

**A G E N D A**

**OKLAHOMA COUNTY PLANNING COMMISSION**

**ROOM 103 1:30 p.m.**

**December 18, 2008**

STATE OF OKLAHOMA  
OKLAHOMA COUNTY  
RECORDED OF PUBLIC RECORDS  
2008 DEC 12 A 9:13

1. **Notice of meeting posted December 12, 2008.**
2. **Call to Order.**
3. **Roll Call.**
4. **Approval of Minutes of the Previous Meeting: (November 20, 2008)**
5. **Deferred Item: Master Plan Amendment: Discussion and possible action to approve or deny a Master Plan Amendment (MPA-2008-01) to the Oklahoma County Master Plan.**

Application of: **SOONER TRADITIONS, LLC**  
c/o COON ENGINEERING, INC.

The applicant is requesting a land use change from Acreage Residential Clustered to Urban Growth Area. Approval for said amendment would allow the applicant to apply for the development of a Planned Unit Development (PUD) with single family residences and commercial/office space on 155 acres more or less. The following is the legal description of the property:

The Northwest Quarter (NW/4) of Section Nineteen (19), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma. Being more particularly described as follows: Commencing at the Northwest Corner of the Northwest Quarter of Section 19, Township 14 North, Range 3 West; thence South 89°25'12" East along the North line of the said Northwest Quarter a distance of 2561.50 feet to the Northeast Corner of said Northwest Quarter; thence South 00°26'42" East along the East line of the said Northwest Quarter a distance of 2645.20 feet to the Southeast Corner of the said Northwest Quarter; thence North 89°24'15" West along the South line of the said Northwest Quarter a distance of 2568.54 feet to the Southwest Corner of said Northwest Quarter; thence North 00°17'34" West along the West line of said Northwest Quarter a distance of 2644.37 feet to the said Point Of Beginning. Said tract of land containing ± 155.7158 acres and or 6,782,979.9569 square feet more or less.

Location: NW 206<sup>th</sup> (Covell Road) & May Ave (County Highway District #3)

6. **Deferred Item: Zoning: Discussion and possible action to approve or deny a zoning change from AA-Agricultural and Rural Residential to a mixed use Planned Unit Development (PUD) – Urban Single Family and Commercial/Office District (PUD-2008-01).**

Application of: **SOONER TRADITIONS, LLC**  
c/o COON ENGINEERING, INC.

FILED IN OFFICE  
COUNTY CLERK  
OKLAHOMA CITY, OKLA.

DEC 12 2008

CAROLYNN CAUDILL County Clerk, Okla. Cnty.  
Deputy  
*[Signature]*

If approved the applicant proposes to develop Brittany Place subdivision on 155 acres more or less. The following is the legal description of the property:

The Northwest Quarter (NW/4) of Section Nineteen (19), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma. Being more particularly described as follows: Commencing at the Northwest Corner of the Northwest Quarter of Section 19, Township 14 North, Range 3 West; thence South 89°25'12" East along the North line of the said Northwest Quarter a distance of 2561.50 feet to the Northeast Corner of said Northwest Quarter; thence South 00°26'42" East along the East line of the said Northwest Quarter a distance of 2645.20 feet to the Southeast Corner of the said Northwest Quarter; thence North 89°24'15" West along the South line of the said Northwest Quarter a distance of 2568.54 feet to the Southwest Corner of said Northwest Quarter; thence North 00°17'34" West along the West line of said Northwest Quarter a distance of 2644.37 feet to the said Point Of Beginning. Said tract of land containing ± 155.7158 acres and or 6,782,979.9569 square feet more or less.

Location: NW 206<sup>th</sup> (Covell Road) & May Ave (County Highway District #3)

**7. Deferred Item: General Plat: Discussion and possible action to approve or deny the General Plat of Brittany Place (GP-2008-02).**

Application of: **SOONER TRADITIONS, LLC**  
c/o COON ENGINEERING, INC.

