

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

August 17, 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. Mike Vorel, Member
Mr. David Richey, Member
Ms. Janet Price, Member

Also in attendance:

Mr. Tyler Gammon, Jr., Secretary
Ms. Ruth Walters, County Planner
Ms. Gretchen Crawford, Assistant D.A.
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 July 20, 2006. Mr. Vorel seconded the motion. Vote taken: Richey – Aye; Price – Aye; Richey – Aye; Dorrance – Aye. The minutes for the meeting of July 20, 2006 were approved.

Annual Election of Officers: (Chair & Vice Chair)

Mr. Richey nominated Ms. Janet Price for Chairperson. Mr. Vorel seconded the nomination. Mr. Richey made a motion that nominations cease and elect Ms. Price by acclamation. Mr. Vorel seconded the motion. Vote taken: Vorel – Aye; Price – Aye; Richey – Aye; Dorrance – Aye.

Ms. Dorrance nominated Mr. Mike Vorel for Vice-Chairperson. Mr. Richey seconded the nomination and motioned for the nominations cease and elect Mr. Vorel by acclamation. Ms. Dorrance seconded the motion. Vote taken: Vorel – Aye; Price – Aye; Richey – Aye; Dorrance – Aye.

Recess

Ms. Dorrance motioned to recess to the Floodplain Management Board meeting. Mr. Richey Seconded the motion. Vote taken: Vorel – Aye; Price – Aye; Richey – Aye; Dorrance – Aye.

Reconvene

Ms. Dorrance motioned to reconvene the Planning Commission meeting at 1:50 p.m. Mr. Vorel seconded the motion. Vote taken: Vorel – Aye; Price – Aye; Richey – Aye; Dorrance – Aye.

Re-Plat: (RE-2006-02) SILVER OAKS ESTATES, Lot 10

Applicant: **ROSS A. VIVONA**

The applicant proposed splitting lot 10 for the purpose of constructing a single family residence. The following is the new legal description of the proposed properties:

LEGAL DESCRIPTION PROPOSED LOT 10A: Being a Part of Lot 10 of SILVER OAKS ESTATES, being a recorded plat in the Northeast Quarter (NE/4) of Section 5, Township 14 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, and more particularly described by metes and bounds as follows: Beginning at the Southwest corner (SW/c) of said Lot 10; thence N 00°00'00" W for a distance of 334.75 feet to a point being the Northwest corner (NW/c) of said Lot 10; thence S 89°28'42" E along the North line of said Lot 10 for a distance of 410.00 feet; thence S 00°00'00" E for a distance of 334.75 feet; thence N 89°28'42" W for a distance of 410.00 feet to the point of beginning. Contains: 3.15 acres, more or less.

LEGAL DESCRIPTION PROPOSED LOT 10B: Being a Part of Lot 10 of SILVER OAKS ESTATES, being a recorded plat in the Northeast Quarter (NE/4) of Section 5, Township 14 North, Range 3 West of the Indian Meridian. Oklahoma County, Oklahoma, and more particularly described by metes and bounds as follows: Commencing at the Southwest corner (SW/4) of said Lot 10; thence S 89°28'42" E for a distance of 410.00 feet to the point of beginning; thence N 00°00'00" W for a distance of 334.75 feet to a point being on the North line of said Lot 10; thence S 89°28'42" E and along the North line of said Lot 10 for a distance of 250.00 feet to a point being the Northeast corner (NE/c) of said Lot 10; thence S 00°00'00" E for a distance of 314.75 feet; thence N 89°28'42" W for a distance of 100.00 feet; thence S 68°38'56" W for a distance of 53.68 feet; thence N 89°28'42" W for a distance of 100.0 feet to the point of beginning. Contains: 80.988 square feet or 1.86 acres, more or less...

**Location: West side of N. Western Ave, South of Waterloo Rd.
(County Highway Distr. # 3)**

Mr. Gammon gave the Staff Report and handed out protest letters. He stated that the subdivision was built in 1983 and contained various lot sizes. Mr. Gammon also stated that the current zoning allowed two (2) homes on five (5) acres without a lot split.

Mr. Sam Vivona represented the applicant. He stated the covenants stated "a lot may be subdivided into two residential building sites providing each of the resulting two building sites shall contain a minimum of 80,000 square feet." He stated that the two lots would be large enough to conform to the covenants.

Ms. Dorrance motioned for approval of the Re-plat. Mr. Richey seconded the motion. Vote taken: Vorel – Aye; Price – Aye; Richey – Aye; Dorrance – Aye. The item was approved.

Preliminary Plat: (PP-2006-04) CUMBERLAND CROSSING, II

Applicant: **CUMBERLAND GROUP, LLC**

The applicant proposed the continuation of Cumberland Crossing subdivision, a Planned Unit Development (PUD 2003-01), which would consist of 48 single family, residential

lots on 34.21 acres. The addition would also have common areas and ponds as amenities. The following is the legal description of the property:

A part of the NW ¼, Sec. 8, T14N, R3W, I.M., Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the NW corner of said NW ¼; THENCE S00°00'00"E along the West line of said NW ¼ a distance of 1486.37 ft.; THENCE S89°21'39"E a distance of 1,194.48 ft. to the POINT OR PLACE OF BEGINNING; THENCE Continuing S89°21'39"E a distance of 1,429.41 ft.; THENCE S00°00'11"W along the East line of said NW ¼ a distance of 1,158.31 ft.; THENCE N89°21'39"W along the South line of said NW ¼ a distance of 1,074.17 ft.; THENCE N00°00'00"W a distance of 20.00 ft.; THENCE N40°40'53"W a distance of 224.08 ft.; THENCE N05°16'00"W a distance of 217.73 ft.; THENCE N13°41'01"W a distance of 500.70 ft.; THENCE S82°12'58"E a distance of 3.10 ft.; THENCE N07°47'02"E a distance of 50.00 ft.; THENCE N82°12'58"W a distance of 81.25 ft.; THENCE N00°00'00"W a distance of 208.88 ft. to the POINT OR PLACE OF BEGINNING, containing 34.21 acres more or less.

**Location: N of 234th St. on E side of Pennsylvania
County Highway District #3**

Mr. Gammon gave the Staff Report and stated that the application was for the second phase of the Cumberland Crossing addition.

Mr. Patrick Meyers, Turner and Co., stated that he was available for questions.

Mr. David Pagent, citizen, wanted to know what the plan was for the common area north of his property.

Mr. Meyers stated that the common area would be developed with the intention of keeping most of the trees. He stated that the underbrush would be removed but most of the trees would remain.

Mr. Vorel motioned for approval of the Preliminary Plat of Cumberland Crossing, II. Mr. Richey seconded the motion. Vote taken: Vorel – Aye; Price – Aye; Richey – Aye; Dorrance – Aye. The item was approved.

General Plat: (GP-2006-05) VAQUERO FARMS

Applicant: **VAQUERO DEVELOPMENT, LLC**

The applicant proposed developing a single-family, residential subdivision with approximately 15 lots on 47.5635 acres. The following is the legal description of the property:

A Part of the NW ¼ Section 4, T14N, R3W, I.M., Oklahoma County Oklahoma and being more particularly described as follows: COMMENCING at the NE Corner of said NW ¼; THENCE S 89°58'38" W along the north line of said NW ¼ for a distance of 709.92 ft. to THE POINT OR PLACE OF BEGINNING; THENCE S 00°58'30" W for a distance of 282.22 ft.; THENCE S 05°39'45" E for a distance of 54.30 ft.; THENCE S 16°28'08" E for a distance of 430.95 ft.; THENCE S 03°57'24" E for a distance of 89.45 ft.; THENCE S 02°31'31" W for a distance of 365.17 ft.; THENCE S 07°12'44" E for a distance of 50.89 ft.; THENCE S 19°42'26" E for a distance of 48.61 ft.; THENCE S 30°27'00" E for a distance of 40.37 ft.; THENCE S

39°48'09" E for a distance of 277.69 ft.; THENCE S 22°24'57" W for a distance of 101.67 ft.; THENCE S 12°32'32" E for a distance of 142.06 ft.; THENCE N 79°23'54" E for a distance of 140.37 ft.; THENCE N 28°14'26" E for a distance of 34.83 ft.; THENCE N 89°51'44" E for a distance of 230.15 ft. to a point on the East Line of said NW ¼; THENCE S 00°01'09" E along said East Line for a distance of 937.26 ft. to the SE Corner of said NW ¼; THENCE S 88°14'57" W along the South Line of said NW ¼ for a distance of 1564.20 ft.; THENCE N 46°02'02" E for a distance of 317.17 ft.; THENCE N 18°24'07" E for a distance of 302.05 ft.; THENCE N 00°00'00" E for a distance of 298.10 ft.; THENCE N 15°29'44" W for a distance of 193.33 ft.; THENCE N 45°50'34" W for a distance of 157.67 ft.; THENCE N 18°06'30" E for a distance of 120.65 ft.; THENCE N 04°18'05" E for a distance of 120.90 ft.; THENCE N 20°39'49" E for a distance of 102.76 ft.; THENCE N 04°50'57" E for a distance of 104.66 ft.; THENCE N 45°28'04" E for a distance of 135.21 ft.; THENCE N 23°14'12" E for a distance of 150.10 ft.; THENCE N 14°29'12" E for a distance of 251.50 ft.; THENCE N 89°08'15" E for a distance of 352.53 ft.; THENCE N 07°39'35" W for a distance of 696.48 ft. to a point on the North Line of said NW ¼; THENCE N 89°58'38" E along said North Line for a distance of 123.95 ft. TO THE POINT OR PLACE OF BEGINNING. Said described tract contains 47.5635 Acres.

Location: S. of Waterloo & E. of Western
County Highway District #3

Mr. Gammon stated that this item was a companion item to the deferred Floodplain item.

Ms. Dorrance motioned to defer the item until the following meeting. Mr. Richey seconded the motion. Vote taken: Vorel – Aye; Price – Aye; Richey – Aye; Dorrance – Aye. The item was deferred.

**Zoning: From: AA-Agricultural and Rural Residential District
To: Planned Unit Development (PUD-2006-02)**

Applicant:

**A.S. DAHR, M.D.
% COON ENGINEERING**

The applicant proposed developing a single-family, residential subdivision with approximately 215 lots on 166 acres and 10 acres of commercial, for a total of 176 acres. The PUD would include common areas and a pond as amenities. The following is the legal description of the property:

The South Half (S/2) of the Northwest Quarter (NW/4) of Section Twenty-Seven (27), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, according to the Government Survey thereof . AND The Southwest Quarter (SW/4) of Section Twenty Seven (27), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, less and except the following described tract: Part of the Southwest Quarter (SW/4) of Section 27, and being more particularly described as follows: Beginning at the Southwest corner of the Southwest Quarter (SW/4) of Section 27; thence East 456.2 feet; thence North 238.7 feet; thence West 456.2 feet; thence South 238.7 feet to the point of beginning.

**Location: NW 178th and MacArthur Blvd.
(County Highway. District #3)**

Mr. Gammon stated that this was also a companion item to a deferred Floodplain item.

Ms. Dorrance motioned to defer the item until the following meeting. Mr. Richey seconded the motion. Vote taken: Vorel – Aye; Price – Aye; Richey – Aye; Dorrance – Aye. The item was deferred.

General Plat: (GP-2006-06)

DEER CREEK HEIGHTS

Application of:

**A.S. DAHR, M.D.
% COON ENGINEERING**

The applicant proposed developing a single-family, residential subdivision with approximately 215 lots on 166 acres and 10 acres of commercial, for a total of 176 acres. The subdivision would include common areas and a pond as amenities. The following is the legal description of the property:

The South Half (S/2) of the Northwest Quarter (NW/4) of Section Twenty-Seven (27), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, according to the Government Survey thereof . AND The Southwest Quarter (SW/4) of Section Twenty Seven (27), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, less and except the following described tract: Part of the Southwest Quarter (SW/4) of Section 27, and being more particularly described as follows: Beginning at the Southwest corner of the Southwest Quarter (SW/4) of Section 27; thence East 456.2 feet; thence North 238.7 feet; thence West 456.2 feet; thence South 238.7 feet to the point of beginning.

**Location: NW 178th and MacArthur Blvd.
County Highway. District #3**

Mr. Gammon stated that this was a companion item to the previously deferred item.

Ms. Dorrance motioned to defer the item until the following meeting. Mr. Richey seconded the motion. Vote taken: Vorel – Aye; Price – Aye; Richey – Aye; Dorrance – Aye. The item was deferred.

Fee Fund Report: July 2006

Mr. Gammon reported the fees collected for July 2006 were \$32,484.90. Mr. Vorel motioned to accept the report. Ms. Dorrance seconded the motion. Vote taken: Vorel – Aye; Price – Aye; Richey – Aye; Dorrance – Aye. The motion was approved to accept the Fee Fund Report for July 2006.

McNayr-Paque – Master Plan Progress Report

Nancy McNayr, consultant, gave a brief report and asked that a draft of the Master Plan be on the agenda for the Planning Commission to receive in September.

Other Business:

None

Adjournment:

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

Approved this _____ day of _____, 2006.

**OKLAHOMA COUNTY
PLANNING COMMISSION**

Janet Price, Chairperson

ATTEST:

Tyler Gammon, Jr., Secretary