

# M I N U T E S

## OKLAHOMA COUNTY PLANNING COMMISSION

November 20, 2008 1:30 p.m.

The meeting of the Oklahoma County Planning Commission convened and was called to order by Mr. David Richey Chairman at 1:40 p.m., in Room 103, Oklahoma County Office Building, 320 Robert S. Kerr, with the following individuals present:

**Mr. David Richey, Chairman**  
**Ms. Janet Price, Member**  
**Mr. Will K. Jones, Member**  
**Mr. Edgar Frazier, Member**  
**Mr. Brent Rinehart, County Commissioner Member**

Also in attendance:

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

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

### **Approval of Minutes of the Previous Meeting: (September 18, 2008)**

Ms. Price motioned to approve the minutes of the previous meeting. Mr. Frazier seconded the motion. Vote taken: Price – Aye; Richey – Aye; Rinehart – Aye; Jones – Aye; Frazier – Aye. The minutes for the September 18, 2008 meeting were approved.

### **Deferred Item: Discussion and possible action to approve or deny Special Use Permit (SUP-2008-02) to replace an expired Special Use Permit.**

Application of: **BELL DEVELOPMENT, L.L.C.**

The applicant proposed continuing to use a two acre residential lot as a residence and storage facility for equipment. Approval for said Special Use Permit would be based on adherence to specific requirements of the Planning Commission and the Board of County Commissioner's Resolution. The following is the legal description of the property:

**Part of the Northeast Quarter (NE/4) of Section Twenty-four (24), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma and more particularly described as follows:**

**Beginning at a FIP being the Southeast Corner of said NE/4 thence South 89°35'00" East a distance of 50.00 feet to the POINT OF BEGINNING; thence South 89°35'00" West a distance of 125.32 feet ; thence North 28°33'05" West a distance of 455.20 feet to a point on a curve to the left; thence along said curve a distance of 44.52 feet, said curve having radius of 130.00 feet, and a delta of 19°37'24", a chord bearing North 51°38'13" East a distance of**

**44.31; thence South 72°07'20" East a distance of 323.76 feet; thence South 00°00'03" East a distance of 327.04 feet to the POINT OF BEGINNING containing 2.0001 acres more or less.**

**Location: West side of N. May Ave, ½ mile South of 206<sup>th</sup> (Covell Road).  
(County Highway. District #3)**

Mr. Gammon stated that the applicant had complied with all the requirements placed upon them by the Planning Commission.

Mr. Dennis Box, representing the applicant, was present for questions.

Mr. Rinehart motioned for approval of the special use application. Ms. Price seconded. Vote taken: Price – Aye; Richey – Aye; Rinehart – Aye; Jones – Aye; Frazier – Aye. The item was approved.

**Deferred Item: Discussion and possible action to approve or deny the Re-plat application (RE-2008-01) for Brookside Hills, an Acreage Residential Subdivision.**

**Application of: JOHNSON & ASSOCIATES**

The applicant requested that the roads in the subdivision become privately maintained to allow for a gated community. The plat was originally filed as a single-family residential subdivision with County maintained streets. If approved, the developer would be allowed to install security gates and street maintenance would be private. The following is the legal description of the property:

**A tract of land being a part of the Northeast Quarter (NE/4) of Section Eight (8), Township Fourteen (14) North, Range Three (3) West, of the Indian Meridian, Oklahoma County, Oklahoma, being particularly described as follows: Beginning at the Southeast corner of said Northeast Quarter (NE/4); Thence North 89°36'41" West, along the South line of said Northeast Quarter (NE/4), a distance of 1,310.42 feet; Thence North 00°17'50" West, departing said South line, a distance of 985.12 feet; Thence South 89°16'11" East, a distance of 1,309.11 feet, to a point on the East line of said Northeast Quarter (NE/4); Thence South 00°22'53" East, along the East line of said Northeast Quarter (NE/4), a distance of 976.19 feet to the Point of Beginning. Said tract of land containing 1,284,266 square feet or 29.4827 acres, more or less.**

**Location: NW 234<sup>th</sup> & Western Ave.  
(County Highway District #3)**

Mr. Gammon stated that staff had received a letter from the applicant requesting the item be deferred for 90 days.

Mr. Dennis Box, representing the applicant, stated that due to economic hardship the applicant was unable to accomplish all requirements set by the Board.

Mr. Rinehart motioned to defer the re-plat until February 19, 2009. Mr. Jones seconded the motion. Vote taken: Price – Aye; Richey – Aye; Rinehart – Aye; Jones – Aye; Frazier – Aye. The item was deferred for 90 days.

