

AGENDA
SAND SPRINGS PLANNING COMMISSION
Regular Meeting
Monday, October 17, 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 September 19, 2016
4. SSLC-636 - Concept Builders STR 01-19N-11E

Commission will discuss and consider approval of the request by Concept Builders to combine Lots 5 and 6, Block 1, Shadow Creek Estates, commonly known as 1602 N. Old North Pl. The property is zoned RS-2 (Residential Single-Family Medium Density). The purpose of the lot combination is to allow for construction of a home across the common lot line.

5. Final Plat – Stone Villa Second STR 34-19N-11E

Commission will review and consider recommendation to City Council the final plat of Stone Villa Second. Development consists of 87 lots, 3 Blocks on 19.67 acres located generally South of W. 51st St., East of 129th W. Ave.

6. Public Safety Facility Site Selection STR 15-19N-11E

Discussion, consideration, and possible approval pursuant to 11 Okla. Stat. §45-104, of the proposed site for a public safety facility, to include its location, construction, and design, located South of W. Morrow Rd. between Broad St. and HWY 97 (South of the South side of Wal-Mart), Section 15, Township 19 North, Range 11 East.

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

Commission will conduct a public hearing and consider recommendation to City Council 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).

8. SSLC-637 - City of Sand Springs STR 26-19N-11E

Commission will discuss and consider approval of the request by City of Sand Springs to combine unplatted property housing Fire Station No. 2 with adjacent unplatted property to create one tract of land. Total acreage of combined properties is 1.615 acres and is zoned RS-1 (Residential Single-Family Low Density). Property is generally located at 41st St. and S. 113th W. Avenue and is commonly known as 4101 S. 113th W. Ave.

9. SSL-638 - City of Sand Springs STR 11-19N-11E

Commission will discuss and consider approval of the request by City of Sand Springs to split Lot 1, Block 1, RiverWest Addition No. 3. Property is zoned CS (Commercial Shopping). Property is generally located at Alexander Blvd and Main Street and is commonly known as 2 W. Alexander Blvd.

10. Change of Access – City of Sand Springs STR 11-19N-11E

Commission will discuss and consider recommendation to City Council the request by City of Sand Springs to a proposed change to the Limits of No Access along Main Street at Lot 1, Block 1, RiverWest Addition No. 3, to allow two (2) entries/exits at 2 W. Alexander Blvd. The property is generally located on the Southwest Corner of Alexander Blvd. and Main St.

11. Director's Report

12. Adjournment

This agenda was posted at 3:00 a.m./p.m. on Oct 13, 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, September 19, 2016

4:00 p.m.

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

MEMBERS PRESENT: Paul Shindel, Vice-Chairman 1-1
Tom Askew 1-1
Jason Mikles 2-0
Patty Dixon 2-0 (Arrived 4:08 pm)
Harold Neal 2-0
Keri Fothergill 1-0

MEMBERS ABSENT: Joe Shelton, Secretary 1-1

STAFF PRESENT: Elizabeth Gray, City Manager
Mike Carter, Police Chief
Brad Bates, City Planner
Cynthia Webster, Recording Secretary

The Sand Springs Planning Commission met in regular session on Monday, September 19, 2016 in the Sand Springs Municipal Building, Room 203, pursuant to the agenda filed with the City Clerk's office; posted on the digital display board located in the first floor lobby of the Sand Springs Municipal Building, 100 E. Broadway, Sand Springs, Oklahoma, and posted on the City of Sand Springs website at www.sandspringsok.org at 3:10 p.m., September 14, 2016 by Cynthia Webster.

1. Call to Order

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

2. Roll Call

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

3. Minutes of May 16, 2016

Commissioners considered approval of the minutes from the May 16, 2016 meeting. Mr. Askew made a motion that the minutes of May 16, 2016 be approved as presented. Mr. Mikles seconded the motion.

Vice-Chairman Shindel called for a voice vote recorded as follows: All ayes, no nays.

The motion carried.

4. Minutes of August 15, 2016

Commissioners considered approval of the minutes from the August 15, 2016 meeting. Mr. Neal made a motion that the minutes of August 15, 2016 be approved as presented. Mr. Mikles seconded the motion.

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

5. Election of Officers

Election of a Chairman, Vice-Chairman and Secretary are required by the Planning Commission By-laws. Vice-Chairman Shindel called for nominations. Mr. Askew made a motion to nominate Paul Shindel as Chairman. Mr. Neal seconded the motion.

With no further discussion, Vice-Chairman Shindel called for the vote recorded as follows: Mr. Mikles, aye; Mr. Shindel, aye; Mr. Neal, aye; Mr. Askew, aye; Ms. Fothergill, aye. The motion carried 5-0-0.

Mr. Askew made a motion to nominate Harold Neal for Vice-Chairman. Vice-Chairman Shindel seconded the motion.

With no further discussion, Vice-Chairman Shindel called for the vote recorded as follows: Mr. Mikles, aye; Mr. Shindel, aye; Mr. Neal, aye; Mr. Askew, aye; Ms. Fothergill, aye. The motion carried 5-0-0.

Mr. Askew made a motion to nominate Jason Mikles as Secretary. Vice-Chairman Shindel seconded the motion.

With no further discussion, Vice-Chairman Shindel called for the vote recorded as follows: Mr. Mikles, aye; Mr. Shindel, aye; Mr. Neal, aye; Mr. Askew, aye; Ms. Fothergill, aye. The motion carried 5-0-0.

It is noted for the record that Ms. Dixon arrived at 4:08 p.m., immediately after the elections.

6. 2017 Planning Commission Calendar

Commissioners reviewed and discussed the proposed Planning Commission 2017 Meeting Dates.

Mr. Neal made a motion to approve the Planning Commission 2017 meeting dates as presented. Mr. Mikles seconded the motion.

With no further discussion, Vice-Chairman Shindel called for the vote recorded as follows: Ms. Dixon, aye; Mr. Mikles, aye; Mr. Shindel, aye; Mr. Neal, aye; Mr. Askew, aye; Ms. Fothergill, aye. The motion carried 6-0-0.

7. SSLC-635

City Planner Bates presented the staff report. The applicant, Jimmie Hopkins, is requesting a combination of Lots 10 and 11, Block 1, Brooklyn Heights Amd Replat Brooklyn Hts Resub, commonly known as 3513 S. Walnut Creek Pl. The purpose of the lot combination is to construct a pool and pool house. Public Works has reviewed the application and has no concerns.

Applicant Jimmie Hopkins was present for questions and also presented a conceptual drawing for commissioners' review.

Ms. Dixon made a motion to approve SSLC-635 as presented. Mr. Askew seconded the motion.

With no further discussion, Vice-Chairman Shindel called for the vote recorded as follows: Ms. Dixon, aye; Mr. Mikles, aye; Mr. Shindel, aye; Mr. Neal, aye; Mr. Askew, aye; Ms. Fothergill, aye. The motion carried 6-0-0.

8. SUP-31

City Planner Bates presented the staff report. The City of Sand Springs has requested a Specific Use Permit to allow a jail facility as part of the proposed Public Safety Complex on property recently acquired by OmniTrax. The City of Sand Springs is proposing to acquire 10 acres of the development tract for the Public Safety Complex. The purpose of this initial meeting is to determine notification guidelines.

Police Chief Mike Carter briefly discussed the location of the proposed facility within the development.

After discussion, Mr. Neal made a motion to notify by mail the property owners within the required 300' radius plus the property owners in the Halls Garden Addition, to place one ad in the Sand Springs Leader and to place one sign south of Morrow Road directly across from the Wal-Mart entrance/exit. Mr. Askew seconded the motion.

With no further discussion, Vice-Chairman Shindel called for the vote recorded as follows: Ms. Dixon, aye; Mr. Mikles, aye; Mr. Shindel, aye; Mr. Neal, aye; Mr. Askew, aye; Ms. Fothergill, aye. The motion carried 6-0-0.

9. Reinstatement of Preliminary Plat – Stone Villa II

City Planner Bates presented the staff report. The Commission recently considered the request by Capital Homes to rezone Stone Villa II from a RS-3 to RS-4 zoning district.

Planning Commission
September 19, 2016

The applicant would like to reinstate the plat which was approved in 2005. The plat expired one year from the date of approval. Since the development has recently been re-acquired, the applicant would like to reinstate the plat using the layout previously approved including the streets, utilities and detention facility. City Planner Bates advised that another Technical Advisory Committee (TAC) meeting will be held to ensure that no significant changes are required by the utility providers since it has been some time since the plat was approved but he does not anticipate any significant changes.

Ms. Fothergill made a motion to reinstate the plat previously approved for Stone Villa II. Mr. Neal seconded the motion.

With no further discussion, Vice-Chairman Shindel called for the vote recorded as follows: Ms. Dixon, aye; Mr. Mikles, aye; Mr. Shindel, aye; Mr. Neal, aye; Mr. Askew, aye; Ms. Fothergill, aye. The motion carried 6-0-0.

10. Director's Report

City Planner Bates advised commission members that more details on the new OmniTrax facility would be forthcoming as the development progresses.

11. Adjournment

There being no other items, the meeting was adjourned at the noted time of 4:54 p.m.

Date of Approval

Jason Mikles, Secretary



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: October 17th, 2016

SUBJECT: **SSLC-636, Lots 5 & 6, Block 1, Shadow Creek, a proposed Lot-Combination to create one lot for the construction of a Residential Single-Family Home.**

The property is zoned RS-2 (Residential Single-Family Medium Density) and is located at 1602 N. Old North Pl. (West side of N. Old North Place)

The applicant wishes to construct a single-family residence on these two lots. The property would be utilized as one property upon approval of the Lot-Combination. These lots are difficult to build on due to topography and utility/drainage easements that cut across the lots. This lot-combination would allow for a bigger building footprint than what a single lot would provide.

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

Planning staff recommends **APPROVAL** of Lot Combination SSLC-636.

Attachments:
Application
Plat of Subject Lots

DAY OF _____ 2001,
I HAVE COMPLETED UNDER MY SUPERVISION,
TO THE BEST OF MY KNOWLEDGE AND BELIEF.

