

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

January 15, 2004 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
Ms. Gretchen Crawford, Assistant District Attorney

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

Mr. Jones motioned approval of the minutes from the meeting of December 18, 2003. Mr. Thomason seconded the motion. Vote taken: Dorrance – Aye; Vorel – Aye; Thomason – Aye; Wynn – Aye; Richey – Aye; Jones – Aye. The minutes for the meeting of December 18, 2003 were approved unanimously.

Preliminary Plat: (PP-2004-01) DEER SPRINGS III ADDITION

Applicant: **DEER SPRINGS DEVELOPMENT L.L.C.**

The applicant proposed developing a single-family, residential subdivision with 7 lots on 8.39 acres. The property would be bounded by the same restrictive covenants as Deer Springs I and II. The following is the legal description of the property:

A part of the Northwest Quarter (NW/4) of Section 24, Township 14 North (T-14-N), Range 4 West (R-4-W) of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southwest corner of said Northwest Quarter (NW/4), Thence North 89°40'37" East along the South line of said Northwest Quarter (NW/4) a distance of 2,657.66 feet to the Southeast Corner of said Northwest Quarter (NW/4); Thence North 00°03'34" West along the East line of said Northwest Quarter (NW/4) a distance of 330.46 feet to the Point or Place of Beginning; Thence North 61°31'49" West a distance of 133.78 feet; Thence North 29°56'19" West a distance of 1,021.19 feet to a Point on the South line of Deer Springs II Addition an addition to Oklahoma County, Oklahoma; Thence North 77°33'55" East along the South line of said Deer Springs II Addition a distance of 124.89 feet; Thence North 75°16'14" East a distance of 148.42 feet; Thence North 14°43'46" West a distance of 65.00 feet; Thence North 75°16'14" East a distance of 60.00 feet; Thence South 14°14'46" East a distance of 65.00 feet;

Thence North 53°38'35" East a distance of 81.45 feet; Thence South 57°53'54" East a distance of 158.25 feet; Thence South 05°45'48" East a distance of 52.00 feet; Thence North 79°56'26" East a distance of 37.16 feet; Thence South 50°03'34" East a distance of 80.00 feet to a Point on the East line of said Northwest Quarter (NW/4) being the Southeast Corner of said Deer Springs II Addition; Thence South 00°03'34" East along the East line of said Northwest Quarter (NW/4) a distance of 896.14 feet to the Point or Place of Beginning. Containing 8.3979 acres, more or less.

**Location: South of Covell Rd. (206th St.) and East of Portland Ave.
(County Highway District #3)**

Mr. Gammon gave the Staff Report stating that the Staff Report had changed since the Board had received a copy. To meet RA zoning requirements, one lot would be removed; six lots would remain.

Mr. John Alexander was present for questions.

Ms. Dorrance asked if there was any connection to the adjacent property.

Mr. Alexander stated that there was no connection and he did not have ownership.

Mr. Vorel made a motion to approve the Preliminary Plat for Deer Springs III Addition. Mr. Wynn seconded the motion. Vote taken: Dorrance – Aye; Vorel – Aye; Thomason – Aye; Wynn – Aye; Richey – Aye; Jones – Aye. The item was approved.

Preliminary Plat: (PP-2004-02) SCISSORTAIL LANDING

Applicant: **SHAZ INVESTMENT GROUP, INC.**

The applicant proposed developing a single-family, residential subdivision with several amenities such as common areas, ponds and walking trails. The proposal was for 218 homes on 60 acres. Deer Creek Water Corporation would provide water and Oklahoma City would provide sanitary sewer. The following is the legal description of the property:

A part or parcel of land located in the Southeast quarter (SE/4), Section 18, Township 14 North (T-14-N), Range 3 West (R-3-W), of the Indian Meridian, Oklahoma County, Oklahoma and more particularly described as follows: Commencing at the Northeast corner of said Southeast Quarter, Thence South 00°00'00" East along the East line of said Southeast Quarter (SE/4) a distance of 1307.25 feet; Thence North 89°52'05" West a distance of 1978.76 feet; Thence North 00°02'31" East to a point on the North line of said Southeast Quarter (SE/4) a distance of 1330.34 feet; Thence South 89°11'57" East along the North line of said Southeast Quarter (SE/4) a distance of 1977.97 feet; to the Point of Beginning. Containing 59.89 acres, more or less.

**Location: ¼ mile North of NW 206th (Covell Rd.) West side of North Pennsylvania Ave
(County Highway District #3)**

Mr. Gammon gave the Staff Report stating that there were concerns about the lot sizes; however they were found to meet the PUD requirements. The turning lanes would be shown on the paving plans rather than the plat. Mr. Gammon showed the Board an aerial photo of the area

showing the proposed addition. He stated that because of the available utilities and location, anticipation for further similar development was expected.

Mr. Wynn asked about whether or not Deer Creek Water would provide the water for the addition.

Mr. Gammon stated that the applicant had a signed contract from Deer Creek Water stating that they would provide water for the addition. If Deer Creek anticipated a water shortage in the area, they would be able to hook into Oklahoma City Water with a contract between Deer Creek and Oklahoma City.

Mr. Barry Rice stated that the agreement with Deer Creek existed as long as the developer agreed to provide wells, easements, etc. Mr. Rice stated that the precedent had been set in the area with Settlers' Crossing and believed that this type of development was appropriate for the area. There would be 16% common area containing: parks, a walking trail, and a landscaped entry.

Mr. Jones stated that he believes that the applicant obtained the 16% common area by providing a strip around the outside. This strip will be a paved walking trail that encircles the entire subdivision. Mr. Jones asked Mr. Rice how wide the trail would be.

Mr. Rice stated that it was twenty (20) feet.

Mr. Lax Godhania, Engineer, stated that the common areas were accessible from all interior areas within the addition via other small trails.

Mr. Jones asked Mr. Gammon if it was a fact that Scissortail Landing and Settlers' Crossing were the same in density.

Mr. Gammon stated that it was very close.

Ms. Dorrance agreed.

Ms. Dorrance stated that they were looking at an area that was urbanizing.

Mr. Jones stated that he didn't like that the applicant got their 16% of common area around the outside of the addition.

Mr. Rice stated that the required amount of green space was 10%. He felt like the extra 6% was a bonus, and felt that it would be a very nice addition.

Ms. Dorrance made a motion to approve the Preliminary Plat Scissortail Landing. Mr. Vorel seconded the motion. Vote taken: Dorrance – Aye; Vorel – Aye; Thomason – No; Wynn – Aye; Richey – Aye; Jones – No. The Preliminary Plat was approved.

December 2003 Fee Fund Report:

Mr. Gammon reported the fees collected for December 2003 were \$32,348.09. Mr. Jones made a motion to accept the report. Mr. Thomason 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 December 2003.

Discussion of Comprehensive Plan.

Ms. Walters introduced Erik Brandt, an intern with Planning/Engineering Departments. Mr. Brandt had been working on traffic counts from ODOT to be used with the transportation element of the comprehensive plan.

Mr. Brandt explained how the traffic counts would be used to help project future growth in the county along with the other elements of the plan discussed in previous meetings.

Other Business:

None.

Adjournment:

Mr. Wynn motioned for adjournment. Mr. Thomason 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.

Approved this _____ day of _____, 2004.

**OKLAHOMA COUNTY
PLANNING COMMISSION**

David Richey, Chairperson

ATTEST:

Tyler Gammon, Jr., Secretary