



Owner and Applicant Information

Applicant: Cynthia A. Phillips

Property Owner: Sharon Kercheval

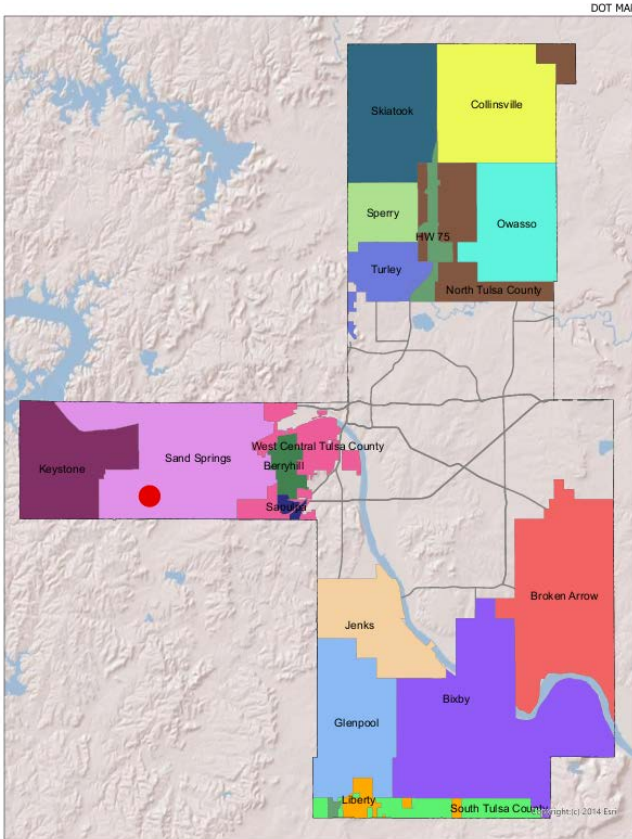
Property Location

4906 S 165 AV W, Sand Springs, OK

Tract Size: ± 0.62 acres

Location within Tulsa County

(shown with comprehensive plan areas)



Elected Representatives

County Commission: District 2, Lonnie Sims

Staff Recommendation

Staff recommends **Approval of RE.**

Request Summary

Rezone ± 0.62 acres from AG to RE

Zoning

Existing Zoning: AG (Agriculture)

Proposed Zoning: RE (Residential Estate)

Use

Current Use: Vacant

Proposed Use: Residential

Comprehensive Plan Considerations

Land Use

Land Use Plan: Residential (Sand Springs)

Transportation

Major Street & Highway Plan: n/a

Public Maintained Road: S 165th W Ave

Transit: None

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Environment

Flood Area: None



Concept Plan

Rezoning is proposed to preserve a rural, low-density character with large lots. The proposed lot split CLS-112, contingent on this rezoning action, is to create a ±0.62-acre tract from the ±21.52-acre parent tract.

Staff Recommendation

Due to minimum lot size limitations, the proposed CLS-112 split of a ±0.62-acre tract cannot be AG, like the parent tract, nor AG-R, as they require a minimum of 2-acres and 1-acre, respectively, to comply with the zoning code. RE is the *least intensive* R-zoning in the code, with a minimum lot size of 0.52-acres, and the proposed tract will be completely surrounded by AG-zoned districts, thus keeping the rural, low-density character of the area. Moreover, the subject tract, its parent tract, and all surrounding tracts are designated as Residential within the Tulsa County Comprehensive Plan.

Staff has reviewed the request and finds that it is non-injurious to the surrounding proximate properties and is consistent with the Tulsa County Comprehensive Plan and the anticipated future development pattern of the surrounding area.

Therefore, with consideration given to the factors listed herein, staff recommends **approval** of the application.

Supplemental Information

Comprehensive Plan Considerations

The subject property is currently designated as: Residential

The subject property lies within the Tulsa County Comprehensive Plan, which aligns with the City of Sand Springs Comprehensive Plan, as adopted by reference. According to this designation, the subject tracts and all those surrounding them are identified as **Residential**, which envisions single-family neighborhoods with low development intensity, typically ranging from 1 to 5 dwelling units per acre, if permitted by infrastructure, but can reach under 1 unit per acre as well.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	AG	Residential	Residential
East	AG	Residential	Residential
West	AG	Residential	Residential
South	AG	Residential	Residential; Undeveloped



Transportation

Major Street & Highway Plan: n/a

Public Maintained Road: S 165th W Ave

Transit: None

Existing Bike/Ped Facilities: None Planned Bike/Ped Facilities: None

Environmental Considerations

Flood Area: None.

