

AGENDA
SAND SPRINGS PLANNING COMMISSION
Regular Meeting
January 12, 2026
4:00 p.m.
Sand Springs City Hall Council Room
100 E. Broadway, Sand Springs, OK

1. Call to Order

2. Roll Call

3. Consider Approval of Minutes of October 13, 2025

Commission will discuss and consider approving, denying, amending, or revising or continuing of the minutes of the regular meeting of October 13, 2025.

4. SSLC-754 STR 02-19N-11E

Commission will discuss and consider approving, denying, amending, revising, or continuing of the application of Patrick and Ashley Baker to combine Lots 6 and 7, Blk 41, Oak Ridge Second Addn with Lot 8, Blk 41, Oak Ridge Second Addn. The property is commonly known as 1006 and 1010 N. Garfield Ave., Tulsa County, Oklahoma, zoned RS-3 (Residential Single-Family High Density). The purpose of the lot combination is for additional yard space.

5. SSLC-755 STR 01-19N-11E

Commission will discuss and consider approving, denying, amending, revising, or continuing of the application of Joe and Becky Byers to combine Lot 12, Block 1, Shadow Creek with Lot 25, Block 1, Shadow Creek. The property is commonly known as 1406 N. Old North Pl, Tulsa County, Oklahoma, zoned RS-2 (Residential Single-Family Medium Density). The purpose of the lot combination is for additional yard space.

6. SSLC-756 STR 01-19N-11E

Commission will discuss and consider approving, denying, amending, revising, or continuing of the application of Donald Pitts to combine Lot 1, Block 3, Cambridge Park with an abutting, unplatted lot known as being PRT S/2 SEC BEG NEC LT 2 BLK 1 CAMBRIDGE PARK TH N20 E25 N185.67 E387.27 SE206.41 TO NL CAMBRIDGE PARK TH W458.90 TO POB SEC 1 19 11 1.915ACS. The property is commonly known as 1119 N. Woodland Pl., zoned RE (Residential Estate). The purpose of the lot combination is for tax assessment purposes.

7. Sheffield Crossing at Sand Springs Phase II Amended STR 14,15-19N-11E

Commission will discuss and consider approving, denying, amending, revising, or continuing of and make a recommendation to City Council regarding the application of the City of Sand Springs to amend the Final Plat of Sheffield Crossing at Sand Springs, Phase II, to allow a Resubdivision of Lot 1, Block 2 and Huskey Ave. The property is legally known as a part of the NW/4 of Section 14 and the NE/4 of Section 15, Township 19 North, Range 11 East, commonly known as being located west of Highway 97 between Huskey Avenue and the Sand Springs Railway Company, zoned CG (Commercial General).

8. Director's Report

9. City Manager's Report

The City Manager will provide updates regarding recent and upcoming events and projects, including events of interest and the general operations of the City. This item is for informational purposes only and no action will be taken by the Planning Commission.

10. Adjournment

IF YOU REQUIRE SPECIAL ACCOMMODATIONS PURSUANT TO THE AMERICANS WITH DISABILITIES ACT, PLEASE NOTIFY THE CITY OF SAND SPRINGS AT 918-246-2575.

This agenda was posted at 3:38 a.m./p.m. on Jan. 8, 2026, on the Sand Springs website www.sandspringsok.org, and on the display board in Sand Springs City Hall, 100 E. Broadway, Sand Springs, OK by

Cynthia Webster
Cynthia Webster

PLANNING COMMISSION
Regular Meeting Minutes
October 13, 2025
4:00 p.m.
City Council Chambers
100 E. Broadway, Sand Springs, OK

MEMBERS PRESENT: Paul Shindel, Chairman 4-0
Harold Neal, Vice-Chairman 3-1
Erik Stuckey, 2-2
Michael Dickerson, 3-1

MEMBERS ABSENT: William Yemma, Secretary 3-1
Tom Askew, 2-2
Len Gardner, 3-1

STAFF PRESENT: Mike Carter, City Manager
Brad Bates, Asst. City Manager/Planning Director
Cynthia Webster, Recording Secretary

The Sand Springs Planning Commission met in a regular session on Monday, October 13, 2025 in City Council Chambers, 100 E. Broadway, pursuant to the agenda filed with the City Clerk's office, posted on the display board located at Sand Springs City Hall, 100 E. Broadway, Sand Springs, Oklahoma, and posted on the City of Sand Springs website at www.sandspringsok.gov at 11:20 a.m., on October 8, 2025, by Cynthia Webster.

1. Call to Order

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

2. Roll Call

Chairman Shindel called for an individual roll call with members replying in the following manner: Mr. Stuckey, here; Mr. Gardner, no response; Mr. Yemma, no response, Chairman Shindel, here; Mr. Neal, here; Mr. Askew, no response; Mr. Dickerson, here.

Mr. Gardner, Mr. Yemma and Mr. Askew were noted as absent.

3. Minutes of September 8, 2025

Commissioners considered approving, denying, amending or revising of the minutes from the September 8, 2025 meeting.

Mr. Neal made a motion that the minutes of September 8, 2025, be approved as presented. Mr. Stuckey seconded the motion.

With no further discussion, Chairman Shindel called for the vote recorded as follows: Mr. Stuckey, aye; Chairman Shindel, aye; Mr. Neal, aye; Mr. Dickerson, aye.

The motion carried 4-0-0.

4. SSLC-753

Commission is being asked to discuss and consider approving, denying, amending, revising, or continuing of the application of Jason and Kim Perryman, to combine Lots 1 and 2, Block 4, Stoney Ridge Addition. The lots are commonly known as 4921 S. Redbud Dr. and 320 W. 49th Ct., zoned RS-3 (Residential Single-Family High Density).

Assistant City Manager/Planning Director Brad Bates presented the staff report. The applicants own a home at 4921 S. Redbud Dr. An adjacent lot at 320 W. 49th Ct., recently became available for sale through a tax auction. Applicants purchased the lot and desire to combine the two lots for additional yard space.

Mr. Neal made a motion to approve SSLC-753 as presented. Mr. Dickerson seconded the motion.

With no further discussion, Chairman Shindel called for the vote recorded as follows: Mr. Stuckey, aye; Chairman Shindel, aye; Mr. Neal, aye; Mr. Dickerson, aye.

The motion carried 4-0-0.

5. Director's Report

Assistant City Manager/Planning Director Bates advised Commission that a training presentation would be scheduled soon as part of the yearly training requirement. Mr. Bates also advised the Commission that staff anticipates some applications in the near future related to development purposes.

6. City Manager's Report

City Manager Mike Carter gave an update on current roadway projects. City Manager Carter gave commission a handout on taxing sources and growth patterns that was prepared for a neighboring city.

7. Adjournment

There being no other items, the meeting was adjourned at the noted time of 4:19 p.m.

