

OCT 14 2016

A G E N D A

CAROLYNN CAUDILL County Clerk, Okla. County Deputy

OKLAHOMA COUNTY PLANNING COMMISSION

ROOM 204 1:30 p.m.

October 20, 2016

1. Notice of meeting posted October 14, 2016.
2. Call to Order.
3. Roll Call.
4. Approval of Minutes of the Previous Meeting: (September 15, 2016)
5. Discussion and possible action to receive and discuss "Staff Report" in regards to the status of Special Use Permits in the Unincorporated Areas of Oklahoma County.
6. (Deferred Item) Discussion and possible action to approve/deny the Preliminary Plat of "The Meadows at MacArthur Park" (PP-2015-01).

STATE OF OKLAHOMA
 OKLAHOMA COUNTY
 RECORDED OR FILED
 2016 OCT 14 PM 10 26
 STATE OF OKLAHOMA
 CAROLYNN CAUDILL
 OKLAHOMA COUNTY CLERK

Application of:

SOONER TRADITIONS

The applicant proposes developing a single family residential subdivision with 120 lots on 43.92 acres. Minimum lot size would be 6,000 square feet. The following is the legal description of the property:

A part of the North Half (N/2) of the Northeast Quarter (NE/4) of Section Thirty-Three (33), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma more particularly described as follows: Commencing at the Northeast corner of the NE/4 of said Section 33; Thence S89°55'19"W along the North line of said NE/4, a distance of 1185.00 feet to the Point of Beginning; Thence S89°55'19"W along the North line of said NE/4 a distance of 1448.98 feet to the Northwest corner of said NE/4; Thence S00°06'49"W along the West line of said NE/4 a distance of 1321.61 feet to the Southwest corner of the N/2 of said NE/4; Thence N89°51'43"E along the South line of the N/2 of said NE/4 a distance of 1448.98 feet; Thence N00°01'43"E a distance of 1320.08 feet to the Point of Beginning.

Location: NW 178th & MacArthur Blvd. (County Highway District #3)

7. **(Deferred Item): Discussion and possible action to approve/deny the General Plat of Summerfield Addition (GP-2016-02).** (Received written request from applicant to withdraw)

Application of:

JOHNSON & ASSOCIATES

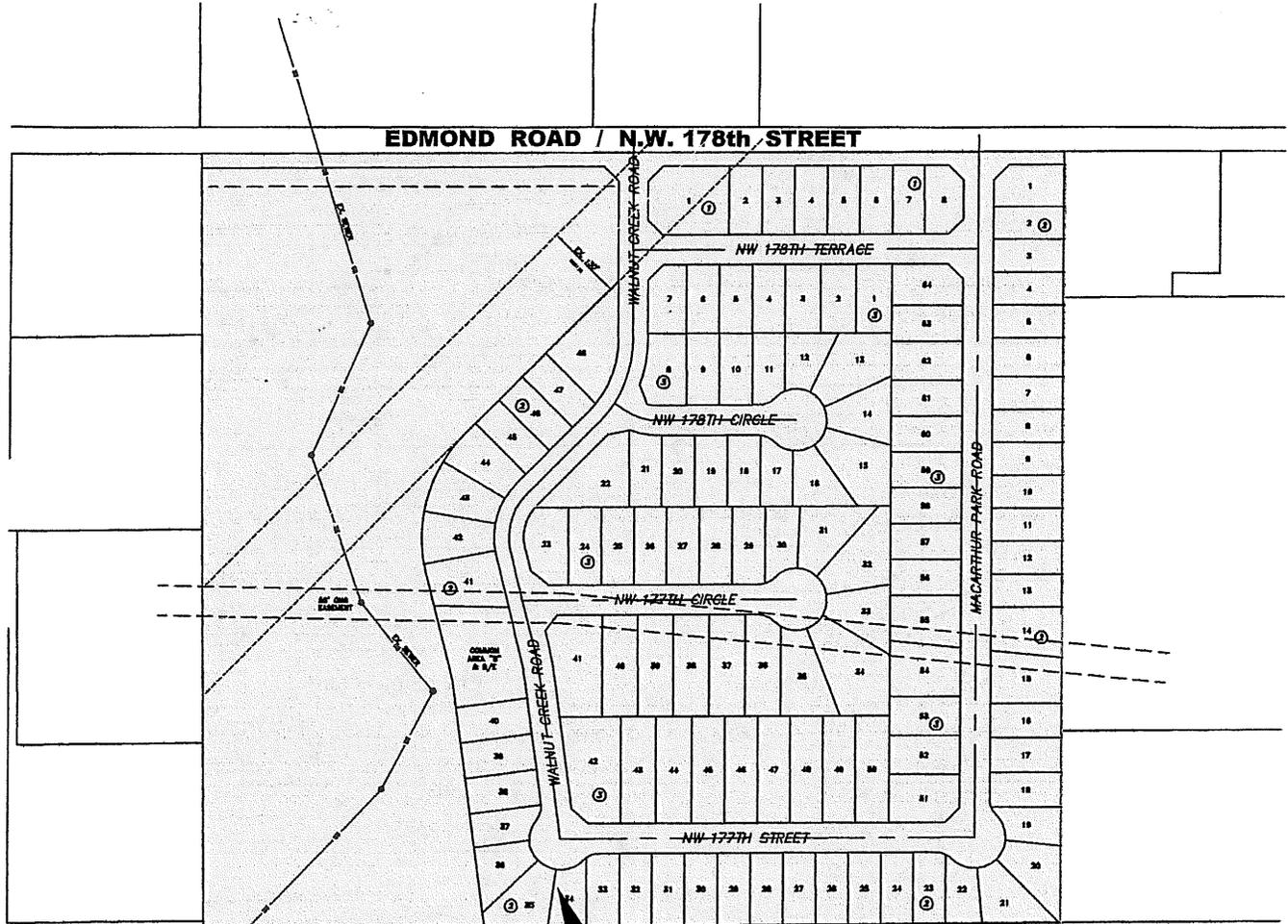
The applicant proposes to develop a residential subdivision to accommodate manufactured housing. Each lot will be approximately $\frac{3}{4}$ of an acre in size. If approved the subdivision will have 40 lots on 41.1384 acres. The following is the legal description of the property:

A tract of land being a part of the Northeast Quarter (NE/4) of Section Six (6), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Beginning at the Northwest (NW) Corner of said Northeast Quarter (NE/4), said point being the POINT OF BEGINNING; Thence North 89°55'56" East, along and with the North line of said Northeast Quarter (NE/4), a distance of 961.93 feet; Thence South 00°07'50" East, departing said North line, a distance of 393.95 feet; Thence South 45°07'50" East, a distance of 35.36 feet; Thence North 89°52'10" East, a distance of 332.94 feet; Thence South 00°32'00" East, a distance of 374.38 feet; Thence North 89°52'10" East, a distance of 329.65 feet; Thence South 00°32'00" East, distance of 545.89 feet; Thence North 89°58'32" West, a distance of 1,647.52 feet to a point on the West line of said Northeast Quarter (NE/4); Thence North 00°29'40" West, along and with the West line of said Northeast Quarter (NE/4), a distance of 1,335.82 feet to the POINT OF BEGINNING. Containing 1,791,987 square feet or 41.1384 acres, more or less.

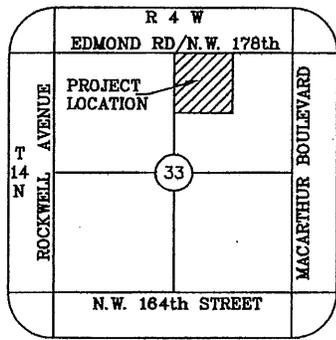
Location: Waterloo Rd. & Coltrane (County Highway District #3)

8. **Discussion and possible action to receive and accept written request to withdraw the General Plat of Summerfield Addition (GP-2016-02).**
9. **Discussion and possible action to receive the September 2016 Fee Fund Report.**
10. **New Business:** In accordance with the Open Meetings Act, Section, 311.9, New Business is defined, as any matter not known about or which could not have been reasonably foreseen prior to the time of posting the Agenda.
11. **Adjournment.**

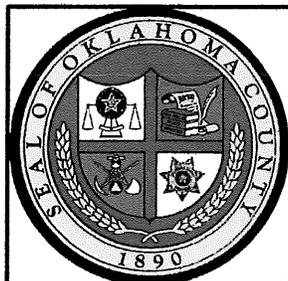
**OKLAHOMA COUNTY PLANNING COMMISSION
 PRELIMINARY PLAT (PP-2015-01) THE MEADOWS AT MACARTHUR PARK
 APPLICANT: SOONER TRADITIONS, LLC**



**PROPOSED PRELIMINARY PLAT
 THE MEADOWS AT MACARTHUR PARK**



SECTION 33, T-14-N, R-4-W, I.M.
 LOCATION MAP

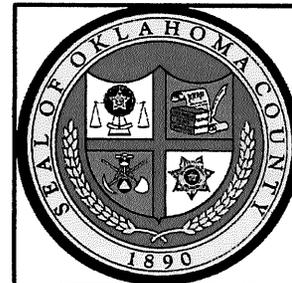
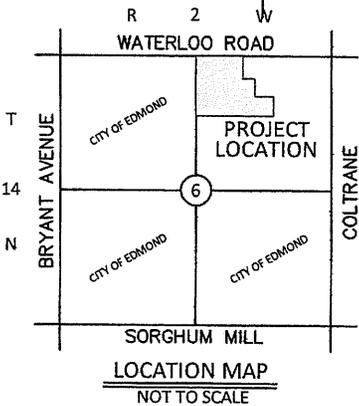
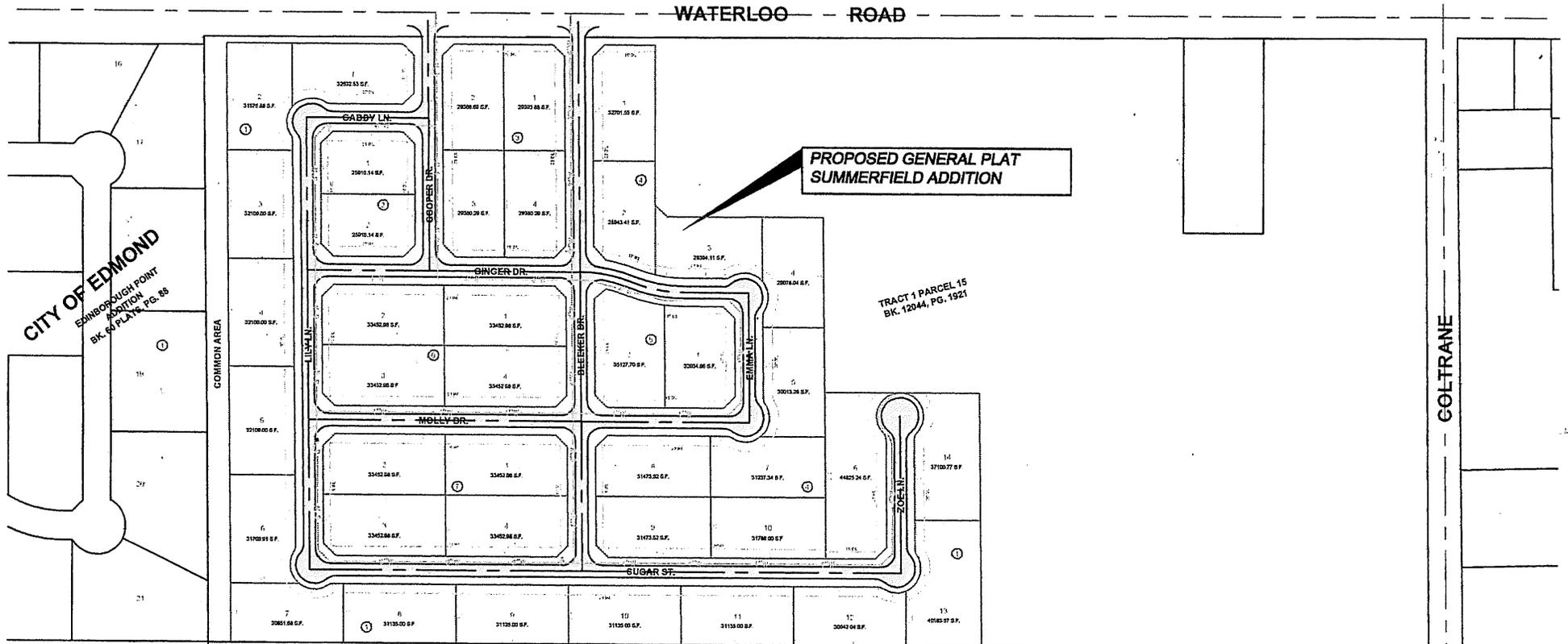


**OKLAHOMA COUNTY
 ENGINEERING & PLANNING**

320 Robert S. Kerr, Suite 101
 Oklahoma City, Ok 73102-3431
 County Engineer : Stacey Trumbo, P.E.

Date: JULY 2015	Scale: NO SCALE	Drawn By: GHM
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**OKLAHOMA COUNTY PLANNING COMMISSION
 GENERAL PLAT (GP-2016-02)
 SUMMERFIELD ADDITION
 APPLICANT: JOHNSON & ASSOC. / HIWASEE80, LLC**



**OKLAHOMA COUNTY
 ENGINEERING & PLANNING**
 320 Robert S. Kerr, Suite 201
 Oklahoma City, Ok 73102-3431
 County Engineer : Stacey Trumbo, P.E.

Date: AUG 2016	Scale: NO SCALE	Drawn By: GHM
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**STATUS OF
SPECIAL USE PERMITS IN THE
UNINCORPORATED
AREAS OF
OKLAHOMA COUNTY**

OCTOBER 2016

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REPORT KEY

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(372-82) SECTION 13 T11N R1E – COUNTRY HAVEN MOBILE HOME PARK – D2

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(066-85) SECTION 6 T14N R2W - MOBILE HOME PARK – NOT IN USE – D3

(122-89) SECTION 32 T14N R4W –CELL TOWER – D3

REPORT KEY – EXHIBITS FOR EACH SPECIAL USE PERMIT CONTAIN:

- BOCC RESOLUTION APPROVING THE SPECIAL USE PERMIT
- OKLAHOMA COUNTY ZONING MAP – REFER TO RESOLUTION NUMBER ON MAP
- CURRENT LAND USE MAP
- PLANNING COMMISSION MEETING MINUTES FOR EACH SPECIAL USE PERMIT

**MINUTES OF MEETING
OKLAHOMA COUNTY PLANNING COMMISSION
SPECIAL MEETING
SEPTEMBER 9, 1982, 2:00 P.M.**

Meeting of the Oklahoma County Planning Commission was called to order by Mr. Clarence Mulhausen, Chairman, in Room 119 County Office Building with the following members present:

Mr. Clarence Mulhausen,	Chairman
Mr. Doyle Peachee,	Secretary
Mr. Charlie Couch	
Mr. John Ferguson	
Mr. F.G. "Buck" Buchanan,	County Commissioner
Mr. Fred Snyder,	County Commissioner
Mr. Paul Clowers,	County Engineer

The Oklahoma County Planning Commission met and discussed Mobile Home Park standards.

There was no action taken.

General Description.

A Special Permit may be approved by the Oklahoma County Planning Commission and the Board of County Commissioners for developing and operating a Mobile Home Park under the authority granted by 19 O.S. 1981, § 868.1 to 868.22.

The standards hereto set forth for Mobile Home Parks provides suitable criteria for Mobile Home Parks which, while providing a residential environment, are not generally compatible with normal residential developments. Mobile Home Parks are areas under a single ownership, which provide leased or rented mobile home spaces.

Each Special Permit approved for Mobile Home Park should assure the orderly arrangement of home sites within the park, located and designed in a manner that will protect and promote the health, safety and general welfare of the residents.

There being no further business motion was made by Mr. Couch, seconded by Mr. Peachee at the meeting be adjourned. Motion carried unanimously.

**MINUTES OF MEETING
OKLAHOMA COUNTY PLANNING COMMISSION
SEPTEMBER 16, 1982, 2:00 P.M.**

Meeting of the Oklahoma County Planning Commission was called to order by Mr. Clarence Mulhausen, Chairman, in Room 119 County Office Building with the following members present:

Mr. Clarence Mulhausen,	Chairman
Mr. Doyle Peachee,	Secretary
Mr. Charlie Couch	
Mr. John Ferguson	
Mr. Jerry Hagee	
Mr. Earl Stamper	
Mr. F.G. "Buck" Buchanan,	County Commissioner
Mr. Paul Clowers,	County Engineer

Motion was made by Mr. Peachee, seconded by Mr. Couch that the minutes of the previous meeting be approved. Motion carried unanimously.

Representative Maxine Kincheloe has asked to address the Planning Commission members.

Mr. Mulhausen asked Representative Kincheloe to address the Commission members. She was not present.

Mr. George Keyes, County Assessor has asked to address the Planning Commission Members, concerning taxes and assessments of mobile homes.

Mr. Keyes was present, and gave a presentation and answered questions from the Planning Commission members and audience.

RESOLUTION

A RESOLUTION AMENDING SUBDIVISION REGULATIONS OF
OKLAHOMA COUNTY.

WHEREAS, The Rules and Regulations of the Oklahoma County Planning Commission were adopted and published May 5, 1952;

NOW, THEREFORE, BE IT RESOLVED that the following requirements shall be met before a Special Permit shall be granted by the Oklahoma County Planning Commission and the Board of County Commissioners of Oklahoma County, Oklahoma for constructing and operating a Mobile Home Park:

MOBILE HOME PARKS - OKLAHOMA COUNTY

A. GENERAL DESCRIPTION

A Special Permit may be approved by the Oklahoma County Planning Commission and the Board of County Commissioners for developing and operating a Mobile Home Park under the authority granted by 19 O.S. 1981, § 868.1 to 868.22.

The standards hereto set forth for Mobile Home Parks provides suitable criteria for Mobile Home Parks which, while providing a residential environment, are not generally compatible with normal residential developments. Mobile Home Parks are areas under a single ownership, which provide leased or rented mobile home spaces.

Each Special Permit approved for Mobile Home Park should assure the orderly arrangement of home sites within the park, located and designed in a manner that will protect and promote the health, safety and general welfare of the residents.

B. REGULATIONS

I. Permitted Uses:

- a. Mobile home residential sites.
- b. Transient accommodations.
- c. Common areas, Service centers, Recreational area
- d. Utility areas.

II. Development Regulations:

- a. No permit for Mobile Home Park shall be considered for an area less than five (5) acres.
- b. No more than eight (8) mobile homes per gross acre shall be permitted, and no more than a total of forty (40) acres shall be approved in any given section of land.
- c. Each mobile home site shall have a minimum width of thirty-five (35) feet and a minimum size of 3,500 square feet. No mobile home shall be closer than fifteen (15) feet from adjacent mobile homes.

- d. Each Mobile Home Park application shall be forwarded to the Oklahoma Water Resources Board for comment and recommendation prior to being considered by the Planning Commission.
- e. Each Mobile Home Park application shall be forwarded to the School Superintendent of the school district for comment and recommendations prior to being considered by the Planning Commission.
- f. No permanent building shall exceed thirty-five (35) feet in height.
- g. Landscaping shall be required as directed by the Planning Commission.
- h. No more than twenty percent (20%) of spaces in Mobile Home Park shall be used for transient vehicles.
- i. No Mobile Home Park shall be approved that is not adjacent to a paved public county road. Entry to Mobile Home Park from a public county road must be dedicated to the public and constructed according to County Highway Standards for a distance of not less than one hundred (100) feet from the centerline of the county road. The county road shall also be widened to provide an additional driving lane for a distance of no less than two hundred (200) feet on approach and one hundred (100) feet on exit from the centerline of entry.
- j. Every mobile home space shall be clearly defined. No mobile home shall be parked less than fifteen (15) feet from the service road. Unless the mobile home is skirted around its perimeter, the space or pad on which the mobile home is parked shall be constructed of asphaltic concrete or Portland cement.
- k. At least two (2) clearly defined parking spaces shall be provided for each mobile home space. Parking spaces shall be surfaced with asphaltic or Portland cement.
- l. Each mobile home space shall be equipped with standard "tie-downs" of a type approved by Oklahoma Civil Defense.

- m. No open storage shall be permitted. Central garbage and trash collection receptacles shall be provided.
- III. **Utilities:**
- a. Water - A water system shall be constructed to adequately serve each home site. Plans for water system must be approved by the State Health Department and County Engineer prior to Mobile Home Park being approved by the Board of County Commissioners. Individual site water wells shall not be approved.
 - b. Sanitary Sewer - A sanitary sewer system shall be constructed to adequately serve each home site. Plans for sanitary sewer system must be approved by the State Health Department and County Engineer prior to Mobile Home Park being approved by the Board of County Commissioners. Individual septic tanks will not be permitted.
 - c. Interior Streets - All interior streets within the Mobile Home Park shall be constructed of asphaltic concrete, not less than twenty (20) feet wide on a forty (40) foot right-of-way. These streets will be private and must be maintained by the owner.
 - d. Fire Protection - Since adequate fire protection is essential, and available fire equipment will usually be from County Pumper Trucks, each Mobile Home Park shall be required to provide water storage tanks with capacity of not less than fifteen thousand (15,000) tanks with capacity of not less than fifteen thousand (15,000) gallons. These tanks shall supply connecting fire hydrants so that no site is more than four hundred (400) feet from a fire hydrant.
 - e. Service Building - If Mobile Home Park is to accommodate transient vehicles (travel trailers) at least one (1) service building shall be provided which shall provide in an adequately heated and ventilated building, laundry facilities, bath and toilet facilities, with separate accommodates for male and female.

APPROVED this 16th day of September, 1982.

OKLAHOMA COUNTY PLANNING COMMISSION

Mr. Mulhausen asked if anyone had a comment:

Jeanie Soles: Since no one knows what the impact will be I suggest you call in a representative of the Water board and County Health Dept., before you vote on these rules and regulations.

Mr. Richard Landes: Appeared in protest to parts of the rules and regulations explaining it not being economically feasible to the developer, and referred to HUD, State Water Resource Board.

School Superintendent from Deer Creek schools recommending as these Mobile home parks applications are filed, or subdivisions either one, notify the local school district, to check on housing at schools for these students.

Also, a school bus needs a 60' turn around, inside the Mobile Home Park, or subdivision, so children do not have to go outside of the area on a busy street and wait for the bus.

After general discussion motion was made by Mr. Peachee, seconded by Mr. Stamper this Resolution be accepted. A poll of the Commission shows the following vote:

Mr. Mulhausen - yes, Mr. Couch - yes, Mr. Peachee - yes,
Mr. Ferguson - yes, Mr. Stamper - yes Mr. Hagee - Nay.

ZONING:

Malcolm Hall

**FROM: Agricultural
TO: R-7 Residential**

This application requests that a 125 acre tract lying north of N.E. 50th and East of Coltrane be zoned from Agricultural to R-7 Residential.

Letter of protest to this zoning change have been presented by:

Town of Lake Aluma
Town of Nichols Hills

Also, a petition signed by approximately 200 persons protest this zoning change.

R-7 zoning will permit residential developments of one size lots for single family use. This is not inconsistent with established uses in this general area. The Town of Forest Park consists of single family lots of approximately one acre each.

Since more than 20% of the legal protestors (those property owners adjacent) have protested this zoning change, approval of this zoning will require unanimous approval of members of the Board of County Commissioners.

This zoning is appropriate for this area. It is recommended that it be approved.

R E S O L U T I O N 144-71

A RESOLUTION AMENDING THE ZONING REGULATIONS OF OKLAHOMA COUNTY, OKLAHOMA, AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS, MARCH 10, 1952, TO ZONE FROM Agriculture TO S-Special Use

SECTION 1. Acting under the authority of Title 19, Sections 865.1, 865.23, O. S. Supp. 1949, and whereas, the public health, safety, morals and general welfare being promoted by such zoning regulations, and whereas, the Board of County Commissioners, have received, in writing, the recommendations of the Oklahoma County Planning Commission, approving the zoning, and stating that said Planning Commission, had fully complied with all requirements of the enabling legislation, aforesaid, with reference to holding public hearing, after due notice of publication in a newspaper of general circulation of time and place set forth for such hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF OKLAHOMA COUNTY, OKLAHOMA, that the boundaries of said zoning from Agriculture to S-Special Use

shall be described as follows:

Part of the NW/4 of Section 13, Township 11 North, Range 1 East of the Indian Meridian, more particularly described as follows: Beginning at a point 735.00 feet East of the NW/corner of the said NW/4; thence East 515.00 feet; thence South 329.00 feet; thence East 70'; thence South 991 feet; thence West 585'; thence North 1320.00 feet to the point or place of beginning. (SE 29th & Harrah Road) 735' East of Intersection of Harrah Road.

SECTION 2. Whereas, it being immediately necessary for the preservation of peace, health, safety, morals and general welfare of Oklahoma County, and the inhabitants thereof, that the provisions of this regulation be in full force, an emergency is hereby declared to exist, whereby the provisions of this regulation shall take effect and be in full force from and after its passage as provided by law.

INTRODUCED, and read in open meeting of the Board of County Commissioners of Oklahoma County, Oklahoma the 11th day of October 19 71.

BOARD OF COUNTY COMMISSIONERS
OF OKLAHOMA COUNTY, OKLAHOMA

Ralph Adams
CHAIRMAN

[Signature]
MEMBER

[Signature]
MEMBER

ATTEST:

CECIL PARHAM, COUNTY CLERK

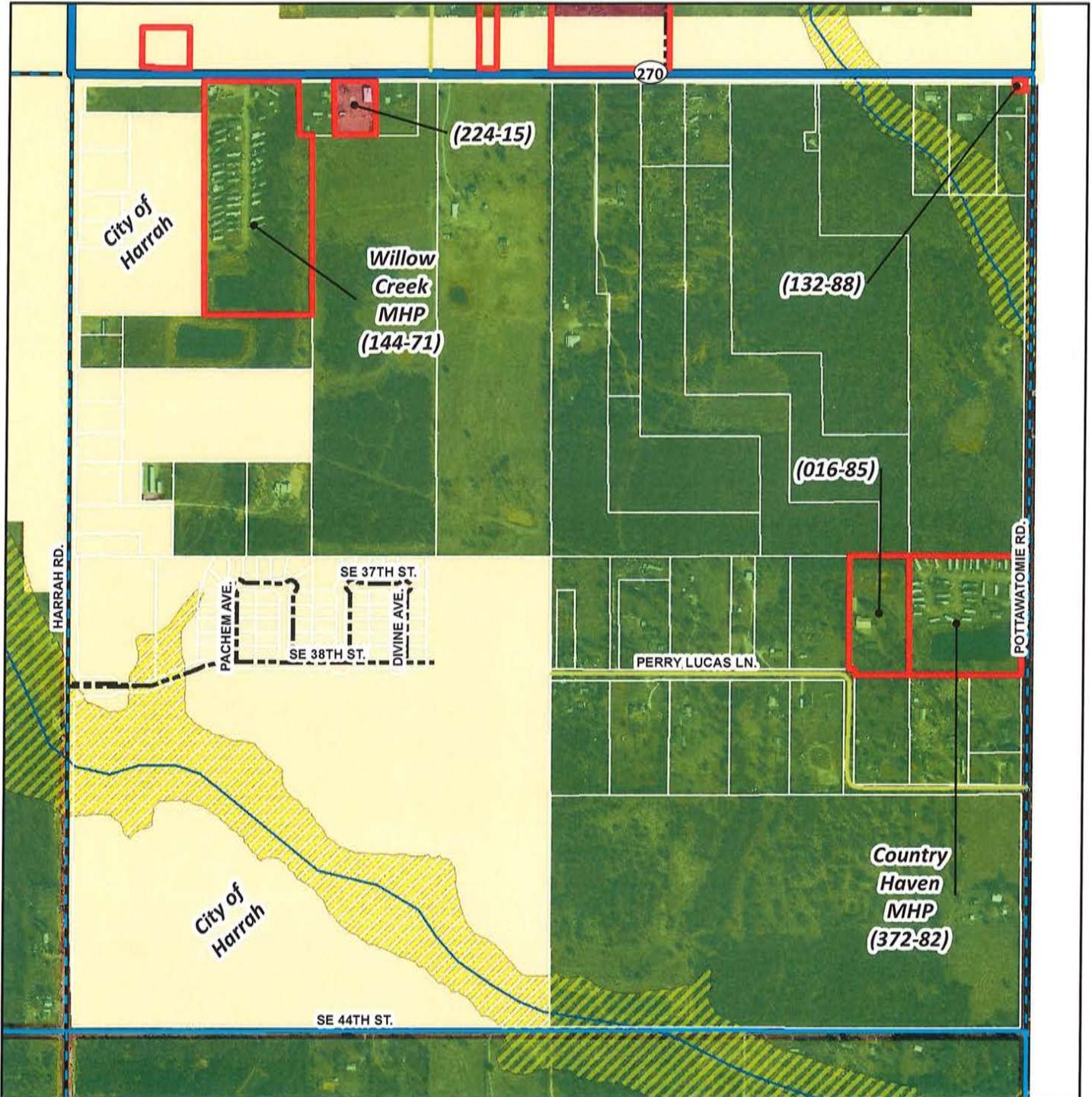
BY [Signature]
DEPUTY

SEAL

Oklahoma County Zoning Map Book

Township 11N Range 1E

Section 13



Legend

FLOOD ZONE

-  0.2 PCT ANNUAL CHANCE FLOOD HAZARD
-  A
-  AE
-  FLOODWAY

Zoning

-  Rural Commercial
-  Agricultural and Rural Residential



RESOLUTION 144-71 - WILLOW CREEK MOBILE HOME PARK
DISTRICT TWO



HARRAH

29TH

WILLOW CREEK MOBILE HOME PARK
CURRENTLY IN USE



**MINUTES OF MEETING
OKLAHOMA COUNTY PLANNING COMMISSION
OCTOBER 7, 1971, 2:00 P.M.**

Meeting of the Oklahoma County Planning Commission was called to order by Mr. Sizemore Bowlan, Chairman, at 2:00 P.M. in Room 119, County Office Building with the following members present:

Dr. Bowlan
Clarence Mulhausen
William E. Amend
Paul Clowers, County Engineer sitting in for Mr. Adair

ZONING:

Wm. A. McGlone - Application # 10, Agriculture to S. - Special Use. SE 29th & Harrah Road - 735' East of Intersection of Harrah Road.

Part of the NW/4 of Section 13, Township 11 North, Range 1 East of the Indian Meridian, more particularly described as follows: Beginning at a point 735.00 feet East of the NW/corner of the said NW/4; thence East 515 feet; thence South 329.00 feet; thence East 70'; thence South 991 feet; thence West 585 feet; thence North 1,320.00 feet to the point or place of beginning.

This application requests Special Use permit to construct a Mobile Home Park on approximately 18 acres located on the South side of SE 29th, East of Harrah Road.

Three of the corners at this intersection are devoted to commercial use. This tract is well located for mobile home use; drainage on the tract is good.

A development plot plan was submitted by Mr. McGlone showing lot sizes and locations, interior streets and method of water supply and sanitary sewer provision which meets the approval of the State Health Department.

Mr. Clowers asked for an additional 17' easement on 29th which was agreeable with the applicant.

No one appeared or called protesting the zoning, however, a Miss Esther and Bessie Savage appeared in favor of the zoning.

After general discussion motion was made by Mr. Mulhausen, seconded by Mr. Amend the application be approved. Motion carried unanimously.

RESOLUTION #16-85

A RESOLUTION TO AMEND THE ZONING DISTRICT OF OKLAHOMA COUNTY, OKLAHOMA

WHEREAS, the Oklahoma County Planning Commission did on 17th day of January 1985 hold a public hearing to amend the existing zoning FROM: A-2 General Agricultural zone TO: SPECIAL USE PERMIT zone, on a tract of land described below, and as provided in Title 1905, § 868.16 as follows.

A part of the N/2, SE/4, Section 13, T11N, R1E of the I.M., Oklahoma County, Oklahoma and being more particularly described as follows: Beginning at a point on the North line of said SE/4, 660.10' W. of the NE corner of said SE/4 for a point or place of beginning; thence S. and parallel to the E. line of said SE/4 a distance of 660.0'; thence W. and parallel to the S. line of said SE/4 a distance of 330.05'; thence N. and parallel to the E. line of said SE/4 a distance of 660.0'; thence E. along the N. line of said SE/4 a distance of 330.05' to the point or place of beginning.

Approximately 5 acres located on Perry Lucas Road.

Proposed Use: MOBILE HOME PARK

NOW, THEREFORE, BE IT RESOLVED THAT FOLLOWING THE RECOMMENDATIONS OF THE OKLAHOMA COUNTY PLANNING COMMISSION TO APPROVE (Approve or Deny)

the request of BARBARA J. NELSON (Applicant) to change the zoning FROM: A-2 General Agricultural TO: Special Use Permit zone, the

BOARD OF COUNTY COMMISSIONERS, OF OKLAHOMA COUNTY, hereby (approves) (denies) the zoning change to SPECIAL USE PERMIT zone the above described land.

INTRODUCED, and read in open meeting of the Board of County Commissioners of Oklahoma County, Oklahoma the 28th day of January 1985.

