

A G E N D A

OKLAHOMA COUNTY PLANNING COMMISSION

ROOM 103 1:30 p.m.

April 12, 2012

1. Notice of meeting posted April 6, 2012.
2. Call to Order.
3. Roll Call.
4. Approval of Minutes of the Previous Meeting: (February 9, 2012)
5. Discussion and Possible action to approve/deny the General Plat (GP-2012-01) of Copperchase Estates.

COPPERCHASE ESTATES

Applicant: **NORTH STAR PROPERTIES**

The applicant proposes developing a single-family, residential subdivision with approximately 6 lots on 19.9296 acres. Minimum lot size would be 2.7 acres. The following is the legal description of the property:

A tract of land in the Southeast Quarter (SE/4) of Section Ten (10), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the northeast corner of the Southeast Quarter of Section 10; Thence South 00°05'06" East along the east line of said Southeast Quarter, a distance of 70.00 feet to the Point of Beginning; Thence continuing South 00°05'06" East along said east line, a distance of 735.00 feet; Thence South 89°54'54" West a distance of 299.77 feet; Thence South 00°05'06" East a distance of 145.31 feet; Thence North 89°54'54" East a distance of 299.77 feet to a point on said east line; Thence South 00°05'06" East along said east line a distance of 788.21 feet; Thence North 89°59'02" West a distance of 596.21 feet; Thence North 00°00'02" West a distance of 860.25 feet; Thence North 90°00'00" East a distance of 100.00 feet; Thence North 00°00'02" West a distance of 807.37 feet; Thence North 89°54'54" East a distance of 493.75 feet to the Point of Beginning. Said described tract of land contains a gross area of 868,135 square feet or 19.9296 acres, more or less.

Location: SE 29th & Henney Rd. (County Highway District #2)

6. **Discussion and Possible action to approve/deny the Preliminary Plat (PP-2012-01) of Copperchase Estates.**

COPPERCHASE ESTATES

Applicant: **NORTH STAR PROPERTIES**

The applicant proposes developing a single-family, residential subdivision with approximately 6 lots on 19.9296 acres. Minimum lot size would be 2.7 acres. The following is the legal description of the property:

A tract of land in the Southeast Quarter (SE/4) of Section Ten (10), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the northeast corner of the Southeast Quarter of Section 10; Thence South 00°05'06" East along the east line of said Southeast Quarter, a distance of 70.00 feet to the Point of Beginning; Thence continuing South 00°05'06" East along said east line, a distance of 735.00 feet; Thence South 89°54'54" West a distance of 299.77 feet; Thence South 00°05'06" East a distance of 145.31 feet; Thence North 89°54'54" East a distance of 299.77 feet to a point on said east line; Thence South 00°05'06" East along said east line a distance of 788.21 feet; Thence North 89°59'02" West a distance of 596.21 feet; Thence North 00°00'02" West a distance of 860.25 feet; Thence North 90°00'00" East a distance of 100.00 feet; Thence North 00°00'02" West a distance of 807.37 feet; Thence North 89°54'54" East a distance of 493.75 feet to the Point of Beginning. Said described tract of land contains a gross area of 868,135 square feet or 19.9296 acres, more or less.

Location: SE 29th & Henney Rd. (County Highway District #2)

7. **Discussion and Possible action to approve/deny a zoning change from AA – Agricultural and Rural Residential District to Planned Unit Development (PUD-2012-01).**

Applicant: **MARK RITCHIE, CIVIL DESIGN & SURVEY
For 2G INVESTMENTS, LLC**

The applicant proposes developing a residential subdivision according to the PUD Design Statement and PUD Master Development Plan. Lots will be approximately three-fourths of an acre in size. The proposed development encompasses approximately 19.31 acres. The following is the legal description of the property:

A part of the Southwest Quarter (SW/4) of Section Eighteen (18), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma. Said part is more particularly described as follows: Commencing at the Southwest corner of Government Lot Four (4) of said section, said point monumented by a touching pair of 3/8" iron pins found without identifying information; THENCE South 89°25'18" East (Record ~ S88°51'52"E), along the South line of said lot and said quarter, a distance of 1,930.06 feet to the Point of Beginning (POB), said point monumented by a magnetic PK nail set with a washer stamped "CDS OK CA 4827"; THENCE from said POB, North 00°35'45" West (Record ~ Due North and parallel with the West line of Government Lot