Date of Approval

William Yemma, Secretary



CITY OF SAND SPRINGS

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

TO: Planning Commission

FROM: Brad Bates, Assistant City Manager/Planning Director

DATE: January 12, 2026

SUBJECT: **SSLC-754 – Patrick and Ashley Baker-** Lot combination to combine Lots 6 and 7, Block 41, Oak Ridge Second Addition and Lot 8, Block 41, Oak Ridge Second Addition in Section 02, Township 19 North, Range 11 East.

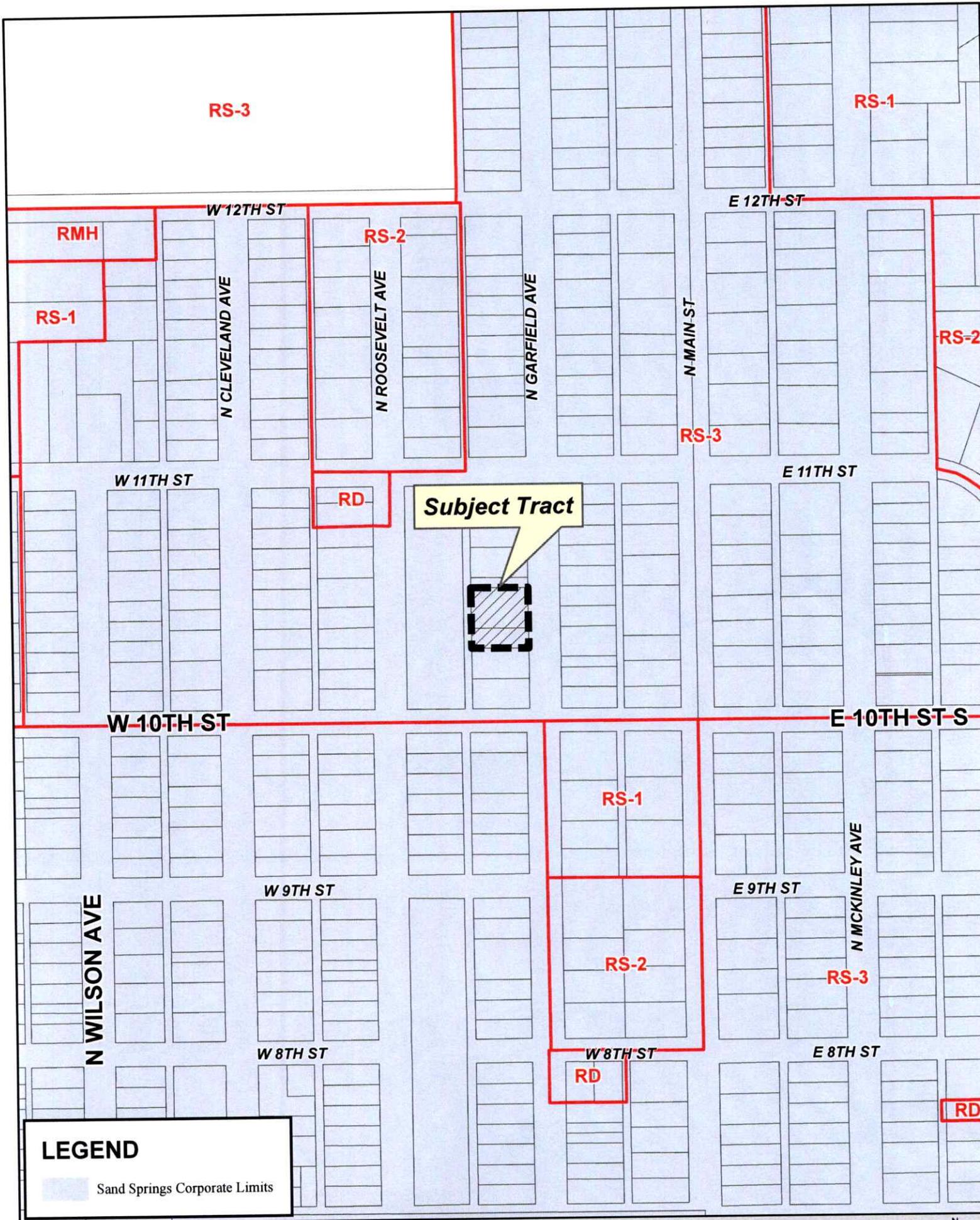
The applicants would like to combine Lots 6 and 7, Block 41, Oak Ridge Second Addition with Lot 8, Block 41, Oak Ridge Second Addition, commonly known as 1010 N. Garfield Ave., zoned RS-3 (Residential Single-Family High Density). The applicants have a home located at 1010 N. Garfield Ave. and would like to combine the adjacent lot (Lot 8) with the lots that the home sits on (Lots 6 and 7). The applicants will need to apply an all-weather surface to any parking area and connecting driveway constructed on Lot 8. The purpose of the lot combination is for additional yard space.

Public Works has reviewed and had no comments.

Planning staff recommends **APPROVAL** of Lot Combination SSLC-754.

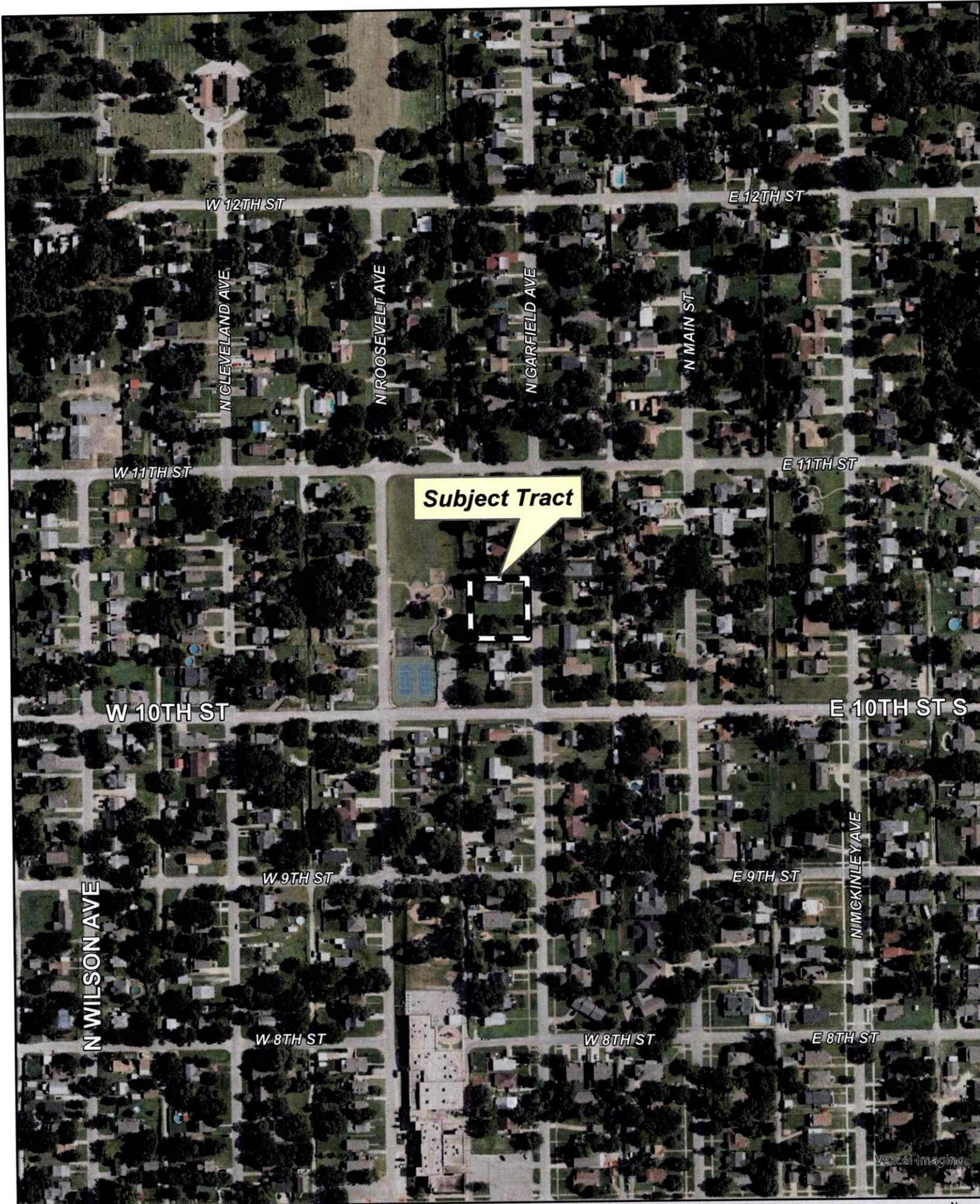
Attachments:

Application
Lot Combination Exhibits



LEGEND

Sand Springs Corporate Limits



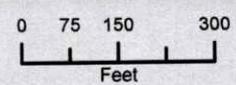
Subject Tract

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2024



Subject Tract

SSLC-754



02 19-11



Vexel Imaging



11/13/2025
14:20



S-T-R: 02-19N-11E

Application No. SSLC-754

Zoning: RS-3

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

PROPERTY OWNER OF RECORD: Baker, Patrick J & Ashley G L

LEGAL DESCRIPTION: Lot 6,7 Blk 41 Subdivision Oak Ridge Second Addn (62100)
of 1st Lot Size: 120 x 160
50 (approximately) 140

LEGAL DESCRIPTION: Lot 8 Blk Subdivision
of 2nd Lot Size: 50 x 160 140
(approximately)

The purpose of combining these lots is: Intend to use lot 8 for RV storage in lieu of driveway.

If there is an existing structure or house, which lot is it on? 6,7

Name of street the lots are on: N. Garfield Ave

PROPOSED ADDRESS OF THE COMBINED LOT: 1010 N. Garfield Ave

I CERTIFY THAT THIS INFORMATION IS TRUE AND CORRECT.

Name: Patrick Baker (x) applicant (x) owner

Address: 1010 N. Garfield Ave

Phones: (h) _____ (cell) 918.271.1219 (w) _____

Email: pjbaker@outlook.com

FOR DEPARTMENT USE

Date Received: 11/20/2025

ADDRESS FOR THE NEW SINGLE LOT SHOULD BE: 1010 N. Garfield

Planning Commission Date: 01/12/2026 Action: _____



CITY OF SAND SPRINGS

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

TO: Planning Commission

FROM: Brad Bates, Assistant City Manager/Planning Director

DATE: January 12, 2026

SUBJECT: SSLC-755 – Joe and Becky Byers- Lot combination to combine Lot 12, Block 1, Shadow Creek Addition and Lot 25, Block 1, Shadow Creek Addition in Section 01, Township 19 North, Range 11 East.

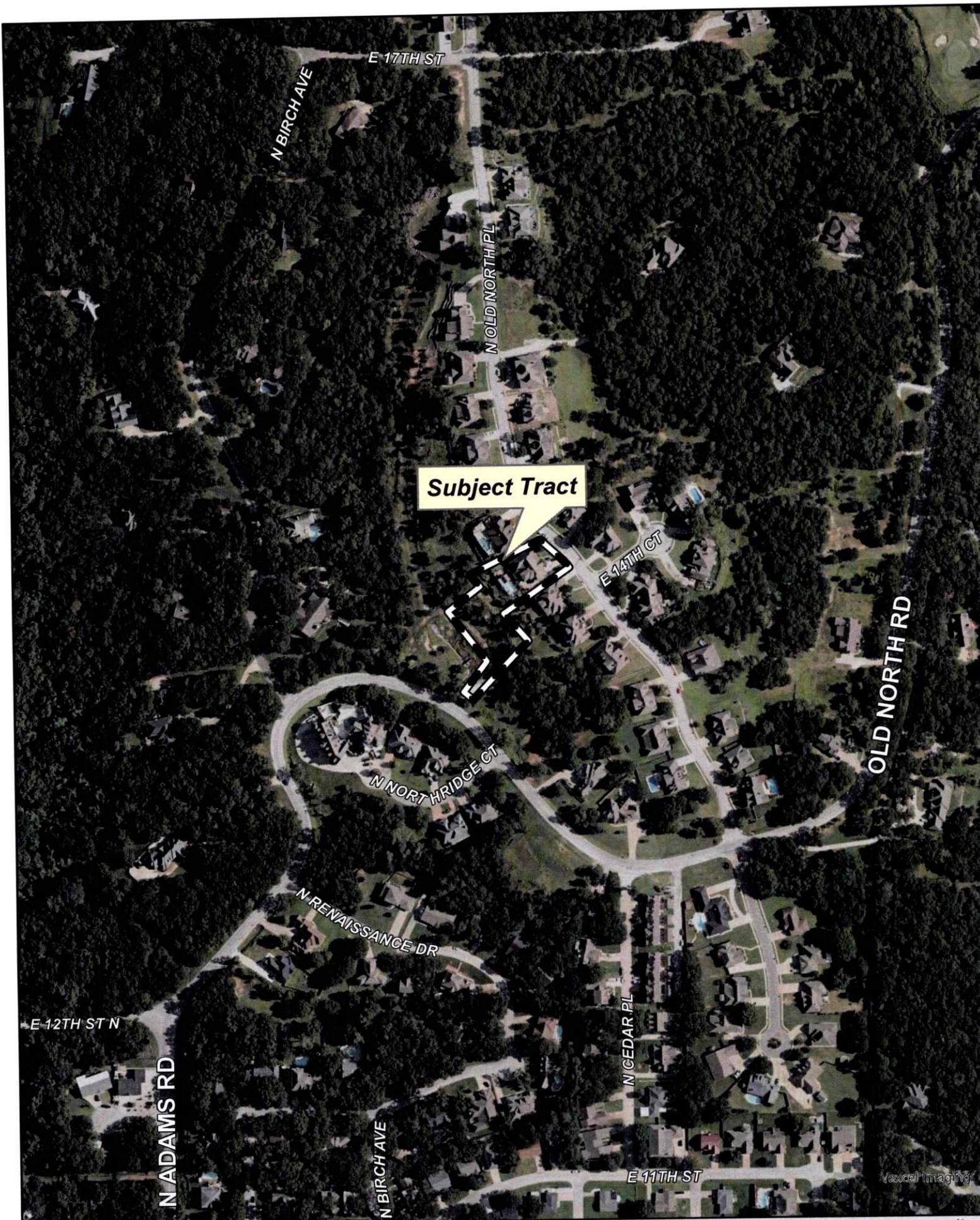
The applicants would like to combine Lot 12, Block 1, Shadow Creek Addition with Lot 25, Block 1, Shadow Creek Addition, commonly known as 1406 N. Old North Pl., zoned RS-2 (Residential Single-Family Medium Density). The applicants have a home located at 1406 N. Old North Pl. and would like to combine an abutting lot (Lot 25) with the lot that the home sits on (Lot 12). Lot 25 can also be accessed off Old North Rd. The purpose of the lot combination is for additional yard space.

