

A G E N D A

OKLAHOMA COUNTY PLANNING COMMISSION

ROOM 103 1:30 p.m.

June 14, 2012

1. Notice of meeting posted June 8, 2012.
2. Call to Order.
3. Roll Call.
4. Approval of Minutes of the Previous Meeting: (May 10, 2012)
5. **DEFERRED ITEM:** Discussion and possible action to amend the Oklahoma County Zoning Regulations, pursuant to O.S. Title 19 §868.11, §868.15 and §868.16 to require property rezoned to a Residential District along a section line road be required to construct a lane running the entire width of the property to be developed, or fee in lieu of the construction.
6. Discussion and possible action to approve/deny a fee rate increase for basic building permits.
7. Discussion and possible action to approve/deny the renewal of Special Use Permit (SUP-2012-01) for continuation of a “Year-Round Fireworks Sales Permit”.

Applicant:

FIREWORKS CENTER 25, LLC

The applicant proposes to renew a Special Use Permit for Year-Round Fireworks Sales in a CH – Highway Commercial District. The following is the legal description of the property:

A part of Lot One (1) of the Northwest Quarter (NW/4) of Section Eighteen (18), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows, to-wit: Beginning at the Northwest Corner of Lot One (1) of the Northwest Quarter (NW/4); Thence East 757.2876 feet; Thence South 330.00 feet; Thence West to the West line of Lot One (1); Thence North to Beginning. LESS AND EXCEPT a tract on the West dedeed to Oklahoma County for road purposes, said deed being recorded in Book 55, page 177 of the records of Oklahoma County, Oklahoma, AND

FURTHER LESS AND EXCEPT a strip, piece or parcel of land lying in part of Lot One (1) of the Northwest Quarter (NW/4) of Section Eighteen (18), Township Twelve (12) North, Range Two (2) West, Oklahoma County, Oklahoma, said parcel of land being described by metes and bounds as follows: Beginning at a point 33.00 feet east of the West line: Thence East on a line parallel to and 33.00 feet South of said North line a distance of 32.00 feet; Thence South 00°08'33"East a distance of 311.75 feet; Thence North 14°10'49"West a distance of 131.86 feet to a point 33.00 feet East of the West line of said Lot One (1); Thence North 00°08'33"West a distance of 183.75 feet to the Point of Beginning.

Location: 2820 NE 50th St. (County Highway District #1)

8. Discussion and possible action to approve/deny the Final Plat of Hiwassee Hills (FP-2012-02).

HIWASSEE HILLS

Applicant: **PATTERSON & PATTERSON, LLC**

The applicant has completed a single-family, residential subdivision with 4 lots on 39.762 acres with an average lot size of 9.45 acres. The following is the legal description of the property:

Being the NW¹/₄ of the SW¹/₄ of Section 10, T14N, R1W, of the Indian Meridian, Oklahoma County, Oklahoma and being more particularly described as follows: Commencing at the SW Corner of the SW¹/₄ of said Section 10, T14N, R1W, I.M.; Thence N00°05'58"E along the west line of said SW¹/₄ for a distance of 1323.45 ft. to the SW corner of said NW¹/₄ SW¹/₄ Said point being The Point Or Place Of Beginning; Thence Continuing N00°05'58"E along the west line of said SW¹/₄ for a distance of 1323.44 ft. to the NW Corner of said NW¹/₄ SW¹/₄; Thence S89°41'55"E along the north line of said NW¹/₄ SW¹/₄ for a distance of 1306.46 ft. to the NE corner of said NW¹/₄ SW¹/₄; Thence S00°05'19"E along the east line of said NW¹/₄ SW¹/₄ for a distance of 1323.70 ft. to the SE corner of said NW¹/₄ SW¹/₄; Thence N89°41'17"W along the south line of said NW¹/₄ SW¹/₄ to The Point Or Place Of Beginning. Said described tract contains 39.762 acres more or less and is subject to easements and Rights-Of-Way of record.

Location: NE 220th & Hiwassee Rd. (County Highway District #3)

9. Discussion and possible action to approve/deny a re-zoning (Z-2012-01) of a parcel of land from AA - Agricultural and Rural Residential District to RA - Acreage Residential District.

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

The applicant proposes developing a single-family, residential subdivision with 14 lots on 19.31 acres. Minimum lot size would be one (1) acre. 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)

10. Discussion and possible action to approve/deny the General Plat (GP-2012-04) of Cortona a single-family residential subdivision.

