

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

December 16, 2004 1:30 p.m.

The meeting of the Oklahoma County Planning Commission convened and was called to order by Ms. Cheryl Dorrance, Chairperson, 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
Ms. Janet Price, Member
Mr. Dee Wynn, Member
Mr. Will K. Jones, Member

Also in attendance:

Mr. Tyler Gammon, Jr., Planning Secretary
Ms. Ruth Walters, County Planner
Ms. Gretchen Crawford, Assistant District Attorney

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

Mr. Wynn motioned approval of the minutes from the meeting of November 18, 2004. Mr. Jones seconded the motion. Vote taken: Jones – Aye; Price – Aye; Dorrance – Aye; Wynn – Aye. The minutes for the meeting of November 18, 2004, were approved.

Final Plat: (FP-2004-12) PROVENCE ESTATES

Applicant: **PROVENCE ESTATES, L.L.C.**

The applicant proposed developing a single-family, residential subdivision with privately maintained roads. Minimum lot size would be one (1) acre or greater, with 23 lots on 39.7848 acres, more or less. The following is the legal description of the property:

**A tract of land situated in the South Half of the North Half (S/2,N/2) of Section Six (6), Township Fourteen (14) North, Range two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: beginning at the Southeast corner of the NE/4 of said Section 6, thence West (N89°29'50"W) a distance of 2619.65 feet to the Southwest corner of lot 2 of said Section 6, thence North (N00°37'00"W) a distance of 662.02 feet to a point on the South Half, South Half, Southeast Quarter, Northwest Quarter, (S/2,S/2,SE/4,NW/4); thence East (S89°27'33"E) along the North boundary of the South Half, South Half, North Half (S/2,S/2,N/2) of said Section 6, a distance of 2623.82 feet to a point on the East boundary line of said Section 6, thence South (S00°15'28"E) along the East line of said Northeast Quarter (NE/4) distance of 660.21 feet to the point of beginning, said tract containing 39.7848 acres, more or less. Location: West side of Coltrane between 234th St. and 248th St.
(County Highway. District #3)**

Mr. Gammon gave the Staff Report stating that no protests had been received by staff.

Mr. Lax Godhania, MGR, Inc., stated that there was one change due to the location of a gas line on the southwest sides of the property. He stated that they moved the cul-de-sac fifty (50) feet east.

Mr. Wynn motioned approval of the final plat of Provence Estates. Mr. Jones seconded the motion. Vote taken: Jones – Aye; Price – Aye; Dorrance – Aye; Wynn – Aye. The final plat of Provence Estates was approved.

Final Plat: (FP-2004-13) HIGHLAND PARK

Applicant: **MEDICINE LODGE INVESTMENTS, LLC**

The applicant proposed developing a single-family, residential subdivision. Each lot would be one (1) acre or greater in size, with a total of thirty (30) lots on 40.00 acres, more or less. The following is the legal description of the property:

**A tract of land lying in the Southeast Quarter of Section Eighteen (18), Township Fourteen (14) North, Range Three (3) West, Indian Meridian, Oklahoma County, Oklahoma. Being more particularly described as follows: COMMENCING at the Southeast Corner of the Southeast Quarter of Section 18; THENCE N89°22'43"W a distance of 2639.65' to the POINT OF BEGINNING; THENCE CONTINUING N89°22'43"W a distance of 659.94' to the Southwest Corner of the Southeast Quarter of Section 18; THENCE N00°03'19"E a distance of 2647.02' to the Northwest Corner of the Southeast Quarter of Section 18; THENCE S89°09'31"E a distance of 659.23'; THENCE S00°02'31"W a distance of 2644.91' to the Point of Beginning; containing 1744944.8644 sq. ft. FT. or 40.0584 acres, more or less. Location: West of N. Pennsylvania Ave. on 206th St.
(County Highway District #3)**

Mr. Gammon gave the staff report stating that all requirements had been met for the final plat.

Ms. Dorrance asked if the developer had reserved seventy-five feet of right-of-way as discussed at the preliminary plat stage.

Ms. Walters stated that they had.

Mr. Phil Hagan, Crafton, Tull, & Associates, was present.

Mr. Jones motioned approval of the final plat of Highland Park. Mr. Wynn seconded the motion. Vote taken: Jones – Aye; Price – Aye; Dorrance – Aye; Wynn – Aye. The final plat of Highland Park was approved.

