

A G E N D A

OKLAHOMA COUNTY PLANNING COMMISSION

ROOM 103 1:30 p.m.

December 12, 2013

1. Notice of meeting posted December 5, 2013.
2. Call to Order.
3. Roll Call.
4. Approval of Minutes of the Previous Meeting: (November 14, 2013)
5. Discussion and possible action to approve/deny the Preliminary Plat (PP-2013-02) of Cortona.

CORTONA

Application of:

SHERYL WILLINGHAM

The applicant proposes developing a single-family, residential subdivision with 8 lots on 19.31 acres. Minimum lot size would be two (2) 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)

6. **Discussion and possible action to approve/deny the Preliminary Plat (PP-2013-03) of Bridlegate Estates**

BRIDLEGATE ESTATES

Application of:

BRANDON COTTER

The applicant proposes to develop a single-family residential subdivision which has approximately 16 lots on 39.7429 acres. The following is the legal description of the property:

The North Half (N/2) of the East Half (E/2) of the Southeast Quarter a(SE/4) of section six (6), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, Containing 39.7429 acres, more or less.

Location: NW 234th and N. Pennsylvania Ave. (County Highway District #3)

7. **Discussion and possible action to receive Erosion Control Bond for subdivision road construction for Summit Lake Estates, Section II.**
8. **Discussion and possible action to receive Erosion Control Bond for subdivision road construction for Cortona.**
9. **Discussion and possible action to receive Erosion Control Bond for subdivision road construction for Bridlegate Estates.**
10. Discussion and possible action regarding survey questionnaire sent to residents of Unincorporated Oklahoma County for purposes of updating the **Oklahoma County Master Plan.**
11. **Discussion and possible action to receive November 2013 Fee Fund Report.**
12. **New Business.**
13. **Adjournment.**



Oklahoma County Staff Report

Meeting Date — December 12, 2013

Case: Preliminary Plat (PP-2013-02) - Cortona

Board of County Commissioner District: Ray Vaughn — District 3

<u>Applicant</u>	<u>Owner/Proposed Location Address</u>
Sheryl Willingham 23000 N. May Ave. Edmond, OK 73025	Robert & Sheryl Willingham 23000 N. May Ave. Edmond, OK 73025

Request: Public hearing with discussion and consideration of approval/denial of the Preliminary Plat of Cortona for the purpose of developing 8 lots on 19.31 acres.

Proposed Use: Applicant proposes to develop a single-family residential subdivision.

Site Location: 1/2 mile west of Pennsylvania Ave. on NW 206th St. (North side of road)

Size: The area of request is comprised of approximately 19.31 acres.

Project Background

The developer is bringing the Preliminary Plat of Cortona before the Planning Commission for their review and approval. All requirements for the Preliminary Plat submittal have been met. If the Planning Commission approves the Preliminary Plat, the applicant may then begin the construction of this development. The Final Plat must be applied for within one (1) year from the date of Preliminary Plat approval by the Planning Commission.

If approved, staff will notify project engineer about test hole locations for the roads within Cortona. Staff will also notify District 3 Superintendent, Gerald Wright, about the approval of the development and he will over see construction of the roads in Cortona.

Traffic Information

NW 206th St./Covell Rd. — 2,745 ADT taken in 2012
May Ave. — 1,340 ADT taken in 2011
Pennsylvania Ave. — 3,528 ADT taken in 2011
NW 220th St./Coffee Creek Rd. — 2,113 ADT taken in 2013

Dates of Hearings

Planning Commission	(Rezoning & GP — April 12, 2012) - Deferred
Planning Commission	(Rezoning & GP — May 10, 2012) - Withdrawn
Planning Commission	(Rezoning & GP — June 14, 2012) - Denied
Planning Commission	(General Plat — September 12, 2013) - Approved
Planning Commission	(Preliminary Plat — December 12, 2013)

Existing On-Site & Adjacent Zoning Districts

On-Site:	AA — Agricultural & Rural Residential
North:	PUD — Mission Springs Subdivision
South:	AA — Agricultural & Rural Residential
West:	AA — Agricultural & Rural Residential
East:	RA — Acreage Residential (Highland Park Subdivision)

Existing On-Site & Adjacent Land Uses

On-Site:	Rural Residential
North:	Mission Springs Subdivision
South:	Rural Residential
West:	Rural Residential
East:	Highland Park Subdivision

Utilities & Services

Police:	Oklahoma County Sheriff
Fire:	Deer Creek Fire Department
Ambulance:	EMSA
Public Schools:	Deer Creek School District
Refuse:	Private
Sanitary Sewer:	Septic or aerobic system
Water:	Private Water Well

Additional Information for Cortona

All requirements have been met for the approval of the Preliminary Plat.

