

A G E N D A

OKLAHOMA COUNTY PLANNING COMMISSION

ROOM 204 1:30 p.m.

September 15, 2016

1. Notice of meeting posted September 9, 2016.
2. Call to Order.
3. Roll Call.
4. Approval of Minutes of the Previous Meeting: (August 18, 2016)
5. Discussion and possible action to approve/deny a zoning change from AA-Agricultural and Rural Residential District to CR-Rural Commercial District (Z-2016-02). (Received written request from applicant to withdraw)

Application of:

**GREEN SHOE FOUNDATION
C/O RANDEL SHADID**

The applicant proposes developing a tract of land using an existing structure for professional and administrative offices (Green Shoe Foundation) on a five (5) acre parcel. The following is the legal description of the property to be considered:

A tract of land being a part of the South-Half of the Southwest Quarter (S/2, SW/4) of Section Twenty-two (22), Township Fourteen (14) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Northwest Corner of the South-Half of the Southwest Quarter (S/2, SW/4), at a set mag nail and shiner; Thence S89°54'24"E along the North line of the South-Half of the Southwest Quarter (S/2, SW/4), a distance of 1475.00 feet, more or less, to a point, said point is the Point of Beginning; Thence S11°41'29"E, a distance of 453.75 feet, more or less, to a point; Thence S78°18'31"W, a distance of 480.00 feet, more or less, to a point; Thence N11°41'29"W a distance of 453.75 feet, more or less, to a point; N78°18'31"E, a distance of 480.00 feet, more or less, to the Point of Beginning. Said tract contains 5.00 acres, more or less.

Location: NE 192nd & Hiwassee Rd. (County Highway District #3)

6. Discussion and possible action to approve/deny the General Plat of Summerfield Addition (GP-2016-02).

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)

7. Discussion and possible action to receive the August 2016 Fee Fund Reports.

8. 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.

9. Adjournment.



Oklahoma County Staff Report

Meeting Date — September 15, 2016

Case: General Plat (GP-2016-02) - Summerfield

Board of County Commissioner District: Ray Vaughn — District 3

<u>Applicant</u>	<u>Owner/Proposed Location Address</u>
Johnson & Associates 1 East Sheridan Ave., Suite 200 Oklahoma City, OK 73104	Hiwassee 80 LLC Coltrane and Waterloo Rd. Edmond, OK 73034

Request: Public hearing with discussion and consideration of approval/denial of the General Plat of Summerfield for the purpose of developing 40 lots on 41.138 acres.

Proposed Use: Applicant proposes to develop a manufactured home subdivision.

Site Location: Located 1/2 mile west of Coltrane on the south side of Waterloo Rd.

Size: The area of request is comprised of approximately 41.138 acres.

Project Background

The developer is bringing the General Plat of Summerfield before the Planning Commission for their review and approval. The developer is planning on 40 lots on 41.138 acres. This informal plan is the proposed design for this subdivision and is subject to minor changes based on Oklahoma County's Subdivision Regulations. All requirements for the general plat submittal have been met. If the Planning Commission approves the General Plat, the applicant may then begin the Preliminary Plat phase.

History of Property

The rezoning application for this property was brought to the Planning Commission on January 17, 1985. The Planning Commission at that time denied the rezoning due to drainage issues and the lack of approval from the State Health Department for the package sewer treatment plant. The Board of County Commissioners heard the item on their agenda on January 28, 1985 and returned the item back to the Planning Commission without any action, with a recommendation for further consideration.

The Planning Commission had the item placed back on their agenda on February 21, 1985. The proposed 40 acres was going to have 238 mobile homes placed on the property. The Planning Commission, at this meeting, was concerned about screening from adjacent properties, laundry facilities, total retention system and sewage treatment plan, and recreational area. There were also several adjacent property owners at the meeting who objected to the mobile home park and were concerned about drainage, property values, police protection, density of the mobile home park, and traffic concerns. The Planning Commission voted to continue the petition at this meeting.