BOARD OF COUNTY COMMISSIONERS OF OKLAHOMA COUNTY, OKLAHOMA

[Signature] Chairman

[Signature] Member

[Signature] Member

ATTEST:

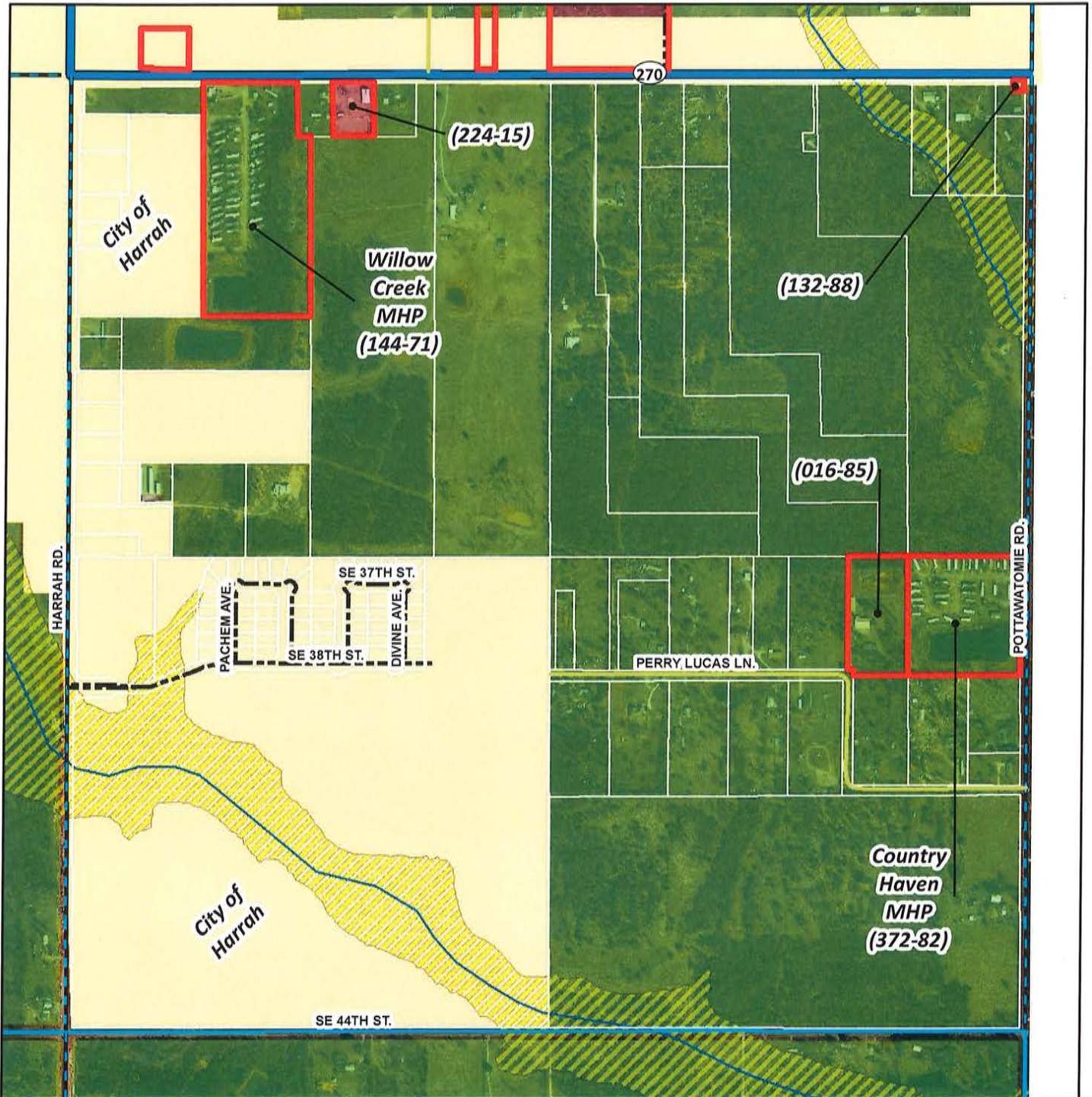
JERRY DeWOODY, COUNTY CLERK

By Sharon Kelly Deputy

Oklahoma County Zoning Map Book

Township 11N Range 1E

Section 13



Legend

FLOOD ZONE

-  0.2 PCT ANNUAL CHANCE FLOOD HAZARD
-  A
-  AE
-  FLOODWAY

Zoning

-  Rural Commercial
-  Agricultural and Rural Residential



RESOLUTION 16-85 - MOBILE HOME PARK
DISTRICT TWO

MOBILE HOME PARK ON 5 ACRES
CURRENTLY NOT IN USE
SINGLE FAMILY HOME



PERRY LUCAS

44TH



Mr. Ferguson inquired why Mr. Coon had requested a continuance. Mr. Ryan stated that Mr. Coon did not specify a reason; however, Mr. Ryan noted that he had explained the contents of his letter to Mr. Coon which recommended that the Special Use Permit be denied until such time as the noted drainage problems are corrected and approval by the State Health Department of the package sewer treatment plant is provided.

Because the representative for the petition was not present to provide rebuttal to the protests of the adjacent property owners, Mr. Peachee entertained a motion to approve/deny the continuance or petition.

Mr. Hagee made a motion to deny the request for continuance. Mr. McClain seconded the motion. Vote taken: Ferguson, Aye; Peachee, Aye; McClain, Aye; Hagee, Aye; Couch, Aye; and Darrell, Abstain.

Mr. Hagee subsequently made a motion to deny the petition. Mr. McClain seconded the motion. Motion carried unanimously.

**ZONING:
FROM: A-2 GENERAL AGRICULTURAL
TO: SPECIAL USE PERMIT
APPLICANT – BARBARA J. NELSON**

This petition proposed to re-zone approximately 5 acres located on Perry Lucas Road from General Agricultural to Special Use Permit for the purpose of establishing a mobile home park. The legal description for the proposed area is as follows:

A part of the N/2, SE/4, Section 13, T11N, R1E of the I.M., Oklahoma County, Oklahoma and being more particularly described as follows: Beginning at a point on the North line of said SE/4, 660.10' W. of the NE corner of said SE/4 for a point or place of beginning; thence S. and parallel to the E. line of said SE/4 a distance of 660.0'; thence W. and parallel to the S. line of said SE/4 a distance of 330.05'; thence N. and parallel to the E. line of said SE/4 a distance of 660.0'; thence E. along the N. line of said SE/4 a distance of 330.05' to the point or place of beginning.

Mr. Ryan noted that the petition requested an addition of five (5) acres to an already established mobile home park. He stated that at this time, the park owner had no plans or layout for the addition. Mr. Ryan indicated that the petitioner will submit plans to be approved by the PC and the State Health Department prior to beginning any construction on the proposed addition. Noting that the total area used for mobile home parks in this particular section is approximately five (5) acres, Mr. Ryan recommended that the Special Use Permit be continually approved.

Ms. Nelson represented the petition.

Mr. Couch asked Ms. Nelson what the total acreage of the mobile home park would be. She indicated that a total of ten (10) acres would be involved.

There being no further discussion, Mr. Ferguson made a motion to approve the petition. Mr. Couch seconded the motion. Motion carried unanimously.

**PRELIMINARY/FINAL PLAT:
WALLACE ESTATES
APPLICANT – CHARLES J. WALLACE**

This Preliminary and Final Plat proposed to divide approximately 23 acres located 1/4 mile North of N.E. 63rd Street on Peebly Road into ten (10) 2-acre and above agricultural lots. The legal description of the proposed site is as follows:

The W/2, SW/4, Sec. 4, T12N, R1E of the I.M., Oklahoma County, Oklahoma, more particularly described as follows: Beginning at a point 396.00' N. and 670.00' E. of the SW corner of said SW/4; thence E. and parallel with the S. line of said SW/4 a distance of 650.00'; thence N. and parallel with the W. line of said SW/4 a distance of 924.00'; thence W. and parallel to the S. line of said SW/4 to a point in the W. line of said SW/4 a distance of 1,320.00'; thence S. along the W. line of said SW/4 a distance of 594.00'; thence E. and parallel to the S. line of said SW/4 a distance of 670.00'; thence S. and parallel to the W. line of said SW/4 a distance of 330.00' to the point of beginning.

Mr. Ryan stated that the petitioner was requesting a variance in road building material used on the street in Wallace Estates. He noted that the petitioner had constructed the road using pulverized asphalt on the existing sub-grade material, and was now requesting that he be permitted to finish the road with 2" of rock aggregate on the existing 6" of pulverized asphalt base. Mr. Ryan indicated that he had visited the site and Mr. Wallace's road work up to the present time had been excellent. Mr. Ryan, therefore, recommended that this agricultural area be used as a test for the method of road construction that Mr. Wallace had begun and that the PC approve the Final Plat.

Mr. Hagee inquired if the 2" of rock would be packed down into the asphalt base. Mr. Ryan stated that more compaction effort would be used in the above mentioned method than in any County road.

Mr. Ferguson inquired how long the method would be tested. Mr. Ryan responded that two (2) years is an average test period, which would consist of at least two (2) climatic seasons. Mr. Ryan also reminded the PC members that the normal County road requires 2" of asphalt on 4" of stabilized aggregate base, which indicated a 6" road section, while Mr. Wallace was building an 8" road section, for an extra 2" of road material.

Mr. McClain made a motion to approve the petition. Mr. Hagee seconded the motion. Motion carried unanimously.

RESOLUTION # 372-82

A RESOLUTION TO AMEND THE ZONING DISTRICT OF OKLAHOMA COUNTY, OKLAHOMA

WHEREAS, the Oklahoma County Planning Commission did on 16th day of December 19 82 hold a public hearing to amend the existing zoning FROM: Agricultural zone TO: SPECIAL PERMIT zone, on a tract of land described below, and as provided in Title 1905, § 868.16 as follows.

NE/4, NE/4, SE/4 of Section 13, Township 11 North, Range 1 East.

A ten acre tract on the West side of the Pottawatomie County Line, one half mile North of S.E. 44th Street.

It has been proposed that the ten acre site be divided into 40 mobile home sites of approximately 4,000 sq. ft. each.

(This was approved subject to conditions:

- 1. That plans for sewer line and lagoon be submitted to and approved by the County Engineer.
2. That plans for water system approved by the State be submitted to and approved by the County Engineer.

NOW, THEREFORE, BE IT RESOLVED THAT FOLLOWING THE RECOMMENDATIONS OF THE OKLAHOMA COUNTY PLANNING COMMISSION TO APPROVE (subject to above) (Approve or Deny)

the request of Barbara Nelson (Applicant) to change the

zoning FROM: Agricultural TO: Special Permit zone, the

BOARD OF COUNTY COMMISSIONERS, OF OKLAHOMA COUNTY, hereby (approves) (denies) the zoning change to Special Permit zone the above described land.

INTRODUCED, and read in open meeting of the Board of County Commissioners of Oklahoma County, Oklahoma the 20th day of December 19 82.

13-110-1E

BOARD OF COUNTY COMMISSIONERS OF OKLAHOMA COUNTY, OKLAHOMA

[Signature] Chairman

[Signature] Member

[Signature] Member

ATTEST:

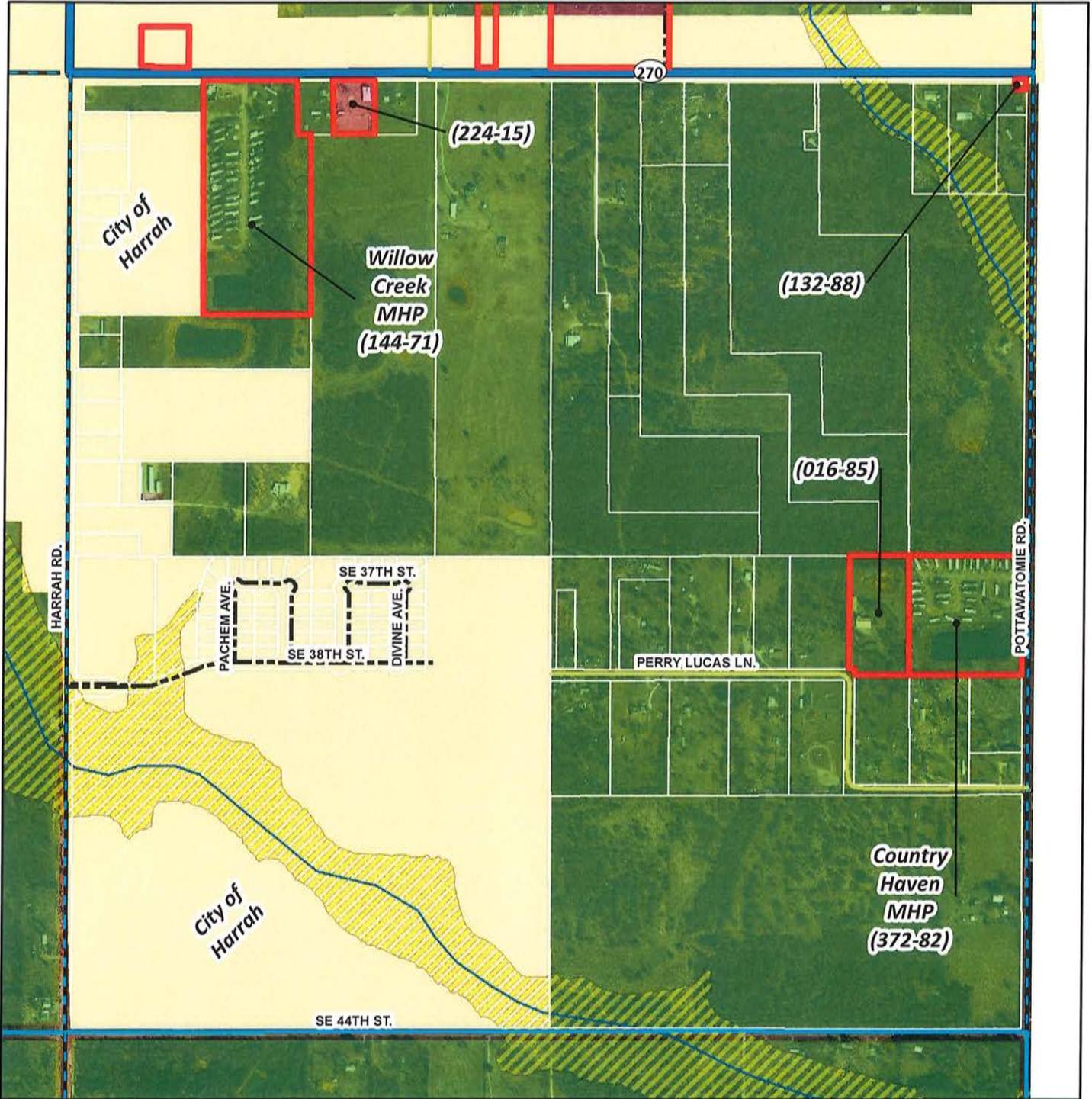
JERRY DeWOODY, COUNTY CLERK

By Sharon Kelly Deputy

Oklahoma County Zoning Map Book

Township 11N Range 1E

Section 13



FLOOD ZONE

-  0.2 PCT ANNUAL CHANCE FLOOD HAZARD
-  A
-  AE
-  FLOODWAY

Zoning

-  Rural Commercial
-  Agricultural and Rural Residential



RESOLUTION 372-82 - COUNTRY HAVEN MOBILE HOME PARK
DISTRICT TWO



**COUNTRY HAVEN MOBILE HOME PARK
CURRENTLY IN USE**

PERRY LUCAS

44TH



**MINUTES OF MEETING
OKLAHOMA COUNTY PLANNING COMMISSION
DECEMBER 16, 1982, 2:00 P.M.**

Meeting of the Oklahoma County Planning Commission was called to order by Mr. Clarence Mulhausen, Chairman, in Room 109 County Office Building with the following members present:

Mr. Clarence Mulhausen,	Chairman
Mr. Doyle Peachee,	Secretary
Mr. Charlie Couch	
Mr. John Ferguson	
Mr. Earl Stamper	
Mr. Jerry Hagee	
Mr. Ralph Adair,	County Commissioner
Mr. F.G. "Buck" Buchanan,	County Commissioner
Mr. Paul Clowers,	County Engineer

Motion was made by Mr. Stamper, seconded by Mr. Peachee, that the minutes of the previous meeting be approved. Motion carried unanimously.

ZONING:

**FROM: AGRICULTURAL TO: SPECIAL PERMIT
APPLICANT: BARBARA NELSON (COUNTY LINE MOBILE HOME PARK)**

This petition requests approval of a Special Permit for Mobile Home Park on a ten acre tract on the west side of the Pottawatomie County Line, one half mile north of S.E. 44th Street. It is proposed that the ten acre site be divided into 40 mobile home sites of approximately 4,000 sq. ft. each.

Sanitary sewer services will be provided by a lagoon and sewer line. Water service is to be provided by a well and 2" plastic lines.

Since this petition was submitted prior to adoption of new Mobile Home standards, it is recommended that the entry paving be waived and that the owner be given two years to surface interior streets.

This permit should be approved subject to the following conditions:

1. That plans for sewer line and lagoon be submitted to and approved by the County Engineer.
2. That plans for water system approved by the State be submitted to and approved by the County Engineer

Motion was made by Mr. Ferguson, seconded by Mr. Stamper, that this Special Permit be approved. Motion carried unanimously.

Resolution #343-82 notice to County Planning Commission, naming members to Oklahoma County Board of Adjustment. The Board of County Commissioners hereby names E. Elaine Schuster to serve a three (3) year term ending December 31, 1985. Action taken November 15, 1982.

Mr. Mulhausen submitted his resignation to the County Planning Commission.

Mr. Adair presented Mr. Mulhausen with a plaque, commending thirty years service to the Oklahoma County Planning Commission.

Nominations were open for election of a Chairman.

Motion was made by Mr. Couch, seconded by Mr. Stamper, that Mr. Peachee be nominated Chairman. Motion carried unanimously.

Nominations were open for Secretary.

Motion was made by Mr. Stamper, seconded by Mr. Couch, that Mr. Ferguson be elected Secretary. Motion carried unanimously.

There being no further business motion was made by Mr. Stamper, seconded by Mr. Couch, that the meeting be adjourned until January 20, 1983.

RESOLUTION N O. 321-82

A RESOLUTION TO AMEND THE ZONING DISTRICT OF OKLAHOMA COUNTY, OKLAHOMA

WHEREAS, the Oklahoma County Planning Commission did on 21st day of October 1982 hold a public hearing to amend the existing zoning FROM: Agricultural zone TO: Special Permit zone, on a tract of land described below, and as provided in Title 1905, § 868.16 as follows.

North 1318 feet of West half, East half, Northwest quarter, Section 14, Township 11 North, Range 1 East, I.M. except the North 300 feet.

A 15 acre tract lying south of S.E. 29th Street, west of Granddaughter Drive.

Mobile Home Park with 59 sites for mobile homes.

14-110-1E

NOW, THEREFORE, BE IT RESOLVED THAT FOLLOWING THE RECOMMENDATIONS OF THE OKLAHOMA COUNTY PLANNING COMMISSION TO Approve (Approve or Deny)

the request of Gus Padgett (Applicant) to change the

zoning FROM: Agricultural TO: Special Permit zone, the

BOARD OF COUNTY COMMISSIONERS, OF OKLAHOMA COUNTY, hereby (approves) ~~(denies)~~ the zoning change to Special permit zone the above described land.

INTRODUCED, and read in open meeting of the Board of County Commissioners of Oklahoma County, Oklahoma the 1st day of November 1982.

BOARD OF COUNTY COMMISSIONERS OF OKLAHOMA COUNTY, OKLAHOMA

[Signature]
Chairman

[Signature]
Member

[Signature]
Member

ATTEST:

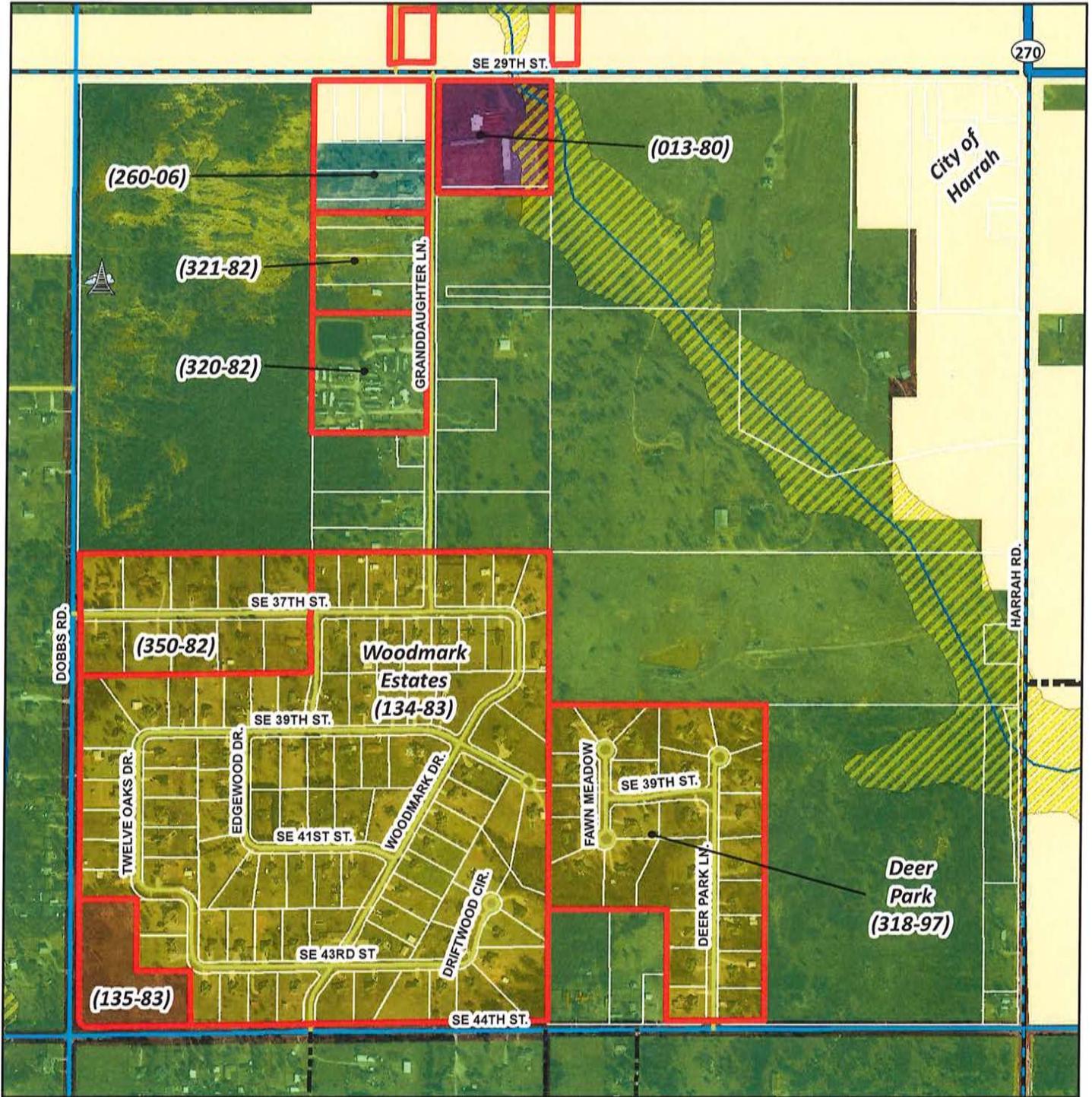
JERRY DeWOODY, COUNTY CLERK

By *[Signature]*
Deputy

Oklahoma County Zoning Map Book

Township 11N Range 1E

Section 14



Legend

FLOOD ZONE

- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- FLOODWAY

Zoning

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



RESOLUTION 321-82 - MOBILE HOME PARK
DISTRICT TWO



29TH

GRANDDAUGHTER

MOBILE HOME PARK
CURRENTLY NOT IN USE
HAS BEEN PLATTED AND SUBDIVIDED
GRANDDAUGHTER ACRES



Mr. Hill and Mr. Hall appeared on behalf of this application, and asked it be withdrawn.

Motion was made by Mr. Ferguson, seconded by Mr. Mulhausen this application be withdrawn as requested. Motion carried unanimously.

PLAT: **Malcolm Hall** **FROM: Agricultural**
NORTHERN HILLS ESTATES **TO: Residential**

This preliminary plat consists of approximately 125 acres located on the East side of Coltrane Road, north of N.E. 50th Street.

It is proposed to divide this 125 acre tract into 97 single family residential lots of approximately 1 acre each. It is proposed that each lot will be served with septic tanks and water wells. Percolation tests for each lot will be required with the final plat.

Streets shall be constructed to meet county standards. The final plat should show the name of each street. Paving plans should be submitted with the final plat.

It is recommended that the preliminary plat be approved.

Mr. Hall requests this plat be continued to the next regular scheduled Planning Commission meeting on September 16, 1982.

Motion was made by Mr. Ferguson, seconded by Mr. Couch this application be continued until the September meeting. Motion carried unanimously.

ZONING: **Gus Padgett** **FROM: Agricultural**
Mobile Home Park **TO: Special Permit**

This petition requests approval of "Special Permit" for a Mobile Home Park to be located on a 15 acre tract lying south of S.E. 29th Street and West of Granddaughter Lane. This is between Harrah Road and Dobbs Road.

The proposed park will contain spaces for 87 mobile homes on sites of 4,950 square feet, being 45 ft. wide. However, after the plat of the Mobile Home Park was prepared, the applicant has asked that the North 300 feet be deleted and that commercial zoning be approved for the North 300 feet. This would leave 59 mobile home sites to be considered.

It is proposed that each mobile home be served with sanitary sewer serviced by a lagoon and by water serviced by one water well.

The interior service roads in the park are shown on the plat, but no indication is given as to their construction.

Also, no reference is made as to the servicing, maintenance and design of the sanitary sewer and water systems.

Development of a mobile home park with this density would create a situation that would demand good fire protection. Adequate fire protection would not be available.

Unless a Mobile Home Park can be properly designed assuring proper and continued water and sanitary sewer service and adequate fire protection, mobile homes should be restricted to large, single family residential sites.

It is, therefore, recommended that this petition be denied.

Mr. Landes and Mr. Padgett were present to represent the application.

Mr. Jack Vann, Robert Nelson for Isiah Dukes, Mr. Lindell, Mr. Mossman representing twenty-two people.

It was the consensus of opinion of all the protesting property owners that to zone this tract would over crowd the school system, would not have adequate fire protection, objecting to the open lagoon, questioning the overloading of the Sheriff's patrol area, water table, population saturation in the country, concerned about streets enduring growth population and drainage of the area.

Mr. Padgett explains to Commission that the trailers were there when he bought the land, also the septic tanks, and wells.

There will be rules and regulations at this trailer park. We want permanent residents not transits.

Mr. Landes explains about 15,000 gallon storage tank, water pressure on lines and pounds per pump times three, for ample water in the Park, for fire protection the lagoon water can be used.

Bonita Nelson turned in a petition protesting the zoning with seventy one signatures, but did not list any particulars, other than state it was against the rezoning from Agricultural to Commercial.

After much discussion motion was made by Mr. Mulhausen, seconded by Mr. Ferguson to continue this application until the next meeting on September 16, 1982. Motion carried unanimously.

ZONING: Gus Padgett

FROM: Agricultural

TO: C-1 General Commercial

This petition requests a zoning change from Agricultural to C-2 General Commercial on a 5 acre tract on the south side of S.E. 29th Street west of Granddaughter Drive.

This tract has been used for industrial purposes as a non-conforming use. It is located in an area of scattered industrial and commercial use.

It is recommended that this petition be approved.

Mr. Mulhausen asked Mr. Padgett what his intention was for asking for Commercial zoning? I want this area for an office use for selling mobile homes, laundromat, quick stop grocery etc. He was asked to give a covenant eliminating a beer joint, liquor store, or dance hall.

Bonita Nelson turned in a petition protesting the Mobile Home Park, also stating it was also for this Commercial Zoning. She handed the secretary one copy indicating it was for this zoning too.

After discussion motion was made by Mr. Peachee, seconded by Mr. Couch to approve this Zoning as C-1. Motion carried unanimously.

**ZONING: Paul Sizemore
Mobile Home Park**

**FROM: Agricultural
TO: Special Permit**

This application requests approval of a Special Permit to construct and operate a mobile home park on a ten acre tract located on the west side of Granddaughter Lane, approximately 1/3 mile south of S.E. 29th Street. Granddaughter Lane is between Dobbs and Harrah Road.

This plat proposed 31 mobile home sites of approximately 4,500 sq. ft. each. It is proposed to provide water service from one well with 2" and 4" plastic distribution line. Sanitary sewer service would be provided by a lagoon to be constructed in the Northwest corner of this tract.

No indication is given as to the type of service roads to be provided.

This dense development demands urban type fire protection. Since there is no fire protection of this type in this area, the application for Mobile Home Park should not be approved.

Mr. Paul Sisemore and Mr. Richard Landes were present to represent this application.

Mr. Sisemore handed in a copy of a letter from the Oklahoma State Department of Health in reference to the Sewage Treatment Facility and Water Well, Pressure Tank, and Pipes for his file.

Ms. Bonita Nelson turned a protest letter with seventy one signatures.

Mr. Vann is concerned about congestion of the traffic on this street.

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENT

That Undersigned, HOMESTEAD COMMUNITY DEVELOPMENT, L.L.C., an Oklahoma Limited Liability Company, Chuck Ferguson, Manager, hereby certifies that it is the owner and the only owner who has any right title or interest in and to the land shown on the said annexed plat of GRANDAUGHTER ACRES to Oklahoma County, Oklahoma. That it has caused the same to be surveyed and platted into lots, blocks, streets and easements as shown on said annexed plat, which said annexed plat represents a correct survey of all property included therein under the name of GRANDAUGHTER ACRES. Further certify that it is the owners of and the only owner who has any right, title or interest to the land included in the above mentioned plat and it hereby dedicates all the streets and easements as shown on said annexed plat to the use of the public for public highways, streets, drainage, and utility easements, for its successors and assigns forever and has caused the same to be released from all encumbrances so that the title is clear, except as shown in the bonded abstractor's certificate.

In witness whereof the undersigned, has caused this instrument to be executed this 18 day of July, 2006.

HOMESTEAD COMMUNITY DEVELOPMENT, L.L.C.

BY: Chuck Ferguson
Chuck Ferguson
Manager

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) SS

Before me, the undersigned, a Notary Public in this state on this 18th day of July, 2006 personally appeared Chuck Ferguson to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as Manager and acknowledged to me that he executed the same as the free and voluntary act and deed of said Limited Liability 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: 7/21/07

My Commission No.: 99012381

Jandra Breed
Notary Public

COUNTY COMMISSIONER'S APPROVAL

I, Jim Roth, Chairman of the County Commissioners of the County of Oklahoma, State of Oklahoma; hereby certify that the said County Commissioners duly approved the annexed map of GRANDAUGHTER ACRES being a subdivision of the NW/4 of Section 14, T-11-N, R-1-E, I.M. Oklahoma County, Oklahoma, on the 2nd day of August, 2006.

Signature: Jim Roth ATTEST: Frank W. Zwick, Chief Deputy
CHAIRMAN for Carolyn Cavallari, County Clerk

COUNTY PLANNING COMMISSION APPROVAL

I, Cheryl Dorrance, Vice-Chairman of the County Planning Commission for the County of Oklahoma, State of Oklahoma; hereby certify that the said Commission duly approved the annexed map of GRANDAUGHTER ACRES being a subdivision of the NW/4 of Section 14, T-11-N, R-1-E, I.M. Oklahoma County, Oklahoma, on the 1 day of August, 2006.

Signature: Cheryl M. Dorrance
CHAIRMAN

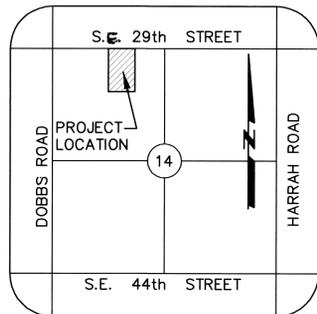
COUNTY TREASURER'S CERTIFICATE

I, Forrest "Butch" Freeman, do hereby certify that I am 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 2005, and prior years are paid on said land shown on the annexed plat of GRANDAUGHTER ACRES 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 this 20th day of July, 2006.

