

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

December 11, 2014

1:32 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
Ms. Irene Martin, Member
Mr. Charles Defuria, 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
Ms. Gretchen Crawford, Assistant District Attorney
Mr. Stacey Trumbo, P.E., County Engineer
Mr. Erik Brandt, County Planner

Mr. Gammon called roll and a quorum was declared.

Approval of Minutes of the Previous Meetings: (November 13, 2014)

Mr. Jones asked if there were any corrections that needed to be made on the November 13, 2014 minutes. Hearing none; Vote taken: Benson – Aye, Martin – Aye, Defuria – Aye, Jones – Aye, Richey – Aye, Holloway – Aye, Blough - Aye. The minutes were approved.

(Deferred Item): Discussion and possible action to approve/deny a zoning change from AA – Agricultural and Rural Residential District to a Revised Planned Unit Development (PUD-2014-01).

Application of: **CRAFTON TULL**

This application was denied 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 the applicant redesigned his PUD to allow for larger residential lots on the west side of the property. The applicant proposed developing a single-family residential subdivision in accordance with the proposed PUD. If approved the subdivision (**Estates at Coffee Creek**) will have 163 one-half acre or larger residential lots and one 8.17 acre commercial lot on a 155 acre tract. The following is the legal description of the property:

A tract of land situated within a portion of the Southeast Quarter (SE/4) of Section Seven (7), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian (I.M.) in

Oklahoma County, Oklahoma, being more particularly described as follows: ALL of the SE/4 of said Section 7, LESS AND EXCEPT that 5 acre tract referenced in the Special Warranty Deed filed in the Office of the Oklahoma County Clerk in Book 8036, Page 120, being more fully described as the East Half (E/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section Seven (7), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian (I.M.). Said tract contains approximately 155 acres, more or less.

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

Mr. Gammon gave the staff report and that stated this item had been heard by the Planning Commission and sent to the Board of County Commissioners with a recommendation to deny. He added that the BOCC suggested that the applicant speak with surrounding property owners to try and come to an agreement that both parties would be satisfied with. After modifications were made to the application it was sent back to the Planning Commission for recommendation again. Mr. Gammon added that the following changes had been made:

Original PUD

169 Dwelling Units
Density: 1.15 Units/Acre
Common Space: 27.77 Acres
No Sidewalks

Revised PUD

163 Dwelling Units
Density: 1.12 Units/Acre
Common Space: 23.31 Acres
Sidewalks Included

Mr. Jones asked if the decreased common space acreage still met County regulations.

Mr. Gammon stated that the PUD met all County requirements.

Mr. Kendall Dillon, Crafton & Tull, stated that the revised PUD was the same general concept. He added that in addition to the changes listed by Mr. Gammon, he and his client had also made all of the lots on the west side of the proposed development at least one (1) acre in size, created a landscape buffer between the proposed development and the larger adjacent lots to the west and had deleted thirty-three (33) of the fifty-one (51) uses in the General Commercial (CG) zoning district. He acknowledged that the commercial area of the proposed PUD would be highly regulated and limited on the types of facades used and the types of signage allowed.

Mr. Glenn Foster, land owner of proposed development, was present to answer any questions.

Mr. Dillon presented a map showing all neighborhoods surrounding the proposed PUD. He added that the proposed development was comparable in density to all of the adjacent subdivisions in the area.

Mr. Benson asked Mr. Dillon to explain why sewer was inaccessible to the proposed development.

Mr. Dillon replied that the proposed development was in a different drainage basin, which meant that a lift station would be required to provide sewer. He added that it would be physically impossible to access sewer without a lift station. He also stated that he did not think Oklahoma City would allow a lift station due to the enormous maintenance costs associated with installing one. Mr. Dillon went on to say that he and his client would be willing to defer the re-zoning and general plat applications in order to meet with Oklahoma City regarding the sewer issue.

Mr. Jones asked how the school directly to the east of the proposed development removed their effluents.

Mr. Benson answered that the school used two lagoons as a means of sewage disposal.

