

JUN 09 2017

DAVID B. HOOTEN, County Clerk, Okla. Cnty.  
Deputy

**A G E N D A**

**OKLAHOMA COUNTY PLANNING COMMISSION**

**ROOM 204 1:30 p.m.**

**June 15, 2017**

STATE OF OKLAHOMA  
OKLAHOMA COUNTY  
RECORDED OR FILED  
2017 JUN 9 PM 4 10

1. **Notice of meeting posted June 9, 2017.**
2. **Call to Order.**
3. **Roll Call.**
4. **Approval of Minutes of the Previous Meeting: (May 18, 2017)**
5. **(Deferred Item) Discussion and possible action to approve/deny the Preliminary Plat of "The Meadows at MacArthur Park" (PP-2015-01).** (Received written request from applicant to defer hearing on this item for two months.)

Application of:

**SOONER TRADITIONS**

The applicant proposes developing a single family residential subdivision with 120 lots on 43.92 acres. Minimum lot size would be 6,000 square feet. The following is the legal description of the property:

A part of the North Half (N/2) of the Northeast Quarter (NE/4) of Section Thirty-Three (33), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma more particularly described as follows: Commencing at the Northeast corner of the NE/4 of said Section 33; Thence S89°55'19"W along the North line of said NE/4, a distance of 1185.00 feet to the Point of Beginning; Thence S89°55'19"W along the North line of said NE/4 a distance of 1448.98 feet to the Northwest corner of said NE/4; Thence S00°06'49"W along the West line of said NE/4 a distance of 1321.61 feet to the Southwest corner of the N/2 of said NE/4; Thence N89°51'43"E along the South line of the N/2 of said NE/4 a distance of 1448.98 feet; Thence N00°01'43"E a distance of 1320.08 feet to the Point of Beginning.

Location: NW 178<sup>th</sup> & MacArthur Blvd. (County Highway District #3)

6. **Discussion and possible action to approve/deny the Final Plat of Addington Farms, Section 1 (FP-2017-01).**

Application of:

**CRAFTON TULL & ASSOCIATES for  
COFFEE CREEK & PENN, LLC**

The applicant proposes developing a portion of a single family residential subdivision with 44 lots on 56.6159 acres. The minimum lot size will be 1.0 acre. The following is the legal description of the property:

**A tract of land situated within the Southeast Quarter (SE/4) of Section Seven (7), Township Fourteen North (T14N), Range Three West (R3W), of the Indian Meridian (I.M.), Oklahoma County, Oklahoma; being more particularly described as follows: Commencing at the Southeast corner of said SE/4; thence N89°14'44"W along the South line of said SE/4 a distance of 750.00 feet to the Point of Beginning; thence continuing N89°14'44"W a distance of 1883.48 feet to the Southwest corner of said SE/4; thence N00°16'04"W along the West line of said SE/4 a distance of 1356.89 feet; thence S51°54'52"E a distance of 525.16 feet; thence N00°45'16"E a distance of 41.79 feet; thence S89°14'44"E a distance of 60.00 feet; thence S44°14'44"E a distance of 35.36 feet; thence S89°14'44"E a distance of 178.73 feet; thence N00°45'16"E a distance of 250.00 feet; thence N79°04'04"E a distance of 197.47 feet; thence S89°14'44"E a distance of 776.23 feet; thence S18°51'26"E a distance of 368.03 feet; thence S44°42'35"E a distance of 364.54 feet; thence N45°17'25"E a distance of 40.19 feet; thence S44°42'35"E a distance of 310.00 feet; thence S45°17'25"W a distance of 535.77 feet; thence S00°45'16"W a distance of 171.98 feet to the Point of Beginning. Said tract contains 2,466,206 square feet or 56.616 acres more or less.**

**Location: NW 220<sup>th</sup> & Pennsylvania (County Highway District # 3)**

**7. Discussion and possible action to review past Special Use Permits issued on properties and whether the conditions imposed on the issuance of the permit or the standards for a Special Use Permit have not been satisfied and/or whether the use has become incompatible with other uses of land within or without the zoning district. The following are the Board of County Commissioner Resolutions to be discussed:**

**a. Resolution #66-85: (Approved March 21<sup>st</sup>, 1985)**

**Legal Description:** A part of the NE/4, Section 6, T14N, R2W, of the I.M., in Oklahoma County.

**Location:** S.W. Corner of Coltrane and Waterloo Rd.

**Proposed Special Use:** Mobile Home Park.

**Current Use:** Current under development as Summerfield Mobile Home Park

**Current Owner:** Hiwassee 80, LLC

**b. Resolution #122-89: (Approved (May 18<sup>th</sup>, 1989)**

**Legal Description:** SW/4, Section 32, T14N-4W.

**Location:** Half mile north of 164<sup>th</sup> St. & Council RD.

**Proposed Special Use:** A 4 acre tract for Telephone Communications Tower

**Current Use:** Being used as described.

**Current Owners:** John D. & Betty J. Briscoe CO Trs

c. **Resolution #144-71:** (Approved October 11<sup>th</sup>, 1971)

**Legal Description:** NW/4, Section 13, T11N, R1E.

**Location:** SE 29<sup>th</sup> & Harrah Rd.

**Proposed Special Use:** A 18 acre Mobile Home Park – Willow Creek MHP

**Current Use:** Being used as described.

**Current Owners:** Melvin E. & Donna Kincheloe

d. **Resolution #372-82** – (Approved December 20<sup>th</sup>, 1982).

