

A G E N D A

OKLAHOMA COUNTY PLANNING COMMISSION

ROOM 103 1:30 p.m.

September 13, 2012

- 1. Notice of meeting posted September 7, 2012.**
- 2. Call to Order.**
- 3. Roll Call.**
- 4. Approval of Minutes of the Previous Meeting: (July 12, 2012)**
- 5. Annual Election: (Chair & Vice Chair)**
- 6. Discussion and possible action to approve/deny the Re-plat (RE-2012-01) Lake Hiwassee Subdivision, (Lot 70, Block H). The applicant proposes a lot line adjustment between properties to divide a lot evenly in order to sell each half to adjoining property owners as required by the restrictive covenants. The following is the legal description of the property:**

Lot Seventy (70), in Block H Lake Hiwassee Subdivision, Oklahoma County, Oklahoma as shown by the recorded plat thereof.
Location: NE 178th & Anderson Rd. (County Highway District #3)

Application of: **LINDA SIMONTON**
- 7. Discussion and possible action to approve/deny the Re-plat (RE-2012-02) Carolee Estates Subdivision, (Lot 8, Block 3). The applicant proposes a lot line adjustment between properties in order to sell a tract. The following is the legal description of the property:**

Lot eight (8), Block three (3) Carolee Estates an addition to Oklahoma County, Oklahoma, according to the plat recorded in Book 44, Page 84.
Location: NW 220th & Rockwell (County Highway District #3)

Application of: **ROGER & SHIRLEY RAY**
- 8. Discussion and possible action to receive July & August 2012 Fee Fund Reports.**

9. Other Business.

10. Adjournment.



Oklahoma County Staff Report

Meeting Date — September 13, 2012

Case: Re-plat (RE-2012-01) - Re-plat of Lake Hiwassee Subdivision (Lot 70, Block H)

Board of County Commissioner District: Ray Vaughn — District 3

| <u>Applicant</u> | <u>Owner/Proposed Location Address</u> |
|---|--|
| Linda Simonton 192 W. Shore Dr. Arcadia, OK 73007 | Linda Simonton Lot 70, Block H Arcadia, OK 73007 |

Request: Public hearing with discussion and consideration of approval/denial of a re-plat.

Proposed Use: The applicant proposes a lot line adjustment between properties to divide a lot evenly in order to sell each half to adjoining property owners as required by the restrictive covenants.

Site Location: Lot 70, Block H of Lake Hiwassee

Size: The area of request is comprised of approximately .21 acres.

Project Background & History

The Lake Hiwassee subdivision came into being in the mid to late 1940s when the Regional Planning Commission approved the plat. Over the decades it has developed into a lake front community.

The applicant proposes a lot line adjustment between properties to divide a lot evenly in order to sell each half to the adjoining property owners as required by the restrictive covenants for Lake Hiwassee.

Traffic Information

NE 178th St./Edmond Rd. — 368 ADT taken in 2012

Hiwassee Rd. — 589 ADT taken in 2009

Dates of Hearings

Planning Commission (Re-plat — September 13, 2012)

Existing On-Site & Adjacent Zoning Districts

- On-Site:** RS — Urban Single Family Residential (Assumed to be RS Zoning since the subdivision was never officially rezoned via the Planning Commission or Board of County Commissioners)
- North:** RS — Urban Single Family Residential (Assumed to be RS Zoning since the subdivision was never officially rezoned via the Planning Commission or Board of County Commissioners)
- South:** RS — Urban Single Family Residential (Assumed to be RS Zoning since the subdivision was never officially rezoned via the Planning Commission or Board of County Commissioners)
- West:** RS — Urban Single Family Residential (Assumed to be RS Zoning since the subdivision was never officially rezoned via the Planning Commission or Board of County Commissioners)
- East:** Lake Hiwassee and Lake Hiwassee subdivision

Existing On-Site & Adjacent Land Uses

- On-Site:** Lake Hiwassee Subdivision — Single-Family Residential
- North:** Lake Hiwassee Subdivision — Single-Family Residential
- South:** Lake Hiwassee Subdivision — Single-Family Residential
- West:** Lake Hiwassee Subdivision — Single-Family Residential
- East:** Lake Hiwassee Subdivision — Single-Family Residential

Utilities & Services

- Police:** Oklahoma County Sheriff
- Fire:** Edmond Fire Department
- Ambulance:** EMSA
- Public Schools:** Luther School District
- Refuse:** Private
- Sanitary Sewer:** Septic System
- Water:** Well

Flood Hazards

- ◆ No Flood Hazards exist on the subject property.

Picture of Subject Property



Action Required

Approve or Deny application — Re-plat RE-2012-01



Oklahoma County Staff Report

Meeting Date — September 13, 2012

Case: Re-plat (RE-2012-02) - Re-plat of Carolee Estates Subdivision (Lot 8, Block 3)

Board of County Commissioner District: Ray Vaughn — District 3

| <u>Applicant</u> | <u>Owner/Proposed Location Address</u> |
|--|--|
| Roger & Shirley Ray 7040 Heidelberg Rd. Edmond, OK 73012 | Roger & Shirley Ray 7040 Heidelberg Rd. Edmond, OK 73012 |

Request: Public hearing with discussion and consideration of approval/denial of a re-plat.

Proposed Use: The applicant proposes a lot line adjustment to divide their lot in order to sell the created lot for residential purposes.

Site Location: Lot 8, Block 3 of Carolee Estates Subdivision

Size: The area of request is comprised of approximately 3.55 acres.

Project Background & History

The Carolee Estates subdivision came into being in the early 1970s and did not go through the formal process via the Planning Commission and the Board of County Commissioners for approval.