Public Works has reviewed and had no comments.

Planning staff recommends **APPROVAL** of Lot Combination SSLC-755.

Attachments:

Application
Lot Combination Exhibits



Subject Tract

E 12TH ST N

N ADAMS RD

N BIRCH AVE

E 17TH ST

N OLD NORTH PL

N BIRCH AVE

N NORT HRIDGE CT

N RENAISSANCE DR

N CEDAR PL

E 11TH ST

E 14TH CT

OLD NORTH RD

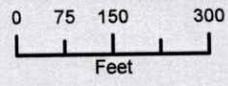
Vexcel Imaging

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2024



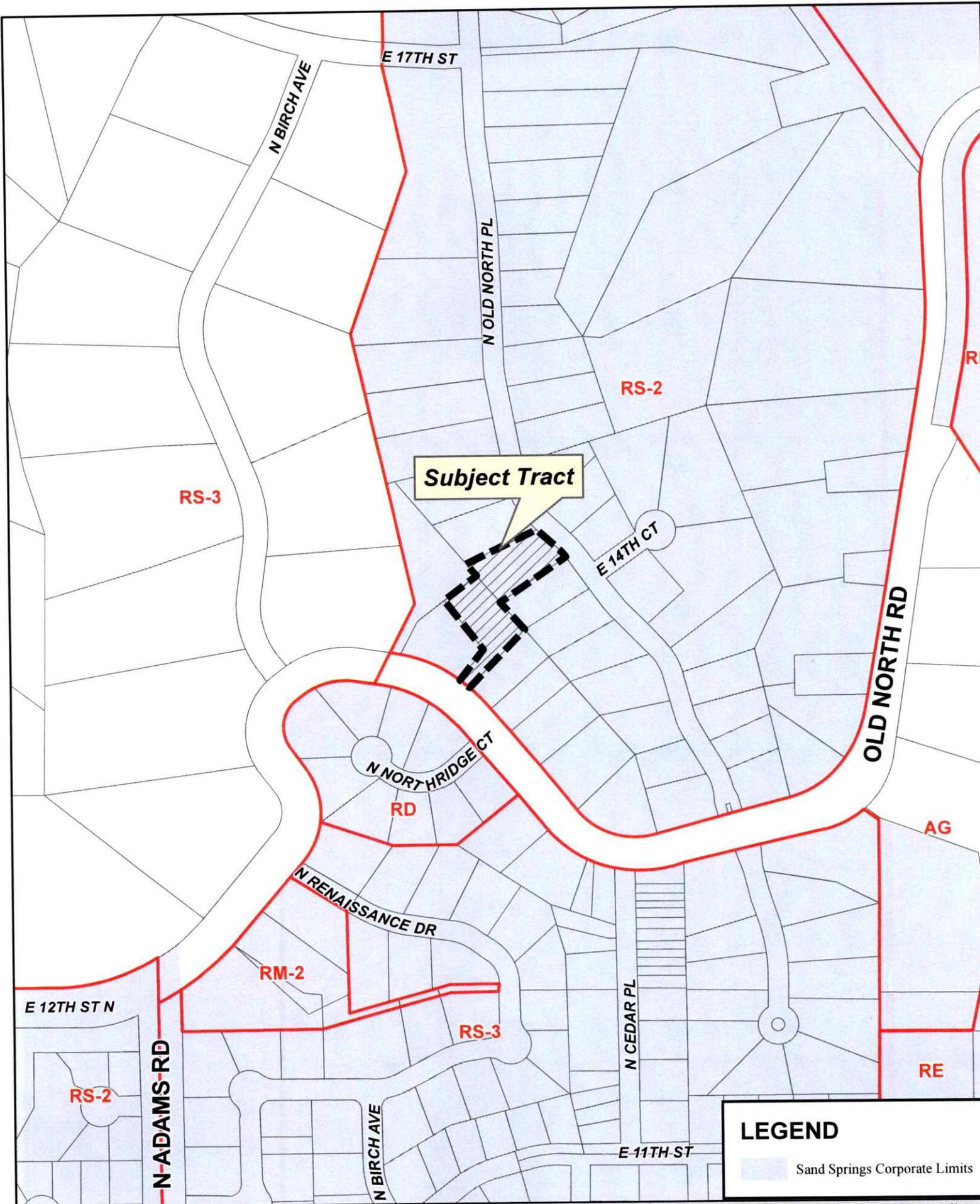
Subject Tract

SSLC-755



01 19-11





Subject Tract

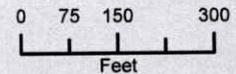
LEGEND

Sand Springs Corporate Limits

300' Radius

Subject Tract

SSLC-755



01 19-11



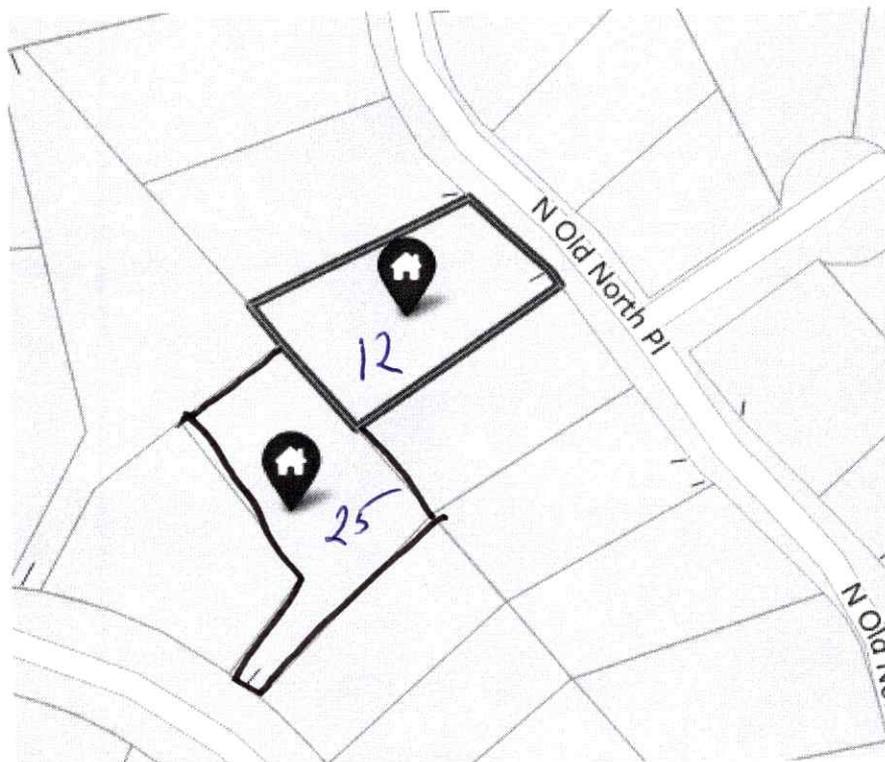
Earth.



