

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

April 17, 2003

1:30 p.m.

The meeting of the Oklahoma County Planning Commission convened and was called to order by Mr. Will K. Jones, Chairman, at 1:30 p.m., in Room 103, Oklahoma County Office Building, 320 Robert S. Kerr, with the following individuals present:

Mr. Will K. Jones, Chairman
Ms. Cheryl Dorrance, Vice Chairperson
Mr. Dee Wynn, Member
Mr. Curtis Roberts, Member
Mr. Charlie Thomason, Member
Mr. David Richey, Member

Also in attendance:

Mr. Tyler Gammon, Jr., Planning Secretary
Ms. Ruth Walters, County Planner
Mr. Ray Reaves, P.E., D.E.E., County Engineer
Ms. Gretchen Crawford, Assistant District Attorney

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

Mr. Roberts made a motion to defer the minutes from the previous meeting of March 20, 2003 due to an unexplained change. Ms. Dorrance seconded the motion. Vote taken: Dorrance – Aye; Wynn – Aye; Roberts – Aye; Thomason – Aye; Richey – Aye; Jones – Aye. The minutes for the meeting of February 20, 2003, were deferred until the next meeting.

Re-Plat: (RE 2003-01) DEER CREEK HILLS, III

Applicant: **BRYAN COON dba
COON ENGINEERING**

The applicant proposed a lot line adjustment to lots 4 and 5 of Block 9, Deer Creek Hills, III. The following is a legal description of the property:

Beginning at the Southwest corner of said Lot 3; thence North 00°01'28" West along the West line of said Lot 3 a distance of 188.23 feet; thence South 09°47'59" East a distance of 161.71 feet to a point on the South line of said Lot 3, said point being a non-tangent curve to the left with a radius of 252.17 feet, a delta of 02°28'48", a chord bearing of South 41°52'02" West and a chord length of 10.91 feet for an arc distance of 10.92 feet to a point of reverse curvature, thence along a curve to the right with a radius of 234.25 feet, a delta of 07°04'51", a chord bearing of South 44°10'04" West and a chord length of 28.93 feet for an arc distance of 28.95 feet to the point of beginning containing 0.0597 acres or 2598.4623 square feet more or less.

Location: NW corner of NW 178th St. and N. MacArthur (County Hwy District #3)

Mr. Gammon gave the Staff Report stating that the purpose of the re-plat was to correct an error in the construction of a building. Mr. Gammon stated that moving the lot line would prevent the property owner from violating the County's zoning regulations concerning side-yard setbacks.

Mr. Rick Russell, property owner of both lots, stated that there were homes being constructed on both lots in question.

Mr. Wynn made a motion to approve the Re-Plat of lots 4 and 5 of block 9. Ms. Dorrance seconded the motion. Vote taken: Dorrance – Aye; Wynn – Aye; Roberts – Aye; Thomason – Aye; Richey – Aye; Jones – Aye. The item was approved unanimously.

Final Plat: (FP-2003-02) SETTLERS' CROSSING NORTH

Applicant: **SETTLERS' CROSSING, LLC**

The applicant proposed a continuation of the Planned Unit Development (PUD) 2-97 with a new category of single-family, zero lot line housing. This phase would consist of 71 residential lots on 22.9 acres. The paving and storm sewer for the project would be consistent with that provided in the previous Settlers' Crossing phases. Water would be provided by Deer Creek Water Corporation and sewer service by Oklahoma City. The following is the legal description of the property:

BEING A PART OF THE NW/4 OF SECTION 17, T14N, R3W, I.M., OKLAHOMA COUNTY, OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID NW/4; THENCE S89°39'18"E ALONG THE NORTH LINE OF SAID NW/4 FOR A DISTANCE OF 314.63 FEET TO THE POINT OR PLACE OF BEGINNING; THENCE CONTINUING S89°39'18"E ALONG SAID NORTH LINE FOR A DISTANCE OF 944.68 FEET; THENCE S00°20'42"W FOR A DISTANCE OF 50.00 FEET; THENCE S45°20'42"W FOR A DISTANCE OF 35.36 FEET; THENCE S00°20'42"W FOR A DISTANCE OF 25.00 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE BEING TO THE LEFT HAVING A RADIUS OF 364.53 FEET AND A CHORD BEARING OF S30°04'59"E AND A CHORD DISTANCE OF 369.23 FEET FOR A LENGTH OF 387.18 FEET; THENCE S60°30'40"E FOR A DISTANCE OF 64.73 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE BEING TO THE RIGHT HAVING A RADIUS OF 613.15 FEET AND A CHORD BEARING OF S36°28'52"E AND A CHORD DISTANCE OF 499.37 FEET FOR A LENGTH OF 514.31 FEET; THENCE S12°27'04"E FOR A DISTANCE OF 125.00 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE BEING TO THE RIGHT HAVING A RADIUS OF 430.00 FEET AND A CHORD BEARING OF S18°50'14"W AND A CHORD DISTANCE OF 446.63 FEET FOR A LENGTH OF 469.63 FEET; THENCE N39°52'28"W FOR A DISTANCE OF 60.00 FEET; THENCE N48°26'37"W FOR A DISTANCE OF 1392.93 FEET; THENCE N89°59'51"W FOR A DISTANCE OF 259.34 FEET; THENCE N00°00'00"E FOR A DISTANCE OF 433.12 FEET TO THE POINT OR PLACE OF BEGINNING. SAID DESCRIBED TRACT CONTAINS 22.948 ACRES, MORE OR LESS.

LOCATION: SE CORNER OF PENNSYLVANIA AVENUE AND N.W. 220TH (COFFEE CREEK)

Mr. Gammon gave the Staff Report stating that the development had been in progress since 1997 and the plat is a continuation of previous development. Mr. Gammon also acknowledged that there were no changes from the Preliminary Plat and bonds had been received.

Ms. Dorrance made a motion to approve the Final Plat of Settlers' Crossing North. Mr. Wynn seconded the motion. Vote taken: Dorrance – Aye; Wynn – Aye; Roberts – Aye; Thomason – Aye; Richey – Aye; Jones – Aye. The item was approved unanimously.

Revised Final Plat: (RFP-2003-03) WESTWIND III @ SETTLERS' CROSSING

Applicant: **SETTLERS' CROSSING, LLC**

The applicant proposed an additional phase of the Planned Unit Development (PUD) 2-97. The plat would consist of 10 residential lots on 3.134 acres. The paving and storm sewer for the project would be consistent with that provided in the previous Settler's Crossing phases. Water would be provided by Deer Creek Water Corporation and sewer service by Oklahoma City. The following is the legal description of the property:

A part of the NW/4 of Section 17, T14N, R3W, L.M., Oklahoma County, Oklahoma being more particularly described as follows:

COMMENCING At the NE corner of said NW/4; THENCE N 89°39'18" W along the North section line a distance of 815.12 ft.; THENCE S 00°20'42" W a distance of 1090.60 ft. to the POINT OR PLACE OF BEGINNING; THENCE N 88°23'18" E a distance of 172.58 ft.; THENCE S 29°46'48" E a distance of 175.00 ft.; THENCE Southwesterly on a curve to the right having a radius of 325.00 ft. for an arc length of 5.87 ft. with a chord bearing of S 60°44'14" E and a chord length of 5.87 ft.; THENCE S 41°38'54" E a distance of 145.16 ft.; THENCE S 10°51'41" W a distance of 237.34 ft.; THENCE N 85°18'57" W a distance of 251.15 ft.; THENCE N 14°58'31" W a distance of 261.06 ft.; THENCE N 17°12'34" E a distance of 45.42 ft.; THENCE Northwesterly on a curve to the right having a radius of 325.00 ft. for an arc length of 21.00 ft. with a chord bearing of N 70°55'04" W and a chord length of 21.00 ft.; THENCE S 69°38'06" W a distance of 36.91 ft. to a point of curve; THENCE Northeasterly on a curve to the left having a radius of 430.00 ft. for an arc length of 190.41 ft. with a chord bearing of N 16°12'34" E and a chord length of 188.86 ft. to the POINT OF BEGINNING, containing 3.134 acres more or less.

Location: SE corner of Pennsylvania Avenue and N.W. 220th (Coffee Creek)
(County Highway District #3)

Mr. Gammon gave the Staff Report and stated that a change in the Final Plat would result in a reduction in the number of lots from 16 to 10, and increase each lot size. Mr. Gammon also reported that Road Bonds had been received.