The only requirements that have not been met:

- A copy of the restrictive covenants.
- Erosion Control Bond.

The items that are listed above have not been met at the time of the staff report being sent to the Planning Commissioners, applicant, and engineer. Planning Commission will be informed of the status of these items at the time of the meeting.

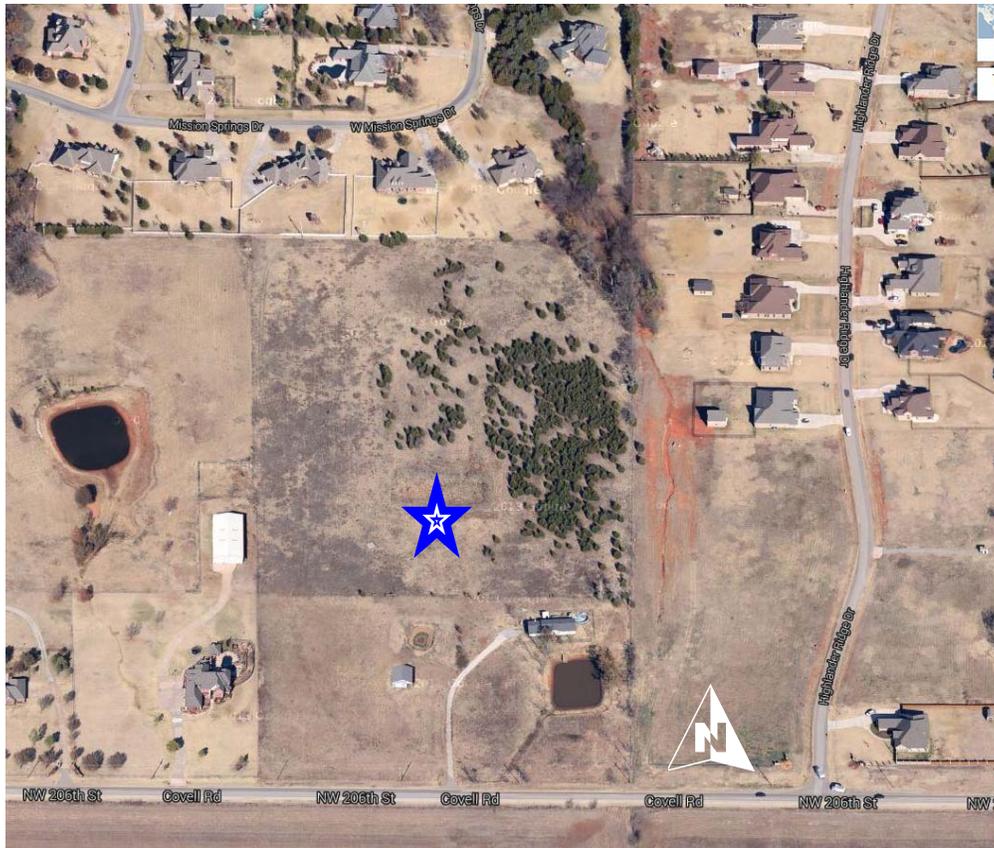
Flood Hazards

- ◆ The property is not in a FEMA designated floodplain.

Vehicle Access

- ◆ The subject property has one point of access to the property from NW 206th St. and will be utilized to serve 8 lots on 19.31 acres.

Picture of Subject Property



Action Required

Approve or Deny application — PP-2013-02



Oklahoma County Staff Report

Meeting Date — December 12, 2013

Case: Preliminary Plat (PP-2013-03) - Bridlegate Estates

Board of County Commissioner District: Ray Vaughn — District 3

<u>Applicant</u>	<u>Owner/Proposed Location Address</u>
Brandon Cotter PO Box 31073 Edmond, OK 73003	Brandon Cotter PO Box 31073 Edmond, OK 73003

Request: Public hearing with discussion and consideration of approval/denial of the Preliminary Plat of Bridlegate Estates for the purpose of developing 16 lots on 40 acres.

Proposed Use: Applicant proposes to develop a single-family residential subdivision.

Site Location: Northwest corner of NW 234th St. & Pennsylvania Ave.

Size: The area of request is comprised of approximately 40 acres.

Project Background

The developer is bringing the Preliminary Plat of Bridlegate Estates before the Planning Commission for their review and approval. All requirements for the Preliminary Plat submittal have been met. If the Planning Commission approves the Preliminary Plat, the applicant may then begin the construction of this development. The Final Plat must be applied for within one (1) year from the date of Preliminary Plat approval by the Planning Commission.

If approved, staff will notify project engineer about test hole locations for the roads within Bridlegate Estates. Staff will also notify District 3 Superintendent, Gerald Wright, about the approval of the development and he will over see construction of the roads in Bridlegate Estates.

