

# **OWASSO PLANNING COMMISSION REGULAR MEETING**



**July 11, 2016  
6:00 PM**

**PUBLIC NOTICE OF THE MEETING OF THE  
OWASSO PLANNING COMMISSION**

TYPE OF MEETING: Regular  
DATE: July 11, 2016  
TIME: 6:00 PM  
PLACE: Old Central  
109 North Birch  
NOTICE FILED BY: Marsha Hensley  
TITLE: Assistant City Planner

Filed in the office of the Owasso City Clerk and posted at the north entrance to City Hall at 3:00 PM on June 30, 2016.

  
\_\_\_\_\_  
Marsha Hensley, Assistant City Planner

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OWASSO PLANNING COMMISSION  
Monday, July 11, 2016 at 6:00 PM  
Old Central  
109 North Birch  
AGENDA

1. Call to Order
2. Flag Salute
3. Roll Call
4. Presentation of the Character Trait of the Month - Responsibility
5. Approval of Minutes from the June 13, 2016 Regular Meeting.
6. Election of Planning Commission Chairperson
7. Election of Planning Commission Vice Chairperson
8. Board/Committee Appointments
  - Technical Advisory Committee
  - Annexation Committee
9. **OPUD 16-03/OZ 16-06 – Tyann Villa** – Consideration and appropriate action relating to the request for the review and acceptance of a planned unit development (PUD) with the underlying zoning of RS-3 (Residential Single-family) zoning district. The general location is between E 96<sup>th</sup> St N and E 86<sup>th</sup> St N on E 93<sup>rd</sup> St N and is approximately 16.20 acres in size.
10. **Preliminary Plat – Tyann Villa** – Consideration and appropriate action relating to the request for the review and acceptance of a preliminary plat proposing sixty-four (64) lots on two (2) blocks containing 16.20 acres. The general location is between E 96<sup>th</sup> St N

and E 86<sup>th</sup> St N on E 93<sup>rd</sup> St N. The underlying zoning is RS-3 (Residential Single-family).

11. **OPUD 16-04/OZ 16-05 – Owasso 140** – Consideration and appropriate action relating to the request for the review and acceptance of a planned unit development (PUD) with the underlying zoning of RS-3 (Residential Single-family) zoning district. The general location is the north side of E 76<sup>th</sup> St N and approximately ¾ mile west of N 161<sup>st</sup> E Ave and is approximately 140.391 acres in size.
12. **Preliminary Plat – Owasso 140** – Consideration and appropriate action relating to the request for the review and acceptance of a preliminary plat proposing four hundred sixty seven (467) lots in seventeen (17) blocks containing 140.391 acres. The general location is the north side of E 76<sup>th</sup> St N and approximately ¾ mile west of N 161<sup>st</sup> E Ave. The underlying zoning is RS-3 (Residential Single-family).
13. **Specific Use Permit #16-02, I Q Car Wash** – Consideration and appropriate action relating to the request for the review and acceptance of a specific use permit to allow for a car wash facility in a CS (Commercial Shopping) zoning district. The subject property is located at 8702 N Garnett and is within the US-169 Overlay District. The subject property is zoned CG (Commercial General) zoning district.
14. Community Development Report
  - Report on Monthly Building Permit Activity
  - Director's Update
15. Report on Items from the May 25, 2016 TAC Meeting
  - Site Plan - Ice House America (Family Video Lot)
  - Site Plan - Lifepoint Baptist Church
  - OPUD 16-03/OZ 16-06 - Tyann Villa
  - Preliminary Plat - Tyann Villa
  - OPUD 16-04/OZ 16-05 - Owasso 140
  - Preliminary Plat - Owasso 140
  - Specific Use Permit - IQ Car Wash
16. Report from Planning Commissioners
17. New Business (New Business is any item of business which could not have been foreseen at the time of posting of the agenda)
18. Adjournment

OWASSO PLANNING COMMISSION  
MINUTES OF REGULAR MEETING  
Monday, June 13, 2016

The Owasso Planning Commission met in regular session on Monday, June 13, 2016 at Old Central per the Notice of Public Meeting and Agenda posted on the City Hall bulletin board at 10:00 a.m. on June 9, 2016.

ITEM 1. CALL TO ORDER

Dr. Loving called the meeting to order at 6:00 p.m.

ITEM 2. Flag Salute

ITEM 3. Roll Call

PRESENT	ABSENT
David Vines	
Dr. Paul Loving	
Renee Mowery	
Tim Miller	
Jennifer Koscelny	

A quorum was declared present.

STAFF  
Bronce Stephenson  
Karl Fritschen  
Marsha Hensley  
Julie Lombardi  
Daniel Dearing  
Kyler Hallmark

ITEM 4. Presentation of the Character Trait of the Month – Endurance

ITEM 5. Approval of Minutes from May 9, 2016 Regular Meeting.

The Commission reviewed the minutes.

Mr. Miller moved, seconded by Mr. Vines, to approve the minutes from the May 9, 2016 meeting. A vote on the motion was recorded as follows:

YEA:	Dr. Loving, Miller, Vines, Mowery
Abstain:	Koscelny
NAY:	None

Motion carried 4-1.

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June 13, 2016

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ITEM 6. **OZ 16-04, Rezoning – Smalygo Properties** - Consideration and appropriate action relating to the request for the review and acceptance of a rezoning from AG (Agriculture) to RS-3 (Residential Single-family). The subject property is approximately 2.85 acres and is located at 13707 East 96<sup>th</sup> Street North, Owasso, OK.

Kyler Hallmark presented the staff report and described the location. Notices were mailed and the property was posted. Staff recommends approval of OZ 16-04, to rezone the subject property to RS-3 (Residential Single-family). Kyle Smalygo was present to answer any questions.

Mr. Rob Haskins – 13601 E 96 St N – He questioned the platting process. He would like to give input when the property is platted.

Dr. Loving requested that Mr. Haskins be notified when the platting process begins.

Mr. Vines moved, seconded by Mr. Miller, to approve rezoning OZ 16-04. A vote on the motion was recorded as follows:

YEA: Dr. Loving, Mowery, Vines, Miller, Koscelny  
NAY: None

Motion carried 5-0.

ITEM 7. **OLS 16-03 - Lot Split, Mill Creek Lumber** - Consideration and appropriate action relating to the request for the review and acceptance of a lot split. The proposed lot split will split the southern 50 feet from Tract 1A, pending the filing and recording of lot tie agreements with the tracts further to the east. The property is zoned CG (Commercial General) zoning district and is located at 7801 N Owasso Expressway (Lot 1, Block 19, Elm Creek Estates 1<sup>st</sup>).

Karl Fritschen presented the staff report and described the location. Staff recommends approval of OLS 16-03, subject to the filing of the lot tie agreements for Tracts 1A(1)b, 1A(2), 1B and 1C. Staff would recommend that this be the last lot split allowed for any properties associated with Lot 1, Block 19 of Elm Creek addition and that any further modifications of the property lines will require re-platting. The Owasso Technical Advisory Committee reviewed the lot split at their May 25, 2016 meeting. Mr. Mark Capron was present to answer any questions.

Mr. Vines moved, seconded by Mr. Miller, to approve lot split OLS 16-03, subject to the above staff recommendation. A vote on the motion was recorded as follows:

YEA: Dr. Loving, Mowery, Miller, Vines, Koscelny  
NAY: None

Motion carried 5-0.

OWASSO PLANNING COMMISSION

June 13, 2016

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- ITEM 8. Community Development Report
  - Report on Monthly Building Permit Activity.
  - Director's Update
    - o Redbud District
    - o GO Plan
  
- ITEM 9. Report on Items from the May 25, 2016 TAC Meeting
  - Lot Split – Mill Creek Lumber
  - Site Plan – Bank of Oklahoma
  
- ITEM 10. Report from Planning Commissioners
  
- ITEM 11. New Business (New Business is any item of business which could not have been foreseen at the time of posting of the agenda)
  
- ITEM 12. **Adjournment** – Mr. Miller moved, seconded by Ms. Mowery, to adjourn the meeting. A vote on the motion was recorded as follows:  
  
YEA: Dr. Loving, Mowery, Vines, Miller, Koscelny  
NAY: None

Motion carried 5-0 and the meeting was adjourned at 6:55 PM.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Vice Chairperson

\_\_\_\_\_  
Date



**TO:** The Owasso Planning Commission

**FROM:** Karl A. Fritschen AICP, RLA  
Chief Urban and Long Range Planner

**SUBJECT:** Planned Unit Development, PUD-16-03 (OZ 16-06) – Tyann Villa

**DATE:** July 8, 2016

**BACKGROUND:**

The City of Owasso received a Planned Unit Development (PUD) application for review and approval of a development called Tyann Villa. This development proposes a gated single family planned residential community that will include approximately 64 lots in 2 blocks on 16.20 acres. The subject property is located immediately east of Smith Elementary School. The applicant also submitted a concurrent rezoning request (OZ 16-06) with this PUD that would rezone the property from RS-3 (Residential Single Family) and RM (Residential Multi-Family) to all RS-3 (Residential Single Family), allowing for the development of single family homes. The PUD will act as an overlay to the RS-3 zoning and govern the development of the property.

**SURROUNDING ZONING:**

Direction	Zoning	Use	Land Use Plan	Jurisdiction
North	CS (Commercial Shopping)	Commercial	Commercial	City of Owasso
South	RS-3 (Residential Single Family)	Single Family Homes	Residential	City of Owasso
East	AG (Agriculture)	Undeveloped	Residential	City of Owasso
West	RS-3 (Residential Single Family)	Elementary School	Public	City of Owasso

**SUBJECT PROPERTY/PROJECT DATA:**

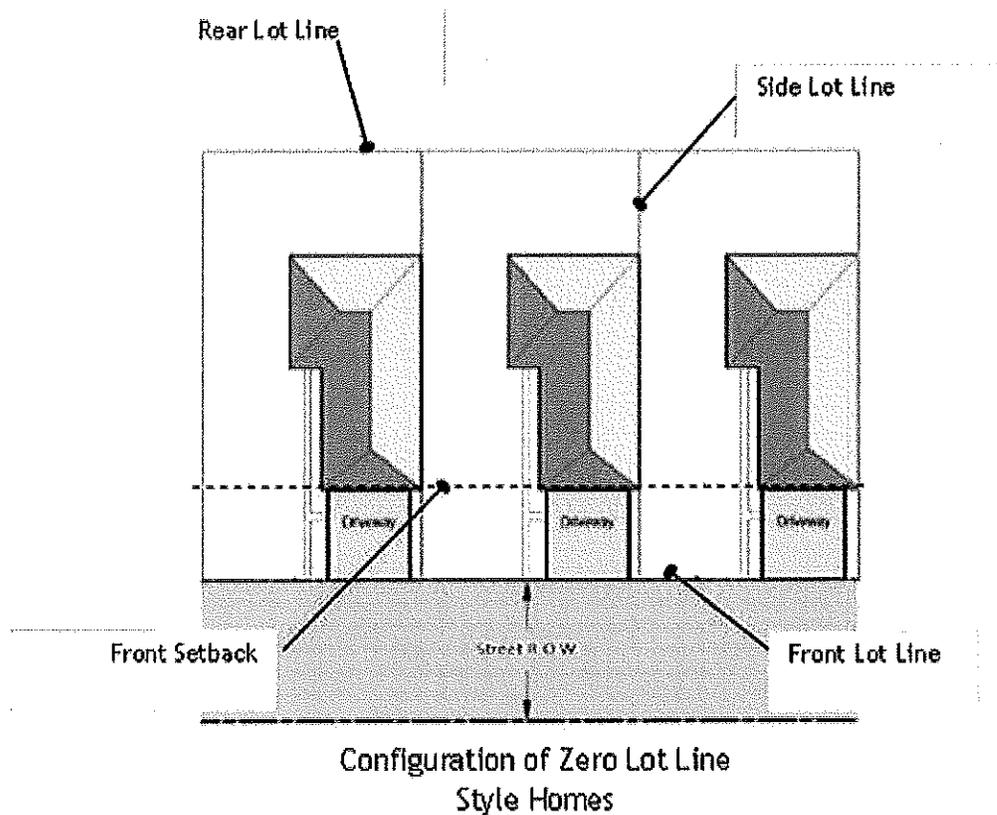
Property Size	16.20 acres
Current Zoning	RM and RS-3
Proposed Use	Single Family Homes
Lots/Blocks	64 Lots, 2 Blocks
Land Use Plan	Residential
Number of Reserve Areas	5
Gross Dwelling Units/Acre	3.95 DU/Acre
Total Building SF	N/A
Within PUD?	Yes, PUD 16-03
Within Overlay District?	No
Water Provider	City of Owasso
Applicable Paybacks	Storm siren fee of \$35/acre
Streets (public or private)	Private

## CONCEPT OF A PUD:

The concept of a Planned Unit Development is to provide a creative alternative to conventional development where a particular tract is under common ownership or control and where a detailed development plan, outlining the development of the tract as a unit is proposed and submitted for public review. The use of a PUD technique is a way to amend a zoning ordinance in accordance with a complete and coordinated plan of development for a larger parcel, rather than piecemeal individual changes using the variance process. Additionally, a PUD typically produces a higher quality product with better amenities, architecture, landscaping and buffering.

## ANALYSIS:

Tyann Villas is a unique single-family neighborhood targeting those who prefer larger homes with little to no exterior maintenance. Tyann Villas proposes a maximum of 64 single-family lots on a 16.20 acre tract of land, yielding a gross density of 3.95 DU/Acre. The application calls for the lots to be developed as zero lot line, which means instead of the standard five foot setbacks on either side of the home, there is a ten foot setback on one side and a zero setback on the other side. The wall of the neighboring home is set on the lot line (see example below). The main access into the development will come from the end of E 93<sup>rd</sup> St N and a secondary fire access point will come off N 125<sup>th</sup> E Ave. The secondary access point will contain a gate, landscaping and concrete ribbons with a Knox Box and will be strictly for emergency vehicles, therefore no through traffic will be allowed on the emergency access drive.



There are a total of 5 reserve areas in the development, including the private street denoted as reserve area "A". The development will be gated and the homes will be placed on zero lot line lots, similar to those found in the Fairways V subdivision. The minimum lot width has been specified as 55 feet and the front setbacks 25 feet. The proximity of the development makes it convenient for future residents to be able to walk or bike to nearby commercial areas without traveling on or adjacent to heavily congested arterial streets. All homes in the development have been called out in the PUD development summary to be constructed of at least 80% masonry. All reserve areas, along with the internal streets, will be maintained by a private property owners association.

Along with the PUD request, the applicant has submitted a petition for underlying zoning of RS-3. A portion of the property is already zoned RS-3 and the other part is zoned RM. The proposed zoning of RS-3 unifies the entire property under one zoning and complements the development proposal. The PUD will act as an overlay governing the development of the property. A preliminary plat has also been submitted concurrently with the PUD request.

If the PUD is approved, the applicant will provide final development plans for administrative review and approval by City staff. These plans shall include all the civil engineering drawings, landscape plans, drainage plans, utility plans, a Final Plat, etc. PUD applications presented to the Planning Commission are for approval of the uses, the overall plan as it relates to the immediate area, and the concept for the development. The City of Owasso will provide sanitary sewer, water, Fire, Police and EMS service to the proposed development.

City staff published legal notices of the PUD request in the Owasso Reporter and mailed notices to property owners within a 300' radius of the subject property.

#### **COMPREHENSIVE PLAN CONSISTENCY:**

The Owasso 2030 Land Use Master Plan identifies the subject property and its surroundings as having residential uses, making the proposal consistent with the Plan.

#### **HARMONY WITH THE EXISTING AND EXPECTED DEVELOPMENT:**

This proposal appears to be consistent with the current and expected development of the area. Commercial areas lie to the north of the project, a school to the west, single-family residential to the south, and an undeveloped tract to the east. As an infill type of development, the project will actually serve as nice transition between lower density single family homes and higher intensity commercial areas to the north. Overall, this area is urban in character and the proposed project is designed accordingly.

#### **PLANNING ISSUES:**

Future planning issues must still be considered if the PUD is approved. If approved, the applicant will be required to adhere to all City of Owasso subdivision regulations and engineering requirements.

According to the Owasso Zoning Code, the Planning Commission shall hold a public hearing on any PUD application and determine the following:

1. Whether the PUD is consistent with the Comprehensive Plan.
2. Whether the PUD is in harmony with the existing and expected development of surrounding areas.

3. Whether the PUD is a unified treatment of the development possibilities of the project site.
4. Whether the PUD is consistent with the stated purpose and standards of the PUD ordinance.
  - a. To permit innovative land development while maintaining appropriate limitation on the character and intensity of use assuring compatibility with adjoining and proximate properties;
  - b. To permit flexibility within the development to best utilize the unique physical features of the particular site;
  - c. To provide and preserve meaningful open space; and
  - d. To achieve a continuity of function and design within the development.

**TECHNICAL ADVISORY COMMITTEE REVIEW:**

This item was taken to the TAC for review on June 22, 2016 and the comments from this meeting are attached.

