

**SALLISAW PLANNING COMMISSION
REGULAR MEETING**

January 7, 2025

5:30 P.M.

**Council Chambers
113 North Elm St
Sallisaw, Oklahoma**

A G E N D A

- 1. Meeting called to order**
- 2. Declaration of a quorum**
- 3. Discussion and possible action; Minutes of regular meeting of November 5, 2024**
- 4. Discuss, consider and take possible action on Case No. PC 2024-008; rezoning request from One-Family Residence District (R-1) to Multi-Family Residence District (R-3) by Brian Sinyard, Big Sky Investments.**
- 5. Discuss, consider and take possible action on Case No. PC2024-009; Replat presentation of Riggs Duplex Addition by Stirrup Creek Properties, LLC**
- 6. Discuss, consider and take possible action on Case No. PC2024-010; Replat presentation of Fairview Addition by 55 Properties, LLC**
- 7. Discuss, consider and take possible action on Case No. PC 2024-011; rezoning request from Residence District (R-2) to Medium Density Residential District (RT-1) by 55 Properties, LLC.**
- 8. Discuss, consider and take possible action on Case No. PC 2024-012; rezoning request from One-Family Residence District (R-1) to Multi-Family Residence District (R-3) by Brian Sinyard, Big Sky Investments.**
- 9. Adjourn**

Posted: JANUARY 2, 2025

Time: 4:15 P.M.

Lisa Gabbert

MINUTES

SALLISAW PLANNING COMMISSION

REGULAR MEETING

NOVEMBER 5, 2024

The Sallisaw Planning Commission met in a regular meeting on November 5, 2024, in the Council Chambers, 113 N. Elm Street, Sallisaw. Notice of the meeting was given by emailing to Sequoyah County Times; by posting at city hall on October 31, 2024 at 3:15 p.m.; by posting on the city's website; and, by giving notice to the City Clerk.

Members present:	Tim Brown Scott Looper Crystal Sides Matt Duke Brady Bauer Reece Bush	Chairman Vice Chairman Secretary Member Member Member
Members absent:	Beko Rivera	Member
Staff present:	Keith Miller Chris Carter Lisa Gabbert Ben Spyres	Building Development Director Senior Code Inspector Recording Secretary IT
Others present:	Gary Ruark Sandra Moss Lerry Moss Linda Rogers Angela Ruark Roger Stites Jennifer Griffey Danica Deen Mark Deen Karen Robbins Rick Robbins and Others	

Meeting called to order

Meeting was called to order at 5:32 p.m.

Declaration of a quorum

A quorum was declared.

Discussion and possible action; Minutes of the regular meeting of October 1, 2024.

Motion made by Bauer, seconded by Bush to accept the minutes of the regular meeting of October 1, 2024 as presented.

Vote: Brown aye, Looper aye, Sides aye, Bauer aye, Duke aye, Bush aye. Motion carried 6-0.

Discuss, consider and take possible action on Case No. PC 2024-008; rezoning request from One-Family Residence District (R-1) to Multi-Family Residence District (R-3) by Brian Sinyard, Big Sky Investments.

Tyler Choate, future developer of Prairie Sky, presented a map of the rezone area which did not match the area presented to the board for approval. Choate went ahead and said he intends to build single family and multifamily residences with amenities. Gary Ruark, representing the homeowners of Prairie Sky, asked the board to reject the rezoning due to inconsistency with the original zoning and devaluation of existing properties, while also giving to the board a handout with the signatures of the homeowners against the rezone which included the original preliminary plan for Praire Sky.

Motion made by Duke, seconded by Bauer to table rezoning request PC 2024-008 to the January 7, 2025, meeting.

Vote: Brown aye, Looper aye, Sides aye, Bauer aye, Duke aye, Bush aye. Motion carried 6-0.

Discuss, consider and take possible action on special permitting processes for allowing in-home businesses.

Motion made by Bush, seconded by Looper to table special permitting processes for allowing in-home businesses.

Vote: Brown aye, Looper aye, Sides aye, Bauer aye, Duke aye, Bush aye. Motion carried 6-0.

Adjourn

Motion made my Looperm seconded by Duke to adjourn the meeting.

Vote: Brown aye, Looper aye, Sides aye, Bauer aye, Duke aye, Bush aye. Motion carried 6-0.

Meeting adjourned at 5:53 p.m.

Approved this _____ day of _____, _____.

Tim Brown, Chairman

ATTEST:

Crystal Sides, Secretary

AGENDA ITEM COMMENTARY

Meeting Date: January 7, 2025
Board: Sallisaw Planning Commission
Subject: Rezone request from One-Family Residence District (R-1) to Multi-Family Residence District (R-3) by Brian Sinyard, Big Sky Investments.

ITEM TITLE: Discuss, consider and take possible action on Case No. PC 2024-008; rezoning request from One-Family Residence District (R-1) to Multi-Family Residence District (R-3) by Brian Sinyard, Big Sky Investments.

INITIATOR: Daneo One, LLC

STAFF INFORMATION SOURCE: Building Development

BACKGROUND: Daneo One, LLC, agent for Brian Sinyard, Big Sky Properties, LLC, has requested a rezoning from One-Family Residence District (R-1) to Multi-Family Residence District (R-3). The property is located approximately 3/10 mile West of Kerr Blvd. on the North side of Drake Road. The intent is to build multifamily apartments.

EXHIBITS:

1. PC 2024-008 Notification of Meeting (1)
2. PC 2024-008 Notice of Hearing
3. PC2024-008 Newspaper Map

KEY ISSUES: None.

FUNDING SOURCE: N/A

RECOMMENDATION:

115 East Choctaw
PO Box 525
Sallisaw, OK 74955



Building Development
Phone: (918) 775-6241
Fax: (918) 775-9550
www.sallisawok.org

October 16, 2024

RE: Notice of Public Hearing – Rezoning Request

To Whom It May Concern:

In accordance with the City of Sallisaw Ordinance Sec. 102-105 and Oklahoma Municipal Code Sec. 43-106, this letter is to inform you that a rezoning request has been filed with the Sallisaw Planning Commission. A public hearing will be heard on said application as follows:

Date of Hearing: **Tuesday, November 5, 2024**

Time: **5:30 p.m.**

Place: **Council Chambers, 113 N. Elm; Sallisaw**

You are invited to attend the meeting, if you wish to do so. Additional information attached.