The rezoning application was continued to the March 21, 1985 Planning Commission meeting. The applicant, Frances Sneed, agreed to an opaque fence that would be constructed on the north, west and south sides of the mobile home park. Mr. Sneed also agreed to planting Lombardy Poplars at ten-foot intervals along the same property lines. The applicant also agreed to an indoor recreation area that would also serve as a storm shelter and would consist of 1,608 square feet. The Planning Commission was also concerned about a 50 foot ONG pipeline right-of-way along the west side of the property that housed a 24 inch pipeline. ONG stated that mobile homes couldn't be permitted to extend over the easement, nor within 10 feet of the pipeline. There were several property owners that were at the meeting protesting the item and were concerned with water runoff, police protection, security, fire protection, traffic congestion, and property values.

The Planning Commission approved the rezoning of the property at the March 21, 1985 Planning Commission meeting. The approval was made based on the approval of the sewage treatment plan by the Oklahoma State Health Department and addressing the 50 foot right-of-way of the ONG gas line.

The Board of County Commissioners approved the rezoning of the property for the mobile home park in April 1985.

Vehicle Access

- ◆ Two points of access will be provided along NW 248th St./Waterloo Rd.

Picture of Subject Property



Action Required

Approve or Deny application — GP-2016-02

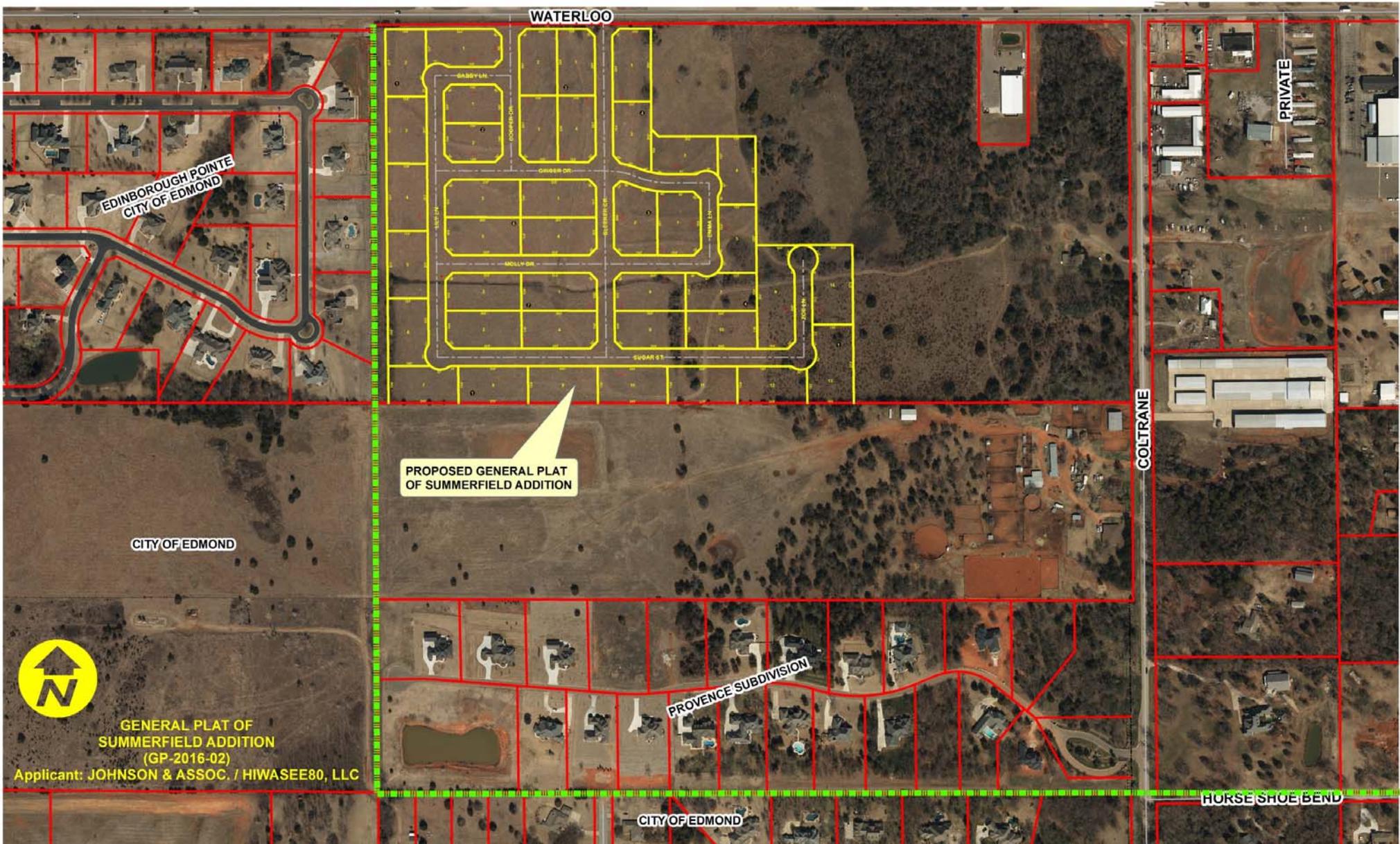


OKLAHOMA COUNTY PLANNING COMMISSION

Planning Commission Meeting

September 15, 2016

OKLAHOMA COUNTY PLANNING COMMISSION



GENERAL PLAT OF
SUMMERFIELD ADDITION
(GP-2016-02)

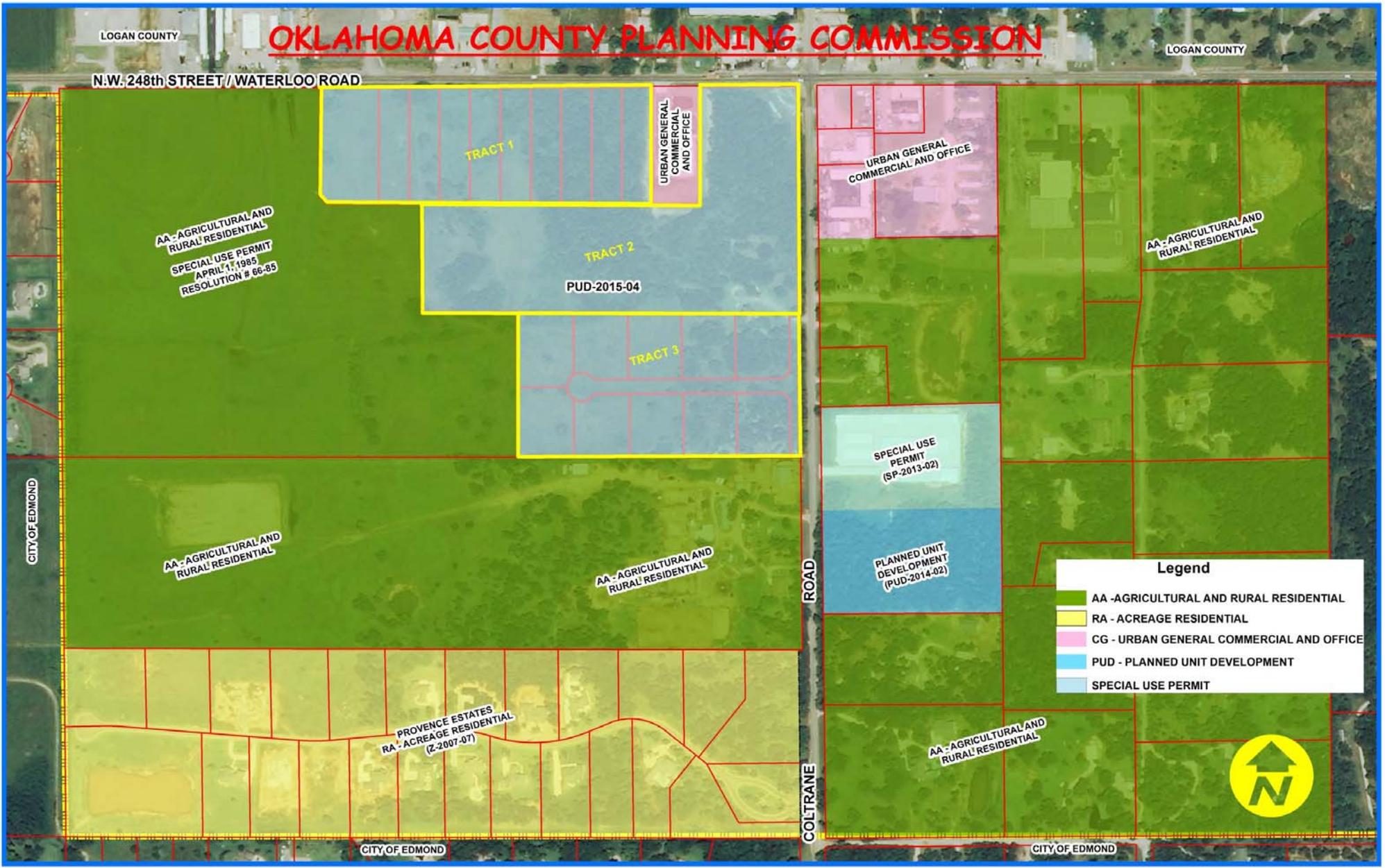
Applicant: JOHNSON & ASSOC. / HIWASEE80, LLC