**Legal Description:** SE/4, Section 13, T11N, R1E.

**Location:** Half mile south of SE 29<sup>th</sup> Street on Pottawatomie Rd.

**Proposed Special Use:** A 20 acre Mobile Home Park – Country Haven MHP

**Current Use:** Being used as described.

**Current Owner:** Dutton Enterprises, INC.

e. **Resolution #320-82:** (Approved November 1<sup>st</sup>, 1982)

**Legal Description:** NW/4, Section 14, T11N, R1E.

**Location:** West side of Granddaughter Lane south of SE 29<sup>th</sup> St.

**Proposed Special Use:** A 10 acre Mobile Home Park – C & C MHP

**Current Use:** Being used as described.

**Current Owner:** Melvin L. & Victoria A. Myers.

8. **Discussion and possible action to approve/deny a zoning change from AA-Agricultural & Rural Residential District to CG-Urban General Commercial and Office District (Z-2017-02).**

Application of:

**BILL HOFEGARTNER**

The applicant proposes to develop and operate a Dance Hall/Saloon and Hotel Complex. The property is in close proximity of the proposed turnpike extension between I-40 and I-44. If approved, the applicant plans to develop the Dance Hall/Saloon as the initial project. The following is the site description to be considered:

Tract 3 of Oak Hill Ridge, an unrecorded plat in the South Half of the Southeast Quarter (S/2 SE/4) and the Northwest Quarter of the Southeast Quarter (NW/4 SE/4 of Section Twenty-eight (28)), Township Thirteen (13) North, Range One (1) East of the I.M., Oklahoma County, Oklahoma, described as follows: Commencing at the Southeast Corner of the SE/4 and the intersection of Britton Road and Luther Road; thence North 88°55'40" West along the South line of said Section and along the center line of Britton Road, a distance of 741.48 feet to the point of beginning; thence continuing North 88°55'40": West along the South line of said Section and the centerline of Britton Road, a distance of 574.54 feet to a point, thence North 01°04'20" East a distance of 33.00 feet to a point on the North right-of-way of Britton Road and the beginning point for the centerline of a 60.00 feet wide road and utility easement (Ridge Road); thence Northwesterly along the centerline of said road and utility easement and along a curve to the left, said curve having a radius of 601.26 feet, a central angle of 10°01'33", a chord bearing of North 03°56'27" West, for an arc distance of 105.21 feet to a point; thence continuing North 08°57'13" West along the centerline of said road and utility easement a distance of 365.21 feet to a point; thence continuing Northwesterly along the centerline of said road and utility easement, and a curve to the right, said curve having a radius of 1900.00 feet, a central angle of 05°50'37", a chord bearing of North 06°01'55" West for an arc distance of 193.78 feet to a point; thence South 88°55'40" East and parallel with the South line of said section, a distance of 706.52 feet to a point; thence South 01°04'20" West a distance of 319.94 feet to a point; thence North 88°55'40" West and parallel with the South line of said section a distance of 35.26 feet to a point; thence South 01°04'20" West a distance of 369.58 feet to the point of beginning.

Location: East Britton Rd. West of Luther Rd. (County Highway District #2)

**9. Discussion and possible action to approve/deny a Special Use Permit (SUP-2017-01).**

Application of:

**FIREWORKS CENTER 25, LLC**

The applicant proposes to renew a "Year Round Fireworks Sales Facility" within an existing warehouse. The following is the site description to be considered:

A part of Lot One (1) of the Northwest Quarter (NW/4) of Section Eighteen (18), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows, to-wit: Beginning at the Northwest Corner of Lot One (1) of the Northwest Quarter (NW/4); Thence East 757.2876 feet; Thence South 330.00 feet; Thence West to the West line of Lot One (1); Thence North to Beginning. LESS AND EXCEPT a tract on the West deeded to Oklahoma County for road purposes, said deed being recorded in Book 55, page 177 of the records of Oklahoma County, Oklahoma, AND FURTHER LESS AND EXCEPT a strip, piece or parcel of land lying in part of Lot One (1) of the Northwest Quarter (NW/4) of Section Eighteen (18), Township Twelve (12) North, Range Two (2) West, Oklahoma County, Oklahoma, said parcel of land being described by metes and bounds as follows: Beginning at a point 33.00 feet east of the West line: Thence East on a line parallel to and 33.00 feet South of said North line a distance of 32.00 feet; Thence South 00°08'33" East a distance of 311.75 feet; Thence North 14°10'49" West a distance of 131.86 feet to a point 33.00 feet East of the West line of

said Lot One (1); Thence North 00°08'33"West a distance of 183.75 feet to the Point of Beginning.

