

C O R R E C T E D A G E N D A

OKLAHOMA COUNTY PLANNING COMMISSION

ROOM 103 1:30 p.m.

January 19, 2006

1. Notice of meeting posted January 13, 2006.
2. Call to Order.
3. Roll Call.
4. Approval of Minutes of the Previous Meeting: (December 15, 2005)
5. **Deferred Item: Final Plat (FP-2005-04) SCISSORTAIL LANDING 3RD ADDITION**

Application of: **SHAZ INVESTMENT GROUP, INC.**

The applicant proposes to develop the third phase of a single-family, residential subdivision with several amenities such as common areas, pond, and walking trail. This phase consist of approximately 51 homes on 15.02 acres. Deer Creek Water Corporation will provide water and Oklahoma City will provide sanitary sewer. The following is the legal description of the property:

A part or parcel of land located in the Southeast Quarter (SE/4), Section 18, Township 14 North (T-14-N), Range 3 West (R-3-W), of the Indian Meridian, Oklahoma County, Oklahoma and more particularly described as follows:

Commencing at the Northeast corner of said Southeast Quarter, Thence South 00°00'00" West along the East line of said Southeast Quarter (SE/4) a distance of 1,012.25 feet to the Point or Place of Beginning, Thence continuing South along the East line of said Southeast Quarter (SE/4) a distance of 295.00 feet; Thence North 89°52'05" West a distance of 1,019.27 feet; Thence North 00°07'55" East a distance of 130.0 feet; Thence North 89°52'05" West a distance of 119.47 feet to a Point on a Curve to the right in a Northwesterly direction having a radius of 125.00 feet with an arc distance of 91.81 feet; said Curve being subtended by a Chord bearing of North 68°49'39" West and a Chord distance of 89.76 feet; Thence North 89°32'03" West a distance of 29.21 feet to Point on Curve to the left in a Southwesterly direction having a radius of 275.00 feet with an arc distance of 8.79 feet; said Curve being subtended by a Chord Bearing of South 61°38'05" West and a Chord distance of 8.79 feet; Thence North 27°26'57" West a distance of 50.00 feet to a Point of a Curve to the Left in a Northeasterly direction having a radius of 225.00 feet with an arc distance of 37.29 feet; said Curve being subtended by a Chord Bearing of North 57°48'09" East and a Chord distance of 37.25 feet; Thence North 29°28'58" West a distance of 130.64 feet; Thence North 20°24'07" West a distance of 234.25 feet;

Thence North 31°08'55" West a distance of 31.73 feet to a Point on the East line of Scissortail Landing 2nd Addition; Thence North 69°35'53" East along the East line of said Scissortail Landing 2nd Addition a distance of 115.92 feet; Thence South 20°24'07" East a distance of 15.72 feet; Thence North 69°35'53" East a distance of 160.00 feet; Thence South 20°24'07" East a distance of 211.72 feet; Thence South 36°56'45" East a distance of 45.46 feet; Thence North 61°14'08" East a distance of 102.18 feet to a Point on a Curve to the left in a Northwesterly direction having a radius of 380.00 feet with an arc distance of 13.52 feet; said Curve being subtended by a Chord Bearing of North 27°44'44" West and Chord distance of 13.52 feet; Thence North 63°16'25" East a distance of 60.00 feet to a Point on a Curve to the Left in a Northwesterly direction having a radius of 320.00 feet with an arc distance of 35.32 feet; said Curve being subtended by a Chord Bearing of North 23°33'51" West and a Chord distance of 35.30 feet; Thence North 20°24'07" West a distance of 49.75 feet; Thence North 24°35'53" East a distance of 35.36 feet; Thence North 69°35'53" East a distance of 56.84 feet; Thence North 20°24'07" West a distance of 50.00 feet; Thence North 24°24'11" West a distance of 135.41 feet; Thence North 50°09'20" East along the South line of Scissortail Landing 1st Addition a distance of 194.95 feet; Thence North 60°40'12" East a distance of 107.38 feet; Thence South 90°00'00" East a distance of 48.98 feet; Thence South 11°47'09" East a distance of 116.14 feet to a point on a Curve to the Right in a Southwesterly direction having a radius of 175.00 feet with an arc distance of 3.54 feet; said Curve being subtended by a Chord Bearing of South 77°38'07" West and a Chord distance of 3.54 feet; Thence South 00°00'00" East a distance of 384.08 feet; Thence South 16°18'47" East a distance of 50.00 feet; Thence South 74°41'13" West a distance of 56.90 feet; Thence South 55°49'40" East a distance of 172.72 feet; Thence South 71°56'21" East a distance of 73.30 feet; Thence North 90°00'00" East a distance of 97.99 feet; Thence South 00°00'00" East a distance of 14.81 feet; Thence North 90°00'00" East a distance of 160.00 feet; Thence South 00°00'00" East a distance of 10.19 feet; Thence North 90°00'00" East a distance of 205.00 feet to the Point or Place of Beginning. Containing 15.0266 acres, more or less.

