

DEC 09 2016

A G E N D A

OKLAHOMA COUNTY PLANNING COMMISSION

CAROLYNN CAUDILL County Clerk, Okla. Cnty.  
Deputy

ROOM 103 1:30 p.m.

December 15, 2016

STATE OF OKLAHOMA  
OKLAHOMA COUNTY  
RECORDED OR FILED  
2016 DEC 9 AM 11 07  
STATE OF OKLAHOMA  
CAROLYNN CAUDILL  
OKLAHOMA COUNTY CLERK

1. Notice of meeting posted December 9, 2016.
2. Call to Order.
3. Roll Call.
4. Approval of Minutes of the Previous Meeting: (November 17, 2016)
5. (Deferred Item) Discussion and possible action to approve/deny the Preliminary Plat of "The Meadows at MacArthur Park" (PP-2015-01).

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 178<sup>th</sup> & MacArthur Blvd. (County Highway District #3)

6. (Deferred Item) Discussion and possible action to approve/deny the Final Plat of "Pointon's Oakwood Station" (FP-2016-03).

Application of: **POINTON PROPERTIES, INC.**

The applicant has completed the administrative platting process for a mixed use subdivision with a commercial tract for lease of retail spaces and an adjoining tract that

encompasses four (4) one (1) acre single family residential lots. The plat encompasses 7.270 acres more or less. The following is the legal description of the property:

A tract of land located in the Northeast Quarter (NE/4) of Section Fifteen (15), Township Eleven (11) North, Range One (1) West of the Indian Base and Meridian, Oklahoma County, Oklahoma, and being described as follows:

BEGINNING at a point 33 feet West and 75 feet south of the Northeast Corner of said NE/4; thence South 00°00'06" West, a distance of 165.00 feet; thence South 88°53'35" West and along the centerline of an abandoned railroad right-of-way, a distance of 1687.76 feet; thence North 00°00'06" East, a distance of 210.36 feet to a point on the South right-of-way line of Southeast 29th Street (a public road); thence South 89°34'01" East, a distance of 1687.49 feet to the POINT OF BEGINNING. Said tract of land contains 7.270 acres, more or less.

Location: SE 29<sup>th</sup> & Henney Rd. (County Highway District #2)

7. **(Deferred Item) Discussion and possible action to approve/deny a zoning change from AA- Agricultural and Rural Residential District to a Planned Unit Development (PUD-2016-04).** (Received written request from applicant to defer hearing on this item until the January 19<sup>th</sup>, 2017 meeting.)

Application of: **THE LAGUNA TRUST / CRAFTON TULL & ASSOCIATES**

The applicant is proposing a mixed use for the property which includes single-family residential and operation of a wedding and event venue. If approved, the event center (**The Barn At The Woods**) will utilize existing structures and encompass 15 acres. The following is the legal description of the property:

A tract of land situated within a portion of the Southwest Quarter (SW/4) of Section Twenty-Six (26), Township Fourteen North (T14N), Range Four West (R4W) of the Indian Meridian (I.M.), Oklahoma County, Oklahoma; said tract being more particularly described as follows: COMMENCING at the Southwest corner of said SW/4; thence N89°57'52"E along the South line of said SW/4 a distance of 2554.84 feet to the POINT OF BEGINNING; thence N00°38'02"W a distance of 243.07 feet to a point of curve; thence along said curve being to the left having a radius of 89.74 feet and a chord bearing of N34°23'19"W and chord distance of 99.73 feet for a length of 105.75 feet; thence N68°08'36"W a distance of 180.58 feet; thence N75°42'21"W a distance of 395.74 feet; thence N77°52'10"W a distance of 102.40 feet; thence S00°00'12"W a distance of 20.72 feet; thence N89°59'48"W a distance of 354.00 feet; thence N44°59'48"W a distance of 625.08 feet; thence N00°00'12"E a distance of 598.20 feet; thence S89°59'48"E a distance of 685.27 feet; thence S00°00'12"W a distance of 965.00 feet; thence S77°52'10"E a distance of 222.67 feet; thence S75°42'21"E a distance of 398.29 feet; thence S68°08'36"E a distance of 182.56 feet to a point of curve; thence along said curve being to the right having a radius of 119.74 feet and a chord bearing of S34°23'19"E and a chord distance of 133.07 feet for a length of 141.09 feet; thence S00°38'02"E a distance of 243.38 feet to a point on the South line of said SW/4, said point being 55.84 feet West of the Southeast corner of said SW/4; thence S89°57'52"W along said South line a distance of 30.00 feet to the POINT OF BEGINNING. Said tract contains 653,679 Square Feet or 15.00 Acres more or less.

