

# M I N U T E S

## OKLAHOMA COUNTY PLANNING COMMISSION

May 18, 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. Roger Holloway, Member**  
**Ms. David Richey, Member**  
**Mr. Mike Vorel, Member**

Also in attendance:

**Mr. Tyler Gammon, Jr., Secretary**  
**Ms. Ruth Walters, County Planner**  
**Mr. Ray Reaves, P.E., D.E.E., County Engineer**

Mr. Tyler Gammon called roll and a quorum was declared.

Mr. Vorel motioned approval of the minutes from the meeting of April 20, 2006. Mr. Holloway seconded the motion. Vote taken: Holloway – Aye; Vorel – Aye; Richey – Aye; Dorrance – Aye. The minutes for the meeting of April 20, 2006 were approved.

**Zoning: (SP-2006-01) From: AA-Agricultural and Rural Residential District**  
**To: Special Use Permit – Industrial District**

Applicant: **TED WHITNAH**

The applicant proposed expanding an existing boat storage facility to include boat/RV/personal storage, on eight (8) acres. The following was the legal description of the property:

**A Tract of land located in the South Half of the South Half of the Southwest Quarter of the Northwest Quarter (S//2,S/2,SW/4,NW/4) of Section Four (4), Township Fourteen (14) North, Range Two (2) West of the Indian meridian, Oklahoma County, Oklahoma being more particularly described as follows: Beginning at the Southwest corner of the said NW/4; Thence N89°27'47"E a distance of 1320.52 feet; Thence N00°26'14"E a distance of 333.19 feet; Thence S89°27'54"W a distance of 1069.59 feet; Thence S00°03'32"E a distance of 213.33 feet; Thence N89°27'47"E a distance of 98.42 feet; Thence S00°03'32"E a distance of 69.86 feet; Thence S89°27'47W a distance of 352.24 feet to point on the West line of said NW/4; Thence S00°03'32"E a distance of 50.00 feet to the point of beginning.**

**(Sooner Rd. & Waterloo- County Hwy. Dist. #3)**

Mr. Gammon stated that the item had been withdrawn and no action was needed.

**General Plat: (GP-2006-04)**

**GRANDDAUGHTER ACRES**

**Applicant: HOMESTEAD COMMUNITY DEVELOPMENT, LLC**

The applicant proposed to develop a Planned Unit Development to include single-family, residential and commercial uses. Minimum lot sizes would be two (2) acres or greater for residential use; commercial use 5.45 acres, on 14.5122 acres, more or less. The following was the legal description of the property:

**A tract or parcel of land located in the Northwest Quarter (NW/4) of Section 14, Township 11 North, Range 1 East, of the Indian Meridian in Oklahoma County, Oklahoma and more particularly described as follows: COMMENCING at the Northwest Corner of the Northwest Quarter (NW/4) of Section 14, Thence South 89° 44'32" East along the North line of said Northwest Quarter (NW/4) a distance of 1315.60 feet to the point of beginning, Thence continuing South 89° 44'32" East along said North line of the Northwest Quarter (NW/4) a distance of 627.80 feet; Thence South 00° 02'54" West a distance of 1,318.00 feet; Thence South 89° 44'33" East a distance of 628.64 feet; Thence North 00° 05'46" East a distance of 1,318.00 feet to the Point or Place of Beginning. Containing 14.5122 acres, more or less.  
(SE 29<sup>th</sup> & Dobbs Rd. – County Hwy. Dist. #2)**

Mr. Gammon gave the Staff Report and stated that the zoning had been approved a few months prior however the developer had done some modifications to the commercial specifications that would prevent businesses like adult entertainment or liquor sales. He also stated that there had not been any protests.

Mr. Charles Ferguson, owner, stated that there would be four (4), 2.29 acre lots.

Mr. Holloway asked if the commercial area would be a strip mall.

Mr. Ferguson stated that the west half would be used for their business office. He stated that the east half had not yet been determined; possibly a 7-11 or an office strip.

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

**Preliminary Plat: (PP-2006-02) ESTATES I @ COUNTRY ROADS**

**Applicant: OKLAHOMA COUNTRY ROADS, LLC**

The applicant proposed to develop a single-family, residential subdivision with a total of 77 lots on 43.56 acres. The following was the legal description of the property:

**A tract of located at the NE¼, Section 19, T14N, R3W, I.M., Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING At the NE corner of said NE¼; THENCE N89°23'23"W along the North line of said NE¼ a distance 535.00 ft. to the POINT OR PLACE OF BEGINNING; THENCE Continuing N89°23'23"W along the North line of said NE¼ a distance of 2104.41 ft. to the NW corner of said NE¼; THENCE S00°13'08"E along the West line of**

said NE¼ a distance of 957.26 ft.; THENCE S89°23'23"E a distance of 185.36 ft.; THENCE S11°16'20"W a distance of 40.42 ft.; THENCE S42°29'25"E a distance of 50.00 ft.; THENCE On a non-tangent curve being to the right having a radius of 122.90 ft. for an arc length of 35.62 ft. (the chord of said curve bears N55°48'44"E a distance of 35.49 ft.); THENCE N64°06'54"E a distance of 75.84 ft. to a point of curve; THENCE On a curve to the left having a radius of 267.37 ft. for an arc length of 25.34 ft. (the chord of said curve bears N61°24'01"E a distance of 25.33 ft.); THENCE S81°52'39"E a distance of 38.64 ft.; THENCE S42°02'20"E a distance of 21.76 ft.; THENCE N47°57'40"E a distance of 50.00 ft.; THENCE S89°23'23"E a distance of 159.73 ft.; THENCE S44°17'24"E a distance of 112.63 ft.; THENCE On a non-tangent curve to the left having a radius of 221.20 ft. for an arc length of 229.89 ft. (the chord of said curve bears S15°56'15"W a distance of 219.68 ft.); THENCE S13°50'07"E a distance of 108.99 ft. to the point of curve; THENCE On a curve to the right having a radius of 388.47 ft. for an arc length of 92.39 ft. (the chord of said curve bears S07°01'18"E a distance of 92.18 ft.); THENCE S00°12'29"E a distance of 240.50 ft. to a point of curve; THENCE On a curve to the left having a radius of 202.99 ft. for an arc length of 58.00 ft. (the chord of said curve bears S08°23'37"E a distance of 57.80 ft.) to a point of reverse curve; THENCE On a curve to the right having a radius of 86.00 ft. for an arc length of 46.16 ft. (the chord of said curve bears S01°12'09"E a distance of 45.61 ft.) to a point of reverse curve; THENCE On a curve to the left having a radius of 64.00 ft. for an arc length of 43.70 ft. (the chord of said curve bears S05°23'08"E a distance of 42.85 ft.) to a point of reverse curve; THENCE On a curve to the right having a radius 165.72 ft. for an arc length of 49.33 ft. (the chord of said curve bears S16°25'07"E a distance of 49.15 ft.); THENCE S07°53'28"E a distance of 34.84 ft. to a point of curve; THENCE On a curve to the left having a radius of 275.63 ft. for an arc length of 59.38 ft. (the chord of said curve bears S14°03'47"E a distance of 59.27 ft.) to a point of compound curve: THENCE On a curve to the left having a radius of 54.00 ft. for an arc length of 44.34 ft. (the chord of said curve bears S43°45'36"E a distance of 43.11 ft.) to a point of reverse curve; THENCE On a curve to the right having a radius of 136.00 ft. for an arc length of 60.39 ft. (the chord of said curve bears S54°33'49"E a distance of 59.89 ft.) to a point of reverse curve; THENCE On a curve to the left having a radius of 241.63 ft. for an arc length of 203.97 ft. (the chord of said curve bears S66°01'33"E a distance of 197.97 ft.); THENCE N00°12'29"W a distance of 60.00 ft.; THENCE On a non-tangent curve to the right having a radius of 181.63 ft. for an arc length of 112.86 ft. (the chord of said curve bears N72°24'25"W a distance of 111.60 ft.) to a point of compound curve; THENCE On a curve to the right having a radius of 100.00 ft. for an arc length of 108.31 ft. (the chord of said curve bears N23°34'42"W a distance of 103.09 ft. to a point of reverse curve; THENCE On a curve to the left having a radius of 134.00 ft. for an arc length of 35.88 ft. (the chord of said curve bears N00°13'15"W a distance of 35.77 ft.); THENCE N07°53'28"W a distance of 32.36 ft. to a point of curve; THENCE On a curve to the left having a radius of 293.72 ft. for an arc length of 87.43 ft. (the chord of said curve bears N16°25'07"W a distance of 87.11 ft.) to a point of compound curve; THENCE On a curve to the left having a radius of 64.00 ft. for an arc length of 55.14 ft. (the chord of said curve bears N49°37'51"W a distance of 53.45 ft.) to a point of reverse curve; THENCE On a curve to the right having a radius of 36.00 ft. for an arc length of 38.92 ft. (the chord of said curve bears N43°20'29"W a distance of 37.05 ft.) to a point of compound curve; THENCE On a curve to the right having a radius of 142.99 ft. for an arc length of 30.35 ft. (the chord of said curve bears N06°17'17"W a distance of 30.29 ft.); THENCE N00°12'29"W a distance of 240.50 ft. to a point of curve; THENCE On a curve to the left having a radius of 448.47 ft. for an arc length of 106.66 ft. (the chord of said curve bears N07°01'18"W a distance of 106.41 ft.); THENCE N13°50'07"W a distance of 108.99 ft. to a point of curve; THENCE On a curve to the right having a radius of 161.20 ft. for an arc length of 238.96 ft. (the chord of said curve bears N28°37'52"E a distance of 217.68 ft.); THENCE N71°05'51"E a distance of 57.87

ft. to a point of curve; THENCE On a curve to the left having a radius of 463.66 ft. for an arc length of 106.45 ft. (the chord of said curve bears N64°31'14"E a distance of 106.21 ft.); THENCE N57°56'36"E a distance of 52.33 ft. to a point of curve; THENCE On a curve to the right having a radius of 225.93 ft. for an arc length of 128.81 ft. (the chord of said curve bears N74°16'36"E a distance of 127.07 ft.) to a point of reverse curve; THENCE On a curve to the left having a radius of 284.00 ft. for an arc length of 367.17 ft. (the chord of said curve bears N53°34'23"E a distance of 342.12 ft.); THENCE N89°47'31"E a distance of 739.06 ft.; THENCE N00°36'37"E a distance of 691.99 ft. to the POINT OR PLACE OF BEGINNING.

