

# M I N U T E S

## OKLAHOMA COUNTY PLANNING COMMISSION

July 11, 2013

1:33 p.m.

The meeting of the Oklahoma County Planning Commission convened and was called to order by Mr. James Benson, Vice-Chairman, at 1:33 p.m., in Room 103, Oklahoma County Office Building, 320 Robert S. Kerr, with the following individuals present:

**Mr. James Benson, Vice-Chairman**

**Mr. Edgar Frazier, Member**

**Mr. David Richey, Member**

**Mr. Cody Compton on behalf of Ms. Willa Johnson, County Commissioner Dist. #1**

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: (June 13, 2013)**

Mr. Richey motioned to approve the minutes from the previous meeting as submitted. Mr. Frazier seconded the motion. Vote taken: Frazier – Aye, Benson – Aye, Richey– Aye, Compton – Aye. The minutes from the June 13, 2013 meeting were approved.

### **Discussion and possible action to approve/deny a Special Use Permit (SUP-2013-02) for Clauren Ridge Vineyard and Winery.**

Applicant: **THOMAS E. INGMIRE**

The applicant requested approval to continue current operations. The facility had on site fermentation, storage, bottling, and distribution functions as well as wine sales, consumption and special events on site. 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 248<sup>th</sup> & May Ave. (6000 W. Waterloo) (County Highway District #3)**

Mr. Gammon distributed the staff report and gave a brief summary of the application stating that the winery/vineyard special use permit was originally requested due to the fact that the Oklahoma County zoning regulations did not have a specific classification to allow for a winery/vineyard usage. He added that the special use permit had a required renewal of five years. Mr. Gammon also stated that staff had received one letter of protest and one letter of support for the application.

Mr. David Box, attorney for the applicant, stated that this application was a renewal of a special use permit for a unique use in Oklahoma County. He stated that his client had tried to make his business as aesthetically pleasing to the surrounding area as possible. He added that he had tried to take in to account his neighbor's concerns and planted numerous trees along the west side of his property and made sure that noise levels were kept to a minimum. Mr. Box also indicated that his client would like to extend the renewal period from five years to possibly twenty years.

Dr. Thomas Ingmire, applicant, gave a brief description of the history and uses of the property on which his winery/vineyard was located.

Mr. Richey motioned to approve the special use permit with a required renewal due in five years. Mr. Frazier seconded the motion. Vote taken: Frazier – Aye, Benson – Aye, Richey– Aye, Compton – Aye. The item was approved.

**Discussion and possible action to approve/deny a Special Use Permit (SUP-2013-03) to renew a “Year Round Fireworks Sales Facility” within an existing warehouse.**

Applicant: **FIREWORKS CENTRAL 25, LLC**

The applicant requested renewal of a special use permit to continue using the facility for “Year Round Fireworks Sales”. The following is the site description to be considered:

**A part of Lot One (1) of the Northwest Quarter (NW/4) of Section Eighteen (18), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows, to-wit: Beginning at the Northwest Corner of Lot One (1) of the Northwest Quarter (NW/4); Thence East 757.2876 feet; Thence South 330.00 feet; Thence West to the West line of Lot One (1); Thence North to Beginning, LESS AND EXCEPT a tract on the West deeded to Oklahoma County for road purposes, said deed being recorded in Book 55, page 177 of the records of Oklahoma County, Oklahoma, AND FURTHER LESS AND EXCEPT a strip, piece or parcel of land lying in part of Lot One (1) of the Northwest Quarter (NW/4) of Section Eighteen (18), Township Twelve (12) North, Range Two (2) West, Oklahoma County, Oklahoma, said parcel of land being described by metes and bounds as follows: Beginning at a point 33.00 feet east of the West line: Thence East on a line parallel to and 33.00 feet South of said North line a distance of 32.00 feet; Thence South 00°08'33"East a distance of 311.75 feet; Thence North 14°10'49"West a distance of 131.86 feet to a point 33.00 feet East of the West line of said Lot One (1); Thence North 00°08'33"West a distance of 183.75 feet to the Point of Beginning.  
Location: 2820 NE 50<sup>th</sup> St., Oklahoma City, Oklahoma (County Highway District #1)**

Mr. Gammon distributed the staff report and stated that this was the second time this special use permit had been renewed. He added that certain stipulations were placed upon the owner to allow for year-round sales of fireworks which included installation of sight-proof fencing. He added that staff had received no protests.

Ms. Ramona Collins, representative for the applicant, stated that the sight-proof fencing had been erected along the south and east property lines but that slats for screening had not yet been installed for the fencing on the south. She added that the local fence company that was used was currently quite busy with clients in the Moore area but would complete the fencing in the near future.

Mr. Richey motioned to approve the special use permit with a required renewal due after one year. Mr. Frazier seconded the motion. Vote taken: Frazier – Aye, Benson – Aye, Richey– Aye, Compton – Aye. The item was approved.

**Discussion and possible action to approve/deny a revised Planned Unit Development (PUD-2013-01) Summit Lake Estates.**

Applicant: **ST. JOHN CONSTRUCTION CO., LLC**

The applicant proposed revision of the PUD for the Summit Lake Estates subdivision. The revised Planned Unit Development (PUD-2013-01) would include the common areas and ponds as amenities. The following is the legal description of the property:

**Government Lots One (1) and Two (2) and the East Half (E/2) of the Northwest Quarter (NW/4) of Section Eighteen (18), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma.**  
**Location: NW 220<sup>th</sup> and May Ave. (County Highway District #3)**

Mr. **Gammon** gave the staff report and stated that the original PUD for Summit Lake Estates was established in 2004. He added that in the second phase of the development the applicant wished to revise the existing PUD to include more lots and restricted access between phases one and two; except in the case of an emergency.

