AGENDA
SAND SPRINGS PLANNING COMMISSION
Regular Meeting
Monday, April 18, 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 March 21, 2016**

4. **SSZ-484 AAB Engineering** **STR 34-19N-11E**

   Board will discuss and consider recommendation to City Council the request by AAB Engineering to rezone 9.14 acres generally located South of 51st St., 1300' west of Hwy 97. The applicant requests rezoning from the current designation of RD (Residential Duplex)/RM-2 (Residential Multi-Family Medium Density) to RS-4 (Residential Single-Family Highest Density).

5. **PUD-36 AAB Engineering** **STR 34-19N-11E**

   Board will discuss and consider recommendation to City Council the request by AAB Engineering for a Planned Unit Development on 9.14 acres generally located South of 51st St., 1300' west of Hwy 97. The development will contain a maximum of 42 lots with Two (2) reserve areas and will be developed as The Villas at Stone Creek Estates.

6. **SSLC-632 Concept Builders** **STR 01-19N-11E**

   Board will discuss and consider approval of the request of Concept Builders to combine Lots 3 and 4, Block 1, Shadow Creek Estates. The combination will permit construction of a single-family residence to be constructed across the common lot line. The proposed address of the subject property will be 1610 N. Old North Pl. The property is zoned RS-2 (Residential Single-Family Medium Density).

7. **Director's Report**

8. **Adjournment**

This agenda was posted at 2:25 a.m./p.m. on April 12, 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, March 21, 2016
4:00 p.m.
Sand Springs Municipal Building, 100 E. Broadway
City Council Chambers, Room 203

MEMBERS PRESENT:	Merle Parsons, Chairman 6-2 Paul Shindel, Vice-Chairman 8-0 Joe Shelton 6-2 Jason Mikles 7-1 Michael Phillips 6-0 Jerry Riley 5-3
MEMBERS ABSENT:	Tom Askew 6-2
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, March 21, 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 3:55 p.m., March 15, 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; Mr. Phillips, here. Mr. Askew was noted as absent.

3. Minutes of February 15, 2016

Commissioners considered approval of the minutes from the February 15, 2016 meeting. Mr. Phillips made a motion that the minutes of February 15, 2016 be approved as presented. Mr. Riley seconded the motion.

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

4. SSZ-483

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

City Planner Brad Bates presented the staff report. This request involves a .24 acre tract of land that is currently right-of-way owned by ODOT. The right-of-way will be acquired by the individual who leases the current site location to QuikTrip. The owner will then lease the newly acquired tract to QuikTrip. QuikTrip will replat the entire parcel as one lot, one block. ODOT will require that a retaining wall be built and will provide specifications to QuikTrip.

Ms. Carly Goodnight with QuikTrip Corporation was present for questions. She stated that the new store will be a "Generation 3" store and will be approximately 5800 sf. There will be 8-12 gas pumps which will be relocated to the north side of the property. The current store will remain open during construction and will be demolished upon reopening of the new store. The two existing driveways will remain and a third will be added.

There being no additional questions, Chairman Parsons declared the Public Hearing closed at 4:12 p.m.

Mr. Phillips made a motion to approve SSZ-483, 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. Phillips, aye. The motion carried 6-0-0.

5. SSLC-631

City Planner Bates presented the staff report. The applicant/builder has purchased all of the vacant lots in the Glens Phase I subdivision. Building has begun on 3 or 4 of the lots. A home has been built across the common lot line on Lots 20 and 21, Block 9. A requirement of the building permit which was issued was that a formal lot combination would be initiated prior to the final sale of the property. Public Works was consulted prior to the construction and there were no easements located on the common lot line.

Chairman Parsons made a motion to approve SSLC-631 as presented. Mr. Phillips 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. Phillips, aye. The motion carried 6-0-0.

6. Director's Report

City Planner Bates stated that an online interactive tool for the comp plan will be rolled out to the Sand Springs area very soon. This tool will allow individuals to comment on the areas where they would like to see development occur. Staff will screen comments, not necessarily looking for what types of businesses individuals would like to see, but the areas desired for growth and development. The tool will be available online for a short time to allow staff to tabulate comments and incorporate them into the comp plan.

City Manager Elizabeth Gray advised there is some activity occurring in the River West area and interest expressed by businesses but at this time, there is nothing that can be disclosed publically.

7. Adjournment

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

_____ _____

Date of Approval Joe Shelton, Secretary

Agenda Item # _____

Sand Springs
OKLAHOMA

CITY OF SAND SPRINGS

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

STAFF REPORT – SSZ 483

TO: Planning Commission Members

DATE: April 18th, 2016

CASE: SSZ-484: Rezoning from RD/RM-2 (Residential Duplex/Residential Multi-Family) to RS-4 (Residential Single-Family) for development of residential single-family development.

LOCATION: Approximate location: South side of 51st St. S. about 1,300 feet west of highway 97 (directly east of and adjacent to Stone Creek Estates II) legally described as part of the NE/4 of Section 34, Township 19 North, Range 11 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma. (Approx. 9.14 acres)

BACKGROUND AND HISTORY:

The applicant is proposing to rezone approximately 9.14+/- acres of property from RD (Residential Duplex) to RS-4 (Residential Single-Family). The property is generally located on the south side of 51st St. S. about 1,300 feet west of highway 97. This property is currently vacant, but could be developed into a Residential Duplex subdivision as currently zoned.

The City's Comprehensive plan map shows this area developing as Low Intensity-Residential ***(See Attachment)***. The surrounding properties have various zoning designations with property to the west and north being zoned RS—3 (Residential Single-Family, to the south being zoned RMH (Residential Manufactured Home), and to the west being zoned RM -2 (Residential Multi-Family).

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

ZONING CODE REFERENCE:

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

STAFF RECOMMENDATION:

The proposed rezoning appears that is would be in character with the City of Sand Springs Comprehensive Plan. Additionally, surrounding land uses being of a variety of Residential zoning categories in nature would support the rezoning of this property from RD to RS-4 for the development of a residential subdivision. The application would not be detrimental or otherwise harmful to the surrounding property owners.

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

ORDINANCE NO. 1282

AN ORDINANCE DESIGNATING AND REZONING FROM RD (RESIDENTIAL DUPLEX DISTRICT) TO RS-4 (RESIDENTIAL SINGLE-FAMILY) AND ADOPTING PLANNED UNIT DEVELOPMENT NUMBER 36) ON A TRACT OF LAND, LOCATED IN THE NORTHEAST QUARTER (NE/4) OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 11 EAST, TULSA COUNTY, CITY OF SAND SPRINGS, OKLAHOMA, IN WARD BOUNDARY DISTRICT 4, AND MORE PARTICULARLY DESCRIBED BELOW, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH, AND DECLARING AN EFFECTIVE DATE.

.....

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

SECTION 1: That the zoning map for the City of Sand Springs, Oklahoma, is hereby amended from an RD (Residential Duplex) to RS-4 (Residential Single-Family) zoning classification and adopting PUD-36 in accordance with the terms and conditions contained within the Planned Unit Development Number 36 document, a copy thereof being on file with the City Clerk of the City of Sand Springs, Oklahoma for the following tract of land described as:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE/4) OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 11 EAST OF THE INDIAN BASE AND MERIDIAN, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SAID SECTION 34; THENCE N89°52'59"W ALONG SAID NORTH LINE OF SECTION 34 A DISTANCE OF 1,230.37 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 290.00 FEET EASTERLY OF THE NORTHEAST CORNER OF STONE CREEK ESTATES III (PLAT NO. 5996); THENCE S00°00'32"E, PARALLEL TO THE EAST LINE OF SAID STONE CREEK ESTATES III A DISTANCE OF 588.20 FEET; THENCE S27°35'05"E PARALLEL TO THE EAST LINE OF SAID STONE CREEK ESTATES III A DISTANCE OF 432.68 FEET; THENCE S00°01'00"E PARALLEL TO THE EAST LINE OF SAID STONE CREEK ESTATES III A DISTANCE OF 351 .88 FEET TO A POINT ON THE NORTH LINE OF MOBILE MANOR WEST (PLAT NO. 4289); THENCE N89°55'32"W ALONG THE NORTH LINE OF SAID MOBILE MANOR WEST A DISTANCE OF 290.00 FEET TO THE NORTHWEST CORNER OF SAID MOBILE MANOR WEST, ALSO BEING A POINT ON THE EAST LINE OF STONE CREEK ESTATES III; THENCE N00°01'00"W ALONG THE EAST LINE OF STONE CREEK ESTATES III A DISTANCE OF 280.27 FEET; THENCE CONTINUING ALONG THE EAST LINE OF SAID STONE CREEK ESTATES III N27°35'05"W A DISTANCE OF 432.70 FEET; THENCE CONTINUING ALONG THE EAST LINE OF SAID STONE CREEK ESTATES III N00°00'32"W A DISTANCE OF 660.00 FEET TO A POINT ON THE NORTH LINE OF SECTION 34 ALSO BEING THE NORTHEAST CORNER OF SAID STONE CREEK ESTATES III; THENCE S89°52'59"E ALONG THE NORTH LINE OF SECTION 34 A DISTANCE OF 290.00 FEET TO THE POINT OF BEGINNING.
SAID TRACT CONTAINING 398,130 S.F. (9.14 ACRES)

as shown on the accompanying map.