Location: ¼ mile North of NW 206th (Covell Rd.) West side of North Penn. Ave
(County Highway District #3)

6. Final Plat: (FP-2006-01) SCISSORTAIL LANDING, 4TH ADDITION

Application of: **SHAZ INVESTMENT GROUP, INC.**

The applicant proposes to develop the fourth phase of a single-family, residential subdivision with several amenities such as common areas, pond, and walking trail. This phase consist of approximately 55 homes on 20.453 acres. The following is the legal description of the property:

A tract or parcel of land lying in the Southeast Quarter (SE/4), Section Eighteen (18), Township Fourteen North (T-14-N), Range Three West (R-3-W), of the Indian Meridian, Oklahoma County, Oklahoma and said being more particularly described as follows:

COMMENCING at the Northeast (NE) corner of said Southeast Quarter (SE/4); THENCE South 00°00'00" East along the East line of said Southeast Quarter (SE/4), a distance of 320.00 feet to the Point of Beginning; THENCE from said Point of Beginning South 00°00'00" East continuing southerly along said line, a distance of 692.25 feet; THENCE North 90°00'00" West, a distance of 205.00 feet; THENCE North 00°00'00" East, a distance of 10.19 feet; THENCE North 90°00'00" West, a distance of 160.00 feet; THENCE North 00°00'00" East, a distance of 14.81 feet;

THENCE North 90°00'00" West, a distance of 97.99 feet; THENCE North 71°56'21" West, a distance of 73.30 feet; THENCE North 55°49'20" West, a distance of 172.72 feet; THENCE North 73°41'13" East, a distance of 56.90 feet; THENCE North 16°18'47" West, a distance of 50.00 feet; THENCE North 00°00'00" East, a distance of 384.08 feet; THENCE along a curve to the right in a Easterly direction with a radius of 175.00 feet an arc distance of 3.54 feet; said arc being subtended by a chord bearing North 77°38'07" East and chord of distance of 3.54 feet; THENCE North 11°47'09" West, a distance of 116.14 feet; THENCE North 90°00'00" East, a distance of 240.27 feet; THENCE South 82°52'30" East, a distance of 120.93 feet; THENCE North 90°00'00" East, a distance of 295.00 feet to the Point or Place of Beginning. Containing 430,117.93 square feet or 9.874 acres, more or less.

