

# **CORRECTED A G E N D A**

## **OKLAHOMA COUNTY PLANNING COMMISSION**

### **ROOM 103**

**Immediately Proceeding the 1:30 p.m. Floodplain Management Meeting**

**August 18, 2005**

- 1. Notice of meeting posted August 12, 2005.**
- 2. Call to Order.**
- 3. Roll Call.**
- 4. Approval of Minutes of the Previous Meeting: (June 16, 2005)**
- 5. Discussion and possible action regarding SCISSORTAIL LANDING water issues and the issuance of building permits, per request of Barry T. Rice, P.C., attorney for Shaz Investment Group.**
- 6. Re-Plat: (RE-2005-06) VILLAGIO @ DEER CREEK, I**

Applicant: **DEER CREEK FARM DEVELOPMENT, LLC.**  
**c/o: COON ENGINEERING, INC.**

The applicant proposes re-filing the plat to correct 9-1-1 addressing omissions and to designate specific utility easements. The following is the legal description of the property:

**A part of Section Fourteen (14), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma and more particularly described as follows:**

**Beginning at the Northwest Corner of said Section; thence North 89°26'09" East along the north boundary of said section a distance of 2643.74 feet; thence North 89°28'39" East along the north boundary of said section a distance of 290.47 feet; thence South 00°31'21" East a distance of 597.86 feet; thence South 60°46'35" West a distance of 166.77 feet; thence South 00°31'21" East a distance of 460.99 feet; thence South 14°32'02" West a distance of 606.54 feet; thence North 75°27'58" West a distance of 300.00 feet; thence South 14°32'02" West a distance of 208.35 feet; thence South 75°27'58" East a distance of 300.00 feet; thence South 21°23'49" West a distance of 229.53 feet; thence South 03°46'22" East a distance of 126.72 feet;**

thence South 86°13'38" West a distance of 123.45 feet; thence South 62°25'36" West a distance of 422.08 feet; thence South 80°43'26" West a distance of 228.85 feet; thence North 70°21'38" West a distance of 242.17 feet; thence North 50°43'36" West a distance of 50.00 feet to a point on a curve to the left, said curve having a radius of 275.00 feet, a central angle of 19°41'51", a chord bearing of North 29°25'29" East and a chord distance of 94.08 feet; thence along the arc of said curve a distance of 94.54 feet; thence North 19°34'34" East a distance of 22.54 feet; thence North 70°25'26" West a distance of 255.66 feet; thence South 32°51'57" West a distance of 10.26 feet; thence North 36°39'18" West a distance of 253.61 feet to a point on a curve to the right, said curve having a radius of 275.00 feet, a central angle of 04°16'28", a chord bearing of South 55°28'56" West and a chord distance of 20.51 feet; thence along the arc of said curve a distance of 20.52 feet; thence South 57°37'10" West a distance of 23.67 feet; thence North 32°22'50" West a distance of 223.17 feet; thence South 65°09'43" West a distance of 413.71 feet; thence North 24°50'17" West a distance of 232.50 feet; thence North 65°09'43" East a distance of 105.48 feet; thence North 24°50'17" West a distance of 182.50 feet; thence North 53°30'03" West a distance of 296.31 feet; thence North 30°51'18" West a distance of 535.60 feet; thence South 89°20'02" West a distance of 50.00 feet to a point on the west boundary of said section; thence North 00°39'58" West along the west boundary of said section a distance of 937.48 feet to the point of beginning containing 126.40 acres more or less.

Location: Northwest 220<sup>th</sup> (Coffee Creek) & Meridian Ave. (County Highway District

**7. Deferred Item:**

**Final Plat: (FP-2005-03)**

**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:

Part 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 more particularly described as follows:

Beginning at a FIP being the Northeast Corner of said NE/4 thence South 00°00'03" East along the east line of said NE/4 a distance of 2644.04 feet to a FIP being the Southeast Corner of said NE/4, thence South 89°35'00" West along the south line of said NE/4 a distance of 1656.57 feet; thence North 00°01'59" West a distance of 1500.00 feet, thence North 89°14'01" East a distance of 994.55 feet; thence North 00°00'46" West a distance of 1138.36 feet to a set PK and Shiner on the north line of said NE/4 thence North 89°37'03" East along the north line of said NE/4 a distance of 663.16 feet to the Point of Beginning, containing 74.5434 acres more or less.

Location: West side of N. May Ave, ½ mile of South of 206<sup>th</sup> (Covell Road).  
(County Highway District #3)

**8. General Plat: (GP-2005-07) PANTHER RUN**

Application of: **PANTHER RUN DEVELOPMENT, LLC**  
**c/o BOATMAN ENGINEERING, LLC.**

The applicant proposes developing a single-family, residential subdivision with approximately 17 lots on 73.72 acres. The following is the legal description of the property:

**Being a tract of land situated in Oklahoma County, Oklahoma in the Southeast Quarter (SE/4) of Section 8, Township 14 North, Range 1 East, Indian Meridian, and being that particular tract of land described in Document No. 2005076505, Book 9718, Page 1658, Clerk's Records, Oklahoma County, Oklahoma; said tract being the West half (W/2) of said SE/4, Less and Except a 5.22± acre tract, and being more particularly described as follows:**

**BEGINNING at a 3/8" dia. iron rod found at the Southwest corner of said SE/4; THENCE North 00 deg. 56 min. 27 sec. East, along the west line of said SE/4, a distance of 2,636.22 feet to a 1/2" dia. iron rod found for the northwest corner of said SE/4; THENCE South 89 deg. 15 min. 58 sec. East, along the north line of said SE/4, a distance of 1,300.95 feet to a 3/8" iron rod found for the Northeast corner of the West half (W/2) of said SE/4; THENCE South 00 deg. 47 min. 13 sec. West, along the east line of said W/2, a distance of 2,635.92 feet to a PK nail set for corner; THENCE North 89 deg. 16 min. 44 sec. West, along the south line of said SE/4, a distance of 608.03 feet to a PK nail set for corner; THENCE North 00 deg. 56 min. 27 sec. East, along the east line of said 5.22 acre tract, a distance of 650.00 feet to a 3/8" iron rod found for corner; THENCE North 89 deg. 16 min. 44 sec. West, along the north line of said 5.22 acre tract, a distance of 350.00 feet to a 3/8" iron rod found for corner; THENCE South 00 deg. 56 min. 27 sec. West, along the west line of said 5.22 acre tract, a distance of 650.00 feet to a PK nail set for corner; THENCE North 89 deg. 16 min. 44 sec. West, along the south line of said SE/4, a distance of 350.00 feet to the POINT OF BEGINNING, and containing 73.72 acres of land, more or less.**

**Location: NE 220<sup>th</sup> & Peebly Rd. (County Highway. District #1)**

**9. Zoning: (PUD-2005-04) From: AA-Agricultural and Rural Residential District  
To: Planned Unit Development (PUD-2005-04)**

Applicant: **A.S. DARR, M.D.**  
**c/o: COON ENGINEERING, INC.**

The applicant proposes developing a single-family, residential subdivision with approximately 238 lots on 238 acres, with a common area and pond for recreational amenities. The following is the legal description of the property:

**The South Half (S/2) of the Northwest Quarter (NW/4) of Section Twenty-Seven (27), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, according to the Government Survey thereof .**

**AND**

**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, less and except the following described tract:**

Part of the Southwest Quarter (SW/4) of Section 27, and being more particularly described as follows: Beginning at the Southwest corner of the Southwest Quarter (SW/4) of Section 27; thence East 456.2 feet; thence North 238.7 feet; thence West 456.2 feet; thence South 238.7 feet to the point of beginning.