Respectfully,

Keith Miller, CFM, Director
Building Development

NOTICE OF PUBLIC HEARING **ON APPLICATION FOR REZONING**

Notice is hereby given that the undersigned, as owner(s) or agent for the owner(s) of the following described property in the Sallisaw City Limits, Sequoyah County, **Oklahoma, to wit:**

A PART OF LOT 4 OF SECTION 7, TOWNSHIP 11 NORTH, RANGE 24 EAST OF THE INDIAN BASE AND MERIDIAN, SEQUOYAH COUNTY, OKLAHOMA. THE DESCRIBED PARCEL BEING CREATED BY KELLY OSBURN, OKLAHOMA P.L.S. #1628 ON OCTOBER 4, 2019. THE BASIS OF BEARING FOR THE DESCRIBED PARCEL IS S89°43'50"W ALONG THE SOUTH LINE OF THE SW/4 OF SAID SECTION 7 AND IS MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SW CORNER OF SAID LOT 4; THENCE ALONG THE SOUTH LINE THEREOF N89°43'50"E 524.00 FEET TO THE POINT OF BEGINNING; N00°00'48"E 215.00 FEET; THENCE S89°43'50"W 189.00 FEET; THENCE N00°00'48"E 930.00 FEET; THENCE N89°43'50"E 17.00 FEET; THENCE N00°00'48 "E 175.58 FEET TO THE NORTH LINE OF SAID LOT4; THENCE ALONG SAID NORTH LINE N89°40'40"E 329.40 FEET; THENCE S00°00'48"W 175.88 FEET; THENCE S89°43'50"W 36.39 FEET; THENCE S00°00'48"W 980.00 FEET; THENCE S89°43'50"W 11.00 FEET; THENCE S00°00'48"W 165.00 FEET; THENCE S89°43'50"W 110.00 FEET TO THE POINT OF BEGINNING.

has filed with the Sallisaw Planning Commission a written application # **PC 2024-008** pursuant to the Zoning Ordinance as adopted by the City of Sallisaw, Oklahoma, to **rezone from One-Family Residence (R-1) to Multi-Family Residence District (R-3).**

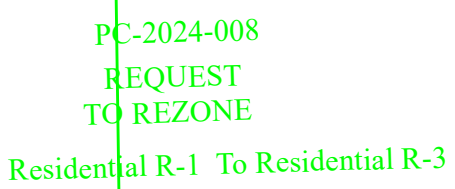
The undersigned will present said application to the Sallisaw Planning Commission on **November 5, 2024**, at **113 N. Elm, beginning at 5:30 pm**, at which time the Sallisaw Planning Commission will conduct a public hearing on said application. All interested persons are entitled to be heard and are invited to attend. Notice is published this 16th day of October, 2024.

By: **Brian Sinyard, Big Sky Investments**
Owner(s)

Or By: **Daneo One, LLC**
Agent

By: **Crystal Sides**
Secretary, Sallisaw Planning Commission

Bill To:
Tyler Choate
99855 Hwy 82
Vian, OK 74962
918-773-7127



AGENDA ITEM COMMENTARY

Meeting Date: January 7, 2025
Board: Sallisaw Planning Commission
Subject: Preliminary Plat Presentation of Riggs Duplex Addition by Stirrup Creek Properties, LLC

ITEM TITLE: Discuss, consider and take possible action on Case No. PC2024-009; Replat presentation of Riggs Duplex Addition by Stirrup Creek Properties, LLC

INITIATOR: Osburn Land Surveyors, LLC

STAFF INFORMATION SOURCE: Building Development Staff

BACKGROUND: Kelly Osburn, agent for Stirrup Creek Properties, LLC will present a replat of Riggs Duplex Addition for approval. The replat takes the tracts and condenses into one Lot. The property is located on the North side of Avalon between Maple and Cedar.

EXHIBITS: 1. PC2024-009 App
2. PC2024-009 Map

KEY ISSUES: None

FUNDING SOURCE:

RECOMMENDATION:

PC2024-009

ADMINISTRATIVE APPROVAL OF LOT REPLAT

Application is hereby made to the Building Development Director for ADMINISTRATIVE approval of a Single Lot Replat. Recommendation to the Sallisaw Board of Commissioners for approval of the following said action will take place at the next regularly scheduled meeting .

*Legal Description: See the attached Deed of Dedication B/L 1402 Pg 539
*Local Street Address or Block: 501 W Avalon St., Sallisaw
*Present Use of Property: Residential
*Proposed Use of Property: Resident. 9C
*Record Owner of Property: Stump Creek Prop.

Are there any Private or Deed Restrictions controlling the use of this property?

The information submitted is complete, true and accurate. False or misleading information shall result in forfeiture of fee and application denial.

Address of responsible party: P.O. Box 1406
Owner Signature: _____ Agent Signature: [Signature]

If other than Owner, both Owner and Agent signatures are required.

APPLICANT - DO NOT WRITE IN THIS AREA

Application Received by: Chris Carter Fee Received: \$200

Administrative Reviewer: _____ Present Zoning: R-3

Administrative Approval: YES ☐ NO ☐ Rezoning Required: YES ☐ NO ☐

Planning Commission Action : YES ☐ NO ☐ City Council Approval: YES ☐ NO ☐

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That We, Stirrup Creek Properties, LLC being the sole owner of the fee simple and to the following described real estate situated in the County of Sequoyah, State of Oklahoma, recorded in Book 1671 at Page 5391 in the Sequoyah County Clerk's office, to-wit:

A 1.04-acre parcel of land, more or less, less public road right of way and being subject to any easements of record, being situated in the Replat of the Replat of Lot 6 & Part of Lot 7 to Stirrup Creek Addition to the City of Sallisaw, Sequoyah County, Oklahoma. The described parcel being created by Kelly Osburn, Oklahoma PLS #1628 on October 2, 2024. The basis of bearing for the described parcel is N89°33'00"E along the North line of said Replat of the Replat of Lot 6 & Part of Lot 7 to Stirrup Creek and is more particularly described as: Beginning at the SW Corner of Lot 7, also being the SE Corner of Lot 6; Thence along the South line of said Lot 6 along a curve to the Left with a Radius of 761.43 feet, an arc length of 18.67 feet and a chord bearing and distance of S74°47'12"W 18.67 feet; Thence S74°02'00"W 100.00 Feet; Thence along a curve to the right with a Radius of 711.43 feet, an arc length of 28.59 feet and a chord bearing and distance of S75°09'17"W 28.59 feet; Thence N00°10'00"W 235.58 Feet to the North line of the Replat of the Replat of Lot 6 and Part of Lot 7 of Stirrup Creek; Thence along the North line thereof N89°33'00"E 220.00 Feet to the NE corner of Replat of the Replat of Lot 6 and Part of Lot 7 of Stirrup Creek; Thence along the East line thereof S00°10'00"E 182.00 Feet to the South line of Replat of the Replat of Lot 6 and Part of Lot 7 of Stirrup Creek; Thence along said South line along a curve to the Left with a Radius of 761.43 feet, an arc length of 18.61 feet and Chord bearing and distance of S75°33'30"W 81.57 feet to the point of beginning.

owner-managing member Dusty Riggs

STATE OF OKLAHOMA SS
COUNTY OF SEQUOYAH

Before me, the undersigned, a Notary Public in and for said County and State on this _____ day of _____, 2024, personally appeared Dusty Riggs, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same on his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year first above written.

