



AGENDA

SAPULPA METROPOLITAN AREA PLANNING COMMISSION

Tuesday, April 26, 2016 - Regular Meeting - 7:00pm
City Hall, 2nd Floor Council Chambers
425 E. Dewey Avenue Sapulpa, Oklahoma

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Roll Call
5. Approval of the March 22, 2016 Minutes
6. Consent Items:

A. Applicant: SLS-1047 Corey Carr

Existing Tract:

Lots 4 and 5, Block 98, Original Town, now City of Sapulpa, Creek County, Oklahoma according to the recorded plat thereof

Proposed Tract 1:

The North 70.00 feet of Lot 4 Block 98 of the Original Town Sapulpa, Creek County, State of Oklahoma according to the recorded plat thereof, more particularly described as follows: Beginning at the Northeast Corner of Lot 4 Block 98, THENCE S 00°07'07" E a distance of 70.00 feet, THENCE S 89°43'00" W a distance of 150.00 feet, THENCE

N 00°07'07" W a distance of 70.00 feet to the Northwest Corner of said Lot 4 Block 98,

THENCE N 89°43' E a distance of 150.00 feet to the point of beginning.

Proposed Tract 2:

The East 50.00 feet of Lot 5 **AND** the East 50 feet of the South 36.70 feet of Lot 4 ALL in Block 98 of the Original Town Sapulpa, Creek County, State of Oklahoma according to the recorded plat thereof, more particularly described as follows: Beginning at the Southeast Corner of Lot 5 Block 98, THENCE N 00°07'07" W a distance of 143.30 feet to a point 70.00 feet South of the Northeast Corner of Lot 4 Block 98,

THENCE S 89°43'00" W parallel to the North line of Lot 4 Block 98 a distance of 50.00 feet,

THENCE S 00°07'07" E a distance of 143.30 feet to a point on the South line of Lot 5,

THENCE N 89°43' E a distance of 50.00 feet to the point of beginning

Proposed Tract 3:

The West 50 feet of the East 100.00 feet of Lot 5 AND the West 50 feet of the East 100 feet of the South 36.70 feet of Lot 4 ALL in Block 98 of the Original Town Sapulpa, Creek County, State of Oklahoma according to the recorded plat thereof, more particularly described as follows: Commencing at the Southeast Corner of Lot 5 Block 98,

THENCE S 89°43' W along the South Line of Lot 5 Block 98 a distance of 50.00 feet to the Point of Beginning,

THENCE N 00°07'07" W parallel to the East line of Block 98 a distance of 143.30 feet to a point 70.00 feet South of the North line of Lot 4 Block 98,

THENCE S 89°43'00" W parallel to the North line of Lot 4 Block 98 a distance of 50.00 feet,

THENCE S 00°07'07" E parallel to the East line of Block 98 a distance of 143.30,

THENCE N 89°43' E a distance of 50.00 feet to the point of beginning.

Proposed Tract 4:

Lot 5 *less and except* the East 100 feet of Lot 5 AND Lot 4 *less and except* the North 70 feet and *less and except* the East 100 feet of the South 36.70 feet of Lot 4, ALL in Block 98 of the Original Town Sapulpa, Creek County, State of Oklahoma according to the recorded plat thereof, more particularly described as follows: Commencing at the Southeast Corner of Lot 5 Block 98,

THENCE S 89°43' W along the South Line of Lot 5 Block 98 a distance of 100.00 feet to the Point of Beginning,

THENCE N 00°07'07" W parallel to the East line of Block 98 a distance of 143.30 feet to a point 70.00 feet South of the North line of Lot 4 Block 98,

THENCE S 89°43'00" W parallel to the North line of Lot 4 Block 98 a distance of 50.00 feet to a point on the West line of Lot 4 Block 98,

THENCE S 00°07'07" E a distance of 143.30 to the Southwest Corner of Lot 5 Block 98, THENCE N 89°43' E a distance of 50.00 feet to the point of beginning.

B. Applicant: SLS-1048 Oak Leaf Estates

Existing Tract:

The Northerly 25.00 Acres of the NE/4 of the SE/4 of Section 9, T-18-N, R-12-E

Proposed Tract 1:

Lot 17, Block 1, "Oak Leaf Estates"

Commencing at the East Quarter Corner of Section 9, T-18-N, R-12-E of the Indian Meridian, Creek County, State of Oklahoma, according to the Official U.S. Government Survey thereof; Thence S 66°04'50"W a distance of 696.28 feet to the "Point of Beginning";

Thence S 03°52'40"W a distance of 267.32 feet; Thence S 47°51'32"W a distance of 83.63 feet; Thence N 79°08'57"W a distance of 84.30 feet; Thence N 41°37'52" W a distance of 189.97 feet; Thence N 24°19'45"E a distance of 205.85 feet to a non-tangent curve to the left; Thence along a non-tangent curve to the left with a central angle of 20°27'06", a radius of 140.00 feet, an arc length of 49.97 feet, a chord bearing of S 75°53'48"E and a chord distance of 49.71 feet; Thence S 86°07'20"E and tangent to the previous curve a distance of 156.39 feet to the "Point of Beginning".

Said tract contains 72,058 square feet or 1.6542 acres.

The non-astronomic bearings for said tract are based on an assumed bearing of S 00°03'49" W along the east line of the SE/4 of Section 9, T-18-N, R-12-E of the Indian Meridian, Creek County, State of Oklahoma, according to the Official U.S. Government Survey thereof.