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

**10. General Plat: (GP-2005-04) DEER CREEK HEIGHTS**

Application of: **A.S. DARR, M.D.**  
c/o: COON ENGINEERING, INC.

The applicant proposes developing a single-family, residential subdivision with approximately 238 lots on 238 acres, with a common area and pond for recreational amenities. The following is the legal description of the property:

The South Half (S/2) of the Northwest Quarter (NW/4) of Section Twenty-Seven (27), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, according to the Government Survey thereof .

AND

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, less and except the following described tract:

Part of the Southwest Quarter (SW/4) of Section 27, and being more particularly described as follows: Beginning at the Southwest corner of the Southwest Quarter (SW/4) of Section 27; thence East 456.2 feet; thence North 238.7 feet; thence West 456.2 feet; thence South 238.7 feet to the point of beginning.

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

**11. Zoning: (PUD-2005-05) From: AA-Agricultural and Rural Residential District  
To: Planned Unit Development (PUD-2005-05)**

Applicant: **SWAMI REAL ESTATE, LLC**  
c/o: COON ENGINEERING, INC.

The applicant proposes developing two (2) tracts with **Tract 1** to be developed as **IU-Urban Industrial District** and **Tract 2** as **RA-Acreage Residential District**. The Urban Industrial tract will include all permitted uses in the Urban Industrial District. Tract 2 will be developed to accommodate single-family, residential homes, with lot sizes a minimum of one acre. The following is the legal description of the property:

A part of the Northwest Quarter (NW/4) of Section Twenty-four (24), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, said part being more particularly described as follows:

Commencing at the Northwest Corner of said Northwest Quarter; thence South 00°00'08" West along the West line of said Northwest Quarter a distance of 2569.24 feet to the point of beginning; thence from said POINT OF BEGINNING continuing South 00°00'08" West along said West line a distance of 55.58 feet to a point 30.00 feet North of the South line of said Northwest Quarter; thence North 89°40'14" East (FIELD) (North 89°40'37" East - LEGAL) along a line parallel to and 30.00 feet North of said South line a distance of 521.98 feet; thence North 00°20'11" West a

distance of 30.00 feet to a point 60.00 feet North of said South line; thence South 89°40'14" West (FIELD) (South 89°40'37" West - LEGAL) along a line parallel to and 60.00 feet North of said South line a distance of 446.80 feet; thence North 45°09'37" West a distance of 35.25 feet; thence North 89°59'52" West a distance of 50.00 feet to the point of beginning containing 0.40 acres more or less.

AND

A part of the Northwest Quarter (NW/4) of Section Twenty-four (24), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, said part being more particularly described as follows:

Commencing at the Northwest Corner of said Northwest Quarter; thence North 89°52'08" East along the North line of said Northwest Quarter a distance of 444.88 feet to the point of beginning; thence from said POINT OF BEGINNING South 00°07'52" East a distance of 50.00 feet; thence South 45°03'52" East a distance of 35.31 feet; thence South 00°00'08" West a distance of 425.00 feet to a point on a curve to the left, said curve having a central angle of 33°43'54", a radius of 207.97 feet, a chord bearing of South 16°51'49" East and a chord distance of 120.68 feet; thence along the arc of said curve a distance of 122.44 feet; thence South 33°43' 46" East a distance of 171.07 feet, thence North 00°00'00" East a distance of 108.95 feet; thence North 33°43'46" West a distance of 81.21 feet to a point on a curve to the right, said curve having a central angle of 33°43'54", a radius of 147.97 feet, a chord bearing of North 16°51'49" West and a chord distance of 85.86 feet; thence along the arc of said curve a distance of 87.11 feet; thence North 00°00'08" East a distance of 425.14 feet, thence North 44°46'08" East a distance of 35.40 feet; thence North 00°07'52" West a distance of 50.00 feet to a point on the North line of said Northwest Quarter; thence South 89°52'08" West along said North line a distance of 100.00 feet to the point of beginning.

AND

A tract of land in the Northwest Quarter (NW/4) of Section Twenty-four (24), 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 corner of said Northwest Quarter (NW/4); thence North 00° 00'08" East along the West line of said NW/4 a distance of 30.00 feet; thence North 89° 40'37" East and parallel to the South line of said NW/4 a distance of 521.98 feet; thence North 00° 20'11" West a distance of 918.24 feet; thence South 49°43' 49" East a distance of 301.04 feet; thence North 79°22'56" East a distance of 829.28 feet; thence South 00°39'10" West a distance of 900.71 feet to a point on the South line of said NW/4; thence South 89°40'37" West along said South line a distance of 1551.22 feet to the point of beginning;

AND

A tract of land in the Northwest Quarter (NW/4) of Section Twenty-four (24), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Southwest corner of said Northwest Quarter (NW/4); thence North 89° 40'37" East along the South line of said Northwest Quarter (NW/4) a distance of 1,551.22 feet to the POINT OF BEGINNING; thence from said point of beginning North 00°39'10" East a distance of 900.71 feet; thence North 79°22'56" West a distance of 829.38 feet; thence North 49°43'49" West a distance of 191.66 feet; thence North 00°00'08" East a distance of 1,125.42 feet; thence North 89°

52°08' East a distance of 369.44 feet; thence South 18°06'16" East a distance of 155.44 feet; thence South 82° 40'35" East a distance of 685.37 feet, thence South 17°40'45" East a distance of 54.57 feet; thence South 03°56'07" West a distance of 102.23 feet; thence South 29°29'15" West a distance of 157.93 feet; thence South 54°03'02" East a distance of 292.73 feet; thence South 85°03'13" East a distance of 164.25 feet; thence South 29°56'19" East a distance of 1,021.19 feet; thence South 61° 31'49" East a distance of 133.78 feet to a point on the East line of said Northwest Quarter (NW/4); thence South 00°03'34" East along said East line a distance of 330.46 feet to a point, said point being the Southeast corner of said Northwest Quarter (NW/4); thence South 89°40'37" West along the South line of said Northwest Quarter (NW/4) a distance of 1,106.44 feet to the point of beginning.