Notary

My Commission Expires: _____

(SEAL)

SURVEYOR'S CERTIFICATE

I, Kelly Osburn, Oklahoma Registered Professional Land Surveyor, No. 1628, do hereby certify that I have carefully and accurately surveyed the property located in a part of Replat of the Replat of Lot 6 & Part of Lot 7 to Stirrup Creek, as described on this plat and that existing monuments have been found or set with caps have been placed at all property corners and that the described plot is a true representation of said survey. This survey meets the requirements of the Oklahoma Minimum Standards.

Certificate of Authorizations: #5391; Expires 6-30-2025

Witness my hand this the _____ day of _____, 2024.

Kelly Osburn, P.L.S. 1628

STATE OF OKLAHOMA SS
COUNTY OF SEQUOYAH

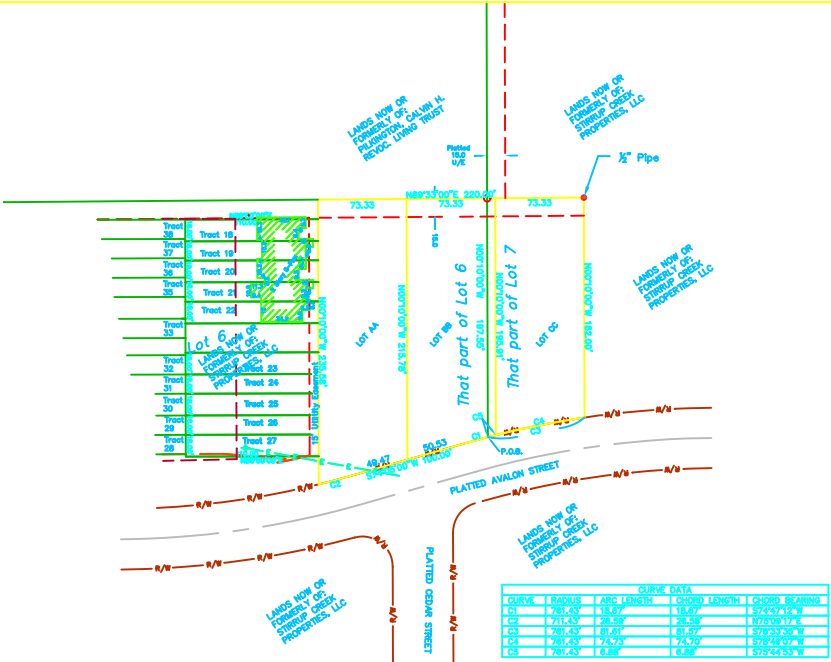
Before me, the undersigned, a Notary Public in and for said County and State on this _____ day of _____, 2024, personally appeared Kelly Osburn, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same on his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year first above written.

Notary

My Commission Expires: _____

(SEAL)



APPROVAL OF PLAT

The Board of Commissioners of the City of Sallisaw, Oklahoma hereby approve this plat of "Replat of Part of the Replat of the Replat of Lot 6 & Part of Lot 7 to Stirrup Creek as Riggs Duplex Addition", an addition to the City of Sallisaw, Oklahoma, and except all streets and easements shown thereon.

Dated this _____ day of _____, 2024.

CITY OF SALLISAW

MAYOR

ATTEST:

CITY CLERK

(SEAL)

The Planning Commission of the City of Sallisaw, Oklahoma recommends approval of plat "Replat of Part of the Replat of the Replat of Lot 6 & Part of Lot 7 to Stirrup Creek as Riggs Duplex Addition", an addition to the City of Sallisaw, Oklahoma and the streets and easements as shown thereon.

Recommended Approval on _____ day of _____, 2024

CHAIRMAN

SECRETARY

TREASURER'S CERTIFICATE

I, Angela Glet, as Treasurer of Sequoyah County, Oklahoma, do hereby certify that all taxes on the property herein platted and described have been paid or cash bond placed to secure the same.

Dated the _____ day of _____, 2024.

COUNTY TREASURER

NOTES:

Highway Right-of-Way Information from ODOT.

Easements affecting this property which may exist prior to the filing of this plat have not been shown.

Any and all building set backs shall be enforced by the City of Sallisaw code enforcement and shall be dictated by the applicable zoning ordinance for which this subdivision is currently zoned.

Basis of Bearing is N89°33'00"E along the North line of the Replat of the Replat of Lot 6 & Part of Lot 7 of Stirrup Creek Addition to the City of Sallisaw.

All Lot measurements are to Lot Corners.

All Lot measurements on Curves are as shown in chart

PRELIMINARY RIGGS DUPLEX ADDITION

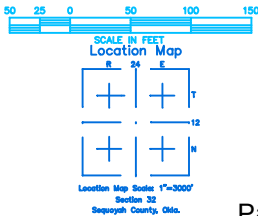
(REPLAT OF Tracts 1-17 OF THE REPLAT OF THE REPLAT
OF LOT 6 & PART OF LOT 7 OF STIRRUP CREEK AS)

An addition to the City of Sallisaw, being a part of the NE/4 of Section 32, Township 12 North, Range 24 East, Sequoyah County, Oklahoma.

Date: 10-2024 Scale: 1"=50'

Owner/Developer: Stirrup Creek Propertie, LLC
Osburn Land Surveyors, LLC

3615 West Cherokee P.O. Box 1406
Sallisaw, OK 74955
Office - (918) 775-9322



AGENDA ITEM COMMENTARY

Meeting Date: January 7, 2025
Board: Sallisaw Planning Commission
Subject: Discuss, consider and take possible action on Case NO. PC 2024-010

ITEM TITLE: Discuss, consider and take possible action on Case No. PC2024-010; Replat presentation of Fairview Addition by 55 Properties, LLC

INITIATOR: Austin Carrigan, agent for 55 Properties, LLC

STAFF INFORMATION SOURCE: Building Development Staff

BACKGROUND: Austin Carrigan, agent for 55 Properties, LLC will present a request for replat of Fairview Addition for smaller lots in order to meet RT-1 zoning requirements for tiny homes.

