

A G E N D A

OKLAHOMA COUNTY PLANNING COMMISSION

ROOM 103 1:30 p.m.

May 10, 2012

1. Notice of meeting posted May 4, 2012.
2. Call to Order.
3. Roll Call.
4. Approval of Minutes of the Previous Meeting: (April 12, 2012)
5. 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. **DEFERRED/WITHDRAWN ITEM:** Discussion and possible action to approve/deny a zoning change from AA–Agricultural and Rural Residential District to Planned Unit Development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)

7. **DEFERRED/WITHDRAWN ITEM:** 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)

8. Discussion and possible action to approve/ deny the Final Plat of Copperchase Estates (FP-2012-01).

COPPERCHASE ESTATES

Applicant: NORTH STAR PROPERTIES & INVESTMENTS, LLC

The applicant proposes to finalize a single-family, residential subdivision with 6 lots on 19.9296 acres. The minimum lot size is 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)

9. Discussion and possible action to approve/deny the General Plat of Hiwassee Hills (GP-2012-03).

HIWASSEE HILLS

Applicant: PATTERSON & PATTERSON, LLC

The applicant proposes developing a single-family, residential subdivision with 4 lots on 39.762 acres. Average lot size would be 9.45 acres. The following is the legal description of the property:

Being the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ 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 SW $\frac{1}{4}$ of said Section 10, T14N, R1W, I.M.; Thence N00°05'58"E along the west line of said SW $\frac{1}{4}$ for a distance of 1323.45 ft. to the SW corner of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ Said point being The Point Or Place Of Beginning; Thence Continuing N00°05'58"E along the west line of said SW $\frac{1}{4}$ for a distance of 1323.44 ft. to the NW Corner of said NW $\frac{1}{4}$ SW $\frac{1}{4}$; Thence S89°41'55"E along the north line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ for a distance of 1306.46 ft. to the NE corner of said NW $\frac{1}{4}$ SW $\frac{1}{4}$; Thence S00°05'19"E along the east line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ for a distance of 1323.70 ft. to the SE corner of said NW $\frac{1}{4}$ SW $\frac{1}{4}$; Thence N89°41'17"W along the south line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ 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)

10. Discussion and possible action to approve/deny the Preliminary Plat of Hiwassee Hills (PP-2012-02).

HIWASSEE HILLS

Applicant: **PATTERSON & PATTERSON, LLC**

The applicant proposes developing a single-family, residential subdivision with 4 lots on 39.762 acres. Average lot size would be 9.45 acres. The following is the legal description of the property:

Being the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ 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 SW $\frac{1}{4}$ of said Section 10, T14N, R1W, I.M.; Thence N00°05'58"E along the west line of said SW $\frac{1}{4}$ for a distance of 1323.45 ft. to the SW corner of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ Said point being The Point Or Place Of Beginning; Thence Continuing N00°05'58"E along the west line of said SW $\frac{1}{4}$ for a distance of 1323.44 ft. to the NW Corner of said NW $\frac{1}{4}$ SW $\frac{1}{4}$; Thence S89°41'55"E along the north line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ for a distance of 1306.46 ft. to the NE corner of said NW $\frac{1}{4}$ SW $\frac{1}{4}$; Thence S00°05'19"E along the east line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ for a distance of 1323.70 ft. to the SE corner of said NW $\frac{1}{4}$ SW $\frac{1}{4}$; Thence N89°41'17"W along the south line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ 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)

11. Discussion and possible action to receive April 2012 Fee Fund Report.

12. Other Business.

13. Adjournment.



OKLAHOMA COUNTY PLANNING COMMISSION

Planning Commission Meeting

May 10, 2012

OKLAHOMA COUNTY PLANNING COMMISSION



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



FINAL PLAT OF:

COPPERCHASE ESTATES

A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 11 NORTH, RANGE 1 WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA



COUNTY COMMISSIONER'S APPROVAL

I, _____, Chairman of the Board of the County Commissioners of Oklahoma County, Oklahoma hereby certify that the said County Commissioners duly approved this plat in Oklahoma County, Oklahoma, on the _____ day of _____, 2012.