AND

A tract or parcel of land lying in the Southwest Quarter (SW/4) of Section Twenty-four(24),Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, described as being the North 50 acres of the West 50 acres of the Southwest Quarter of Section 24, Township 14 North, Range 4 West, being more particularly described as follows: Beginning at the Northwest corner of said Southwest Quarter; thence East along the North line of said quarter section a distance of 1012.81 feet; thence South and parallel to the West line of said quarter section a distance of 2149.00 feet; thence West and parallel to the South line of said quarter section a distance of 1012.81 feet to a point on the West line of said quarter section; thence North along the West line of said quarter section a distance of 2151.00 feet to the point of beginning.

Location: NW 206<sup>th</sup> & Portland Ave. (County Highway District #3)

**12. General Plat: DEER SPRINGS VILLAGE**

Applicant: **SWAMI REAL ESTATE, LLC**  
c/o: COON ENGINEERING, INC.

The applicant proposes developing two (2) tracts with **Tract 1** to be developed as **IU-Urban Industrial District** and **Tract 2** as **RA-Acreage Residential District**. The Urban Industrial tract will include all permitted uses in the Urban Industrial District. Tract 2 will be developed to accommodate single-family, residential homes, with lot sizes a minimum of one acre. The following is the legal description of the property:

A part of the Northwest Quarter (NW/4) of Section Twenty-four (24), Township Fourteen (14)North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, said part being more particularly described as follows:

Commencing at the Northwest Corner of said Northwest Quarter; thence South 00°00'08" West along the West line of said Northwest Quarter a distance of 2569.24 feet to the point of beginning; thence from said POINT OF BEGINNING continuing South 00°00'08" West along said West line a distance of 55.58 feet to a point 30.00 feet North of the South line of said Northwest Quarter; thence North 89°40'14" East (FIELD) (North 89°40'37" East - LEGAL) along a line parallel to and 30.00 feet North of said South line a distance of 521.98 feet; thence North 00°20'11" West a distance of 30.00 feet to a point 60.00 feet North of said South line; thence South 89°40'14" West (FIELD) (South 89°40'37" West - LEGAL) along a line parallel to and 60.00 feet North of said South line a distance of 446.80 feet; thence North

45°09'37" West a distance of 35.25 feet; thence North 89°59'52" West a distance of 50.00 feet to the point of beginning containing 0.40 acres more or less.

AND

A part of the Northwest Quarter (NW/4) of Section Twenty-four (24), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, said part being more particularly described as follows:

Commencing at the Northwest Corner of said Northwest Quarter; thence North 89°52'08" East along the North line of said Northwest Quarter a distance of 444.88 feet to the point of beginning; thence from said POINT OF BEGINNING South 00°07'52" East a distance of 50.00 feet; thence South 45°03'52" East a distance of 35.31 feet; thence South 00°00'08" West a distance of 425.00 feet to a point on a curve to the left, said curve having a central angle of 33°43'54", a radius of 207.97 feet, a chord bearing of South 16°51'49" East and a chord distance of 120.68 feet; thence along the arc of said curve a distance of 122.44 feet; thence South 33°43' 46" East a distance of 171.07 feet, thence North 00°00'00" East a distance of 108.95 feet; thence North 33°43'46" West a distance of 81.21 feet to a point on a curve to the right, said curve having a central angle of 33°43'54", a radius of 147.97 feet, a chord bearing of North 16°51'49" West and a chord distance of 85.86 feet; thence along the arc of said curve a distance of 87.11 feet; thence North 00°00'08" East a distance of 425.14 feet, thence North 44°46'08" East a distance of 35.40 feet; thence North 00°07'52" West a distance of 50.00 feet to a point on the North line of said Northwest Quarter; thence South 89°52'08" West along said North line a distance of 100.00 feet to the point of beginning.

AND

A tract of land in the Northwest Quarter (NW/4) of Section Twenty-four (24), 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 corner of said Northwest Quarter (NW/4); thence North 00° 00'08" East along the West line of said NW/4 a distance of 30.00 feet; thence North 89° 40'37" East and parallel to the South line of said NW/4 a distance of 521.98 feet; thence North 00° 20'11" West a distance of 918.24 feet; thence South 49°43' 49" East a distance of 301.04 feet; thence North 79°22'56" East a distance of 829.28 feet; thence South 00°39'10" West a distance of 900.71 feet to a point on the South line of said NW/4; thence South 89°40'37" West along said South line a distance of 1551.22 feet to the point of beginning;

AND

A tract of land in the Northwest Quarter (NW/4) of Section Twenty-four (24), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Southwest corner of said Northwest Quarter (NW/4); thence North 89° 40'37" East along the South line of said Northwest Quarter (NW/4) a distance of 1,551.22 feet to the POINT OF BEGINNING; thence from said point of beginning North 00°39'10" East a distance of 900.71 feet; thence North 79°22'56" West a distance of 829.38 feet; thence North 49°43'49" West a distance of 191.66 feet; thence North 00°00'08" East a distance of 1,125.42 feet; thence North 89° 52'08" East a distance of 369.44 feet; thence South 18°06'16" East a distance of 155.44 feet; thence South 82° 40'35" East a distance of 685.37 feet, thence South 17°40'45" East a distance of 54.57 feet; thence South 03°56'07" West a distance of 102.23 feet; thence South 29°29'15" West a distance of 157.93 feet; thence South

54°03'02" East a distance of 292.73 feet; thence South 85°03'13" East a distance of 164.25 feet; thence South 29°56'19" East a distance of 1,021.19 feet; thence South 61° 31'49" East a distance of 133.78 feet to a point on the East line of said Northwest Quarter (NW/4); thence South 00°03'34" East along said East line a distance of 330.46 feet to a point, said point being the Southeast corner of said Northwest Quarter (NW/4); thence South 89°40'37" West along the South line of said Northwest Quarter (NW/4) a distance of 1,106.44 feet to the point of beginning.

AND

A tract or parcel of land lying in the Southwest Quarter (SW/4) of Section Twenty-four(24),Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, described as being the North 50 acres of the West 50 acres of the Southwest Quarter of Section 24, Township 14 North, Range 4 West, being more particularly described as follows: Beginning at the Northwest corner of said Southwest Quarter; thence East along the North line of said quarter section a distance of 1012.81 feet; thence South and parallel to the West line of said quarter section a distance of 2149.00 feet; thence West and parallel to the South line of said quarter section a distance of 1012.81 feet to a point on the West line of said quarter section; thence North along the West line of said quarter section a distance of 2151.00 feet to the point of beginning.

Location: NW 206<sup>th</sup> & Portland Ave. (County Highway District #3)

**13. Zoning: (PUD-2005-06) From: AA-Agricultural and Rural Residential District  
To: Planned Unit Development (PUD-2005-06)**

Applicant: **78 ROBINSON, LLC**  
c/o: COON ENGINEERING, INC.