Location: 2820 NE 50<sup>th</sup> St., Oklahoma City, Oklahoma  
(County Highway District #1)

**10. Discussion and possible action to approve/deny the General Plat of Council Meadows I (GP-2017-03).**

Application of: **PATTERSON & PATTERSON LLC**

The applicant proposes developing a single-family, residential subdivision with 5 lots on 24.54 acres. Lot sizes will range from a minimum of 2 acres to approximately 12 acres. The following is the legal description of the property:

A Tract of land being located in Government Lot 4 of Section Five (5), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows: BEGINNING at the NW corner of said Section 5; THENCE N89°57'18"E along the North line of Said Government Lot a distance of 1326.44 ft to the NE Corner of said Government Lot; THENCE S00°08'48"E along the East line of said Government Lot 4 a distance of 805.48 ft; THENCE S89°52'36"W a distance of 1325.67 ft to a point on the West line of said Government Lot 4; THENCE N00°12'00"W along said West line for a distance of 807.29 ft to the Point or Place of Beginning.

Location: Waterloo & Council Rd. (County Highway District #3)

**11. Discussion and possible action to approve/deny the Preliminary Plat of Council Meadows I (PP-2017-03).**

Application of: **PATTERSON & PATTERSON LLC**

The applicant proposes developing a single-family, residential subdivision with 5 lots on 24.54 acres. Lot sizes will range from a minimum of 2 acres to approximately 12 acres. All lots will have egress and ingress from a section line road. The following is the legal description of the property:

A Tract of land being located in Government Lot 4 of Section Five (5), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows: BEGINNING at the NW corner of said Section 5; THENCE N89°57'18"E along the North line of Said Government Lot a distance of 1326.44 ft to the NE Corner of said Government Lot; THENCE S00°08'48"E along the East line of said Government Lot 4 a distance of 805.48 ft; THENCE S89°52'36"W a distance of 1325.67 ft to a point on the West line of said Government Lot 4; THENCE N00°12'00"W along said West line for a distance of 807.29 ft to the Point or Place of Beginning.

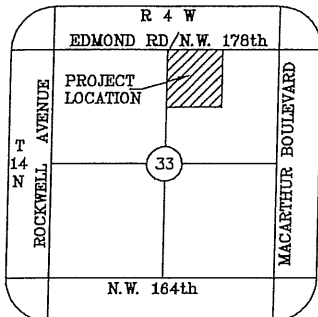
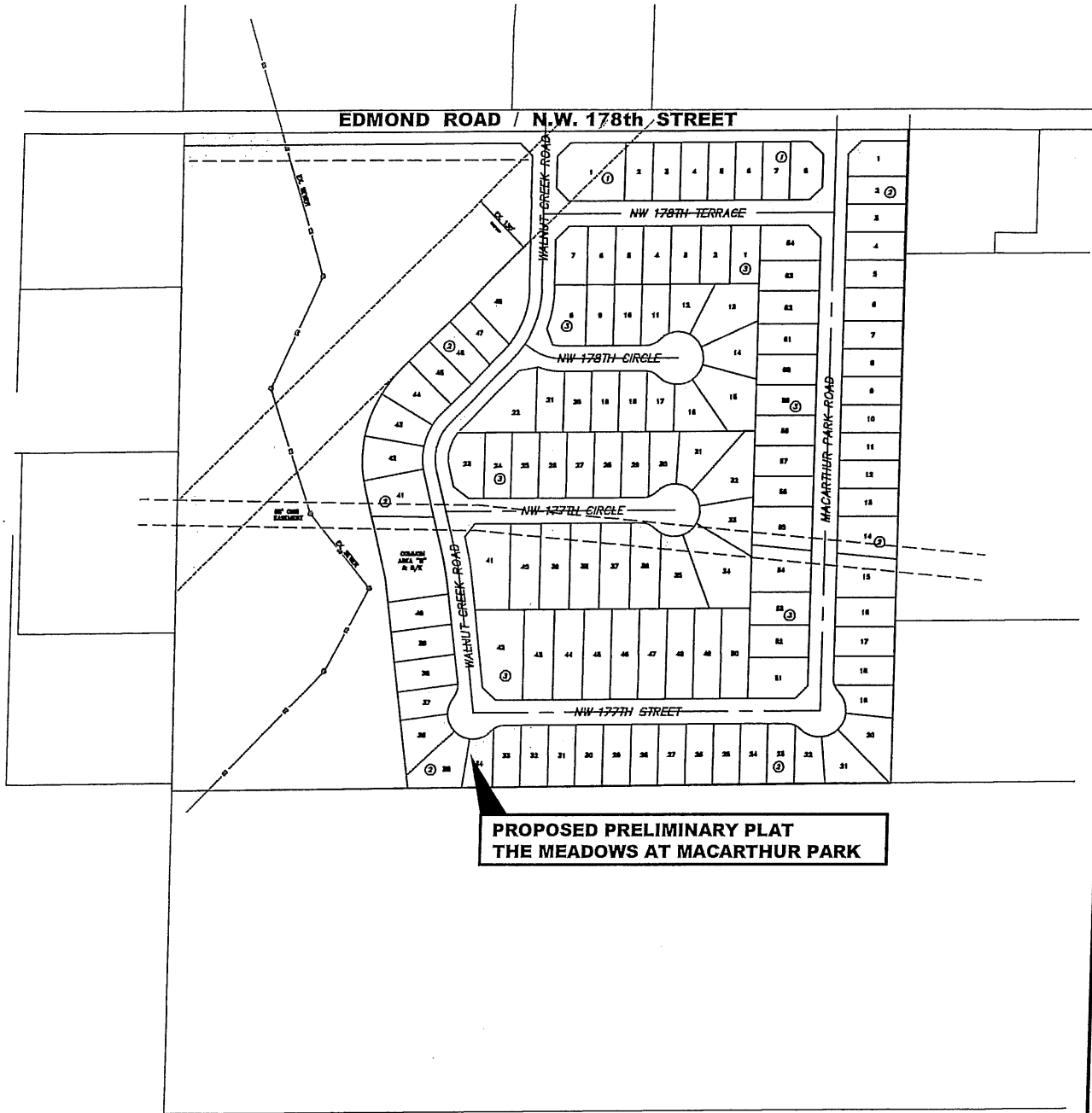
Location: Waterloo & Council Rd. (County Highway District #3)

