

**AGENDA**  
**SAND SPRINGS PLANNING COMMISSION**  
Regular Meeting  
Monday, September 19, 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
3. Consider Approval of Minutes of August 15, 2016
4. Election of Officers

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

5. 2017 Planning Commission Calendar

Board will discuss and consider approval of the 2017 proposed Planning Commission meeting dates.

6. SSLC-635 Jimmie Hopkins STR 22-19N-11E

Board will discuss and consider approval of the request by Jimmie Hopkins to combine Lots 10 and 11, Block 1, Brooklyn Heights Amd Replat Brooklyn Hts Resub, commonly known as 3513 S. Walnut Creek Place. The property is zoned RS-3 (Residential Single-Family High Density). The purpose of the lot combination is to allow for construction of a pool and pool house.

7. SUP-31 City of Sand Springs STR 15-19N-11E

Commission will conduct an initial review of a Specific Use Permit submitted by the City of Sand Springs to construct a Jail Facility (part of proposed Public Safety Facility) on property located South of W. Morrow Rd. between Broad St. and HWY 97 (South of the South side of Wal-Mart). Property is zoned IH (Industrial Heavy). Commission will determine notification guidelines and set a date for hearing.

8. Reinstatement of Preliminary Plat - Stone Villa II STR 34-19-11E

Commission will discuss and consider approval of the reinstatement of

the Preliminary Plat of Stone Villa II consisting of 19.828 acres located generally south of West 51<sup>st</sup> St., east of 129<sup>th</sup> W. Avenue, zoned RS-4 (Residential Single-Family Highest Density). Reinstatement of plat is necessary due to the expiration of the previously approved Preliminary Plat.

8. Director's Report
9. Adjournment

This agenda was posted at 3:10 a.m./p.m. on Sept 14, 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.sandspringsok.org](http://www.sandspringsok.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 35<sup>th</sup> St. and S. 113<sup>th</sup> 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

# PLANNING COMMISSION

Regular Meeting Minutes

Monday, August 15, 2016

4:00 p.m.

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

**MEMBERS PRESENT:** Joe Shelton, Secretary 1-0  
Jason Mikles 1-0  
Patty Dixon 1-0  
Harold Neal 1-0

**MEMBERS ABSENT:** Paul Shindel, Vice-Chairman 0-1  
Tom Askew 0-1

**STAFF PRESENT:** Elizabeth Gray, City Manager  
Brad Bates, City Planner  
Cynthia Webster, Recording Secretary

The Sand Springs Planning Commission met in regular session on Monday, August 15, 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](http://www.sandspringsok.org) at 11:30 a.m., August 10, 2016 by Cynthia Webster.

## 1. Call to Order

Secretary Shelton called the meeting to order at the noted time of 4:00 p.m.

## 2. Roll Call

Secretary Shelton called for an individual roll call with members replying in the following manner: Ms. Dixon, here; Mr. Mikles, here; Mr. Shelton, here; Mr. Shindel, no response; Mr. Neal, here; Mr. Askew, no response. Mr. Shindel and Mr. Askew were noted as absent.

## 3. Minutes of May 16, 2016

City Planner Brad Bates made a recommendation that the Minutes of the regular meeting of May 16, 2016 be passed until the next regularly scheduled meeting due to the absence of 2 members who were present for that meeting.

The Commission unanimously approved passing the Minutes of the regular meeting of May 16, 2016 until the next regularly scheduled meeting.

**4. Election of Officers**

Secretary Shelton recommended that the Election of Officers be passed until the next regularly scheduled meeting when a full quorum might be present.

The Commission unanimously approved that the Election of Officers be passed until the next regularly scheduled meeting.

**5. SSZ-486**

City Planner Bates presented the staff report. The property in question is approximately 19.828 acres generally located east of the southeast corner of 129<sup>th</sup> W. Ave. and W. 51<sup>st</sup> St. The applicant requests rezoning from RS-3 (Residential Single-Family High Density) to RS-4 (Residential Single-Family Highest Density). RS-4 lots are 50' in width as opposed to RS-3 lots which are 60' in width. None of the lots in the subdivision will be 50' in width; the majority will be between 54' and 60' which is why the rezoning designation is required. The front yard setback in a RS-4 district is 20' as opposed to a 25' setback in a RS-3 district. The rear yard and side yard setbacks are identical in both districts – a 25' rear yard setback and 5' on each side.

