

A G E N D A

OKLAHOMA COUNTY PLANNING COMMISSION

ROOM 103 1:30 p.m.

May 18, 2006

1. Notice of meeting posted May 12, 2006.
2. Call to Order.
3. Roll Call.
4. Approval of Minutes of the Previous Meeting: (April 20, 2006)
5. Zoning: (SP-2006-01) From: AA-Agricultural and Rural Residential District

To: Special Use Permit – Industrial District

Applicant: **TED WHITNAH**

The applicant proposes expanding an existing boat storage facility to include boat/RV/personal storage, on eight (8) acres. The following is the legal description of the property:

A Tract of land located in the South Half of the South Half of the Southwest Quarter of the Northwest Quarter (S//2,S/2,SW/4,NW/4) of Section Four (4), Township Fourteen (14) North, Range Two (2) West of the Indian meridian, Oklahoma County, Oklahoma being more particularly described as follows: Beginning at the Southwest corner of the said NW/4; Thence N89°27'47"E a distance of 1320.52 feet; Thence N00°26'14"E a distance of 333.19 feet; Thence S89°27'54"W a distance of 1069.59 feet; Thence S00°03'32"E a distance of 213.33 feet; Thence N89°27'47"E a distance of 98.42 feet; Thence S00°03'32"E a distance of 69.86 feet; Thence S89°27'47W a distance of 352.24 feet to point on the West line of said NW/4; Thence S00°03'32"E a distance of 50.00 feet to the point of beginning.

(Sooner Rd. & Waterloo- County Hwy. Dist. #3)

6. **General Plat: (GP-2006-04) GRANDAUGHTER ACRES**

Applicant: **HOMESTEAD COMMUNITY DEVELOPMENT, LLC**

The applicant proposes developing a Planned Unit Development to include single-family, residential and commercial uses. Minimum lot sizes would be two (2) acres or greater for residential use; commercial use 5.45 acres, on 14.5122 acres, more or less. The following is the legal description of the property:

A tract or parcel of land located in the Northwest Quarter (NW/4) of Section 14, Township 11 North, Range 1 East, of the Indian Meridian in Oklahoma County,

Oklahoma and more particularly described as follows: COMMENCING at the Northwest Corner of the Northwest Quarter (NW/4) of Section 14, Thence South 89° 44'32" East along the North line of said Northwest Quarter (NW/4) a distance of 1315.60 feet to the point of beginning, Thence continuing South 89° 44'32" East along said North line of the Northwest Quarter (NW/4) a distance of 627.80 feet; Thence South 00° 02'54" West a distance of 1,318.00 feet; Thence South 89° 44'33" East a distance of 628.64 feet; Thence North 00° 05'46" East a distance of 1,318.00 feet to the Point or Place of Beginning. Containing 14.5122 acres, more or less.
(SE 29th & Dobbs Rd. – County Hwy. Dist. #2)

7. Preliminary Plat: (PP-2006-02) ESTATES I @ COUNTRY ROADS

Applicant: OKLAHOMA COUNTRY ROADS, LLC

The applicant proposes developing a single-family, residential subdivision with a total of 77 lots on 43.56 acres. The following is the legal description of the property:

A tract of located at the NE¼, Section 19, T14N, R3W, I.M., Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING At the NE corner of said NE¼; THENCE N89°23'23"W along the North line of said NE¼ a distance 535.00 ft. to the POINT OR PLACE OF BEGINNING; THENCE Continuing N89°23'23"W along the North line of said NE¼ a distance of 2104.41 ft. to the NW corner of said NE¼; THENCE S00°13'08"E along the West line of said NE¼ a distance of 957.26 ft.; THENCE S89°23'23"E a distance of 185.36 ft.; THENCE S11°16'20"W a distance of 40.42 ft.; THENCE S42°29'25"E a distance of 50.00 ft.; THENCE On a non-tangent curve being to the right having a radius of 122.90 ft. for an arc length of 35.62 ft. (the chord of said curve bears N55°48'44"E a distance of 35.49 ft.); THENCE N64°06'54"E a distance of 75.84 ft. to a point of curve; THENCE On a curve to the left having a radius of 267.37 ft. for an arc length of 25.34 ft. (the chord of said curve bears N61°24'01"E a distance of 25.33 ft.); THENCE S81°52'39"E a distance of 38.64 ft.; THENCE S42°02'20"E a distance of 21.76 ft.; THENCE N47°57'40"E a distance of 50.00 ft.; THENCE S89°23'23"E a distance of 159.73 ft.; THENCE S44°17'24"E a distance of 112.63 ft.; THENCE On a non-tangent curve to the left having a radius of 221.20 ft. for an arc length of 229.89 ft. (the chord of said curve bears S15°56'15"W a distance of 219.68 ft.); THENCE S13°50'07"E a distance of 108.99 ft. to the point of curve; THENCE On a curve to the right having a radius of 388.47 ft. for an arc length of 92.39 ft. (the chord of said curve bears S07°01'18"E a distance of 92.18 ft.); THENCE S00°12'29"E a distance of 240.50 ft. to a point of curve; THENCE On a curve to the left having a radius of 202.99 ft. for an arc length of 58.00 ft. (the chord of said curve bears S08°23'37"E a distance of 57.80 ft.) to a point of reverse curve; THENCE On a curve to the right having a radius of 86.00 ft. for an arc length of 46.16 ft. (the chord of said curve bears S01°12'09"E a distance of 45.61 ft.) to a point of reverse curve; THENCE On a curve to the left having a radius of 64.00 ft. for an arc length of 43.70 ft. (the chord of said curve bears S05°23'08"E a distance of 42.85 ft.) to a point of reverse curve; THENCE On a curve to the right having a radius 165.72 ft. for an arc length of 49.33 ft. (the chord of said curve bears S16°25'07"E a distance of 49.15 ft.); THENCE S07°53'28"E a distance of 34.84 ft. to a point of curve; THENCE On a curve to the left having a radius of 275.63 ft. for an arc length of 59.38 ft. (the chord of said curve bears S14°03'47"E a distance of 59.27 ft.) to a point of compound curve; THENCE On a curve to the left having a radius of 54.00 ft. for an arc length of 44.34 ft. (the chord of said curve bears S43°45'36"E a distance of 43.11 ft.) to a point of reverse curve; THENCE On a curve to the right having a radius of 136.00 ft. for an arc length of 60.39 ft. (the chord of said curve bears S54°33'49"E a distance of 59.89 ft.) to a point of reverse curve; THENCE On a curve to the left having a radius of 241.63 ft. for an arc length of 203.97 ft. (the