The applicant proposes developing a Planned Unit Development (PUD) with single-family residences and commercial/office space on 155 acres more or less. The following is the legal description of the property:

The Northwest Quarter (NW/4) of Section Nineteen (19), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma. Being more particularly described as follows: Commencing at the Northwest Corner of the Northwest Quarter of Section 19, Township 14 North, Range 3 West; thence South 89°25'12" East along the North line of the said Northwest Quarter a distance of 2561.50 feet to the Northeast Corner of said Northwest Quarter; thence South 00°26'42" East along the East line of the said Northwest Quarter a distance of 2645.20 feet to the Southeast Corner of the said Northwest Quarter; thence North 89°24'15" West along the South line of the said Northwest Quarter a distance of 2568.54 feet to the Southwest Corner of said Northwest Quarter; thence North 00°17'34" West along the West line of said Northwest Quarter a distance of 2644.37 feet to the said Point Of Beginning. Said tract of land containing ± 155.7158 acres and or 6,782,979.9569 square feet more or less.

Location: NW 206<sup>th</sup> (Covell Road) & May Ave (County Highway District #3)

- 8. Public Hearing for discussion and possible action to approve four proposed Amendments to Oklahoma County Zoning Regulations.**
- 9. Discussion and possible action to receive November 2008 Fee Fund Report.**
- 10. Other Business.**
- 11. Adjournment.**