Applicant, David Charney, owner of Capital Homes, was present for questions. He stated that other than the increased density there are no other significant changes from when the area was proposed to be developed many years ago. By slightly decreasing the lot width, 9 lots could be added which helps offset the cost of development. There are no changes to the roadway and the distance between the houses is the same as in a RS-3 district. The detention area serves both Stone Villa I and Stone Villa II and the maintenance of the detention area is something that needs to be addressed between the respective Homeowners Associations when the time comes.

Mr. Charney said he understands homeowners are always concerned when a new development is being proposed. The cost per sf of homes in this development is on par with or in excess of home prices in the area. Four of their most popular floor plans, which range from 1,303 sf to 2,308 sf, are offered for this development although other options may be considered.

Secretary Shelton noted that the Public Hearing for this rezoning application was declared open at 4:20 p.m., and called for speakers.

Debbie Wheeler asked what the pitch of the roofs would be. Mr. Charney stated they would be 6/12 pitch.

Ms. Wheeler stated she was also concerned about Homeowners Associations not enforcing the by-laws, not keeping up with the detention areas and wondered what can be done about it. Mr. Charney stated he understands the concern over the current upkeep of the detention area between Stone Villa I and Stone Villa II.

Planning Commission  
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City Planner Bates stated that the City cannot enforce Homeowners Associations covenants - those are entirely a civil matter - but the City can enforce code enforcement issues. He also stated that the only thing that could be discussed today is the rezoning request.

Kay Woodward stated she was against the rezoning and didn't want to see a neighborhood crammed together. City Planner Bates stated that the streets are required to be a uniform width for safety issues and that the spacing between the houses is the same between a RS-3 and RS-4 district.

Jackie Kennemer stated he was concerned about blasting. Mr. Charney stated they have done soil tests and the contractors believe that all the rock will be able to be dug out. He stated blasting is a highly regulated, very expensive procedure and they don't anticipate having to do any.

There being no additional questions, Secretary Shelton declared the Public Hearing closed at 4:49 p.m.

Mr. Neal made a motion to recommend approval to City Council SSZ-486, as presented. Mr. Mikles seconded the motion.

With no further discussion, Secretary Shelton called for the vote recorded as follows: Ms. Dixon, aye; Mr. Mikles, aye; Mr. Shelton, aye; Mr. Neal, aye. The motion carried 4-0-0.

## **6. SSL-634**

City Planner Bates presented the staff report. The applicant is proposing to split .59 acres at approximately 38<sup>th</sup> and S. 113<sup>th</sup> W. Ave., into 2 lots for commercial use. Both lots will meet the bulk and area requirements for a CG (Commercial General) district. Public Works has reviewed the application and has no concerns.

Applicant Casey Loper was present for questions. Mr. Loper stated he currently has an Edward Jones office on S. Hwy 97, just outside of city limits. He is purchasing this property between Braum's and Coldwell Banker. He will develop one lot for his office and will either sell the other lot or construct an office to rent out.

Mr. Mikles made a motion to approve SSL-634 as presented. Ms. Dixon seconded the motion.

With no further discussion, Secretary Shelton called for the vote recorded as follows: Ms. Dixon, aye; Mr. Mikles, aye; Mr. Shelton, aye; Mr. Neal, aye. The motion carried 4-0-0.

**7. Preliminary Plat – Teal Ridge**

City Planner Bates presented the staff report. This property is located on 97.55 acres east of S. 89<sup>th</sup> W. Ave., and ¼ mile south of West 41<sup>st</sup> St., and was recently annexed into city limits. The lot sizes are ½ acre due to DEQ requirements for an aerobic septic system. The preliminary plat went to TAC (Technical Advisory Committee) on August 4<sup>th</sup> and City Planner Bates recommended approval subject to TAC requirements and City of Sand Springs Subdivision Regulations.

Janet Clement stated she owns 40 acres next to this subdivision. She is concerned about the entrance to this subdivision being dangerous. She also stated that she has a permanent water line easement that she purchased from a landowner and is concerned about it being in the backyard of homes that will be built.

Alan Betchan, of AAB Engineering, was present for applicant Gibson & Powell Investments, LLC. Mr. Betchan stated the water line easement did not turn up in any of the title work and he will research the issue but there are usually easements located in the back of any lot.

Eva Wood stated she lives just off of S. 81<sup>st</sup> W. Ave., and is concerned about drainage as it already is an issue. City Planner Bates stated the developers will be required to submit drainage reports and that drainage problems are not allowed to be worsened by development. He would hope that some of her drainage problems might actually be alleviated.

David Cornelius stated he also lives off of S. 81<sup>st</sup> W. Ave., and the entrance into this subdivision is actually one lane and the construction vehicles are making it hard to get in and out. City Planner Bates said he understands that contractors have now been told to use the 41<sup>st</sup> St. entrance only.