Mailing address:
1406 N OLD NORTH PL
SAND SPRINGS , OK 740638986

Legal Description for combined lot and lot 12
Subdivision: SHADOW CREEK (62597)
Legal: LT 12 BLK 1
Section: 01 Township: 19 Range: 11

Legal description of lot 25
Subdivision: SHADOW CREEK (62597)
Legal: LT 25 BLK 1
Section: 01 Township: 19 Range: 11





S-T-R: 01-19N-11E

Application No. SSLC-755

Zoning: RS-2

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

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PROPERTY OWNER OF RECORD: Joe Byers (lot 1+2) Bechy Byers (lot 1)

LEGAL DESCRIPTION: Lot 12 Blk 1 Subdivision Shadow Creek
of 1st Lot Size: 70 x 197
(approximately)

LEGAL DESCRIPTION: Lot 25 Blk 1 Subdivision Shadow Creek
of 2nd Lot Size: 180 x 101
(approximately)

The purpose of combining these lots is: Efficient land use, Economies of sale, Improve Property Value

If there is an existing structure or house, which lot is it on? Lot 12 Blk 1

Name of street the lots are on: 1st - Old North Pl 2nd - Old North Road

PROPOSED ADDRESS OF THE COMBINED LOT: 1406 N Old North Place

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I CERTIFY THAT THIS INFORMATION IS TRUE AND CORRECT.

Name: Joe Byers Bechy Byers ( applicant) ( owner)

Address: 1406 N Old North Place

Phones: (h) 918-269-1591 (cell) 918-269-1591 (w) \_\_\_\_\_

Email: jwboosu@yahoo.com

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FOR DEPARTMENT USE

Date Received: 12/18/2025

ADDRESS FOR THE NEW SINGLE LOT SHOULD BE: 1406 N. Old North Pl

Planning Commission Date: 01/12/2026 Action: \_\_\_\_\_



# CITY OF SAND SPRINGS

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

**TO:** Planning Commission

**FROM:** Brad Bates, Assistant City Manager/Planning Director

**DATE:** January 12, 2026

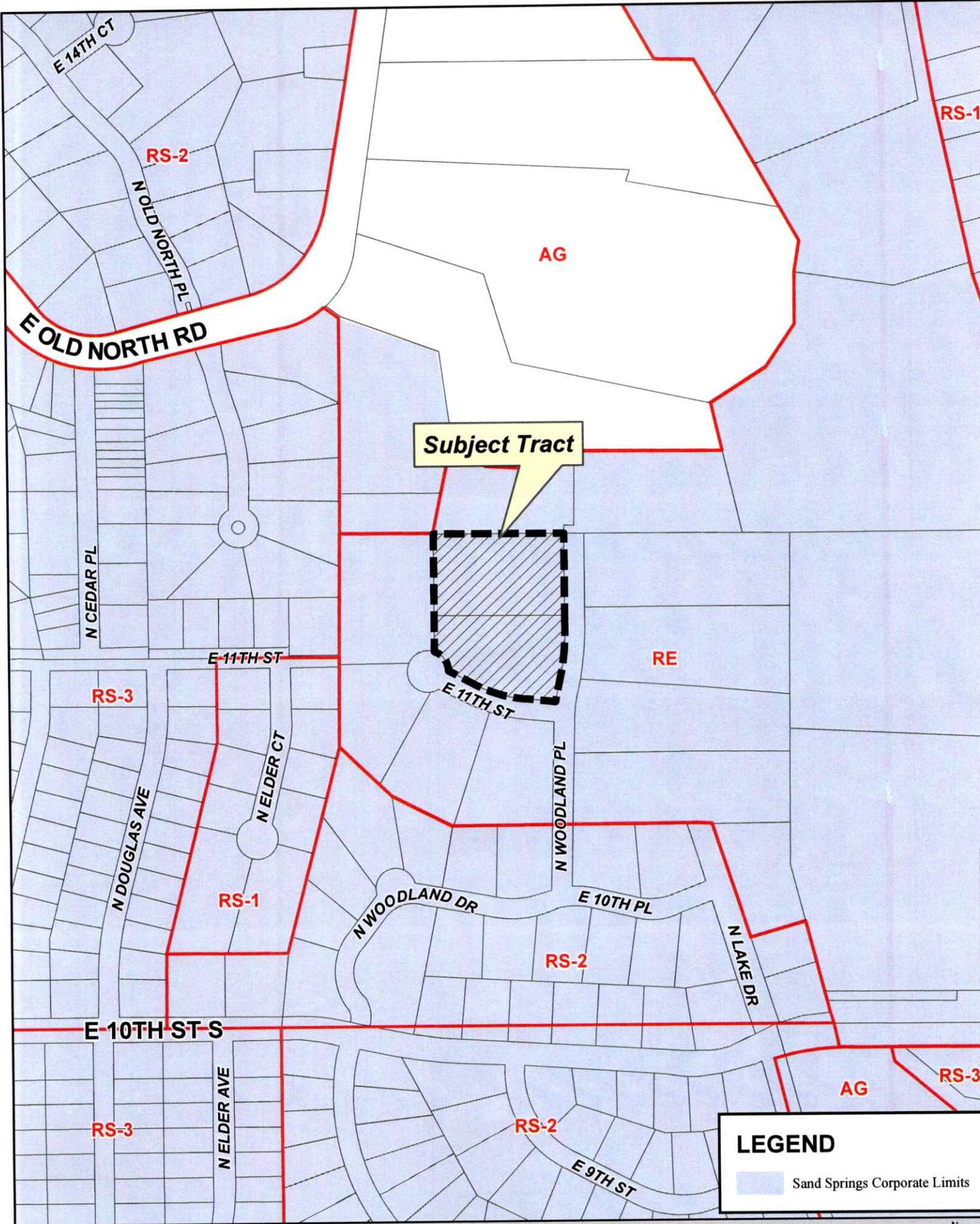
**SUBJECT:** SSLC-756 – Donald Pitts- Lot combination to combine Lot 1, Block 3, Cambridge Park Addition and an adjacent, unplatted lot in Section 01, Township 19 North, Range 11 East.