CORTONA

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

The applicant proposes developing a single-family, residential subdivision with 14 lots on 19.31 acres. Minimum lot size would be one (1) acre. 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)

11. Discussion and possible action to receive May 2012 Fee Fund Report.
12. Other Business.
13. Adjournment.

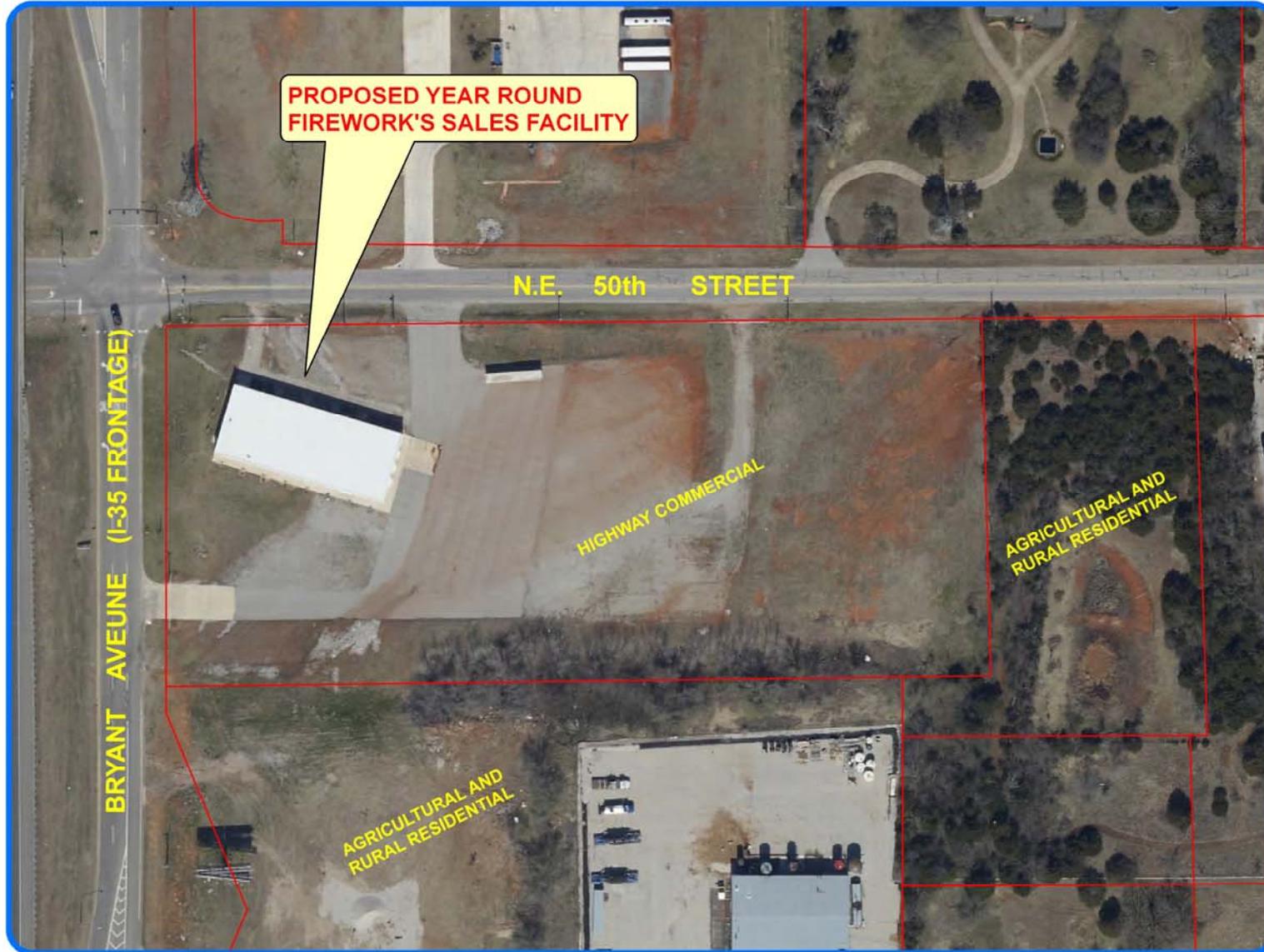


OKLAHOMA COUNTY PLANNING COMMISSION

Planning Commission Meeting

June 14, 2012

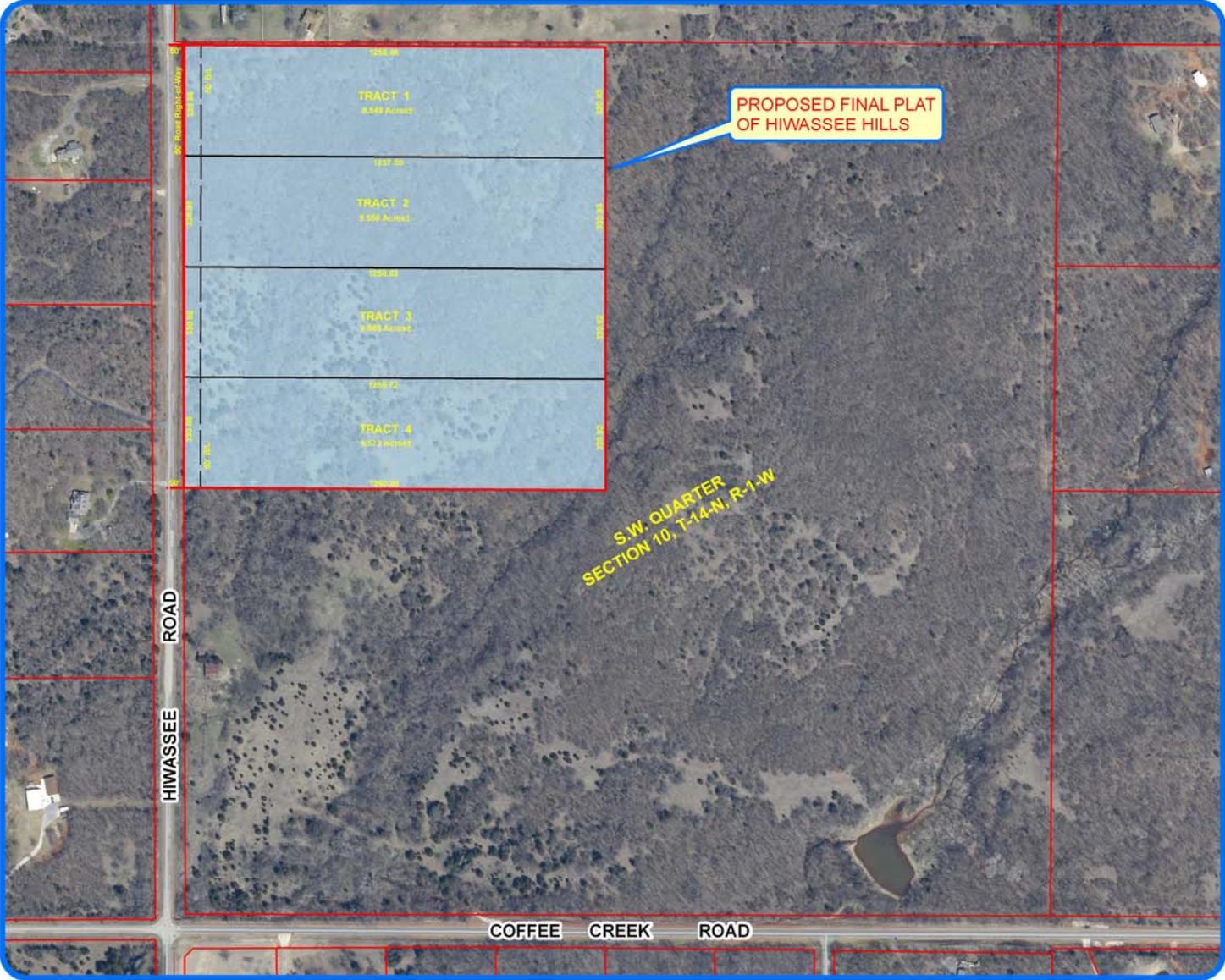
OKLAHOMA COUNTY PLANNING COMMISSION



SPECIAL USE PERMIT
YEAR ROUND FIREWORK'S SALES FACILITY
(SUP-2012-01)
