

AGENDA
SAND SPRINGS PLANNING COMMISSION
Regular Meeting
Monday, August 15, 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 May 16, 2016
4. Election of Officers

Board will elect a chairperson, vice-chairperson and secretary.

5. SSZ-486 Capital Homes STR 34-19N-11E

Board will discuss and consider recommendation to City Council the request by Capital Homes to rezone 19.828 acres generally located East of the Southeast corner of 129th W. Avenue and 51st St. The applicant requests rezoning from the current designation of RS-3 (Residential Single-Family High Density) to RS-4 (Residential Single-Family Highest Density) for the construction of single family dwellings.

6. SSL-634 Casey Loper STR 23-19N-11E

Board will discuss and consider approval of the request by Casey Loper to split .59 acres m/l into two (2) lots for commercial use. Property is located at 3817 S. 113th W. Avenue and is zoned CG (Commercial General).

7. Preliminary Plat – Teal Ridge STR 25-19N-11E

Board will discuss and consider approval of the request by Alan Betchan for Gibson & Powell Investments, LLC, for the preliminary plat of Teal Ridge, a 5 block, 115 lot proposed subdivision to be located on 97.55 acres East of South 89th W. Ave., and ¼ mile South of West 41st St.

8. SSAC-4 QuikTrip Corp. STR 26-19N-11E

Board will discuss and consider approval of the request by QuikTrip Corporation to allow alternative landscaping in compliance with Section 11.03D of the Zoning Code. The property is located at 2 East 41st St.

9. Director's Report

10. Adjournment

This agenda was posted at 11:30 a.m. on Aug 10, 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, May 16, 2016

4:00 p.m.

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

MEMBERS PRESENT: Merle Parsons, Chairman 8-2
Paul Shindel, Vice-Chairman 10-0
Tom Askew 8-2
Jason Mikles 9-1
Joe Shelton 7-3
Jerry Riley 7-3

MEMBERS ABSENT: None

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

The Sand Springs Planning Commission met in regular session on Monday, May 16, 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.sand springsok.org at 3:25 p.m., May 11, 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, here; Mr. Parsons, here; Mr. Shindel, here; Mr. Askew, no response. It is noted for the record that Mr. Askew arrived at 4:02 p.m.

3. Minutes of April 18, 2016

Commissioners considered approval of the minutes from the April 18, 2016 meeting. Mr. Shelton made a motion that the minutes of April 18, 2016 be approved as presented. Mr. Mikles seconded the motion.

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

4. SSZ-485

Chairman Parsons noted that the Public Hearing for this rezoning application was declared open at 4:02 p.m.

City Planner Brad Bates presented the staff report. The property in question is a vacant lot located on the northwest corner of 35th St. and S. 113th West Avenue. The comprehensive plan identifies this area as low intensity residential with some commercial development abutting the area on the east and south sides. City Planner Bates advised that RD (Residential Duplex) districts have traditionally been used to transition areas from residential to commercial.

Applicants David Seabolt and Andrew Flores were present for questions. The proposed duplex will be two-story, 2640 s.f. and will be similar to the other duplexes in the area.

There being no additional questions, Chairman Parsons declared the Public Hearing closed at 4:18 p.m.

Mr. Shindel made a motion to recommend approval to City Council SSZ-485, 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. Shelton, aye; Mr. Parsons, aye; Mr. Shindel, aye; Mr. Askew, aye. The motion carried 6-0-0.

5. SSLC-633

City Planner Bates presented the staff report. The applicant is proposing to combine Lots 3 and 4, Block 2, Ridge at Whispering Creek to construct a single-family residence across the common lot line. Public Works has reviewed the application and has no issues.

Applicant Jeff Copeland was present for questions. He stated he currently lives on Lot 5 and had purchased Lot 4 for privacy purposes. He recently purchased Lot 3 and decided to combine it with Lot 4 in order to build a larger residence and sell the single-family home that he currently occupies.

Vice-Chairman Shindel made a motion to approve SSLC-633 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. Shelton, aye; Mr. Parsons, aye; Mr. Shindel, aye; Mr. Askew, aye. The motion carried 6-0-0.

6. **Director's Report**

City Planner Bates briefly touched on the results of a forum held on May 2, 2016 with the owners of downtown properties lying in the proposed downtown overlay district. City Planner Bates advised that the Planning Commission may be hearing the proposed zoning change overlay if the process moves forward.

7. **Adjournment**

There being no other items, the meeting was adjourned at the noted time of 4:41 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 486

TO: Planning Commission Members

DATE: August 10th, 2016

CASE: SSZ-486: RS-3 (Residential Single-Family) to RS-4 (Residential Single-Family) for the development of a Single-Family Subdivision.

LOCATION: East of the Southeast Corner of 129th W. Ave. and W. 51st St., legally described as BEG 796E & 693.90S NWC NW TH S689.60 SE 461.83 E352.43 N1604.66 W288.08 S498.61 SW459.66 POB SEC 34 19 11 19.828 ACS

BACKGROUND AND HISTORY:

The applicant is proposing to rezone approximately 19.828+/- acres of property from RS-3 (Residential Single-Family) to RS-4 (Residential Single-Family). The property is generally located East of the Southeast Corner of 129th W. Ave. and W. 51st St.

The City's Comprehensive plan map designates this area as Low Intensity Residential (**See Attachment**). Low Intensity Residential as defined by the existing Comprehensive Plan calls mainly for the development of Single-Family Development in all RS (Residential Single-Family) zoning categories and densities. The property to the east is zoned RS-3 (Residential Single-Family), to the west and south is zoned AG (Agricultural), and property to the north is zoned RS-3 with the Property to the northwest zoned CS (Commercial Shopping).

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 applicant is proposing to rezone the property to RS-4 to allow for a development that will yield a higher number of homes to help offset the cost of development and make the project doable. This development was originally planned to have 78 lots for development. The rezoning from RS-3 to RS-4 would allow for 50' wide lots to be developed as opposed to 60' that would have a 20' front setback, 20' rear setback, and 5' side yards. While the zoning would allow for 50' wide lots the developer is proposing the minimum lot to be 54' wide. By doing this the developer would yield an additional 9 lots out of the project (87 total, 9 more than previously contemplated). Additionally, there will be a variety of lots sizes throughout the development with some at 60' wide or larger which is what RS-3 currently allows. Below is a breakdown of the lots sizes proposed:

Number Of Lots	Width Of Lots	Percentage Of Development
49	54'	56.3%
15	54' to 60'	17.2%
9	60'	10.4%
14	60' +	16.1%
Total: 87		100%

There is often times a concern over the size of home that can built on a RS-4 zoned lot. As shown by the chart above there is flexibility within the size of lots proposed in this development. Additionally, the developer has provided examples (**see attached**) of 4 different models and floor plans that are anticipated to be built in the subdivision (not exclusively these plans only). These plans vary in size from 1,303sf to 2,308sf. These homes are compatible with the size of homes that are directly adjacent to the proposed subdivision in Stone Villa Phase I. Attached (**see packet**) you will find a size comparison to the 18 directly adjacent homes. This comparison shows the largest home to be 1,924sf, the smallest to be 1,227sf, with the average home size being 1,720sf.

The proposed rezoning would be in alignment with the City of Sand Springs Comprehensive Plan. Additionally, surrounding land uses being developed as residential single-family and proposed for commercial development would support RS-4 (Residential Single-Family) zoning. The application would not be detrimental or otherwise harmful to the surrounding property owners.

Staff recommends **Approval** of the rezoning request from RS-3 (Residential Single-Family) to RS-4 (Residential Singe-Family).

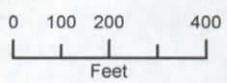


Subject Tract

 **Subject Tract**

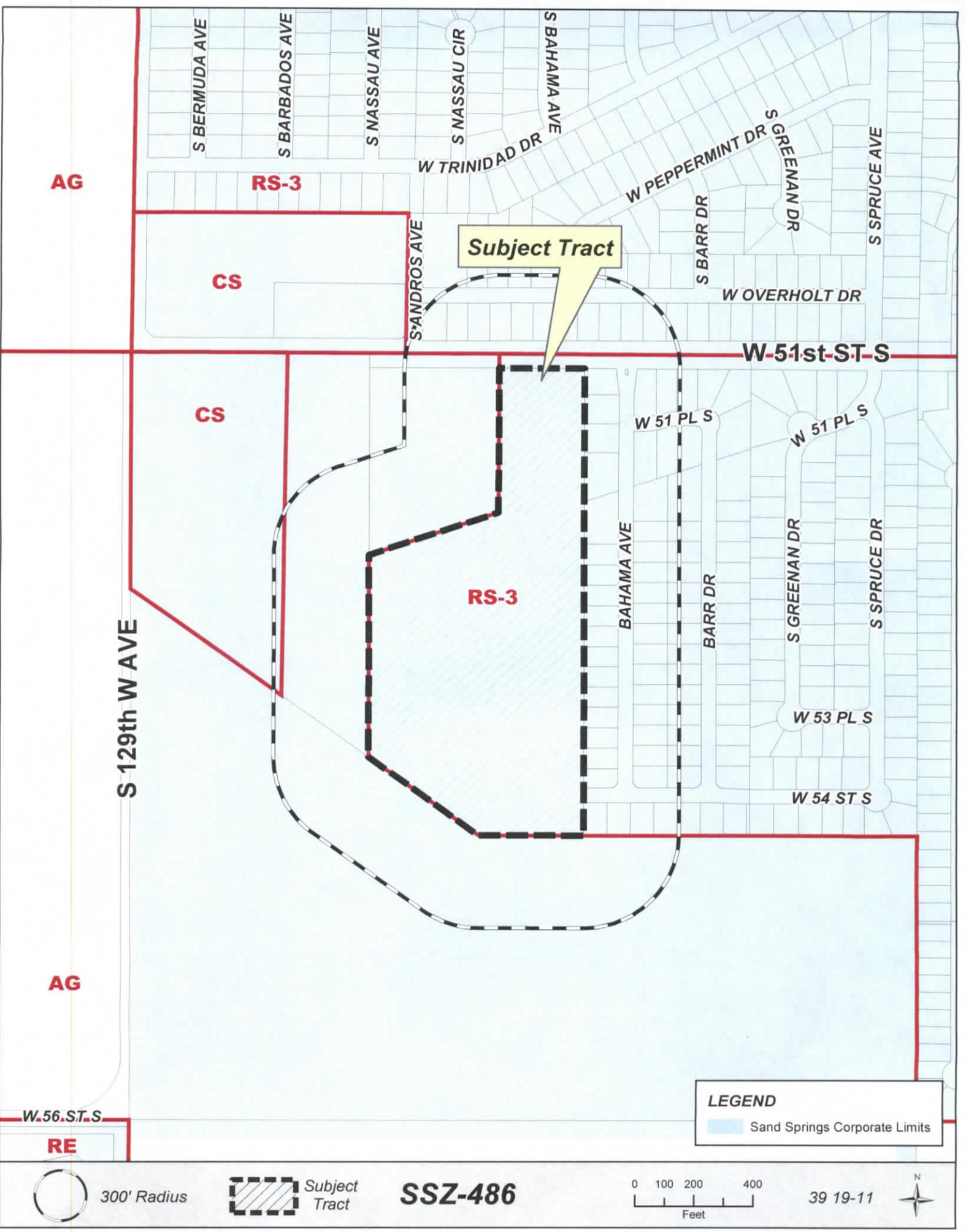
Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: February 2016

