

# M I N U T E S

## OKLAHOMA COUNTY PLANNING COMMISSION

November 16, 2000

1:30 P.M.

The meeting of the Oklahoma County Planning Commission convened and was called to order by Ms. Cheryl Dorrance, at 1:30 P.M., in Room 103, Oklahoma County Office Building, 320 Robert S. Kerr, with the following individuals present:

**Ms. Cheryl Dorrance, Chairperson**  
**Mr. Everett Martin, Member**  
**Mr. Dee Wynn, Member**  
**Mr. David Richey, Member**  
**Mr. Will K. Jones, Member**  
**Mr. Curtis Roberts, Member**

Also in attendance:

**Tyler Gammon, Jr., Secretary**  
**Harry Fenton II, P.E., Assistant County Engineer**

The Planning Commission Secretary, Mr. Gammon called roll and a quorum was declared.

A motion was made by Mr. Richey to defer approval of the minutes for the November 16, 2000 minutes due to some additions and corrections needed. Mr. Jones seconded the motion. Vote taken: Martin – Aye; Dorrance – Aye; Richey – Aye; Wynn – Aye; Jones – Aye; Roberts – Aye. The approval of the minutes was deferred until the December 2000 meeting.

### **Zoning: (Z4 00)**

**From: AA - Agricultural and Rural Residential District**  
**To: CG - Urban General Commercial and Office District**

Application of: **PAUL WILSON d.b.a.**  
**DEER SPRINGS, L.L.C.**

The applicant is requesting approval of an application for re-zoning a 5.36-acre tract from AA - Agricultural and Rural Residential District to CG – Urban General Commercial and Office District. The applicant is requesting to rezone the tract in order to develop property for the conduct of business activities to serve the surrounding residential neighborhood as well as a larger trade area. The following is the legal description of the property:

**A part of the Northwest Quarter (NW/4) of Section Twenty-four (24), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, said part being more particularly described as follows:**

**Beginning at the Northwest Corner of said Northwest Quarter; thence North 89°52'08" East along the North line of said Northwest Quarter a distance of 444.88 feet; thence South**

**00°07'52" East a distance of 50.00 feet; thence South 45°03'52" East a distance of 35.31 feet; thence South 00°00'08" West a distance of 425.00 feet; thence South 89°52'08" West a distance of 470.00 feet to a point on the West line of said Northwest Quarter; thence North 00°00'08" East along said West line a distance of 500.00 feet to the point of beginning containing 5.3589 acres more or less. (Also known as Tract 1)**

**Location: Southeast Corner of Portland Ave & Covell Rd.  
(County Highway District #3)**

Mr. Gammon stated that there was some controversy in regards to the future development of the area. The Staff feels that the rezoning is appropriate for this area. There were no protests.

Mr. Jones asked the applicant if there was a specific use for the property.

Mr. Wilson, Deer Springs, L.L.C. stated that he felt there was a desperate need for a convenience store and a service station at this location.

Ms. Dorrance asked how the project would relate to the ODOT widening project.

Mr. Fenton stated that Mike Pirelli, ODOT, he stated that the project was still alive. They just did not have the funds in the budget to acquire the right-of-way. The project calls for them to put in the service roads first which requires a lot of right-of-way. This would go beyond the area in which Mr. Wilson is asking to be rezoned.

A general discussion continued about the size of the ODOT project and whether it would cover the entire area being applied for rezoning...

Mr. Jones made a motion to table the item for thirty (30) days in light of the proposed Capital Improvement Program. That date would be December 21, 2000. Mr. Wynn seconded the motion. Vote taken: Martin – Aye; Dorrance – Aye; Richey – Aye; Wynn – Aye; Jones – Aye; Roberts – Aye. The motion to table the item was approved.