BY: Forrest "Butch" Freeman
County Treasurer

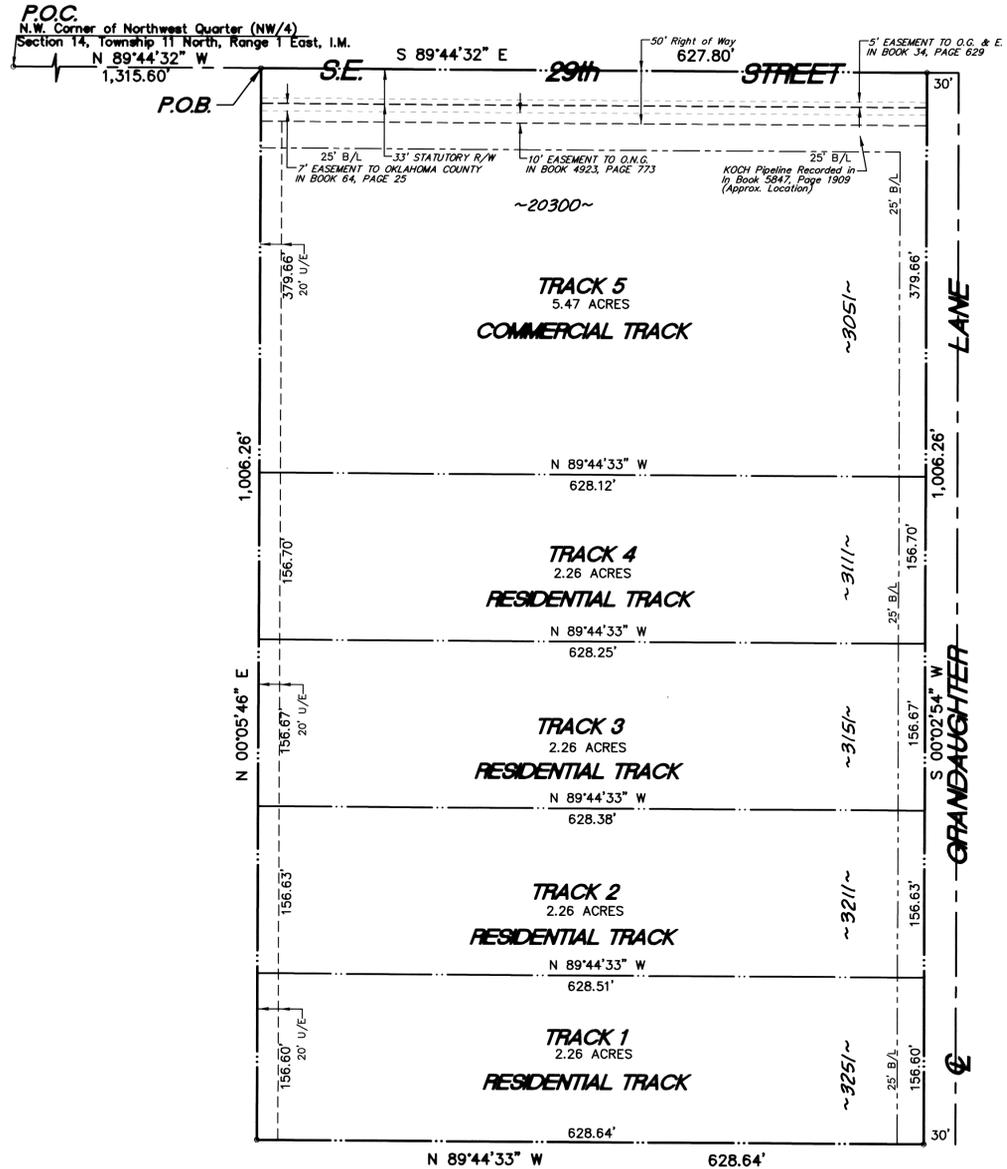
BY: _____
Chief Deputy



SECTION 14, T-11-N, R-1-E, I.M.

LOCATION MAP

SCALE: 1"=2000'



LEGAL DESCRIPTION

A tract or parcel of land located in the Northwest Quarter (NW/4) of Section 14, Township 11 North, Range 1 East, of the Indian Meridian in Oklahoma County, Oklahoma and more particularly described as follows:

COMMENCING at the Northwest (NW) corner of Section 14; THENCE South 89°44'22" East along the North line of said Northwest Quarter (NW/4), a distance of 1,315.60 feet to the Point of Beginning; THENCE from said Point of Beginning South 89°44'32" East, a distance of 627.80 feet; THENCE South 00°02'54" West, a distance of 1,006.26 feet; THENCE North 89°44'33" West, a distance of 628.64 feet; THENCE North 00°05'46" East, a distance of 1,006.26 feet to the Point or Place of Beginning.

Containing 632,149.65 square feet or 14.512 acres, more or less.

Subject to all easements, restrictions and covenants of record.

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned a duly qualified and lawfully bonded abstractor of titles in and for Oklahoma County and State of Oklahoma, hereby certifies that the records of said county show that the title to the land shown on the annexed plat of GRANDAUGHTER ACRES to Oklahoma County, Oklahoma is vested in HOMESTEAD COMMUNITY DEVELOPMENT, L.L.C., an Oklahoma Limited Liability Company, and that on the 18th day of July, 2006, there are no actions pending or judgments of any nature in any court or on file with the clerk of any court in said county and state against said land or the owner(s) thereof, that the taxes are paid for the year 2005, and prior years, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person, that there are no liens or other encumbrances of any kind against the land included in the annexed plat except easements, mortgages and mineral conveyances of record.

In witness whereof, said bonded abstractor has caused this instrument to be executed this 17th day of July, 2006.

ATTEST: Capitol Abstract & Title Co.
BY: Connie L. Cain
Vice President

Assistant Secretary
STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) SS

Before me, the undersigned, a notary public in this state on the 18th day of July, 2006 personally appeared Chuck Ferguson to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its Manager and acknowledged to me that he executed the same as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

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

My Commission expires: 9/15/07
My Commission No.: 99014017

SURVEYOR'S CERTIFICATE

I, Allen E. Henry, do hereby certify that I am by profession a Land Surveyor and that the annexed plat of GRANDAUGHTER ACRES to Oklahoma County, Oklahoma, consisting of one sheet correctly represents a survey made under my supervision on the 18th day of July, 2006, and that all monuments shown hereon actually exist and their positions are correctly shown.

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) SS

Before me, the undersigned, a notary public in this state on this 17th day of July, 2006, personally appeared Allen E. Henry, to me known to be the identical person who executed the above 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 last above written.

My Commission expires: 2/05/10
My Commission No.: 06000258

This original tracing meets the requirements as outlined in Senate Bill 377, Section 518, as amended.

Laxman P. Godhania
Professional Engineer No. 11022



I, Laxman P. Godhania, Professional Engineer No. 11022 do hereby certify that as of June, 2006, no part, parcel or lot of GRANDAUGHTER ACRES is located within the FEMA identified 100 year Flood Plain.

Laxman P. Godhania
Laxman P. Godhania, P.E. #11022



PREPARED BY:



MGR INC.

ENGINEERS & PLANNERS
1224 SOUTH KELLY AVENUE, PH 405/341-1698
EDMOND, OKLAHOMA 73003-5862
CA NO. 1089 EXPIRES: 6/30/2007

Vertical column of seals and stamps including: Abstractor's Seal, Notary Seal for Cynthia A. Zermeno, Notary Seal for Allen E. Henry, Notary Seal for L. Clark, County Treasurer's Seal, and County Seal.

Doc # 2006117696
PL 64
Pg 21 of 21
DATE 08/04/06 13:48:11
Filing Fee \$15.00
Documentary Tax \$0.00
State of Oklahoma
County of Oklahoma
Tahoe County Clerk
Carolynn Caudill

DATE: 06/28/06

Final Plat of:
GRANDAUGHTER ACRES- A P.U.D.
A Part of the Northwest Quarter (NW/4) Section 14
Township 11 North, Range 1 East, Indian Meridian
Oklahoma County, Oklahoma

- NOTES:
- THIS PLAT OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR A PLAT AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.
 - ALL THE STREETS SHALL BE PUBLIC STREET AND SHALL BE MAINTAINED BY THE COUNTY OF OKLAHOMA.
 - (NR) = DENOTE LOT LINES ARE NOT RADIAL TO STREET R/W
 - ALL SIDE LOT PROPERTY LINES SHALL BE 50.00 FOOT BUILDING LIMITS BEING 25.00 FEET ON EITHER SIDE OF SIDE LOT LINES AND 25.00 FEET BUILDING LIMITS AT REAR LOT LINES.

64-21

RESOLUTION N O. 320-82

A RESOLUTION TO AMEND THE ZONING DISTRICT OF OKLAHOMA COUNTY, OKLAHOMA

WHEREAS, the Oklahoma County Planning Commission did on 21st day of October 19 82 hold a public hearing to amend the existing zoning FROM: Agricultural zone TO: Special Permit zone, on a tract of land described below, and as provided in Title 1905, § 868.16 as follows.

The North 660 feet of the South 1320 feet of the West half of the East hald, of the Northwest Quarter, of Section 14, Township 11 North, Range 1 East, I.M. except for the east 30 feet for road easement.

A ten acre tract located on the West side of Granddaughter Drive, South of S.E. 29th Street.

Mobile Home Park with 31 sites.

NOW, THEREFORE, BE IT RESOLVED THAT FOLLOWING THE RECOMMENDATIONS OF THE OKLAHOMA COUNTY PLANNING COMMISSION TO Approve (Approve or Deny)

the request of Paul Sisemore (Applicant) to change the zoning FROM: Agricultural TO: Special Permit zone, the

BOARD OF COUNTY COMMISSIONERS, OF OKLAHOMA COUNTY, hereby (approves) (~~denies~~) the zoning change to Special Permit zone the above described land.

INTRODUCED, and read in open meeting of the Board of County Commissioners of Oklahoma County, Oklahoma the 1st day of November 19 82.

BOARD OF COUNTY COMMISSIONERS OF OKLAHOMA COUNTY, OKLAHOMA

[Signature]
Chairman
[Signature]
Member
[Signature]
Member

ATTEST:

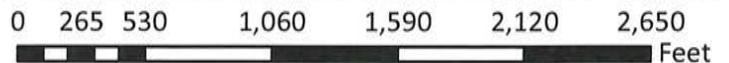
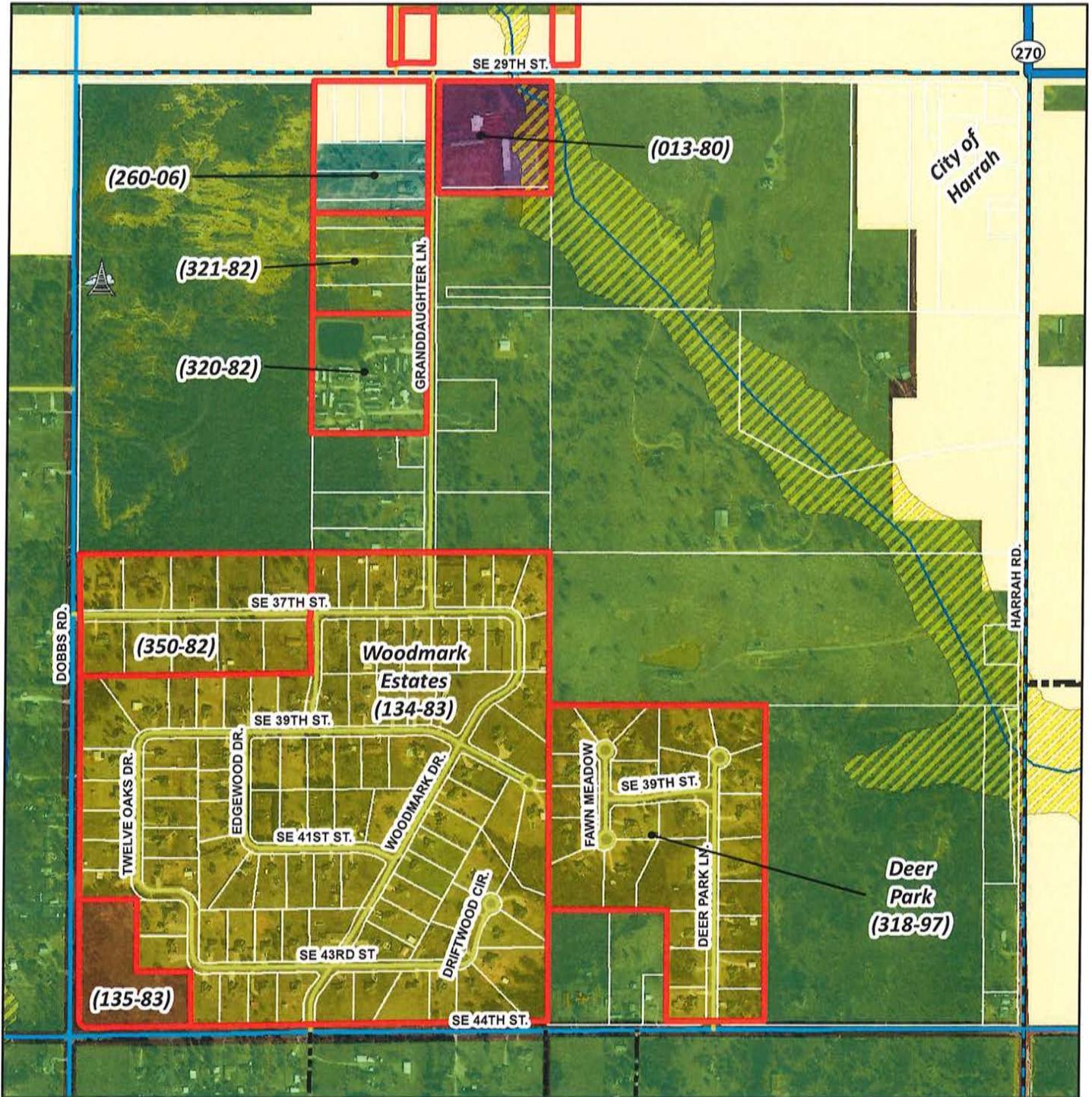
JERRY DeWOODY, COUNTY CLERK

By [Signature]
Deputy

Oklahoma County Zoning Map Book

Township 11N Range 1E

Section 14



Legend

FLOOD ZONE

- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- FLOODWAY

Zoning

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



RESOLUTION 320-82 - C & C MOBILE HOME RANCH
DISTRICT TWO



29TH

GRANDDAUGHTER

MOBILE HOME PARK
C & C MOBILE HOME RANCH
CURRENTLY IN USE



This tract has been used for industrial purposes as a non-conforming use. It is located in an area of scattered industrial and commercial use.

It is recommended that this petition be approved.

Mr. Mulhausen asked Mr. Padgett what his intention was for asking for Commercial zoning? I want this area for an office use for selling mobile homes, laundromat, quick stop grocery etc. He was asked to give a covenant eliminating a beer joint, liquor store, or dance hall.

Bonita Nelson turned in a petition protesting the Mobile Home Park, also stating it was also for this Commercial Zoning. She handed the secretary one copy indicating it was for this zoning too.

After discussion motion was made by Mr. Peachee, seconded by Mr. Couch to approve this Zoning as C-1. Motion carried unanimously.

**ZONING: Paul Sizemore
Mobile Home Park**

**FROM: Agricultural
TO: Special Permit**

This application requests approval of a Special Permit to construct and operate a mobile home park on a ten acre tract located on the west side of Granddaughter Lane, approximately 1/3 mile south of S.E. 29th Street. Granddaughter Lane is between Dobbs and Harrah Road.

This plat proposed 31 mobile home sites of approximately 4,500 sq. ft. each. It is proposed to provide water service from one well with 2" and 4" plastic distribution line. Sanitary sewer service would be provided by a lagoon to be constructed in the Northwest corner of this tract.

No indication is given as to the type of service roads to be provided.

This dense development demands urban type fire protection. Since there is no fire protection of this type in this area, the application for Mobile Home Park should not be approved.

Mr. Paul Sisemore and Mr. Richard Landes were present to represent this application.

Mr. Sisemore handed in a copy of a letter from the Oklahoma State Department of Health in reference to the Sewage Treatment Facility and Water Well, Pressure Tank, and Pipes for his file.

Ms. Bonita Nelson turned a protest letter with seventy one signatures.

Mr. Vann is concerned about congestion of the traffic on this street.

Mr. Landes also stated there would be private roads in this development

Mr. Sisemore to Planning Commission. Shows pictures of land before he started to cleanup development and present. He stated having rules and regulations for his park. He has two wells and two storage tanks 220 gallons each with 60 lbs pressure, and lowest is 40 lbs. they are 120' deep and has 4 inch streams. Has lived on property 12 years.

After discussion motion was made by Mr. Ferguson, seconded by Mr. Peachee to continue this application until the next regular meeting September 16, 1982. Motion carried unanimously.

ZONING: BARBARA NELSON FROM: Agricultural
County Line Mobile Home Park TO: Special Permit

This petition requests approval of a Special Permit for Mobile Home Park on a ten acre tract on the west side of Pottawatomie County Line, one half mile north of S.E. 44th Street. It is proposed that the ten acre site be divided into 40 mobile home sites of approximately 4,000 sq. ft. each.

It is proposed that sanitary sewer services be provided with sewer lines and a lagoon. Water service is proposed by one water well and 2" plastic pipes.

Since no fire protection can be made available, developments of less than one acre should not be approved.

It is recommended that this request be denied.

One letter of protest has been received from Ernest R. Biery feels this would not enhance the value of his property.

Barbara Nelson and Mr. Landes appeared on behalf of this application.

After discussion motion was made by Mr. Couch, seconded by Mr. Mulhausen this application be continued until the next meeting. Motion carried unanimously.

ZONING: CHARLES POLLARD FROM: Agricultural
Funeral Home TO: C-1 General Commercial

This application requests a zoning change from Agricultural to C-2 General Commercial on a five acre tract lying north of N.E. 36th Street on the East side of Post Road.

This is in an area of scattered commercial, non-conforming uses along N.E. 36th Street.

There would be no adverse effects by granting this zoning.

It is recommended that this zoning be approved.

6. No mobile home shall be moved in until all improvements have been made and approved.

Plans for water, and sewer and street improvements must be submitted to and approved by the County Engineer before this item will be considered by the Board of County Commissioners.

It should be noted that a number of area property owners have signed protest petitions opposing approval of this application. If the number exceeds 20% of abutting property owners, approval of this application will require unanimous approval of the Board of County Commissioners.

Mr. and Mrs. Sisemore were present to represent their application.

Mrs. Sisemore submitted the following letter to the Planning Commission:

Circle "P" Mobile Home Ranch is herein asking for an adjustment to the requirements for a Special Permit to construct and operate a mobile home park in Oklahoma County, Oklahoma.

The Circle "P" Mobile Home Ranch application for Special Permit was filed in June, 1982 and was on the Planning Commission's agenda for July. The Planning Commission meeting was postponed in July. In August we were told by the Planning Commission that they were concerned about adequate fire protection in our mobile home park, so they tabled the Circle "P" application. Fire Chiefs for Harrah and Newalla came out and inspected the ranch and stated they can use the lagoon for a good water source with their flotation pumps.

Again in September, the application was tabled until the Planning Commission could develop their regulations.

Construction permits have been received from the Oklahoma State Department of Health. Plans for the Ranch are approved by the Oklahoma City County Health Department.

Because the Oklahoma County Planning Commission adopted new on September 29, 1982, over two months after our application was first on the agenda, we feel it places undo hardship on us to meet all requirements. In good faith, we complied with all existing rules available. Now when is nearly ready for completion, it would face new major construction changes and outlay of additional capitol, not now available.

It is our objective to provide safe, attractive spaces for people to lease. We feel we have succeeded.

Bonita Nelson objected to this development, informed the board that work had already began in the park, and the traffic on the road had increased.

Howard Thornton - OK Corral - has no objection to the park only to be assured that the lagoon will not overflow and will be controlled, also concerned about Granddaughter Dr. road traffic, because the Corral was zoned for light industry. Also, stated that the road was worn out now.

Earl Rooms: I have a development across the street North and am having difficulty financing my development because of a mobile home park.

After discussion motion was made by Mr. Ferguson seconded by Mr. Couch this application be accepted eliminating the Bond for paved roads, for two years and the 15,000 gallon storage tank. Motion carried unanimously.

ZONING: Gus Padgett FROM: Agricultural
The Pines Mobile Home Park TO: Special Permit

This petition requests approval of a Special Permit for a Mobile Home Park to be located on a 15 acre tract lying South of S.E. 29th Street, West of Granddaughter Drive. It is proposed to provide spaces for 59 mobile homes.

The plat submitted for this mobile home park contained 87 sites, however, the south five acres has been deleted, leaving 59 mobile home sites to be considered.

It is recommended that this application be approved subject to the following conditions:

1. That a satisfactory design of sanitary sewer system and lagoon, approved by the State Health Department be submitted and approved by the County Engineer.
2. That a satisfactory design of water system, approved by State Health Department be submitted to and approved by County Engineer.
3. That a 15,000 gal. storage tank for fire protection be installed as required by approved standards.
4. Paved roads inside the park and pavement widening will be required.
5. Either paved pads or skirting will be required for each site.
6. No mobile home shall be moved in until all improvements have been made and approved.

Each of these requirements must be met before this item will be sent to the Board of County Commissioners for their consideration.

RESOLUTION #253-83

A RESOLUTION TO AMEND THE ZONING DISTRICT OF OKLAHOMA COUNTY, OKLAHOMA

WHEREAS, the Oklahoma County Planning Commission did on 15th day of September 19 83 hold a public hearing to amend the existing zoning FROM: A-2 GENERAL AGRICULTURAL zone TO: SPECIAL USE PERMIT zone, on a tract of land described below, and as provided in Title 1905, § 868.16 as follows.

South 385 feet of West 610 feet of the NE/4 of the SE/4 of Section 35, Township 13 North, Range 1 East.

A 5.39-acre tract located on N.E. 78th and N. Harrah Road.

NOW, THEREFORE, BE IT RESOLVED THAT FOLLOWING THE RECOMMENDATIONS OF THE OKLAHOMA COUNTY PLANNING COMMISSION TO APPROVE (Approve or Deny)

the request of ARVILLA J. BARTON (Applicant) to change the zoning FROM: A-2 GENERAL AGRICULTURAL TO: SPECIAL USE PERMIT zone, the

BOARD OF COUNTY COMMISSIONERS, OF OKLAHOMA COUNTY, hereby (approves) (denies) the zoning change to SPECIAL USE PERMIT zone the above described land.

INTRODUCED, and read in open meeting of the Board of County Commissioners of Oklahoma County, Oklahoma the 14th day of October 19 83.

BOARD OF COUNTY COMMISSIONERS OF OKLAHOMA COUNTY, OKLAHOMA

[Signature of Chairman]

Chairman

[Signature of Member]

Member

[Signature of Member]

Member

ATTEST:

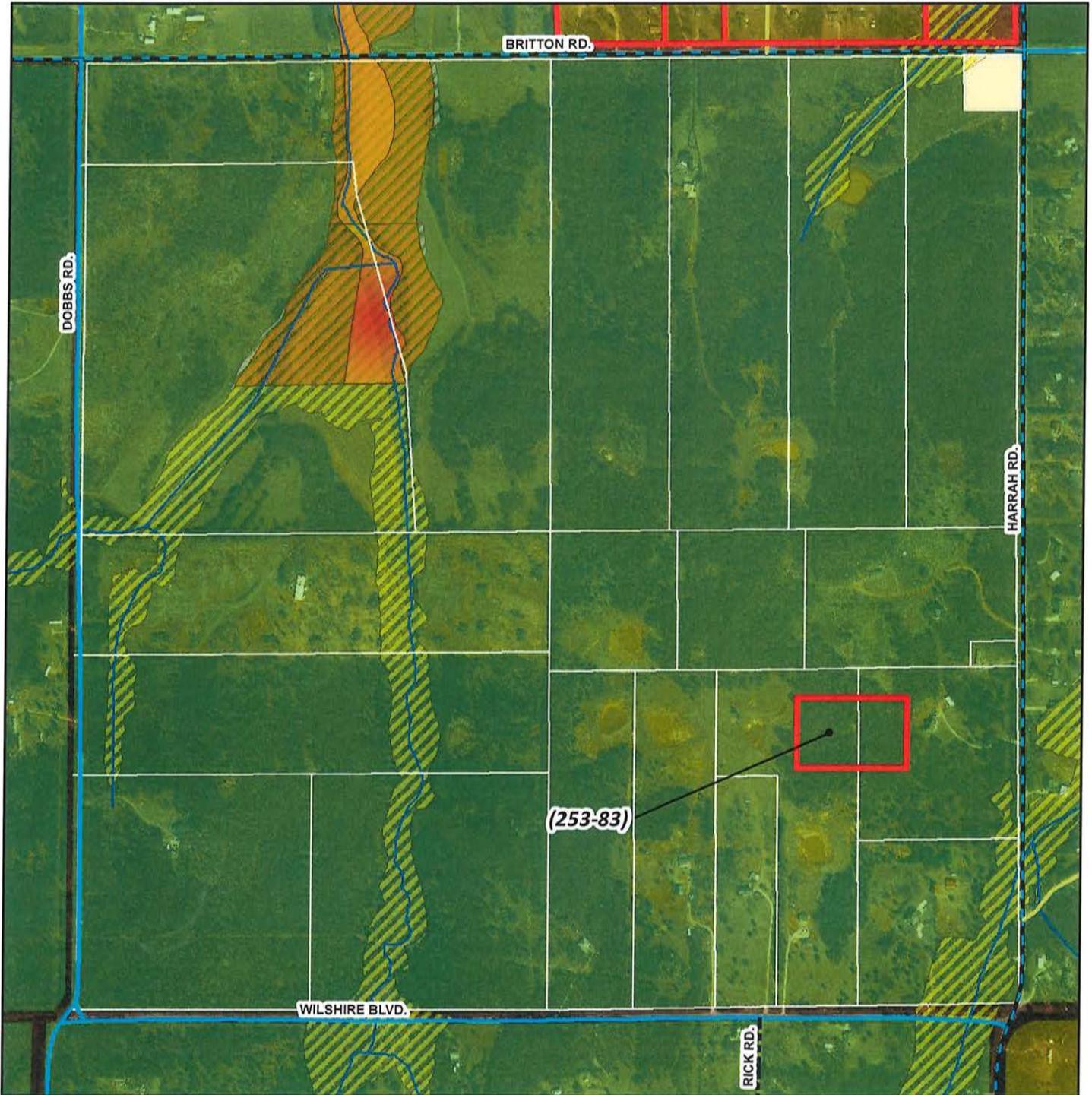
JERRY DeWOODY, COUNTY CLERK

By Sharon Kelly Deputy

Oklahoma County Zoning Map Book

Township 13N Range 1E

Section 35



Legend

FLOOD ZONE

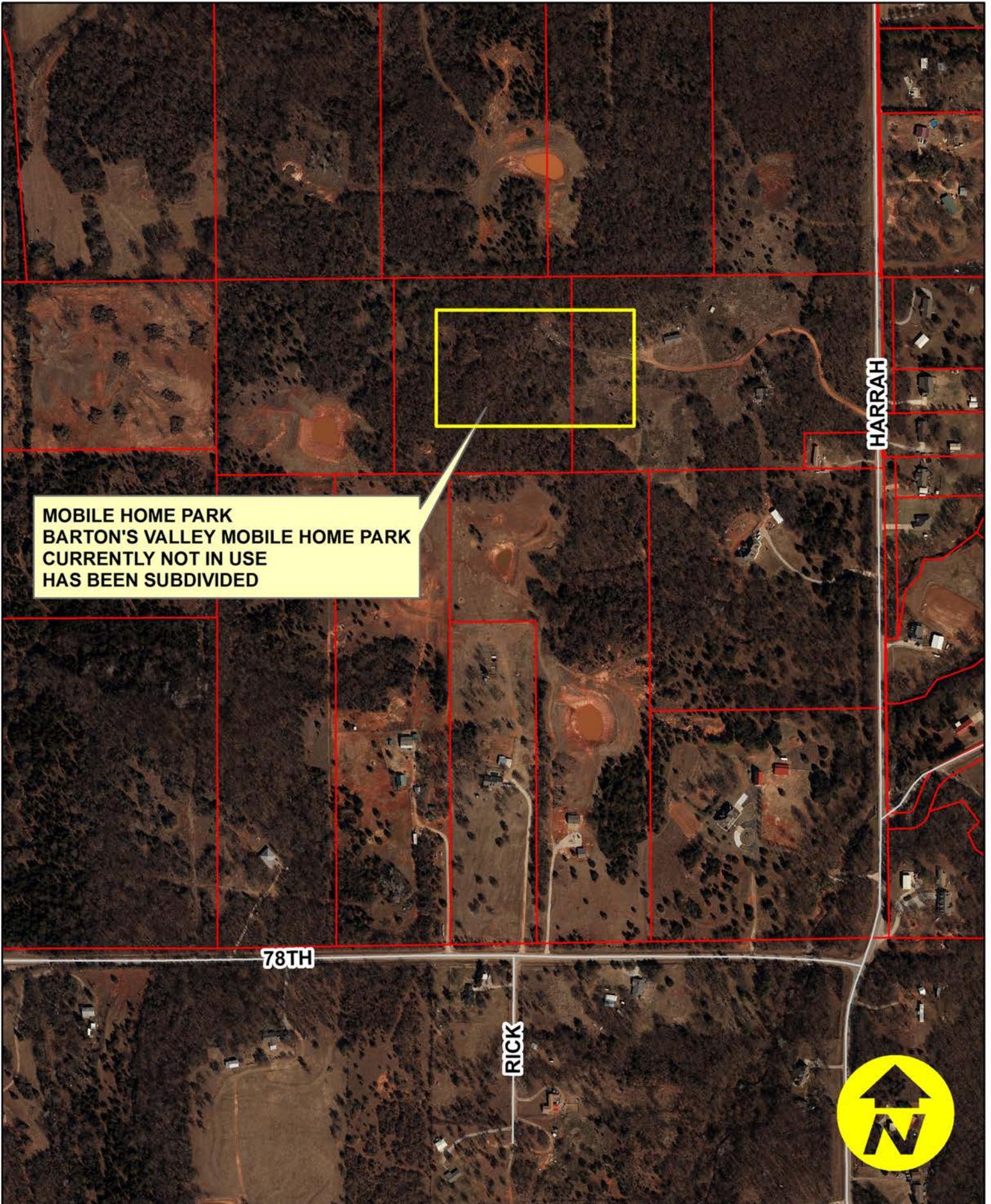
-  0.2 PCT ANNUAL CHANCE FLOOD HAZARD
-  A
-  AE
-  FLOODWAY

Zoning

-  Agricultural and Rural Residential



RESOLUTION 253-83 - BARTON'S VALLEY MOBILE HOME PARK
DISTRICT TWO



MOBILE HOME PARK
BARTON'S VALLEY MOBILE HOME PARK
CURRENTLY NOT IN USE
HAS BEEN SUBDIVIDED

78TH

HARRAH

RICK



**MINUTES OF MEETING
OKLAHOMA COUNTY PLANNING COMMISSION
SEPTEMBER 15, 1983, 2:00 P.M.**

The meeting of the Oklahoma County Planning Commission was called to order by Mr. Doyle Peachee, Chairman, in Room 119 County Office Building, 320 Robert S. Kerr, with the following members present:

Mr. Doyle Peachee,	Chairman
Mr. Charlie Couch	
Mr. Anderson McClain	
Mr. Earl Stamper	
Mr. Fred Snyder,	County Commissioner
Mr. Nelson Ryan,	Assistant County Engineer
Mr. Ralph Hess,	Administrative Assistant

Motion was made by Mr. Stamper and seconded by Mr. McClain that the minutes of the previous meeting be approved. Motion carried unanimously.

**ZONING
FROM: A-2 GENERAL AGRICULTURAL TO: SPECIAL USE PERMIT
APPLICANT – ARVILLA J. BARTON**

BARTON'S VALLEY MOBILE HOME PARK

This petition requested zoning from General Agricultural to Special Use Permit, for the purpose of establishing a mobile home park. The property is a 5.39-acre tract located on N.E. 78th and Harrah Road, with the following legal description:

S. 383 feet of W. 610 feet of the NE/4 of the SE/4 of Section 35, T13N, R1E.

In his review of the petition, Mr. Ryan stated that this application was presented to rezone 5.4 acres of agricultural area to a mobile home park in the east central part of Oklahoma County. He indicated that the application will maintain the status quo, as a mobile home park is already in place. The existing park meets the County standards with the exception of the access road.

With the applicant's concurrence to build a proper access road to required County standards, there would be no reason to abolish the existing mobile home park. Mr. Ryan subsequently recommended approval with the above stated stipulation being made a requirement.

Mr. Peachee inquired if this application was subject to a "Grandfather Clause"? Mr. Ryan indicated that it was not. However, he stated that it was in a good location in which the mobile home park had been built in the last 2 - 3 years, well established, and well-

built. Mr. Ryan also stated that there were currently eight (8) families now residing in this mobile home park, and to make them move would create a hardship.

Mr. Snyder inquired if this application would permit an increase in the park? Mr. Ryan stated that it would not.

Ms. A.J. Barton, the petitioner, indicated that she was in concurrence with the above requirement made by Mr. Ryan concerning the building of an access road built to County standards.

There were no protesting adjacent property owners present.

Motion was made by Mr. Stamper to approve the application. Messrs. McClain and Couch seconded the motion. Motion carried unanimously.

ZONING
FROM: A-2 GENERAL AGRICULTURAL
TO: I-1 RESTRICTED LIGHT INDUSTRIAL
APPLICANT – LARRY E. LYON

This petition requested a zoning change from General Agricultural to Restricted Light Industrial for the purpose of constructing an automobile repair garage. The location is a .32-acre tract located 1/2 mile south of Memorial Road on Lynch Road, with the following legal description:

Part of the NE/4, SW/4, Section 15, T13N, R1E.

Mr. Ryan stated that the above indicated was four (4) miles South of Luther, eight (8) miles northeast of Jones, and eight (8) miles north of Harrah. This is a sparsely populated area of Oklahoma County. Due to the size of the tract and lack of other business in the vicinity, Mr. Ryan indicated that he felt this would be a situation where "spot zoning" is taking place and therefore recommended that the request be denied.

Mr. Robert Craig, attorney for the applicant, indicated that he could see why Mr. Ryan labeled Mr. Lyon's request for industrial as "spot zoning," because there really wasn't any other source of commercialism or industrialism in the vicinity except Mr. Lyon's proposed establishment. However, he stated that someone has to be the first in a situation such as this. He added that the proposed establishment was planned to be a "first class" establishment with stockade fence, proper entry and exit ways, etc., all of which is a necessity to prevent the devaluation of Mr. Lyon's \$100,000 home sitting adjacent to the proposed establishment.

Mr. Peachee inquired as to how much land was requested to be rezoned. Mr. Craig stated that the entire tract contained 2.9 acres; however, the automotive garage would only contain .32 acres for the 100' x 140' shop area.

