

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

May 8, 2014

2:00 p.m.

The meeting of the Oklahoma County Planning Commission convened and was called to order by Mr. Will K. Jones, Chairman, at 2:00 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. 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 Meetings: (April 10, 2014)

Mr. Benson motioned to approve the minutes. Mr. Richey seconded. Vote taken: Benson – Aye, Defuria – Aye, Martin – Aye, Jones – Aye, Richey – Aye, Holloway – Aye, Blough - Aye. The minutes from the April 10, 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 June Planning Commission meeting.

Mr. Holloway motioned to accept the deferral. Mr. Benson seconded the motion. Vote taken: Benson – Aye, Defuria – Aye, Martin – Aye, Jones – Aye, Richey – Aye, Holloway – Aye, Blough – Aye. The item was deferred until the June 12, 2014 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 June Planning Commission meeting.

Mr. Richey motioned to accept the deferral request. Ms. Martin seconded the motion. Vote taken: Benson – Aye, Defuria – Aye, Martin – Aye, Jones – Aye, Richey – Aye, Holloway – Aye, Blough – Aye. The item was deferred until the June 12, 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 application was the second phase of an existing subdivision. He added that minor changes had been made to the second phase including removal of the crossing between the two sections. He also stated that the applicant had met all requirements.

Mr. Jones asked for an explanation of the crossing between the two phases.

Mr. Phil Hagan, project engineer, stated that the crossing was essentially a walking/biking trail that could be used as an emergency access for police and ambulance vehicles. He also added that the project was ninety-nine percent complete.

Mr. Benson motioned to approve the application. Mr. Defuria seconded. Vote taken: Benson – Aye, Defuria – Aye, Martin – Aye, Jones – Aye, Richey – Aye, Holloway – Aye, Blough – Aye. The final plat application 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)

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. Gammon stated that the applicant requested to defer the re-zoning and general plat applications for one month.

Mr. Benson motioned to accept the deferrals. Mr. Richey seconded the motion. Vote taken: Benson – Aye, Defuria – Aye, Martin – Aye, Jones – Aye, Richey – Aye, Holloway – Aye, Blough – Aye. Both items were deferred until the June 12, 2014 Planning Commission meeting.

Discussion and possible action to approve/deny the Final Plat of Bridlegate Estates (FP-2014-03)

Application of: **BRANDON COTTER**

The applicant proposed completion of a single-family, residential subdivision. The subdivision encompassed 16 lots on 39.7429 acres with an average lot size of 2.0 acres. The following is the legal description of the property:

The North Half (N/2) of the East Half (E/2) of the Southeast Quarter (SE/4) of Section Six (6), Township Fourteen (14) North, Range Three (3) West, of the Indian Meridian, Oklahoma County, Oklahoma.

Location: NW 234th & Penn. Ave (County Highway District #3)

Mr. Gammon distributed the staff report and stated that the applicant had met all requirements for submittal of a final plat application.

Mr. Solomon Morgan, Red Plains Professional, gave a brief description of the proposed neighborhood and stated that there would be sixteen (16) lots with an expected completion date of May 28, 2014. He added that construction had begun.

Mr. Defuria asked what the common area would be used for.

Mr. Morgan replied that the common area would contain a detention pond.

Mr. Jones asked if any protests had been received.

Mr. Gammon replied that staff had received no protests.

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

Discussion and possible action to approve/deny the General Plat of Cross Tie Industrial Park (GP-2014-02)

Application of: **FLOYD PERCIVAL**

The applicant proposed developing an Industrial Park subdivision with 11 lots on 31.4467 acres. The following is the legal description of the property:

A tract of land lying in the Southeast Quarter (SE/4) of Section Twenty-nine (29), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows: COMMENCING at the southeast corner of said Southeast Quarter (SE/4); THENCE North 89°46'40" West along the south line of said Southeast Quarter (SE/4), a distance of 330.00 feet to the POINT OF BEGINNING; THENCE continuing North 89°46'40" West, along said south line, a distance of 687.20 feet; THENCE North 00°13'20" East, perpendicular to said south line, a distance of 390.30 feet; THENCE North 89°46'40" West, parallel with said south line, a distance of 483.92 feet; THENCE North 00°13'20" East, perpendicular to said south line, a distance of 73.10 feet; THENCE North 89°46'40" West, parallel with said south line, a distance of 182.34 feet; THENCE North 00°13'20" East, perpendicular to said south line, a distance of 397.68 feet to a point on the south right of way line of the St. Louis and San Francisco Railroad; THENCE North 49°31'10" East, along the south right of way line of said St. Louis and San Francisco Railroad, a distance of 711.80 feet; THENCE South 00°00'00" East, parallel with the east line of said Southeast Quarter (SE/4), a distance of 212.00 feet; THENCE South 89°46'40" East, parallel with the south line of said Southeast Quarter (SE/4), a distance of 1,138.70 feet to a point on the east line of said Southeast Quarter (SE/4); THENCE South 00°00'00" East, along said east line, a distance of 453.28 feet; THENCE North 89°46'40" West, parallel with the south line of said Southeast Quarter (SE/4), a distance of 330.00 feet; THENCE South 00°00'00" East, parallel with the east line of said Southeast Quarter (SE/4), a distance of 660.00 feet to the POINT OF BEGINNING. Said described tract of land contains and area of 1,369,818 square feet or 31.4467 acres, more or less.

Location: NE 10th & Sooner Rd. (County Highway District #1)

Mr. Gammon distributed the staff report and stated that the proposed general plat was a proper use for the property. He stated that the property was already zoned industrial and the applicant had met all requirements. He also stated that no residential structures would be allowed in the development.

Mr. Blough asked how the widening of Sooner Road would affect the proposed development regarding turning lanes.

Mr. Gammon replied that all traffic and construction concerns would be handled at the preliminary

plat phase of the proposed development.

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

Discussion and possible action to approve/deny a zoning change (Z-2014-02) from AA–Agricultural and Rural Residential District to CG-Urban General Commercial and Office District.

Application of: **BRIAN MATHEWS**

The applicant proposed constructing and operating a Glass Repair Shop on 1.24 acres of a 131.36 acre parcel. The following is the legal description of the property to be considered:

A part of the Northeast Quarter (NE/4) of Section Twenty-one (21), Township Twelve (12) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: BEGINNING at the Northeast corner of the Northeast Quarter (NE/4) of Section 21; THENCE South 00°23'00" West on the East line of said Section a distance of 246.00 feet; THENCE North 89°55'00" West a distance of 220.00 feet; THENCE North 00°23'00" East a distance of 246.00 feet to the North line of said Section; THENCE South 89°55'00" East on the North line of said Section a distance of 220.00 feet to the point of beginning. Containing 1.24 acres more or less.

Location: 3355 N. Hiwassee Rd. (County Highway District#2)

Mr. Gammon gave a brief description of the application and stated that one protest letter had been received.

Mr. Brian Mathews, applicant, was present to answer any questions.

Mr. Holloway asked the applicant what his plans were for the old home and dilapidated outbuilding currently on the property.

Mr. Mathews replied that both structures would be removed.

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

Discussion and possible action to receive April 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, Holloway – Aye, Blough – Aye. The April 2014 Fee Fund report was received.

New Business:

There was no new business.

Adjournment:

Mr. Richey motioned to adjourn the meeting. Ms. Martin and Mr. Holloway seconded simultaneously. Vote taken: Benson – Aye, Defuria – Aye, Martin – Aye, Jones – Aye, Richey – Aye, Holloway – Aye, Blough – Aye. The meeting adjourned at 2:30 p.m.

Approved this _____ day of _____, 2014

**OKLAHOMA COUNTY
PLANNING COMMISSION**

Will K. Jones, Chairman

ATTEST:

Tyler Gammon, Jr., Secretary