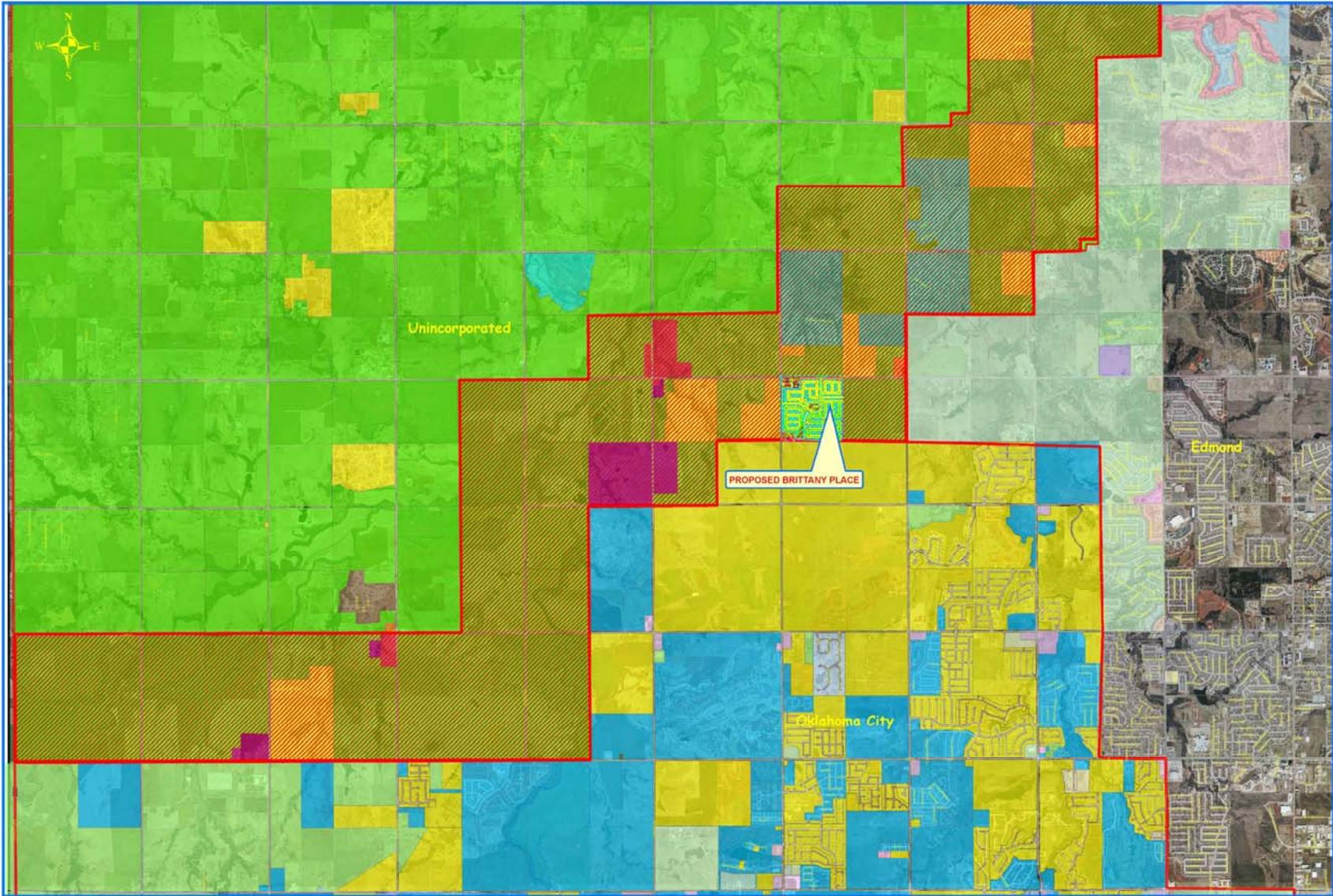


# **OKLAHOMA COUNTY PLANNING COMMISSION**

**Planning Commission Meeting**

**December 18, 2008**

# N.W. Oklahoma County - Adjacent Zoning



**Oklahoma City Zoning Legend**

- AA - Agricultural
- BC - Bricktown Core
- C-1 - Neighborhood Commercial
- C-2 - Shopping Center
- C-3 - Community Commercial
- C-4 - General Business
- C-CBD - Central Business
- C-HC - Highway Commercial District
- I-1 - Light Industrial
- I-2 - Moderate Industrial
- I-3 - Heavy Industrial
- NBD - Neighborhood Business
- O-1 - Limited Office
- O-2 - General Office
- PUD - Planned Unit Development
- R-1 - Single Family Residential
- R-12L - Single Family Residential Zero Lot Line
- R-2 - Medium Low Density Residential
- R-3 - Medium Density Residential
- R-3M - Medium Density Multifamily Residential
- R-4 - General Residential
- R-4M - Medium High Density Multifamily Residential
- R-A - Single Family Rural Residential
- R-MH-1 - Mobile Home Subdivision
- R-MH-2 - Mobile Home Park