Mr. Neal made a motion to approve the Preliminary Plat of Teal Ridge. Mr. Mikles seconded the motion.

With no further discussion, Secretary Shelton called for the vote recorded as follows: Ms. Dixon, aye; Mr. Mikles, aye; Mr. Shelton, aye; Mr. Neal, aye. The motion carried 4-0-0.

**8. SSAC-4**

City Planner Bates presented the staff report. He stated that QuikTrip is proposing to add additional landscaping on the exterior of the property in lieu of the interior landscaping requirement for the store being remodeled at 41<sup>st</sup> St. and Hwy 97.

Alan Betchan, of AAB Engineering, was present for applicant. He stated that virtually all of QT's stores have excess exterior landscaping in place of the interior landscaping as they have found that the interior landscaping gets run over or just doesn't grow well

Planning Commission  
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under the canopies. They are proposing to add shrubs in addition to the tree requirement and will add extra trees.

Mr. Mikles made a motion to approve SSAC-4, as presented. Mr. Neal seconded the motion.

With no further discussion, Secretary Shelton called for the vote recorded as follows: Ms. Dixon, aye; Mr. Mikles, aye; Mr. Shelton, aye; Mr. Neal, aye. The motion carried 4-0-0.

**9. Director's Report**

City Manager Elizabeth Gray and City Planner Bates advised Commission that a new interactive tool had been implemented called Imagine Sand Springs. This program will allow citizens to view a map of the city and leave remarks of where they believe the city would benefit from different land uses. A user can also view other submissions. The map will be available through the month of August.

**10. Adjournment**

There being no other items, the meeting was adjourned at the noted time of 5:19 p.m.

\_\_\_\_\_  
Date of Approval

\_\_\_\_\_  
Joe Shelton, Secretary

**City of Sand Springs**  
**Sand Springs Planning Commission**  
**2017 CALENDAR YEAR**  
**Schedule of Regular Meetings**  
**(Third Monday Each Month)**

<u>Date</u>	<u>Time</u>	<u>Place of Meeting</u>	
January 9, 2017	4:00 p.m.	Sand Springs Municipal Building 100 E. Broadway Council Chambers, Room 203 Sand Springs, OK 74063	
February 20, 2017	"	"	"
March 20, 2017	"	"	"
April 17, 2017	"	"	"
May 15, 2017	"	"	"
June 19, 2017	"	"	"
July 17, 2017	"	"	"
August 21, 2017	"	"	"
September 18, 2017	"	"	"
October 16, 2017	"	"	"
November 20, 2017	"	"	"
December 11, 2017	"	"	"

Department: Planning  
Address: 100 East Broadway, Room 201  
Sand Springs, OK 74063  
Phone: 918-246-2500 ext. 2573

Filed in the office of the Municipal Clerk at \_\_\_\_\_ a.m. / p.m. on  
\_\_\_\_\_, 2016.

Signed: \_\_\_\_\_  
City Clerk



# 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:** September 14<sup>th</sup>, 2016

**SUBJECT:** **SSLC-635, Lot 10 & 11, Block 1, BROOKLYN HEIGHTS AMD REPLAT BROOKLYN HTS RESUB, a proposed Lot-Combination to create one lot for the construction of a Pool and Pool House.**

The property is zoned RS-3 (Residential Single-Family) and is located at 3513 S. Walnut Creek Pl.

The applicant has recently purchased both lots with the intent to utilize them as one. Lot 10 currently has a single-family residential home on it and Lot-11 is a vacant parcel that is located to the north of Lot 10. There is a single family dwelling that is located on Lot 12 adjacent to the request. The applicant has been made aware of the size limitations and spacing requirements of an accessory structure allowed by right in a residential district.