The applicant would like to combine Lot 1, Block 3, Cambridge Park Addition with an adjacent, unplatted lot known as PRT S/2 SEC BEG NEC LT 2 BLK 1 CAMBRIDGE PARK TH N20 E25 N185.67 E387.27 SE206.41 TO NL CAMBRIDGE PARK TH W458.90 TO POB SEC 1 19 11 1.915ACS. The property is commonly known as 1119 N. Woodland Pl., zoned RE (Residential Estate). The applicant has a home located at 1119 N. Woodland Pl. and would like to combine an abutting, unplatted lot. The purpose of the lot combination is for tax assessment purposes.

Planning staff recommends **APPROVAL** of Lot Combination SSLC-756.

**Attachments:**

Application  
Lot Combination Exhibits



**Subject Tract**

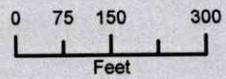
**LEGEND**

 Sand Springs Corporate Limits

 300' Radius

 Subject Tract

**SSLC-756**



01 19-11





**Subject Tract**

E 14TH CT

N OLD NORTH PL

E OLD NORTH RD

N CEDAR PL

E 11TH ST

E 11TH ST

N DOUGLAS AVE

N ELDER CT

N WOODLAND PL

N WOODLAND DR

E 10TH PL

N LAKE DR

E 10TH ST S

N ELDER AVE

E 9TH ST

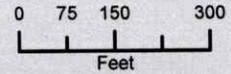
Vexcal Imaging

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Aerial Photo Date: 2024



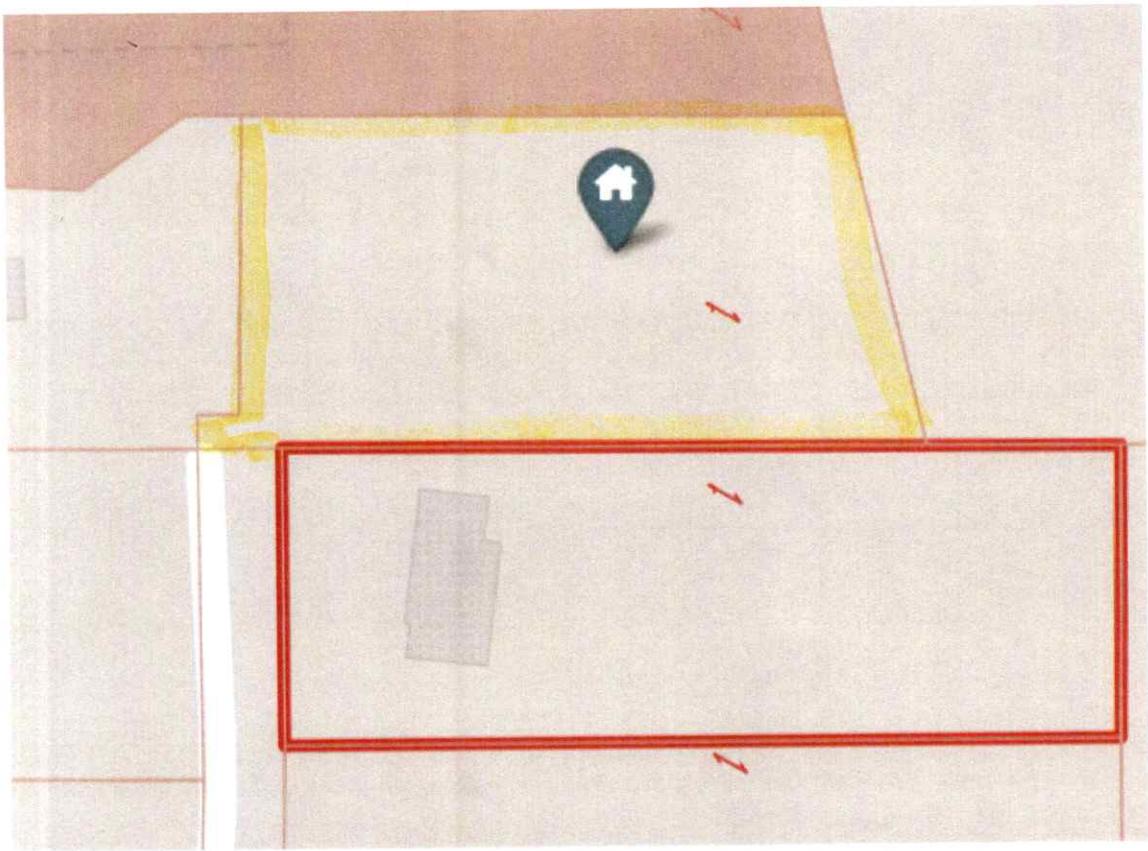
Subject Tract

**SSLC-756**



01 19-11







S-T-R: OH9N-11E

Application No. SSLC-756

Zoning: RE

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

PROPERTY OWNER OF RECORD: DONALD W. PITTS

LEGAL DESCRIPTION: Lot 1 Blk 3 Subdivision CAMBRIDGE PARK  
of 1<sup>st</sup> Lot Size: \_\_\_\_\_ x \_\_\_\_\_  
(approximately)

2.10 ACRES 91,602 sq'

LEGAL DESCRIPTION: Lot \_\_\_\_\_ Blk \_\_\_\_\_ Subdivision CAMBRIDGE PARK  
of 2<sup>nd</sup> Lot UNPLATED Size: \_\_\_\_\_ x \_\_\_\_\_  
(approximately)

1.92 ACRES 83,417 sq'

The purpose of combining these lots is: COMBINE TWO LOTS INTO ONE

If there is an existing structure or house, which lot is it on? PARCEL 61555-91-01-39400

Name of street the lots are on: WOODLAND PLACE

PROPOSED ADDRESS OF THE COMBINED LOT: 1119 N. WOODLAND PLACE  
SAND SPRINGS, OK 74063

I CERTIFY THAT THIS INFORMATION IS TRUE AND CORRECT.

Name: \_\_\_\_\_ ( ) applicant ( ) owner

Address: \_\_\_\_\_

Phones: (h) \_\_\_\_\_ (cell) \_\_\_\_\_ (w) \_\_\_\_\_

Email: \_\_\_\_\_

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

Date Received: 12/30/2025

ADDRESS FOR THE NEW SINGLE LOT SHOULD BE: 1119 N Woodland Pl.