Signature: _____ Attest: _____

NOTE: The records shall not be maintained by the County

COUNTY PLANNING COMMISSION APPROVAL

I, _____, Chairman of the County Planning Commission of Oklahoma County, Oklahoma hereby certify that the said Commission duly approves this plat on the _____ day of _____, 2012.

Chairman, Oklahoma County Planning Commission

BONDED ABSTRACTER'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS

The undersigned a duly qualified and lawfully Bonded Abstractor of Titles in and for the County of Oklahoma, State of Oklahoma, hereby certifies that the records for said County show that the land shown on this plat is vested in NORTH STAR PROPERTIES & INVESTMENTS, L.L.C., and that on the _____ day of _____, 2012 there are no actions pending or judgments of any nature against said land or the owner thereof; that the taxes are paid for the year _____ and prior years, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any persons, that there are no liens or other encumbrances of any kind against the land included in this plat except assessments, mortgages, and mineral conveyances of record.

In witness whereof the undersigned has caused this instrument to be executed this _____ day of _____, 2012

BY: _____ Attest: _____

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA: §

Before me, the undersigned a notary public, in and for said County and State, on this _____ day of _____, 2012, personally appeared _____, to be known to be the identical person who executed the same as his free and voluntary act and deed for the purposes set forth.

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

My Commission Expires _____ Notary Public

COUNTY TREASURER'S CERTIFICATE

I, _____, do hereby certify that I am the duly qualified and acting County Treasurer of Oklahoma County, Oklahoma, and that the tax records of said County show that all taxes for the year _____ and prior years are paid on the land shown on this plat to Oklahoma County, Oklahoma, that the required statutory security has been deposited in the office of the County Treasurer guaranteeing the current years taxes.

In witness whereof, said County Treasurer has caused this instrument to be executed on this _____ day of _____, 2012

BY: _____

OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY

The Oklahoma Department of Environmental Quality certifies that this plat of an addition in Oklahoma County, Oklahoma, is approved for construction of individual well and disposal systems.

Department of Environmental Quality _____ Date _____

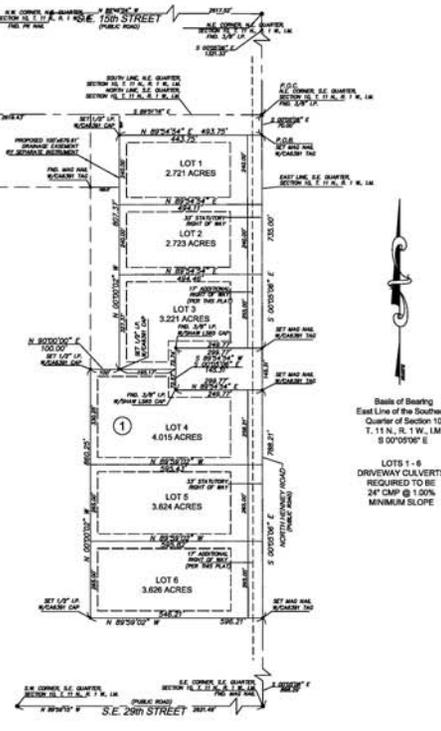
CERTIFICATE OF COUNTY CLERK

I, _____, County Clerk of Oklahoma County, Oklahoma, hereby certify that I have examined the records of said county and find that all defined payments of unmaturing installments upon special assessments have been paid in full and that there is no special assessment procedure now pending against the land shown on this annexed plat on this _____ day of _____, 2012.