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



W35 STS

Subject Tract

S WALNUT CREEK PL

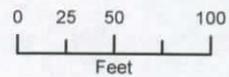
SEVERETT ST

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



Subject Tract

SSLC-635



22 19-11





**Subject Tract**

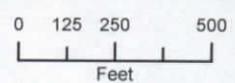


Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: February 2016



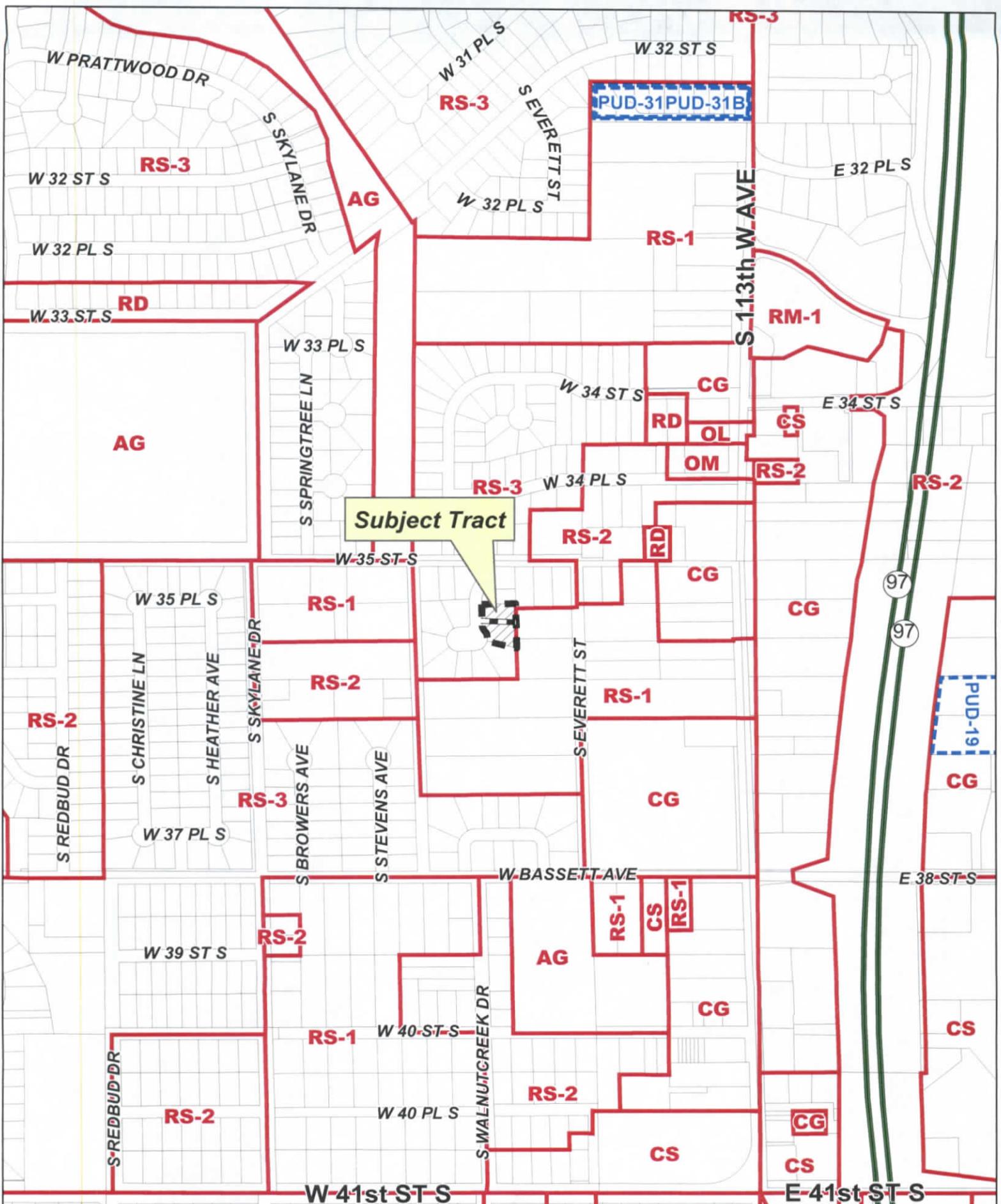
Subject Tract

**SSLC-635**



22 19-11





**Subject Tract**

PUD-31 PUD-31B

PUD-19

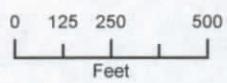


300' Radius



Subject Tract

**SSLC-635**



22 19-11



S-T-R: 22-19N-11E

Application No. SSLC-635

Zoning: RS3

CITY OF SAND SPRINGS  
LOT COMBINATION AGREEMENT APPLICATION

PROPERTY OWNER OF RECORD: JIMMIE M. + MARY J HOPKINS  
BROOKLYN HTS

LEGAL DESCRIPTION: Lot 10 Blk 1 Subdivision BROOKLYN HEIGHTS AND REFLAT 5  
of 1<sup>st</sup> Lot Size: 137 x 120  
(approximately)

LEGAL DESCRIPTION: Lot 11 Blk 1 Subdivision SAME  
of 2<sup>nd</sup> Lot Size: 137 x 67  
(approximately)

The purpose of combining these lots is: POOL AND POOL HOUSE

If there is an existing structure or house, which lot is it on? LOT 10

Name of street the lots are on: S. WALNUT CREEK PL

PROPOSED ADDRESS OF THE COMBINED LOT: 3513

I CERTIFY THAT THIS INFORMATION IS TRUE AND CORRECT.

