

consumption and special events on site, which may extend normal hours of operation. The following is the legal description of the property:

A tract of land located in the Northwest Quarter (NW/4) of Section Six (6), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma being more particularly described as follows: Commencing at the Northwest corner (NW/C) of said Northwest Quarter (NW/4); thence South 89°45'27" East, on the North line of said NW/4, for a distance of 1688.84 feet to the Point of Beginning. Thence continuing South 89°45'27" East for a distance of 200.00 feet; thence South 00°20'47" East for a distance of 400.00 feet; thence North 89°45'27" West for a distance of 200.00 feet; thence North 00°20'47" West for a distance of 400.00 feet to the Point of Beginning, containing 1.84 acres more or less.

Location: NW 248th (Waterloo Rd.) & May Ave. (County Highway District #3)

Mr. Gammon gave the Staff Report stating that the item had been deferred due to clarification needed on the way the winery would be run, including, but not limited to, hours of operation, consumption of alcoholic beverages on site and extension of regular hours of operation for special events. Mr. Gammon added that a draft resolution had been sent to the applicant and Oklahoma County's legal department and no corrections or additions had been made to the document.

Mr. Thomas Ingmire, applicant, was available for questions.

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

Discussion and Possible action to approve/deny the Final Plat (FP-2008-02) of Ammar R.V. Park.

AMMAR R.V. PARK

Applicant: **EDMOND INVESTMENT GROUP, INC.**

The applicant proposed developing a Recreational Vehicle Camp Ground for travelers with facilities for utility connections and sanitation. In addition, a commercial area would be developed adjacent to the camp grounds to accommodate the guest and traveling public's need for food and fuel. All streets would be built to County Standards and would be considered private and maintained by the owner. The area encompasses 217,257.65 sq. ft. or 4.9875 acres, more or less. The following is the legal description of the property:

A tract of land lying Lot 3 of Section 4, Township 14 North, Range 2 West in Oklahoma County, Oklahoma, Beginning at a point located by beginning at the SE Corner of SE/4 NW/4 of said Section; THENCE West along the South line of said SE/4 NW/4 a distance of 135.14 feet; THENCE N 00°01'50" W a distance of 1347.41 feet; THENCE N 02°53'50" W a distance of 179.36 feet; THENCE Northwesterly on a curve on a curve to the left having a radius of 1079.92 feet a distance of 245.48 feet; THENCE N 16°01'50" W a distance of 466.52 feet; THENCE Northerly on a curve to the right having a radius of 1220.92 feet a distance of 280.92 feet; THENCE Westerly on curve to the right having a radius of 1205.92 feet a distance of 224.64 feet which segment is herein named Segment A to the point of beginning herein named POINT A, the preceding description by metes and bounds being that of Federal Road Dist. No. 6 Project No. 1-456 (8) (9), and said tract of land hereby

conveyed being described by metes and bounds as beginning at Point A. Thence N 79°18'20" W a distance of 189.71 feet; THENCE S 10°41'40" W a distance of 208.71 feet, more or less, to a point on said Segment A; THENCE Westerly on a curve to the right on Segment A a distance of 19.00 feet, more or less, Point A, the point of beginning. AND

A part of the Northwest Quarter (NW/4) of Section Four (4), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows; Commencing at the Northwest corner of said Northwest Quarter (NW/4), Section 4; THENCE N 89°54'25" E along the North line of said Northwest Quarter, Section 4, a distance of 1871.32 feet; THENCE S 00°05'35" E and perpendicular to the North line of said Northwest Quarter (NW / 4), Section 4 a distance of 98.75 feet; THENCE S 10°41'40" W a distance of 208.71 feet to the point or place of beginning; THENCE continuing S 10°41'40" W a distance of 65.00 feet; THENCE S 16° 01 '50" E a distance of 460.00 feet; THENCE N 90°00'00" W a distance of 320.24 feet; THENCE N 00°00'00" E a distance of 545.46 feet; THENCE S 79°18'20" E a distance of 208.71 feet to the point or place of beginning. AND

A part of the Northwest Quarter (NW / 4) of Section Four (4), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows; to-wit: Beginning at a point 1871.32 feet East and 98.75 feet South of the Northwest corner of the Northwest Quarter (NW /4) of Section 4, Township 14 North, Range 2 West of the Indian Meridian, Oklahoma County, Oklahoma; THENCE S 10°41'40" W a distance of 208.71 feet; THENCE N 79°18'20" W a distance of 208.71 feet; THENCE N 10°41'40" E a distance of 203.71 feet; THENCE Easterly on a curve having a radius of 1085.92 feet a distance of 104.34 feet; THENCE S 79°18'20" E a distance of 104.53 feet to the point of beginning.

Location: NE 248th (Waterloo Rd.) & I-35. (County Highway. District #3)

Mr. Gammon gave the staff report stating that no protests had been received and that the RV Park would be compatible with the county's new Master Plan.

Mr. Jones asked if the proposed RV Park could eventually become a Mobile Home Park.

Mr. Lax Godhania, engineer for applicant, stated that the park would be used on a daily basis and that the applicant would agree to file restrictive covenants with the County Clerk's office.

Mr. Richey inquired about the gas lines that cross the property.

Mr. Godhania, stated that the gas lines were not high pressure and attempts to contact the gas companies had not been successful.

Mr. Dan Meadors, concerned citizen, pointed out several traffic issues that would be created if the RV Park were approved.

Mr. Trumbo, County Engineer, added that before the item could be sent before the Board of County Commissioners the following three issues must be addressed on the site plan:

- Drainage issues
- Gas Lines
- Acceleration/Deceleration Lanes

Mr. Rinehart motioned approval of the final plat with the following contingencies: submittal of drainage plan, receipt of letters from gas companies and addition of acceleration/deceleration lanes to the site plan. Mr. Jones seconded the motion. Vote taken: Richey – Aye; Jones – Aye; Price – Aye; Rinehart – Aye. The item was approved.

Discussion and Update of Oklahoma County Master Plan

Ms. Ruth Walters, County Planner, listed the major changes that had been made to the zoning regulations:

- Addition of Table of Contents
- Added Definitions
- Added New Parking Tables
- Restricted Home Occupation Use
- Simplified and Clarified Sign Regulations
- Deleted Rural Industrial Use
- Deleted Unrestricted Use

Discussion and Possible action to receive May 2008 Fee Fund Report

Mr. Gammon reported the fees collected for May 2005 were \$24,622.95. Ms. Price motioned to accept the report. Mr. Jones seconded the motion. Vote taken: Richey – Aye; Jones – Aye; Price – Aye; Rinehart – Aye. The motion was approved to accept the Fee Fund Report for May 2008.

Other Business:

Mr. Gammon announced that two Planning Commission members had resigned: Mr. Mike Vorel and Mr. Roger Holloway. He added that their service was greatly appreciated.

Adjournment:

Ms. Price motioned for adjournment. Mr. Jones seconded the motion. Vote taken: Richey – Aye; Jones – Aye; Price – Aye; Rinehart – Aye. The meeting was adjourned at 2:10 p.m.

Approved this _____ day of _____, 2008.

**OKLAHOMA COUNTY
PLANNING COMMISSION**

Cheryl Dorrance, Vice-Chairperson

ATTEST:

Tyler Gammon, Jr., Secretary