Location: NW 178<sup>th</sup> and Meridian Ave. (County Highway District #3)

8. **Discussion and possible action to approve/deny a zoning change from AA – Agricultural and Rural Residential District to Planned Unit Development (PUD-2016-05).**

Application of: **JOHNSON & ASSOCIATES dba  
GOD’S TP, INC.**

The applicant proposes to protect the design of the historic building while allowing for its use as a small venue events center (**Teepee Event Center**) for weddings, business meetings, family gatherings and etc., on 0.4146 acres. The following is the site description to be considered:

A tract of land being a part of the Southwest Quarter (SW/4) of Section Twenty-seven (27), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:  
Beginning at the Southwest (SW) Corner of said Southwest Quarter (SW/4), said point being the POINT OF BEGINNING;  
THENCE North 00°01’45” East, along and with the West line of said Southwest Quarter (SW), a distance of 140.00 feet;  
THENCE South 89°59’45” East, departing said West line, parallel with and 140.00 feet North of the South line of said Southwest Quarter (SW), a distance of 129.00 feet;  
THENCE South 00°01’45” West, parallel with and 129.00 feet East of the West line of said Southwest Quarter (SW/4), and a distance of 140.00 feet to a point on the South line of said Southwest Quarter (SW/4);  
THENCE North 89°59’45” West, along and with the South line of said Southwest Quarter (SW/4); a distance of 129.00 feet to the POINT OF BEGINNING. Containing 180 square feet or 0.4146 acres, more or less.

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

9. **Discussion and possible action to change the zoning from AA-Agricultural and Rural Residential District to CR-Rural Commercial District (Z-2016-03).**

Application of: **GREEN SHOE FOUNDATION  
C/O RANDEL SHADID**

The applicant proposes to use 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:

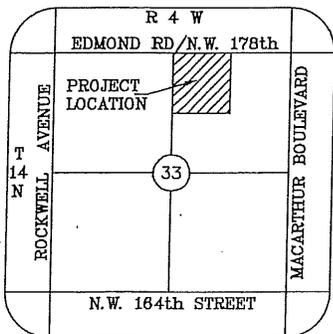
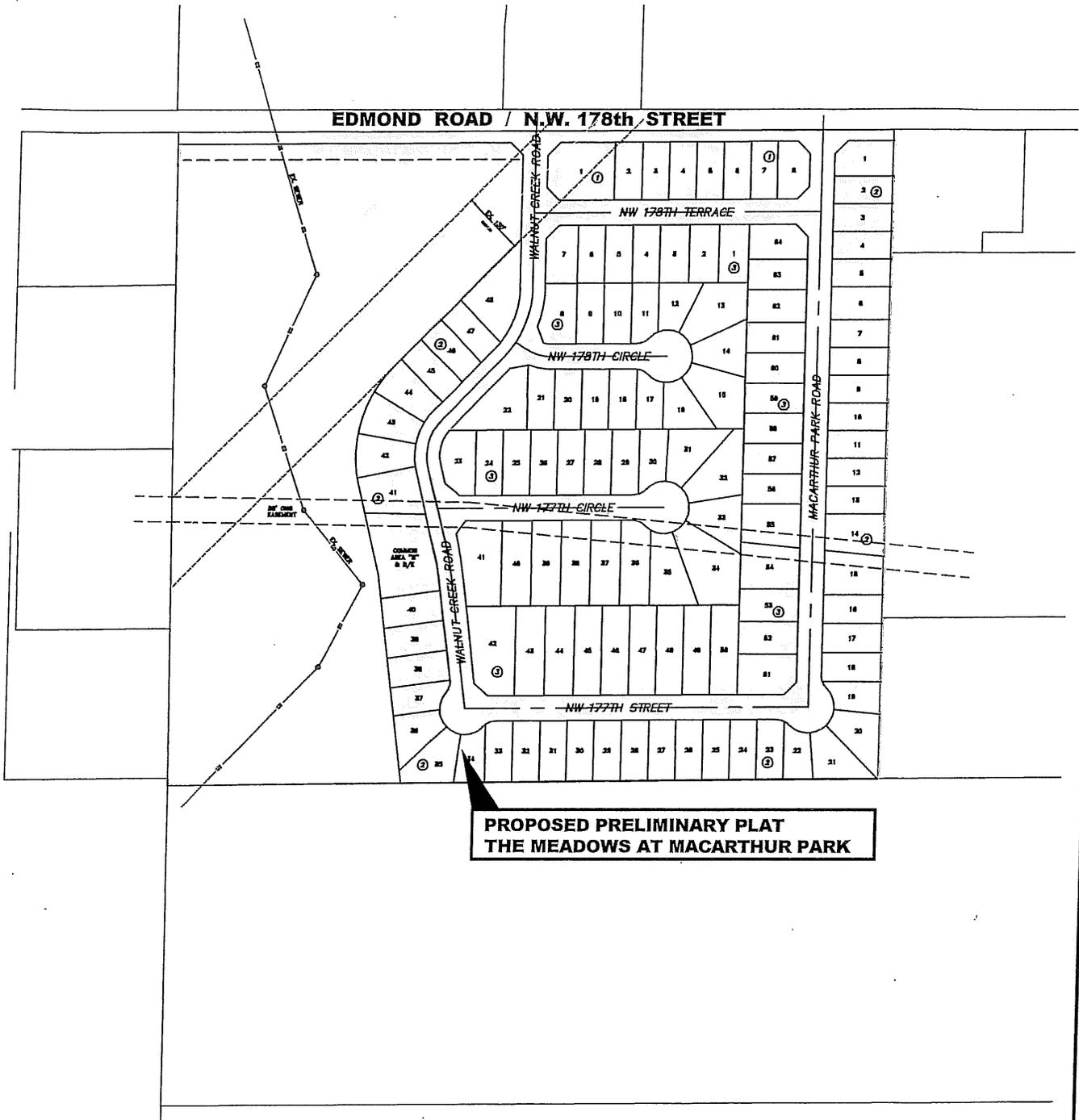
A tract of land being a part of the South-Half of the Southwest Quarter (S/2, SW/4) of Section Twenty-two (22), Township Fourteen (14) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Northwest Corner of the South-Half 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.