Name: JIMMIE M. HOPKINS ( ) applicant (✓) owner

Address: 3513 S. WALNUT CREEK PL, SAND SPRINGS, OK

Phones: (h) \_\_\_\_\_ (cell) 918-607-9444 (fax) 718-712-4130 (w) 918-293-4432

FOR DEPARTMENT USE

Date Received: 8/10/16

ADDRESS FOR THE NEW SINGLE LOT SHOULD BE: 3513 S. Walnut Creek Pl

Planning Commission Date: 9/19/16 Action: \_\_\_\_\_



# CITY OF SAND SPRINGS

1000 E. Airways Blvd. • P.O. Box 100 • Sand Springs, Oklahoma 74081  
Phone: 918.326.1100 • Fax: 918.326.1101 • www.sand Springsok.com

**TO:** Planning Commission  
**FROM:** Planning Staff  
**DATE:** September 14<sup>th</sup>, 2016  
**SUBJECT:** SUP-31, Initial Review of Specific Use Permit in Section 15, Township 19 North, Range 11, to allow a Jail Use on a property intended for a Public Safety Facility (Fire, Police, & Jail).

The applicant, City of Sand Springs, requests approval of a Specific Use Permit, pursuant to Chapter 25 of the Sand Springs Zoning Code, to allow a Jail (Use Unit 2) to be allowed on a piece of property currently zoned IH (Industrial Heavy) located in Section 15, Township 19 North, Range 11 East.

The entire property is approximately 10 acres +/- . The proposed property is generally located at on the south side of W. Morrow Rd. between Broad St. and HWY 97 (directly south of Wal-Mart on the south side of Morrow). It's the desire of the City of Sand Springs to develop this property into a Public Safety Facility that is inclusive of a Fire Station, Police Station, Jail Facility, and potential future uses.

This meeting will serve as an initial review of the application. The Planning Commission shall establish the notification requirements necessary for consideration of the application and determine the date for the public hearing of this SUP application.

The minimum notification requirements are as follows:

- 1) There are no requirements for sign notification for an SUP application;
- 2) Mail notification of the public hearing sent to property owners within a 300 ft. radius shall be mailed at least 20 days prior to the Planning Commission public hearing; and
- 3) There are no requirements for a published legal notice for an SUP application.

Staff would recommend that the Planning Commission consider the following for notification requirements.

- 1) Sign notification for an SUP application is posted 2 weeks prior to the hearing date.
- 2) Mail notification of the public hearing sent to property owners within a 300 ft. radius shall be mailed at least 20 days prior to the Planning Commission public hearing; and
- 3) Published legal notice for an SUP application is completed 2 weeks prior to the hearing date.

Additionally, staff would recommend that this item be set for the **October 17<sup>th</sup>, 2016** Planning Commission Meeting. The above notification requirements will allow staff ample time to successfully complete the suggested requirements, while still providing for more notice than is required law.

# Property Layout Option

## Legend

-  Property Layout Option 1 / 10 Acres
-  Walmart Supercenter



Google earth

© 2016 Google

400 ft



# Property Layout Option

## Legend

-  Property Layout Option 1 / 10 Acres
-  Walmart Supercenter



Google earth

© 2016 Google

300 ft

SUP- 31

CITY OF SAND SPRINGS

APPLICATION FOR SPECIFIC USE PERMIT



Address or General Location: South of W. Morrow Rd. between Broad St. and HWY 97  
(South of the South side of Wal-Mart)

Present Zoning: IH Record Owner: OMNI Trax

Legal Description of tract under application (If described by metes and bounds, attach plat of survey.): See Survey

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If applicant is other than owner, please indicate interest (purchaser, lessee, agent for, other). Purchaser

Are there any private or deed restrictions controlling use of tract (If yes, explain):  
None

Bill advertising and sign charges to: Name: City of Sand Springs  
Address: 100 E Broadway Sand Springs, OK 74063  
Phone: 918-246-2500

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

Signed: Mike Wood Date: 9/12/2016

Print Name: Mike Wood Fire Chief Phone: 918-246-2550

Address: 108 E Broadway Sand Springs OK74063

**A. General Description of Property**

1. Size in Acres or Square Feet: Approx 10 acres +/-
2. Current Use: Vacant Industrial Land
3. Topography (Flat, Rolling Hills, Levee, etc.): Flat
4. Frontage Road: Wekiwa
5. Identify structures and improvements on the property: None
6. City Water:  Yes  No
7. City Sewer:  Yes  No
8. Identify the use(s) intended for the subject property: Public Safety Facilities  
Police Station, Jail, Fire Station - Jail is only use requiring  
SUP process