**12. Discussion and possible action to receive the May 2017 Fee Fund Report.**

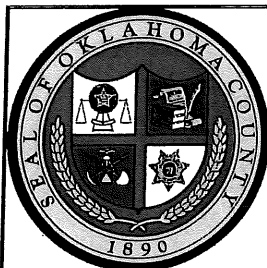
13. **New Business:** In accordance with the Open Meetings Act, Section, 311.9, New Business is defined, as any matter not known about or which could not have been reasonably foreseen prior to the time of posting the Agenda.

14. **Adjournment.**

**OKLAHOMA COUNTY PLANNING COMMISSION  
 PRELIMINARY PLAT (PP-2015-01) THE MEADOWS AT MACARTHUR PARK  
 APPLICANT: SOONER TRADITIONS, LLC**



SECTION 33, T-14-N, R-4-W, I.M.  
LOCATION MAP

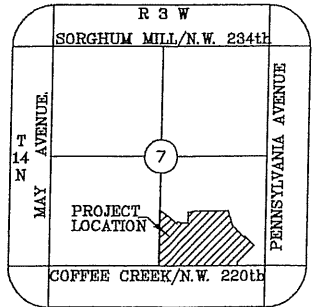
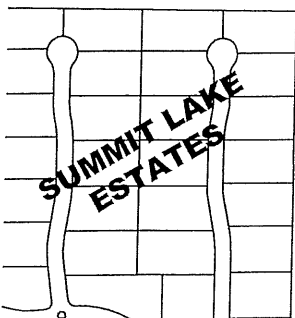
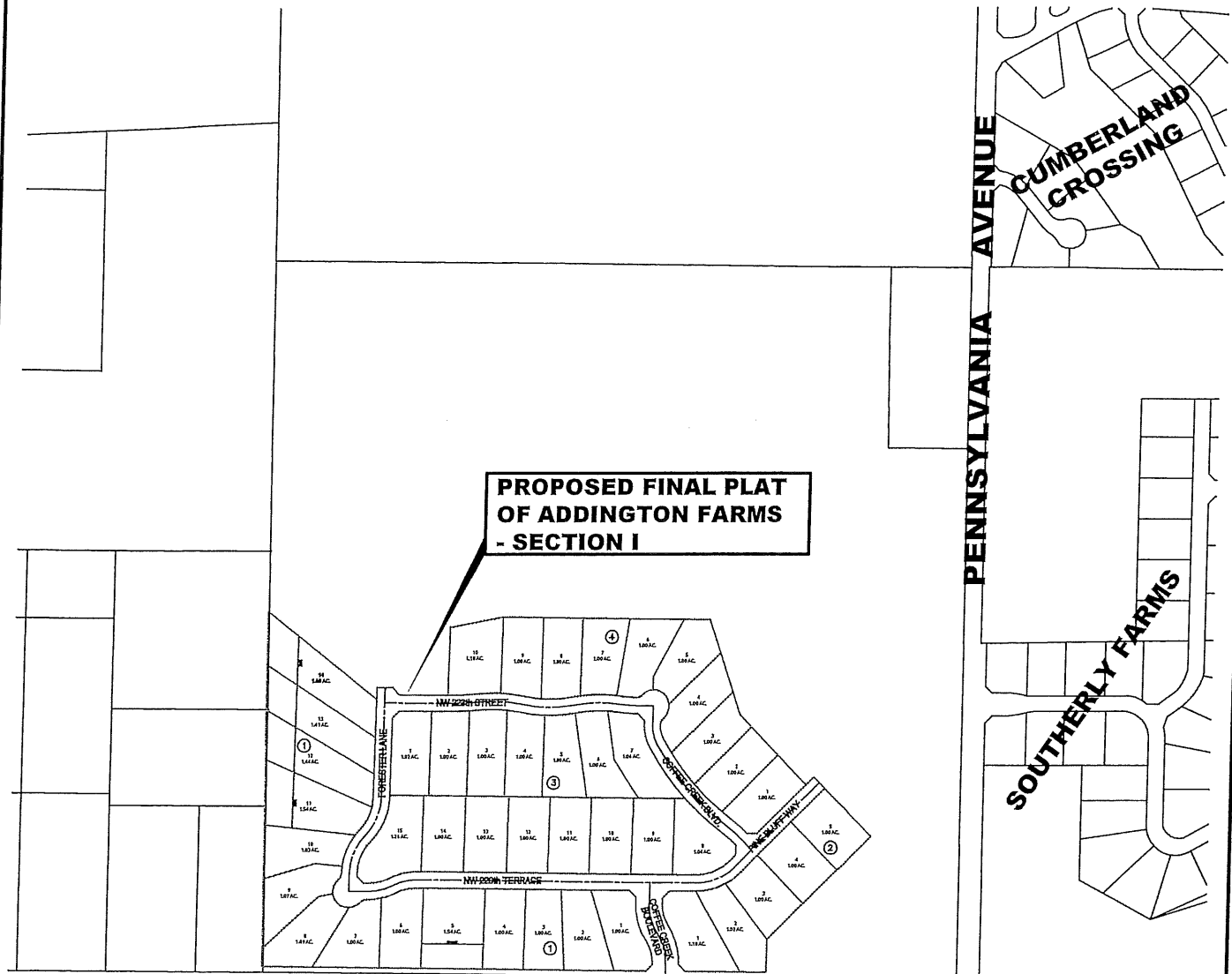


