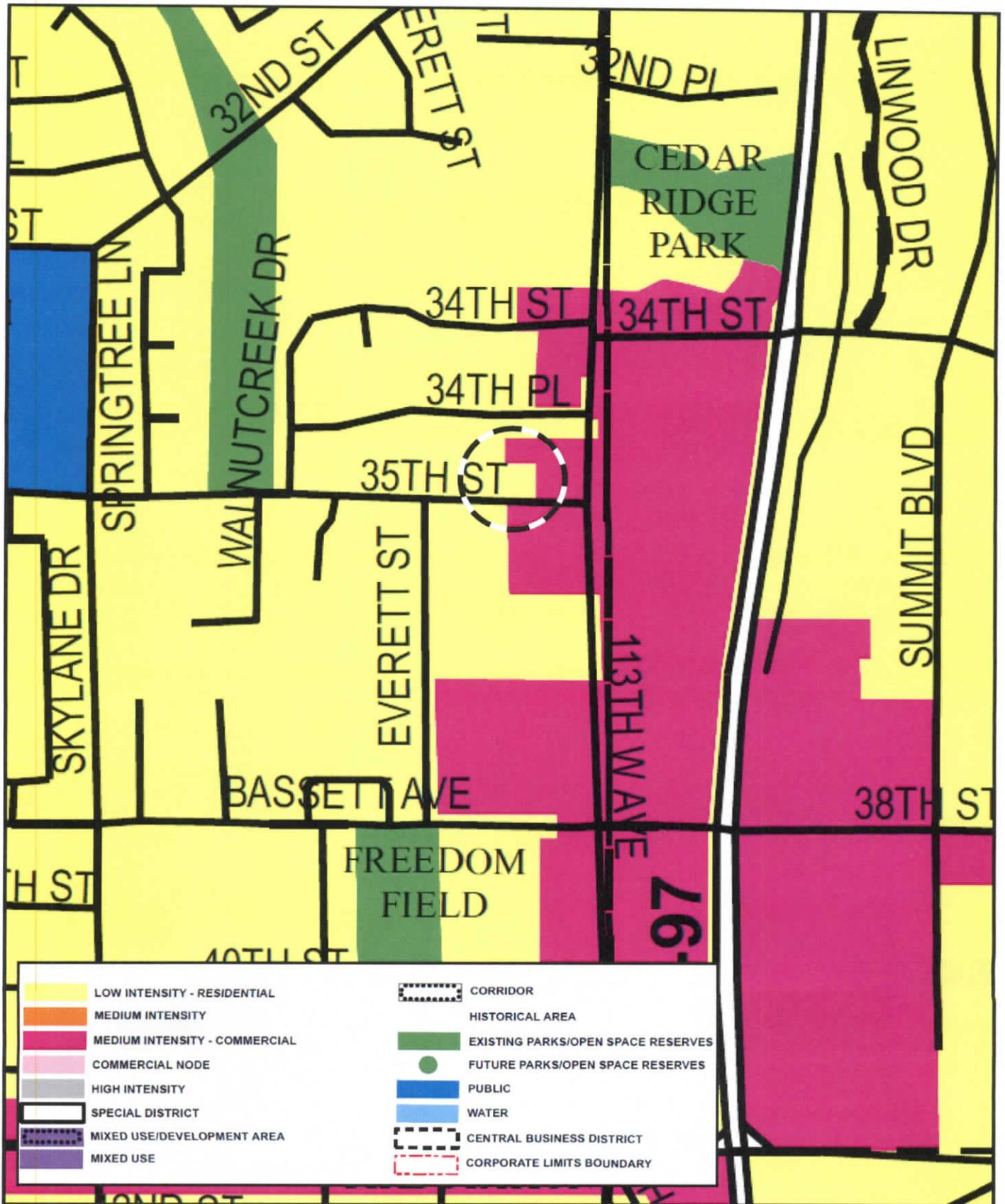
Subject Tract

SSZ-485

0 75 150 300
Feet

22 19-11





SSZ-485 (Comp Plan)



Subject Tract

W35 STS

W34 PLS

SEVERETT ST

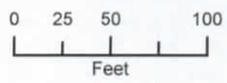
S 113th W AVE

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: February 2016



Subject Tract

SSZ-485



22 19-11





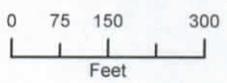
Subject Tract

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: February 2016



Subject Tract

SSZ-485



22 19-11



1007

65900
.18 AC.

