

A G E N D A
SAPULPA METROPOLITAN AREA PLANNING COMMISSION

Tuesday May 15, 2012 7:00 P.M.

Sapulpa City Hall
425 East Dewey
Sapulpa, OK 74066

1. CALL TO ORDER:

2. ROLL CALL:

CITY ITEMS: See City Agenda

COUNTY CONSENT AGENDA ITEMS:

In accordance with the policies previously approved by the Sapulpa Metropolitan Area Planning Commission, items 3, 4 and 5 are placed on the CONSENT AGENDA for approval by one motion.

ITEMS REMOVED FROM THE CONSENT AGENDA:

3. MINUTES: Approval of the Minutes of April 24, 2012

4. CCLS-2276 – Dean Workman: Applicant requests confirmation of approval of a Prior Approval Lot-split and Lot-Combination for property zoned A-1 General Agriculture for tracts of land described as follows:

Original Tract: The Southeast Quarter of Section 27 Township 17 North Range 8 East of the Indian Base and Meridian, Creek County, State of Oklahoma.

Tract 1: A tract of land located in the Southeast Quarter of Section 27 Township 17 North Range 8 East of the Indian Base and Meridian, Creek County, State of Oklahoma, more particularly described as follows: The Southeast Quarter of Section 27, LESS AND EXCEPT the following tract, Beginning at the Southwest Corner of the Southeast Quarter Thence N 00°03'10" W a distance of 590.33 feet, Thence N 87°49'53" E a distance of 350.00 feet, Thence S 03°23'46" E a distance of 603.59 feet to a point on the South line of the SE/4, Thence S 89°50'37" W a distance of 384.96 feet to the point of beginning. Total Acreage 155 ac m/l.

Tract 2: A tract of land located in the Southeast Quarter of Section 27 Township 17 North Range 8 East, of the Indian Base and Meridian, Creek County, State of Oklahoma, more particularly described as follows: Beginning at the Southwest Corner of the Southeast Quarter Thence N 00°03'10" W a distance of 590.33 feet, Thence N 87°49'53" E a distance of 350.00 feet, Thence S 03°23'46" E a distance of 603.59 feet to a point on the South line of the SE/4, Thence S 89°50'37" W a distance of 384.96 feet to the point of beginning, containing 5 acres m/l.

Property Location: 16870 S. 401st W. Avenue

5. **CCLS-2277 – Coonrod Land:** Applicant requests confirmation of approval of a Prior Approval Lot-split and Lot-Combination for property zoned A-1 General Agriculture for a tract of land described as follows:

Original Tract: Greater than 10-acres

Lot-split Tract: A tract of land located in Government Lot 3 of the Northwest Quarter (NW/4) of Section 3, Township 19 North, Range 9 East of the Indian Base and Meridian, Creek County, State of Oklahoma according to the U.S. Government Survey thereof, more particularly described as follows: Beginning at the Northwest Corner of said Government Lot 3 ; thence on an assumed bearing of N 88°52'26" East along the North Line of said Government Lot 3 a distance of 1322.50 feet to the Northeast Corner of said Government Lot 3 ; thence S 00°38'32" East along the East Line of said Government Lot 3 a distance of 318.92 feet ; thence S 88°48'09" West a distance of 1323.22 feet to the West Line of said Government Lot 3 ; thence N 00°30'58" West along said West Line a distance of 320.58 feet to the point of beginning. This described tract contains 9.70 acres more or less and is subject to a 30' easement along the West Line and a 25' utility easement along the South Line and is subject to all easements and rights-of-way of record.