**OKLAHOMA COUNTY  
 ENGINEERING & PLANNING**

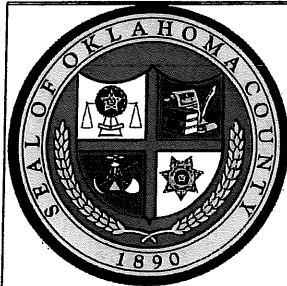
320 Robert S. Kerr, Suite 101  
 Oklahoma City, Ok 73102-3431  
 County Engineer : Stacey Trumbo, P.E.

Date:	Scale:	Drawn By:
JULY 2015	NO SCALE	GHM

**OKLAHOMA COUNTY PLANNING COMMISSION  
 (FP-2017-01) FINAL PLAT OF ADDINGTON FARMS -  
 SECTION I  
 APPLICANT: CRAFTON TULL**



SECTION 7, T-14-N, R-3-W, L.M.  
 LOCATION MAP

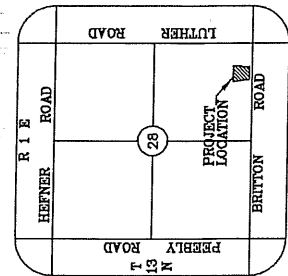
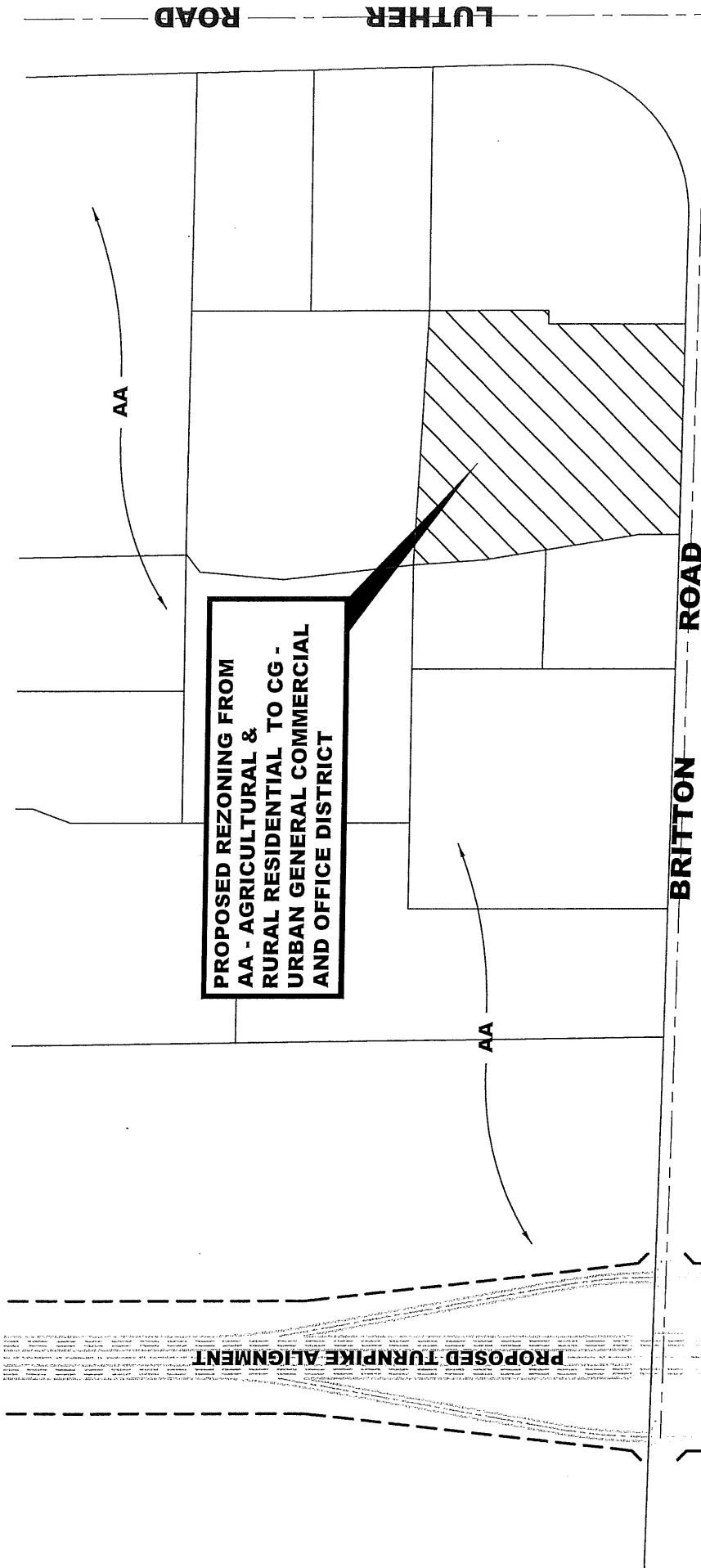


**OKLAHOMA COUNTY  
 ENGINEERING & PLANNING**

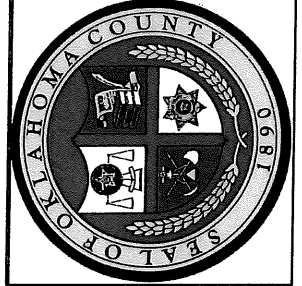
320 Robert S. Kerr, Suite 101  
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 County Engineer : Stacey Trumbo, P.E.