W. Baker
W. BAKER
P.L.S. #1239

PLAT APPROVAL

PLAT WAS APPROVED
BY THE PLANNING COMMISSION ON

2001

SECRETARY

PLAT WAS APPROVED
BY THE CITY COUNCIL ON

2001

91
CITY ENGINEER

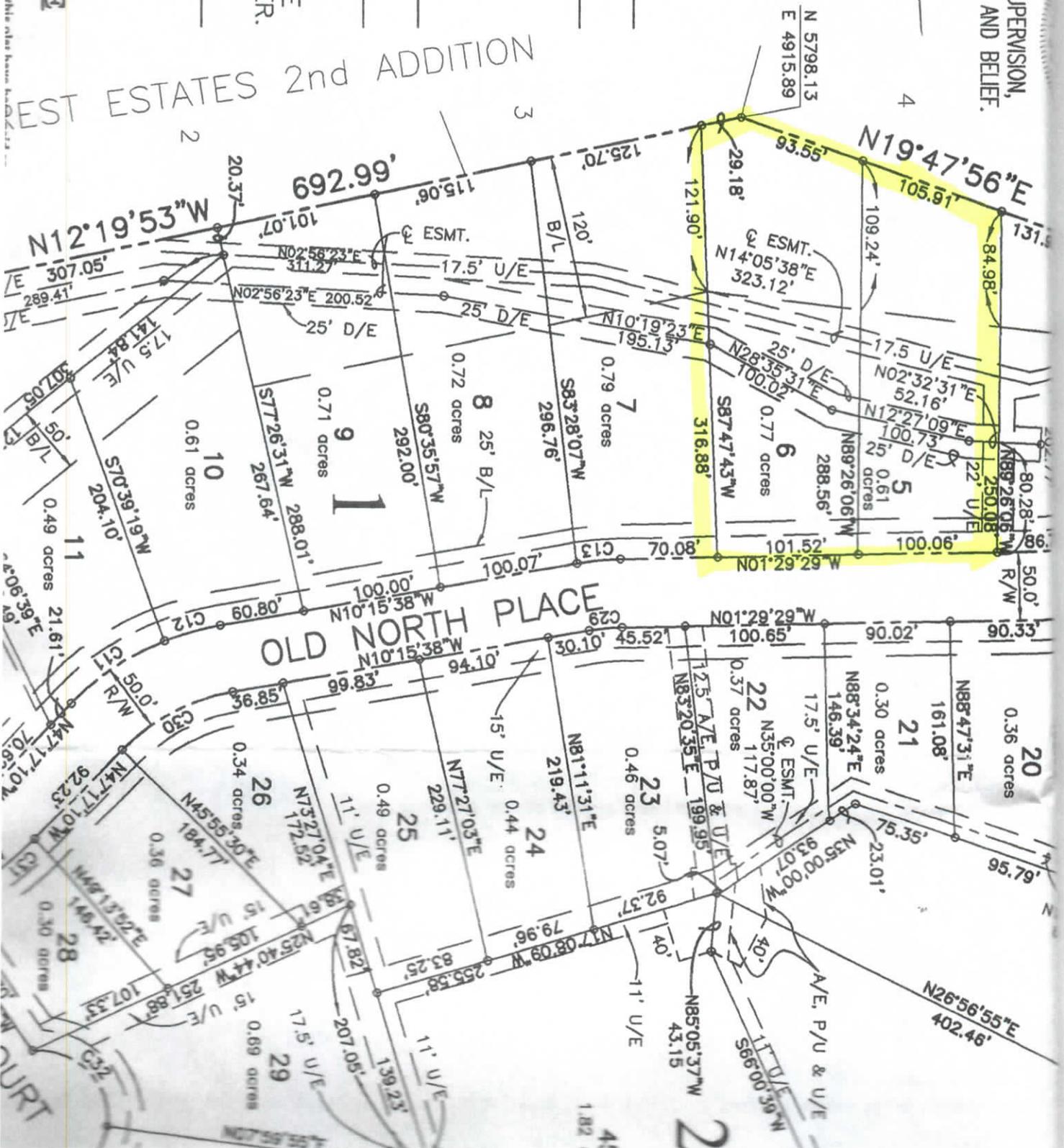
ABOVE SIGNATURES ARE
OF THE CITY ENGINEER OR CITY ENGINEER.

CITY ENGINEER

IT BE INTERPRETED TO
CONSTRUCTED AS SHOWN
PLAT. **CERTIFICATE**

I hereby certify that all real estate taxes involved in this plan have been paid.

EST ESTATES 2nd ADDITION



N OSAGER RIDGE DR

E OSAGER RIDGE DR

N MARLE AVE

E 17 STS

N BIRCH AVE

N OLD NORTH PL



E 14 CTS

E OLD NORTH RD

N RENAISSANCE DR

N CEDAR PL

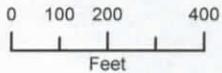
E 12 STS

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



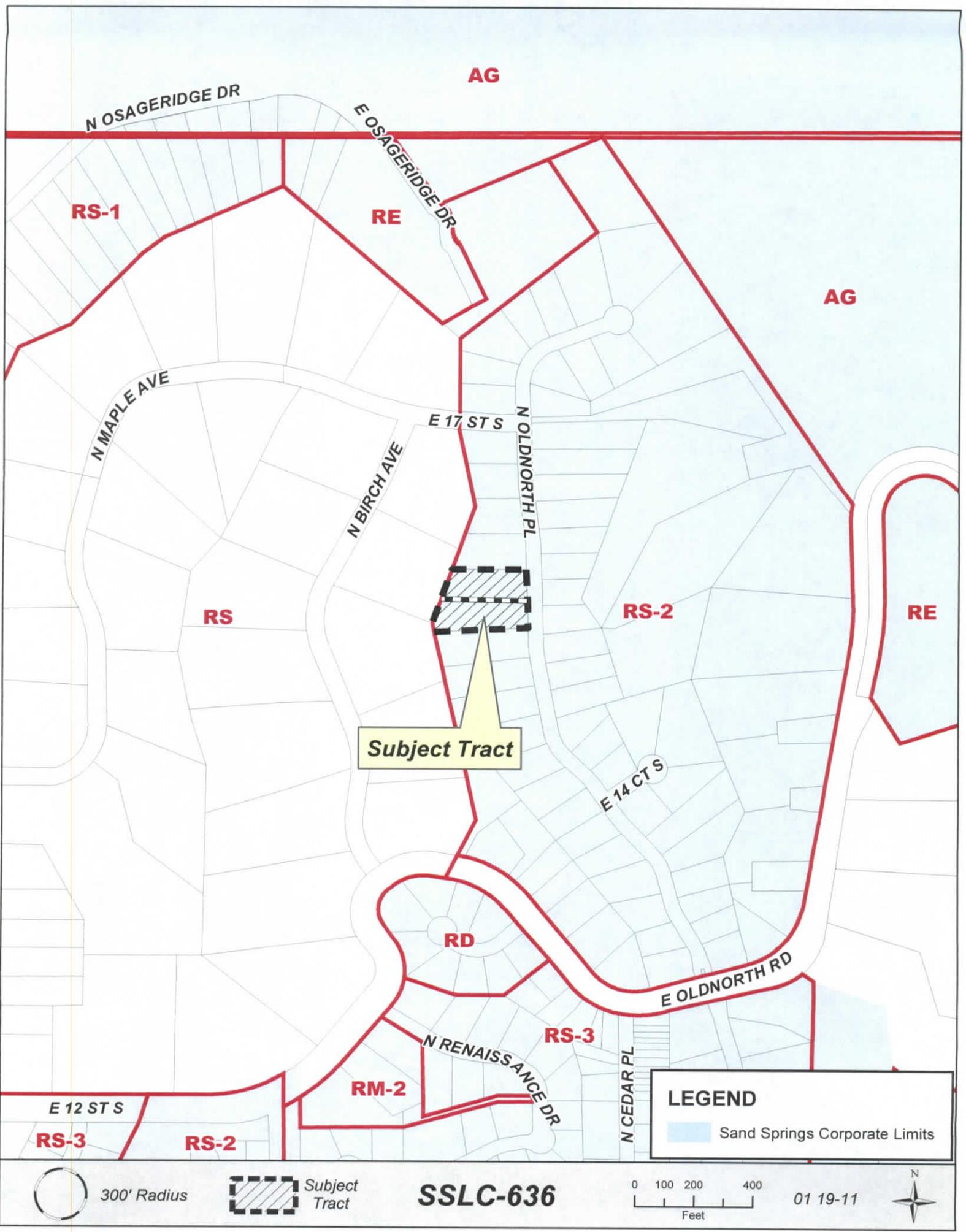
Subject Tract

SSLC-636



01 19-11





AG

AG

RS-1

RE

RS

RS-2

RE

Subject Tract

RD

RS-3

RM-2

LEGEND

Sand Springs Corporate Limits

300' Radius

Subject Tract

SSLC-636

0 100 200 400 Feet

01 19-11



N BIRCH AVE

N OLD NORTH PL

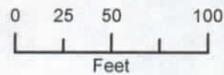


Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: February 2016



Subject Tract

SSLC-636



01 19-11



S-T-R: 01-19N-11E
Zoning: RS-2

Application No. SSLC-636

**CITY OF SAND SPRINGS
LOT COMBINATION AGREEMENT APPLICATION**

PROPERTY OWNER OF RECORD: CONCEPT BUILDERS 1987, INC.

LEGAL DESCRIPTION: Lot 5 Blk 1 Subdivision SHADOW CREEK
of 1st Lot Size: 100' W x 265' D
(approximately)

LEGAL DESCRIPTION: Lot 6 Blk 1 Subdivision SHADOW CREEK
of 2nd Lot Size: 101' W x 316' D
(approximately)

The purpose of combining these lots is: DUE TO SEVERE LOT SLOPE, COMBINING THE LOTS ALLOWS US TO FIT THE HOUSE IN A BETTER SPOT AND ACCOMMODATE THE WIDTH OF THE HOUSE