County Clerk _____

GENERAL NOTES

- This survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors as adopted by the Oklahoma State Board of Registration for Professional Engineers & Land Surveyors; and that said Final Plat complies with the requirements of Title II Section 41.106 of the Oklahoma State Statutes.
- All lots have a 60' Front Building Setback
- All lots have a 25' Side and Rear Building Setback



LEGAL DESCRIPTION

A tract of land lying in the Southeast Quarter (SE¼) 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 said Section 10;

THENCE South 00°05'00" East, along the east line of said Southeast Quarter, a distance of 70.00 feet to the POINT OF BEGINNING;

THENCE continuing South 00°05'00" 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°05'00" East a distance of 443.31 feet; THENCE North 89°54'54" East a distance of 299.77 feet to a point on said east line; THENCE South 00°05'00" East, along said east line, a distance of 788.21 feet; THENCE North 89°50'00" West a distance of 596.21 feet; THENCE North 00°05'00" West a distance of 862.25 feet; THENCE North 89°50'00" East a distance of 100.00 feet; THENCE North 00°05'00" 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.

OWNER'S CERTIFICATION AND DEDICATION

Know All Men By These Presents:

That the undersigned, North Star Properties & Investments, L.L.C., hereby certifies that it is the owner of, and the only person, firm or corporation having any right, title or interest in, and to the land shown on the Final Plat of COPPERCHASE ESTATES, an addition Oklahoma County, Oklahoma.

North Star Properties & Investments, L.L.C., does hereby dedicate all right-of-way, as shown on said Final Plat to the public for streets, fire protection, utility and drainage easements, for themselves, their successors and assigns forever and have caused the same to be released from all rights, assessments, and encumbrances. In witness whereof the undersigned having caused this instrument to be executed this _____ day of _____, 2012.

NORTH STAR PROPERTIES & INVESTMENTS, L.L.C.

Joseph Atkinson, Managing Member

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA: §

Before me, the undersigned a notary public, in and for said County and State, on this _____ day of _____, 2012, personally appeared Joseph Atkinson, Managing Member of North Star Properties & Investments, L.L.C., to be known to be the identical person who signed the name of the maker to this instrument and acknowledged to me that he executed the same as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

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

My Commission Expires _____ Notary Public

REGISTERED SURVEYOR'S CERTIFICATE

I, Randall A. Mansfield, do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the Final Plat of COPPERCHASE ESTATES, an addition to Oklahoma County, Oklahoma, consisting of one (1) sheet, represents a survey made under my supervision on the _____ day of _____, 2012, and that monuments shown thereon exist and their positions are correctly shown, that this survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors; and that said Final Plat complies with the requirements of Title II Section 41-106 of the Oklahoma State Statutes.

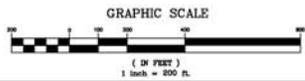
Randall A. Mansfield, PLS, 1613

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA

Before me, the undersigned a notary public, in and for said County and State, on this _____ day of _____, 2012, personally appeared Randall A. Mansfield - Dodson, Thompson, Mansfield PLLC to be known to be the identical person who signed the name of the maker to this instrument and acknowledged to me that he executed the same as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