Traffic Information

NW 234th St./Sorghum Mill Rd. — 1,214 ADT taken in 2013

Pennsylvania Ave. — 2,028 ADT taken in 2012

Waterloo Rd. — 3,000 ADT taken in 2013

The developer is requesting that the roads be privately maintained.

Dates of Hearings

Planning Commission (General Plat — August 8, 2013) - Approved

Planning Commission (Preliminary Plat — December 12, 2013)

Existing On-Site & Adjacent Zoning Districts

On-Site: AA — Agricultural & Rural Residential
North: AA — Agricultural & Rural Residential
South: RA — Acreage Residential (Tuscany Subdivision)
West: AA — Agricultural & Rural Residential
East: AA — Agricultural & Rural Residential

Existing On-Site & Adjacent Land Uses

On-Site: Rural Residential Home
North: Rural Residential Home
South: Tuscany Subdivision
West: Open Land & Deer Creek Middle School
East: Rural Residential Home

Utilities & Services

Police: Oklahoma County Sheriff
Fire: Deer Creek Fire Department
Ambulance: EMSA
Public Schools: Deer Creek School District
Refuse: Private
Sanitary Sewer: Septic or aerobic system
Water: Private Water Well

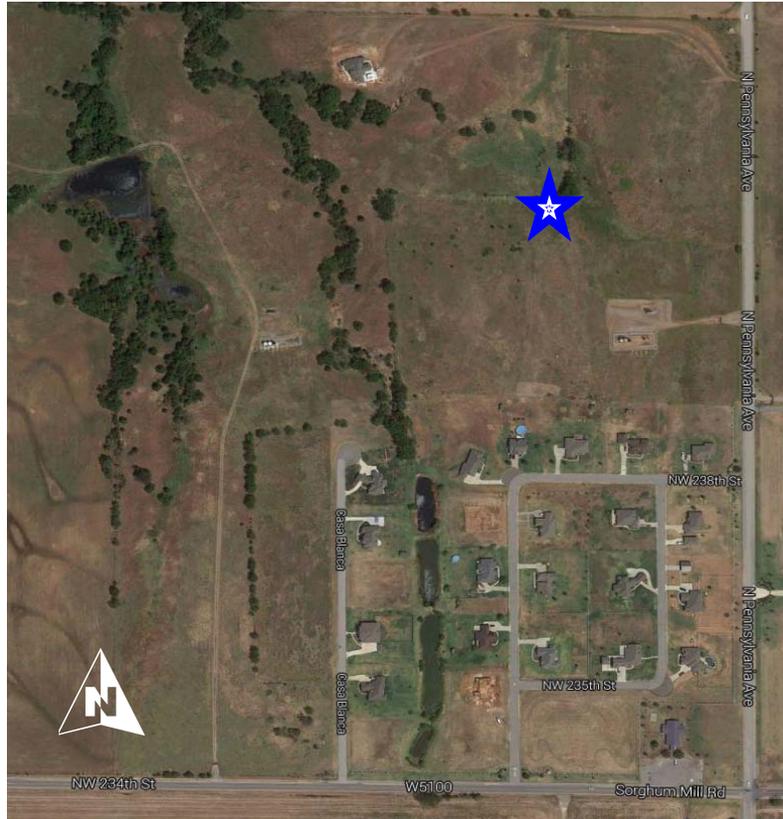
Flood Hazards

◆ The property is not in a FEMA designated floodplain.

Vehicle Access

- ◆ The subject property has one point of access to serve the 16 lots.

Picture of Subject Property



Additional Information

All requirements have been met for the approval of the Preliminary Plat.

The only requirements that have not been met:

- A copy of the restrictive covenants.
- Erosion Control Bond.

The items that are listed above have not been met at the time of the staff report being sent to the Planning Commissioners, applicant, and engineer. Planning Commission will be informed of the status of these items at the time of the meeting.

Action Required

Approve or Deny application — PP-2013-03



OKLAHOMA COUNTY PLANNING COMMISSION

Planning Commission Meeting

December 12, 2013

OKLAHOMA COUNTY PLANNING COMMISSION

MISSION SPRINGS
ADDITION

SCISSORTAIL LANDING
ADDITION

PROPOSED PRELIMINARY
PLAT OF CORTONA

PRELIMINARY PLAT OF CORTONA
(PP-2013-02)
Applicant: SHERYL WILLINGHAM



HIGHLAND PARK
ADDITION



COVELL ROAD (N.W. 206th STREET)

OKLAHOMA COUNTY PLANNING COMMISSION

PRELIMINARY PLAT OF BRIDLEGATE ESTATES
(PP-2013-03)
Applicant: BRANDON COTTER

PROPOSED PRELIMINARY
PLAT OF BRIDLEGATE ESTATES