Parks & Open Space: None

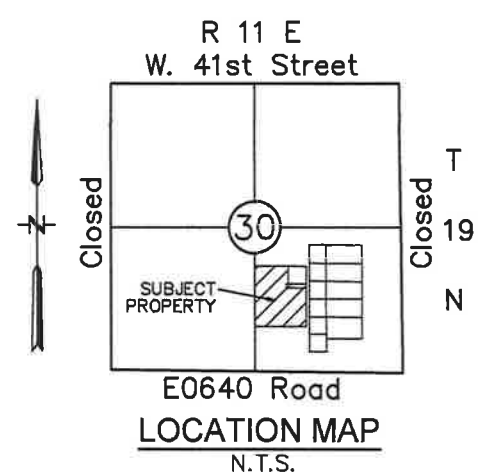
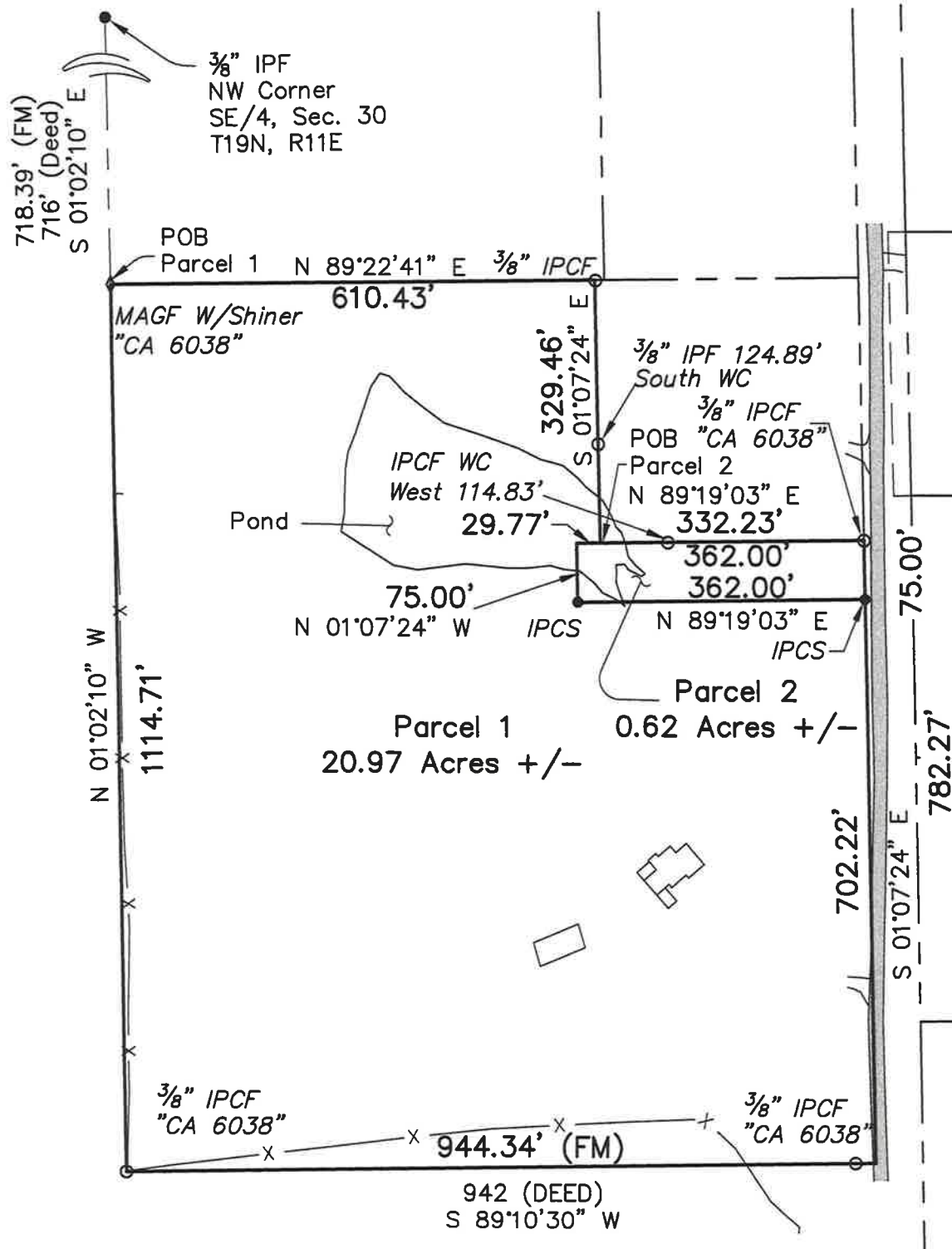
Zoning History

CMF #20241854, dated September 30, 2024, established zoning for the subject property.

