

AGENDA

OKLAHOMA COUNTY FLOODPLAIN MANAGEMENT BOARD

ROOM 103 (Prior to Planning Commission Meeting) 1:30 p.m.

November 20, 2008

- 1. Notice of meeting posted November 14, 2008.**
- 2. Call to Order.**
- 3. Roll Call.**
- 4. Approval of minutes of the previous meeting. (April 17, 2008)**
- 5. Discussion and possible action to approve or deny Development Permit: (DP-2008-03)**

BIO-FUEL TRANSFER STATION

Applicant:

STAR FUELS OF OKLAHOMA, LLC

If granted, the permit would allow the developer to proceed with a rail spur and ancillary paving for bulk fuel storage and distribution. The following is the legal description of the property to be considered:

A tract of land lying in the Southeast Quarter of Section 29, Township 12 North, Range 2 West of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows: Commencing at the southeast corner of said Southeast Quarter; Thence North 89°46'40" West, along the south line of said Southeast Quarter, a distance of 1,551.12 feet to the Point Of Beginning; Thence continuing North 89°46'40" West, along said south line, a distance of 132.34 feet; Thence North 00°00'00" East, parallel with the east line of said Southeast Quarter, a distance of 861.08 feet to a point on the south right of way line of the S.L. & S.F. Railroad; Thence North 49°43'45" East, along said south right of way line, a distance of 714.76 feet; Thence South 00°09'44" West a distance of 934.91 feet; Thence North 89°46'40" West, parallel with said south line, a distance of 408.87 feet; Thence South 00°13'20" West, perpendicular to said south line, a distance of 390.30 feet to the Point Of Beginning.

(Location: NE 10th and Sooner Rd. - County Highway District #1)

