

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

August 21, 2003 1:30 p.m.

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

Mr. David Richey, Chairman
Ms. Cheryl Dorrance, Member
Mr. Charlie Thomason, Member
Mr. Emil Vorel, 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.

Ms. Dorrance motioned to approve the correct minutes from the meeting of June 19, 2003. Mr. Thomason seconded the motion. Vote taken: Dorrance – Aye; Richey – Aye; Thomason – Aye; Vorel – Aye. The minutes for the meeting of June 19, 2003, were approved unanimously.

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

Final Plat: (FP 2003-03) TUSCANY ADDITION

Applicant: RICK DRAPEAU

The applicant proposed developing a single-family residential subdivision. The lots would be restricted to homes with a minimum size of 2,000 square feet and be subject to other restrictive covenants to assure a quality development. Each lot would be one (1) acre or greater in size with individual water wells and aerobic septic systems. The following is the legal description of the property:

A tract of land being a part of the Southeast Quarter of Section 6, Township Fourteen North, Range Three West of the Indian Meridian in Oklahoma County, Oklahoma, Oklahoma, said tract being more particularly described as follows: Commencing at the Southeast corner of the SE/4 of Section 6, T14N-R3W, I.M, Oklahoma County, Oklahoma; thence N89°04'50"W along the South line of the SE/4 of Section 6 a distance of 350.00 feet to the Point of Beginning; thence continuing N89°04'50"W along the South line of said SE/4 a distance of 970.87 feet to the Southwest corner of the SE/4; thence N00°02'47"W along the West line of the SE/4 of Section 6 a distance of 1325.58 feet to the Northwest corner of said SE/4; thence S88°55'52"E along the

Ms. Dorrance made a motion approval of the zoning request for a PUD. Mr. Wynn seconded the motion. Vote taken: Dorrance – Aye; Richey – Aye; Thomason – Aye; Vorel – Aye. The item was approved.

General Plat: (GP-2003-03) CUMBERLAND CROSSING, SECTION I

Applicant: TURNER & CO., INC.

The applicant proposed developing a single-family, residential subdivision with approximately 31 homes on 36 acres. The following is the legal description of the property to be considered:

A tract of land lying in the Northwest Quarter (NW/4) of Section 8, Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma and more particularly described as follows: Beginning at a point 1486.37 feet South 00°00'00" East of the Northwest corner of the said Northwest Quarter (NW/4); Thence South 89°21'39" East a distance of 1194.48 feet; Thence South 00°00'00" West a distance of 208.88 feet; Thence South 82°12'58" East a distance of 81.25 feet; Thence South 07°47'02" West a distance of 50.00 feet; Thence North 82°12'58" West a distance of 3.10 feet; Thence South 13°41'01" East a distance of 500.70 feet; Thence South 05°16'00" East a distance of 217.73 feet; Thence South 40°40'53" East a distance of 224.08 feet; Thence South 00°00'00" West a distance of 20.00 feet to a point on the South line of the said Northwest Quarter (NW/4); Thence North 89°21'39" West along said South line a distance of 1549.66 feet to the Southwest corner thereof; Thence North 00°00'00" West along the West line of the said Northwest Quarter (NW/4) a distance of 1158.28 feet to the Point of Beginning; containing 1,548,380.67 square feet or 35.55 acres more or less.

Location: North Pennsylvania Ave between 220th & 234th (County Hwy District #3)

Mr. Gammon stated that this item was on the agenda as a companion to PUD-2003-01.

Ms. Elizabeth Whitlock, representing the applicant, stated that the first phase of this addition would include thirty six (36) acres of the previously zoned area.

Ms. Dorrance inquired about the cul-de-sacs radii in the proposed development.

Ms. Whitlock stated that she believed that they were at around 45 feet.

Ms. Dorrance asked that the applicant check into the required specifications for cul-de-sacs and make the appropriate changes.

Mr. Reaves asked what the bus policy was concerning gated communities.

Ms. Dorrance suggested that the applicant also evaluate the bus policy.

Mr. Thomason made a motion to approve the general plat for Cumberland Crossing Section I. Ms. Dorrance seconded the motion. Vote taken: Dorrance – Aye; Richey – Aye; Thomason – Aye; Vorel – Aye. The item was approved.

July 2003 Fee Fund Report:

Mr. Gammon reported the fees collected for July 2003 were \$26,244.72. Ms. Dorrance made a motion to accept the report. Mr. Thomason seconded the motion. Vote taken: Dorrance – Aye; Richey – Aye; Thomason – Aye; Vorel – Aye. The motion was approved to accept the Fee Fund Report for July 2003.

Other Business:

- Mr. Gammon reported that Redbud Energy project was complete and that they had met all of the requirements per their Special Permit.
- Mr. Richey requested that the staff investigate the huge sign advertising firecracker sales at 29th and Henney Road. He believed that the sign was in the County right-of-way and should be removed after the season was over.

Adjournment:

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

The meeting was adjourned at 2:30 P.M.