Date: <b>JUNE 2017</b>	Scale: <b>NO SCALE</b>	Drawn By: <b>GHM</b>
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**OKLAHOMA COUNTY PLANNING COMMISSION  
 REZONING FROM AA - AGRICULTURAL AND RURAL RESIDENTIAL DISTRICT  
 TO CG - URBAN GENERAL COMMERCIAL AND OFFICE DISTRICT (Z-2017-02)  
 APPLICANT: BILL HOFEGARTNER**



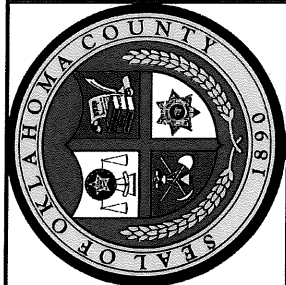
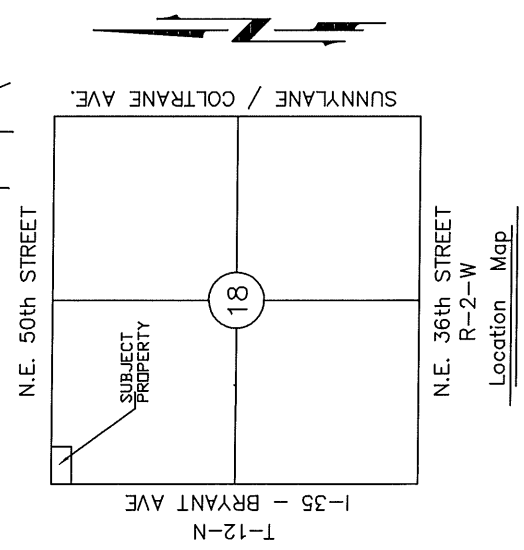
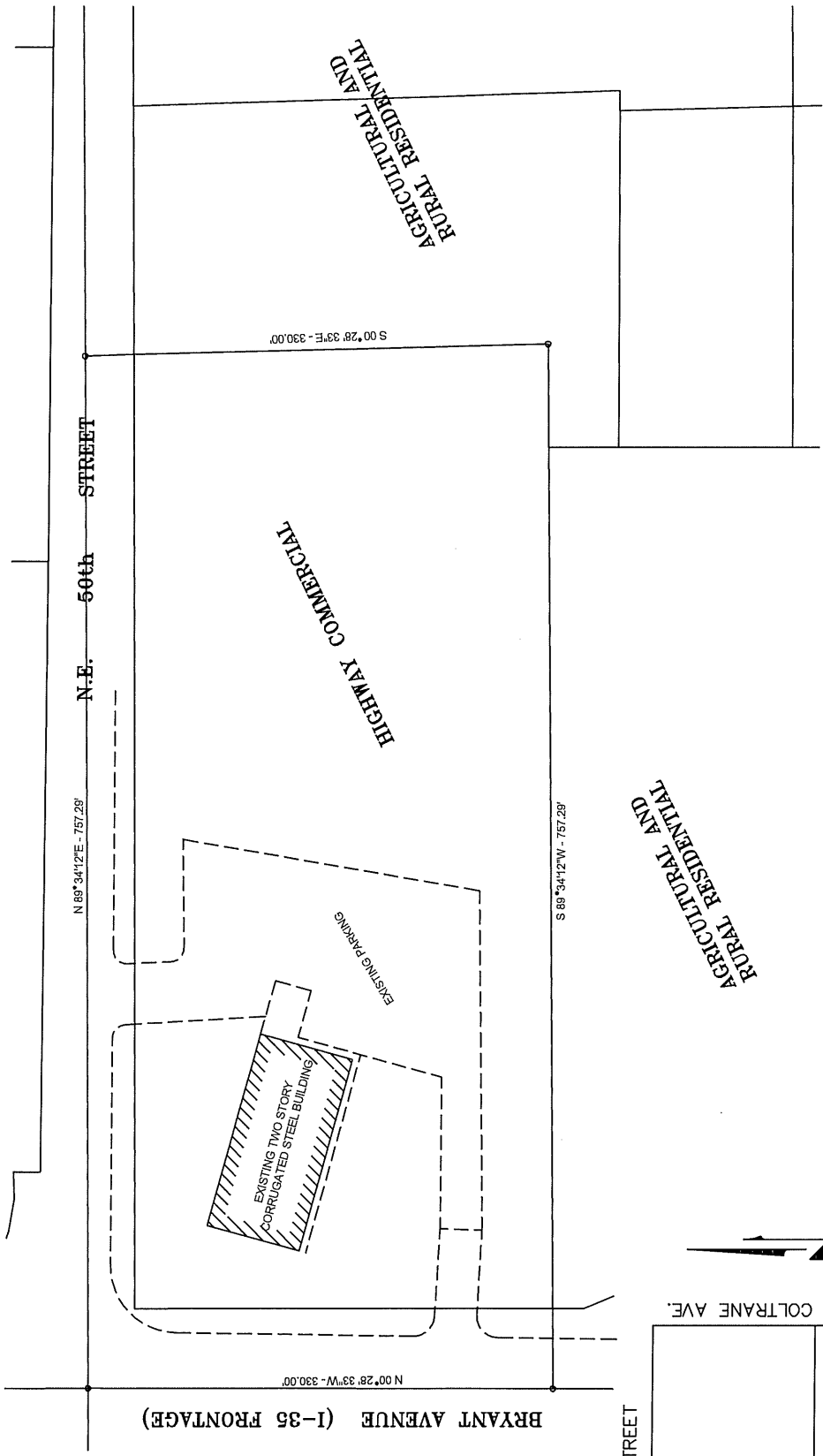
SECTION 28, T-13-N, R-1-E, L.M.  
 LOCATION MAP