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

Name of street the lots are on: OLD NORTH PLACE

PROPOSED ADDRESS OF THE COMBINED LOT: 1602 N. OLD NORTH PLACE, SAND SPRINGS

~~~~~  
I CERTIFY THAT THIS INFORMATION IS TRUE AND CORRECT.

Name: ROBERT KLEVEN - CONCEPT BUILDERS, INC. ( ) applicant  owner

Address: 1236 S. LEWIS AVE., TULSA, OK 74104

Phones: (h) 918-743-4584 (cell) 918-304-7573 (fax) (918) 550-8205 (w) \_\_\_\_\_

\*\*\*\*\*  
FOR DEPARTMENT USE

Date Received: 9/13/16

ADDRESS FOR THE NEW SINGLE LOT SHOULD BE: 1602 N. Old North Pl

Planning Commission Date: 10/17/16 Action: \_\_\_\_\_



# 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:** October 17<sup>th</sup>, 2016

**CASE:** Final Plat – Stone Villa Second, for the development of a Single-Family Subdivision, RS-4 (Residential Single-Family), propose 87 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

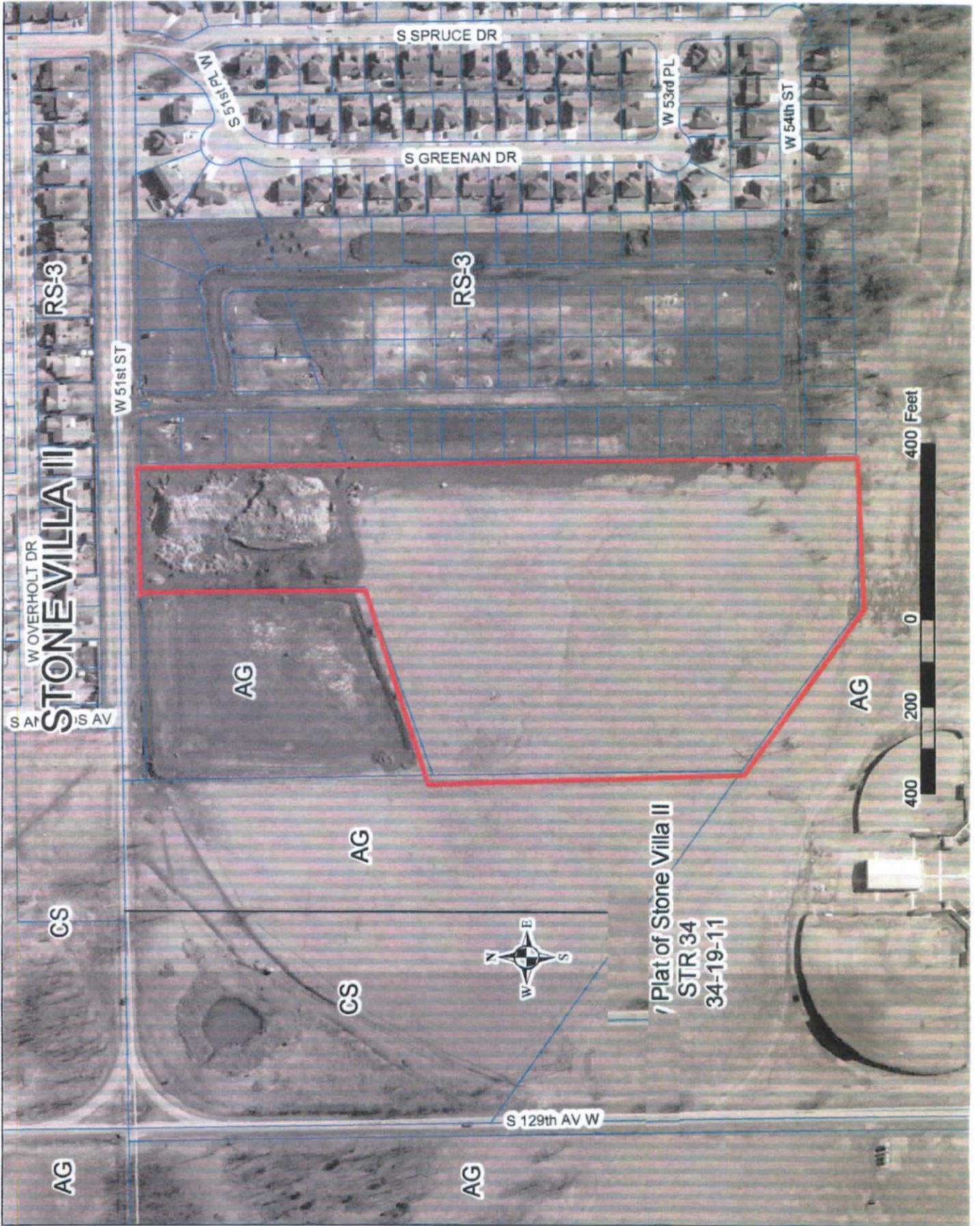
The applicant is requesting approval of Stone Villa Second – Final Plat. This plat was previous reviewed by the Sand Springs Technical Advisory Committee on October 6<sup>th</sup>, 2016 after being reinstated by the Sand Springs Planning Commission on September 19<sup>th</sup>, 2016.

The Final Plat Comments:

- TAC Comments from the October 6<sup>th</sup>, 2016 review need to be addressed and satisfied.
- Release letters from Utility Providers need to be received prior to the Final Plat being approved by the Sand Springs City Council.
- Construction and Infrastructure Plans need to be approved by Sand Springs Public Works Department.

Staff Recommends **Approval** of the Final Plat for Stone Villa Second subject to the following conditions as presented.





S SPRUCE DR

S GREENAN DR

RS-3

RS-3

W 51st ST

W 53rd PL

W 54th ST

W OVERHOLT DR

STONE VILLA II

S A T S AV

AG

AG

AG

CS

CS

Plat of Stone Villa II  
STR 34  
34-19-11



S 129th AV W

AG

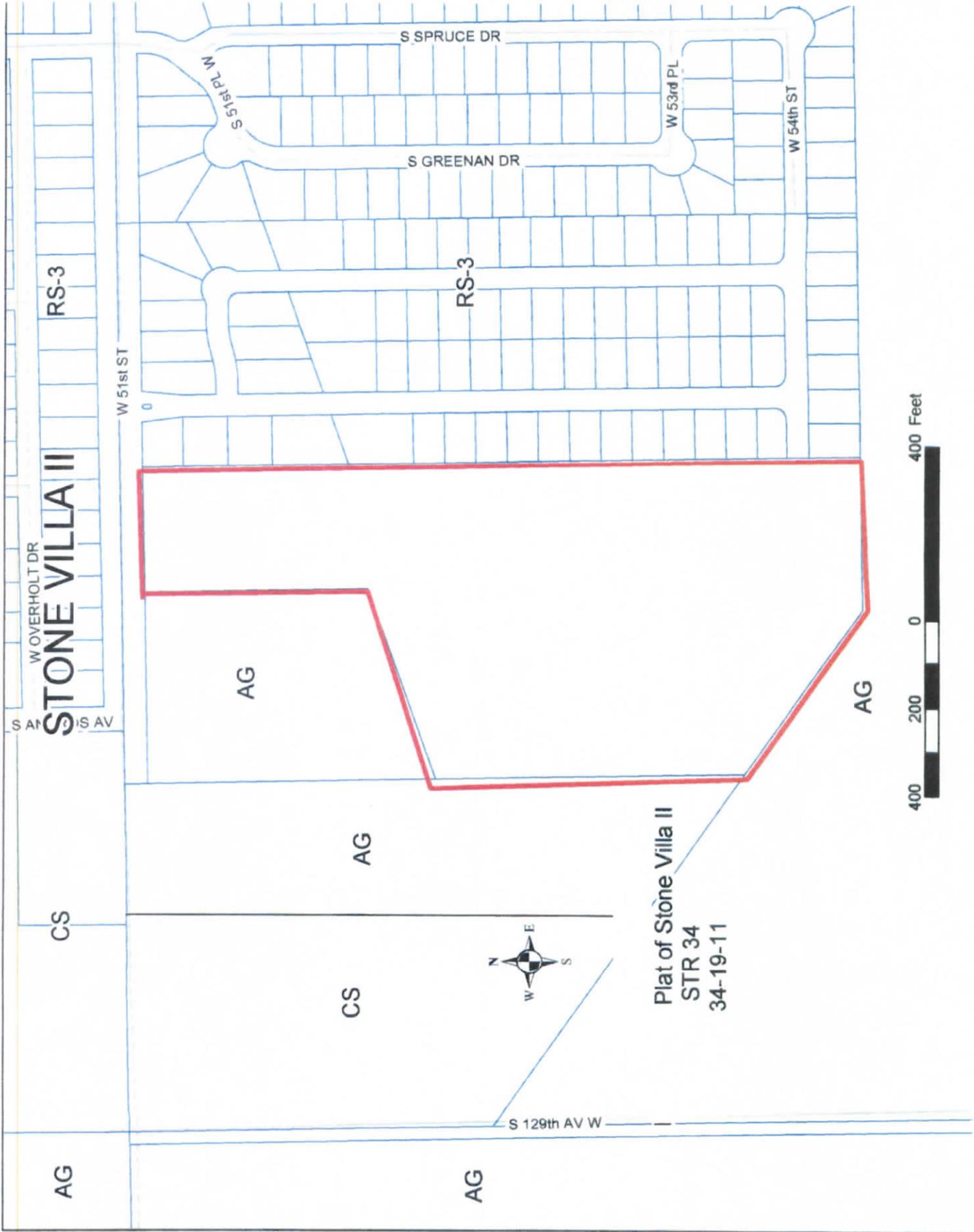
AG

400 Feet

0

200

400



DATE APPLIED: 23 SEP 2016

SAND SPRINGS PLANNING COMMISSION

APPLICATION FOR FINAL PLAT REVIEW AND APPROVAL

NOTE: The fee for this application is \$250.00. One full-sized and fifteen (15) 11"x17" copies of the final plat and electronic copy (pdf) are needed with the final plat application. After Final Plat is approved, one electronic copy, two Mylars (suitable for filing) and two good quality, blue-line copies of the plat for the City (rolled, not folded) and however many applicant will need should be submitted to the Planning Department for city officials to sign before you take them to the county courthouse for filing.

Meeting Dates: \_\_\_\_\_ PLANNING COMMISSION \_\_\_\_\_ CITY COUNCIL

SUBDIVISION NAME: STONE VILLA SECOND

GENERAL LEGAL DESCRIPTION OR LOCATION OF TRACT: NW/4 of Section ; near W 51<sup>st</sup> St. S.  
(may attach exhibit if legal description is lengthy)

129<sup>th</sup> W. Ave. Sec 34 T 19 N R 11 E

CITY LIMITS: ( ) Part inside, part outside ?

ACRES 19.67 LOTS 87 BLOCKS 3 AVERAGE SIZE 6350 sq ft

Present Use of Tract: Ag Proposed Use: Res Present Zoning: \_\_\_\_\_ Proposed Zoning: RS-3

Water: (X) City Main ( ) Well ( ) Other:

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

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

Applicant's Name: Cowan Group Engineering

CIRCLE ONE: (Owner) (Developer) (Engineer) (Surveyor) (Attorney)

Address: 5416 S. Yale Ave, Ste 210, Tulsa, OK 74135

Phone Numbers: (w) 918.949.6171 (mob/cell) 918.760.3258 (pager) \_\_\_\_\_ (fax) \_\_\_\_\_

\* Send Bill To: CK Provided

Planning Commission Recommendation: \_\_\_\_\_ VOTE: \_\_\_\_\_ DATE: \_\_\_\_\_  
City Council Action: \_\_\_\_\_ VOTE: \_\_\_\_\_ DATE: \_\_\_\_\_



# CITY OF SAND SPRINGS

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Phone: 918.246.2500 • sandspringsok.org

**TO:** Planning Commission

**FROM:** Brad Bates, City Planner

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

**SUBJECT:** **Public Safety Facility Site Selection** - Discussion, consideration, and possible approval pursuant to 11 Okla. Stat. §45-104, of the proposed site for a public safety facility, to include its location, construction, and design, Located South of W. Morrow Rd. between Broad St. and HWY 97 (South of the South side of Wal-Mart), Section 15, Township 19 North, Range 11 East.

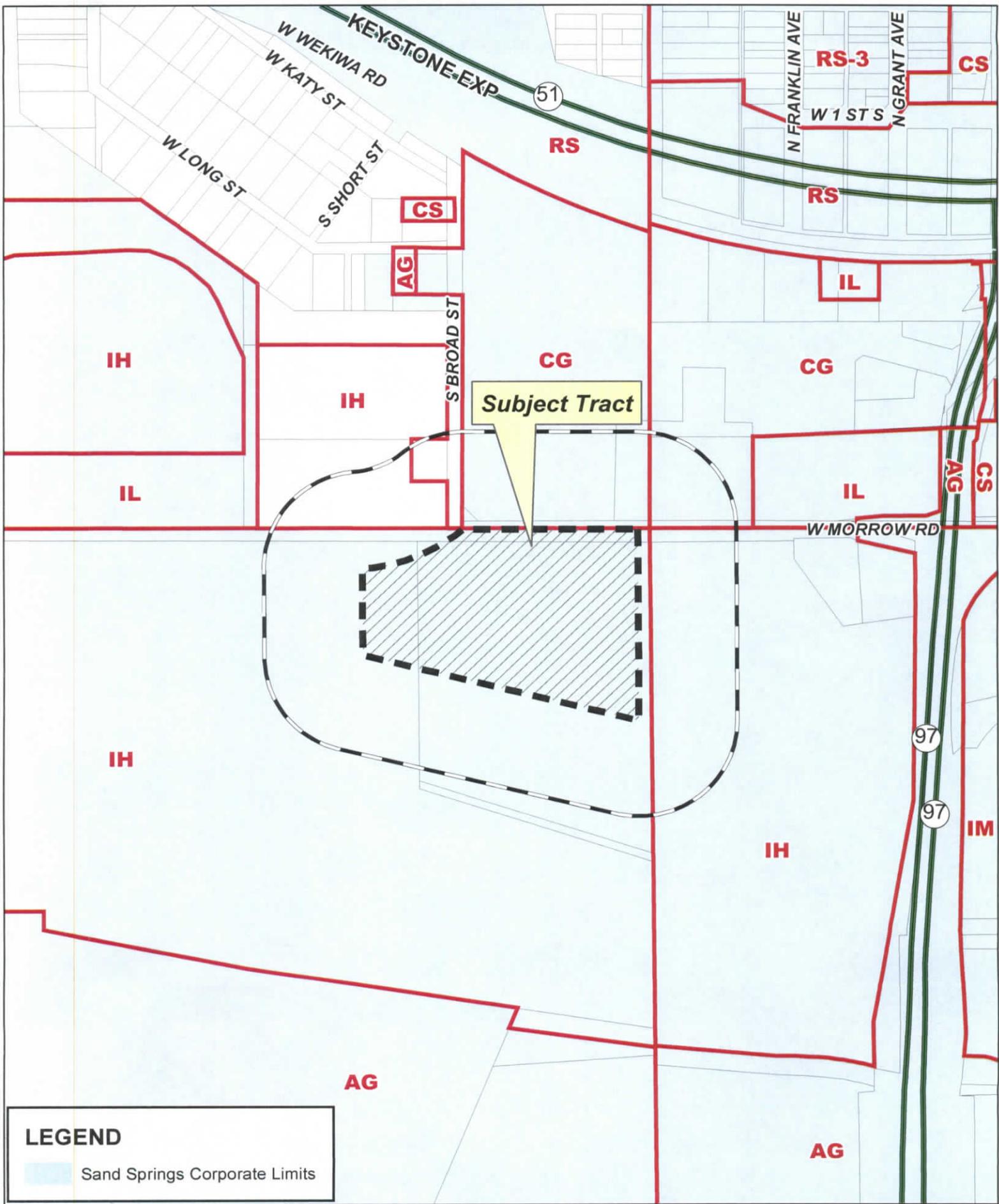
The property is zoned IM, Commercial Shopping and is generally located south of Morrow Rd, between HWY 97 and Broad Street. Property is located in Section 15, Township 19N, Range 11 East.

The entire property is 10+/- acres and is generally located south of Morrow Rd, between HWY 97 and Broad Street. This property is Zoned IH (Industrial Heavy). Morrow Rd. is located to the North of the property with CS (Commercial Shopping) on the north side of the road, to the west, south and east of the subject property is IH zoned land. This property is a piece of the previous steel mill that was recently acquired by OmniTRAX. The City of Sand Springs has entered into purchase agreement with OmniTRAX to purchase 10 acres of land to construct a Public Safety Facility onsite. In order to move forward with the purchase agreement, approval of an SUP for a Municipal Jail must be approved by the Planning Commission, along with Board of Adjustment approval of the Public Safety Facility (Fire and Police) must be completed to ensure compliance with Zoning Code requirements. There are no immediately adjacent Single-Family/Multi-Family residences in the area. However, there is a residential subdivision called Halls Garden that is in the immediate area but would not be adjacent to or impacted by a less intense use than the current industrial zoning would allow.

The Public Safety Facility would include space for new police and fire facilities, common training/conference rooms, and a municipal jail. This facility was approved to be financed by the extension of the expiring Vision 2025 Tax. This is a new piece of property that was made available to the City of Sand Springs through conversations with OmniTRAX. The site is geographically located in a more suitable, accessible location than the previous identified property for this facility. Additionally, the location of this facility will serve as a focal point in the revitalization efforts that OmniTRAX has planned for the overall property.