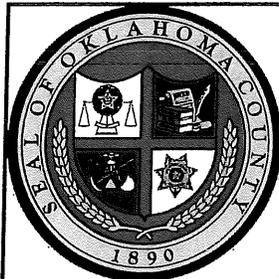
Location: NE 192<sup>nd</sup> & Hiwassee Rd. (County Highway District #3)

10. **Discussion and possible action to receive a copy of the District Court order entered in the Garrett Development, LLC v. Board of County Commissioners lawsuit (CV-14-1966). This lawsuit concerned the Planning Commission and BOCC denial of a zoning change to Garrett Development for property located at the SE Corner of NW 206<sup>th</sup> & May Ave. The Court denied relief to Garrett Development and therefore the zoning has not changed for this tract.**
11. **Discussion and possible action to receive the November 2016 Fee Fund Report.**
12. **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.
13. **Adjournment.**

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



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.

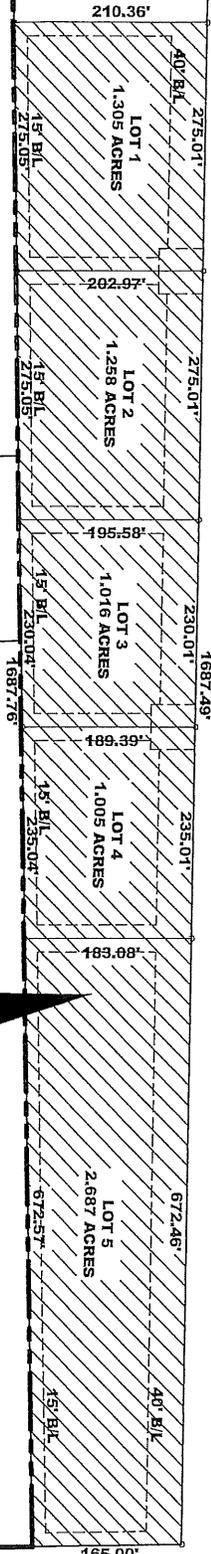
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| Date:<br><b>JULY 2015</b> | Scale:<br><b>NO SCALE</b> | Drawn By:<br><b>GHM</b> |
|---------------------------|---------------------------|-------------------------|