- 6. Other Business:**
- 7. Adjournment of Meeting.**

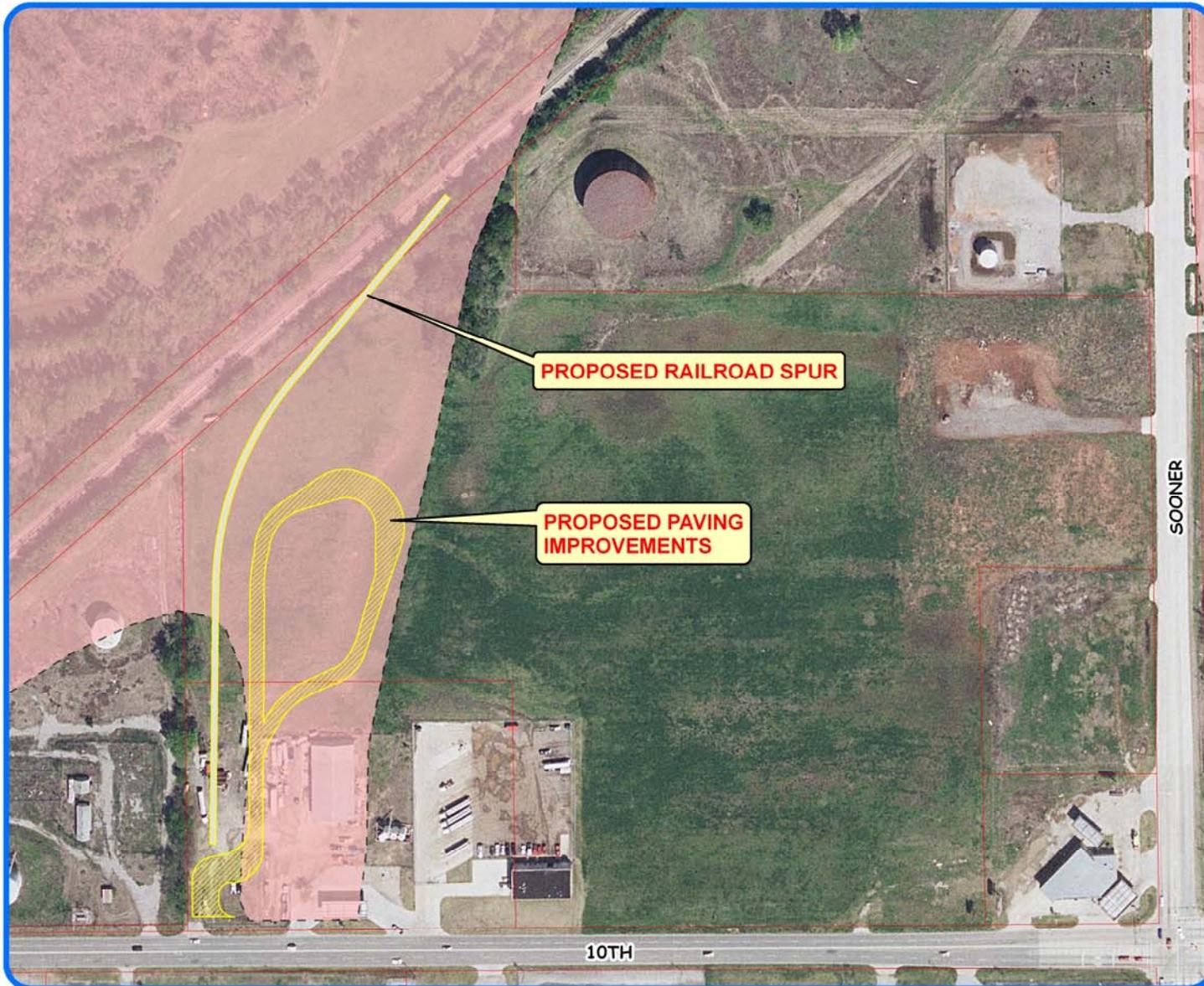


OKLAHOMA COUNTY FLOODPLAIN MANAGEMENT BOARD

NOVEMBER 20, 2008

OKLAHOMA COUNTY FLOODPLAIN MANAGEMENT

FLOODPLAIN DEVELOPMENT PERMIT
(DP-2008-03)
APPLICANT: STAR FUELS OF OKLAHOMA, LLC



Legend

-  100 YR FLOOD ZONE
-  PROPOSED RAILROAD SPUR
-  PROPOSED PAVING IMPROVEMENTS



A G E N D A

OKLAHOMA COUNTY PLANNING COMMISSION

ROOM 103 1:30 p.m.

November 20, 2008

1. Notice of meeting posted November 14, 2008.
2. Call to Order.
3. Roll Call.
4. Approval of Minutes of the Previous Meeting: (September 18, 2008)
5. **Deferred Item: Discussion and possible action to approve or deny Special Use Permit (SUP-2008-02) to replace an expired Special Use Permit.**

Application of: **BELL DEVELOPMENT, L.L.C.**

The applicant proposes to continue using a two acre residential lot as a residence and storage facility for equipment. Approval for said Special Use Permit will be based on adherence to specific requirements of the Planning Commission and the Board of County Commissioner's Resolution. 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 Southeast Corner of said NE/4 thence South 89°35'00" East a distance of 50.00 feet to the POINT OF BEGINNING; thence South 89°35'00" West a distance of 125.32 feet ; thence North 28°33'05" West a distance of 455.20 feet to a point on a curve to the left; thence along said curve a distance of 44.52 feet, said curve having radius of 130.00 feet, and a delta of 19°37'24", a chord bearing North 51°38'13" East a distance of 44.31; thence South 72°07'20" East a distance of 323.76 feet; thence South 00°00'03" East a distance of 327.04 feet to the POINT OF BEGINNING containing 2.0001 acres more or less.

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

6. Deferred Item: Discussion and possible action to approve or deny the Re-plat application (RE-2008-01) for Brookside Hills, an Acreage Residential Subdivision.

Application of: JOHNSON & ASSOCIATES

The applicant is requesting that the roads in the subdivision become privately maintained to allow for a gated community. The plat was originally filed as a single-family residential subdivision with County maintained streets. If approved, the developer would be allowed to install security gates and street maintenance would be private. The following is the legal description of the property:

A tract of land being a part of the Northeast Quarter (NE/4) of Section Eight (8), Township Fourteen (14) North, Range Three (3) West, of the Indian Meridian, Oklahoma County, Oklahoma, being particularly described as follows: Beginning at the Southeast corner of said Northeast Quarter (NE/4); Thence North 89°36'41" West, along the South line of said Northeast Quarter (NE/4), a distance of 1,310.42 feet; Thence North 00°17'50" West, departing said South line, a distance of 985.12 feet; Thence South 89°16'11" East, a distance of 1,309.11 feet, to a point on the East line of said Northeast Quarter (NE/4); Thence South 00°22'53" East, along the East line of said Northeast Quarter (NE/4), a distance of 976.19 feet to the Point of Beginning. Said tract of land containing 1,284,266 square feet or 29.4827 acres, more or less.

