

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

September 12, 2013

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 1:32 p.m., in Room 103, Oklahoma County Office Building, 320 Robert S. Kerr, with the following individuals present:

Mr. Will K. Jones, Chairman
Mr. James Benson, Vice-Chairman
Mr. Edgar Frazier, Member
Mr. David Richey, Member
Mr. Roger Holloway, Member
Mr. Joe Blough 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: (August 8, 2013)

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, Holloway – Aye, Blough - Aye. The minutes from the August 8, 2013 meeting were approved.

Discussion and possible action to approve/deny the General Plat (GP-2013-03) of Cortona.

CORTONA

Applicant: **SHERYL WILLINGHAM**

The applicant proposed developing a single-family, residential subdivision with 8 lots on 19.31 acres. Minimum lot size would be two (2) 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. Gammon distributed the staff report and gave a brief summary of the proposed plat stating that the plat had been brought before the Board at a previous meeting and had been denied. He stated that the newly submitted plat had larger lot sizes, fewer lots and would not be supplied by Deer Creek Water.

Mr. Richey asked if Deer Creek Water Corporation owned the water rights on Mrs. Willingham's property.

Ms. Crawford stated that the staff report showed that Mrs. Willingham owned the water rights on her property; not Deer Creek Water.

Mark Farris, engineer for the applicant, stated that the plat brought before the Board previously was denied due to the fact that the Board felt that water was accessible and should have been utilized to service the subdivision. He added that, in his opinion, water was not accessible for the following reasons:

- Deer Creek Water is a corporation; not a public utility.
- His client would be required to convey the water rights for her property to Deer Creek Water Corporation.
- Deer Creek Water would have complete authority over placement of two (2) wells on Mrs. Willingham's property.
- There would be a required three hundred (300) foot "no build" radius around each well.
- Well sites and the required radii would decrease his client's usable area to roughly three (3) acres.

Mr. Farris stated that the proposed plat would have two (2) acre lots and was in compliance with Oklahoma County's Master Plan and would not require re-zoning.

Mr. Matt Stevenson, neighboring property owner, was present to voice his concern regarding drainage concerns that may or may not be exacerbated by construction of the proposed development.

Mrs. Aron Samwel, neighboring property owner, was present to voice her concern over removal of trees to the West of her property. She stated that she felt that the trees were aesthetically pleasing, helped with erosion and would hate to see them removed.

Mr. Jones asked which way the drainage flowed from the detention pond currently located on Mrs. Willingham's property.

Mr. Farris replied that from a tinhorn that runs under Covell Road the water drains from the south to the north through the detention pond on the Willingham property and then along the west side of Highland Park Addition. He added that all drainage concerns would be addressed at the next platting phase if the general plat were approved.

Mr. Jones asked what the County could do about the drainage in the area.

Mr. Trumbo stated that the rules require that the applicant cannot allow the water run-off to increase beyond the historical rate. He added that enhancement to the detention pond on the property would probably help any future drainage issues. He also stated there could possibly be a blockage in the Mission Springs area that causes water to back-up to the residents in Highland Park. He stated that Oklahoma County could contact the homeowner's association in Mission Springs to determine if the creek at the southeast corner of the subdivision could be cleaned out to allow the water to flow more freely.

Mr. Benson motioned to approve the application. Mr. Richey seconded the motion. Vote taken: Benson – Aye, Frazier – Aye, Jones – Aye, Richey – Aye, Holloway – Aye, Blough - Aye. The general plat of Cortona 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 178th & MacArthur Blvd. (County Highway District #3)

The applicant submitted a written request to defer their re-zoning application until the October 10, 2013 Planning Commission meeting.

Motion was made by Mr. Richey to accept the applicant's deferral request. Mr. Holloway seconded the motion. Vote taken: Benson – Aye, Frazier – Aye, Jones – Aye, Richey – Aye, Holloway – Aye, Blough - Aye. The item was deferred until the October 10, 2013 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 178th & MacArthur Blvd. (County Highway District #3)

The applicant submitted a written request to defer their re-zoning application until the October 10, 2013 Planning Commission meeting.

Motion was made by Mr. Richey to accept the applicant's deferral request. Mr. Holloway seconded the motion. Vote taken: Benson – Aye, Frazier – Aye, Jones – Aye, Richey – Aye, Holloway – Aye, Blough - Aye.. The item was deferred until the October 10, 2013 meeting.

Discussion and possible action regarding survey questionnaire including additional questions that may be added and sent to residents of Unincorporated Oklahoma County for purposes of updating the Oklahoma County Master Plan.

Mr. Gammon asked if the Board had any questions or comments regarding the proposed survey.

There were no comments from the Board

Mr. Benson motioned to defer the item until the October 10, 2013 Planning Commission meeting to discuss any further changes to the questionnaire. Mr. Richey seconded the motion. Vote taken: Benson – Aye, Frazier – Aye, Jones – Aye, Richey – Aye, Holloway – Aye, Blough – Aye. The item was deferred.

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

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

New Business:

There was no new business.

Adjournment:

Mr. Holloway motioned to adjourn the meeting. Mr. Richey seconded the motion. Vote taken: Benson – Aye, Frazier – Aye, Jones – Aye, Richey – Aye, Holloway – Aye, Blough - Aye. The meeting was adjourned at 2:09 p.m.

Approved this _____ day of _____, 2013

**OKLAHOMA COUNTY
PLANNING COMMISSION**

Will K. Jones, Chairman

ATTEST:

Tyler Gammon, Jr., Secretary