And

COMMENCING at the Northeast (NE) corner of said Southeast Quarter (SE/4); THENCE South 00°00'00" East, a distance of 1,307.25 feet; THENCE North 89°52'05" West, a distance of 1,019.27 feet to the Point of Beginning; THENCE from said Point of Beginning North 89°52'05" West continuing westerly along said line, a distance of 959.49 feet; THENCE North 00°02'31" East, a distance of 429.29 feet; THENCE South 89°57'29" East, a distance of 20.00 feet; THENCE North 66°39'36" East, a distance of 120.96 feet; THENCE North 00°07'55" East, a distance of 183.80 feet; THENCE North 37°53'19" East, a distance of 129.02 feet; THENCE South 82°22'47" East, a distance of 117.33 feet; THENCE South 82°11'18" East, a distance of 16.74 feet; THENCE South 57°53'33" East, a distance of 237.57 feet; THENCE South 31°08'55" East, a distance of 72.00 feet; THENCE South 20°24'07" East, a distance of 234.25 feet; THENCE South 29°28'58" East, a distance of 130.64 feet; THENCE along a curve to the right in a Southwesterly direction with a radius of 225.00 feet an arc distance of 37.29 feet; said arc being subtended by a chord bearing South 57°48'09" West and chord distance of 37.25 feet; THENCE South 27°26'57" East, a distance of 50.00 feet; THENCE along a curve to the left in a Northeasterly direction with a radius of 275.00 an arc distance of 8.79 feet: said arc being subtended by a chord bearing North 61°38'05" East and chord distance of 8.79 feet; THENCE South 83°32'03" East, a distance of 29.21 feet; THENCE along a curve to the left in a Southeasterly direction with a radius of 125.00 feet an arc distance of 91.81 feet; said arc being subtended by a chord distance of 89.76 feet; THENCE South 89°52'05" East, a distance of 119.47 feet; THENCE South 00°07'55" West, a distance of 130.00 feet to the Point or Place of Beginning. Containing 460,824.08 square feet or 10.579 acres, more or less. Combine total of 890,942.01 square feet or 20.453 acres, more or less.

Location: ¼ mile North of NW 206th (Covell Rd.) West side of North Penn. Ave
(County Highway District #3)

7. Zoning: (PUD-2006-01) From: Special Use Permit (Mobile Home Park & CL-Limited Commercial District)

To: Planned Unit Development (PUD-2006-01)

Application of: **HOMESTEAD COMMUNITY DEVELOPMENT, LLC.**

The applicant proposes to develop a combined 9.04 acre single-family residential subdivision with an adjacent 5.45 acre commercial tract. . The following is the legal description of the property:

A part of the Northwest quarter (NW/4) of Section Fourteen (14), Township Eleven (11) North, Range One (1) East, Oklahoma County, Oklahoma, being more particularly described as follows: Being the North 1318 feet of the West Half (W/2) of the East Half (E/2) of the Northwest Quarter (NW/4), except for the East 30 feet for road purposes.

Location: SE 29th St. & Dobbs Road
(County Highway District #2)

8. **Zoning: (Z-2006-01) From: AA-Agricultural & Rural Residential District**

To: RA-Acreage Residential District

Application of:

**GREGG DAVIDSON a.k.a.
TIMELESS CUSTOM HOMES, LLC.**

The applicant proposes developing a single-family, residential subdivision with County maintained roads. Minimum lot size would be one (1) acre or greater, on 39.99 acres, more or less. The following is the legal description of the property:

**The Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of Section Five (5), Township Eleven (11) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma, According to the Government Survey Thereof, Containing 39.99 Acres, More or Less. Location: SE 15th St. & Triple XXX Rd.
(County Highway. District #2)**

9. **General Plat: (GP-2006-01) PINE MEADOWS**

Application of:

**GREGG DAVIDSON a.k.a.
TIMELESS CUSTOM HOMES, LLC.**

The applicant proposes developing a single-family, residential subdivision with County maintained roads. Minimum lot size would be one (1) acre or greater, on 39.99 acres, more or less. The following is the legal description of the property:

**The Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of Section Five (5), Township Eleven (11) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma, According to the Government Survey Thereof, Containing 39.99 Acres, More or Less. Location: SE 15th St. & Triple XXX Rd.
(County Highway. District #2)**