**OKLAHOMA COUNTY PLANNING COMMISSION  
FINAL PLAT - POINTON'S OAKWOOD STATION  
(FP-2016-03)  
APPLICANT: POINTON'S PROPERTIES INC.**

(TIMBERLAND MOBILE HOME PARK)

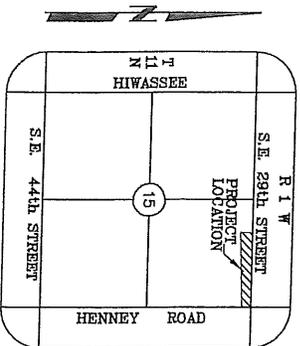
**S.E. 29th**

**STREET**

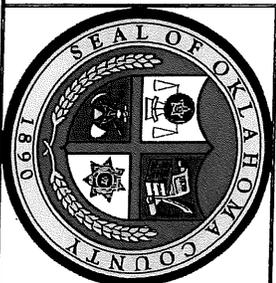


(CITY OF OKLAHOMA CITY)

**PROPOSED FINAL PLAT -  
POINTON'S OAKWOOD  
STATION**



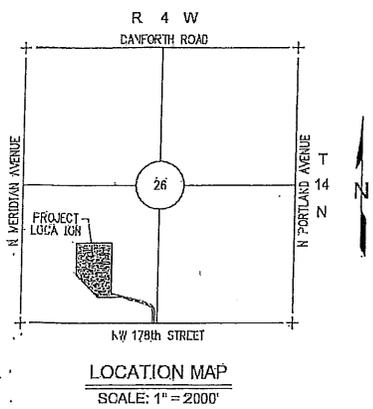
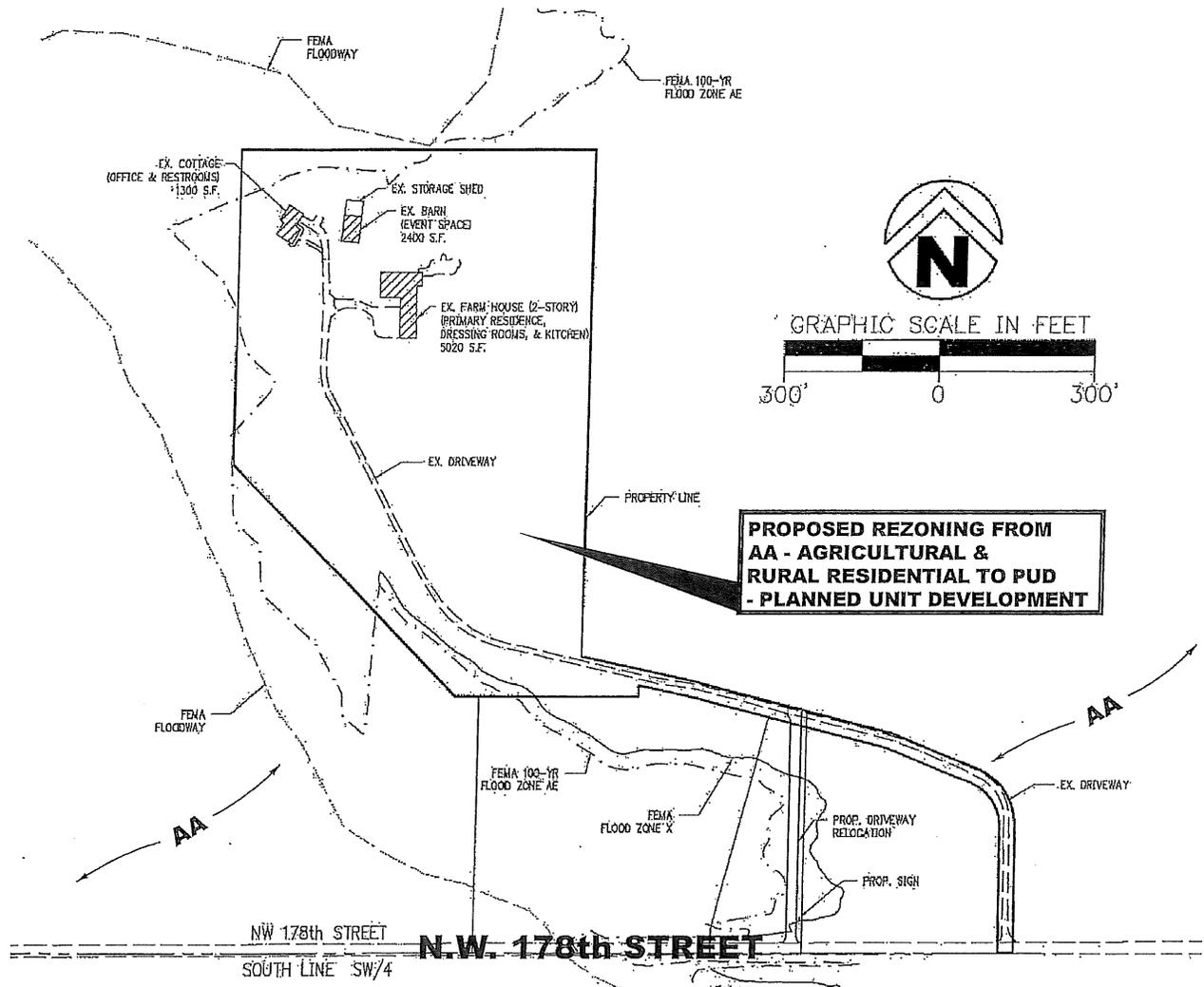
SECTION 15, T-11-N, R-1-W, 11M.  
LOCATION MAP



