

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

August 15, 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, Vice 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
Ms. Gretchen Crawford

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

Mr. Roberts made a motion to approve the minutes from the previous meeting of July 18, 2002. Mr. Wynn seconded the motion. Vote taken: Wynn – Aye; Dorrance – Aye; Roberts – Aye; Thomason – Aye. The minutes for the meeting of July 18, 2002 were approved.

Deferred Item Final Plat: (FP 03-02) Southerly Farms, Sec IV

Applicant: **JOHN D. ALEXANDER d.b.a.**
SOUTHERLY FARMS L.L.C.

The applicant proposes to develop the fourth phase of a 132-acre tract that is a private road, gated subdivision for single-family residences. This phase contains 20 lots on 17.93 acres. The following is the legal description of the property:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER (SW/4), OF SECTION 8, TOWNSHIP FOURTEEN (14) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA AND BEING MORE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP FOURTEEN NORTH, RANGE THREE WEST OF THE INDIAN MERIDIAN, SAID POINT BEING THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING NORTH 89°39'18" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 753.26 FEET TO A POINT ON THE SOUTHWEST CORNER OF SOUTHERLY FARMS – SECTION III; THENCE NORTH 00°20'42" EAST ALONG THE EAST LINE OF LOT 31, BLOCK 4, SOUTHERLY FARMS – SECTION III, A DISTANCE OF 310.00 FEET; THENCE NORTH 89°39'18" WEST ALONG THE NORTH LINE OF GRACE'S TERRACE RIGHT-OF-WAY LINE OF SOUTHERLY FARMS – SECTION III, A DISTANCE OF 35.14 FEET; THENCE NORTH 00°20'42" EAST ALONG THE EAST LINE OF LOT 14, BLOCK 8, SOUTHERLY FARMS – SECTION III, A DISTANCE OF 180.00 FEET; THENCE SOUTH

89°39'18" EAST ALONG THE SOUTH LINE OF LOTS 1 AND 2, BLOCK 8, SOUTHRLY FARMS – SECTION III, A DISTANCE OF 345.29 FEET; THENCE NORTH 00°01'04" WEST ALONG THE EAST LINE OF LOTS 2 THRU 5, BLOCK 8, SOUTHERLY FARMS – SECTION III, A DISTANCE OF 698.86 FEET; THENCE NORTH 52°26'26" WEST ALONG THE NORTHEAST LINE OF LOT 5, BLOCK 8, SOUTHERLY FARMS – SECTION III, A DISTANCE OF 74.21 FEET; THENCE NORTH 37°33'34" EAST ALONG THE SOUTHEAST LINE OF SOUTHERLY FARMS BLVD. RIGHT-OF-WAY LINE OF SOUTHERLY FARMS – SECTION III, A DISTANCE OF 275.64 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 39°53'36"; THENCE CONTINUE ALONG THE SOUTHEAST LINE OF SAID RIGHT-OF-WAY LINE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 48.74 FEET; THENCE SOUTH 51°16'57" EAST ALONG THE SOUTHWEST LINE OF SAID RIGHT-OF-WAY LINE, A DISTANCE OF 39.00 FEET; THENCE SOUTH 00°01'04" EAST ALONG THE WEST LINE OF LARA'S LANE RIGHT-OF-WAY LINE OF SOUTHERLY FARMS – SECTION III, A DISTANCE OF 56.44 FEET; THENCE NORTH 89°58'56" EAST ALONG THE SOUTH LINE OF LOT 18, BLOCK 4, SOUTHERLY FARMS – SECTION III, A DISTANCE OF 260.00 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00°01'04" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,400.17 FEET TO THE POINT OR PLACE OF BEGINNING. CONTAINING 781,323.24 SQUARE FEET OR 17.937 ACRES, MORE OR LESS.

**LOCATION: N. PENN. AVE AND COFFEE CREEK ROAD (NW 220TH)
COUNTY HIGHWAY DISTRICT #3**

Mr. Gammon gave the Staff Report stating that there were no changes to the Staff Report from the previous meeting. He stated that the developer had made a few promises to the property owners.