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

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

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

_____

Mike Burdge, Mayor

ATTEST:

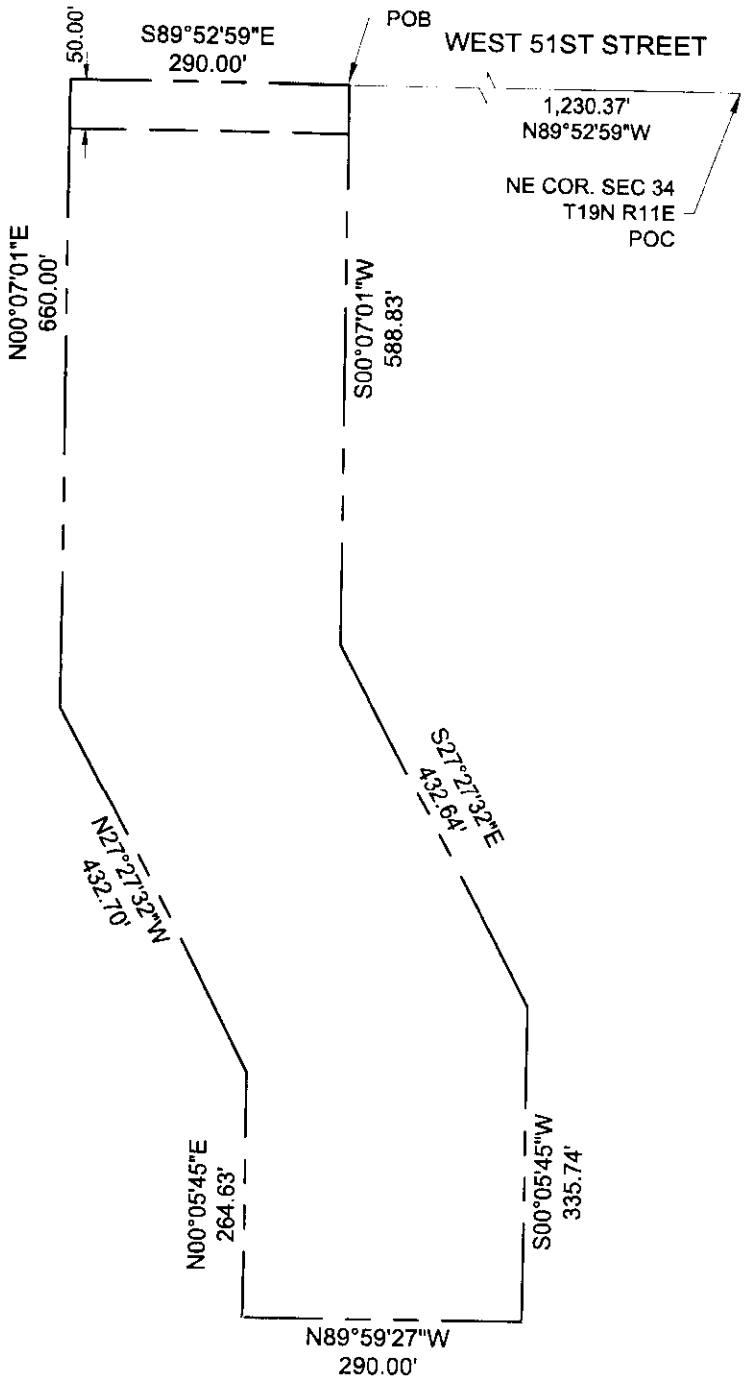
_____
Janice L. Almy, City Clerk

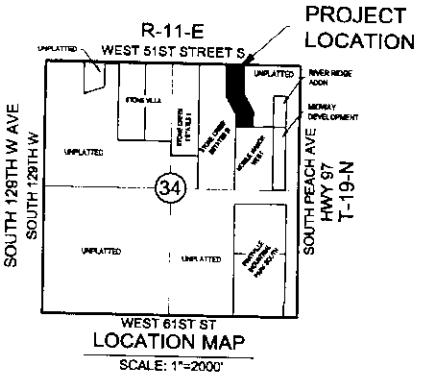
APPROVED AS TO FORM:

_____
David L. Weatherford, City Attorney

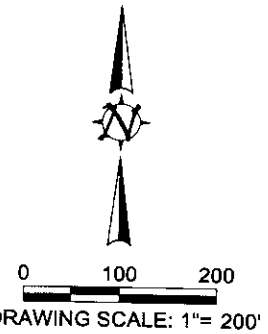
Exhibit of Legal Description

The Villas at Stone Creek Estates





BASIS OF BEARING IS THE NORTH LINE OF SECTION 24 T19N R11E BEING N89°52'59"W.



PLOT DATE: Tue, 22 Mar 2016 FILE: P:\1911\34-THE VILLAS AT STONE CREEK ESTATES\SURVEY\THE VILLAS AT STONE CREEK ESTATES - EXHIBIT

AAB Engineering, LLC
Engineering • Surveying • Land Planning
PO Box 2136 Sand Springs, OK 74063
OK CA#5318 Exp: June 30, 2018
KS CA#1262 Exp: Dec. 31, 2016
Office: (918) 514-4283 Fax: (918) 514-4286

Legal Description

The Villas at Stone Creek Estates

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SAID TRACT CONTAINING 398,130 S.F. (9.14 ACRES)

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Engineering•Surveying•Land Planning
PO Box 2136 Bend Springs, OK 74063
OK CA#6318 Exp. June 30, 2016
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Exhibit of Legal Description

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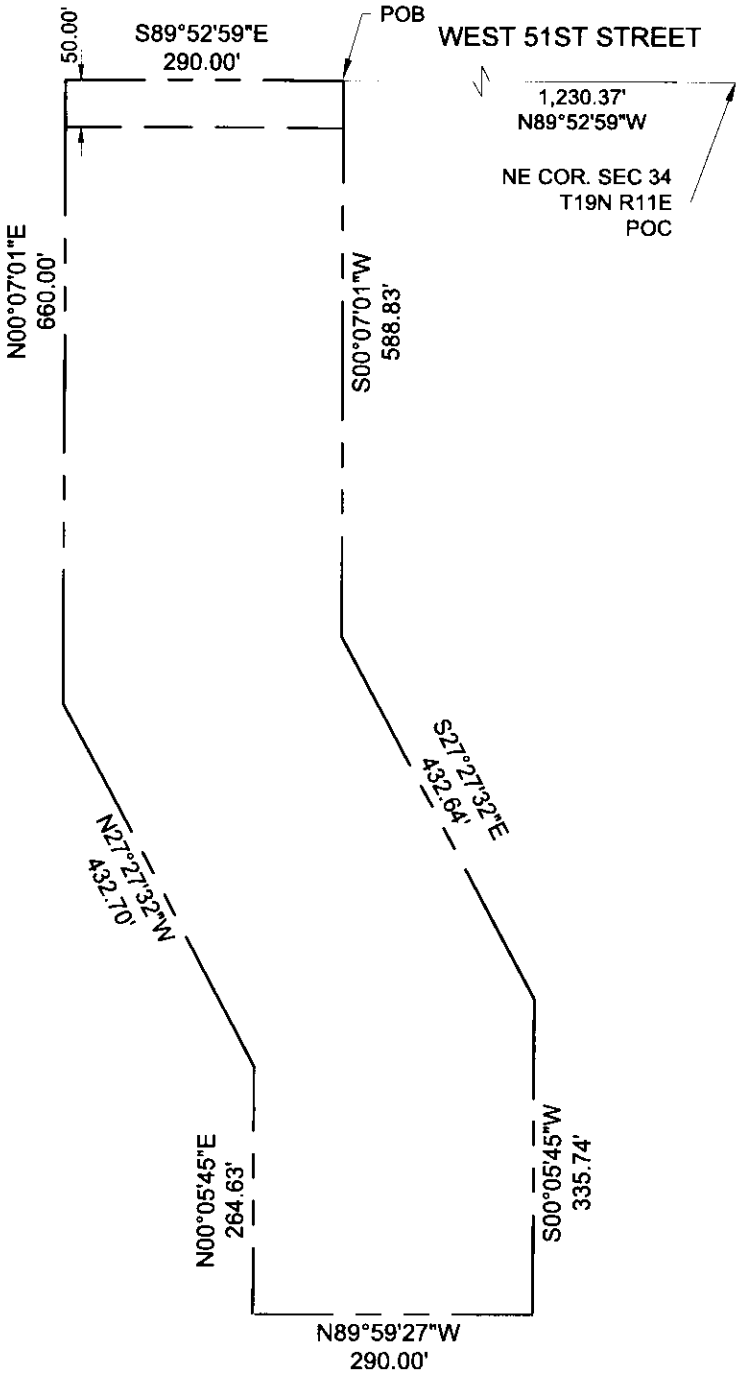

