

A G E N D A

OKLAHOMA COUNTY PLANNING COMMISSION

ROOM 103 1:30 p.m.

August 17, 2006

- 1. Notice of meeting posted August 11, 2006.**
- 2. Call to Order.**
- 3. Roll Call.**
- 4. Approval of Minutes of the Previous Meeting: (July 20, 2006)**
- 5. Annual Election of Officers: (Chair & Vice Chair)**
- 6. Re-Plat: (RE-2006-02) SILVER OAKS ESTATES, Lot 10**

Applicant: **ROSS A. VIVONA**

The applicant proposes to split lot 10 for the purpose of constructing a single family residence. The following is the new legal description of the proposed properties:

LEGAL DESCRIPTION PROPOSED LOT 10A: Being a Part of Lot 10 of SILVER OAKS ESTATES, being a recorded plat in the Northeast Quarter (NE/4) of Section 5, Township 14 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, and more particularly described by metes and bounds as follows: Beginning at the Southwest corner (SW/c) of said Lot 10; thence N 00°00'00" W for a distance of 334.75 feet to a point being the Northwest corner (NW/c) of said Lot 10; thence S 89°28'42" E along the North line of said Lot 10 for a distance of 410.00 feet; thence S 00°00'00" E for a distance of 334.75 feet; thence N 89°28'42" W for a distance of 410.00 feet to the point of beginning. Contains: 3.15 acres, more or less.

LEGAL DESCRIPTION PROPOSED LOT 10B: Being a Part of Lot 10 of SILVER OAKS ESTATES, being a recorded plat in the Northeast Quarter (NE/4) of Section 5, Township 14 North, Range 3 West of the Indian Meridian. Oklahoma County, Oklahoma, and more particularly described by metes and bounds as follows: Commencing at the Southwest corner (SW/4) of said Lot 10; thence S 89°28'42" E for a distance of 410.00 feet to the point of beginning; thence N 00°00'00" W for a distance of 334.75 feet to a point being on the North line of said Lot 10; thence S 89°28'42" E and along the North line of said Lot 10 for a distance of 250.00 feet to a point being the Northeast corner (NE/c) of said Lot 10; thence S 00°00'00" E for a distance of 314.75 feet; thence N 89°28'42" W for a distance of 100.00 feet; thence S

68°38'56" W for a distance of 53.68 feet; thence N 89°28'42" W for a distance of 100.0 feet to the point of beginning. Contains: 80.988 square feet or 1.86 acres, more or less...

Location: West side of N. Western Ave, South of Waterloo Rd. (County Highway Distr. # 3)

7. Preliminary Plat: (PP-2006-04) CUMBERLAND CROSSING, II

Applicant: **CUMBERLAND GROUP, LLC**

The applicant proposes the continuation of Cumberland Crossing subdivision, Planned Unit Development (PUD 2003-01), which will consist of 48 single family, residential lots on 34.21 acres. The addition will also have common areas and ponds as amenities. The following is the legal description of the property:

A part of the NW ¼, Sec. 8, T14N, R3W, I.M., Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the NW corner of said NW ¼; THENCE S00°00'00"E along the West line of said NW ¼ a distance of 1486.37 ft.; THENCE S89°21'39"E a distance of 1,194.48 ft. to the POINT OR PLACE OF BEGINNING; THENCE Continuing S89°21'39"E a distance of 1,429.41 ft.; THENCE S00°00'11"W along the East line of said NW ¼ a distance of 1,158.31 ft.; THENCE N89°21'39"W along the South line of said NW ¼ a distance of 1,074.17 ft.; THENCE N00°00'00"W a distance of 20.00 ft.; THENCE N40°40'53"W a distance of 224.08 ft.; THENCE N05°16'00"W a distance of 217.73 ft.; THENCE N13°41'01"W a distance of 500.70 ft.; THENCE S82°12'58"E a distance of 3.10 ft.; THENCE N07°47'02"E a distance of 50.00 ft.; THENCE N82°12'58"W a distance of 81.25 ft.; THENCE N00°00'00"W a distance of 208.88 ft. to the POINT OR PLACE OF BEGINNING, containing 34.21 acres more or less.