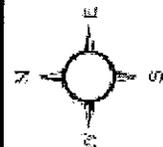
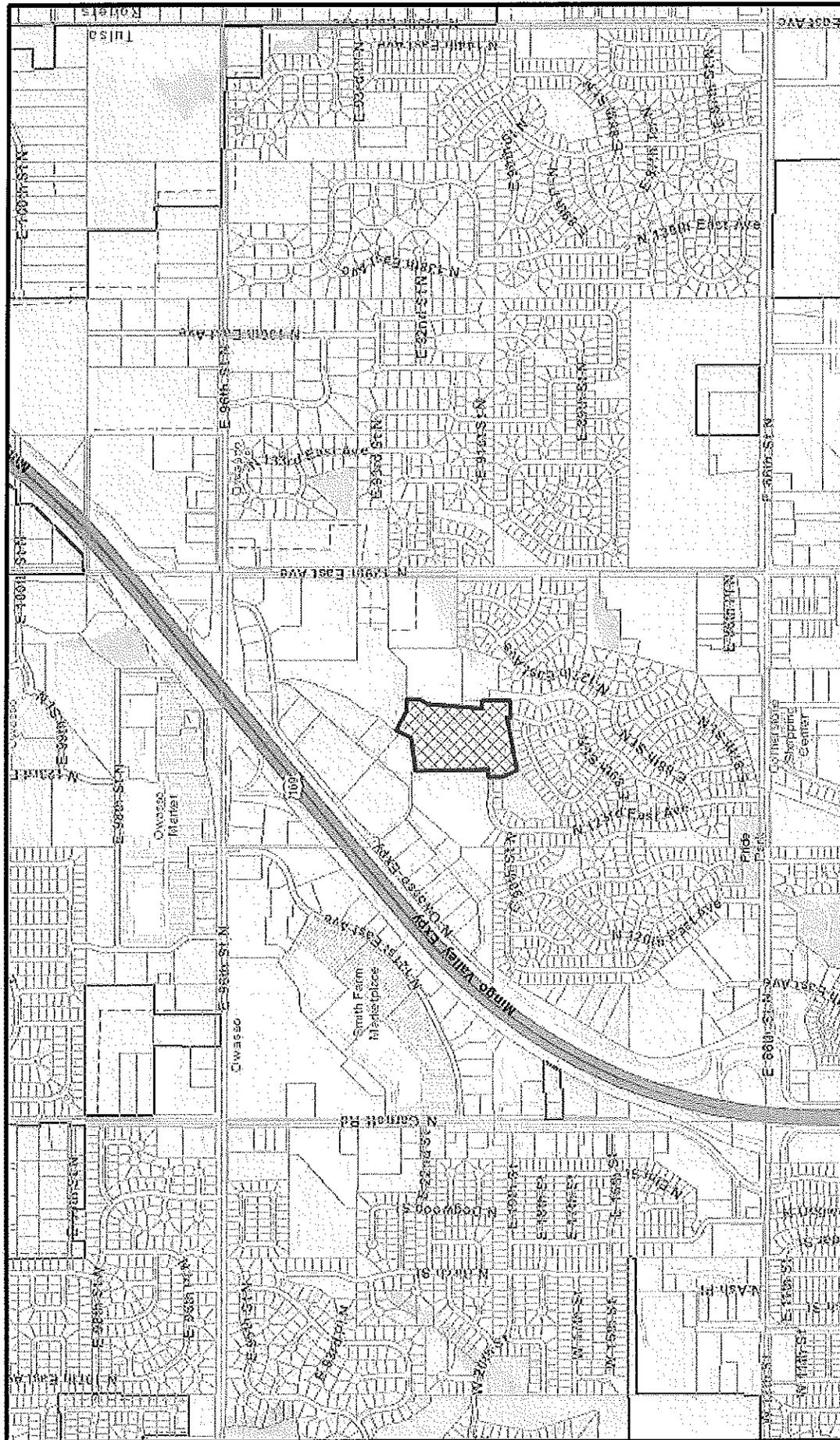
**RECOMMENDATION:**

Approval of OPUD 16-03 with underlying zoning of RS-3 (OZ 16-06).

**ATTACHMENTS:**

- A. Area Map
- B. Aerial Map
- C. Zoning Map
- D. Land Use Plan Map
- E. Outlined Development Plan
- F. Conceptual Site Plan

# Tyann Villa



06/07/2016

PUD 16-03

1" = 1,505 ft

This map represents a visual display of related geographic information. Data provided hereon is not a guarantee of actual field conditions. To be sure of complete accuracy, please contact Owasso staff for the most up-to-date information.

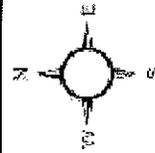
# Tyann Villa



1" = 1,505 ft

PUD 16-03

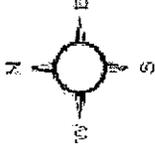
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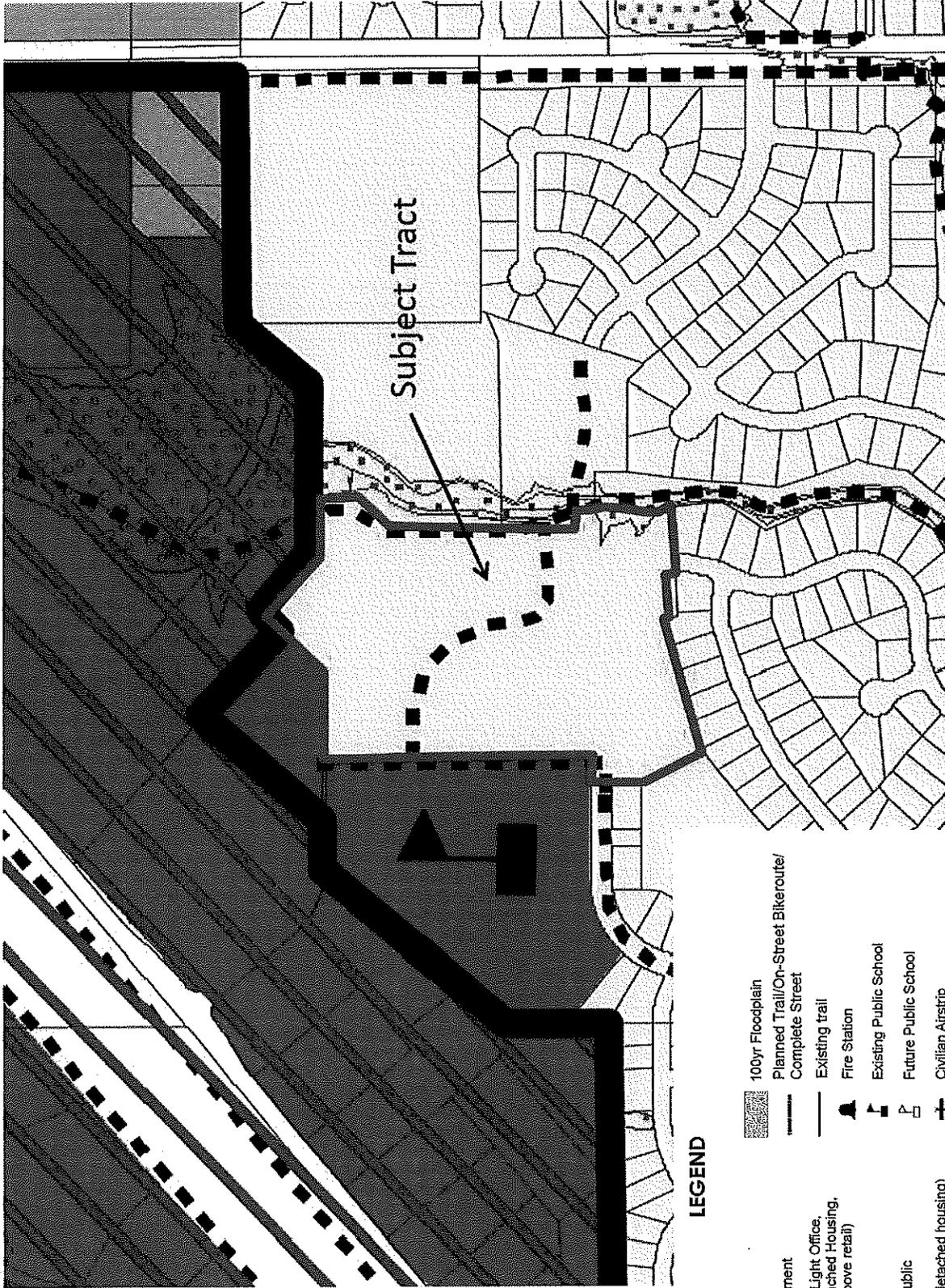
This map represents a visual display of related geographic information. Data provided hereon is not a guarantee of actual field conditions. To be sure of complete accuracy, please contact Owasso staff for the most up-to-date information.

OPUD 16-03, OZ 16-06



<p>1" = 752 ft</p>	<p>Existing Zoning</p>	<p>06/13/2016</p>		
<p>This map represents a visual display of related geographic information. Data provided hereon is not a guarantee of actual field conditions. To be sure of complete accuracy, please contact Owasso Public staff for the most up-to-date information.</p>				

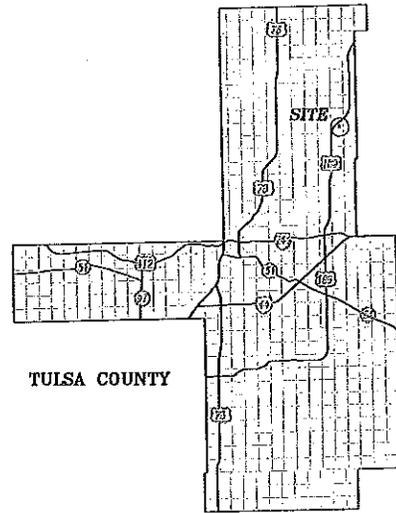
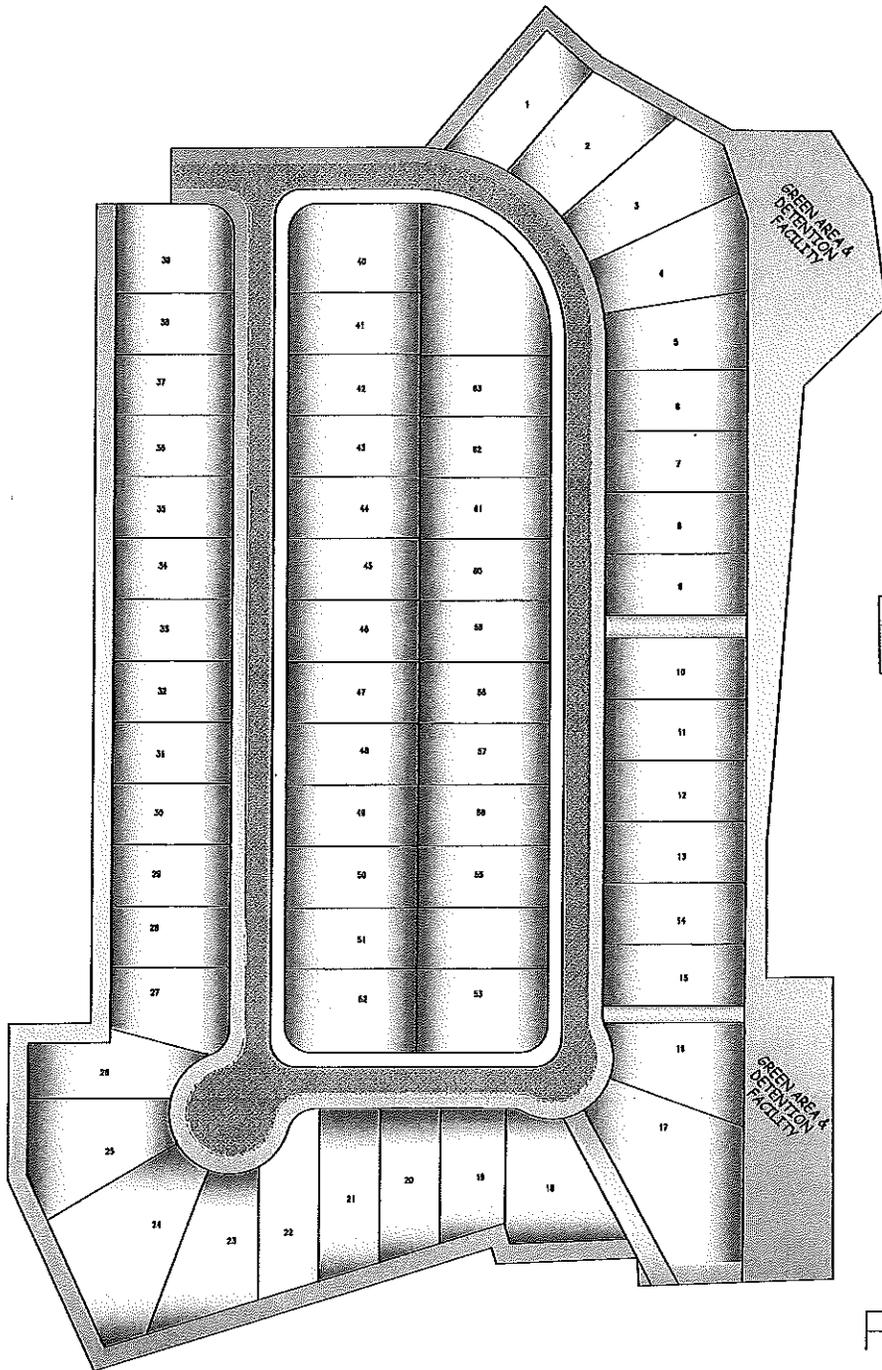
OPUD 16-03/OZ 16-06  
Land Use



LEGEND

- |  |   |  |   |
|--|---|--|---|
|  | Commercial  |  | 100yr Floodplain                                      |
|  | Industrial/Regional Employment  |  | Planned Trail/On-Street Bikeroute/<br>Complete Street |
|  | Neighborhood Mixed Use (Light Office,<br>Commercial Shopping, Attached Housing,<br>SF Housing, Apartments above retail) |  | Existing trail  |
|  | Parks/Recreation  |  | Fire Station  |
|  | Public/Institutional/Quasi Public   |  | Existing Public School                                |
|  | Residential (Single family detached housing)  |  | Future Public School                                  |
|  | Transitional (Attached housing, duplexes, offices)  |  | Civilian Airstrip                                     |
|  | US-169 Overlay District   |  | Future Park and Ride/Transit Stop                     |
|  | *Glenn-Mur Addition Special District  |  | Hospital  |
|  | **Downtown Development District   |  | Public Park   |
|  |   |  | Golf Course   |
|  |   |  | Cemetery  |

# TYANN VILLA



PUD NO.

## TYANN VILLA

TYANN VILLA  
RESIDENTIAL, AND RECREATIONAL AREAS  
TYANN DEVELOPMENT CO., INC.

**PLANNED UNIT DEVELOPMENT**

***Tyann Villa***

**CITY OF OWASSO**

**Owner/Developer:  
Tyann Development Co. Inc.  
P.O. Box 397  
Owasso, OK 74055  
Phone: (918) 274-0517**

**Prepared by:  
Kellogg Engineering, Inc.  
6755 S. 4060 Rd.  
Talala, OK 74080  
918.275.4080**

***April 15, 2016***

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**Exhibits**

- Exhibit 'A' Existing Zoning & Land Uses
- Exhibit 'B' Existing Topography
- Exhibit 'C' Existing Soils Map
- Exhibit 'D' Aerial Photograph
- Exhibit 'E' PUD Concept Plan

## **Development Concept**

Tyann Villa is a proposed upscale privately gated single family residential Planned Unit Development (PUD) located in Owasso, Ok. The project site is currently undeveloped land consisting of 16.20 acres located between E. 96<sup>th</sup> and 86<sup>th</sup> street N. on E. 93rd St. N. within the City of Owasso. The site offers excellent development promise with exceptional access to the local shopping and recreational amenities.

The PUD is a residential community. The development will include approximately 64 lots with open space for the enjoyment of the residents.

The PUD Concept Plan shows the development area. The proposed development consists of one development area. A minimum lot size of 55 feet wide by 120 feet deep and dwelling sizes of 3,000 square feet of living space (excluding garage) are proposed for the area. A detailed plat for the development will be submitted to the Owasso City Planning commission for review and approval before construction begins.

## Legal Description

A TRACT OF LAND THAT IS LOCATED IN THE NORTHEAST QUARTER (NE/4) AND THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY (20) OF TOWNSHIP TWENTY-ONE (21) NORTH AND RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SEC. 20, TOWNSHIP 21 NORTH, RANGE 14 EAST, I.B.&M.; THENCE S 00°01'55" W ALONG THE EAST LINE OF SAID SECTION 20 A DISTANCE OF 1,662.50 FEET; THENCE N 01°25'16" W A DISTANCE OF 1,517.25 FEET TO THE POINT OF BEGINNING; THENCE S 48°41'24" E A DISTANCE OF 69.84 FEET; THENCE S 60°59'21" E A DISTANCE OF 135.44 FEET; THENCE S 89°21'07" E A DISTANCE OF 90.79 FEET; THENCE S 32°49'16" E A DISTANCE OF 67.72; THENCE S 07°46'48" E A DISTANCE OF 101.70 FEET; THENCE S 46°28'57" W A DISTANCE OF 103.25; THENCE S 04°31'05" W A DISTANCE OF 412.30; THENCE S 00°07'08 W A DISTANCE OF 119.49 FEET; THENCE N 89°21'22" E A DISTANCE OF 60.58; THENCE S 00°23'17 E A DISTANCE OF 270.74 FEET; THENCE S 88°06'26" W A DISTANCE OF 177.35 FEET; THENCE N 03°45'14" W A DISTANCE OF 25.36 FEET; THENCE S 87°50'06 W A DISTANCE OF 128.88 FEET; THENCE N 16°27'52" W A DISTANCE OF 15.16 FEET; THENCE S 72°57'54 W A DISTANCE OF 376.22 FEET; THENCE N 24°53'11" W A DISTANCE OF 189.81 FEET; THENCE N 00°03'53" E A DISTANCE OF 140.07 FEET; THENCE S 89°45'47" E A DISTANCE OF 74.41 FEET; THENCE N 00°03'58" E A DISTANCE OF 734.79 FEET; THENCE S 89°56'02" E A DISTANCE OF 75.00 FEET; THENCE N 00°03'58" E A DISTANCE OF 50.00 FEET; THENCE S 89°56'02" E A DISTANCE OF 222.70 FEET; THENCE N 41°18'07" E A DISTANCE OF 168.07 FEET TO THE POINT OF BEGINNING, AND CONTAINING 16.20 ACRES, MORE OR LESS.

BASIS OF BEARING IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM. THE REFERENCE BEARING IS THE SOUTH BOUNDARY LINE.

## Statistical Summary

**Project Area:** 16.20 acres  
**Total Project Density:** 3.95 DUs/acre

### Land Use

#### Residential:

*Housing (Single-Family)*

-Total Area (approximate) 16.20 acres  
-Number of Dwelling Units 64 DU  
-Density 3.95 DUs/acre

#### Park/Open Space:

*Included within residential acreage*

-Total Area (approximate) 1.58 acres

\* This Project will tie into the Tyann Plaza recreational sidewalk trails providing access to the Tyann Plaza pond and amenities.

## **Existing Zoning and Land Use**

The existing zoning for the subject tract is RS and is currently undeveloped. The zoning type of the proposed site, along with the surrounding properties, is shown in Exhibit 'A'.

## **Environmental Analysis and Topography**

The existing conditions of the property consist mostly of gently rolling pasture land. Elevations of the property range from 645 feet to 695 feet above mean sea level. Existing contours of the site are shown in Exhibit 'B'.

The Soil Survey of Tulsa County, Oklahoma was used to help identify soil types and consist of those listed below:

- Eram-Coweta Complex (20), 5 to 15 percent slopes
- Dennis-Radley Complex (16), 0 to 12 percent slopes
- Okemah-Parsons-Pharoah Complex (44), 0 to 1 Percent Slope

Exhibit 'C' shows a map of the existing soils of the property.