Planning staff recommends **APPROVAL** of Public Safety Facility Site

**Attachments:**  
Conceptual Site Plan  
Survey Exhibits



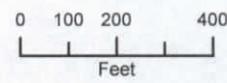
**LEGEND**

Sand Springs Corporate Limits

300' Radius

Subject Tract

**Public Safety Facility Site**



15 19-11





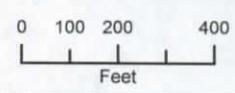


**Subject Tract**

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

 Subject Tract

### Public Safety Facility Site



15 19-11



# CITY OF SAND SPRINGS

## 10 ACRE TRACT

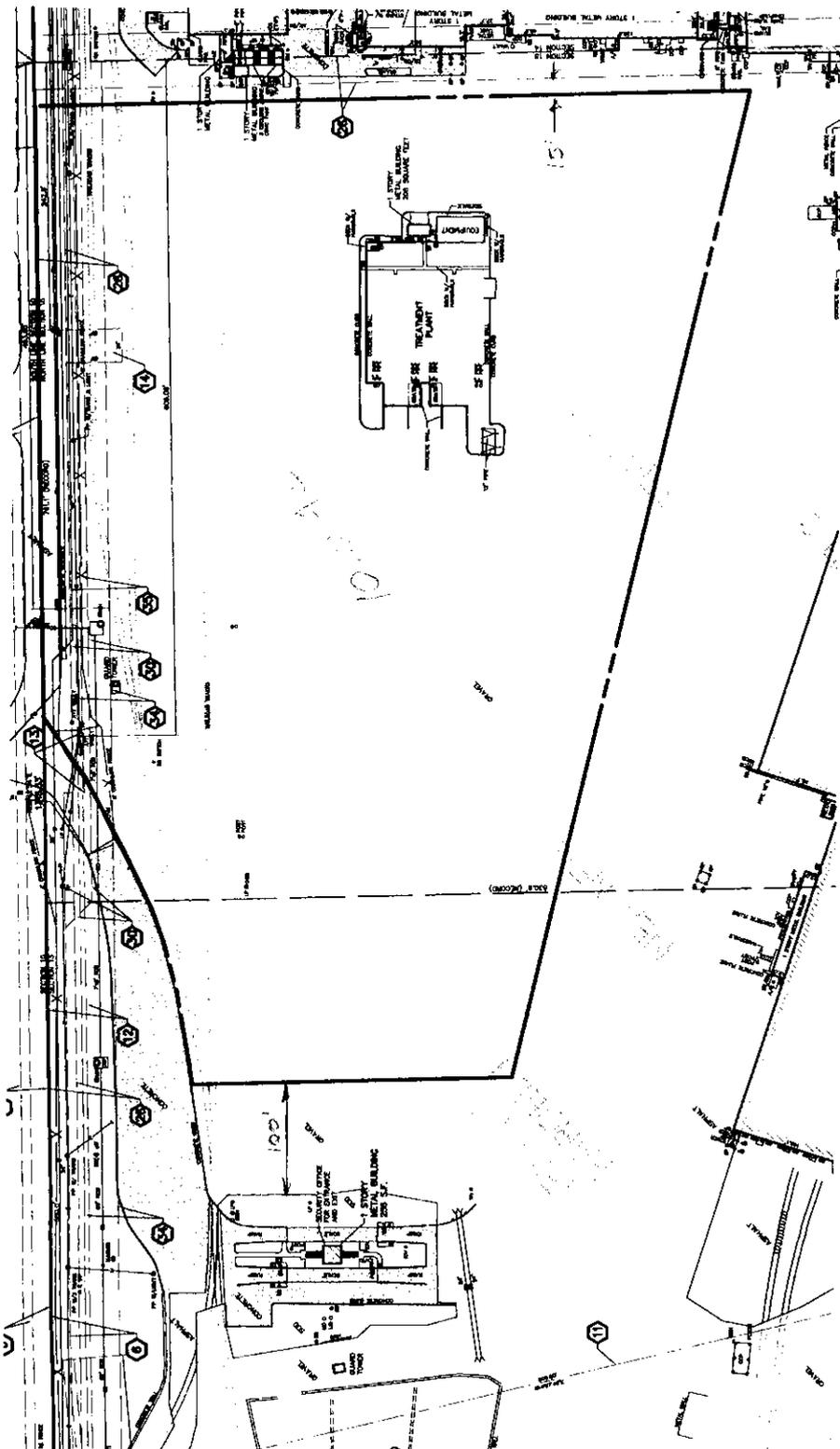
### LEGAL DESCRIPTION

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.

THE BEARINGS USED IN THE ABOVE LEGAL DESCRIPTION ARE BASED ON THE NORTHERLY LINE OF THE NE/4 OF SECTION 15, T-19-N, R-11-E HAVING A BEARING OF N 88°42'54" W.





# 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:** Planning Staff  
**DATE:** October 17<sup>th</sup>, 2016  
**SUBJECT:** SUP-31, Specific Use Permit pursuant to Section 25 of the Sand Springs Zoning Code to allow a Jail Facility (Use Unit 2) within a proposed Public Safety Complex, Located in Section 15, Township 19N, Range 11 East

## REQUEST:

The applicant, City of Sand Springs, requests approval of a Specific Use Permit pursuant to Section 25 of the Sand Springs Zoning Code to allow a Jail Facility (Use Unit 2) within a proposed Public Safety Complex to be located south of Morrow Rd, between HWY 97 and Broad Street. Property is located in Section 15, Township 19N, Range 11 East, Tulsa County being more particularly 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.

## BACKGROUND:

The City of Sand Springs, on October 13<sup>th</sup>, 2015, held and passed an election that approved the extension of a portion of the Vision 2025 Tax to be allocated for the purpose of constructing a Public Safety Facility that would include a new Police Headquarters, Fire Station, Training /Conference Areas, and a Municipal Jail. This request would allow for the jail portion of the project to be allowed on this property that has been identified for this purpose.

The Specific Use Permit process that is called out by City Ordinance dictates that jails must go through this process to receive approval. There are no differentiating factors that exclude municipal jails from this process. It was established in order to regulate the placement of somewhat objectionable uses from being placed in areas that might be considered inappropriate if strictly allowed by straight zoning. It also affords the public the right to attend and weigh in on specific uses that are proposed to insure that all scenarios, opinions, and concerns are heard. Regardless of the site location this process would be needed to place a jail anywhere within the city limits of Sand Springs.

The entire property is 10+/- acres and is generally located south of Morrow Rd, between HWY 97 and Broad Street. This property is Zoned IH (Industrial Heavy). Morrow Rd. is located to the North of the property with CS (Commercial Shopping) on the north side of the road, to the west, south and east of the subject property is IH zoned land. This property is a piece of the previous steel mill that was recently acquired by OmniTRAX. The City of Sand Springs has entered into purchase agreement with OmniTRAX

to purchase 10 acres of land to construct a Public Safety Facility that would include a Municipal Jail element onsite. In order to move forward with the purchase agreement, approval of this SUP along with Board of Adjustment approval of the Public Safety Facility must be completed to ensure compliance with Zoning Code requirements. There are no immediately adjacent Single-Family/Multi-Family residences in the area. However, there is a residential subdivision called Halls Garden that is in the immediate are but would not be adjacent to or impacted by a less intense use than the current industrial zoning would allow.

At this time the facility design is not completed as the applicant is in the initial phase of figuring out how and where things need to placed, what areas can be shared, etc. This being a City of Sand Springs project, additional considerations will be given to the look, feel, and placement of this facility to insure that it is done in a way that serves the public's interest.

**RECOMMENDATION:**

The Planning Commission shall conduct a Public Hearing and complete Findings of Fact and Conclusions of Law to be forwarded to City Council.

Staff recommends approval of SUP-31 to allow for the construction of a Municipal Jail.

BEFORE THE PLANNING COMMISSION OF THE CITY OF SAND SPRINGS

IN RE: Public Protection and                    )  
          Utility Facility                            )  
                                                          )  
City of Sand Springs                            )  
                                                          )  
                                                          )                    SUP - 31  
                                                          )                    Applicant.                    )

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

NOW on this \_\_\_ day of \_\_\_\_\_, 2016, the City of Sand Springs Planning Commission, having considered the above Specific Use Permit request, finds and concludes as follows:

1. PROBABLE EFFECT OF THE PROJECT ON THE ADJACENT PROPERTY: The Planning Commission finds that the proposed use will have (minimal/substantial) effect on the adjacent property.

2. COMMUNITY WELFARE AS AFFECTED BY THE PROJECT: The Planning Commission finds that the proposed use (will/will not) adversely affect the community welfare.

3. IMPACT OF THE DEVELOPMENT ON PUBLIC FACILITIES, INCLUDING BUT NOT LIMITED TO PARKS, ROADS, AND UTILITIES: The Planning Commission finds that the proposed use (will/will not) have an adverse affect on public facilities.