(Location: N of 234th St. on E side of Pennsylvania – County Highway. District #3)

8. General Plat: (GP-2006-05) VAQUERO FARMS

Applicant: **VAQUERO DEVELOPMENT, LLC**

The applicant proposes developing a single-family, residential subdivision with approximately 15 lots on 47.5635 acres. The following is the legal description of the property:

A Part of the NW ¼ Section 4, T14N, R3W, I.M., Oklahoma County Oklahoma and being more particularly described as follows: COMMENCING at the NE Corner of said NW ¼; THENCE S 89°58'38" W along the north line of said NW ¼ for a distance of 709.92 ft. to THE POINT OR PLACE OF BEGINNING; THENCE S 00°58'30" W for a distance of 282.22 ft.; THENCE S 05°39'45" E for a distance of 54.30 ft.; THENCE S 16°28'08" E for a distance of 430.95 ft.; THENCE S 03°57'24" E for a distance of 89.45 ft.; THENCE S 02°31'31" W for a distance of 365.17 ft.; THENCE S 07°12'44" E for a distance of 50.89 ft.; THENCE S 19°42'26" E for a distance of 48.61 ft.; THENCE S 30°27'00" E for a distance of 40.37 ft.; THENCE S 39°48'09" E for a distance of 277.69 ft.; THENCE S 22°24'57" W for a distance of 101.67 ft.; THENCE S 12°32'32" E for a distance of 142.06 ft.; THENCE N 79°23'54" E for a distance of 140.37 ft.; THENCE N 28°14'26" E for a distance of 34.83 ft.; THENCE N 89°51'44" E for a distance of 230.15 ft. to a point on the East Line of said NW ¼; THENCE S 00°01'09" E along said East Line for a distance of

937.26 ft. to the SE Corner of said NW ¼; THENCE S 88°14'57" W along the South Line of said NW ¼ for a distance of 1564.20 ft.; THENCE N 46°02'02" E for a distance of 317.17 ft.; THENCE N 18°24'07" E for a distance of 302.05 ft.; THENCE N 00°00'00" E for a distance of 298.10 ft.; THENCE N 15°29'44" W for a distance of 193.33 ft.; THENCE N 45°50'34" W for a distance of 157.67 ft.; THENCE N 18°06'30" E for a distance of 120.65 ft.; THENCE N 04°18'05" E for a distance of 120.90 ft.; THENCE N 20°39'49" E for a distance of 102.76 ft.; THENCE N 04°50'57" E for a distance of 104.66 ft.; THENCE N 45°28'04" E for a distance of 135.21 ft.; THENCE N 23°14'12" E for a distance of 150.10 ft.; THENCE N 14°29'12" E for a distance of 251.50 ft.; THENCE N 89°08'15" E for a distance of 352.53 ft.; THENCE N 07°39'35" W for a distance of 696.48 ft. to a point on the North Line of said NW ¼; THENCE N 89°58'38" E along said North Line for a distance of 123.95 ft. TO THE POINT OR PLACE OF BEGINNING. Said described tract contains 47.5635 Acres.

Location: S. of Waterloo & E. of Western – County Highway District #3

9. **Zoning: From: AA-Agricultural and Rural Residential District
To: Planned Unit Development (PUD-2006-02)**

Application of: **A.S. DAHR, M.D.**
% COON ENGINEERING

The applicant proposes developing a single-family, residential subdivision with approximately 215 lots on 166 acres and 10 acres of commercial, for a total of 176 acres. The PUD would include common areas and a pond as 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 178th and MacArthur Blvd. (County Highway. District #3)

10. **General Plat: (GP-2006-06) DEER CREEK HEIGHTS**

Application of: **A.S. DAHR, M.D.**
% COON ENGINEERING

The applicant proposes developing a single-family, residential subdivision with approximately 215 lots on 166 acres and 10 acres of commercial, for a total of 176 acres. The subdivision would include common areas and a pond as 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 178th and MacArthur Blvd. (County Highway. District #3)**

- 11. McNayrPaque Master Plan Progress Report**
- 12. May 2004 Fee Fund Report.**
- 13. Other Business.**
- 14. Adjournment.**