EXHIBITS: 1. PC2024-010 App
2. 24-1046 FAIRVIEW ADDITION REPLAT

KEY ISSUES:

FUNDING SOURCE:

RECOMMENDATION:

PLANNING COMMISSION

APPLICATION FOR REPLAT APPROVAL

Application is hereby made to the Planning Commission for consideration of a recommendation to the City Council for Replat from R-2 to RT-1

General Location 900 Blk SE 1m / 900 Blk S Locust

Present Use of Property R-2 Res

Proposed Use of Property RT-1

Record Owner of Property 55 proprietors

If Applicant is other than owner, indicate interest: Purchaser, Lessee, Agent for, _____
other, _____

Are there any Private or Deed Restrictions controlling the use of this property?

no

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

Signed [Signature]

Address 475241 E 1253 Rd

Phone (918) 774-2020

muldrow, ok 74948

APPLICANT - DO NOT WRITE BELOW THIS LINE

Application Received by: Chris Cook

Date: 11-18-24

Fee Receipt: \$200

Present Zoning: _____

Application No.: _____

Requested: _____

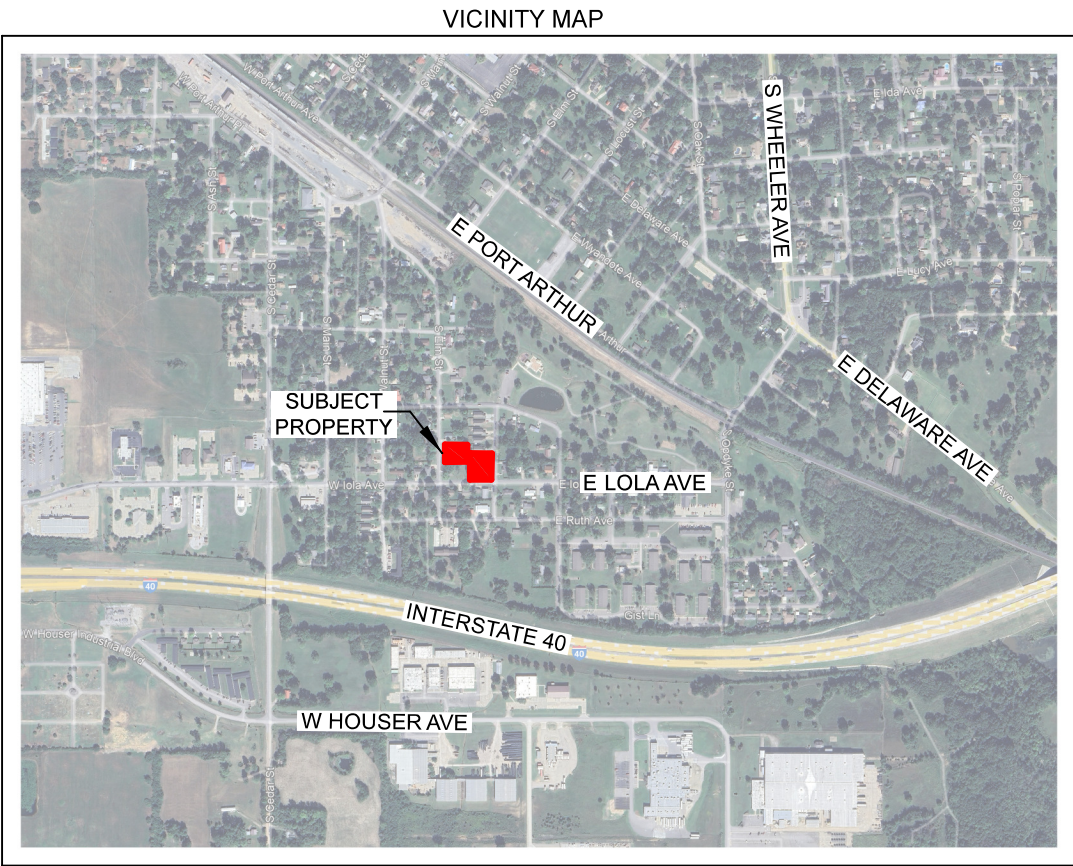
PC Action: _____

Date: _____

City Action: _____

Date: _____

Ordinance No.: _____



DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, LEGAL OWNERSHIP NAME, being the (SOLE OWNER, PRESIDENT, CORPORATE CEO) of the fee simple and to the following described real estate situated in the County of Sequoyah, State of Oklahoma, to-wit:

Parent Tract Description (west tract): Lots 11 & 12, block 12, Fairview Addition to the city of Sallisaw, in Sequoyah County, Oklahoma, as shown on this survey plat (surveyed by Cornerstone Surveying for 55 Properties, LLC, on 10-24-2024, job# 24-1046), containing 0.30 acres more or less, subject to any easements or rights of way of record.

Parent Tract Description (east tract): Lots 6, 7, & 8, block 12, Fairview Addition to the city of Sallisaw, in Sequoyah County, Oklahoma, as shown on this survey plat (surveyed by Cornerstone Surveying for 55 Properties, LLC, on 10-24-2024, job# 24-1046), containing 0.45 acres more or less, subject to any easements or rights of way of record.

have caused the same to be surveyed, staked and platted and have caused the same to be named and designated "Fairview Addition, Lots 6A, 6B, 7A, 7B, 8, 11A, 11B, 12A, & 12B", an addition to the City of Sallisaw, Oklahoma. I/we hereby dedicate to the City of Sallisaw, its successors and assigns, all easements and streets as shown on this plat and do hereby guarantee clear title to all land that is dedicated for the purpose of providing an orderly development of the entire tract.

OWNER TITLE

STATE OF OKLAHOMA
COUNTY OF SEQUOYAH

Before me, the undersigned, a Notary Public in and for said County and State on this ____ day of _____, 2022, personally appeared _____, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year first above written.

Notary

My Commission Expires:

(SEAL)

SURVEYOR'S CERTIFICATE

I, James E. Higby, P.S., a competent surveyor and a Professional Surveyor under Registration No. 1979, do hereby certify that I have carefully and accurately surveyed and staked the property located on a part of Fairview Addition, as described on the plat and that iron pins have been placed at all property corners and that the described plat is a true representation of said survey.

