

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

December 19, 2002

1:30 p.m.

The meeting of the Oklahoma County Planning Commission convened and was called to order by Mr. Will K. Jones, Chairman, at 1:30 p.m., in Room 103, Oklahoma County Office Building, 320 Robert S. Kerr, with the following individuals present:

Mr. Will K. Jones, Chairman
Ms. Cheryl Dorrance, Vice Chairperson
Mr. David Richey, Member
Mr. Dee Wynn, Member
Mr. Curtis Roberts, Member
Mr. Charlie Thomason, Member

Also in attendance:

Ms. Ruth Walters, Planner
Mr. Ray Reaves, P.E., D.E.E., County Engineer
Ms. Gretchen Crawford, Assistant District Attorney
Ms. Markita Shaw, Assistant Planner

Ruth Walters, County Planner, called roll and a quorum was declared.

Mr. Roberts made a motion to approve the minutes from the previous meeting of November 21, 2002. Mr. Wynn seconded the motion. Vote taken: Dorrance – Aye; Wynn – Aye; Richey – Aye; Roberts – Aye; Thomason – Aye; Jones – Aye. The minutes for the meeting of November 21, 2002 were approved.

Preliminary Plat: (PP-05-02) PRELIMINARY PLAT SETTLERS' CROSSING NORTH

Application of: **SETTLERS' CROSSING, LLC**

The applicant proposes continued development of PUD 2-97, a single-family, residential subdivision. This phase consists of 72 lots on 22.9 acres, more or less. The following is a legal description of the property:

BEING A PART OF THE NW/4 OF SECTION 17, T14N, R3W, I.M., OKLAHOMA COUNTY, OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID NW/4; THENCE S89°39'18"E ALONG THE NORTH LINE OF SAID NW/4 FOR A DISTANCE OF 314.63 FEET TO THE POINT OR PLACE OF BEGINNING; THENCE CONTINUING S89°39'18"E ALONG SAID NORTH LINE FOR A DISTANCE OF 944.68 FEET; THENCE S00°20'42"W FOR A DISTANCE OF 50.00 FEET; THENCE S45°20'42"W FOR A DISTANCE OF 35.36 FEET; THENCE S00°20'42"W FOR A DISTANCE OF 25.00 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE BEING TO THE LEFT HAVING A RADIUS OF 364.53 FEET AND A CHORD BEARING OF S30°04'59"E AND A CHORD DISTANCE OF 369.23 FEET FOR A LENGTH OF 387.18 FEET; THENCE S60°30'40"E FOR A DISTANCE OF

64.73 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE BEING TO THE RIGHT HAVING A RADIUS OF 613.15 FEET AND A CHORD BEARING OF S36°28'52"E AND A CHORD DISTANCE OF 499.37 FEET FOR A LENGTH OF 514.31 FEET; THENCE S12°27'04"E FOR A DISTANCE OF 125.00 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE BEING TO THE RIGHT HAVING A RADIUS OF 430.00 FEET AND A CHORD BEARING OF S18°50'14"W AND A CHORD DISTANCE OF 446.63 FEET FOR A LENGTH OF 469.63 FEET; THENCE N39°52'28"W FOR A DISTANCE OF 60.00 FEET; THENCE N48°26'37"W FOR A DISTANCE OF 1392.93 FEET; THENCE N89°59'51"W FOR A DISTANCE OF 259.34 FEET; THENCE N00°00'00"E FOR A DISTANCE OF 433.12 FEET TO THE POINT OR PLACE OF BEGINNING. SAID DESCRIBED TRACT CONTAINS 22.948 ACRES, MORE OR LESS.

Location: SE corner of 206th and Pennsylvania (County Highway District #3)

Ms. Walters gave the Staff Report stating that they had asked for a few changes, including side yard setbacks, PUD number, and other minor changes. The required changes were made and a revised copy of plat was returned to staff.

Mr. Keith Beatty, of Isch Consultants, spoke on behalf of the applicant. He stated that seventy-two (72) lots would be added in a continuation of Settler's Crossing.

Mr. Jones asked about the retention ponds.

Mr. Beatty stated that the peak runoff from the property after development would be equal to or greater than the historic runoff.

Mrs. Sally Hill, resident of Southerly Farms (a subdivision north of Settlers' Crossing), stated that they were not concerned or upset about the proposed development of the homes. She stated that they were concerned that the ponds would not be deep enough to control runoff. She was also concerned that the drainage would affect Southerly Farms and/or possibly wash out 220th St.

Mr. Reaves stated that staff had looked at the drainage and that there was a drainage plan and calculations submitted. Mr. Reaves asked Mr. Beatty if the size of the tin horns had been considered. If there were a hundred-year flood, the size of the tin horns would be irrelevant; water would still sheet over the street.

Mr. Beatty stated that in consideration of the hundred-year flood and historic runoff, the tin horns would be too small.

Mrs. Hill stated that they were concerned about the siltation.

Mr. Matt Thompson, resident of Westwind at Settlers' Crossing, stated that there were some concerns with his homeowner's association concerning the Deer Creek water situation and whether Deer Creek Water could handle the added demand.

Mr. Reaves stated that staff did not analyze Deer Creek Water's supply; however he was sure that the Deer Creek Water District would know if they could handle the demand.

