

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

May 15, 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. Curtis Roberts, Member
Mr. Charlie Thomason, Member
Mr. David Richey, 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. Roberts made a motion to approve the deferred minutes from the meeting of March 20, 2003. Mr. Thomason seconded the motion. Vote taken: Dorrance – Aye; Roberts – Aye; Thomason – Aye; Richey – Aye; Jones – Aye. The minutes for the meeting of March 20, 2003, were approved.

Mr. Richey motioned approval of the minutes from the previous meeting of April 17, 2003. Ms. Dorrance seconded the motion. Vote taken: Dorrance – Aye; Roberts – Aye; Thomason – Aye; Richey – Aye; Jones – Aye. The minutes for the meeting of April 17, 2003, were approved unanimously.

Final Plat (FP-2003-04): **TIMBER VALLEY**
Applicant: **MIKE DAVIDSON**

The applicant proposed developing a single-family, rural, residential subdivision on approximately twenty (20) acres. Each lot would contain at least one (1) acre with a total of sixteen (16) lots, and use private well 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 29th St. on Peebly Rd.
(County Highway District #2)**

Mr. Gammon gave the Staff Report and reported that no protests were received. Mr. Davidson had turned in bonds for the roads and put up a cashiers check for the erosion control.

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

Preliminary Plat(PP-2003-02)

LAKE SHADOWS I

Applicant:

SETTLERS' CROSSING, LLC

The applicant proposed continuation of the Settlers' Crossing residential housing area with the addition of the plat. It consisted of twenty-one (21) lots on 15.8 acres, including greenbelts and common areas. The plat would be a continuation of PUD 2-97. The following is a legal description of the property:

A part of the NW ¼ of Sec. 17, T14N, R3W, I.M., Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING At the SW corner of said NW ¼; THENCE S89°40'34"E along the South line of said NW ¼ for a distance of 1265.00 ft. to the POINT OR PLACE OF BEGINNING; THENCE N00°19'26"E along the East line of Block X of Westwind II at Settlers' Crossing for a distance of 325.00 ft.; THENCEN34°30'00"W and continuing along said East line for a distance of 451.89 ft.; THENCE N13°30'09"E and continuing along said East line and along the East line of Westwind at Settlers' Crossing for a distance of 333.01 ft. to a point on the South right-of-way line of Settlers' Crossing; THENCE Easterly along a non-tangent curve to the left having a radius of 625 ft. and a chord bearing of N73°22'28"E and a chord distance of 493.24 ft. for a length of 507.03 ft.; THENCE N50°07'36"E and continuing along said South right-of-way line for a distance 122.01ft. to a point of curve; THENCE Northeasterly and continuing along said right-of-way line the same being a curve to the left having a radius of 430.00 ft. and a chord bearing of N39°30'37"E and a chord distance of 158.42 ft. for a length of 159.33 ft.; THENCE N69°38'35"E for a distance of 36.92 ft.; THENCE Easterly along a non tangent curve to the left have a radius of 325.00 ft. and a chord bearing of S70°55'04"E and a chord distance of 21.00 ft. for a length of 21.00 ft.; THENCE S17°13'52"W for a distance of 45.42ft.; THENCE S14°58'31"E for a distance of 295.54 ft.; THENCES07°19'40"E for a distance 50.00 ft.; THENCE Westerly along a non-tangent curve being to the left having a radius of 534.92 ft. and a chord bearing of S78°16'35"W and a chord distance of 82.00 ft. for length of 82.08 ft.; THENCE S32°37'12"W for a distance of 37.59 ft.; THENCE Southerly along a non-tangent curve to the right having a radius of 382.50 ft. and a chord bearing of S02°28'55"W and a chord distance of 147.57 ft. for a length of 148.50 ft.; THENCES13°36'15"W for a distance of 49.71 ft. to a point of curve; THENCE Along said curve being to the left having a radius of 267.50 ft. and a chord bearing of S07°58'56"E and a chord distance of 196.83 ft. for a length of 201.56 ft.; THENCES29°34'06"E for a distance of 53.77ft.; THENCE S60°25'52"W for a distance of 50.00ft.; THENCE S59°28'03"W for a distance of 101.36 ft.; THENCE

S00°29'26"W for a distance of 430.72 ft. to a point on the South line of said NW ¼ of Sec. 17; THENCE N89°40'34"W along said South line for a distance 415.19 ft. to the POINT OR PLACE OF BEGINNING. Said described tract contains 15.78 acres more or less.

**Location: The SE corner of N. Pennsylvania and NW 220th St.
(County Highway District #3)**

Mr. Gammon gave the Staff Report stating that there had been only one letter received, from Mr. Virgil Rice, with concerns. Mr. Rice is the man that requested a new fence be erected at the property line. Mr. Rice stated that the stakes were there but the fence was still not built.

Mr. Patrick Meyers, Turner & Company, for Settlers' Crossing, LLC, stated that when he spoke with Mr. Rice after the last meeting, Mr. Rice had asked that the supplies be delivered and he would complete the fence. Mr. Meyers stated that they had delivered the supplies. If there was still a problem, they would put up the fence.

Ms. Dorrance stated that the fence issue needed to be resolved by the Final Plat meeting date.

Mr. Richey made a motion to approve the Preliminary Plat for Lake Shadows I. Ms. Dorrance seconded the motion. Vote taken: Dorrance – Aye; Roberts – Aye; Thomason – Aye; Richey – Aye; Jones – Aye. The item was approved unanimously.

April 2003 Fee Fund Report:

Mr. Gammon reported the fees collected for April 2003 were \$12,605.30. Mr. Thomason made a motion to accept the report. Mr. Richey seconded the motion. Vote taken: Dorrance – Aye; Roberts – Aye; Thomason – Aye; Richey – Aye; Jones – Aye. The motion was approved to accept the Fee Fund Report for April 2003.

Other Business:

- Mr. Gammon stated again that the road bond and erosion control bond had been received for Timber Valley.
- Ms. Dorrance asked about the property on Edmond Rd. regarding the dead landscape screening.
Ms. Walters stated that a new manager was in charge and the previous manager had ignored the previous letter. The new manager seemed eager to comply but needs a reasonable timeline to complete the request.
- Ms. Dorrance asked for an update of the Comprehensive Plan.
Ms. Walters stated that the intern had researched the information from the 2000 Census and it was in graph format. She also stated that Staff had asked for \$60,000.00 to hire a consultant to complete the plan. Ms. Walters stated that they should know by June if hiring a consultant was a possibility.
- Mr. Jones asked about the status of the trailer park signs at 220th and Meridian.

Adjournment:

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

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