Certificate of Authorization: #8140

Witness my hand this the 24th day of October, 2024.

JAMES E. HIGBY, PS 1979

STATE OF OKLAHOMA
COUNTY OF SEQUOYAH

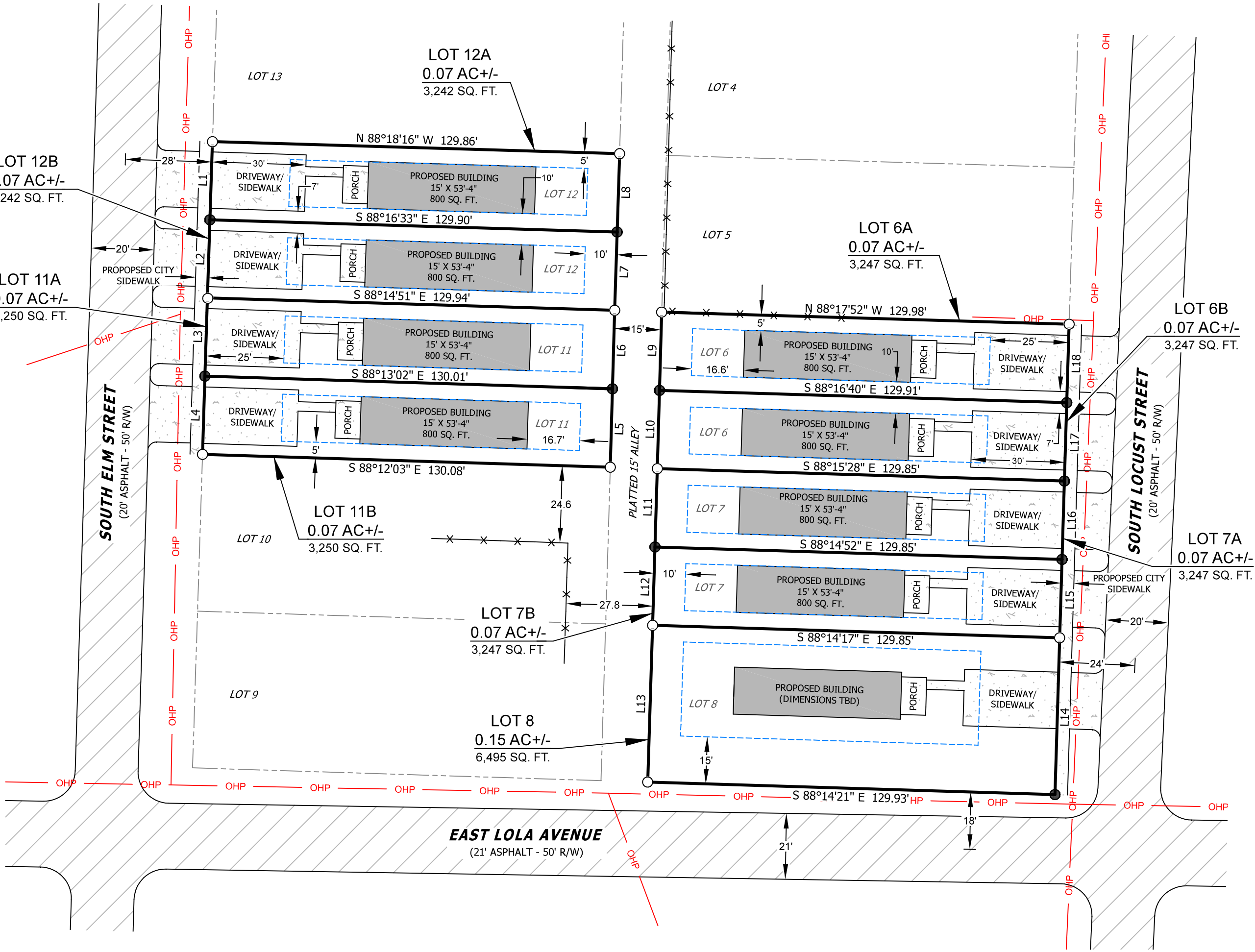
Before me, the undersigned, a Notary Public in and for said County and State on this ____ day of _____, 2024, personally appeared _____, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year first above written.

Notary

My Commission Expires:

(SEAL)



FAIRVIEW ADDITION

LOTS 6, 7, 8, 11, & 12, BLOCK 12

An addition to the City of Sallisaw, being a part of the SE 1/4 SW 1/4 of Section 5, Township 11 North, Range 24 East, in Sequoyah County, Oklahoma.

Date: 10-24-2024 Scale: 1"=100'

Owner/ Developer: 55 PROPERTIES, LLC

CORNERSTONE SURVEYING

3501 S. GARY STREET

FORT SMITH, AR

Office - (479) 763-1414

www.cornerstone-surveying.com

APPROVAL OF PLAT

The Board of City Commissioners of the City of Sallisaw, Oklahoma hereby approve this plat of "Fairview Addition, Lots 6A, 6B, 7A, 7B, 8, 11A, 11B, 12A, & 12B", an addition to the City of Sallisaw, Oklahoma, and accepts the easements shown therein.

Dated this ____ day of _____, 2024.

CITY OF SALLISAW, OK

MAYOR

ATTEST:

CITY CLERK

(SEAL)

The Planning Commission of the City of Sallisaw, Oklahoma recommends approval of plat "Fairview Addition, Lots 6A, 6B, 7A, 7B, 8, 11A, 11B, 12A, & 12B", an addition to the City of Sallisaw, Oklahoma and the easements as shown therein.

Dated this ____ day of _____, 2024.

CHAIRMAN

SECRETARY

TREASURER'S CERTIFICATE

I, Angela Gist, Treasurer of Sequoyah County, Oklahoma, do hereby certify that all taxes on the property hereon platted and described have been paid or cash bond placed to secure the same.

Dated the ____ day of _____, 2024.

COUNTY TREASURER

BASIS OF SURVEY: THIS IS A PARTIAL SURVEY OF THAT PROPERTY DESCRIBED IN DEED BOOK 1567, PAGE 710-711, OF THE SEQUOYAH COUNTY RECORDS. SEE ALSO A PRIOR PLAT OF FAIRVIEW ADDITION NO. 2 TO THE CITY OF SALLISAW.

