

# **M I N U T E S**

## **OKLAHOMA COUNTY PLANNING COMMISSION**

**April 12, 2012**

**1:30 p.m.**

The meeting of the Oklahoma County Planning Commission convened and was called to order by Mr. Will K. Jones, Chairman, at 1:30 p.m., in Room 103, Oklahoma County Office Building, 320 Robert S. Kerr, with the following individuals present:

**Mr. Will K. Jones, Chairman**  
**Mr. David Richey, Vice-Chairman**  
**Mr. Mike Vorel, Member**  
**Mr. James Benson, Member**  
**Mr. Roger Holloway, Member**  
**Ms. Willa Johnson, County Commissioner District #1**

Also in attendance:

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

Mr. Gammon called roll and a quorum was declared.

### **Approval of Minutes of the Previous Meeting: (February 9, 2012)**

Mr. Holloway motioned to approve the minutes from the previous meeting. Ms. Johnson seconded the motion. Vote taken: Benson – Aye, Vorel – Aye, Jones – Aye, Richey– Aye, Holloway – Aye, Johnson – Aye. The minutes from February 9, 2012 were approved.

### **Discussion and Possible action to approve/deny the General Plat (GP-2012-01) of Copperchase Estates.**

#### **COPPERCHASE ESTATES**

Applicant: **NORTH STAR PROPERTIES**

The applicant proposed developing a single-family, residential subdivision with approximately 6 lots on 19.9296 acres. Minimum lot size would be 2.7 acres. The following is the legal description of the property:

**A tract of land in the Southeast Quarter (SE/4) of Section Ten (10), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the northeast corner of the Southeast Quarter of Section 10; Thence South 00°05'06" East along the east line of said Southeast Quarter, a distance of 70.00 feet to the Point of Beginning; Thence continuing South 00°05'06" East along said east line, a distance of 735.00 feet; Thence South 89°54'54" West a distance of 299.77 feet; Thence South 00°05'06" East a distance of 145.31**

**feet; Thence North 89°54'54" East a distance of 299.77 feet to a point on said east line; Thence South 00°05'06" East along said east line a distance of 788.21 feet; Thence North 89°59'02" West a distance of 596.21 feet; Thence North 00°00'02" West a distance of 860.25 feet; Thence North 90°00'00" East a distance of 100.00 feet; Thence North 00°00'02" West a distance of 807.37 feet; Thence North 89°54'54" East a distance of 493.75 feet to the Point of Beginning. Said described tract of land contains a gross area of 868,135 square feet or 19.9296 acres, more or less.**

**Location: SE 29<sup>th</sup> & Henney Rd. (County Highway District #2)**

Mr. Gammon gave a brief summary of the staff report and stated that the proposed subdivision would consist of six (6) lots without the construction of any streets. He added that all driveways would be off of the section line road.

Mr. Richey asked if the location of the adjacent existing sewage lagoon would affect the water quality for the proposed homes.

Mr. Gammon answered that the lagoon was established for Timberland Mobile Home Park to the southwest and would have no affect on the proposed development.

Mr. Joe Atkinson, applicant, presented a slide show and stated that his original plan had included completion of a total of sixteen (16) lots with one street running parallel to Henney Road. He added that he wanted to develop a better land use plan for the twenty acres that was aesthetically pleasing. He stated that the larger six (6) lots were a better fit for the property.

Mr. Jones asked if the applicant was installing an acceleration/deceleration lane from the north end to the south end of the proposed development.

Mr. Atkinson replied that the lots were wide enough to allow for the minimum 200 feet driveway separation on section line roads. He stated that all proposed lots would be approximately 240 to 260 feet wide.

Mr. Jones asked if the acceleration/deceleration lane was required for lots 200 feet wide or greater.

Mr. Trumbo stated that the County required a minimum of 200 feet between driveways for public safety and that Mr. Atkinson had met that requirement. He added that Mr. Atkinson would not be required to install the acceleration/deceleration lane for his proposed development.

Mr. Gammon stated that staff had received a letter from an adjacent property owner that was not considered a protest letter.

Mr. Richey motioned to approve the general plat of Copperchase Estates. Mr. Holloway seconded the motion. Vote Taken: Benson – Aye, Vorel – Aye, Jones – Aye, Richey– Aye, Holloway – Aye, Johnson – Aye. The item was approved.