**B. General Description of Adjoining Property**

1. Identify any buildings and give their approximate distances from your property lines:  
Steel metal buildings on former Gerdau site (South - 120' [Building to remain],  
East - 20' [Buildings to be demolished])
2. Explain surrounding land uses: Industrial to South, East, and West with Commercial  
property to the north

C. Specific Use Permit Request

Specific Use is an activity which is basically similar to the uses permitted in a zone, but which may not be entirely compatible with the permitted uses. As a consequence, an application for Specific Use requires review to ensure that the specific use may be made compatible with the permitted uses in the zone or other adjacent permitted uses which may be affected.

1. Describe the Specific Use as it pertains to your property: Use will be the day to day operations of the City of Sand Springs Public Safety Departments, (Fire & Police)

Operation of City owned and maintain Jail facility

2. Describe the benefits, if any, of your proposed use to the adjacent properties and/or to the City of Sand Springs: Enhanced Public Safety

3. Identify how well suited the subject property is for your proposed use. (Cite such advantages as topography, foliage, soil, drainage, access, distance to centers of population, availability of utilities, etc.) Explain: Well suited to proposed operational needs

4. Explain how the proposed change in use will affect the road system serving your area: Traffic counts will increase significantly however applicant does not feel it will be detrimental

5. Give an estimated traffic count (average daily trips) for the proposed use. How will the potential traffic resulting from the increased use or activity be controlled? \_\_\_\_\_

By existing means

6. Is the proposed use compatible to surrounding permitted uses and the existing development pattern? Explain: Yes

7. How will the proposed use be detrimental to property in the same zone or vicinity? (Identify any adverse effects and explain measures you would propose to minimize these effects.) Explain: None anticipated

Applicant: Do not write below this line.

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Application received by: CW Date: \_\_\_\_\_

Tract Acreage: Approx 10 acres +/- Public Hearing Date: \_\_\_\_\_

Application No. SUP- 31 Section 15 Township 19 Range 11

Present Zoning: \_\_\_\_\_ Fee Receipt No: \_\_\_\_\_

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PC Recommendation:

City Council Action:

Recommendation: \_\_\_\_\_

Action: \_\_\_\_\_

Vote: \_\_\_\_\_

Vote: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Provisions: \_\_\_\_\_

Provisions: \_\_\_\_\_

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Staff Recommendation:

Recommendation: \_\_\_\_\_

Date: \_\_\_\_\_

Subdivision Name: \_\_\_\_\_

Ordinance No. \_\_\_\_\_





# 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 Members

**DATE:** September 14<sup>th</sup>, 2016

**CASE:** Reinstatement of Plat – Stone Villa II, for the development of a Single-Family Subdivision, RS-4 (Residential Single-Family), propose 78 Lot subdivision, 19.828+/- acre subdivision

**LOCATION:** East of the Southeast Corner of 129<sup>th</sup> W. Ave. and W. 51<sup>st</sup> 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

The applicant is requesting the reinstatement of the Stone Villa II Preliminary Plat. This plat was previous reviewed by the Sand Springs Technical Advisory Committee on December 2, 2005 and approved by the Sand Springs Planning Commission on December 20<sup>th</sup>, 2005 with the following conditions stated below.

Staff recommended approval of the requested preliminary plat subject to the following conditions:

- 1) Approval of the requested RS-3 zoning by the City Council (changed to RS-4 on August 22<sup>nd</sup>, 2016)
- 2) The Bulk and Area requirements of the RS-3 District shall be met. (now will be required to meet RS-4 requirements)
- 3) All requirements of the Subdivision Regulations shall be met.
- 4) TAC conditions.
- 5) Park Board recommendations.

This plat did not move forward past the Preliminary Plat phase as the project was halted at that time for various reasons by the then developer. As we know in 2008 a major recession occurred that affected the development industry and lending practices at that time. Since this property has changed hands being conveyed at sheriffs auction in 2012 to ONB Bank and then to Summit Properties in 2013. During this period of time the platting and development of the property set stagnant until now. Now a new developer wishes to carry forward with the project and complete Stone Villa II.

Staff Recommends **Approval** of the Reinstatement of the Preliminary Plat for Stone Villa II.