Four), a distance of 1,321.45 (Deed Record ~ 1,324.07) feet to a point on the South boundary of Lot 11 of Block 1 of Mission Springs 2nd Addition (a recorded plat), said point monumented by a 1/2" iron pin set with an aluminum cap stamped "CDS OK CA 4827";THENCE South 89°25'18" East (Plat Record ~ S88°44'21"E & Deed Record ~ S88°49'50"E), along the South boundary of said plat a distance of 642.09 feet to the Southeast corner of said plat also being a point on the East boundary of said quarter and the West boundary of Lot 10 Block 1 of Highland Park (a recorded plat), said point monumented by a 1/2" iron pin set with an aluminum cap stamped "CDS OK CA 4827";THENCE South 00°07'29" East (Plat Record ~ S00°03'33"W & Deed Record ~ S00°27'06"W), along the East boundary of said quarter and the West boundary of said plat, a distance of 1,321.28 (Deed Record ~ 1,323.52) feet to the Southeast corner of said quarter and Southwest corner of said plat, said point monumented by a 1/2" iron pin found with an aluminum cap stamped "Jividen";THENCE North 89°25'18" West (Record ~ N88°51'52"W), along the South line of said quarter, a distance of 631.22 (Deed Record ~ 631.64) feet to the Point of Beginning (POB). Described parcel contains 19.31 Acres (841,135.31 Sq. Ft.) more or less. SUBJECT TO the Southern 33 feet being reserved for the Covell Road Statutory Right-of-Way

Location: NW 206th & May Ave. (County Highway District #3)

8. Discussion and Possible action to approve/deny the General Plat (GP-2012-02) of Cortona.

CORTONA

Application of: MARK RITCHIE, CIVIL DESIGN & SURVEY
for 2G INVESTMENTS, LLC

The applicant proposes developing a single-family, residential subdivision with 17 lots on 19.31 acres. Minimum lot size would be 0.75 acres. The following is the legal description of the property:

A part of the Southwest Quarter (SW/4) of Section Eighteen (18), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma. Said part is more particularly described as follows:
Commencing at the Southwest corner of Government Lot Four (4) of said section, said point monumented by a touching pair of 3/8" iron pins found without identifying information; THENCE South 89°25'18" East (Record ~ S88°51'52"E), along the South line of said lot and said quarter, a distance of 1,930.06 feet to the Point of Beginning (POB), said point monumented by a magnetic PK nail set with a washer stamped "CDS OK CA 4827"; THENCE from said POB, North 00°35'45" West (Record ~ Due North and parallel with the West line of Government Lot Four), a distance of 1,321.45 (Deed Record ~ 1,324.07) feet to a point on the South boundary of Lot 11 of Block 1 of Mission Springs 2nd Addition (a recorded plat), said point monumented by a 1/2" iron pin set with an aluminum cap stamped "CDS OK CA 4827";THENCE South 89°25'18" East (Plat Record ~ S88°44'21"E & Deed Record ~ S88°49'50"E), along the South boundary of said plat a distance of 642.09 feet to the Southeast corner of said plat also being a point on the East boundary of said quarter and the West boundary of Lot 10 Block 1 of Highland Park (a recorded plat), said point monumented by a 1/2" iron pin set with an aluminum cap stamped "CDS OK CA 4827";THENCE South 00°07'29" East (Plat Record ~ S00°03'33"W & Deed Record ~ S00°27'06"W), along the East boundary of said quarter and the West boundary of said plat, a distance of 1,321.28 (Deed Record ~ 1,323.52) feet to

the Southeast corner of said quarter and Southwest corner of said plat, said point monumented by a 1/2" iron pin found with an aluminum cap stamped "Jividen";THENCE North 89°25'18" West (Record ~ N88°51'52"W), along the South line of said quarter, a distance of 631.22 (Deed Record ~ 631.64) feet to the Point of Beginning (POB). Described parcel contains 19.31 Acres (841,135.31 Sq. Ft.) more or less. SUBJECT TO the Southern 33 feet being reserved for the Covell Road Statutory Right-of-Way.

Location: NW 206th & May Ave. (County Highway District #3)

9. Discussion and possible action to receive, January, February, and March 2012 Fee Fund Reports.
10. Other Business.
11. Adjournment.



