

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

March 15, 2001 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. Dee Wynn, Member
Mr. David Richey, Member
Mr. Will K. Jones, Member
Mr. Everett Martin, Member

Also in attendance:

Tyler Gammon, Jr., Secretary
Harry Fenton II, P.E., Assistant County Engineer
Ruth Walters, County Planner

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

A motion was made by Mr. Wynn to approve the minutes for the meeting of January 18, 2001. Mr. Martin seconded the motion. Vote taken: Dorrance – Aye; Richey – Aye; Wynn – Aye; Jones – Aye; Martin – Aye. The minutes for the meeting of January 18, 2001, were approved unanimously.

Final Plat: SOUTHERLY FARMS SECTION III

Application of: **G. RAINEY WILLIAMS, JR., dba. PINNACLE ASSET MANAGEMENT, INC. and JOHN D. ALEXANDER dba SOUTHERLY FARMS L.L.C.**

The applicants propose to develop the third phase of a 132-acre tract that is a private road, gated subdivision for single-family residences. This phase contains 23 lots ranging from .6 to .8 acres on a 21.5327-acre parcel. The following is the legal description of the property:

A tract of land located in the Southwest Quarter (SW/4), of Section 8, Township 14 North (T14N), Range 3 West (R3W) of the Indian Meridian, Oklahoma County, Oklahoma and being more or less described as follows:

Commencing at the Southeast (SE) Corner of The Southwest Quarter (SW/4) of said Section 8; Thence North 89°39'18" West along the South line of said Section 8 a distance of 1,380.32 feet to the Point or Place of Beginning; said point being the Southeast corner of Southerly Farms Section 1, an Addition to the County of Oklahoma County, Thence North 00°00'00" East along the West line of said Southerly Farms Section 1 a distance of 50.00 feet; Thence North 44°49'39" West a distance of 35.46 feet; Thence North 00°00'00" East a distance of 31.56 feet to a Point on a curve to the right in a Northeasterly direction having a radius of 91.18 feet with an arc distance of 67.53 feet; said arc being subtended by a Chord Bearing of North 17°33'20" East

with a Chord distance of 66.00 feet to a Point on a curve to the right in a Northeasterly direction having a radius of 50.00 feet with an arc distance of 21.80 feet; said arc being subtended by a Chord Bearing of North 51°15'46" East with a Chord distance of 21.63 feet; Thence North 63°45'07" East a distance of 202.85 feet to a Point on curve to the left in a Northeasterly direction having a radius of 600.00 feet with an arc distance of 134.84 feet; said arc being subtended by a Chord Bearing of North 57°18'49" East with a Chord distance of 134.56 feet to a Point on curve to the left in a Northeasterly direction having a radius of 1662.18 feet with an arc distance of 71.51 feet; said arc being subtended by a Chord Bearing of North 49°38'35" East with a Chord distance of 71.50 feet; Thence North 41°35'22" West a distance of 60.00 feet to a point on a curve to the left in a Northeasterly direction having a radius of 1602.18 feet with an arc distance of 27.54 feet; said arc being subtended by a Chord Bearing of North 47°55'05" East with a Chord distance of 27.54 feet; Thence North 24°50'51" West a distance of 213.95 feet; Thence North 43°48'34" East a distance of 106.30 feet; Thence North 37°23'42" East a distance of 135.70 feet; Thence North 30°00'38" East a distance of 135.03 feet; Thence North 25°17'12" East a distance of 507.52 feet; Thence North 37°33'34" East a distance of 726.07 feet; Thence North 89°58'56" East a distance of 244.60 feet to a Point on the East line of said Southwest Quarter (SW/4); Thence South 00°01'04" East along the East line of said Southwest Quarter (SW/4) a distance of 593.46 feet; Thence South 89°58'56" West a distance of 260.00 feet; Thence North 00°01'04" West a distance of 56.44 feet; Thence North 51°16'57" West a distance of 39.00 feet to a Point on a curve to the left in a Southwesterly direction having a radius of 70.00 feet with an arc distance of 48.74 feet; said arc being subtended by a Chord Bearing of North 57°30'22" West with a Chord distance of 47.76 feet; Thence South 37°33'34" West a distance of 275.64 feet; Thence South 52°26'26" East a distance of 74.21 feet; Thence South 00°01'04" East a distance of 698.86 feet; Thence North 89°39'18" West a distance of 345.29 feet; Thence South 00°20'42" West a distance of 180.00 feet; Thence South 89°39'18" East a distance of 35.14 feet; Thence South 00°20'42" West a distance of 310.00 feet to a point on the South line of said Southwest Quarter (SW/4); Thence North 89°39'18" West along the South line of Southwest Quarter (SW/4) a distance of 627.06 feet to the Point or Place of Beginning. Said tract containing 21.5327 acres, more or less.

Location: N. Pennsylvania Avenue and Coffee Creek Road (NW 220th) County Highway District #3

Mr. Gammon gave the Staff Report, stating that this would be the third phase of the subdivision that was approved in 1996. The applicant had already received approval of the subdivision bond from the District Attorney's office.

Mr. Fenton stated that he had reviewed the bonds and that they seemed to be sufficient.

Mr. Jones made a motion to approve the General Plat for Southerly Farms Section III. Mr. Wynn seconded the motion. Vote taken: Dorrance – Aye; Richey – Aye; Wynn – Aye; Jones – Aye; Martin – Aye. The item was approved unanimously.

January 2001 and February 2001 Planning Commission Fee Fund Reports:

Mr. Gammon reported the fees collected for January 2001 were, \$5,277.40 and February 2001 were, \$3,808.00. Mr. Richey made a motion to receive the reports. Mr. Wynn seconded the motion. Vote taken: Dorrance – Aye; Richey – Aye; Wynn – Aye; Jones – Aye; Martin – Aye. The motion was approved to receive the Fee Fund Reports.

Other Business:

Mr. Gammon introduced Ms. Ruth Walters, Oklahoma County Planner, and Jason Roberts, GIS Specialist.

Mrs. Dorrance welcomed them both.

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

The meeting was adjourned at 1:40 P.M.