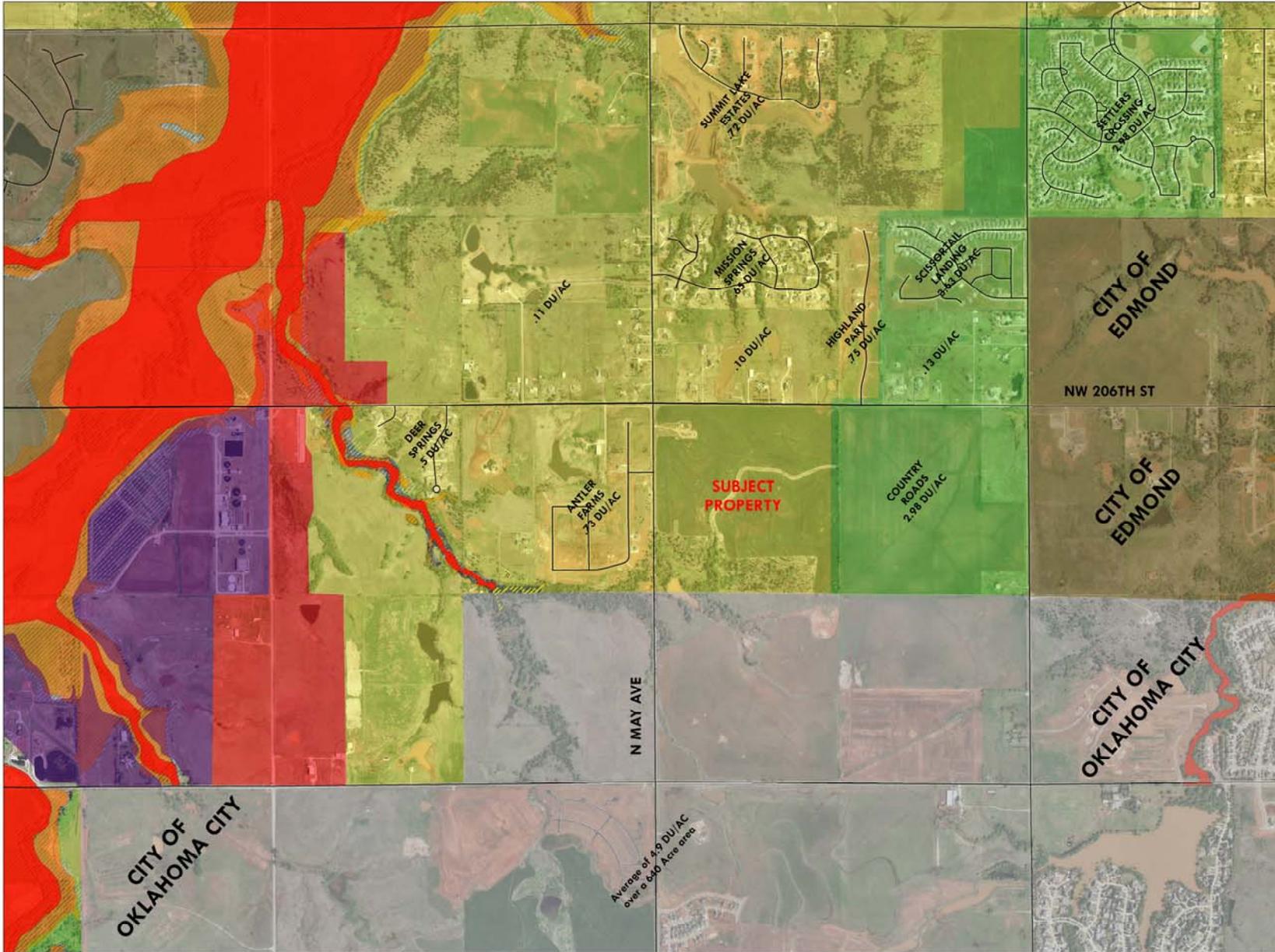
**Oklahoma County Zoning Legend**

- AA - Agricultural and Rural Residential
- PUD - Planned Unit Development
- CG - Urban General Commercial and Office
- RA - Acreage Residential
- IU - Urban Industrial
- CL - Urban Limited Commercial and Office
- RS - Urban Single Family Residential

**Edmond Zoning Legend**

- A - Single Family Residential
  - B - Two Family Residential
  - C-1 - Low Density Multiple Family Residential
  - C-2 - Medium Density Residential
  - D-0 - Suburban Office District
  - D-1 - Restricted Commercial District
  - D-2 - Neighborhood Commercial
  - E-1 - General Commercial
  - F-1-B - Special Industrial, Limited Outdoor Storage
  - G-A - General Agriculture
  - R-1 - Rural Estate Dwelling
  - R-2 - Urban Estate Dwelling
  - R-3 - Private Street Dwelling
- Transition Area

# BRITTANY PLACE PROPERTY AND SURROUNDING LAND USE



**Legend**

**LAND USE**

- Acreage Residential 2+ Acres (clustered w/utilities)
- Planned Commercial
- Urban Growth Area
- SubUrban .5+ Acres/Lot
- Planned Industrial

