

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

September 21, 2000 1:30 P.M.

The meeting of the Oklahoma County Planning Commission convened and was called to order by Ms. Cheryl Dorrance, at 1:30 P.M., in Room 103, Oklahoma County Office Building, 320 Robert S. Kerr, with the following individuals present:

Ms. Cheryl Dorrance, Chairperson
Mr. Curtis Roberts, Member
Mr. Dee Wynn, Member
Mr. Will K. Jones, Member

Also in attendance:

Tyler Gammon, Jr., Secretary
Richard Rolison, County Planner
Harry Fenton II, P.E., Assistant County Engineer

The Planning Commission Secretary, Mr. Gammon called roll and a quorum was declared.

Mr. Roberts made a motion to approve the minutes of the August 17, 2000 meeting. Mr. Jones seconded the motion. Vote taken: Roberts – Aye; Dorrance – Aye; Jones – Aye; Wynn – Aye. The minutes were unanimously approved.

Final Plat: (FP 00-1) WESTWINDS AT SETTLERS' CROSSING

Application of: **BOB TURNER & CO., INC.**

The applicant is requesting approval of another phase of the development, proposing 43 lots on 14.4 acres. This Urban Residential District is a component of a larger previously approved Planned Unit Development that includes greenbelts and common areas. This neighborhood will target first-time homebuyers and retirees with homes ranging from 1,400 to 2,200 square feet. The following is the legal description of the property under consideration for preliminary plat approval:

A part of the Northwest Quarter (NW¼) of Section 17, Township 14 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows:

COMMENCING	At the NW corner of said NW¼;
THENCE	S00°00'09"W along the West section line a distance of 1358.49 ft. to the POINT OR PLACE OF BEGINNING;
THENCE	S89°59'51"E a distance of 50.00 ft.;
THENCE	N45°00'09"E a distance of 141.42 ft.;
THENCE	89°59'51"E a distance of 290.54 ft. to a point of non-tangential curve;
THENCE	Southeasterly on a curve to the right having a radius of 668.00 ft. for an arc length of 125.45 ft. (the chord of said curve bears S58°23'27"E a distance of 125.27 ft.);

THENCE S53°00'39"E a distance of 296.87 ft. to a point of curve;
 THENCE Easterly on a curve to the left having a radius of 625.00 ft. for an arc length of 331.50 ft. (the chord of said curve bears S68°12'20"E a distance of 327.63 ft.);

THENCE S13°30'09"W a distance of 247.26 ft.;
 THENCE S59°00'33"W a distance of 269.68 ft.;
 THENCE S79°08'38"W a distance of 227.38 ft.;
 THENCE N76°48'52"W a distance of 355.74 ft.;
 THENCE N89°59'51"W a distance of 50.00 ft.;
 THENCE N00°00'09"E a distance of 15.89 ft.;
 THENCE N89°59'51"W a distance of 180.00 ft. to a point on the West line of said Section 17;

THENCE N00°00'09"E along said West section line a distance of 591.00 ft. to the POINT OR PLACE OF BEGINNING

The above-described tract contains 628,985 square feet or 14.44 acres more or less and is subject to easements, rights-of way, and restrictions of record.

Located: South of NW 220th (Coffee Creek) and East of Pennsylvania Ave. (Hwy Dist. #3)

Mr. Gammon gave the staff report: "The applicant, Mr. Turner and Co., has met all the requirements for submitting the final plat. There have been no protests."

Mr. Keith Beatty from Isch Consultants represented the applicant. Mr. Beatty stated that this was another phase of Settlers' Crossing, a previously approved Planned Unit Development (PUD). The preliminary plat (Settlers' Crossing, IA) was brought before the Commission August 17, 2000 and approved at that time. The development consists of 43 typical sized lots at 63 x 115 feet.

Mr. Jones made a motion to approve the Final Plat of Westwinds at Settlers' Crossing. Mr. Wynn seconded the motion. Vote taken: Roberts – Aye; Dorrance – Aye; Jones – Aye; Wynn – Aye. The item was unanimously approved.

