

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

August 16, 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
Ms. Janet Price, Member
Ms. Cheryl Dorrance, Member
Mr. Roger Holloway, Member
Mr. Brent Rinehart, County Commissioner Member

Also in attendance:

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

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

Ms. Dorrance and Mr. Holloway requested that their names be removed from the vote listing in the annual election of officers for the June 21, 2007 meeting since they were not in attendance. Mr. Richey motioned for approval of the deferred June 21, 2007 minutes with the corrections. Ms. Price seconded the motion. Vote taken: Vorel – Aye; Richey – Aye; Price – Aye; Dorrance – Aye; Holloway – Aye; Rinehart - Aye. The deferred minutes for the meeting of June 21, 2007 were approved.

Ms. Dorrance motioned for approval of the July 19, 2007 minutes. Mr. Holloway seconded the motion. Vote taken: Vorel – Aye; Richey – Aye; Price – Aye; Dorrance – Aye; Holloway – Aye; Rinehart - Aye. The minutes for the meeting of July 19, 2007 were approved.

Preliminary Plat: (PP-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 would have 17 lots on 11.48 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/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 area was a continuation of a 2003 plat and would be developed as a part of the PUD. No protest letters had been received. Mr. Gammon also stated that all required documentation had been received including the bonds.

Mr. Richey asked if there was a letter on file from Deer Creek Water stating that they would provide water to the proposed subdivision.

Mr. Gammon answered that the letter had been provided last year and was on file.

Mr. Ernie Isch (Isch & Associates), representing the applicant, was present to answer any questions or concerns.

Mr. Holloway motioned for approval of the preliminary plat of Cumberland Crossing Section II. Ms. Dorrance seconded the motion. Vote taken: Vorel – Aye; Richey – Aye; Price – Aye; Dorrance – Aye; Holloway – Aye; Rinehart - Aye. The item was approved.

General Plat: (GP-2007-01) UNNAMED RESIDENTIAL SUBDIVISION

Applicant: **HALE & ASSOCIATES SURVEYING CO.**

The applicant proposed developing a single-family, residential subdivision with County maintained roads. Minimum lot sizes would be two (2) acres or greater, on 123.54 acres, more or less. The following is the legal description of the property:

The West Half (W/2) of the Southwest Quarter (SW/4) of Section Twelve (12), Township Fourteen (14) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described by Metes and Bounds as follows: Beginning at the Southwest Corner of said Section Twelve (12); Thence North 00°11'07" East along the West line of said Section Twelve (12) a distance of 2645.82 feet to the Northwest Corner of the Southwest Quarter (SW/4) of said Section Twelve (12); Thence South 89°47'01" East a distance of 1351.32 feet; Thence South 00°02'39" East a distance of 2644.10 Feet to the South Line of said Section Twelve (12); Thence North 89°51'26" West along the South line of

Section Twelve (12) a distance of 1361.91 feet to the Point of Beginning, containing 82.373 acres, more or less.

And

The West Half (W/2) of the East Half (E/2) of the Southwest Quarter (SW/4) of Section Twelve (12), Township Fourteen (14) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described by Metes and Bounds as follows: Commencing at the Southwest (SW) Corner of said Section Twelve (12); Thence South 89°51'26" East along the South line of said Section Twelve (12) a distance of 1361.91 feet to the Point of Beginning. Thence North 00°02'39" West a distance of 2644.10 feet to the North line of the Southwest Quarter (SW) of said Section Twelve (12); Thence South 89°47'01" East a distance of 675.66 feet; Thence South 00°09'32" East a distance of 2643.25 feet to the South line of said Section Twelve (12); Thence North 89°51'26" West along the South line of said Section Twelve (12) a distance of 680.95 feet to the Point of beginning, containing 41.166 acres, more or less.

Location: NE 220th & Choctaw Rd. (County Highway District # 1)

Mr. Gammon gave the staff report stating that the proposed development was a good fit with the surrounding area and no protests had been received. He also acknowledged that generalized changes needed to be made before submission of the preliminary plat.

Ms. Dorrance asked if the roads would be county maintained or private.

