

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

April 20, 2006

1:30 p.m.

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

Ms. Cheryl Dorrance, Chairperson
Mr. Will K. Jones, Vice-Chairperson
Mr. Roger Holloway, Member
Ms. Janet Price, Member
Mr. Mike Vorel, Member

Also in attendance:

Ms. Ruth Walters, County Planner
Mr. Ray Reaves, P.E., D.E.E., County Engineer
Ms. Gretchen Crawford, Assistant District Attorney

Ms. Ruth Walters, County Planner, called roll and a quorum was declared.

Mr. Jones motioned approval of the minutes from the meeting of March 16, 2006. Mr. Holloway seconded the motion. Vote taken: Holloway – Aye; Vorel – Aye; Price – Aye; Dorrance – Aye; Jones – Aye. The minutes for the meeting of March 16, 2006 were approved.

Zoning: (Z-2006-02) From: AA-Agricultural and Rural Residential District
To: RA-Acreage Residential

Applicant: **DAVID & CYNTHIA RAMSEY**

The applicant proposed developing a residential subdivision with individual lots one acre or greater in size, on 19.8222 acres. The following is the legal description of the property:

Part of the SW/4, SW/4 of Section 15, T11N, R1E of the I.M., Oklahoma County, Oklahoma more particularly described as follows:
Commencing at the Southwest corner of said Section 15, THENCE N89°59'01"E on the South line of said Section a distance of 668.44 feet To The Point Of Beginning; THENCE continuing N89°59'01"E a distance of 653.26 feet to the Southeast corner of said SW/4, SW/4; THENCE N00°21'04"E on the East line of said SW/4, SW/4, a distance of 1320.17 feet to the Northeast corner of said SW/4, SW/4; THENCE S89°45'57"W on the North line of said SW/4, SW/4, a distance of 656.10 feet; THENCE S00°28'30"E a distance of 1317.69 feet To The Point of Beginning. Containing 19.8222 Acres, More or Less.
Location: SE 44th & Luther Rd. (County Highway District # 2)

Ms. Walters gave the Staff Report and stated there had only been one letter of concern.

Mrs. Cynthia Ramsey, applicant, stated that they had proposed sixteen (16) lots on 19.82 acres. She stated they were requesting the road be county maintained.

Mr. Holloway motioned for approval of the Zoning from AA to RA. Mr. Vorel seconded the motion. Vote taken: Holloway – Aye; Vorel – Aye; Price – Aye; Dorrance – Aye; Jones – Aye. The item was approved.

General Plat: (GP-2006-03) SUNDANCE ACRES

Applicant: **DAVID & CYNTHIA RAMSEY**

The applicant proposed developing a single-family, residential subdivision with County maintained roads. Minimum lot sizes would be one (1) acre or greater, on 19.8222 acres, more or less. The following is the legal description of the property:

Part of the SW/4, SW/4 of Section 15, T11N, R1E of the I.M., Oklahoma County, Oklahoma more particularly described as follows:

Commencing at the Southwest corner of said Section 15, THENCE N89°59'01"E on the South line of said Section a distance of 668.44 feet To The Point Of Beginning; THENCE continuing N89°59'01"E a distance of 653.26 feet to the Southeast corner of said SW/4, SW/4; THENCE N00°21'04"E on the East line of said SW/4, SW/4, a distance of 1320.17 feet to the Northeast corner of said SW/4, SW/4; THENCE S89°45'57"W on the North line of said SW/4, SW/4, a distance of 656.10 feet; THENCE S00°28'30"E a distance of 1317.69 feet To The Point of Beginning. Containing 19.8222 Acres, More or Less.

Location: SE 44th & Luther Rd. (County Highway District # 2)

Ms. Walters gave the Staff Report and stated the proposed general plat was a companion item to the previous item.

Mr. Reaves stated that the applicant should be aware that acceleration and deceleration lanes would be required.

Mr. Holloway motioned for approval of the General Plat of Sundance Acres. Ms. Price seconded the motion. Vote taken: Holloway – Aye; Vorel – Aye; Price – Aye; Dorrance – Aye; Jones – Aye. The item was approved.