10. **December 2005 Fee Fund Report:**

11. **Other Business**

12. **Adjournment.**

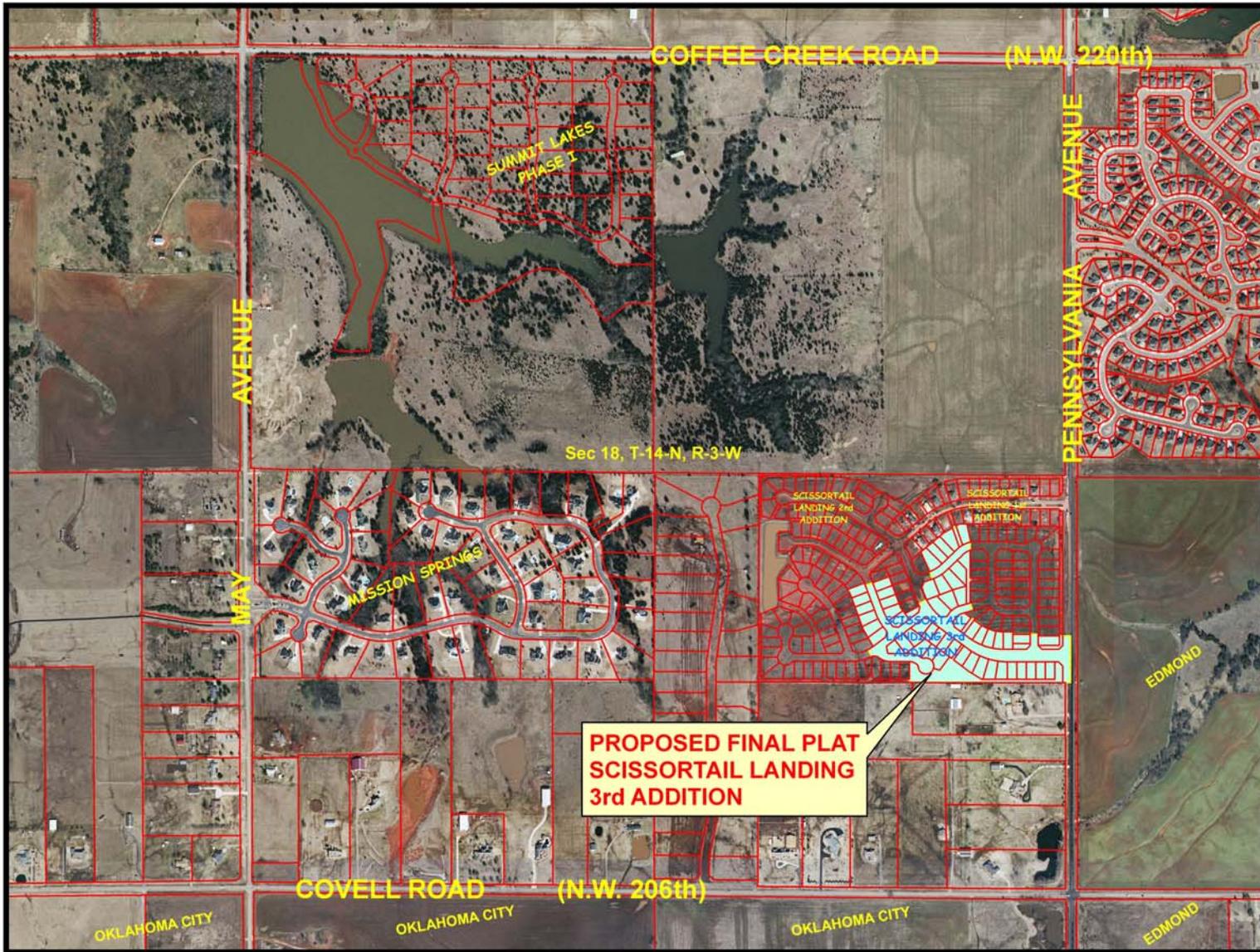


OKLAHOMA COUNTY PLANNING COMMISSION

Planning Commission Meeting

