

# M I N U T E S

## OKLAHOMA COUNTY PLANNING COMMISSION

February 20, 2003

1:30 p.m.

The meeting of the Oklahoma County Planning Commission convened and was called to order by Mr. Will K. Jones, Chairman, at 1:30 p.m., in Room 103, Oklahoma County Office Building, 320 Robert S. Kerr, with the following individuals present:

**Mr. Will K. Jones, Chairman**  
**Ms. Cheryl Dorrance, Vice Chairperson**  
**Mr. David Richey, Member**  
**Mr. Dee Wynn, Member**  
**Mr. Curtis Roberts, Member**  
**Mr. Charlie Thomason, Member**

Also in attendance:

**Mr. Tyler Gammon, Jr., Planning Secretary**  
**Ms. Gretchen Crawford, Assistant District Attorney**  
**Ms. Markita Shaw, Assistant Planner**

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

Mr. Gammon made mention of a correction on page 8 of the minutes for the meeting of January 16, 2003. He stated that instead of preliminary plat it should read general plat.

Ms. Dorrance made a motion to approve the minutes as corrected from the previous meeting of January 16, 2003. Mr. Roberts seconded the motion. Vote taken: Dorrance – Aye; Wynn – Aye; Richey – Aye; Roberts – Aye; Thomason – Aye; Jones – Aye. The minutes for the meeting of January 16, 2003, were approved.

**General Plat: (GP-05-02) BELL TRACE PROPERTY**  
**(Deferred Item)**

Application of: **JOHNSON AND ASSOCIATES FOR BELL TRACE, INC.**

The applicant proposed developing a single-family, rural, residential subdivision. Each lot would be one (1) acre or greater in size with a total of thirty (32) lots on 40.00 acres, more or less. The following is a legal description of the property:

**The West Forty (40) Acres of the West Half (W/2) of the Southeast Quarter (SE/4) of Section Eighteen (18), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Beginning at the Southwest Corner of said Southeast Quarter (SE/4); Thence North 00°03'19" East, along the West line of said Southeast Quarter (SE/4), a distance of 2640.55 feet; Thence South 89°21'03" East, along the North line of said Southeast Quarter (SE/4), a distance of 660.09 feet; Thence South 00°03'19" West, along the East line of said West Forty (40) Acres, a distance of 2639.98 feet; Thence North 89°24'00" West, along the South line of said Southeast Quarter (SE/4), a distance of 660.08 feet, to the Point of Beginning. Said tract of land containing 40.0 acres more or less.**

**Location: West of N. Pennsylvania Ave. between 220<sup>th</sup> and 206<sup>th</sup> (County Hwy. Dist. #3)**

Mr. Gammon gave the revised Staff Report stating that there are twenty-six (26) lots as opposed to the original thirty-two (32) lots. The applicant had been in contact with DEQ and learned that a minimum 300-foot radius must be maintained around the wells. No septic systems would be allowed within the 300-foot radius. On a map, Mr. Gammon showed the Board the 300-foot radius and hash marks that indicated where the septic systems could not be placed. Mr. Gammon stated that within the 300-foot radius there were no building restrictions, with the exception of the restriction on septic systems.

Mr. Tim Johnson stated that they would include in the plat the areas where the septic systems would go and also inform buyers of the 300-foot restrictions. Mr. Johnson stated that Deer Creek water would be granted an additional 30 foot easement that would include the location of the pipes. He also stated that the developer spoke to Deer Creek Water about paving the access servicing the wells. The developers also agreed to work with Deer Creek Water concerning servicing the wells. Mr. Johnson also stated that there was a pipeline easement that would be addressed in the preliminary plat, as he had received word of it just prior to the meeting.

Ms. Dorrance asked if they had allowed a 60-foot radius in the cul-de-sacs for buses?

Mr. Johnson stated that he thought they had allowed 50 feet but would change it to 60 feet. He said they would adhere to the standard.

Mr. Thomason made a motion to approve the application for general plat for Bell Trace with the stipulation that the notification of the 300-foot radius be and the cul-de-sac radius change be placed on the plat. Mr. Richey seconded the motion. Vote taken: Dorrance – Aye; Wynn – Aye; Richey – Aye; Roberts – Aye; Thomason – Aye; Jones – Aye. The item was approved unanimously.

**Revised Final Plat (RFP-2003-01) QUAIL RIDGE, II**

Application of: **JERRY BERNHARDT**

The applicant proposed revising the final plat by combining lots 3 and 4, 5 and 6, 7 and 8 and 9 and 10, making four (4) 4-acre lots, and leaving lots 1 and 2 as two (2)-acre lots. There would be a total of seven (7) lots. In addition, the road would be shortened approximately 309 feet. The following is a 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: Approximately ½ mile west of Meridian Ave. on 234<sup>th</sup> St.  
(County Highway District #3)**

Mr. Gammon gave the Staff Report stating that Mr. Bernhardt had made changes to the final plat changing a few 2-acre lots to 4-acre lots. These changes would save the developer money on roads and installing water lines. Mr. Gammon stated that there were no protests; however, a letter sent in from a property owner in the original design of the subdivision stated that they did not see any problems.

Mr. Bernhardt was present for comment.

Mr. Wynn made a motion to approve the revised Final Plat for Quail Ridge II. Ms. Dorrance seconded the motion. Vote taken: Dorrance – Aye; Wynn – Aye; Richey – Aye; Roberts – Aye; Thomason – Aye; Jones – Aye. The item was approved unanimously.

