

**AGENDA**  
**City of Sand Springs**  
**BOARD OF ADJUSTMENT**  
**Regular Meeting**

October 17, 2016, 6:00 p.m.  
100 E. Broadway, Council Chambers Room 203

1. Call to Order
2. Attendance
3. Consider Approval of Minutes of BOA Meeting of September 19, 2016
4. SSBOA-715 – City of Sand Springs STR 15-19N-11E  
  
Board will discuss and consider the request by the City of Sand Springs to allow a Special Exception to the Sand Springs Zoning Code, Section 9.02, Table 1, Principal Uses Permitted in Industrial Districts, to permit a Public Protection and Utility Facility (Use Unit 4) in an IH (Industrial Heavy) district at property located south of Morrow Road between HWY 97 and Broad St.
5. Director's Report
6. Adjournment

This agenda was posted at 10:00 a.m. / p.m. on Oct. 10, 2016, on the digital display board located in the lobby of the Sand Springs Municipal Building, 100 E. Broadway, Sand Springs, Oklahoma, 74063, by Cynthia Webster, Planning Department, as well as being posted on the Sand Springs Website at [www.sandspringsok.org](http://www.sandspringsok.org).

  
Cynthia Webster

**City of Sand Springs  
BOARD OF ADJUSTMENT  
REGULAR MEETING MINUTES  
September 19, 2016 – 6:00 p.m.  
Municipal Building  
100 East Broadway, Room 203**

**MEMBERS PRESENT:** Randy Beesley, Chairman 3-0  
Kenny Roberts, Vice-Chairman 3-0  
Larry Johnston, Secretary 3-0  
Dennis Currington 3-0

**MEMBERS ABSENT:** Nancy Riley 2-1

**OTHERS PRESENT:** Brad Bates, City Planner  
Cynthia Webster, Recording Secretary

The Board of Adjustment met in regular session on September 19, 2016, at 100 E. Broadway, Council Chambers Room 203, Sand Springs, Oklahoma, pursuant to the agenda filed with the City Clerk's office and posted at 9:10 a.m., on September 13, 2016, on the digital display board located in the first floor lobby of the Sand Springs Municipal building, 100 East Broadway, Sand Springs, Oklahoma, 74063, and on the City of Sand Springs Website [www.sandspringsok.org](http://www.sandspringsok.org).

**1. Call to Order**

Chairman Beesley called the meeting to order at 6:00 p.m.

**2. Attendance**

Chairman Beesley called for an individual roll call with members replying in the following manner: Mr. Johnston, here; Mr. Roberts, here; Mr. Beesley, here; Mr. Currington, here; Ms. Riley, no response. Ms. Riley was noted as absent.

**3. Consider Approval of Minutes of BOA Meeting of July 18, 2016**

The minutes of the July 18, 2016, Regular Board of Adjustment meeting were presented for members' review and/or approval.

Chairman Beesley made a motion to approve the Minutes of the July 18, 2016 regular Board of Adjustment meeting, as presented. Mr. Johnston seconded the motion.

With no further discussion, Chairman Beesley called for the vote recorded as follows: Mr. Johnston, aye; Mr. Roberts, aye; Mr. Beesley, aye; Mr. Currington, aye. The motion carried 4-0-0.

**4. 2017 Meeting Dates**

Members discussed and reviewed the proposed 2017 Board of Adjustment Meeting Dates. Chairman Beesley made a motion to approve the 2017 Board of Adjustment Meeting Dates, as presented. Mr. Roberts seconded the motion.

With no further discussion, Chairman Beesley called for the vote recorded as follows: Mr. Johnston, aye; Mr. Roberts, aye; Mr. Beesley, aye; Mr. Currington, aye. The motion carried 4-0-0.

**5. Director's Report**

City Planner Bates advised that an application for a Special Exception for the City's proposed fire and safety facility would be included on next month's Agenda. The proposed location would be in the development area recently acquired by OmniTrax.

**6. Adjournment**

There being no further business, the meeting adjourned at the noted time of 6:07 p.m.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Larry Johnston, 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 – SSBOA-715

**TO:** Board of Adjustment Members

**MEETING DATE:** October 17<sup>th</sup>, 2016

**REQUEST:** Special Exception to the Sand Springs Zoning Code, Section 9.02 Table 1, Principal Uses Permitted in Industrial Districts, to allow a Public Protection & Utility Facility (Use Unit 4) in an IH (Industrial Heavy) district

