

# M I N U T E S

## OKLAHOMA COUNTY PLANNING COMMISSION

December 18, 2003

1:30 p.m.

The meeting of the Oklahoma County Planning Commission convened and was called to order by Mr. David Richey, 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**  
**Mr. Will Jones, Vice Chair**  
**Ms. Cheryl Dorrance, Member**  
**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. Wynn motioned approval of the minutes from the meeting of November 20, 2003. Mr. Jones seconded the motion. Vote taken: Dorrance – Aye; Vorel – Aye; Thomason – Aye; Wynn – Aye; Richey – Aye; Jones – Aye. The minutes for the meeting of November 20, 2003 were approved unanimously.

**Zoning: (SP-2003-01)                      FROM: AA-Agricultural & Rural Residential District**  
**TO: Special Use Permit SP-2003-01**

Applicant:                                      **S. MARK WARD**

The applicant proposed developing a Storage Facility on a five (5) acre tract, more or less. The facility would have some outside storage for recreational vehicles as well as indoor personal storage. The following is a legal description of the property:

**A tract of land in the Northwest Quarter ( NW / 4 ) of Section (5), Township fourteen (14) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma described as follows: Commencing at the Southwest Corner of the Northwest Quarter (NW / 4 ) of said Section Five (5), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian; Thence North, along said West Section Line a distance of 1189.00 feet, more or less, to a set P.K. nail, Said point is the Point of Beginning; Thence continuing, North along said West Section line a distance of 329.00 feet; more or less to a found P.K. nail; Thence, East, a distance of 660.00 feet, more or less, to a set iron rod; Thence, South, a distance of 329.00 feet, more or less, to a set iron rod; Thence, West, a**

distance of 660.00 feet, more or less, to the point of Beginning. Said tract contains 4.98 acres, more or less.

**Location: Approximately 1,200 feet South of 248<sup>th</sup> St. (Waterloo Rd.), East of North Coltrane Avenue. (County Highway District # 3)**

Mr. Gammon gave the Staff Report stating that this was a wooded area where the applicant wants to put a storage facility for recreational vehicles. Because of the outside storage, the applicant had to have a special use permit. Fencing and segregation was required by the zoning regulations.

Mr. Mark Ward, applicant, was present for questions.

Mr. and Mrs. Wayne Lassert, property owners to the north of the proposed property, had concerns about the following:

- Lighting
- Fencing
- Widening of the road

Mr. Lassert stated that they enjoy their property and are afraid that the lighting would disrupt that. He asked that they require fencing that will keep them from being able to see the facility.

Mr. Ward stated that he would follow all requirements.

Mr. Gammon stated that Staff had explained to Mr. Ward that he would have to widen the road for a deceleration lane, hard surface pavement and handicap parking. Mr. Gammon also discussed drainage issues with applicant.

Ms. Dorrance made a motion to approve the special use permit with exceptions including: deceleration lane, hard surface paving, drainage, sight-proof fencing, and restricting the lighting not to exceed the height of the structure and directed away from Mr. Lassert's property. All of the structures on the North property line shall face the South. Mr. Vorel seconded the motion. Vote taken: Dorrance – Aye; Vorel – Aye; Thomason – Aye; Wynn – Aye; Richey – Aye; Jones – Aye. The item was approved.

**Preliminary Plat: (PP-2003-10) CEDAR RIDGE FARMS IV**

Applicant: **CEDAR RIDGE FARMS PHASE IV L.P.**

The proposed plat consisted of 35 lots on 43.3 acres. This was a continuation of the Cedar Ridge Farms development and would be consistent with what was done in Cedar Ridge Farms I, II, & III. This phase would have the same covenants and restrictions. Water would be provided by Deer Creek Water Corporation. 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; 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 220<sup>th</sup> (Coffee Creek) & North MacArthur (Highway District # 3)

Mr. Gammon gave the Staff Report stating that the applicant had submitted all of the required documents and that there were no protests.

Mr. Keith Beatty was present for questions.

Mr. Vorel asked about the aerobic septic systems.

Mr. Tim Layton stated that it was an alternative to taking up the property with lateral lines and being unable to plant trees and shrubbery.

Mr. Layton also asked about the acceptance of the roads by the county.

Mr. Ray Reaves stated that the question had gone to the District Attorney's office for consideration and they were waiting on a reply.

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

### **November 2003 Fee Fund Report:**

Mr. Gammon reported the fees collected for November 2003 were \$23,011.55. Mr. Thomason made a motion to accept the report. Mr. Wynn seconded the motion. Vote taken: Dorrance – Aye; Vorel – Aye; Thomason – Aye; Wynn – Aye; Richey – Aye; Jones – Aye. The motion was approved to accept the Fee Fund Report for November 2003.

## **Discussion of Comprehensive Plan.**

Ms. Walters provided a handout to the board members regarding elements of the plan that included:

- Issues and Opportunities:
  1. Population, household and employment data.
  2. Demographic trends, age distribution, educational levels and income data.
  
- Housing:

Age, types of structures, values and occupancy characteristics, which will enable forecasting for future development and land availability needs.

Ms. Walters reviewed each item in the handout with Planning Commission Members.

## **Other Business:**

None.

## **Adjournment:**

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

The meeting was adjourned at 2:15 P.M.