

# M I N U T E S

## OKLAHOMA COUNTY PLANNING COMMISSION

February 13, 2014

2:16 p.m.

The meeting of the Oklahoma County Planning Commission convened and was called to order by Mr. Will K. Jones, Chairman, at 2:16 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**  
**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**  
**Mr. Erik Brandt, County Planner**

Mr. Gammon called roll and a quorum was declared.

### **Approval of Minutes of the Previous Meetings: (Nov 14, 2013 & Jan 9, 2014)**

Mr. Benson motioned to approve the minutes from the November 14, 2013 meeting. Mr. Richey seconded. Vote taken: Benson – Aye, Defuria – Abstain, Jones – Aye, Martin – Abstain, Richey – Aye, Blough – Aye. The minutes were approved as submitted.

Mr. Richey motioned to approve the minutes from the January 9, 2014 meeting. Mr. Blough seconded the motion. Vote taken: Benson – Aye, Defuria – Aye, Jones, - Aye, Martin – Aye, Richey – Aye, Blough – Aye. The minutes were approved as submitted.

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

Mr. Gammon stated that the applicant had requested a deferral of the application until the next planning commission meeting.

Mr. Benson motioned to defer the item until the March planning commission meeting. Mr. Richey seconded. Vote taken: Benson – Aye, Defuria – Aye, Jones, - Aye, Martin – Aye, Richey – Aye, Blough – Aye. The item was deferred for one month.

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

Mr. Gammon stated that the applicant had requested a deferral of the application until the next planning commission meeting.

Mr. Richey motioned to defer the item for a period of one month. Mr. Blough seconded the motion. Vote taken: Benson – Aye, Defuria – Aye, Jones, - Aye, Martin – Aye, Richey – Aye, Blough – Aye. The item was deferred until the March planning commission meeting.

**Discussion and possible action to approve/deny a zoning change (Z-2013-03) from AA-Agricultural and Rural Residential District to RA-Acreage Residential District**

Application of: **CONSTRUCTION CLEAN UP, LLC / ADAM WALLACE**

The applicant proposed developing a single family residential subdivision with a minimum lot size of one (1) acre for an approximate total of 80 acres to be rezoned. The following is the legal description of the property:

**The East Half (E/2) of the Southeast Quarter (SE/4) of Section Four (4), Township Twelve (12) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.**

**Location: NE 63<sup>rd</sup> St. & Hiwassee Rd. (County Highway District#1)**

Mr. Gammon gave a brief summary of the application.

Mr. Chris Gray, engineer for the applicant, stated that the existing zoning of the property allowed for a minimum of two acres. He added that his client wished to re-zone the property to allow for one acre lots, although the minimum lot size in the proposed development would be one and one quarter acres to one and one-half acres. He also explained that the current zoning on the eighty acres would allow for forty lots. The re-zoning application would only create forty-three lots.

Mr. Jones asked why the applicant didn't try to re-zone to a PUD (Planned Unit Development).

Mr. Gray replied that he felt a PUD was more reasonable when creating mixed uses in a development. He added that his applicant felt that the RA zoning request was more practical for the proposed development.

Ms. Sharon Fernandez, adjacent property owner, was present to voice opposition to the application for the following reasons:

- Wanted to maintain rural feel of the area
- Density; too many homes
- Lowering of water table in the area
- Increased traffic
- Inadequate fire protection services
- Inadequate police protection
- Decreased habitat for wildlife

Mr. Jones asked for a motion, hearing none he asked for a recess in order to get instruction from Ms. Crawford who was unable to attend the meeting due to a prior engagement.

The meeting was recessed at 2:45 p.m.

The meeting reconvened at 2:56 p.m.

Mr. Blough asked what the property could be used for under its current zoning. He stated that the opponents were concerned with keeping the rural feel of the area and destroying wildlife habitat. He added that in reading the zoning regulations, AA-Agricultural and Rural Residential District would allow for the property to be used for a sanitary landfill, hazardous waste disposal, etc.

Mr. Brandt replied that with the current zoning there were several more intense uses that were allowed with a special use permit, including a sanitary landfill and a hazardous waste disposal site.

Mr. Blough asked if the Board were to recommend approval of the application would the RA zoning classification allow for such intense uses.

Mr. Brandt answered that the RA zoning classification was more restrictive in its allowable uses.

Mr. Blough also asked if the Board of County Commissioners' decision on the zoning application had to be unanimous due to the large number of protestors.

Mr. Gammon replied that the Board of County Commissioners' decision had to be unanimous due to the statutes regarding significant protests.

Mr. Blough motioned to approve the application. Mr. Richey seconded the motion. Vote taken: Benson – Aye, Defuria – Aye, Jones, - Aye, Martin – Aye, Richey – Aye, Blough – Aye. The item re-zoning application was approved.

**Discussion and possible action to approve/deny the General Plat of Jones Arbor (GP-2013-05).**

Application of: **CONSTRUCTION CLEAN UP, LLC / ADAM WALLACE**

The applicant proposed developing a single-family, residential subdivision with 43 lots on 80 acres more or less. Minimum lot size would be one acre. The following is the legal description of the property:

**The East Half (E/2) of the Southeast Quarter (SE/4) of Section Four (4), Township Twelve (12) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.**

**Location: NE 63<sup>rd</sup> St. & Hiwassee (County Highway District #1)**

Mr. Gammon gave a brief description of the general plat application. He stated that the plat was a general concept and that nothing had been set in stone. He added that all requirements had been.

No opponents spoke against the application.

Mr. Blough asked that the developer communicate with the surrounding property owners with the aim of trying to iron out their differences.

Mr. Gray stated that he would be willing to work with the surrounding property owners.

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

**Discussion and possible action to receive January 2014 Fee Fund Report.**

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

**New Business:**

Mr. Richey stated that planning commission member, Mr. Roger Holloway, was back in the hospital.

Mr. Jones asked that planning staff send a “get well” card to Mr. Holloway on behalf of the planning commission members.

Mr. Gammon replied that he would be happy to do so.

**Adjournment:**

Mr. Richey motioned to adjourn the meeting. There was no second. Vote taken: Benson – Aye, Defuria – Aye, Jones – Aye, Martin – Aye, Richey – Aye, Blough – Aye. The meeting adjourned at 3:02 p.m.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2014

**OKLAHOMA COUNTY  
PLANNING COMMISSION**

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**Will K. Jones, Chairman**

ATTEST:

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Tyler Gammon, Jr., Secretary