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

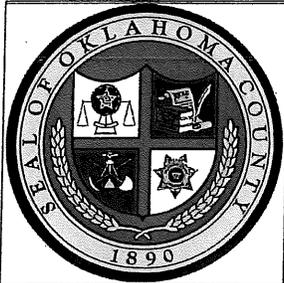
Date: **OCT 2016**      Scale: **NO SCALE**      Drawn By: **GHM**

**OKLAHOMA COUNTY PLANNING COMMISSION**  
**FROM AA - AGRICULTURAL AND RURAL RESIDENTIAL DISTRICT**  
**TO PUD - PLANNED UNIT DEVELOPMENT (PUD-2016-04)**  
**THE BARN AT THE WOODS**  
**APPLICANT: THE LAGUNA TRUST / CRAFTON TULL & ASSOC.**



**LEGEND**

- AA - AGRICULTURAL AND RURAL
- PUD - PLANNED UNIT DEVELOPMENT

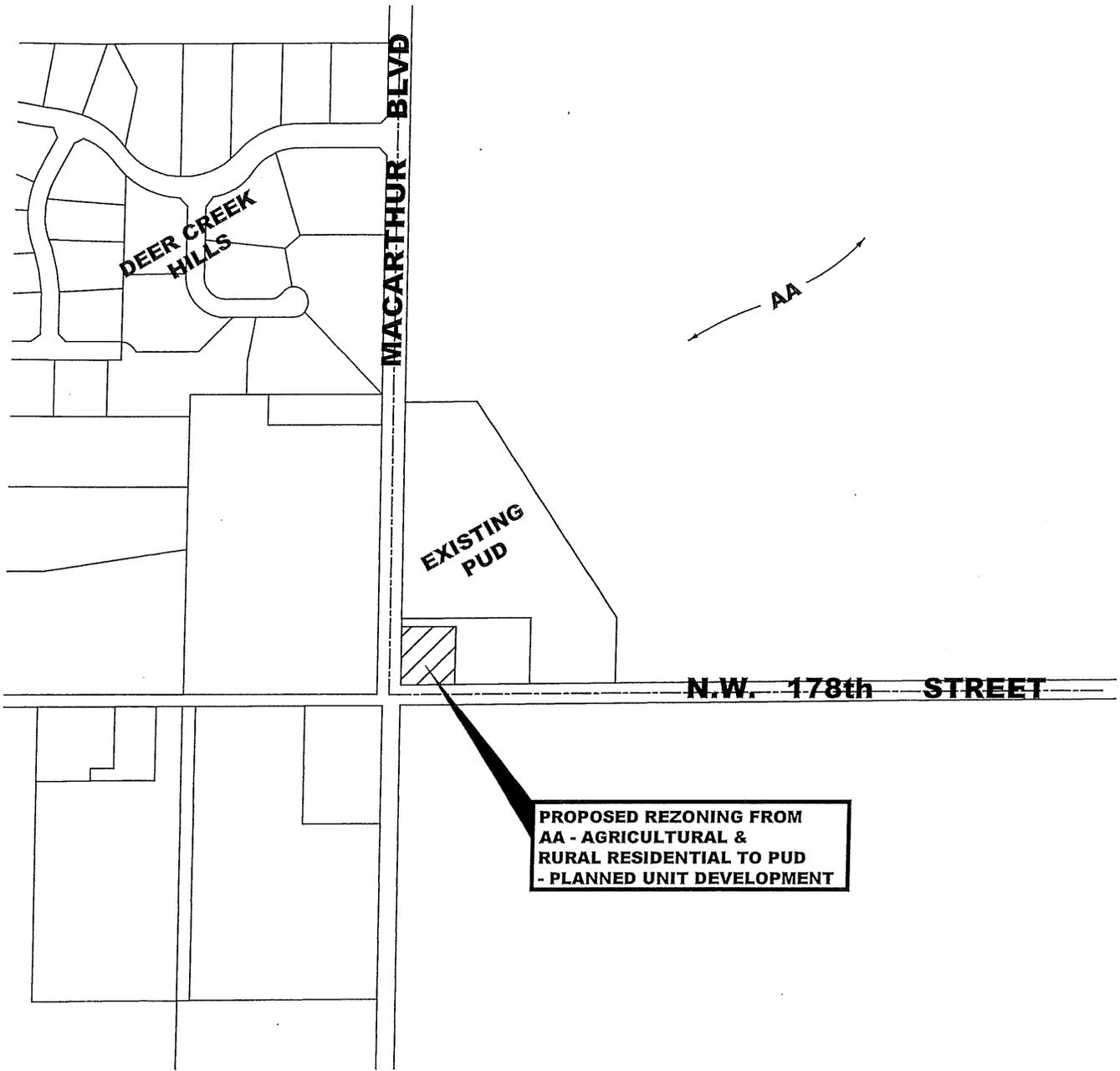


**OKLAHOMA COUNTY**  
**ENGINEERING & PLANNING**

320 Robert S. Kerr, Suite 201  