OKLAHOMA COUNTY PLANNING COMMISSION

LOGAN COUNTY

LOGAN COUNTY

N.W. 248th STREET / WATERLOO ROAD



AA - AGRICULTURAL AND RURAL RESIDENTIAL
SPECIAL USE PERMIT
APRIL 11, 1985
RESOLUTION # 66-85

URBAN GENERAL COMMERCIAL AND OFFICE

TRACT 1

TRACT 2

PUD-2015-04

TRACT 3

URBAN GENERAL COMMERCIAL AND OFFICE

AA - AGRICULTURAL AND RURAL RESIDENTIAL

SPECIAL USE PERMIT (SP-2013-02)

PLANNED UNIT DEVELOPMENT (PUD-2014-02)

AA - AGRICULTURAL AND RURAL RESIDENTIAL

AA - AGRICULTURAL AND RURAL RESIDENTIAL

PROVENCE ESTATES
RA - ACREAGE RESIDENTIAL (Z-2007-07)

AA - AGRICULTURAL AND RURAL RESIDENTIAL

Legend

- AA - AGRICULTURAL AND RURAL RESIDENTIAL
- RA - ACREAGE RESIDENTIAL
- CG - URBAN GENERAL COMMERCIAL AND OFFICE
- PUD - PLANNED UNIT DEVELOPMENT
- SPECIAL USE PERMIT



CITY OF EDMOND

ROAD

COLTRANE

CITY OF EDMOND

CITY OF EDMOND

PRELIMINARY PLAT
of
SUMMERFIELD

BEING A PART OF THE NE/4, SEC. 6, T14N, R2W, I.M.
AN ADDITION TO OKLAHOMA COUNTY, OKLAHOMA

LEGAL DESCRIPTION

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°59'56" East, along 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 332.95 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, a 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 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.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)

ORIGINAL BENCH MARK:

Source: City of Edmond GPS Datum
Horizontal Datum: NAD83
Vertical Datum: NAVD88

Bench Mark: 1235
Northing: 264465.6255
Easting: 2131523.7369
Elevation: 1201.4167
Description: Approximately 30' South of the centerline of Waterloo Rd., 2265' West of the centerline of Coltrane Rd. and 30.59' West of a power pole.
Object: 3 1/2" Brass Cap Stamped "City of Edmond"

Bench Marks by Johnson & Associates
Set On/Around Site:

Bench Mark # 400
Northing: 264524.93
Easting: 2132047.68
Elevation: 1178.81
Description: Approximately 30' North of the centerline of Waterloo Rd., 1775' West of the centerline of Coltrane Rd. and 15' West of a power pole.
Object: #4 Bar with J&A Control Cap

OWNER / DEVELOPER

HWASSEER, LLC
317 LILAC DRIVE
EDMOND, OK 73034

ENGINEER

JOHNSON & ASSOCIATES, INC.
1 E. SHERIDAN AVE., SUITE 200
OKLAHOMA CITY, OKLAHOMA 73104
(405) 235-8075 PH.
(405) 235-8078 FAX

UTILITY LEGEND

— W — PROPOSED WATER LINE
— E — EXISTING WATER LINE
— ST — PROPOSED STORM SEWER LINE

TOTAL ACRES = 41.1384 Ac.