Mr. Murray made a motion that the minutes of December 6, 2005 be approved as corrected. Ms. Voss seconded the motion.

Mr. Howard called for the vote recorded as follows: Mr. Neal, aye; Mr. Murray, aye; Mr. Hacker, aye; Ms. Voss, aye; Mr. Howard, aye. The motion carried 5-0-0.

**SSZ-458  
AG to RS-3**

**4. Stone Villa II, 19.67 Acres, Off 51<sup>st</sup> Street West of Hwy 97 (STR 34-19-11)**

Mr. Dunlap presented the application by Rick Block requesting rezoning of an approximately 20 acre tract located just south of 51<sup>st</sup> Street and west of Highway 97 South, directly west of Stone Villa. Rezoning from AG to RS-3 was requested for the property to be developed as Stone Villa II. The applicant, Rick Block, was present as well as his engineer, Bill Breisch. No citizens were present for or against this preliminary plat.

Following discussion, Ms. Voss made a motion to recommend approval of SSZ-458 to City Council. Mr. Neal seconded the motion.

Mr. Howard called for the vote recorded as follows: Mr. Neal, aye; Mr. Murray, aye; Mr. Hacker, aye; Ms. Voss, aye; Mr. Howard, aye. The motion carried 5-0-0. The rezoning ordinance will be sent to City Council for their January 9, 2006, meeting.

**Preliminary Plat**

**5. Stone Villa II, 19.67 Acres, Off 51<sup>st</sup> Street West of Hwy 97 (STR 34-19-11)**

Mr. Dunlap presented the preliminary plat for an approximately 20 acre tract of land rezoned under SSZ-458 at this meeting. The Technical Advisory Board met on December 2, 2005. This preliminary plat will go to the Park Board at their January, 2006, meeting. Staff recommended approval subject to several conditions. Bill Breisch of Breisch & Associates and Rick Block, the developer, were present to answer questions. No citizens were present for or against this preliminary plat.

Following discussion, Ms. Voss made a motion to approve the Preliminary Plat of Stone Villa II subject to the following conditions recommended by Staff:

- 1) Approval of the requested RS-3 zoning by the City Council.
- 2) The Bulk and Area requirements of the RS-3 District shall be met.
- 3) All requirements of the Subdivision Regulations shall be met.
- 4) TAC conditions.
- 5) Park Board recommendations.

Mr. Neal seconded the motion. Mr. Howard called for the vote recorded as follows: Mr. Neal, aye; Mr. Murray, aye; Mr. Hacker, aye; Ms. Voss, aye; Mr. Howard, aye. The motion carried 5-0-0.

**Major Amendment of PUD 31-A**

**6. River Heights, SW Corner of S. 113<sup>th</sup> W. Ave. and West 32<sup>nd</sup> St. (STR 22-19-11)**

Mr. Dunlap presented the major amendment of PUD 31-A filed by Jim Beach of Sack and Associates on behalf of the owner, Mark P. Bales. Several changes to the original PUD were presented. Staff recommended approval of the application with amendments and a correction on page 4 of 5 under Landscape and Screening of the Staff Recommendation. There will not be a requirement for fencing on the south boundary of the PUD nor along the west boundary of the office lot.

Mr. Sam Brannon, pastor of St. Andrew Lutheran Church located just south of this property at 3210 S. 113<sup>th</sup> West Avenue, was present to ask questions. Fencing between the church and River Heights was a concern as well as drainage.

Mr. Charlie Hunt, a member of St. Andrew Lutheran Church, also had questions concerning drainage. The Commission assured Mr. Hunt and Mr. Brannon that Public Works will ensure that drainage studies and proper plans for storm water control will be carried out.

Following discussion, Mr. Hacker made a motion to recommend approval of Major Amendment of PUD 31-A to City Council subject to Staff Recommendations and with the changes on page 4 of 5 stated above. Mr. Murray seconded the motion.

Mr. Howard called for the vote recorded as follows: Mr. Neal, aye; Mr. Murray, aye; Mr. Hacker, aye; Ms. Voss, aye; Mr. Howard, aye. The motion carried 5-0-0. The ordinance will be heard at the January 9, 2006, City Council meeting.

