

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

November 20, 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:

Mr. David Richey, Chairperson
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
Ms. Gretchen Crawford, Assistant District Attorney

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

Mr. Thomason motioned approval of the minutes from the meeting of October 16, 2003. Mr. Wynn seconded the motion. Vote taken: Dorrance – Aye; Vorel – Aye; Thomason – Aye; Wynn – Aye; Richey – Aye. The minutes for the meeting of October 16, 2003, were approved unanimously.

Final Plat: (FP-2003-06) VILLAGIO AT DEER CREEK

Applicant: **DEER CREEK FARM 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 there was quite a bit of floodplain in the area. Staff had not received any protests.

Mr. Bryan Coon, representing the applicant, was present for questions.

Mr. Wynn made a motion to approve the final plat for Villagio at Deer Creek. Mr. Richey seconded the motion. Vote taken: Dorrance – Aye; Vorel – Aye; Thomason – Aye; Wynn – Aye; Richey – Aye. The item was approved unanimously.

Final Plat: (FP-2003-07) WESTWIND IV @ SETTLERS' CROSSING

Applicant: **SETTLERS' CROSSING, LLC**

The applicant proposed developing a continuation of the Planned Unit Development (PUD 2-97). The phase would consist of 32 residential lots on 10.7 acres. The paving and storm sewer for this project would be consistent with that provided in previous Settlers' Crossing phases. Water would 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 NW ¼, Sec. 17, T14N, R3W, I.M., Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING At the NE corner of said NW ¼; **THENCE** S00°18'38"E along the East line of said NW ¼ for a distance of 720.00 ft. to the **POINT OR PLACE OF BEGINNING**; **THENCE** Continuing S00°18'38"E along said East line for a distance of 650.04 ft.; **THENCE** N89°39'18"W for a distance of 251.72 ft.; **THENCE** N83°50'23"W for a distance of 227.93 ft.; **THENCE** N41°38'54"W for a distance of 145.16 ft.; **THENCE** Northeasterly along a non-tangent curve to the right having a radius of 325.00 ft. and a chord bearing of N60°44'14"E and a chord distance of 5.87 ft. for a length of 5.87 ft.;

THENCE N29°46'48"W for a distance of 175.00 ft.; THENCE S88°23'18"W for a distance of 172.58 ft.; THENCE Northerly on a non-tangent curve to the left having a radius of 430.00 ft. and a chord bearing of N04°27'49"W and a chord distance of 119.50 ft. for a length of 119.89 ft.; THENCE N12°27'04"W for a distance of 125.00 ft. to a point of curve; THENCE Northerly on said curve being to the left having a radius of 613.15 ft. and a chord bearing of N14°46'56"W and a chord distance of 49.88 ft. for a length of 49.89 ft.; THENCE N64°07'01"E for a distance of 218.40 ft.; THENCE S78°37'54"E for a distance of 78.45 ft.; THENCE S98°39'18"E for a distance of 601.16 ft. to the POINT OF PLACE OF BEGINNING. Said described tract contains 10.665 acres more or less.

**Location: Southeast Corner of 206th (Covell Rd.) & North Pennsylvania Ave.
(County Highway District # 3)**

Mr. Gammon gave the Staff Report stating that it would be a continuation of the Westwind additions.

The applicant was present for questions.

Mr. Wynn made a motion to approve the final plat for Westwind IV at Settlers' Crossing. Mr. Vorel seconded the motion. Vote taken: Dorrance – Aye; Vorel – Aye; Thomason – Aye; Wynn – Aye; Richey – Aye. The item was approved.