RESOLUTION CN 101-72

A RESOLUTION AMENDING THE ZONING REGULATIONS OF OKLAHOMA COUNTY, OKLAHOMA, AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS, MARCH 10, 1972, TO ZONE FROM General Agriculture TO S-Special Use

SECTION 1. Acting under the authority of Title 19, Sections 865.1, 865.23, O. S. Supp. 1949, and whereas, the public health, safety, morals and general welfare being promoted by such zoning regulations, and whereas, the Board of County Commissioners, have received, in writing, the recommendations of the Oklahoma County Planning Commission, approving the zoning, and stating that said Planning Commission, had fully complied with all requirements of the enabling legislation, aforesaid, with reference to holding public hearing, after due notice of publication in a newspaper of general circulation of time and place set forth for such hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF OKLAHOMA COUNTY, OKLAHOMA, that the boundaries of said zoning from General Agriculture to S-Special Use shall be described as follows:

West One-half of SE/4, center of Section 4, Township 11 North, Range 1 East of IM.

4-110-1E

SECTION 2. Whereas, it being immediately necessary for the preservation of peace, health, safety, morals and general welfare of Oklahoma County, and the inhabitants thereof, that the provisions of this regulation be in full force, an emergency is hereby declared to exist, whereby the provisions of this regulation shall take effect and be in full force from and after its passage as provided by law.

INTRODUCED, and read in open meeting of the Board of County Commissioners of Oklahoma County, Oklahoma the 19th day of June 19 72.

BOARD OF COUNTY COMMISSIONERS OF OKLAHOMA COUNTY, OKLAHOMA

ATTEST:

CECIL PARHAM, COUNTY CLERK

BY [Signature] DEPUTY

CHAIRMAN
[Signature]
MEMBER

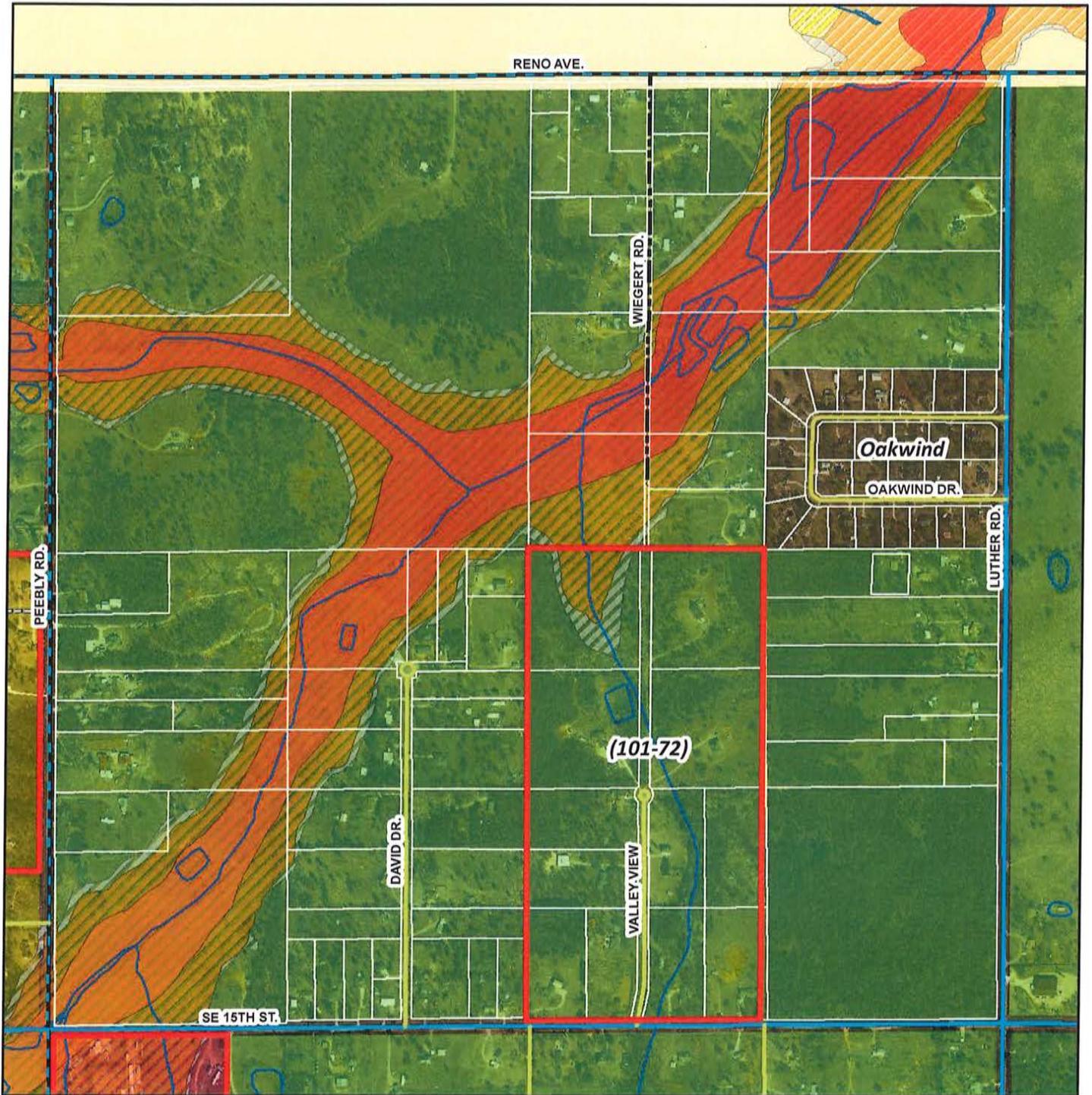
[Signature]
MEMBER Chairman

SEAL

Oklahoma County Zoning Map Book

Township 11N Range 1E

Section 4



Legend

FLOOD ZONE

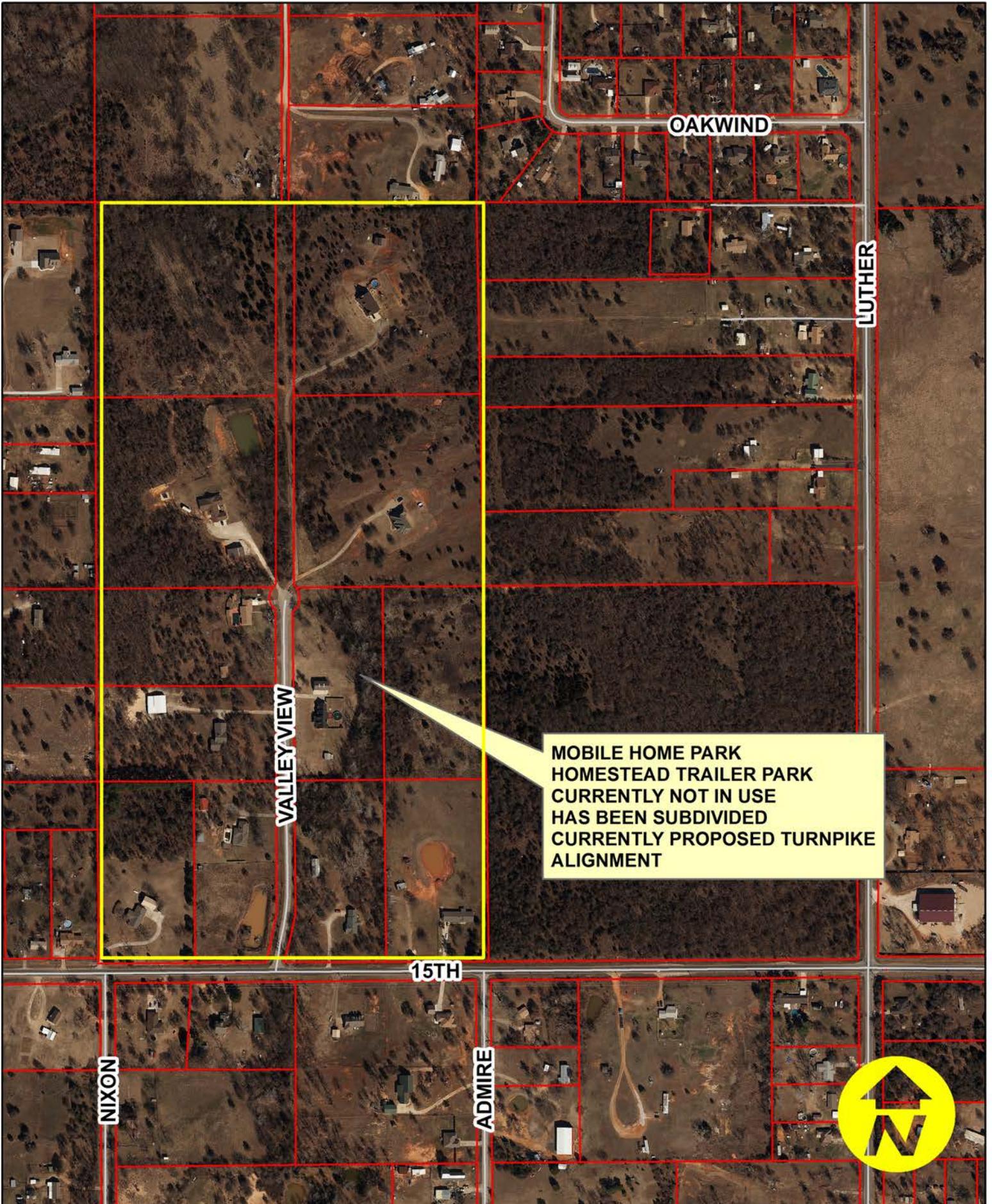
-  0.2 PCT ANNUAL CHANCE FLOOD HAZARD
-  A
-  AE
-  FLOODWAY

Zoning

-  Agricultural and Rural Residential
-  Urban Single Family Residential



RESOLUTION 101-72 - HOMESTEAD TRAILER PARK
DISTRICT TWO



OAKWIND

LUTHER

VALLEY VIEW

15TH

NIXON

ADMIRE

MOBILE HOME PARK
HOMESTEAD TRAILER PARK
CURRENTLY NOT IN USE
HAS BEEN SUBDIVIDED
CURRENTLY PROPOSED TURNPIKE
ALIGNMENT



**MINUTES OF MEETING
OKLAHOMA COUNTY PLANNING COMMISSION
JUNE 15, 1972, 2:00 P.M.**

Meeting of the Oklahoma County Planning Commission was called to order by Mr. J.P. Richardson, Vice-Chairman of the Commission in Room 109 County Office Building. The newly appointed members were present:

Mr. J.P. Richardson, Vice-Chairman
Mr. Doyle Peachee
Mr. Charles Clinard
Mr. Charlie L. Couch
Mr. Clarence Mulhausen

Mr. Richardson asked that a Chairman of the Commission be elected, motion was made by Mr. Couch seconded by Mr. Clinard that Mr. Clarence Mulhausen be unanimously elected. Motion carried.

Mr. Mulhausen then made a few remarks extending welcome to the new members, Mr. Mulhausen having served some eighteen years on the Commission.

Mr. Paul Clowers, County Engineer, extended welcome to them and gave an outline of the duties of the members regarding zoning matters and plats.

ZONING:

EARL ROOMS - General Agriculture to S-Special Use. West 1/2 of SE/4, Center of Section 4, Township 11 North, Range 1 East of I.M. Proposed Use - Homestead Trailer Park. (Between Lynch & Peebly Road on SE 15th Street).

Mr. Rooms appeared to explain the operation of the proposed homestead trailer park. The application requests approval of a special use permit to construct and operate a mobile home park approximately one-half mile East of Peebly road along the North side of SE 15th Street. This trailer park will accommodate twenty (20) trailers.

There were no protests either in person or in writing, however, Mr. Charles Malson, Attorney, appeared with Mr. Rooms to assist in answering any questions the Commission might require.

After general discussion and study motion was made by Mr. Couch, seconded by Mr. Peachee that the application be approved. Motion carried unanimously.

There being no further business, motion was made by Mr. Couch seconded by Mr. Clinard that the meeting be adjourned.

R E S O L U T I O N 16871

A RESOLUTION AMENDING THE ZONING REGULATIONS OF OKLAHOMA COUNTY, OKLAHOMA, AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS, MARCH 10, 1952, TO ZONE FROM Agriculture TO S-Special Use

SECTION 1. Acting under the authority of Title 19, Sections 865.1, 865.23, O. S. Supp. 1949, and whereas, the public health, safety, morals and general welfare being promoted by such zoning regulations, and whereas, the Board of County Commissioners, have received, in writing, the recommendations of the Oklahoma County Planning Commission, approving the zoning, and stating that said Planning Commission, had fully complied with all requirements of the enabling legislation, aforesaid, with reference to holding public hearing, after due notice of publication in a newspaper of general circulation of time and place set forth for such hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF OKLAHOMA COUNTY, OKLAHOMA, that the boundaries of said zoning from Agriculture to S-Special Use shall be described as follows:

North 1/2 of the SE/4 of Section 9, Township 12 North Range 1 East of I. M.

(Jerry Brewer)

SECTION 2. Whereas, it being immediately necessary for the preservation of peace, health, safety, morals and general welfare of Oklahoma County, and the inhabitants thereof, that the provisions of this regulation be in full force, an emergency is hereby declared to exist, whereby the provisions of this regulation shall take effect and be in full force from and after its passage as provided by law.

INTRODUCED, and read in open meeting of the Board of County Commissioners of Oklahoma County, Oklahoma the 20th day of December 19 71.

BOARD OF COUNTY COMMISSIONERS
OF OKLAHOMA COUNTY, OKLAHOMA

Ralph Adams
CHAIRMAN

W. H. ...
MEMBER

Frank Lynch
MEMBER

ATTEST:

CECIL PARHAM, COUNTY CLERK

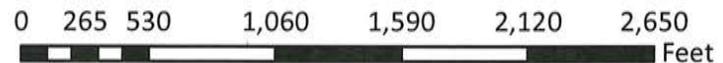
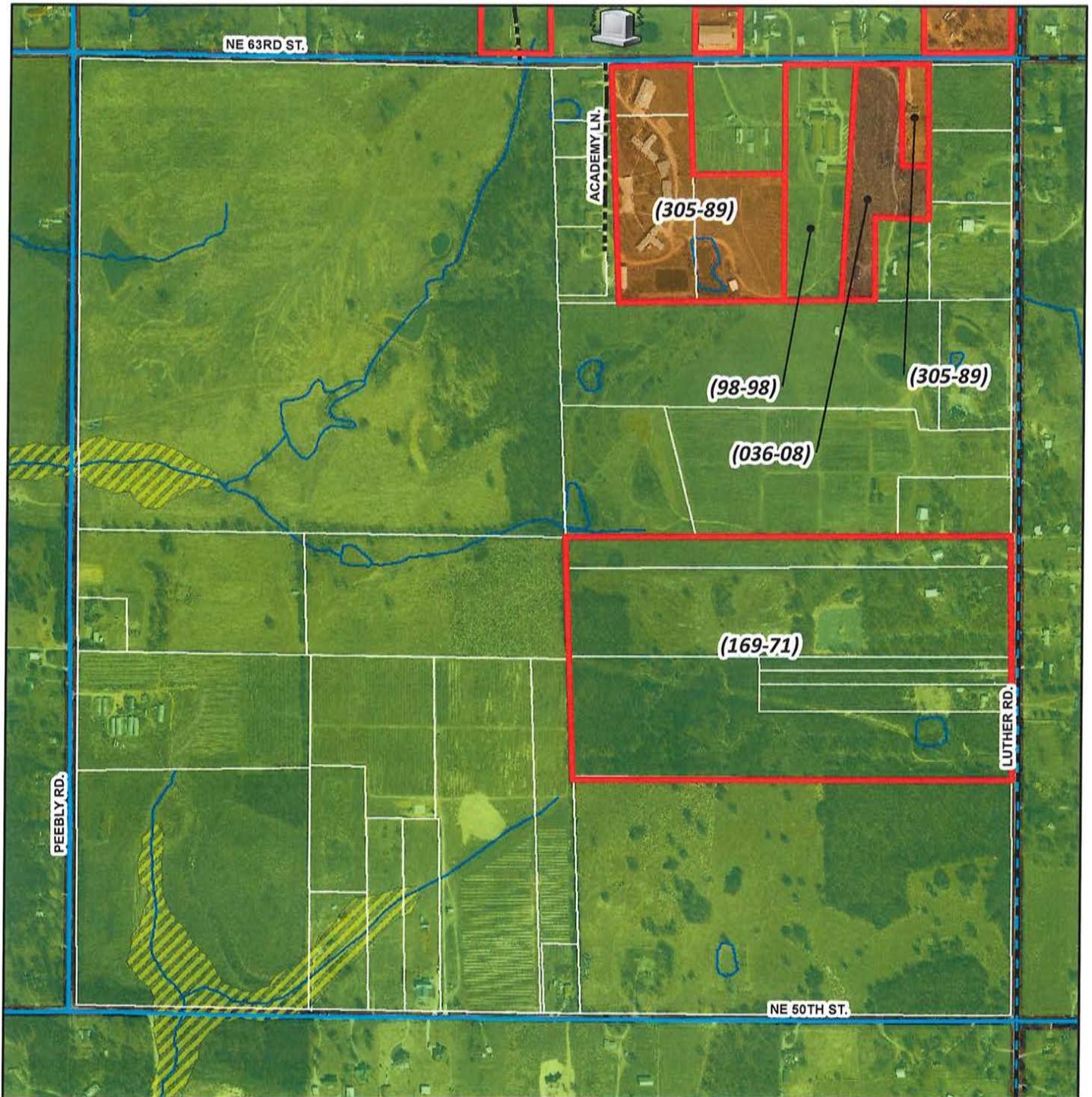
BY A. Gilson
DEPUTY

SEAL

Oklahoma County Zoning Map Book

Township 12N Range 1E

Section 9



Legend

FLOOD ZONE

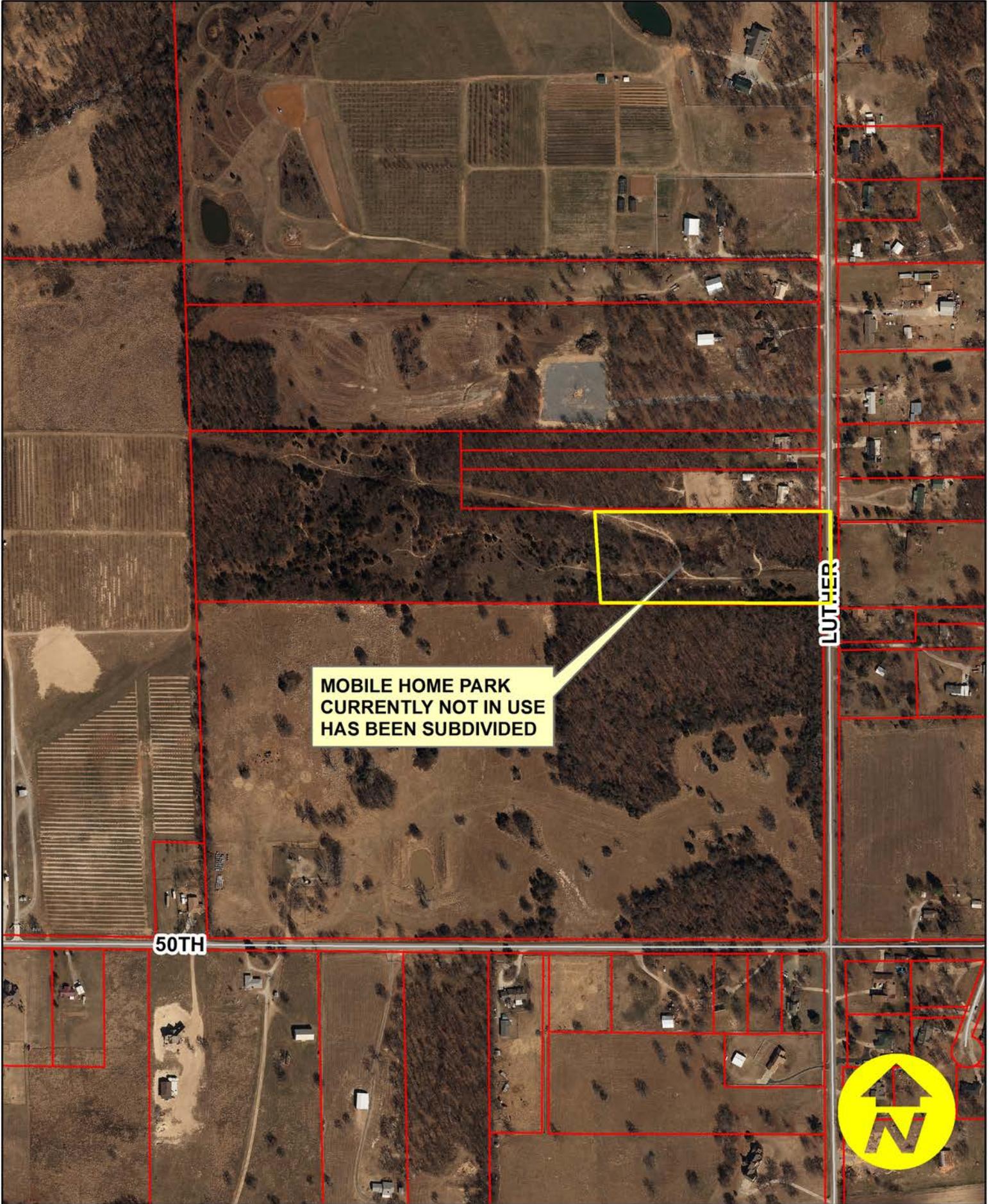
-  0.2 PCT ANNUAL CHANCE FLOOD HAZARD
-  A
-  AE
-  FLOODWAY

Zoning

-  Agricultural and Rural Residential
-  Urban Limited Commercial and Office
-  Urban Multi-Family Residential



RESOLUTION 169-71 - MOBILE HOME PARK
DISTRICT TWO



MOBILE HOME PARK
CURRENTLY NOT IN USE
HAS BEEN SUBDIVIDED

50TH

LUTHER



**MINUTES OF MEETING
OKLAHOMA COUNTY PLANNING COMMISSION
DECEMBER 16, 1971, 2:00 P.M.**

Meeting of the Oklahoma County Planning Commission was called to order by Dr. Sizemore Bowlan, Chairman, at 2:00 P.M. in Room 119, County Office Building with the following members present:

Dr. Bowlan,	Chairman
William E. Amend	
Ralph Adair	
James Gregory	
Clarence Mulhausen	

Motion was made by Mr. Mulhausen, seconded by Mr. Adair that the minutes of the previous meeting be approved. Motion carried unanimously.

PRELIMINARY PLAT

Windmill Estates, being the NW/4, Section 18, Township 14 North, Range 2 West, Oklahoma County.

This plat contains 119 lots of approximately 1 acre size, covering 160 acres on North Bryant Avenue, 1 mile South of Oklahoma – Logan County Line.

Additional right-of-way has been set aside on section line roads from center of section line.

Paving plans for internal streets will be submitted with final plat. Water and sewer will be provided by individual wells and septic tanks. It was discussed by the Commission that when final plat was brought in and approved by County Engineer that it could be signed by Chairman of Planning Commission without another meeting.

After general discussion motion was made by Mr. Gregory, seconded by Mr. Mulhausen that the preliminary plat be approved. Motion carried unanimously.

ZONING

JERRY BREWER - Agriculture to S - Special Use. Proposed Use - Mobile Home Park. North 1/2 of the SE/4 of Section 9, Township 12 North, Range 1 East of I.M.

The application requests Special Use permit to construct a mobile home park on ten (10) acres lying West of Lynch Road, ¼ mile North of N.E. 50th Street.

Mr. Brewer appeared in person and stated that he proposed to have nineteen (19) spaces together with access road and sewage lagoon.

Mr. Clowers inspected the property and states that the road and entire sewer system will be retained as private facilities and maintenance will be the complete responsibility of the developer. This request is for property in a predominantly farm area. The change in land use should be permitted only if there is no objection from abutting property owners.

There were no protests either in person or in writing. After general discussion motion was made by Mr. Amend, seconded by Mr. Mulhausen that the application be approved. Motion carried unanimously.

There being no further business, motion was made by Mr. Gregory seconded by Mr. Mulhausen that the meeting be adjourned. Motion carried unanimously.

- 2106
a, b, c, d

R E S O L U T I O N 82-94

A RESOLUTION AMENDING THE ZONING REGULATIONS OF OKLAHOMA COUNTY, OKLAHOMA, AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS, MARCH 10, 1952, TO ZONE FROM Agriculture TO _____

S-Special Use

SECTION 1. Acting under the authority of Title 19, Sections 865.1, 865.23, O. S. Supp. 1949, and whereas, the public health, safety, morals and general welfare being promoted by such zoning regulations, and whereas, the Board of County Commissioners, have received, in writing, the recommendations of the Oklahoma County Planning Commission, approving the zoning, and stating that said Planning Commission, had fully complied with all requirements of the enabling legislation, aforesaid, with reference to holding public hearing, after due notice of publication in a newspaper of general circulation of time and place set forth for such hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF OKLAHOMA COUNTY, OKLAHOMA, that the boundaries of said zoning from Agriculture to S- Special Use

_____ shall be described as follows:

The SW/4, Section 4, Township 12 North, Range 1 East, except the W 15 acres of the South 1/2, SE/4, SW/4 & except the SW/4 SW/4.

SECTION 2. Whereas, it being immediately necessary for the preservation of peace, health, safety, morals and general welfare of Oklahoma County, and the inhabitants thereof, that the provisions of this regulation be in full force, an emergency is hereby declared to exist, whereby the provisions of this regulation shall take effect and be in full force from and after its passage as provided by law.

INTRODUCED, and read in open meeting of the Board of County Commissioners of Oklahoma County, Oklahoma the 9th day of September 1974.

BOARD OF COUNTY COMMISSIONERS
OF OKLAHOMA COUNTY, OKLAHOMA

[Signature]
CHAIRMAN W. C. Long

ATTEST:

CECIL PARHAM, COUNTY CLERK

BY [Signature]
DEPUTY

MEMBER
[Signature]
MEMBER

SEAL

Legal Description:

572.5'

(a) The North Fifty (50) acres of the East Half (E/2) of the Southwest quarter (SW/4) of Section Four (4), Township Twelve (12) North, Range One (1) East of the Indian Meridian, and

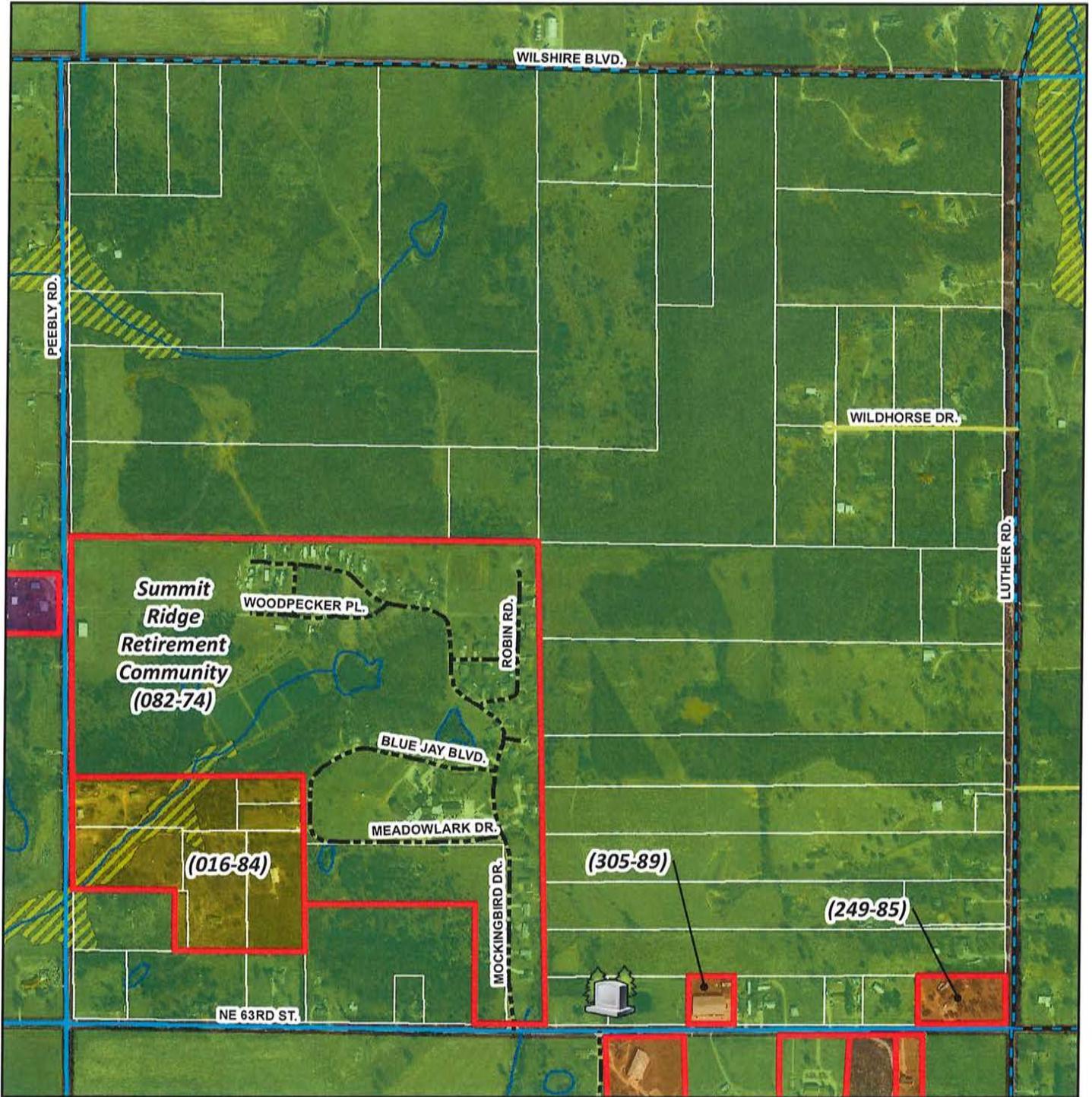
(b) All of the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of Section Four (4), Township Twelve (12) North, Range One (1) East of the Indian Meridian, containing Forty (40) acres more or less, and

(c) The East Five (5) acres of the South half (S/2) of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) and of the South half (S/2) of the North half (N/2) of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of Section Four (4), Township Twelve (12) North, Range One (1) East of the Indian Meridian in Oklahoma County, Oklahoma. (d)

Oklahoma County Zoning Map Book

Township 12N Range 1E

Section 4



Legend

FLOOD ZONE

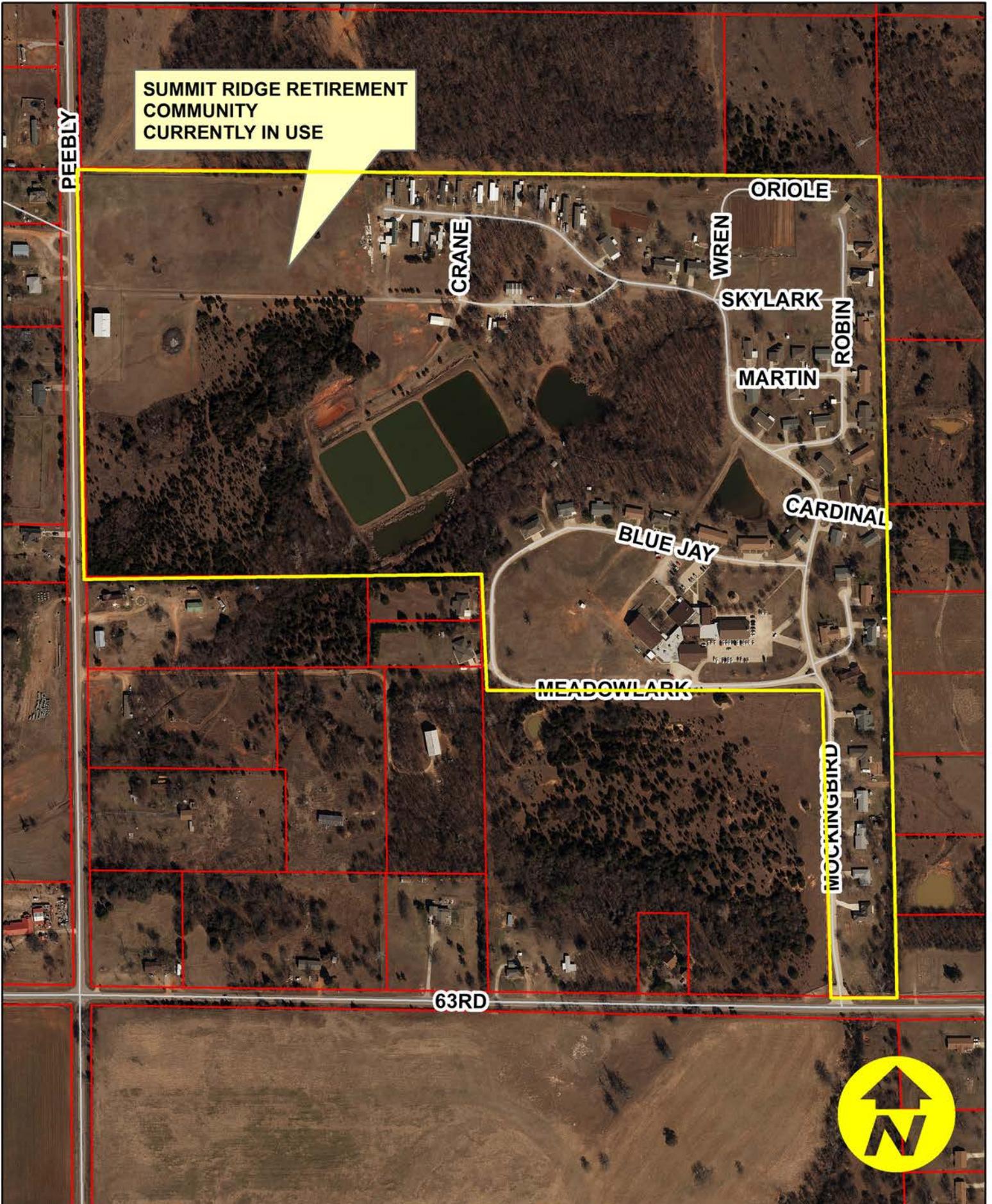
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- FLOODWAY

Zoning

- Acreage Residential
- Agricultural and Rural Residential
- Urban Limited Commercial and Office
- Cemetery



**RESOLUTION 082-74 - SUMMIT RIDGE RETIREMENT COMMUNITY
DISTRICT TWO**



Dr. A. Sam Coury - General Agriculture to I-Light Industry. The Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section twenty-three (23), Township fourteen (14) North, Range four (4) West. East Side of North Portland Avenue, North of N.W. 192nd Street. Proposed Use - Horse Sale Barn and Saddle Manufacture establishment.