Location: NW 234th & Western Ave.
(County Highway District #3)

7. 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 206th (Covell Road) & May Ave (County Highway District #3)

8. **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.

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 206th (Covell Road) & May Ave
(County Highway District #3)**

9. **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 206th (Covell Road) & May Ave (County Highway District #3)

- 10. Discussion and possible action to approve revised Oklahoma County Zoning Regulations.**
- 11. Discussion and possible action to approve an amendment to the current building permit fees to include a GIS (Geographical Information System) fee.**
- 12. Discussion and possible action to approve a Master Plan Amendment Application Fee.**
- 13. Discussion and possible action to receive September and October 2008 Fee Fund Reports.**
- 14. Other Business.**
- 15. Adjournment.**



OKLAHOMA COUNTY PLANNING COMMISSION

Planning Commission Meeting

November 20, 2008

OKLAHOMA COUNTY PLANNING COMMISSION

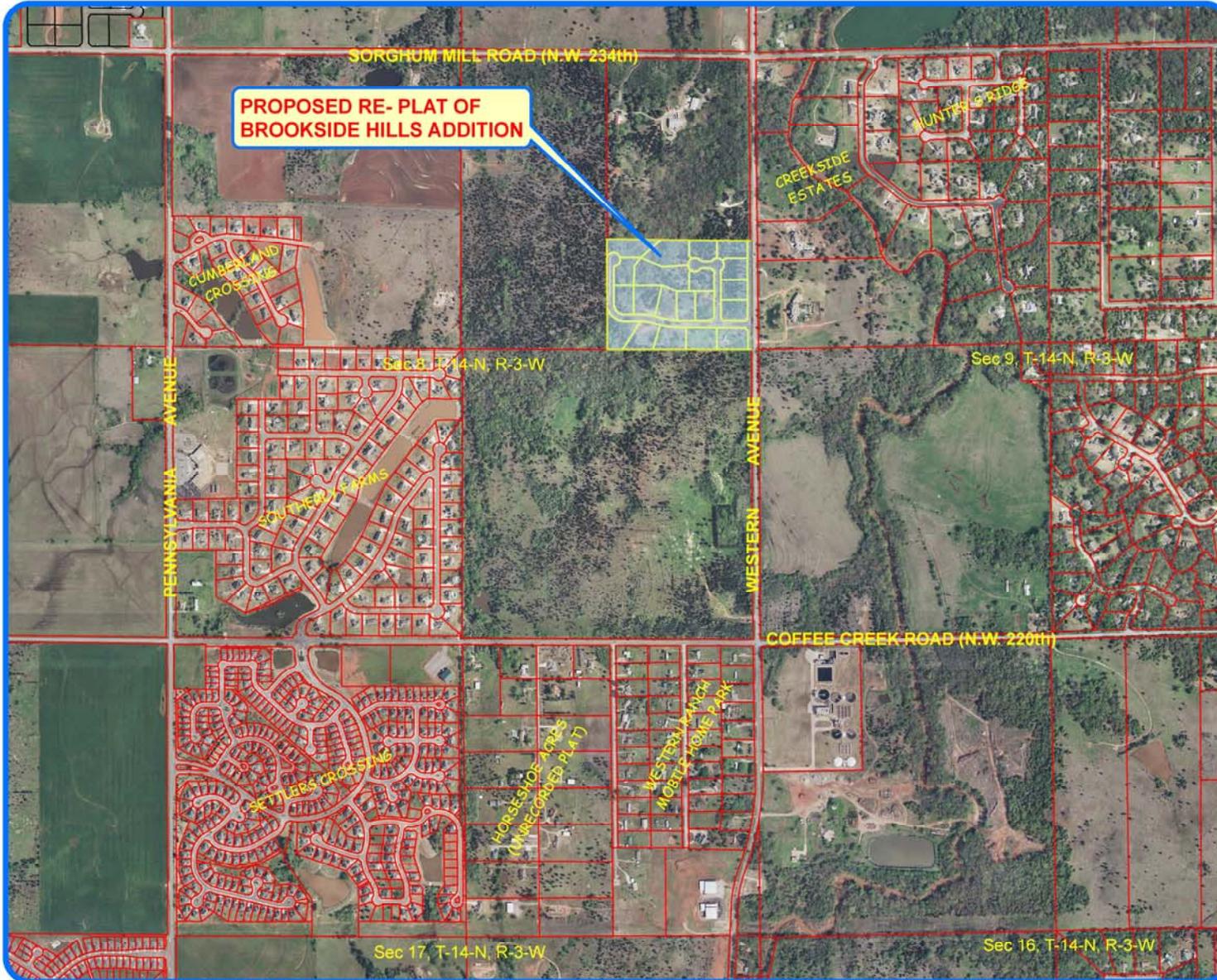


SPECIAL USE PERMIT TO REPLACE
AN EXPIRED SPECIAL USE PERMIT
(SUP-2008-02)
Applicant: BELL DEVELOPMENT, L.L.C.



OKLAHOMA COUNTY PLANNING COMMISSION

RE-PLAT - (RE-2008-01)
BROOKSIDE HILLS ADDITION
Applicant: JOHNSON & ASSOCIATES, INC.