SSZ-486



39 19-11





AG

RS-3

CS

CS

Subject Tract

RS-3

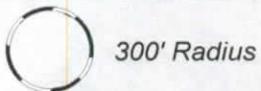
AG

W 56th ST S

RE

LEGEND

Sand Springs Corporate Limits

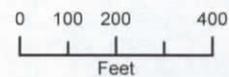


300' Radius



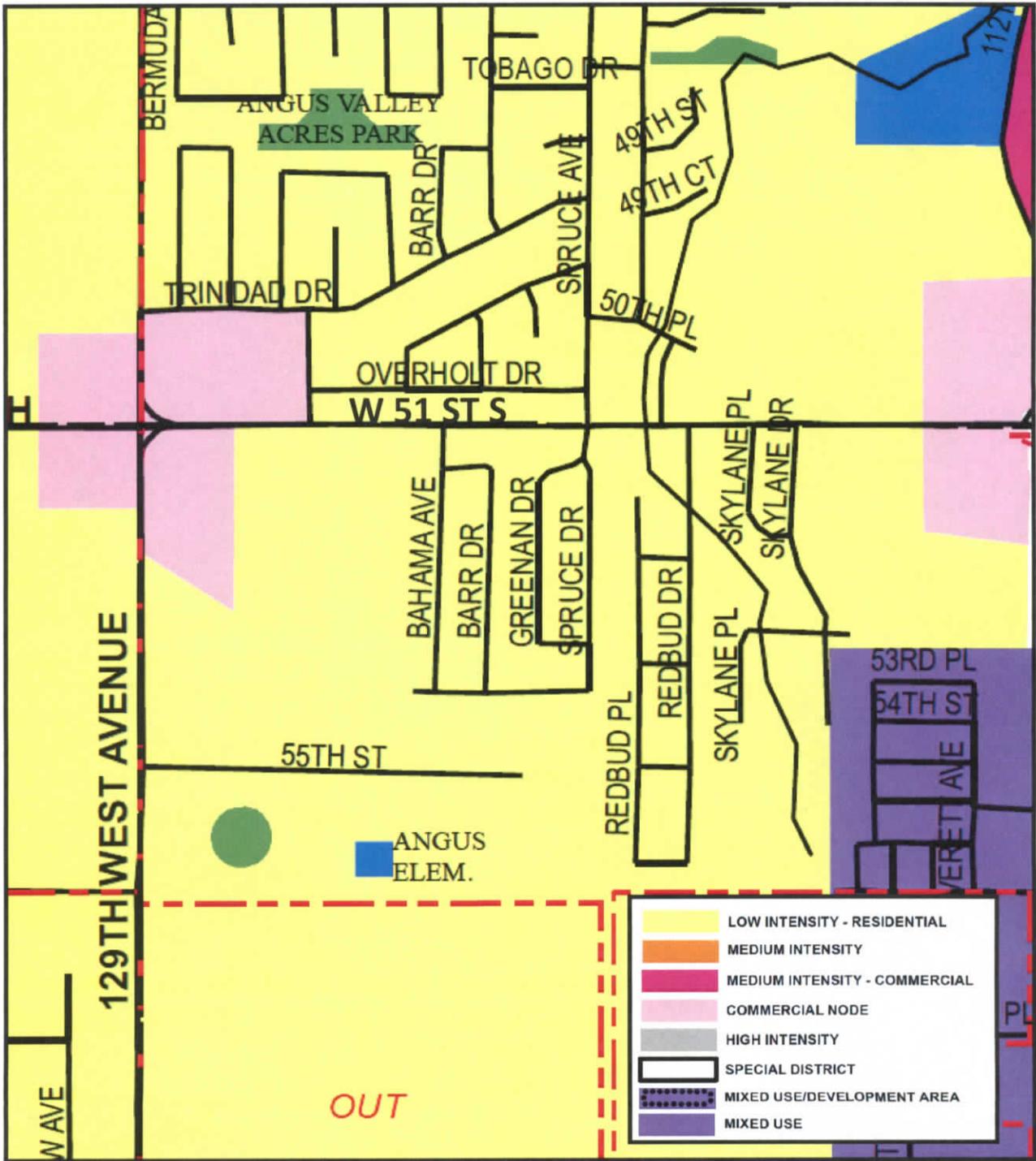
Subject Tract

SSZ-486



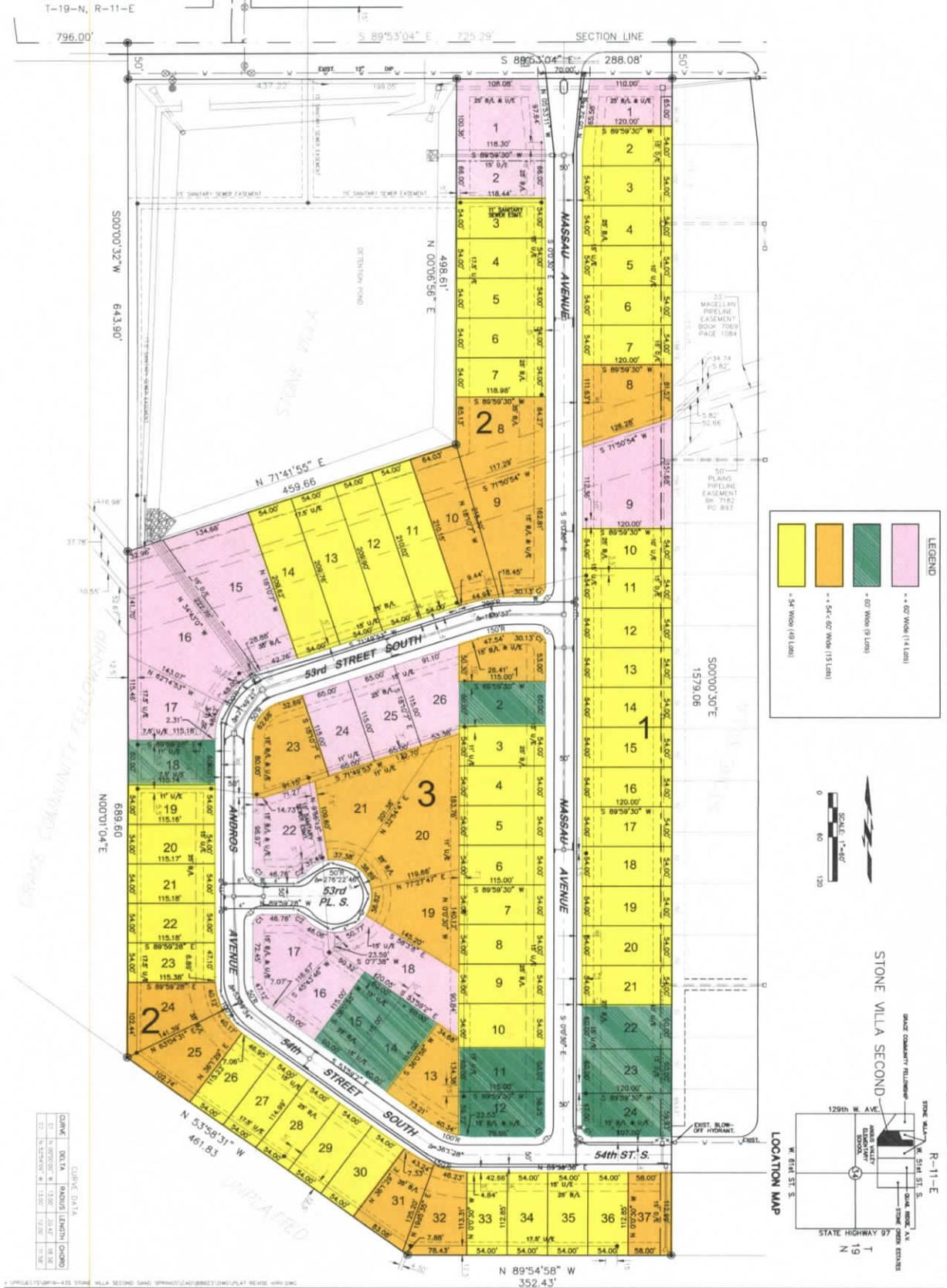
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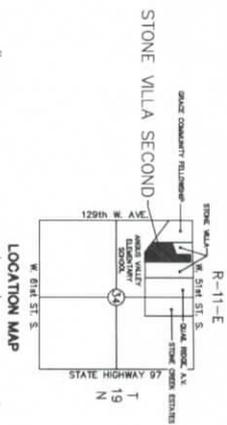
SSZ-486
 Comprehensive Plan Map





LEGEND

- 67'x108' (11 Lot)
- 67'x108' (15 Lot)
- 67'x108' (9 Lot)
- 67'x108' (11 Lot)



CRANE DATA

CRANE	DELTA	RADIUS	LENGTH	CHORD
C1	N 07°00'00" W	17.00'	53.43'	18.32'
C2	N 27°00'00" W	12.00'	32.00'	11.36'

REVISIONS

NO.	DATE	REVISIONS

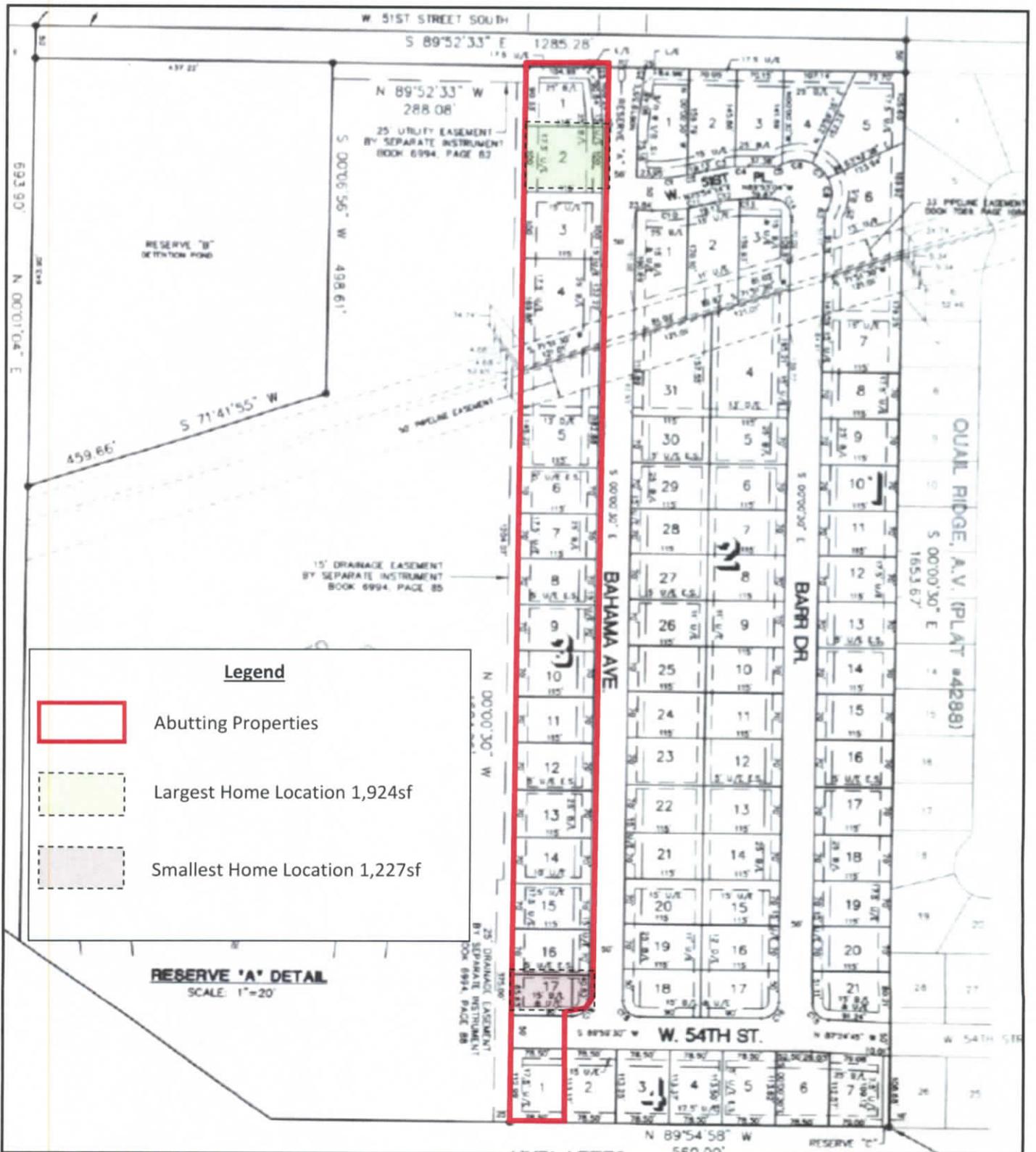
STONE VILLA SECOND

LOT EXHIBIT

SAND SPRINGS, TULSA COUNTY, OKLAHOMA

CONWAY GROUP ENGINEERS

1117 N. TULSA AVENUE, SUITE 210
 SAND SPRINGS, OKLAHOMA 74073
 PHONE: (918) 251-1111
 FAX: (918) 251-1112
 WWW.CONWAYENGINEERS.COM



