

# M I N U T E S

## OKLAHOMA COUNTY PLANNING COMMISSION

June 20, 2002

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, Acting Chairperson**  
**Mr. Dee Wynn, Member**  
**Mr. Curtis Roberts, Member**  
**Mr. Charlie Thomason, Member**

Also in attendance:

**Mr. Tyler Gammon, Jr. Secretary**  
**Ms. Ruth Walters, Planner**  
**Mr. Ray Reaves, P.E., D.E.E., County Engineer**

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

Mr. Roberts made a motion to approve the minutes from the previous meeting of May 16, 2002. Mr. Wynn seconded the motion. Vote taken: Wynn – Aye; Dorrance – Aye; Roberts – Aye; Thomason – Aye. The minutes for the meeting of May 16, 2002 were approved.

### **Annual Election of Officers: (Chair & Vice Chair)**

Mr. Roberts nominated Mr. Will Jones as Chairman. Mr. Wynn seconded the nomination. Mr. Roberts made a motion to cease nominations electing Will Jones by acclamation. Mr. Wynn seconded the motion. Vote taken: Wynn – Aye; Dorrance – Aye; Roberts – Aye; Thomason – Aye. Mr. Jones was elected Chairman by acclamation.

Mr. Roberts nominated Ms. Cheryl Dorrance as Vice Chairperson. Mr. Roberts seconded the nomination. Nominations ceased and a vote was taken: Wynn – Aye; Dorrance – Aye; Roberts – Aye; Thomason – Aye. By a majority vote, Cheryl Dorrance was nominated Vice Chair.

### **Deferred Item: (May 16, 2002 Meeting) Zoning: (Z 02-01)**

From: AA – Agricultural & Rural Residential District  
To: CG-Urban General Commercial & Office District

Applicant: **PEGGY ARTER**

The applicant proposes a commercial district for use as a drive through Smoke Shop. The following is the legal description of the property:

**A piece or parcel of land in Lot 3 of Section 4, Township 14 North, Range 2 West of the Indian Meridian, Oklahoma County, State of Oklahoma, to wit: Beginning at the Southeast Corner (SE/C) of the Northwest Quarter of said Section 4: Thence S89°06'18"W on the South line of said Northwest Quarter (NW/4), Section 4, a distance of 135.14 feet to a point on the West right-of-way line of IH-35; Thence N00°01'50"W on the West right-of-way line of IH-35 a distance of 1347.41 feet; Thence N02°53'50"W on the said West right-of-way line of IH-35 a distance of 179.36 feet; Thence Northwesterly on a curve to the left having a radius of 1070.92 feet a distance of 158.74 feet on the West right-of-way line of IH-35 to the point or place of beginning. Thence continuing along the said curve to the left having a radius of 1070.92 feet a distance of 86.74 feet; Thence N16°01'50"W on the West right-of-way line of IH-35 a distance of 466.52 feet; Thence Northerly on curve to the right having a radius of 1220.92 feet a distance of 280.92 feet to the corner of IH-35 West right-of-way line and the IH-35 Waterloo Rd. South right-of-way line; Thence Westerly on a curve to the right having a radius of 1205.92 feet a distance of 205.64 feet; Thence S10°41'40"W a distance of 60 feet; Thence S79°18'20"E a distance of 60 feet; Thence S52°05'51"E a distance of 140.61 feet; Thence Southward on a curve to the left parallel to the West right-of-way line of IH-35 and 60 feet distant there from, having a radius of 1280.92 feet, distance of 158.00 feet; Thence S16°01'50"E, parallel to the West right-of-way line of IH-35 and 60 feet distant there from, a distance of 466.52 feet; Thence Southward on a curve to the right having a radius of 1010.92 feet, and parallel to the West right-of-way line of IH-35 and 60 feet distant there from, a distance of 86.75 feet; Thence N73°58'10"E a distance of 60.21 feet to the point of beginning, containing 1.4657 acres more or less.**

**Location: Referred to as N. Interstate 35 Frontage Road. (County Hwy District#3)**

Mr. Gammon gave the Staff Report stating that Mrs. Arter's proposal does not show proof of a safe work environment.

Ms. Dorrance stated that at the last two meetings the applicant was asked to submit a map showing the legal easement lines that abuts the property. Ms. Dorrance asked Staff if they had received such documentation.

Mr. Gammon stated that it had not been done to the satisfaction of the County Engineer.

Mr. Reaves stated that he had sent a letter asking for three specific items; plot plan including required parking, the actual square footage of the building and structural information not provided in the plans, and the roadway easement with private road pavement layout and dimensions. Mr. Reaves stated that there is a sharp drop off on the east portion of the property. It was not clear how a building would fit on the property safely. A map was submitted but the items that were requested were not provided. The layout of the road was not provided; a pencil sketch of the building was provided but was not accompanied by square footage. Consequently, the number of parking spaces required could not be determined because the building's total square feet determine the number of spaces.

Ms. Arter showed Mr. Reaves the square footage proposed was 288 sq. ft. Ms. Arter stated that under the circumstances she was not willing to comply with the items requested.

Mr. Roberts made a motion to deny the zoning application due to non-compliance. Mr. Wynn seconded the motion. Vote taken: Wynn – Aye; Dorrance – Aye; Roberts – Aye; Thomason – Aye. The item was denied.