The applicant proposes developing a residential subdivision according to the RS-Urban Single-Family Residential District. Lots will be approximately three-fourths of an acre in size. The development encompasses approximately 151.50 acres. The following is the legal description of the property:

A part of the Northwest Quarter (NW/4) of Section Fifteen (15), Township Fourteen (14)North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, said part being more particularly described as follows: BEGINNING at the Northwest corner of said Northwest Quarter (NW/4); thence North90°00'00" East along the north line of said Northwest Quarter (NW/4) a distance of 2654.57 feet to the Northeast corner of said Northwest Quarter (NW/4); thence South 00°05'18" East along the east line of said Northwest Quarter (NW/4) a distance of 2644.84 feet to the Southeast corner of said Northwest Quarter (NW/4); thence South 89°48'47" West along the south line of said Northwest Quarter (NW/4) a distance of 1998.94 feet; thence North 00°00'43" East a distance of 264.00 feet; thence South 89°48'47" West a distance of 660.27 feet to a point on the west line of said Northwest Quarter (NW/4);thence North 00°00'43" East along said west line a distance of 2389.51 feet to the point of beginning containing 6864250.6602 square feet or 157.5815 acres more or less,

**LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACT:**

A parcel described as a part of the NW/4 of Section 15, Township 14 North, Range 4W, I.M., more particularly described as follows: Commencing at the NW Corner

of the NW/4 of Section 15, Township 14 North, Range 4W, I.M, thence East along the North line a distance of 511.23 feet; thence South and parallel to the West line of Section 15 a distance of 511.23 feet; thence West and parallel to the North line of Section 15 a distance of 511.23 feet to a point on the West line; thence North along said West line a distance of 511.23 feet to the point of beginning; containing 6.00 acres more or less.

Location: NW 220<sup>th</sup> & MacArthur Blvd. (County Highway District #3)

**14. General Plat: (GP-2005-06) MACEY'S LANDING**

Applicant:

**78 ROBINSON, LLC**  
c/o: COON ENGINEERING, INC.

The applicant proposes developing a single-family, residential subdivision, with approximately 138 lots on 151.50 acres. The following is the legal description of the property:

A part of the Northwest Quarter (NW/4) of Section Fifteen (15), Township Fourteen (14)North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, said part being more particularly described as follows: BEGINNING at the Northwest corner of said Northwest Quarter (NW/4); thence North90°00'00" East along the north line of said Northwest Quarter (NW/4) a distance of 2654.57 feet to the Northeast corner of said Northwest Quarter (NW/4); thence South 00°05'18" East along the east line of said Northwest Quarter (NW/4) a distance of 2644.84 feet to the Southeast corner of said Northwest Quarter (NW/4); thence South 89°48'47" West along the south line of said Northwest Quarter (NW/4) a distance of 1998.94 feet; thence North 00°00'43" East a distance of 264.00 feet; thence South 89°48'47" West a distance of 660.27 feet to a point on the west line of said Northwest Quarter (NW/4);thence North 00°00'43" East along said west line a distance of 2389.51 feet to the point of beginning containing 6864250.6602 square feet or 157.5815 acres more or less,

**LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACT:**

A parcel described as a part of the NW/4 of Section 15, Township 14 North, Range 4W, I.M., more particularly described as follows: Commencing at the NW Corner of the NW/4 of Section 15, Township 14 North, Range 4W, I.M, thence East along the North line a distance of 511.23 feet; thence South and parallel to the West line of Section 15 a distance of 511.23 feet; thence West and parallel to the North line of Section 15 a distance of 511.23 feet to a point on the West line; thence North along said West line a distance of 511.23 feet to the point of beginning; containing 6.00 acres more or less.

Location: NW 220<sup>th</sup> & MacArthur Blvd. (County Highway District #3)

**15. Zoning: (Z-2005-01) From: AA-Agricultural and Rural Residential District  
To: RA-Acreage Residential District (Z-2005-01).**

Applicant:

**TIMOTHY & JAN SMITH**  
c/o: COON ENGINEERING, INC.

The applicant proposes developing a single-family, residential subdivision with approximately 100, one-acre lots, on a 189.936 acre tract. The following is a legal description of the property:

**The SW/4 AND the S/2 of the NW/4 of Section 33, Township 14 North, Range 4 West of the I.M., Oklahoma County, Oklahoma, LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACTS: BEGINNING at the NW/C of the S/2 of the NW/4 of Section 33; THENCE South along the West line of said NW/4 a distance of 1320 feet more or less to the SW/C of said NW/4; THENCE East along the South line of said NW/4 a distance of 990 feet; THENCE North and parallel with the West line of said NW/4 a distance of 1320 feet; THENCE West and parallel with the South line of said NW/4 a distance of 990 feet more or less to the point or place of beginning; AND Commencing at the NW/C of the S/2 of the NW/4 of Section 33; THENCE South along the West line of said NW/4 a distance of 1320 feet more or less to the SW/C of said NW/4; THENCE East along the South line of said NW/4 a distance of 990 feet to the point of beginning; THENCE continuing East along the South line of said NW/4 a distance of 660 feet; THENCE North and parallel with the West line of said NW/4 a distance of 1320 feet; THENCE West and parallel with the South line of said NW/4 a distance of 660 feet; THENCE South and parallel to the West line of said NW/4 a distance of 1320 feet to the Point of Beginning.**

**Location: NW 164<sup>th</sup> & Rockwell Ave. (County Highway District # 3)**

**16. General Plat: (GP-2005-08) ROCKWELL ADDITION**

Applicant:

**TIMOTHY & JAN SMITH**  
c/o: COON ENGINEERING, INC.

The applicant proposes developing a single-family, residential subdivision with approximately 100, one-acre lots, on a 189.936 acre tract. The following is a legal description of the property:

**The SW/4 AND the S/2 of the NW/4 of Section 33, Township 14 North, Range 4 West of the I.M., Oklahoma County, Oklahoma, LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACTS: BEGINNING at the NW/C of the S/2 of the NW/4 of Section 33; THENCE South along the West line of said NW/4 a distance of 1320 feet more or less to the SW/C of said NW/4; THENCE East along the South line of said NW/4 a distance of 990 feet; THENCE North and parallel with the West line of said NW/4 a distance of 1320 feet; THENCE West and parallel with the South line of said NW/4 a distance of 990 feet more or less to the point or place of beginning; AND Commencing at the NW/C of the S/2 of the NW/4 of Section 33; THENCE South along the West line of said NW/4 a distance of 1320 feet more or less to the SW/C of said NW/4; THENCE East along the South line of said NW/4 a distance of 990 feet to the point of beginning; THENCE continuing East along the South line of said NW/4 a distance of 660 feet; THENCE North and parallel with the West line of said NW/4 a distance of 1320 feet; THENCE West and parallel with the South line of said NW/4 a distance of 660 feet; THENCE South and parallel to the West line of said NW/4 a distance of 1320 feet to the Point of Beginning.**