## **Access and Circulation**

The site is bordered on the north by commercial properties, with Owasso Public Schools to the west and Lakeridge Subdivision to the south. Access to the site will be accomplished by connecting to E. 93<sup>rd</sup> St. N., at the northwest. The site will be a private community with an access gated located at this location. A reserve is proposed between lots at the southeast corner of the site connecting to N. 125<sup>th</sup> E. Ave. for emergency vehicle access. All Internal streets will be privately maintained by a Property Owners Association.

## **Drainage**

Storm-water management will be handled with on-site storm water conveyance system.

## **Utilities**

- Sanitary sewer service will be provided by City of Owasso
- Potable water service will be provided by City of Owasso
- Telephone service will be provided by AT&T.
- Natural gas service will be provided by ONG.
- Electrical service will be provided by PSO

## **Development Area (*Single-Family*)**

- **Permitted Uses:** Uses as permitted in RS-3 District, City of Owasso Zoning Code, by right and by exception
  
- **Land Area (approximate):** 16.20 acres
  
- **Maximum Number of Dwelling Units:** 64
  
- **Minimum Lot Width:** 55 feet
  
- **Minimum Lot Depth:** 120 feet
  
- **Maximum Building Height:** 35 feet
  
- **Maximum Living Space:** 3,000 square feet  
(Excluding Garage)
  
- **Off-Street Parking:** 2 spaces/DU'
  
- **Minimum Yard Requirements:**
  - Minimum Front Yard abutting a street 25 feet
  - Minimum Rear Yard 20 feet
  - Minimum Side Yards 0/5 feet
  - Minimum Corner Lot Side Yard (back-to-back with another corner lot) 25 feet
  - Minimum Corner Lot Side Yard (not back-to-back with another corner lot) 25 feet

\* Minimum lot width shall be measured at building lines for cul-de-sac lots and lots located on a curve.

## **Property Owners Association**

A Property Owners Association shall be created to own and maintain all private streets, storm water conveyance, landscaped areas, reserve areas, and all other landscaped buffers and islands. These areas are to be constructed and attractively landscaped by the developer and turned over to the property owners association for ownership and maintenance. Covenants will be filed along with a plat which will set forth standards for these areas.

## **Storm Water Detention**

Detention is provided by the Tyann Lake located to the Northeast of the site. A maintenance fee will be assessed on each lot based on a percentage of area. These fees will be established under the property owners association and conveyed in covenants of the plat to be filed.

## **Plat Review**

No building permit shall be issued until a subdivision plat, which will serve as the site plan, is submitted to and approved by the City of Owasso Planning Commission and Owasso City Council and filed of record with the Tulsa County Clerk.

R 14 E  
E. 96TH ST. N.



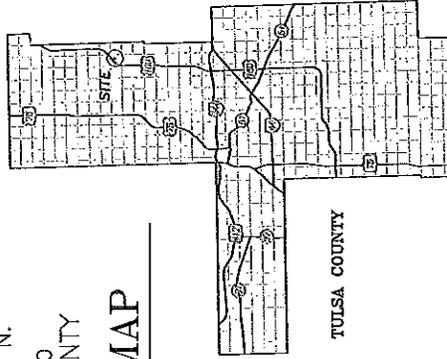
N. GARNETT EAST AVENUE

N. 129TH EAST AVENUE

T 21 N

Scale: 1" = 1000'

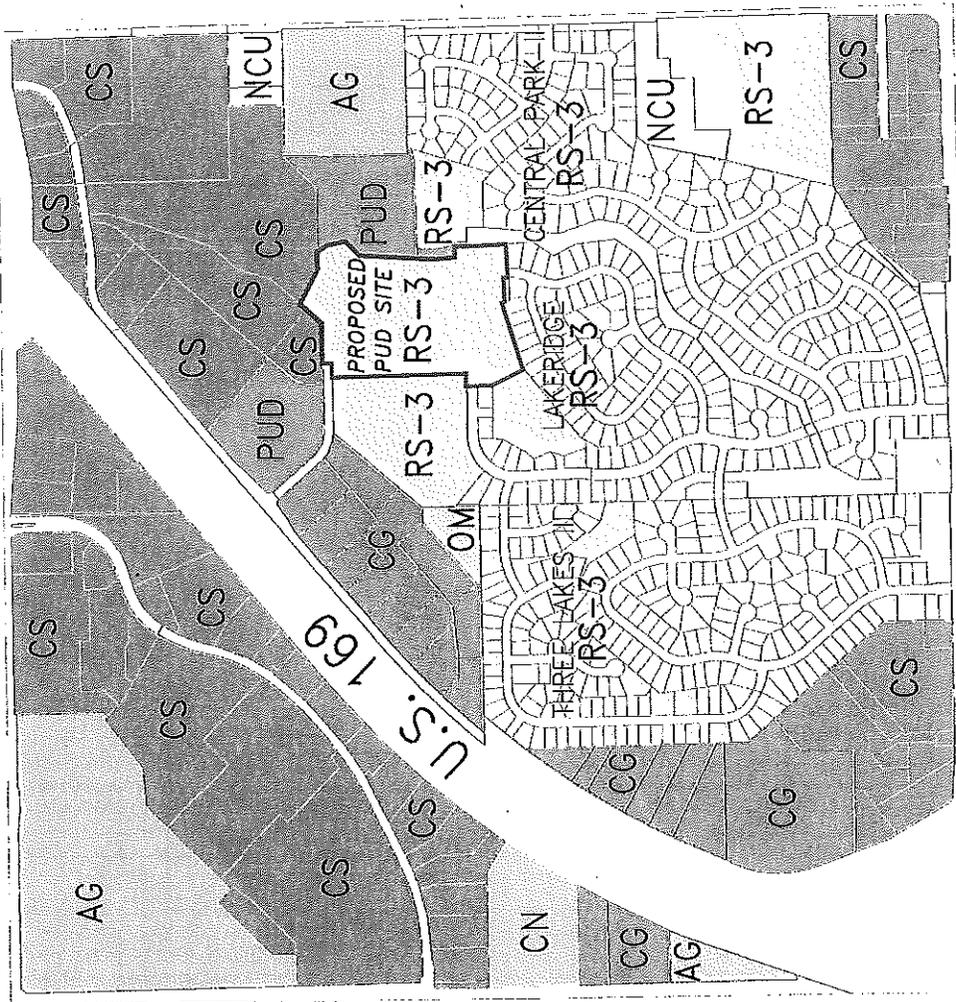
E. 86TH ST. N.  
SECTION 20  
TULSA COUNTY



TULSA COUNTY

### LOCATION MAP

SCALE: 1" = 2500'



PUD NO.

**TYANN  
VILLA**

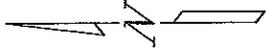
TYANN DEVELOPMENT CO., INC.

EXHIBIT 'A'

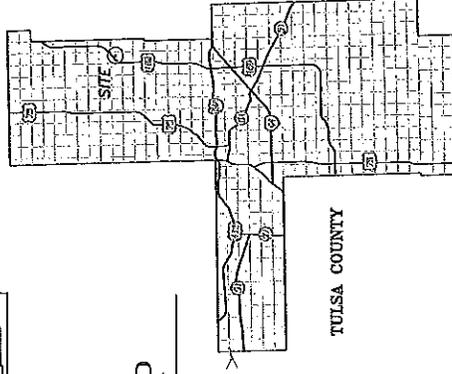
EXISTING ZONING MAP

KELLOGG ENGINEERING, INC.  
TALALA, OK

R 14 E  
E. 96TH ST. N.



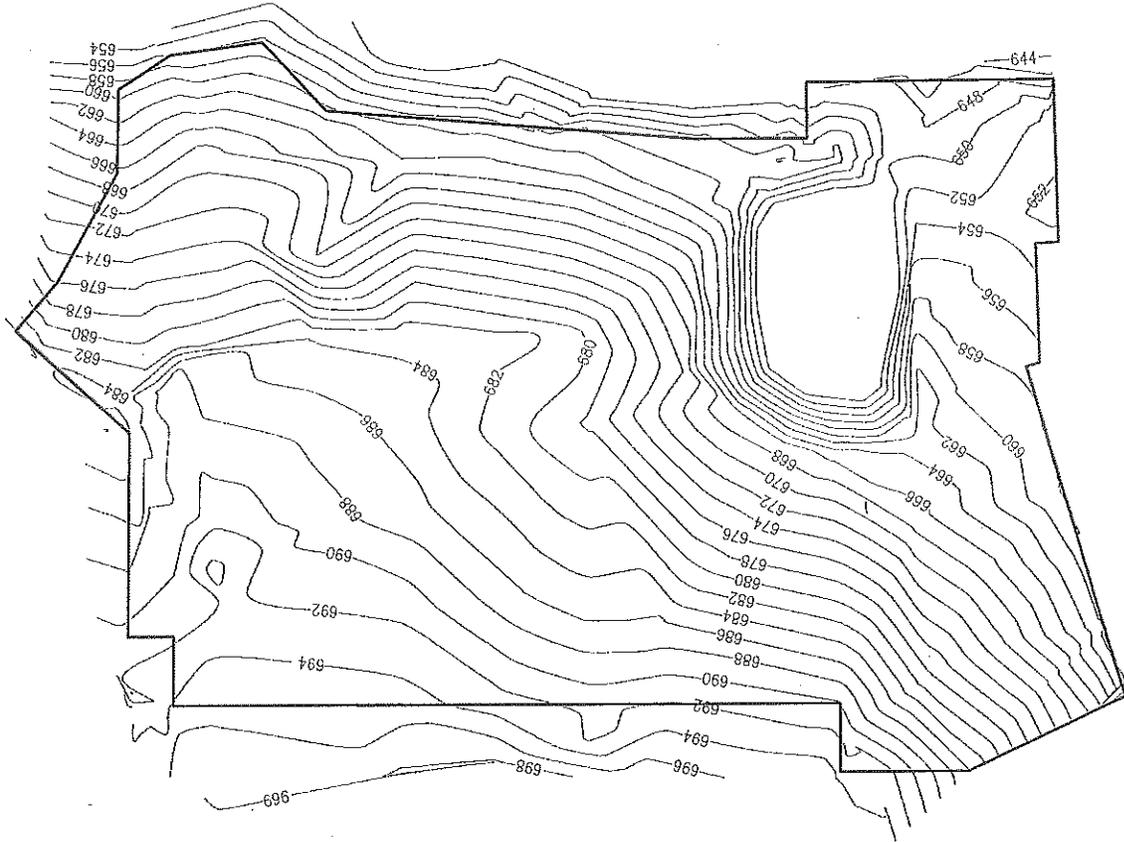
Scale: 1" = 200'



SECTION 20  
TULSA COUNTY

### LOCATION MAP

SCALE: 1" = 2500'



PUD NO.

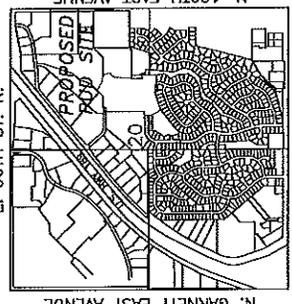
**TYANN  
VILLA**

TYANN DEVELOPMENT CO., INC.

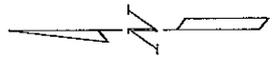
EXHIBIT 'B'  
EXISTING TOPOGRAPHIC MAP

KELLOGG ENGINEERING, INC.  
TALALA, OK

R 14 E  
E. 96TH ST. N.



T 21 N  
N. 129TH EAST AVENUE

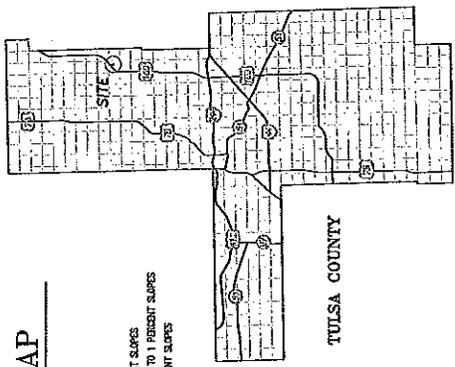


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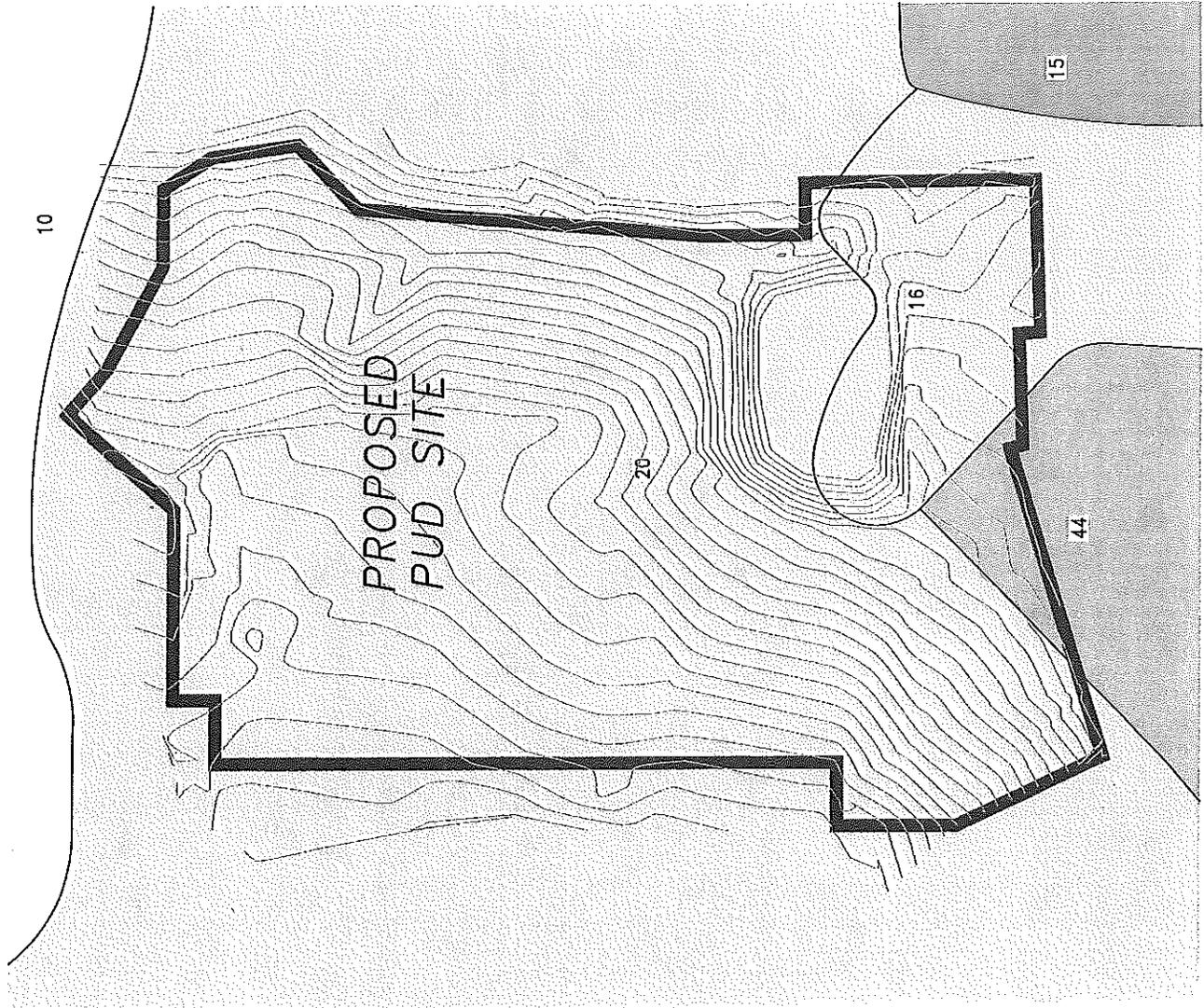
E. 86TH ST. N.  
SECTION 20  
TULSA COUNTY

**LOCATION MAP**  
SCALE: 1" = 2500'

- SOIL TYPES**
- 20: SAND-SILT CLAY, 5 TO 10 PERCENT SLIPS
  - 34: SILTY-SAND-CLAY, 0 TO 1 PERCENT SLIPS
  - 16: SILTY-SAND CLAY, 0 TO 12 PERCENT SLIPS



TULSA COUNTY



PUD NO.

**TYANN  
VILLA**

TYANN DEVELOPMENT CO., INC.

EXHIBIT 'C'  
EXISTING SOILS MAP  
KELLOGG ENGINEERING, INC.  
TALALA, OK



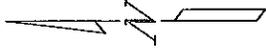
R 14 E  
E. 96TH ST. N.



N. GARNETT EAST AVENUE

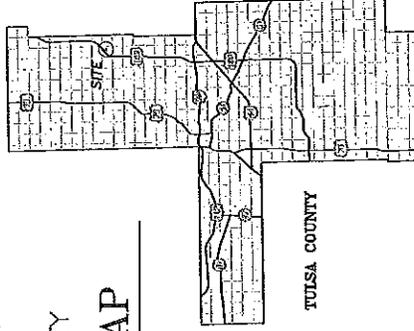
N. 129TH EAST AVENUE

T 21  
N



Scale: 1" = 1000'

E. 86TH ST. N.  
SECTION 20  
TULSA COUNTY



TULSA COUNTY

### LOCATION MAP

SCALE: 1" = 2500'

PUD NO.

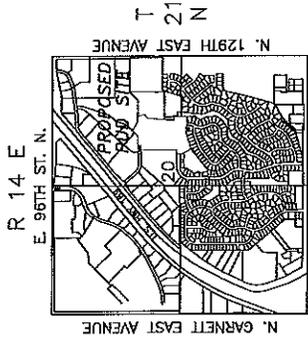
**TYANN  
VILLA**

TYANN DEVELOPMENT CO., INC.

EXHIBIT 'D'

AERIAL PHOTOGRAPH

KELLOGG ENGINEERING, INC.  
TALALA, OK

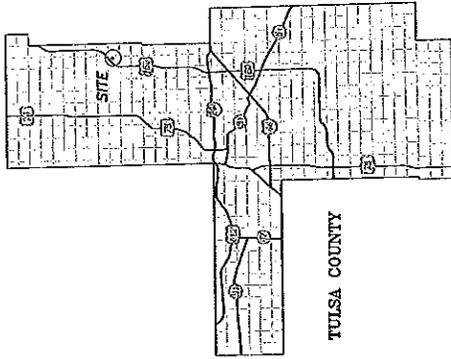


Scale: 1"=200'

SECTION 20  
TULSA COUNTY

**LOCATION MAP**

SCALE: 1"=2500'



TULSA COUNTY

MINIMUM YARD SET BACK LINE	25 FEET
FRONT YARD ABUTTING A STREET:	20 FEET
REAR YARD:	0/5 FEET
SIDE YARD:	25 FEET
CORNER LOT SIDE YARD: (BACK TO BACK WITH ANOTHER CORNER LOT)	25 FEET
CORNER LOT SIDE YARD: (NOT BACK TO BACK WITH ANOTHER CORNER LOT)	25 FEET

PUD NO.