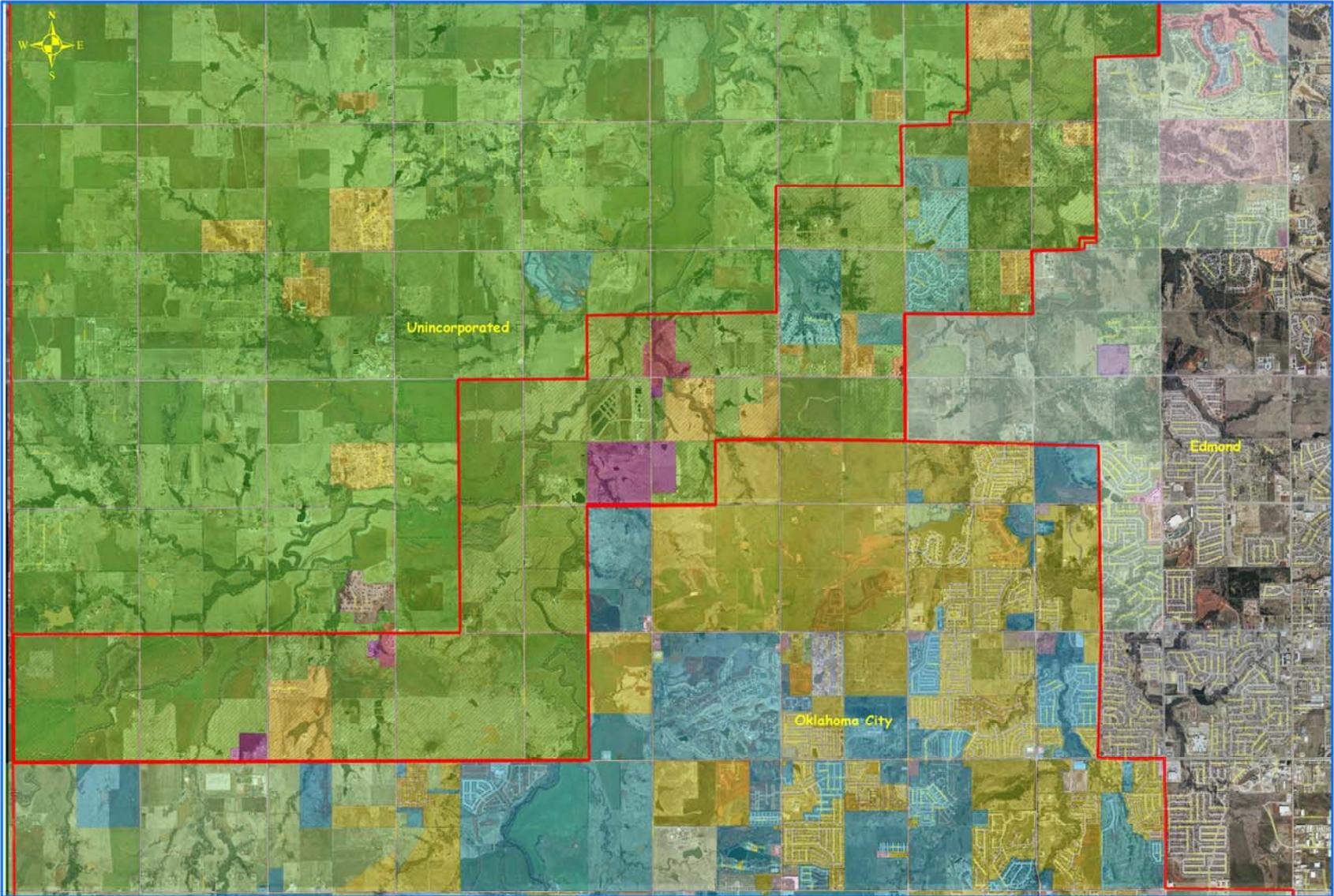


OKLAHOMA COUNTY PLANNING DEPARTMENT

Site Pictures – Brookside Hills



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-1ZL - 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