Dr. Coury appeared in person and explained his proposed plan. He stated that the Sanitation Department of Warr Acres was close, as well as the Sanitary Land Fill and that the area was not desirable for residential usage, that this was the best and highest use of the land.

There were no objections either in person or in writing. After general discussion motion was made by Mr. Richardson, seconded by Mr. Couch that the application be approved. Motion carried unanimously.

ZONING

OKLAHOMA CONFERENCE CORPORATION OF SEVENTH-DAY ADVENTISTS.

Applicant - Max Travino. General Agriculture to S-Special Use. Proposed Use - Retirement Center, Camp Ground and Academy. Located at N.E. 63rd and Peebly Road.

The North Fifty (50) acres of the East Half (E/2) of the Southwest Quarter (SW/4) of Section Four (4), Township Twelve (12) North, Range One (1) East of the Indian Meridian, and

All of the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of Section Four (4), Township Twelve (12) North, Range One (1) East of the Indian Meridian, containing Forty (40) acres more or less, and

The East Five (5) acres of the South half (S/2) of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) and of the South half (S/2) of the North half (N/2) of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of Section Four (4), Township Twelve (12) North, Range One (1) East of the Indian Meridian in Oklahoma County, Oklahoma.

This application requests a special use permit to construct and operate a retirement center, camp ground and academy on a 95 acre tract lying East of Peebly Road and North of NE 63d Street.

Mr. Max Travino appeared along with other interested people in behalf of the application. There were no objections either in person or in writing.

Approval of this request will permit the development of a large composite center for the Seventh-Day Adventist Church. This area is in a rural area adjacent to two section line

roadways. Such a use would be compatible with the adjoining properties. Their plans call for 8 1/2 million dollars to be spent before they are finished.

After general discussion motion was made by Mr. Couch, seconded by Mr. Hagee that the application be approved. Motion carried unanimously.

There being no further business, motion was made by Mr. Richardson, seconded by Mr. Couch that the meeting be adjourned. Motion carried unanimously.

RESOLUTION 237-00

A RESOLUTION TO AMEND THE ZONING DISTRICT OF OKLAHOMA COUNTY, OKLAHOMA

WHEREAS, the Oklahoma County Planning Commission did on the 21st day of September, 2000 hold a public hearing to amend the existing zoning FROM: AA-Agricultural and Rural Residential District TO: Special Permit SP 00-1, on a tract of land described below, and as provided in Title 19 O.S., § 868.16 as follows:

Commencing at the SE corner of Section 9, T14N, R1E of the Indian Meridian in Oklahoma County, Oklahoma, Thence S89°58'09"W a distance of 1394.24 feet; Thence N00°01'51"W a distance of 999.36 feet; Thence N25°17'21"W a distance of 230.14 feet to the Point of Beginning;

Thence N32°29'00"E a distance of 954.00 feet; Thence N80°06'35"E a distance of 281.43 feet; Thence S00°00'00"E a distance of 591.15 feet; Thence S48°39'15"W a distance of 696.71 feet; Thence N45°50'31"W a distance of 245.78 feet; Thence S64°42'39"W a distance of 170.00 feet to the Point of Beginning, containing 10.234 acres.

Location: North of N. E. 220th (Coffee Creek) and West of N. Luther Rd. (County Highway District #1)

PROPOSED USE: This Special Permit designates a 10.234-acre tract of land as a recreational golf driving range. The developer will seek certification by the Professional Golfers Association (PGA) of America. The project is to provide recreation, training, and entertainment for the area residents as well as to provide free golf lessons and clinics for underprivileged children. It is also intended to provide services and facilities for the Luther Junior and High School Golf Teams.

CONTINGENTS: In the event the above-described property is no longer used as a Golf Driving Range, the Special Permit will no longer be valid.

NOW, THEREFORE, BE IT RESOLVED THAT FOLLOWING THE RECOMMENDATIONS OF THE OKLAHOMA COUNTY PLANNING COMMISSION TO Approve

(Approve or Deny)

the request of ANDREW P. SCHABEN to change the zoning FROM: Agricultural and Rural Residential District TO: Special Permit SP 00-1, the

BOARD OF COUNTY COMMISSIONERS, OF OKLAHOMA COUNTY, hereby (approves) (~~denies~~) the zoning change to Special Permit SP 00-1 the above-described land.

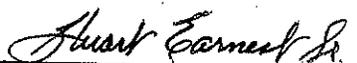
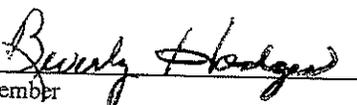
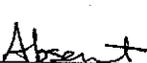
INTRODUCED, and read in open meeting of the Board of County Commissioners of Oklahoma County, Oklahoma this 20th day of November, 2000.

APPROVED:

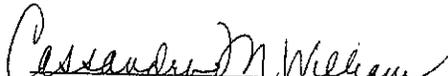

Ray D. Reaves, P.E., DEE
County Engineer
Attest:

Carolyn Caudill
County Clerk

BOARD OF COUNTY COMMISSIONERS
OKLAHOMA COUNTY, OKLAHOMA


Chairman

Member

Member

APPROVED as to form and legality this 20th day of Nov, 2000.


Cassandra M. Williams
Assistant District Attorney

OKLAHOMA COUNTY PLANNING COMMISSION

SPECIAL USE PERMIT SP 00-1

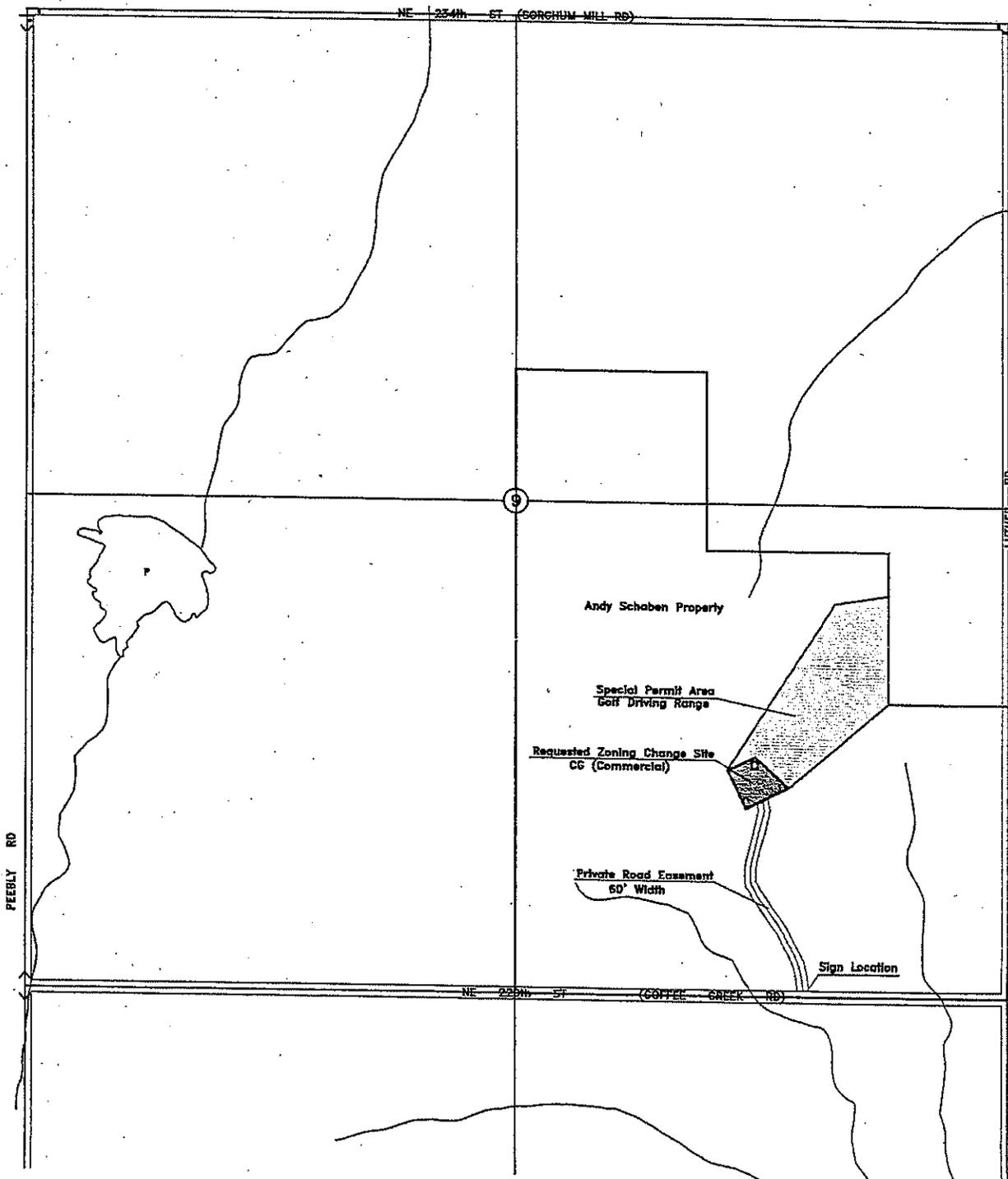
SPECIAL PERMIT

APPLICANT: Andrew P. Schaben

CURRENT STANDING: AA - AGRICULTURAL & RURAL RESIDENTIAL

REQUEST: SPECIAL USE PERMIT

FOR: Golf Driving Range

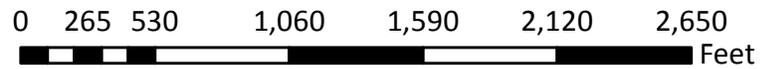
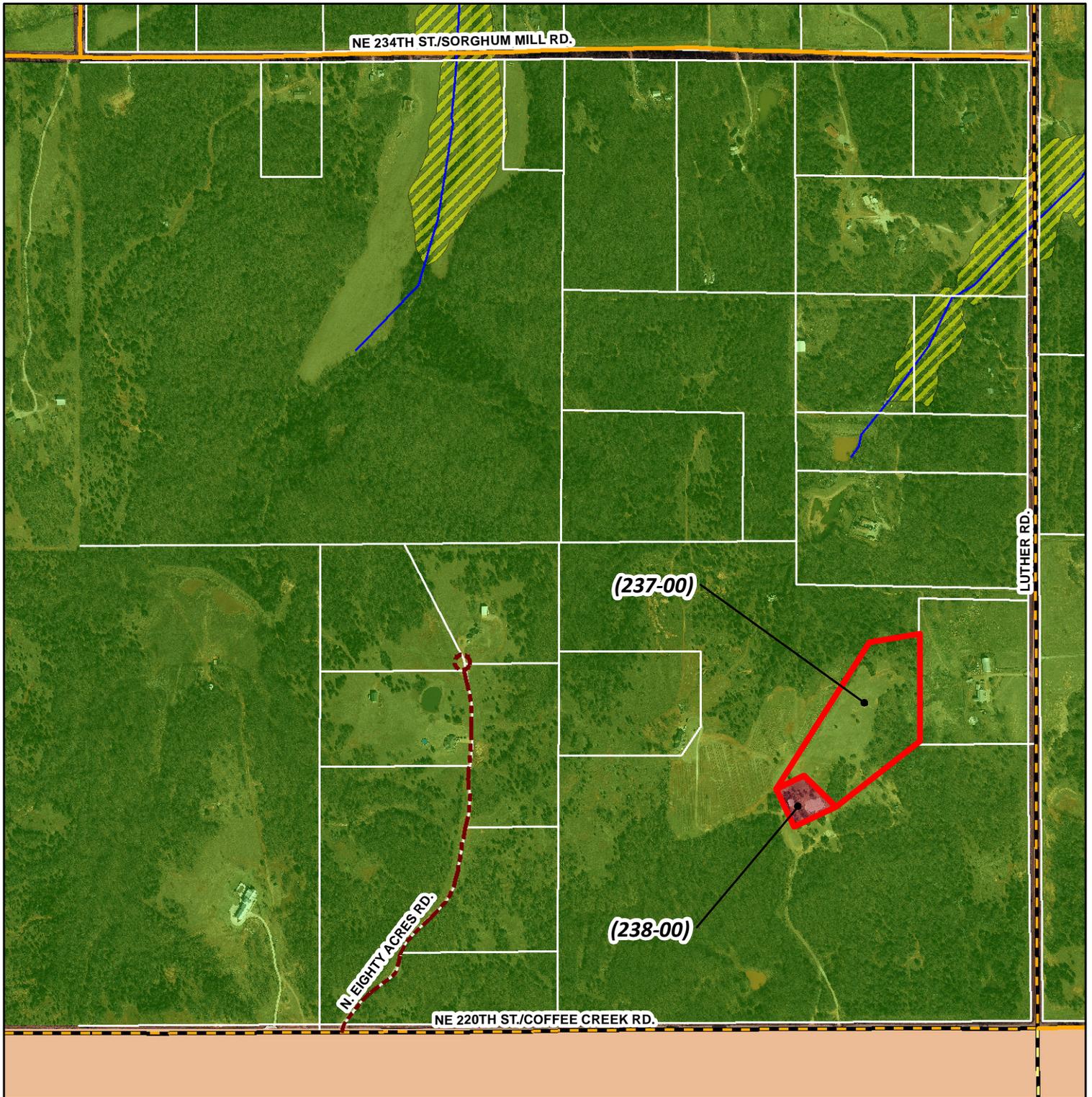


Oklahoma County Zoning Map Book

Township 14N Range 1E

Section 9

[Return to Map](#)



Legend

FLOOD ZONE

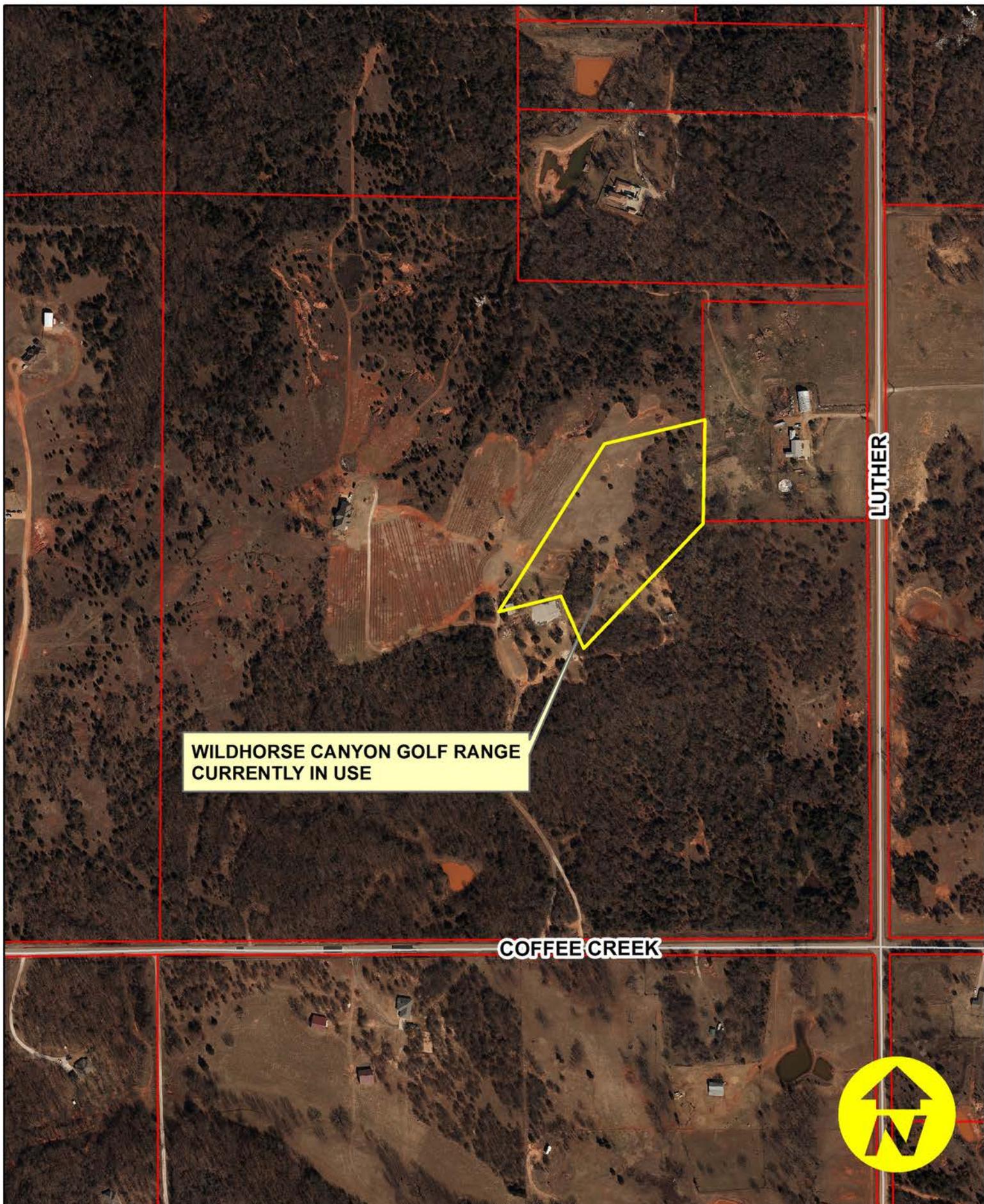
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- FLOODWAY

Zoning

- Agricultural and Rural Residential
- Urban General Commercial and Office



RESOLUTION 237-00 - WILDHORSE CANYON GOLF RANGE
DISTRICT ONE



**WILDHORSE CANYON GOLF RANGE
CURRENTLY IN USE**

LUTHER

COFFEE CREEK



Containing 78.612 Acres or 3,424,350,898 square feet, more or less.
Subject to all easements, restrictions and covenants of record.

Location: North of N. W. 220th (Coffee Creek) and East of North May Ave.
(County Highway District #3)

Mr. Gammon gave the staff report: "The applicant has met all requirements for a preliminary plat."

Mr. Barry Rice, spokesman for Hunter's Ridge Development Co., L.L.C. stated that Mr. Fenton, Assistant County Engineer had pointed out that the road being developed in the plat should be 222nd St. rather than 223rd Street and the correction would be shown on the final plat.

Mr. Jones asked if the deep ravine located east of May Avenue would ever become a County road? "Would it meet Oklahoma County specifications?"

Mr. Rice stated that all specs would meet County Specifications. "We intend to have a private road and put in a gate."

Mr. Rolison asked Mr. Rice how much he had put into the Homeowner's Association for maintenance of the road in the future?

Mr. Rice stated that the restrictive covenants were in a draft form now and he believed the dues were \$1,000.00 per year with most of it going towards road reserves.

Mr. Roberts made a motion to approve the preliminary plat for the Fossil Creek Addition. Mr. Wynn seconded the motion. Vote taken: Roberts – Aye; Dorrance – Aye; Jones – Aye; Wynn – Aye. The motion was approved unanimously.

Special Permit: (SP 00-1) WILDHORSE CANYON GOLF RANGE

Application of: **ANDREW P. SCHABEN**

This proposal is to designate a 10.234-acre tract as a professional golf driving range in Northeast Oklahoma County. Certification by the Professional Golfers Association (PGA) of America will be sought. The project is to provide recreation and entertainment for the area residents as well as to provide free golf lessons and clinics for underprivileged children. It is also intended to provide services and facilities for the Luther Junior and High School Golf Teams. Landscape improvements and an access road is an integral part of this proposal. The following is the legal description of the property:

Commencing at the SE corner of Section 9, T14N, R1E of the Indian Meridian in Oklahoma County, Oklahoma, Thence S89°58'09"W a distance of 1394.24 feet; Thence N00°01'51"W a distance of 999.36 feet; Thence N25°17'21"W a distance of 230.14 feet to the Point of Beginning;

Thence N32°29'00"E a distance of 954.00 feet; Thence N80°06'35"E a distance of 281.43 feet; Thence S00°00'00"E a distance of 591.15 feet; Thence S48°39'15"W a distance of 696.71 feet;

Thence N45°50'31"W a distance of 245.78 feet; Thence S64°42'39"W a distance of 170.00 feet to the Point of Beginning, containing 10.234 acres.

Location: North of N. E. 220th (Coffee Creek) and West of Rd.
(County Highway District #1)

Mr. Gammon gave the staff report.

Mr. Andrew Schaben stated that this project was to provide recreation and entertainment for underprivileged children in the area of Luther and Arcadia. He stated that he would be giving free golf lessons and clinics, and some nationally known members of the PGA that will come out to the facility to donate their time.

Mr. Jones asked if work had already been started on the project?

Mr. Schaben stated that he had.

Mr. Rolison stated that a few issues had come up from surrounding property owners. He stated that the property owners were not in objection to the proposal. "One gentleman in particular was not able to attend today's meeting. His concern was that his property abuts the proposed development and the man has animals. The applicant has stated that he was prepared to put in enough trees for site proofing. The only fencing that is established is a 3-line barbed wire fence. The gentleman's concern is that when you have children that could possibly be drawn by the animals and possibly get hurt, and the liability would be his." Mr. Rolison continued by stating that the Staff's suggestion would be that the applicant, as a part of the approval for this proposal would have to come up with a plan to work within his resources to limit access or sighting onto the property in question.

Mr. Schaben stated that he would be in agreement with that proposal.

Mr. Jones made a motion to approve the Special Use Permit for Wildhorse Canyon Golf Range. Mr. Roberts seconded the motion. Vote taken: Roberts – Aye; Dorrance – Aye; Jones – Aye; Wynn – Aye. The motion was approved unanimously.

Zoning: (Z3 -00) From: AA - Agricultural and Rural Residential District
To: CG - Urban General Commercial District

Application of: ANDREW P. SCHABEN

This proposal is to designate a specific 1.126-acre area of the proposed Wildhorse Canyon Golf Range as general commercial in order to facilitate the sale of food, refreshments, and golf related supplies and equipment. If approved, sales will be restricted within the boundary of the commercial area. The following is the legal description of the property for commercial zoning:

Commencing at the SE corner of Section 9, T14N, R1E of the Indian Meridian in Oklahoma County, Oklahoma, Thence S89°58'09"W a distance of 1394.24 feet; Thence N00°01'51"W a distance of 999.36 feet to the Point of Beginning;

Thence N25°17'21"W a distance of 230.14 feet; Thence N64°42'39"E a distance of 170.00 feet; Thence S45°50'31"E a distance of 245.78 feet; Thence S64°42'39"W a distance of 256.29 feet to the Point of Beginning, containing 1.126 acres.

Location: North of N. E. 220th (Coffee Creek) and West of Rd.
(County Highway District #1)

Mr. Gammon gave a staff report. This is a portion of the Wildhorse Canyon Golf Range, which would be used as a pro-shop and clubhouse.

Mr. Wynn asked what water supply would he use?

Mr. Schaben stated that he had a well in place.

Mr. Gammon stated that the applicant also planned to live on the premises.

Mrs. Dorrance asked if there would be any other houses and if there would be a problem with lights shining at night?

Mr. Schaben stated that there would not be any other houses. He also stated that the facility would only be open during the day.

Mrs. Dorrance explained that the applicant would have to come back before the Commission to change the Special Use Permit for other activities.

Mr. Rolison stated that if he did change it from the use than that was presented; he would have to come back for a review to expand the special permit.

Mr. Schaben stated that he had no plans for massive nighttime lighting what so ever.

Mr. Jones asked how much of the space would be rezoned?

Mr. Gammon stated that it would be 1.126 acres for the commercial area only.

Mr. Wynn made a motion to approve the zoning for Wildhorse Canyon Golf Range, CG Urban General Commercial and Office District. Mr. Roberts seconded the motion. Vote taken: Roberts – Aye; Dorrance – Aye; Jones – Aye; Wynn – Aye. The motion was approved unanimously.

August 2000 Planning Commission Fee Fund Reports:

Mr. Gammon reported that the fees collected for August 2000 was \$9,423.75. Mr. Roberts made a motion to accept the report. Mr. Wynn seconded the motion. Vote Taken: Roberts – Aye; Dorrance – Aye; Jones – Aye; Wynn – Aye. The motion was approved unanimously.

Overview of Draft Oklahoma County Development Standards:

Mr. Rolison gave an overview of the draft for Oklahoma County Development Standards.

RESOLUTION #68-83

A RESOLUTION TO AMEND THE ZONING DISTRICT OF OKLAHOMA COUNTY, OKLAHOMA BY GRANTING A SPECIAL USE PERMIT.

WHEREAS, the Oklahoma County Planning Commission did on 17th day of March 19 83 hold a public hearing to amend the existing zoning FROM: Agricultural zone TO: Special Use Permit zone, on a tract of land described below, and as provided in Title 1905, § 868.16 as follows.

To permit the construction and operation by Westwind Gas Company of a Natural Gas Conditioning Station on a half acre tract contained in a part of Government Lot 1 of the Northeast Quarter (NE/4) of Section 5, Township 11 North, Range 1 East of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Commencing at the Northeast corner of said Section; thence North 89°49'28" West along the North line of said Section a distance of 449.14 feet for a point of beginning; thence South 0°10'55" West and parallel with the East line of said Section a distance of 459.49 feet; thence North 89°49'28" West and parallel with the North line of said Section a distance of 237 feet; thence North 0°10'55" East and parallel with the East line of said Section a distance of 459.49 feet; thence South 89°49'28" East along the North line of said Section a distance of 237 feet to the point of beginning, Containing 2.5 acres, more or less.

A 2 1/2 acre tract on South side of Reno Avenue approximately 1/4 mile West of Peebly Road.

NOW, THEREFORE, BE IT RESOLVED THAT FOLLOWING THE RECOMMENDATIONS OF THE OKLAHOMA COUNTY PLANNING COMMISSION TO Approve (Approve or Deny)

the request of Westwind Gas Compnay (Applicant) to change the zoning FROM: Agricultural TO: Special Use zone, the

BOARD OF COUNTY COMMISSIONERS, OF OKLAHOMA COUNTY, hereby (approves) (~~denies~~) the zoning change to Special Use zone the above described land.

INTRODUCED, and read in open meeting of the Board of County Commissioners of Oklahoma County, Oklahoma the 21st day of March 19 83.

BOARD OF COUNTY COMMISSIONERS OF OKLAHOMA COUNTY, OKLAHOMA

[Signature of Chairman]

Chairman

[Signature of Member]

Member

[Signature of Member]

Member

ATTEST:

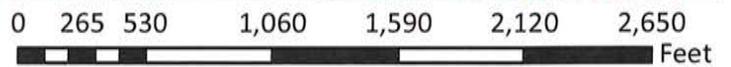
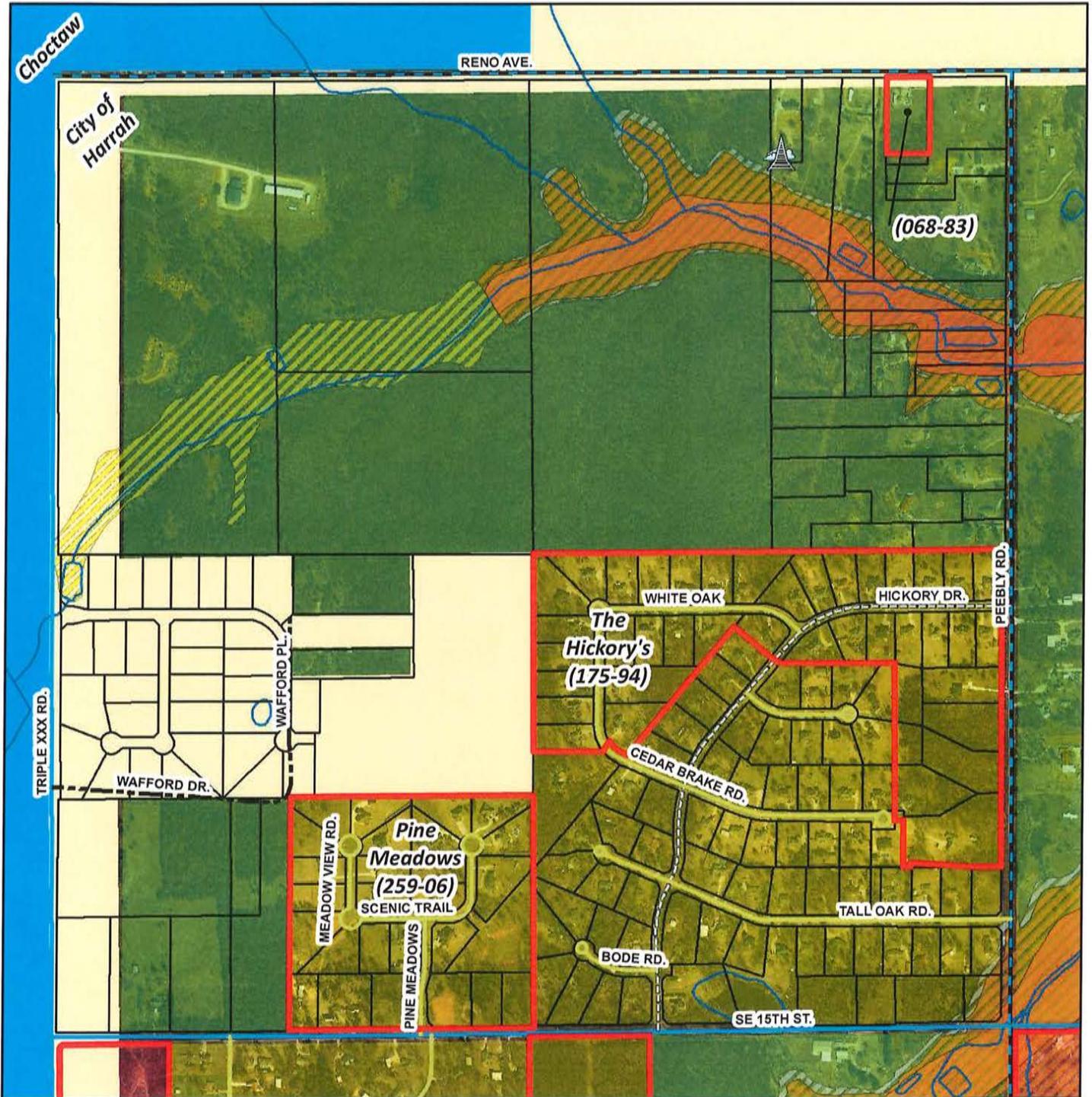
JERRY DeWOODY, COUNTY CLERK

By Sharon Kelly Deputy

Oklahoma County Zoning Map Book

Township 11N Range 1E

Section 5



Legend

FLOOD ZONE

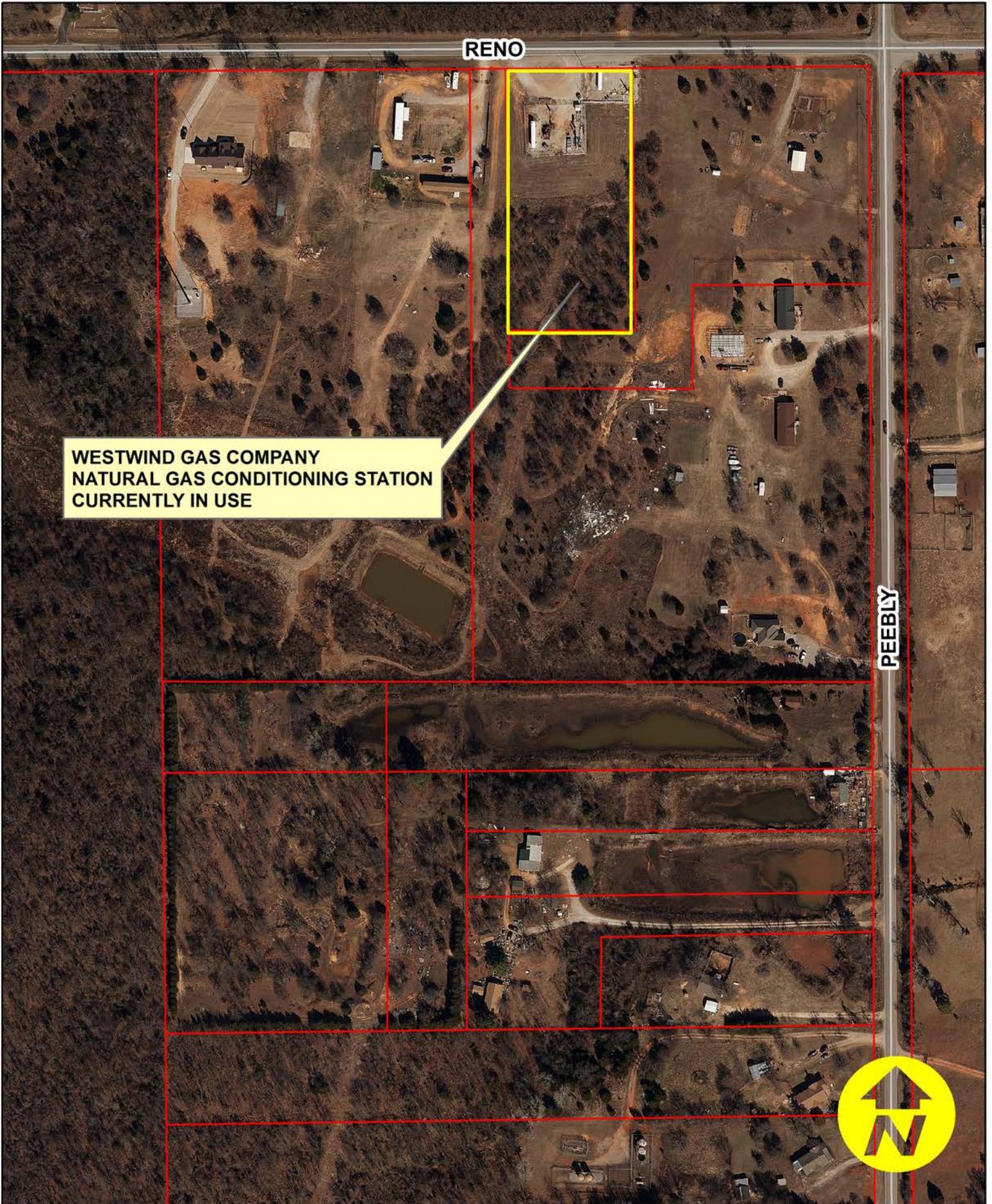
-  0.2 PCT ANNUAL CHANCE FLOOD HAZARD
-  A
-  AE
-  FLOODWAY

Zoning

-  Acreage Residential
-  Agricultural and Rural Residential
-  Cell Tower Sites



RESOLUTION 068-83 - NATURAL GAS CONDITIONING STATION
DISTRICT TWO



RENO

PEEBLY

WESTWIND GAS COMPANY
NATURAL GAS CONDITIONING STATION
CURRENTLY IN USE



This petition requested a zoning change from General Commercial to Light Industrial for the purpose of establishing a cement mixing plant. The property is a 2½ acre tract on the South side of S.E. 29th Street, East of Henney Road.