4. SAFEGUARDS TO DIMINISH THE EFFECT ON THE ADJACENT PROPERTY, COMMUNITY WELFARE, OR PUBLIC FACILITIES/SERVICES: The Planning Commission finds that the following safeguards (if any) are needed, to diminish the effect of the proposed use:

- (a) \_\_\_\_\_
- (b) \_\_\_\_\_
- (c) \_\_\_\_\_

5. All procedural requirements of 11 O.S. 43-113 have been met and SUP-\_\_ is hereby approved/denied for the reasons set forth above, and these findings and conclusions have been approved in open meeting this \_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Chairman, Sand Springs Planning Commission

# Property Layout Option

## Legend

-  Property Layout Option 1 / 10 Acres
-  Walmart Supercenter





# Property Layout Option

## Legend

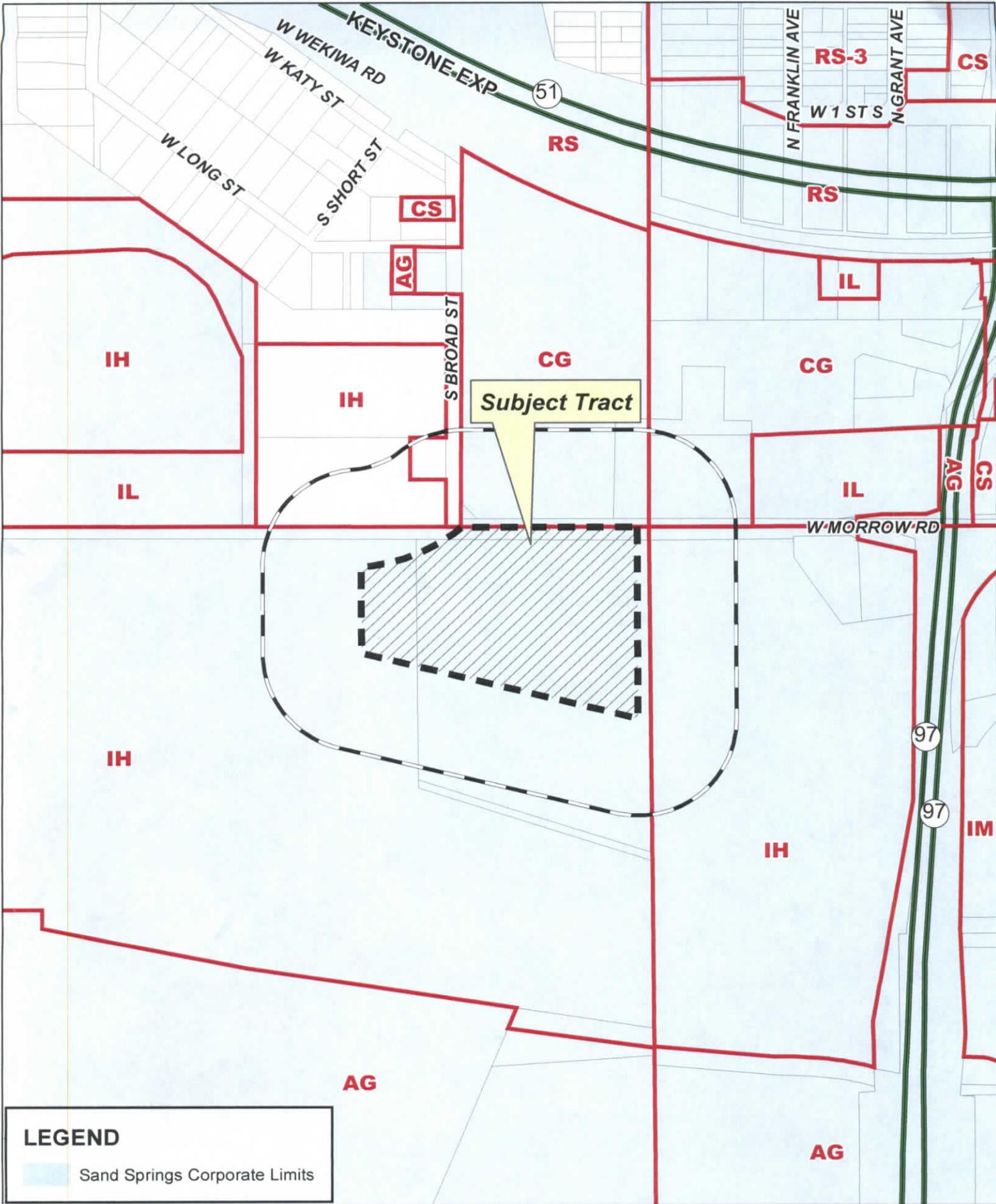
-  Property Layout Option 1 / 10 Acres
-  Walmart Supercenter



Google earth

© 2016 Google

300 ft



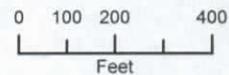
**LEGEND**

 Sand Springs Corporate Limits

 300' Radius

 Subject Tract

**SUP-31**



15 19-11



CITY OF SAND SPRINGS

APPLICATION FOR SPECIFIC USE PERMIT



Address or General Location: South of W. Morrow Rd. between Broad St. & Hwy 97

Present Zoning: IH Record Owner: OMNI Trax

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

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.

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):  
\_\_\_\_\_  
\_\_\_\_\_

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 Park Chief Phone: 918-246-2550

Address: 108 E Broadway Sand Springs OK 74063

**A. General Description of Property**

1. Size in Acres or Square Feet: Approximately 10 Acres +/-

2. Current Use: Vacant industrial land

3. Topography (Flat, Rolling Hills, Levee, etc.): Flat

4. Frontage Road: Morrow

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 use requires SUP)

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

**B. General Description of Adjoining Property**

1. Identify any buildings and give their approximate distances from your property lines:

Steel buildings on former Gerdau site (South - 120' [Building to Remain], East-20'

East-20' [buildings to be demolished]

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

2. Explain surrounding land uses: industrial to south, east and west, with commercial use 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 day to day  
 operations of COSS public safety departments, including a city owned & maintained jail.

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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

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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 needs

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

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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

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6. Is the proposed use compatible to surrounding permitted uses and the existing development pattern? Explain: <sup>Yes</sup> \_\_\_\_\_

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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: <sup>None anticipated</sup> \_\_\_\_\_

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Applicant: Do not write below this line.

---

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

Tract Acreage: \_\_\_\_\_ Public Hearing Date: \_\_\_\_\_

Application No. SUP- \_\_\_\_\_ Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

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

---

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

**TO:** Planning Commission

**FROM:** Brad Bates, City Planner

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

**SUBJECT:** **SSLC-637, Unplatted, a proposed Lot-Combination to create one lot located in Section 26, Township 19 North, Range 11 East, known as 4101 S. 113<sup>th</sup> W. Ave.**

The property is zoned RS-1 (Residential Single-Family Low Density) and is located at 4101 S. 113<sup>th</sup> W. Ave. (South of S. 112<sup>th</sup> W. Ave.)

The applicant is the City of Sand Springs. This is the site of Fire Station II located on the South side of town in the once-referred to Prattville area. The City wishes to combine the lots for the purpose of tying two City owned properties together. This will allow the City to utilize the property as one, which is currently being done. Additionally, this will allow for the remodeling or reconstruction of Fire Station II without creating any problems of encroaching over existing lot lines. This is an application to take care of an issue that the City thought was completed several years ago.

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

Planning staff recommends **APPROVAL** of Lot Combination SSLC-637.

**Attachments:**

Application  
Case Maps

W 41st ST S

97

W42 STS

1

2

W43 STS

S 113th W AVE

S 112 WAVE

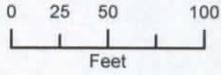
97

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



Subject Tract

SSLC-637



26 19-11



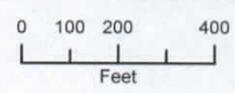


Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: February 2016



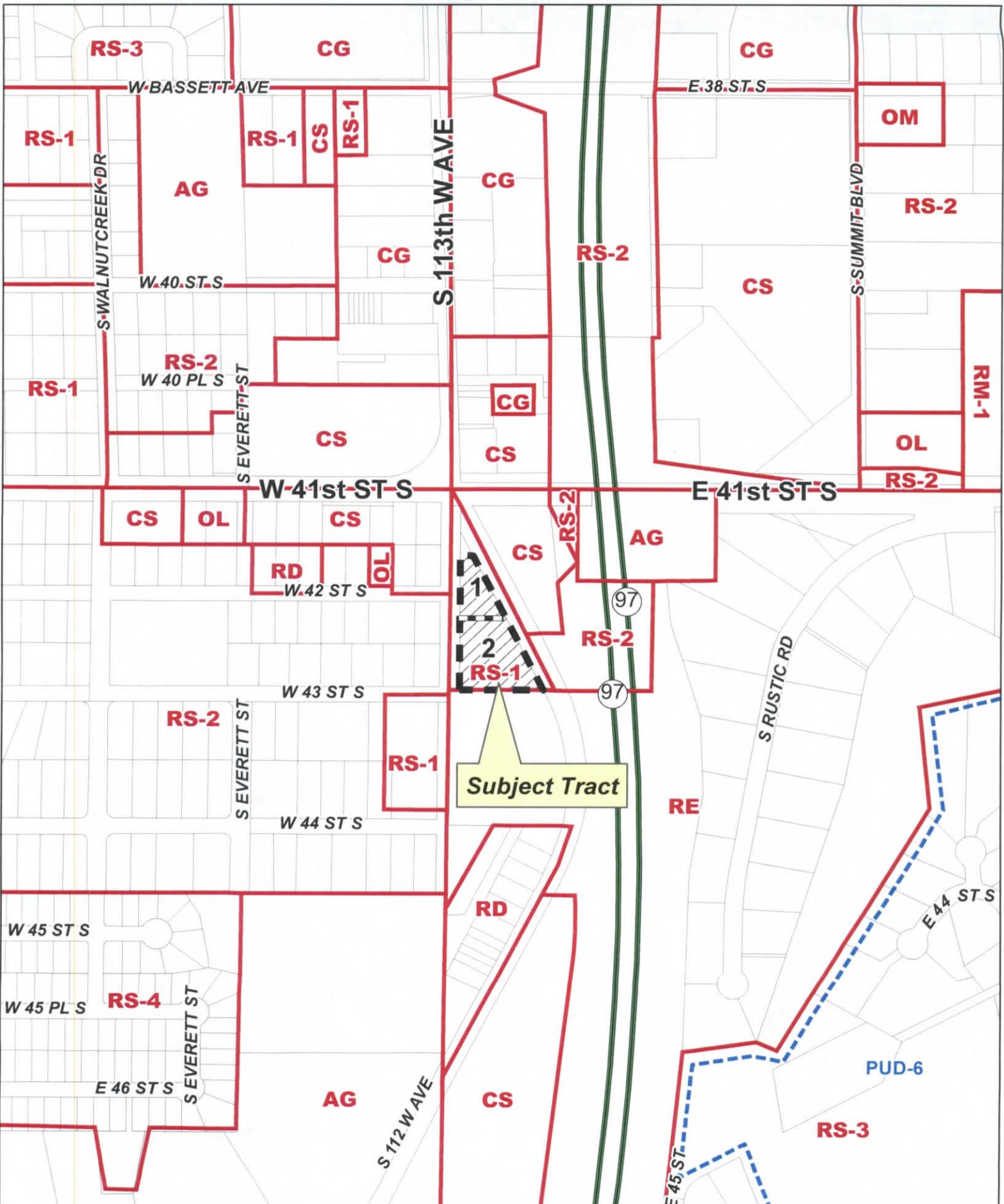
Subject Tract

**SSLC-637**

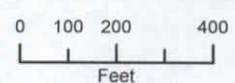


26 19-11





**SSLC-637**



26 19-11



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

Application No. SSLC-637

Zoning: RS-1

**CITY OF SAND SPRINGS  
LOT COMBINATION AGREEMENT APPLICATION**

PROPERTY OWNER OF RECORD: City of Sand Springs

LEGAL DESCRIPTION: Lot          Blk          Subdivision          (See Attached)  
of 1<sup>st</sup> Lot Size:          x           
(approximately)

LEGAL DESCRIPTION: Lot          Blk          Subdivision          (See Attached)  
of 2<sup>nd</sup> Lot Size:          x           
(approximately)

The purpose of combining these lots is: To create one tract of land and utilize property as one

If there is an existing structure or house, which lot is it on? Yes, Tract 1

Name of street the lots are on: S. 113th Ave. W

PROPOSED ADDRESS OF THE COMBINED LOT: 4101 S. 113th Ave. W.