OKLAHOMA COUNTY PLANNING COMMISSION

Planning Commission Meeting

April 12, 2012

OKLAHOMA COUNTY PLANNING COMMISSION



GENERAL PLAT OF COPPERCHASE ESTATES
(GP-2012-01)
Applicant: NORTH STAR PROPERTIES
& INVESTMENTS, LLC



OKLAHOMA COUNTY PLANNING DEPARTMENT

OKLAHOMA COUNTY PLANNING COMMISSION



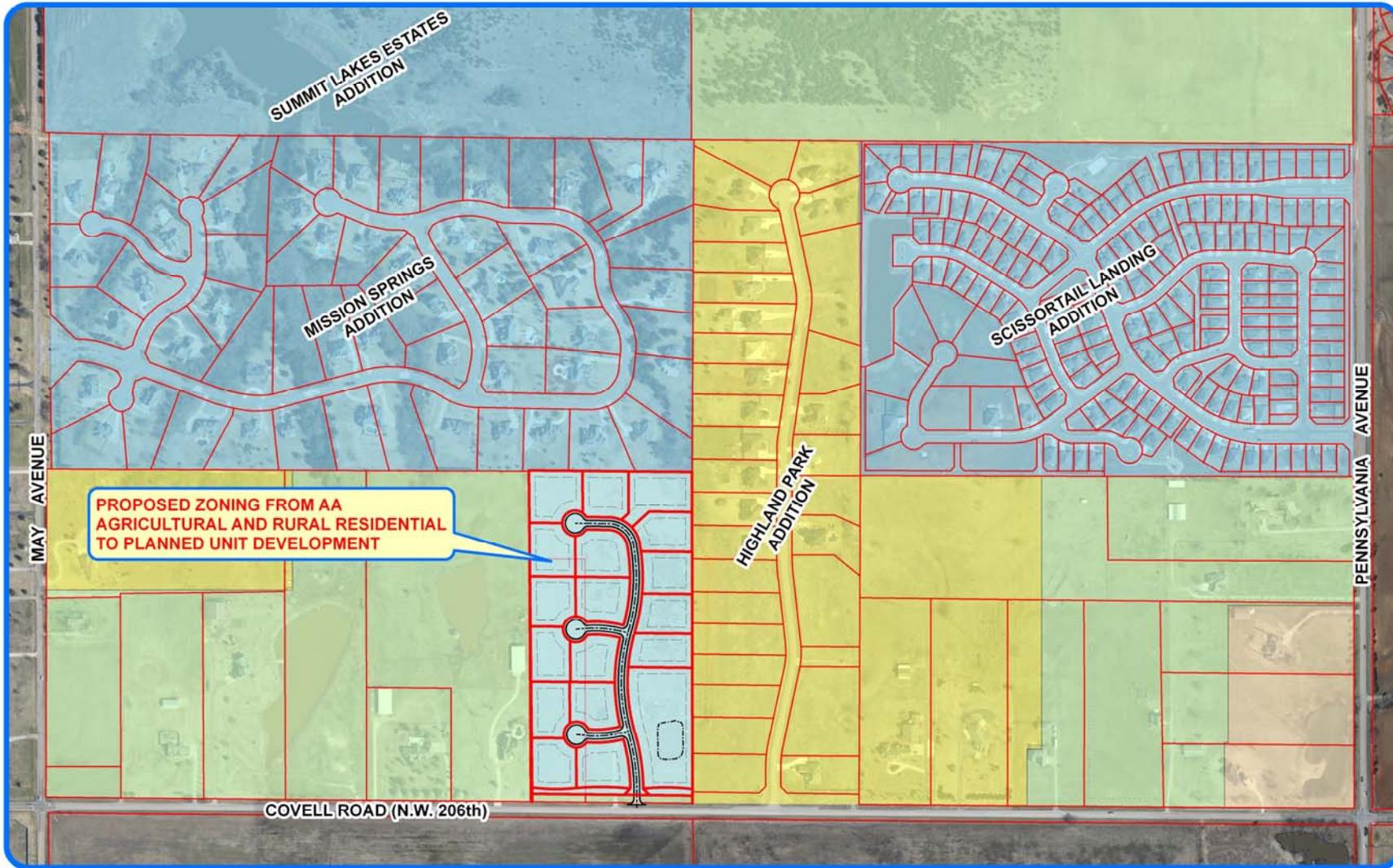
PRELIMINARY PLAT OF COPPERCHASE ESTATES
(PP-2012-01)
Applicant: NORTH STAR PROPERTIES
& INVESTMENTS, LLC