General Plat: (GP-2003-06) DEER SPRINGS III

Applicant: DEER SPRINGS DEVELOPMENT, LLC

The applicant proposed expanding an existing single-family, residential subdivision to accommodate seven (7) additional lots a minimum of one (1) acre in size. The proposed addition would consist of 8.39 acres. The following is the legal description of the property:

A part of the Northwest Quarter (NW/4) of Section 24, Township 14 North (T-14-N), Range 4 West (R-4-W) of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Southwest corner of said Northwest Quarter (NW/4), Thence North 89°40'37" East along the South line of said Northwest Quarter (NW/4) a distance of 2,657.66 feet to the Southeast Corner of said Northwest Quarter (NW/4); Thence North 00°03'34" West along the East line of said Northwest Quarter (NW/4) a distance of 330.46 feet to the Point or Place of Beginning; Thence North 61°31'49" West a distance of 133.78 feet; Thence North 29°56'19" West a distance of 1,021.19 feet to a Point on the South line of Deer Springs II Addition an addition to Oklahoma County, Oklahoma; Thence North 77°33'55" East along the South line of said Deer Springs II Addition a distance of 124.89 feet; Thence North 75°16'14" East a distance of 148.42 feet; Thence North 14°43'46" West a distance of 65.00 feet; Thence North 75°16'14" East a distance of 60.00 feet; Thence South 14°14'46" East a distance of 65.00 feet; Thence North 53°38'35" East a distance of 81.45 feet; Thence South 57°53'54" East a distance of 158.25 feet; Thence South 05°45'48" East a distance of 52.00 feet; Thence North 79°56'26" East a distance of 37.16 feet; Thence South 50°03'34" East a distance of 80.00 feet to a Point on the East line of said Northwest Quarter (NW/4) being the Southeast Corner of said Deer Springs II Addition; Thence South 00°03'34" East along the East line of said Northwest Quarter (NW/4) a distance of 896.14 feet to the Point or Place of Beginning. Containing 8.3979 acres, more or less.

Location: NW 206th between Portland & May Ave. (County Hwy. District #3)

Deer Creek Water Corporation and a separate sewer system. The following is the legal description of the property:

A tract of land lying in and being a part of the SE/4 of Sec. 9, T14N, R4W, I.M., Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the SW corner of said SE/4; Thence N00°25'16"E along the West line of said SE/4 a distance of 800.00 ft. to the Point or Place of Beginning; Thence N90°00'00"E parallel with the South line of said SE/4 a distance of 600.00 ft.; Thence S00°25'16"W a distance of 400.00 ft.; Thence N90°00'00"E a distance of 421.58 ft. to a point on the West line of Block 4, Cedar Ridge Farms; Thence N00°00'00"E along the West line of said Block 4, a distance of 726.57 ft.; Thence N25°00'08"W along the West line of Lot 1, Block 5, Cedar Ridge Farms a distance of 140.00 ft.; Thence N65°00'00"E along the North line of Lot 1, Block 5 a distance of 65.29 ft.; Thence N00°00'00"E a distance of 1353.70 ft. to the North line of the SE/4; Thence S89°46'02"W along the North line a distance of 1005.19 ft. to the NW corner of said SE/4; Thence S00°25'16"W along the West line of said SE/4 a distance of 1830.72 ft. to the Point of Beginning.

Said tract contains 2,017,994 sq. ft. or 43.327 acres more or less.

Location: NW 220th (Coffee Creek) & North MacArthur (Highway District # 3)

Mr. Gammon gave the Staff Report stating that it would be a continuation of Cedar Ridge Farms. This phase would carry the same plat restrictions with more expensive homes.

Mr. Keith Beatty, representing the applicant, stated that there would be 35 lots instead of 34 lots.

Ms. Dorrance asked if the developer would consider adding a second entrance to the addition in the future.

Mr. Beatty stated no.

Mr. Vorel made a motion to approve the general plat for Cedar Ridge Farms. Mr. Thomason seconded the motion. Vote taken: Dorrance – Aye; Vorel – Aye; Thomason – Aye; Wynn – Aye; Richey – Aye. The general plat was approved.