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|                   |                    |                  |
|-------------------|--------------------|------------------|
| Date:<br>OCT 2016 | Scale:<br>NO SCALE | Drawn By:<br>GHM |
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**OKLAHOMA COUNTY PLANNING COMMISSION  
 FROM AA - AGRICULTURAL AND RURAL RESIDENTIAL DISTRICT  
 TO PUD - PLANNED UNIT DEVELOPMENT (PUD-2016-05)  
 APPLICANT: GOD'S TP INC / JOHNSON & ASSOC.**



AA ↗

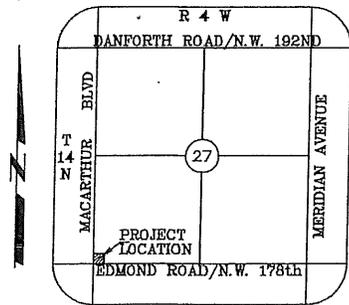
EXISTING PUD

N.W. 178th STREET

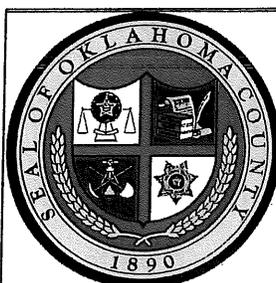
PROPOSED REZONING FROM  
 AA - AGRICULTURAL &  
 RURAL RESIDENTIAL TO PUD  
 - PLANNED UNIT DEVELOPMENT

