

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

September 18, 2008

1:30 p.m.

The meeting of the Oklahoma County Planning Commission convened and was called to order by Ms. Cheryl Dorrance, Vice-Chairperson, at 1:30 p.m., in Room 103, Oklahoma County Office Building, 320 Robert S. Kerr, with the following individuals present:

Ms. Cheryl Dorrance, Vice-Chairperson
Ms. Janet Price, 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
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: (June 19, 2008)

Mr. Rinehart motioned approval of the minutes from the meeting of June 19, 2008. Ms. Price seconded the motion. Vote taken: Price – Aye, Rinehart – Aye, Dorrance – Aye, Frazier - Aye. The minutes for the meeting of June 19, 2008 were approved.

Deferred Item: Discussion and Possible action to approve/deny the Final Plat (FP-2008-03) of Territory Ridge

TERRITORY RIDGE

Application of: **HALE & ASSOCIATES SURVEYING CO.**

The applicant has completed road and drainage improvements for a single-family, residential subdivision. The roads would be private and not maintained by the County. There would be 31 lots of various sizes with a minimum lot size of two (2) acres or greater, on 123.539 acres, more or less. The following is the legal description of the property:

The West Half (W/2) of the Southwest Quarter (SW/4) 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:

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 2026.98 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 Section Twelve (12) a distance of 2042.86 feet to the Point of Beginning, containing 5,381,368 square feet or 123.539 acres, more or less.
Location: NE 220th & Choctaw Rd. (County Highway District # 1)**

Mr. Gammon gave the staff report and stated that the item was deferred from the last meeting due to a lack of a quorum. He added that the applicant had met all requirements issued by the County for the development.

Mr. Charles Allen, engineer for applicant, was present for questions.

Mr. Charles Crabb; adjacent landowner, addressed the commission and stated that the applicant was doing a great job with the new development.

Mr. Rinehart motioned for approval of the final plat of Territory Ridge. Ms. Price seconded the motion. Vote taken: Price – Aye, Rinehart – Aye, Dorrance – Aye, Frazier - Aye. The final plat was approved.

Discussion and possible action to approve or deny Preliminary Plat (PP-2008-02) of Cumberland Crossing III

CUMBERLAND CROSSING III

Application of: **CUMBERLAND GROUP, LLC.**

The applicant proposed the continuation of Cumberland Crossing Addition, Planned Unit Development (PUD 2003-01). This phase of the project would have 31 lots on 22.73 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 ¼ of Section 8, T14N, R3W, I.M., Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the NW corner of said NW ¼; Thence S00°00'00"E along the West line of said NW ¼ a distance of 1486.37 ft.; Thence S89°21'39"E a distance of 1884.16 ft. to the Point or Place of Beginning; Thence Continuing S89°21'39"E a distance of 739.68 ft.; Thence S00°00'11"W along the East line of said NW ¼ a distance of 1,158.28 ft.; Thence N89°21'39"W along the South line of said NW ¼ a distance of 818.29 ft.; Thence N00°38'21"E a distance of 219.39 ft.; Thence N13°41'01"W a distance of 607.17 ft.; Thence N06°46'58"W a distance of 131.98 ft. to a point of non-tangential curve. Thence Northeasterly along said non-tangential curve to the right having a radius of 1238.93 ft. for an arc length of 151.30 ft. (the chord of said curve bears N86°42'56"E a distance of 151.21 ft.); Thence S43°38'24"E a distance of 34.64 ft.; Thence S87°28'24"E a distance of 50.00 ft.; Thence N47°31'36"E a distance of 35.36 ft.; Thence N02°31'36"E a distance of 50.00 ft.; Thence N87°28'24"W a distance of 24.78 ft.; Thence S02°31'36"W a distance of 160.88 ft. to the Point or Place of Beginning

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

Mr. Gammon distributed the staff report and stated that all required documents for the application had been submitted to planning staff.

Mr. Clay Coldiron, representative for applicant, noted that this development was the final phase for Cumberland Crossing. He said that they would be adding sidewalks to the subdivision right now and would contact the County at a later date regarding the connection of their development with the Safe Routes to School program.

Ms. Price motioned for approval of the preliminary plat of Cumberland Crossing III. Mr. Frazier seconded the motion. Vote taken: Price – Aye, Rinehart – Aye, Dorrance – Aye, Frazier - Aye. The item was approved.

