

A G E N D A

OKLAHOMA COUNTY PLANNING COMMISSION

ROOM 103 1:30 p.m.

September 18, 2008

1. Notice of meeting posted September 12, 2008.
2. Call to Order.
3. Roll Call.
4. Approval of Minutes of the Previous Meeting: (June 19, 2008)
5. Deferred Item: Discussion and Possible action to approve/deny the Final Plat (FP-2008-03) of Territory Ridge.

TERRITORY RIDGE

Applicant: **HALE & ASSOCIATES SURVEYING CO.**

The applicant has completed road and drainage improvements for a single-family, residential subdivision. The roads will be private and not maintained by the County. There are 31 lots of various sizes with a minimum lot size of two (2) acres or greater, on 123.539 acres, more or less. The following is the legal description of the property:

The West Half (W/2) of the Southwest Quarter (SW/4) and the West Half (W/2) of the East Half (E/2) of the Southwest Quarter (SW/4) of Section Twelve (12), Township Fourteen (14) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described by Metes and Bounds as follows:

Beginning at the Southwest Corner of said Section Twelve (12); Thence North 00°11'07" East along the West line of said Section Twelve (12) a distance of 2645.82 feet to the Northwest Corner of the Southwest Quarter (SW/4) of said Section Twelve (12); Thence South 89°47'01" East a distance of 2026.98 feet; Thence South 00°09'32" East a distance of 2643.25 feet to the South Line of said Section Twelve (12); Thence North 89°51'26" West along the South line of Section Twelve (12) a distance of 2042.86 feet to the Point of Beginning, containing 5,381,368 square feet or 123.539 acres, more or less.

Location: NE 220th & Choctaw Rd. (County Highway District # 1)

6. **Discussion and possible action to approve or deny Preliminary Plat (PP-2008-02) of Cumberland Crossing III.**

CUMBERLAND CROSSING III

Application of: **CUMBERLAND GROUP, LLC.**

The applicant proposes the continuation of Cumberland Crossing Addition, Planned Unit Development (PUD 2003-01). This phase of the project has 31 lots on 22.73 acres. The addition has common areas and ponds as amenities. The following is the legal description of the property:

A part of the NW ¼ of Section 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 1884.16 ft. to the Point or Place of Beginning; Thence Continuing S89°21'39"E a distance of 739.68 ft.; Thence S00°00'11"W along the East line of said NW ¼ a distance of 1,158.28 ft.; Thence N89°21'39"W along the South line of said NW ¼ a distance of 818.29 ft.; Thence N00°38'21"E a distance of 219.39 ft.; Thence N13°41'01"W a distance of 607.17 ft.; Thence N06°46'58"W a distance of 131.98 ft. to a point of non-tangential curve. Thence Northeasterly along said non-tangential curve to the right having a radius of 1238.93 ft. for an arc length of 151.30 ft. (the chord of said curve bears N86°42'56"E a distance of 151.21 ft.); Thence S43°38'24"E a distance of 34.64 ft.; Thence S87°28'24"E a distance of 50.00 ft.; Thence N47°31'36"E a distance of 35.36 ft.; Thence N02°31'36"E a distance of 50.00 ft.; Thence N87°28'24"W a distance of 24.78 ft.; Thence S02°31'36"W a distance of 160.88 ft. to the Point or Place of Beginning

**Location: North of 234th St., East side of Pennsylvania Ave.
(County Highway. District #3)**

7. **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 of South of 206th (Covell Road).
(County Highway. District #3)

8. 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)

9. Discussion and possible action to approve or deny Re-plat application (RE-2008-2) of Homestead Manor, an addition to Oklahoma County.

HOMESTEAD MANOR

Application of: **OKLAHOMA COUNTY PLANNING DEPARTMENT**

The address assigned to this lot was in error when the plat was filed. If approved, the address for this lot will be changed from 2201 to 2195 S. Dobbs Rd. to correct a Scribner's Error. The following is the legal description of the property:

Lot 32, Block 1 of Homestead Manor Addition. A part of the Northeast Quarter (NE/4) of Section Ten (10), Township Eleven (11) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma.