**Discussion and Possible action to approve/deny the Preliminary Plat (PP-2012-01) of Copperchase Estates.**

**COPPERCHASE ESTATES**

Applicant: **NORTH STAR PROPERTIES**

The applicant proposed developing a single-family, residential subdivision with approximately 6 lots on 19.9296 acres. Minimum lot size would be 2.7 acres. The following is the legal description of the property:

**A tract of land in the Southeast Quarter (SE/4) of Section Ten (10), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the northeast corner of the Southeast Quarter of Section 10; Thence South 00°05'06" East along the east line of said Southeast Quarter, a distance of 70.00 feet to the Point of Beginning; Thence continuing South 00°05'06" East along said east line, a distance of 735.00 feet; Thence South 89°54'54" West a distance of 299.77 feet; Thence South 00°05'06" East a distance of 145.31 feet; Thence North 89°54'54" East a distance of 299.77 feet to a point on said east line; Thence South 00°05'06" East along said east line a distance of 788.21 feet; Thence North 89°59'02" West a distance of 596.21 feet; Thence North 00°00'02" West a distance of 860.25 feet; Thence North 90°00'00" East a distance of 100.00 feet; Thence North 00°00'02" West a distance of 807.37 feet; Thence North 89°54'54" East a distance of 493.75 feet to the Point of Beginning. Said described tract of land contains a gross area of 868,135 square feet or 19.9296 acres, more or less.**

**Location: SE 29<sup>th</sup> & Henney Rd. (County Highway District #2)**

Mr. Gammon stated that the preliminary plat phase usually included submittal of all drawings and studies for the proposed development so that dirt could be moved. In this case, he added, that the applicant had submitted his drainage studies and construction would not commence until the homes were actually built. Therefore, he also added, there was very little to discuss on this phase of the proposed development.

Mr. Richey motioned to approve the preliminary plat. Mr. Vorel and Mr. Holloway seconded simultaneously. Vote taken: Benson – Aye, Vorel – Aye, Jones – Aye, Richey– Aye, Holloway – Aye, Johnson – Aye. The tem was approved.

**Discussion and Possible action to approve/deny a zoning change from AA – Agricultural and Rural Residential District to Planned Unit Development (PUD-2012-01).**

Applicant: **MARK RITCHIE, CIVIL DESIGN & SURVEY  
for 2G INVESTMENTS, LLC**

The applicant proposed developing a residential subdivision according to the PUD Design Statement and PUD Master Development Plan. Lots would be approximately three-fourths of an acre in size. The proposed development would encompass approximately 19.31 acres. The following is the legal description of the property:

**A part of the Southwest Quarter (SW/4) of Section Eighteen (18), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma. Said**

part is more particularly described as follows:

Commencing at the Southwest corner of Government Lot Four (4) of said section, said point monumented by a touching pair of 3/8" iron pins found without identifying information; THENCE South 89°25'18" East (Record ~ S88°51'52"E), along the South line of said lot and said quarter, a distance of 1,930.06 feet to the Point of Beginning (POB), said point monumented by a magnetic PK nail set with a washer stamped "CDS OK CA 4827"; THENCE from said POB, North 00°35'45" West (Record ~ Due North and parallel with the West line of Government Lot Four), a distance of 1,321.45 (Deed Record ~ 1,324.07) feet to a point on the South boundary of Lot 11 of Block 1 of Mission Springs 2<sup>nd</sup> Addition (a recorded plat), said point monumented by a 1/2" iron pin set with an aluminum cap stamped "CDS OK CA 4827"; THENCE South 89°25'18" East (Plat Record ~ S88°44'21"E & Deed Record ~ S88°49'50"E), along the South boundary of said plat a distance of 642.09 feet to the Southeast corner of said plat also being a point on the East boundary of said quarter and the West boundary of Lot 10 Block 1 of Highland Park (a recorded plat), said point monumented by a 1/2" iron pin set with an aluminum cap stamped "CDS OK CA 4827"; THENCE South 00°07'29" East (Plat Record ~ S00°03'33"W & Deed Record ~ S00°27'06"W), along the East boundary of said quarter and the West boundary of said plat, a distance of 1,321.28 (Deed Record ~ 1,323.52) feet to the Southeast corner of said quarter and Southwest corner of said plat, said point monumented by a 1/2" iron pin found with an aluminum cap stamped "Jividen"; THENCE North 89°25'18" West (Record ~ N88°51'52"W), along the South line of said quarter, a distance of 631.22 (Deed Record ~ 631.64) feet to the Point of Beginning (POB). Described parcel contains 19.31 Acres (841,135.31 Sq. Ft.) more or less. SUBJECT TO the Southern 33 feet being reserved for the Covell Road Statutory Right-of-Way

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

Ms. Ruth Walters gave a brief summary of the description/definition of a planned unit development (PUD).