Planning Commission Date: 01/12/2026 Action: \_\_\_\_\_



# CITY OF SAND SPRINGS

100 E. Broadway St. • P.O. Box 338 • Sand Springs, Oklahoma 74063  
Phone: 918.246.2500 • [sandspringsok.org](http://sandspringsok.org)

January 8, 2026

## STAFF RECOMMENDATION

### **SHEFFIELD CROSSING AT SAND SPRINGS-PHASE II- Amended Final Plat of Lot 1, Block 2, and Huskey Ave. – South of Huskey Ave., west of Hwy 97 in Sections 14 and 15, Township 19 North, Range 11 East.**

The applicant is proposing a partial Amended Final Plat for Sheffield Crossing Phase II a resubdivision of Lot 1, Block 2 and Huskey Ave. at Sand Springs, located south of Huskey Ave., west of Hwy 97. The plat contains 2 lots in 1 block on 12.05 acres. The property is legally described as:

A TRACT OF LAND THAT IS PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION FOURTEEN (14) AND THE NORTHEAST QUARTER (NE/4) OF SECTION FIFTEEN (15), TOWNSHIP NINETEEN NORTH (T-19-N), RANGE ELEVEN EAST (R-11-E) OF THE INDIAN BASE AND MERIDIAN (IB&M), TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 14, T-19-N, R-11-E; THENCE S 01°39'35" E ALONG THE WEST LINE OF THE NW/4 OF SAID SECTION 14 A DISTANCE OF 250.00 FEET TO A POINT ON THE SOUTH PROPERTY LINE OF SHEFFIELD CROSSING AT SAND SPRINGS PHASE I; THENCE N 88°44'52" E ALONG SAID SOUTH LINE A DISTANCE OF 142.22 FEET TO THE POINT OF BEGINNING. THENCE N 88°44'52" E ALONG SAID SOUTH LINE A DISTANCE OF 0.11 FEET; THENCE S 38°04'36" E A DISTANCE OF 38.44 FEET; THENCE S 88°44'52" W A DISTANCE OF 2.23 FEET; THENCE S 3°02'10" W A DISTANCE OF 499.39 FEET; THENCE N 88°44'52" E A DISTANCE OF 260.31 FEET; THENCE S 3°02'10" W A DISTANCE OF 89.49 FEET; THENCE S 88°44'52" W A DISTANCE OF 125.84 FEET; THENCE N 76°14'49" W A DISTANCE OF 61.83 FEET; THENCE S 88°44'52" W A DISTANCE OF 179.46 FEET; THENCE S 11°5'03" E A DISTANCE OF 408.29 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 545.00 FEET, A CHORD BEARING OF N 75°55'11" W, A CHORD LENGTH OF 75.88 FEET, FOR A DISTANCE OF 75.94 FEET; THENCE N 71°55'44" W A DISTANCE OF 371.19 FEET TO A POINT ON THE STATUTORY RIGHT-OF-WAY OF SAID SECTION 14; THENCE N 1°39'35" W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 165.97 FEET; THENCE N 76°15'31" W A DISTANCE OF 25.67 FEET TO A POINT ON THE WEST LINE OF THE NW/4 OF SAID SECTION 14; THENCE N 1°39'35" W ALONG SAID WEST LINE A DISTANCE OF 311.25 FEET; THENCE S 88°20'24" W A DISTANCE OF 39.75 FEET; THENCE N 1°39'35" W A DISTANCE OF 360.42 FEET; THENCE ALONG

A CURVE TO THE RIGHT WITH A RADIUS OF 150.00 FEET, A CHORD BEARING OF S 27°57'58" E, A CHORD LENGTH OF 23.78 FEET, FOR A DISTANCE OF 23.81 FEET; THENCE N 88°44'52" E A DISTANCE OF 96.92 FEET; THENCE N 78°22'24" E A DISTANCE OF 75.40 FEET; THENCE N 1°12'29" W A DISTANCE OF 31.04 FEET TO THE POINT OF BEGINNING, CONTAINING 12.05 ACRES MORE OR LESS, THE BASIS OF BEARING BEING THE OKLAHOMA STATE PLANE NORTH GRID.

The subject tract is currently zoned CG (Commercial General). The property is planned for future commercial uses. This Plat is an amended plat of Sheffield Crossing at Sand Springs Phase II. Lot 1, Block 2 of the originally approved plat is being modified to create two lots that will now be known as Lot 1 and 2 of Block 2, Sheffield Crossing at Sand Springs Phase II Amended, a resubdivision of Lot 1, Block 2, and Huskey Avenue.

The amended plat is also modifying a section of Huskey Avenue in the northwest portion of the original plat. That portion of land is being vacated and converted into a Mutual Access Easement and General Utility Easement. Additionally, a Mutual Access Easement and General Utility Easement is being dedicated via this plat long the west and south property lines of what will be known as Lot 1, Block 2. This is essentially the roadway that people see today and know as Huskey Avenue. However, that roadway is not a public road and was built as a temporary means of access until such time as a dedicated roadway is built. The mutual access easement will allow any future development to have a secondary privately maintained means of access through their property.

The southwest property line is being expanded to the west to pick up a portion of land that was inadvertently omitted from the original plat. This expanded area will be part of what is proposed to be Lot 2, Block 2.

Lastly, the most southern General Utility Easement has been modified to make it follow a known stormwater line and be set off from that line 7.5' from the center of the line. This reduces the easement in this area of what will be known as Lot 2, Block 2 to create more usable space.

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

- 1) The Bulk and Area requirements of the CG District shall be met.
- 2) All requirements of the Subdivision Regulations shall be met.
- 3) No TAC comments were received.

**FINAL PLAT  
SHEFFIELD CROSSING  
AT SAND SPRINGS  
PHASE II AMENDED**  
A RESUBDIVISION OF LOT 1, BLOCK 2  
AND HUSKEY AVENUE

A PART OF THE NW/4 SECTION 14  
AND THE NE/4 SECTION 16  
T-18-N, R-11-E  
TULSA COUNTY, OKLAHOMA

**OWNER**  
CITY OF SAND SPRINGS  
P.O. BOX 338  
SAND SPRINGS, OK 74063  
918-246-2500

**SURVEYOR**  
WSB  
716 SOUTH TULSA AVENUE  
TULSA, OK 74120  
918-743-6610  
michael.royc@wsbeng.com

**PROPERTY INFORMATION**  
2 LOTS IN 1 BLOCK  
12.05 ACRES±

1.67 ACRES CONTAINED IN PUBLIC  
RIGHT-OF-WAY OF HUSKEY AVENUE  
DEDICATED BY PLAT

**FINAL PLAT  
CERTIFICATE OF APPROVAL**  
I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY  
THE SAND SPRINGS PLANNING COMMISSION ON