There was a similar case that was heard before the Planning Commission on September 20, 2007 on Lot 1, Block 3 on Carolee Estates, which is the lot directly east of this proposed re-plat.

The applicants have stated that the re-plat is being done to sell the newly created lot for residential purposes.

Traffic Information

NW 220th St./Coffee Creek — 870 ADT taken in 2012
Rockwell Ave. — 1,050 ADT taken in 2010

Dates of Hearings

Planning Commission (Re-plat — September 20, 2007) - Lot to the east.
Planning Commission (Re-plat — September 13, 2012)

Existing On-Site & Adjacent Zoning Districts

On-Site: RA — Acreage Residential (Assumed to be RA Zoning since the subdivision was never officially rezoned via the Planning Commission or Board of County Commissioners)
North: AA — Agricultural and Rural Residential (Outside of Plat)
South: RA — Acreage Residential (Assumed to be RA Zoning since the subdivision was never officially rezoned via the Planning Commission or Board of County Commissioners)
West: RA — Acreage Residential (Assumed to be RA Zoning since the subdivision was never officially rezoned via the Planning Commission or Board of County Commissioners)
East: RA — Acreage Residential (Assumed to be RA Zoning since the subdivision was never officially rezoned via the Planning Commission or Board of County Commissioners)

Existing On-Site & Adjacent Land Uses

On-Site: Carolee Estates Subdivision — Single-Family Residential
North: Single-Family Residential
South: Carolee Estates Subdivision — Single-Family Residential
West: Carolee Estates Subdivision — Single-Family Residential
East: Carolee Estates Subdivision — Single-Family Residential

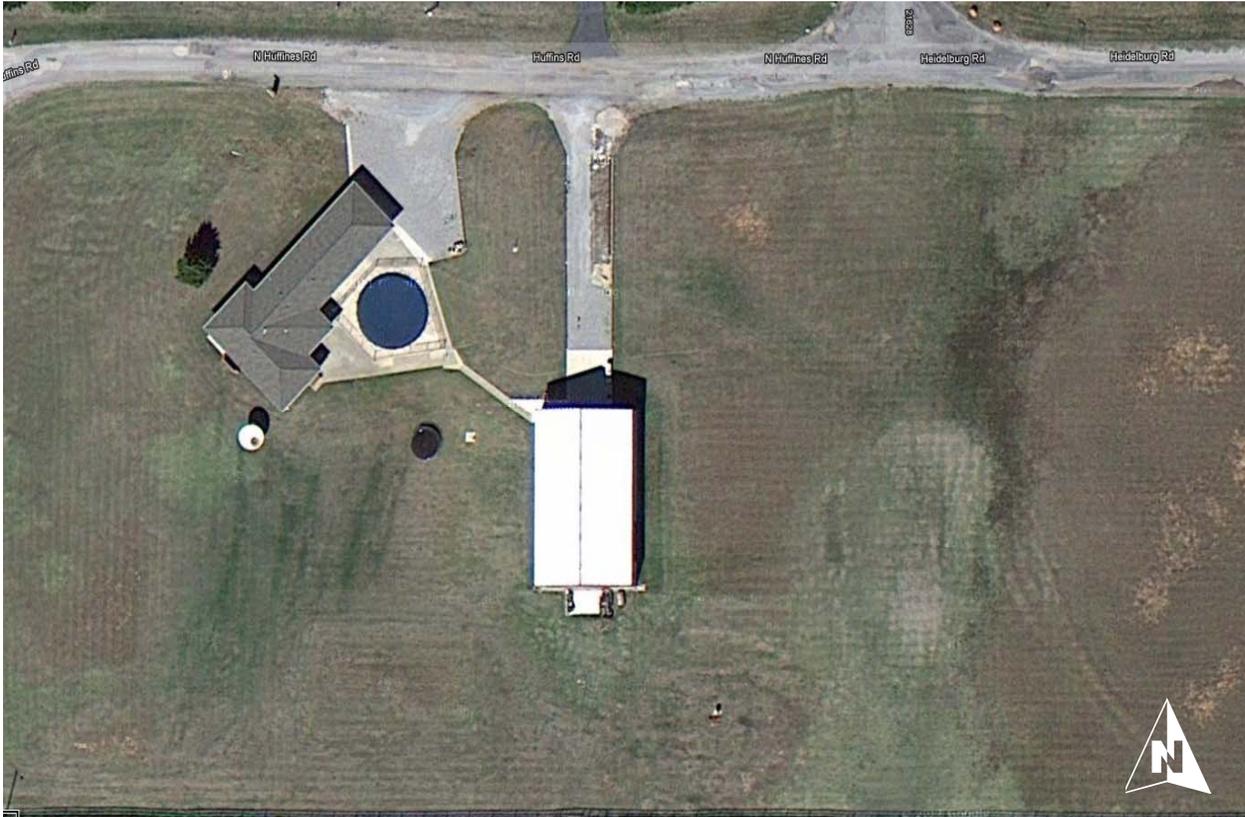
Utilities & Services

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

Flood Hazards

- ◆ No Flood Hazards exist on the subject property.

Picture of Subject Property



Action Required

Approve or Deny application — Re-plat RE-2012-02



OKLAHOMA COUNTY PLANNING COMMISSION

Planning Commission Meeting

Sept 13, 2012

OKLAHOMA COUNTY PLANNING COMMISSION

RE-PLAT - (RE-2012-01)
OF LOT 70, BLOCK H, LAKE HIWASSEE
SUBDIVISION
Applicant: LINDA SIMONTON



OKLAHOMA COUNTY PLANNING COMMISSION

RE-PLAT - (RE-2012-02)
OF LOT 8, BLOCK 3, CAROLEE ESTATES
SUBDIVISION
Applicant: ROGER & SHIRLEY RAY