Mr. Clowers gave a review of the proposed location and stated that the zoning precedence had already been set for general commercial and light industrial, with a scattering of both types of business in the general vicinity. He, therefore, recommended that the zoning change be approved, unless protested by the adjacent property owners.

There was a motion of protest made by Mr. Jerry Breshears, one of the adjacent property owners, who provided a list of approximately 180 names of property owners in the general area who petitioned that the cement mixing plant not be constructed.

Motion was made by Mr. McClain and seconded by Mr. Couch to deny the zoning change. Motion carried unanimously.

ZONING
FROM: AGRICULTURAL TO: I-2 LIGHT INDUSTRIAL
APPLICANT – WESTWIND GAS COMPANY

This petition requested a zoning change from Agricultural to Light Industrial for the purpose of constructing a natural gas conditioning plant. The property is a 2½ acre tract on the South side of Reno Avenue approximately 1/4 mile West of Peebly Road.

Mr. Clowers stated that the proposed zoning change would involve "spot zoning" in that this would be the only light industrial business other than a metering station owned and operated by the Mustang Fuel Company. Spot zoning in this particular instance was defined as consisting of no other commercial or industrial uses along this mile of Reno Avenue, other than the two (2) above mentioned businesses. This location was stated to consist entirely of agricultural (farm usage) and scattered residential use. Mr. Clowers, therefore, recommended that the zoning change be denied.

Mr. Mark Coldiron (Vice President, Westwind Gas Company) explained that he felt the proposed use and location would not endanger or threaten the existing property values, nor would it affect any future residential or general commercial use. He requested that the Planning Commission approve a 100' x 100' section of the 2½ acre tract to be used specifically for the natural gas conditioning plant.

After the above discussion, Mr. Clowers recommended that a Special Use Permit be granted the Westwind Gas Company versus a zoning change to Light Industrial, which was acceptable to Mr. Coldiron.

There were no protests to the above request and recommendation.

Motion was made by Mr. Couch and seconded by Mr. McClain that a Special Use Permit be granted to the Westwind Gas Company for a 100' x 100' portion of the 2½ acre tract to be used for the proposed natural gas conditioning plant. Motion carried unanimously.

The meeting adjourned at 2:50 P.M.

R E S O L U T I O N 65-77

A RESOLUTION AMENDING THE ZONING REGULATIONS OF OKLAHOMA COUNTY, OKLAHOMA, AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS, MARCH 10, 1952, TO ZONE FROM Agriculture TO S-Special Use

SECTION 1. Acting under the authority of Title 19, Sections 865.1, 865.23, O. S. Supp. 1949, and whereas, the public health, safety, morals and general welfare being promoted by such zoning regulations, and whereas, the Board of County Commissioners, have received, in writing, the recommendations of the Oklahoma County Planning Commission, approving the zoning, and stating that said Planning Commission, had fully complied with all requirements of the enabling legislation, aforesaid, with reference to holding public hearing, after due notice of publication in a newspaper of general circulation of time and place set forth for such hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF OKLAHOMA COUNTY, OKLAHOMA, that the boundaries of said zoning from Agriculture to S -Special Use

shall be described as follows:

Northeast Quarter, Northeast Quarter Section 7, Township 14 North Range 1 East. (Being at the SW/corner of the Intersection of NE 234th & Triple XXX Road.) (This zoning is approved with revocable clause that if in the judgement of the County Commissioners at sometime in the future it becomes a public nuisance the zoning will be terminated. Applicants must agree to this condition for this zoning to be approved at this time.)

SECTION 2. Whereas, it being immediately necessary for the preservation of peace, health, safety, morals and general welfare of Oklahoma County, and the inhabitants thereof, that the provisions of this regulation be in full force, an emergency is hereby declared to exist, whereby the provisions of this regulation shall take effect and be in full force from and after its passage as provided by law.

INTRODUCED, and read in open meeting of the Board of County Commissioners of Oklahoma County, Oklahoma the 5th day of July 19 77.

BOARD OF COUNTY COMMISSIONERS OF OKLAHOMA COUNTY, OKLAHOMA

7-14N-1E

Ralph Adams
CHAIRMAN

ATTEST:

[Signature]
MEMBER

CECIL PARHAM, COUNTY CLERK

BY [Signature]
DEPUTY

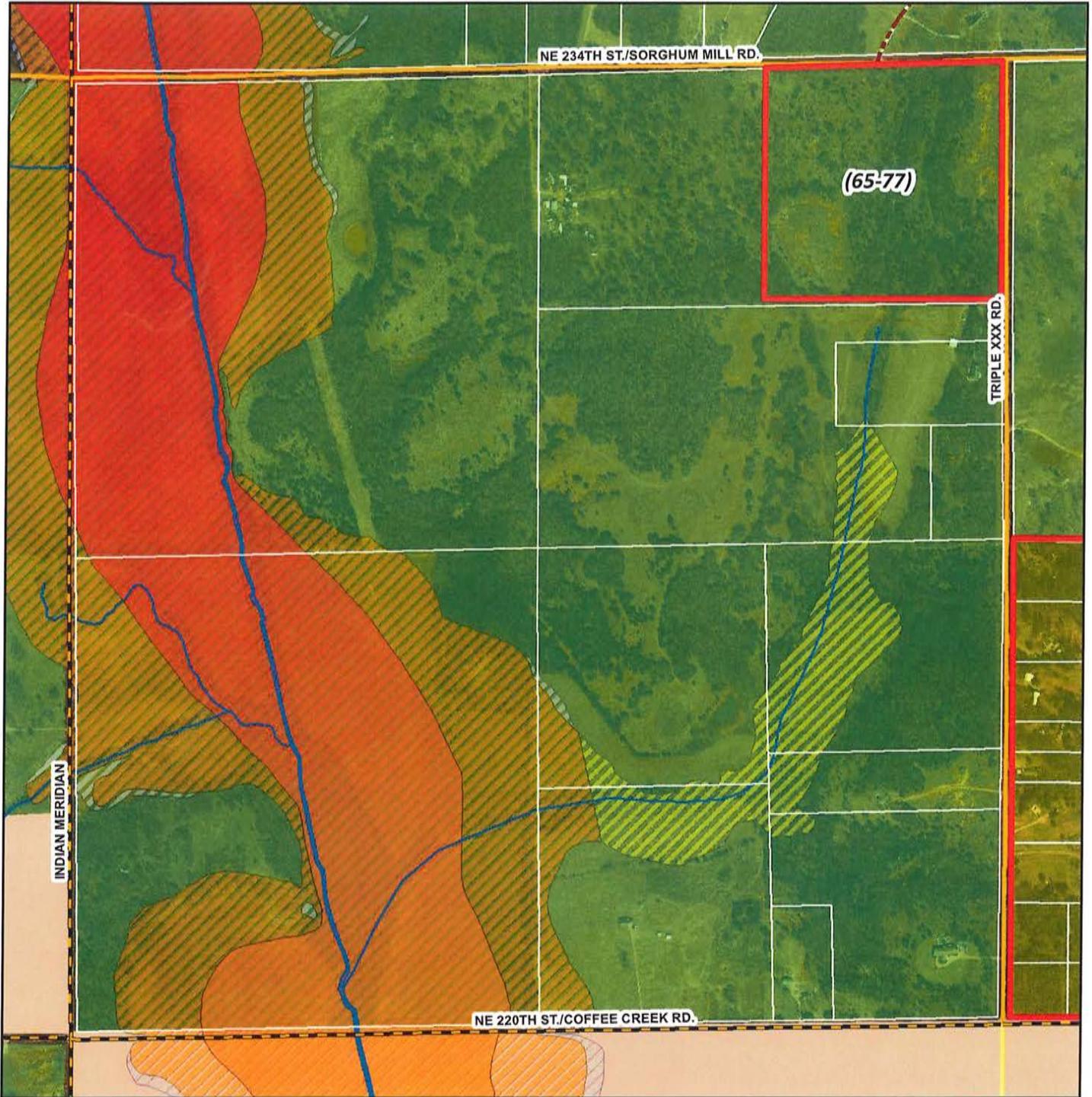
[Signature]
MEMBER

SEAL

Oklahoma County Zoning Map Book

Township 14N Range 1E

Section 7



Legend

FLOOD ZONE

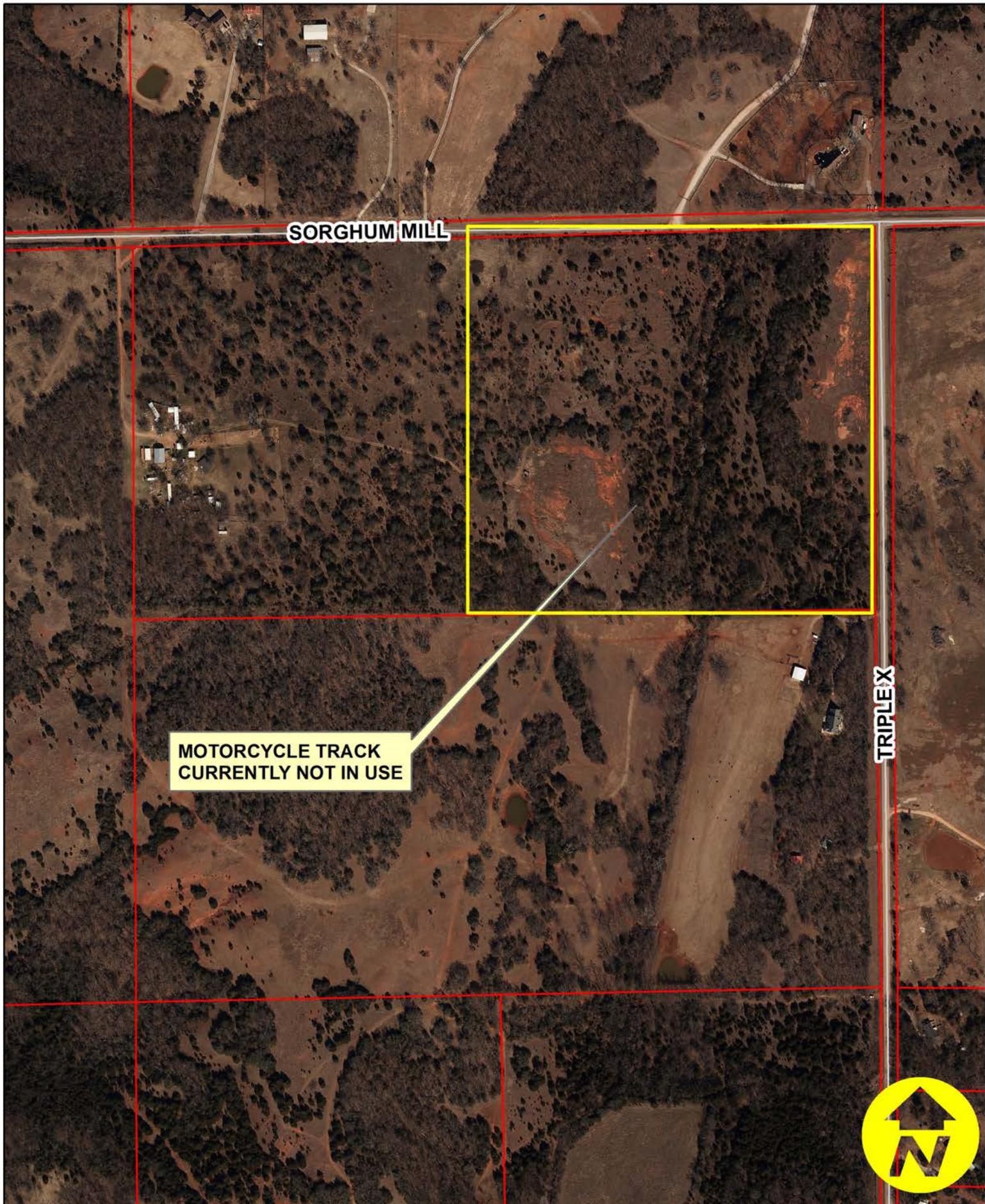
-  0.2 PCT ANNUAL CHANCE FLOOD HAZARD
-  A
-  AE
-  FLOODWAY

Zoning

-  Agricultural and Rural Residential



RESOLUTION 065-77 - MOTORCYCLE TRACK
DISTRICT ONE



SORGHUM MILL

TRIPLEX

**MOTORCYCLE TRACK
CURRENTLY NOT IN USE**



This area is in a relatively remote area of Oklahoma County, but is on good roads.

Mr. Woods did not submit a plan of development to the Commission and, while they could not see any objections to this type of use they wanted to see the water and sewer facilities, along with proposed recreational plans as requested in the application. Motion was made by Mr. Couch, seconded by Mr. Maples that this matter be postponed until such time as Mr. Woods submits to the Commission the proper acceptable plan development. Motion carried unanimously.

ZONING

PHILLIP ST. CYR - Agriculture to S-Special Use. South of NE 234th Street and west of Indian Meridian. (40 acres)

This application requests Special Use zoning to construct and operate a motorcycle raceway on a 40 acre tract lying South of NE 234th Street and West of Indian Meridian.

The location is in a remote area of Oklahoma County with few residents within the surrounding area.

The discussion of roads was brought up and the Commission was informed by Mr. Clowers that Indian Meridian is a graded road, unsurfaced, and NE 234th Street is narrow, a concentration of traffic could cause problems.

There were no protests from abutting and surrounding property owners.

After general discussion motion was made by Mr. Maples, seconded by Mr. Hagee that the application be approved with the understanding that the special use could be rescinded if a nuisance is created.

A letter to the Board of County Commissioners was received on July 5, 1977 stating the following:

We agree if the motor cross track becomes a public nuisance or a hazard situation to the adjoining property owners that we will cease operation.

Signed - Phil St. Cyr, Louta St. Cyr.

Motion was made by Mr. Maples, seconded by Mr. Hagee the zoning be approved subject to the above. Motion carried unanimously.

There being no further business motion was made by Mr. Couch, seconded by Mr. Maples that the meeting be adjourned. Motion carried unanimously.

apped

RESOLUTION N O. 325-82

A RESOLUTION TO AMEND THE ZONING DISTRICT OF OKLAHOMA COUNTY, OKLAHOMA

WHEREAS, the Oklahoma County Planning Commission did on 21st day of October 19 82 hold a public hearing to amend the existing zoning FROM: Agricultural zone TO: Special Permit - Sand Pit zone, on a tract of land described below, and as provided in Title 1905, § 868.16 as follows.

All of Government Lots 15 and 16 located in the NE/4 and the NW/4 of Section 1, Township 12 North, Range 1 West of the I.M. located in Oklahoma County, Oklahoma

South of Wilshire, West of Indian Meridian.

5 acre sand pit.

NOW, THEREFORE, BE IT RESOLVED THAT FOLLOWING THE RECOMMENDATIONS OF THE OKLAHOMA COUNTY PLANNING COMMISSION TO Approve (Approve or Deny)

the request of Jack Guest (Applicant) to change the zoning FROM: Agricultural TO: Special Permit zone, the

BOARD OF COUNTY COMMISSIONERS, OF OKLAHOMA COUNTY, hereby (approves) ~~(denies)~~ the zoning change to Special Permit - Sand Pit zone the above described land.

INTRODUCED, and read in open meeting of the Board of County Commissioners of Oklahoma County, Oklahoma the 1st day of November 19 82.

BOARD OF COUNTY COMMISSIONERS OF OKLAHOMA COUNTY, OKLAHOMA

[Signature]
Chairman

[Signature]
Member

[Signature]
Member

ATTEST:

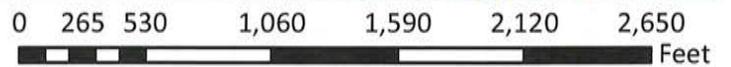
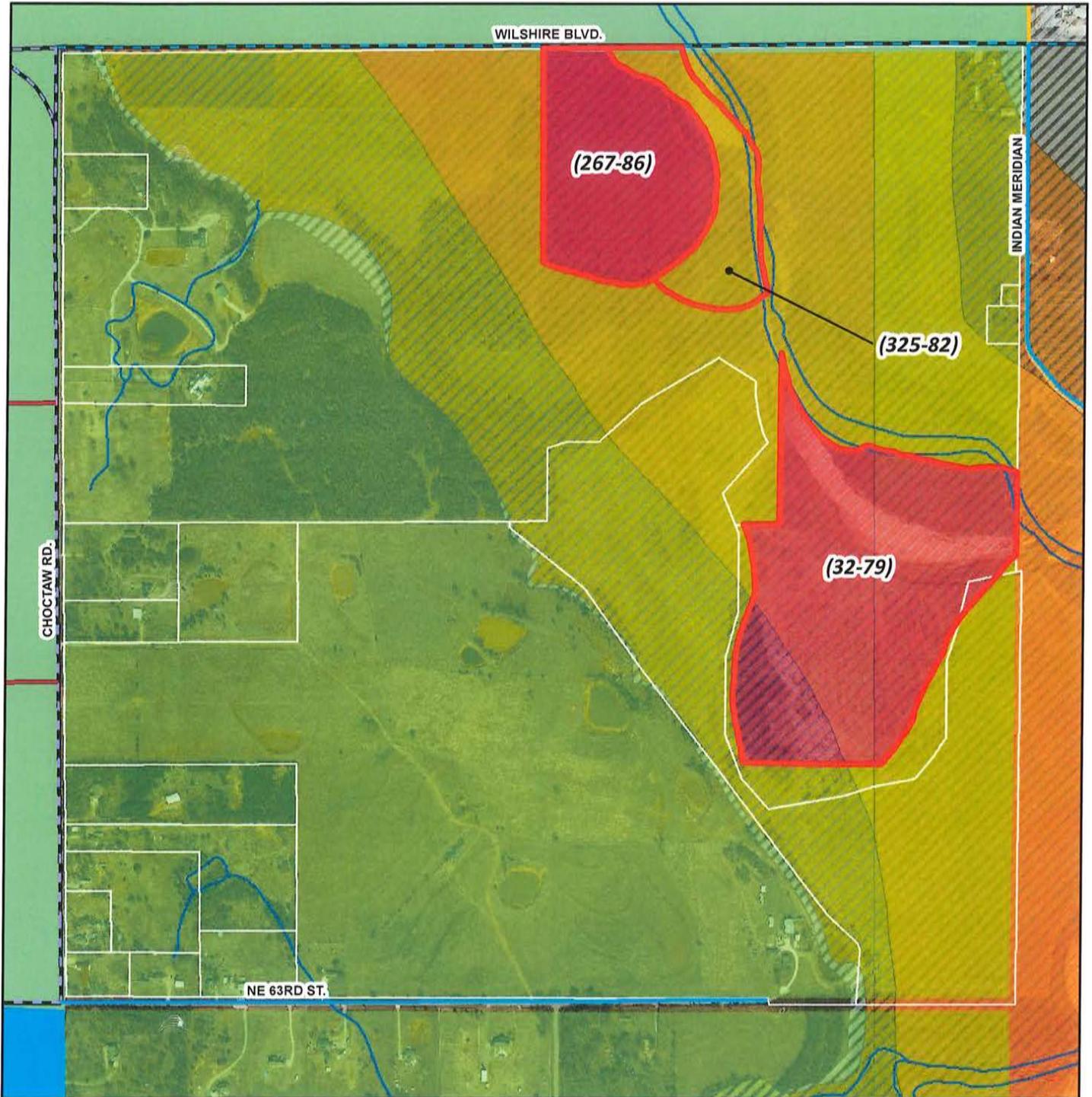
JERRY DeWOODY, COUNTY CLERK

By [Signature]
Deputy

Oklahoma County Zoning Map Book

Township 12N Range 1W

Section 1



Legend

FLOOD ZONE

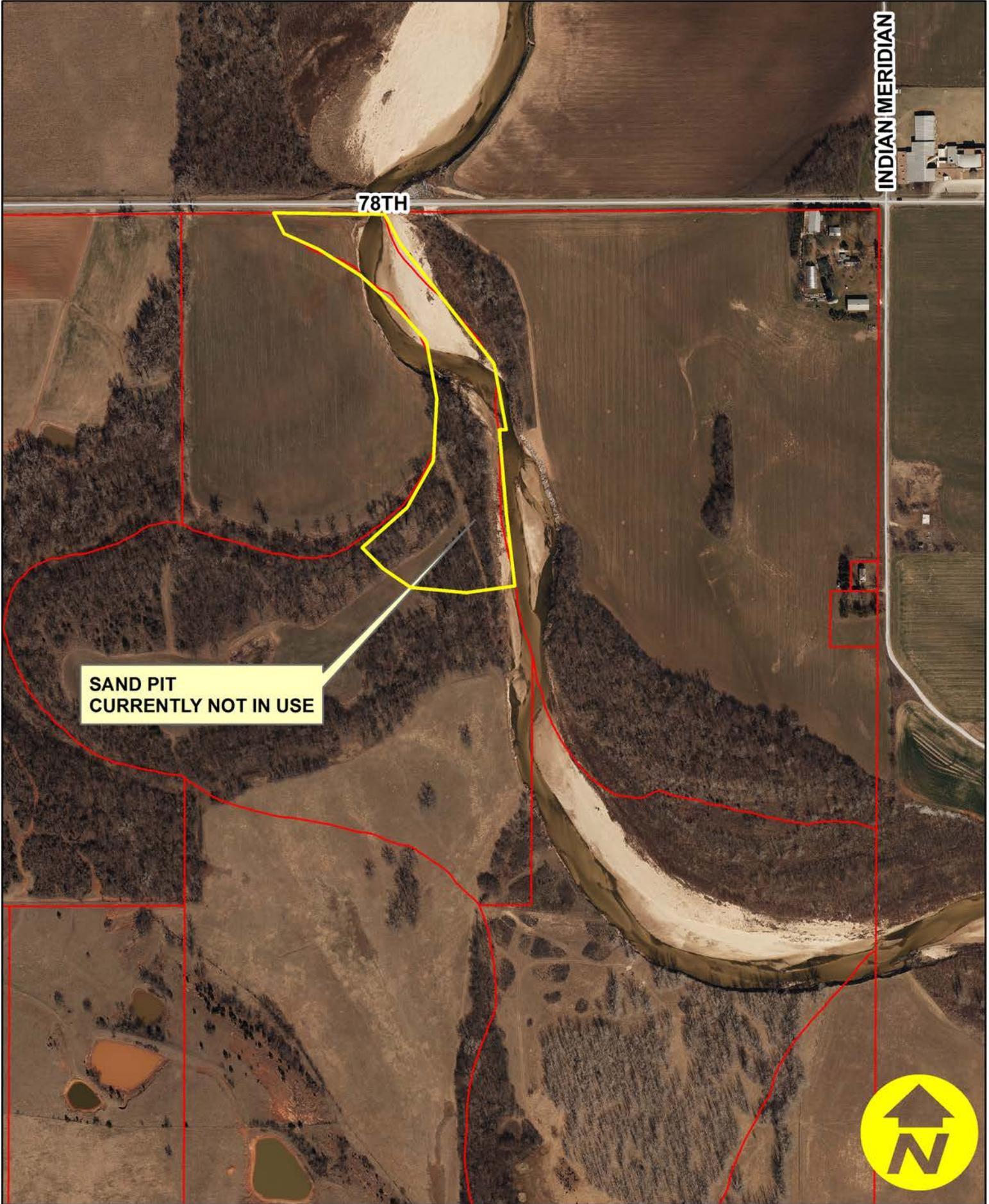
-  0.2 PCT ANNUAL CHANCE FLOOD HAZARD
-  A
-  AE
-  FLOODWAY

Zoning

-  Agricultural and Rural Residential
-  Urban Industrial



RESOLUTION 325-82 - SAND PIT
DISTRICT TWO



INDIAN MERIDIAN

78TH

SAND PIT
CURRENTLY NOT IN USE



This application requests a zoning change from General Agricultural to R-7 Single Family Residential on 21 acre tract on the north side of N.E. 206th Street, East of Choctaw Road.

This is in an agricultural area. The owner of this tract holds title to 80 acres. It is recommended that this zoning not be approved until the owner proposes a plat of development for the entire 80 acres.

Aubrey Howard and Darell Stout were present.

John Titanic - Again brought to the attention of the members that this was in the Luther school district.

Motion was made by Mr. Couch, seconded by Mr. Stamper this application be denied. Motion carried unanimously.

PRELIMINARY PLAT:

**PATENT NO. 1
(Aubrey W. Howard)**

**FROM: Agricultural
TO: Residential**

This plat proposes to divide a 1/2 mile strip of land 350 feet wide into ten - 2 acre lots.

Part of the plat shows this location to be in Township 10 North (Cleveland County) and other places refer to Township 14 North.

There is a notation on the face of the plat that all "Roadways are Private". Oklahoma County does not permit private roads.

The owner of this 21 acres, Patent Land Co., also holds title to the entire 80 acres.

If this area is ready for development, the entire 80 acres should be platted rather than stripping the frontage of existing section line roadway.

It is recommended that this preliminary plat be rejected.

Aubrey Howard and Darell Stout were present.

After discussion motion was made by Mr. Couch seconded by Mr. Stamper this plat be denied. Motion carried unanimously.

**SPECIAL PERMIT
SAND PIT
APPLICANT – JACK GUEST**

This application requests approval of Special Permit to operate a Sand Pit on a five acre tract lying south of Wilshire, west of Indian Meridian.

This location is adjacent to the North Canadian River.

It is recommended that this Special Permit be approved.

Mr. Guest was present to represent his application.

There were no protests in person, by letter, or by phone.

Motion was made by Mr. Stamper, seconded by Mr. Peachee, this Special Permit be approved. Motion carried unanimously.

ZONING
FROM: AGRICULTURAL TO: C-1 GENERAL COMMERCIAL
APPLICANT – SPORTSMAN'S CLUB

This petition requests a zoning change from Agricultural to C-1 General Commercial on a six acre tract lying north of N.W. 39th Street Expressway, east of Tulsa.

This area is adjacent to commercial use in the City of Oklahoma City. It is recommended that this application be approved.

Mr. Ed Porter represented this zoning.

We are proposing a combination office and hotel building.

There were no protests in person, by letter, or phone.

After discussion motion was made by Mr. Peachee, seconded by Mr. Ferguson to approve the zoning change subject to a 20' easement. Motion carried unanimously.

ZONING
FROM: AGRICULTURAL TO C-2 GENERAL COMMERCIAL
APPLICANT – JAMES H. HARROD

This application requests a zoning change from Agricultural to C-2 General Commercial of ten acres at the southwest corner of Post Road and Waterloo.

It is recommended that this petition be approved.

Mr. Harrod was present.

Cynthia Westmonth concerned about the liquor stores, dance halls, and night clubs in this area. She wanted to be assured they would not be allowed. This concern was expressed by W.A. Sneary also.

R E S O L U T I O N 22-71

A RESOLUTION AMENDING THE ZONING REGULATIONS OF OKLAHOMA COUNTY, OKLAHOMA, AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS, MARCH 10, 1952, TO ZONE FROM Agriculture TO S-Special Use
(Limit eighteen (18) spaces)

SECTION 1. Acting under the authority of Title 19, Sections 865.1, 865.23, O. S. Supp. 1949, and whereas, the public health, safety, morals and general welfare being promoted by such zoning regulations, and whereas, the Board of County Commissioners, have received, in writing, the recommendations of the Oklahoma County Planning Commission, approving the zoning, and stating that said Planning Commission, had fully complied with all requirements of the enabling legislation, aforesaid, with reference to holding public hearing, after due notice of publication in a newspaper of general circulation of time and place set forth for such hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF OKLAHOMA COUNTY, OKLAHOMA, that the boundaries of said zoning from Agriculture to S- Special Use
shall be described as follows:

A tract of land in the Northwest Quarter (NW/4) of Section Five (5), Township Fourteen (14) North, Range Two (2) West, Oklahoma County, Oklahoma, more particularly described as follows: Beginning 1518' North of SW/corner NW/4 5-14-2, North 495', East 660'; South 594', West 660' to beginning.

SECTION 2. Whereas, it being immediately necessary for the preservation of peace, health, safety, morals and general welfare of Oklahoma County, and the inhabitants thereof, that the provisions of this regulation be in full force, an emergency is hereby declared to exist, whereby the provisions of this regulation shall take effect and be in full force from and after its passage as provided by law.

INTRODUCED, and read in open meeting of the Board of County Commissioners of Oklahoma County, Oklahoma the 15th day of February, 19 71.

BOARD OF COUNTY COMMISSIONERS OF OKLAHOMA COUNTY, OKLAHOMA

Ralph Adams
CHAIRMAN

D. Williams
MEMBER

Lusk F. ...
MEMBER

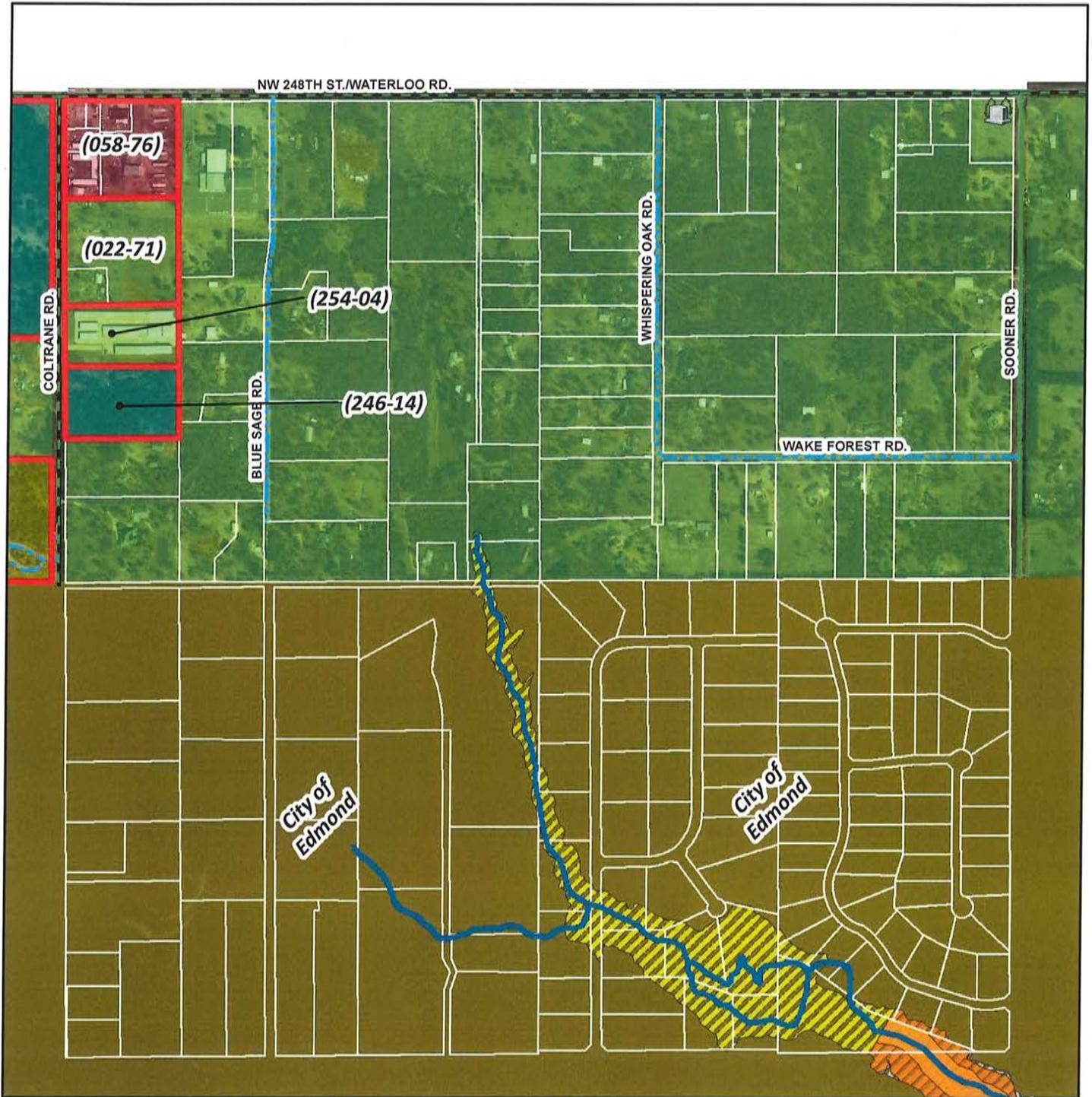
ATTEST:
CECIL PARHAM, COUNTY CLERK
BY J. Gilson
DEPUTY

SEAL

Oklahoma County Zoning Map Book

Township 14N Range 2W

Section 5



Legend

FLOOD ZONE

-  0.2 PCT ANNUAL CHANCE FLOOD HAZARD
-  A
-  AE
-  FLOODWAY

Zoning

-  Agricultural and Rural Residential
-  Urban General Commercial and Office
-  Planned Unit Development
-  Cemetery



RESOLUTION 022-71 - MOBILE HOME PARK
DISTRICT THREE



MOBILE HOME PARK
CURRENTLY NOT IN USE

PRIVATE

COLTRANE

BLUE SAGE



**MINUTES OF MEETING
OKLAHOMA COUNTY PLANNING COMMISSION
FEBRUARY 11, 1971, 2:00 P.M.**

Meeting of the Oklahoma County Planning Commission was called to order by Mr. Sizemore Bowlan, Chairman, at 2:00 P.M. in Room 119, County Office Building with the following members present:

Mr. Sizemore Bowlan,	Chairman
Mr. Ralph Adair,	Vice-Chairman
J.D. Jones	
William E. Amend	

Motion was made by Mr. Jones, seconded by Mr. Amend that the minutes of the previous meeting be approved. Motion carried unanimously.