**Rezoning (Z-2003-01) FROM: AA – AGRICULTURAL AND RURAL  
TO: RA – ACREAGE RESIDENTIAL**

Application of: **MIKE DAVIDSON dba  
DAVIDSON & COMPANY**

The applicant proposed rezoning approximately twenty (20) acres to develop a rural, residential subdivision. Each lot would contain a minimum of one (1) acre. The following is a legal description of the property:

**Part of the W/2, SW/4 of Section 9, T11N, R1E of the I.M., in Oklahoma County, Oklahoma, and being more particularly described as follows: Commencing at the SW corner of said Section 9, Thence N00°00'00"E along the West line of said Section 9 a distance of 658.57 feet to the point of beginning; Thence continuing N00°00'00"E a distance of 690.50 feet; Thence N89°36'55"E a distance of 1320.01 feet; Thence S00°03'06"E along the East line of said W/2, SW/4 a distance 690.50 feet; Thence S89°36'55"W a distance of 330.16 feet; Thence N00°02'19"W a distance of 1.50 feet; Thence S89°36'55"W a distance of 660.30 feet; Thence S00°00'46"E a distance of 1.50 feet; Thence S89°36'55"W a distance of 330.16 feet to Point of Beginning, containing 20.9060 acres, more or less.**

**Location: Approximately 600 feet north of SE 29<sup>th</sup> St. on Peebly Rd.  
(County Highway District #2)**

Mr. Gammon gave the Staff Report and stated that there had been no protests or inquiries. He stated that the development would be similar to Whisper Creek to the north.

Mr. Mike Davidson, the developer, stated that they would be developing one-acre tracts with curbed and guttered streets. He stated that he was aware of the road widening for safer access to the subdivision.

Mr. Richey stated that the proposed development was across the street from his property and he believed Mr. Davidson was fully aware of area water issues.

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

**General Plat (GP-2003-01)      TIMBER VALLEY ADDITION**

Application of:

**MIKE DAVIDSON dba  
DAVIDSON & COMPANY**

The applicant proposed developing a single-family, rural, residential subdivision on approximately twenty (20) acres. Each lot will contain at least one (1) acre with a total of sixteen (16) lots, using private well and septic systems. The following is a legal description of the property:

**Part of the W/2, SW/4 of Section 9, T11N, R1E of the I.M., in Oklahoma County, Oklahoma, and being more particularly described as follows: Commencing at the SW corner of said Section 9, Thence N00°00'00"E along the West line of said Section 9 a distance of 658.57 feet to the point of beginning; Thence continuing N00°00'00"E a distance of 690.50 feet; Thence N89°36'55"E a distance of 1320.01 feet; Thence S00°03'06"E along the East line of said W/2, SW/4 a distance 690.50 feet; Thence S89°36'55"W a distance of 330.16 feet; Thence N00°02'19"W a distance of 1.50 feet; Thence S89°36'55"W a distance of 660.30 feet; Thence S00°00'46"E a distance of 1.50 feet; Thence S89°36'55"W a distance of 330.16 feet to Point of Beginning, containing 20.9060 acres, more or less.**

**Location: Approximately 600 feet north of SE 29<sup>th</sup> St. on Peebly Rd.  
(County Highway District #2)**

Mr. Gammon gave the Staff Report stating that there had been no protests.

The Board reviewed the general plat and no discussion was made.

Mr. Richey made a motion to approve the Timber Valley Addition. Mr. Wynn seconded the motion. Vote taken: Dorrance – Aye; Wynn – Aye; Richey – Aye; Roberts – Aye; Thomason – Aye; Jones – Aye. The item was approved unanimously.

**PROPOSED AMENDMENT TO THE ZONING REGULATIONS**

The proposed amendment to the Zoning Regulations would place timeframes for the resubmission of petitions for rezoning. Currently, there are no timeframes present in Zoning Regulations. The following is the proposed amendment:

**Article I, Section 13. Resubmission of petitions for rezoning.**

**Petitions to amend the zoning district boundaries as described herein which have been heard and denied by the Planning Commission and the County Commissioners of Oklahoma County may not be re-filed with the County for six (6) months after the date of decision by the Planning Commission and the County Commissioners.**

- (a) **Like petitions to amend the zoning district boundaries for the same property or any portion thereof.**
- (b) **Like petitions to amend the zoning district boundaries for area within the same building or buildings located upon the same property.**

**Like petitions to amend the zoning of the same property in a different classification may, however, be re-filed.**

Ms. Crawford asked for the item to be postponed for review by the DA's office before approval by the Board.

Ms. Dorrance made a motion to postpone the item review by the DA's office. Mr. Richey seconded the motion. Vote taken: Dorrance – Aye; Wynn – Aye; Richey – Aye; Roberts – Aye; Thomason – Aye; Jones – Aye. The item was postponed until the next meeting.

### **January 2003 Fee Fund Report:**

Mr. Gammon reported the fees collected for January 2003 were \$27,479.25. Mr. Roberts made a motion to accept the report. Ms. Dorrance seconded the motion. Vote taken: Dorrance – Aye; Wynn – Aye; Richey – Aye; Roberts – Aye; Thomason – Aye; Jones – Aye. The motion was approved to accept the Fee Fund Report for January 2003.

### **Other Business:**

Mr. Gammon stated that the inspection program is off to a smooth start. He also stated that they felt they were turning the inspections faster than Oklahoma City and without too many complaints.

Mr. Thomason stated that fireworks season was approaching and asked if the inspections would affect the fireworks stands and permits.

Ms. Shaw stated that they would need an electrical inspection at \$35.00, in addition to the cost of the permit.

### **Adjournment:**

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

The meeting was adjourned at 2:25 P.M.