Preliminary Plat: (PP-2003-09) COPPERCHASE

Applicant: **NORTH STAR COMPANIES, LLC**

The applicant proposed developing a single-family, residential subdivision. Each lot would be one (1) acre or greater in size with a total of one hundred twenty-two (122) lots on 153.86 acres, more or less. The following is the legal description of the property:

Part of the E/2, Section 10, T11N, R1W of the I.M., Oklahoma County, Oklahoma, being more particularly described as follows: Beginning at the NE corner of the SE/4 of said Section 10, Thence S00°05'06"E along the East line of said SE/4 a distance of 805.00 feet; Thence S89°54'54"W a distance of 299.77 feet; Thence S00°05'06"E a distance of 145.31 feet; Thence N89°54'54"E a distance of 299.77 feet to a point on said East line; Thence S00°05'06"E along said East line a distance of 788.21 feet; Thence N89°59'02"W a distance of 596.21 feet; Thence N00°00'02"W a distance of 1488.00 feet; Thence N89°55'39"W a distance of 400.00 feet; Thence S00°00'02"E a distance of 1071.18 feet; Thence N89°55'39"W a distance of 1624.86 feet to a

point on the West line of said E/2, Section 10; Thence N00°02'24"W along said West line E/2 a distance of 2647.78 feet to the North line of the S/2, NE/4 of said Section 10; Thence S89°46'12" along said North line a distance of 2618.55 feet to the NE corner of said S/2, NE/4; Thence S00°04'43"E along the East line of said S/2, NE/4 a distance of 1318.30 feet to the point of beginning, containing 153.86 acres more or less.

Location: South Henney Rd between SE 15th & SE 29th. (County Hwy District #2)

Mr. Gammon gave the Staff Report stating that the applicant met all requirements for application. There was one written protest and several phone calls concerning the entryway off Henny Rd.

Mr. Joe Atkinson, North Star Companies, stated that there would be a turning lane near the entrance.

Ms. Dorrance stated that the written protest was concerned with possible overflow from the sewage lagoon.

Mr. Gammon stated that the sewage lagoon belonged to Timberland Mobile Home Park and had nothing to do with the proposed development. The applicant contacted DEQ and was told there shouldn't be a problem for the residents.

Ms. Dorrance asked about the drainage problems.

Mr. Atkinson stated that a retention pond would be built to handle the excess drainage.

Mr. Richey made a motion to approve the preliminary plat for Copperchase. Mr. Vorel seconded the motion. Vote taken: Dorrance – Aye; Vorel – Aye; Thomason – Aye; Wynn – Aye; Richey – Aye. The preliminary plat was approved.

Zoning: Planned Unit Development (PUD-2003-03) (SCISSORTAIL LANDING)

Applicant: **REES / SOURCE VENTURES, INC.**

The applicants proposed developing a single-family, residential subdivision with 218 homes on 60 acres. The following is the legal description of the property:

A part or parcel of land located in the Southeast quarter (SE/4), Section 18, Township 14 North (T-14-N), Range 3 West (R-3-W), of the Indian Meridian, Oklahoma County, Oklahoma and more particularly described as follows: Commencing at the Northeast corner of said Southeast Quarter, Thence South 00°00'00" East along the East line of said Southeast Quarter (SE/4) a distance of 1307.25 feet; Thence North 89°52'05" West a distance of 1978.76 feet; Thence North 00°02'31" East to a point on the North line of said Southeast Quarter (SE/4) a distance of 1330.34 feet; Thence South 89°11'57" East along the North line of said Southeast Quarter (SE/4) a distance of 1977.97 feet; to the Point of Beginning. Containing 59.89 acres, more or less.

Location: ¼ mile North of NW 206th (Covell Rd.) West side of North Pennsylvania Ave (County Highway District #3)

Mr. Gammon gave the Staff Report stating a developer applied previously for RS zoning, but was denied. A different developer has since applied for a PUD, which would offer amenities, green space and better traffic flow.

Mr. Barry Rice, a spokesperson for developer, stated that 16% of the project would be green space. He stated that they planned to have two landscaped entries. The homeowner's association would be responsible for maintenance of the landscaping and trails. The green space would be included throughout the property and include a playground and basketball courts.

Dr. Stansberry, a protestor, stated that this was the third time the property had been proposed for rezoning and development. He stated that the development was not conducive to the area. The neighbors had told him that nobody was in favor of the development. He wanted the commission to disapprove the PUD.