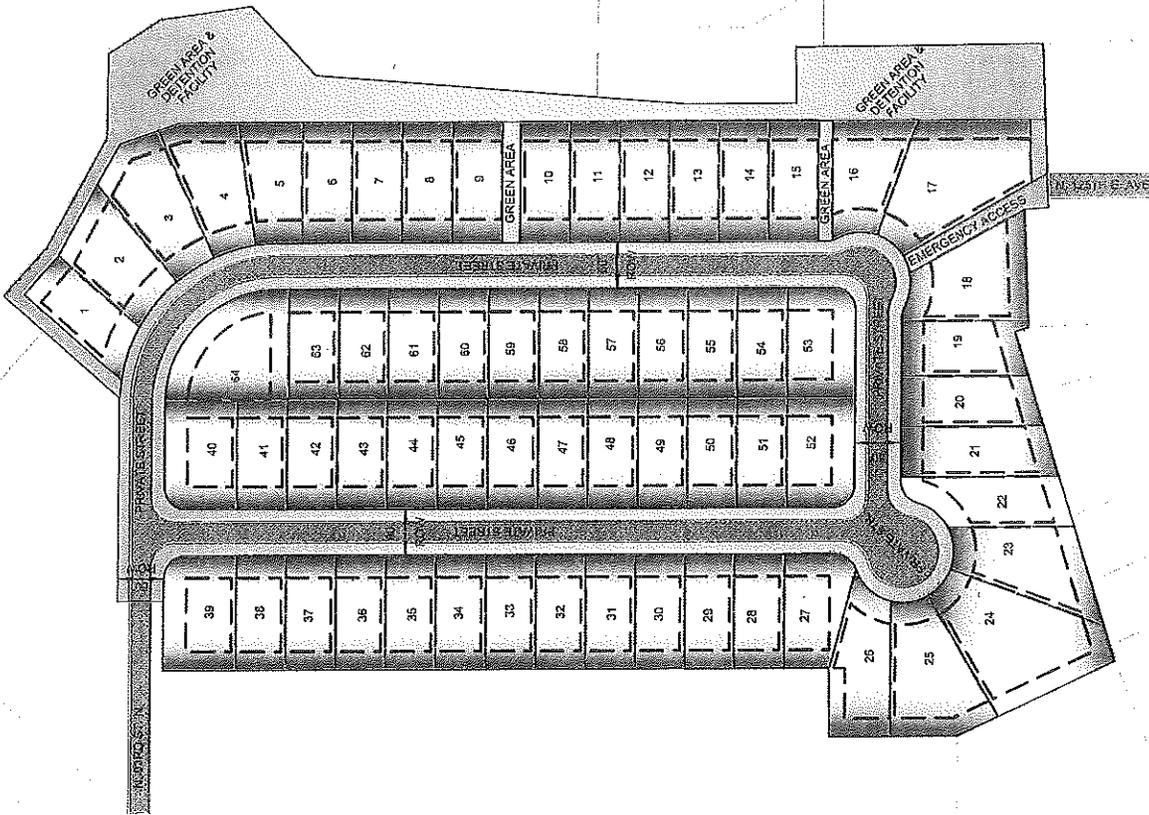
**TYANN  
VILLA**

TYANN DEVELOPMENT CO., INC.

EXHIBIT 'E'

PRELIMINARY CONCEPT PLAN

KELLOGG ENGINEERING, INC.  
TALALA, OK



GREEN AREAS:  
ALL GREEN AREA SHALL BE DEEM LANDSCAPING  
AND SCREENING AREAS.



**TO:** The Owasso Planning Commission

**FROM:** Karl A. Fritschen AICP, RLA  
Chief Urban and Long Range Planner

**SUBJECT:** Preliminary Plat, Tyann Villas

**DATE:** July 8, 2016

**BACKGROUND:**

The City of Owasso received an application for review and approval of a preliminary plat for a single family residential development called Tyann Villas. The subject property is located immediately east of Smith Elementary School. The applicant has also submitted for review and consideration a PUD and rezoning request for the same property (OPUD 16-03 and OZ 16-06).

**SURROUNDING ZONING:**

Direction	Zoning	Use	Land Use Plan	Jurisdiction
North	CS (Commercial Shopping)	Commercial	Commercial	City of Owasso
South	RS-3 (Residential Single Family)	Single Family Homes	Residential	City of Owasso
East	AG(Agriculture)	Undeveloped	Residential	City of Owasso
West	RS-3 (Residential Single Family)	Elementary School	Public	City of Owasso

**SUBJECT PROPERTY/PROJECT DATA:**

Property Size	16.20 acres
Current Zoning	RM and RS-3
Proposed Use	Single Family Homes
Lots/Blocks	64 Lots, 2 Blocks
Land Use Plan	Residential
Number of Reserve Areas	5
Gross Dwelling Units/Acre	3.95 DU/Acre
Total Building SF	N/A
Within PUD?	Yes, PUD 16-03
Within Overlay District?	No
Water Provider	City of Owasso
Applicable Paybacks	Storm siren fee of \$35/acre
Streets (public or private)	Private

**ANALYSIS:**

The preliminary plat for Tyann Villas proposes 64 lots on a 16.20 acre tract of land yielding a gross density of 3.95 DU/Acre. The property is zoned RS-3 and RM, but with the approval of the PUD 16-03 the property would adhere to the modified RS-3 zoning dimensional and setback requirements. The main access into the development will be taken from the end of East 93<sup>rd</sup> Street and a secondary access point will come off N 125<sup>th</sup> E Ave. The secondary access point will also serve as fire access, but will have a gate, landscaping and concrete ribbons and Knox box. All of the proposed lots meet the minimum width allowances that would be established under PUD 16-03, which is 55 feet. The land use plan indicates residential uses for this area, so the proposed development is an appropriate use for the location.

The development will contain private streets, be gated, and have 5 reserve areas that will contain stormwater controls, private streets, landscape areas and amenity features. The declarations page indicates that a property owners association will be established to maintain all of the reserve areas and any features within them. Perimeter and interior utility easements are shown that will allow utility companies adequate access to serve the lots in the development. Any development that occurs on the subject property shall adhere to all subdivision, zoning, and engineering requirements in addition to those established under PUD 16-03, including but not limited to paved streets, detention, fire protection, landscaping, and sidewalks. The City of Owasso will provide sanitary sewer service and water to the property.

**TECHNICAL ADVISORY COMMITTEE (TAC):**

The Technical Advisory Committee reviewed the preliminary plat for Tyann Villas at their regularly scheduled meeting on June 22, 2016. The TAC comments are attached.

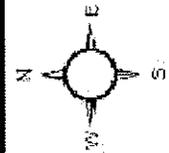
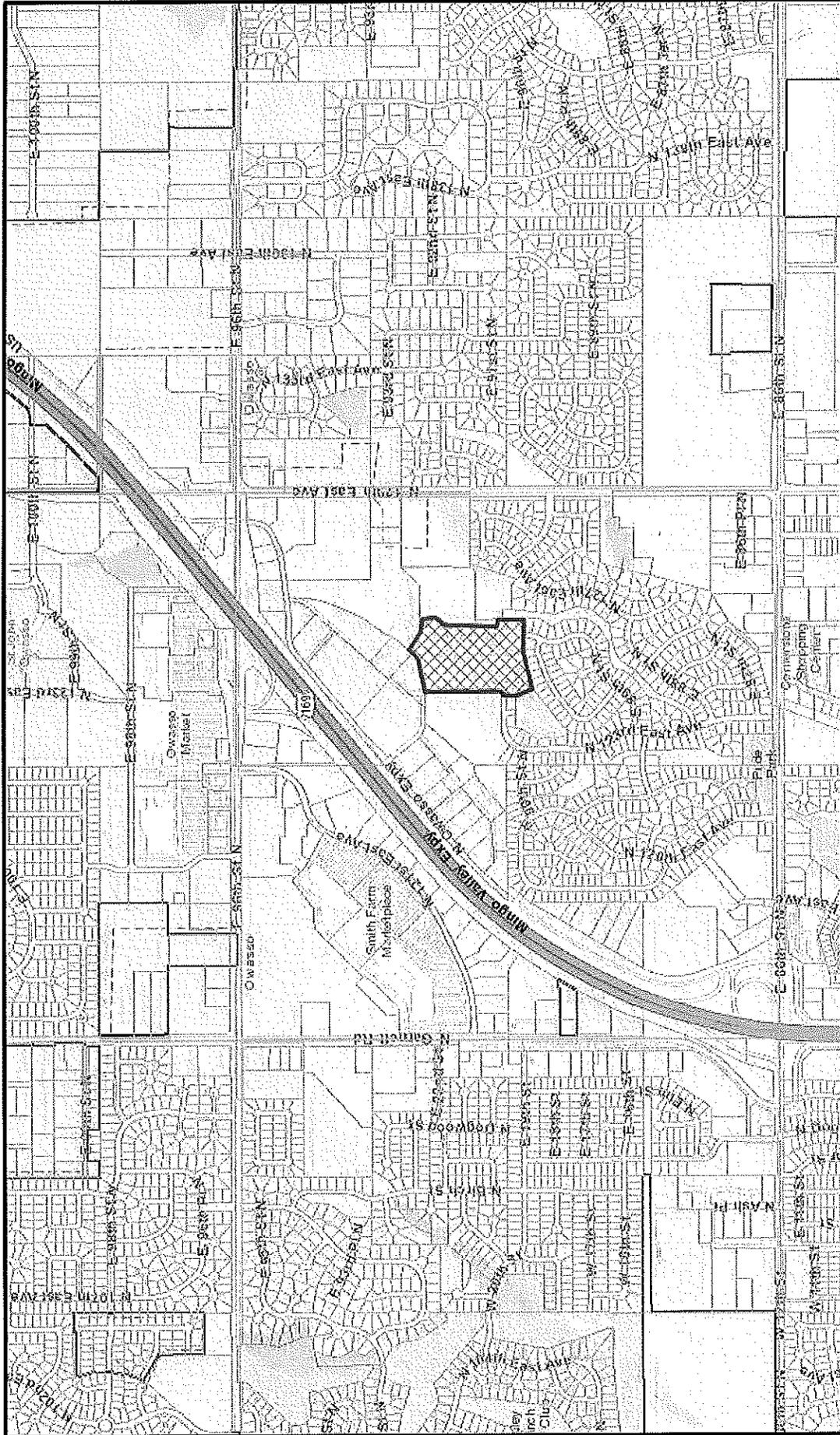
**RECOMMENDATION:**

Staff recommends Planning Commission approval of the preliminary plat for Tyann Villas.

**ATTACHMENTS:**

- A. Area Map
- B. Aerial Map
- C. Preliminary Plat for Tyann Villas

# Tyann Villa



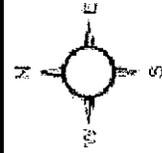
06/30/2016

Preliminary Plat

1" = 1,505 ft

This map represents a visual display of related geographic information. Data provided hereon is not a guarantee of actual field conditions. To be sure of complete accuracy, please contact Owasso staff for the most up-to-date information.

# Tyann Villa



1" = 1,505 ft

Preliminary Plat

06/07/2016

This map represents a visual display of related geographic information. Data provided hereon is not a guarantee of actual field conditions. To be sure of complete accuracy, please contact Owasso staff for the most up-to-date information.







**TO:** The Owasso Planning Commission

**FROM:** Bronce L. Stephenson, MPA  
Director of Community Development

**SUBJECT:** Planned Unit Development, PUD 16-04 (OZ 16-05) - Owasso 140

**DATE:** July 1, 2016

**BACKGROUND:**

The City of Owasso received a Planned Unit Development (PUD) application for consideration of Owasso 140 from Dominion LLC. The property is located on the north side of E 76<sup>th</sup> St N approximately ¼ mile west of N 161<sup>st</sup> E Ave. This PUD is for a 140 acre master planned community to be developed into 467 lots within 17 blocks. As part of this PUD, the applicant requests an underlying zoning of RS-3.

**SURROUNDING ZONING:**

Direction	Zoning	Use	Land Use Plan	Jurisdiction
North	RS-10 (Residential Single-Family)	Residential/Agriculture	Residential	Rogers County
South	RS-10 and RS-40 (Residential Single-Family)	Residential	Residential	Rogers County
East	RS-40 (Residential Single-Family)	Residential	Residential	Rogers County
West	RS-3 (Residential Single Family)	Residential	Residential	City of Owasso

**SUBJECT PROPERTY/PROJECT DATA:**

<b>Property Size</b>	140 acres
<b>Current Zoning</b>	AG (Agriculture)
<b>Proposed Use</b>	Residential
<b>Lots/Blocks</b>	467 lots in 17 blocks
<b>Number of Reserve Areas</b>	5 Reserve areas
<b>Within PUD?</b>	PUD 16-04
<b>Within Overlay District?</b>	N/A
<b>Water Provider</b>	Rogers Rural Water District #3
<b>Applicable Paybacks/Fees</b>	Elm Creek Sanitary Sewer Payback \$1580/acre City of Owasso Storm Siren Fee

	\$35/acre
<b>Streets (public or private)</b>	Public and Private

**CONCEPT OF A PUD:**

The concept of a Planned Unit Development is to provide a creative alternative to conventional development where a particular tract is under common ownership or control and where a detailed development plan, outlining the development of the tract as a unit is proposed and submitted for public review. The use of a PUD technique is a way to amend a zoning ordinance in accordance with a complete and coordinated plan of development for a larger parcel, rather than piecemeal individual changes using the variance process. Additionally, a PUD typically produces a higher quality product with better amenities, architecture, landscaping and buffering.

**ANALYSIS:**

This PUD application and rezoning request was submitted for the development of a 140 acre master planned community that proposes 467 lots in 17 blocks. The rezoning request is for the base zoning of RS-3 (Residential Single-Family). The project will be comprised of two residential development areas of similar character but different lot sizes. Development Area A, located at the northwest corner of the property is 19.48 acres in size, and consist of lots ranging from 50 to 55 feet in width. This smaller lot size falls under the minimum requirements for RS-3 zoning, but would be allowed within a PUD overlay. Development Area A will consist of 50 maximum dwelling units yielding a gross density 2.57 dwelling units per acre. All streets within this area will be privately maintained by the Homeowner's Association and would be privately gated.

Development Area B, approximately 122 acres, will consist of typical single-family residential homes with lots ranging from 65 to 70 feet in width, with many of the lots exceeding RS-3 standards. The streets within Area B will be public and will be developed to the City of Owasso design standards.

As part of the PUD there will be five designated Reserve Areas that will be established by the owner for construction of private streets, stormwater detention, and open space amenity areas. The development proposes the following amenities:

- Stocked fishing pond with dock
- Walking trails around two detention ponds that connect with neighborhood sidewalks
- Community playing fields or disc golf course
- Swimming pool or splash pad
- Clubhouse

If the PUD is approved, the applicant will provide final development plans for administrative review and approval by City staff. These plans shall include all the civil engineering drawings, landscape plans, drainage plans, utility plans, and Final Plat. PUD applications presented to the Planning Commission are for approval of the uses, the overall plan as it relates to the immediate area, and the concept for the development. This project would connect to existing Rogers County subdivisions to allow for adequate emergency access on the eastern and western perimeters. The City of Owasso will provide sanitary sewer, Fire, Police, and EMS service to the proposed development. Rogers Rural Water District #3 will provide water to the development.

**COMPREHENSIVE PLAN CONSISTENCY:**

The Owasso 2030 Land Use Master Plan identifies the subject property and its surroundings as having residential uses, making the proposal consistent with the Plan.

**HARMONY WITH THE EXISTING AND EXPECTED DEVELOPMENT:**

This proposal appears to be consistent with the current and expected development of the area. The area is developed with single-family homes of varying densities.

**PLANNING ISSUES:**

Future planning issues must still be considered if the PUD is approved. If approved, the applicant will be required to adhere to all City of Owasso subdivision regulations and engineering requirements.

According to the Owasso Zoning Code, the Planning Commission shall hold a public hearing on any PUD application and determine the following:

1. Whether the PUD is consistent with the Comprehensive Plan.
2. Whether the PUD is in harmony with the existing and expected development of surrounding areas.
3. Whether the PUD is a unified treatment of the development possibilities of the project site.
4. Whether the PUD is consistent with the stated purpose and standards of the PUD ordinance.
  - a. To permit innovative land development while maintaining appropriate limitation on the character and intensity of use assuring compatibility with adjoining and proximate properties;
  - b. To permit flexibility within the development to best utilize the unique physical features of the particular site;
  - c. To provide and preserve meaningful open space; and
  - d. To achieve a continuity of function and design within the development.

**Technical Advisory Committee (TAC):**

The Technical Advisory Committee reviewed the preliminary plat for Owasso 140 at their regularly scheduled meeting on June 22, 2016. The TAC comments are attached with this memo.