**LOCATION:** South of Morrow Rd., between HWY 97 and Broad St., Section Fifteen (15), Township Nineteen (19) North, Range Eleven (11) East, being described as follows: A TRACT OF LAND THAT IS PART OF THE NE/4 OF SECTION 15, T-19-N, R-11-E OF THE INDIAN BASE AND MERIDIAN, CITY OF SAND SPRINGS, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT THAT IS THE NORTHEAST CORNER OF THE NE/4 OF SAID SECTION 15; THENCE S 88°42'54" W ALONG THE NORTHERLY LINE OF SAID NE/4 FOR 39.75 FEET TO THE "POINT OF BEGINNING" OF SAID TRACT OF LAND; THENCE S 01°39'36" E AND PARALLEL WITH THE EASTERLY LINE OF THE NE/4 FOR 633.78 FEET; THENCE N 77°10'28" W FOR 915.33 FEET; THENCE N 01°39'36" W FOR 283.14 FEET; THENCE NORTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 34°21'39" AND A RADIUS OF 595.16 FEET FOR 356.92 FEET HAVING A CHORD BEARING OF N 67°27'21" E FOR A CHORD LENGTH OF 351.60 FEET TO A POINT ON THE NORTHERLY LINE OF THE NE/4; THENCE N 88°42'54" E ALONG SAID NORTHERLY LINE FOR 557.74 FEET TO THE "POINT OF BEGINNING" OF SAID TRACT OF LAND. THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 435,600 SQUARE FEET OR 10.0000 ACRES in Section Fifteen (15), Township Nineteen (19) North, Range Eleven (11) East

**Site Conditions:**

Property is located in an IH (Industrial Heavy) district. The property is located directly south of CG (Commercial General) zoned property with some additional IH property also located adjacent to the subject tract in all other directions. This property is part of the former Gerdau Ameristeel facility that is now owned by OmniTRAX. This area of the once former plant is vacant and free of structures.

**Applicable BOA Activities in the Area:**

None Available

**Zoning Code References:**

Section 9.02 Table 1 of the Zoning Code provides for Public Protection & Utility Facilities (Use Unit 4) to be allowed by Special Exception.

Special exceptions may be granted by the Board if the request is in harmony with the spirit of the Zoning Code and does not create a detriment to the neighborhood or public good. The Board may place specific conditions or safeguards upon the request as it sees fit. If approved, the applicant has 2 years to utilize the special exception.

**Staff Observation:**

The applicant is the City of Sand Springs. The City wishes to locate a Public Safety Complex on the subject tract for the purpose of constructing a multi-use facility that would house a new police headquarters, new fire station, common conference rooms, training space, etc. in addition to a municipal jail that would have to be approved by a Special Use Permit (already applied for). The proposed use is a less intense use of the property than what it is currently being used for. The proximity of the site to a public road and commercial uses located to the north of the subject tract would lend its support to the application and serve as a transition use from heavy industrial to commercial. Additionally, the current owner plans to redevelop a large portion of the overall property by creating a retail development along the HWY 97 frontage. This use would additionally mix well with those future plans for abutting property.

Staff feels that the request is in harmony with the spirit and intent of the Zoning Code and does not create a detriment to the surrounding area or public good.

Staff recommends **APPROVAL** the Special Exception request as submitted.