FLOOD STATEMENT: THE DESCRIBED PROPERTY LIES IN FLOOD ZONE "X" OF THE FIRM MAP #40135C0408F, EFFECTIVE ON 09-29-2010, AS PER FEMA.

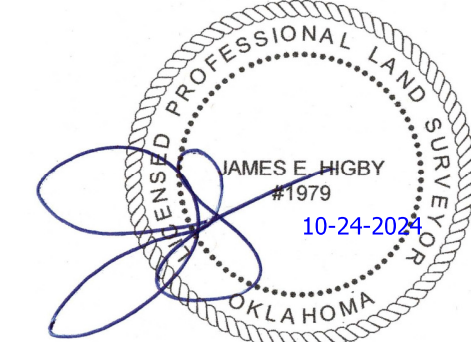
TITLE RESEARCH NOTE: IN ADDITION TO THE INITIAL DOCUMENTS RECEIVED BY THE CLIENT, OR THEIR REPRESENTATIVE, ONLY LIMITED DEED RESEARCH WAS PERFORMED BY THIS COMPANY DURING THIS SURVEY. THEREFORE, PLEASE HAVE A REPUTABLE TITLE COMPANY CONFIRM THE SURVEYED PROPERTY AND THE ACREAGE SHOWN.

EASEMENTS: EASEMENTS OR RIGHTS OF WAY COULD EXIST THAT AFFECT THE INTENDED USE OF THIS PROPERTY. TO PROTECT YOUR INTEREST, YOU CAN CALL OKLAHOMA ONE CALL TO HAVE ALL UTILITIES MARKED ON THE GROUND. YOU CAN CONSULT THE TITLE COMPANY FOR ANY EASEMENTS OF RECORD, OR YOU CAN UPGRADE THIS SURVEY TO AN A.L.T.A., LAND TITLE SURVEY. THIS ALLOWS US TO COORDINATE WITH THE TITLE COMPANY AND OKLAHOMA ONE CALL, AND THEN SUBSEQUENTLY PLOT ANY RELEVANT EASEMENTS ON THE SURVEY PLAT FOR YOUR REVIEW.

NOTE: ALL BUILDINGS, PORCHES, SIDEWALKS, AND DRIVEWAYS ARE PROPOSED.

BUILDING SETBACK LINES:

SIDE - 5'
STREET SIDE - 15'
REAR - 10'
FRONT - 25'



LINE	BEARING	DISTANCE
L1	S 01°53'06" W	24.92'
L2	S 01°53'06" W	24.92'
L3	S 01°45'39" W	24.97'
L4	S 01°45'39" W	24.97'
L5	N 01°35'57" E	25.01'
L6	N 01°35'57" E	25.04'
L7	N 01°47'59" E	24.98'
L8	N 01°47'59" E	24.98'
L9	S 01°34'28" W	24.97'
L10	S 01°34'28" W	24.97'
L11	S 01°43'21" W	24.99'
L12	S 01°43'21" W	24.99'
L13	S 01°49'10" W	50.00'
L14	N 01°43'21" E	50.00'
L15	N 01°43'21" E	25.01'
L16	N 01°43'21" E	25.01'
L17	N 01°43'21" E	25.01'
L18	N 01°43'21" E	25.01'

○ FOUND IRON PIN	⊗ FOR SERV. MONUMENT	⊗ COMPUTED POINT	HVA/E HIGH VOLTAGE A/E	⊗ WATER METER
⊗ FOUND IRON PIPE	⊗ CORP. MARKER	⊗ SET POINT ON LINE	R/W RIGHT OF WAY	⊗ WATER VALVE
△ FOUND IRON SPIKE	⊗ FND. ALUM. CAP OR MON.	⊗ POINT OF BEGINNING	—G— UNDERGROUND GAS LINE	⊗ WATER LINE
□ FOUND SET STONE	⊗ FENCE CORNER POST	⊗ SET 1/2" REBAR	U/P UNDERGROUND PHONE	⊗ GAS METER
▽ R/W MARKER	⊗ SET 2" CAP-1/2" REBAR	⊗ SET 2" CAP-1/2" REBAR	UGE UNDERGROUND ELEC.	⊗ FIRE HYDRANT
◇ FOUND "T" POST	⊗ SET R.R. SPIKE	⊗ SET R.R. SPIKE	—S— SANITARY SEWER	⊗ UTILITIES ESMT.
◇ FOUND R.R. SPIKE			⊗ MANHOLE	⊗ SET BACK LINE

AGENDA ITEM COMMENTARY

Meeting Date: January 7, 2025
Board: Sallisaw Planning Commission
Subject: Rezone request from Residence District (R-2) to Medium Density (RT-1)
by 55 Properties, LLC

ITEM TITLE: Discuss, consider and take possible action on Case No. PC 2024-011; rezoning request from Residence District (R-2) to Medium Density Residential District (RT-1) by 55 Properties, LLC.

INITIATOR: Austin Carrigan, agent for 55 Properties, LLC

STAFF INFORMATION SOURCE: Building Development

BACKGROUND: Austin Carrigan, agent for 55 Properties, LLC, has requested a rezoning from Residence District (R-2) to Medium Density Residential District (RT-1). The properties are located on South Elm and South Locust closest to East Iola Ave. The intent is to build single family dwellings.

EXHIBITS:

1. PC2024-011 Notification of Meeting
2. PC2024-011 Notice of Hearing
3. PC2024-011 Publication Map

KEY ISSUES: None.

FUNDING SOURCE: N/A

RECOMMENDATION:

115 East Choctaw
PO Box 525
Sallisaw, OK 74955



Building Development
Phone: (918) 775-6241
Fax: (918) 775-9550
www.sallisawok.org

December 18, 2024

RE: Notice of Public Hearing – Rezoning Request

To Whom It May Concern:

In accordance with the City of Sallisaw Ordinance Sec. 102-105 and Oklahoma Municipal Code Sec. 43-106, this letter is to inform you that a rezoning request has been filed with the Sallisaw Planning Commission. A public hearing will be heard on said application as follows:

Date of Hearing: **Tuesday, January 7, 2025**

Time: **5:30 p.m.**

Place: **Council Chambers, 113 N. Elm; Sallisaw**

You are invited to attend the meeting, if you wish to do so. Additional information attached.