**Flood Plain**

**FLD\_ZONE**

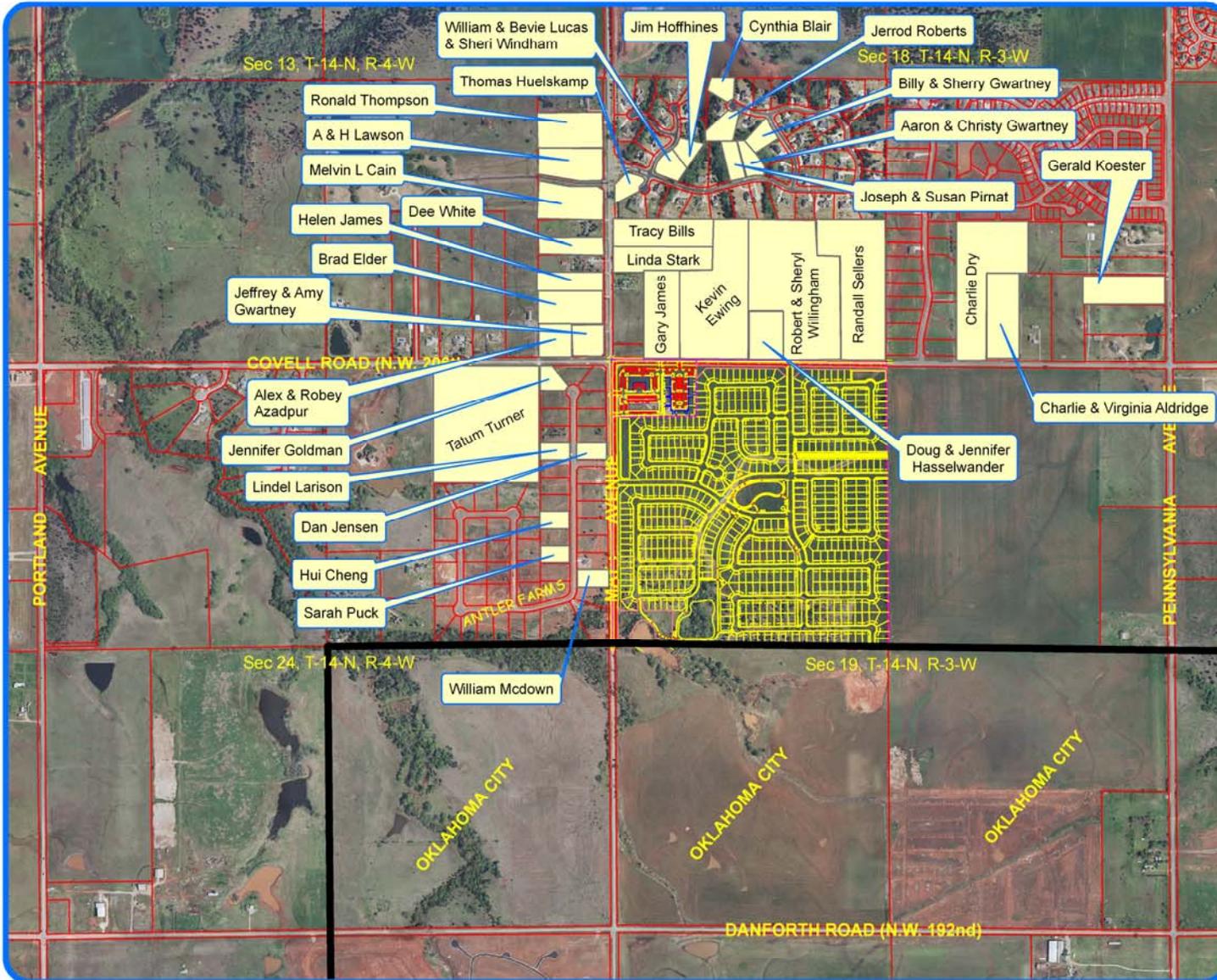
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE

**FLOODWAY**

- FLOODWAY



# OKLAHOMA COUNTY PLANNING COMMISSION



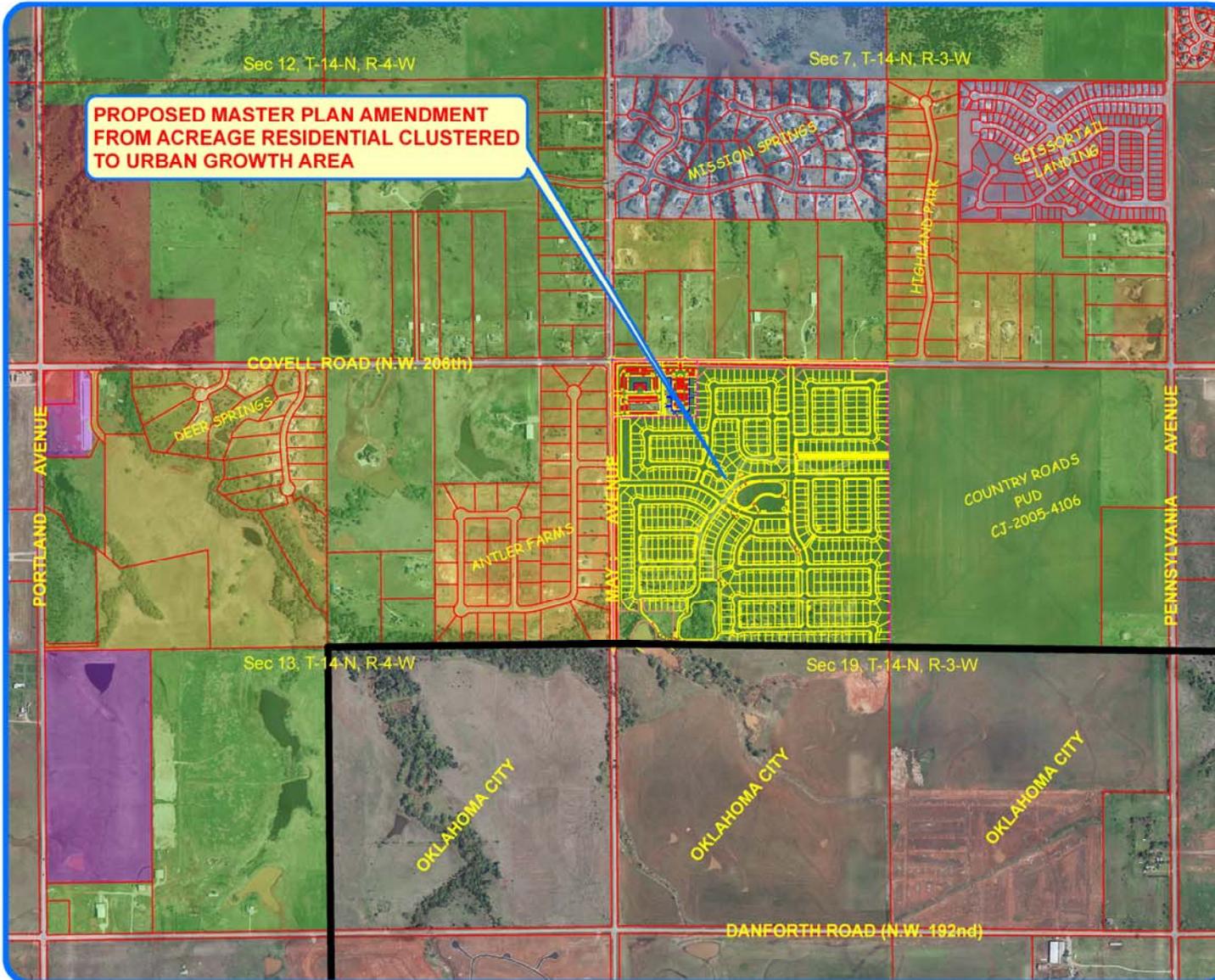
# OKLAHOMA COUNTY PLANNING COMMISSION

**MASTER PLAN AMENDMENT**  
**(MPA-2008-01)**  
**FROM: ACREAGE RESIDENTIAL CLUSTERED**  
**TO: URBAN GROWTH AREA**  
**Applicant: SOONER TRADITIONS, LLC.**



**Zoning Legend**

- Acreage Residential
- Agricultural and Rural Residential
- Planned Unit Development
- Urban Limited Commercial and Office
- Urban General Commercial and Office
- Urban Industrial