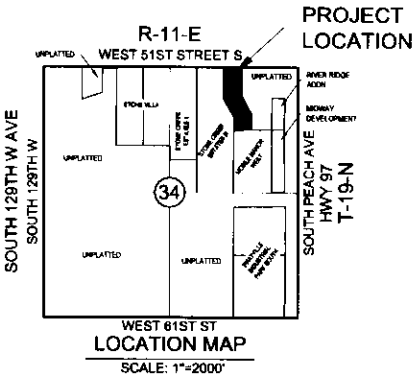

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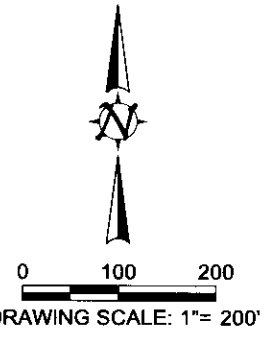


AAB Engineering, LLC
Engineering•Surveying•Land Planning
PO Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp: June 30, 2016
KS CA#2292 Exp. Dec. 31, 2016
Office: (918) 514-4283 Fax: (918) 514-4288

PLOT DATE: Tue, 22 Mar 2016 FILE: P:\1911\34-THE VILLAS AT STONE CREEK ESTATES\SURVEY\THE VILLAS AT STONE CREEK ESTATES - EXHIBIT

CITY OF SAND SPRINGS

SSZ 484
STR 34-19-11

REZONING APPLICATION

Present Zoning RD/RM-2 **Requested Zoning** RS-4

Present Use Vacant **Requested Use** Single Family Res.

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

Tract Acreage: 9.14

General Location/Address: South Side of 51st St. S. 1300 ft. west of highway 97

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

Are there any restrictions controlling the use of the tract, either private restrictions or deed restrictions? No

Advertising and Sign charges are billed to: AAB Engineering, LLC

PO Box 2136 Sand Springs, OK 918-514-4283

ADDRESS **PHONE**

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

Signed: _____ **Phone:** 918-514-4283

Address: PO Box 2136 Sand Springs, OK 74063

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

Application Received On: 3/22/16 **By:** CW

Planning Commission Hearing Date: 4/18/16

PLANNING COMMISSION RECOMMENDATION: _____ **VOTE:** _____
Conditions? _____

City Council Hearing Date: _____
CITY COUNCIL ACTION: _____ **VOTE:** _____

ORDINANCE NO. _____

Agenda Item # _____

Sand Springs
OKLAHOMA

CITY OF SAND SPRINGS

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

STAFF REPORT – PUD-36 (Villas at Stone Creek Estates)

TO: Planning Commission Members

DATE: April 18th, 2016

CASE: PUD-36: Proposed PUD overlay for an RS-4 (Residential Single-Family) development of a maximum of 42 lots, with private gated streets, and with an allowed building height of 48'.

LOCATION: Approximate location: South side of 51st St. S. about 1,300 feet west of highway 97 (directly east of and adjacent to Stone Creek Estates II) legally described as part of the NE/4 of Section 34, Township 19 North, Range 11 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma. (Approx. 9.14 acres)

BACKGROUND AND HISTORY:

The applicant is proposing a PUD Overlay of 9.14+/- acres of property for Residential Single-Family subdivision. The property is generally located on the south side of 51st St. S. about 1,300 feet west of highway 97.

This property also has a corresponding rezoning application SSZ-484 that is on the same agenda which would rezone the underlying zoning from its current designation of RD (Residential Duplex) to RS-4 (Residential Single-Family).

The City's Comprehensive plan map shows this area developing as Low Intensity-Residential ***(See Attachment)***. The surrounding properties have various zoning designations with property to the west and north being zoned RS—3 (Residential Single-Family, to the south being zoned RMH (Residential Manufactured Home), and to the west being zoned RM -2 (Residential Multi-Family).

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

ZONING CODE REFERENCE:

Chapter 12 of the City's Zoning Code allows for the creation of Planned Unit Developments as alternative to conventional zoning. PUD's are allowed where deemed appropriate and approved by the City Council:

A. To permit flexibility that will encourage a more creative approach in the residential, office, commercial and industrial development of land and will result in a more efficient use of open area, while maintaining density and area coverage permitted in the general zoning district or districts in which the project is located.
B. To permit flexibility in design, placement of buildings, and use of open spaces, circulation facilities, and off-street parking areas and to best utilize the potential of sites characterized by special features of geography, topography, floodplains, size or shape.
C. To implement the Comprehensive Plan.

STAFF RECOMMENDATION:

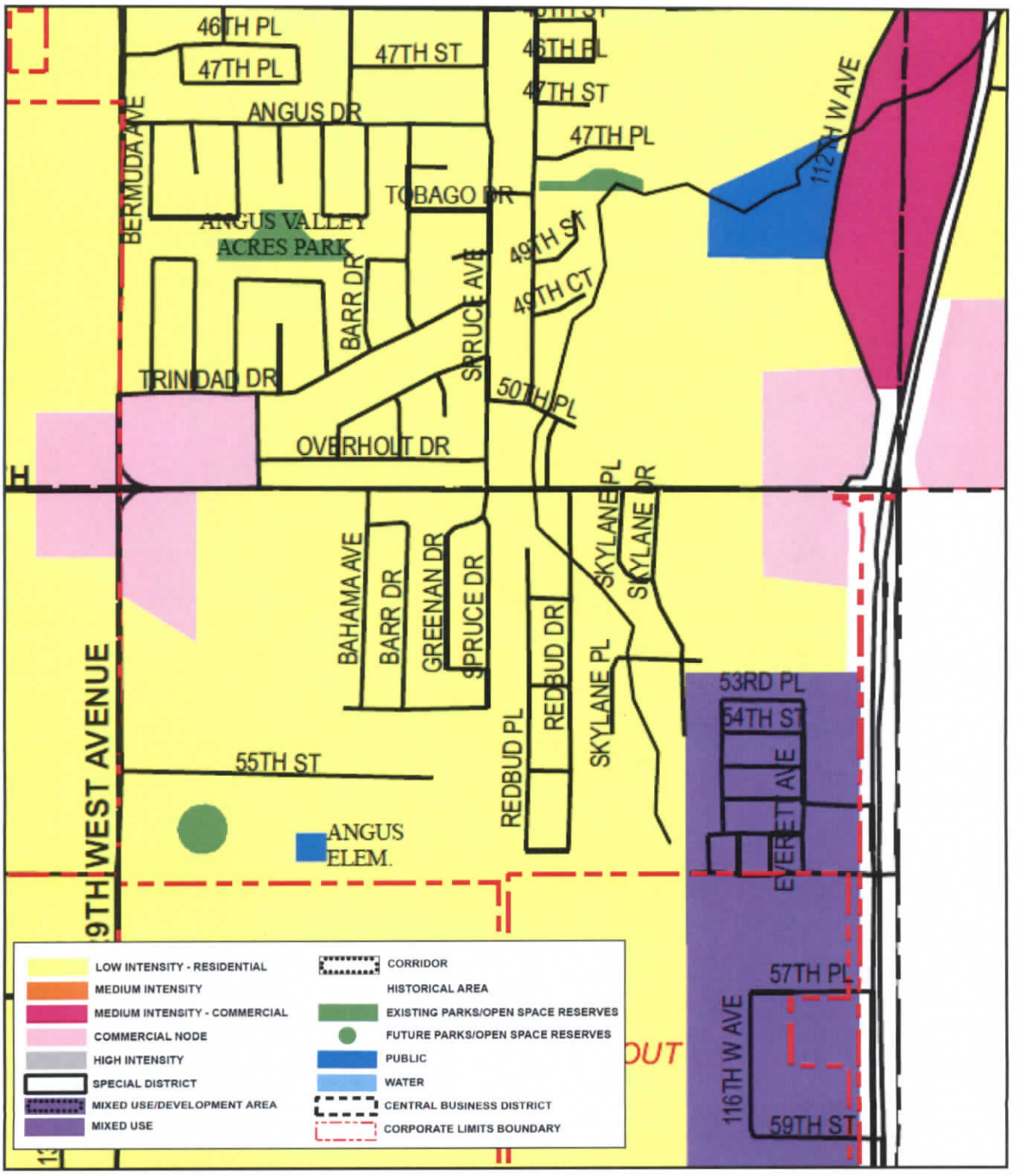
The proposed Planned Unit Development would allow for the development of a single-family gated community that is intended to have Villa type homes. The lots will be developed in accordance with RS-4 (Residential Single-Family) Bulk and Area Requirements as stated in the City of Sand Springs Zoning code with the exception of where the PUD has modified those standards.