~~~~~  
I CERTIFY THAT THIS INFORMATION IS TRUE AND CORRECT.

Name: City of Sand Springs (applicant) (owner)

Address: PO BOX 338, Sand Springs, OK 74063

Phones: (h) 918-246-2500 (cell) (fax) (w)

FOR DEPARTMENT USE

Date Received: 9/27/16

ADDRESS FOR THE NEW SINGLE LOT SHOULD BE: 4101 S. 113th W. Ave

Planning Commission Date: 10/17/16 Action:



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: October 12th, 2016
SUBJECT: SSL-638, Lot 1, Block 1 River West Addition No. 3, a proposed Lot-Split to create two new tracts

The property is zoned CS, Commercial Shopping and is generally located at the Southwest corner of Alexander Blvd. and S. Main Street., 2 W. Alexander Blvd., Section 11, Township 19N, Range 11E.

The applicant is the City of Sand Springs acting on behalf of a potential buyer who is in negotiations to purchase a portion of the property. The proposal will divide the existing 8.4562+/- acre tract into two parcels. Tract One (1) (Subject Tract) will be 2.5+/- acres while the remainder tract will be 5.9562+/- acres. It is the intent for Tract 1 to then be purchased and developed in accordance with allowed uses found in a CS District as defined by the Sand Springs Zoning Code. Both of the proposed tracts will exceed the Bulk and Area requirements of the Sand Springs Zoning Code. 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. However, they did suggest that Utility Easements be considered along newly created lot lines should any future tracts need easements to be served.

Planning staff recommends **APPROVAL** of Lot Split SSL-638.

Attachments:
Legal Descriptions
Survey Exhibits



W ALEXANDER BLVD

BOOKER T WASHINGTON AVE

S MAIN ST

W MORROW RD

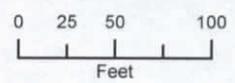
E 21st ST

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



Subject Tract

SSL-638



11 19-11

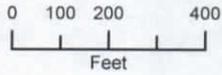




Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: February 2016

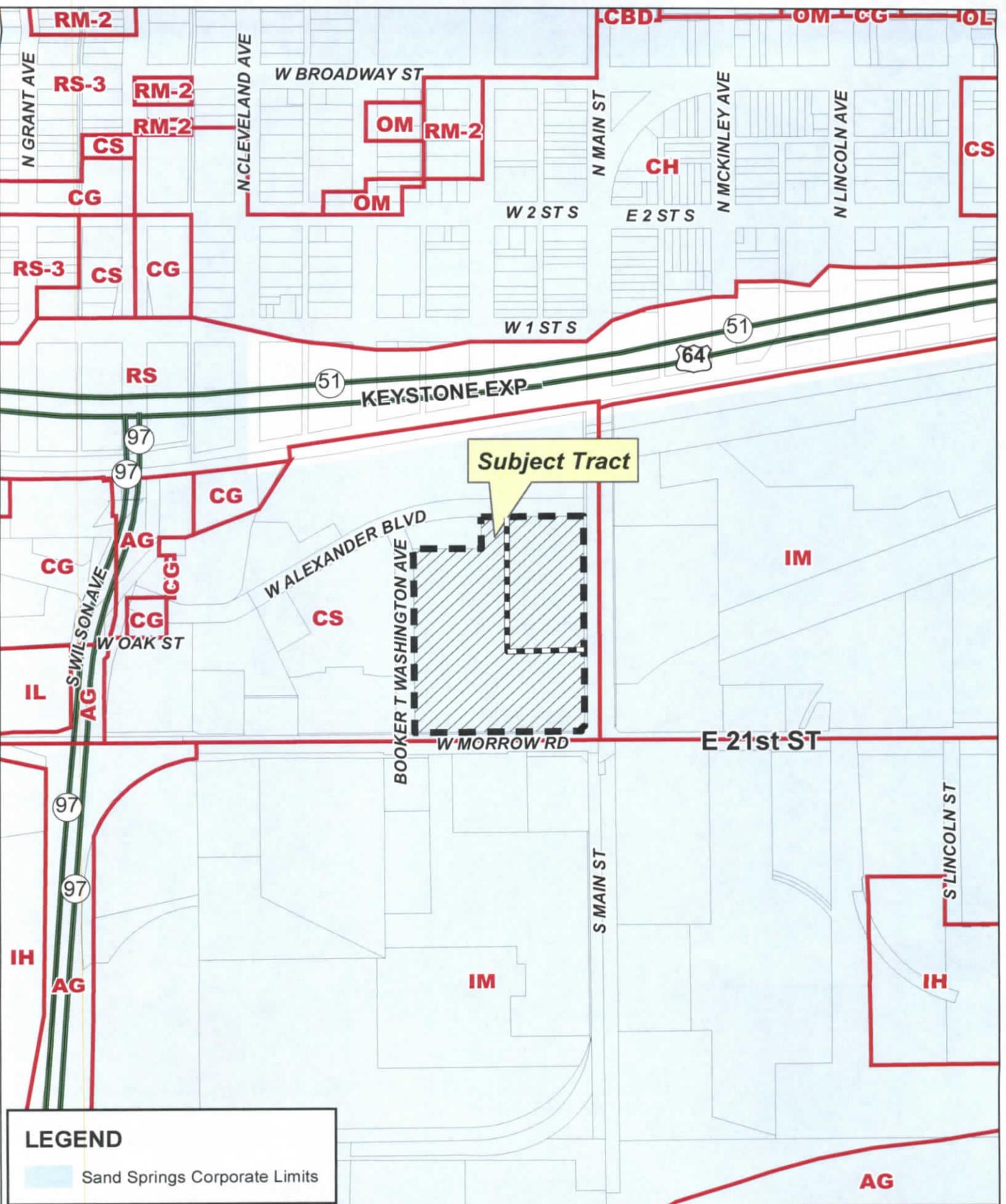
 Subject Tract

SSL-638



11 19-11

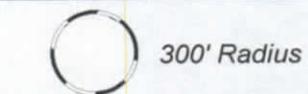




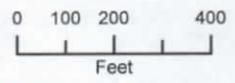
Subject Tract

LEGEND

Sand Springs Corporate Limits



SSL-638



11 19-11



PART OF LOT 1, BLOCK 1 (SUBJECT LOT)
LOT SPLIT LEGAL DESCRIPTION

A tract of land being a part of Lot 1, in Block 1 of RIVER WEST ADDITION NO. 3 according to the plat recorded as Plat No. 6509 and lying in the Southwest Quarter of Section 11, Township 19 North, Range 11 East of the Indian Meridian, Sand Springs, Tulsa County, Oklahoma, being more particularly described as follows:

BEGINNING at the northeast corner of said Lot 1;

THENCE South $01^{\circ}19'27''$ East, along the east line of said Lot 1 and the west right of way line of Main Street, a distance of 441.06 feet;

THENCE South $88^{\circ}44'28''$ West a distance of 247.23 feet;

THENCE North $01^{\circ}15'36''$ West a distance of 440.78 feet to a point on the north line of said Lot 1 and the south right of way line of Alexander Boulevard;

THENCE North $88^{\circ}40'33''$ East, along the north line of said Lot 1 and the south right of way line of Alexander Boulevard a distance of 246.74 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 108,900 square feet or 2.5000 acres, more or less.