Legend



Abutting Properties



Largest Home Location 1,924sf



Smallest Home Location 1,227sf

RESERVE 'A' DETAIL
SCALE: 1"=20'

QUAL RIDGE, A.V. (PLAT #4298)
S 00°00'30" E 1653.67'

BAHAMA AVE

BARR DR

W. 54TH ST.

25 DRAINAGE EASEMENT
BY SEPARATE INSTRUMENT
BOOK 6994, PAGE 88

15' DRAINAGE EASEMENT
BY SEPARATE INSTRUMENT
BOOK 6994, PAGE 85

25 UTILITY EASEMENT
BY SEPARATE INSTRUMENT
BOOK 6994, PAGE 87

33 PIPELINE EASEMENT
BOOK 1061, PAGE 1064

NO PIPELINE EASEMENT

W 51ST STREET SOUTH
S 89°52'33" E 1285.28'

N 89°52'33" W
288.08'

S 00°06'56" W 498.61'

S 71°41'55" W

RESERVE "B"
DETENTION POND

693.90' N 00°01'04" E

N 89°54'50" W

RESERVE "C"

Abutting Stone Villa Phase I Homes

	Address	Lot, Block	Home Square Footage
1.	5102 S. Bahama Ave.	Lot 1, Block 3	1,833sf
2.	5106 S. Bahama Ave.	Lot 2, Block 3	1,924sf (Largest)
3.	5110 S. Bahama Ave.	Lot 3, Block 3	1,910sf
4.	5114 S. Bahama Ave.	Lot 4, Block 3	1,632sf
5.	5204 S. Bahama Ave.	Lot 5, Block 3	1,882sf
6.	5210 S. Bahama Ave.	Lot 6, Block 3	1,860sf
7.	5214 S. Bahama Ave.	Lot 7, Block 3	1,963sf
8.	5218 S. Bahama Ave.	Lot 8, Block 3	1,457sf
9.	5222 S. Bahama Ave.	Lot 9, Block 3	1,907sf
10.	5226 S. Bahama Ave.	Lot 10, Block 3	1,800sf
11.	5302 S. Bahama Ave.	Lot 11, Block 3	1,462sf
12.	5306 S. Bahama Ave.	Lot 12, Block 3	1,509sf
13.	5310 S. Bahama Ave.	Lot 13, Block 3	1,517sf
14.	5314 S. Bahama Ave.	Lot 14, Block 3	1,917sf
15.	5318 S. Bahama Ave.	Lot 15, Block 3	1,757sf
16.	5322 S. Bahama Ave.	Lot 16, Block 3	1,587sf
17.	5326 S. Bahama Ave.	Lot 17, Block 3	1,227sf (Smallest)
18.	606 W. 54 th St. S.	Lot 1, Block 4	1,829sf
Total			30,973sf
Average			30,973/18= 1,720.72sf

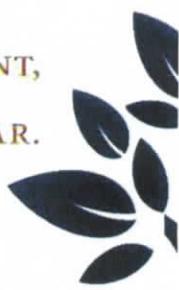


—THE—
DENVER
www.capitalhomes.com



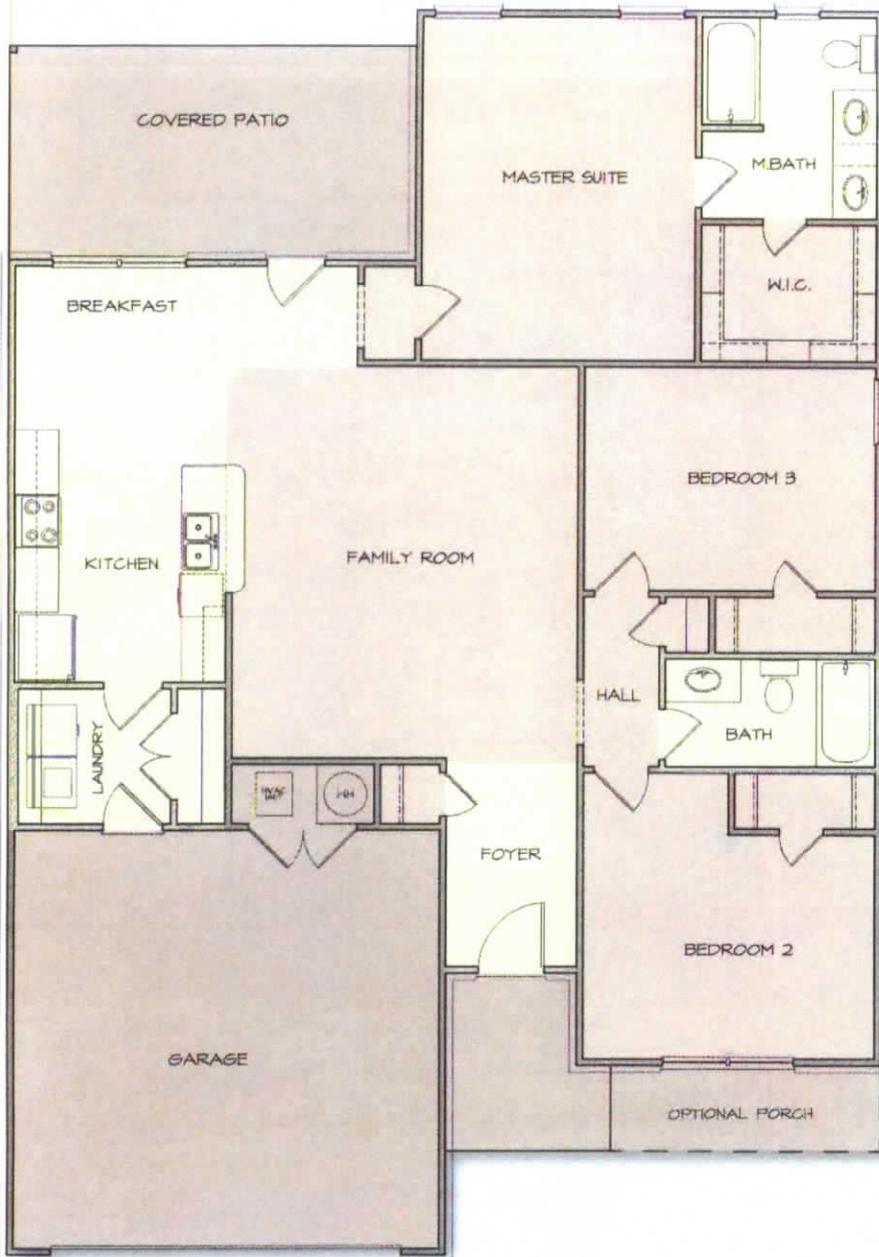
Drawings are artistic renderings only. Actual home and floor plan may vary from rendering and community. HERS rating shown is the best certified rating obtained for this plan.

AT CAPITAL HOMES, WE ARE COMMITTED TO BUILDING HIGH QUALITY, ENERGY-EFFICIENT HOMES THE RIGHT WAY, AT THE RIGHT PRICE. EVERY CAPITAL HOMES IS BUILT TO THE HIGHEST STANDARD AND IS THIRD PARTY VERIFIED TO CONSERVE RESOURCES, PRESERVE THE ENVIRONMENT, AND DELIVER ENERGY SAVINGS MONTH AFTER MONTH, YEAR AFTER YEAR.



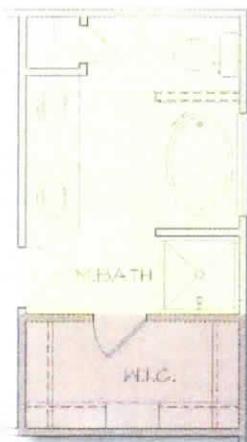
THE DENVER

FLOOR PLAN



SQUARE FOOTAGE	1539
BEDROOMS	3
BATHROOMS	2
HERS RATING	63

MASTER BATH OPTION



POPULAR UPGRADES

- Additional patio space
- Four and six foot garage extensions
- Three car garage
- Engineered hardwood flooring
- Premium appliances and fixtures
- Exterior design options
- Ask a Capital Homes representative about more options



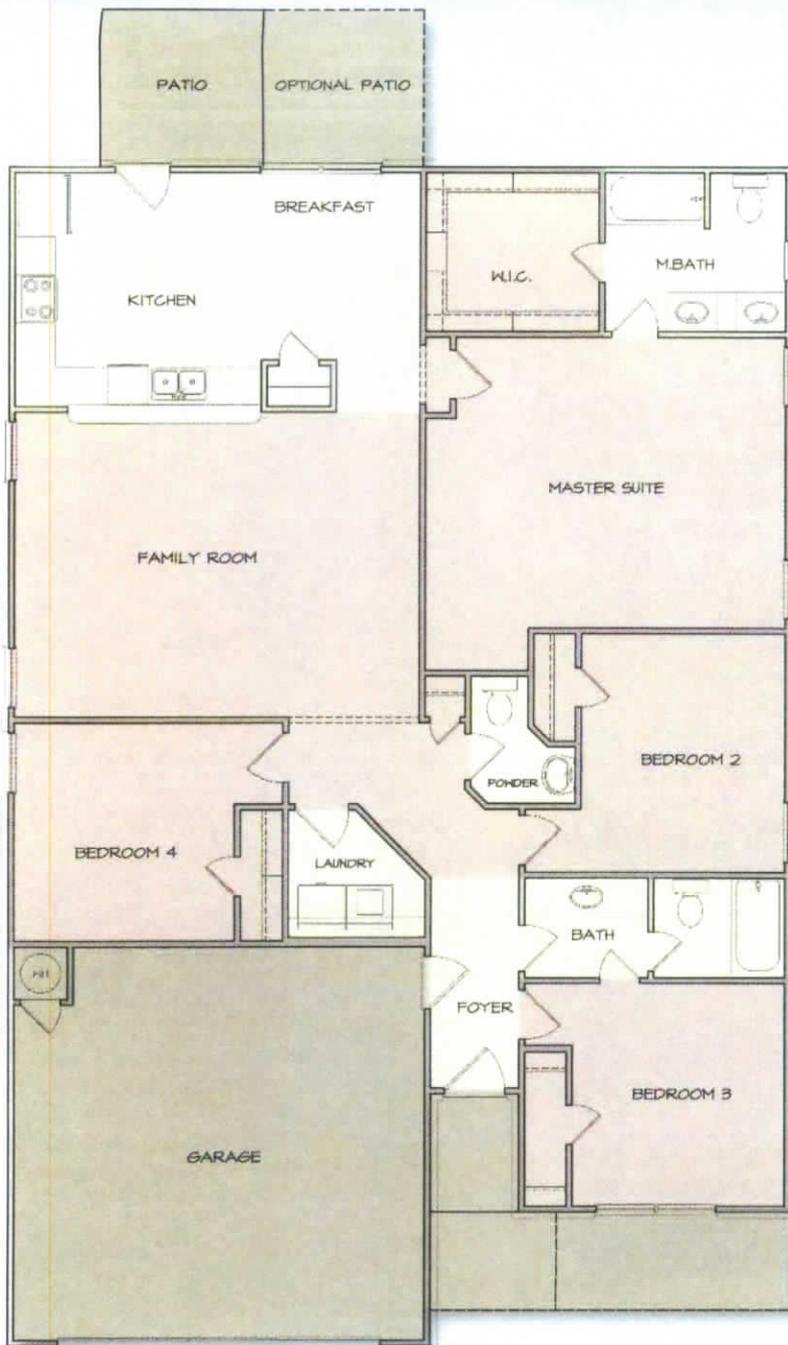
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TAHOE A
www.capitalhomes.com



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THE
TAHOE A
FLOOR PLAN

SQUARE FOOTAGE	1818
BEDROOMS	4
BATHROOMS	2.5
HERS RATING	64

MASTER BATH OPTION



POPULAR UPGRADES

- Additional patio space
- Four and six foot garage extensions
- Three car garage
- Engineered hardwood flooring
- Premium appliances and fixtures
- Exterior design options
- Ask a Capital Homes representative about more options

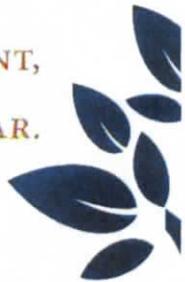


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MAGNOLIA
www.capitalhomes.com

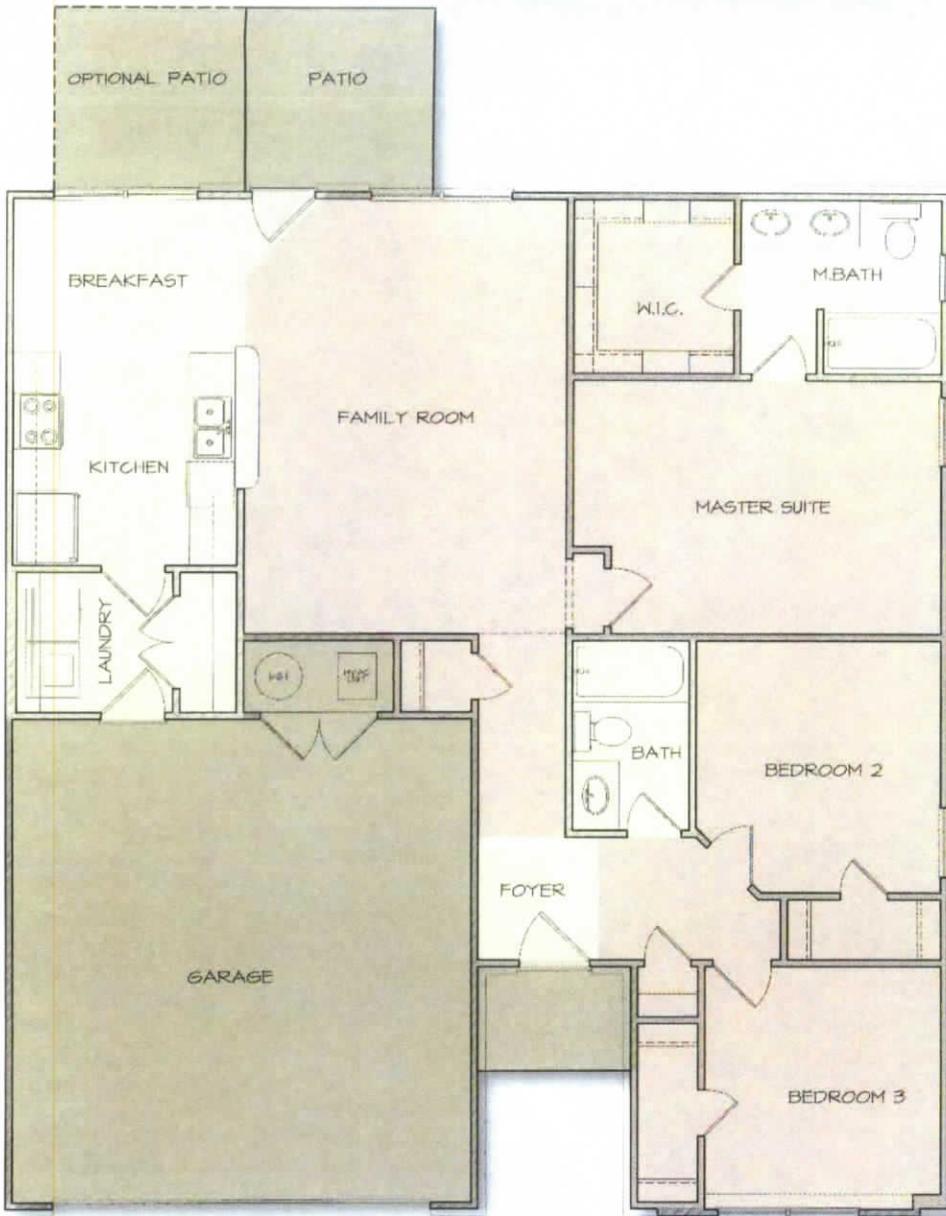


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THE MAGNOLIA FLOOR PLAN



SQUARE FOOTAGE	1303
BEDROOMS	3
BATHROOMS	2
HERS RATING	64

MASTER BATH OPTION



POPULAR UPGRADES

- Additional patio space
- Four and six foot garage extensions
- Three car garage
- Engineered hardwood flooring
- Premium appliances and fixtures
- Exterior design options
- Ask a Capital Homes representative about more options



— THE —
VERMONT
www.capitalhomes.com

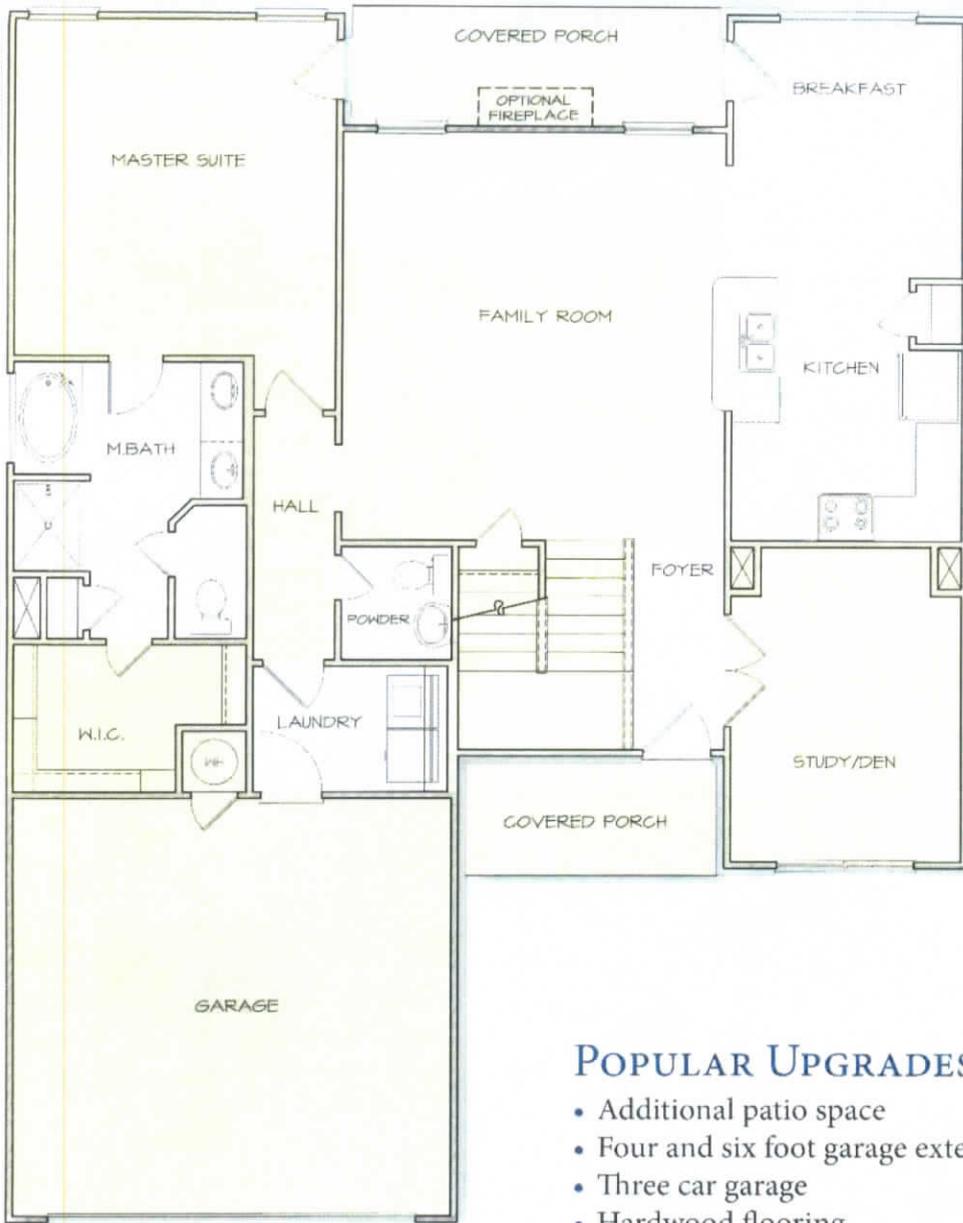


Drawings are artistic renderings only. Actual home and floor plan may vary from rendering and community. HERS rating shown is the best certified rating obtained for this plan.