ZONING:

LAREN F. PAYNE - Agriculture to S-Special Use Permit Mobile Home Park. A tract of land in the Northwest Quarter (NW/4) of Section Five (5), Township Fourteen (14) North, Range Two (2) West, Oklahoma County, Oklahoma, more particularly described as follows: Beginning 1,518' North of SW/c NW/4 5-14-2, North 495', East 660', South 594', West 660' to beginning. (East Side of Sunnyslane quarter mile south of Northeast 28th Street).

Mr. & Mrs. Payne appeared in person and were represented by their Attorney Dale Wright who explained the operation of the mobile home park in detail. The applicants had already gotten approval of their proposed plan from City-County Health Department for sanitary facilities.

Mr. Paul Clowers, County Engineer, personally inspected this property and found it to be clean, well constructed and very well maintained park consisting of approximately fourteen mobile homes. The application requests for approximately ten (10) acres. This use is compatible with this area and he recommended that the area be limited to eighteen (18) spaces.

Mr. Robert L. Martin, Route 2 Box 237A, Edmond, and Mr. Madjid Sadeghy, 310 West 8th, Edmond, appeared in protest of the zoning, stating they bought property adjoining for the purpose of building homes and had no idea it would be used for trailer park. Mr. Adair suggested to them that this was a way of life and their property might be more valuable for trailer park usage.

After Further discussion motion was made by Mr. Amend, seconded by Mr. Jones that the application be approved subject to the limitation of eighteen spaces. Motion carried unanimously.

SEE COMPLETE FILE IN PLANNING COMMISSION.

232
a+b

R E S O L U T I O N 97-70

A RESOLUTION AMENDING THE ZONING REGULATIONS OF OKLAHOMA COUNTY, OKLAHOMA, AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS, MARCH 10, 1952, TO ZONE FROM Agriculture TO S-Special Use

SECTION 1. Acting under the authority of Title 19, Sections 865.1, 865.23, O. S. Supp. 1949, and whereas, the public health, safety, morals and general welfare being promoted by such zoning regulations, and whereas, the Board of County Commissioners, have received, in writing, the recommendations of the Oklahoma County Planning Commission, approving the zoning, and stating that said Planning Commission, had fully complied with all requirements of the enabling legislation, aforesaid, with reference to holding public hearing, after due notice of publication in a newspaper of general circulation of time and place set forth for such hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF OKLAHOMA COUNTY, OKLAHOMA, that the boundaries of said zoning from Agriculture to S-Special Use

shall be described as follows:

The Southeast Quarter (SE/4) of Section Ten (10), Township Eleven (11) North, Range One (1) West of the I. M., and the South Half (S/2) of the Northeast Quarter (NE/4) of Section Ten (10), Township Eleven (11) North, Range One (1) West of the I. M., Oklahoma County, Oklahoma. (SE 29th & Henny Road)

SECTION 2. Whereas, it being immediately necessary for the preservation of peace, health, safety, morals and general welfare of Oklahoma County, and the inhabitants thereof, that the provisions of this regulation be in full force, an emergency is hereby declared to exist, whereby the provisions of this regulation shall take effect and be in full force from and after its passage as provided by law.

INTRODUCED, and read in open meeting of the Board of County Commissioners of Oklahoma County, Oklahoma the 22nd day of April 1970.

BOARD OF COUNTY COMMISSIONERS
OF OKLAHOMA COUNTY, OKLAHOMA

[Signature]
CHAIRMAN

[Signature]
MEMBER

[Signature]
MEMBER

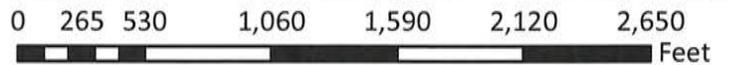
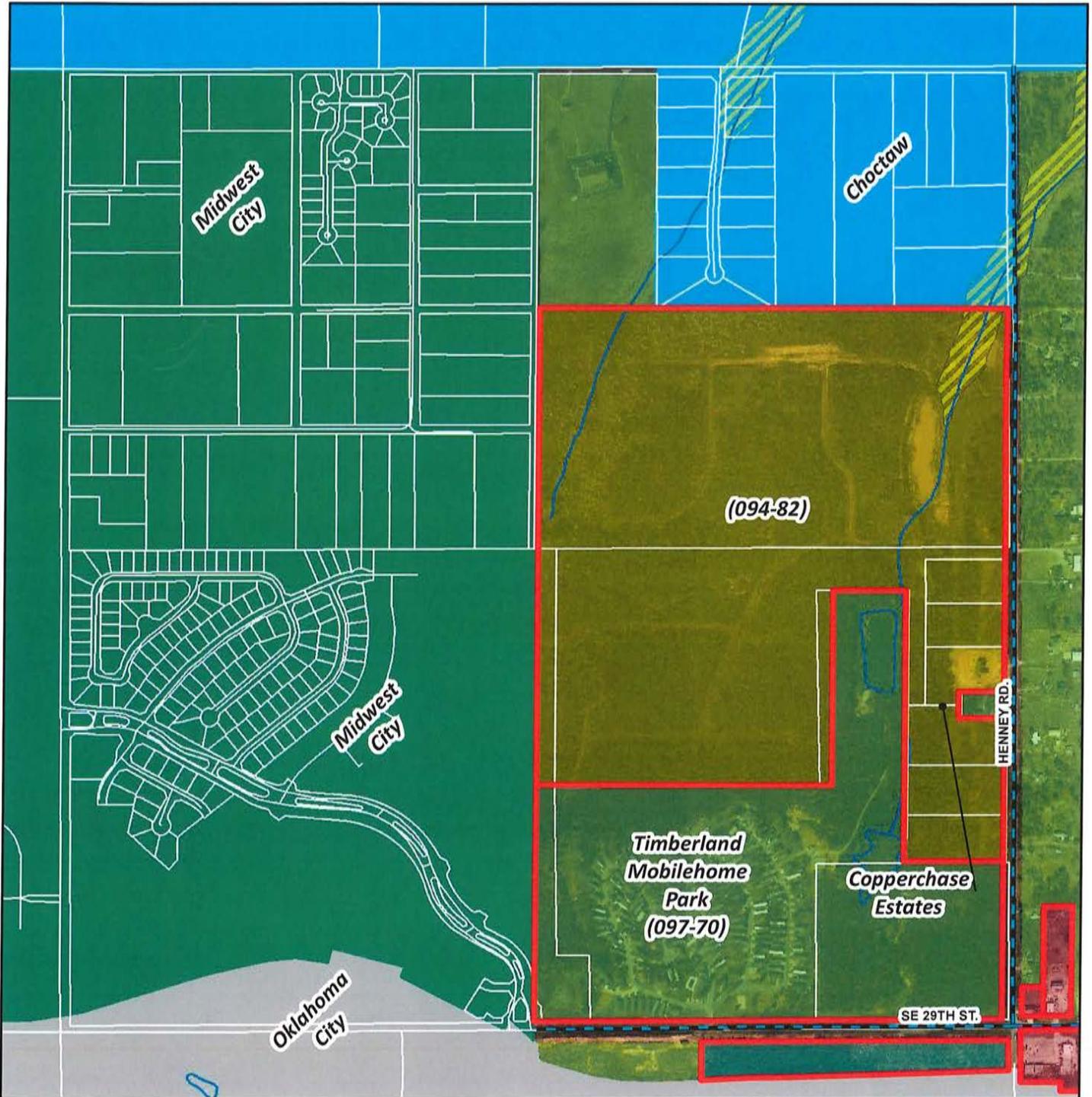
ATTEST:

CECIL PARHAM, COUNTY CLERK

BY [Signature]
DEPUTY

SEAL

Oklahoma County Zoning Map Book
Township 11N Range 1W
Section 10



Legend

FLOOD ZONE

-  0.2 PCT ANNUAL CHANCE FLOOD HAZARD
-  A
-  AE
-  FLOODWAY

Zoning

-  Acreage Residential
-  Agricultural and Rural Residential



RESOLUTION 097-70 - TIMBERLAND MOBILE HOME PARK
DISTRICT TWO



TIMBERLAND MOBILE HOME PARK
CURRENTLY IN USE

HENNEY

29TH

31ST



After general discussion by the Commission, Paul Clowers, County Engineer and the Billings Brothers, it was agreed that this plat met all the specifications required.

Motion was made by Mr. Mulhausen, seconded by Mr. Jones that the plat be approved. Motion carried unanimously.

ZONING:

DWIGHT HAGEE - Agriculture to S-Special Use. The Southeast Quarter (SE/4) of Section Ten (10), Township Eleven (11) North, Range One (1) West of the I.M., and the South Half (S/2) of the Northeast Quarter (NE/4) of Section Ten (10), Township Eleven (11) North, Range One (1) West of the I.M. Oklahoma County, Oklahoma. (SE 29th & Henny Road)

After presentation of the proposed development by Mr. Hagee, Jr. Jack Highley, Attorney representing 37 protestants presented many reasons why the zoning should not be approved. Their thinking was how it would affect the water wells, no service pick up, area mobile homes would increase problem of sewage, traffic could become hazardous, school buses were already crowded and would not be able to take care of the additional children. Mr. Highley insisted these residents had purchased their property with the idea of permanency rather than be surrounded with transients.

Mr. G.Y. Posey, Route 3, Box 106, Choctaw stated he objected inasmuch as it had already affected his well, that Mr. Hagee had started his development without first getting the property zoned. Mr. Posey raises Black Angus cattle and did not feel it was proper to have a mobile home park near his property that it could in no way be beneficial to them and their families.

Mrs. Glen Williams, Route 3, Box 106, Choctaw appeared in person protesting the zoning stating her many objections particularly to the tract Mr. Hagee asked to be zoned for Commercial. They were very concerned about the lagoon and were told that the lagoon would not in anyway hurt the abutting property owners.

Mr. Gregory was highly complimentary of the plans submitted by Mr. Hagee, stating while it was rather ambitious program, that there was great need for mobile home parks and that Mr. Hagee should be given the opportunity to develop his land to the highest and best use, and from the proposed plans he thought the mobile park was the best he had ever seen. He further stated the only way the protestants land could be valuable is to accept this development, that the traffic flow would be a minimum, that the demand for trailers justified this type of development. It was further stated that Mr. Hagee had met all requirements, legal and engineering.

Letters to Mr. Frank Lynch, Vice-Chairman of the County Planning Commission were received stating the following:

Dear Mr. Lynch:

Feb. 19, 1970

Confirming our conference in your office, February 18th, 1970, it is agreed and understood that I as a developer of said Mobile Home rental lots, located SE/4 Section 10 11 North 1 West will cut and install and maintain entrance into said development, also the streets inside the development will be built and maintained by me as the developer.

As per your instructions, I contacted Mr. D.C. Cleveland, Director City-County Health Department; he Okayed the planned and will confirm his O.K. by letter to you.

Dear Mr. Lynch:

We have reviewed the drawings of a proposed mobile home park to be constructed by Mr. Hagee in Section 10, Township 11 North, Range 1 West. This park will probably utilize a lagoon for sewage disposal.

We have no objection to the use of a lagoon at the location provided it is constructed in accordance with recommendations of the State Department of Health. It is not located in the water shed or the drainage area of either Thunderbird or Draper.

Mr. Hagee stated he would have picnic parks, black top streets, leave every tree possible, hiking and riding path and when the project was complete the people would be very proud of it.

Mr. Gregory made motion that the application be approved, but that prior to construction of each section of this mobile home park a detailed development plan be submitted to the Planning Commission and County Engineer. After discussion the motion was seconded and unanimously approved.

ZONING:

DWIGHT HAGEE - The Southeast Quarter (SE/4) of the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4) of-Section Ten (10), Township Eleven (11) North, Range One (1) West of the I.M., Oklahoma County, Oklahoma containing Ten (10) acres. (SE 29th & Henny Road). Agriculture to C-2 General Commercial. Proposed Use - Shopping Center.

Mr. Hagee insisted the ten acres be zoned so that he might plan some ten years in advance for roads, ingress and egress and he would want to build shopping facilities to accommodate the tenants of his mobile home park. Mr. Clowers stated it was customary to meet the need as the whole concept is approved for purpose of entire development which was badly needed. Mr. Posey and Mrs. Williams objected stating that more than likely they would have city water, sewage and the entire picture may completely be changed within that time, and until such time that his plans were firmed up they requested a delay.

Mr. Jack Highley, Attorney representing the protestants, stated that such a zoning was premature and should under no circumstances be approved by the Planning Commission.

Mr. Mulhausen objected strenuously, stating that at no time since he had been a Member of the Planning Commission had they ever zoned property that far in advance, and he suggested this application be deferred until such time that Mr. Hagee comes before the Board with specific plans.

Mr. Bowlan, Chairman stated that when the zoning was justified and needed that he felt the Oklahoma County Planning Commission would be glad to grant it.

After general discussion, motion was made by Mr. Mulhausen, seconded by Mr. Jones that the application be delayed until later down the road. Motion carried unanimously.

On the two applications of Mr. Hagee, the one from Agriculture to S-Special Use, and the one from Agriculture to C-2 General Commercial had protest petitions of some 37 names which can be found in the files.

There being no further business, motion was made by Mr. Jones, seconded by Mr. Mulhausen that the meeting be adjourned. Motion carried unanimously.

R E S O L U T I O N 128-77

A RESOLUTION AMENDING THE ZONING REGULATIONS OF OKLAHOMA COUNTY, OKLAHOMA, AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS, MARCH 10, 1952, TO ZONE FROM Agriculture TO S-Special Use

SECTION 1. Acting under the authority of Title 19, Sections 865.1, 865.23, O. S. Supp. 1949, and whereas, the public health, safety, morals and general welfare being promoted by such zoning regulations, and whereas, the Board of County Commissioners, have received, in writing, the recommendations of the Oklahoma County Planning Commission, approving the zoning, and stating that said Planning Commission, had fully complied with all requirements of the enabling legislation, aforesaid, with reference to holding public hearing, after due notice of publication in a newspaper of general circulation of time and place set forth for such hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF OKLAHOMA COUNTY, OKLAHOMA, that the boundaries of said zoning from Agriculture to S-Special Use

shall be described as follows:

S/2, NW/4, NW/4 Section 5, Township 14 North, Range 1 West

SECTION 2. Whereas, it being immediately necessary for the preservation of peace, health, safety, morals and general welfare of Oklahoma County, and the inhabitants thereof, that the provisions of this regulation be in full force, an emergency is hereby declared to exist, whereby the provisions of this regulation shall take effect and be in full force from and after its passage as provided by law.

INTRODUCED, and read in open meeting of the Board of County Commissioners of Oklahoma County, Oklahoma the 3d day of October 1977.

BOARD OF COUNTY COMMISSIONERS OF OKLAHOMA COUNTY, OKLAHOMA

5-147-1W

Frank Lynch
acting CHAIRMAN

ATTEST:

[Signature]
MEMBER

CECIL PARHAM, COUNTY CLERK

BY [Signature]
DEPUTY

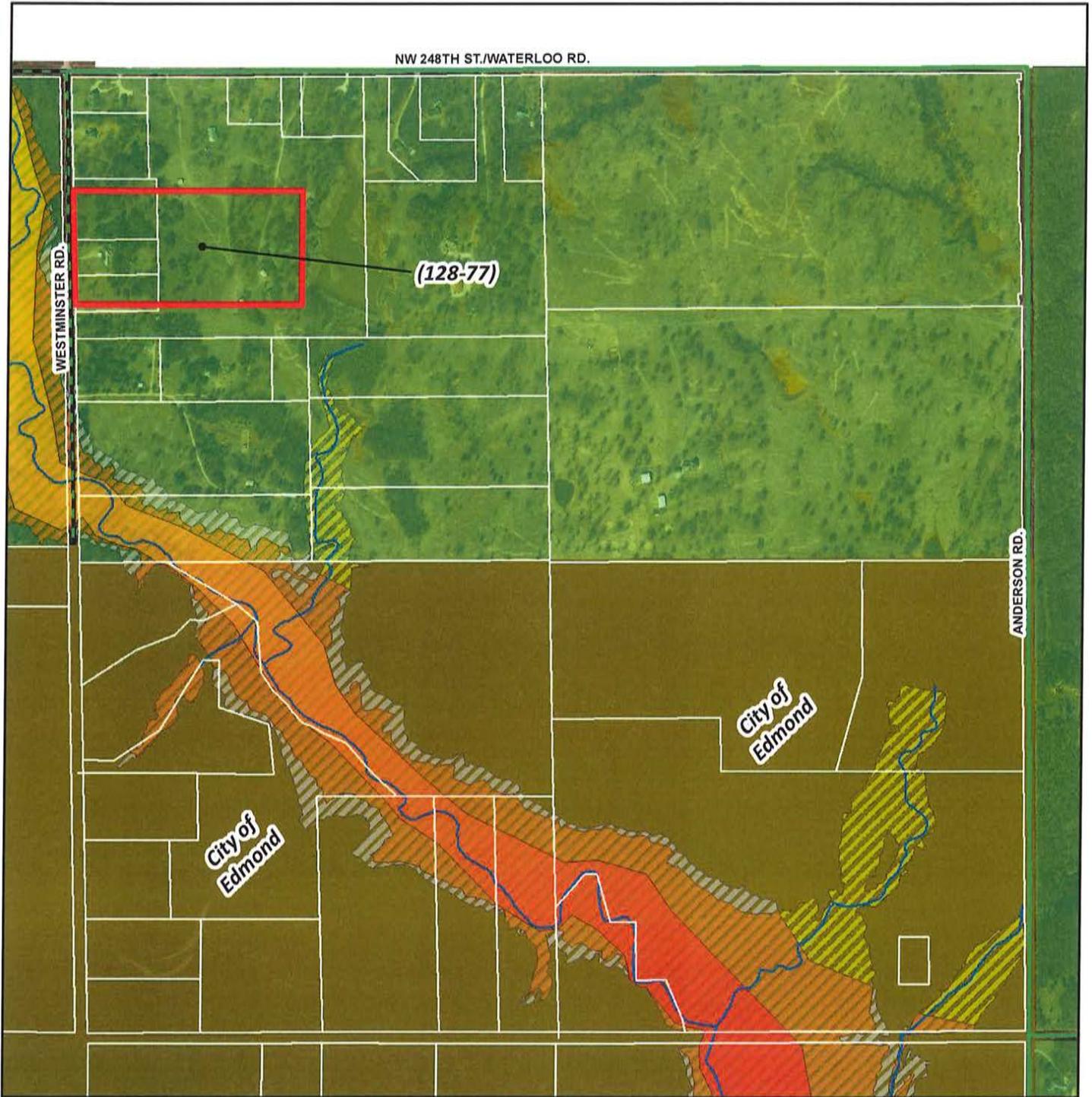
MEMBER

SEAL

Oklahoma County Zoning Map Book

Township 14N Range 1W

Section 5



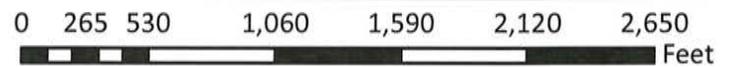
Legend

FLOOD ZONE

-  0.2 PCT ANNUAL CHANCE FLOOD HAZARD
-  A
-  AE
-  FLOODWAY

Zoning

-  Agricultural and Rural Residential



RESOLUTION 128-77 - MOBILE HOME PARK
DISTRICT THREE



4. The beneficiaries have absolute rate protection by specific provision of the Trust restricting any charges to no more than is charged by the City of Choctaw for similar service.

After detailed discussion motion was made by Mr. Hagee that with the compliance stated above that the plat be approved. Motion carried unanimously.

PLAT

PRELIMINARY-FINAL - MURRAY ESTATES - CHARLES W. MURRAY
Being a subdivision of the SE/4 of the SE/4 of Sec. 3 Township 12 North, Range 1 East of the I.M. NW/corner of 63rd & Dobbs.

This plat proposes to divide a 40 acre tract located along the North side of N.E. 63rd Street and the West Side of Dobbs Road into fourteen single family residential lots.

No streets are dedicated in this plat since all lots face on existing section line roads. Since each lot will require a driveway, which must include a properly sized driveway pipe, it was recommended that the developer post a bond in the amount of \$3,000.00 to assure that driveway drainage pipes will be furnished as follows:

Lot 1	15" x 20 L.F.
Lot 2	none
Lots 3 & 4	15" x 20 L.F.
Lots 5, 6 & 7	18" x 20 L.F.
Lot 8	24" x 20'
Lots 9 & 10	36" x 20 L.F.
Lots 11, 12, 13 & 14	30" x 20 L.F.

During the discussion Tract #9 will have to be sold with #10. There is also a fifty (50) foot set back restriction.

In lieu of \$3,000.00 bond it was also agreed that the best way to go would be a cashier's check deposited with the Board of County Commissioners. Motion was made by Mr. Maples, seconded by Mr. Couch that this plat be approved subject to the above requests. Motion carried unanimously.

ZONING

J.C. WOODS - AGRICULTURE TO S-SPECIAL USE. S/2, NW/4, NW/4 Section 5, Township 14 North, Range 1 West. 20 acre tract lying East of Westminster Road and South of Waterloo Road.

Mr. Woods appeared in behalf of the application requesting Special Use zoning to construct and operate a Mobile Home Park on a 20 acre tract.

This area is in a relatively remote area of Oklahoma County, but is on good roads.

Mr. Woods did not submit a plan of development to the Commission and, while they could not see any objections to this type of use they wanted to see the water and sewer facilities, along with proposed recreational plans as requested in the application. Motion was made by Mr. Couch, seconded by Mr. Maples that this matter be postponed until such time as Mr. Woods submits to the Commission the proper acceptable plan development. Motion carried unanimously.

ZONING

PHILLIP ST. CYR - Agriculture to S-Special Use. South of NE 234th Street and west of Indian Meridian. (40 acres)

This application requests Special Use zoning to construct and operate a motorcycle raceway on a 40 acre tract lying South of NE 234th Street and West of Indian Meridian.

The location is in a remote area of Oklahoma County with few residents within the surrounding area.

The discussion of roads was brought up and the Commission was informed by Mr. Clowers that Indian Meridian is a graded road, unsurfaced, and NE 234th Street is narrow, a concentration of traffic could cause problems.

There were no protests from abutting and surrounding property owners.

After general discussion motion was made by Mr. Maples, seconded by Mr. Hagee that the application be approved with the understanding that the special use could be rescinded if a nuisance is created.

A letter to the Board of County Commissioners was received on July 5, 1977 stating the following:

We agree if the motor cross track becomes a public nuisance or a hazard situation to the adjoining property owners that we will cease operation.

Signed - Phil St. Cyr, Louta St. Cyr.

Motion was made by Mr. Maples, seconded by Mr. Hagee the zoning be approved subject to the above. Motion carried unanimously.

There being no further business motion was made by Mr. Couch, seconded by Mr. Maples that the meeting be adjourned. Motion carried unanimously.

RESOLUTION #220-83

A RESOLUTION TO AMEND THE ZONING DISTRICT OF OKLAHOMA COUNTY, OKLAHOMA

WHEREAS, the Oklahoma County Planning Commission did on 21st day of July 1983 hold a public hearing to amend the existing zoning FROM: A-2 General Agricultural zone Special Use Permit TO: (Mobile Home Park) zone, on a tract of land described below, and as provided in Title 1905, § 868.16 as follows.

A tract of land located in the NE/4 of Section 21, T12N, R1W of the Indian Meridian, Oklahoma County, Oklahoma. Being more particularly described as beginning at the SE corner of said NE/4; thence S. 89°59'00" W. a distance of 1070.83 feet; thence N. 5°00'30" E. a distance of 393.00 feet; thence N. 0°23'00" E. a distance of 1279.34 feet; thence N. 89°59'00" E. a distance of 1039.14 feet to a point on the East line of said NE/4; thence S. 0°23'00" W. along said East line of the NE/4 a distance of 1670.84 feet to the point of beginning.

A 40-acre tract located on the West side of Hiwassee Road, approximately 1/4 mile South of N.E. 36th Street.

NOW, THEREFORE, BE IT RESOLVED THAT FOLLOWING THE RECOMMENDATIONS OF THE OKLAHOMA COUNTY PLANNING COMMISSION TO DENY (Approve or Deny)

the request of HTB, Inc. to change the zoning FROM: A-2 General Agricultural (Applicant) TO: Special Use Permit (Mobile Home Park) zone, the

BOARD OF COUNTY COMMISSIONERS, OF OKLAHOMA COUNTY, hereby (approves) (denies) the zoning change to Special Use Permit (Mobile Home Park) zone the above described land.

INTRODUCED, and read in open meeting of the Board of County Commissioners of Oklahoma County, Oklahoma the 8th day of August 1983.

BOARD OF COUNTY COMMISSIONERS OF OKLAHOMA COUNTY, OKLAHOMA

[Signature of Chairman]

Chairman

[Signature of Member]

Member

[Signature of Member]

Member

ATTEST:

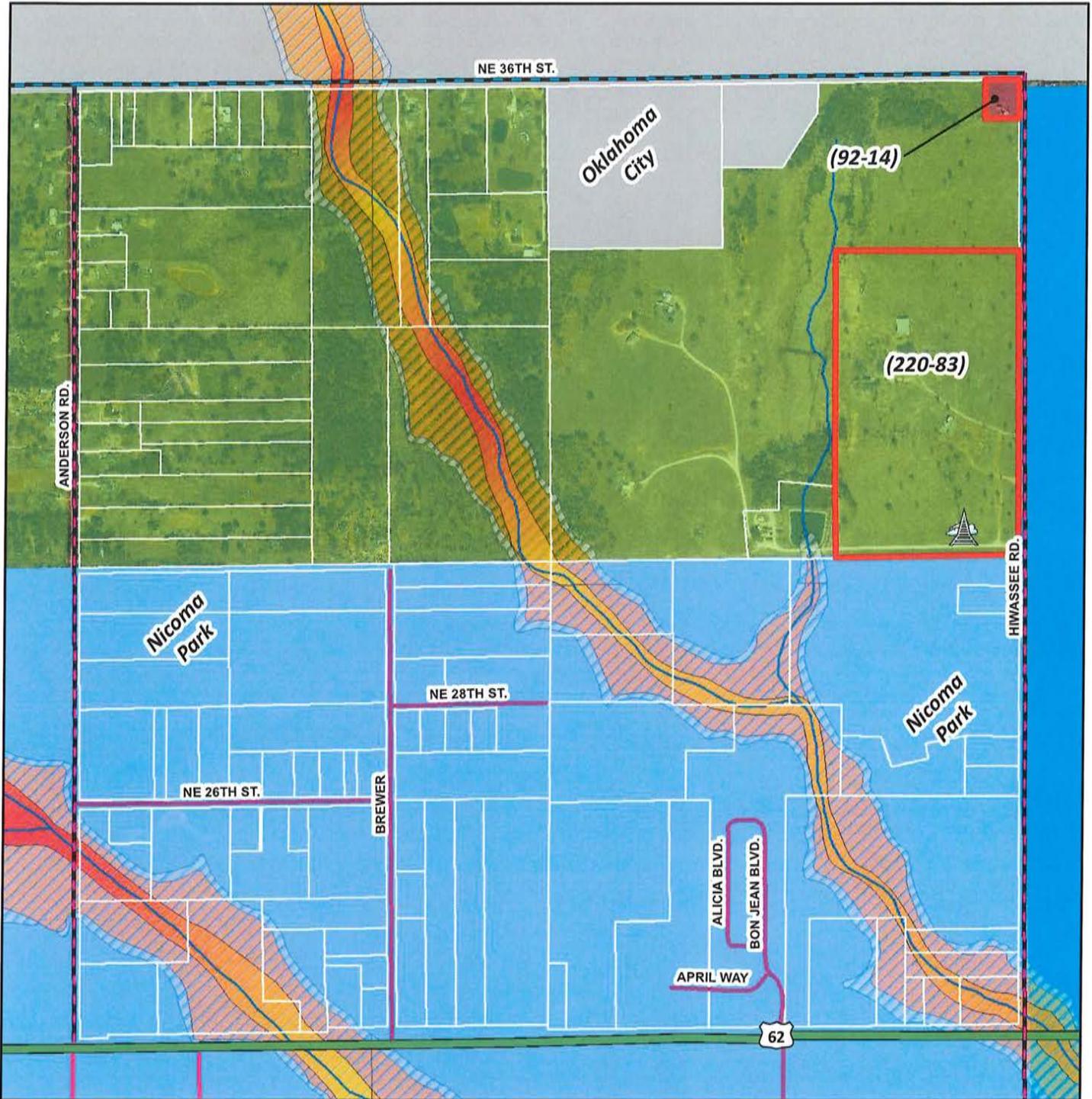
JERRY DeWOODY, COUNTY CLERK

By Sharon Kelly Deputy

Oklahoma County Zoning Map Book

Township 12N Range 1W

Section 21



FLOOD ZONE

- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- FLOODWAY

Zoning

- Urban General Commercial and Office
- Agricultural and Rural Residential
- Cell Tower Sites



RESOLUTION 220-83 - MOBILE HOME PARK
DISTRICT TWO



**MOBILE HOME PARK
CURRENTLY NOT IN USE**



Mr. Toland, the applicant, stated that in reference to the septic tanks, the City-County Health Department had already approved septic tanks for lots of one-half (1/2) acre size; therefore, since the above mentioned lots were of one (1) acre size, he could foresee no problem getting the one-acre lots approved for septic tanks. Mr. Toland also provided a sketch of the proposed one-acre lots. He indicated that the location would be in the Luther School District.

Mr. Peachee inquired if there were any other comments related to the above mentioned petition. Mr. Vernon Schooley, an adjacent property owner, stated that he was concerned about the sewage system and the current water table, which had dropped over 40 feet in the past two (2) years. Mr. Ryan told Mr. Schooley that the sewage system, as far as septic tanks were concerned, had to be approved by the City-County Health Department. He also stated that the Health Department would use Geologic maps that would show soil and rock formation. He stated that the applicant would have to have percolation tests run on each lot. The percolation tests would determine how much pipe would be needed and whether or not enough area was involved.

As far as the water tables were concerned, Mr. Ryan stated that he really could not offer an answer. That information would have to come from the Water Resources Board. He, did however, state that he felt the water level depended upon how deep the wells were drilled.

A motion was made by Mr. McClain to grant the zoning change request. Motion was seconded by Mr. Ferguson. Motion carried unanimously.

ZONING

**FROM: A-2 GENERAL AGRICULTURAL TO: SPECIAL USE PERMIT
APPLICANT – HTB, INC.**

This petition requested a zoning change from A-2 General Agricultural to Special Use Permit for the purpose of establishing a mobile home park. The location is a 40-acre tract located on the west side of Hiwassee Road, approximately 1/4 mile south of N.E. 36th Street, with the following legal description:

A tract of land located in the NE/4 of Section 21, T12N, R1W of the Indian Meridian, Oklahoma County, Oklahoma. Being more particularly described as beginning at the SE Corner of said NE/4; thence S. 89°59'00" W. a distance of 1,070.83 feet; thence N. 5°00'30" E. a distance of 393.00 feet; thence N. 00°23'00" E. a distance of 1,279.34 feet; thence N. 89°59'00" E. a distance of 1,039.14 feet to a point on the East line of said NE/4; thence S. 00°23'00" W. along said East line of the NE/4 a distance of 1,670.84 feet to the point of beginning.