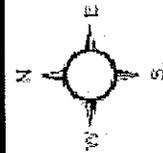
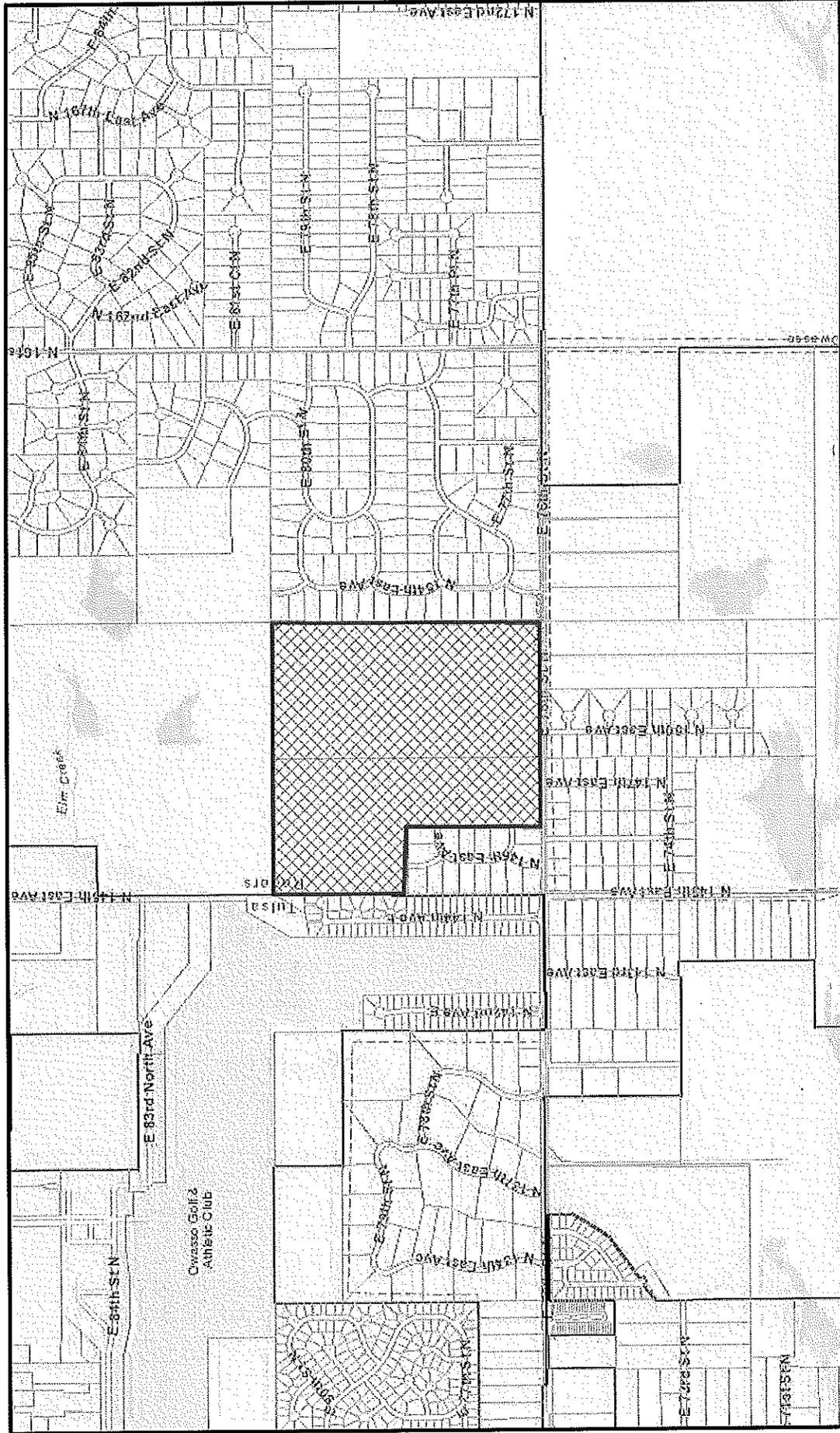
**RECOMMENDATION:**

Staff recommends Planning Commission approval of PUD 16-04 with underlying zoning of RS-3 (OZ 16-05).

**ATTACHMENTS:**

- A. Area Map
- B. Aerial Map
- C. Land Use Map
- D. Planned Unit Development Submittal for Owasso 140
- E. TAC Comments

# Owasso 140



06/30/2016

OPUD 16-04 &  
OZ 16-05

1" = 1,505 ft

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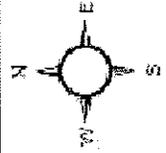
Owasso 140



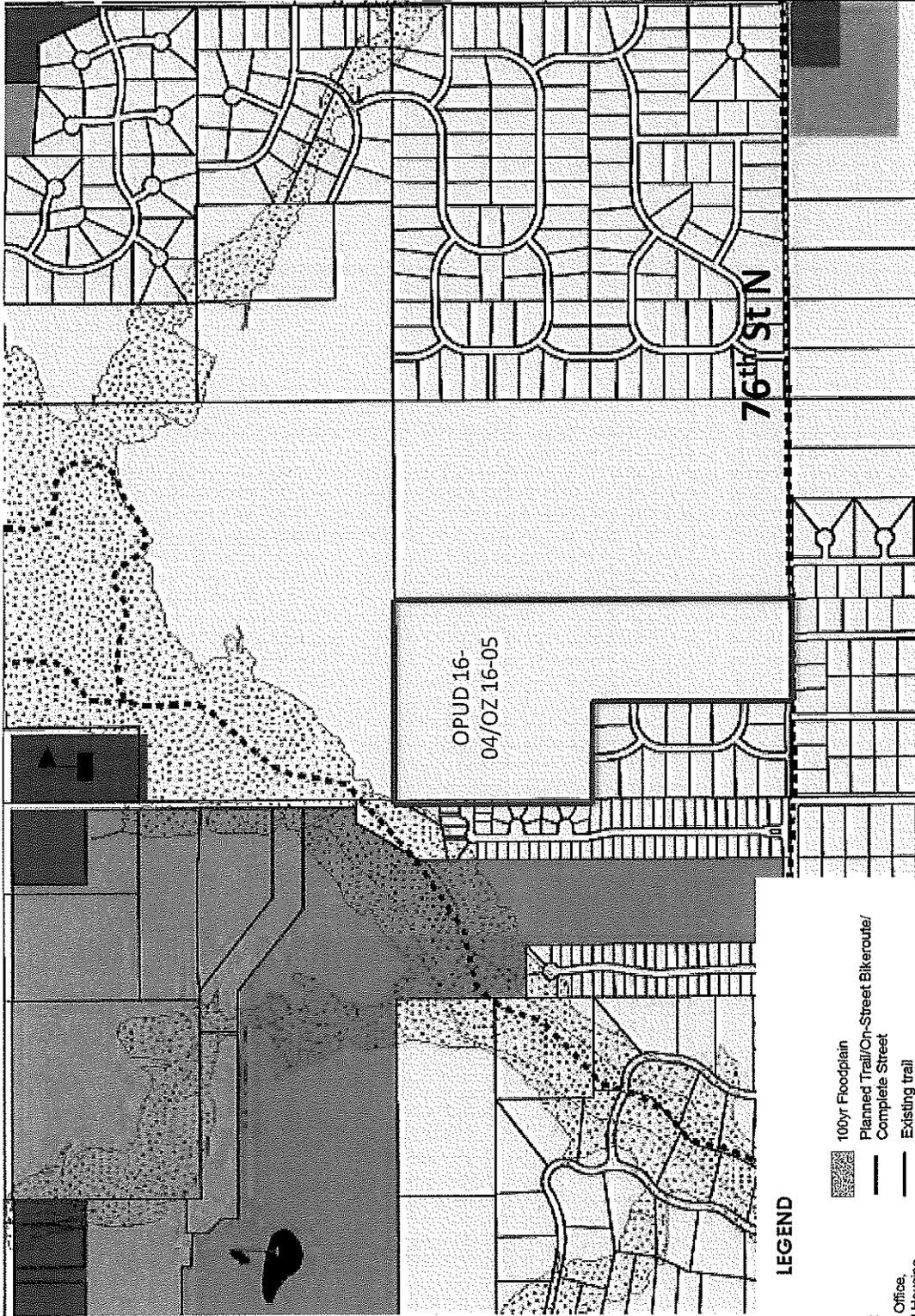
1" = 1,505 ft

OPUD 16-04 &  
OZ 16-05

06/30/2016



This map represents a visual display of related geographic information. Data provided hereon is not a guarantee of actual field conditions. To be sure of complete accuracy, please contact Owasso staff for the most up-to-date information.



**LEGEND**

**Land Use Categories**

- |   |   |   |   |
|---|---|---|---|
|  | Commercial  |  | 100yr Floodplain                                  |
|  | Industrial/Regional Employment  |  | Planned Trail/On-Street Bikeroute/Complete Street |
|  | Neighborhood Mixed Use (Light Office, Commercial Shopping, Attached Housing, SF Housing, Apartments above retail) |  | Existing trail                                    |
|  | Parks/Recreation  |  | Fire Station                                      |
|  | Public/Institutional/Quasi Public   |  | Existing Public School                            |
|  | Residential (Single family detached housing)  |  | Future Public School                              |
|  | Transitional (Attached housing, duplexes, offices)  |  | Civilian Airstrip                                 |
|  | US-169 Overlay District   |  | Future Park and Rider/Transit Stop                |
|  | *Glenn-Mur Addition Special District  |  | Hospital  |
|  | **Downtown Development District   |  | Public Park                                       |
|   |   |  | Golf Course                                       |
|   |   |  | Cemetery  |

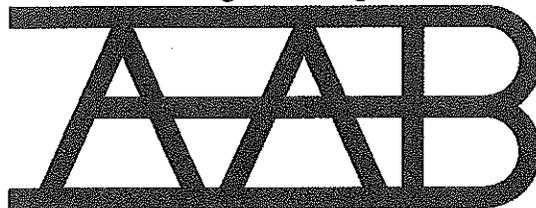
**Owasso 140**  
**Planned Unit Development #**

**Prepared**  
**June 1, 2016**

**Location**  
**Part of the Southwest Quarter (SW/4) of Section Thrity (27), Township Nineteen (21) North, Range Fifteen (14) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma. This PUD contains 51.04 +/- Acres.**

**Owner**  
**Dominion LLC**  
**12340 E. 86<sup>th</sup> Street North**  
**Owasso, OK 74055**

**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

Owasso 140 is a 140 acre master planned community located on the north side of 76<sup>th</sup> Street north between 145<sup>th</sup> East Avenue and 161<sup>st</sup> East Avenue. The property has recently been annexed into the City Limits of Owasso. This PUD is being filed in conjunction with a rezoning request for the base zoning of RS-3. The GrOwasso 2030 Land Use plan designates this area as Residential which supports the proposed RS-3 zoning. The property is currently zoned RS-10 according to the Rogers County Zoning Code. The project will be comprised of two residential development areas of similar character but different lot sizes. Planned Unit Development sets out the development guidelines for both development areas and summarizes the amenities proposed within the project.

The project is bounded on the east by Cornerstone Addition III & IV, the southwest by Cornerstone West, the northwest by The Champions East, and the south by Willow-Wood Estates and The Meadows. Cornerstone III, IV, and Cornerstone West are residential estate size lot developments constructed in accordance with Rogers County RS-40 standards. Champions West is a residential development conforming to City of Owasso RS-3 standards. Willow-Wood Estates is a slightly more dense residential development constructed under Rogers County RS-20 standards. The tract to the north is currently undeveloped and is zoned RS-10. The proposed development conforms to the development patterns within this area as well as the GrOwasso 2030 Land Use Plan.

The development as a whole will largely conform to the development standards of RS-3 zoning. Approximately 19.5 acres of the development will be developed as a small lot gated community. The developer's intent is to market homes of a similar or slightly smaller size with smaller lots requiring less maintenance. The average home price within the gated area will be similar to those of the general RS-3 area. A significant amenity package will be provided for the benefit of both Development Areas A and B. This development concept provides for lot diversity which will decrease the time to build out the subdivision and provides amenities normally contained within a PUD to a development largely conforming to standard RS-3 zoning requirements.

## Development Standards

### Development Area A

Development Area A will consist of a small lot gated community concept. This section will largely consist of a mix of 55'x110' and 50'x120' lots with architectural standards similar to that of Development Area B. Lots shall conform to the development standards of the RS-3 zoning as established in the City of Owasso Zoning code Section 430 as it exists on the date of approval of this PUD, except as hereinafter modified:

Permitted uses:	Single Family Detached Dwellings
Gross Land Area	19.48 acres
Minimum gross land area per dwelling unit: (DU)	10,000 square feet (8,400 square feet by Code)
Maximum number of dwelling units	50 (101 by Code Gross Lot Area)
Minimum Lot Width	50 feet (65 feet by Code)
Minimum lot size	5500 square feet (7,000 square feet by Code)
Minimum livability space per lot	2500 square feet *(4,000 Square feet by Code)
Minimum front yard	20 feet (25 Feet by Code)

\*Open Space within Reserve A has been equally allocated to these lots reducing the proposed livability space from 4,000 to 2,500. The per lot livability space provided within Reserve Area A is approximately 1,785 square feet.

### Development Area B

Development Area B will consist of a mix of 70'x130' and 65'x130' lots with architectural standards similar to that of Development Area A. Lots shall conform to the development standards of the RS-3 zoning as established in the City of Owasso Zoning code Section 430 as it exists on the date of approval of this PUD.

### Reserve Area 'A'

Reserve Area 'A' shall be established by the owner for the construction of private streets providing access to each lot owner with Development Area A and their invitees to and from the public streets within Development Area B. 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 Owasso 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 Areas 'B', 'C', & 'D'

Reserve Areas 'B', 'C', and 'D' shall be established by the owner for the construction of a stormwater detention facility and open space park with walking trails. Such park shall be for the sole use and enjoyment of the lot owners with the development and their invitees. All structures or improvements related to the detention function of the facility shall be constructed according to City of Owasso standards. Reserve Areas 'B', 'C', and 'D' shall be conveyed to the Homeowner's Association which shall be responsible for the maintenance of all improvements contained within that reserve..

## **Reserve Area 'E'**

Reserve Area 'E' shall be established by the owner for the construction of open space park, swimming pool or splash pad, and Public Gathering amenities. Such area shall be for the sole use and enjoyment of the lot owners with the development and their invitees. Reserve Area 'E' 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 Development Area A of the PUD will be privately maintained by the Homeowner's Association. All streets shall be constructed according to the City of Owasso residential public street standards provided that a minimum reserve width of 30' will be sufficient in lieu of the required 50' right of way with a minimum radius of 44' for all cul-de-sacs. 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 Owasso.

## **Access and Circulation**

All streets within Development Area B will be public streets conforming to the design standards of the City of Owasso. The street configuration will largely conform to the layout as shown on the attached conceptual site plan and preliminary plat. The primary entry to the subdivision will be derived from 76<sup>th</sup> Street North with Limits of No Access (LNA) being imposed along the portions of 76<sup>th</sup> Street not used for public street access. Two secondary points of access will be provided at the northern most stub street connection on the eastern side of Cornerstone-West as well as the stub street connection within Cornerstone Addition III.

All streets within the Development Area A will be private and will largely conform the with the attached conceptual site plan. The primary access point shall be the southernmost point indicated on the attached development plan. A secondary access, with an emergency access crash gate, will be provided at the northern connection to Development Area B. This will provide two points of access to all lots within Development Area A as required by the City of Owasso Fire Marshal. Gates will be constructed to limit public access to this portion of the subdivision and provide additional security for the lot owners. All such gates will be constructed according to the requirements of the City of Owasso. The location and configuration of the gates within Development Area B will require approval of the Fire Marshal and Public Works.

Sidewalks shall be constructed by the developer along 76<sup>th</sup> Street North and all Reserves adjacent to streets. Sidewalks along all internal streets shall be constructed by the individual lot owners at the time of home construction. Sidewalks shall be a minimum of four (4) feet in width, shall be ADA compliant, and shall be approved by the City of Owasso Public Works Department. Additional right-of-way width or a sidewalk easement may be required with Development Area A as necessary to accommodate the sidewalks.

## **Amenities**

The development will contain amenities as outlined in section 8.29 M of the City of Owasso Zoning Code. The development will contain include a stocked fishing pond surrounded by open space parks containing walking trails. The Reserve Areas previously discussed will also include community playing fields or a disc golf course. The developer also proposes the construction of community swimming pool or spray ground along with a Pavilion or Clubhouse. The details of the final amenity package will be submitted along with the final plat. All amenities and Reserves will be maintained by the developer until such time as the subdivision is turned over to the Home Owner's Association.

## **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 76<sup>th</sup> Street North shall be 6' feet in height and consist of wood, masonry or wrought iron material or a combination thereof. All entry features will be contained within a Fence Easement or Reserve designated on the final plat.

## **Requirement to Plat**

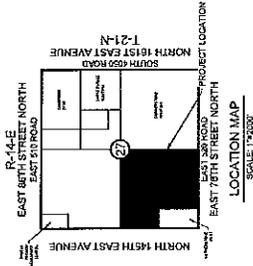
No building permit shall be issued until a plat containing restrictive covenants memorializing the above development standards is prepared and filed in accordance with the City of Owasso Subdivision Regulations.

## **Schedule of Development**

Development Construction is expected to begin in fall or early winter 2016:2017.

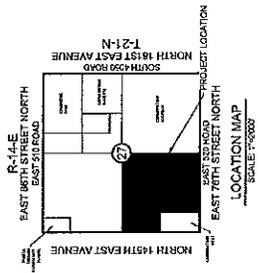
# Exhibit A

Surrounding Areas  
for  
**Owasso 140**



# Exhibit B

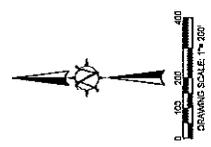
Conceptual Site Plan  
for  
**Owasso 140**



**LEGEND**

-  DEVELOPMENT AREA A
-  DEVELOPMENT AREA B

AAB Engineering, LLC  
**AAB**  
 Engineering • Surveying • Land Planning  
 100 West 20th Street, Suite 100  
 Owasso, Oklahoma 74055  
 Phone: (918) 514-4285 Fax: (918) 514-4286

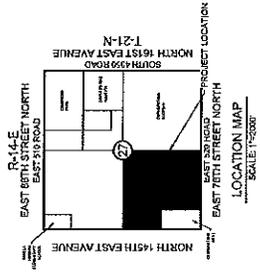
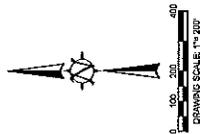






# Exhibit E

Existing and Proposed Zoning  
for  
**Owasso 140**



**LEGEND**

 Proposed lot zoning

AAB Engineering, LLC  
**AAB**  
 Engineering • Surveying • Land Planning  
 PO Box 1386, Owasso, Oklahoma 74728  
 Phone: 405.422.2222 Fax: 405.422.2222  
 www.aabeng.com



# Exhibit F

Overall Legal Description  
for

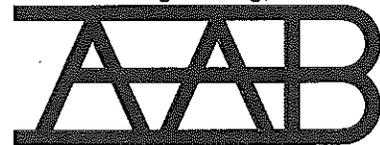
# Owasso 140

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-SEVEN (27) OF TOWNSHIP TWENTY-ONE (21) NORTH AND RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), ACCORDING TO THE U.S. GOVERNMENT SURVEY, THEREOF, ROGERS COUNTY, STATE OF OKLAHOMA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF THE SW/4 OF SEC.27, T-21-N, R-14-E, I.B.&M.; THENCE N 88°43'46" E A DISTANCE OF 662.58 FEET TO THE POINT OF BEGINNING BEING THE SE CORNER OF THE W/2 OF THE SW/4 OF THE SAID SW/4; THENCE N 01°11'25" W A DISTANCE OF 1318.80 FEET TO THE NE CORNER OF SAID W/2 SW/4 SW/4; THENCE S 88°42'25" W A DISTANCE OF 622.31 FEET TO THE NW CORNER OF SAID W/2 SW/4 SW/4; THENCE N 01°10'42" W A DISTANCE OF 1318.54 FEET TO THE NW CORNER OF SAID SW/4; THENCE N 88°41'03" E A DISTANCE OF 2648.15 FEET TO THE SE CORNER OF SAID SW/4; THENCE S 01°13'32" E A DISTANCE OF 2639.15 FEET TO THE SE CORNER OF SAID SW/4; THENCE S 88°43'46" W A DISTANCE OF 1987.74 FEET TO THE POINT OF BEGINNING, AND CONTAINING 140.391 ACRES, MORE OR LESS.

