

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

June 19, 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
Ms. Gretchen Crawford, Assistant District Attorney

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

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

Mr. Richey motioned approval of the minutes from the special meeting of May 29, 2003. Mr. Roberts seconded the motion. Vote taken: Dorrance – Aye; Roberts – Aye; Thomason – Aye; Richey – Aye; Jones – Aye. The minutes for the special meeting of May 29, 2003, were approved unanimously.

Preliminary Plat :(PP-2003-04) STONE VALLEY RANCH ADDITION, PHASES II & III

Applicant:

RICE PROPERTIES, LLC

The applicant proposed the continuation of Stone Valley Ranch, Phase I. The proposed addition would contain 68 lots on 80 acres, more or less, and is located to the East of Phase I. This will be a single-family subdivision with one (1) acre or greater lots. The following is the legal description of the property:

A tract or parcel of land lying in the Northwest Quarter of Section 2 Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma and being more particularly described as follows: Lot 3 and 4 of the South half of the Northwest Quarter (S/2NW/4) of Section Two (2), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma.

Location: South of Waterloo Rd., East of Midwest Blvd. (County Hwy District 3)

Mr. Gammon gave the Staff report stating that this would be the second and third phases of the addition on Midwest Blvd. and Waterloo Rd. He stated that phase I was a beautiful development.

Mr. Jones asked about the floodplain area.

Mr. Gammon stated that the floodplain area was south and did not believe that it would affect the plat.

Mr. Rice stated that a small, Southern part of the addition was part of the 100-year floodplain and near the detention ponds.

Mr. Roberts made a motion to approve the Preliminary Plat for Stone Valley Ranch, Phases II & III. Mr. Richey seconded the motion. Vote taken: Dorrance – Aye; Roberts – Aye; Thomason – Aye; Richey – Aye; Jones – Aye. The item was approved unanimously.

Preliminary Plat(PP-2003-05) WESTWINDS IV @ SETTLERS' CROSSING

Applicant: **SETTLERS' CROSSING, LLC**

The applicant proposed developing a continuation of the Planned Unit Development (PUD 2-97.) This 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 the 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: NW 220th & Pennsylvania Ave. (County Highway District #3)

Mr. Gammon gave the Staff Report stating that this was the fourth section of the Westwinds Addition for Settlers' Crossing. The development is a PUD and has multiple types and sizes of lots.

Mr. Keith Beatty, Isch and Associates, stated that he was available for questions.

Mr. Jones asked what the range of the lot sizes were.

Mr. Beatty stated that the first phase of Settlers' Crossing was 50'-55' x 115', the Westwinds phases range between 63'-70' x 120', Settlers' Crossing North was 55' x 120', and Lake Shadow I lots would be 75' x 125'. The entire PUD consists of 160 acres with 425 houses.

Ms. Dorrance made a motion to approve the Preliminary Plat for Settlers' Crossing Westwinds IV. Mr. Richey seconded the motion. Vote taken: Dorrance – Aye; Roberts – Aye; Thomason – Aye; Richey – Aye; Jones – Aye. The item was approved unanimously.

**Zoning: (Z 2003-02) From: AA - Agricultural & Rural Residential District
To: RS - Urban Single Family Residential**

Applicant: **JOHN D. ALEXANDER d.b.a.
SCISSORTAIL LANDING, LLC**

The applicant proposed developing a single-family residential subdivision. The lots would range in size from 7,800 to over 9,000 square feet for a total of 219 lots on approximately 60 acres, more or less. The following is the legal description of the property:

The East Half of the Northwest Quarter of the Southeast Quarter (E/2NW/4SE/4) and the Northeast Quarter of the Southeast Quarter (NE/4SE/4) of Section Eighteen (18), Township Fourteen (14) North, Range Three (3) West, of the Indian Meridian, Oklahoma County, Oklahoma, containing sixty (60) acres, more or less, LESS AND EXCEPT all of the oil, gas and other minerals.

Location: N.W. 206th St. (Covell Rd.) & Pennsylvania Ave. County Hwy District # 3

Mr. Gammon gave the Staff Report stating that to put the size lots wanted in this area; Mr. Alexander would have to rezone the property. There had been several protests of this type of zoning in previous meetings because of the density and lack of fire fighting capabilities in a rural setting. Mr. Gammon stated that this subdivision would be on a city sanitary sewer instead of a septic system.