Mr. Rice stated that there would be 218 lots with restrictive covenants and homeowner's would be responsible for the common areas. The lots were smaller than one acre because water and sewer service would be available.

Mr. Wynn made a motion to approve the PUD zoning for Scissortail Landing. Mr. Vorel seconded the motion. Vote taken: Dorrance – Aye; Vorel – Aye; Thomason – Aye; Wynn – Aye; Richey – Aye. The zoning was approved.

General Plat: (GP-2003-05) SCISSORTAIL LANDING

Applicant: REES / SOURCE VENTURES, INC.

The applicants proposed developing a single-family, residential subdivision with several amenities such as common areas, a pond and walking trails. The proposal was for 218 homes on 60 acres. Deer Creek Water Corporation may provide water and Oklahoma City should provide sanitary sewer. The following is the legal description of the property:

A part or parcel of land located in the Southeast quarter (SE/4), Section 18, Township 14 North (T-14-N), Range 3 West (R-3-W), of the Indian Meridian, Oklahoma County, Oklahoma and more particularly described as follows: Commencing at the Northeast corner of said Southeast Quarter, Thence South 00°00'00" East along the East line of said Southeast Quarter (SE/4) a distance of 1307.25 feet; Thence North 89°52'05" West a distance of 1978.76 feet; Thence North 00°02'31" East to a point on the North line of said Southeast Quarter (SE/4) a distance of 1330.34 feet; Thence South 89°11'57" East along the North line of said Southeast Quarter (SE/4) a distance of 1977.97 feet; to the Point of Beginning. Containing 59.89 acres, more or less.

**Location: ¼ mile North of NW 206th (Covell Rd.) West side of North Pennsylvania Ave
(County Highway District #3)**

Mr. Gammon gave the Staff Report stating that it was a companion item to the previous item.

Mr. Barry Rice stated it was his understanding that the County Commissioners may not accept the roads for maintenance purposes. This may cause concern for developers when the plats are being approved as public road plats. In the event that the County Commissioners decide not to

accept the roads in the future, the developer would like to reserve the right to change this to a private road plat with one gated entrance. It would also be necessary for the homeowner's association to fund and maintain the roads.

Mr. Ray Reaves stated that it was up for discussion and he had no answer.

Ms. Dorrance asked if there were county regulations that dealt with dedication of roads and acceptance for public maintenance.

Mr. Reaves stated that it was per state statute, but did not know the District Attorney's Office was interpreting the statute.

Ms. Gretchen Crawford, Assistant DA, stated that it was not a Planning Commission item. It was a Board of County Commissioner's item.

Ms. Dorrance stated that the Planning Commission would look at subdivisions differently depending on whether it was a private or public road subdivision.

Mr. Richey made a motion to approve the general plat for Scissortail Landing. Mr. Thomason seconded the motion. Vote taken: Dorrance – Aye; Vorel – Aye; Thomason – Aye; Wynn – Aye; Richey – Aye. The general plat was approved.

October 2003 Fee Fund Report:

Mr. Gammon reported the fees collected for October 2003 were \$25,664.99. Mr. Thomason made a motion to accept the report. Mr. Richey seconded the motion. Vote taken: Dorrance – Aye; Vorel – Aye; Thomason – Aye; Wynn – Aye; Richey – Aye. The motion was approved to accept the Fee Fund Report for October 2003.

Discussion of Comprehensive Plan.

Ms. Walters provided a handout to the board members about the update that included:

- Why the need for a comprehensive plan.
- The elements of a comprehensive plan.

Ms. Walters went over the handout with the members.

Mr. Vorel asked if any of the plan could be done without the help of a consultant.

Ms. Walters stated yes, they would do as much as they could without a consultant. In fact, one of the interns has already started work on parts of it.

Other Business:

Mr. Gammon gave the Erosion Control and Subdivision Bonds for Westwind IV and Lakeshadows I to the Board. The Board members each reviewed the Bonds.

Ms. Gretchen questioned why the board was reviewing the bonds.

Mr. Gammon stated that six years ago the DA's office advised them to do so.

Adjournment:

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

The meeting was adjourned at 2:45 P.M.