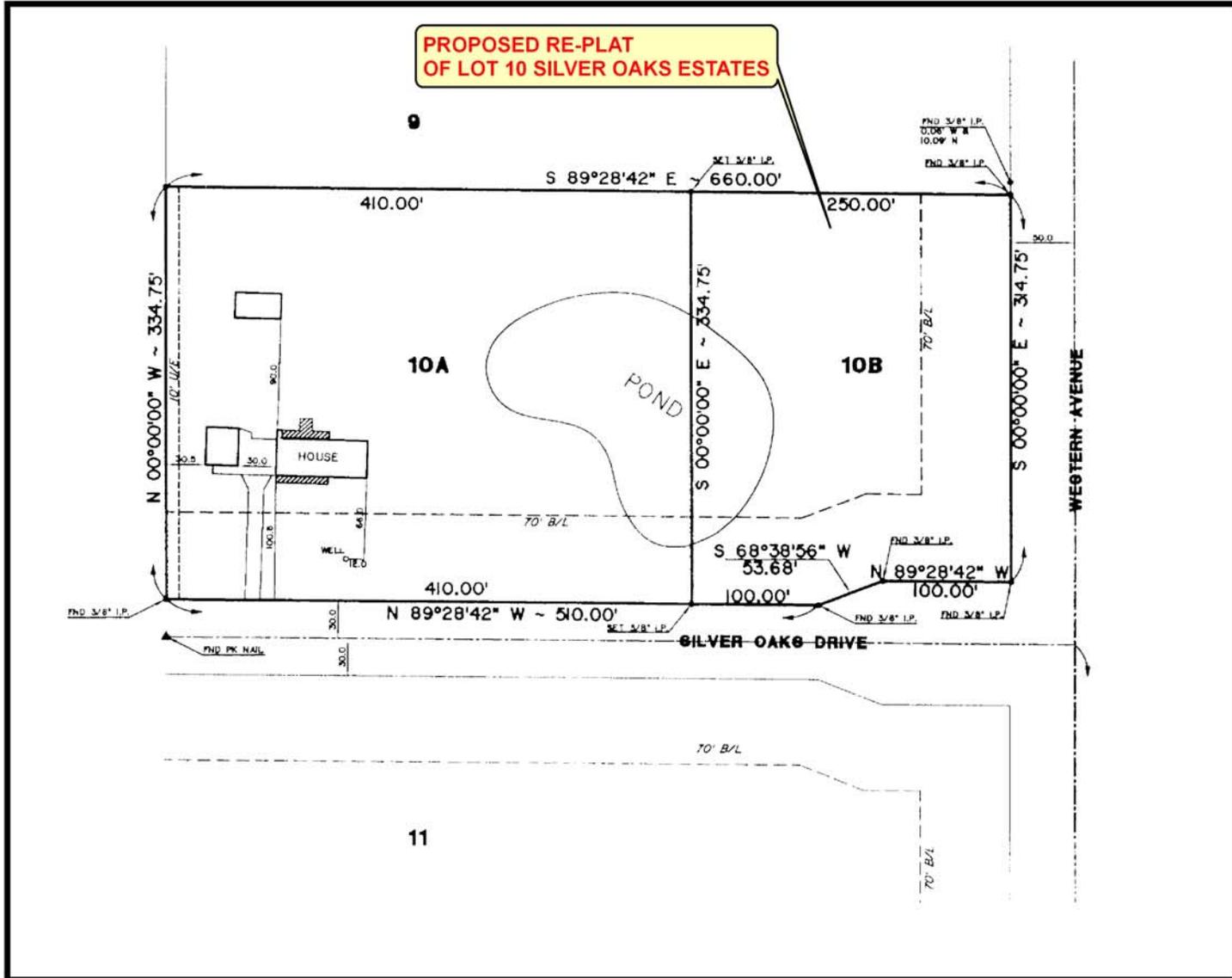
OKLAHOMA COUNTY PLANNING COMMISSION

Planning Commission Meeting

August 17, 2006

OKLAHOMA COUNTY PLANNING COMMISSION

RE-PLAT OF LOT 10, SILVER OAKS ESTATES
(RE-2006-02)
FOR THE PURPOSE OF
CONSTRUCTING A SINGLE FAMILY RESIDENCE
APPLICANT: ROSS VIVONA, Jr.



OKLAHOMA COUNTY PLANNING COMMISSION

PRELIMINARY PLAT - (PP-2006-04)
CUMBERLAND CROSSING II
Applicant: CUMBERLAND GROUP LLC.