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

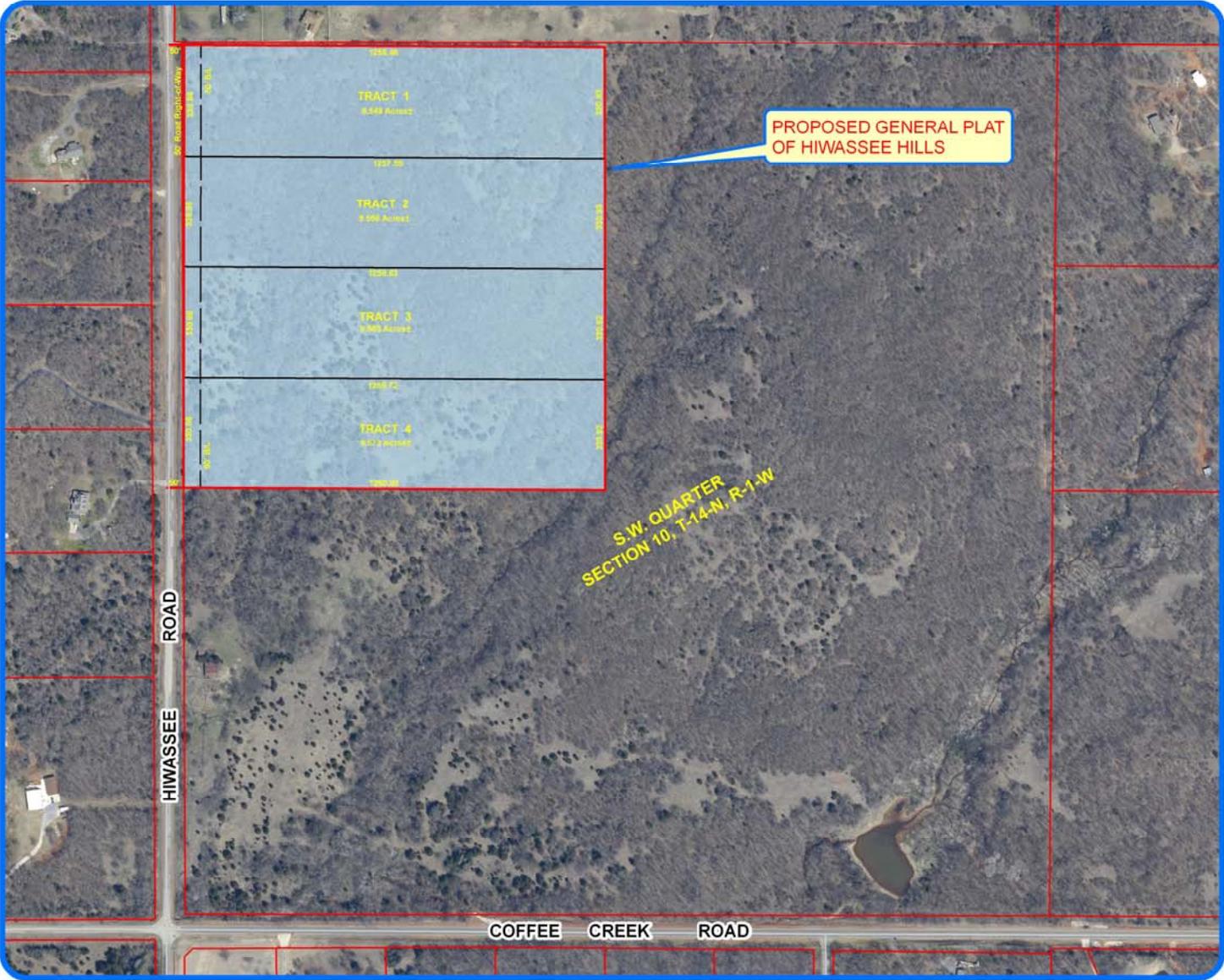
My Commission Expires _____ Notary Public



DODSON - THOMPSON - MANSFIELD, PLLC
 2025 W. 23rd Street, Oklahoma City, OK 73107
 Phone: 405-891-1922 Fax: 405-891-1921
 Surveying - Engineering - Planning
 CERTIFICATE OF AUTHORIZATION NO. 8391 EXPIRES JUNE 30, 2013
 Sheet: 1 of 1

OWNERS NOTARY
 OWNERS NOTARY
 OWNERS NOTARY
 OWNERS NOTARY
 CITY CLERK
 COUNTY TREASURER
 ABSTRACTOR
 ABSTRACTOR'S NOTARY
 PROFESSIONAL LAND SURVEYOR
 SURVEYOR'S NOTARY