January 19, 2006

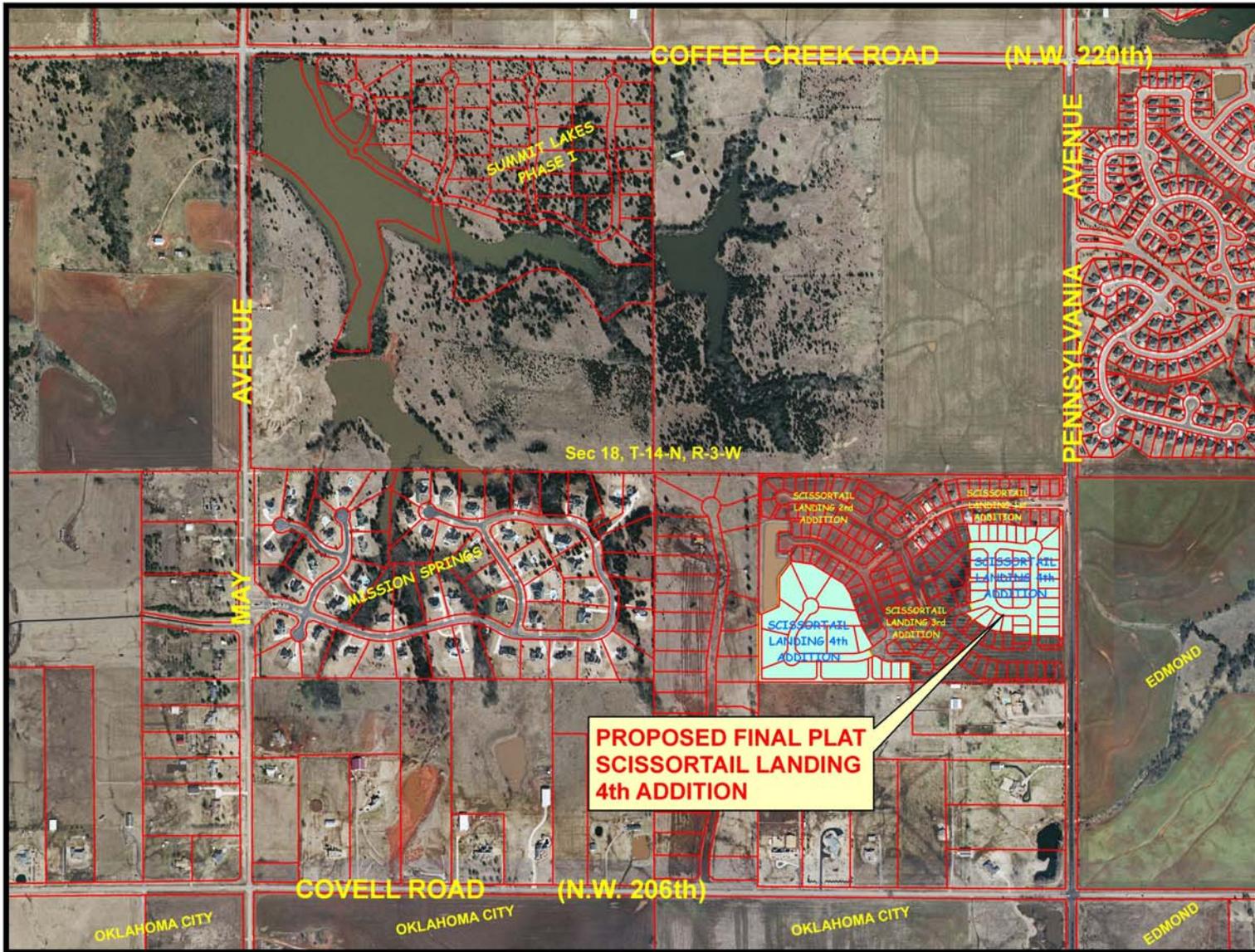
OKLAHOMA COUNTY PLANNING COMMISSION



FINAL PLAT (FP-2005-04)
SCISSORTAIL LANDING 3rd ADDITION
Applicant: SHAZ INVESTMENT, INC.



