

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

December 18, 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 1:30 p.m., in Room 103, Oklahoma County Office Building, 320 Robert S. Kerr, with the following individuals present:

Mr. David Richey, Chairman
Mr. Brent Rinehart, County Commissioner Member
Ms. Cheryl Dorrance, Member
Mr. Will K. Jones, 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.

Mr. Jones motioned approval of the minutes for November 20, 2008. Ms. Dorrance seconded the motion. Vote taken: Richey – Aye; Rinehart – Aye; Dorrance – Aye; Jones - Aye. The minutes for the meeting of November 20, 2008 were approved.

Deferred Item: 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 206th (Covell Road) & May Ave (County Highway District #3)

Mr. Gammon distributed the staff report and gave a background summarization of the proposed development.

Mr. Trumbo added that the intent of the master plan was to preserve the rural character of Deer Creek; not to redefine it. He stated that there needed to be a step-down in densities from Oklahoma City and Edmond to the Deer Creek area in the transition zone.

Mr. Bryan Coon, Coon Engineering, gave a presentation on the positive attributes of the proposed development, which included:

- Installation of fencing around entire property
- Installation of landscaping on the outside of proposed fencing
- Possible widening of NW 206th & May Ave (after traffic study completed)
- Common areas with play equipment and/or pools
- Walking trail throughout the development
- Sidewalks throughout the development

Mr. Coon went on to add that after his meeting with property owners in the area, he was not going to be able to meet all of their demands. He stated that due to financial restraints the commercial area would have to stay, increased lot sizes would not be feasible and the brick barrier wall would have to be cedar fencing with brick columns.

Mr. Richey asked if Sooner Traditions actually owned the land.

Mr. Coon answered that they had a contract to buy the land contingent upon approval of the master plan amendment and re-zoning applications.

Mr. Kelly Work, attorney for the surrounding property owners, spoke on behalf of his clients in opposition to the application. He stated that increased traffic flow, undue strain on fire and sheriff departments and overcrowding of the schools in the area were definite reasons to deny the application.

The following individuals were also present to voice their opposition to the case:

- Mr. Brad Elder
- Ms. Cindy Blair
- Ms. Virginia Aldridge
- Ms. Glenda White
- Mr. Melvin Cain

Mr. Rinehart asked legal counsel how the court would rule if the case was denied and the County sued.

Ms. Crawford stated that she could not fully answer the question. She did state that the master plan was well thought out and highly publicized. She added that the plan was young and not stale, which the court should take into account. She also stated that the plan was not just made up for the county but for the public as a whole.

Ms. Dorrance motioned to deny the master plan amendment application. Mr. Jones seconded the motion. Vote taken: Richey – Aye; Rinehart – Nay; Dorrance – Aye; Jones – Aye. The item was denied.

Mr. Rinehart moved to strike the zoning application (item #6) and the general plat (item #7) from the agenda. Ms. Dorrance seconded the motion. Vote taken: Richey – Aye; Rinehart – Aye; Dorrance – Aye; Jones – Aye. The items were stricken from the agenda.

Ms. Crawford stated that the Commission must take action on the items stricken.

Mr. Rinehart motioned to reconsider the zoning application and the general plat application. Mr. Jones seconded the motion. Vote take: Richey – Aye; Rinehart – Aye; Dorrance – Aye; Jones – Aye. The items were placed back on the agenda for consideration.

Deferred Item: 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.**

If approved, the applicant proposed developing Brittany Place subdivision 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 206th (Covell Road) & May Ave (County Highway District #3)

Mr. Jones motioned to deny the zoning application. Ms. Dorrance seconded the motion. Vote taken: Richey – Aye; Rinehart – Nay; Dorrance – Aye; Jones – Aye. The item was denied.

Deferred Item: 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 applicant proposed developing 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 206th (Covell Road) & May Ave (County Highway District #3)

Mr. Jones motioned to deny the general plat application. Ms. Dorrance seconded the motion. Vote taken: Richey – Aye; Rinehart – Nay; Dorrance – Aye; Jones – Aye. The item was denied.

Public Hearing for discussion and possible action to approve four proposed Amendments to Oklahoma County Zoning Regulations

Mr. Richey asked if there was anyone present to speak for or against the proposed amendments to the zoning regulations.

There was no one present to voice their opposition or consent for the zoning regulations.

The item was sent to the Board of County Commissioners for their consideration.

Discussion and possible action to receive November 2008 Fee Fund Report

Mr. Rinehart motioned to receive the November 2008 Fee Fund Report. Mr. Jones seconded the motion. Vote taken: Richey – Aye; Rinehart – Aye; Dorrance – Aye; Jones – Aye. The item was received.

Other Business:

Mr. Gammon wished everyone a Merry Christmas.

Adjournment:

Mr. Jones motioned for adjournment. Ms. Dorrance seconded the motion. Vote taken: Richey – Aye; Rinehart – Aye; Dorrance – Aye; Jones – Aye. The meeting was adjourned at 3:15 p.m.

Approved this _____ day of _____, 2009.

**OKLAHOMA COUNTY
PLANNING COMMISSION**

David Richey, Chairman

ATTEST:

Tyler Gammon, Jr., Secretary