Preliminary Plat: (PP 00-2) FOSSIL CREEK ADDITION

Application of: **HUNTER'S RIDGE DEVELOPMENT CO., L.L.C.**

This proposal is for a 5-acre lot subdivision with a total of 16 lots on a 78.61-acre tract. Each lot will be five (5) acres or greater in size. The Deer Creek Water Corporation will provide water. The subdivision will have specific covenants, conditions and restrictions as well as a design review committee for each home to be built. The following is the legal description of the property:

A contiguous tract of land known as Government Lot #4 and the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4), both in Section 7, Township 14 North (T14N), Range 3 West (R3W) of the Indian Meridian, Oklahoma County, Oklahoma, said tract being described by a perimeter metes and bounds legal description as follows:

Beginning at the Southwest corner of the Southwest Quarter (SW/4) of said section 7; THENCE North 00°06'00" West along the West line of said Section 7 a distance of 1322.27 feet; THENCE South 89°22'00" East a distance of 2588.72 feet to a point on the East line of said Southwest Quarter (SW/4); THENCE South 00°11'00" East along the East line of said Southwest Quarter (SW/4) a distance of 1322.44 feet to a point on the said South line of said Section 7; THENCE North 89°22'00" West along the South line of said Section 7 a distance of 2590.65 feet to the Point or Place of Beginning

**Containing 78.612 Acres or 3,424,350,898 square feet, more or less.
Subject to all easements, restrictions and covenants of record.**

**Location: North of N. W. 220th (Coffee Creek) and East of North May Ave.
(County Highway District #3)**

Mr. Gammon gave the staff report: "The applicant has met all requirements for a preliminary plat."

Mr. Barry Rice, spokesman for Hunter's Ridge Development Co., L.L.C. stated that Mr. Fenton, Assistant County Engineer had pointed out that the road being developed in the plat should be 222nd St. rather than 223rd Street and the correction would be shown on the final plat.

Mr. Jones asked if the deep ravine located east of May Avenue would ever become a County road? "Would it meet Oklahoma County specifications?"

Mr. Rice stated that all specs would meet County Specifications. "We intend to have a private road and put in a gate."

Mr. Rolison asked Mr. Rice how much he had put into the Homeowner's Association for maintenance of the road in the future?

Mr. Rice stated that the restrictive covenants were in a draft form now and he believed the dues were \$1,000.00 per year with most of it going towards road reserves.

Mr. Roberts made a motion to approve the preliminary plat for the Fossil Creek Addition. Mr. Wynn seconded the motion. Vote taken: Roberts – Aye; Dorrance – Aye; Jones – Aye; Wynn – Aye. The motion was approved unanimously.

Special Permit: (SP 00-1) WILDHORSE CANYON GOLF RANGE

Application of: **ANDREW P. SCHABEN**

This proposal is to designate a 10.234-acre tract as a professional golf driving range in Northeast Oklahoma County. Certification by the Professional Golfers Association (PGA) of America will be sought. The project is to provide recreation and entertainment for the area residents as well as to provide free golf lessons and clinics for underprivileged children. It is also intended to provide services and facilities for the Luther Junior and High School Golf Teams. Landscape improvements and an access road is an integral part of this proposal. The following is the legal description of the property:

Commencing at the SE corner of Section 9, T14N, R1E of the Indian Meridian in Oklahoma County, Oklahoma, Thence S89°58'09"W a distance of 1394.24 feet; Thence N00°01'51"W a distance of 999.36 feet; Thence N25°17'21"W a distance of 230.14 feet to the Point of Beginning;

Thence N32°29'00"E a distance of 954.00 feet; Thence N80°06'35"E a distance of 281.43 feet; Thence S00°00'00"E a distance of 591.15 feet; Thence S48°39'15"W a distance of 696.71 feet;

Thence N45°50'31"W a distance of 245.78 feet; Thence S64°42'39"W a distance of 170.00 feet to the Point of Beginning, containing 10.234 acres.

**Location: North of N. E. 220th (Coffee Creek) and West of Rd.
(County Highway District #1)**

Mr. Gammon gave the staff report.

Mr. Andrew Schaben stated that this project was to provide recreation and entertainment for underprivileged children in the area of Luther and Arcadia. He stated that he would be giving free golf lessons and clinics, and some nationally known members of the PGA that will come out to the facility to donate their time.

Mr. Jones asked if work had already been started on the project?

Mr. Schaben stated that he had.