Mr. Phil Hagen, Crafton, Tull & Associates; engineer for the applicant, stated that the preliminary plat had expired on phase two of Summit Lake Estates and his client concluded that this would be a perfect time to make a few changes. He said that the lot size of  $\frac{3}{4}$  acre allowed in the original PUD would not be altered but that the street layout had been reconfigured to allow for a larger number of lots and more lakefront lots. He also added that construction of the access between phases one and two would be dangerous and costly to construct due to the topography of the land. He stated that a road would be constructed between the two phases for emergency vehicles and pedestrian traffic only.

Mr. Benson asked what the value of the proposed homes would be.

Mr. Jay St. John, applicant, replied that the homes would range in value from \$450,000.00 to \$700,000.00.

Mr. Hagan added that phase two of Summit Lake Estates would have a gated entrance and the streets would be privately maintained; the same as phase one.

Mr. Gammon stated that two protests had been received.

Mr. Richey asked if any portion of phase two was in the floodplain.

Mr. Hagan replied that no portion of Summit Lake Estates was in a FEMA designated floodplain. He added that floodplain started west of the Summit Lake Addition.

Ms. Mary Driscoll, adjacent property owner in Mission Springs Addition, was present to voice her concerns on possible drainage issues that would be caused by the new addition.

Mr. St. John, applicant, stated that he had gone through considerable expense to deepen the lake between Mission Springs and the Summit Lake Addition so that it would hold more water. Secondly, he stated there would be a drainage structure at the dam to allow water to flow away from Mission Springs Addition. He added that with those improvements it would make the shared lake more viable.

Mr. Benson asked if there was enough green space allowed for the proposed addition.

Mr. Hagan stated that there was approximately four or five acres of common area.

Mr. Richey motioned to approve the revised PUD for Summit Lake Estates Phase II. Mr. Frazier seconded the motion. Vote taken: Frazier – Aye, Benson – Aye, Richey– Aye, Compton – Aye.

### **Discussion and possible action to approve/deny the General Plat (GP-2013-01) of Summit Lake Estates, Section II.**

Applicant:

**ST. JOHN CONSTRUCTION CO., LLC**

The applicant proposed completion of the second phase of a single-family residential subdivision in accordance with a revised Planned Unit Development (PUD-2013-01). The new section had approximately 81 lots on 78 acres. Common areas and ponds would be included as amenities. The following is the legal description of the property:

**Government Lots 1 and 2, and the East one-half of the Northwest Quarter (NW/4) of Section Eighteen (18), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, less and except that portion which has been platted as Summit Lake Estates Section 1 recorded in the Office of the County Clerk of Oklahoma County, plat book 63, page 1.  
Location: NW 220<sup>th</sup> and May Ave. (County Highway District. #3)**

Mr. Gammon stated that the general plat was the next stage in the platting process for the second phase of Summit Lake Estates. He stated that the general plat was just a basic outline of the proposed development.

Mr. Richey asked if all requirements had been met.

Mr. Gammon replied that all requirements had been met for the general plat.

Mr. Hagan was present to answer any questions regarding the general plat.

Mr. Richey motioned to approve the general plat of Summit Lake Estates phase two. Mr. Frazier seconded the motion. Vote taken: Frazier – Aye, Benson – Aye, Richey– Aye, Compton – Aye. The item was approved.

**(Deferred Item from March 14, 2013 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 178<sup>th</sup> & MacArthur Blvd. (County Highway District #3)**

Mr. Gammon stated that this application was an item that had been continued from previous planning commission meetings. Mr. Gammon distributed the staff report and gave a brief description of the project.

Mr. David Box, lawyer for the applicant, requested that the item be continued until the August planning commission meeting due to the issues regarding obtainment of easements for sanitary sewer.

Mr. Richey asked if the applicant was aware of the green space requirement on the proposed development.

Mr. Box stated that he was aware of the requirement.

Mr. Frazier motioned to accept the continuation for one month. Mr. Richey seconded the motion. Vote taken: Frazier – Aye, Benson – Aye, Richey– Aye, Compton – Aye. The item was continued until the August 8, 2013 planning commission meeting.

**(Deferred Item from March 14, 2013 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**

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 178<sup>th</sup> & MacArthur Blvd. (County Highway District #3)**

Mr. Box asked for a one month continuation for the general plat.

Mr. Frazier motioned to accept the continuation for one month. Mr. Richey seconded the motion. Vote taken: Frazier – Aye, Benson – Aye, Richey– Aye, Compton – Aye. The item was continued until the August 8, 2013 planning commission meeting.

### **Discussion of updates to the Oklahoma County Master Plan.**

Mr. Gammon stated that there was no new information to submit to the Board. He added that at the August meeting the proposed survey to be sent to County residents would be reviewed for questions and comments.

### **Discussion and possible action to receive June 2013 Fee Fund Report.**

Mr. Richey motioned to receive the fee fund report June 2013. Mr. Benson seconded the motion. Vote taken: Frazier – Aye, Benson – Aye, Richey– Aye, Compton – Aye. The report was received.

### **New Business:**

There was no new business.

**Adjournment:**

Mr. Richey motioned to adjourn the meeting. Mr. Frazier seconded the motion. Vote taken: Frazier – Aye, Benson – Aye, Richey – Aye, Compton – Aye. The meeting was adjourned at 2:26 p.m.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2013

**OKLAHOMA COUNTY  
PLANNING COMMISSION**

\_\_\_\_\_  
**James Benson, Vice Chairman**

ATTEST:

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Tyler Gammon, Jr., Secretary