Applicant: FIREWORKS CENTRAL 25, LLC



OKLAHOMA COUNTY PLANNING COMMISSION



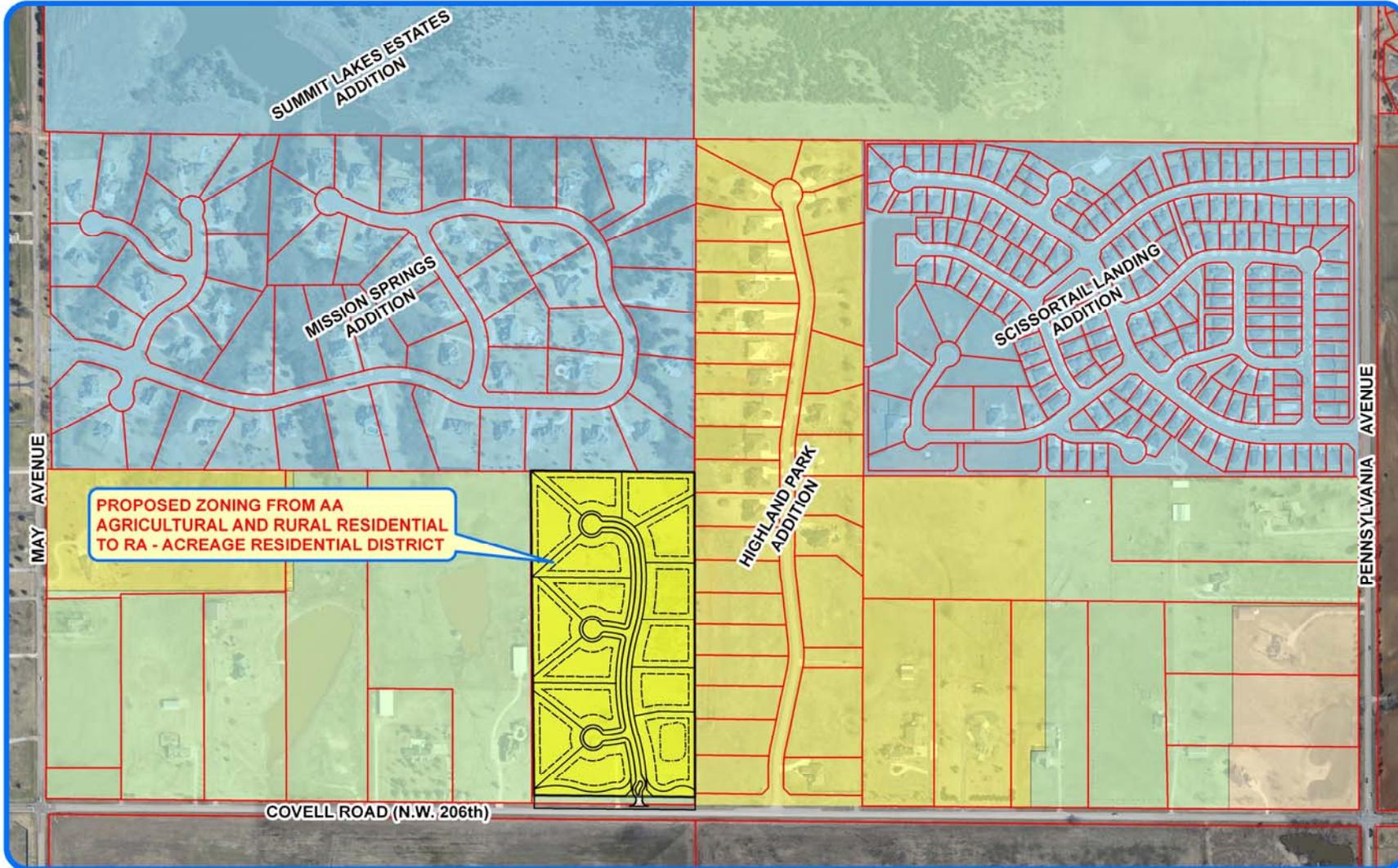
FINAL PLAT OF HIWASSEE HILLS
(FP-2012-02)
Applicant: PATTERSON & PATTERSON, LLC



OKLAHOMA COUNTY PLANNING COMMISSION

ZONING FROM AA- AGRICULTURAL AND RURAL
RESIDENTIAL DISTRICT TO RA - ACREAGE RESIDENTIAL DISTRICT
(Z-2012-01)

