

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

December 17, 2015

1:30 p.m.

The meeting of the Oklahoma County Planning Commission convened and was called to order by Mr. James Benson, Vice-Chairman, at 1:31 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. Ray Vaughn, County Commissioner, District 3

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: (November 19, 2015)

Mr. Richey motioned to approve the minutes of the previous meeting. Ms. Martin seconded. Vote taken: Jones – Aye, Benson – Aye, Vaughn –Aye, Martin – Aye, Defuria - Aye, Richey – Aye, Holloway - 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 CG-General Commercial and Office District (Z-2015-10).

Application of: **ALLEN ENGINEERING SERVICES, INC.**
for DAVID WHITE

The applicant proposed developing a commercial warehouse storage facility on a 6.717 acre tract. The following is the legal description of the property to be considered:

A tract of land in the Southwest Quarter (SW/4) of Section Twenty- eight (28), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described with metes and bounds as follows: Commencing at the Southwest corner of said SW/4; Thence N89°42'31"E as the basis of bearing on the South line of said SW/4 a distance of 986.88 feet to the Point of Beginning; Thence N00°19'06"W a distance of 538.00 feet; Thence N89°42'31"W a distance of 543.43 feet; Thence S00°24'35"E a distance of 538.00 feet to the South line of said SW/4; Thence S89°42'31"E on the South line of said SW/4 a distance of 544.28 feet to the point of Beginning. This description contains 292,593 square feet or 6.717 acres, more or less.

Location: NW 178th, ¼ Mile East of N. Rockwell (County Highway District #3)

Mr. Gammon gave the staff report and stated that the majority of the applicant's property was inundated with floodplain and floodway. He added that the proposed development would be entirely out of the floodplain and that all application requirements had been met.

Mr. Charles Allen, Allen Engineering, stated that the proposed development would house small businesses with the potential for warehousing and or storage. He added that the property would be developed in phases over a ten year period.

Mr. David White, property owner, stated that he owned a total of 70 acres scattered over six parcels. He added that he lived on the property and wanted the proposed development to be aesthetically pleasing. He stated that the future commercial buildings would match the existing horse barns on his property and would be adequately landscaped. He also stated that all parking would not be visible from the road.

Mr. Terry Hollrah, Mr. Blake Rainey, Mr. Thomas Watson, Mr. Paul Dubicki, and Mr. Daniel Store, friends and family of Mr. White, were all present to speak in favor of the rezoning application. They all spoke to the care and due diligence Mr. White had put in to making the proposed development compatible with the surrounding environment.

Mr. White presented a slide show of the proposed development showing the current layout of the surrounding areas and a conceptual drawing of the development and its landscaping plan.

Mr. Wendell Reed, adjacent property owner, voiced his opposition to the development stating that he had hoped that the area would stay rural and was concerned about increased traffic.

Mr. Jones asked Mr. White what type of signage he planned to use on site.

Mr. White replied that he would not have any signage.

Mr. Jones stipulated that if the applicant wished to construct a sign in the future that the sign would have to be a monument style sign. He added that he did not want to see any pole signs.

Mr. Jones asked Mr. White if he was aware of the required screening regulations.

Mr. White answered that he was aware of the landscaping and screening regulations.

Mr. Jones asked Mr. White if he had been in contact with Oklahoma City regarding sewer service.

Mr. White stated that he was in talks with Oklahoma City to extend sewer. He added that the sewer extension could come at a later date after more of the commercial buildings had been built. He stated that due to the enormous cost he would probably start the project with commercial grade aerobic systems or use a lagoon. Mr. White also stated that he had already spoken with Deer Creek Water Corporation and that the two existing well sites on his property would be sufficient to service the proposed development.

Mr. Vaughn asked Mr. White and Mr. Allen if they had contemplated submitting the re-zoning application as a PUD. He added that with the straight re-zoning any of the 51 uses allowed under CG zoning could be utilized, some of which could be incompatible with the surrounding

area. He explained that submitting a PUD allowed for limitations to be placed on the uses in commercial zoning.

Mr. Allen replied that they had thought about going with a PUD but had decided to try for straight re-zoning.

Mr. Gammon explained that if the applicant withdrew his application he could resubmit at his earliest convenience. He added that if the application was denied, the applicant would have to wait 90 days before submittal of a new application.

After conferring with Mr. White, Mr. Allen withdrew the application.

Discussion and possible action to receive November 2015 Fee Fund Report.

Mr. Richey motioned to receive the fee fund report. Mr. Benson seconded. Vote taken: Jones – Aye, Benson – Aye, Vaughn –Aye, Martin – Aye, Defuria - Aye, Richey – Aye, Holloway - Aye. The 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. Benson motioned to adjourn. Mr. Richey seconded. Vote taken: Jones – Aye, Vaughn –Aye, Martin – Aye, Benson - Aye; Defuria - Aye, Richey – Aye, Holloway - Aye. The meeting was adjourned at 2:26 p.m.

Approved this _____ day of _____, 2015

**OKLAHOMA COUNTY
PLANNING COMMISSION**

Will K. Jones, Chairman

ATTEST:

Tyler Gammon, Jr.,
Secretary