chord of said curve bears S66°01'33"E a distance of 197.97 ft.); THENCE N00°12'29"W a distance of 60.00 ft.; THENCE On a non-tangent curve to the right having a radius of 181.63 ft. for an arc length of 112.86 ft. (the chord of said curve bears N72°24'25"W a distance of 111.60 ft.) to a point of compound curve; THENCE On a curve to the right having a radius of 100.00 ft. for an arc length of 108.31 ft. (the chord of said curve bears N23°34'42"W a distance of 103.09 ft. to a point of reverse curve; THENCE On a curve to the left having a radius of 134.00 ft. for an arc length of 35.88 ft. (the chord of said curve bears N00°13'15"W a distance of 35.77 ft.); THENCE N07°53'28"W a distance of 32.36 ft. to a point of curve; THENCE On a curve to the left having a radius of 293.72 ft. for an arc length of 87.43 ft. (the chord of said curve bears N16°25'07"W a distance of 87.11 ft.) to a point of compound curve; THENCE On a curve to the left having a radius of 64.00 ft. for an arc length of 55.14 ft. (the chord of said curve bears N49°37'51"W a distance of 53.45 ft.) to a point of reverse curve; THENCE On a curve to the right having a radius of 36.00 ft. for an arc length of 38.92 ft. (the chord of said curve bears N43°20'29"W a distance of 37.05 ft.) to a point of compound curve; THENCE On a curve to the right having a radius of 142.99 ft. for an arc length of 30.35 ft. (the chord of said curve bears N06°17'17"W a distance of 30.29 ft.); THENCE N00°12'29"W a distance of 240.50 ft. to a point of curve; THENCE On a curve to the left having a radius of 448.47 ft. for an arc length of 106.66 ft. (the chord of said curve bears N07°01'18"W a distance of 106.41 ft.); THENCE N13°50'07"W a distance of 108.99 ft. to a point of curve; THENCE On a curve to the right having a radius of 161.20 ft. for an arc length of 238.96 ft. (the chord of said curve bears N28°37'52"E a distance of 217.68 ft.); THENCE N71°05'51"E a distance of 57.87 ft. to a point of curve; THENCE On a curve to the left having a radius of 463.66 ft. for an arc length of 106.45 ft. (the chord of said curve bears N64°31'14"E a distance of 106.21 ft.); THENCE N57°56'36"E a distance of 52.33 ft. to a point of curve; THENCE On a curve to the right having a radius of 225.93 ft. for an arc length of 128.81 ft. (the chord of said curve bears N74°16'36"E a distance of 127.07 ft.) to a point of reverse curve; THENCE On a curve to the left having a radius of 284.00 ft. for an arc length of 367.17 ft. (the chord of said curve bears N53°34'23"E a distance of 342.12 ft.); THENCE N89°47'31"E a distance of 739.06 ft.; THENCE N00°36'37"E a distance of 691.99 ft. to the POINT OR PLACE OF BEGINNING.

The above described tract contains 43.56 acres more or less and is subject to easements, rights-of-way, and restrictions of record.

Location: South of NW 206th and West of N. Penn. Ave.
(County Hwy District #3)

8. Fee Fund Report: April 2006
9. McNayr-Paque – Master Plan Progress Report
10. Other Business:
11. Adjournment.



OKLAHOMA COUNTY PLANNING COMMISSION

Planning Commission Meeting

May 18, 2006

OKLAHOMA COUNTY PLANNING COMMISSION

SPECIAL USE PERMIT (SUP-2006-01)
FOR BOAT, RV, & PERSONAL STORAGE
APPLICANT: TED WHITNAH



OKLAHOMA COUNTY PLANNING COMMISSION



GENEARL PLAT OF
GRANDAUGHTER ACRES
(GP-2006-04)
APPLICANT: HOMESTEAD COMMUNITY
DEVELOPMENT, LLC.



OKLAHOMA COUNTY PLANNING COMMISSION

PRELIMINARY PLAT - (PP-2006-02)
ESTATES 1 @ COUNTRY ROADS
Applicant: OKLAHOMA COUNTRY
ROADS, LLC

