

# A G E N D A

## OKLAHOMA COUNTY PLANNING COMMISSION

ROOM 103 1:30 p.m.

April 21, 2005

1. Notice of meeting posted April 15, 2005.
2. Call to Order.
3. Roll Call.
4. Approval of Minutes of the Previous Meeting: (March 17, 2005)

5. **Withdrawn Item:**

**Zoning: (PUD-2005-03) From: AA-Agricultural and Rural Residential District  
To: Planned Unit Development (PUD-2005-03)**

Applicant: **CHATTAM CREEK, LLC**

The applicant proposes developing a single-family, residential subdivision with a total 68 lots on a 78.1 acre tract. The addition will include greenbelts, pedestrian ways, and recreational areas. The following is the legal description of the property:

**Part of the N ½ of the SW ¼, Section 6, T14N, R3W, IM Oklahoma County, Oklahoma**

**Location: East side of North May Avenue, ¼ mile North of NW 234, East of May Ave. (County Highway District #3)**

6. **Withdrawn Item:**

**General Plat: (GP-2005-03) CHATTAM CREEK**

Applicant: **CHATTAM CREEK, LLC**

The applicant proposes developing a single-family, residential subdivision with a total 68 lots on a 78.1 acre tract. The addition will include greenbelts, pedestrian ways, and recreational areas. The following is the legal description of the property:

**Part of the N ½ of the SW ¼, Section 6, T14N, R3W, IM Oklahoma County, Oklahoma**

**Location: East side of North May Avenue, ¼ mile North of NW 234, East of May Ave. (County Highway District #3)**

**7. Preliminary Plat: (PP-2005-02) ANTLER FARMS**

Applicant: **BELL DEVELOPMENT, LLC  
c/o COON ENGINEERING, INC.**

The applicant proposes developing a single-family residential subdivision with County maintained roads. Each lot will be one (1) acre or greater in size with a total of fifty-five (55) lots on 74.5432 acres, more or less. The following is the legal description of the property:

**The East Half (E/2) of the East Half (E/2) of the Northeast Quarter (NE/4) of Section Twenty-four (24), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma.**

**AND**

**The South 34.31 acres of the West 60.00 acres of the East 100.00 acres of the Northeast Quarter (NE/4) of Section Twenty-four (24), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, both tracts containing 74.55 acres more or less.**

**Location: West side of N. May Ave, 1/2 mile of South of 206<sup>th</sup> (Covell Road).  
(County Highway District #3)**

**8. Zoning: (SP-2005-01) From: AA-Agricultural & Rural Residential District  
To: CG-Urban General Commercial District with  
Special Use Permit to include Mini Storage Facility.**

Applicant: **WILLIAM C. LISBY, III**

The applicant is requesting a Special Use Permit for a Commercial Storage Facility on 3 acres of a 7.5 acre tract. The remaining 4.5 acres would be reserved for development of specific retail and professional office venues as stated in his request for rezoning. The storage facility will have some outside storage for recreational vehicles. The following is a legal description of the property:

**Part of the NE/4 of Section 15, T-11-N, R-1-E, I.M., Oklahoma County, Oklahoma, more particularly described as follows:**

**Beginning at the Northeast corner of said NE/4; THENCE S00°00'24"E on the East line of said NE/4 a distance of 330 feet; THENCE N89°58'39"W a distance of 990 feet; THENCE N00°00'24"W a distance of 330 feet to the North line of said NE/4; THENCE S89°58'39"E on the North line of said NE/4 a distance of 990 feet to the point of beginning.  
Containing 7.50 acres more or less.**

