

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

November 15, 2007 1:30 p.m.

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

Mr. Mike Vorel, Chairman
Mr. David Richey, Vice-Chairman
Mr. Brent Rinehart, County Commissioner Member
Ms. Janet Price, Member
Ms. Cheryl Dorrance, Member
Mr. Roger Holloway, Member
Mr. Will K. Jones, Member

Also in attendance:

Mr. Tyler Gammon, Jr., Planning Secretary
Mr. Stacey Trumbo, P.E., County Engineer
Ms. Gretchen Crawford, Assistant District Attorney

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

Mr. Jones asked that Ms. Richey be changed to Mr. Richey in the minutes of the last meeting. Ms. Dorrance motioned approval of the minutes as corrected for October 18, 2007. Mr. Holloway seconded the motion. Vote taken: Vorel – Aye; Richey – Aye; Price – Aye; Dorrance – Aye; Holloway – Aye; Jones - Aye. The minutes for the meeting of October 18, 2007 were approved.

Discussion and Possible action to approve: Re-plat: (RE-2007-02)
SCISSORTAIL LANDING 3RD ADDITION Lots 1 & 2, Block 7

Applicant: **SHAZ INVESTMENTS, INC.**

The applicant proposed revising the dimensions of two lots in this addition to accommodate an easement for a Deer Creek Water Corporation well site. The following was 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:

**Location: Lots 1 & 2, Block 7, Scissortail Landing 3rd Addition
(County Highway District #3)**

Mr. Gammon gave the staff report stating that the proposed application was submitted to allow for more area for Deer Creek water wells. He added that this could not be accomplished with a

simple lot split, a re-plat had to be presented to allow for lot line adjustments. He also added that there were no protests.

The applicant was not present.

Mr. Jones motioned for approval of the re-plat of Scissortail Landing 3rd Addition Lots 1 & 2, Block 7. Mr. Richey seconded the motion. Vote taken: Vorel – Aye; Richey – Aye; Price – Aye; Dorrance – Aye; Holloway – Aye; Jones – Aye; Rinehart - Aye. The item was approved.

**Discussion and Possible action to approve: Re-plat: (RE-2007-03)
STONE VALLEY RANCH II, Lot 44**

Applicant: **DAVID & TAMMY KIRKWOOD**

The applicant proposed to re-file one lot on the plat to change an address from 6669 Stone Hill Drive to 6659 Stone Hill Drive. The following was the legal description of the property:

**A part of the NW/4, Section 2, T14N, R2W, I.M., Oklahoma County, OK.
Lot 44, Block 1, Stone Valley Ranch 2nd.
Location: 6669 Stone Hill Drive.
(County Highway District #3)**

Mr. Gammon gave the staff report stating that the applicant wanted to change the address because it had three sixes. Mr. Gammon stated that in order to change the address it had to go through the re-platting process. He also stated that there were no protests.

Mr. Holloway asked if 911 would be notified of the changes.

Mr. Gammon stated that 911 would be notified.

Mr. Jones asked whose responsibility it would be to inform the authorities.

Mr. Gammon explained that staff would take care of informing the proper authorities.

Mr. Holloway made a motion to approve the re-plat of Stone Valley Ranch II, Lot 44. Ms. Dorrance seconded the motion. Vote taken: Vorel – Aye; Richey – Aye; Price – Aye; Dorrance – Aye; Holloway – Aye; Jones – Aye; Rinehart - Aye. The item was approved.

**Discussion and Possible action to approve: Special Use Permit (SUP-2007-02)
FROM: CL – Urban Limited Commercial and Office District
TO: Special Use Permit for RM – Urban Multi-family Residential District.**

Applicant: **OKLAHOMA ACADEMY
C/O KAREN HOLLAND**

The applicant proposed using the property to develop staff housing for the Oklahoma Academy. The following was the legal description of the property:

A part of the North Half (N^{1/2}) of the Northeast Quarter (NE^{1/4}) of Section Nine (9), Township Twelve (12) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: COMMENCING at the Northeast corner of the NE^{1/4} of said Section 9, THENCE N89°51'55"W on the North line of said section a distance of 642.69 feet to the POINT OF BEGINNING; THENCE continuing N89°51'55"W a distance of 258.31 feet; THENCE S03°23'19"W a distance of 1319.04 feet; THENCE S89°29'35"E a distance of 187.00 feet; THENCE N00°00'00"E a distance of 440.00 feet; THENCE S89°29'35"E a distance of 297.00 feet; THENCE N00°00'00"E a distance of 290.17 feet; THENCE N89°51'55"W a distance of 147.69 feet; THENCE N00°00'00"E a distance of 589.89 feet to the point of beginning. Containing 8.47 acres more or less.

**Location: NE 63rd & North Luther Rd.
(County Highway. District #2)**

Mr. Gammon gave the Staff Report and stated that the property in question was previously zoned for commercial use and was never utilized. He stated that the school wished to construct multi-family housing to accommodate their staff on site.

Mr. Richey asked how many units were going to be built.