**Location: NW 164<sup>th</sup> & Rockwell Ave. (County Highway District # 3)**

- 17. Review and acknowledgement of Erosion Control Bonds for Antler Farms and Panther Run subdivisions.**
- 18. June and July 2005 Fee Fund Reports.**
- 19. Discussion and possible action to approve revised Subdivision Regulations.**
- 20. Other Business:**
- 21. Adjournment.**

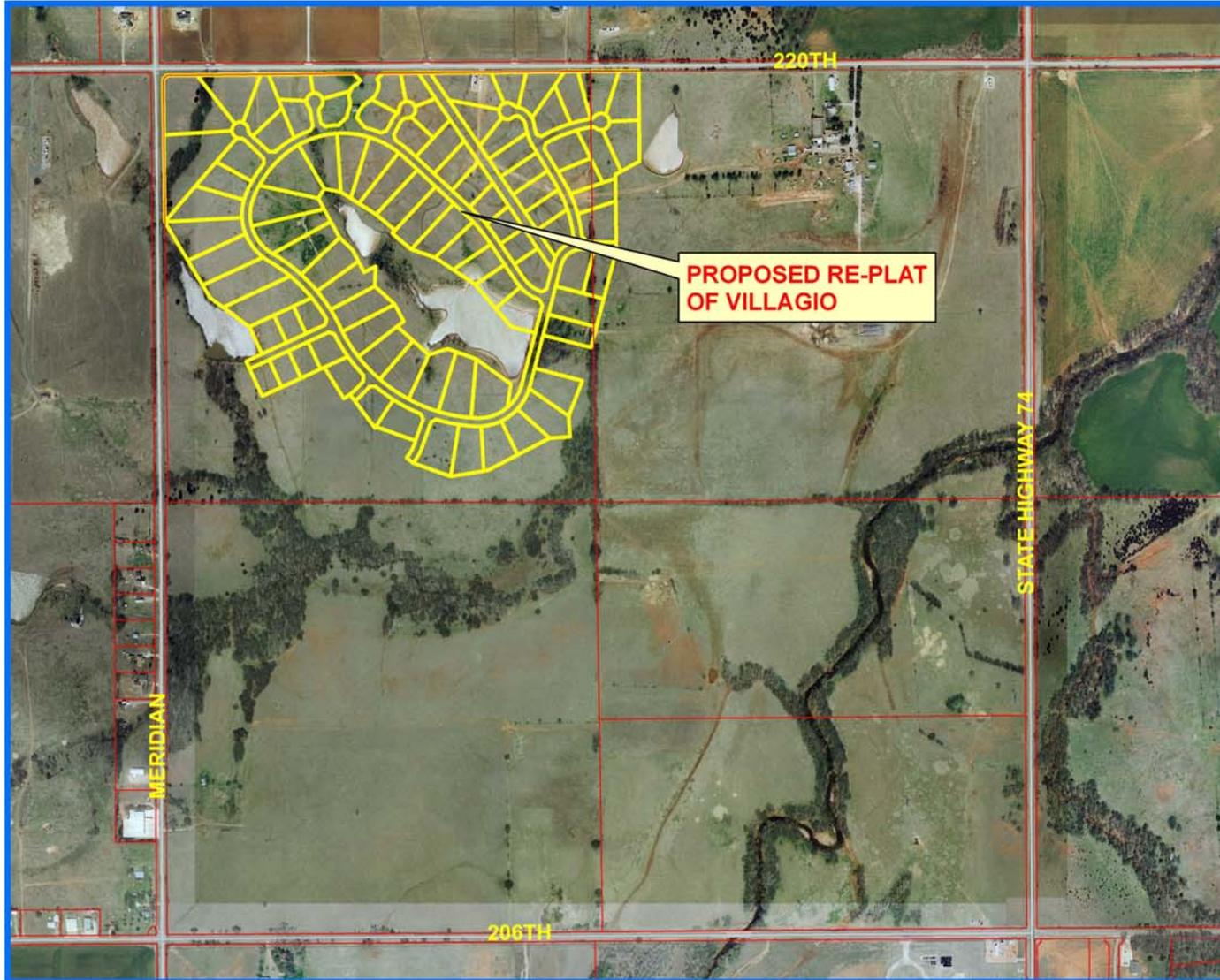


# **OKLAHOMA COUNTY PLANNING COMMISSION**

**Planning Commission Meeting**

**August 18, 2005**

# OKLAHOMA COUNTY PLANNING COMMISSION



RE-PLAT OF VILLAGIO @ DEER CREEK, I  
(RE-2005-06)  
Applicant: DEER CREEK FARM DEVELOPMENT, LLC



OKLAHOMA COUNTY PLANNING COMMISSION

# (RE-2005-06) VILLAGIO – Site Pictures

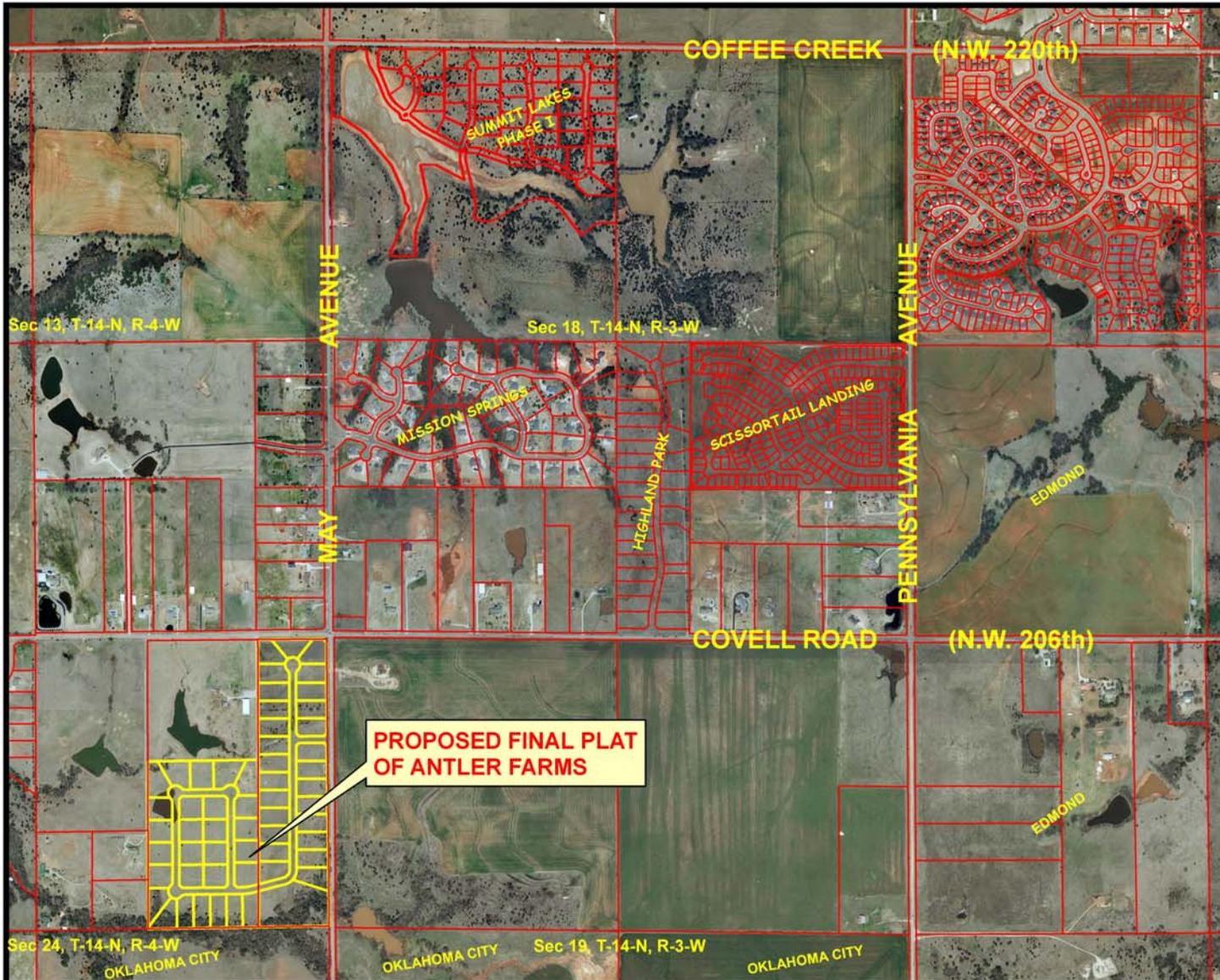