**Master Plan Amendment: Discussion and possible action to approve or deny a Master Plan Amendment (MPA-2008-01) to the Oklahoma County Master Plan.**

Application of:

**SOONER TRADITIONS, LLC  
c/o COON ENGINEERING, INC.**

The applicant requested a land use change from Acreage Residential Clustered to Urban Growth Area. Approval for said amendment would allow the applicant to apply for the development of a Planned Unit Development (PUD) with single family residences and commercial office space on 155 acres more or less. The following is the legal description of the property:

**The Northwest Quarter (NW/4) of Section Nineteen (19), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma. Being more particularly described as follows: Commencing at the Northwest Corner of the Northwest Quarter of Section 19, Township 14 North, Range 3 West; thence South 89°25'12" East along the North line of the said Northwest Quarter a distance of 2561.50 feet to the Northeast Corner of said Northwest Quarter; thence South 00°26'42" East along the East line of the said Northwest Quarter a distance of 2645.20 feet to the Southeast Corner of the said Northwest Quarter; thence North 89°24'15" West along the South line of the said Northwest Quarter a distance of 2568.54 feet to the Southwest Corner of said Northwest Quarter; thence North 00°17'34" West along the West line of said Northwest Quarter a distance of 2644.37 feet to the said Point Of Beginning. Said tract of land containing ± 155.7158 acres and or 6,782,979.9569 square feet more or less.**

**Location: NW 206<sup>th</sup> (Covell Road) & May Ave (County Highway District #3)**

Mr. Gammon made known that this applicant had requested a 30-day continuance.

Mr. Bryan Coon, Coon Engineering, acknowledged that he had spoken with counsel for an unknown homeowner's association and that they had requested a meeting prior to the application being heard by the Board. Therefore, a 30-day continuance had been requested by the applicant.

Mr. Jones asked if the applicant would be amenable to a 90-day continuance.

Mr. Coon answered that he felt a 90-day continuance was too long due to contractual and economic issues.

Mr. Jones stated that he felt that the staff report was not adequate for the Planning Commission to make an informed decision on the matter.

Mr. Aaron Gwartney, resident, spoke in favor of the 90-day continuance.

Mr. Larry Graebel, resident, also spoke in favor of the 90-day continuance. He added that he had not had time to evaluate the effect this project would have on his subdivision.

Mr. Kevin Ewing, resident, was present to voice his objections to the project.

Mr. Jones motioned to defer the application for 30 days and have staff prepare a report on the impact of the application to surrounding areas. Mr. Rinehart seconded the motion. Vote taken: Price – Aye; Richey – Aye; Rinehart – Aye; Jones – Aye; Frazier – Aye. The master plan amendment, PUD and General Plat were deferred for 30 days.

**Zoning: Discussion and possible action to approve or deny a zoning change from AA-Agricultural and Rural Residential to a mixed use Planned Unit Development (PUD) – Urban Single Family and Commercial/Office District (PUD-2008-01).**

Application of: **SOONER TRADITIONS, LLC  
c/o COON ENGINEERING, INC.**

The item was deferred for 30 days.

**General Plat: Discussion and possible action to approve or deny the General Plat of Brittany Place (GP-2008-02).**

Application of: **SOONER TRADITIONS, LLC  
c/o COON ENGINEERING, INC.**

The item was deferred for 30 days.

**Discussion and possible action to approve revised Oklahoma County Zoning Regulations.**

Ms. Ruth Walters summarized the revisions made to the Oklahoma County Zoning Regulations.

Mr. Jones motioned to approve to the revised zoning regulations. There was a second from Mr. Rinehart. Vote taken: Price – Aye; Richey – Aye; Rinehart – Aye; Jones – Aye; Frazier – Aye. The item was approved.

**Discussion and possible action to approve an amendment to the current building permit fees to include a GIS (Geographical Information System) fee.**

Mr. Erik Brandt, County Planner, stated that a \$10.00 fee would be added to all single family residential, commercial and industrial building permits to recoup some of the costs for staff time and equipment usage.

Ms. Price motioned to approve the GIS fee. Mr. Rinehart seconded the motion. Vote taken: Price – Aye; Richey – Aye; Rinehart – Aye; Jones – Aye; Frazier – Aye. The item was approved.

**Discussion and possible action to approve a Master Plan Amendment Application Fee.**

Mr. Rinehart moved to strike this item from the agenda. Mr. Jones seconded the motion. Vote take: Price – Aye; Richey – Aye; Rinehart – Aye; Jones – Aye; Frazier – Aye. The item was stricken from the agenda.

**Discussion and possible action to receive September and October 2008 Fee Fund Reports.**

Mr. Rinehart motioned to receive the staff reports for September and October 2008. Ms. Price seconded. Vote take: Price – Aye; Richey – Aye; Rinehart – Aye; Jones – Aye; Frazier – Aye

**Other Business:**

Ms. Nancy McNayr, McNayr and Paque, demonstrated how to use the on-line pdf of the zoning regulations.

**Adjournment:**

Ms. Price motioned for adjournment. Mr. Jones seconded the motion. Vote taken: Price – Aye; Richey – Aye; Rinehart – Aye; Jones – Aye; Frazier – Aye. The meeting was adjourned at 2:25 p.m.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

**OKLAHOMA COUNTY  
PLANNING COMMISSION**

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**David Richey, Chairman**

ATTEST:

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Tyler Gammon, Jr., Secretary