60

80.3

35.20

60

193

64290
.32 AC.

64300
.10 AC.

133

103.75

60

145

CITY OF SAND SPRINGS

SSZ -485
STR 22-19N-11E

REZONING
APPLICATION

Present Zoning RS2

Requested Zoning RD

Present Use: Vacant Land/Lot

Requested Use New Const. Duplex

Legal Description of Property to be Rezoned:
(If unplatted metes & bounds, attach plat of survey.)

PRT SE NE BEG 274.5W SECR NE TH N133 W103.75 S133 N103.75 POB SEC 22 19 11
0.32ACS

Section: 22 Township: 19 Range: 11

Tract Acreage: 0.32ACS

General Location/Address: 13 W 35th St S, Sand Springs, Ok, 74063

The Applicant is: (1) Owner (2) Purchaser (3) Lessee (4) Agent

Are there any restrictions controlling the use of the tract, either private restrictions or deed restrictions? None

Advertising and Sign charges are billed to: XFS Investments, 127 W 45th Place,

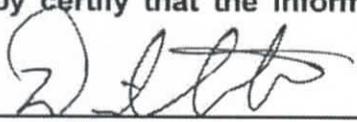
Sand Springs Ok, 74063

918-271-3614

ADDRESS

PHONE

"I do hereby certify that the information herein submitted is complete, true and accurate."

Signed:  Phone: 918-271-3614

Address: 127 W 45th Place Sand Springs Ok, 74063

***** APPLICANT...DO NOT WRITE BELOW THIS LINE *****

Application Received On: 4/4/16 By: CW

Planning Commission Hearing Date: 5/16/16

PLANNING COMMISSION RECOMMENDATION: Rec App VOTE: 6-0-0
Conditions? no

City Council Hearing Date: 5/23/16

CITY COUNCIL ACTION: _____ VOTE: _____

ORDINANCE NO. 1284



CITY OF SAND SPRINGS

100 E. Broadway St. • P.O. Box 338 • Sand Springs, Oklahoma 74063
Phone: 918.246.2500 • sandspringsok.org

TO: Planning Commission

FROM: Brad Bates, City Planner

DATE: May 16th, 2016

SUBJECT: **SSLC-633, Lot 3 & 4, Block 2, Ridge at Whispering Creek, a proposed Lot-Combination to create one lot for the construction of a Residential Single-Family Home.**

The property is zoned PUD-6/RS-3 (Residential Single-Family) and is located at 321 E. 44th St.