**LEGEND**

AA - AGRICULTURAL AND RURAL  
 PUD - PLANNED UNIT DEVELOPMENT



SECTION 27, T-14-N, R-4-W, LM.  
 LOCATION MAP

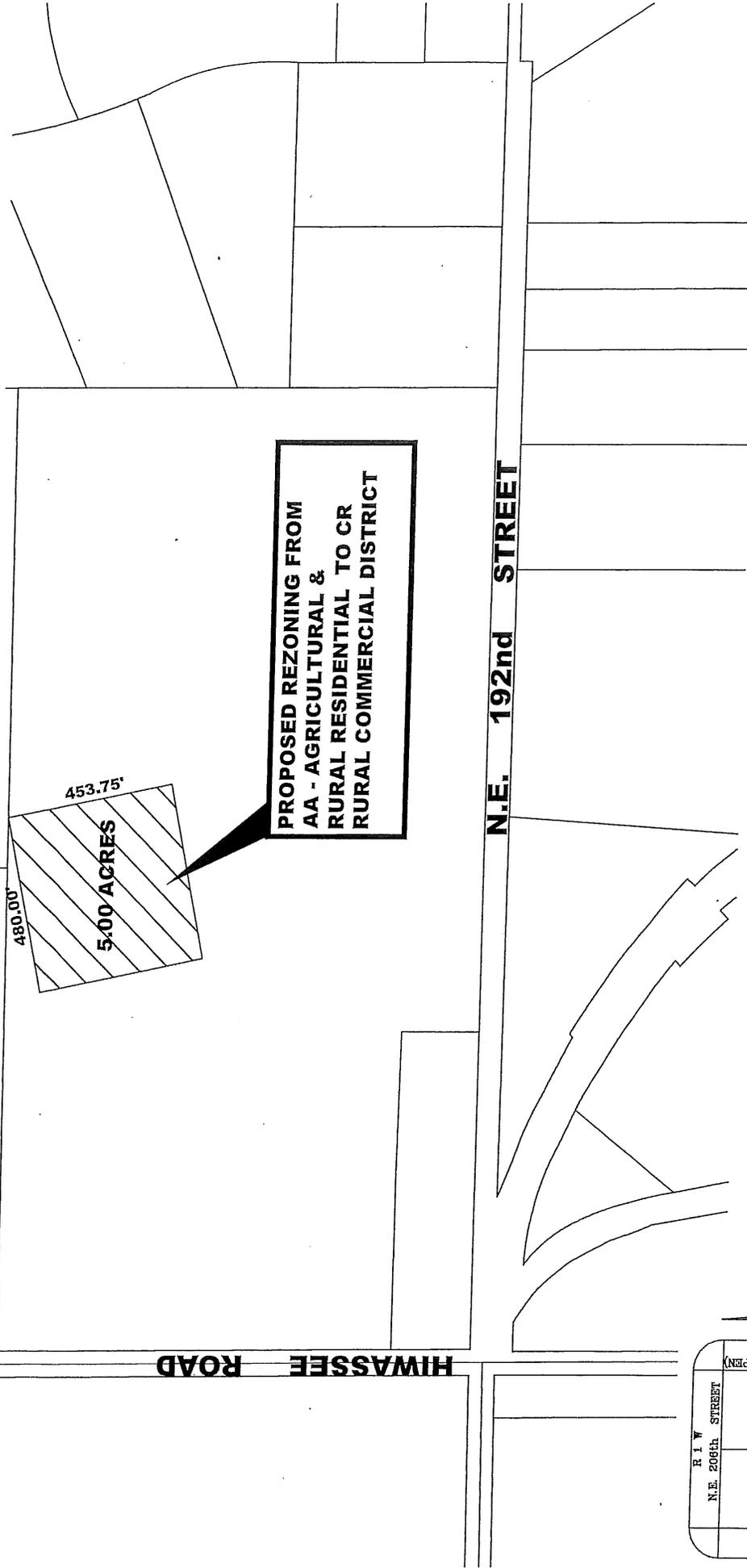


**OKLAHOMA COUNTY  
 ENGINEERING & PLANNING**

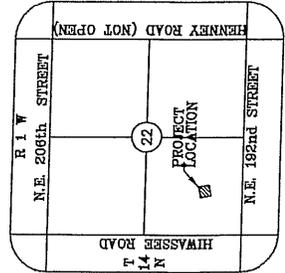
320 Robert S. Kerr, Suite 201  
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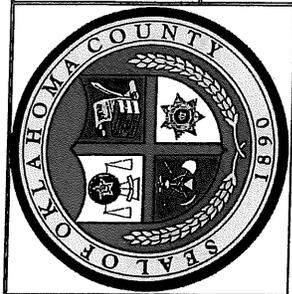
**OKLAHOMA COUNTY PLANNING COMMISSION  
 REZONING FROM AA - AGRICULTURAL AND RURAL RESIDENTIAL DISTRICT  
 TO CR - RURAL COMMERCIAL DISTRICT (Z-2016-03)  
 APPLICANT: GREEN SHOE FOUNDATION / RANDEL SHADID**



**PROPOSED REZONING FROM  
 AA - AGRICULTURAL &  
 RURAL RESIDENTIAL TO CR  
 RURAL COMMERCIAL DISTRICT**



SECTION 22, T-14-N, R-1-W, I.M.  
 LOCATION MAP



**OKLAHOMA COUNTY  
 ENGINEERING & PLANNING**  
 320 Robert S. Kerr, Suite 201  
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Date: **NOV 2016**      Scale: **NO SCALE**      Drawn By: **GHM**