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THE VERMONT FLOOR PLAN

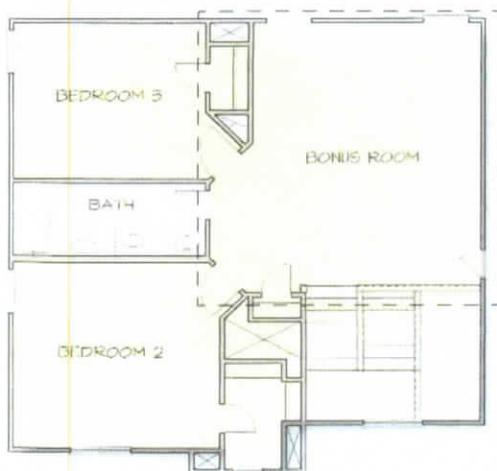


SQUARE FOOTAGE	2308
BEDROOMS	3 - 5
BATHROOMS	2.5 - 3.5
HERS RATING	57

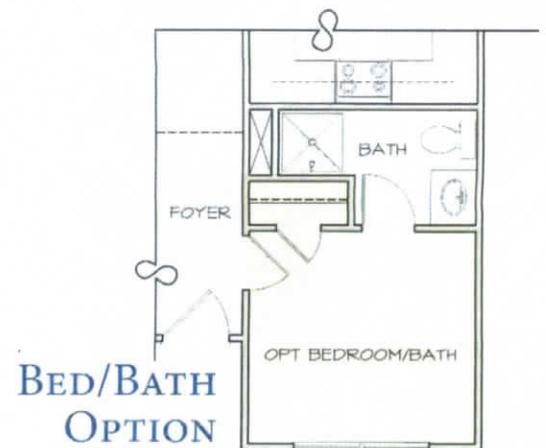
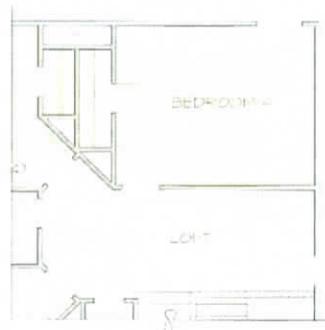
POPULAR UPGRADES

- Additional patio space
- Four and six foot garage extensions
- Three car garage
- Hardwood flooring
- Premium appliances and fixtures
- Exterior design options
- Ask a Capital Homes representative about more options

SECOND LEVEL



SECOND LEVEL OPTION



CITY OF SAND SPRINGS

REZONING APPLICATION

SSZ-486
STR 34-19N-11E

Present Zoning RS-3 Requested Zoning RS-4

Present Use Vacant Requested Use Single Family Homes

Legal Description of Property to be Rezoned:

BEG 796E & 693.90S NWC NW TH S689.60 SE 461.83 E352.43 N1604.66 W288.08 S498.61 SW459.66 POB SEC 34 19 11 19.828ACS

Tract Acreage: 19.82

General Location/Address: East of the Southeast corner of 129th W. Ave. & W. 51st St

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? No

Advertising and Sign charges are billed to: Capital Homes Residential Group, LLC

12150 E. 96 St. North, Suite 202, Owasso, OK 74055 (918) 376-6522
ADDRESS PHONE

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

Signed: David E. Charney, man. Phone: (918) 376-6522

Address: 12150 E. 96 St. North, Suite 202, Owasso, OK 74055

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

Application Received On: 7/5/16 By: CW

Planning Commission Hearing Date: 8/15/16

PLANNING COMMISSION RECOMMENDATION: _____ VOTE: _____
Conditions? _____

City Council Hearing Date: 8/22/16
CITY COUNCIL ACTION: _____ VOTE: _____

ORDINANCE NO. _____



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: August 9th, 2016

SUBJECT: SSL-634, Part of Lot Two (2), Block One (1), Limestone Center (Section 23, Township 19 North, Range 11 East), a proposed Lot-Split to create two new tracts, Located at 3817 S. 113th W. Ave.

The property is zoned CG (Commercial General) and is generally located at 3817 S. 113th W. Ave., Sand Springs, OK. This property is directly south of Coldwell Banker Select and northwest of Braums.

The applicant is Thomas "Casey" Loper. The proposal will divide the existing .59 acre tract into 2 parcels creating Tracts A & B. Tract A will be .29 acres and Tract B will be .30 acres.

The applicant plans to utilize one tract for office space to relocate his existing business and the other may be sold or developed out as commercial or office rental space. The properties underlying zoning already allows for both Commercial and Office Uses as defined by the Sand Springs Zoning Code. The proposed lots meet the requirements for Bulk and Area set forth in the City of Sand Springs Zoning Code for a CG zoning district.

Each lot if approved would be subject to the guidelines of the City Zoning Code, Building Code, and other City required provisions or codes.

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

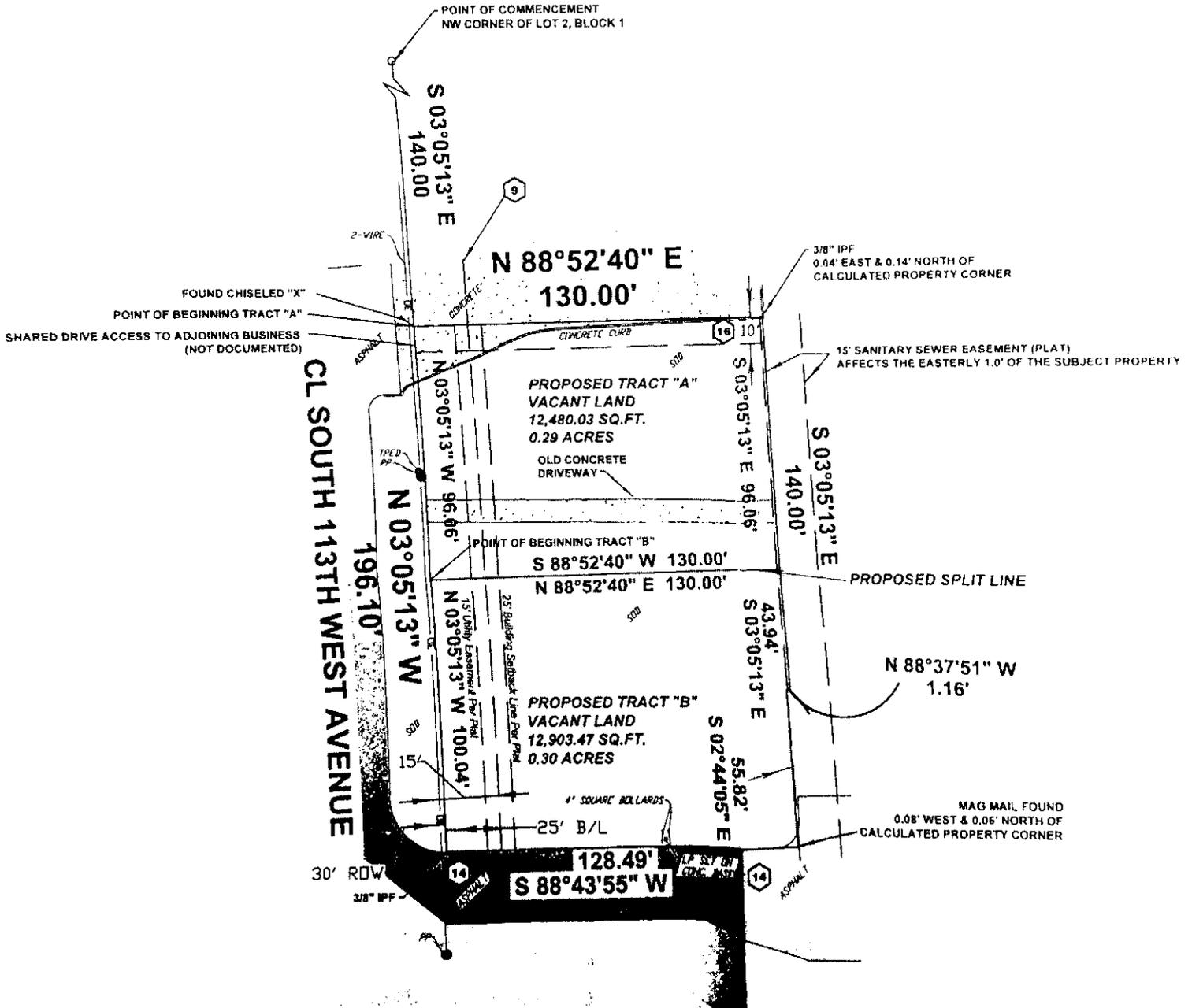
Planning staff recommends **APPROVAL** of Lot Split SSL-634.

Attachments:

Legal Descriptions
Survey Exhibits

LOT SPLIT EXHIBIT

3817 S. 113TH W. AVENUE



PARENT TRACT LEGAL DESCRIPTION AS PROVIDED

A PART OF LOT TWO (2), BLOCK ONE (1), LIMESTONE CENTER, A RESUBDIVISION OF PART OF LOT 6 AND ALL OF LOTS 7, 8, 9 AND 10, BLOCK 2, OF THE RESUBDIVISION OF LOTS 4 THRU 13, BLOCK C, GARDEN HEIGHTS ADDITION TO THE CITY OF SAND SPRINGS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE S 03°05'13" E ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING; THENCE N 88°52'40" E, A DISTANCE OF 130.00 FEET; THENCE S 03°05'13" E A DISTANCE OF 140.00 FEET; THENCE N 88°37'51" W A DISTANCE OF 1.16 FEET; THENCE S 02°44'05" E A DISTANCE OF 55.82 FEET; THENCE S 88°43'55" W A DISTANCE OF 128.49 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2; THENCE N 03°05'13" W ALONG SAID WEST LINE OF LOT 2 A DISTANCE OF 196.1 FEET TO THE POINT OF BEGINNING.

PHYSICAL ADDRESS: 3817 SOUTH 113TH STREET, SAND SPRINGS, OKLAHOMA

PROPOSED TRACT "A" LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF LOT TWO (2), BLOCK ONE (1), LIMESTONE CENTER ADDITION TO THE CITY OF SAND SPRINGS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 03°05'13" EAST ALONG THE WEST LINE OF LOT 2 A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°52'40" EAST 130.00 FEET; THENCE SOUTH 03°05'13" EAST 96.06 FEET; THENCE SOUTH 88°52'40" WEST 130.00 FEET TO A POINT ON THE WEST LINE OF LOT 2; THENCE NORTH 03°05'13" WEST ALONG SAID WEST LINE A DISTANCE OF 96.06 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS SQUARE FEET OR ACRES.

PROPOSED TRACT "B" LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF LOT TWO (2), BLOCK ONE (1), LIMESTONE CENTER ADDITION TO THE CITY OF SAND SPRINGS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 03°05'13" EAST ALONG THE WEST LINE OF LOT 2 A DISTANCE OF 236.06 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°52'40" EAST 130.00 FEET; THENCE SOUTH 03°05'13" EAST 43.94 FEET; THENCE NORTH 88°37'51" WEST 1.16 FEET; THENCE SOUTH 02°44'05" EAST 55.82 FEET; THENCE SOUTH 88°43'55" WEST 128.49 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2; THENCE NORTH 03°05'13" WEST ALONG SAID WEST LINE A DISTANCE OF 100.04 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS SQUARE FEET OR ACRES.

