

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

March 14, 2013

1:43 p.m.

The meeting of the Oklahoma County Planning Commission convened and was called to order by Mr. Will K. Jones, Chairman, at 1:43 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. Joe Blough on behalf of Ms. Willa Johnson, County Commissioner District #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.

Mr. Blough excused himself from the meeting.

Approval of Minutes of the Previous Meeting: (February 14, 2012)

Mr. Richey motioned to approve the minutes from the previous meeting as submitted. Mr. Frazier seconded the motion. Vote taken: Benson – Aye, Frazier – Aye, Jones – Aye, Richey – Aye. The minutes from the February 14, 2013 meeting were approved.

(Deferred Item from February 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 178th & MacArthur Blvd. (County Highway District #3)

Mr. Gammon distributed the staff report and stated that the PUD application was the continuation of a deferred item from the February 2013 Planning Commission meeting. He added that no changes had been made.

Mr. Kendall Dillon, Crafton, Tull & Associates, stated that the PUD application presented to the Board was located at the southeast corner of 178th Street and MacArthur Blvd. He added that the total property to be rezoned was 160 acres with approximately 6 acres of commercial area and the remaining acreage to be zoned RS- Urban Single Family Residential. He stated that there would be 197 residential lots, ½ acre in size. He held that the proposed addition would be serviced by Deer Creek Water and Oklahoma City sewer. Mr. Dillon asked that the Board conditionally approve the PUD application until all the sewer issues were resolved.

Mr. Dillon reminded the Board that in earlier discussions it was determined that if sewer were deemed accessible; his client would increase the number of lots to defer the cost of obtaining service. He stated that his client would like to retain the current density, but maintain only the 20.88 acres of open space instead of the required 24.10 acres.

Mr. Benson stated that residents adjacent to the proposed development were concerned with drainage issues.

Mr. Dillon presented a drainage map showing three retention ponds and one detention pond. He added that a drainage study would be completed at the preliminary plat phase to show that the historic run-off would not be increased.

Mr. Jones asked if the County Engineer had any comments.

Mr. Trumbo stated that he thought that the compromise of density versus green space was acceptable and that the proposed drainage control measures would benefit property owners surrounding the proposed development. He added that it would be better if the sewer issues were resolved. He stated that he wasn't sure if a conditional approval could be passed on to the Board of County Commissioners.

Mr. Dillon stated he asked for the conditional approval to give his client assurance that once sewer was established that they could continue with the development process. Otherwise, he stated, that the thousands of dollars spent on securing sewer might have been spent in vain if the Commission ultimately denied the rezoning application.

Mr. Gammon stated that he could not send a conditional approval to the Board of County Commissioners. He stated that the sewer issue needed to be resolved before the Planning Commission approved the application.

Mr. Brandt asked if the applicant would be required to comply with the fifteen percent open space described in the subdivision regulations. He asked if the applicant could apply for a variance or could the Planning Commission override the subdivision regulations.

Ms. Crawford stated she believed the applicant should be held to the requirement as it was specifically described in the PUD regulations.

Mr. Dillon asked what he could do to remedy the situation. He stated that he could increase the open space and decrease the lot sizes to maintain 197 lots.

Ms. Crawford stated that a variance from the Board of Adjustment would probably not be appropriate for the open space regulation. She held that the applicant could still apply for a variance, but she could not see a way around the fifteen percent requirement.

Mr. Jones stated that the commission could not give qualified assurance or issue a conditional approval to the applicant but felt that the application was suitable and would be a good use for the property in question. He added that it would probably be a good idea to defer the item until the sewer issues could be resolved.

Mr. Dillon asked for a 30-day deferral for the rezoning and general plat applications.

Mr. Richey motioned to accept the 30-day continuance. Mr. Frazier seconded. Vote taken: Benson – Aye; Frazier – Aye, Jones – Aye, Richey – Aye. The item was continued until the April 11, 2013 meeting.

(Deferred Item from February 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 178th & MacArthur Blvd. (County Highway District #3)

Mr. Richey motioned to accept the requested 30-day continuance for the general plat application. Mr. Frazier seconded the motion. Vote taken: Benson – Aye; Frazier – Aye, Jones – Aye, Richey – Aye. The item was continued until the April 11, 2013 meeting.

Discussion and possible action for updating the Oklahoma County Master Plan.

Mr. Gammon distributed a list of master plan amendment topics and possible zoning/subdivision regulation changes.

Mr. Brandt stated that the master plan needed to be updated every five years and gave a brief overview of the possible changes that could be made.

Mr. Gammon asked if discussion of master plan updates could be a recurring item on the commission agendas.

Mr. Jones stated that would be a great idea so that all commissioners could give input to possible changes and/or upgrades to the plan.

Mr. Richey motioned to accept the master plan amendment discussion as a recurring agenda item for planning commission meetings. Mr. Benson seconded the motion. Vote taken: Benson – Aye; Frazier – Aye, Jones – Aye, Richey – Aye. The request was accepted.

Discussion and possible action to receive February 2013 Fee Fund Report.

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

New Business:

There was no new business.

Adjournment:

Mr. Richey motioned to adjourn the meeting. Mr. Benson seconded the motion. Vote taken: Benson – Aye, Frazier – Aye, Jones – Aye, Richey – Aye. The meeting was adjourned at 2:45 p.m.

Approved this _____ day of _____, 2013

**OKLAHOMA COUNTY
PLANNING COMMISSION**

Will K. Jones, Chairman

ATTEST:

Tyler Gammon, Jr., Secretary