Exhibits

- Lot Split Survey
- Aerial Map
- Tulsa County Comprehensive Plan Land Use Map
- Zoning Map

LOT SPLIT SURVEY



Legend

- IPCS 3/8" IRON PIN W/ CAP SET 'PLS 1893'
- IPCF IRON PIN W/ CAP FOUND
- (DEED) RECORDED DISTANCE
- (FM) FIELD MEASURED DISTANCE
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- WC WITNESS CORNER

1 inch = 100 ft.

Parent Legal Description: As Recorded in Doc. #2017119036

Beginning 716 feet South of the NW corner of the SE/4; Thence East 610 feet; Thence South 329 feet; Thence East 332 feet to the West right of way line of South 165th Avenue; Thence South along said West right of way a distance of 782 feet; Thence West 942 feet; Thence North 1111 feet to the Point of Beginning, all in Section 30, Township 19 North, Range 11 East, IBM, Tulsa County, State of Oklahoma, according to the U.S. Government survey thereof, containing 21.5182 acres, more or less.

Parcel 1:

A tract of land located in the Southeast Quarter of Section Thirty (30), Township Nineteen (19) North, Range Eleven (11) East, Creek County, State of Oklahoma, according to the U.S. Government survey thereof, being more particularly described as follows. BEGINNING 718.39 feet South of the Northwest corner of the Northeast Quarter; thence N89°22'41"E a distance of 610.43 feet; thence S01°07'24"E a distance of 329.46 feet; thence S89°19'03"W a distance of 29.77 feet; thence S01°07'24"E a distance of 75.00 feet; thence N89°19'03"E a distance of 362.00 feet to a point on the West right of way line of South 165th West Avenue; thence along said West line a distance of 702.22 feet; thence S89°10'30"W a distance of 944.34 feet; thence N01°02'10"W a distance of 1114.71 feet to the POINT OF BEGINNING, said tract of land contains 20.97 acres.

Parcel 2:

A tract of land located in the Southeast Quarter of Section Thirty (30), Township Nineteen (19) North, Range Eleven (11) East, Creek County, State of Oklahoma, according to the U.S. Government survey thereof, being more particularly described as follows. COMMENCING 718.39 feet South of the Northwest corner of the Northeast Quarter; thence N89°22'41"E a distance of 610.43 feet to a point; thence S01°07'24"E a distance of 329.46 feet to the POINT OF BEGINNING; thence N89°19'03"E a distance of 332.23 feet to a point on the West right of way line of South 165th West Avenue; thence S01°07'24"E along said West line a distance of 75.00 feet; thence S89°19'03"W a distance of 362.00 feet; thence N01°07'24"W a distance of 75.00 feet to the POINT OF BEGINNING, said parcel of land contains 0.62 acres.

LINE TABLE				
L1	N03°46'13"E	264.12'	L4	N25°41'39"E 62.12'
L2	N36°32'49"E	126.93'	L5	N11°12'60"E 25.33'
L3	N60°26'41"E	79.06'		

I, E. DANE TROUT, A REGISTERED LAND SURVEYOR IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A TRUE AND ACCURATE SITE EXHIBIT PERFORMED UNDER MY DIRECT SUPERVISION

FIELD SURVEY WAS PERFORMED JUNE 19-24 25th, 2025.

WITNESS MY HAND AND SEAL THIS 8th DAY OF JULY, 2025.

Notes:

1. BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE 3501, NAD 83 (2011).
2. THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENT OR ENCUMBRANCES OF RECORD. EASEMENT SHOWN HEREON ARE AS PROVIDED, THEREFORE, EASEMENTS MAY AFFECT THE SUBJECT TRACT THAT ARE NOT REFLECTED BY THIS PLAT.
3. WITNESS CORNERS WERE SET ON LINE AS SHOWN WHERE PROPERTY CORNERS ARE IN POND.