**Preliminary Plat: (PP03-02) CEDAR RIDGE ESTATES**

APPLICANT: **JERRY BERNHARDT**

The applicant proposes to develop an Agricultural & Rural Residential Subdivision with restrictive covenants placed on the size and type of structures to be erected. The Deer Creek Water Corporation will provide water and each lot will have a septic system. The roads will be built to County Standards but privately maintained. Each lot will be a minimum of two acres and the subdivision will have a total of eleven (11) lots. The following is the legal description of the property:

**A part of the Northeast Quarter (NE/4) of Section Ten (10), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, in Oklahoma County, Oklahoma, being more particularly described as follows: commencing at the Northwest corner of the Northeast Quarter (NE/4) of said section; thence South 00°14'19" East a distance of 907.46 feet to the point or place of beginning; thence continuing South 00°14'19" East along the West line of said Northeast Quarter (NE/4) a distance of 423.49 feet; thence North 89°55'08" East and parallel to the North line of said Northeast Quarter (NE/4) a distance of 1129.91 feet; thence North 00°14'32" West a distance of 423.49 feet; thence South 89°55'08" West a distance of 1129.48 feet to the point or place of beginning. And Beginning at the Northwest corner of the Northeast Quarter (NE/4) of Section Ten (10), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, thence N89°55'08" E a distance of 1129.83 feet, thence S00°14'32"E a distance of 907.46 feet, thence S89°55'08"W a distance of 1129.88 feet, thence N00°14'19"W a distance of 907.46 feet to the point or place of beginning.**

**Location: South of NW 234<sup>th</sup> (Sorghum Mill Rd), approx. 1,000 ft West of Meridian Ave. (County Highway District #3)**

Mr. Gammon gave the Staff Report stating that this addition will be on Deer Creek water and not on wells as previously mentioned. Mr. Gammon stated that Staff did see any problems and no protests had been received.

Applicant was present but did not wish to comment.

Mr. Wynn made a motion for approval of the application for preliminary plat for Cedar Ridge Estates. Mr. Thomason seconded the motion. Vote taken: Wynn – Aye; Dorrance – Aye; Roberts – Aye; Thomason – Aye. The item was approved unanimously.

**Final Plat: (FP02-02) WEST WINDS II @ SETTLERS' CROSSING**

Applicant: **SETTLERS' CROSSING, LLC**

The applicant proposes to develop the third phase of Planned Unit Development (PUD) 2-97 with a new category of single-family housing. This phase will consist of 40 residential lots on 18.3 acres. The paving and storm sewer for this project will be consistent with that provided in Westwind I at Settlers Crossing and water will be provided by Deer Creek Water Corporation and sewer service by Oklahoma City. The following is the legal description of the property:

**A part of the N/W/4 of Section 17, T14N, R3W, IM, Oklahoma County, Oklahoma being more particularly described as follows: beginning at the SW corner of said NW/4; thence**

N00°00'09"E along the East line of said NW/4 a distance of 689.00 ft.; thence S89°59'51"E a distance of 180.00 ft.; thence S00°00'09"W a distance of 15.89 ft.; thence S89°59'51"E a distance of 50.00 ft.; thence S76°48'52" a distance of 355.74 ft.; thence N79°08'38"E a distance of 227.38 ft.; thence N59°00'33"E a distance of 269.68 ft.; thence S13°30'09"E a distance of 85.75 ft.; thence S34°30'00"E a distance of 451.89 ft.; thence S00°19'26"W a distance of 325.00 ft. to a point on the south line of said NW corner; thence N89°40'34"W along said south line a distance of 1265.00 ft. to the Point or Place of Beginning. The above-described tract contains 795,135 square feet or 18.25 acres, more or less, and is subject to easements, rights-of-way and restrictions of record.

**Location: SE corner of Pennsylvania Avenue and N.W. 220<sup>th</sup> (Coffee Creek)  
(County Highway District #3)**

Mr. Gammon gave the Staff Report stating that Mr. Rice, a previous protestor, still wanted a new cattle fence; and was still concerned with construction trash.

Mr. Myers stated that they were still in agreement to work with Mr. Rice on the issue but felt that Mr. Rice had indicated that his side of the fence was already fixed, which had not been the case.

Mr. Earnest Isch was present representing the applicant and Mr. Patrick Myers was also available. Mr. Isch stated that they would caution the builders to contain their trash.

Ms. Dorrance voiced her concern about the developer not contacting Mr. Rice about the fence issue.

Mr. Thomason made a motion to approve the application for the final plat for West Winds II @ Settlers' Crossing not contingent upon the fence situation. Mr. Wynn seconded the motion. Vote taken: Wynn – Aye; Dorrance – Aye; Roberts – Aye; Thomason – Aye. The item was approved unanimously.

### **Discussion and Possible Action on Easements and Road Bonds for the Redbud Energy Project.**

Ms. Walters stated that they had the easements and road bonds for Redbud and were ready to go to the Commissioners for approval and acceptance.

### **May 2002 Fee Fund Report:**

Mr. Gammon reported the fees collected for May 2002 were \$11,790.56. Mr. Wynn made a motion to accept the report. Mr. Thomason seconded the motion. Vote taken: Wynn – Aye; Dorrance – Aye; Roberts – Aye; Thomason – Aye. The motion was approved to accept the Fee Fund Report for May 2002.

### **Other Business:**

- Ms. Walters stated that Woodmark Estates, Section 5, was a subdivision finalized in 1988. There is nothing in the subdivision regulations stating a time frame for beginning construction after final plat approval. Some developers have since bought the property and want to develop sections 3, 4, & 5. Sections 1 & 2 were finished. The roads will be built to County standards and erosion control and road maintenance bonds were received and sent to the District Attorney's Office for approval.
- Ms. Walters stated that the Planning Department received the NACo/ESRI grant for GIS software and training.
- Ms. Dorrance asked about the inspector program. Ms. Walters stated that it had been approved for half of what was requested. The money would be encumbered in July.

**Adjournment:**

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

The meeting was adjourned at 3:30 P.M.