In staff's review the only Bulk and Area Requirement that has been modified from the requirements of an RS-4 district is the allowed Maximum Building Height from 35' to 48'. Additionally, as called for by the Sand Springs Subdivision Regulations private streets and gated neighborhoods are only allowed through an approved PUD. This is another reason the applicant has proposed the PUD before the commission today.

Staff feels that the outlined PUD Standards and overall intent of the PUD is in best interest of the surrounding properties owners and would not result in any detrimental use of the land that would negatively impact those properties. Additionally, this property was previously intended to be developed as a Residential Duplex development that would have yielded a higher intensity use than that of the proposed RS-4 Subdivision.

This property will be required to be platted through the City of Sand Springs Subdivision process. At that time the Plat will be reviewed by utility providers and Sand Springs Staff (Police, Fire, Public Works, Planning and Neighborhood Services) to insure that the development is designed and in accordance with City of Sand Springs standards and the PUD Standards outlined in the PUD-36.

Staff recommends **Approval** of proposed PUD-36 as outlined in the Development Concept and Development Standards submitted for PUD-36 (Dated 3/22/2016).



PUD-36

(Comprehensive Plan Map)

PLANNED UNIT DEVELOPMENT PUD# 36

SAND SPRINGS PLANNING COMMISSION
100 East Broadway, PO Box 338 • Sand Springs, Oklahoma 74063 • (918)246-2500 ext 2575• FAX (918)246-2573

TYPE
__ Residential
__ Non-Res
_ Combination

DATE FILED: 3 /22 /2016 SSPC HEARING DATE : 04 / 18 / 2016

S/T/R 34-19-11 CZM _____ COUNCIL WARD 4 REC'D BY CW

GENERAL LOCATION: South Side of 51st St. South 1300 ft west of Highway 97

PRESENT ZONING: RD/RM-2 PROPOSED ZONING: RS-4 REZONING CASE # SSZ-484

RECORD OWNER: Gibson and Powell Investments, LLC PRESENT USE: Vacant

Does record owner consent to the filing of this application? ☐ Yes ☐ No

If Applicant is other than owner, indicate interest: Engineer

LEGAL DESCRIPTION OF TRACT UNDER APPLICATION: E-mail to: srpitts@sandspringsok.org

See Attached

I CERTIFY THAT THE SUBMITTED INFORMATION IS TRUE AND CORRECT.

Name: [*Print*] AAB Engineering c/o Alan Betchan Telephone: 918-514-4283

E-mail: alan@aabegn.com Fax: 918-514-4283 Other Telephone: _____

Address: PO Box 2136 City/State: Sand Springs, OK Zip: 74063

Signature: _____ Date: 3 /22 /16

APPLICANT - DO NOT WRITE BELOW THIS LINE

APPLICATION FEES:

1. APPLICATION FEE:

BASE FEE: $_____

ACREAGE:_____

ADDITIONAL: $_____

NOTIFICATION FEES:

2. NEWSPAPER PUBLICATION: Billed by SS Leader
3. NOTICE SIGNS:

_____ Signs = Billed Separately by Provider

4. 300-FEET PROPERTY OWNERS REPORT: Provided by Planning Department

5. Postage _____ names (Regular Postage) Billed separately by Planning Department

SSPC REC.: _____ COUNCIL ACTION: _____

_____ DATE/VOTE: _____

DATE/VOTE: _____ ORD./RES. #: _____

PLAT NAME & NUMBER OR WAIVER: _____

PLATTING REQUIREMENTS

For any land which has been rezoned upon application of a private party, no building permit or zoning clearance permit may be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, as the case may be, submitted to and approved by the Planning Commission, and filed of record in the office of the County Clerk where the property is situated. Provided that the Planning Commission, pursuant to their exclusive jurisdiction over subdivision plats, may waive the platting requirement upon a determination that the above stated purposes have been achieved by previous platting or could not be achieved by a plat or replat.

Planned Unit Development Subdivision Plat

A Planned Unit Development subdivision plat shall be filed with the Planning Commission and shall be processed in accordance with the Subdivision Regulations, and, in addition to the requirements of the Subdivision Regulations, shall include:

1. Details as to the location of uses and street arrangement;
2. Provisions for the ownership and maintenance of the common open space as will reasonably insure its continuity and conservation. Open space may be dedicated to a private association or to the public, provided that a dedication to the public shall not be accepted without the approval of the City Council and adequate provision made for the costs of maintenance; and
3. Such covenants as will reasonably insure the continued compliance with the approved development plan. In order that the public interest may be protected, the City of Sand Springs shall be made beneficiary of covenants pertaining to such matters as the requirement of approval of detail plans prior to the issuance of any permits, location of uses, height of structures, setbacks, screening, open space, signage and access. Such covenants shall provide that the City of Sand Springs may enforce compliance therewith, and shall further provide that amendment of such covenants shall require the approval of the Planning Commission and City Council and the filing of record with the County Clerk a written amendment to the covenants, endorsed by the Planning Commission and City Council.

I do hereby certify that I have read and understand the above mentioned requirements and that I will plat, replat or have the platting requirements waived for the subject property being involved in case number PUD #36.

Applicant's Signature — Date: 3-22-16

AUTHORIZATION FOR SAND SPRINGS TO OBTAIN NAMES/ADDRESSES OF 300' PROPERTY OWNERS

I authorize Sand Springs Staff to obtain property owner's names and addresses as required for application number PUD #36. I understand that Sand Springs Staff will utilize ownership information from the Tulsa County Assessor's computer records, which may not incorporate recent ownership changes. Sand Springs is not responsible for the accuracy, completeness and/or currency of the ownership information obtained. I also understand that the applicant is responsible for providing Sand Springs with any and all updates or corrections necessary to have this ownership list comply with legal notice requirements at least 25 days prior to the public hearing date of this application.

Signature — Date: 3-22-16 — Names to be Obtained By Sand Springs

Sand Springs Planning Commission Case # PUD-36

Date of Hearing 4/18/16

The **Sand Springs Planning Commission** meetings are held on the **first Tuesday of each month at 7:00 p.m.** in the **Sand Springs Municipal Building, 100 East Broadway,** second floor, **Council Chambers, Room 211**.

The applicant or person knowledgeable of the property under application must attend the meeting.

Drawings or Site Plans should be submitted at the time of application.

IS THE AREA OF REQUEST IN A FLOOD HAZARD AREA?

If "Yes", the Applicant is advised to immediately contact the City of Sand Springs Public Works Department at 246-2579 if your tract is in the City of Sand Springs, or contact the Tulsa County Building Inspector's Office at 596-5296 if in unincorporated Tulsa County, about possible future development requirements or constraints.

PLATTING REQUIREMENTS:

For any land which has been rezoned upon application of a private party , no building permit or zoning clearance permit may be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, as the case may be, submitted to and approved by the Planning Commission, and filed of record in the office of the County Clerk where the property is situated. Provided that the Planning Commission, pursuant to their exclusive jurisdiction over subdivision plats, may waive the platting requirement upon a determination that the above stated purposes have been achieved by previous platting or could not be achieved by a plat or replat.

If your application is approved, you will need additional permits.

Contact the Building Inspector's Office at 246-2572.