Ms. Walters suggested deferring both the zoning change request and the preliminary plat proposal due to the fact that planning commission members had not received the PUD statement in their packets. She stated that each member needed ample time to review all pertinent information to make an informed decision on both cases.

Mr. Jones apologized to those property owners present and stated that if they were unable to attend the next meeting to make sure to write a letter clearly stating their reasons for protest.

Mr. Mark Ritchie, engineer for the applicant, stated that he and his clients would be available after the meeting to speak with any property owners that had any questions or concerns about the proposed zoning change and development.

Mr. Vorel motioned to defer the applications for the zoning change (PUD-2012-01) and the general plat of Cortona (GP-2012-02) for a period of one month. Ms. Johnson seconded. Vote taken: Benson – Aye, Vorel – Aye, Jones – Aye, Richey – Aye, Holloway – Aye, Johnson – Aye. Both items were deferred.

**Discussion and Possible action to approve/deny the General Plat (GP-2012-02) of Cortona.  
CORTONA**

Application of:

**MARK RITCHIE, CIVIL DESIGN & SURVEY  
For 2G INVESTMENTS, LLC**

The applicant proposed developing a single-family, residential subdivision with 17 lots on 19.31 acres. Minimum lot size would be 0.75 acres. The following is the legal description of the property:

**A part of the Southwest Quarter (SW/4) of Section Eighteen (18), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma. Said part is more particularly described as follows:**

**Commencing at the Southwest corner of Government Lot Four (4) of said section, said point monumented by a touching pair of 3/8" iron pins found without identifying information; THENCE South 89°25'18" East (Record ~ S88°51'52"E), along the South line of said lot and said quarter, a distance of 1,930.06 feet to the Point of Beginning (POB), said point monumented by a magnetic PK nail set with a washer stamped "CDS OK CA 4827"; THENCE from said POB, North 00°35'45" West (Record ~ Due North and parallel with the West line of Government Lot Four), a distance of 1,321.45 (Deed Record ~ 1,324.07) feet to a point on the South boundary of Lot 11 of Block 1 of Mission Springs 2<sup>nd</sup> Addition (a recorded plat), said point monumented by a 1/2" iron pin set with an aluminum cap stamped "CDS OK CA 4827"; THENCE South 89°25'18" East (Plat Record ~ S88°44'21"E & Deed Record ~ S88°49'50"E), along the South boundary of said plat a distance of 642.09 feet to the Southeast corner of said plat also being a point on the East boundary of said quarter and the West boundary of Lot 10 Block 1 of Highland Park (a recorded plat), said point monumented by a 1/2" iron pin set with an aluminum cap stamped "CDS OK CA 4827"; THENCE South 00°07'29" East (Plat Record ~ S00°03'33"W & Deed Record ~ S00°27'06"W), along the East boundary of said quarter and the West boundary of said plat, a distance of 1,321.28 (Deed Record ~ 1,323.52) feet to the Southeast corner of said quarter and Southwest corner of said plat, said point monumented by a 1/2" iron pin found with an aluminum cap stamped "Jividen"; THENCE North 89°25'18" West (Record ~ N88°51'52"W), along the South line of said quarter, a distance of 631.22 (Deed Record ~ 631.64) feet to the Point of Beginning (POB). Described parcel contains 19.31 Acres (841,135.31 Sq. Ft.) more or less. SUBJECT TO the Southern 33 feet being reserved for the Covell Road Statutory Right-of-Way.**

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

The item was deferred for one month.

**Discussion and possible action to receive, January, February, and March 2012 Fee Fund Reports.**

Mr. Richey motioned to receive the reports from January, February and March. Ms. Johnson seconded. Vote taken: Benson – Aye, Vorel – Aye, Jones – Aye, Richey– Aye, Holloway – Aye, Johnson – Aye. The reports were received.

**Other Business:**

Mr. Gammon informed the Board that Ms. Ruth Walters would be leaving the County. He stated that she would soon be working for the City of Nichols Hills. .

**Adjournment:**

Ms. Johnson motioned to adjourn the meeting. Mr. Holloway seconded the motion. Benson – Aye, Vorel – Aye, Jones – Aye, Richey– Aye, Holloway – Aye, Johnson – Aye . The meeting was adjourned at 1:55 p.m.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2012

**OKLAHOMA COUNTY  
PLANNING COMMISSION**

\_\_\_\_\_  
**Will K. Jones, Chairman**

ATTEST:

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Tyler Gammon, Jr., Secretary