

# M I N U T E S

## OKLAHOMA COUNTY PLANNING COMMISSION

March 17, 2016

1:38 p.m.

The meeting of the Oklahoma County Planning Commission convened and was called to order by Mr. James Benson, Vice-Chairman, at 1:38 p.m., in Room 103, Oklahoma County Office Building, 320 Robert S. Kerr, with the following individuals present:

**Mr. James Benson, Vice-Chairman**  
**Ms. Irene Martin, Member**  
**Mr. David Richey, 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: (February 18, 2016)**

Mr. Vaughn motioned to approve the minutes of the previous meeting. Mr. Richey seconded. Vote taken: Benson – Aye, Vaughn – Aye, Richey – Aye, Martin – Aye. The minutes were approved as submitted.

### **(Deferred Item) Discussion and possible action to approve/deny the Preliminary Plat of “The Meadows at MacArthur Park” (PP-2015-01).**

Application of: **SOONER TRADITIONS**

The applicant proposed developing a single family residential subdivision with 120 lots on 43.92 acres. Minimum lot size would be 6,000 square feet. 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 178<sup>th</sup> & MacArthur Blvd. (County Highway District #3)**

Mr. Gammon stated that staff had received a letter requesting deferral of the application until the April Planning Commission meeting.

Mr. Sean Reiger, attorney for the applicant, stated that he and his client needed to amend the deferral request to a three month deferral. He added that there was a utility agreement in hand but there needed to be some slight engineering modifications done. He stated that all corrections and additions would be completed by the June 16, 2016 Planning Commission meeting.

Mr. Richie motioned to accept the deferral request. Ms. Martin seconded. Vote taken: Benson – Aye, Vaughn – Aye, Richey – Aye, Martin - Aye. The item was deferred until the June 16, 2016 Planning Commission meeting.

**Discussion and possible action to approve/deny a revision of a Planned Unit Development (PUD) from PUD-2012-02 Mayflower Addition to PUD-2012-02A.**

Application of: **CRAFTON TULL & ASSOCIATES**

The original 160 acre PUD-2012-02 was approved by the Board of County Commissioners June 24, 2014 utilizing 154 acres for residential purposes and 6.22 acres for commercial purposes. The applicant requested that the residential portion of the property be rezoned to the original AA-Agricultural and Rural Residential District and allow the 6.22 acre portion to remain commercial as previously approved. If approved, the PUD would allow a portion (6.22 acres) to remain commercial as described in PUD-2012-02. 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 requested a revision to an existing PUD. He added that the applicant wished to remove and down zone the residential portion of the PUD from RS to AA.

Mr. David Box, representing the applicant, reiterated what Mr. Gammon explained. He stated that, while it was rare, his client wished to remove the city-sized lot residential zoning and return it to the larger two acre minimum residential zoning. He added that the commercial corner would remain under the current PUD with an additional 1.77 acres from the residential tract 2 in order to conform to Oklahoma County's 15% open space requirement for a PUD.

There was some confusion among the members and legal counsel as to what the applicant wished to achieve with the PUD revision.

Mr. Kendall Dillon, Crafton Tull & Associates, explained that the developer wished to remove the residential portion from the current PUD. He added that the commercial 6-acre corner would still be governed by the existing PUD. He stated that basically the legal description for the PUD would be decreased to only include the commercial corner plus 1.77 acres of the residential tract.

There was no one present to speak for or against the application.

Mr. Richey motioned to approve the application. Ms. Martin seconded. Vote taken: Benson – Aye, Vaughn – Aye, Richey – Aye, Martin – Aye. The revised PUD was approved.

### **Discussion and possible action to approve/deny the Final Plat of Cross Tie Industrial Park (FP-2016-01).**

Application of: **FLOYD PERCIVAL**

The applicant proposed developing an Industrial Park subdivision with 12 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 73.10 feet; THENCE North 00°13'20" East, perpendicular to said south line, a distance of 182.34 feet; THENCE North 89°46'40" West, parallel with 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 10<sup>th</sup> & Sooner Rd. (County Highway District #1)**

Mr. Gammon gave a brief summary of the application. He stated that the project was complete, the roads had been constructed and inspected and that all required bonds had been received.

Mr. Floyd Percival, owner, stated that he had met all County requirements and respectfully asked for the commission's approval.

There was no one present to speak for or against the application.

Ms. Martin motioned to approve the final plat application. Mr. Richey seconded the motion. Vote taken: Benson – Aye, Vaughn – Aye, Richey – Aye, Martin – Aye. The application was approved.

**Discussion and possible action to approve/deny a zoning change from AA- Agricultural and Rural Residential District to a Planned Unit Development (PUD-2016-01).**

Application of: **HEATH TATE**

The applicant proposed developing a commercial tract specific for an indoor and outdoor recreational soccer complex. If approved, the PUD would encompass 160.79 acres more or less. The following is the legal description of the property:

**A tract of land being the South Half of the Northeast Quarter (S/2, NE/4) and the North Half of the Southeast Quarter (N/2, SE/4) of Section Twenty-seven (27), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, State of Oklahoma, more particularly described as follows: Commencing at the southeast corner of said Southeast Quarter; Thence North 00°24'45" West, along the east line of said Southeast Quarter, a distance of 1321.84 feet to the southeast corner of the North Half of said Southeast Quarter and the Point of Beginning; Thence South 89°50'57" West, along the south line of the North Half of said Southeast Quarter, a distance of 2655.83 feet to the southwest corner of the North Half of said Southeast Quarter; Thence North 00°05'25" West, along the west line of the North Half of said Southeast Quarter, a distance of 1320.52 feet to the center of said Section 27; Thence North 00°06'42" West, along the west line of the South Half of said Northeast Quarter, a distance of 1321.21 feet to the northwest corner of the South Half of said Northeast Quarter; Thence North 89°49'33" East, along the north line of the South Half of said Northeast Quarter, a distance of 2650.97 feet to the northeast corner of the South Half of said Northeast Quarter; Thence South 00°00'00" West, along the east line of the South Half of said Northeast Quarter, a distance of 1320.98 feet to the southeast corner of said Northeast Quarter, also being the northeast corner of said Southeast Quarter; Thence South 00°24'45" East, along the east line of the North Half of said Southeast Quarter, a distance of 1321.84 feet to the Point Of Beginning. Said described tract of land contains a gross area of 7,004,355 square feet or 160.7979 acres and a net area (less statutory rights of way) of 6,917,142 square feet or 158.7957 acres, more or less.**

**Location: NW 178<sup>th</sup> & Meridian (County Highway District #3)**

Mr. Gammon gave a brief summary of the application and stated that all rezoning requirements had been met.

Mr. Heath Tate, architect for the proposed development, stated that a large portion of his client's property was in the floodplain. He added that the majority of the development would be outside of the floodplain, but that some of the outdoor soccer fields might encroach into the floodplain. He explained that extra care would be taken in those instances to create the least amount of disturbance to the floodplain.

There was no one present to speak for or against the application.

Mr. Vaughn commended the applicant on his submittal. He added that any questions that he had were all answered in the packet submitted by the applicant.

Mr. Richey motioned to approve the PUD application. Ms. Martin seconded the motion. Vote taken: Benson – Aye, Vaughn – Aye, Richey – Aye, Martin – Aye. The application was approved.

**Discussion and possible action to approve/deny the General Plat of Grand La Haven (GP-2016-01).**

Application of: **OK INNOVATIVE CONSTRUCTION**

The applicant proposed developing a single-family residential subdivision. Each lot would be a minimum of two (2) acres in size. If approved the subdivision (**Grand La Haven**) would have 6 lots on 15.606 acres. The following is the legal description of the property:

**All of Government Lot Two (2) and the Southwest Quarter (SW/4) of the Northeast Quarter (NE/4), also described as the West Half (W/2) of the Northeast Quarter (NE/4) of Section Five (5), Township Eleven (11) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma.**

**Location: Reno Ave West of Peebly Rd. (County Highway District #2)**

Mr. Gammon gave the staff report stating that the proposed general plat was a simple subdivision that did not require construction of any roads.

The applicant was not present.

Mr. Richey voiced his concerns regarding erosion control measures for the proposed development due to its proximity to the floodplain and floodway.

Mr. Brandt explained that due to the fact that no roads would be constructed; an erosion control bond was not required. He stated, however, that future property owners would be required to install erosion control devices when constructing their homes.

Ms. Martin motioned for approval. Mr. Richey seconded. Vote taken: Benson – Aye, Vaughn – Aye, Richey – Aye, Martin – Aye. The general plat application was approved.

**Discussion and possible action to approve/deny the Preliminary Plat of Grand La Haven (PP-2016-01).**

Application of: **OK INNOVATIVE CONSTRUCTION**

The applicant proposed developing a single family residential subdivision. Each lot would be a minimum of two (2) acres in size. If approved, the subdivision (**Grand La Haven**) would have 6 lots on 15.606 acres. The following is the legal description of the property:

**All of Government Lot Two (2) and the Southwest Quarter (SW/4) of the Northeast Quarter (NE/4), also described as the West Half (W/2) of the Northeast Quarter (NE/4) of Section Five (5), Township Eleven (11) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma.**

**Location: Reno Ave West of Peebly Rd. (County Highway District #2)**

Mr. Gammon stated that this item was a companion item to the general plat. He added that all requirements had been met. He also reiterated that there would not be any roads constructed.

Mr. Benson asked if all the lots would have separate drives and would those drives meet the County's separation requirements.

Mr. Brandt explained that the proposed development would be served by three drives off of the section line road; one of which would be shared. He added that all three drives would meet the 200 foot required separation.

The applicant was not present.

Mr. Richey motioned to approve the preliminary plat application. Ms. Martin seconded the motion. Vote taken: Benson – Aye, Vaughn – Aye, Richey – Aye, Martin – Aye. The preliminary plat was approved.

**Discussion and possible action to receive February 2016 Fee Fund Report.**

Mr. Gammon stated that there was a Scribner's error on the agenda item. He explained that the fee fund report to be received should have said February; not January.

Ms. Martin motioned to receive the fee fund report. Mr. Benson seconded. Vote taken: Benson – Aye, Vaughn – Aye, Richey – Aye, Martin – 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. Richey motioned to adjourn. Ms. Martin seconded. Vote taken: Benson – Aye, Vaughn – Aye, Martin – Aye, Richey – Aye. The meeting was adjourned at 2:12 p.m.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2016

**OKLAHOMA COUNTY  
PLANNING COMMISSION**

\_\_\_\_\_  
**James L. Benson, Vice-Chairman**

ATTEST:

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Tyler Gammon, Jr., Secretary