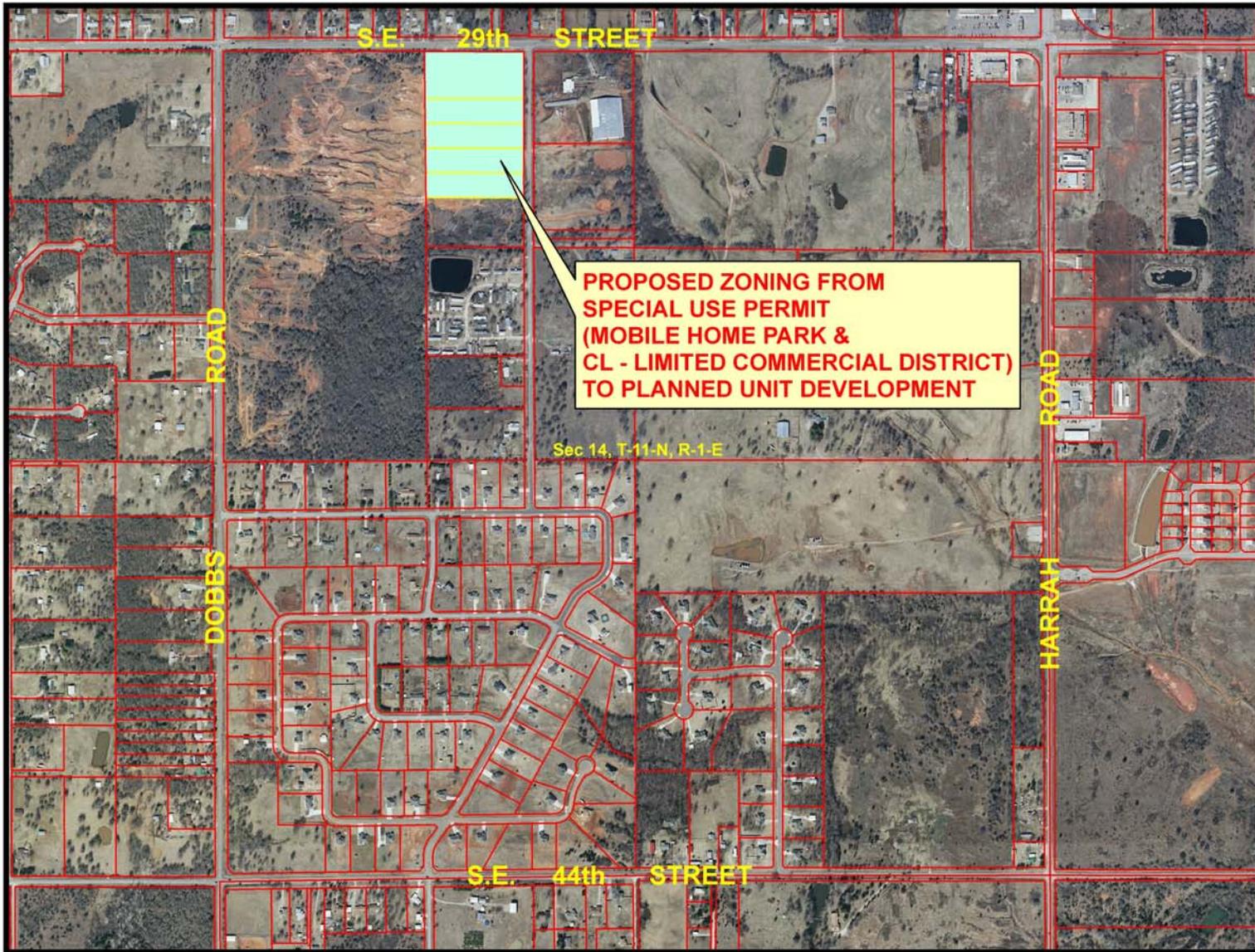
OKLAHOMA COUNTY PLANNING COMMISSION



FINAL PLAT (FP-2006-01)
SCISSORTAIL LANDING 4th ADDITION
Applicant: SHAZ INVESTMENT, INC.



OKLAHOMA COUNTY PLANNING COMMISSION



ZONING CHANGE FROM
SPECIAL USE PERMIT
(MOBILE HOME PARK
& CL - LIMITED COMMERCIAL DISTRICT
TO PUD (PUD-2006-01)
Applicant: HOMESTEAD COMMUNITY
DEVELOPMENT, LLC.



