

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

February 14, 2013

1:33 p.m.

The meeting of the Oklahoma County Planning Commission convened and was called to order by Mr. Will K. Jones, Chairman, at 1:33 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. Edgar Frazier, Member
Mr. Roger Holloway, Member

Also in attendance:

Mr. Tyler Gammon, Secretary
Mr. Stacey Trumbo, P.E., County Engineer
Ms. Gretchen Crawford, Assistant District Attorney
Mr. Erik Brandt, County Planner

Mr. Gammon called roll and a quorum was declared.

Approval of Minutes of the Previous Meeting: (December 13, 2012)

Mr. Holloway motioned to approve the minutes from the previous meeting as submitted. Mr. Richey seconded the motion. Vote taken: Benson – Aye, Frazier – Aye, Jones – Aye, Richey – Aye, Holloway – Aye. The minutes from the December 13, 2012 meeting were approved.

Discussion and possible action to approve/deny a zoning change (Z-2012-04) from AA-Agricultural and Rural Residential District to IU-Urban Industrial District with Special Use Permit (for outdoor storage of inventory).

Application of: **JAY B. WATKINS dba HERITAGE, LLC**

The applicant proposed constructing a retail facility for tractor sales on an approximately 4.57 acre parcel. The following is the legal description of the property:

The Surface and Surface Rights Only in and to a part of the NW ¼ of Section 4, Township 14 North, Range 2 West, I.M., Oklahoma County, Oklahoma, more particularly described as follows: Commencing at the SE/corner of the SE ¼ of said NW ¼ ; thence West a distance of 135.14 feet; thence North 00°01'50" West a distance of 1347.41 feet; thence North 02°53'50" West a distance of 179.36 feet; thence Northwesterly on a curve to the left having a radius of 1070.92 feet a distance of 245.48 feet; thence North 16°01'50" West a distance of 213.36 feet; thence South 73°58'10" West a distance of 60 feet for a point of beginning; thence North 16°01'50" West a distance of 253.16 feet; thence Northeasterly on a curve to the right having a radius of 1280.92 feet a distance of 158 feet; thence North 51°02'24" West a distance of 145.69 feet; thence North 79°18'20" West a distance of 60 feet; thence South

10°41'40" West a distance of 148.86 feet; thence North 79°18'20" West a distance of 208.71 feet; thence South 10°41'40" West a distance of 65 feet; thence South 16°01'50" East a distance of 460 feet; thence North 73°58'10" East a distance of 410.02 feet to the point or place of beginning, subject to a five (5) foot easement along the West line and together with the road right-of-way along the East side of the above-described property for purpose of ingress and egress to Waterloo Road, as more fully set out in Book 4298 at Page 1549 of the records of the Oklahoma County Clerk.

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

Mr. Gammon distributed the staff report and gave a brief summary of the application.

Mr. Jay B. Watkins, attorney for Heritage, LLC, stated that his client wished to establish a Kubota dealership. He added that there were currently John Deere and New Holland tractor dealerships in the area. He explained that the requested re-zoning was in conformance with the neighboring properties.

Mr. Todd Clarke, manager of Heritage, LLC, was present to answer any questions.

Mr. Jones asked if the applicant had acquired title to the property.

Mr. Watkins replied that his client had acquired title to the property before the re-zoning application was filed with the Oklahoma County Planning Commission.

Mr. Jones asked how the following clause given in the description of the IU zoning district would affect Mr. Watkins application:

“...but not depend heavily on frequent personal visits of customers or clients.”

Mr. Watkins stated that the IU zoning district was recommended by planning staff as the appropriate classification for the commercial purposes his client desired. He added that the New Holland and John Deere tractor dealerships were also zoned IU.

Mr. Gammon stated that the description was just a basic definition of the IU zoning district. He added that it was hard to generalize zoning districts and include all possible uses.

Mr. Jones asked if the road used to access the property was a private road.

Mr. Watkins replied that the road was indeed a private road and that an easement had been granted to his client at the time of purchase.

Mr. Benson motioned for approval of the re-zoning application. Mr. Frazier seconded. Vote taken: Benson – Aye; Frazier – Aye, Jones – Aye, Richey – Aye, Holloway – Aye. The item was approved.

(Deferred Item from December 13, 2012 PC meeting): Discussion and possible action to approve/deny a zoning change from AA–Agricultural and Rural Residential District to Planned Unit Development (PUD-2012-02).