Preliminary Plat: (PP-2006-01) COUNTRY ROADS I

Applicant: **OKLAHOMA COUNTRY ROADS, LLC**

The applicant proposed developing a single-family, residential subdivision with a total of 106 lots on 36.14 acres. The following is the legal description of the property:

A part of the NE ¼ of Section 19, T14N, R3W, I.M., Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the NE corner of said NE ¼; THENCE S00°12'29"E along the East line of said NE ¼ a distance of 1224.27 ft. to the POINT OR PLACE OF BEGINNING; THENCE S89°47'31"W a distance of 1257.27 ft.; THENCE S00°12'29"E a distance of 210.00 ft.; THENCE

S89°47'31"W a distance of 15.00 ft.; THENCE S00°12'29"E a distance of 111.36 ft.; THENCE S40°53'35"W a distance of 500.31 ft.; THENCE S62°27'39" W a distance of 111.17 ft.; THENCE S00°12'29" E a distance of 113.00 ft.; THENCE N89°47'31"E a distance of 121.55 ft. to a point of curve; THENCE Along said curve being to the right having a radius of 169.53 ft. and a chord bearing of S81°39'26"E and a chord distance of 50.41 ft. for a length of 50.60 ft.; THENCE S73°06'24"E a distance of 95.22 ft. to a point of curve; THENCE Along said curve being to the right having a radius of 235.46 ft. and a chord bearing of S60°22'14"E and a chord distance of 103.82 for a length of 104.68 ft.; THENCE S47°38'03"E a distance of 46.81 ft. to a point of curve; THENCE Along said curve being to the left having a radius of 394.99 ft. and chord bearing of S74°30.48"E and a chord distance of 357.15 ft. for a length of 370.60 ft. to a point of reverse curve; THENCE Along said curve being to the right having a radius of 287.30 ft. and a chord bearing of S87°14'30"E and a chord distance of 140.48 ft. for a length of 98.29 ft.; THENCE S73°05'27"E a distance of 157.35 ft. to a point of curve; THENCE Along said curve being to the left having a radius of 329.01 ft. and a chord bearing of S81°38'58"E and a chord distance of 97.93 ft. for a length of 98.29 ft.; THENCE N89°47'31"E a distance of 191.65 ft.; THENCE S69°30'46"E a distance of 96.21 ft.; THENCE N89°47'31"E a distance of 225.00 ft.; THENCE S45°12'29"E a distance of 35.36 ft.; THENCE N89°47'31"E a distance of 50.00 ft. to a point on the East line of Said SE ¼; THENCE N00°12'29"W a distance of 1205.00 ft. to the POINT OR PLACE OF BEGINNING. Said described tract contains 36.14 acres more or less.

Location: South of NW 206th and West of N. Penn. Ave. (County Hwy District #3)

Ms. Walters gave the Staff Report and stated that there had been no protests.

Mr. Dennis Box, representing the applicant, was present for questions.

There were no questions or discussion.

Mr. Vorel motioned for approval of the Preliminary Plat of Country Roads I. Mr. Holloway seconded the motion. Vote taken: Holloway – Aye; Vorel – Aye; Price – Aye; Dorrance – Aye; Jones - No. The item was approved.

March 2006 Fee Fund Report:

Ms. Walters reported the fees collected for March 2006 were \$30,881.15. Mr. Jones motioned to accept the report. Mr. Vorel seconded the motion. Vote taken: Holloway – Aye; Vorel – Aye; Price – Aye; Dorrance – Aye; Jones – Aye. The motion was approved to accept the Fee Fund Report for March 2006.

Other Business:

Ms. Walters stated that members could expect a draft of the Master Plan in the summer. She also stated that a building permit for the SUP storage facility, located at the SE corner of NW 206th and Portland, was received recently.

Adjournment:

Mr. Holloway motioned for adjournment. Ms. Price seconded the motion. Vote taken: Holloway – Aye; Vorel – Aye; Price – Aye; Dorrance – Aye; Jones – Aye. The meeting was adjourned at 1:47 p.m.

Approved this _____ day of _____, 2006.

**OKLAHOMA COUNTY
PLANNING COMMISSION**

Cheryl Dorrance, Chairperson

ATTEST:

Tyler Gammon, Jr., Secretary