Location: West side of S. Dobbs, South of SE 15th Street.
(County Highway District #2)

- 10. Discussion and possible action to approve revised Oklahoma County Zoning Regulations.**
- 11. Discussion and possible action to receive June, July, and August 2008 Fee Fund Reports.**
- 12. Other Business.**
- 13. Adjournment.**



OKLAHOMA COUNTY PLANNING COMMISSION

Planning Commission Meeting

September 18, 2008

OKLAHOMA COUNTY PLANNING COMMISSION

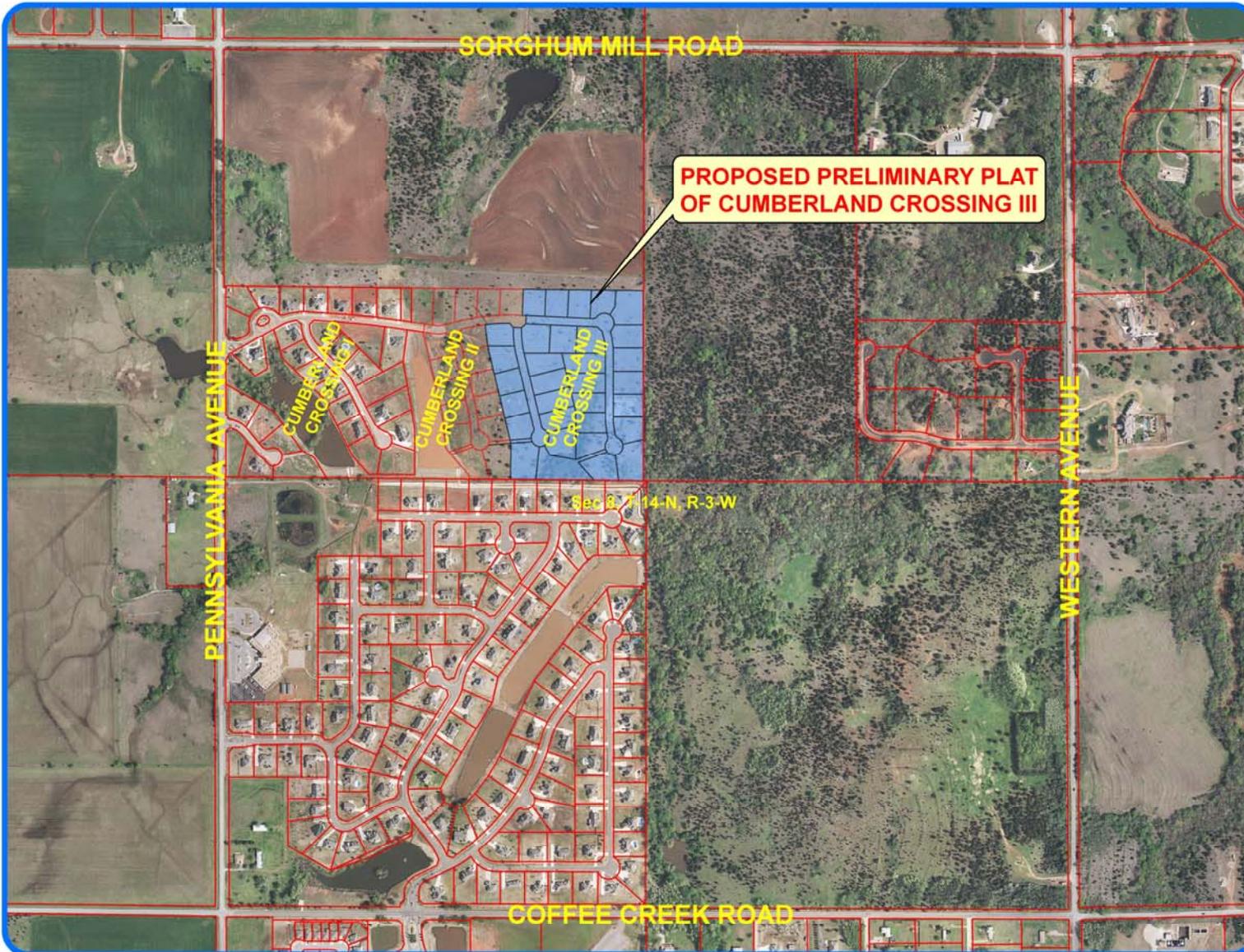


FINAL PLAT (FP-2008-03)
TERRITORY RIDGE
Applicant: HALE & ASSOCIATES SURVEY CO.