Mr. Jones stated that he would like to examine whether or not it would be possible to do “specific zoning” to established criteria for development. Specifics as far as landscaping, parking lots, etc... He wanted the Staff to check into what the City of Edmond did as far as the I-35 corridor to see if it is possible to do the same here. Ms. Dorrance stated, as a point of clarification for Mr. Jones that he would like the Staff to look into what could be done in this area.

Mr. Gammon stated that he would check with the District Attorney as to whether it was feasible or legal to do specialized zoning in this corridor (Hwy 74) in a short span of time under our current regulations.

Mr. Gammon stated that the next Planning Commission Meeting was set for December 21.

**Zoning: (Z 5-00)**

**From: AA - Agricultural and Rural Residential District  
To: CG - Urban General Commercial and Office District**

Application of:

**PAUL WILSON d.b.a.  
DEER SPRINGS, L.L.C.**

The applicant is requesting approval for re-zoning a 12.80-acre tract from AA - Agricultural and Rural Residential District to CG – Urban General Commercial and Office District. The applicant is requesting to rezone the tract in order to develop property for the conduct of business activities to serve the surrounding residential neighborhood as well as a larger trade area. The following is the legal description of the property:

**A part of the Northwest Quarter (NW/4) of Section Twenty-four (24), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, said part being more particularly described as follows:**

**COMMENCING at the Northwest Corner of said Northwest Quarter; thence South 00°00'08" West along the West line of said Northwest Quarter a distance of 1308.44 feet; to the point of beginning; thence from said POINT OF BEGINNING continuing South 00°00'08" West along said West line a distance of 1260.80 feet; thence South 89°59'52" East a distance of 50.00 feet; thence South 45°09'37" East a distance of 35.25 feet to a point 60.00 feet North of the South line of said Northwest Quarter; thence North 89°40'37" East along a line parallel to and 60.00 feet North of said South line a distance of 446.80 feet; thence North 00°20'11" West a distance of 888.24 feet; thence North 69°28'32" West a distance of 219.81 feet; thence North 28°26'09" West a distance of 253.43 feet; thence North 55°50'33" West a distance of 169.18 feet; thence North 89°59'52" West a distance of 50.00 feet to the point of beginning containing 12.8421 acres more or less. (Also known as Tract 2)**

**Location: 1,300 feet South of the Southeast Corner of Portland Ave & Covell Rd.  
(County Highway District #3)**

Mr. Fenton stated that this item would also need a "Driveway Permit" from ODOT since it would be landlocked without it.

Mr. Wilson acknowledged the statement.

Mr. Jones made a motion to table the item for thirty (30) days. Mr. Richey seconded the motion. Vote taken: Martin – Aye; Dorrance – Aye; Richey – Aye; Wynn – Aye; Jones – Aye; Roberts – Aye. Motion to table the item was approved.

**September 2000 Planning Commission Fee Fund Reports:**

Mr. Gammon reported that the fees collected for October 2000 was \$5,048.55. Mr. Jones made a motion to accept the report. Mr. Roberts seconded the motion. Martin – Aye; Dorrance – Aye; Richey – Aye; Wynn – Aye; Jones – Aye; Roberts – Aye. The Fee Fund Report was accepted.

**Other Business:**

Mr. Ray Reaves, Oklahoma County Engineer, gave a brief report about the upcoming "Master Plan" to the Planning Commission Members. Mr. Jones asked what staff would be used in the development stage of the plan. Mr. Reaves commented that it would be the present staff to include planning interns and engineers.

In further discussion of the Wilson property, the Staff agreed to assemble a meeting of ODOT personnel, Oklahoma City Water Trust, Edmond Planning Department, Oklahoma County Planning

Commission Members, and Staff for December 12, 2000 to conference in regards to the highway 74 (Portland) Corridor Development.

**Adjournment:** Mr. Roberts motioned for adjournment. Mr. Jones seconded the motion. Vote taken: Martin – Aye; Dorrance – Aye; Richey – Aye; Wynn – Aye; Jones – Aye; Roberts – Aye.

The meeting was adjourned at 2:30 P.M.