Gary Allen, developer, stated that the roads would not be county maintained.

Charles Allen (Allen & Associates), representing the applicant, stated that they would like to change the cross access location with the stipulation that no construction equipment be allowed to access their subdivision if a development were to be constructed to the East of theirs.

Mr. Trumbo, County Engineer, stated that he had no concerns with moving the cross access easement. He believed that it would serve the same purpose.

Ms. Dorrance asked what plans were being made for the common area.

Mr. Charles Allen answered that there was an existing pond; other amenities, such as picnic tables and a parking area may be added.

Ms. Price asked how many homes would be built in the proposed development.

Mr. Gary Allen said that there would be approximately 29 homes built.

Larry McCully, property owner west of the proposed subdivision, made the Commission aware of possible drainage issues with the property in question.

Mr. Gary Allen, announced that he was aware of the drainage issues. He believed that the current culverts were too small and heavy vegetation needed to be removed from the creek in order to increase the flow of water off the property. He affirmed that the development would not generate more surface waters than existed presently.

Mr. Richey made a motion to approve the general plat of the unnamed subdivision. Ms. Price seconded the motion. Vote taken: Vorel – Aye; Richey – Aye; Price – Aye; Dorrance – Aye; Holloway – Aye; Rinehart - Aye. The item was approved.

Deferred Item: Adoption of the Oklahoma County Master Plan

Mr. Gammon stated that all changes requested by the Board of County Commissioners and the public had been incorporated into the plan.

Mr. Rinehart asked how the Master Plan would affect property owners that had just purchased land in the last few years.

Mr. Gammon established that the plan was based on what already existed in the County. All developers were contacted and asked to submit their input for the plan. He stated that the plan would not penalize anyone that wanted to re-zone property in the future.

Ms. Crawford added that the plan did not put any greater restrictions on a particular parcel of land. The plan only worked as a road map in providing guidance to the Planning Commission in making zoning decisions.

Ms. Nancy McNayr (McNayrPaque), consultant, stated that the proposed plan would work as a foundation and a new vision in land development. She stated that the Planning Commission wanted to get away from solely relying on precedence when deciding cases.

Ms. Price asked if it were possible to develop high density subdivisions in the Northeast areas of the county.

Ms. McNayr stated that high density development was not obtainable unless water and sewer services could be provided.

Mr. Trumbo added that after the plan was approved a water study needed to be prepared to deal with water and sewer issues.

Ms. Price inquired as to how to implement a review process for the master plan.

Ms. Crawford stated that the Commission was responsible putting into practice a process for evaluation.

Ms. Dorrance included that the Board needed a timetable for prioritization and implementation of the plan. She also added that future staff reports should include an area that states whether or not any proposed application is in conformance with the plan.

Ms. Dorrance motioned for adoption of the master plan with the stipulation that planning staff would submit a timeline and budget for prioritization and implementation. Richey seconded the motion. Vote taken: Vorel – Aye; Richey – Aye; Price – Aye; Dorrance – Aye; Holloway – Aye; Rinehart - Aye. The plan was adopted.

July 2007 Fee Fund Reports:

Mr. Gammon reported the fees collected for July 2007 were \$31,203.68. Mr. Richey motioned to accept the report. Ms. Price seconded the motion. Vote taken: Vorel – Aye; Richey – Aye; Price – Aye; Dorrance – Aye; Holloway – Aye; Rinehart - Aye. The motion was approved to accept the Fee Fund Report for July 2007.

Other Business:

Mr. Gammon introduced Mr. Stacey Trumbo as the new County Engineer.

Adjournment:

Ms. Price. motioned for adjournment. Mr. Holloway seconded the motion. Vote taken: Vorel – Aye; Richey – Aye; Price – Aye; Dorrance – Aye; Holloway – Aye; Rinehart - Aye. The meeting was adjourned at 2:22 p.m.

Approved this _____ day of _____, 2007.

**OKLAHOMA COUNTY
PLANNING COMMISSION**

Mike Vorel, Chairman

ATTEST:

Tyler Gammon, Jr., Secretary