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 to continue using 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 of South of 206th (Covell Road).
(County Highway. District #3)**

Mr. Gammon provided the staff report and informed the commission that this application was the renewal of a 2006 project where the developer re-platted his subdivision to allow for a portion of the common area to be used as residential/warehouse building for equipment storage. He added that there were issues concerning the special use permit which included:

- One year renewal stipulation on permit
- Requirement of hard-surface paving from County maintained roadway
- Installation of sight-proof fencing
- Difficulty in obtaining the certificate of occupancy for structure

Mr. Dennis Box, lawyer for applicant, stated that his client had no objection with the hard surface paving but wanted to know if the fencing was actually necessary due to the density of the foliage on the property. Mr. Box went on to say that his client felt that the one year renewal was too short and felt a ten year term would be more suitable for the project. Nevertheless, he added that he and his client would accept whatever the Board decided was fair.

Mr. Rineheart asked what the building would be used for.

Mr. Scott Woodard, employee of applicant, answered that the building would be strictly used for warehousing equipment and materials used in the development and construction of the Antler Farms subdivision.

Mr. Bill McDown, resident of Antler Farms, was present to voice his concerns about the special use permit.

Ms. Dorrance asked what would happen to the building long-term.

Mr. Box stated that the homeowners' association would probably work out an agreement with the developer to acquire the building after the subdivision was built-out.

Mr. Rineheart motioned approval of the special use permit with the following stipulations: retaining current landscaping, waive sight-proof fencing stipulation, hard surface paving at County roadway and five-year renewal term.

The motion died for lack of a second.

Ms. Price motioned for a continuance contingent upon completion of the hard surface paving. The special use permit would also have a three-year renewal term and existing landscaping would have to be retained. Mr. Rineheart seconded the motion. Vote taken: Price – Aye, Rinehart – Aye, Dorrance – Aye, Frazier - Aye. The item was continued until the November meeting.

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 234th & Western Ave.
(County Highway District #3)**

Mr. Gammon distributed the staff report and a letter from Mr. Gerald Wright, Superintendent District #3. He then made the commission aware of the current problems in Brookside Hills including road deterioration and erosion control issues. Mr. Gammon added that the commission could continue the re-plat contingent upon all issues being resolved.

Mr. Dennis Box, representing the developer, stated that they had no objection to a continuance for the application.

Mr. Jason Johnson, developer, stated that he felt he could have all issues resolved in sixty (60) days.

Mr. Rinehart moved for a sixty (60) day continuance for the re-plat application of Brookside Hills. Mr. Frazier seconded the motion. Vote taken: Price – Aye, Rinehart – Aye, Dorrance – Aye, Frazier - Aye. The item was continued until the November meeting.

Discussion and possible action to approve or deny Re-plat application (RE-2008-2) of Homestead Manor, an addition to Oklahoma County.

HOMESTEAD MANOR

Application of: **OKLAHOMA COUNTY PLANNING DEPARTMENT**

The address assigned to this lot was in error when the plat was filed. If approved, the address for this lot would be changed from 2201 to 2195 S. Dobbs Rd, correcting a Scribner's Error. The following is the legal description of the property:

Lot 32, Block 1 of Homestead Manor Addition. A part of the Northeast Quarter (NE/4) of Section Ten (10), Township Eleven (11) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma.

**Location: West side of S. Dobbs, South of SE 15th Street.
(County Highway District #2)**

Mr. Gammon stated that this application was an error made by the Planning staff. Due to the fact that many unincorporated residents address themselves, a duplicate address was established on the Homestead Manor plat.

Mr. Rinehart motioned to approve the re-plat of Homestead Manor addition. There was a second from Mr. Frazier. Vote taken: Price – Aye, Rinehart – Aye, Dorrance – Aye, Frazier - Aye. The re-plat was approved.

Discussion and possible action to approve revised Oklahoma County Zoning Regulations

Ms. Ruth Walters, County Planner, gave a brief description of the changes made to the Oklahoma County Zoning Regulations.

The Board requested a verification of parking of tractor trailer vehicles in platted subdivisions.

Ms. Price motioned to defer approval of the Oklahoma County Zoning Regulations until the October meeting. There was second by Mr. Frazier. Vote taken: Price – Aye, Rinehart – Aye, Dorrance – Aye, Frazier - Aye. The item was deferred.

Discussion and possible action to receive June, July, and August 2008 Fee Fund Reports

Mr. Rinehart motioned to receive the fee fund reports for June, July and August. Ms. Price seconded the motion. Vote taken: Price – Aye, Rinehart – Aye, Dorrance – Aye, Frazier - Aye. The reports were received.

Other Business:

There was no other business.

Adjournment:

Ms. Price motioned for adjournment. Mr. Rinehart seconded the motion. Vote taken: Price – Aye, Rinehart – Aye, Dorrance – Aye, Frazier - Aye. The meeting was adjourned at 2:35 p.m.

Approved this _____ day of _____, 2008.

**OKLAHOMA COUNTY
PLANNING COMMISSION**

Cheryl Dorrance, Vice-Chairperson

ATTEST:

Tyler Gammon, Jr., Secretary