E. Dane Trout



TROUT

LAND SURVEYING, LLC

918.734.3423 - 807 N. Birch St. Jenks, OK 74037
CA 7312 (LS) Exp. 6-30-2027



W 46TH ST S

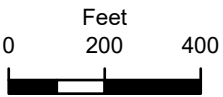
SUBJECT TRACT

S 162ND WEST AVE

S 165TH W AVE

W COYOTE TRL

S 165TH W AVE



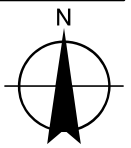
Subject Tract

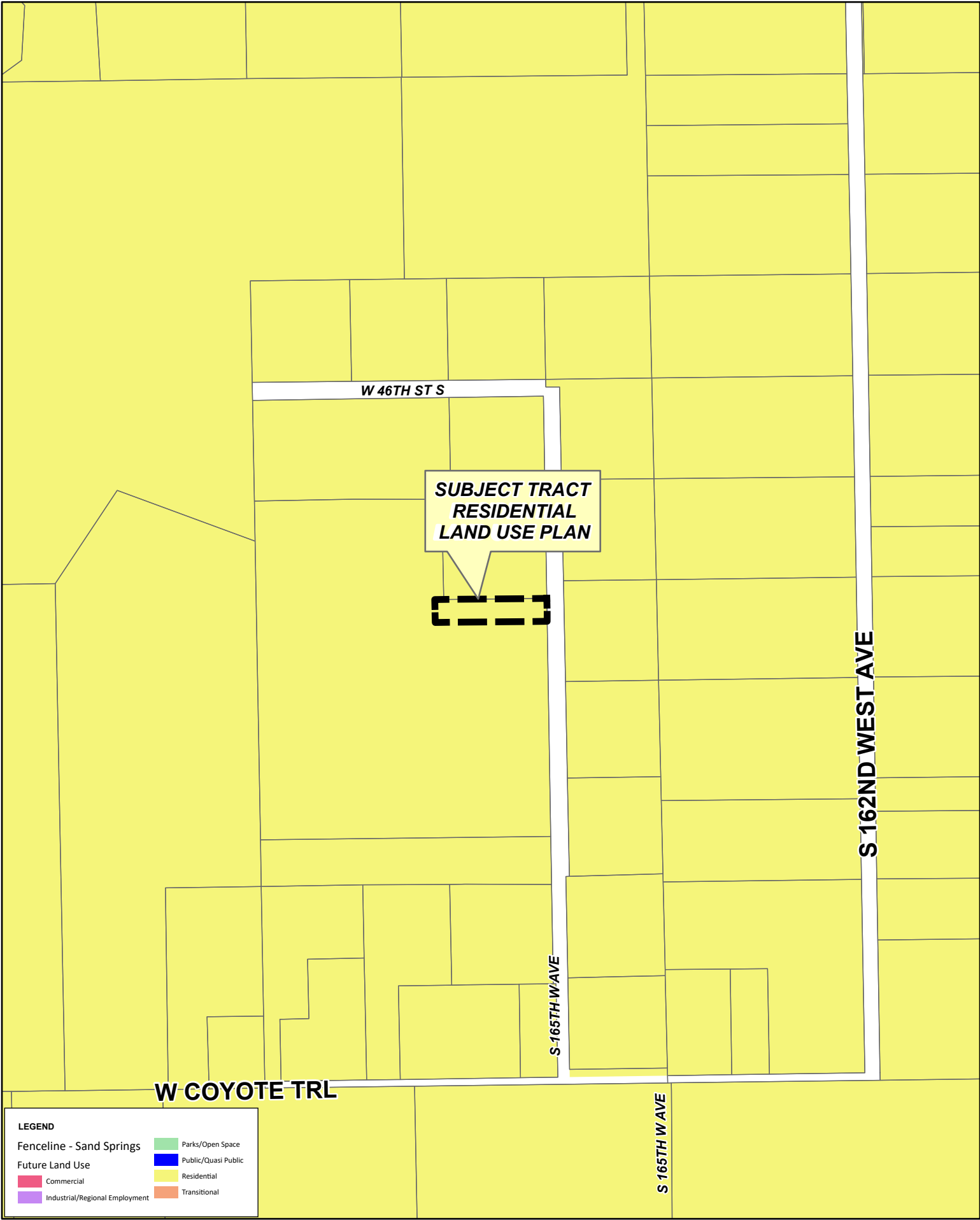
CZ-576
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Note: Graphic overlays may not precisely align with physical features on the ground.