PUBLIC HEARINGS:

6. **CCLS-2275 – Robert and Rosalind Stone. Reference CCBOA-249 – Robert and Rosalind Stone:** Requesting approval of Lot-split CCLS-2275 with Modifications and/or Waivers with a Special Exception from the Board of Adjustment per Section 4.1.3 of the Creek County Zoning Regulations to be permitted to maintain one manufactured home on each of two (2) separate proposed tracts of land containing a total of 10.393 acres, more or less, in the A-1 General Agricultural District described as follows:

Original Tract: Greater than 10 acres

Tract 1: A tract of land in the Southwest Quarter of the Southwest Quarter (SW/4 SW/4) of Section 9 Township 18 North Range 12 East of the Indian Base and Meridian, Creek County, State of Oklahoma, according to the U. S. Government Survey thereof, being more particularly described as follows, to-wit: Commencing at the Southwest corner of said Section 9; thence South 89°59'30" East a distance of 633.60 feet along the South boundary of said Section 9 to the Point of Beginning; thence North 13°19'58" West a distance of 487.78 feet; thence North 78°21'58" East a distance of 174.96 feet; thence South 82°05'35" East a distance of 45.39 feet; thence North 04°44'55" East a distance of 139.73 feet; thence South 86°52'39" East a distance of 22.38 feet; thence North 05°01'00" East a distance of 233.91 feet; thence North 88°53'58" East a distance of 54.30 feet; thence 168.80 feet along a curve to the right with a radius of 124.36 feet; thence South 13°19'59" East a distance of 802.06 feet; thence North 89°59'30" West a distance of 520.50 feet to the Point of Beginning, containing 7.894 acres, more or less.

Tract 2: A tract of land in the Southwest Quarter of the Southwest Quarter (SW/4 SW/4) of Section 9 Township 18 North Range 12 East of the Indian Base and Meridian, Creek County, State of Oklahoma, according to the U. S. Government Survey thereof, being more particularly described as follows, to-wit: Commencing at the Southwest corner of said Section 9; thence South 89°59'30" East a distance of 633.60 feet along the South boundary of said Section 9; thence North 13°19'58" West a distance of 487.78 feet to the Point of Beginning; thence North 13°19'58" West a distance

of 403.98 feet; thence North 88°53'58" East a distance of 363.92 feet; thence South 05°01'00" West a distance of 233.91 feet; thence North 86°52'39" West a distance of 22.38 feet; thence South 04°44'50" West a distance of 139.173 feet; thence North 82°05'35" West a distance of 45.39 feet; thence South 78°21'58" West a distance of 174.96 feet to the Point of Beginning, containing 2.544 acres, more or less.

Property Location: 4612 W. 79th Street South and 7942 S. 44th W. Avenue

7. **CCZ-1824 and CCLS-2274 – Robert L. Doss:** Applicant requests approval of a Lot-split with Modifications and/or Waivers per CCLS-2274 and rezoning on part per CCZ-1824 from A-1 General Agriculture to RMH-1 Single Family Manufactured Home District as follows:

ORIGINAL TRACT: A TRACT OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14 TOWNSHIP 16 NORTH RANGE 10 EAST OF THE INDIAN BASE AND MERIDIAN, CREEK COUNTY, STATE OF OKLAHOMA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE S00°07'56"W ALONG THE WEST LINE THEREOF A DISTANCE OF 880.76 FEET; THENCE N89°51'43"E A DISTANCE OF 824.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°51'43"E A DISTANCE OF 1153.85 FEET; THENCE S00°12'12"W A DISTANCE OF 440.05 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER; THENCE S89°51'08"W ALONG SAID SOUTH LINE A DISTANCE OF 1153.53 FEET; THENCE N00°09'42"E A DISTANCE OF 440.29 FEET TO THE POINT OF BEGINNING, CONTAINING 11.66 ACRES MORE OR LESS.

