

distance of 20.00 feet to a point on the South line of the said Northwest Quarter (NW/4); Thence North 89°21'39" West along said South line a distance of 1549.66 feet to the Southwest corner thereof; Thence North 00°00'00" West along the West line of the said Northwest Quarter (NW/4) a distance of 1158.28 feet to the Point of Beginning; containing 1,548,380.67 square feet or 35.55 acres more or less.

Location: N. Pennsylvania between 220th & 234th (County Highway District #3)

Mr. Gammon gave the Staff Report stating that the previous final plat had larger lots because they had intended to put wells on the lots. This revised final plat is the original plan, with smaller lots. Deer Creek Water agreed, in writing to provide service to the first phase of the development.

Ms. Elizabeth Whitlock, Red Plains Professional and representing the applicant, stated that Deer Creek Water had agreed to service the addition and work with the developer on scheduling. Deer Creek recently installed some wells in the area and reevaluated their capacity.

Mr. Jones stated that there was a discrepancy; Deer Creek Water agreed to service 27. The proposed plat contains 31 lots.

Ms. Whitlock stated that the previous plat had 27 larger lots, however she did not believe that the additional four (4) lots would be an issue. They had initially asked for the entire 70 acres. The developer is currently working with Deer Creek Water to service the entire development.

Mr. Jones motioned approval of the revised final plat for Cumberland Crossing 1st Addition. Mr. Vorel seconded the motion. Vote taken: Dorrance – Aye; Wynn – Aye; Thomason – Aye; Jones – Aye; Vorel – Aye; Richey – Aye. The revised final plat was approved.

Final Plat: (FP-2004-06) HOMESTEAD MANOR

Applicant: **HOMESTEAD COMMUNITY DEVELOPMENT L.L.C.**

The applicant proposed developing a single-family, residential subdivision with county maintained roads and common areas. Each lot would be one (1) acre or greater in size with approximately forty-nine (49) lots on 53.839 acres, more or less. The following is the legal description of the property:

A tract or parcel of land lying in the South Half (S/2), Northeast Quarter (NE/4), and a part of the North 165.00 feet of the Southeast Quarter (SE/4), Section Ten (10), Township Eleven North (T-11-N), Range One East (R-1-E), of the Indian Meridian, Oklahoma County, Oklahoma, and being more particularly described as follows: COMMENCING at the Southeast (SE) corner of said Northeast Quarter (NE/4); THENCE North 00°00'00" West along the East line of said Northeast Quarter (NE/4), a distance of 233.15 feet to the Point of Beginning; THENCE from said Point of Beginning North 89°35'34" West, a distance of 653.59 feet; THENCE South 00°00'00" East, a distance of 402.85 feet; THENCE South 89°59'41" West, a distance of 968.46 feet; THENCE North 00°04'48" West, a distance of 1,482.83 feet; THENCE South 89°54'02" East, a distance of 299.34 feet; THENCE North 00°00'26" West, a distance of 1,317.70 feet to a point on the North line of the Northeast Quarter (NE/4), of said Northeast Quarter (NE/4); THENCE North 89°52'40" East along the North line of the Northeast Quarter (NE/4), of said Northeast Quarter (NE/4), a distance of

662.47 feet being the West 662.47 feet from the Northeast (NE) corner of the Northeast Quarter (NE/4) of said Northeast Quarter (NE/4); THENCE South 00°00'13" East, a distance of 1,320.26 feet; THENCE North 89°54'02" West, a distance of 163.75 feet; THENCE South 00°04'48" East, a distance of 810.64 feet; THENCE South 89°35'34" East, a distance of 825.02 feet to a point on the East line of said Northeast Quarter (NE/4) and also being the South 2,137.89 feet from the Northeast (NE) corner of the Northeast Quarter (NE/4) of said Northeast Quarter (NE/4); THENCE South 00°00'00" East along the East line of said Northeast Quarter (NE/4), a distance of 266.66 feet to the Point or Place of Beginning. Containing 2,345,239.63 square feet or 53.839 acres, more or less. Subject to all easements, restrictions and covenants of record.