Proposed Tract 2:

A tract of land located in the NE/4 of the SE/4 of Section 9, T-18-N, R-12-E of the Indian Meridian, Creek County, State of Oklahoma, according to the Official U.S. Government Survey thereof, more particularly described as follows:

The Northerly 25.00 Acres of the NE/4 of the SE/4 of Section 9, T-18-N, R-12-E.

LESS AND EXCEPT

Commencing at the East Quarter Corner of Section 9, T-18-N, R-12-E of the Indian Meridian, Creek County, State of Oklahoma, according to the Official U.S. Government Survey thereof; Thence S 66°04'50"W a distance of 696.28 feet to the "Point of Beginning";

Thence S 03°52'40"W a distance of 267.32 feet; Thence S 47°51'32"W a distance of 83.63 feet; Thence N 79°08'57"W a distance of 84.30 feet; Thence N 41°37'52" W a distance of 189.97 feet; Thence N 24°19'45"E a distance of 205.85 feet to a non-tangent curve to the left; Thence along a non-tangent curve to the left with a central angle of 20°27'06", a radius of 140.00 feet, an arc length of 49.97 feet, a chord bearing of S 75°53'48"E and a chord distance of 49.71 feet; Thence S 86°07'20"E and tangent to the previous curve a distance of 156.39 feet to the "Point of Beginning".

Said tract contains 1,016,942 square feet or 23.3458 acres.

The non-astronomic bearings for said tract are based on an assumed bearing of S 00°03'49" W along the east line of the SE/4 of Section 9, T-18-N, R-12-E of the Indian Meridian, Creek County, State of Oklahoma, according to the Official U.S. Government Survey thereof.

C. Applicant: SLS-1049 Janet Jackson Moore

Existing Tracts:

80 acres - The North 165 feet of the South 640 feet of the East 660 feet of the E/2 NE/4 in Section 32, Township 18 North, Range 12 East, in Creek County, State of Oklahoma, according to the U.S. Government survey thereof.

And

A tract of land described as being the North 165.0 feet of the South 640.0 feet of the East 660.0 feet of the East half of the Northeast quarter of Section 32 T-8-N, R-12-E of the Indian Base and Meridian, Creek County, State of Oklahoma, described. Containing 2.5 acres more or less.

Proposed Tract 1:

A tract of land located in the E2 NE4 of Section 32, Township 81N, Range 12E of the Indian Base and Meridian, City of Sapulpa, Creek County, State of Oklahoma, described as commencing at the Southeast corner of said E2 NE4; thence North 00°06'21" East along the East line of said E2NE4 225.84' to the Point of Beginning; thence continuing North 00°06'21" East 634'; thence North 89°53'39" West 689.00'; thence South 00°06'21" West 634.00' thence South 89°53'39" East 689.00'; to the Point of Beginning, containing 10.03 acres more or less

Proposed Tract 2:

80 acres – The North 165 feet of the South 640 feet of the East 660 feet of the E/2 NE/4 in Section 32, Township 18 North, Range 12 East, in Creek County, State of Oklahoma, according to the U.S. Government survey thereof, Less and Except A tract of land located in the E2 NE4 of Section 32, Township 81N, Range 12E of the Indian Base and Meridian, City of Sapulpa, Creek County, State of Oklahoma, described as commencing at the Southeast corner of said E2 NE4; thence North 00°06'21" East along the East line of said E2NE4 225.84' to the Point of Beginning; thence continuing North 00°06'21" East 634'; thence North 89°53'39" West 689.00'; thence South 00°06'21" West 634.00' thence South 89°53'39" East 689.00'; to the Point of Beginning, containing 10.03 acres more or less

D. Applicant: SLS-1050 Polson Properties Inc

Existing Tract:

Lot Six (6), Block Two (2), Polson Industrial Park – Amended, an Addition in Tulsa County, State of Oklahoma, according to the recorded plat No. 6623.

Proposed Tract 1:

The north 325.00 feet of Lot Six (6), Block Two (2), Polson Industrial Park – Amended, an Addition in Tulsa County, State of Oklahoma, according to the recorded plat No. 6623.

Proposed Tract 2:

Lot Six (6), Block Two (2), Polson Industrial Park – Amended, an Addition in Tulsa County, State of Oklahoma, according to the recorded plat No. 6623, Less and Except the north 325.00 feet thereof.

7. Public Hearing Items:

- A.** SAZ-932 – Carly Goodnight / QuickTrip Corporation, NE corner of East Bird Avenue and North 10th Street, a/k/a Lots 15 & 18, Block 3 Frisco Place, and addition to the City of Sapulpa, Creek County, State of Oklahoma, according to the recorded plat thereof, a/k/a the southwest corner of 10th Avenue and Bird Street, request to rezone said property from RS-3 (Residential Single-Family High Density) to CG (Commercial General)

- B.** SUP-003 – Nikki Pauly - 4120 Dogwood Lane a/k/a Lot Nine (9), Block Three (3), Country Hills Blocks 3 & 4, in Creek County, State of Oklahoma, according to the recorded plat thereof, request a Specific Use Permit for an Accessory Dwelling Unit (pool house) in RS-1 zoning district

8. Old Business

9. New Business

10. Adjournment

Posted by:

On: