

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

April 10, 2014

1:35 p.m.

The meeting of the Oklahoma County Planning Commission convened and was called to order by Mr. Will K. Jones, Chairman, at 1:35 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. Charles DeFuria, Member
Ms. Irene Martin, Member
Mr. David Richey, 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 Meetings: (March 13, 2014)

Mr. Jones motioned to approve the minutes. Vote taken: Benson – Aye, Defuria – Aye, Martin – Aye, Jones – Aye, Richey – Aye. The minutes from the March 13, 2014 meeting were approved as submitted.

(Deferred Item) 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**

This application was approved previously by the Planning Commission and forwarded on to the Board of County Commissioners (BOCC) for consideration. The BOCC returned the item back to the Planning Commission for reconsideration after new facts regarding utilities emerged. With new facts considered, the applicant proposed changes in the development of 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 encompasses 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 stated that the applicant had requested a deferral of the application until the May Planning Commission meeting.

(Deferred Item) Discussion and possible action to approve/deny the General Plat of Mayflower (GP-2012-05).

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 encompasses 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 stated that the applicant had requested a deferral of the application until the May Planning Commission meeting.

Mr. Richey motioned to accept the deferral of the rezoning application (PUD 2012-02) and the general plat application (GP-2012-05). Mr. Benson seconded the motion. Vote taken: Benson – Aye, Defuria – Aye, Martin – Aye, Jones – Aye, Richey – Aye. The items were deferred until the May 8, 2014 Planning Commission meeting.

Discussion and possible action to approve/deny the Final Plat of Summit Lake Estates II (FP-2014-02).

Application of: **SUMMIT LAKES DEVELOPMENT, LLC**

The applicant proposed completion of the second phase of a single-family residential subdivision in accordance with a new Planned Unit Development (PUD-2013-01) which has approximately 77 lots on 79.86 acres. Common areas and ponds will be included as amenities. The following is the legal description of the property:

A tract of land situate within the Northwest Quarter (NW/4) of Section Eighteen (18), Township Fourteen North (T14N), Range Three West (R3W), Indian Meridian (I.M.)

Oklahoma City, Oklahoma County, Oklahoma and more particularly described as follows. COMMENCING at the Northwest Corner of said NW/4 at a found 1/2" iron bar found in place; thence S 00° 33' 07" E along the West line of said NW/4 a distance of 668.78 feet to the POINT OF BEGINNING, same being the Southwest corner of SUMMIT LAKE ESTATES SECTION 1, according to the recorded plat thereof; thence along the Southerly lines of said plat boundary the following Thirty-nine (39) courses: N 89° 26' 53" E a distance of 87.90 feet to a point on a curve to the right; thence 57.25 feet along the arc of said curve having a radius of 100.00 feet, subtended by a chord of 56.47 feet which bears S 74° 09' 04" E; thence S 57° 45' 01" E a distance of 149.16 feet to a point on a curve to the right; thence 136.53 feet along the arc of said curve having a radius of 450.00 feet, subtended by a chord of 136.01 feet which bears S 49° 03' 30" E; thence S 40° 22' 00" E a distance of 279.86 feet to a point of tangent curvature to the right; thence 95.77 feet along the arc of said curve having a radius of 325.00 feet, subtended by a chord of 95.42 feet which bears S 31° 55' 31" E; thence S 23° 29' 03" E a distance of 189.85 feet to a point of tangent curvature to the right; thence 86.91 feet along the arc of said curve having a radius of 325.00 feet, subtended by a chord of 86.65 feet which bears S 15° 49' 24" E; thence S 08° 09' 45" E a distance of 28.61 feet to a point of tangent curvature to the left; thence 19.63 feet along the arc of said curve having a radius of 25.00 feet, subtended by a chord of 19.13 feet which bears S 30° 39' 33" E, to a point of reverse curvature; thence 92.93 feet along the arc of said curve having a radius of 50.00 feet, subtended by a chord of 80.12 feet which bears S 00° 05' 11" W, to a point of reverse curvature; thence 18.95 feet along the arc of said curve having a radius of 25.00 feet, subtended by a chord of 18.50 feet which bears S 31° 36' 46" W to a point of reverse curvature; thence 73.29 feet along the arc of said curve having a radius of 325.00 feet, subtended by a chord of 73.13 feet which bears S 16° 21' 25" W; thence S 22° 49' 02" W a distance of 285.41 feet to a point on a curve to the left; thence 39.14 feet along the arc of said curve having a radius of 25.00 feet, subtended by a chord of 35.26 feet which bears S 22° 01' 50" E, to a point on a compound curvature to the left; thence 29.51 feet along the arc of said curve having a radius of 75.00 feet, subtended by a chord of 29.32 feet which bears S 78° 09' 08" E; thence S 89° 25' 34" E a distance of 177.99 feet; thence N 00° 34' 26" E a distance of 224.14 feet; thence N 18° 53' 16" E a distance of 319.79 feet; thence N 11° 19' 22" W a distance of 300.07 feet; thence S 89° 55' 37" E a distance of 140.42 feet; thence S 61° 57' 24" E a distance of 288.99 feet; thence N 13° 20' 07" W a distance of 132.22 feet to a point on a curve to the right; thence 110.19 feet along the arc of said curve having a radius of 325.00 feet, subtended by a chord of 109.66 feet which bears N 03° 37' 20" W, to a point of reverse curvature; thence 33.92 feet along the arc of said curve having a radius of 25.00 feet, subtended by a chord of 31.38 feet which bears N 32° 47' 07" W, to a point on a curve to the left concave Northeast; thence 64.16 feet along the arc of said curve having a radius of 325.00 feet, subtended by a chord of 64.06 feet which bears S 77° 19' 01" E; thence S 82° 58' 19" E a distance of 31.62 feet to a point on a non-tangent curve to the left, concave Southeast; thence 40.52 feet along the arc of said curve having a radius of 25.00 feet, subtended by a chord of 36.23 feet which bears S 50° 35' 32" W, to a point on a curve to the left; thence 83.96 feet along the arc of said curve having a radius of 275.00 feet, subtended by a chord of 83.63 feet which bears S 04° 35' 22" E; thence S 13° 20' 07" E a distance of 334.96 feet to a point of tangent curvature to the right; thence 125.74 feet along the arc of said curve having a radius of 200.00 feet, subtended by a chord of 123.68 feet which bears S 04° 40' 34" W, to a on a curve to the right; thence 37.31 feet along the arc of said curve having a radius of 25.00 feet, subtended by a chord of 33.94 feet which bears S 20° 03' 55" E; thence S 62° 49' 05" E a distance of 22.72 feet to a point of on a curve to the left; thence 174.26 feet along the arc of said curve having a radius of 175.00 feet, subtended by a chord of 167.15 feet which bears N 88° 39' 20" E; thence N 60° 07' 47" E a distance of 301.36 feet to a point on a curve to the right; thence 360.62 feet along the arc of said curve having a radius of 250.00 feet, subtended by a chord of 330.16 feet which bears S 78° 32' 42" E; thence S 37° 13' 14" E a distance of 293.40 feet; thence N 52° 46' 46" E a distance of 182.43 feet; thence N 89° 55' 42" E a distance of 170.01 feet to a point on the East line of said NW/4; thence S 00° 04' 23" E along said East line a distance of 1063.44 feet to the Southeast corner of said NW/4 marked by a 3/8" bar found in place; thence N 89° 16' 12" W along the South line of said NW/4, same being coincident with the North lines of MISSION SPRINGS 2nd ADDITION and the North line of MISSION SPRINGS 1st ADDITION, according to the recorded plats

thereof a distance of 2581.51 feet to the Southwest corner of said NW/4 marked by a PK nail found in place; thence N 00° 33' 07" W along the West line of said NW/4 a distance of 1981.05 feet to the POINT OF BEGINNING. Said tract contains 3,478,700 Square feet or 79.86 Acres, more or less.

Location: NW 220th and May Ave. (County Highway District. #3)

Mr. Gammon stated that the applicant had requested a deferral until the next Planning Commission meeting.

Mr. Richey motioned to accept the deferral request. Ms. Martin seconded. Vote taken: Benson – Aye, Defuria – Aye, Martin – Aye, Jones – Aye, Richey – Aye. The item was deferred until the May 8, 2014 Planning Commission meeting.

Discussion and possible action to approve/deny the Final Plat of Cortona (FP-2014-01)

Application of: **SHERYL WILLINGHAM**

The applicant proposed completion of a single-family, residential subdivision. The subdivision encompasses 8 lots on 19.31 acres with an average lot size of 2.0 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 gave a brief summary of the application. He stated that construction of the development had not been completed, but the applicant wished to begin selling lots. He added that a maintenance bond and an erosion control bond had been submitted to ensure proper

completion of the project. Mr. Gammon also stated that the final mylar had been submitted as well.

Mr. Sean McGraw, Red Plains Professional, consulting engineer for applicant, stated that the project was on schedule to proceed as planned. He added that the applicant now had a contractor under contract to begin construction of the roads.

Mr. Richey asked if there were drainage/water issues in the development of the project.

Mr. McGraw replied that the neighbors to the east brought forth drainage issues in regards to the Highland Park addition. He stated that additional erosion control features were to be added to the existing pond in the Cortona addition to mitigate flow velocities downstream.

Mr. Jones recognized that the development of the proposed addition had been a long process for the applicant. He added that he felt that the resulting project was a good reflection of what could be done with a moderately sized parcel of land. He stated that he was pleased with the final outcome.

There was no one present to speak in opposition of the application.

Mr. Benson motioned to approve the application. Mr. Richey seconded the motion. Vote taken: Benson – Aye, Defuria – Aye, Martin – Aye, Jones – Aye, Richey – Aye. The final plat application of Cortona was approved.

Discussion and possible action to approve/deny the zoning change request from AA-Agricultural and Rural Residential to RS-Urban Single Family Residential District (Z-2014-01).

Application of: **SOONER TRADITIONS, LLC**

The applicant proposed developing a residential subdivision with 123 lots on 43.93 acres. The following is the legal description of the property:

A part of the North Half (N/2) of the Northeast Quarter (NE/4) of Section Thirty-Three (33), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma more particularly described as follows: Commencing at the Northeast corner of the NE/4 of said Section 33; Thence S89°55'19"W along the North line of said NE/4, a distance of 1185.00 feet to the Point of Beginning; Thence S89°55'19"W along the North line of said NE/4 a distance of 1448.98 feet to the Northwest corner of said NE/4; Thence S00°06'49"W along the West line of said NE/4 a distance of 1321.61 feet to the Southwest corner of the N/2 of said NE/4; Thence N89°51'43"E along the South line of the N/2 of said NE/4 a distance of 1448.98 feet; Thence N00°01'43"E a distance of 1320.08 feet to the Point of Beginning.

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

Mr. Gammon stated the proposed development fell within the urban growth transitional zone as shown in the Oklahoma County Master Plan. He added that the urban growth area allowed for higher density zoning as long as sewer and water could be provided.

Mr. Jones asked if written commitment for service of sewer and water affected the zoning stage of development.

Mr. Gammon replied that the zoning change could not be approved without confirmation of water and sewer service.

Mr. Jones asked if planning staff had received written confirmation of sewer or water service.

Mr. Gammon answered that staff had received no such confirmation.

Mr. Sean Rieger, attorney for the applicant, was present to illustrate his client's case through a slide show.