**Abandon PUD-30**

**7. Star Center, 169.1 Acres, 137<sup>th</sup> and Highway 51 West (STR 16-19-11)**

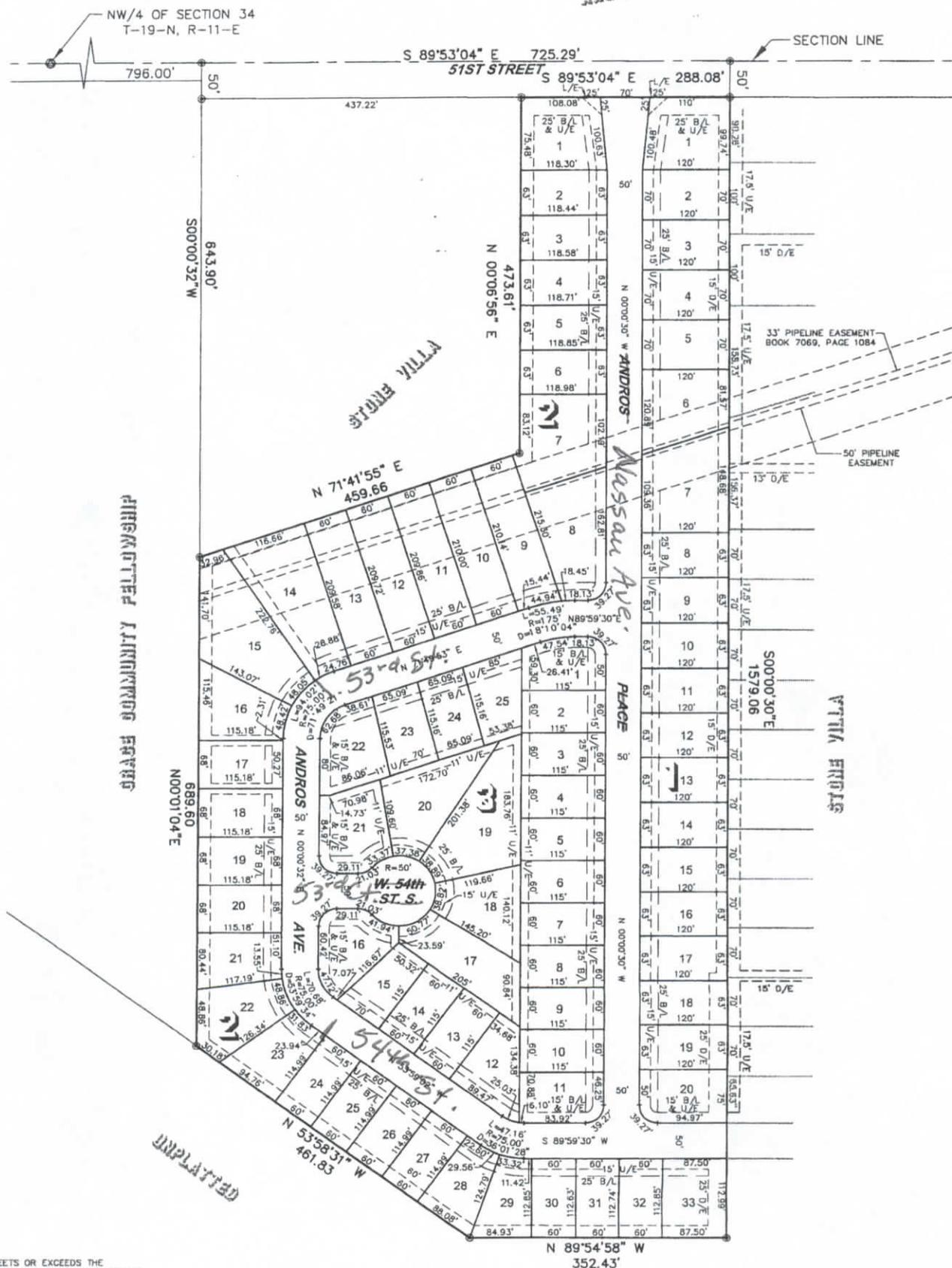
Mr. Dunlap gave a brief history of PUD-30. It was the proposal of SSEDA that this PUD be abandoned and zoning revert to Agriculture District (AG) zoning.

Mr. Hacker and Mr. Howard were both opposed to abandonment of PUD-30 until an alternate plan could be presented.

Following discussion, Mr. Hacker made a motion to deny approval of abandonment of PUD-30. Mr. Neal seconded the motion.

Mr. Howard called for the vote recorded as follows: Mr. Neal, aye; Mr. Murray, aye; Mr. Hacker, aye; Ms. Voss, aye; Mr. Howard, aye. The motion carried 5-0-0.

ANGUS VALLEY ABBEY STH



DIREKTORAT LÄNDRÖD SVENSK

ATTILA ERDŐS

THIS MAP OR PLAT MEETS OR EXCEEDS THE OKLAHOMA MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING, REVISED SEPTEMBER 21, 2001.