SSL-634

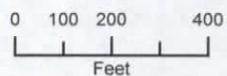


Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: February 2016



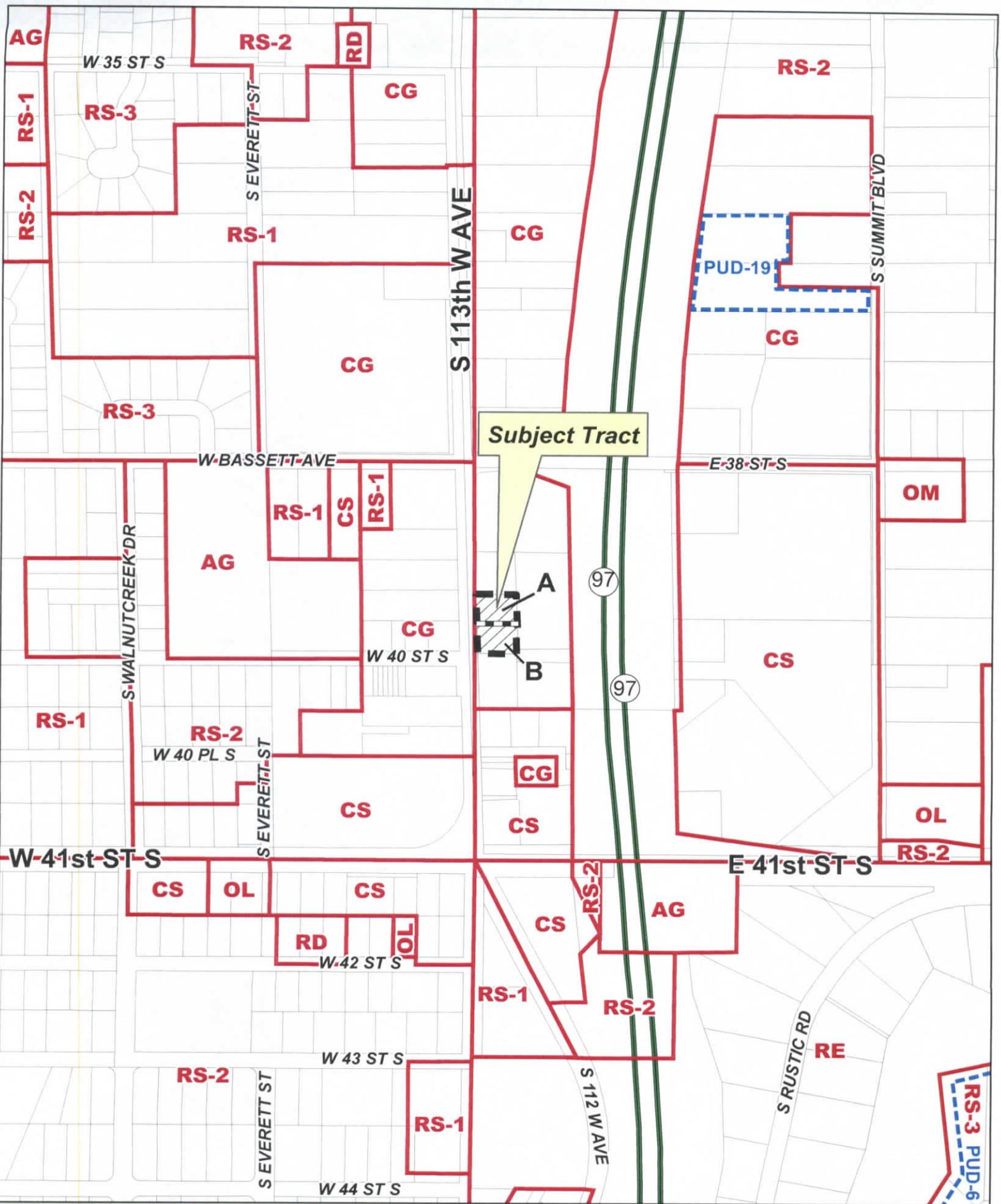
Subject Tract

SSL-634



23 19-11





Subject Tract

A
B

300' Radius

Subject Tract

SSL-634

0 100 200 400
Feet

23 19-11





CITY OF SAND SPRINGS

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

August 10th, 2016

STAFF RECOMMENDATION

TEAL RIDGE: **Preliminary Plat – East of South 89th Ave.
and ¼ Mile South of West 41st Street**

The applicant is proposing a Preliminary Plat of 115 homes on 97.55 acres located East of South 89th Ave. and ¼ Mile South of West 41st Street. The plat contains 5 Blocks, 2 Reserves, and dedicated street right-of-way. A large lot, detached single-family subdivision is being proposed.

The subject property was part of a larger Annexation request that was approved by the City Council on July 27th, 2015. A subsequent Rezoning Application was filed to rezone 97.55 acres from AG (Agricultural) to RE (Residential Estate). This request was heard by the Sand Springs Planning Commission on Dec. 15th, 2015 and recommended to the City Council for Approval. The City Council approved the rezoning request on Jan. 11th, 2016. The Sand Springs Board of Adjust approved a Variance to the Sand Springs Zoning Code, Section 5.04A, Table 3, Bulk and Area Requirements in Residential Districts, to allow lot sizes to be developed at a minimum of 21,800sf, a reduction of 2,200 sf, from the required 24,000 sf required lot size in a RE (Residential Estate) district (SSBOA-710) on March 21st, 2016.

There is city water to the tract. The tract is not being served by public sewer at this time and will utilize aerobic systems per DEQ Standards. This subdivision will also adhere to the Section 4.10 of the Sand Springs Subdivision Regulations where as establishing and assessing a Park and Recreation Fee as defined in said section. The Technical Advisory Committee considered the item on August 4th, 2016.

TAC Summary is as follows:

SS Fire: 2 Points of Access need to be maintained, even if Knox Box and gate are on 81st W. Ave. entrance

Recommends 96' Diameter Turning Radius. However, 76' Diameter has been the standard and would be allowed with restrictive covenant against on street parking in the Cul-de-sac's and posted signage of no parking on street at entries to cul-de-sac's to be

installed along with standard stop sign. (*Street Parking would then be enforceable by the City of Sand Springs should it be a problem*)

Hydrant locations have been reviewed and comments returned to the engineer for the project.

Tulsa County:

Concerned with access onto 81st W. Ave. Street is substandard and may not be adequate for heavy traffic loads. Currently there are no plans to improve the road or widen.

Would like to see an access easement granted by the abutting property owner to the South that the roadway alignment will encroach through.

Recommended additional stub streets to the South and West for future growth and development.

SS Engineering:

Add waterline easements to Plat.

Dimensions all lot lines.

Add drainage easements outside of ROW to Plat.

Can square off property lines at 90 degree intersections if you choose to and maintain turning 25 min. degree radius in street construction.

Consider renaming streets that are duplicates of others in Sand Springs.

Discussed radius of cul-de-sac's to match street r/w width for uniformity. Typical all previous subdivisions.

City could add/delete/move easements per receipt and review of revised construction drawings.

AEP/PSO:

Need overhead lines on West and South boundaries of the subdivision.

Need 5' clearance for front UE beyond platted Drainage Easements. Might consider a 25' Front UE.

ONG:

Project will be served from 41st Street. Extension will be done from near Nation Guard Facility.

Provide a finalized layout that is not anticipated to change.

Acquire offset easement along entry roadway.

Identify easements through/across Reserve Areas (specifically Reserve Area "A").

SS Public Works:

Specific considerations for Roadway Lighting (discussed with PSO and AAB afterwards).

Amend DOD Section F to dedicate Reserve Areas to HOA not to the Public. Also expand Reserve Definition to mention and include Reserve Area "B" or add additional reference to Reserve Area "B".

AT&T:

Serviced from front of lots. Include Front Easements.

Service will be extended from 41st and be fiber. Notify if that will not work.

Provide Utility Plan once info from additional utility providers is received.

It is Staff's determination that one modification to the Subdivision Regulations is being requested (see Section 1.11, of the Subdivision Regulations for procedure for modifications).

The requested modification is as follows:

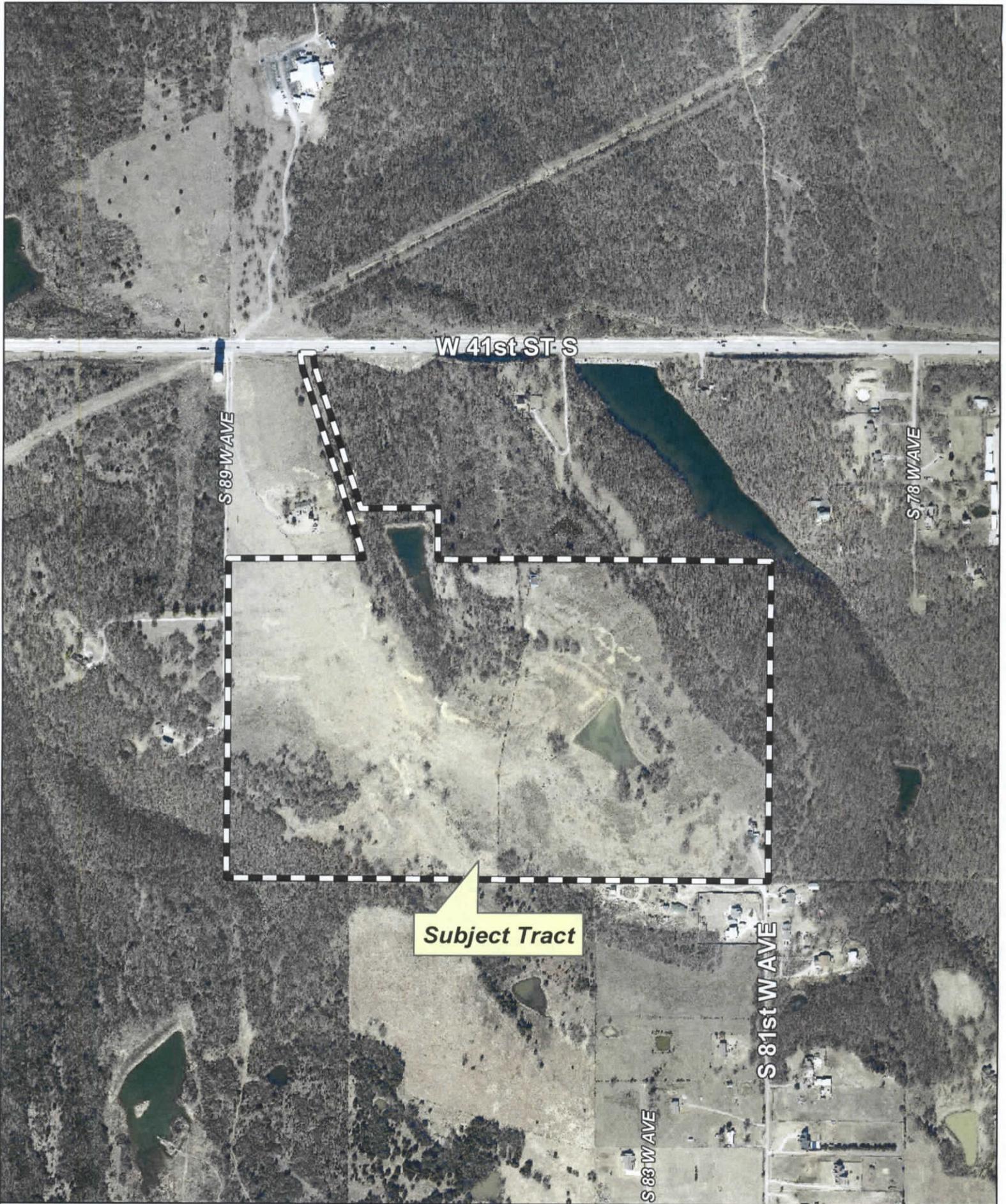
- 1) The Major Street and Highway Plan designates 81st W. Ave. as Secondary Arterial Street. (see Section 4.2.1, page 4-2). The applicant is not proposing a street along the east side of the subdivision which is the west side of the section line.

Because of the low-density of the proposed development, the topographic conditions and the proposed street patterns Staff recommends **APPROVAL** of the following requested modifications:

- 1) The request to not provide a Secondary Arterial Street along the East boundary of the proposed development.

Staff further recommends **APPROVAL** of the Preliminary Plat subject to the

- 1) All other requirements of the Subdivision Regulations shall be met.
- 2) And all TAC conditions being satisfied by written release letters from the appropriate entity.