Application of:

CRAFTON TULL & ASSOCIATES

The applicant proposed developing a residential subdivision according to the RS-Urban Single Family Residential District with lots approximately one half acre in size and an approximate 5 acre commercial corner. The proposed development would encompass approximately 160.64 acres. The following is the legal description of the property:

A tract of land located in the Northwest Quarter (NW/4) of Section Thirty-Four (34), Township Fourteen North (T-14-N), Range Four West (R-4-W), I.M., Oklahoma County, Oklahoma, said tract being more fully described as follows: Beginning at the Northwest Corner of said Northwest Quarter (NW/4); Thence N 89°55'15"E along the North line of said Northwest Quarter a distance of 2654.81 feet; Thence S 00°00'40"W along the East line of said Northwest Quarter a distance of 2640.17 feet; Thence S 89°58'20"W a distance of 567.00 feet; Thence S 89°53'55"W a distance of 1826.00 feet; Thence S 89°36'35"W a distance of 261.00 feet to a point on the West line of said Northwest Quarter; Thence N 00°00'24"W along the West line of said Northwest Quarter a distance of 2637.79 feet to the Point of Beginning; Said tract containing 160.64 acres, more or less.

Location: NW 178th & MacArthur Blvd. (County Highway District #3)

Mr. David Box, attorney for the applicant, stated the sewer issue revealed at the December 13, 2012 meeting had only recently been resolved with Oklahoma City. He asked the Board for a 30-day continuance to determine if easements could be secured for installation of sanitary sewer to the proposed development.

Mr. Keith Monroe, adjacent property owner, distributed his protest letter and spoke voicing his concerns about the following issues:

- Hard Surface Runoff
- Septic System Maintenance

Mr. Jones stopped Mr. Monroe and asked Ms. Crawford if Mr. Monroe's objections should be heard at the next hearing.

Ms. Crawford stated that if the Board deferred the item Mr. Monroe's objections should be heard at the next meeting.

Mr. Richey motioned to accept the 30-day continuance. Mr. Benson seconded. Vote taken: Benson – Aye; Frazier – Aye, Jones – Aye, Richey – Aye, Holloway – Aye. The item was continued until the March 14, 2013 meeting.

(Deferred Item from December 13, 2012 PC meeting): Discussion and possible action to approve/deny the General Plat (GP-2012-05) of Mayflower, a residential subdivision, according to the Planned Unit Development (PUD-2012-02).

**MAYFLOWER
CRAFTON TULL & ASSOCIATES**

Application of:

The applicant proposed developing a residential subdivision according to the RS-Urban Single Family Residential District with lots approximately one half acre in size and an approximate 5 acre commercial corner. The proposed development would encompass approximately 160.64 acres. The following is the legal description of the property:

A tract of land located in the Northwest Quarter (NW/4) of Section Thirty-Four (34), Township Fourteen North (T-14-N), Range Four West (R-4-W), I.M., Oklahoma County, Oklahoma, said tract being more fully described as follows: Beginning at the Northwest Corner of said Northwest Quarter (NW/4); Thence N 89°55'15"E along the North line of said Northwest Quarter a distance of 2654.81 feet; Thence S 00°00'40"W along the East line of said Northwest Quarter a distance of 2640.17 feet; Thence S 89°58'20"W a distance of 567.00 feet; Thence S 89°53'55"W a distance of 1826.00 feet; Thence S 89°36'35"W a distance of 261.00 feet to a point on the West line of said Northwest Quarter; Thence N 00°00'24"W along the West line of said Northwest Quarter a distance of 2637.79 feet to the Point of Beginning; Said tract containing 160.64 acres, more or less.

Location: NW 178th & MacArthur Blvd. (County Highway District #3)

Mr. Richey motioned to accept the requested 30-day continuance for the general plat application. Mr. Holloway seconded the motion. Vote taken: Benson – Aye; Frazier – Aye, Jones – Aye, Richey – Aye, Holloway – Aye. The item was continued until the March 14, 2013 meeting.

Discussion and possible action to receive December 2012 and January 2013 Fee Fund Reports.

Mr. Holloway motioned to receive the reports from December 2012 and January 2013. Mr. Benson and Mr. Richey seconded simultaneously. Vote taken: Benson – Aye; Frazier – Aye, Jones – Aye, Richey – Aye, Holloway – Aye. The reports were received.

Other Business:

There was no other business.

Adjournment:

Mr. Benson motioned to adjourn the meeting. Mr. Richey seconded the motion. Vote taken: Benson – Aye, Frazier – Aye, Jones – Aye, Richey – Aye, Holloway – Aye. The meeting was adjourned at 1:51 p.m.

Approved this _____ day of _____, 2013

**OKLAHOMA COUNTY
PLANNING COMMISSION**

Will K. Jones, Chairman

ATTEST:

Tyler Gammon, Jr., Secretary