PLOT DATE: Wed, 01 Jun 2016 FILE: P:\2\1427-SOKOLOSKY\SOKOLOSKY.PUD

AAB Engineering, LLC



Engineering • Surveying • Land Planning

PO Box 2138 Sand Springs, OK 74063  
OK CA#6318 Exp: June 30, 2018  
KS CA#2292 Exp: Dec 31, 2016  
Office: (918) 514-4283 Fax: (918) 514-4288

# Exhibit F

Development Area A Legal Description  
for

# Owasso 140

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-SEVEN (27) OF TOWNSHIP TWENTY-ONE (21) NORTH AND RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), ACCORDING TO THE U.S. GOVERNMENT SURVEY, THEREOF, ROGERS COUNTY, STATE OF OKLAHOMA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF THE SW/4 OF SEC.27, T-21-N, R-14-E, I.B.&M.; THENCE N 88°43'46" E A DISTANCE OF 662.58 FEET TO THE POINT OF BEGINNING BEING THE SE CORNER OF THE W/2 OF THE SW/4 OF THE SAID SW/4; THENCE N 01°11'25" W A DISTANCE OF 1318.80 FEET TO THE NE CORNER OF SAID W/2 SW/4 SW/4; THENCE N 01°59'45" W A DISTANCE OF 102.42 FEET; THENCE N 08°54'01" W A DISTANCE OF 220.38 FEET; THENCE N 05°38'44" W A DISTANCE OF 50.08 FEET; THENCE N 08°54'01" W A DISTANCE OF 65.00 FEET; THENCE N 02°06'43" W A DISTANCE OF 100.94 FEET; THENCE N 03°13'36" E A DISTANCE OF 153.70 FEET; THENCE N 04°12'44" E A DISTANCE OF 361.05 FEET; THENCE N 01°16'14" W A DISTANCE OF 75.05 FEET; THENCE N 03°37'50" W A DISTANCE OF 50.04 FEET;

PLOT DATE: Wed, 01 Jun 2016 FILE: P:\211427-SOKOLOSKY\SOKOLOSKY PUD

AAB Engineering, LLC



Engineering • Surveying • Land Planning

PO Box 2138 Sand Springs, OK 74063  
OK CA#6318 Exp: June 30, 2018  
KS CA#2282 Exp: Dec. 31, 2016  
Office: (918) 514-4263 Fax: (918) 514-4268

# Exhibit F

Development Area B Legal Description  
for

# Owasso 140

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-SEVEN (27) OF TOWNSHIP TWENTY-ONE (21) NORTH AND RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), ACCORDING TO THE U.S. GOVERNMENT SURVEY, THEREOF, ROGERS COUNTY, STATE OF OKLAHOMA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF THE SW/4 OF SEC.27, T-21-N, R-14-E, I.B.&M.; THENCE N 88°43'46" E A DISTANCE OF 662.58 FEET TO A POINT BEING THE SE CORNER OF THE W/2 OF THE SW/4 OF THE SAID SW/4; THENCE N 01°11'25" W A DISTANCE OF 1318.80 FEET TO THE TO THE POINT OF BEGINNING, BEING THE NE CORNER OF SAID W/2 SW/4 SW/4; THENCE S 88°42'25" W A DISTANCE OF 662.31 FEET; THENCE N 01°10'42" W A DISTANCE OF 1318.54 FEET; THENCE N 88°41'03" E A DISTANCE OF 660.19 FEET; THENCE S 01°16'14" E A DISTANCE OF 144.46 FEET; THENCE S 03°37'50" E A DISTANCE OF 50.04 FEET; THENCE S 01°16'14" E A DISTANCE OF 75.05 FEET; THENCE S 04°12'44" W A DISTANCE OF 361.05 FEET; THENCE S 03°13'36" W A DISTANCE OF 153.70 FEET; THENCE S 02°06'43" E A DISTANCE OF 100.94 FEET; THENCE S 08°54'01" E A DISTANCE OF 65.00 FEET; THENCE S 05°38'44" E A DISTANCE OF 50.08 FEET; THENCE S 08°54'01" E A DISTANCE OF 220.38 FEET; THENCE S 01°59'45" E A DISTANCE OF 102.48 FEET; TO THE POINT OF BEGINNING,  
AND CONTAINING 19.48 ACRES, MORE OR LESS.

PLOT DATE: Wed, 01 Jun 2016 FILE: P:\211427-SOKOLOSKY\SOKOLOSKY.PUD

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



**TO:** The Owasso Planning Commission

**FROM:** Bronce L. Stephenson, MPA  
Director of Community Development

**SUBJECT:** Preliminary Plat - Owasso 140

**DATE:** July 1, 2016

**BACKGROUND:**

The City of Owasso received an application for review and approval of a preliminary plat for Owasso 140. The property is located on the north side of E 76<sup>th</sup> St N approximately ¼ mile west of N 161<sup>st</sup> E Ave.

**SURROUNDING ZONING:**

Direction	Zoning	Use	Land Use Plan	Jurisdiction
North	RS-10 (Residential Single-Family)	Residential/Agriculture	Residential	Rogers County
South	RS-10 and RS-40 (Residential Single-Family)	Residential	Residential	Rogers County
East	RS-40 (Residential Single-Family)	Residential	Residential	Rogers County
West	RS-3 (Residential Single Family)	Residential	Residential	City of Owasso

**SUBJECT PROPERTY/PROJECT DATA:**

<b>Property Size</b>	140 acres
<b>Current Zoning</b>	AG (Agriculture)
<b>Proposed Use</b>	Residential
<b>Lots/Blocks</b>	467 lots in 17 blocks
<b>Number of Reserve Areas</b>	5 Reserve areas
<b>Within PUD?</b>	N/A
<b>Within Overlay District?</b>	N/A
<b>Water Provider</b>	Rogers Rural Water District #3
<b>Applicable Paybacks/Fees</b>	Elm Creek Sanitary Sewer Payback \$1580/acre. City of Owasso Storm Siren Fee \$35/acre
<b>Streets (public or private)</b>	Public & Private

**ANALYSIS:**

The preliminary plat for Owasso 140 proposes 467 lots in 17 blocks on 140 acres, yielding a gross density of 3.34 lots/acre. The property is currently zoned AG (Agriculture), with the applicant requesting to develop the property with a PUD (PUD 16-04) with an underlying zoning of RS-3 (OZ 16-05). The proposed development will be developed into two areas;

Development Area A is located directly north of the Cornerstone West subdivision and east of Champions East. This area will consist of a small gated residential concept, with lots ranging from 50 to 55 feet in width. All streets within Development Area A will be privately maintained by the Homeowner's Association.

Development Area B will be designed as a typical single-family neighborhood with public streets that will conform to the City of Owasso design standards. The lots will range from 65 to 70 feet in width, which will conform to RS-3 (Residential Single-Family) zoning standards as per the City of Owasso Zoning Code.

Perimeter and interior utility easements are shown on the preliminary plat that would allow utility companies adequate access to provide and maintain service to the lots within the proposed development. Any development that occurs on the subject property shall adhere to all subdivision, zoning, and engineering requirements including but not limited to paved streets, landscaping, and sidewalks. Rogers County Rural Water District #3 will provide water to the development and the City of Owasso will provide sanitary sewer service, Police, Fire and EMS.

**Technical Advisory Committee (TAC):**

The Technical Advisory Committee reviewed the preliminary plat for Owasso 140 at their regularly scheduled meeting on June 22, 2016. The TAC comments are attached with this memo.

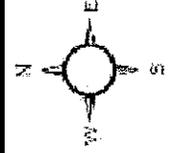
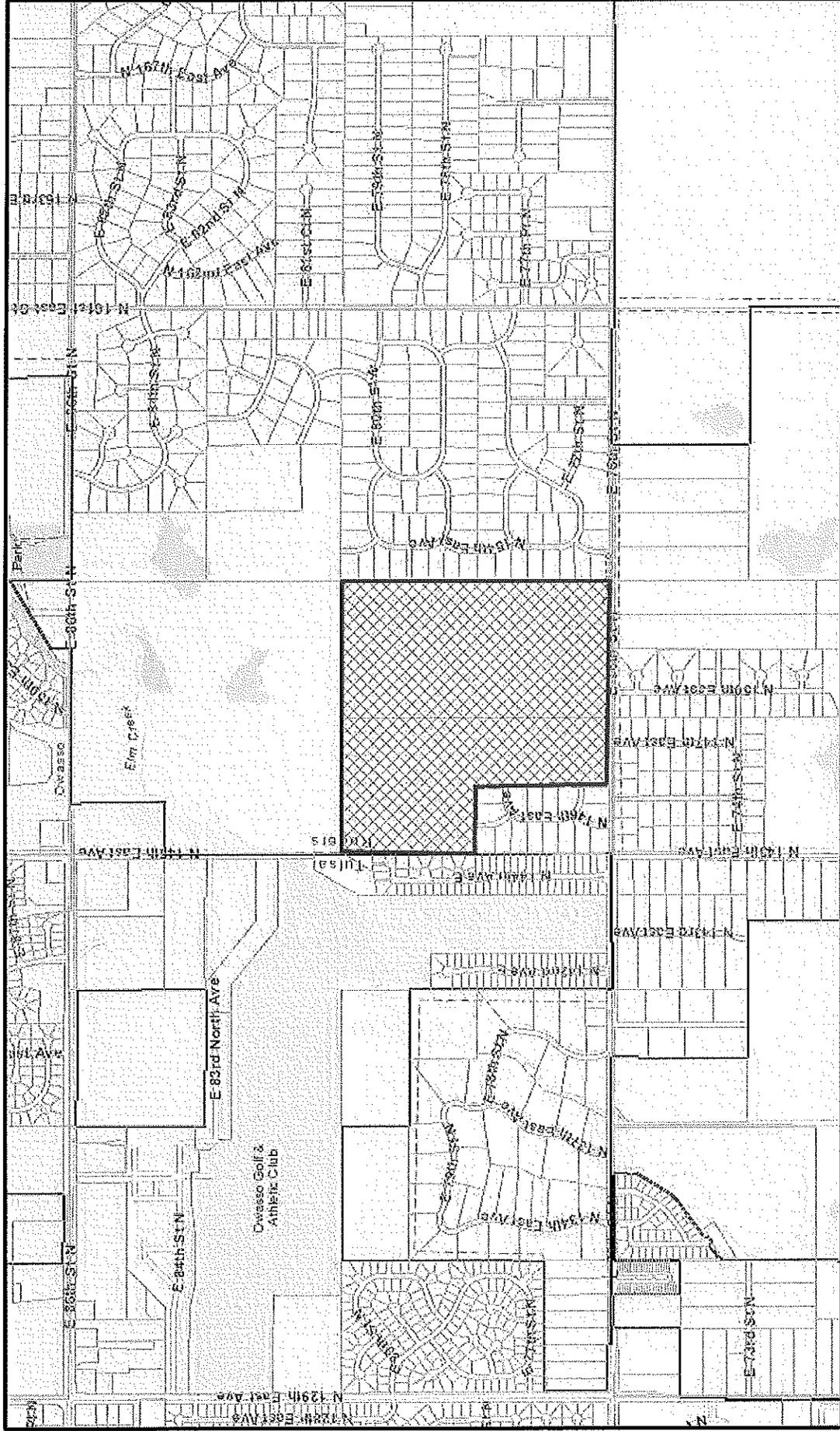
**RECOMMENDATION:**

Staff recommends Planning Commission approval of the preliminary plat for Owasso 140.

**ATTACHMENTS:**

- A. Area Map
- B. Aerial Map
- C. Preliminary Plat for Owasso 140
- D. TAC Comments

# Owasso 140



06/30/2016

Preliminary Plat

1" = 1,505 ft

This map represents a visual display of related geographic information. Data provided hereon is not a guarantee of actual field conditions. To be sure of complete accuracy, please contact Owasso staff for the most up-to-date information.

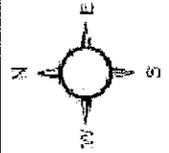
# Owasso 140



1" = 1,505 ft

Preliminary Plat

06/30/2016



This map represents a visual display of related geographic information. Data provided hereon is not a guarantee of actual field conditions. To be sure of complete accuracy, please contact Owasso staff for the most up-to-date information.

PRELIMINARY PLAT

# Owasso 140

PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-SEVEN (27) OF TOWNSHIP TWENTY-ONE (21) NORTH AND RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.A.M.), ACCORDING TO THE U.S. GOVERNMENT SURVEY, THEREOF, ROGERS COUNTY, STATE OF OKLAHOMA.

**OWNER/DEVELOPER**

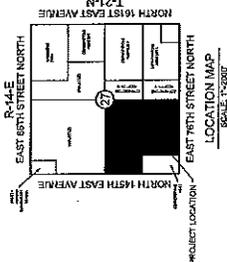
DOMINION, LLC  
2000 WEST 10TH STREET  
DANVER, CO 80502  
ATTN: JIMMIE SCHLICKER

**ENGINEER/SURVEYOR**

AAB ENGINEERING LLC  
CERTIFICATE OF AUTHORIZATION NO. 876, EXP. JUNE 30, 2018  
DAND SPRINGS, OK 74033  
PHONE 918-374-7422  
FAX 918-374-7422  
EMAIL: NAA@AABENG.COM



GRAPHIC SCALE 1" = 100'



**SUBDIVISION STATISTICS**

SEVENTY-ONE (71) LOTS IN SEVENTEEN (17) BLOCKS AND FOUR (4) RESERVE AREAS

BLOCK 1	4.07 ACRES - 41 LOTS
BLOCK 2	4.07 ACRES - 41 LOTS
BLOCK 3	4.07 ACRES - 41 LOTS
BLOCK 4	4.07 ACRES - 41 LOTS
BLOCK 5	4.07 ACRES - 41 LOTS
BLOCK 6	4.07 ACRES - 41 LOTS
BLOCK 7	4.07 ACRES - 41 LOTS
BLOCK 8	4.07 ACRES - 41 LOTS
BLOCK 9	4.07 ACRES - 41 LOTS
BLOCK 10	4.07 ACRES - 41 LOTS
BLOCK 11	4.07 ACRES - 41 LOTS
BLOCK 12	4.07 ACRES - 41 LOTS
BLOCK 13	4.07 ACRES - 41 LOTS
BLOCK 14	4.07 ACRES - 41 LOTS
BLOCK 15	4.07 ACRES - 41 LOTS
BLOCK 16	4.07 ACRES - 41 LOTS
BLOCK 17	4.07 ACRES - 41 LOTS
RESERVE A	5.11 ACRES
RESERVE B	5.11 ACRES
RESERVE C	5.11 ACRES
RESERVE D	5.11 ACRES

**LEGEND**

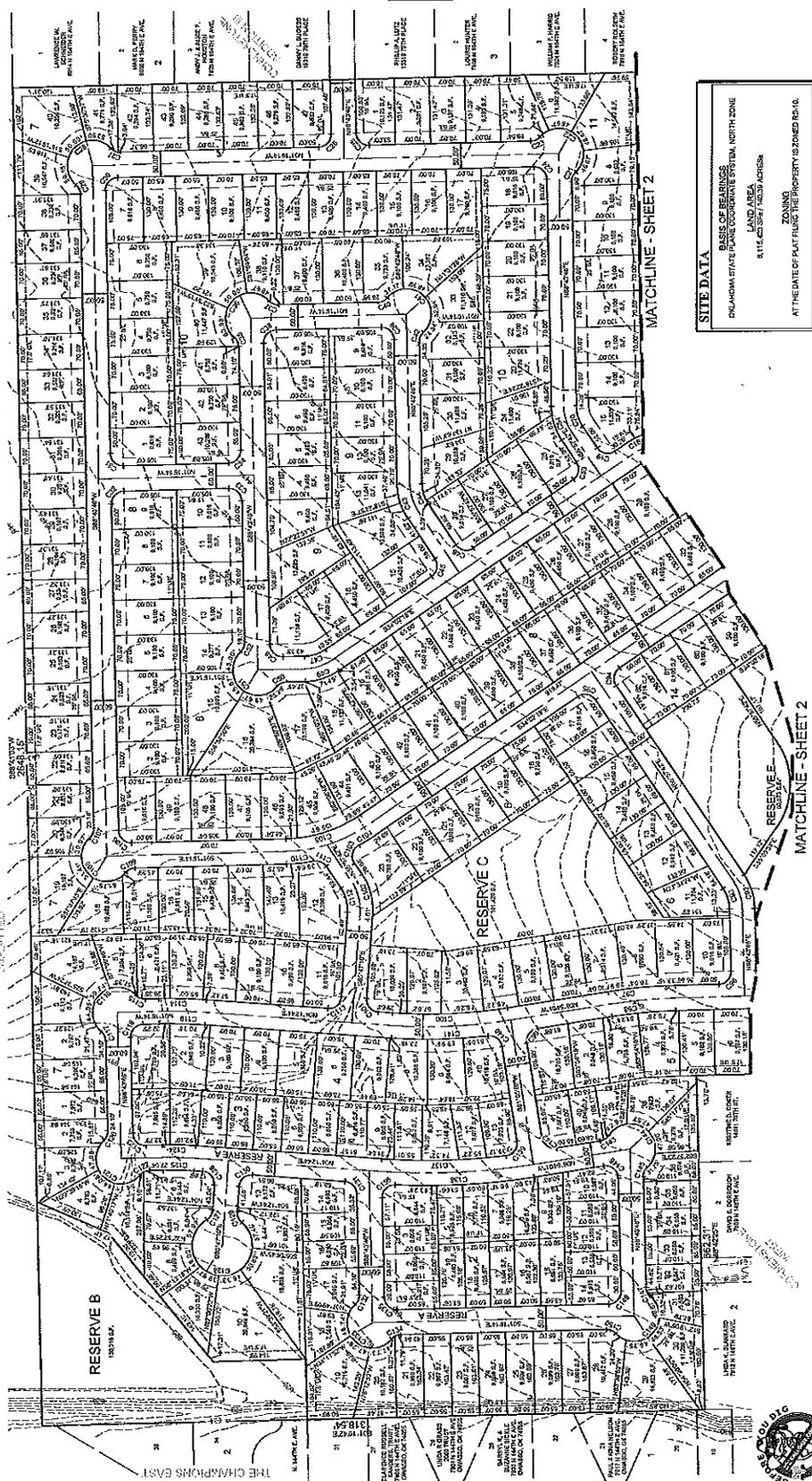
- BL - BOUNDARY LINE
- LA - LINES OF NO ADJACENT
- PC - POINT OF COMMENCEMENT
- UT - UTILITY
- PK - PAVEMENT
- FR - FENCE

**FLOODPLAIN**

THE ENTIRE PROPERTY IS NOT LOCATED IN A FLOODPLAIN FOR FIRM PANEL 48101C0008P DATED APRIL 1, 2012.