N.W. 220<sup>th</sup> STREET LOOKING WEST



N.W. 220<sup>th</sup> STREET LOOKING EAST

# OKLAHOMA COUNTY PLANNING COMMISSION



FINAL PLAT - (FP-2005-03)  
ANTLER FARMS  
Applicant: BELL DEVELOPMENT, L.L.C.  
C/O COON ENGINEERING, INC.



# (FP-2005-03) ANTLER FARMS – Site Pictures

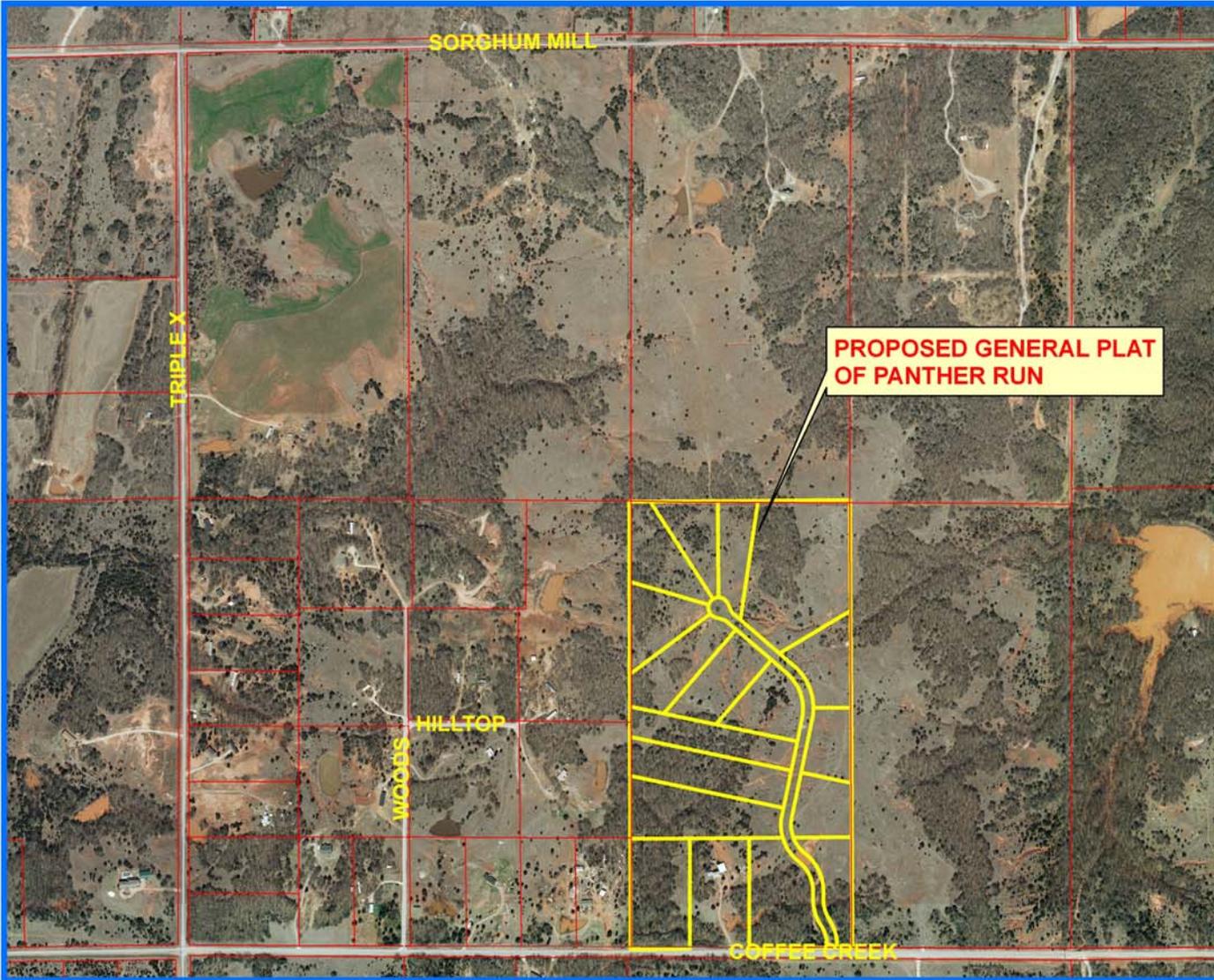


MAY AVENUE LOOKING SOUTH  
WEST



MAY AVENUE LOOKING SOUTH

# OKLAHOMA COUNTY PLANNING COMMISSION



GENERAL PLAT OF PANTHER RUN  
(GP-2005-07)  
Applicant: PANTHER RUN DEVELOPMENT, LLC



OKLAHOMA COUNTY PLANNING COMMISSION

# OKLAHOMA COUNTY PLANNING COMMISSION



**PUD - AA - AGRICULTURAL & RURAL  
TO PLANNED UNIT DEVELOPMENT  
(PUD-2005-04)**  
Applicant: A.S. DAHR C/O COON ENGINEERING

