

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

May 10, 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. 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, County Planner

Mr. Gammon called roll and a quorum was declared.

Approval of Minutes of the Previous Meeting: (April 12, 2012)

Mr. Holloway motioned to approve the minutes from the previous meeting. Ms. Johnson seconded the motion. Vote taken: Benson – Aye, Richey – Aye, Jones – Aye, Holloway– Aye, Johnson – Aye. The minutes from April 12, 2012 were approved.

Discussion and possible action to amend the Oklahoma County Zoning Regulations, pursuant to O.S. Title 19 §868.11, §868.15 and §868.16 to require property rezoned to a Residential District along a section line road be required to construct a lane running the entire width of the property to be developed, or fee in lieu of the construction.

Mr. Gammon spoke and gave a brief description of the requested zoning regulation change. He stated that previously the Planning Commission had approved the installation of the acceleration/deceleration lane or submittal of the fee in lieu of for all improved industrial and commercial properties in unincorporated Oklahoma County. He added that this new zoning regulation amendment would require the same rules apply to residential zoning developments.

Mr. Joe Atkinson, developer, stated that requiring developers to install acceleration/deceleration lanes the entire length of frontage for developed properties or submitting the fee in lieu of would make most developments cost prohibitive. He added that the language was unclear and could be possibly changed to only require acceleration/deceleration lanes for a specific distance depending on the size of the development.

Mr. Trumbo answered that the language in the zoning regulation amendment was modeled after other jurisdictions in Oklahoma County. He stated that the compromise could be installing a lane for the entrance to the subdivision and submitting a fee in lieu of for the remaining frontage. He added that installing acceleration/deceleration lanes or requiring the fee in lieu of was the only way to get section line roads widened.

Mr. Jones asked how the fee in lieu of was determined.

Mr. Trumbo replied that the County used the six month bid process to determine the current market prices for road construction.

Mr. Jones asked how the problem of cost prohibitive development was handled.

Mr. Trumbo stated that development costs were not considered.

Mr. Richey motioned to defer the zoning regulation amendment until the June meeting Ms. Johnson seconded. Vote taken: Benson – Aye, Richey – Aye, Jones – Aye, Holloway– Aye, Johnson – Aye. The item was deferred and would be heard again on June 14, 2012.

DEFERRED/WITHDRAWN ITEM: 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 encompassed 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 2nd 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 206th & May Ave. (County Highway District #3)

Mr. Richey motioned to accept the withdrawal of the application. Mr. Benson seconded the motion. Vote taken: Benson – Aye, Richey – Aye, Jones – Aye, Holloway – Aye, Johnson – Aye. The rezoning application was withdrawn.

DEFERRED/WITHDRAWN ITEM: 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 2nd 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 206th & May Ave. (County Highway District #3)

Ms. Johnson motioned to accept the withdrawal of the requested general plat. Mr. Richey seconded. Vote taken: Benson – Aye, Richey – Aye, Jones – Aye, Holloway– Aye, Johnson – Aye. The general plat application was withdrawn.

Discussion and possible action to approve/ deny the Final Plat of Copperchase Estates (FP-2012-01).

COPPERCHASE ESTATES

Applicant: **NORTH STAR PROPERTIES & INVESTMENTS, LLC**

The applicant proposed finalizing a single-family, residential subdivision with 6 lots on 19.9296 acres. The minimum lot size is 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 29th & Henney Rd. (County Highway District #2)

Mr. Gammon distributed the staff report and stated that this was a six lot subdivision with all driveways entering off of the section line road. He added that there were no roads required to be built and all final plat criteria had been met.

Ms. Walters stated that the proposed development had been rezoned to RA- Acreage Residential several years ago. She added that even though RA zoning allowed for one residential structure per acre this platted subdivision would only be allowed one home per lot as platted. She also stated that that requirement would be listed on the plat itself.

Mr. Joe Atkinson, applicant, was present to answer any questions.

Mr. Holloway motioned to approve the application. Mr. Benson seconded. Vote taken: Benson – Aye, Richey – Aye, Jones – Aye, Holloway– Aye, Johnson – Aye. The final plat of Copperchase Estates was approved.

Discussion and possible action to approve/deny the General Plat of Hiwassee Hills (GP-2012-03).