**Location: SW Corner of S.E. 29<sup>th</sup> and Dobbs Road. (County Highway District # 2)**

**9. March 2005 Fee Fund Report.**

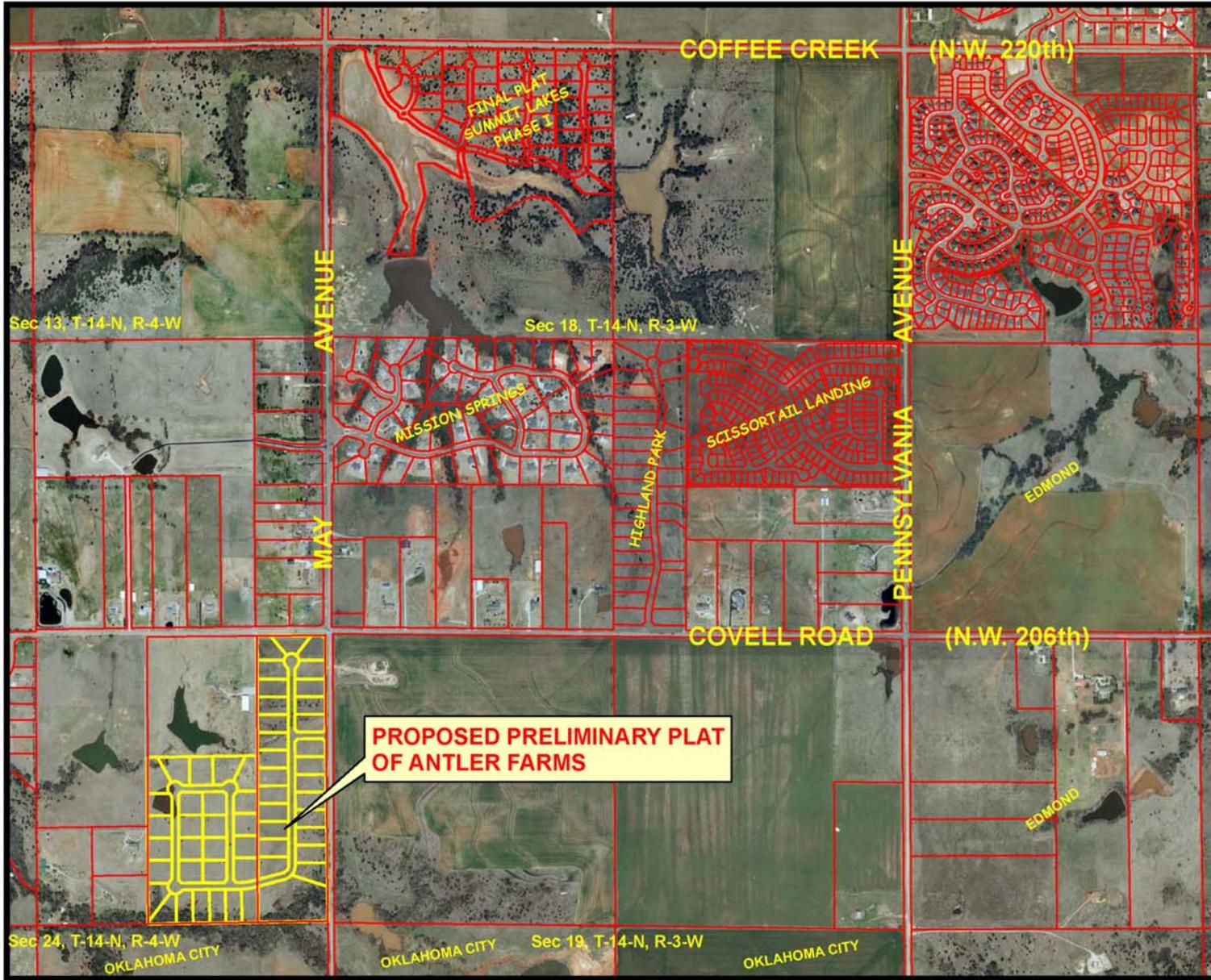
- 10. Discussion, review and possible acceptance of Stone Valley Ranch, Section II, Erosion Control - Letter of Credit.**
- 11. Discussion, review and possible acceptance of Highland Park Erosion Control - Bond.**
- 12. Discussion, review and possible acceptance of Scissortail Landing, Section III, Erosion Control – Bond**
- 13. Discussion and possible action on Revised Subdivision Regulations.**
- 14. Discussion and possible action on County Master Plan Proposal Bids.**
- 15. Other Business.**
- 16. Adjournment.**



# **OKLAHOMA COUNTY PLANNING COMMISSION**

**Planning Commission Meeting  
April 21, 2005**

# OKLAHOMA COUNTY PLANNING COMMISSION



PRELIMINARY PLAT - (PP-2005-02)  
ANTLER FARMS  
Applicant: BELL DEVELOPMENT, L.L.C.  
C/O COON ENGINEERING, INC.