Sand Springs Planning Commission

100 East Broadway, PO Box 338
Sand Springs, Oklahoma 74063

(918) 246-2575

Legal Description

The Villas at Stone Creek Estates

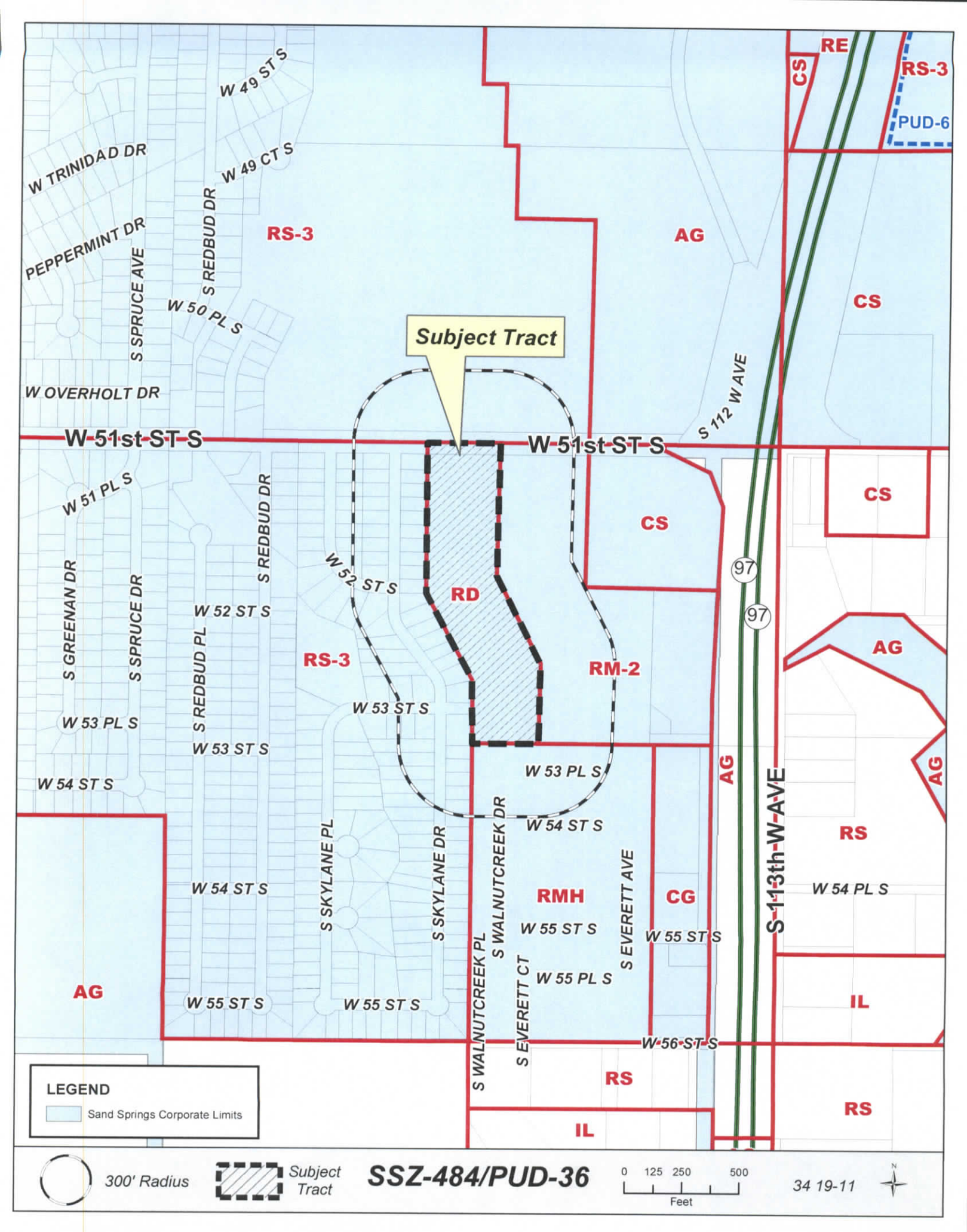
A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE/4) OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 11 EAST OF THE INDIAN BASE AND MERIDIAN, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SAID SECTION 34; THENCE N89°52'59"W ALONG SAID NORTH LINE OF SECTION 34 A DISTANCE OF 1,230.37 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 290.00 FEET EASTERLY OF THE NORTHEAST CORNER OF STONE CREEK ESTATES III (PLAT NO. 5996); THENCE S00°00'32"E, PARALLEL TO THE EAST LINE OF SAID STONE CREEK ESTATES III A DISTANCE OF 588.20 FEET; THENCE S27°35'05"E PARALLEL TO THE EAST LINE OF SAID STONE CREEK ESTATES III A DISTANCE OF 432.68 FEET; THENCE S00°01'00"E PARALLEL TO THE EAST LINE OF SAID STONE CREEK ESTATES III A DISTANCE OF 351.88 FEET TO A POINT ON THE NORTH LINE OF MOBILE MANOR WEST (PLAT NO. 4289); THENCE N89°55'32"W ALONG THE NORTH LINE OF SAID MOBILE MANOR WEST A DISTANCE OF 290.00 FEET TO THE NORTHWEST CORNER OF SAID MOBILE MANOR WEST, ALSO BEING A POINT ON THE EAST LINE OF STONE CREEK ESTATES III; THENCE N00°01'00"W ALONG THE EAST LINE OF STONE CREEK ESTATES III A DISTANCE OF 280.27 FEET; THENCE CONTINUING ALONG THE EAST LINE OF SAID STONE CREEK ESTATES III N27°35'05"W A DISTANCE OF 432.70 FEET; THENCE CONTINUING ALONG THE EAST LINE OF SAID STONE CREEK ESTATES III N00°00'32"W A DISTANCE OF 660.00 FEET TO A POINT ON THE NORTH LINE OF SECTION 34 ALSO BEING THE NORTHEAST CORNER OF SAID STONE CREEK ESTATES III; THENCE S89°52'59"E ALONG THE NORTH LINE OF SECTION 34 A DISTANCE OF 290.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 398,130 S.F. (9.14 ACRES)

PLOT DATE: Tue, 22 Mar 2016 FILE: P:\1911\34-THE VILLAS AT STONE CREEK ESTATES\SURVEY\THE VILLAS AT STONE CREEK ESTATES - EXHIBIT

AAB Engineering, LLC
Engineering•Surveying•Land Planning
PO Box 2136 Sand Springs, OK 74063
OK CA#5318 Exp: June 30, 2016
KS CA#2292 Exp: Dec. 31, 2016
Office: (918) 514-4283 Fax: (918) 514-4288


Subject Tract
W-51st-ST-S
W-51st-ST-S
W 49 ST S
W 49 CT S
W TRINIDAD DR
PEPPERMINT DR
S SPRUCE AVE
S REDBUD DR
W 50 PL S
W OVERHOLT DR
S 112 W AVE
W 51 PL S
S GREENAN DR
S SPRUCE DR
S REDBUD DR
S REDBUD PL
W 52 ST S
W 53 ST S
W 53 PL S
W 54 ST S
W 54 PL S
W 55 ST S
W 55 PL S
W 56 ST S
S SKYLANE PL
S SKYLANE DR
S WALNUTCREEK DR
S WALNUTCREEK PL
S EVERETT CT
S EVERETT AVE
S 113th W AVE
97
RE
RS-3
PUD-6
CS
AG
RS-3
RD
RM-2
RMH
CG
RS
IL
LEGEND
Sand Springs Corporate Limits
300' Radius
Subject Tract
SSZ-484/PUD-36
0 125 250 500
Feet
34 19-11
N

Subject Tract

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

SSZ-484/PUD-36

0 125 250 500
Feet

34 19-11

N

The Villas at Stone Creek Estates

Planned Unit Development #36
Zoning Case SSZ-484
March 22, 2016

Owner:
Gibson and Powell Investments, LLC
1236 S. Lewis Ave.
Tulsa, OK 74104

Prepared By:
AAB Engineering, LLC

Engineering • Surveying • Land Planning
PO Box 2136 Sand Springs, OK 74063
Office: (918) 514-4283 Fax: (918) 514-4288

Development Concept

The Villas at Stone Creek Estates is a proposed gated residential community along the south side of 51st Street South approximately 1300 feet west of Highway 97 in the City of Sand Springs, Oklahoma. Exhibit A shows proposed project in relation to the surrounding area. The PUD is a Planned Unit Development overlay of an existing RD & RM-2 zoned parcel; see Exhibit E for existing zoning map. This PUD is being requested in conjunction with an application for zoning change to RS-4 per SSZ-484. The project will be developed along RS-4 bulk and area requirements except as modified by this PUD. The existing property is vacant though the development pattern of the area is residential single family. The PUD is an approximately 9.2 acre development and has one Development Area with two Reserve Areas as shown on Exhibit B. One reserve will consist of a private gated street right-of-way with the other reserve containing the stormwater detention facility. The legal description for the PUD is shown in Exhibit F.

The gated access with private streets will create the exclusive feel the developers are intending for this project. A maximum of 42 lots is proposed for this PUD along with a stormwater detention facility that will serve as an amenity to the development. The proposed project will utilize the flexibility offered in the Planned Unit Development provisions of the Sand Springs Zoning Code.

Development pursuant to this PUD shall comply with all recommendations of the Sand Springs Fire Marshal, City Engineer, and City Attorney.