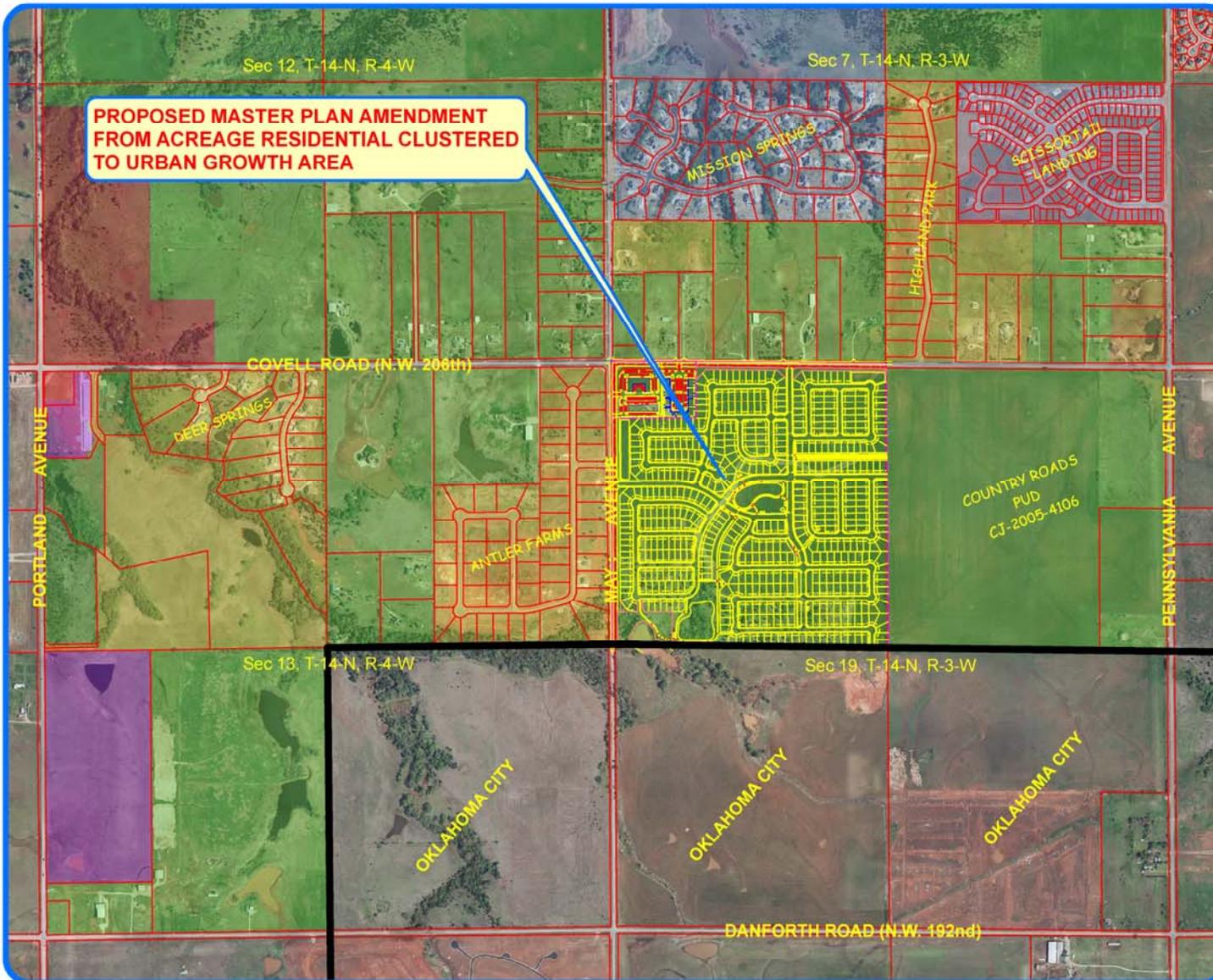
OKLAHOMA COUNTY PLANNING COMMISSION

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