Mr. Reaves stated that 219 houses on 60 acres would be "wall to wall" houses.

Ms. Dorrance stated that Settlers' Crossing is similar except for the fact that it is a PUD (Planned Unit Development). A PUD offers amenities, for example: open spaces, recreation, parks, and common areas, etc. Rezoning like the proposed plat does not provide any kind of amenities.

Mr. Alexander stated that he had not decided on a PUD because it would be just a residential neighborhood without any commercial aspects. He stated that he was proposing a gated

community with private streets, a park area located in the center with swimming pool, cabana, and playground. He also stated that he had already filed the preliminary plat for the area with a proposed number of lot changes from 219 to 211 and added drainage detention areas.

Ms. Dorrance stated that without a PUD, Mr. Alexander would not be legally bound to include recreational or common areas; however, a PUD requires trading densities for amenities and rezoning does not.

There were several protests from Dr. Stansbury, property owner to the south and west, and Mr. Carston Stadler, Vice President, Mission Springs Homeowners Association. Their main concerns were as follows:

- The number of homes was excessive.
- Fire and Police Protection
- The additional traffic generated.
- Deer Creek water issues.
- Minimum square footage.
- Zoning residential would not have specific guidelines.

Mr. Ken Reese, representing the owner of the 160 acres adjoining the proposed property to the North and also the owner of the subject property stated that when Mr. Rice submitted the application for the property; they had organized the resistance to that development because of the extreme densities. He stated that they would like this to be a private, gated community with private streets, a sewer connection, Deer Creek water, and a homeowners association to maintain the streets. Mr. Ken Reese stated that they found the addition to be favorable as proposed and asked the Planning Commission members to consider the approval.

Ms. Dorrance stated that her concern was that when rezoning property, everything that is allowed in the proposed zoning has to be considered for that location. She stated that the densities allowed in RS zoning are inappropriate for the proposed location. She believed that it would establish a precedent of high density to be developed on other adjacent properties in the area.

Mr. Roberts stated that he felt that the concentration of houses would be too high for that area.

Mr. Thomason made a motion to reject the rezoning. Mr. Roberts seconded the motion. Vote taken: Dorrance – Aye; Roberts – Aye; Thomason – Aye; Richey – Aye; Jones – Aye. The item was rejected unanimously.

General Plat: (GP 2003-02)

SCISSORTAIL LANDING

Applicant:

**JOHN D. ALEXANDER d.b.a.
SCISSORTAIL LANDING, LLC**

The applicant proposed developing a private road, gated subdivision. The lots would range in size from 7,800 to over 9,000 square feet with a total of 219 lots on approximately sixty (60) acres. Deer Creek Water Corporation would provide water and each lot would have an aerobic septic system. The following is the legal description of the property:

The East Half of the Northwest Quarter of the South east Quarter (E/2NW/4SE/4) and the Northeast Quarter of the Southeast Quarter (NE/4SE/4) of Section Eighteen (18), Township Fourteen (14) North, Range Three (3) West, of the Indian Meridian, Oklahoma County, Oklahoma, containing sixty (60) acres, more or less, LESS AND EXCEPT all of the oil, gas and other minerals.

Location: N.W. 206th St. (Covell Rd.) & Pennsylvania Ave. County Hwy District # 3

This item was mute due to the previous rejection.

Discussion and possible action to accept additional subdivision bonds for Westwinds III and Settlers' Crossing North

Mr. Gammon stated that additional work and erosion control was the reason for the additional bonds.

Mr. Roberts made a motion to accept the bonds. Ms. Dorrance seconded the motion. Vote taken: Dorrance – Aye; Roberts – Aye; Thomason – Aye; Richey – Aye; Jones – Aye. The bonds were accepted.

May 2003 Fee Fund Report:

Mr. Gammon reported the fees collected for May 2003 were \$13,881.56. Mr. Richey made a motion to accept the report. Mr. Roberts 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 May 2003.

Other Business:

None

Adjournment:

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

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