

A G E N D A
SAPULPA METROPOLITAN AREA PLANNING COMMISSION

Tuesday February 28, 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: None

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

PUBLIC HEARINGS:

4. CCZ-1814 and CCLS – 2256 – Charles and Elizabeth Gibson: Applicants request approval of a rezoning from A-1 General Agriculture to A-2 Suburban on Tract 1 only of CCLS-2256 with Lot-Combination and Modifications and/or Waivers for real estate described as follows:

Original Tract: The East Half of the Northwest Quarter and the North Half of the Northeast Quarter of the Southwest Quarter and the South Half of the Northwest Quarter of the Northwest Quarter, LESS AND EXCEPT a tract of land beginning at the Northwest corner there of: THENCE East 550 feet, THENCE South 200 feet, THENCE West 550 feet, THENCE North 200 feet to the point of beginning, AND the Southwest Quarter of the Northwest Quarter and the East 620 feet of the Northwest Quarter of the Southwest Quarter all in Section 34 Township 18 North Range 7 East Creek County, Oklahoma, together with a road easement right of way beginning 436 feet North of the Southwest Quarter of the Northwest Quarter of Section 34 Township 18 North Range 7 East, Thence East 700 feet, Thence North 30 feet, THENCE West 700 feet, Thence South 30 feet to the point of beginning, all according to the U.S. Government Survey thereof.

Tract 1 - To be retained by Charles Gibson Rezone A-2: A tract of land located in the Northwest Quarter of the Northwest Quarter of Section 34 Township 18 North Range 7 East of the Indian Base and Meridian, Creek County, State of Oklahoma, more particularly described as follows: Beginning at the Southwest Corner of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 34, THENCE N 89⁰27'35" E a distance of 450.00 feet, THENCE S 00⁰53'06" E a distance of 200 feet, THENCE S 89⁰27'35" W a distance of 450.00 feet, THENCE N 00⁰53'06" W a distance of 200 feet to the point of beginning, Containing 2.06 acres more or less.

Tract 2 - Property to be added to Charles and Elizabeth Dorsey Property Deed filed in book 391 at page 439-40 Remains Zoned A-1: A tract of land located in the Northwest Quarter of the Northwest Quarter of Section 34 Township 18 North Range 7 East of the Indian Base and Meridian, Creek County, State of Oklahoma, more particularly described as follows: Beginning at

the Southwest Corner of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 34, THENCE N 89°27'35" E a distance of 450.00 feet to the true point of beginning THENCE N 89° 27'35" E a distance of 100 feet, THENCE S 00°53'06" E a distance of 200 feet, THENCE S 0°27'35" W a distance of 100.00 feet, THENCE N 00°53'06" W a distance of 200 feet to the point of beginning, BASIS OF BEARINGS: West Line of NW/4 Sec 34-T18N-R7E Bearing= S 00°53'06" E.

This property description was prepared on 1-20-12, by Alan Mark Penn, Licensed Professional Land Surveyor #1086. This property description meets the Oklahoma Minimum Standards for Property Descriptions.

Property Location: 11235 S. 513th West Avenue

5. **CCZ-1815 – Karen Wilson:** Applicant requests approval of a rezoning from A-1 General Agriculture to C-2 General Commercial District for real estate described as follows:

Legal Description: Lots 25 and 26, Block 31 Old Taneha Addition

Property Location: 6729 West 69th Street South

6. **CCZ-1816 & CCLS-2257 & CCLS-2258 – Gloria Curry:** Applicant requests approval of a rezoning from A-1 General Agriculture to R-1 Single Family Dwelling District on part with Lot-Split and Lot-Combination CCLS-2257 and Lot-Split CCLS-2258 and Lot-Combination with Modifications and/or Waivers for real estate described as follows:

Original Tract: A tract of land in the East Half (E/2) of the Northeast Quarter (NE/4) of Section Eighteen (18) Township Seventeen (17) North Range Seven (7) East of the I.M., Creek County, State of Oklahoma, more particularly described as commencing at the Northeast Corner (NE/Cor) of said NE/4; Thence North 90° 00' 00" West along the North line of said NE/4 a distance of 984.50 feet to the Point of Beginning; Thence North 90° 00' 00" West along the North line of said NE/4 a distance of 286.96 feet to a point 41.50 feet East of the Northwest Corner (NW/Cor) of said E/2 of the NE/4; Thence South 00° 11' 27" West a distance of 590.44 feet; Thence South 85° 06' 31" West a distance of 36.04 feet to a point on the West line of said E/2 of the NE/4; Thence South 00° 21' 00" East along the West line of said E/2 of the NE/4 a distance of 2043.50 feet to a found ½" iron pin being the Southwest Corner (SW/Cor) of said E/2 of the NE/4; Thence North 89° 56' 15" East along the South line of said E/2 of the NE/4 a distance of 1318.91 feet to a found 1" bolt being the Southeast Corner (SE/Cor) of said NE/4; Thence North 00° 28' 46" West along the East line of said NE/4 a distance of 881.63 feet; Thence North 90° 00' 00" West parallel to the North line of said NE/4 a distance of 984.50 feet; Thence North 00° 28' 46" West parallel to the East line of said NE/4 a distance of 1754.00 feet to the Point of Beginning, containing 39.474 acres, more or less.