**OKLAHOMA COUNTY  
 ENGINEERING & PLANNING**  
 320 Robert S. Kerr, Suite 201  
 Oklahoma City, Ok 73102-3431  
 County Engineer : Stacey Trumbo, P.E.

Date: MAY 2017  
 Scale: NO SCALE  
 Drawn By: GHM

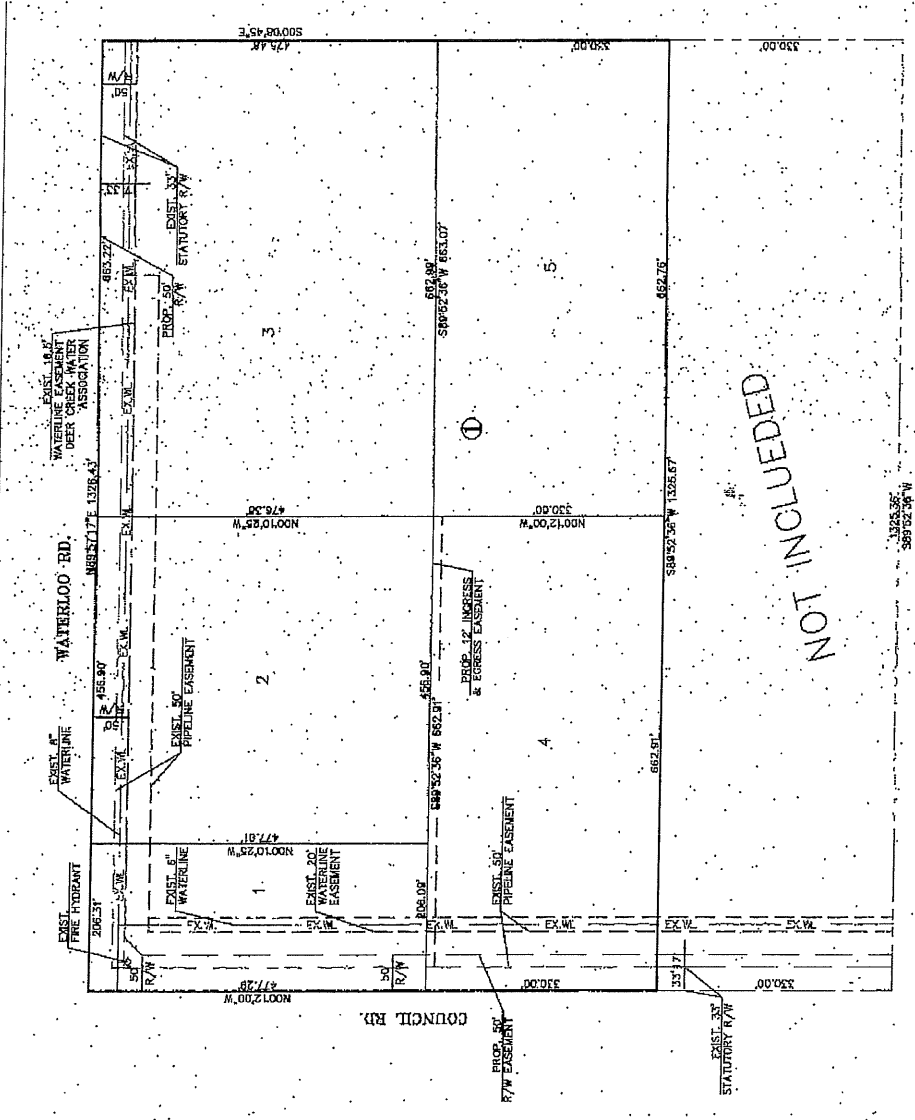
**OKLAHOMA COUNTY PLANNING COMMISSION  
 (SUP-2017-01) SPECIAL USE PERMIT  
 YEAR ROUND FIREWORKS SALES FACILITY  
 APPLICANT: FIREWORKS CENTRAL 25, LLC**