The bearing of South $01^{\circ}19'27''$ East along the east line of Lot 1, in Block 1 of RIVER WEST ADDITION NO. 3 according to the plat recorded as Plat No. 6509 to the City of Sand Springs, Tulsa County, Oklahoma was used as the basis of bearing for this legal description.

Christopher L. Tripp, PLS 1685
Dodson-Thompson-Mansfield, PLLC
20 NE 38th Street - Oklahoma City, OK 73105
405-601-7402
October 5, 2016

PART OF LOT 1, BLOCK 1 (REMAINDER LOT)
LOT SPLIT LEGAL DESCRIPTION

A tract of land being a part of Lot 1, in Block 1 of RIVER WEST ADDITION NO. 3 according to the plat recorded as Plat No. 6509 and lying in the Southwest Quarter of Section 11, Township 19 North, Range 11 East of the Indian Meridian, Sand Springs, Tulsa County, Oklahoma, being more particularly described as follows:

COMMENCING at the northeast corner of said Lot 1;

THENCE South 01°19'27" East, along the east line of said Lot 1 and the west right of way line of Main Street, a distance of 441.06 feet to the POINT OF BEGINNING;

THENCE along the easterly, southerly, westerly and northerly lines of said Lot 1 the following nine (9) courses:

1. Continuing South 01°19'27" East, along said east line, a distance of 253.18 feet to the most northerly southeast corner of said Lot 1;
2. South 46°51'59" West a distance of 14.76 feet;
3. South 01°19'27" East a distance of 7.94 feet to the most southerly southeast corner of said Lot 1;
4. South 88°45'09" West, along the south line of said Lot 1, a distance of 538.53 feet to the southwest corner of said Lot 1 and a point on the east right of way line of Booker T. Washington Avenue;
5. North 01°20'18" West, along the west line of said Lot 1 and east right of way line of said Booker T. Washington Avenue, a distance of 568.38 feet to a point of curvature;
6. Northwesterly along a curve to the left having a radius of 185.00 feet (said curve being subtended by a chord bearing North 07°30'07" West a distance of 39.73 feet) for an arc distance of 39.80 feet to the most westerly northwest corner of said Lot 1;
7. North 88°45'09" East a distance of 223.48 feet;
8. North 01°19'27" West a distance of 103.73 feet to the most northerly northwest corner of said Lot 1 and the south right of way line of Alexander Boulevard;
9. North 88°40'33" East, along the north line of said Lot 1 and the south right of way line of Alexander Boulevard a distance of 83.73 feet

THENCE South 01°15'36" East a distance of 440.78 feet;

THENCE North 88°44'28" East a distance of 247.23 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 259,454 square feet or 5.9562 acres, more or less.

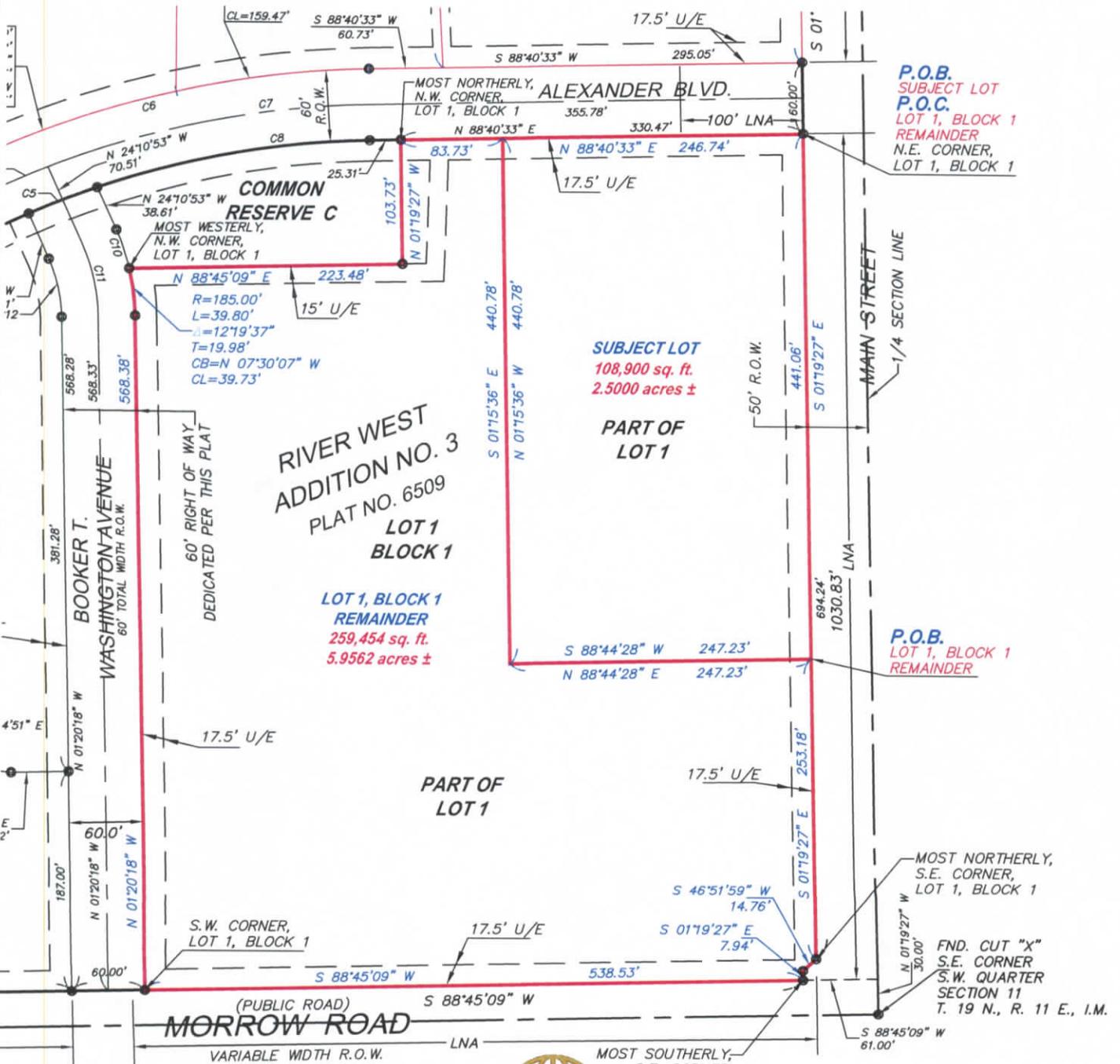
The bearing of South 01°19'27" East along the east line of Lot 1, in Block 1 of RIVER WEST ADDITION NO. 3 according to the plat recorded as Plat No. 6509 to the City of Sand Springs, Tulsa County, Oklahoma was used as the basis of bearing for this legal description.

Christopher L. Tripp, PLS 1685
Dodson-Thompson-Mansfield, PLLC
20 NE 38th Street - Oklahoma City, OK 73105
405-601-7402
October 11, 2016



LOT SPLIT EXHIBIT OF LOT 1, BLOCK 1 RIVER WEST NO. 3 PLAT 6509

SCALE
1"=120'



P.O.B.
SUBJECT LOT
P.O.C.
LOT 1, BLOCK 1
REMAINDER
N.E. CORNER,
LOT 1, BLOCK 1

P.O.B.
LOT 1, BLOCK 1
REMAINDER



DODSON - THOMPSON - MANSFIELD, PLLC
20 NE 38th Street Phone: 405-601-7402 email: randym@dtm-ok.com
Oklahoma City, OK 73105 Fax: 405-601-7421

Surveying - Engineering - Planning
CERTIFICATE OF AUTHORIZATION NO: 6391 EXPIRES JUNE 30, 2018

LOT-SPLIT APPLICATION

Sand Springs Planning Commission
100 East Broadway, PO Box 338, Sand Springs, Oklahoma 74063
(918) 246-2500 ext. 2575

CASE NO. SSL-638
S-T-R 11-19N-11E
PC 10/17/16

THE FOLLOWING INFORMATION IS TO BE SUPPLIED BY APPLICANT

NAME OF RECORD OWNER City of Sand Springs	ADDRESS OF PROPERTY BEING SPLIT 2 W. Alexander Blvd.	WHAT IS THE PRESENT USE OF THE TRACT? Vacant
---	--	--

LEGAL DESCRIPTION OF EXISTING UNDIVIDED TRACT, THAT YOU PROPOSE TO SPLIT, AS SHOWN ON THE RECORDS OF THE COUNTY CLERK

Lot 1, Block 1, River West Addition No. 3

LEGAL DESCRIPTION OF PROPOSED TRACT #1	SOURCE OF WATER SUPPLY FOR THIS TRACT	SIDEWALKS	
See Attached Legal	<input checked="" type="checkbox"/> CITY <input type="checkbox"/> WELL <input type="checkbox"/> OTHER _____	S T A T E	
	TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT		
	<input checked="" type="checkbox"/> SEWER <input type="checkbox"/> SEPTIC: PERC. TEST # _____	PROPOSED USE OF THIS TRACT	
	STREET OR STREETS TRACT WILL FACE <u>Alexander Blvd. & Main St.</u>	AVERAGE LOT WIDTH <u>246'</u>	AVERAGE LOT DEPTH <u>441'</u>
LEGAL DESCRIPTION OF PROPOSED TRACT #2	SOURCE OF WATER SUPPLY FOR THIS TRACT	SIDEWALKS	
Lot 1, Block 1, River West Addition No. 3, Less and Except Tract 1 (see Attached).	<input checked="" type="checkbox"/> CITY <input type="checkbox"/> WELL <input type="checkbox"/> OTHER _____	S T A T E	
	TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT		
	<input checked="" type="checkbox"/> SEWER <input type="checkbox"/> SEPTIC: PERC. TEST # _____	PROPOSED USE OF THIS TRACT	
	STREET OR STREETS TRACT WILL FACE	AVERAGE LOT WIDTH	AVERAGE LOT DEPTH

PRINT

APPLICANT NAME: City of Sand Springs ADDRESS: 100 E. Broadway St.