OKLAHOMA COUNTY PLANNING DEPARTMENT

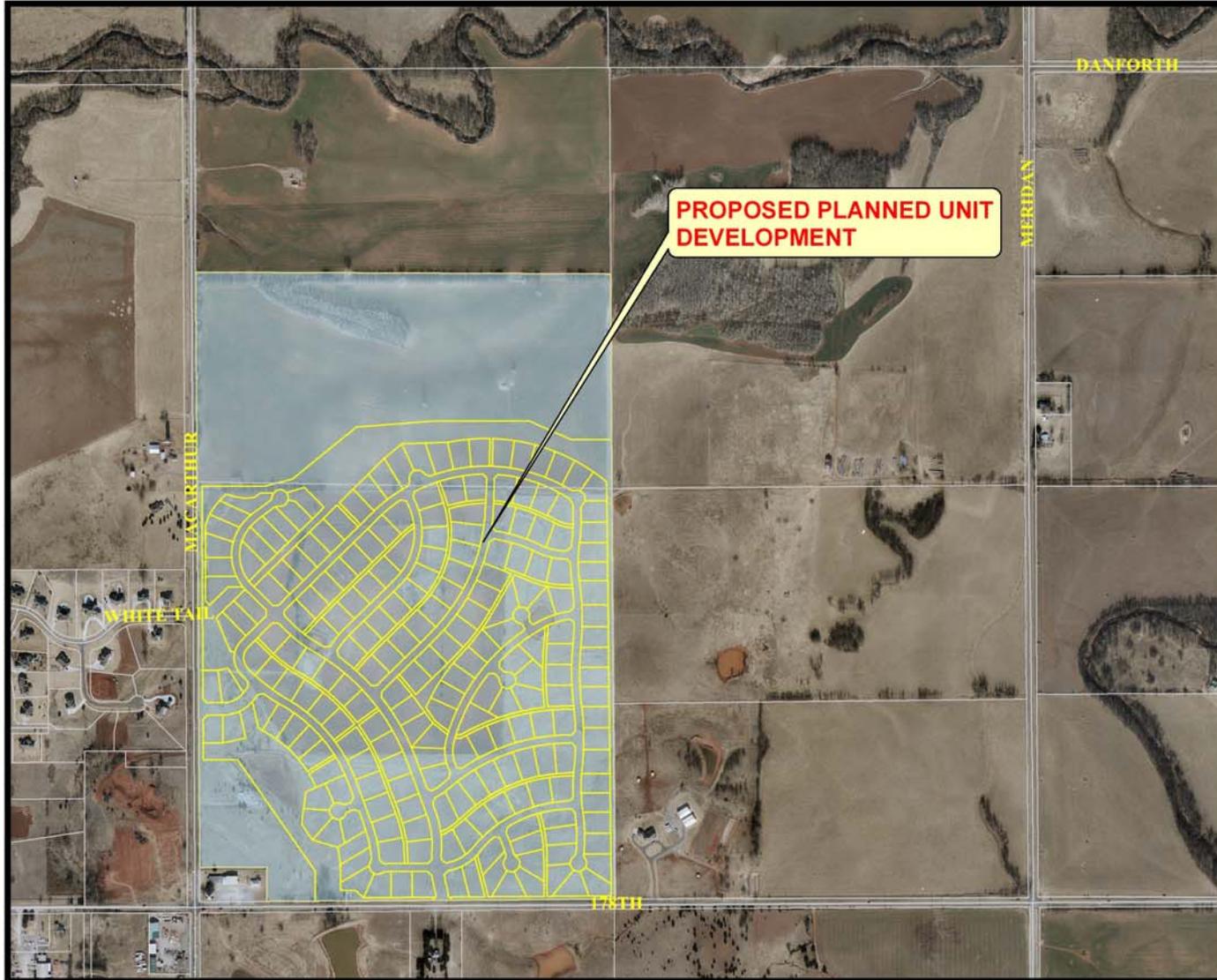
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GENERAL PLAT OF
VAQUERO FARMS
(GP-2006-05)
APPLICANT: VAQUERO DEVELOPMENT, LLC.