W 41st ST S

S 89 W AVE

S 78 W AVE

Subject Tract

S 81st W AVE

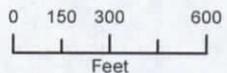
S 83 W AVE



Subject Tract

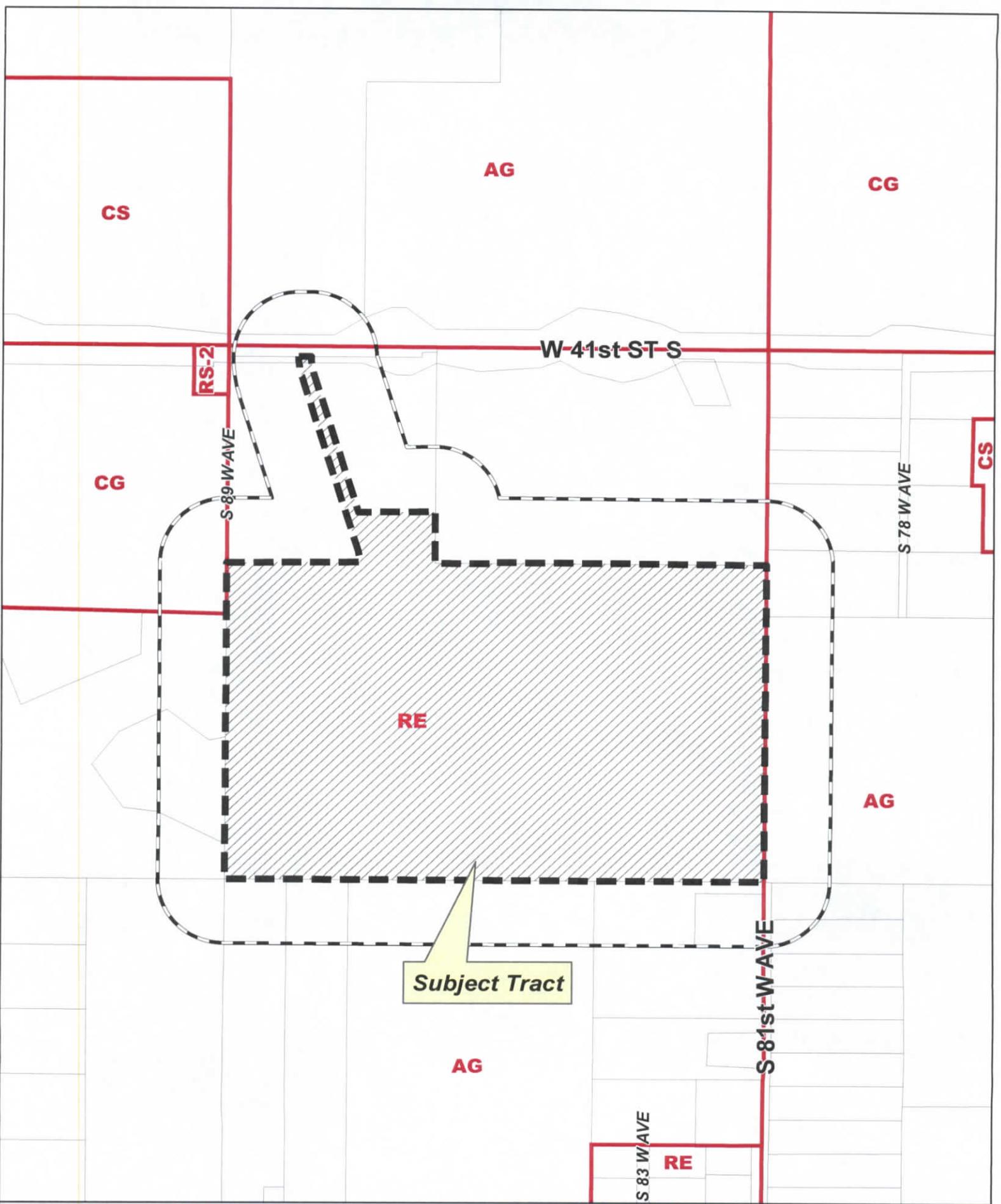
Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2014

Teal Ridge



19-11 25



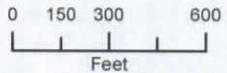


300' Radius



Subject Tract

Teal Ridge



19-11 25



March 1, 2016

To The City of Sand Springs
Mike Burdge, Mayor
Elizabeth Gray, City Manager
Planning Commission

Dear Sirs:

We are writing this letter to present concerns about the residential development that is being platted at this time at 8600 W. 41st Street. As the owners of the property to the west of this planned development, we wish to bring to your attention our water line and road access concerns.

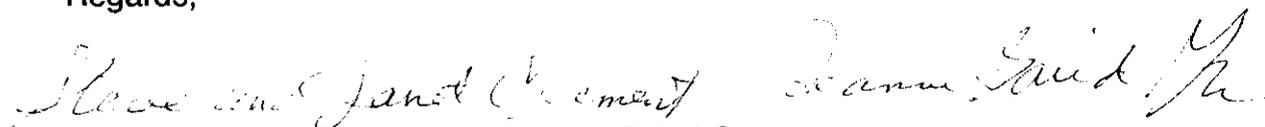
We are assuming the new water line for this development will not only be much larger than our private lines, but will likely be dug in the same utility easement. If it is feasible, we would request our water meters be moved closer to our property in order to connect with the new line. Moving the meters would solve the problems we and the City of Sand Springs have experienced in the past twenty-five years. The meters would be out of the way of large trucks running over the meters and the ugly, yellow barricades could be removed.

Our second concern is the road access to our property. The building of these new homes brings the potential for development to our property as well. If a road stub to our property could be integrated into the plat, we would be able to abandon the dangerous entrance at the old water tower. The entrance at the old water tower has been the site of several car wrecks as the westbound traffic does not have enough line of site to either stop or change lanes. In the future, we may desire to sell our renegade development to someone who could develop our property. Without the new road access, the potential for additional development is diminished as we do not have a permanent easement to our property.

Jack Brotton has listed his zoned commercial property located adjacent to the north of our property on which our road easement is located. The consequences of this sale could impact the access to our property for future development.

We are asking that the City of Sand Springs consider these issues.

Regards,


Steve and Janet Clement and Jeanne Saied Groeneman

DATE APPLIED: 7/29/11

SAND SPRINGS PLANNING COMMISSION

APPLICATION FOR **PRELIMINARY** PLAT REVIEW AND APPROVAL

NOTE: The fee for this application is \$200.00. Ten (10) folded copies of the plat and one 11"x17" copy, three (3) copies of Construction Plans & Drainage Study and an electronic copy (pdf) to the Planning Department by the stated cut-off date. The Technical Advisory Committee will review the Preliminary Plat prior to submission to the Planning Commission.

Meeting Dates: TAC PC PB

SUBDIVISION NAME: Teal Ridge

GENERAL LEGAL DESCRIPTION OR LOCATION OF TRACT: E of S 89th Ave ±1/4 mile S of W 41st ST
Sec 25 T 19 R 11

CITY LIMITS ? Y N or partly inside, partly outside ? Y N

ACRES 97.55 LOTS 115 BLOCKS 5 AVERAGE SIZE 28,120 SF

Present Use of Tract: Vacant Proposed Use: Residential Present Zoning: RE Proposed Zoning: RE

Water: City Main () Well () Other:

Sanitation: () City Sewer Septic () Disposal Plant () Lagoon

Streets: () Portland Cement Concrete Asphaltic Concrete () Other

APPLICANT'S NAME: AAB Engineering, LLC
CIRCLE ONE: (Owner) (Developer) (Engineer) (Surveyor) (Attorney)

Address: 200 N Mckinley Sand Springs, OK 74063

Phone Numbers: (w) 918/514-283 (cell) _____ (pg) _____ (fax) 918/514-4288

* Send Bill To: AAB Engineering, LLC

Planning Commission Recommendation: _____ VOTE: _____ DATE: _____



CITY OF SAND SPRINGS

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

STAFF REPORT

TO: Planning Commission
FROM: Brad Bates, City Planner
DATE: August 9th, 2016
SUBJECT: SSAC-4 Alternative Compliance to Landscaping – 2 E. 41st St.

Request

QuikTrip Corporation has requested consideration of an alternative landscape plan for their store at 2 E. 41st St., Sand Springs. This store will be removed and a newer model will be built. The current store faces east with the fuel canopy along the frontage of Hwy 97.

The new configuration will involve removal of the current building and pump island. The new store will back up to newly constructed Retaining wall on the south side of the property and face toward the north (41st St.), with a new expanded pump island on the north side of the property. There will be two driveways off Hwy 97, one off of 41st St., and one off of Sapulpa Rd. (S. 112th W. Ave.). The site plan shows this new configuration.

Discussion

Sand Springs Zoning Code Landscape Requirements are spelled out in Chapter 11. Translating those requirements to this particular lot shows the following.

LANDSCAPE AREA SUMMARY	
LANDSCAPE AREA (TOTAL LOT AREA: 108,560 SF)	
REQUIRED:	16,284 SF (15%)
PROPOSED:	34,740 SF (32%)
STREET YARD SUMMARY *	
SAPULPA ROAD STREET YARD (TOTAL AREA: 12,112 SF)	
SAPULPA ROAD REQUIRED LANDSCAPING:	1,817 SF (15%)
SAPULPA ROAD PROPOSED LANDSCAPING:	8,906.10 SF (74%)
SAPULPA ROAD TREE REQUIREMENT (1/1500 SF):	6 TREES
SAPULPA ROAD TREES PROPOSED:	6 TREES
U.S. HWY NO. 97 STREET YARD (TOTAL AREA: 18,530 SF)	
U.S. HWY NO. 97 REQUIRED LANDSCAPING:	2,779 SF (15%)
U.S. HWY NO. 97 PROPOSED LANDSCAPING:	4,389 SF (24%)
U.S. HWY NO. 97 TREE REQUIREMENT (1/1500 SF):	3 TREES
U.S. HWY NO. 97 TREES PROPOSED:	9 TREES
W. 41ST ST. SOUTH STREET YARD (TOTAL AREA: 15,273 SF)	
W. 41ST ST. SOUTH REQUIRED LANDSCAPING:	2,291 SF (15%)
W. 41ST ST. SOUTH PROPOSED LANDSCAPING:	5,542 SF (36%)
W. 41ST ST. SOUTH TREE REQUIREMENT (1/1500 SF):	4 TREES
W. 41ST ST. SOUTH TREES PROPOSED:	14 TREES
PARKING TREE SUMMARY	
TOTAL PARKING:	73 SPACES
PARKING TREES REQUIRED (1/10 SPACES):	8 TREES
PARKING TREES PROVIDED:	8 TREES

This new site configuration does not meet Section 11.02.A.2 the 10' landscape requirement along entirety of abutting street Right-Of-Way nor does it meet Section 11.02.B.1 that for lots 2.5 acres or less that no parking space should be located more than 50' from a landscaped area containing at least 30sf with a minimum 3' diameter. However, as you can see from the above chart, the additional trees and landscaped areas provide an alternative that exceeds the Zoning Code minimums for total landscaped areas.

The Zoning Code provides for review and possible determination by the Planning Commission that the Landscape Plan, although not meeting the technical requirements of the landscape chapter, is equivalent to or better than the Landscape Requirements of the Zoning Code.

Recommendation

Staff has reviewed the proposed landscape plan for 2 E. 41st St. and recommends approval of SSAC-4, as submitted.

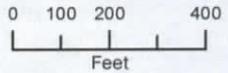


Subject Tract

 Subject Tract

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2014

SSAC-4



26 19-11



Legal Description - Tract A

A TRACT OF GROUND SITUATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 NW/4 NW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP NINETEEN (19) NORTH, RANGE ELEVEN (11) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT SIXTY-THREE AND FOURTEEN HUNDREDTHS (63.14) FEET EAST AND FIFTY (50.0) FEET SOUTH OF THE NORTHWEST CORNER OF SECTION TWENTY-SIX (26); THENCE EASTERLY ALONG A LINE PARALLEL TO THE NORTH LINE OF SECTION TWENTY-SIX (26), A DISTANCE OF TWO HUNDRED SIXTY AND EIGHTY-NINE HUNDREDTHS (260.89) FEET TO A POINT ON THE WESTERLY PROPERTY LINE OF OSH NO. 97; THENCE SOUTH $06^{\circ}15'12''$ EAST A DISTANCE OF FOUR HUNDRED TWENTY-SIX AND FOURTY-ONE HUNDREDTHS (426.41) FEET; THENCE SOUTH $83^{\circ}44'48''$ WEST A DISTANCE OF SEVENTY-NINE AND SIX HUNDREDTHS (79.06) FEET TO A POINT ON THE EASTERLY PROPERTY LINE OF A COUNTY ROAD KNOWN AS OLD HIGHWAY NO. 97; THENCE NORTH $28^{\circ}04'45.27''$ WEST A DISTANCE OF FOUR HUNDRED EIGHTY-FIVE AND NINETY-THREE HUNDREDTHS (485.93) FEET TO THE POINT OF BEGINNING.