(PUD-2006-01) – Site Pictures



**GRANDAUGHTER LANE
LOOKING NORTHWEST**

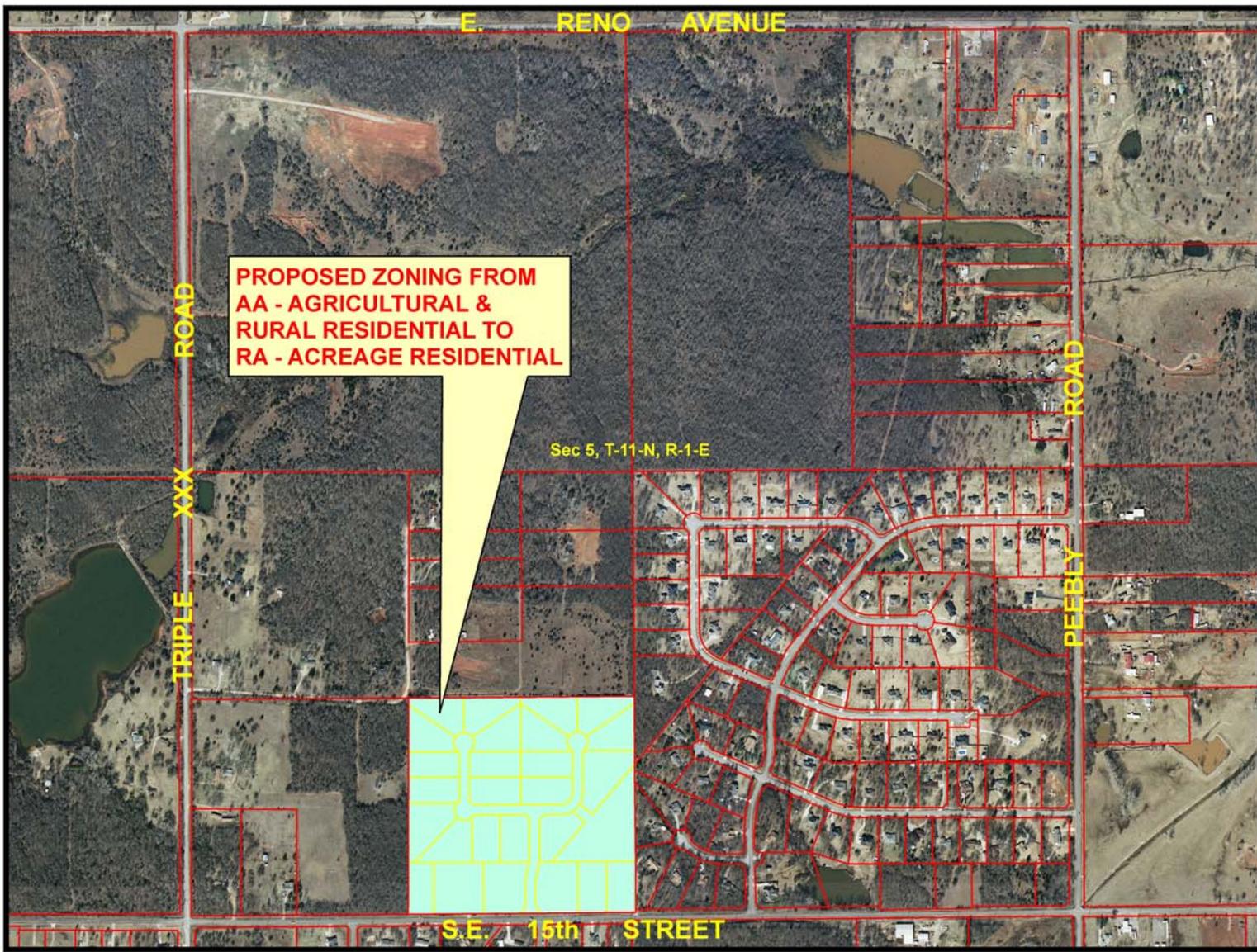


**ON GRANDAUGHTER LANE
LOOKING NORTH**



**GRANDAUGHTER LANE LOOKING
SOUTHWEST**

OKLAHOMA COUNTY PLANNING COMMISSION



ZONING CHANGE FROM
AA - AGRICULTURAL & RURAL RESIDENTIAL
DISTRICT TO
RA - ACREAGE RESIDENTIAL DISTRICT
(Z-2006-01)
Applicant: GREGG DAVIDSON a.k.a.
TIMELESS CUSTOM HOMES, LLC.