Mr. John Alexander, Developer, stated that he did meet with the Homeowner's Association on Saturday, July 20. They spoke of the concerns and what they wanted Mr. Alexander to complete in a letter of intent. Mr. Alexander stated that he was on time with the things mentioned in the letter with the exception of one item concerning sidewalks. There are homes being built on each side of the proposed sidewalk and temporary electric poles are in place where the sidewalk would be placed. They will have to wait until the temporary poles are removed to put in the sidewalk. He also stated that they were within five days of completing the improvements to pond 3. According to "reliable source," the neighborhood had received 8" of rain and he had not been able to move dirt. Mr. Alexander stated other items that were completed with pond 2 and pond 3. Mr. Alexander stated that had it not rained, they would be close to completion.

Ms. Sally Hill, resident and President of the Homeowner's Association, stated that she was not as pleased as Mr. Alexander with the progress Ms. Hill stated that Mr. Alexander had not done the things that he said he would. She felt that there were many days wasted while waiting for surveyors and other workers. It did rain the last week, however had the first week not been spent waiting, the work could have been done. Ms. Hill stated that the roads were graded in phase four and dirt moved into a water runoff area in the future phase five. The dirt has now caused eroding into the fourth pond, which at this time is not affecting homeowners but could become a problem. To the best of her knowledge, a pump was installed for pond two. Ms. Hill has spoken to Mr. Alexander concerning pond 2 being too shallow. Mr. Alexander told her that he had no intentions of deepening the pond but he would look into it. Ms. Hill stated that pond two is filling with dirt and silt. She stated that they felt that it was Mr. Alexander's responsibility to stop the dirt and silt and clean the ponds of the erosion. They are not satisfied with the hydro

mulching and sod around pond two and on the dam between the second and third ponds. She stated that no sodding had been done. The street signs in the third phase were installed.

Mr. Jeff Jatezak, homeowner, stated that he was asked by the neighborhood association to put together a presentation of phase four progress. He shared a Power Point Presentation with the Board. Mr. Jatezak showed pictures of erosion that was still a problem and had not been addressed. He also showed before and after pictures of pond 2 and phase four. There was discussion about what the dam should look like and how the spillways should work.

Ms. Lisa Wallace, homeowner, stated that the top of the dam should be higher because it is causing erosion around the spillway.

Mr. Jatezak stated that he was not satisfied because the work could have been completed.

Mr. Alexander stated that he believed that he was still in compliance with the letter that he gave to the Homeowner's Association. He stated that he believed if it weren't for the rain, it would have been completed. Mr. Alexander stated that he would be willing to ask for another thirty (30) day deferral.

Mr. Wynn made a motion to defer the item for an additional thirty (30) days. Mr. Thomason seconded the motion. Vote taken: Wynn – Aye; Dorrance – Aye; Roberts – Aye; Thomason – Aye. Unanimously, the item was deferred.

Deferred Item Zoning: (Z5 05-02)

From: AA – Agricultural & Rural Residential District)

To: RA – Acreage Residential District

Applicant:

**JOHN D. ALEXANDER dba
DEER SPRINGS, LLC**

The applicant proposes to expand an existing single-family residential subdivision to accommodate seven (7) additional lots that will be a minimum of one (1) acre in size. This proposed addition consists of 8.39 acres. The following is the legal description of the property:

A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP FOURTEEN (14) NORTH, RANGE FOUR (4) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER (NW/4); THENCE SOUTH 00°03'34" EAST ALONG EAST LINE OF SAID NORTHWEST QUARTER (NW/4) FOR A DISTANCE OF 1,418.99 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING CONTINUING SOUTH 00°03'34" EAST ALONG SAID EAST LINE OF SAID NORTHWEST QUARTER (NW/4) FOR A DISTANCE OF 896.16 FEET; THENCE NORTH 61°31'49" WEST FOR A DISTANCE OF 133.78 FEET; THENCE NORTH 29°56'19" WEST FOR A DISTANCE OF 1,021.19 FEET; THENCE NORTH 77°33'55" EAST FOR A DISTANCE OF 124.89 FEET; THENCE NORTH 75°16'14" EAST FOR A DISTANCE OF 148.42 FEET; THENCE NORTH 14°43'46" WEST FOR A DISTANCE OF 65.00 FEET; THENCE NORTH 75°16'14" EAST FOR A DISTANCE OF 60.00 FEET; THENCE SOUTH 14°43'46" EAST FOR A DISTANCE OF 65.00 FEET; THENCE NORTH 53°38'35" EAST FOR A DISTANCE OF 81.45 FEET; THENCE SOUTH 57°53'54" EAST FOR A DISTANCE OF 158.25 FEET; THENCE SOUTH 05°45'48" EAST FOR A DISTANCE OF

52.00 FEET; THENCE NORTH 79°56'26" EAST FOR A DISTANCE OF 37.16 FEET; THENCE SOUTH 50°03'34" EAST FOR A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING CONTAINING 8.3978 ACRES MORE OR LESS.

**LOCATION: 3/8 MILE WEST OF PORTLAND ON 206TH (COVELL RD.)
(COUNTY HWY DISTRICT#3)**

Mr. Gammon gave the Staff Report stating that there had been holdup concerning the title. He had spoken to Mr. John Labar about not wanting to holdup the process and said that he would like them to proceed.

There was no discussion.

Mr. Wynn made a motion to approve the rezoning from AA to RA for Deer Springs III. Mr. Thomason seconded the motion. Vote taken: Wynn – Aye; Dorrance – Aye; Roberts – Aye; Thomason – Aye. The item was approved unanimously.

Deferred Item General Plat: (GP02-02) DEER SPRINGS, III

Applicant: **JOHN D. ALEXANDER dba
DEER SPRINGS, LLC**

The applicant proposes expanding an existing Acreage Residential Subdivision. If approved, each lot will have individual water well and septic systems. The restrictive covenants will be the same as Deer Springs I & II. Each lot will be a minimum of one (1) acre and this phase will have seven residential lots on an 8.39-acre parcel. The following is the legal description of the property:

A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP FOURTEEN (14) NORTH, RANGE FOUR (4) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER (NW/4); THENCE SOUTH 00°03'34" EAST ALONG EAST LINE OF SAID NORTHWEST QUARTER (NW/4) FOR A DISTANCE OF 1,418.99 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING CONTINUING SOUTH 00°03'34" EAST ALONG SAID EAST LINE OF SAID NORTHWEST QUARTER (NW/4) FOR A DISTANCE OF 896.16 FEET; THENCE NORTH 61°31'49" WEST FOR A DISTANCE OF 133.78 FEET; THENCE NORTH 29°56'19" WEST FOR A DISTANCE OF 1,021.19 FEET; THENCE NORTH 77°33'55" EAST FOR A DISTANCE OF 124.89 FEET; THENCE NORTH 75°16'14" EAST FOR A DISTANCE OF 148.42 FEET; THENCE NORTH 14°43'46" WEST FOR A DISTANCE OF 65.00 FEET; THENCE NORTH 75°16'14" EAST FOR A DISTANCE OF 60.00 FEET; THENCE SOUTH 14°43'46" EAST FOR A DISTANCE OF 65.00 FEET; THENCE NORTH 53°38'35" EAST FOR A DISTANCE OF 81.45 FEET; THENCE SOUTH 57°53'54" EAST FOR A DISTANCE OF 158.25 FEET; THENCE SOUTH 05°45'48" EAST FOR A DISTANCE OF 52.00 FEET; THENCE NORTH 79°56'26" EAST FOR A DISTANCE OF 37.16 FEET; THENCE SOUTH 50°03'34" EAST FOR A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING CONTAINING 8.3978 ACRES MORE OR LESS.

**LOCATION: 3/8 MILE WEST OF PORTLAND ON 206TH (COVELL RD.)
(COUNTY HWY DISTRICT#3)**

Mr. Gammon gave the Staff Report for this companion item for the general plat of Deer Springs III. He stated that the engineer was concerned the turning radius would not be big enough for a school bus. Although this would not be necessary for the general plat, he would like the applicant to be aware of this for the preliminary plat.

Mr. Alexander stated that Deer Creek Rural Water Authority would service this area.

Mr. Roberts made a motion for approval of the general plat for Deer Springs III. Mr. Wynn seconded the motion. Vote taken: Wynn – Aye; Dorrance – Aye; Roberts – Aye; Thomason – Aye. The items were approved unanimously.

Zoning: (Z06-02)

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

Applicant: **LOIS JENNINGS**

The applicant proposes to develop a commercial district for use as a mini storage and retail sales area. The following is the legal description of the property:

A part of the SW/4, NW/4, SW/4 and a part of the W/2, SE/4, NW/4, SW/4 of Section 12, T11N, R1E, L.M., Oklahoma County, Oklahoma, more particularly described as follows: Commencing at the Southwest corner of said Section 12, thence N00°00'00"E on the West line of said section a distance of 1320.90 feet to the Southwest corner of said SW/4, NW/4, SW/4 and the Point of Beginning, Thence continuing N00°00'00"E a distance of 425.00 feet; Thence S89°51'18"E a distance of 992.17 feet; Thence S00°00'36"E a distance of 425.00 feet to the Southeast corner of said W/2, SE/4, NW/4, SW/4; Thence N89°51'18"W a distance of 992.25 feet to the point of beginning. Containing 9.68 acres more or less.

Location: 2500 S. Harrah Rd., North of SE 29th. (County Hwy District#2)

Mr. Gammon gave the Staff Report stating that he believed that once the area was developed, the City of Harrah would try to annex it. He also stated that the applicant should check with the Oklahoma Department of Transportation for driveway permits.

Mr. Dwayne Jennings was available for comment.

Mr. Wynn made a motion to approve the application for rezoning. Mr. Roberts seconded the motion. Vote taken: Wynn – Aye; Dorrance – Aye; Roberts – Aye; Thomason – Aye. The item approved unanimously.

Final Plat: (FP05-02) CEDAR RIDGE ESTATES

Applicant; **JERRY BERNHARDT**

The applicant proposes to develop a rural residential subdivision for single-family homes to include restrictions on the size and type of structures to be built. Deer Creek Water Corporation will provide water. The proposed project will consist of 11 lots on 22.12 acres. 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 OF SAID SECTION; SAID POINT IS ALSO THE POINT OF BEGINNING; THENCE N89°55'08"E A DISTANCE OF 200.00 FEET, MORE OR LESS, TO A POINT; THENCE S00°14'32"E, A DISTANCE OF 266.69 FEET, MORE OR LESS, TO A POINT; THENCE N89°55'08"E, A DISTANCE OF 347.00 FEET, MORE OR LESS, TO A POINT; THENCE S00°14'32"E, A DISTANCE OF 502.14 FEET, MORE OR LESS, TO A POINT; THENCE N89°55'08"E A DISTANCE OF 582.91 FEET, MORE OR LESS, TO A POINT; THENCE S00°14'32"E A DISTANCE OF 562.12 FEET, MORE OR LESS, TO A POINT; THENCE S89°55'08"W, A DISTANCE OF 1129.91 FEET, MORE OR LESS, TO A POINT; THENCE N00°14'32"W, A DISTANCE OF 1330.95 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 22.12 ACRES, MORE OR LESS.

**LOCATION: SOUTH OF NW 234TH, ½ MILE WEST OF MERIDIAN AVE.
(COUNTY HIGHWAY DISTRICT #3)**

Mr. Gammon stated that the name would have to be changed due duplication, but there were no other changes.

Mr. Jerry Bernhardt stated that the name would be changed to Quail Ridge II.

Mr. Roberts made a motion to approve the final plat with the stipulation that the name would be changed to Quail Ridge II. Mr. Thomason seconded the motion. Vote taken: Wynn – Aye; Dorrance – Aye; Roberts – Aye; Thomason – Aye. The item was approved to go to the Board of County Commissioners for approval.

July 2002 Fee Fund Report:

Mr. Gammon reported the fees collected for July 2002 were \$10,957.40. Mr. Wynn made a motion to accept the report. Mr. Roberts seconded the motion. Vote taken: Wynn – Aye; Dorrance – Aye; Roberts – Aye; Thomason – Aye. The motion was approved to accept the Fee Fund Report for July 2002.

Other Business:

The Board of County Commissioners has adopted the new building codes. Mr. Gammon stated that it would be September or October before inspectors are hired and codes put in place. He also stated that we would be paying the inspectors mileage; however will be looking into ways of purchasing a vehicle because paying mileage will be too costly.

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 3:00 P.M.