OKLAHOMA COUNTY PLANNING COMMISSION

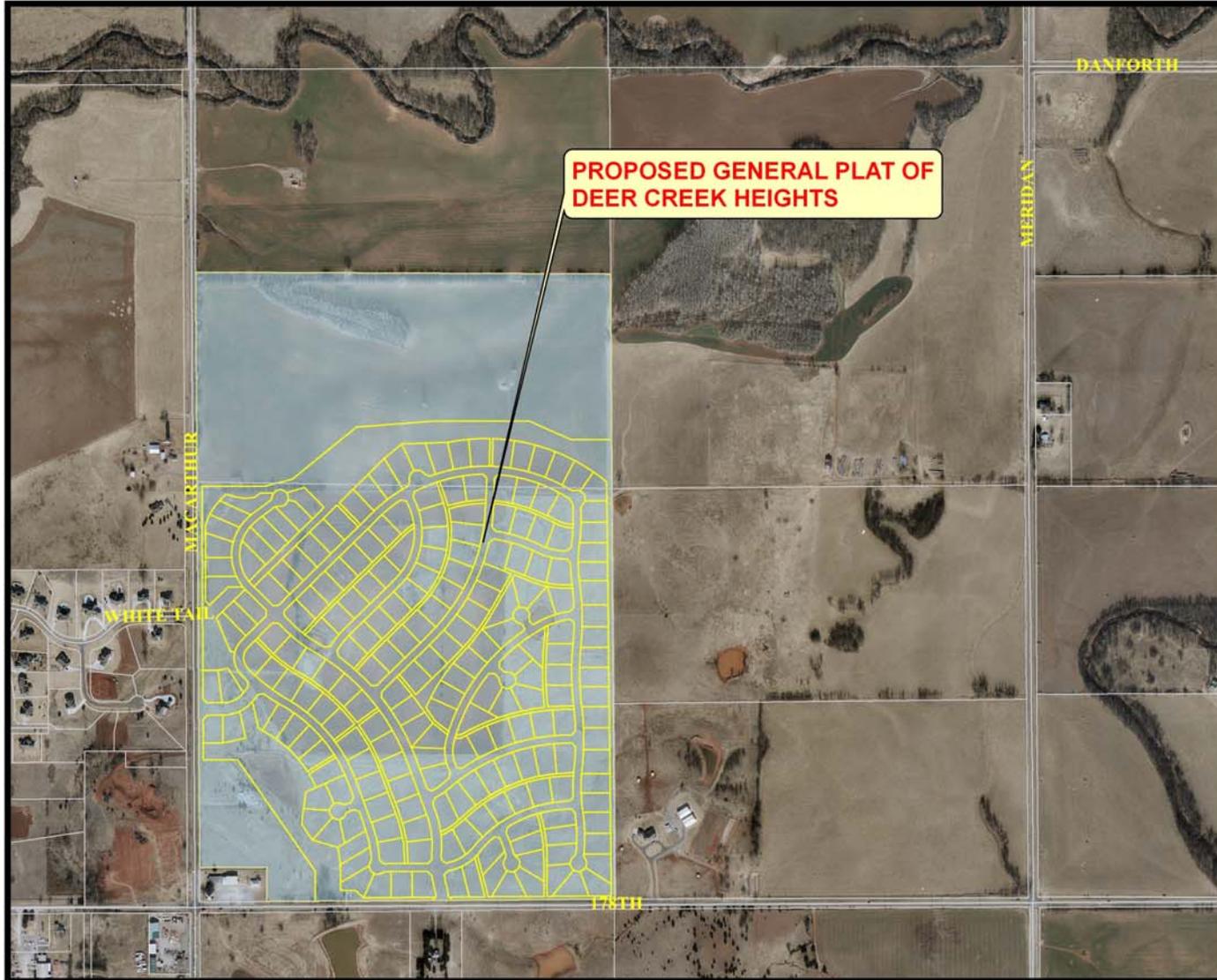
OKLAHOMA COUNTY PLANNING COMMISSION



REZONING FROM AA AGRICULTURAL & RURAL
RESIDENTIAL TO PUD - PLANNED
UNIT DEVELOPMENT
(PUD-2006-02)
Applicant: A.S. DAHR / C.O COON ENGINEERING



OKLAHOMA COUNTY PLANNING COMMISSION



**GENERAL PLAT OF
DEER CREEK HEIGHTS
(GP-2006-06)
Applicant: A.S. DAHR / C.O COON ENGINEERING**