**GENERAL PLAT OF DEER CREEK HEIGHTS  
(GP-2005-04)**  
Applicant: A.S. DAHR C/O COON ENGINEERING



# **(GP-2005-04) DEER CREEK HEIGHTS**

## **Site Pictures**

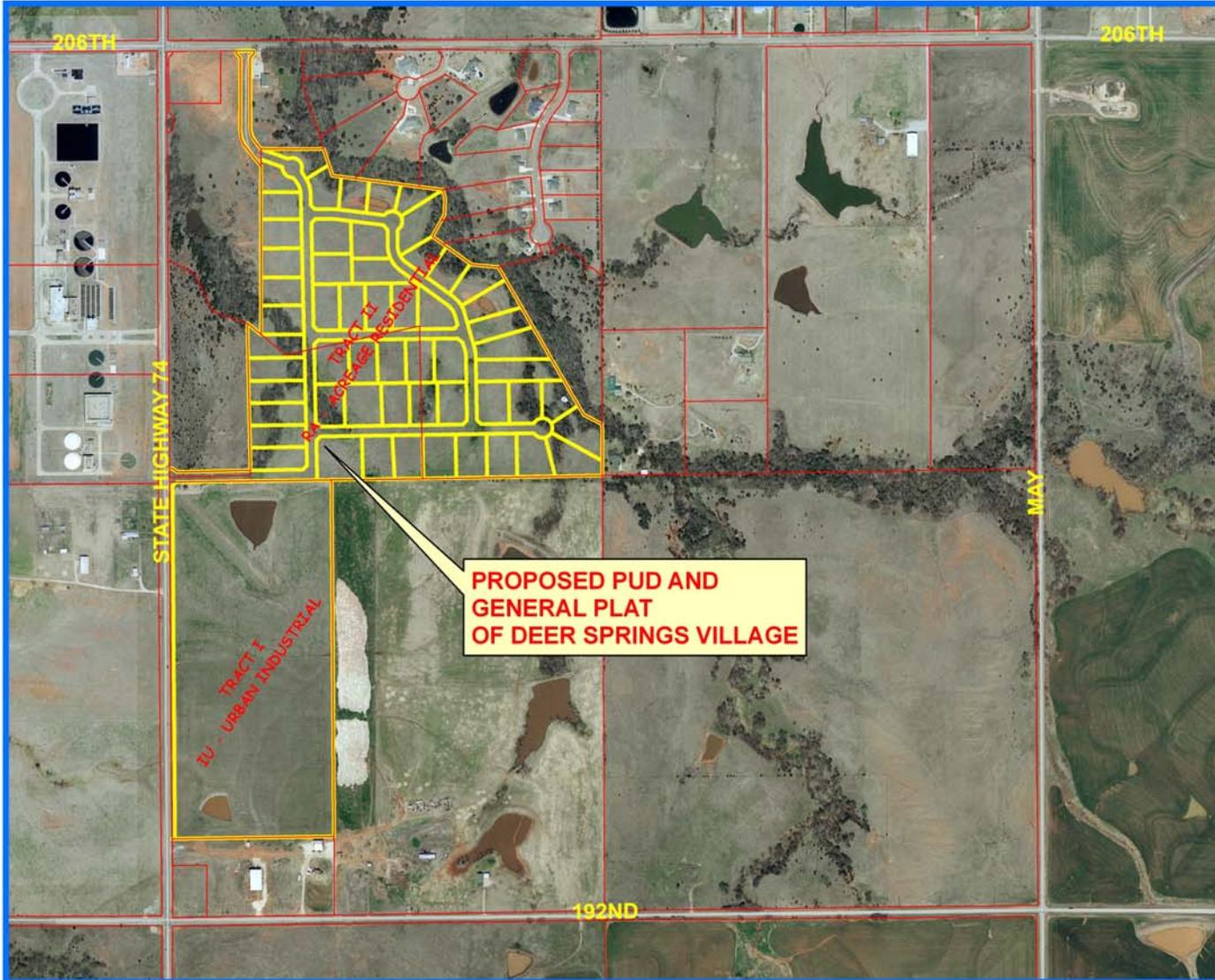


**MACARTHUR LOOKING SOUTH  
EAST**



**MACARTHUR LOOKING SOUTH  
EAST**

# OKLAHOMA COUNTY PLANNING COMMISSION



PUD - AA - AGRICULTURAL & RURAL  
TO PLANNED UNIT DEVELOPMENT  
(PUD-2005-05)  
Applicant: SWAMI REAL ESTATE LLC  
C/O COON ENGINEERING