Mr. Blough asked for assurance that adequate sidewalks would be installed in the interior of the proposed development and anywhere else needed to provide adequate and safe access for students to the school across Pennsylvania Avenue.

Mr. Dillon stated that all sidewalks would be built to County regulations and would provide adequate access for school crossings as per the County Engineer.

Mr. Benson motioned to accept the deferral request to allow the applicant to meet with Oklahoma City regarding sewer service. Mr. Blough seconded the motion.

Mr. Richey stated that due to the sheer number of protestors present, he felt that the Board needed to let some of them speak before a vote was taken on the item.

The motion and second were withdrawn.

Mr. Jason Dunn, Mr. Errol Myers, Mr. Barry Cunningham and Mr. Matt Thompson, property owners in the area, were present to voice their opposition to the proposed development for the following reasons:

- Density too high
- Schools overcrowded
- Wanted larger lot sizes
- Increased traffic concerns
- Didn't like repeated deferrals of application
- Non-Conformance with Master Plan

Mr. Blough stated that the sewer issue was a moot point. He stated that the surrounding property owners would still protest in large numbers regardless of any sewer issues. He stated that the protestors' only concern was density.

Mr. Blough motioned to approve the PUD application. Mr. Holloway seconded the motion. Vote taken: Benson – No, Martin – No, Defuria – No, Jones – No, Richey – No, Holloway – Aye, Blough – Aye. The item was not approved.

Mr. Benson motioned to defer the item until the next Planning Commission in order for the applicant to confer with Oklahoma City regarding sewer issues and hopefully keep discussion open with the surrounding property owners regarding density. Mr. Richey seconded. Vote taken: Benson – Aye, Martin– Aye, Defuria – Aye, Jones – Aye, Richey – Aye, Holloway – Aye, Blough - Aye. The item was deferred until the January 8, 2015 Planning Commission meeting.

(Deferred Item): Discussion and possible action to approve/deny the General Plat of Estates at Coffee Creek (GP-2014-04).

Application of:

CRAFTON TULL

The applicant proposed developing a single-family residential subdivision in accordance with the proposed PUD. If approved the subdivision would have 163 one-half acre residential lots and one 8.17 acre commercial lot on a 155 acre tract. The following is the legal description of the property:

A tract of land situated within a portion of the Southeast Quarter (SE/4) of Section Seven (7), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian (I.M.) in Oklahoma County, Oklahoma, being more particularly described as follows: ALL of the SE/4 of said Section 7, LESS AND EXCEPT that 5 acre tract referenced in the Special Warranty Deed filed in the Office of the Oklahoma County Clerk in Book 8036, Page 120, being more fully described as the East Half (E/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section Seven (7), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian (I.M.). Said tract contains approximately 155 acres, more or less.

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

The applicant requested that this item be deferred until the January Planning Commission meeting.

Mr. Benson motioned to accept the deferral request. Mr. Richey seconded. Vote taken: Benson – Aye, Martin– Aye, Defuria – Aye, Jones – Aye, Richey – Aye, Holloway – Aye, Blough - Aye. The item was deferred until the January 8, 2015 Planning Commission meeting.

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

Mr. Richey motioned to receive the report. Mr. Benson seconded. Vote taken: Benson – Aye, Martin– Aye, Defuria – Aye, Jones – Aye, Richey – Aye, Holloway – Aye, Blough - Aye. The November fee fund report was received.

New Business: In accordance with the open Meetings Act, Section, 311.9, New Business is defined, as any matter not known about or which could not have been reasonably foreseen prior to the time of posting the Agenda.

There was no new business.

Adjournment:

Mr. Richey motioned to adjourn the meeting. Mr. Benson seconded the motion. Vote taken: Benson – Aye, Martin – Aye, Defuria – Aye, Jones – Aye, Richey – Aye, Holloway – Aye, Blough - Aye. The meeting adjourned at 2:25 p.m.

Approved this _____ day of _____, 2015

**OKLAHOMA COUNTY
PLANNING COMMISSION**

Will K. Jones, Chairman

ATTEST:

Tyler Gammon, Jr., Secretary