Respectfully,

Keith Miller, CFM, Director
Building Development

NOTICE OF PUBLIC HEARING **ON APPLICATION FOR REZONING**

Notice is hereby given that the undersigned, as owner(s) or agent for the owner(s) of the following described property in the Sallisaw City Limits, Sequoyah County, **Oklahoma, to wit:**

has filed with the Sallisaw Planning Commission a written application # **PC 2024-011** pursuant to the Zoning Ordinance as adopted by the City of Sallisaw, Oklahoma, to **rezone from Residence District (R-2) to Medium Density Residential District (RT-1)**.

LOT 6, OF THE REPLAT OF PART OF LOTS 6, 7, 8, 11, & 12, BLOCK 12, FAIRVIEW ADDITION TO THE CITY OF SALLISAW, IN SEQUOYAH COUNTY, OKLAHOMA (SURVEYED BY CORNERSTONE SURVEYING FOR 55 PROPERTIES, ON 10-24-2024, JOB# 24-1046), CONTAINING 0.07 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

LOT 6A, OF THE REPLAT OF PART OF LOTS 6, 7, 8, 11, & 12, BLOCK 12, FAIRVIEW ADDITION TO THE CITY OF SALLISAW, IN SEQUOYAH COUNTY, OKLAHOMA (SURVEYED BY CORNERSTONE SURVEYING FOR 55 PROPERTIES, ON 10-24-2024, JOB# 24-1046), CONTAINING 0.07 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

LOT 7, OF THE REPLAT OF PART OF LOTS 6, 7, 8, 11, & 12, BLOCK 12, FAIRVIEW ADDITION TO THE CITY OF SALLISAW, IN SEQUOYAH COUNTY, OKLAHOMA (SURVEYED BY CORNERSTONE SURVEYING FOR 55 PROPERTIES, ON 10-24-2024, JOB# 24-1046), CONTAINING 0.07 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

LOT 7A, OF THE REPLAT OF PART OF LOTS 6, 7, 8, 11, & 12, BLOCK 12, FAIRVIEW ADDITION TO THE CITY OF SALLISAW, IN SEQUOYAH COUNTY, OKLAHOMA (SURVEYED BY CORNERSTONE SURVEYING FOR 55 PROPERTIES, ON 10-24-2024, JOB# 24-1046), CONTAINING 0.07 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

LOT 8, OF THE REPLAT OF PART OF LOTS 6, 7, 8, 11, & 12, BLOCK 12, FAIRVIEW ADDITION TO THE CITY OF SALLISAW, IN SEQUOYAH COUNTY, OKLAHOMA (SURVEYED BY CORNERSTONE SURVEYING FOR 55 PROPERTIES, ON 10-24-2024, JOB# 24-1046), CONTAINING 0.15 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

LOT 11, OF THE REPLAT OF PART OF LOTS 6, 7, 8, 11, & 12, BLOCK 12, FAIRVIEW ADDITION TO THE CITY OF SALLISAW, IN SEQUOYAH COUNTY, OKLAHOMA (SURVEYED BY CORNERSTONE SURVEYING FOR 55 PROPERTIES, ON 10-24-2024, JOB# 24-1046), CONTAINING 0.07 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

LOT 11A, OF THE REPLAT OF PART OF LOTS 6, 7, 8, 11, & 12, BLOCK 12, FAIRVIEW ADDITION TO THE CITY OF SALLISAW, IN SEQUOYAH COUNTY, OKLAHOMA (SURVEYED BY CORNERSTONE SURVEYING FOR 55 PROPERTIES, ON 10-24-2024, JOB# 24-1046), CONTAINING 0.07 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

LOT 12, OF THE REPLAT OF PART OF LOTS 6, 7, 8, 11, & 12, BLOCK 12, FAIRVIEW ADDITION TO THE CITY OF SALLISAW, IN SEQUOYAH COUNTY, OKLAHOMA (SURVEYED BY CORNERSTONE SURVEYING FOR 55 PROPERTIES, ON 10-24-2024, JOB# 24-1046), CONTAINING 0.07 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

LOT 12A, OF THE REPLAT OF PART OF LOTS 6, 7, 8, 11, & 12, BLOCK 12, FAIRVIEW ADDITION TO THE CITY OF SALLISAW, IN SEQUOYAH COUNTY, OKLAHOMA (SURVEYED BY CORNERSTONE SURVEYING FOR 55 PROPERTIES, ON 10-24-2024, JOB# 24-1046), CONTAINING 0.07 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

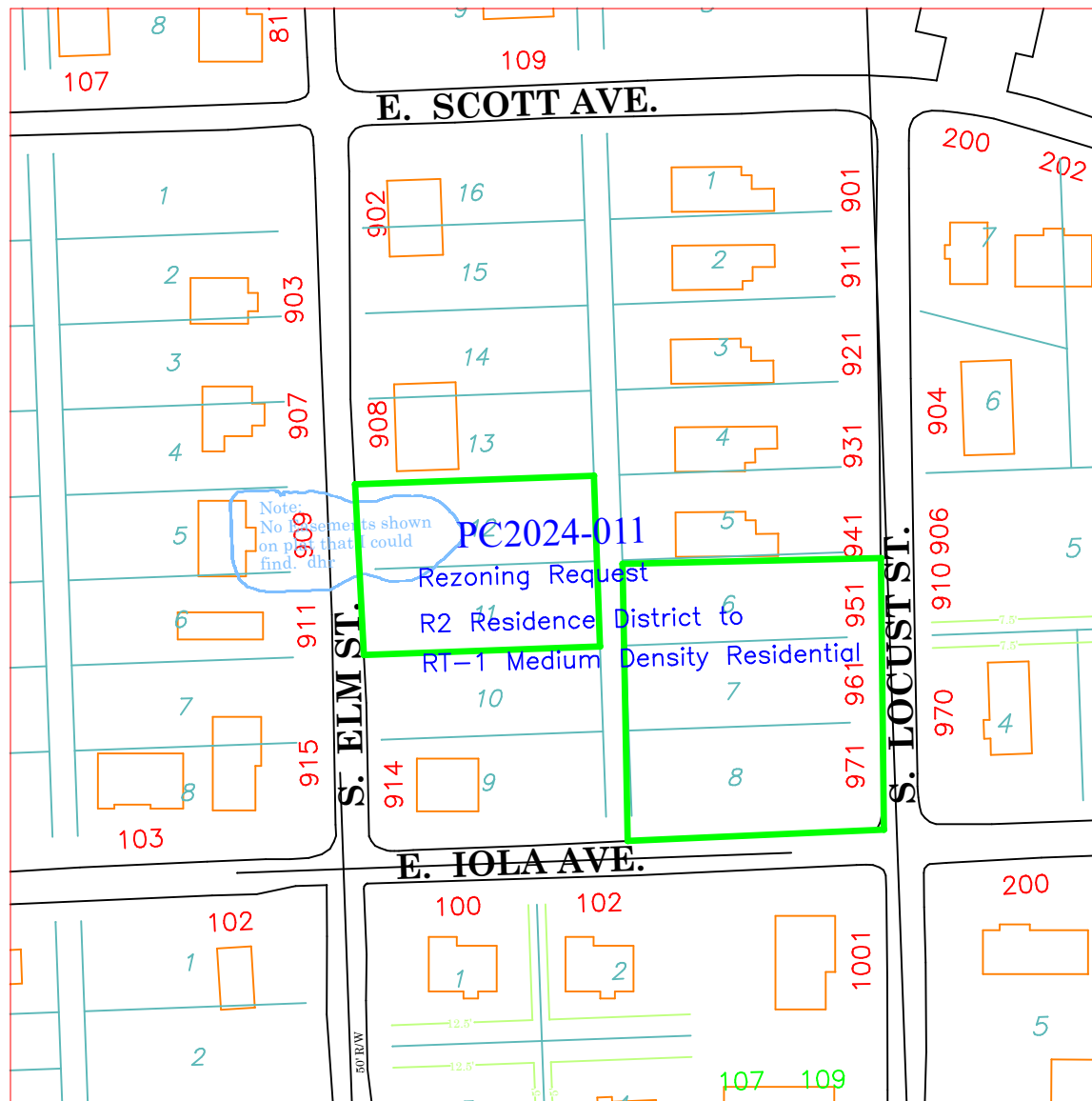
The undersigned will present said application to the Sallisaw Planning Commission on **January 7, 2025**, at **113 N. Elm, beginning at 5:30 pm**, at which time the Sallisaw Planning Commission will conduct a public hearing on said application. All interested persons are entitled to be heard and are invited to attend. Notice is published this **18th** day of December, **2024**.