Mr. Richey made a motion to approve the Revised Final Plat of Westwind III at Settlers' Crossing. Mr. Wynn seconded the motion. Vote taken: Dorrance – Aye; Wynn – Aye; Roberts – Aye; Thomason – Aye; Richey – Aye; Jones – Aye. The item was approved unanimously.

Revised Final Plat: (RFP 08-02) SOUTHERLY FARMS, SECTION V

Applicant: **JOHN D. ALEXANDER d.b.a.
SOUTHERLY FARMS, L.L.C.**

The applicant proposed to develop the fifth phase of a 132-acre tract, private road, gated subdivision for single-family residences. The revised phase would contain 30 lots on 23.029 acres, more or less. The following is the legal description of the property:

A tract or parcel of land lying in the Southwest Quarter (SW/4), of Section 8, Township Fourteen North (T14N), Range Three West (R3W) of the Indian Meridian, Oklahoma County, Oklahoma and being more particularly described as follows: Commencing at the Northwest (NW) corner of said Southwest Quarter (SW/4); Thence South 89°21'48" East along the North line of said Southwest Quarter (SW/4), a distance of 972.51 feet to the Point of Beginning; Thence from said Point of Beginning South 89°21'48" East continue easterly along said line a distance of 1,651.42 feet; Thence South 00°01'04" East along the East line of said Southwest Quarter (SW/4), a distance of 450.03 feet; Thence North 89°21'48" West, a distance of 320.74 feet; Thence South 49°15'01" West a distance of 87.24 feet; Thence South 37°33'34" West, a distance of 326.36 feet; Thence North 52°26'26" West, a distance of 240.56 feet; Thence South 37°33'34" West a distance of 73.78 feet; Thence North 52°26'26" West a distance of 205.54 feet; Thence South 90°00'00" West, a distance of 384.58 feet; Thence South 00°00'00" West, a distance of 42.50 feet; Thence South 90°00'00" West, a distance of 655.00 feet; Thence North 00°00'00" East, a distance of 140.00 feet; Thence North 90°00'00" East, a distance of 387.62 feet; Thence North, 00°38'12" East, a distance of 214.33 feet; THENCE North 89°21'48" West, a distance of 20.35 feet; THENCE North 00°38'12" East, a distance of 255.00 feet to the Point or Place of Beginning. Containing 1,003,152.29 square feet or 23.029 acres more or less.

Location: N. Pennsylvania Ave and Coffee Creek Road (NW 220th County Hwy District #3)

Mr. Gammon gave the Staff Report stating that Staff was not opposed to the changes, which would reduce the number of lots and shorten the road.

Mr. John Alexander, developer for Southerly Farms, stated that the Final Plat had previously been approved. He stated that during the platting process, his engineer failed to see an oil well. Upon discovery of this problem, the engineer had to revise the plat omitting that portion containing the well. Mr. Alexander stated that in the future he would probably try to acquire the well but, to date was not able to purchase it.

Mr. Richey made a motion to approve the Revised Final Plat of Southerly Farms Section V. Mr. Thomason seconded the motion. Vote taken: Dorrance – Aye; Wynn – Aye; Roberts – Aye; Thomason – Aye; Richey – Aye; Jones – Aye. The item was approved unanimously.

Review and Acceptance of Woodmark Estates, Sec III & IV Paving and Erosion Control Bonds

The Board reviewed the bonds.

Mr. Roberts motioned to accept the bonds presented. Mr. Wynn seconded the motion. Vote taken: Dorrance – Aye; Wynn – Aye; Roberts – Aye; Thomason – Aye; Richey – Aye; Jones – Aye. The motion was approved to accept the bonds.

March 2003 Fee Fund Report:

Mr. Gammon reported the fees collected for March 2003 were \$20,295.05. Mr. Thomason made a motion to accept the report. Mr. Richey seconded the motion. Vote taken: Dorrance – Aye; Wynn – Aye; Roberts – Aye; Thomason – Aye; Richey – Aye; Jones – Aye. The motion was approved to accept the Fee Fund Report for March 2003.

Other Business:

None

Adjournment:

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

The meeting was adjourned at 2:10 P.M.