**CONTACTS**

WATER - ROGERS COUNTY  
SEWER - ROGERS COUNTY  
ELECTRIC - OKLAHOMA ELECTRIC COOPERATIVE  
TELEPHONE - OKLAHOMA TELEPHONE COOPERATIVE  
GAS - OKLAHOMA GAS COOPERATIVE  
POSTAL SERVICE - U.S. MAIL  
FIRE DEPARTMENT - OKLAHOMA FIRE DEPARTMENT  
POLICE - OKLAHOMA POLICE DEPARTMENT



**SITE DATA**

BASIS OF BEARINGS  
OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE

LAND AREA  
8,114.45 SQ FT (0.1853 ACRES)

ZONING  
AT THE DATE OF PLAT THIS PROPERTY IS ZONED RS-4.

PRELIMINARY PLAT

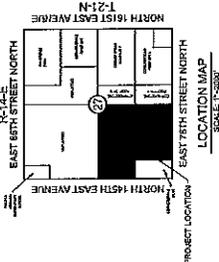
# Owasso 140

PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-SEVEN (27) OF TOWNSHIP TWENTY-NINE (29) NORTH AND RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.A.M.), ACCORDING TO THE U.S. GOVERNMENT SURVEY, THEREOF, ROGERS COUNTY, STATE OF OKLAHOMA.

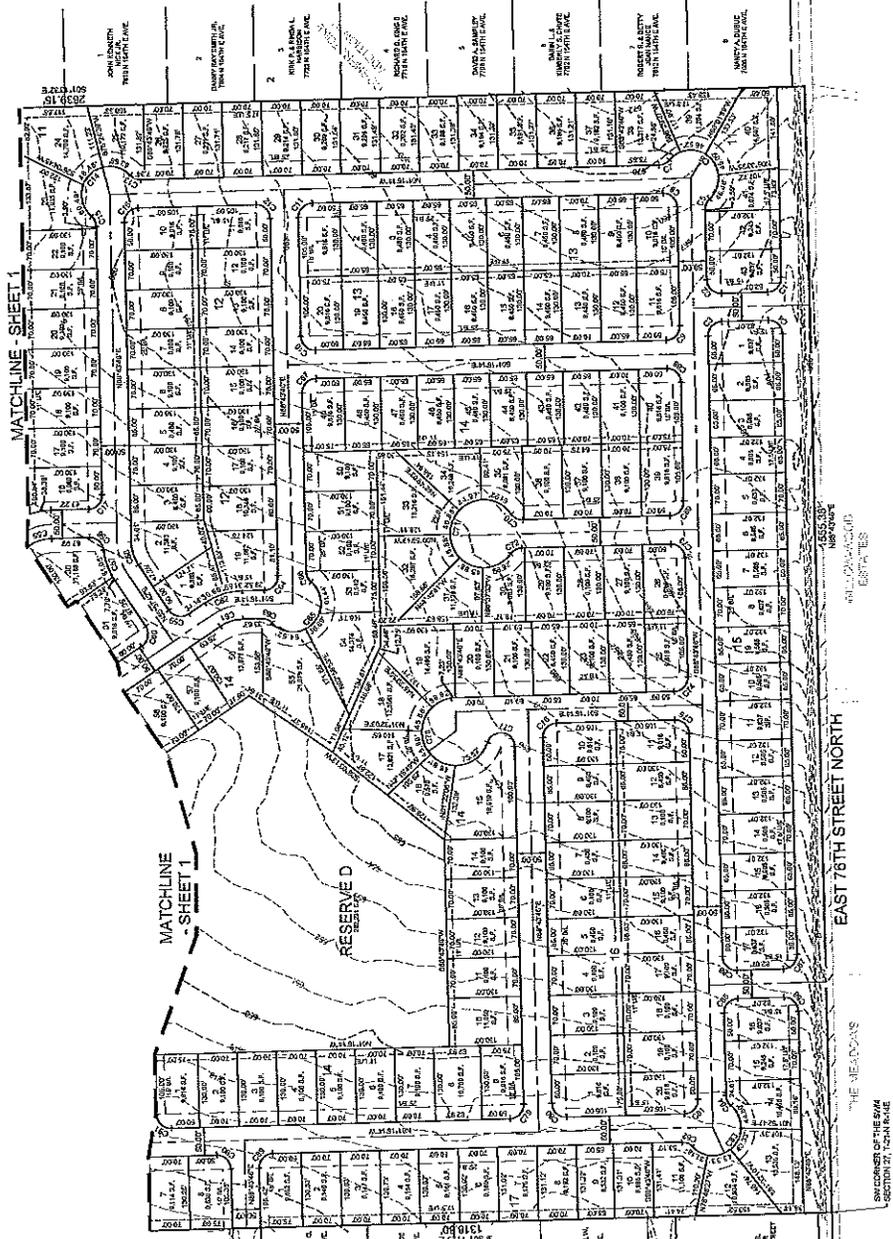
**OWNER/DEVELOPER**  
DOMINION LLC  
1525 S.W. 85TH AVENUE  
ATLANTA, GEORGIA 30328  
ATTN: NIOBLE SOMLOVSKY

**ENGINEER/SURVEYOR**  
AAS ENGINEERING LLC  
1525 S.W. 85TH AVENUE  
ATLANTA, GEORGIA 30328  
PHONE: 404.525.0000  
FAX: 404.525.0000  
EMAIL: AAS@AASENGINEERING.COM

CERTIFICATE OF AUTHORIZATION NO. 5878, EXP. JUNE 30, 2015



Chain #	Length	Bearing	Delta	Chain #	Length	Bearing	Delta
C1	36.27	25.00	89°00'00"	C51	36.27	25.00	89°00'00"
C2	102.65	50.00	180°22'48"	C52	102.65	50.00	180°22'48"
C3	36.27	25.00	89°11'27"	C53	36.27	25.00	89°11'27"
C4	36.27	25.00	89°00'00"	C54	36.27	25.00	89°00'00"
C5	36.27	25.00	89°00'00"	C55	36.27	25.00	89°00'00"
C6	102.65	50.00	180°22'48"	C56	102.65	50.00	180°22'48"
C7	36.27	25.00	89°11'27"	C57	36.27	25.00	89°11'27"
C8	36.27	25.00	89°00'00"	C58	36.27	25.00	89°00'00"
C9	36.27	25.00	89°00'00"	C59	36.27	25.00	89°00'00"
C10	102.65	50.00	180°22'48"	C60	102.65	50.00	180°22'48"
C11	36.27	25.00	89°11'27"	C61	36.27	25.00	89°11'27"
C12	36.27	25.00	89°00'00"	C62	36.27	25.00	89°00'00"
C13	36.27	25.00	89°00'00"	C63	36.27	25.00	89°00'00"
C14	102.65	50.00	180°22'48"	C64	102.65	50.00	180°22'48"
C15	36.27	25.00	89°11'27"	C65	36.27	25.00	89°11'27"
C16	36.27	25.00	89°00'00"	C66	36.27	25.00	89°00'00"
C17	36.27	25.00	89°00'00"	C67	36.27	25.00	89°00'00"
C18	102.65	50.00	180°22'48"	C68	102.65	50.00	180°22'48"
C19	36.27	25.00	89°11'27"	C69	36.27	25.00	89°11'27"
C20	36.27	25.00	89°00'00"	C70	36.27	25.00	89°00'00"
C21	36.27	25.00	89°00'00"	C71	36.27	25.00	89°00'00"
C22	102.65	50.00	180°22'48"	C72	102.65	50.00	180°22'48"
C23	36.27	25.00	89°11'27"	C73	36.27	25.00	89°11'27"
C24	36.27	25.00	89°00'00"	C74	36.27	25.00	89°00'00"
C25	36.27	25.00	89°00'00"	C75	36.27	25.00	89°00'00"
C26	102.65	50.00	180°22'48"	C76	102.65	50.00	180°22'48"
C27	36.27	25.00	89°11'27"	C77	36.27	25.00	89°11'27"
C28	36.27	25.00	89°00'00"	C78	36.27	25.00	89°00'00"
C29	36.27	25.00	89°00'00"	C79	36.27	25.00	89°00'00"
C30	102.65	50.00	180°22'48"	C80	102.65	50.00	180°22'48"
C31	36.27	25.00	89°11'27"	C81	36.27	25.00	89°11'27"
C32	36.27	25.00	89°00'00"	C82	36.27	25.00	89°00'00"
C33	36.27	25.00	89°00'00"	C83	36.27	25.00	89°00'00"
C34	102.65	50.00	180°22'48"	C84	102.65	50.00	180°22'48"
C35	36.27	25.00	89°11'27"	C85	36.27	25.00	89°11'27"
C36	36.27	25.00	89°00'00"	C86	36.27	25.00	89°00'00"
C37	36.27	25.00	89°00'00"	C87	36.27	25.00	89°00'00"
C38	102.65	50.00	180°22'48"	C88	102.65	50.00	180°22'48"
C39	36.27	25.00	89°11'27"	C89	36.27	25.00	89°11'27"
C40	36.27	25.00	89°00'00"	C90	36.27	25.00	89°00'00"
C41	36.27	25.00	89°00'00"	C91	36.27	25.00	89°00'00"
C42	102.65	50.00	180°22'48"	C92	102.65	50.00	180°22'48"
C43	36.27	25.00	89°11'27"	C93	36.27	25.00	89°11'27"
C44	36.27	25.00	89°00'00"	C94	36.27	25.00	89°00'00"
C45	36.27	25.00	89°00'00"	C95	36.27	25.00	89°00'00"
C46	102.65	50.00	180°22'48"	C96	102.65	50.00	180°22'48"
C47	36.27	25.00	89°11'27"	C97	36.27	25.00	89°11'27"
C48	36.27	25.00	89°00'00"	C98	36.27	25.00	89°00'00"
C49	36.27	25.00	89°00'00"	C99	36.27	25.00	89°00'00"
C50	102.65	50.00	180°22'48"	C100	102.65	50.00	180°22'48"







**TO:** The Owasso Planning Commission

**FROM:** Bronce L. Stephenson, MPA  
Director of Community Development

**SUBJECT:** Specific Use Permit – IQ Car Wash

**DATE:** July 11, 2016

**BACKGROUND:**

The City of Owasso received an application for review and approval of a Specific Use Permit for IQ Car Wash. The property is located at 8702 N Garnett Road.

**SURROUNDING ZONING:**

Direction	Zoning	Use	Land Use Plan	Jurisdiction
North	CG (Commercial General)	Commercial	Commercial	City of Owasso
South	CG (Commercial General)	Commercial	Commercial	City of Owasso
East	CG (Commercial General)	Commercial	Commercial	City of Owasso
West	RS3 – (Single Family Homes)	Single Family Homes	Residential	City of Owasso

**SUBJECT PROPERTY/PROJECT DATA:**

Property Size	1.70 acres
Current Zoning	CG (Commercial General)
Proposed Use	Commercial
Lots/Blocks	N/A
Number of Reserve Areas	N/A
Within PUD?	No
Within Overlay District?	US-169 Overlay
Water Provider	City of Owasso
Applicable Paybacks	Storm siren fee of \$35/acre
Streets (public or private)	N/A

**ANALYSIS:**

A Specific Use Permit (SUP) is required in certain zoning districts for uses that may be a bit more intensive than what is allowed through the City of Owasso Zoning Code. This property is located within the US-169 Overlay district which does not allow for Auto Wash developments unless submitted with a Specific Use Permit. An auto wash within the US-169 Overlay requires an SUP

because it often is associated with noise, traffic and additional lighting for the site. Although this location is near residential and other commercial developments, there appears to be little impact to the immediate surrounding area given that this development is the first on this particular piece of property. The applicant has worked with staff to design the site to try to mitigate all potential impacts that could be caused by this particular use. The applicant buffered the car wash elements from the residential uses by locating the vacuum station to the south of the property and adding a large buffer of open space landscape area. The car wash building will be located approximately 74 feet from the property line, where a typical commercial development is only required to have a 20 foot setback. The site will have 20,520 square feet of total landscape area, quite significant for a development of this size.

The development has a total of 9 car wash bays, with 3 of those bays as automatics. A covered vacuum area is located under a covered area to the south of the development with a central vacuum system located indoors. Ample stacking space on the site will ensure that there are no traffic issues along N Garnett Rd. The building will be constructed with split-faced block and asphalt shingles on the roof, meeting the US-169 Overlay standards.

**TECHNICAL ADVISORY COMMITTEE:**

The Technical Advisory Committee (TAC) reviewed the final plat and site plan for IQ Car Wash at the June 22, 2016 meeting. All TAC comments have been addressed by the applicant.

**RECOMMENDATION:**

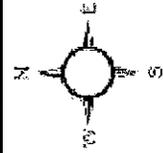
Staff recommends approval of the Specific Use Permit, subject to Planning Commission recommendation with the following conditions:

- Screening fence to provide additional buffering along the NW boundary of the site, including increased landscaping.
- Additional screening around site dumpster.

**ATTACHMENTS:**

- A. Area Map
- B. Aerial Map
- C. SUP Site Plan and Supporting Documentation – IQ Car Wash
- D. Building Elevations

Specific Use Permit 16-02



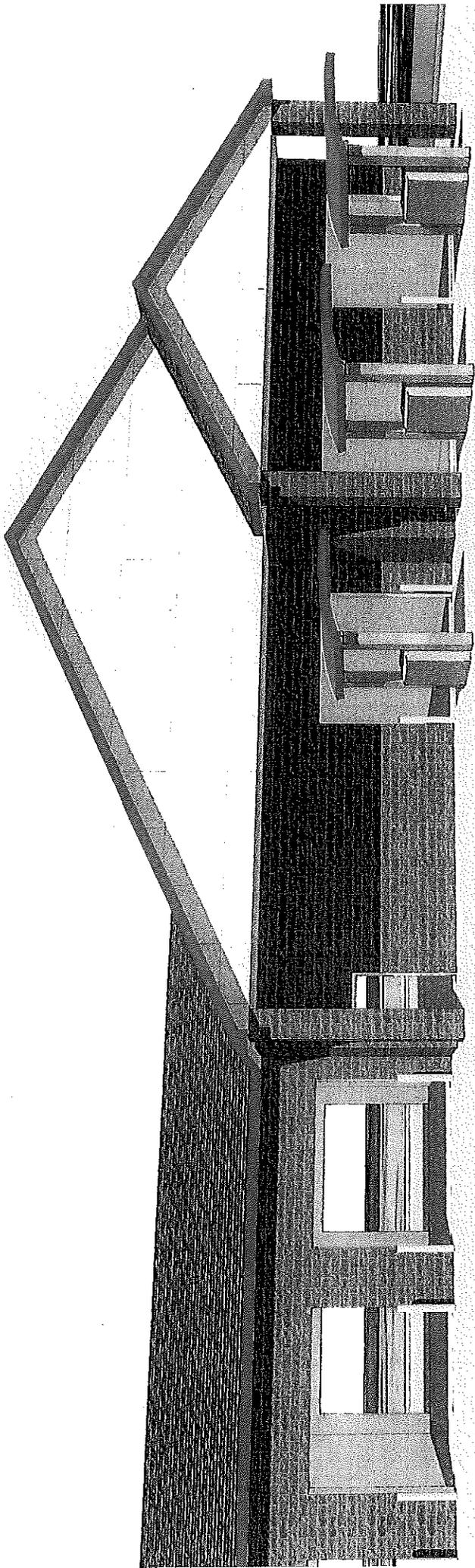
06/10/2016

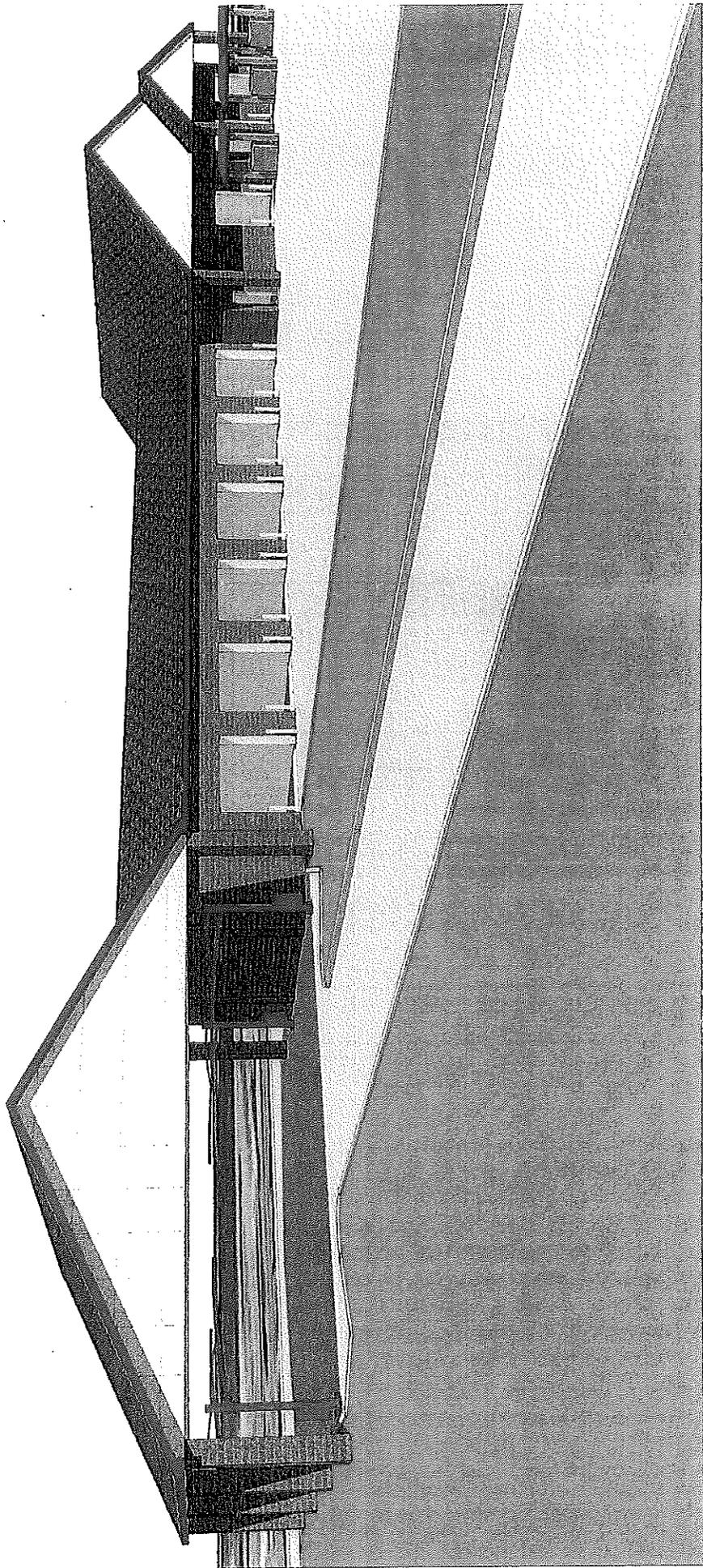
I Q Car Wash

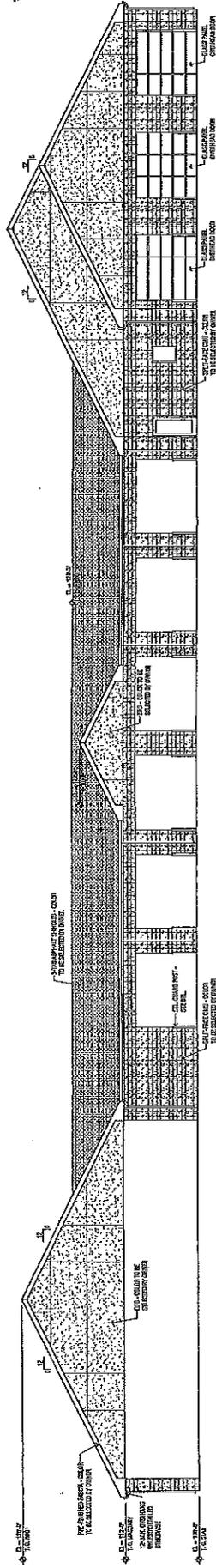
1" = 752 ft

This map represents a visual display of related geographic information. Data provided hereon is not a guarantee of actual field conditions. To be sure of complete accuracy, please contact Owosso staff for the most up-to-date information.