Development Standards

Gross Land Area	398,130 sq. ft.	9.14 ac

Permitted Uses

Uses permitted as a matter of right by the City of Sand Springs Zoning Code within the RS-4 district, including all uses customarily accessary thereto.

Minimum Lot Width	50 ft.
Minimum Land Area per D.U.	6,750 sf.
Minimum Lot Area	5,500 sf.
Maximum Number of Lots	42
Minimum Setbacks	
Front yards	20 ft.*
Rear yards	20 ft.
Side yard (Both Sides)	5 ft.
Maximum Building Height:	48 ft.

*Measured from the edge of Reserve Area 'A'.

Reserve Area 'A '

Reserve Area 'A' shall be established by the owner for the construction of private streets providing access to each lot owner and their invitees to and from 51st Street South. Gates, fencing, and landscaping, including all appurtenances incidental thereto, shall be allowed within Reserve Area 'A', provided all such improvements are approved by the City of Sand Springs prior to installation. Reserve Area 'A' shall be conveyed to the Homeowner's Association which shall be responsible for the maintenance of all improvements contained within that reserve.

Reserve Area 'B'

Reserve Area 'B' shall be established by the owner for the construction of a stormwater detention facility and open space park. Such park shall be for the sole use and enjoyment of the lot owners within The Villas at Stone Creek Estates and their invitees. All structures or improvements related to the detention function of the facility shall be constructed according to City of Sand Springs standards. Livability space within Reserve Area 'B' may be allocated to any lot or lots within the subdivision. Given the size of the reserve and the proposed lot configuration shown on the conceptual development plan the livability space of each lot shall be deemed met without further calculation's being required. Reserve Area 'B' shall be conveyed to the Homeowner's Association which shall be responsible for the maintenance of all improvements contained within that reserve.

Private Streets

All streets within the PUD will be privately maintained by the Homeowner's Association. All streets shall be constructed according to the City of Sand Springs minor residential public street standards provided that a minimum reserve width of 30' will be sufficient for the stub street connection to the east. Streets shall be constructed with a minimum width of 26' face of curb to face of curb and a minimum radius of 40'

within cul-de-sacs. Streets may be gated provided all such gates meet the access requirements of the City of Sand Springs Fire Marshal.

Drainage & Utilities

The majority of the site drains to an existing depression in the south central portion of the property. The northern portions of the property drain overland through the rear yards of the abutting lots within Stone Creek Estates III. The project proposes to continue these drainage patterns with the construction of a detention facility along the southern portion of the property to provide peak runoff reduction. The detention facility will be designed to reduce peak runoff rates to that of pre-developed conditions as required by the City of Sand Springs.

An existing 12" waterline runs east and west along the south side of 51st Street South and an existing 8" waterline runs north and south along the east side of Skylane Drive. A waterline extension will be constructed through the development to tie the existing 12" waterline to the existing 8" waterline thereby providing fire protection and water service to the development.

An existing 6" sanitary sewer line is located in the rear yards of Stone Creek Estates III immediately abutting the western property line. This line will provide sewer service to lots abutting that line. The eastern side of the project will be served via a sanitary sewer extension constructed from the existing line along the northern side of Mobile Manor West, immediately south of the property.

Other utility services are currently provided to the site and will continue to be provided via underground services. The required 17.5' perimeter utility easement may be reduced by wavier during the platting process. See attached Exhibit C for the conceptual improvements plan.

Access and Circulation

All streets within the development will be private and will largely conform the with the attached conceptual site plan. The primary entry to the subdivision will be derived from 51st Street South as shown. A secondary access, with Knox Rapid Entry System, will be provided at the western end of the property where 53rd St South currently dead ends. This will provide two points of access to the development as required by the City of Sand Springs Fire Marshal. Gates will be constructed to limit public access to subdivision and provide additional security for the lot owners. All such gates will be constructed according to the requirements of the City of Sand Springs Fire Marshal. Limits of No Access (LNA) will be imposed by the future plat along the 51st Street frontage, except at the street intersection. The location of the curb cut and design of the intersection shall be approved by the Fire Marshal and City Engineer.

Sidewalks shall be constructed by the developer along Reserve 'B' and shall be constructed by the developer or individual lot owners along all internal streets in accordance with the Sand Springs Subdivision Regulations. Sidewalks shall be a minimum of four (4) feet in width, shall be ADA compliant, and shall be approved by the City Engineer. Additional Reserve width or a sidewalk easement will be provided as required.

Screening Walls and Fences

Interior fencing and/or walls shall not extend beyond that point nearest the street at each end corner of the residence. Fencing along 51st Street South shall be 6' feet in height and consist of wood, masonry or wrought iron material or a combination thereof. All such fencing and gates shall be contained within a Fence Easement or Reserve by the plat of "The Villas at Stone Creek Estates".

Environmental Analysis

The site generally slopes from the east to west as well as north to south. There is a minor ridge line along the north portion of the project which causes the northern 1/3 of the project to slope north. The Tulsa County Soils survey defines the onsite soils as Catoosa-Shidler-Rock outcrop complex and Newtonia Silt Loam, of varying grades. These soils are typically well drained and provide little issue to construction of a project as proposed. A geotechnical engineer will be contracted to perform a soils analysis for the project.

The attached Exhibit D depicts an aerial of the existing site as well as topography.

Requirement to Plat

No building permit shall be issued until a plat containing restrictive covenants memorializing the above development standards is prepared and filed in accordance with the City of Sand Springs Subdivision Regulations.

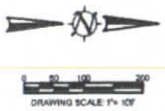
Schedule of Development

Development Construction is expected to begin in late spring or early summer 2016.

EXHIBIT A

Surrounding Areas
for

The Villas at Stone Creek Estates



AAB Engineering, LLC
Engineering • Surveying • Land Planning

Conceptual Site Plan
for

The Villas at Stone Creek Estates

DRAWING SCALE 1" = 30'

AAB Engineering, LLC
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Exhibit C

Conceptual Utilities Plan
for

The Villas at Stone Creek Estates

DRAWING SCALE: 1"= 50'

AAB Engineering, LLC

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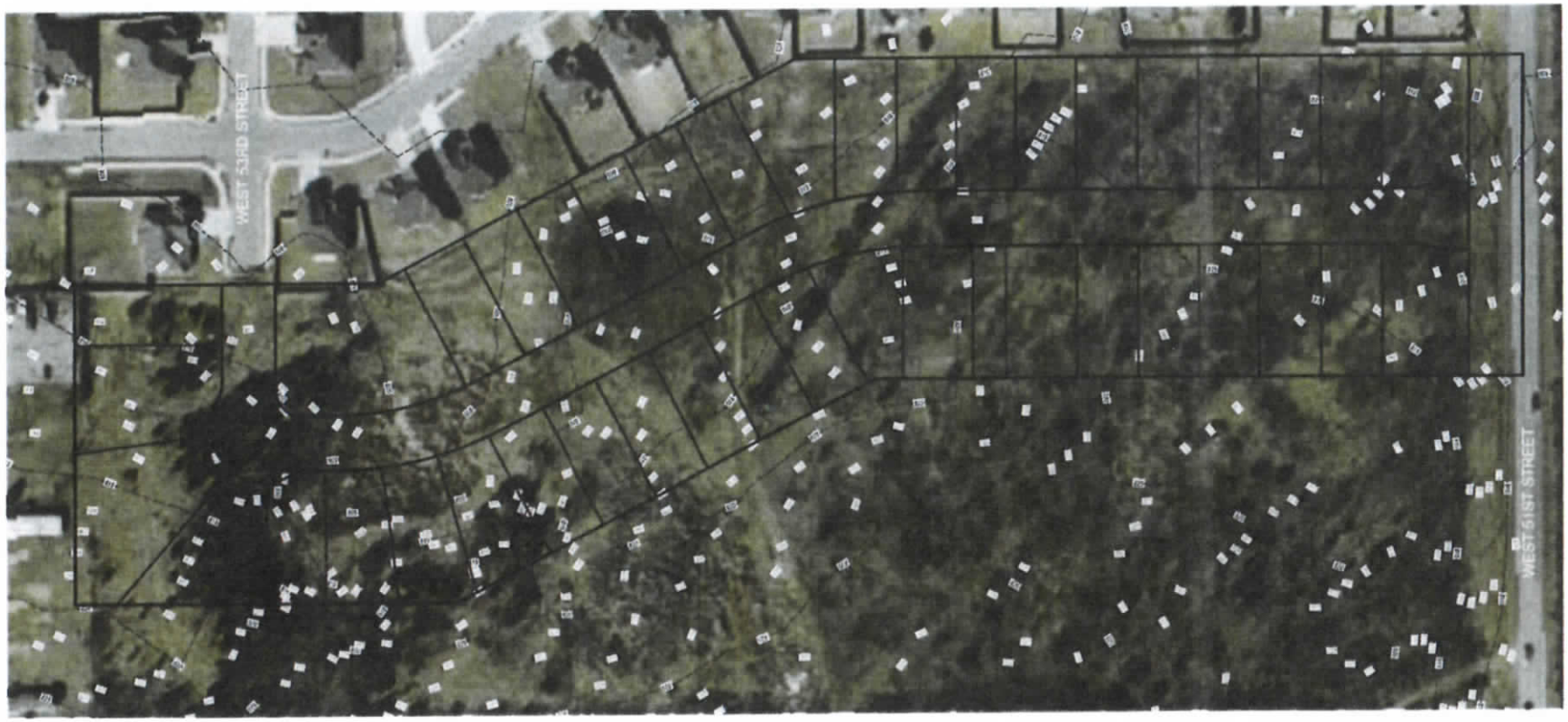
CALL OKIE