**LOCATION: South of SE 15th St., 662.47 feet West of Dobbs Rd.
(County Highway District # 2)**

Mr. Gammon gave the Staff Report stating that there had been an issue with 9-1-1 concerning the street names. The developer had since changed the street names in question.

Mr. Lax Godhania, MGR, Inc., was available for questions.

Ms. Dorrance made a motion to approve the final plat of Homestead Manor. Mr. Wynn seconded the motion. Vote taken: Dorrance – Aye; Wynn – Aye; Thomason – Aye; Jones – Aye; Vorel – Aye; Richey – Aye. The final plat was approved.

**Zoning: (Z-2004-03) From: AA – Agricultural and Rural Residential District
To: IU – Urban Industrial District**

Applicant: **FLOYD PERCIVAL/TRAVEL STOP, INC.**

The applicant proposed an outdoor storage area, truck maintenance and fleet fueling facility. The following is the legal description of the property:

A tract of land lying in the Southeast Quarter (SE/4) of Section 29, Township 12 North, Range 2 West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the Southeast corner of the Southeast Quarter of said Section 29; THENCE North 89°46'40" West, along the south line of said Southeast Quarter, a distance of 1000.46 feet to the POINT OF BEGINNING; THENCE continuing North 89°46'40" West, along said south line, a distance of 295.00 feet; THENCE North 00°00'00" West a distance of 413.00 feet; THENCE South 89°46'40" East, parallel with the south line of said Southeast Quarter, a distance of 295.00 feet; THENCE South 00°00'00" East a distance of 413.00 feet to the POINT OF BEGINNING. Said tract contains 121,835 square feet or 2.7969 acres more or less. AND A part of the Southeast Quarter (SE/4) of Section Twenty-nine (29), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Crutcho Township, Oklahoma County, Oklahoma, more particularly described as follows: Commencing at the Southeast corner of said Southeast Quarter (SE/4) thence North 89°46'40" West along the South line of said Southeast Quarter (SE/4) a distance of 1154.46 feet to the point of beginning; Continuing North 89°46'40" West a distance of 529.00 feet; Thence due North a distance of 463.40 feet; Thence South 89°46'40" East and parallel to the South line of said Southeast quarter (SE/4) a distance of 529.00 feet; Thence due South a distance of 463.40 feet to the point of beginning, Containing 5.6276 acres, more or less.

**Location: ¼ mile West of Sooner Rd. on NE 10th St.
(County Highway District #1)**

Mr. Gammon gave the Staff Report stating that over the years the property had been used as an industrial area, although AA. He showed an aerial of the property. Travel Stop would move from one side of the street to the proposed rezoning, in order to expand the building. Mr. Gammon stated that staff was concerned about construction in the floodplain on this property. The proposed construction would be to the east of the floodplain.

Ms. Ruth Walters stated that as long as they didn't change the footprint of the buildings located in the floodplain, there wouldn't be a problem.

Mr. Dennis Box, representing the applicant, stated that they wanted to bring the zoning into compliance with the use.

Ms. Dorrance made a motion to approve the zoning from AA to IU. Vote taken: Dorrance – Aye; Wynn – Aye; Thomason – Aye; Jones – Aye; Vorel – Aye; Richey – Aye. The zoning was approved unanimously.

March 2004 Fee Fund Report:

Mr. Gammon reported the fees collected for March 2004 were \$52,530.64. Ms. Dorrance made a motion to accept the report. Mr. Jones seconded the motion. Vote taken: Dorrance – Aye; Wynn – Aye; Thomason – Aye; Jones – Aye; Vorel – Aye; Richey – Aye. The motion was approved to accept the Fee Fund Report for March 2004.

Other Business:

Adjournment:

Mr. Vorel motioned for adjournment. Mr. Wynn seconded the motion. Vote taken: Dorrance – Aye; Wynn – Aye; Thomason – Aye; Jones – Aye; Vorel – Aye; Richey – Aye. The meeting was adjourned at 2:05 p.m.

Approved this _____ day of _____, 2004.

**OKLAHOMA COUNTY
PLANNING COMMISSION**

David Richey, Chairperson

ATTEST:

Tyler Gammon, Jr., Secretary