Mr. Jones stated that he thought Mr. Thompson should take his concern to the Deer Creek Water District and that it wasn't really a County concern.

Ms. Holly Howard, resident of Westwind at Settlers' Crossing, stated that her main concerns and the concerns of the other homeowners in her addition were the size of the homes to be built, how additional students would affect the school system and the effect on the already strained electrical service in the area. Mrs. Howard also stated that putting the smaller homes closer to their properties may depreciate the value of their homes.

Mrs. Dorrance made a motion to approve the preliminary plat for Settlers' Crossing North. Mr. Wynn seconded the motion. Vote taken: Dorrance – Aye; Wynn – Aye; Richey – No; Roberts – Aye; Thomason – Aye; Jones – Aye. The item was approved with one vote of no.

**Rezoning: (Z-08-02) From: AA – Agricultural and Rural Residential
To: RA – Acreage Residential**

Application of: **TY BURROUGHS**

The applicant is proposing rezoning approximately 30 acres of land to develop a rural residential subdivision: The following is a legal description of the property:

A TRACT OF LAND LYING IN AND BEING A PART OF THE NORTHWEST QUARTER (NW/4) AND A PART OF GOVERNMENT LOT 8, ALL IN SECTION 12, TOWNSHIP 12 NORTH, RANGE 1 WEST, I.M., OKLAHOMA COUNTY, OKLAHOMA; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NW/4 OF SECTION 12; THENCE S00°00'00"E (SOUTH), ALONG THE WEST LINE OF SAID NW/4, A DISTANCE OF 1364.43 FEET; THENCE S89°29'58"E, A DISTANCE OF 821.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°29'58"E, A DISTANCE OF 1913.99 FEET TO A POINT ON THE EAST LINE OF SAID NW/4; THENCE S00°05'00"W, ALONG SAID EAST LINE, A DISTANCE OF 683.22 FEET; THENCE N89°28'42"W, A DISTANCE OF 1913.50 FEET; THENCE N00°02'30"E, A DISTANCE OF 682.52 FEET TO THE POINT OF BEGINNING; CONTAINING AN AREA OF 1,306,800 SQUARE FEET OR 30.00 ACRES, MORE OR LESS.

Location: Between NE 50th St. and NE 63rd St. on McDonald R. (County Highway District #1)

The item was deferred for thirty (30) days at applicant's request.

Special Use Permit: (SP- 02-02)

Application of: **Tony Rosar (for Steve Hudiburg)**

The applicant proposes housing a collection of rare vehicles in an existing building on the property and selling these cars primarily over the internet. The following is the legal description of the property:

A PART OF THE EAST HALF (E/2) OF THE NORTHEAST QUARTER (NE/4) OF SECTION 8, TOWNSHIP 14 NORTH (T-14-N), RANGE 3 WEST (R-3-W) OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE

NORTHEAST CORNER OF THE E/2, NE/4 OF SECTION 8-14N-3W, OKLAHOMA COUNTY, OKLAHOMA THENCE WEST ALONG THE NORTH LINE OF THE E/2, NE/4 OF SECTION 8 A DISTANCE OF 371.23 FEET; THENCE SOUTH 00°00'00" WEST A DISTANCE OF 282.88 FEET TO THE POINT OR PLACE OF BEGINNING; THENCE SOUTH 00°00'00" WEST A DISTANCE OF 200.00 FEET; THENCE NORTH 90°00'00" WEST A DISTANCE OF 200.00 FEET; THENCE NORTH 00°00'00" EAST A DISTANCE OF 200.00 FEET; THENCE SOUTH 90°00'00" EAST A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING. CONTAINING 40,000.00 SQUARE FEET OR 0.918 ACRES, MORE OR LESS.

Location: 234th St. West of Western (County Highway District #3)

Ms. Walters gave the Staff Report stating that Mr. Hudiburg proposes storing vehicles, for sale primarily over the Internet, housing them in a building on the property.

Mr. Jones stated that the property was fairly secluded.

Mr. Tony Rosars, speaking on behalf of the applicant, stated that it is a personal car collection for sale or trade. The cars have very limited miles and are used for parades, car shows, and exhibitions.

Mr. Thomason asked if there would be any changes to the buildings or additional lighting for security.

Mr. Rosar stated they would like to keep it as low-key as possible and nobody will be allowed on the property without an appointment. It will not be a business that is open to the public and will not include or rely on drive by traffic.

Mrs. Dorrance asked that there be a renewal on the permit every two (2) years to insure that there would be no changes in use.

Mrs. Dorrance made a motion for approval of the Special Use Permit with a renewal every two (2) years. Mr. Richey seconded the motion. Vote taken: Dorrance – Aye; Wynn – Aye; Richey – Aye; Roberts – Aye; Thomason – Aye; Jones – Aye. The application for the Special Use Permit was approved unanimously.

November 2002 Fee Fund Report:

Ms. Walters reported the fees collected for November 2002 were \$12,243.95. Mr. Thomason made a motion to accept the report. Mr. Roberts seconded the motion. Vote taken: Dorrance – Aye; Wynn – Aye; Richey – Aye; Roberts – Aye; Thomason – Aye; Jones – Aye. The motion was approved to accept the Fee Fund Report for November 2002.

Other Business:

None

Adjournment:

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

The meeting was adjourned at 3:20 P.M.