Exhibit D

Existing Topo and Aerial
for

The Villas at Stone Creek Estates



DRAWING SCALE 1"= 60'

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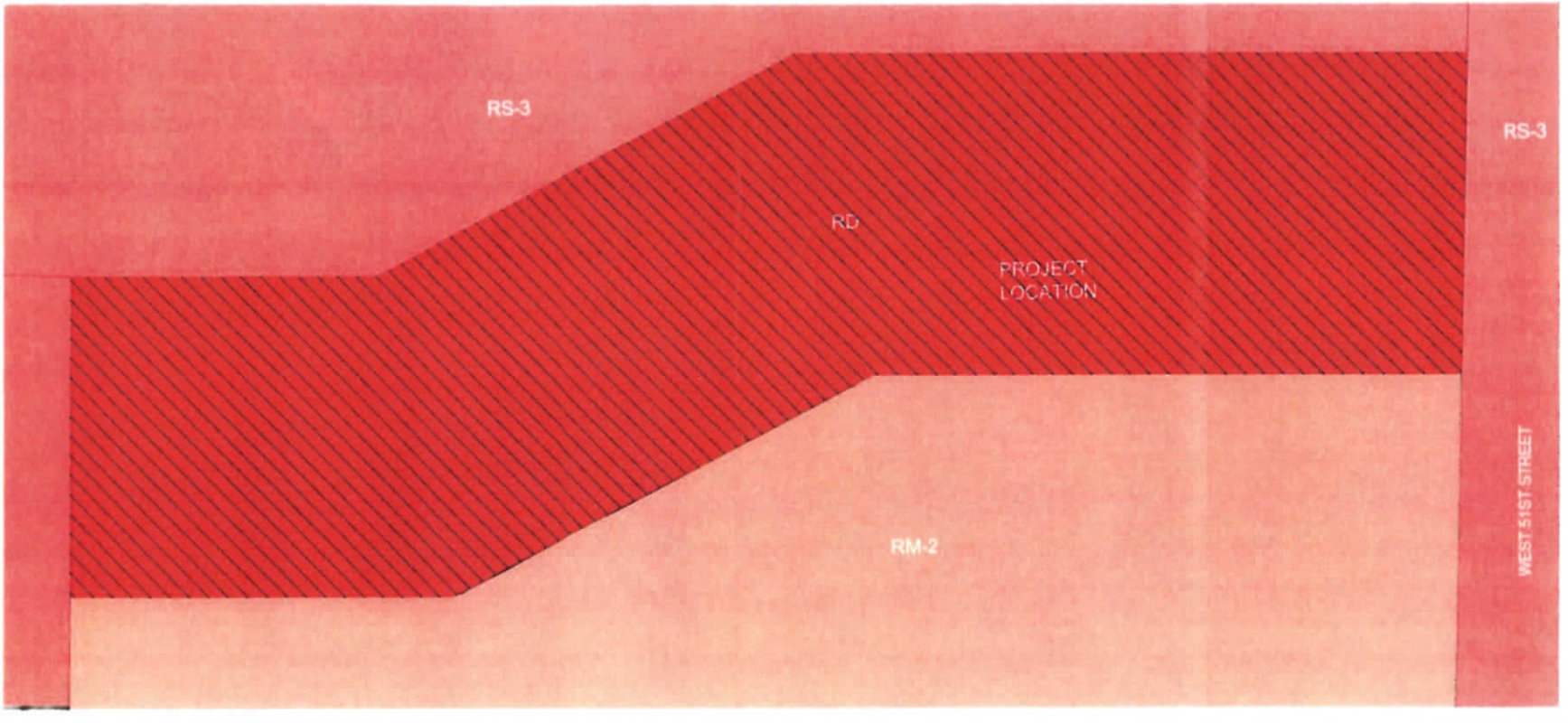
EXHIBIT E

Existing Zoning
for

The Villas at Stone Creek Estates

DRAWING SCALE: 1" = 50'



BEFORE YOU DIG CALL OKIE

AAB Engineering, LLC

Engineering • Surveying • Land Planning

PO Box 2136 Sand Springs, OK 74063
OK CA#6518 Exp. June 30, 2015
KS CA#1297 Exp. Dec. 31, 2016
Office: (918) 514-4283 Fax: (918) 514-4288

Sand Springs
OKLAHOMA

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: April 18th, 2016

SUBJECT: **SSLC-632, Lot 3 & 4, Block 1, Shadow Creek, a proposed Lot-Combination to create one lot for the construction of a Residential Single-Family Home.**

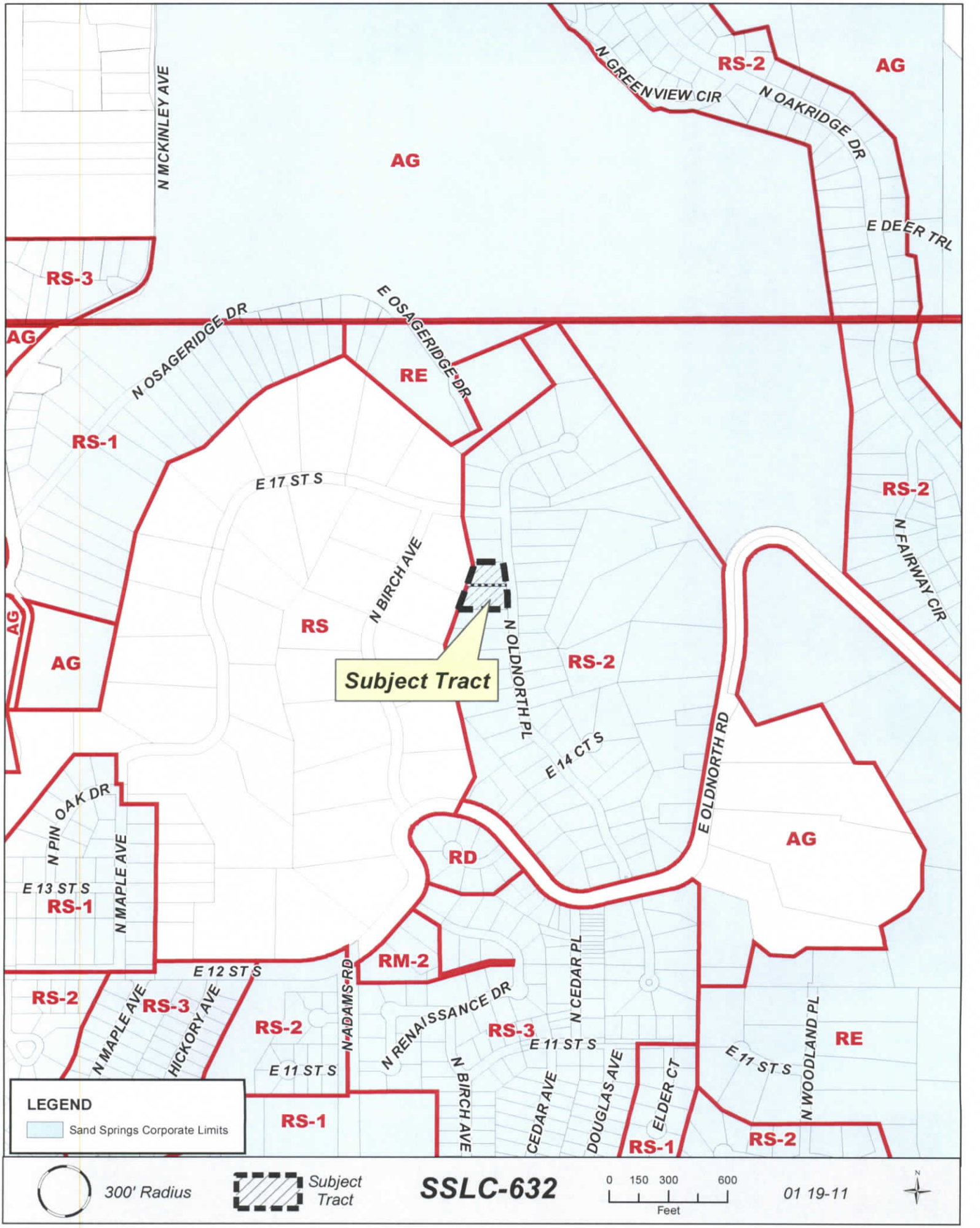
The property is zoned RS-3 (Residential Single-Family) and is located at 1610 N. Old North Pl. (West side of N. Old North Place, just a few lots south of E. 17th St. S.)