Mr. Ryan gave a review of the proposed location and indicated that the requested Special Use Permit would allow for a 40-acre mobile home park on the east side of Nicoma Park. He indicated that sanitary sewer and water system are planned for the residents. Fire

protection is within approximately two (2) miles of Nicoma Park and three (3) miles from Choctaw. At this time, Mr. Ryan commented, no letters from the school superintendent or the fire departments have been received. However, pending favorable reactions from these agencies, the area is logical for use as a mobile home park. Mr. Ryan subsequently recommended approval subject to fire department and school superintendent reactions.

Mr. Leon Harris, petition representative, indicated that he had correspondence from the fire department indicating favorable response time to emergencies in the above mentioned location. He also indicated that he would have correspondence from the superintendent of schools at Choctaw and Nicoma Park within the next two (2) weeks.

Mr. Peachee inquired if the entire 40-acre tract was going to be used for mobile homes. Mr. Harris stated in the affirmative, with a total of about 300 spaces, with community facilities and 2 or 3 areas designated for playgrounds.

Mr. McClain inquired if there wasn't another mobile home park in the proposed general vicinity (Section). Mr. Harris stated that there was no "authorized" mobile home park in the vicinity. Mr. McClain countered that there was already a mobile home park on N.E. 23rd Street. Mr. Ryan interjected that that particular mobile home park was located in the Nicoma Park area. However, Mr. Ferguson added that because of density problems, the Mobile Home Park Resolution (235-82) passed in 1982 had indicated that no more than 40 acres in any one Section of land in the County would be used for mobile home parks.

Mr. Stamper inquired as to how many mobile home spaces were in the already established mobile home park on N.E. 23rd Street. Mr. Toland, the mobile home park owner, stated that there were 132 spaces at the present time that were occupied.

There being no further comments relating to the proposed zoning (Special Use Permit), Mr. McClain made a motion to deny the zoning change. Mr. Couch seconded the motion. Motion carried unanimously.

ZONING

**FROM: A-2 GENERAL AGRICULTURAL TO: R-1 RESIDENTIAL
APPLICANT – DON E. HAWK**

This petition requested a zoning change from A-2 General Agricultural to R-1 Residential for the purpose of building residential dwellings. The location is a 143-acre tract on the north side of N.W. 206th Street, west side of Pennsylvania Avenue, with the following legal description:

Commencing at SE Corner SE/4 of Section 18, T14N, R3W, Oklahoma County, Oklahoma; thence N. 89°19'30" W. a distance of 542.73 feet to the point of beginning; thence N. 89°19'30" W. a distance of 2,097.27 feet; thence N. 00°03'09" E. a distance of 2,637.58 feet; thence S. 89°18'52" E. a distance of 2,637.58 feet; thence South a distance of 1,318.50 feet; thence N. 89°19'12" W. a

RESOLUTION #66-85

A RESOLUTION TO AMEND THE ZONING DISTRICT OF OKLAHOMA COUNTY, OKLAHOMA

WHEREAS, the Oklahoma County Planning Commission did on 21st day of March 1985 hold a public hearing to amend the existing zoning FROM: A-2 General Agricultural zone TO: SPECIAL USE PERMIT zone, on a tract of land described below, and as provided in Title 1905, § 868.16 as follows.

A part of the NE/4, Section 6, T14N, R2W, of the I.M, in Oklahoma County, OK, said part being more particularly described as follows: Beginning at a point 50.00' S. 00°14'51" E. of the NW corner of said NE/4; thence from said point of beginning along the W. line of said NE/4 S. 00°14'51" E. a distance of 1284.79'; thence S. 89°44'30" E. a distance of 1647.52'; thence N. 00°17'11" W. a distance of 544.49'; thence N. 89°53'01" W. a distance of 329.65'; thence N. 00°17'11" W. a distance of 374.38'; thence N. 89°53'01" W. a distance of 332.95'; thence N. 44°53'01" W. a distance of 35.36'; thence N. 00°06'59" E. a distance of 345.00' to a point 50.00' S. of the N. line of the said NE/4; thence parallel to said N. line N. 89°53'01" W. a distance of 961.61' to the point of beginning containing 40.00 acres, more or less.

Approximately 40 acres located southwest of Waterloo Road and Coltrane.

Proposed Use: MOBILE HOME PARK

APPROVAL was based upon contingent conditions being met which included an approved Oklahoma State Health Sewerage Treatment Plan and compliance by ONG concerning their 50-foot easement.

NOW, THEREFORE, BE IT RESOLVED THAT FOLLOWING THE RECOMMENDATIONS OF THE OKLAHOMA COUNTY PLANNING COMMISSION TO APPROVE (Approve or Deny)

FRANCES SNEED

the request of (Applicant) to change the zoning FROM: A-2 General Agricultural TO: Special Use Permit zone, the

BOARD OF COUNTY COMMISSIONERS, OF OKLAHOMA COUNTY, hereby (approves) (denies) the zoning change to SPECIAL USE PERMIT zone the above described land.

INTRODUCED, and read in open meeting of the Board of County Commissioners of Oklahoma County, Oklahoma the 1st day of April 1985.

BOARD OF COUNTY COMMISSIONERS OF OKLAHOMA COUNTY, OKLAHOMA

[Signature of Chairman]

Chairman

[Signature of Member]

Member

[Signature of Member]

Member

ATTEST:

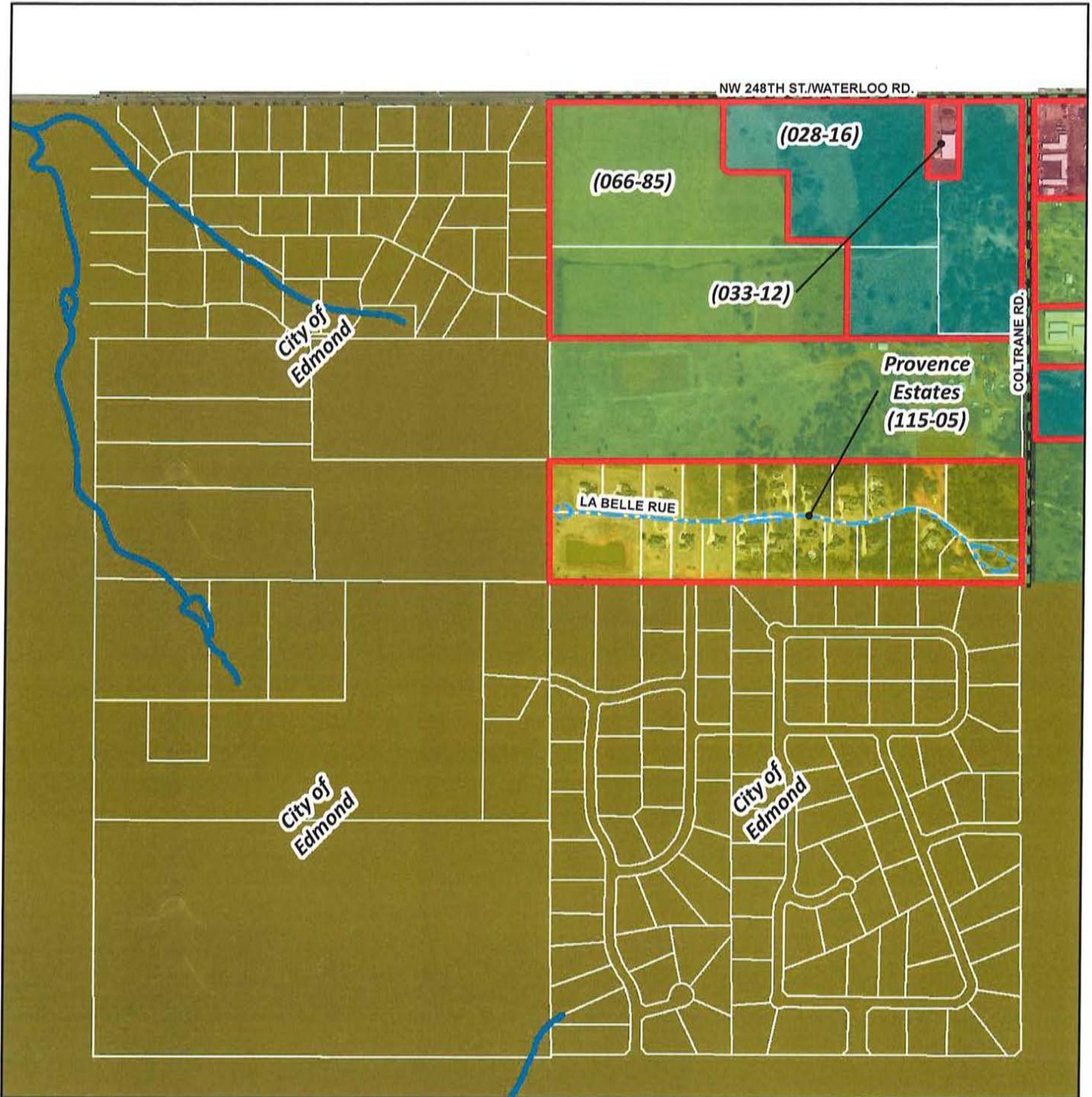
JERRY DeWOODY, COUNTY CLERK

By Sharon Kelly Deputy

Oklahoma County Zoning Map Book

Township 14N Range 2W

Section 6



Legend

FLOOD ZONE

-  0.2 PCT ANNUAL CHANCE FLOOD HAZARD
-  A
-  AE
-  FLOODWAY

Zoning

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



RESOLUTION 066-85 - MOBILE HOME PARK
DISTRICT THREE



MOBILE HOME PARK
CURRENTLY NOT IN USE

SORGHUM RUN

SANDSAGE

WYNSTONE

DUPONT

CHAUMONT

BRONTE

COLTRANE



**MINUTES OF MEETING
OKLAHOMA COUNTY PLANNING COMMISSION
MARCH 21, 1985, 1:30 P.M.**

The meeting of the Oklahoma County Planning Commission was called to order by Mr. Doyle Peachee, Chairman, in Room 119 Oklahoma County Office Building, 320 Robert S. Kerr, with the following members present:

Mr. Doyle Peachee,	Chairman
Mr. John Ferguson	
Mr. Charlie Couch	
Mr. Anderson McClain	
Ms. Shirley A. Darrell,	County Commissioner
Mr. Nelson Ryan,	County Engineer
Mr. Ralph Hess,	Administrative Assistant

Motion was made by Mr. McClain to approve the minutes of the previous meeting. Motion was seconded by Mr. Couch. Motion carried unanimously.

**ZONING:
FROM: A-2 GENERAL AGRICULTURAL
TO: SPECIAL USE PERMIT
APPLICANT – FRANCES SNEED**

This petition proposed to re-zone approximately 40 acres located 1/2 mile West of Coltrane on Waterloo Road from General Agricultural to Special Use Permit for the purpose of establishing a mobile home park. Following is the legal description for the proposed area:

A part of the NE/4, Section 6, T14N, R2W, of the I.M., in Oklahoma County, OK, said part being more particularly described as follows: Beginning at a point 50.00' S. 00°14'51" E. of the NW corner of said NE/4; thence from said point of beginning along the W. line of said NE/4 S. 00°14'51" E. a distance of 1,284.79' ; thence S. 89°44'30" E. a distance of 1,647.52'; thence N. 00°17'11" W. a distance of 544.49'; thence N. 89°53'01" W. a distance of 329.65'; thence N. 00°17'11" W. a distance of 374.38'; thence N. 89°53'01" W. a distance of 332.95'; thence N. 44°53'01" W. a distance of 35.36'; thence N. 00°06'59" E. a distance of 345.00' to a point 50.00' S. of the N. line of said NE/4; thence parallel to said N. line N. 89°53'01" W. a distance of 961.61' to the point of beginning, containing 40.00 acres, more or less.

Mr. Ryan noted that the above petition was a Continuance from the February 21, 1985 meeting. He also stated that he had received documentation from Coon Engineering, Inc. indicating that an opaque fence would be constructed on the north, west and south sides of the mobile home park (MHP), which also consisted of planting Lombardy Poplars at ten-foot intervals along the same property lines. It was also reflected on the new

drawings that a tree would be planted for each mobile home lot. Mr. Ryan stated that the drawings reflected an in-door recreation area, which would also serve as a storm shelter, and would be constructed in the basement of the service facility. He noted that the building would have 1,608 square feet of usable floor space in the basement, which will meet the requirements for the predicted number of people that would be living in the MHP.

Mr. Ryan indicated that the proposed playground area would be on Lots 13 and 14 of Block 5. He stated that the sewage treatment facility proposed a treatment plan which would include chlorination of the effluent and placing the effluent in a holding basin, after which the effluent would then be used in irrigation area of approximately 14 acres. Mr. Ryan noted that the area would be fenced and dedicated to waste water disposal only; however, the disposal system has not been approved for use by the State Health Department.

Mr. Ryan pointed out that he had learned from Mr. Melvin Gleason at Oklahoma Natural Gas (ONG) that on the west side of the proposed MHP, there is a 24-inch high pressure gas line. He noted that this line is essentially included in Block 1, Lots 5 through 26 of the proposed plat of Sneed Mobile Home Park. Mr. Ryan subsequently recommended that the Special Use Permit be denied until the State Health Department has approved the plans for the sewage treatment plant; the plans for storm water detention had been submitted and approved; and ONG approved the parking of mobile homes on the above indicated lots; noting that once the above conditions were completed the applicant could re-apply for a Special Use Permit.

Mr. Edward Coon of Coon Engineering, Inc. and Mr. Parker Sneed represented the petition. Mr. Coon noted that Mr. Lee Burton of the Oklahoma State Health Department had given his firm tentative approval of the sewage treatment plan, although there were no detailed plans because of the prohibitive costs involved. However, he did state that once the Special Use Permit had been approved, detailed plans would then be developed and would be approved by both the State Health Department and the County Engineer before building permits would be requested for the MHP. Mr. Coon requested approval contingent upon detailed plans being submitted at a later date.

Ms. Darrell asked Mr. Ryan if the County normally requires such detailed plans as those previously requested of the petitioner. Mr. Ryan stated that such detailed plans are necessary because once the Permit has been approved by the Board of County Commissioners; the petitioner could in fact start construction. Ms. Darrell subsequently asked Mr. Ryan if any Special Use Permit had ever been issued, contingent upon certain conditions being accomplished. Mr. Ryan responded "Yes."

Mr. Frank Williams represented the Oklahoma Natural Gas Company. He noted that ONG had a 50-foot pipeline right-of-way along the west side of the proposed park, which included a 24-inch pipeline within this right-of-way. He stated that mobile homes couldn't be permitted to extend over the easement, nor within 10 feet of the pipeline. Noting that situations of this nature are usually worked out prior to approval of such a

permit, Mr. Williams indicated that ONG was not "Pro" or "Con" the MHP. However, he stated that ONG would desire to consult with the petitioner and the County Engineer before construction begins.

Mr. James Peters, an adjacent property owner, noted that he owns land to the south of the proposed MHP. He stated that the subject pipeline is approximately 25 feet into the proposed MHP. Mr. Peters questioned the height of the proposed fence. Mr. Ryan noted that there would be a 6-foot high fence.

Mr. Sneed noted that each lot was approximately 140 feet deep and would therefore pose no problem in moving the mobile homes inward, away from the gas pipeline. He subsequently requested that a contingent approval be granted.

Mr. Peachee asked if the petitioner or the engineer were aware of the pipeline. Mr. Coon responded that he and the petitioner were aware of the pipeline, stating that the easement had initially been reflected on the drawings, and he also indicated that he had discussed the matter with Mr. Ethan Allen, ONG Engineer, over a year ago.

Mr. Charles Massey, another adjacent property owner, voiced his objection to the proposed MHP, noting that he lived approximately 1/2 mile southwest of the proposed area in Logan County. He indicated that the "hodge podge" of various facilities in the general vicinity had already blighted the entire area and the addition of more of the same type of zoning would certainly not provide a buffer for Oklahoma County residents. He stated that he felt the granting of the Permit would only be an extension of the problem versus an improvement. Mr. Peachee pointed out that the Planning Commission's role was to provide order in zoning changes, which in no way had a bearing on Logan County. He also stated that he felt that it would be inappropriate to judge the proposed MHP with the "helter skelter" of the present conditions that existed.

Ms. Darrell asked Mr. Ryan to repeat the recommended conditions that were necessary for approval of the Permit. Mr. Ryan stated the same conditions that he had initially indicated above, before recommending denial of the Permit. He also added that he felt the 50-foot easement would pose a situation whereby only a 55-foot mobile home would probably be permitted on most of the lots (Approximately 120-foot deep lot, minus a 50-foot easement and 15-foot County requirement from a Service Road).

Mr. Coon responded that the affected street in the MHP that Mr. Ryan was referring to could easily be modified to conform to the ONG easement and the County's 15-foot requirement. He did, however, state objections to Mr. Ryan's requirement of a plan for storm water retention. He indicated that he had tried to obtain information concerning storm water retention, but was only provided flood control maps which did not indicate any information on storm water retention.

Ms. Darrell expressed her concern for consistency in approving/denying zoning petitions. She therefore, made a motion to approve the petition contingent upon the submission of an approved sewage treatment plan by the State Health Department and compliance by

ONG concerning their 50-foot right-of-way. Mr. Ferguson asked Ms. Darrell if she intended to include storm water retention in her motion and she stated that she did not because Oklahoma County does not have a requirement for storm water retention in its planning ordinance. Motion died for lack of a second.

Mr. Peachee inquired as to how much control the County had in reference to approving a Special Use Permit based upon contingent conditions (Sewage Treatment Plant, Fence, etc.) Mr. Ryan noted that according to Oklahoma State Statutes, once a Special Use Permit was ultimately approved by the Board of County Commissioners, enforcement would be his responsibility. He therefore, would be charged with the responsibility of ensuring that construction was not started and building permits issued before the contingent conditions had been met.

Mr. Richard Spurlin, an adjacent property owner to the north of the proposed MHP who resided in Logan County, objected to the proposed MHP because he felt that it would devalue the surrounding properties. He presented a petition containing 27 names of individuals who objected to the proposed park; however, he noted that only he and four other land owners on the petition were within the 1,000 feet boundary provided by Oklahoma County.

Ms. Naomi Johnson, another adjacent property owner, objected to the proposed MHP because of 1) safety reasons, 2) the lack of an approved sewage treatment plant, 3) run-off water, 4) police patrol, and 5) security.

Ms. Betsy Jones, an adjacent property owner, expressed concern about the following inadequate situations that already exist in the proposed area, which would be amplified if the proposed MHP were approved: 1) continuity of rural area; 2) danger and traffic congestion; 3) response time of County Sheriff; 4) fire protection; 5) storm shelters; and 6) width of proposed roads in the MHP.

Mr. James Peters expressed concern that the water run-off problem would not be resolved with the approval of the proposed MHP.

Mr. Massey questioned the fact that the last paragraph of the letter which he received from the Planning Commission implied that adjacent property owners' personal property rights should be considered, and he also voiced concern for the Planning Commission's responsibility for determining the amount of devaluation other adjacent property owners would experience if the Permit were granted. Ms. Darrell explained that neither the Planning Commission nor the Board of County Commissioners is held to accomplish an appraisal value of property. She pointed out that the Constitution affords every person the right and freedom to use his land; it does not state that every person has to use land in the same manner. Ms. Darrell noted that the Planning Commission's basic function is to attempt to have some orderly planning of land. She stated that it is not the Planning Commission nor the Board of County Commissioners' function to determine what is the more valuable of two different types of proposed construction or uses of land. She also pointed out that the Planning Commission and the Board of County Commissioners are

responsible for determining that petitioners are in compliance with zoning regulations and resolutions when applying for zoning changes, thereby being consistent in treating everyone in the same manner, and not abridging any person's civil rights.

Ms. Darrell made a motion to approve the petition contingent upon compliance from ONG concerning their 50-foot right-of-way and an approved Oklahoma State Health Department Sewage Treatment Plan. Mr. Ferguson seconded the motion. Motion carried unanimously.

**FINAL PLAT:
LAKEVIEW ADDITION
APPLICANT – MARTHA L. FERRINGER**

This petition proposed to divide approximately 10 acres of land into eight (8) one (1) acre and above lots for the purpose of establishing single family dwellings. The proposed subdivision is located approximately 1/4 mile south of S.E. 15th Street and 1/4 mile east of Henney Road on Lakeside Drive, with the following legal description:

Tract 20 in the NW/4, Sec 11, T11N, R1W, I.M., more particularly described as following: Beginning at a point 1,324.00' N. and 1,318.2' E. of the SW corner of said NW/4; thence N. and parallel to the E. line of said NW/4 a distance of 331.00'; thence E. and parallel to the S. line of said NW/4 a distance of 1,321.42'; thence S. along the E. line of said NW/4 a distance of 331.00'; thence W. and parallel to the S. line of said NW/4 a distance of 1,320.7' to the point of beginning.

Mr. Ryan noted that he had reviewed the paving plans for the proposed subdivision and approved said plans for construction. He stated that the roads had not been constructed, nor has a subdivision bond been posted at this time. Mr. Ryan recommended that the petition be approved, contingent on either the roads being constructed to County standards or the petitioner posting a subdivision bond.

Mr. Dale Vessels, Yager Surveying, Inc., represented the petition. He noted that a subdivision bond would be posted when approval of the Final Plat had been granted.

Mr. Lymon Smith, an adjacent property owner to the north of the subdivision, on the west of Circle Drive, recommended that approval of the Final Plat be delayed until such time that provisions are made for the elimination of back-up water from Lakeview Drive, noting that the existing tin horns are incapable of handling the present back-up water problem. Mr. Vessels noted that a drainage study had been performed and the proposed drainage design would go south almost as far as S.E. 44th Street. He also stated that the proposed drainage design was developed to not significantly increase any more back-up water than already existed.

Mr. Ryan pointed out that he was familiar with the above stated back-up water problem and that he was in the process of proposing to the Board of County Commissioners that a

RESOLUTION #122-89

A RESOLUTION TO AMEND THE ZONING DISTRICT OF OKLAHOMA COUNTY, OKLAHOMA

WHEREAS, the Oklahoma County Planning Commission did on 18th day of May 19 89 hold a public hearing to amend the existing zoning FROM: A-2 General Agricultural zone TO: Special Use Permit zone, on a tract of land described below, and as provided in Title 1905, § 868.16 as follows.

LEGAL DESCRIPTION: The North 400.00' of the South 2501.00' of the West 441.00' of the SW/4, Section 32, T14N, R4W of the I.M., Oklahoma County, Oklahoma.

Proposed Use: Telephone Communications Tower

NOW, THEREFORE, BE IT RESOLVED THAT FOLLOWING THE RECOMMENDATIONS OF THE OKLAHOMA COUNTY PLANNING COMMISSION TO APPROVE (Approve or Deny)

the request of BECK ASSOCIATE ARCHITECTS (John Briscoe) (Applicant) to change the zoning FROM: A-2 General Agricultural TO: Special Use Permit zone, the

BOARD OF COUNTY COMMISSIONERS, OF OKLAHOMA COUNTY, hereby (approves) (denies) the zoning change to SPECIAL USE PERMIT zone the above described land.

INTRODUCED, and read in open meeting of the Board of County Commissioners of Oklahoma County, Oklahoma the 30th day of May 19 89.

BOARD OF COUNTY COMMISSIONERS OF OKLAHOMA COUNTY, OKLAHOMA

Signatures of Board of County Commissioners: Beaul Buchanan (Chairman), [Signature] (Member), [Signature] (Member)

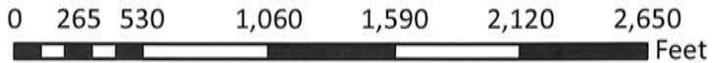
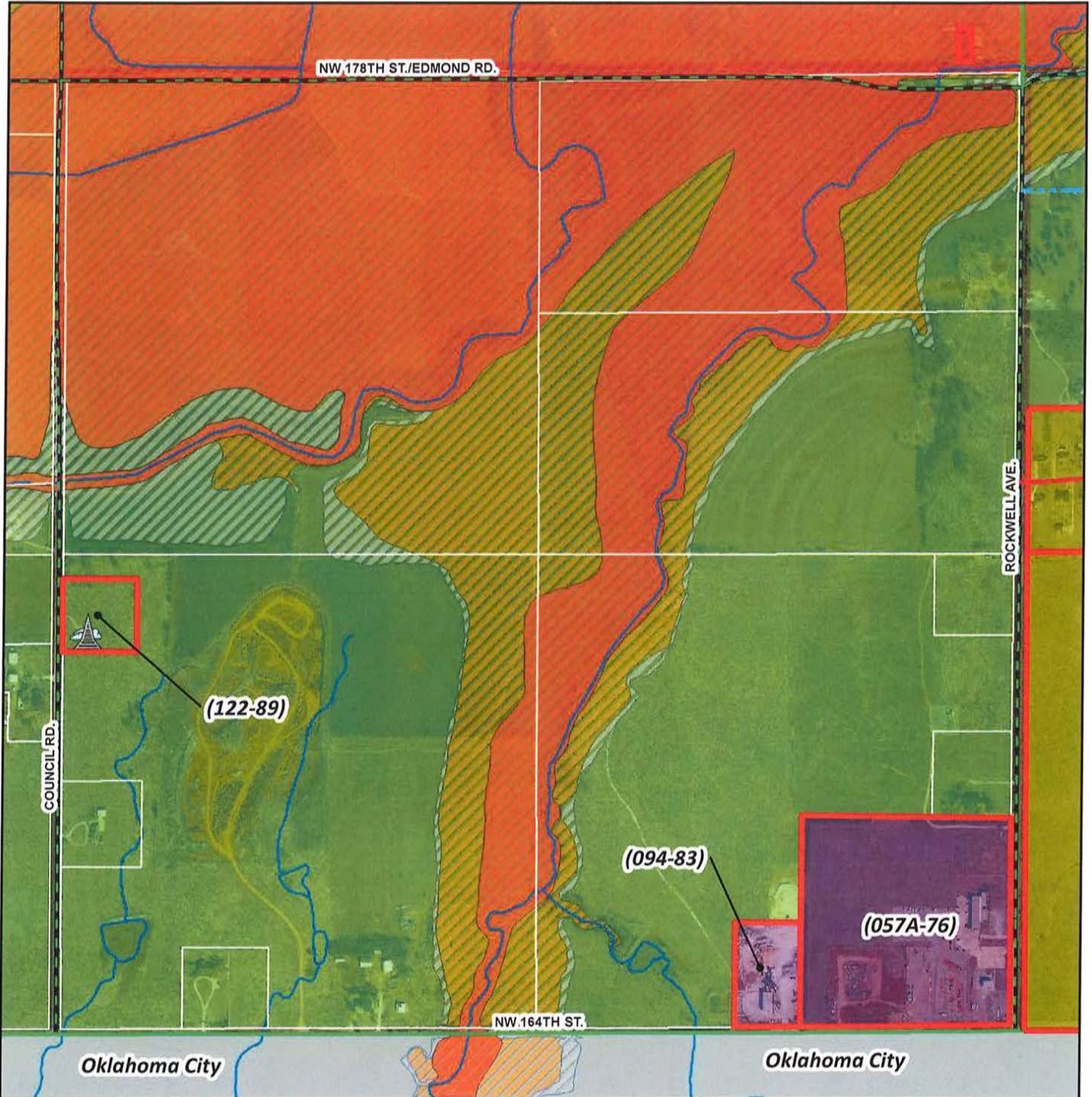
ATTEST:

RALPH HESS, COUNTY CLERK By Sharon Kelly Deputy

Oklahoma County Zoning Map Book

Township 14N Range 4W

Section 32



Legend

FLOOD ZONE

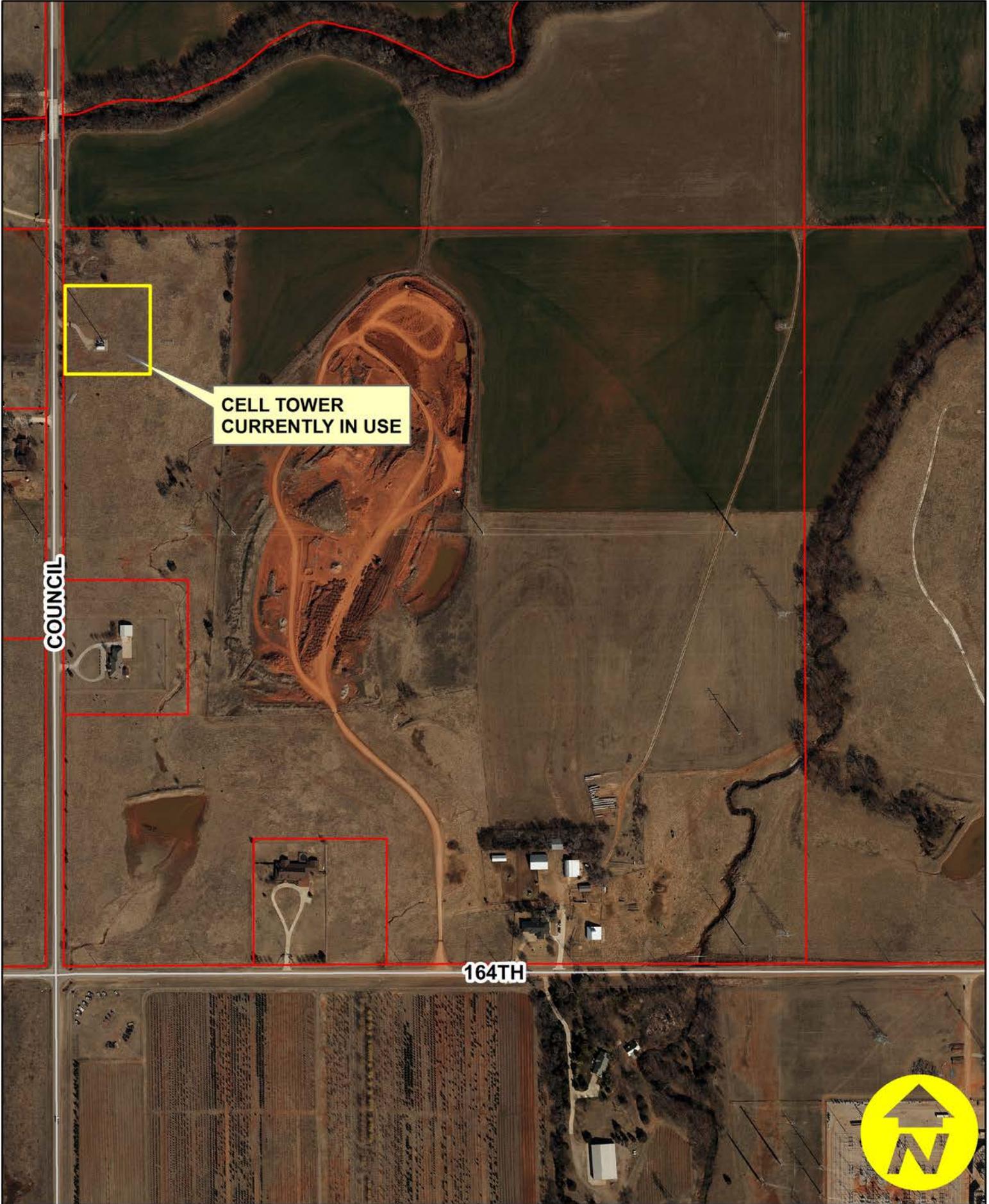
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- FLOODWAY

Zoning

- Agricultural and Rural Residential
- Urban Industrial
- Cell Tower Sites



RESOLUTION 122-89 - CELL TOWER
DISTRICT THREE



**CELL TOWER
CURRENTLY IN USE**

COUNCIL

164TH



Mr. Ferguson made a motion to approve the petition. Mr. Couch seconded the motion. Vote taken: Ferguson - Aye; Couch - Aye; Bates - Aye; Peachee - Aye; and Dorrance - Nay. Motion carried.

ZONING:
FROM: A-2 GENERAL AGRICULTURAL
TO: SPECIAL USE PERMIT
APPLICANT – BECK ASSOCIATE ARCHITECTS (John D. Briscoe)

This petition proposed to re-zone an area from General Agricultural to Special Use Permit in order to establish a Cellular Telephone Communications Tower. The property may also be identified by the following legal description:

**The North 400.00' of the South 2,501.00' of the West 441.00' of the SW/4,
Section 32, T14N, R4W of the I.M., Oklahoma County, Oklahoma.**

Mr. Richard Ford represented the petition.

Mr. McCourry noted that the communications tower was a 300 foot guide tower for cellular telephone usage.

Mr. Ford noted that the tower was proposed for a Cellular One telephone facility. He pointed out that a 15 x 24 foot building would be constructed, and the tower would extend approximately 300 feet into the air. Mr. Ford stated that the tower would be unmanned and capable of handling radio equipment.

Mr. Ferguson asked if the tower would be utilized for telephone relays. Mr. Ford responded that it would.

Mr. Peachee noted that the area to the North of the proposed site was in the flood plain. Ms. Dorrance stated that the area was basically rural in nature and would be the most likely place for such a facility.

Mr. Peachee made a motion to approve the petition. Ms. Bates seconded the motion. Motion carried unanimously.

There being no further business to discuss, Mr. Couch made a motion to adjourn the meeting. Motion was seconded by Mr. Peachee. Motion carried unanimously.

Meeting adjourned at 2:15 P.M.