Applicant: 2G INVESTMENTS, LLC



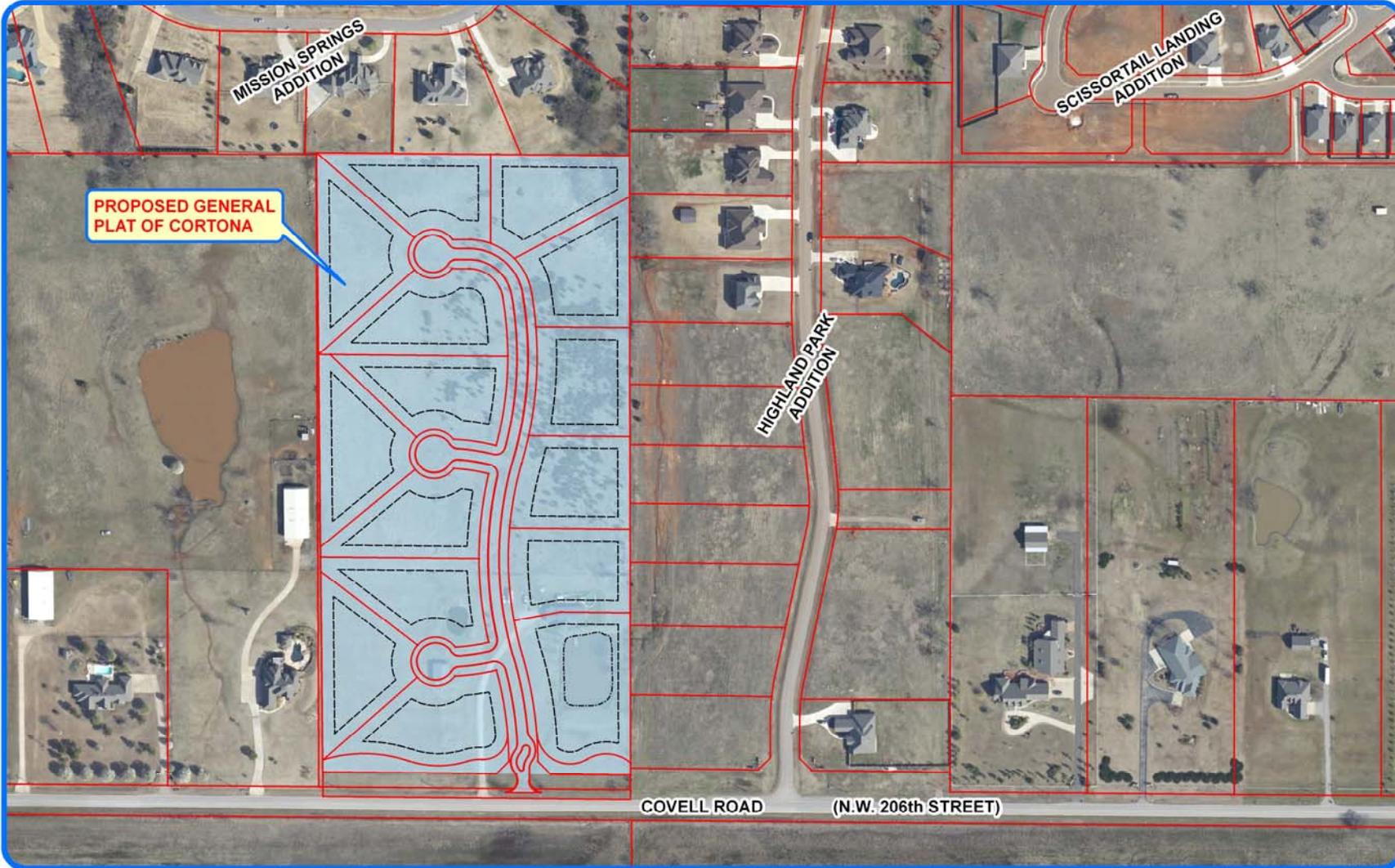
Legend

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



OKLAHOMA COUNTY PLANNING COMMISSION

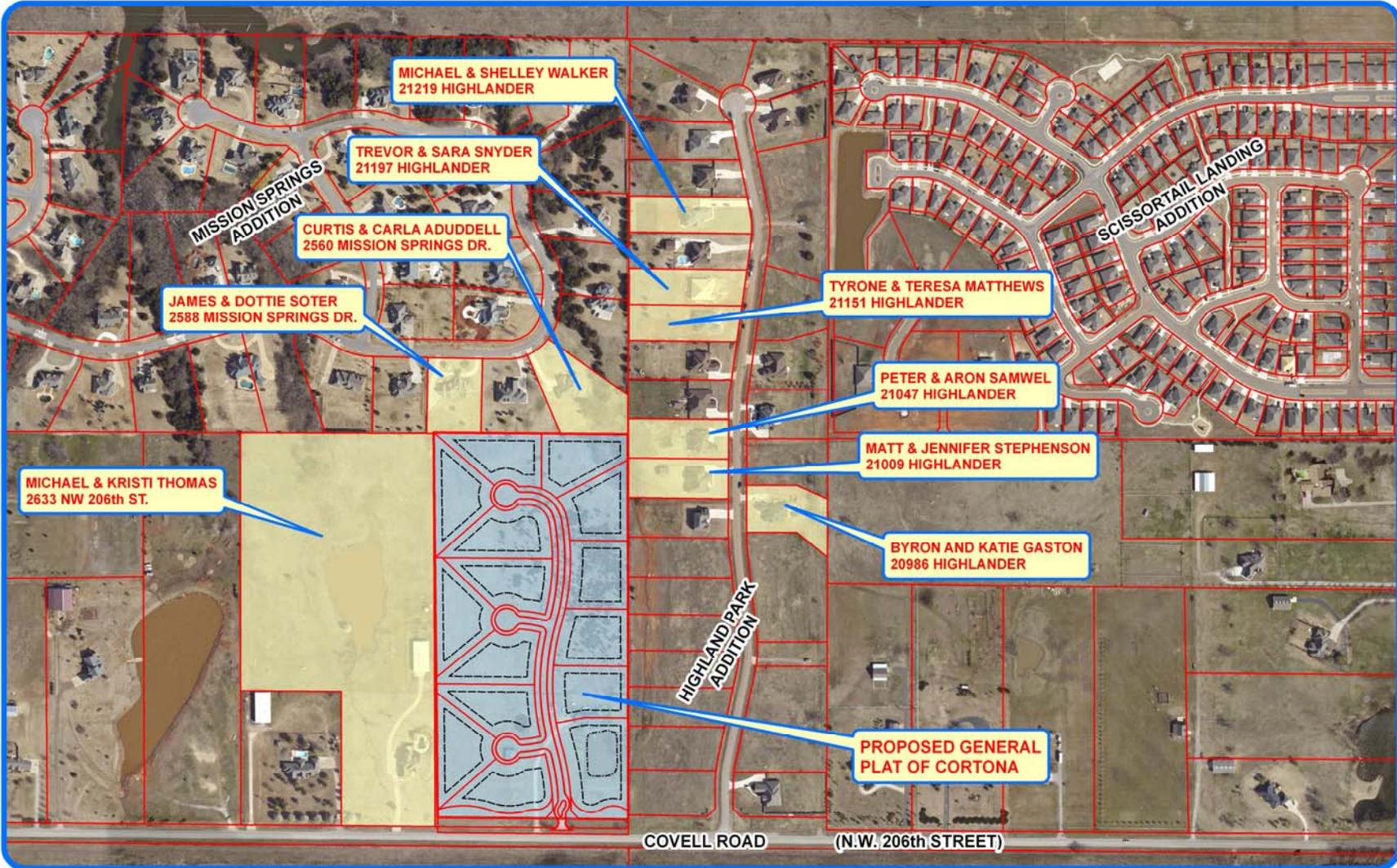
GENERAL PLAT OF CORTONA
(GP-2012-04)
Applicant: 2G INVESTMENTS, LLC



OKLAHOMA COUNTY PLANNING DEPARTMENT

OKLAHOMA COUNTY PLANNING COMMISSION

GENERAL PLAT OF CORTONA
PROTEST LETTERS



OCCUPIED EAST FRONTAGE
209.08 FEET

SUBDIVISION EAST BOUNDARY
1321.28 FEET

15.82% FRONTAGE

OCCUPIED NORTH FRONTAGE
400.92 FEET

SUBDIVISION NORTH BOUNDARY
642.09 FEET

62.44% FRONTAGE

OCCUPIED WEST FRONTAGE
1321.45 FEET

SUBDIVISION EAST BOUNDARY
1321.45 FEET

100.00% FRONTAGE



OKLAHOMA COUNTY PLANNING DEPARTMENT