The applicant has recently submitted for a permit to construct a single-family residence on these two lots. Part of the permit requirement was for a lot-combination to be completed. The applicant is complying with that requirement to remove that condition from the permit.

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

Planning staff recommends **APPROVAL** of Lot Combination SSLC-632.

Attachments:
Application
Plat of Subject Lots


N MCKINLEY AVE
AG
N GREENVIEW CIR
RS-2
AG
N OAKRIDGE DR
E DEER TRL
RS-3
E OSAGERIDGE DR
N OSAGERIDGE DR
AG
RE
RS-1
E 17 ST S
N BIRCH AVE
RS
RS-2
N FAIRWAY CIR
AG
AG
Subject Tract
N OLDNORTH PL
RS-2
E 14 CT S
E OLDNORTH RD
AG
N PIN OAK DR
N MAPLE AVE
E 13 ST S
RS-1
RD
RM-2
E 12 ST S
RS-2
RS-3
N MAPLE AVE
HICKORY AVE
RS-2
N ADAMS RD
N RENAISSANCE DR
RS-3
N CEDAR PL
E 11 ST S
E 11 ST S
RE
N WOODLAND PL
E 11 ST S
N BIRCH AVE
CEDAR AVE
DOUGLAS AVE
ELDER CT
RS-1
RS-2
RS-1
LEGEND
Sand Springs Corporate Limits
300' Radius
Subject Tract
SSLC-632
0 150 300 600
Feet
01 19-11
N

Subject Tract

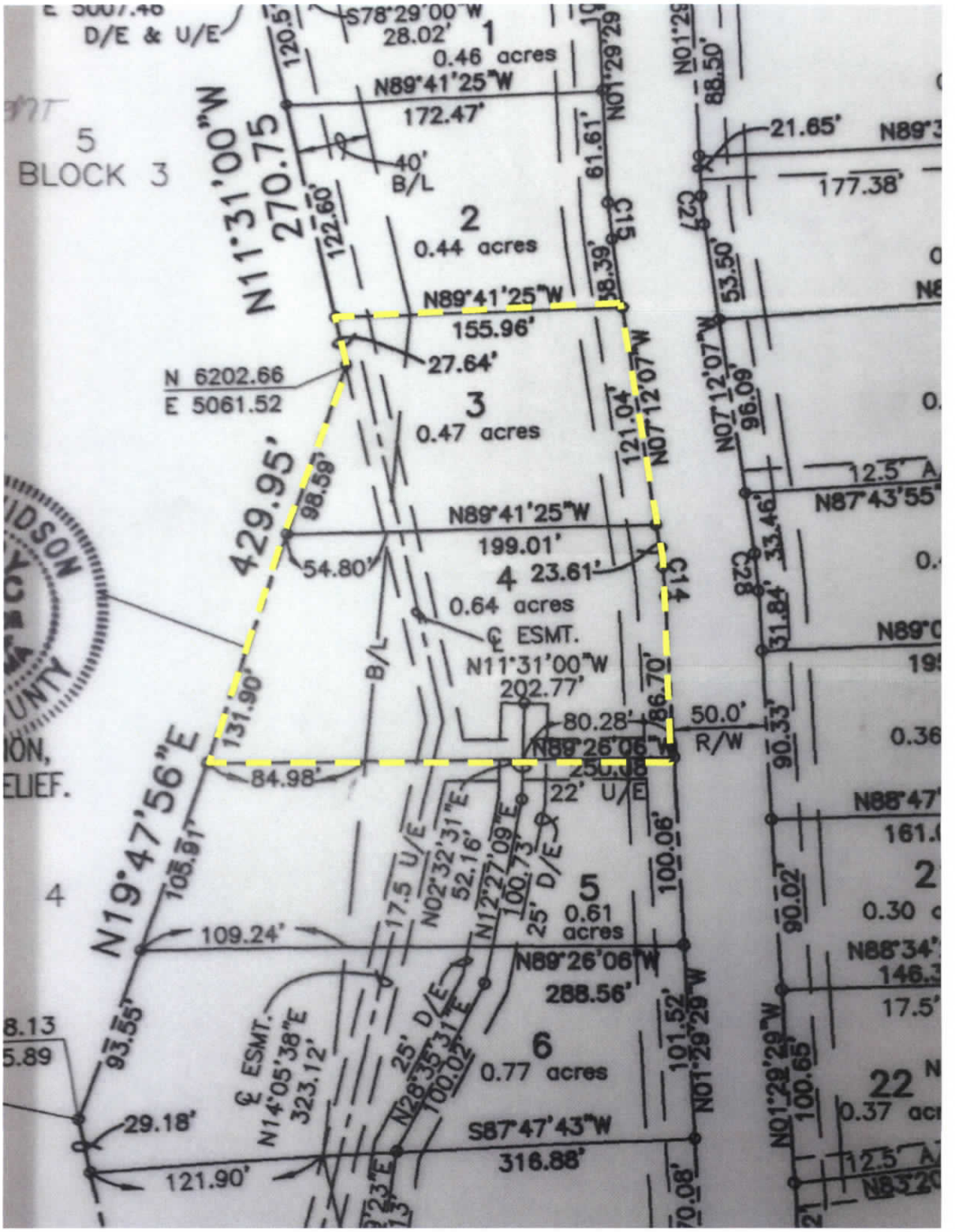
Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2014

SSLC-632

0 25 50 100
Feet

01 19-11

N



D/E & U/E
S78°29'00"W
28.02'
1
0.46 acres
N89°41'25"W
172.47'
5
BLOCK 3
N11°31'00"W
270.75
40'
B/L
2
0.44 acres
N89°41'25"W
155.96'
27.64'
N 6202.66
E 5061.52
3
0.47 acres
429.95'
N89°41'25"W
199.01'
54.80'
4
23.61'
0.64 acres
℄ ESMT.
N11°31'00"W
202.77'
131.90'
80.28'
50.0'
R/W
N89°26'06"W
84.98'
22' U/E
N19°47'56"E
105.91'
17.5 U/E
N02°32'31"E
52.16'
N12°27'09"E
100.73'
25' D/E
5
0.61 acres
109.24'
N89°26'06"W
288.56'
℄ ESMT.
N14°05'38"E
323.12'
25' D/E
N28°35'31"E
100.02'
6
0.77 acres
S87°47'43"W
316.88'
29.18'
121.90'
21.65'
177.38'
N87°43'55"
N88°47'
N88°34'
22
0.37 acr

S-T-R: 1-19-11 Application No. SSLC-632

Zoning: RS-2

CITY OF SAND SPRINGS
LOT COMBINATION AGREEMENT APPLICATION

PROPERTY OWNER OF RECORD: Concept Builders

LEGAL DESCRIPTION: Lot 3 Blk 1 Subdivision Shadow Creek
of 1st Lot Size: 0.47 ac (approximately)

LEGAL DESCRIPTION: Lot 4 Blk 1 Subdivision Shadow Creek
of 2nd Lot Size: 065 ac (approximately)

The purpose of combining these lots is: Construction of one Single-family home

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

Name of street the lots are on: Old N. Rd. Pl.

PROPOSED ADDRESS OF THE COMBINED LOT: _____

I CERTIFY THAT THIS INFORMATION IS TRUE AND CORRECT.

Name: GERALD W DENSON / CONCEPT BUILDERS INC (X) applicant ( ) owner

Address: 1236 S LEWIS TULSA, OK 74104

Phones: (h) 918-743-4584 (cell) 918-693-4003 (fax) 918-550-8205 (w) 918-743-4584

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

FOR DEPARTMENT USE

Date Received: 3/24/16

ADDRESS FOR THE NEW SINGLE LOT SHOULD BE: 1610 N Old North Pl.

Planning Commission Date: 4/18/16 Action: _____

City Council Date: N/A Action: _____