

# M I N U T E S

## OKLAHOMA COUNTY PLANNING COMMISSION

September 21, 2006

1:30 p.m.

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

**Ms. Janet Price, Chairperson**  
**Mr. Mike Vorel, Vice Chairman**  
**Mr. David Richey, Member**  
**Ms. Cheryl Dorrance, Member**  
**Mr. Roger Holloway, Member**  
**Mr. Will K. Jones, 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.

Ms. Price stated that Ms. Richey was not at the previous meeting and asked that it be changed to Mr. Richey in the minutes; also Mr. Holloway was not present and in a vote taken should have been Mr. Vorel. Mr. Jones motioned approval of the minutes from the meeting of August 17, 2006 as corrected. Mr. Vorel seconded the motion. Vote taken: Richey – Aye; Price – Aye; Holloway – Aye; Dorrance – Aye; Jones – Aye; Vorel – Aye. The minutes for the meeting of August 17, 2006 were approved as corrected.

### **Recess**

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

### **Reconvene**

Ms. Dorrance motioned to reconvene the Planning Commission meeting at 1:55 p.m. Mr. Richey seconded the motion. Vote taken: Richey – Aye; Price – Aye; Holloway – Aye; Dorrance – Aye; Jones – Aye; Vorel – Aye.

**Zoning: (Z-2006-03) From: AA-Agricultural and Rural Residential District**  
**To: RA-Acreage Residential District**

Applicant: **MCM DEVELOPERS, LLC**

The applicant proposed developing a residential subdivision with individual lot sizes of one acre or greater. The following is the legal description of the property:

**Part of the W/2, W/2, NE/4, Section 8, T11N, R1E of the I.M., in Oklahoma County, Oklahoma, being more particularly described as follows:  
Beginning at the NW corner of said NE/4; Thence S00°20'10"W along the west line of said NE/4, a distance of 2582.24 feet; Thence N55°26'56"E a distance of 804.71 feet; Thence N00°19'54"E along the East line of the W/2, W/2, NE/4 of said Section 8, a distance of 2125.90 feet; Thence S89°59'44"W along the North line of said Section 8, a distance of 659.92 feet to the Point of Beginning, containing 35.6681 acres, more or less.**

**Location: SE 15<sup>th</sup> & Triple XXX Rd. (County Highway District # 2)**

Mr. Gammon gave the Staff Report and stated that the applicant proposed rezoning for RA-Acreage Residential District, allowing one (1) acre lots.

Mr. Steven Slahm, MCM Developers, stated that they wanted to create a nice 35-acre development with thirty (30), one plus (1+) acre lots.

Mr. Richey stated that it was not necessary to know at this time, but that he should expect to address the water runoff issue at the time of the preliminary plat.

Ms. Dorrance asked if the developer had plans of developing the rest of the tract.

Mr. Slahm stated that they had discussed future development to the East.

Mr. Reaves stated that the developers should be prepared to add acceleration /deceleration lanes.

Mr. Jones asked about the area to the East of the proposed development and asked if that was to be considered for zoning.

Mr. Slahm stated that the Eastern area was not part of the re-zoning but would be used only as a drainage area.

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

**General Plat: (GP-2006-07)                      BROOKWOOD HOLLOW**

Applicant:    **MCM DEVELOPERS, LLC.**

The applicant proposed developing a single-family, residential subdivision with County maintained roads. Minimum lot sizes would be one (1) acre or greater, on 35.6681 acres, more or less. The following is the legal description of the property:

**Part of the W/2, W/2, NE/4, Section 8, T11N, R1E of the I.M., in Oklahoma County, Oklahoma, being more particularly described as follows:  
Beginning at the NW corner of said NE/4; Thence S00°20'10"W along the west line of said NE/4, a distance of 2582.24 feet; Thence N55°26'56"E a distance of 804.71 feet; Thence N00°19'54"E along the East line of the W/2, W/2, NE/4 of said Section 8, a distance of 2125.90 feet; Thence S89°59'44"W along the North line of**

said Section 8, a distance of 659.92 feet to the Point of Beginning, containing 35.6681 acres, more or less.

Location: SE 15<sup>th</sup> & Triple XXX Rd. (County Highway District # 2)

Mr. Gammon gave the Staff Report and stated that the proposed development was a companion item to the previous zoning item.

Ms. Dorrance motioned for approval of the General Plat of Brookwood Hollow. Mr. Vorel seconded the motion. Vote taken: Richey – Aye; Price – Aye; Holloway – Aye; Dorrance – Aye; Jones – Aye; Vorel – 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.

Mr. Jones motioned to defer the item until the November meeting. Mr. Richey seconded the motion. Vote taken: Richey – Aye; Price – Aye; Holloway – Aye; Dorrance – Aye; Jones – Aye; Vorel – 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 178<sup>th</sup> and MacArthur Blvd.  
(County Highway. District #3)**

Mr. Gammon stated that the item was withdrawn.

**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 178<sup>th</sup> and MacArthur Blvd.**

**County Highway. District #3**

Mr. Gammon stated that the item was withdrawn.

**Fee Fund Report: August 2006**

Mr. Gammon reported the fees collected for August 2006 were \$20,428.28. Mr. Jones motioned to accept the report. Ms. Dorrance seconded the motion. Vote taken: Richey – Aye; Price – Aye; Holloway – Aye; Dorrance – Aye; Jones – Aye; Vorel – Aye. The motion was approved to accept the Fee Fund Report for August 2006.

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

Nancy McNayr, consultant, gave a brief report of the Master Plan progress.

**Other Business:**

Mr. Ellsworth, protestor of the item deferred during the Floodplain Management Board meeting asked about the meeting being changed to November while he and his father were out of the room.

Mr. Jones stated that Mr. Ellsworth, Sr. requested the change because he was going to be on vacation in October.

Mr. Ellsworth stated that his father did not request that action.

Ms. Price stated that it was true and the items that were deferred would be heard at the November Floodplain and Planning Commission meetings.

Ms. Dorrance made sure that Mr. Ellsworth, Sr. understood the actions that were taken.

**Adjournment:**

Mr. Jones motioned for adjournment. Mr. Holloway seconded the motion. Vote taken: Richey – Aye; Price – Aye; Holloway – Aye; Jones – Aye; Vorel – Aye. The meeting was adjourned at 3:09 p.m.

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

**OKLAHOMA COUNTY  
PLANNING COMMISSION**

\_\_\_\_\_  
**Janet Price, Chairperson**

ATTEST:

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Tyler Gammon, Jr., Secretary