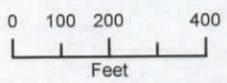
**Subject Tract**



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

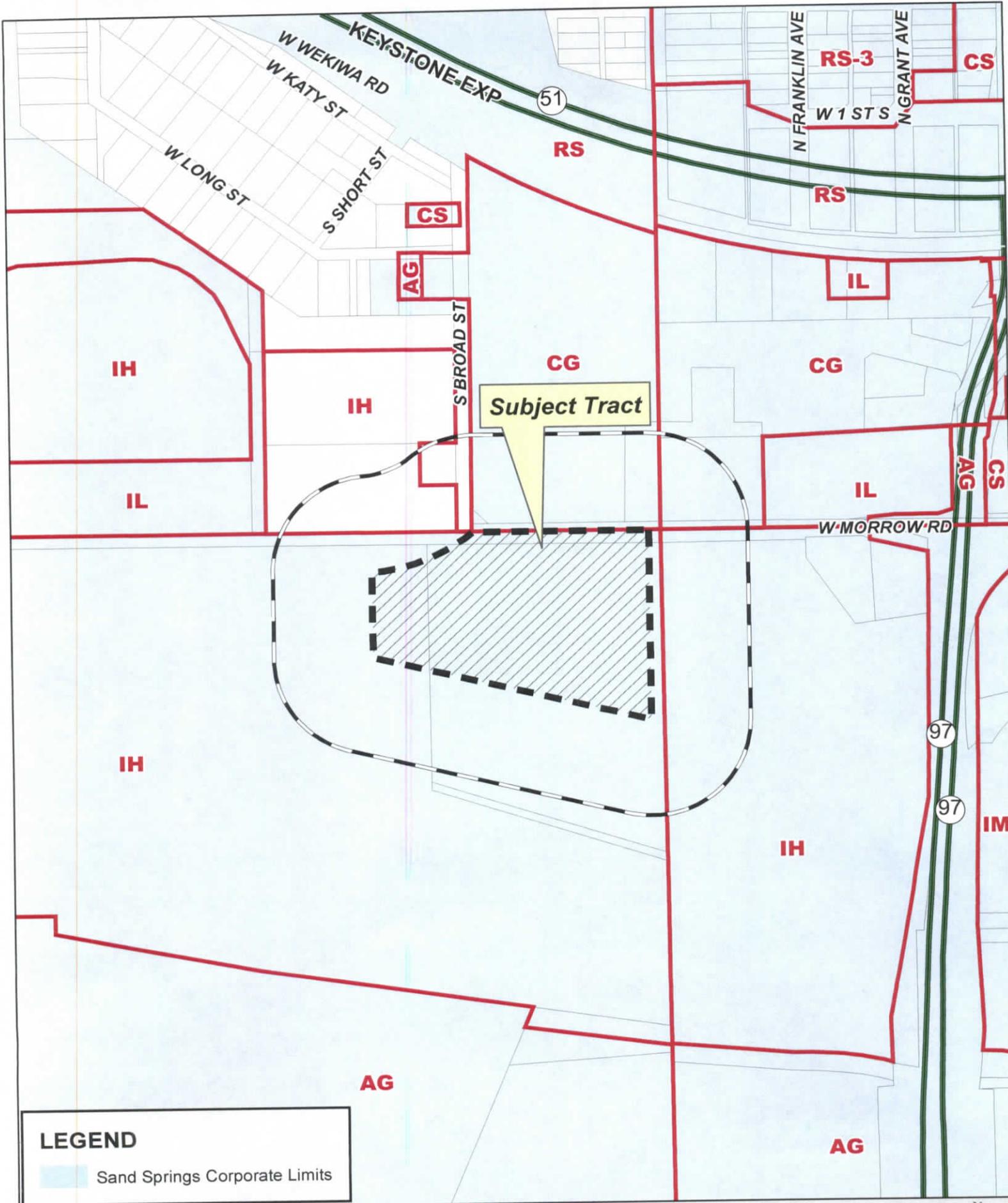
 Subject Tract

**SSBOA-715**



15 19-11





Subject Tract

**LEGEND**

 Sand Springs Corporate Limits

 300' Radius

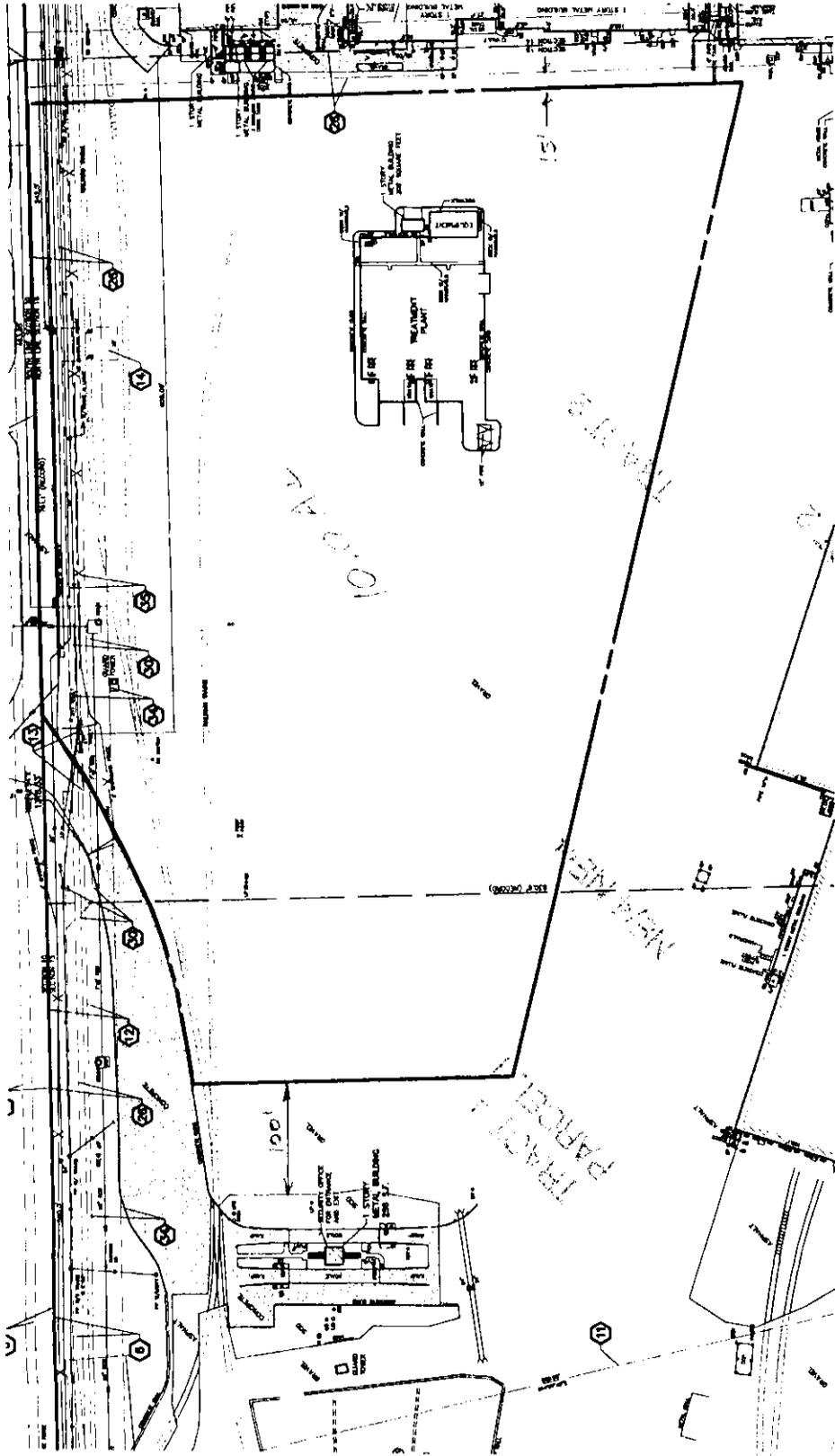
 Subject Tract

**SSBOA-715**

0 100 200 400  
Feet

15 19-11





**BOARD OF ADJUSTMENT  
APPLICATION FOR A SPECIAL EXCEPTION**

ADDRESS OF REQUESTED SPECIAL EXCEPTION: \_

GENERAL LOCATION: South of W. Morrow Rd. between Broad St. and HWY 97(South of the South side of Wal-Mart)

LEGAL DESCRIPTION (or attach separate sheet): SEE ATTACHED

DESCRIBE SPECIFICS OF THE REQUEST: (Include attachments showing photos, plot plans, distances, dimensions, uses, and other pertinent and factual information. Attach any narratives you wish. An application is not complete until required information is submitted).

Special Exception to allow Use Unit 4 (Public Protection and Utility Facilities) in an IH District (Section 9.02, Table 1)

( ) RECORD OWNER: OmniTrax Does Owner consent to this BOA application ? Yes

( ) APPLICANT: City of Sand Springs PHONE: 918-246-2575

ADDRESS: 100 E. Broadway St. CITY Sand Springs ZIP: 74063

SIGNED: [Signature] Send Bill to: ( ) Owner (X) Applicant ( ) Other:

**THE BOARD OF ADJUSTMENT CAN ONLY APPROVE A SPECIAL EXCEPTION AFTER DETERMINING FROM THE ZONING CODE THAT THE PARTICULAR USE REQUESTED IS IN ACCORDANCE WITH STATE LAW. (11 O.S. Section 44-106 and the Sand Springs Zoning Code Section 17.09)**

1. What activities are anticipated on the property concerning the requested use if a Special Exception is granted?

Sand Springs Public Safety Facility (Police Station/Administration, Municipal Jail Facility, Fire Station, Conference Rooms, etc.)

Hours of Operation: 24hrs Number of Anticipated Customers: N/A  
Signage? TBD

Amount of Anticipated Vehicular Traffic: Minimal Number of Parking Spaces Needed: Per Zoning Code

Could the following situations become a neighborhood nuisance? Noise? No the property is located along a highway corridor in an Industrial zoned area that is adjacent to commercial businesses

Traffic/UPS/FedEx pick-ups & deliveries, etc No Lights No

2. What would you do to eliminate any of the above or other potential intrusions in the neighborhood?

3. Has anyone expressed opposition to your request? NO If so, what was the reason? \_\_\_\_\_

4. If a Special Exception is granted, could it cause substantial detriment to the public good, or impair the purpose, spirit and intent of the Zoning Code, the Zoning District, or Comprehensive Plan? NO

\*\*\*\*\* APPLICANT: DO NOT WRITE BELOW THIS LINE \*\*\*\*\*

Application received 9/20/16 by: CW SPECIAL EXCEPTION: Section 9.02 Table 1 UU # 4  
BOA Hearing Date: 10/17/16 Action: \_\_\_\_\_  
CONDITIONS: \_\_\_\_\_