

A G E N D A

OKLAHOMA COUNTY PLANNING COMMISSION

ROOM 103 1:30 p.m.

March 12, 2015

- 1. Notice of meeting posted March 6, 2015.**
- 2. Call to Order.**
- 3. Roll Call.**
- 4. Approval of Minutes of the Previous Meeting: (February 12, 2015)**
- 5. Discussion and possible action to approve/deny a Re-plat (RE-2015-01) of Coffee Creek Farms Addition (Lots 7 & 8).**

Application of:

CHARLES DEFURIA

The applicant proposes to develop two (2) additional lots for residential purposes. The following is the legal description of the properties:

All of Lots Seven (7) & Eight (8) of Coffee Creek Farms Addition a subdivision of the SW/4 of Section 8, T14N, R1E of the Indian Meridian, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Location: NE 220th & Triple X (County Highway District #1)

- 6. Discussion and possible action to approve/deny a change to the Planning Commission Meeting Schedule.**
- 7. Discussion of Master Plan Update and related public meetings.**
- 8. Discussion and possible action to receive the February 2015 Fee Fund Report.**
- 9. 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.
- 10. Adjournment.**



Oklahoma County Staff Report

Meeting Date — March 12, 2015

Case: Re-plat (RE-2015-01) - Re-plat of Coffee Creek Farms Subdivision (Lots 7 & 8)

Board of County Commissioner District: Willa Johnson (District 1)

<u>Applicant</u>	<u>Owner/Proposed Location Address</u>
Charles DeFuria 17151 Coffee Creek Rd. Luther, OK 73054	Charles DeFuria 17151 Coffee Creek Rd. Luther, OK 73054

Request: Public hearing with discussion and consideration of approval/denial of a re-plat.

Proposed Use: The applicant is proposing to split Lot 7 & Lot 8 to create 4 new lots. Each lot will be approximately 2.5 acres.

Site Location: Lot 7 and Lot 8 of Coffee Creek Farms Subdivision

Size: The area of request is comprised of approximately 10 acres.

Project Background & History

Coffee Creek Farms was created in 1988 and was approved by the Oklahoma County Planning Commission in December of 1988. Since that time, the Planning Commission took action on this subdivision in September 2009 to re-plat Lot 4. Lot 4 was a 5 acre lot that was split into two (2) - 2.5 acre lots.

Coffee Creek Farms is zoned RA—Acreage Residential.

Lot 7 and Lot 8 of Coffee Creek Farms will be split from north to south. This re-plat will create four (4) - 2.5 acre lots.

Traffic Information

NE 220th St./Coffee Creek — 142 ADT taken in 2008

Triple X Rd. — 140 ADT taken in 2008

Dates of Hearings

Planning Commission (Re-plat — March 12, 2015)

Existing On-Site & Adjacent Zoning Districts

On-Site: RA — Acreage Residential (Coffee Creek Farms Subdivision)
North: RA — Acreage Residential (Coffee Creek Farms Subdivision)
South: Town of Luther
West: AA — Agricultural and Rural Residential
East: RA — Acreage Residential (Coffee Creek Farms Subdivision)

Existing On-Site & Adjacent Land Uses

On-Site: Coffee Creek Farms Subdivision — Single-Family Residential
North: Coffee Creek Farms Subdivision — Single-Family Residential
South: Large Acreage Residential (Town of Luther)
West: Agricultural Land
East: Coffee Creek Farms Subdivision — Single-Family Residential

Utilities & Services

Police: Oklahoma County Sheriff
Fire: Luther Fire Department
Ambulance: EMSA
Public Schools: Luther School District
Refuse: Private
Sanitary Sewer: Septic System
Water: Well

Flood Hazards

- ◆ No Flood Hazards exist on the subject property.

Picture of Subject Property



Action Required

Approve or Deny application — Re-plat RE-2015-01



**OKLAHOMA COUNTY
PLANNING COMMISSION**

Planning Commission Meeting

March 12, 2015

OKLAHOMA COUNTY PLANNING COMMISSION

RE-PLAT OF COFFEE CREEK FARMS ADDITION
LOTS 7 & 8 (RE-2015-01)
Applicant: CHARLES DEFURIA