OKLAHOMA COUNTY PLANNING DEPARTMENT

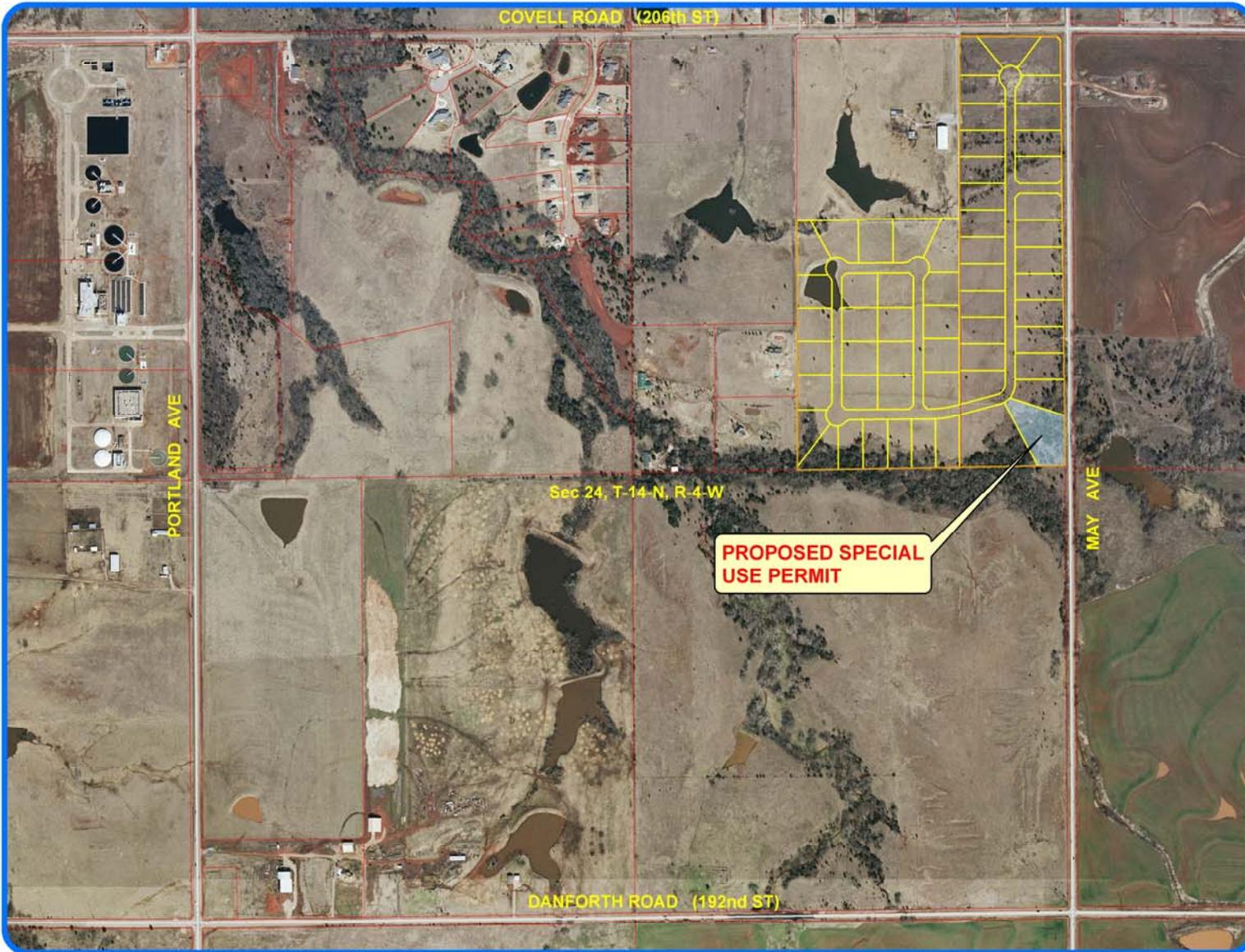
OKLAHOMA COUNTY PLANNING COMMISSION



PRELIMINARY PLAT OF
CUMBERLAND CROSSING III
(PP-2008-02)
Applicant: CUMBERLAND GROUP LLC



OKLAHOMA COUNTY PLANNING COMMISSION

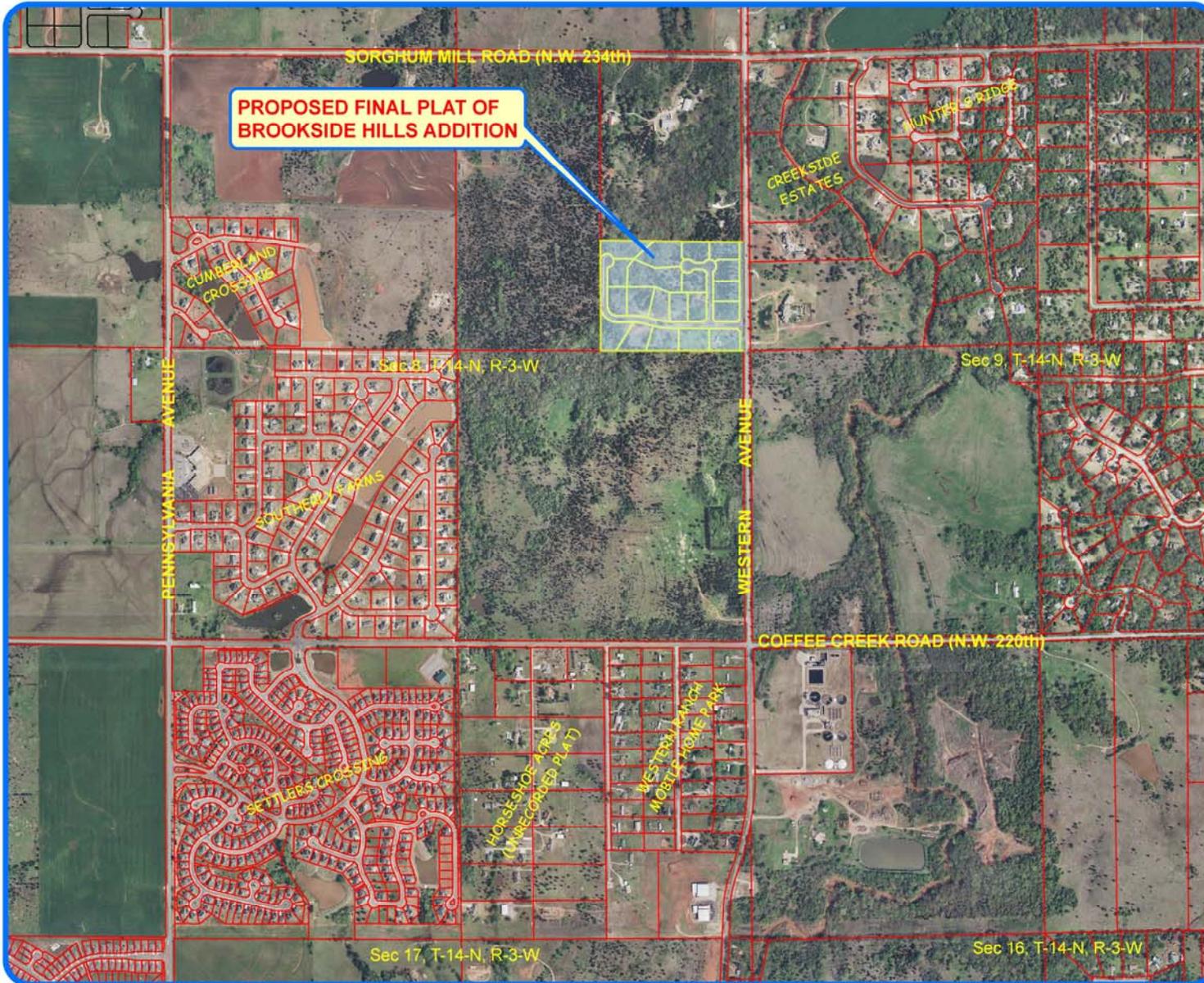


SPECIAL USE PERMIT TO REPLACE
AN EXPIRED SPECIAL USE PERMIT
(SUP-2008-02)
Applicant: BELL DEVELOPMENT, L.L.C.



OKLAHOMA COUNTY PLANNING COMMISSION

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



Site Pictures – Brookside Hills



OKLAHOMA COUNTY PLANNING COMMISSION

RE-PLAT - (RE-2008-02)
HOMESTEAD MANOR
Applicant: OKLAHOMA COUNTY
PLANNING COMMISSION