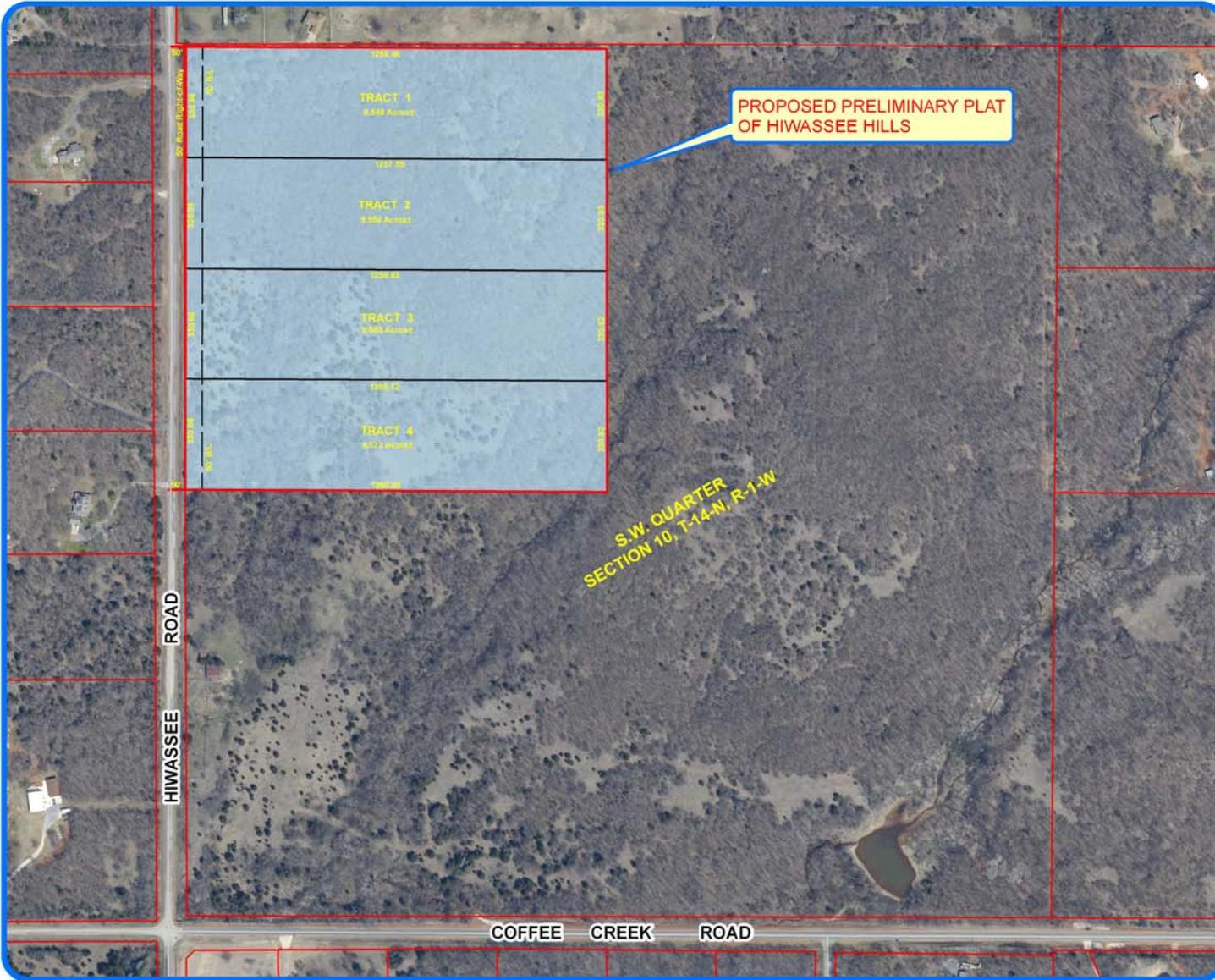
OKLAHOMA COUNTY PLANNING COMMISSION



GENERAL PLAT OF HIWASSEE HILLS
(GP-2012-03)
Applicant: PATTERSON & PATTERSON, LLC



OKLAHOMA COUNTY PLANNING COMMISSION



PRELIMINARY PLAT OF HIWASSEE HILLS
(PP-2012-02)
Applicant: PATTERSON & PATTERSON, LLC



OKLAHOMA COUNTY PLANNING DEPARTMENT