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Aerial Photo Date: 2024





**SUBJECT TRACT
RESIDENTIAL
LAND USE PLAN**

W 46TH ST S

S 162ND WEST AVE

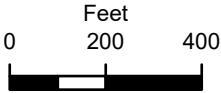
S 165TH W AVE

W COYOTE TRL

S 165TH W AVE

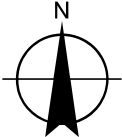
LEGEND

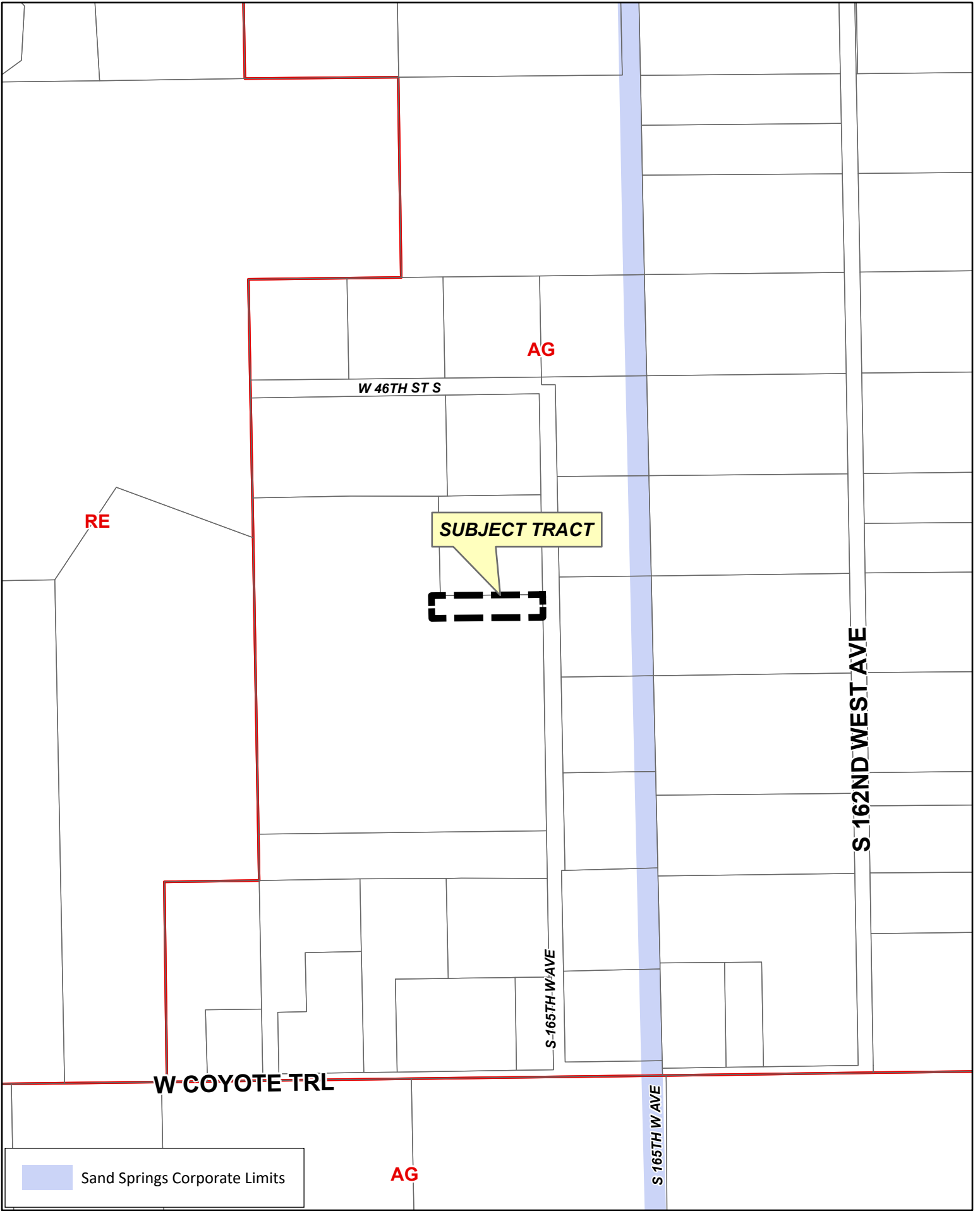
Fenceline - Sand Springs	Parks/Open Space
Future Land Use	Public/Quasi Public
Commercial	Residential
Industrial/Regional Employment	Transitional



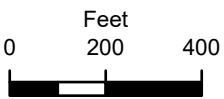
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30 19-11

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 Sand Springs Corporate Limits



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