OKLAHOMA COUNTY PLANNING COMMISSION

ZONING FROM AA- AGRICULTURAL AND RURAL
RESIDENTIAL DISTRICT TO PLANNED UNIT DEVELOPMENT
(PUD-2012-01)

Applicant: 2G INVESTMENTS, LLC



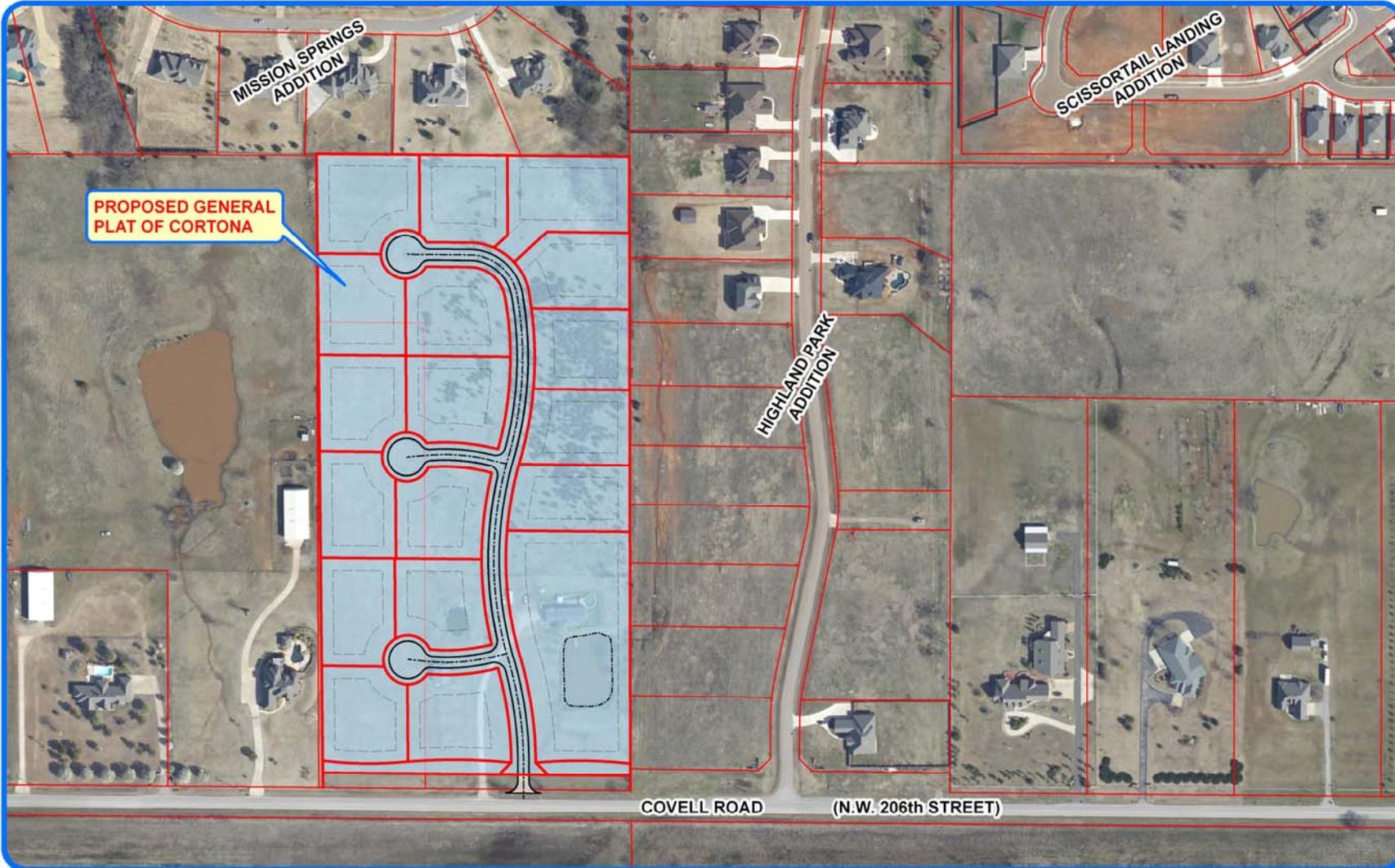
Legend

- Acreage Residential
- Agricultural and Rural Residential
- Planned Unit Development
- Urban Limited Commercial and Office