Mr. Rolison stated that a few issues had come up from surrounding property owners. He stated that the property owners were not in objection to the proposal. "One gentleman in particular was not able to attend today's meeting. His concern was that his property abuts the proposed development and the man has animals. The applicant has stated that he was prepared to put in enough trees for site proofing. The only fencing that is established is a 3-line barbed wire fence. The gentleman's concern is that when you have children that could possibly be drawn by the animals and possibly get hurt, and the liability would be his." Mr. Rolison continued by stating that the Staff's suggestion would be that the applicant, as a part of the approval for this proposal would have to come up with a plan to work within his resources to limit access or sighting onto the property in question.

Mr. Schaben stated that he would be in agreement with that proposal.

Mr. Jones made a motion to approve the Special Use Permit for Wildhorse Canyon Golf Range. Mr. Roberts seconded the motion. Vote taken: Roberts – Aye; Dorrance – Aye; Jones – Aye; Wynn – Aye. The motion was approved unanimously.

**Zoning: (Z3 –00) From: AA - Agricultural and Rural Residential District
To: CG - Urban General Commercial District**

Application of: **ANDREW P. SCHABEN**

This proposal is to designate a specific 1.126-acre area of the proposed Wildhorse Canyon Golf Range as general commercial in order to facilitate the sale of food, refreshments, and golf related supplies and equipment. If approved, sales will be restricted within the boundary of the commercial area. The following is the legal description of the property for commercial zoning:

Commencing at the SE corner of Section 9, T14N, R1E of the Indian Meridian in Oklahoma County, Oklahoma, Thence S89°58'09"W a distance of 1394.24 feet; Thence N00°01'51"W a distance of 999.36 feet to the Point of Beginning;

Thence N25°17'21"W a distance of 230.14 feet; Thence N64°42'39"E a distance of 170.00 feet; Thence S45°50'31"E a distance of 245.78 feet; Thence S64°42'39"W a distance of 256.29 feet to the Point of Beginning, containing 1.126 acres.

**Location: North of N. E. 220th (Coffee Creek) and West of Rd.
(County Highway District #1)**

Mr. Gammon gave a staff report. This is a portion of the Wildhorse Canyon Golf Range, which would be used as a pro-shop and clubhouse.

Mr. Wynn asked what water supply would he use?

Mr. Schaben stated that he had a well in place.

Mr. Gammon stated that the applicant also planned to live on the premises.

Mrs. Dorrance asked if there would be any other houses and if there would be a problem with lights shining at night?

Mr. Schaben stated that there would not be any other houses. He also stated that the facility would only be open during the day.

Mrs. Dorrance explained that the applicant would have to come back before the Commission to change the Special Use Permit for other activities.

Mr. Rolison stated that if he did change it from the use than that was presented; he would have to come back for a review to expand the special permit.

Mr. Schaben stated that he had no plans for massive nighttime lighting what so ever.

Mr. Jones asked how much of the space would be rezoned?

Mr. Gammon stated that it would be 1.126 acres for the commercial area only.

Mr. Wynn made a motion to approve the zoning for Wildhorse Canyon Golf Range, CG Urban General Commercial and Office District. Mr. Roberts seconded the motion. Vote taken: Roberts – Aye; Dorrance – Aye; Jones – Aye; Wynn – Aye. The motion was approved unanimously.

August 2000 Planning Commission Fee Fund Reports:

Mr. Gammon reported that the fees collected for August 2000 was \$9,423.75. Mr. Roberts made a motion to accept the report. Mr. Wynn seconded the motion. Vote Taken: Roberts – Aye; Dorrance – Aye; Jones – Aye; Wynn – Aye. The motion was approved unanimously.

Overview of Draft Oklahoma County Development Standards:

Mr. Rolison gave an overview of the draft for Oklahoma County Development Standards.

Other Business:

Mr. Gammon stated that he had application forms for each Planning Commission Member to apply to attend a Planning Commission Workshop to be held by ACOG in Bricktown, in November. He stated that if any of the members wished to go, he had set aside a budget for the \$60.00 fee. He also stated that he would send forms to the absent members. He asked that any member wishing to attend please let him know by November 6, 2000.

Adjournment: Mr. Roberts motioned for adjournment. Mr. Wynn seconded the motion. Vote taken: Roberts – Aye; Dorrance – Aye; Jones – Aye; Wynn – Aye.

The meeting was adjourned at 3:45 P.M.