GENERAL PLAT OF DEER SPRINGS VILLAGE  
(GP-2005-05)  
Applicant: SWAMI REAL ESTATE LLC  
C/O COON ENGINEERING



# **(GP-2005-05) DEER SPRINGS VILLAGE**

## **Site Pictures**

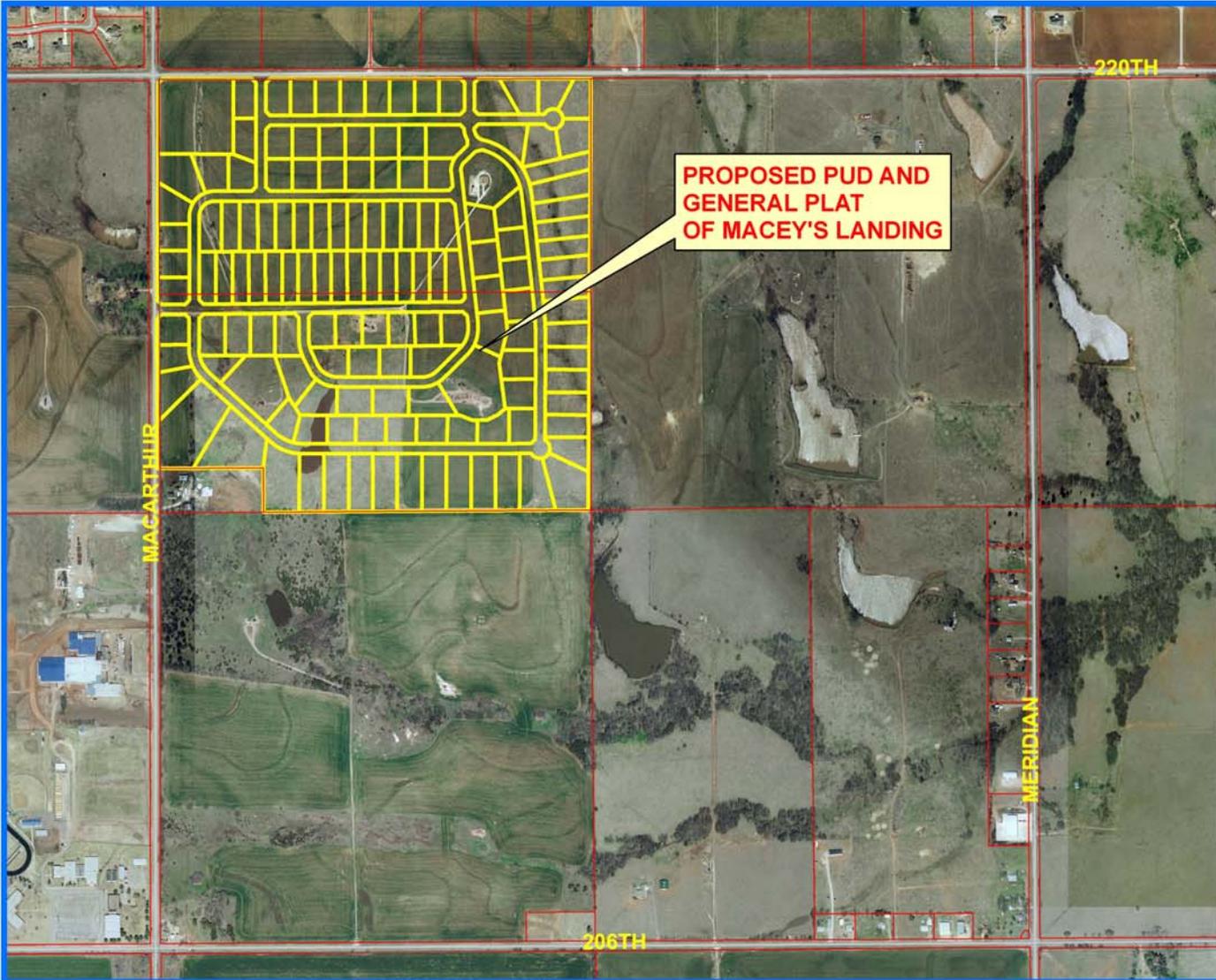


**PORTLAND LOOKING SOUTH EAST**



**PORTLAND LOOKING SOUTH**

# OKLAHOMA COUNTY PLANNING COMMISSION



PUD - AA - AGRICULTURAL & RURAL  
TO PLANNED UNIT DEVELOPMENT  
(PUD-2005-06)  
Applicant: 78 ROBINSON, LLC  
C/O COON ENGINEERING, INC.

GENERAL PLAT OF MACEY'S LANDING  
(GP-2005-06)  
Applicant: 78 ROBINSON, LLC  
C/O COON ENGINEERING, INC.



# **(GP-2005-06) MACEY'S LANDING – Site Pictures**

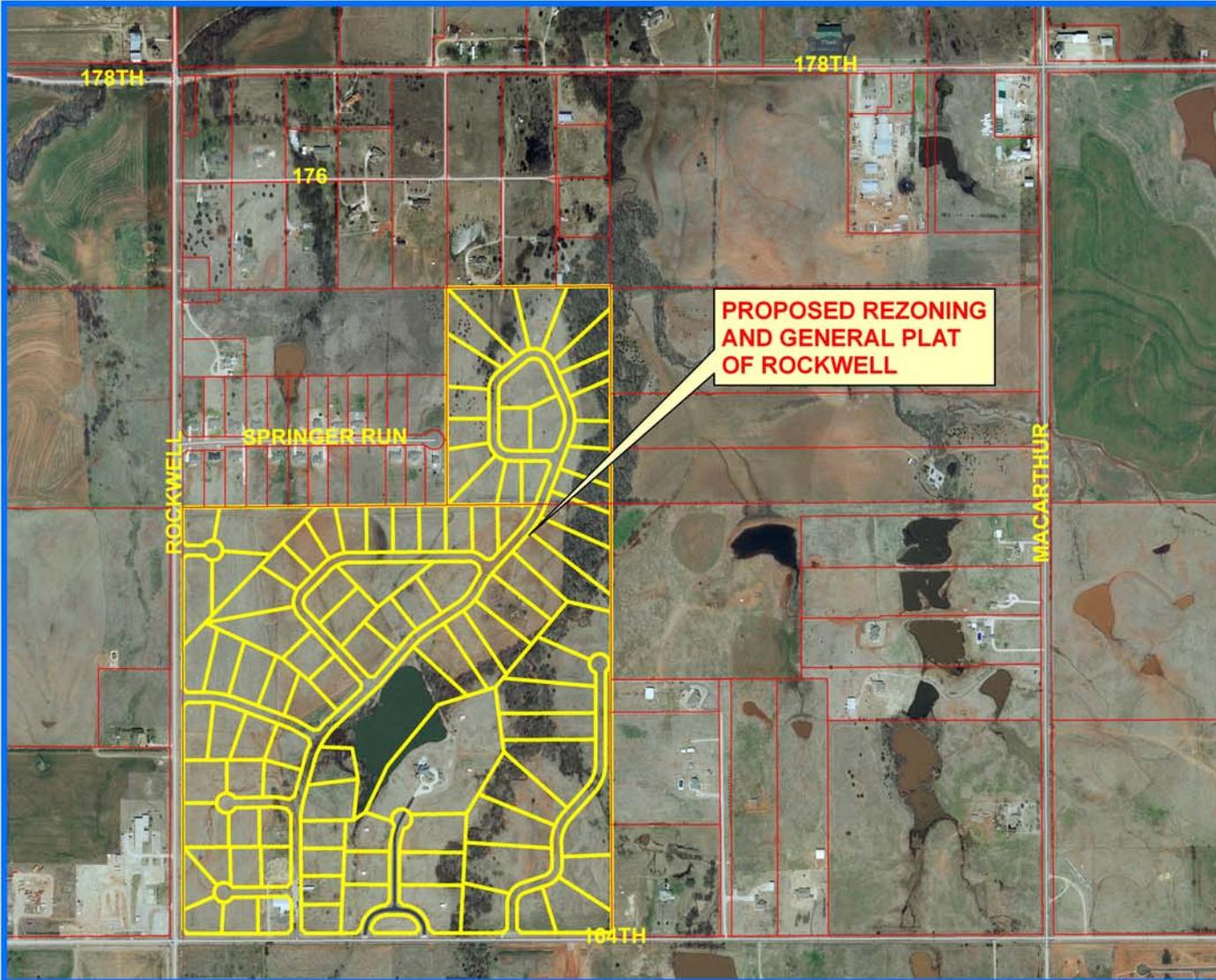


**MACARTHUR LOOKING SOUTH  
EAST**



**MIDDLE OF SITE LOOKING  
SOUTH**

# OKLAHOMA COUNTY PLANNING COMMISSION



REZONING AA - AGRICULTURAL & RURAL  
TO RA - ACREAGE RESIDENTIAL  
(Z-2005-01)  
Applicant: TIMOTHY J. SMITH  
C/O COON ENGINEERING, INC.

GENERAL PLAT OF ROCKWELL  
(GP-2005-08)  
Applicant: TIMOTHY J. SMITH  
C/O COON ENGINEERING, INC.



# **(GP-2005-08) ROCKWELL – Site Pictures**



**ROCKWELL LOOKING NORTH  
EAST**



**ROCKWELL LOOKING NORTH  
EAST**