# OKLAHOMA COUNTY PLANNING COMMISSION

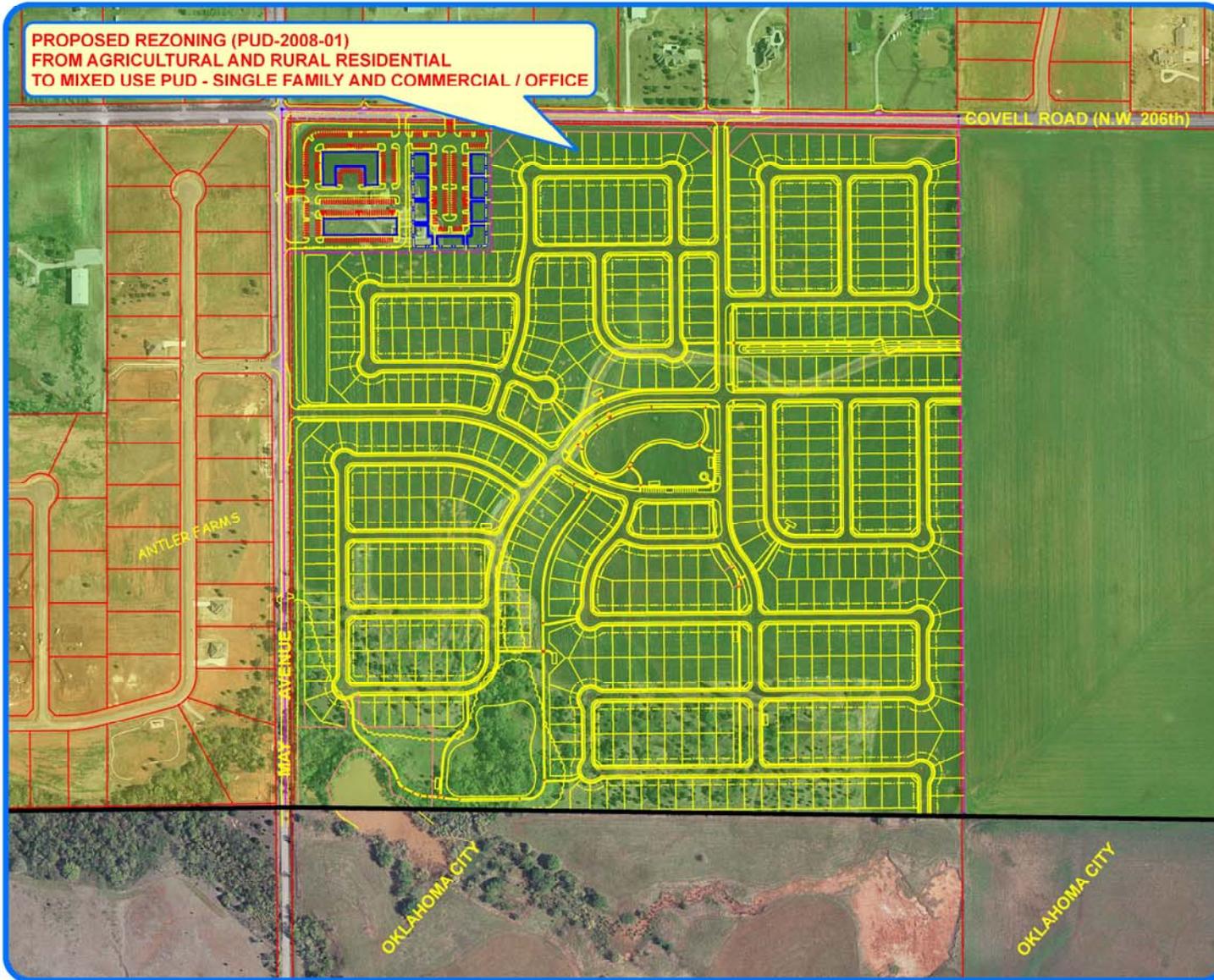
PROPOSED REZONING (PUD-2008-01)  
FROM AGRICULTURAL AND RURAL RESIDENTIAL  
TO MIXED USE PUD - SINGLE FAMILY AND COMMERCIAL / OFFICE

REZONING (PUD-2008-01)  
FROM: AGRICULTURAL AND RURAL RESIDENTIAL  
TO: MIXED USE PUD - SINGLE FAMILY AND  
COMMERCIAL / OFFICE  
Applicant: SOONER TRADITIONS, LLC.