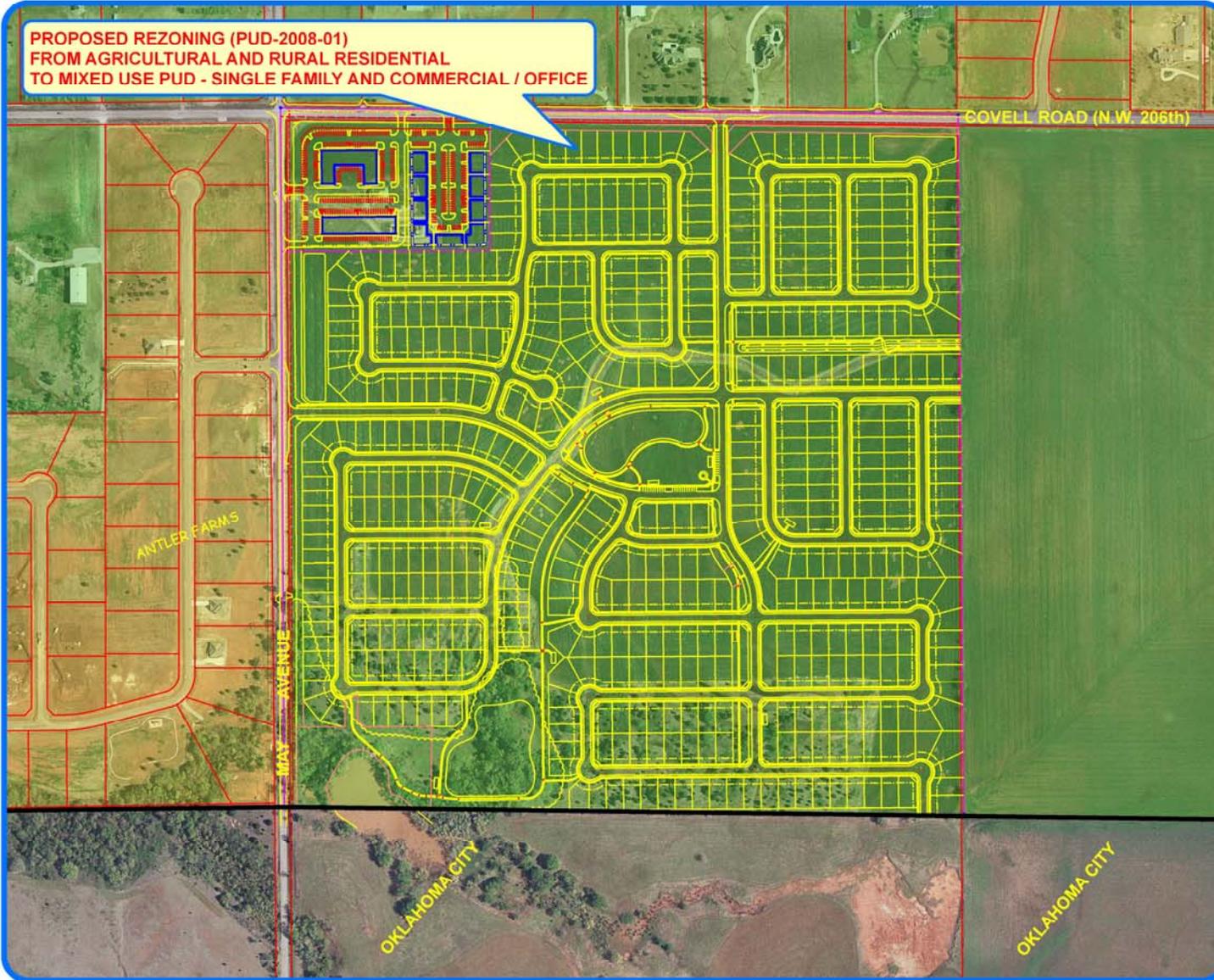
PROPOSED REZONING (PUD-2008-01)
FROM AGRICULTURAL AND RURAL RESIDENTIAL
TO MIXED USE PUD - SINGLE FAMILY AND COMMERCIAL / OFFICE