TRACT 1 – REMAINS ZONED A-1: A TRACT OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14 TOWNSHIP 16 NORTH RANGE 10 EAST OF THE INDIAN BASE AND MERIDIAN, CREEK COUNTY, STATE OF OKLAHOMA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE S00°07'56"W ALONG THE WEST LINE THEREOF A DISTANCE OF 880.76 FEET; THENCE N89°51'43"E A DISTANCE OF 1318.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°51'43"E A DISTANCE OF 659.48 FEET; THENCE S00°12'12"W A DISTANCE OF 440.05 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER; THENCE S89°51'08"W ALONG SAID SOUTH LINE A DISTANCE OF 659.16 FEET; THENCE N00°09'42"E A DISTANCE OF 440.19 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE SOUTH 35.00 FEET THEREOF. TRACT ONE CONTAINS 6.13 ACRES MORE OR LESS.

TRACT 2 – REZONE FROM A-1 TO RMH-1: A TRACT OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14 TOWNSHIP 16 NORTH RANGE 10 EAST OF THE INDIAN BASE AND MERIDIAN, CREEK COUNTY, STATE OF OKLAHOMA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE S00°07'56"W ALONG THE WEST LINE THEREOF A DISTANCE OF 880.76 FEET; THENCE N89°51'43"E A DISTANCE OF 824.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°51'43"E A DISTANCE OF 494.37 FEET; THENCE S00°09'42"W A DISTANCE OF 405.19 FEET; THENCE N89°51'08"E A DISTANCE OF 659.19 FEET; THENCE S00°12'12"W A DISTANCE OF 35.00 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH HALF OF

THE SOUTHWEST QUARTER; THENCE S89°51'08"W ALONG SAID SOUTH LINE A DISTANCE OF 1153.53 FEET; THENCE N00°09'42"E A DISTANCE OF 440.29 FEET TO THE POINT OF BEGINNING, CONTAINING 5.53 ACRES MORE OR LESS.

PROPERTY LOCATION: 20850 DEERWOOD TRAIL

8. **APPLICANT - CCZ-1825 - Wally Trepp:** Applicant requests approval of a rezoning from A-1 General Agriculture to I-2 General Industrial District per CCZ-1825 for real estate described as follows:

A part of Lot 4 of Section 18 Township 18 North Range 12 East of the Indian Base and Meridian, Creek County, State of Oklahoma, according to the U. S. Government Survey thereof, being more particularly described as follows, to-wit: Beginning at the Southwest Corner of said Lot 4; thence due East along the South line of said Lot 4 a distance of 258.65 feet to a point in the Westerly right of way of the Tulsa-Sapulpa Union Railway; thence N34°36'40"E along the said Westerly right of way line a distance of 140.62 feet; thence along the said Westerly right of way line on a curve to the left having a radius of 2,814.79 feet a distance of 1076.12 feet ; thence N12°42'23"E along the said Westerly right of way line a distance of 230.35 feet to a point on the North line of said Lot 4; thence N89°54'18"W along the North line of said Lot 4 a distance of 824.38 feet to the Northwest Corner of said Lot 4; thence S00°15'37"E along the West line of said Lot 4 a distance of 1321.49 feet to the Southwest Corner of said Lot 4 and the point of beginning, containing 18.27 acres, more or less.

Property Address: 8989 Brenner Road

9. **CCZ-1826 - Melissa Jennings:** Applicant requests approval of a rezoning from A-1 General Agriculture District to RMH-1 Single Family Manufactured Home District for real estate described as follows:

Legal Description: A tract of land located in the NW/4 of the NW/4 aka Lot 4, in Section 1 Township 18 North Range 11 East of the Indian Base and Meridian, in Creek County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as: Beginning at a point 693 feet East of the NW corner of the NW/4 of the NW/4 in Section 1; Thence South 257.99 feet; Thence East 186.15 feet; Thence South 267.29 feet; Thence East 151.85 feet; Thence North 525.28 feet; Thence West 338 feet to the Point of Beginning, containing 2.50 acres of land more or less.

Property Location: 9400 W. 61st Street South

NEW BUSINESS: None

ADJOURNMENT:

Posted By: Misty Macos

Date: 4/27/12

Time: 1:00 P.M.