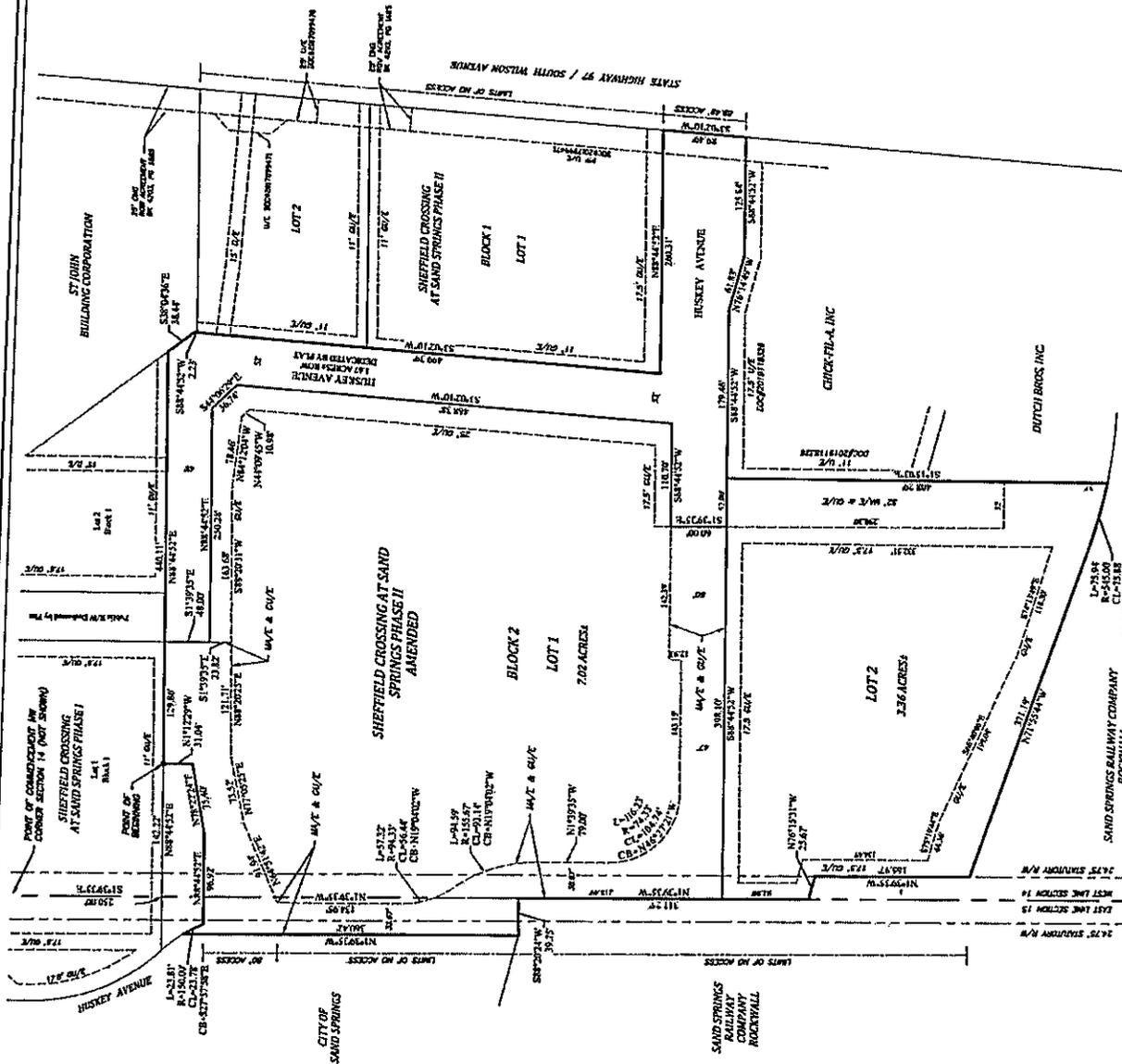
\_\_\_\_\_ 2028  
CHAIRPERSON, VICE CHAIRPERSON, OR SECRETARY

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY  
THE SAND SPRINGS CITY COUNCIL ON

\_\_\_\_\_ 2028  
MAYOR OR VICE MAYOR

THIS APPROVAL IS VOID IF THE ABOVE SIGNATURES  
ARE NOT ENDEDORSED  
BY THE CITY MANAGER OR CITY ENGINEER

\_\_\_\_\_ CITY MANAGER OR CITY ENGINEER



**REMARKS**  
ALUMINUM CAP SET IN CONCRETE  
754 FEET SOUTH AND 854 FEET EAST OF THE INTERSECTION  
OF MORROW ROAD AND HIGHWAY 97  
N=1179868.8  
E=224682.8  
Z=584.6  
OKLAHOMA STATE PLANE NORTH COORDINATE SYSTEM  
VERTICAL DATUM: NAVD83 (GEOID 128)

**RAISES OF FINISHING**  
THE FINISHING RAISES FOR THIS SURVEY IS THE  
OKLAHOMA STATE PLANE NORTH GRID

**FLOOD NOTE**  
THIS AREA IS IN THE 0.2% ANNUAL FLOOD PLAIN AS PER FEMA FLOOD INSURANCE RATE MAP FIRM 15010C0211.5L WITH AN EFFECTIVE DATE OF 10/14/2012

**LEGEND**  
BOLDING SETBACK LINE  
CHORD BEARING  
V/L  
D/A  
D/E  
D/W  
GENERAL UTILITY EASEMENT  
METRIC ADDRESS EASEMENT  
MAYE  
POINT OF BEGINNING  
POB  
POINT-OF-WAY  
1/2  
UTILITY EASEMENT



APPLICATION DATE: 01/07/2026



.....  
**APPLICATION FOR FINAL PLAT REVIEW AND APPROVAL**  
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NOTE: The fee for this application is \$250.00. Four (4) full-sized (24"x36") and seven (7) 11"x17" copies of the final plat and electronic copy (pdf) are needed with the final plat application. After Final Plat is approved, one electronic copy, two Mylars (24"x36", suitable for filing) and five (5) paper copies of the plat for the City (rolled, not folded) should be submitted to the Planning Department for city officials to sign before release to the county courthouse for filing.

Meeting Dates: 01/12/2026 PLANNING COMMISSION 02/23/2026 CITY COUNCIL

SUBDIVISION NAME: Sheffield Crossing at Sand Springs Phase II

GENERAL LEGAL DESCRIPTION OR LOCATION OF TRACT: \_\_\_\_\_  
(may attach exhibit if legal description is lengthy)

See attached Sec 14,15 T 19N R 11E

CITY LIMITS: ( X ) Yes ( ) No ( ) Part inside, part outside No

ACRES 12.05 LOTS 2 BLOCKS 1 AVERAGE SIZE \_\_\_\_\_  
And 1.67 acres ROW

Present Use of Tract: Commercial Proposed Use: Commercial Present Zoning: CG  
Proposed Zoning: CG

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

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

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

Applicant's Name: City of Sand Springs  
CIRCLE ONE: (Owner) (Developer) (Engineer) (Surveyor) (Attorney)

Address: PO Box 338, Sand Springs, OK 74063

Signature: \_\_\_\_\_ email: brad.bates@sandspringsok.gov

Phone Numbers: (w) 918-246-2575 (cell) \_\_\_\_\_ (fax) \_\_\_\_\_

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