By: **55 Properties, LLC**
Owner(s)

Or By: **Austin Carrigan**
Agent

By: **Crystal Sides**
Secretary, Sallisaw Planning Commission

Bill To:
55 Properties, LLC
475741 E 1053 RD
Muldrow, OK 74948



AGENDA ITEM COMMENTARY

Meeting Date: January 7, 2025
Board: Sallisaw Planning Commission
Subject: Rezone request from One-Family Residence District (R-1) to Multi-Family Residence District (R-3) by Brian Sinyard, Big Sky Investments.

ITEM TITLE: Discuss, consider and take possible action on Case No. PC 2024-012; rezoning request from One-Family Residence District (R-1) to Multi-Family Residence District (R-3) by Brian Sinyard, Big Sky Investments.

INITIATOR: Daneo One, LLC

STAFF INFORMATION SOURCE: Building Development

BACKGROUND: Daneo One, LLC, agent for Brian Sinyard, Big Sky Properties, LLC, has requested a rezoning from One-Family Residence District (R-1) to Multi-Family Residence District (R-3). The property is located approximately 3/10 mile West of Kerr Blvd. on the North side of Drake Road. The intent is to build multifamily apartments.

EXHIBITS:

1. PC 2024-012 Notification of Meeting
2. PC2024-012 Notice of hearing
3. PC2024-012 Publication map

KEY ISSUES: None.

FUNDING SOURCE: N/A

RECOMMENDATION:

115 East Choctaw
PO Box 525
Sallisaw, OK 74955



Building Development
Phone: (918) 775-6241
Fax: (918) 775-9550
www.sallisawok.org

December 18, 2024

RE: Notice of Public Hearing – Rezoning Request

To Whom It May Concern:

In accordance with the City of Sallisaw Ordinance Sec. 102-105 and Oklahoma Municipal Code Sec. 43-106, this letter is to inform you that a rezoning request has been filed with the Sallisaw Planning Commission. A public hearing will be heard on said application as follows:

Date of Hearing: **Tuesday, January 7, 2025**

Time: **5:30 p.m.**

Place: **Council Chambers, 113 N. Elm; Sallisaw**

You are invited to attend the meeting, if you wish to do so. Additional information attached.

Respectfully,

Keith Miller, CFM, Director
Building Development

NOTICE OF PUBLIC HEARING **ON APPLICATION FOR REZONING**

Notice is hereby given that the undersigned, as owner(s) or agent for the owner(s) of the following described property in the Sallisaw City Limits, Sequoyah County, **Oklahoma, to wit:**

A part of Lot 4 in Section 7, Township 11 North, Range 24 East of the Indian Base and Meridian, Sequoyah County, Oklahoma being more particularly described as follows:

Commencing at the SW Corner of said Lot 4; thence along the South line thereof N89°43'50"E ~~634.00~~ 655 Feet to the Point of Beginning; thence N00°00'48"E 165.00 Feet; thence N89°43'50"E 11.00 Feet; thence N00°00'48"E 980.00 Feet; thence N89°E 36.39 Feet; thence N00°00'48"E 175.88 Feet to the North line of Lot 4; thence along said North line N89°40'40"E 249.92 Feet; thence S19°41'03"E 688.36 Feet; thence S25°35'40"W 381.82 Feet; Thence S00°00'48"W 328.31 Feet to the South line of said Lot 4; thence along said South line S89°43'50"W ~~364.46~~ 343.46 Feet to the Point of Beginning.

The basis of bearing being the N89°43'50"E along the South line of the SW/4 of Section 7, Township 11 North, Range 24 East of the Indian Base and Meridian, Sequoyah County, Oklahoma.

has filed with the Sallisaw Planning Commission a written application # **PC 2024-012** pursuant to the Zoning Ordinance as adopted by the City of Sallisaw, Oklahoma, to **rezone from One-Family Residence District (R-1) to Multi-Family Residence District (R-3)**.

The undersigned will present said application to the Sallisaw Planning Commission on **January 7, 2025**, at **113 N. Elm, beginning at 5:30 pm**, at which time the Sallisaw Planning Commission will conduct a public hearing on said application. All interested persons are entitled to be heard and are invited to attend. Notice is published this 18th day of December, 2024.

By: **Brian Sinyard, Big Sky Investments**
Owner(s)

Or By: **Daneo One, LLC**
Agent

By: **Crystal Sides**
Secretary, Sallisaw Planning Commission

Bill To:

Tyler Choate
99855 Hwy 82
Vian, OK 74962
918-773-7127