The above described tract contains 43.56 acres more or less and is subject to easements, rights-of-way, and restrictions of record.

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

Mr. Gammon gave the Staff Report and stated that there had been issues with letters of no access which have all been cleared up. He also stated that there were no protests.

Mr. Richey asked if everything was in line to receive water from Deer Creek.

Mr. Ernie Isch, representing the applicant, stated that they were in compliance with the PUD document and general plat that was previously approved. He stated that they were in negotiations with Deer Creek about water and working on a contract with the City of Oklahoma City for the sanitation and sewer service. Mr. Isch stated that there would not be anything done to the land until the water and sanitation were finalized.

Ms. Dorrance stated that it was customary not to approve a preliminary plat without proof of water. She stated that there had been problems in the past concerning water issues arising following preliminary plat approval. She asked when they thought they might have those problems solved.

Mr. Paul LaFever stated that they anticipated at least several weeks. He stated that they were trying to coordinate with Deer Creek and Oklahoma City (OKC) to work together to allow OKC to provide both water and sewer; providing a surcharge to Deer Creek. He stated that Deer Creek had not yet accepted the proposal.

Ms. Dorrance stated that she thought that it was county policy not to approve a preliminary plat without proof of water.

Mr. Gammon stated that it was a policy that was created but not in writing.

Mr. Isch stated that they could not sell lots until the final plat was completed; and the developer would not spend the money on the roads and infrastructure until the water and sewer was established.

Mr. LaFever stated that in a previous phase the preliminary plat was approved with the condition of water being provided.

Mr. Richey stated that he did not feel comfortable with approval without the appropriate paperwork from the water corporation.

Mr. Steve Clopp, with the development group, requested approval of the preliminary plat with the provision that lots would not be sold unless water was established.

Ms. Dorrance asked staff if it was a requirement of the preliminary platting process that the developer have water and sewer guaranteed before the Board considers the preliminary plat.

Ms. Walters stated that it was not on the application or in the regulations.

Ms. Dorrance stated that she hoped it would be in writing soon.

Mr. Holloway motioned for approval of the Preliminary Plat of Estates 1 @ Country Roads dependent upon establishment of water that lots not be sold. Mr. Vorel seconded the motion. Vote taken: Holloway – Aye; Vorel – Aye; Richey – No; Dorrance – Aye. The item was approved.

#### **April 2006 Fee Fund Report:**

Mr. Gammon reported the fees collected for April 2006 were \$26,750.50. Mr. Richey motioned to accept the report. Mr. Vorel seconded the motion. Vote taken: Holloway – Aye; Vorel – Aye; Richey – Aye; Dorrance – Aye. The motion was approved to accept the Fee Fund Report for April 2006.

#### **McNayr-Paque – Master Plan Progress Report**

Mr. Mike Paque and Ms. Nancy McNayr updated the Board on the progress of the Master Plan; including the following:

- Held series of public meetings
- Met with Planning Commissioners from each district
- Met with developers
- Met with other planners from the surrounding jurisdictions
- Met with County Commissioners
  - Boundary issues
  - Off limits areas
  - Open space
  - Land use
  - Commonalities
- Touched on Goals & Objectives
  - Broad goal
    - Transportation
    - Impact Annalysis
  - Objective
  - Policy

- Action
  - Some carried out by Staff
  - Some not carried out by any one person in particular
  - Legislation
- General Area Growth Management

Mr. Paque stated that they have and would continue to hold biweekly meetings with Staff and continue to develop the goals and objectives. They would soon be getting all the results together of all the meetings held to develop the Draft Plan.

**Other Business:**

1. Ms. Dorrance stated that the requirement of having proof of water needed to be added to the preliminary plat application checklist.
2. Ms. Walters stated that Logan County wanted copies of the permit fees and inspection fees; apparently in the process of petitioning to get a planning department established.

**Adjournment:**

Mr. Holloway motioned for adjournment. Mr. Richey seconded the motion. Vote taken: Holloway – Aye; Vorel – Aye; Richey – Aye; Dorrance – Aye. The meeting was adjourned at 3:13 p.m.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

**OKLAHOMA COUNTY  
PLANNING COMMISSION**

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**Cheryl Dorrance, Chairperson**

ATTEST:

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Tyler Gammon, Jr., Secretary