(Z-2006-01) – Site Pictures



**S.E. 15th STREET LOOKING
NORTHWEST**

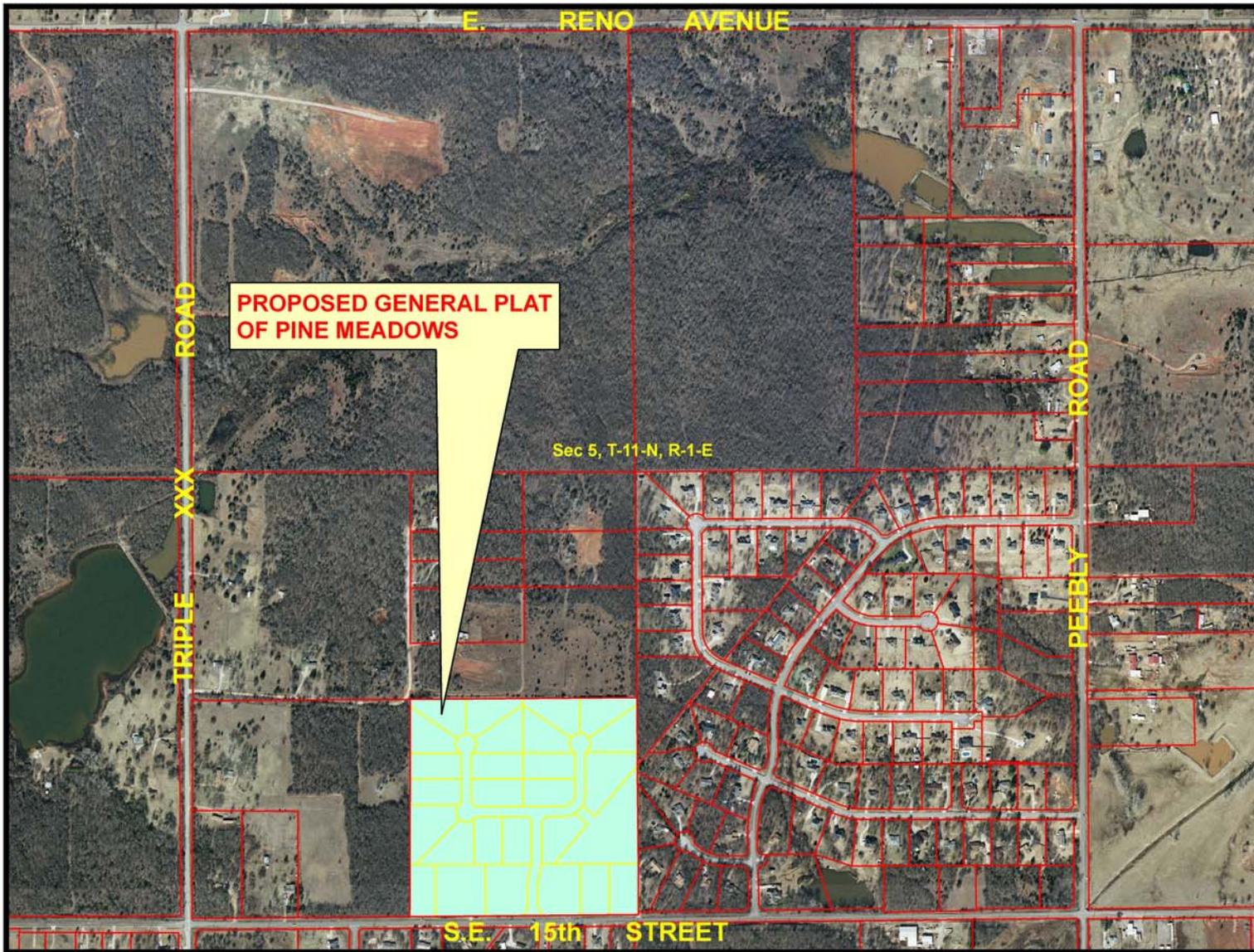


**S.E. 15th STREET LOOKING
NORTHEAST**



S.E. 15th STREET LOOKING WEST

OKLAHOMA COUNTY PLANNING COMMISSION



GENERAL PLAT OF PINE MEADOWS
(GP-2006-01)
Applicant: GREGG DAVIDSON a.k.a.
TIMELESS CUSTOM HOMES, LLC.