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

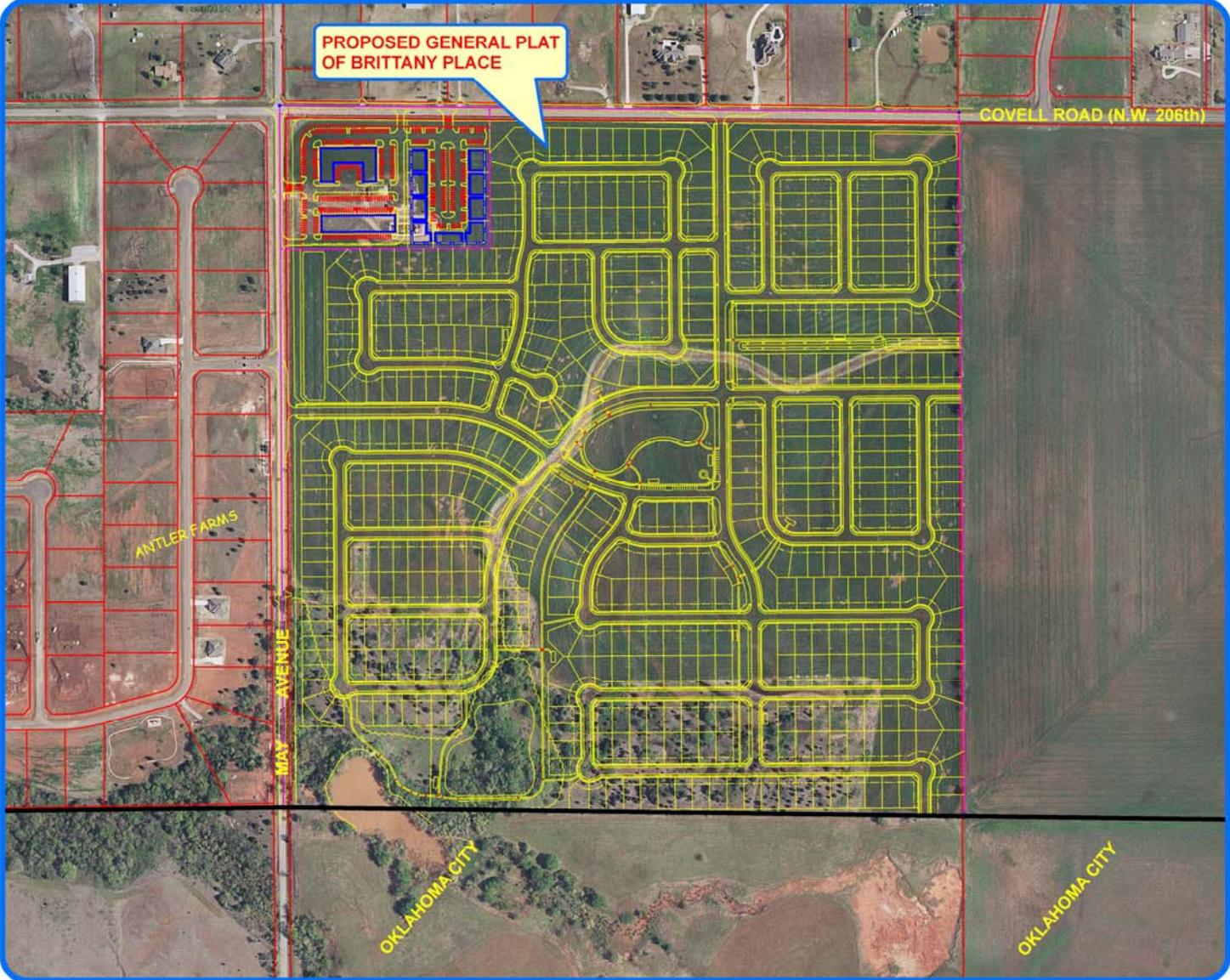


Zoning Legend

- 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.



OKLAHOMA COUNTY PLANNING COMMISSION