IF APPLICANT IS OTHER THAN OWNER, INDICATE INTEREST: _____ CITY: Sand Springs STATE: OK ZIP: 74063

DOES RECORD OWNER CONSENT TO THIS APPLICATION? YES NO PHONE: _____

I CERTIFY THAT THIS INFORMATION IS TRUE AND CORRECT: [Signature] 10/3/16 Date

FOR STAFF USE

OTHER DEPARTMENTS FOR REVIEW / REQUIREMENTS AND APPROVALS

Public Works Dept: Sent 10/5/16 Action _____ Date _____

Any waivers or BOA action? _____

ZONING	PC Date	DATE RECEIVED	FEE	RECEIPT #	SUBDIVISION
<u>CS</u>	<u>10/17/16</u>	<u>10/3/16</u>	<u>\$100.00</u>		<u>River West Add. No. 3</u>

Written Comments :



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: October 17, 2016

SUBJECT: **Change of Access, Lot 1, Block 1 River West Addition No. 3, a proposed change of the Limits of No Access along South Main Street to allow two entries/exits.**

The property is zoned CS, Commercial Shopping and is generally located at the Southwest corner of Alexander Blvd. and S. Main Street., 2 W. Alexander Blvd., Section 11, Township 19N, Range 11E.

The applicant is the City of Sand Springs acting on behalf of a potential buyer who is in negotiations to purchase a portion of the property. The proposed change of access would allow for two access points along Main St. into and out of the site. One curb cut is proposed 178.3' south of Southwest corner of Alexander Blvd. and S. Main Street. and would be 24' wide. The second is located 223.8' south the first proposed curb cut and would be 30' wide. City Engineering has reviewed the conceptual site plan and has the following comments.

Engineering comments are as follows:

- The Main Street Widening Project includes a raised median that would most likely need to be eliminated in order to accommodate the desired access shown on this site plan. Striping would likely replace the raised median. This can be changed if the Planning Commission and City Council approve.

Planning Comments are as follows:

- The subject property was platted as one large tract with limits of access along Main St. and Morrow Rd. The intent of this was to funnel access from the interior the River West development. At that time the property was intended to be developed as one large lot with a potential big box retailer located on the property. However, it was always the intent to discuss additional access points that would be exterior to the development should they be needed through the Change of Access process. The market demands have changed and have necessitated the need to subdivide the property to serve the needs of potential developers, thus requiring the need to evaluate external access to the property.

Planning staff recommends **APPROVAL** of Change of Access.

Attachments:

Change of Access Agreement
Change of Access Exhibit

**CHANGE OF AND CONSENT TO
AREAS OF ACCESS AS SHOWN ON RECORDED PLAT**

WHEREAS, City of Sand Springs ("Owner") is the owner of the following described real property, to-wit:

Lot One (1), Block One (1), River West Addition No. 3, an Addition to the City of Sand Springs, Tulsa County, State of Oklahoma, recorded as Document No. 6509

WHEREAS, said Owner desires to change the limits of no access currently imposed on the Property to allow for one (2) points of access along South Main Street in accordance with the Conceptual Site Plan attached hereto as Exhibit "A" and incorporated herein; and

WHEREAS, the Sand Springs Planning Commission may recommend approval of such change to the Sand Springs City Council; and

WHEREAS, such change requires the final approval of the Sand Springs City Council.

NOW THEREFORE, the undersigned owner of the Property located in the City of Sand Springs, County of Tulsa, State of Oklahoma according to the recorded plat thereof, does hereby change the limits of no access for the Property as shown on the above named plat as recorded in the office of the County Clerk of Tulsa County, Oklahoma, as Document No. 6509 to the location(s) as shown on the Conceptual Site Plan attached as Exhibit "A", which is incorporated herein by reference and made a part hereof for all purposes.

The Sand Springs Planning Commission by the affixing of its approval to this instrument does hereby stipulate and agree to such change and, that from and after the date of this consent, ingress and egress shall be permitted over, through and across the areas of access as shown on the Conceptual Site Plan attached as Exhibit "A", which is incorporated herein by reference. The area of limits of no access previously existing along the area of access now permitted by this change and consent is hereby expressly vacated, annulled and held for naught.

IN WITNESS WHEREOF, the parties have hereunto set their hands and affixed their seals this _____ day of _____, 20_____.

City of Sand Springs
a Municipal Corporation

By: _____

Name: _____

Title: _____

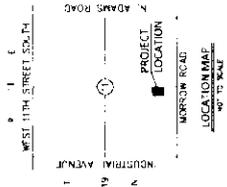
“Owner”

APPROVED:

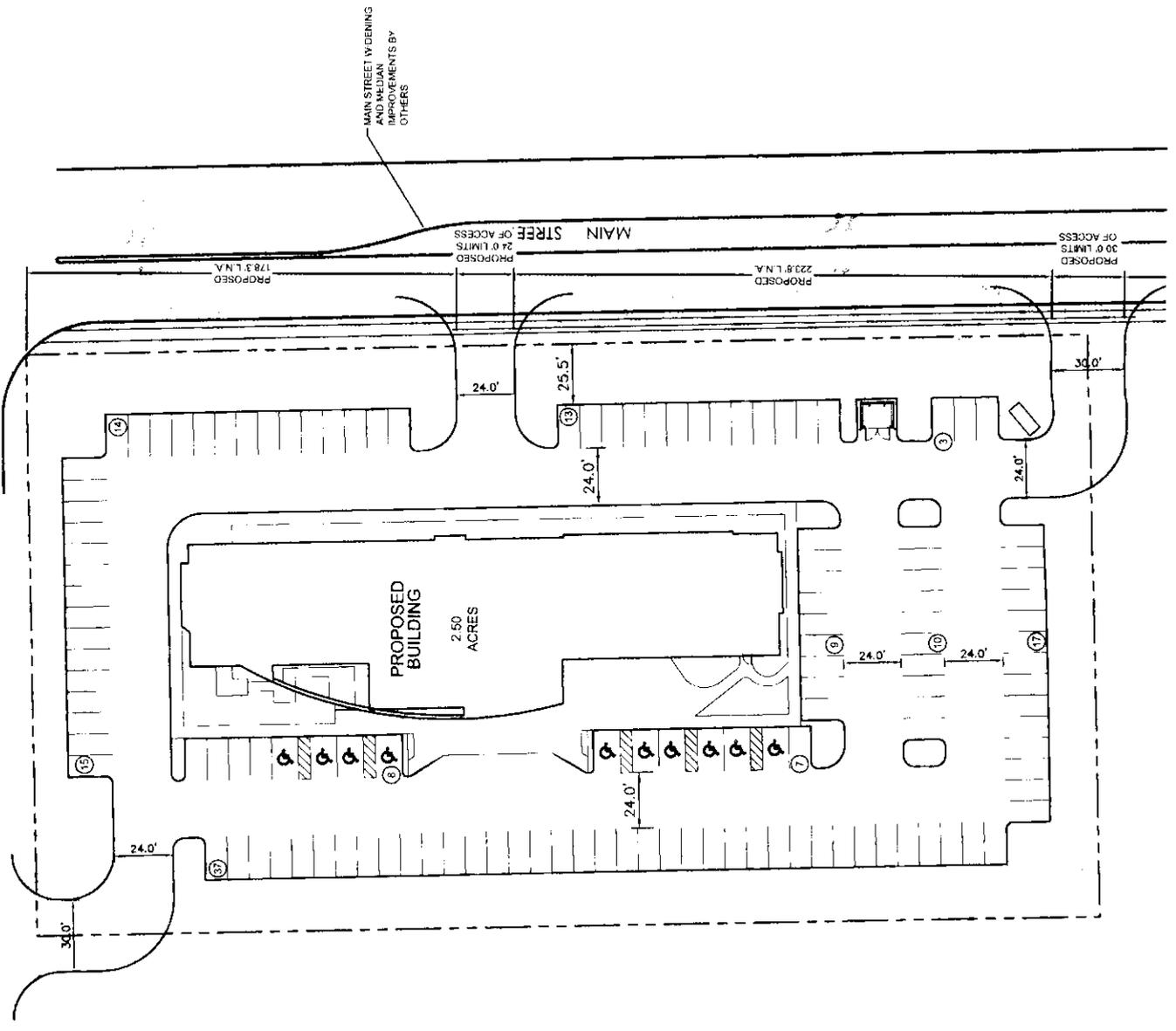
Mayor
Sand Springs City Council

City Engineer

Chairman
Sand Springs Planning Commission



ALEXANDER BLVD



MAIN STREET WIDENING AND PARKING IMPROVEMENTS BY OTHERS

PROPOSED BUILDING
2.50 ACRES

MAIN STREET

PROPOSED 178.3' L.N.A.

PROPOSED 223.8' L.N.A.

PROPOSED 30.0' LIMITS OF ACCESS

30.0'

24.0'

24.0'

24.0'

24.0'

24.0'

25.5'

24.0'

24.0'

24.0'

24.0'

30.0'

SAND SPRINGS PLANNING COMMISSION

City Hall – 100 E. Broadway, Sand Springs, OK 74063 (918)246-2500

www.sandspringsok.org**CHANGE OF ACCESS****APPLICATION INFORMATION**RECEIVED BY: BTB DATE FILED: 10/11/2016 SSPC DATE: 10/17/2016APPROVED PLAT WAIVER REQUIREMENT: YES: NO: X**REFERENCE CASES**

PLAT NAME:	River West Addition No. 3		
ZONING/PUD/CO CASE:		BOARD OF ADJUSTMENT CASE:	
SSPC DATE:		BOA DATE:	

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: _____

LEGAL DESCRIPTION: Lot-1,Block1 River West Addition No. 3PRESENT USE: Vacant PRESENT ZONING: CS PROPOSED ZONING: CS WD: _____**SUBMITTAL REQUIREMENTS**

**THIS APPLICATION MUST BE ACCOMPANIED BY A COPY OF THE APPLICANT'S PROPOSAL, INCLUDING THE ORIGINAL AND TWO (2) COPIES OF 'CHANGE OF ACCESS' FORM, SIGNED AND NOTARIZED BY OWNER(S) WITH ACCOMPANYING MAP, NO LARGER THAN 8½" X 14" WITH THE ENGINEER'S APPROVAL SHOWN ON MAPS AND FORMS.

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	City of Sand Springs	NAME	City of Sand Springs
ADDRESS	100 E. Broadway St.	ADDRESS	100 E. Broadway St.
CITY, ST, ZIP	Sand Springs, OK 74063	CITY, ST, ZIP	Sand Springs, OK 74063
DAYTIME PHONE	918-246-2500	DAYTIME PHONE	918-246-2500
EMAIL	btbates@sandspringsok.org	EMAIL	btbates@sandspringsok.org
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.			
SIGNATURE & DATE:		 10/11/16	

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

APPLICATION FEES		
TOTAL DUE:	\$50.00	RECEIPT NUMBER:

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER STAFF REVIEW HAS BEEN COMPLETED.

PROCESS TRACKING/ DISPOSITION			
ENGINEERING REVIEW:		ORIGINAL TO APPLICANT:	
SSPC DATE/VOTE:		COPY TO HOUSE NUMBERING:	
SSCC ACTION/DATE/VOTE:		COPY TO FILE:	