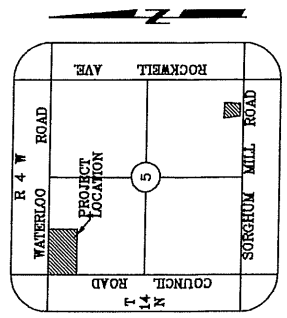
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Date:	MAY 2017	Scale:	No Scale	Drawn By:	GHM
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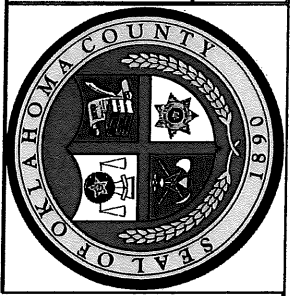
**OKLAHOMA COUNTY PLANNING COMMISSION  
 GENERAL PLAT OF COUNCIL MEADOWS I (GP-2017-03)  
 APPLICANT: PATTERSON & PATTERSON PROPERTIES, CDC FARMS & JOSEPH TEEMOI**



NOT INCLUDED



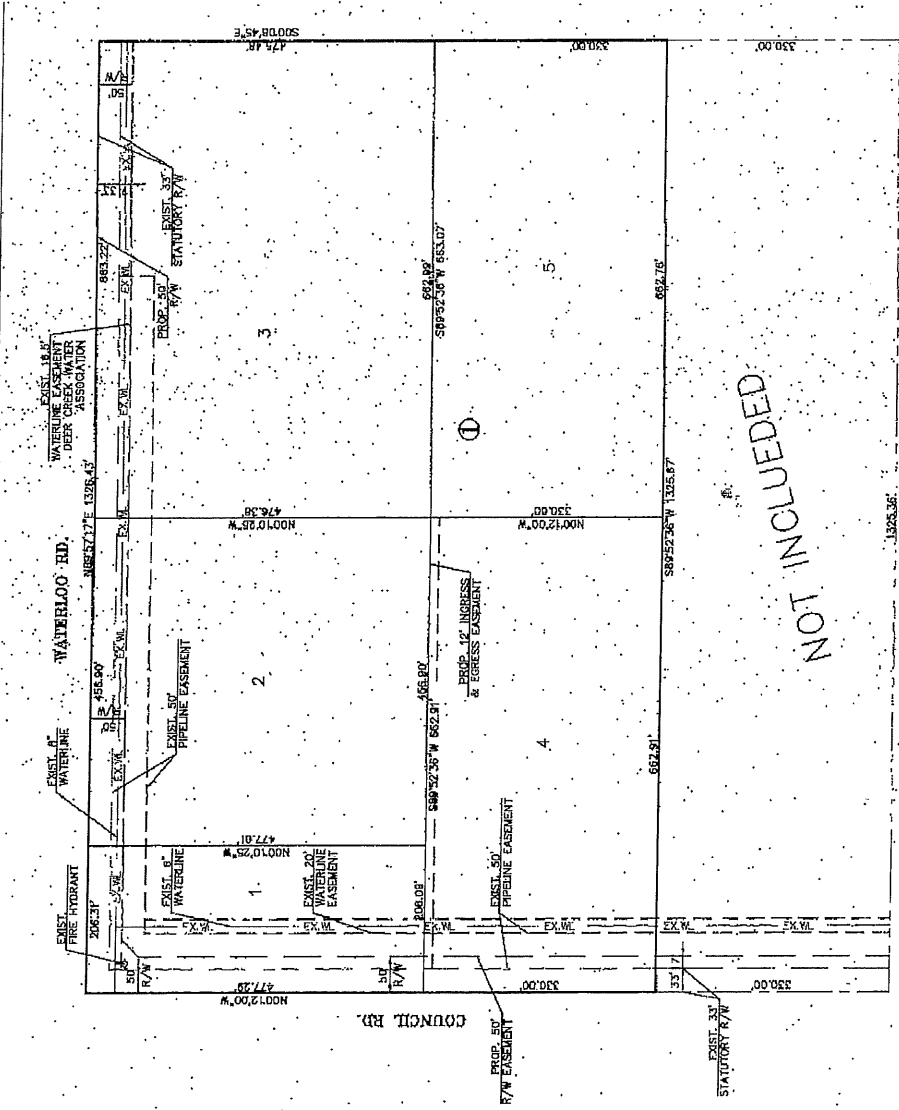
SECTION 5, T-14-N, R-4-W, I.M.  
 LOCATION MAP



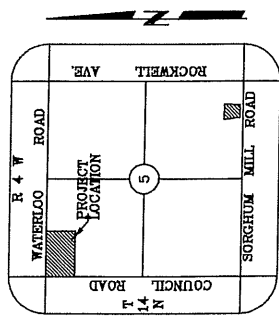
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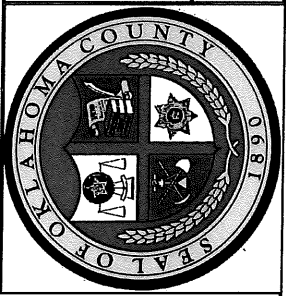
**OKLAHOMA COUNTY PLANNING COMMISSION  
 PRELIMINARY PLAT OF COUNCIL MEADOWS I (PP-2017-03)  
 APPLICANT: PATTERSON & PATTERSON PROPERTIES, CDC FARMS & JOSEPH TEEMOI**



NOT INCLUDED



SECTION 5, T-14-N, R-4-W, 1.M.  
 LOCATION MAP



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