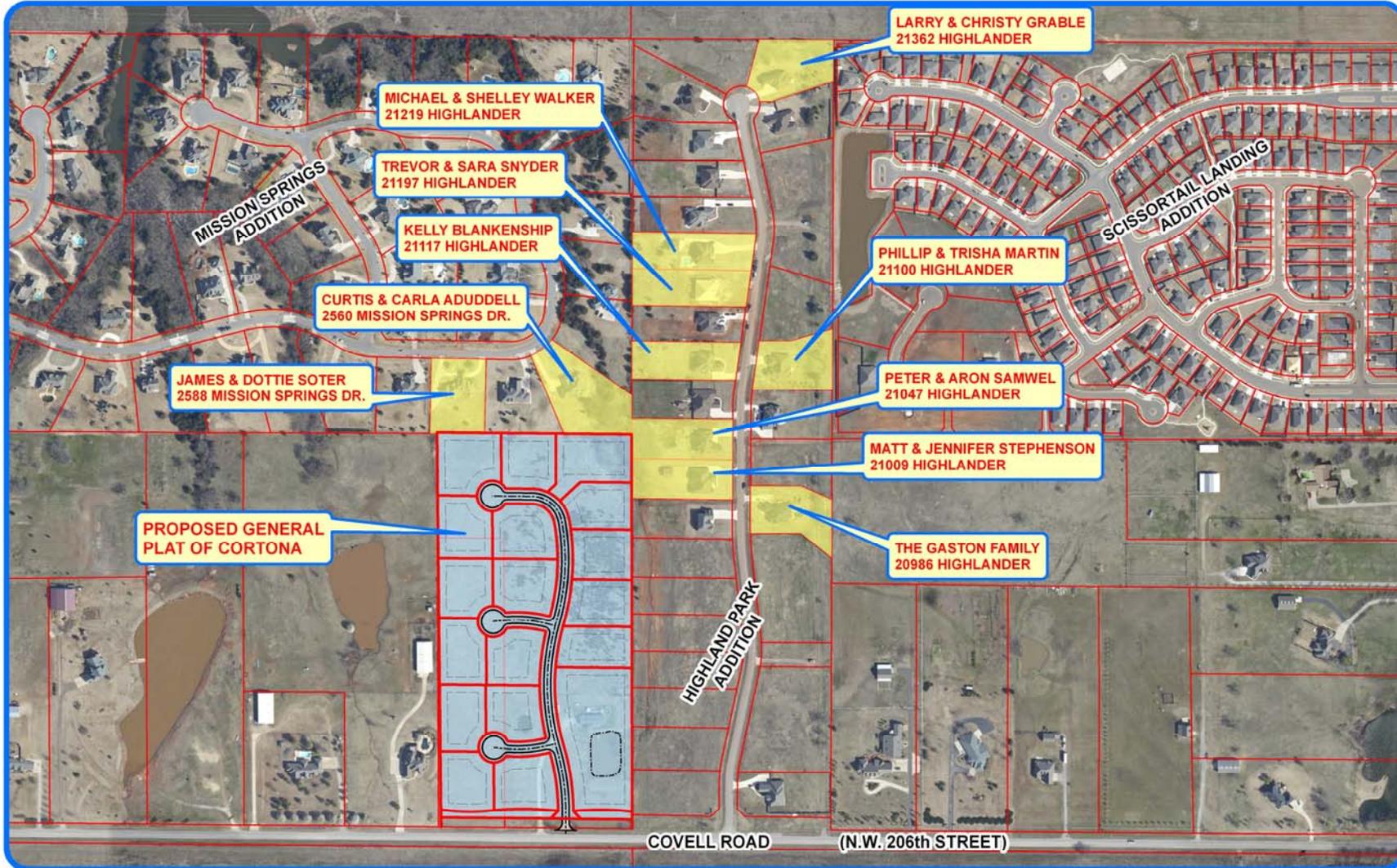
OKLAHOMA COUNTY PLANNING COMMISSION

GENERAL PLAT OF CORTONA
(GP-2012-02)
Applicant: 2G INVESTMENTS, LLC



OKLAHOMA COUNTY PLANNING COMMISSION

GENERAL PLAT OF CORTONA
PROTEST LETTERS



OCCUPIED NORTH FRONTAGE
400.92 FEET

SUBDIVISION NORTH BOUNDARY
642.09 FEET

62.44% FRONTAGE

OCCUPIED EAST FRONTAGE
209.08 FEET

SUBDIVISION EAST BOUNDARY
1321.28 FEET

15.82% FRONTAGE



OKLAHOMA COUNTY PLANNING DEPARTMENT