Mr. Jones asked Mr. Rieger before he began his presentation if he was prepared to submit written statements explaining that there would be sewer and water service to the proposed project.

Mr. Rieger replied that he was prepared to tell the Commission that he and his client were agreeable that having water and sewer service were a condition for approval of the zoning request. He added that he had an e-mail from Oklahoma City stating sewer service could be obtained from Oklahoma City.

Mr. Rieger distributed copies of the e-mail.

Mr. Jones asked if the e-mail constituted a written agreement.

Mr. Gammon replied that the e-mail would not suffice as written confirmation of sewer service.

Mr. Rieger asked if the zoning change could be heard with the stipulation that it not be approved unless water and sewer service were a definite.

Mr. Jones stated that was not a possibility. He added that all zoning changes follow the property. If approved, the zoning change would be of record even if sewer and water were never provided.

Ms. Crawford stated that she was in agreement with Mr. Jones. Also she stated that she was hesitant to hear the zoning case without confirmation of sewer and water service. She noted that the e-mail from Oklahoma City was six months old.

Mr. Richey asked if the Corps of Engineers had been contacted regarding the large area of floodplain in the proposed development.

Mr. Steve Rollins, engineer for the applicant, stated that the Corps of Engineers had not yet been contacted, but he added that no work/construction would be done in the floodplain.

Mr. Rieger asked that the zoning application be deferred until the May 8, 2014 Planning Commission meeting.

Mr. Richey motioned to defer the item until the next Planning Commission meeting. Ms. Martin seconded. Vote taken: Benson – Aye, Defuria – Aye, Martin – Aye, Jones – Aye, Richey – Aye. The item was deferred for one month.

Discussion and possible action to approve/deny the General Plat (GP-2014-01) of The Meadows @ MacArthur Park.

Application of: **SOONER TRADITIONS, LLC**

The applicant proposed developing a single-family, residential subdivision with 123 lots on 43.93 acres. The following is the legal description of the property:

A part of the North Half (N/2) of the Northeast Quarter (NE/4) of Section Thirty-Three (33), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma more particularly described as follows: Commencing at the Northeast corner of the NE/4 of said Section 33; Thence S89°55'19"W along the North line of said NE/4, a distance of 1185.00 feet to the Point of Beginning; Thence S89°55'19"W along the North line of said NE/4 a distance of 1448.98 feet to the Northwest corner of said NE/4; Thence S00°06'49"W along the West line of said NE/4 a distance of 1321.61 feet to the Southwest corner of the N/2 of said NE/4; Thence N89°51'43"E along the South line of the N/2 of said NE/4 a distance of 1448.98 feet; Thence N00°01'43"E a distance of 1320.08 feet to the Point of Beginning.

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

Mr. Rieger asked that the general plat application be deferred until the May 8, 2014 Planning Commission meeting.

Mr. Richey motioned to defer the general plat application. Mr. Benson seconded. Vote taken: Benson – Aye, Defuria – Aye, Martin – Aye, Jones – Aye, Richey – Aye. The item was deferred until the May 8, 2014 Planning Commission meeting.

Discussion and possible action to receive March 2014 Fee Fund Report.

Mr. Richey motioned to receive the fee fund report. Mr. Benson seconded. Vote taken: Benson – Aye, Defuria – Aye, Martin – Aye, Jones – Aye, Richey – Aye. The March 2014 Fee Fund report was received.

New Business:

There was no new business.

Adjournment:

Mr. Richey motioned to adjourn the meeting. Mr. Benson seconded. Vote taken: Benson – Aye, Defuria – Aye, Martin – Aye, Jones – Aye, Richey – Aye. The meeting adjourned at 1:57 p.m.

Approved this _____ day of _____, 2014

**OKLAHOMA COUNTY
PLANNING COMMISSION**

Will K. Jones, Chairman

ATTEST:

Tyler Gammon, Jr., Secretary