Ms. Karen Holland, applicant, stated that it would either be one duplex or two single family units.

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

Discussion and Possible action to approve:

Final Plat: (FP-2007-02) CUMBERLAND CROSSING, SECTION II

Applicant: **CUMBERLAND GROUP, L.L.C.**

The applicant proposed the continuation of Cumberland Crossing Addition, Planned Unit Development (PUD 2003-01), which consisted of approximately 48 single family, residential lots on 34.21 acres. This phase of the project had 12 lots on 11.48 acres. The addition had common areas and ponds as amenities. The following was the legal description of the property:

A part of the NW/4 of Section 8, T14N,R3W, I.M., Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the NW Corner of said NW/4; thence S00°00'00"E along the West line of said NW/4 a distance of 1486.37 feet; thence S89°21'39"E a distance of 1194.48 feet to the POINT OF BEGINNING; thence continuing S89°21'39"E a distance of 689.68 feet; thence S02°31'36"W a distance of 160.88 feet; thence S87°28'24"E a distance of 24.78 feet; thence S02°31'36"W a distance of 50.00 feet; thence S47°31'36"W a distance of 35.36 feet; thence N87°28'24"W a distance of 50.00 feet; thence N43°38'24"W a distance of 34.64 feet to a point of curve; thence along a non-tangential curve to the left having a radius of 1238.93 feet for an arc length of 151.30 feet (the chord of said curve bears S86°42'56"W a distance of 151.21 feet) thence S06°46'58"E a distance of 131.98 feet; thence S13°41'01"E a distance of 607.17 feet; thence S00°38'21"W a distance of 219.38 feet; thence N89°21'39"W a distance of 255.83 feet; thence N00°00'00"E a distance of 20 feet; thence N40°40'53"W a distance of 224.08 feet; thence N05°16'00"W a distance of 217.73 feet; thence N13°41'01"W a distance of 500.70 feet; thence S82°12'58"E a distance of 3.10 feet; thence N07°47'02"E a distance of 50.00 feet; thence N82°12'58"W a

distance of 81.25 feet; thence N00°00'00"E a distance of 208.88 feet to the POINT OR PLACE OF BEGINNING.

The above described tract contains 11.48 acres more or less and is subject to easements, rights-of-way, and restrictions of record.

**Location: North of 234th St., East side of Pennsylvania Ave.
(County Highway. District #3)**

Mr. Gammon gave the Staff Report and stated that the proposed development was the final stage of section II in the development that began in 2003. He added that the applicant had provided everything required for approval.

Mr. Jones asked who would be responsible for the streets once completed.

Mr. Gammon stated that the roads were private.

Mr. Richey asked if school busses would be going into the subdivision.

Mr. Gammon stated that the applicant had decided that they would provide one cul-de-sac for bus turnaround.

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

Discussion and Possible action to approve:

Final Plat: (FP-2007-03) SUNDANCE ACRES

Applicant: **DAVID & CYNTHIA RAMSEY**

The applicant proposed developing a single-family, residential subdivision with County maintained roads. Each lot would be one (1) acre or greater in size with a total of sixteen (16) lots on 19.8222 acres, more or less. The following was 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, East of Luther Rd.
(County Highway District # 2)**

Mr. Gammon gave the staff report and stated that the applicant had fulfilled all the necessary requirements for the final plat.

Mr. Vorel asked if there were any questions.

There were no questions and Mr. Rinehart motioned for approval of the Final Plat. Ms. Price seconded the motion. Vote taken: Vorel – Aye; Richey – Aye; Price – Aye; Dorrance – Aye; Holloway – Aye; Jones – Aye; Rinehart - Aye. The item was approved.

October 2007 Fee Fund Report:

Mr. Gammon reported the fees collected for October 2007 were \$26,631.55. Mr. Jones motioned to accept the report. Mr. Richey seconded the motion. Vote taken: Vorel – Aye; Richey – Aye; Price – Aye; Dorrance – Aye; Holloway – Aye; Jones – Aye; Rinehart - Aye. The motion was approved to accept the Fee Fund Report for October 2007.

Other Business:

Mr. Jones asked about the roads in Villaggio.

Mr. Trumbo, County Engineer, stated that the developer brought in a new engineer that designed a fix for those roads. The developer extended his letter of credit until April 2008 and they have until then to bring them up to County standards.

Ms. Dorrance asked what kind of fix had been designed.

Mr. Trumbo answered that they were basically going to seal the cracks and turn the existing asphalt into the base and build on top of that.

Adjournment:

Ms. Price motioned for adjournment. Mr. Holloway seconded the motion. Vote taken: Vorel – Aye; Richey – Aye; Price – Aye; Dorrance – Aye; Holloway – Aye; Jones – Aye; Rinehart - Aye. The meeting was adjourned at 2:18 p.m.

Approved this _____ day of _____, 2007.

**OKLAHOMA COUNTY
PLANNING COMMISSION**

Mike Vorel, Chairman

ATTEST:

Tyler Gammon, Jr., Secretary