TOTAL UNITS = 40

PRELIMINARY PLAT
of

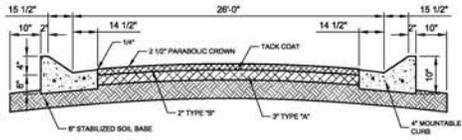
SUMMERFIELD



Johnson & Associates, Inc.
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078
Certificate of Authorization #00000000 Exp. Date 09-03-2017

ENGINEERING SURVEYING PLANNING

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TYPICAL SECTION
26' ASPHALTIC CONCRETE PAVING
(STABILIZED SOIL BASE)

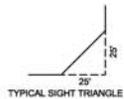
SEE CURB & GUTTER DETAIL



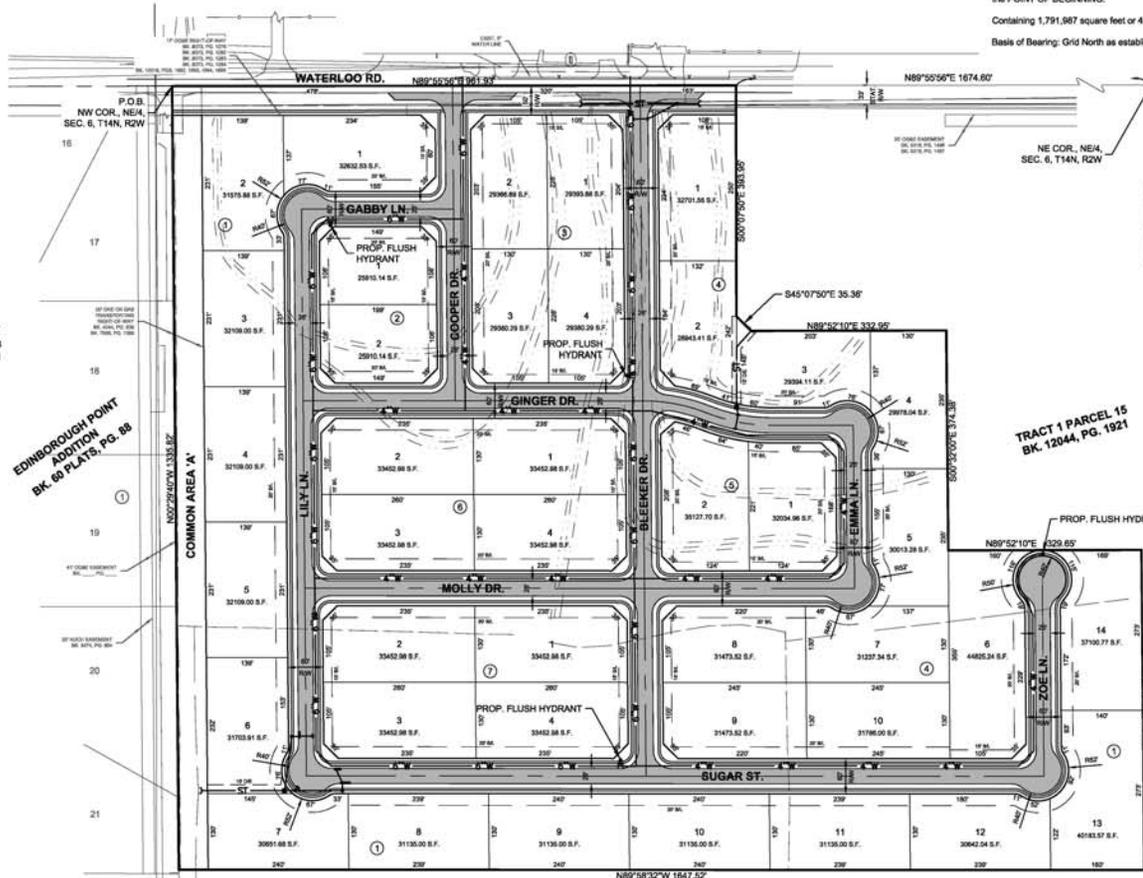
LOCATION MAP
SCALE: 1"=200'

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
NR = NOT RADIAL
BL = BUILDING LIMIT LINE
D & UE = DRAINAGE & UTILITY EASEMENT
LIE = UTILITY EASEMENT
D/E = DRAINAGE EASEMENT
L.N.A. = LIMITS OF NO ACCESS



TYPICAL SIGHT TRIANGLE



EDINBOROUGH POINT
ADDITION
BK. 60 PLATS, PG. 88

TRACT 1 PARCEL 15
BK. 12044, PG. 1921

TRACT 2
BK. 12044, PG. 1921

Small text at the bottom left corner, likely a disclaimer or reference to other documents.