Legal Description - Tract B

A STRIP, PIECE OR PARCEL OF LAND LYING IN PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 NW/4 NW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP NINETEEN (19) NORTH, RANGE ELEVEN (11) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, SAID PARCEL BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NW/4 NW/4 NW/4, THENCE NORTH $89^{\circ}10'32.73''$ EAST ALONG THE NORTH LINE OF SAID NW/4 NW/4 NW/4 A DISTANCE OF 324.03 FEET, THENCE SOUTH $00^{\circ}49'27.27''$ EAST A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE INTERSECTION OF THE PRESENT WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 97 AND THE PRESENT SOUTH RIGHT OF WAY LINE OF WEST 41ST STREET SOUTH, THENCE SOUTH $06^{\circ}15'12''$ EAST ALONG THE PRESENT WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 97 A DISTANCE OF 246.98 FEET, THENCE NORTH $62^{\circ}22'33.80''$ EAST A DISTANCE OF 90.00 FEET, THENCE NORTH $27^{\circ}37'26.20''$ WEST A DISTANCE OF 230.00 FEET TO SAID POINT OF BEGINNING.

SAND SPRINGS PLANNING COMMISSION

City of Sand Springs – 100 E. Broadway St. (PO BOX 338) Sand Springs, OK 74063

www.sandspringsok.org

[X] LANDSCAPE ALTERNATIVE COMPLIANCE

APPLICATION INFORMATION

RECEIVED BY: CW DATE FILED: 7/29/16 SSPC DATE: 8/15/16 CASE NUMBER: SSAC-4

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 2 East 41st Street, Sand Springs, OK 74063

LEGAL DESCRIPTION: (email to btbates@sandspringsok.org) Please see attached

PRESENT USE: Commercial S-T-R 26-19-11

INFORMATION ABOUT YOUR PROPOSAL

DESCRIPTION OF PROPOSAL: Minimum landscape width and maximum tree spacing are not met by the proposed landscape plan. In lieu of meeting this requirement addition trees and shrubs are provided.

PRESENT ZONING: CS LAND USE DESIGNATION: _____

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME AAB Engineering, LLC	NAME QuikTrip Corp
ADDRESS 200 N Mckinley	ADDRESS P O Box 3475
CITY, ST, ZIP Sand Springs, OK 74063	CITY, ST, ZIP Tulsa, OK 741013475
DAYTIME PHONE 918/514-4283	DAYTIME PHONE
EMAIL alan@aabeng.com	EMAIL
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: <u>[Signature]</u> <u>7-29-2016</u>	

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

APPLICATION FEES		
TOTAL DUE:	\$ <u>2500</u>	RECEIPT NUMBER: <u>8805</u>

DISPOSITION

SSPC ACTION: _____

DATE/VOTE: _____

QUICKTRIP No. 0012
2 EAST 41ST STREET
SAND SPRINGS

AAB Engineering, LLC
Engineering & Surveying
1000 N. 11th St., Suite 100
Sand Springs, OK 74482
Phone: 405-227-1111
Fax: 405-227-1112

QUICKTRIP

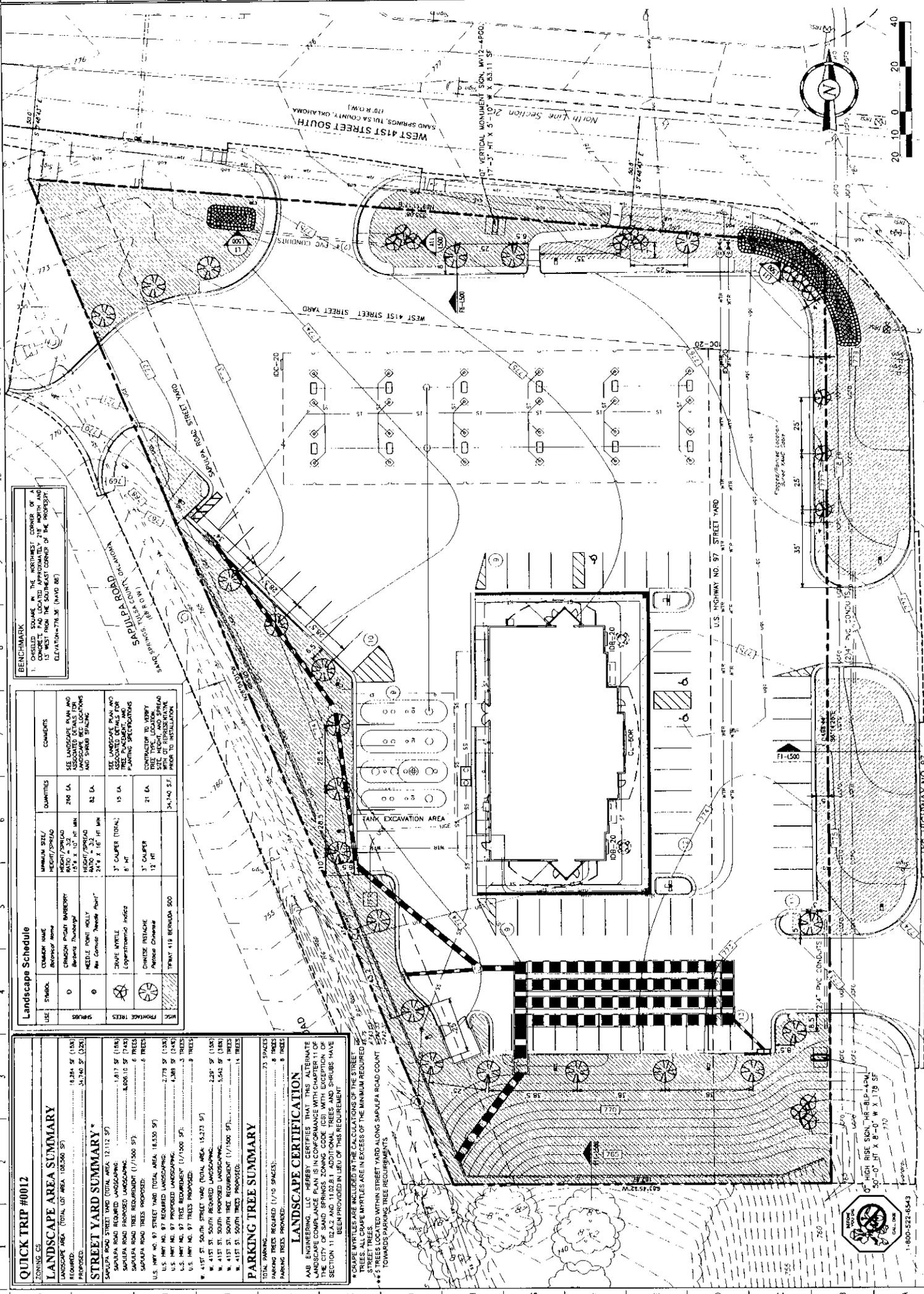
PROJ. NO. 111111
DESIGNED BY: AAB
DRAWN BY: DWH
REVIEWED BY:
DATE: 11/11/11
PROJECT: SAND SPRINGS

REV. DATE: 11/11/11
REV. BY: AAB
REV. DESCRIPTION: 1

ORIGINAL ISSUE DATE: 11/11/11

SHEET TITLE:
A. TENTATIVE COMPLIANCE
LANDSCAPE PLAN

SHEET NUMBER:
1



BENCHMARK
1. CHISEL SQUARE IN THE NORTHWEST CORNER OF THE LOT WEST FROM THE SOUTHWEST CORNER OF THE PROPERTY
ELEVATION=774.36 (MAD 86)

Landscape Schedule

USE SYMBOL	COMMON NAME Substrate Name	MINIMUM SIZE/ HEIGHT/SPIREAD	QUANTITIES	COMMENTS
○	CRIMSON POINT BARBERRY Berberis thunbergii	HEIGHT/SPIREAD 15" x 10" AT MIN	200 EA	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR PLANT SPECIFICATIONS AND SPACING
○	NEEDLE POINT HOLLY Ilex cornuta 'Needle Point'	HEIGHT/SPIREAD MAYO = 23 24" x 16" AT MIN	82 EA	
○	2BUSH WORTLE Ligustrum japonica	3" CALIPER (TOTAL) 8" HT	15 EA	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT AND PLANNING SPECIFICATIONS
○	CHINQUAPIN Anemone chinensis	3" CALIPER 12" HT	21 EA	CONTRACTOR TO VERIFY TREE TYPE, LOCATION, AND SIZE WITH CITY ENGINEER PRIOR TO INSTALLATION
○	TROPIC 419 BERMUDA 500		34,740 SF	

QUICK TRIP #0012

LANDSCAPE AREA SUMMARY

EXISTING CS	1,284 SF (10%)
REQUIRED	3,740 SF (32%)
TOTAL	5,024 SF

STREET YARD SUMMARY*

SAPULPA ROAD STREET YARD (TOTAL AREA 12,112 SF)	1,817 SF (15%)
SAPULPA ROAD PROPOSED LANDSCAPING	8,006 SF (66%)
SAPULPA ROAD TREE REQUIREMENT (1/1,500 SF)	6 TREES
SAPULPA ROAD TREES PROPOSED:	6 TREES
U.S. HWY NO. 97 STREET YARD (TOTAL AREA 18,550 SF)	2,778 SF (15%)
U.S. HWY NO. 97 PROPOSED LANDSCAPING	4,388 SF (24%)
U.S. HWY NO. 97 TREE REQUIREMENT (1/1,500 SF)	3 TREES
U.S. HWY NO. 97 TREES PROPOSED:	3 TREES
W 41ST ST. SOUTH STREET YARD (TOTAL AREA 15,273 SF)	2,287 SF (15%)
W 41ST ST. SOUTH PROPOSED LANDSCAPING	5,542 SF (36%)
W 41ST ST. SOUTH TREE REQUIREMENT (1/1,500 SF)	4 TREES
W 41ST ST. SOUTH TREES PROPOSED:	4 TREES

PARKING TREE SUMMARY

TOTAL PARKING	73 SPACES
PARKING TREES REQUIRED (1/10 SPACES)	8 TREES
PARKING TREES PROVIDED:	8 TREES

LANDSCAPE CERTIFICATION
AAB ENGINEERING, LLC HEREBY CERTIFIES THAT THIS ALTERNATE LANDSCAPE PLAN FOR THE PROJECT AT 2 EAST 41ST STREET, SAND SPRINGS, OKLAHOMA, IS IN ACCORDANCE WITH THE CITY OF SAND SPRINGS LANDSCAPE CODE (SAND SPRINGS CITY CODE SECTION 11.02.A.2 AND 11.02.B.1). ADDITIONAL TREES AND SHRUBS HAVE BEEN PROVIDED IN LIEU OF THIS REQUIREMENT.

* SQUARE METERS ARE INDICATED IN THE CALCULATIONS OF THE STREET TREES. ALL GRAPE VINES ARE IN EXCESS OF THE MINIMUM REQUIRED. STREET TREES LOCATED WITHIN STREET YARD ALONG SAPULPA ROAD COUNT 2/100 FT TOWARDS PARKING TREE REQUIREMENTS. ** 5 TREES LOCATED WITHIN STREET YARD ALONG SAPULPA ROAD COUNT 2/100 FT TOWARDS PARKING TREE REQUIREMENTS.