HIWASSEE HILLS

Applicant:

PATTERSON & PATTERSON, LLC

The applicant proposed developing a single-family, residential subdivision with 4 lots on 39.762 acres. Average lot size would be 9.45 acres. The following is the legal description of the property:

Being the NW¹/₄ of the SW¹/₄ of Section 10, T14N, R1W, of the Indian Meridian, Oklahoma County, Oklahoma and being more particularly described as follows: Commencing at the SW Corner of the SW¹/₄ of said Section 10, T14N, R1W, I.M.; Thence N00°05'58"E along the west line of said SW¹/₄ for a distance of 1323.45 ft. to the SW corner of said NW¹/₄ SW¹/₄ Said point being The Point Or Place Of Beginning; Thence Continuing N00°05'58"E along the west line of said SW¹/₄ for a distance of 1323.44 ft. to the NW Corner of said NW¹/₄ SW¹/₄; Thence S89°41'55"E along the north line of said NW¹/₄ SW¹/₄ for a distance of 1306.46 ft. to the NE corner of said NW¹/₄ SW¹/₄; Thence S00°05'19"E along the east line of said NW¹/₄ SW¹/₄ for a distance of 1323.70 ft. to the SE corner of said NW¹/₄ SW¹/₄; Thence N89°41'17"W along the south line of said NW¹/₄ SW¹/₄ to The Point Or Place Of Beginning. Said described tract contains 39.762 acres more or less and is subject to easements and Rights-Of-Way of record.

Location: NE 220th & Hiwassee Rd. (County Highway District #3)

Mr. Gammon stated that this proposed development was similar to Copperchase Estates. He added that this development would have 4 lots off of the section line road with a minimum lot size of almost 10 acres. He also stated that this plat would also have the stipulation of one residential dwelling per lot listed on the final plat.

Ms. Johnson asked what the property was zoned.

Mr. Gammon replied that the property was zoned RA- Acreage Residential.

Mr. Ernie Isch, engineer for the applicant, asked if two lots could be combined in to one lot and if it could it be done as a lot split or would it have to be done as a re-plat.

Ms. Walters responded that the developer would have to re-plat the lots. She added that the property owner could not submit the re-plat, the original develop would be required to request a re-plat.

Mr. Richey motioned to approve the general plat. Mr. Holloway seconded. Vote taken: Benson – Aye, Richey – Aye, Jones – Aye, Holloway– Aye, Johnson – Aye. The general plat of Hiwassee Hills was approved.

Discussion and possible action to approve/deny the Preliminary Plat of Hiwassee Hills (PP-2012-02).

HIWASSEE HILLS

Applicant: **PATTERSON & PATTERSON, LLC**

The applicant proposed developing a single-family, residential subdivision with 4 lots on 39.762 acres. Average lot size would be 9.45 acres. The following is the legal description of the property:

Being the NW¹/₄ of the SW¹/₄ of Section 10, T14N, R1W, of the Indian Meridian, Oklahoma County, Oklahoma and being more particularly described as follows: Commencing at the SW Corner of the SW¹/₄ of said Section 10, T14N, R1W, I.M.; Thence N00°05'58"E along the west line of said SW¹/₄ for a distance of 1323.45 ft. to the SW corner of said NW¹/₄ SW¹/₄ Said point being The Point Or Place Of Beginning; Thence Continuing N00°05'58"E along the west line of said SW¹/₄ for a distance of 1323.44 ft. to the NW Corner of said NW¹/₄ SW¹/₄; Thence S89°41'55"E along the north line of said NW¹/₄ SW¹/₄ for a distance of 1306.46 ft. to the NE corner of said NW¹/₄ SW¹/₄; Thence S00°05'19"E along the east line of said NW¹/₄ SW¹/₄ for a distance of 1323.70 ft. to the SE corner of said NW¹/₄ SW¹/₄; Thence N89°41'17"W along the south line of said NW¹/₄ SW¹/₄ to The Point Or Place Of Beginning. Said described tract contains 39.762 acres more or less and is subject to easements and Rights-Of-Way of record.

Location: NE 220th & Hiwassee Rd. (County Highway District #3)

Mr. Richey motioned to approve the application. Mr. Benson seconded the motion. Vote take: Benson – Aye, Richey – Aye, Jones – Aye, Holloway– Aye, Johnson – Aye. The preliminary plat of Hiwassee Hills was approved.

Discussion and possible action to receive, April 2012 Fee Fund Report.

Mr. Holloway motioned to receive the report from April. Mr. Richey seconded. Vote taken: Benson – Aye, Richey – Aye, Jones – Aye, Holloway – Aye, Johnson – Aye. The report was received.

Other Business:

Mr. Gammon informed the Board that Ms. Ruth Walters would not be going to work for Nichols Hills.

Adjournment:

Ms. Johnson motioned to adjourn the meeting. Mr. Jones seconded the motion. Vote taken: Benson – Aye, Richey – Aye, Jones – 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:

Tyler Gammon, Jr., Secretary