

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

October 16, 2003 1:30 p.m.

The meeting of the Oklahoma County Planning Commission convened and was called to order by Ms. Cheryl Dorrance, Acting Chairperson, 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. Emil Vorel, Member
Mr. Charlie Thomason, Member
Mr. Dee Wynn, Member

Also in attendance:

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

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

Mr. Wynn motioned approval of the minutes from the meeting of September 18, 2003. Mr. Thomason seconded the motion. Vote taken: Dorrance – Aye; Vorel – Aye; Thomason – Aye; Wynn – Aye. The minutes for the meeting of September 18, 2003, were approved unanimously.

Zoning: (Z-2003-07) From: AA-Agricultural & Rural Residential District
To: RA- Acreage Residential District

Applicant: **TRACY BILLS**

The applicant proposed developing this tract for single-family, residential homes on a total of 11 acres, more or less. Two lots would be created, one lot of 1.24 acres and another lot of 1.4 acres. There are currently no plans to subdivide the remaining property. The following is the legal description of the property:

Being a part of the S-1/2 of the SW-1/4 of Section 18, T14N, R3W to Oklahoma County, Oklahoma being more particularly described as follows: Commencing at the SW corner of said SW-1/4, Thence N00°00'00"E along the west line of said SW-1/4 for a distance of 1067.50 feet to the Point or Place of Beginning, Thence continuing N00°00'00"E along said west line for a distance of 257.71 feet to the NW corner of said S-1/2, SW-1/4, Thence S88°49'50"E along the north line of said S-1/2, SW-1/4 for a distance of 970.08 feet, Thence S00°00'00"E for a distance of 237.91 feet, Thence N90°00'00"W for a distance of 969.87 feet to the Point or Place of Beginning. Said described tract contains 5.52 acres more or less and is subject to easements and rights of ways of record, and Commencing at the SW corner of said SW-1/4 Thence N00°00'00"E along the west line of said SW-1/4 for a distance of 814.50 feet to the Point or Place of Beginning, Thence continuing N00°00'00"E along said west line for a distance of 253.00 feet, Thence N90°00'00"E for a distance of 969.87 feet, Thence S00°00'00"E for a distance of 253.00feet, Thence N90°00'00"W for a distance of 969.87 feet

to the Point or Place of Beginning. Said described tract contains 5.63 acres more or less and is subject to easements and rights of ways of record.

Location: North of NW 206th St. on May Ave., County Highway District #3

Mr. Gammon gave the Staff Report stating that it was an eleven-acre tract of land south of the Mission Springs subdivision. The applicant only intended to sell two, one-acre lots, and the property owner told staff she did not intend to subdivide the property. There were no protests to date.

Ms. Tracy Bills, the property owner, was present for questions.

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

Preliminary Plat: (PP-2003-07) CHATEAUS OF DEER CREEK

Applicant: **DEER CREEK DEVELOPMENT, LLC**

The applicant proposed developing a single-family, residential subdivision with 84 lots on 123 acres. The addition would also have common areas and ponds as amenities. The following is the legal description of the property:

A Tract of land being Section Fourteen (14), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma and more particularly described as follows: Point of beginning being at the Northwest Corner of said Section; thence North 89°26'09" East along the North boundary of said section a distance of 2643.74 feet; thence North 89°28'39" East along the north boundary of said section a distance of 290.47 feet; thence South 00°31'21" East a distance of 597.86 feet; thence South 60°46'35" West a distance of 257.38 feet; thence South 01°58'42" West a distance of 366.42 feet to a point on a curve to the left, said curve having a radius of 1475.00 feet, a central angle of 00°22'22", a chord bearing of South 88°12'29" East and a chord distance of 9.60 feet; thence along the arc of said curve a distance of 9.60 feet; thence South 01°36'20" West a distance of 50.00 feet; thence South 14°32'02" West a distance of 584.76 feet; thence North 75°27'58" West a distance of 215.00 feet; thence South 14°32'02" West a distance of 320.60 feet to a point on a curve to the right, said curve having a radius of 325.00 feet, a central angle of 02°35'03", a chord bearing of South 15°49'33" West and a chord distance of 14.66 feet; thence along the arc of said curve a distance of 14.66 feet; thence South 55°09'38" East a distance of 290.99 feet; thence South 40°42'54" West a distance of 178.75 feet; thence South 62°25'36" West a distance of 420.11 feet; thence South 80°43'26" West a distance of 228.85 feet; thence North 70°21'38" West a distance 242.17 feet; thence North 50°43'36" West a distance of 50.00 feet to a point on a curve to the left, said curve having a radius of 275.00 feet, a central angle of 19°41'51", a chord bearing of North 29°25'29" East and a chord distance of 94.08 feet; thence along the arc of said curve a distance of 94.54 feet; thence North 19°34'34" East a distance of 22.54 feet; thence North 70°25'26" West a distance of 255.66 feet; thence South 32°51'57" West a distance of 10.26 feet; thence North 36°39'18" West a distance of 253.61 feet to a point on a curve to the right, said curve having a radius of 275.00 feet, a central angle of 04°16'28", a chord bearing of South 55°28'56" West and a chord distance of 20.51 feet; thence along the arc of said curve a distance of 20.52 feet; thence South 57°37'10" West a distance of 23.67; thence North 32°22'50" West a distance of 223.17 feet; thence South 65°09'43" West a distance of 413.71

feet; thence North 24°50'17" West a distance of 232.50 feet; thence North 65°09'43" East a distance of 105.48 feet; thence North 24°50'17" West a distance of 182.50 feet; thence North 53°30'03" West a distance of 296.31 feet; thence North 30°51'18" West a distance of 535.60 feet; thence South 89°20'02" West a distance of 50.00 feet to a point on the west boundary of said section; thence North 00°39'58" West along the west boundary of said section a distance of 937.48 feet to the point of beginning containing 123.00 acres more or less.

Location: Northwest 220th (Coffee Creek) & Meridian Ave. (County Highway District #3)

Mr. Gammon gave the Staff Report stating that the applicant had provided staff with everything required for the preliminary plat stage.

Mr. Bryan Coon of Coon Engineering represented the applicant. He stated there had been no changes since the general plat and the applicant is anxious to proceed.

Ms. Walters stated that the name of the subdivision would be changed in the final plat stage possibly to Villagio at Deer Creek.

Ms. Walters asked if the applicant had received any response from Deer Creek Water verifying whether or not they would be able to supply the water.

Mr. Coon stated that Deer Creek Water had informed them of the size pipes needed for the water so he assumed that meant they would supply the water.

Mr. Thomason made a motion to approve the preliminary plat for Chateaus of Deer Creek. Mr. Wynn seconded the motion. Vote taken: Dorrance – Aye; Vorel – Aye; Thomason – Aye; Wynn – Aye. The item was approved.

Review Bonds for Lake Shadows, I @ Settlers Crossing.

Mr. Gammon gave the Erosion Control Bonds for Lake Shadows and Westwind IV to the Board. The Board members each reviewed the Bonds.

Discussion of Comprehensive Plan.

Ms. Walters gave an overview of progress of the Comprehensive Plan including:

- Getting a dollar amount from the consultants.
- Come up with a presentation explaining the need for a Comprehensive Plan to the appropriate elected officials.
- Staff is working on demographics and other in-house operations.

Ms. Dorrance asked for updates in the coming months to keep the Board members apprised of the progress.

September 2003 Fee Fund Report:

Mr. Gammon reported the fees collected for September 2003 were \$29,114.67. Mr. Wynn made a motion to accept the report. Mr. Vorel seconded the motion. Vote taken: Dorrance – Aye; Vorel – Aye; Thomason – Aye; Wynn – Aye. The motion was approved to accept the Fee Fund Report for September 2003.

Other Business:

None

Adjournment:

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

The meeting was adjourned at 2:00 P.M.