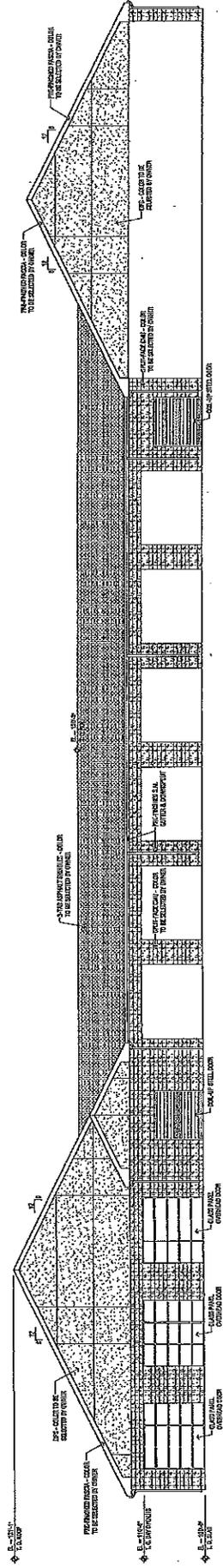




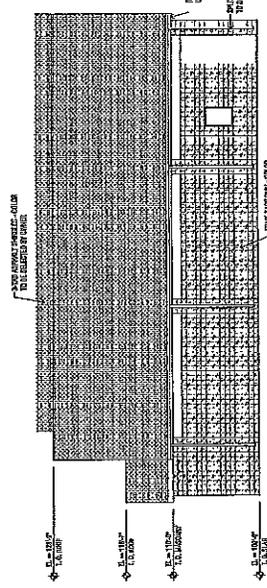




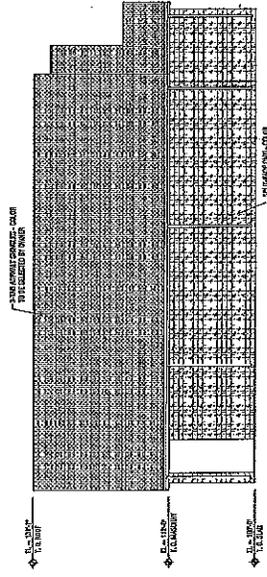
**EAST ELEVATION**  
1/8" = 1'-0"



**WEST ELEVATION**  
1/8" = 1'-0"



**SOUTH ELEVATION**  
1/8" = 1'-0"



**NORTH ELEVATION**  
1/8" = 1'-0"

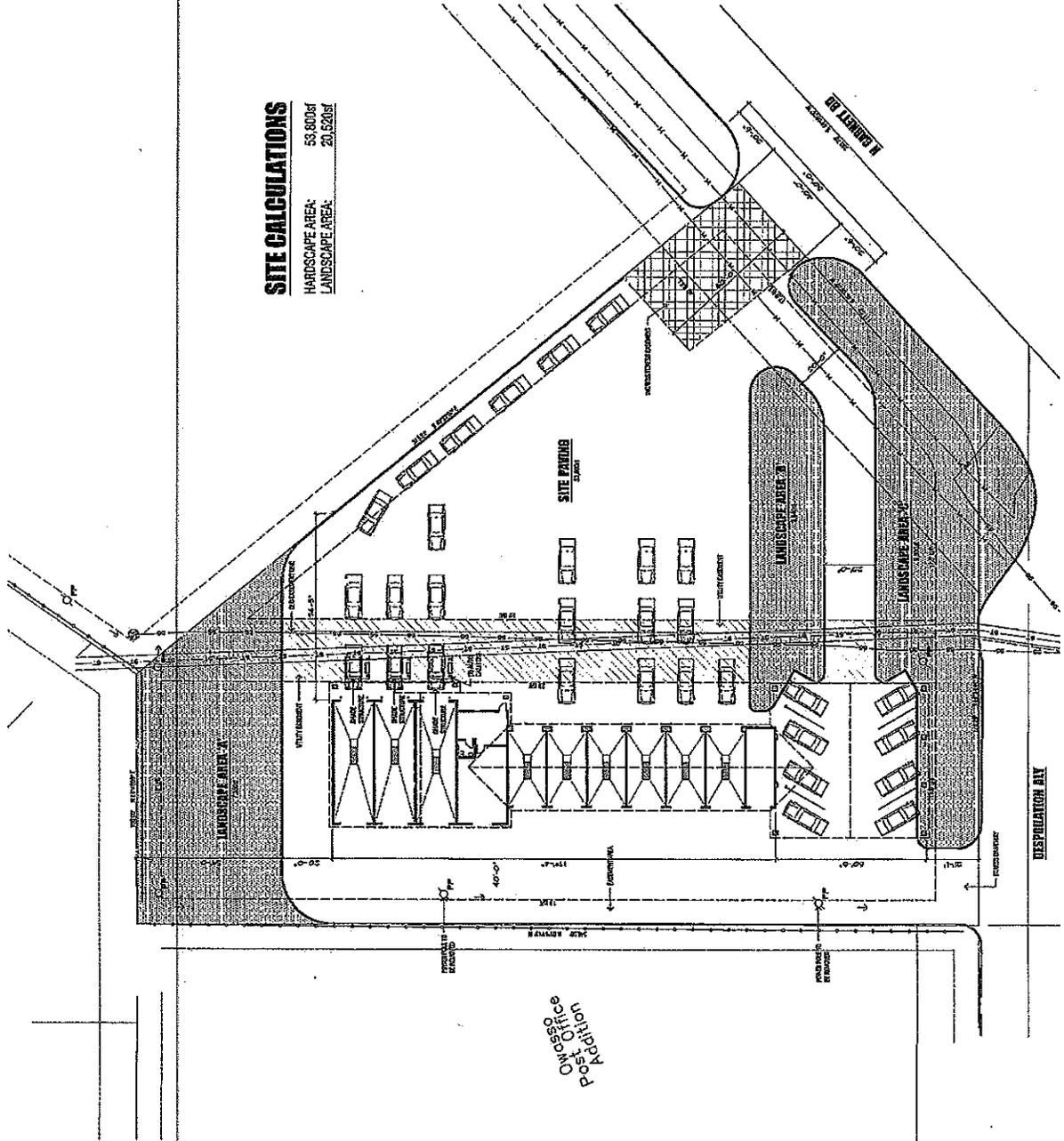


J.C. Design & Construction  
 2324 S 27th Street, Queen Creek, AZ 85142  
 P 480.501.2000 F 480.554.2118

**10 CAR WASH FOR  
 SCOTT SHEPHERD**  
 BIRMINGHAM  
 OWASSO, OK

PROJECT	1938
DATE	11/17/2016
DESIGNER	
SCALE	

**SITE CALCULATIONS**  
 HARDSCAPE AREA: 58,800sf  
 LANDSCAPE AREA: 201,520sf



**OWASSO TECHNICAL ADVISORY COMMITTEE**

**Wednesday, June 22, 2016**

**City Hall, Lower Level Conference Room**

**PRESENT**

Paul Loving  
Karl Fritschen  
Daniel Dearing  
Jake Kester  
ONG  
Julie Lombardi  
Brian Dempster  
Cox  
Marsha Hensley  
AEP/PSO  
Fire Dept.

**ABSENT**

Rural Water District #3  
Chelsea Levo  
A T & T  
Police Dept

**NOTES FROM JUNE 22<sup>nd</sup> TAC MEETING**

**3. Site Plan – Ice House America, Family Video Lot**

Julie Lombardi-

- No comments.

Cox-

- No comments.

Paul Loving-

- Make sure the equipment on the top is screened.
- Comply with sign regulations.

AEP/PSO-

- There is a transformer on the west side of Family Video or a pole on N 145<sup>th</sup> E Ave.
- This is a 3 phase unit.

Public Works-

- Drainage was discuss. Show how it connects to the sanitary sewer for drainage.

Community Development-

- The plumbing will be reviewed at the building permit stage.
- The ice maker on the top needs to be screened.
- Would like to see some updated renderings.
- Submit photometric plan.
- Place a note on the site plan “Owner shall be responsible for the perpetual maintenance of all landscape material. Any plant material that dies shall be replaced in a timely manner. All plant material shall be irrigated”
- Research the availability of a more neutral color for the structure, such as a cream or beige.
- Place a note on the site plan that all signage must comply with City of Owasso sign regulations.

ONG-

- No comments.

Fire-

- No comments.

#### **4 Site Plan – Lifepoint Baptist Church**

Julie Lombardi-

- No comments.

Cox-

- The service is on the east side. Will discuss how much clearance is needed at a later date.

Paul Loving-

- Show location of sign.

AEP/PSO-

- Easements were discussed. Will review when plat comes through. A 15' perimeter is needed since they are abutting up to existing 11' in Country Estates.
- Underground electric is desired.

Public Works-

- Asphalt drive is recommended since widening is in the future.
- Need to discuss median cut for future boulevard.
- Need a 17.5' u/e on the south side of the property.
- Submit civil plans.
- Show impervious area.
- Be sure to keep drainage out of right of way.

Community Development-

- Submit landscape plan. Heavy buffering along back and side property lines. See chapter 20 Section 20.5.2.
- Property needs to be platted. Submit a final plat application.
- Add some additional brick or stone along front façade if possible.
- Indicate how detention will be handled, stormwater controls, outlets, etc.
- Submit photometric plan.
- Submit civil drawings to public works.
- Show fencing and reflect on the deed of dedication the responsible party for maintaining the fence.
- Double check the amount of parking spaces is per code.
- Sidewalks to escrow (\$18.00 per foot).

ONG-

- Gas is on the north side of 116<sup>th</sup> St N. Show line location and meter.
- Need BTU load numbers.

Fire-

- Need to show hydrant locations.
- Minimum height on canopy is 13.5', 14' is shown.

## 5 & 6 OPUD 16-03/OZ 16-06 – Preliminary Plat - Tyann Villa

Julie Lombardi-

- No comments.

Cox-

- No comments.

Paul Loving-

- The street that is marked N 43 E Ct, please verify that is correct with emergency services.
- Show entrance signage.
- Show landscaping at the entrance.

AEP/PSO-

- No comments.

Public Works-

- Show stamp on the plat.
- Revisit the legal to ensure closure.
- Start with Lot 1 in Block 2, instead of starting with Lot 40.
- Public Works wants to test the private streets. Build to Owasso standards and need the testing results and inspections.
- Discussed sewer in the front in the streets.
- Water and sewer will be public.
- Discussion regarding the air conditioning units in the rear of the properties.
- Reflect in the covenants the public utilities in the dedicated easements.

Community Development-

- Location map needs surrounding subdivisions.
- State that the home owners association will provide the maintenance on all the reserve areas.
- Mark the lot lines showing which side will be the zero lot line.
- Be aware that A/C units on the sides cause drainage issues. Make sure you address the drainage.
- Define how much open space will be provided in percent
- Identify the number and type of amenities in the project and show on the drawing where they will be located. Need a total of 4 amenities from table 8-1. Will count two off site (trail and fishing pond). Will need two others on site in addition to the trail connection to access the off-site features. Consider a gazebo or tot lot for the on-site features.
- Show how the trail connection will be made to the existing area around the pond. Show the trail around the pond also, so we get an idea of how the entire trail will look. May need to include a separate page
- Sidewalks to be included on at least one side of the street to allow pedestrians to access the walking trails and commercial areas.
- Move the access area called out as reserve area E to the north between lots 3 and 4. This will allow a better connection to the amenities. Do you plan

on having a parking area near the amenity features? Probably should consider a few spaces as we may get these questions from Planning Commission or City Council

- Provide a sample elevation of the homes and how they would lay on typical lot
- Label E. 43<sup>rd</sup> Court correctly. There is no "N"
- At least one side of the street shall have sidewalks to connect to the amenities, trail system, and commercial areas. Show this on a drawing and describe in the outline development plan.
- Describe how wide the trail will be and what the construction materials will be.
- Is there perimeter fencing? A gate? If so show a sketch and put it in a common area or landscape easement.
- Provide a conceptual landscape plan.
- What is the exterior material for the homes? Staff believes they should be all brick, or at minimum 80% brick or masonry.
- There is a note in the declarations page of the preliminary plat referring to the 96<sup>th</sup> Street north. Under 1.5 A. please correct language
- Will the detention area be wet or dry? If wet then an aeration device or fountain is required.
- Show if parking is allowed on the street.

ONG-

- No comments.

Fire-

- Show hydrant locations.
- Need a secondary access prior to construction.
- Consider using N 123 E Ave for access.
- Need details on the crash gate.
- Concrete ribbons for the fire access.

### **7 & 8 OPUD 16-04/OZ 16-05 – Preliminary Plat – Owasso 140**

Julie Lombardi-

- No comments.

Cox-

- Show addresses on final plat.

Paul Loving-

- Change Wagoner County on title page to Rogers County.
- Show a 50' right of way along E 76 St N on final plat.
- Show the entrance sign location and landscape details.

AEP/PSO-

- Not their service area.

Public Works-

- Verify that the legal closes.

- Call out the right of way dedication on the plat.
- Show LNA's and LOA's.
- Need an access connection to the north. Handle in Phase II.
- In the Deed of Dedication, Planning Commission approval needs to be corrected to City of Owasso.
- If streets are private they must be built to city standards. We require them to be tested and keep all records.
- Be clear that the easement language reads that the HOA maintains all the reserve areas.
- Label street names.
- Line Reserve E where right of way stops.
- Discuss with Roger Stevens about every 5 lots have a 15' easement. This allows access to the rear of the property.
- Swells from Champions East and West were discussed.
- Consider to continue our standards along roadway connections.
- Traffic concerns were expressed. At completion this project will generate 4,000 plus trips per day. Acceleration and Deceleration lanes are required. We cannot require 3 lanes on a road where we only take ½ of the right of way.

#### Community Development-

- Note that there is a Elm Creek sanitary sewer payback fee of \$1,580.00 per acre.
- If detention is a wet pond then a fountain or aeration device is required. See Article 8 8.20 L. 5 Ensure it states in the Deeds of Dedication page that the HOA will be responsible for the maintenance of the device.
- Place a note on the Deeds of Dedication page: "Developer shall notify the City of Owasso when 51% of the lots are developed at which point the street light billing will be turned over to the City".
- There is a note referencing Aerobic Systems under the "Contacts" box. Please remove note or change to read municipal sewerage.
- Need a landscape plan for the entry areas and across the frontage along 76th. See Chapter 20 20.3.3. 1 shade tree+1 ornamental tree+3 large shrubs per 50 linear feet.
- Add traffic calming for streets indicated as was required for Abott Farms. See drawing. Consider mini-round-a-bouts or speed tables (not humps). Numerous stop signs have shown to be less effective in calming traffic.
- Add note under title (Zoned RS-3, PUD 16-04)
- Need a detail or description of the fencing and gates for Development area "B"
- May need to look at stormwater easements on the NW cul-de-sac lots to convey stormwater to the detention area in Reserve B
- Right-of-way dedication along 76<sup>th</sup>? Could not find a note indicating the dedication.
- The City will assign street names and addresses and turn those over to the engineering for entry on the final plat. Please place addresses on the lots themselves.
- Show driveways/roads on the south side of E 76h St. N.

- Have you confirmed with the Corporation Commission the presence of any existing or abandoned gas or oil wells?
- State that the HOA maintains access out of Reserve C.
- Need a name for the subdivision.

ONG-

- Will contact at a later date.
- Need an easement along front.

Fire-

- Show the different phases on the final plat
- Show hydrant locations.

## 9 Specific Use Permit #16-02 – I Q Car Wash

Julie Lombardi-

- No comments.

Cox-

- Let them know if service is needed.

Paul Loving-

- Show dumpster location and details.

AEP/PSO-

- Possible easement for the electrical pad maintenance.
- 800 amp – 1000 amp load.

Public Works-

- Should be a 25' radius.

Community Development-

- Show sign location.
- Need a landscape plan. Buffering along NW boundary will be important. Leave mature trees if possible.
- Need a detailed site plan.
- Show dumpster location and screening.
- Need photometric plan

ONG-

- Will need to determine a meter location.

Fire-

- No comments.

**Due to the City Hall move the building permit report and the development report will be given to you at the planning commission meeting.**