OKLAHOMA COUNTY PLANNING DEPARTMENT

# (PP-2005-02) ANTLER FARMS – Site Pictures



MAY AVENUE LOOKING SOUTH WEST



MAY AVENUE LOOKING SOUTH



OIL WELL SOUTH EAST CORNER



MAY AVENUE LOOKING WEST

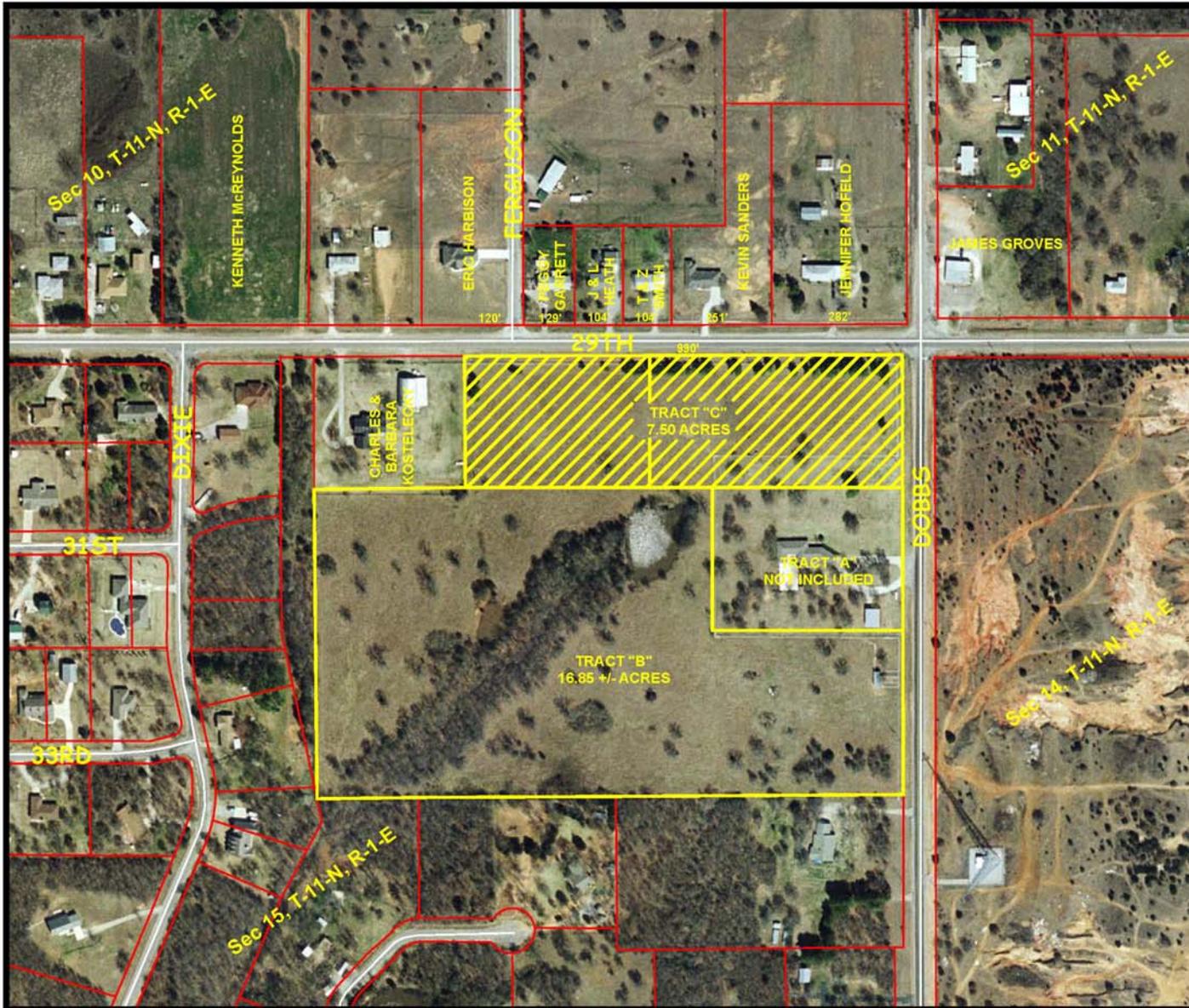
# OKLAHOMA COUNTY PLANNING COMMISSION



SPECIAL USE (SP-2005-01)  
PROPOSED ZONING  
AA to CG W/ SPECIAL PERMIT  
Applicant: William C Lisby III



# OKLAHOMA COUNTY PLANNING COMMISSION



SPECIAL USE (SP-2005-01)  
 PROPOSED ZONING  
 AA to CG W/ SPECIAL PERMIT  
 Applicant: William C Lisby III



WILLIAM LISBY FRONTAGE = 990'

- SANDERS FRONTAGE = 251'
- SMITH FRONTAGE = 104'
- HEATH FRONTAGE = 104'
- HARBISON FRONTAGE = 120'
- HOFELD FRONTAGE = 282'
- GARRETT FRONTAGE = 129'

TOTAL FRONTAGE = 990'

100% TOTAL FRONTAGE



# (SP-2005-01) ZONING AA to CG – Site Pictures



**DOBBS ROAD LOOKING NORTH  
TOWARD 29<sup>th</sup> STREET**



**29<sup>th</sup> STREET LOOKING  
SOUTHEAST**



**SUBJECT PROPERTY LOOKING  
WEST**



**SUBJECT PROPERTY LOOKING  
WEST**