Robertson Tract – Rezone to R-1 and CCLS-2257: A tract of land in the East Half (E/2) of the Northeast Quarter (NE/4) of Section Eighteen (18), Township Seventeen (17) North, Range Seven (7) East of the I.M., Creek County, State of Oklahoma, more particularly described as commencing at the Northeast Corner (NE/Cor) of said NE/4; Thence North 90° 00' 00" West along the North line of said NE/4 a distance of 1271.46 feet to the Point of Beginning; Thence North 90° 00' 00" West along the North line of said NE/4 a distance of 41.50 feet to the Northwest Corner (NW/Cor) of said E/2 of the NE/4; Thence South 00° 21' 00" East along the West line of said E/2 of the NE/4 a distance of 255.73 feet; Thence South 90° 00' 00" East parallel to the North line of

said E/2 of the NE/4 a distance of 39.09 feet; Thence North 00° 11' 27" East a distance of 255.73 feet to the Point of Beginning, containing 0.237 acres, more or less.

Brant Tract – Remains Zoned A-1 and CCLS-2258: A tract of land in the East Half (E/2) of the Northeast Quarter (NE/4) of Section Eighteen (18), Township Seventeen (17) North, Range Seven (7) East of the I.M., Creek County, State of Oklahoma, more particularly described as commencing at the Northeast Corner (NE/Cor) of said NE/4; Thence North 90° 00' 00" West along the North line of said NE/4 a distance of 1271.46 feet; Thence South 00° 11' 27" West a distance of 255.73 feet to the Point of Beginning; Thence North 90° 00' 00" West parallel to the North line of said NE/4 a distance of 39.09 feet to a point on the West line of said E/2 of the NE/4; Thence South 00° 21' 00" East along the West line of said E/2 of the NE/4 a distance of 337.79 feet; Thence North 85° 06' 31" East a distance of 36.04 feet; Thence North 00° 11' 27" East a distance of 334.71 feet to the Point of Beginning, containing 0.289 acres, more or less.

Legal descriptions prepared by Stephen R. Spears, OK L.S. 1051 on November 13, 2011. The basis of bearing is an assigned bearing of North 90° 00' 00" West along the North line of said NE/4.

Property Location: 54944 W. 141st Street South

7. **APPLICANTS - CCZ-1817 – Gail & Linda Hughes:** Applicants request approval of a rezoning from A-1 General Agriculture to RMH-1 Single Family Manufactured Home District (related case CCLS-2259 with Modifications and/or Waivers) for real estate described as follows:

Original Tract: The South Half of the Northwest Quarter AND that portion of the Southwest Quarter of the Northeast Quarter lying and being North and West of the centerline of the blacktop road in Section 13 Township 14 North Range 8 East of the Indian Base and Meridian, Creek County, State of Oklahoma according to the US Government Survey thereof.

Tract 1: A tract of land lying in the Southwest Quarter of the Northeast Quarter lying and being North and West of the centerline of the blacktop road in Section 13 Township 14 North Range 8 East of the Indian Base and Meridian, Creek County, State of Oklahoma according to the US Government Survey thereof, more particularly described as follows: Beginning at an iron pin found at the intersection of the North line of said SW/4NE/4 Section 13 and the centerline of a blacktop roadway, said point being 154.63 feet S 89° 30' 08" W the Northeast corner of said SW/4NE/4 Section 13 THENCE S 89° 30' 08" W along the North boundary of said SW/4 NE/4 a distance of 239.20 feet, THENCE S 04° 36' 21" W a distance of 414.33 feet, THENCE N 87° 30' 55" E a distance of 241.82 feet to the centerline of said blacktop road, THENCE N 4° 21' 49" E along said centerline a distance of 405.72 feet to the point of beginning, containing 2 acres less road right-of-way.

Tract 2: The South Half of the Northwest Quarter AND that portion of the Southwest Quarter of the Northeast Quarter lying and being North and West of the centerline of the blacktop road in Section 13 Township 14 North Range 8 East of the Indian Base and Meridian, Creek County, State of Oklahoma according to the US Government Survey thereof. **Less and Except** A tract of land lying in the Southwest Quarter of the Northeast Quarter lying and being North and West of the centerline of the blacktop road in Section 13 Township 14 North Range 8 East of the Indian Base and Meridian, Creek County, State of Oklahoma according to the US Government Survey thereof, more particularly described as follows: Beginning at an iron pin found at the intersection of the North line of said SW/4NE/4 Section 13 and the centerline of a blacktop roadway, said point being

154.63 feet S 89° 30'08" W the Northeast corner of said SW/4NE/4 Section 13 THENCE S 89°30'08" W along the North boundary of said SW/4NE/4 a distance of 239.20 feet, THENCE S 04°36'21" W a distance of 414.33 feet, THENCE N 87°30'55" E a distance of 241.82 feet to the centerline of said blacktop road, THENCE N 4°21'49" E along said centerline a distance of 405.72 feet to the point of beginning, containing 2 acres less road right-of-way.

Property Location: 32349 South 369th West Avenue

NEW BUSINESS: None

ADJOURNMENT:

Posted By: _____

Date: _____

Time: _____