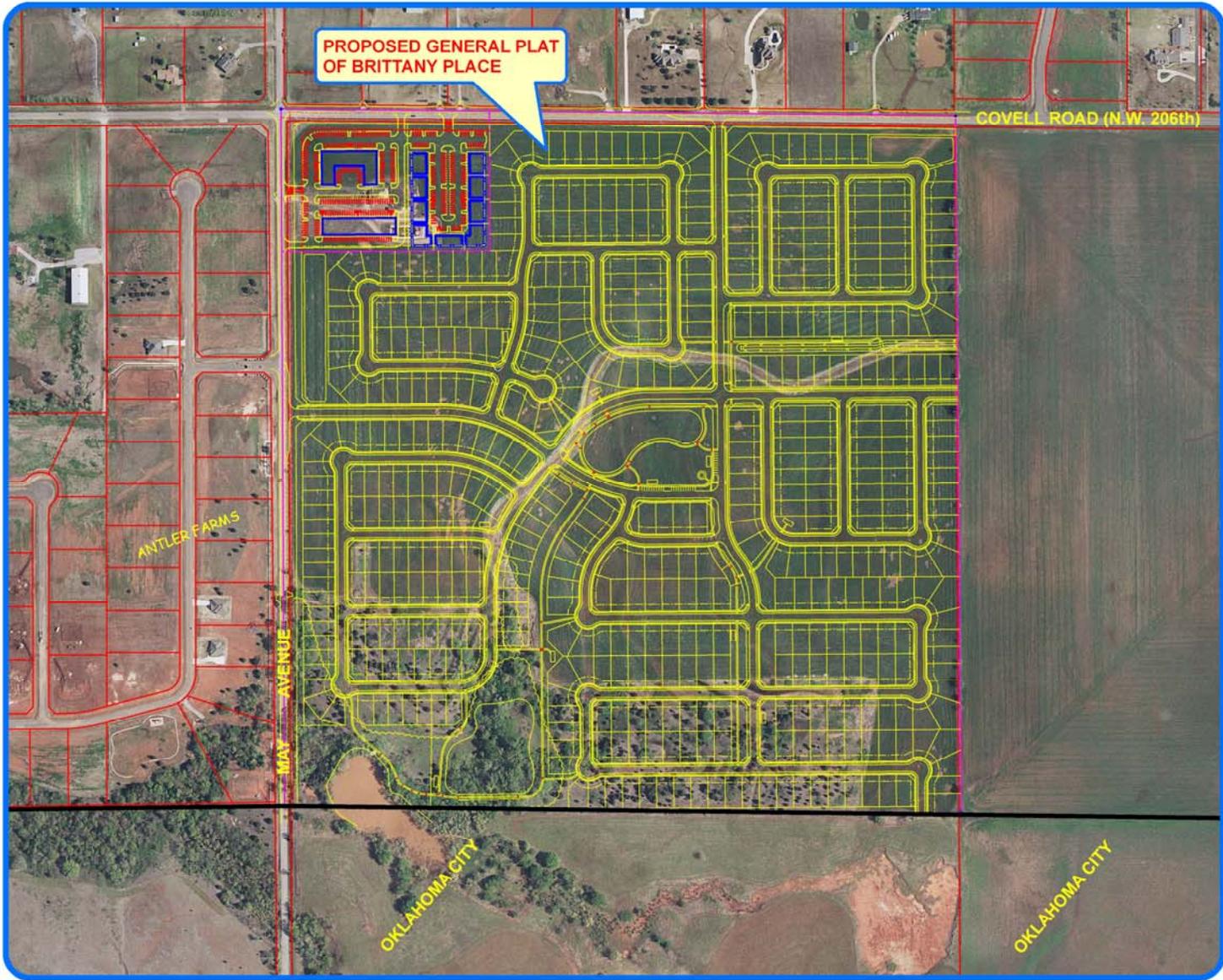


### Zoning Legend

- Acreage Residential
- Agricultural and Rural Residential
- Planned Unit Development
- Urban Limited Commercial and Office
- Urban General Commercial and Office
- Urban Industrial



# OKLAHOMA COUNTY PLANNING COMMISSION



GENERAL PLAT OF BRITTANY PLACE  
(GP-2008-02)  
Applicant: SOONER TRADITIONS, LLC.