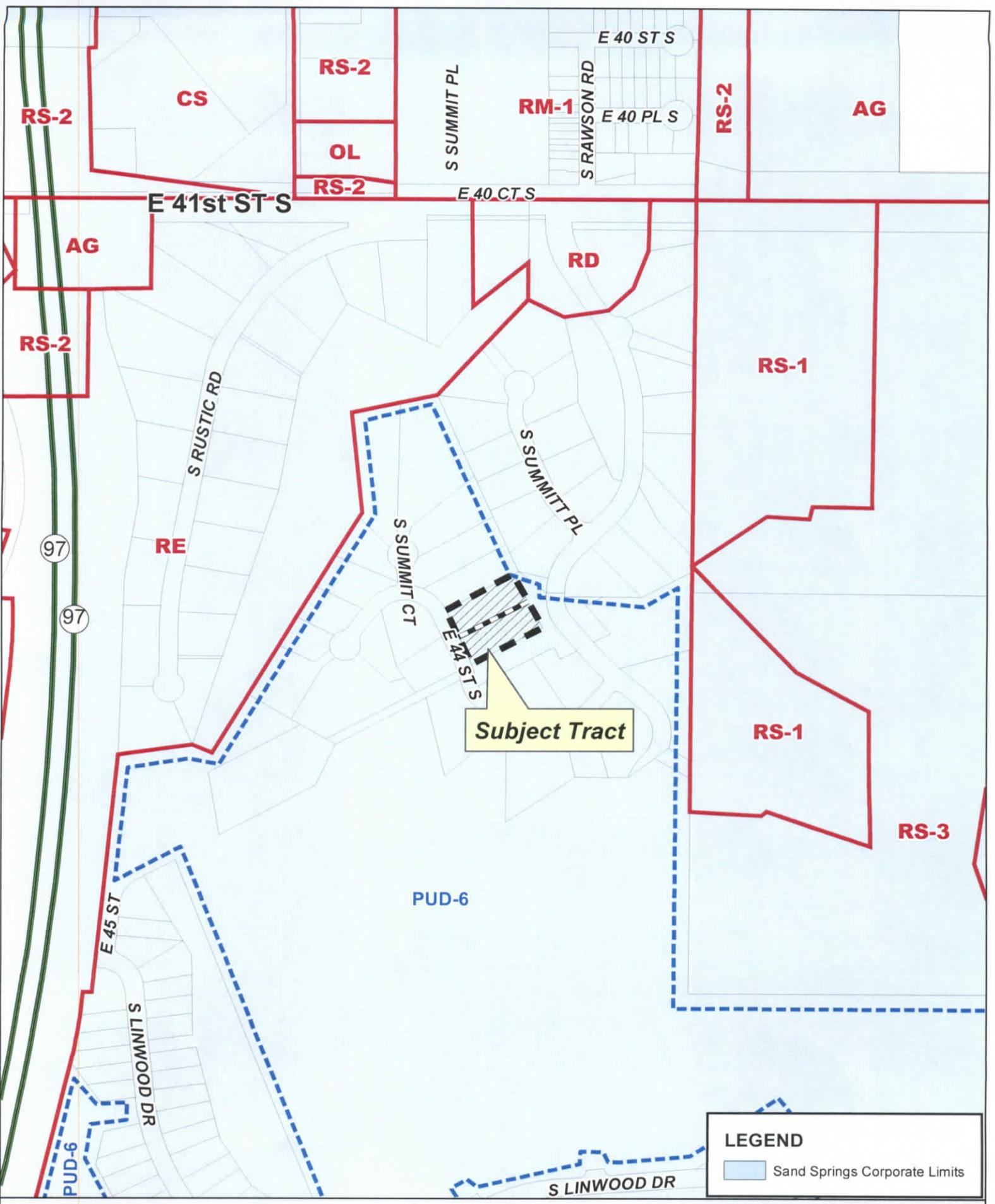
The applicant has plans to construct a Residential Single-Family home on the existing two lots. A lot combination is required in order to construct a structure across lot-lines or utilize multiple properties as one.

Public Works has reviewed the application and does not have any issues with the lot-combination.

Planning staff recommends **APPROVAL** of Lot Combination SSLC-635.

Attachments:

Application
Plat of Subject Lots



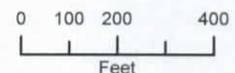
LEGEND

- Sand Springs Corporate Limits

300' Radius

Subject Tract

SSLC-633



26 19-11



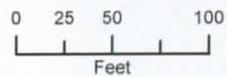
Subject Tract

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: February 2016



Subject Tract

SSLC-633



26 19-11





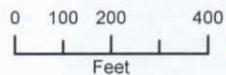
Subject Tract

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: February 2016



Subject Tract

SSLC-633



26 19-11



RE: CORRELAND
(9/18) 633-0245

TWO LOTS

5344

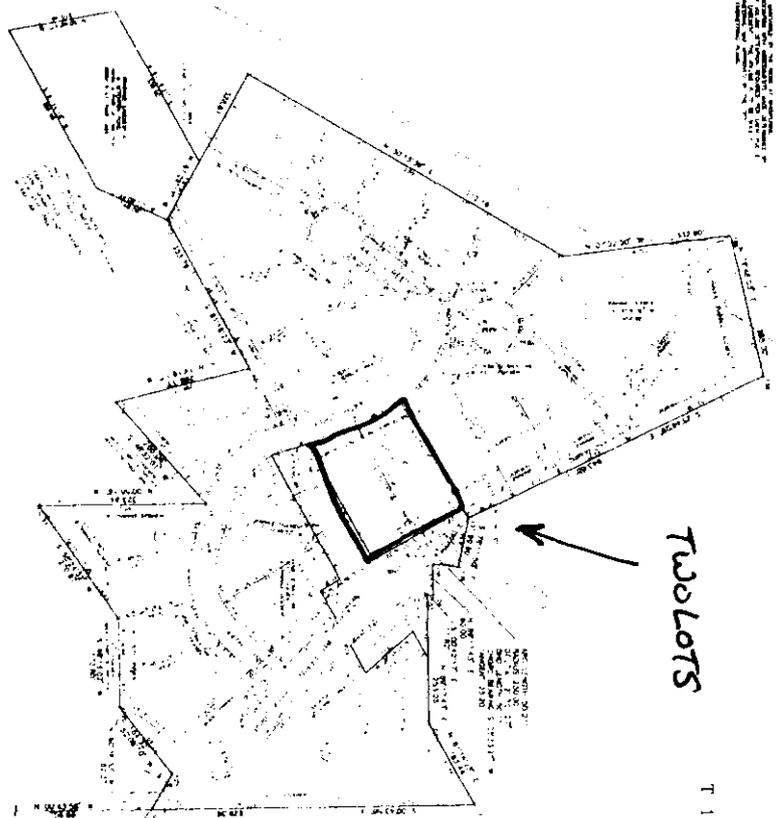
T 19 N. R 11 E. 1 M. SAND SPRINGS, TULSA COUNTY, OKLAHOMA

WHISPERING CREEK

A PART OF THE WEST HALF OF SECTION 26,

THE RIDGE AT

FINAL PLAT OF



1883
98
99

1883
98
99

1883
98
99

1883
98
99

1883
98
99

1883
98
99

1883
98
99

S-T-R: 26-19N-11E

Application No. 55LC-633

Zoning: RS-3

CITY OF SAND SPRINGS
LOT COMBINATION AGREEMENT APPLICATION

PROPERTY OWNER OF RECORD: JEFFREY B. COPELAND

LEGAL DESCRIPTION: Lot 4 Blk 2 Subdivision RIDGE AT WHISPERING CREEK
of 1st Lot Size: 105' x 251' .59 ACRES
(approximately)

LEGAL DESCRIPTION: Lot 3 Blk 2 Subdivision RIDGE AT WHISPERING CREEK
of 2nd Lot Size: 98' x 255' .57 ACRES
(approximately)

The purpose of combining these lots is: BUILD PRIMARY RESIDENCE/HOME

If there is an existing structure or house, which lot is it on? NO

Name of street the lots are on: EAST 44TH ST

PROPOSED ADDRESS OF THE COMBINED LOT: _____

JC

I CERTIFY THAT THIS INFORMATION IS TRUE AND CORRECT.

Name: JEFFREY COPELAND (X) applicant (X) owner

Address: 317 EAST 44TH ST, SAND SPRINGS, OK 74063

Phones: (h) 918-245-5399 (cell) 918-633-0245 (fax) _____ (w) _____

SEND THE BILL TO THE ABOVE OR SEND BILL TO: _____

FOR DEPARTMENT USE

Date Received: 4/21/16

ADDRESS FOR THE NEW SINGLE LOT SHOULD BE: 321 E 44th ST

Planning Commission Date: 5/16/16 Action: _____

City Council Date: N/A Action: _____