Zoning: (Z-2004-08)

**From: AA – Agricultural and Rural Residential District
To: RA – Acreage Residential District**

Applicant:

**BELL DEVELOPMENT, L.L.C.
C/o COON ENGINEERING, INC.**

The applicant proposed developing a single-family, residential subdivision with County maintained roads. Minimum lot size would be one (1) acre or greater, on 74.5432 acres, more or less. The following is the legal description of the property:

Part of the Northeast Quarter (NE/4) of Section Twenty-four (24), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma and more particularly described as follows: Beginning at a FIP being the Northeast Corner of said NE/4 thence South 00°00'03" East along the east line of said NE/4 a distance of 2644.04 feet to a FIP being the Southeast Corner of said NE/4, thence South 89°35'00" West along the south line of said NE/4 a distance of 1656.57 feet; thence North 00°01'59" West a distance of 1500.00 feet, thence North 89°14'01" East a distance of 994.55 feet thence North 00°00'45" West a distance of 1138.36 feet to a set PK and Shiner of the north line of said NE/4, thence 89°37'03" East along the north line of said NE/4 a distance of 663.16 feet to the Point of Beginning, containing 74.5432 acres more or less.

**Location: West side of N. May Ave, ½ mile of South of 206th (Covell Road).
(County Highway. District #3)**

Mr. Gammon gave the Staff Report stating that staff had received an informational letter from Deer Creek Schools explaining their situation; the schools had currently reached their bonding capacity for enrollment. Mr. Gammon also stated that the property was previously proposed as a much higher density subdivision; RS – Urban Residential. The revised plat included larger lots – RA – Acreage Residential –and enlarged the plat to include property to the west.

The Board took time to review the letter from Deer Creek Schools.

Ms. Dorrance stated that, in short, the letter explained that the Deer Creek School system was at full capacity.

Mr. Bryan Coon, Coon Engineering, stated that the owner to the west wanted to include his property, therefore increasing the area and allowing larger lots. The developers received a letter from Deer Creek Water Corporation indicating they would supply water to the proposed subdivision.

Mr. Scott Wyatt, property owner to the west of the proposed property, stated that he was not opposed to the proposal; he just had questions. He asked if there would be any recourse from any drainage problems that may exist.

Mr. Gammon stated that the applicant would have to provide a drainage study at the preliminary plat stage; any potential problems would be addressed at that time.

Mr. Jones motioned approval of the zoning from AA to RA for Bell Development, L.L.C. Mr. Wynn seconded the motion. Vote taken: Jones – Aye; Price – Aye; Dorrance – Aye; Wynn – Aye. The zoning from AA to RA was approved.

General Plat: (GP-2004-09)

ANTLER FARMS

Applicant:

**BELL DEVELOPMENT, L.L.C.
c/o COON ENGINEERING, INC.**

The applicant proposed developing a single-family, residential subdivision with County maintained roads. Each lot would be one (1) acre or greater in size with a total of fifty-five (55) lots on 74.5432 acres, more or less. The following is the legal description of the property:

Part of the Northeast Quarter (NE/4) of Section Twenty-four (24), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma and more particularly described as follows: Beginning at a FIP being the Northeast Corner of said NE/4 thence South 00°00'03" East along the east line of said NE/4 a distance of 2644.04 feet to a FIP being the Southeast Corner of said NE/4, thence South 89°35'00" West along the south line of said NE/4 a distance of 1656.57 feet; thence North 00°01'59" West a distance of 1500.00 feet, thence North 89°14'01" East a distance of 994.55 feet thence North 00°00'45" West a distance of 1138.36 feet to a set PK and Shiner of the north line of said NE/4, thence 89°37'03" East along the north line of said NE/4 a distance of 663.16 feet to the Point of Beginning, containing 74.5432 acres more or less.

**Location: West side of N. May Ave, ½ mile of South of 206th (Covell Road).
(County Highway District #3)**

Mr. Gammon gave the Staff Report stating that the proposed general plat was for the previous rezoning application.

Ms. Walters stated that there was only one ingress/egress to the development, located on May Ave. She recommended an additional entry at the SE corner, where an existing oil well was located.

Mr. Jones asked if the well was operating or capped.

Mr. Bryan Coon stated that it was an active well and they could put in an emergency access road in that location. He stated that it could be gated and used by the oil company Residents would be able to access it in the event of an emergency.

Ms. Walters stated that it may be a good compromise.

Ms. Janet Price was concerned about traffic congestion, especially with a school bus stopping on May Ave.

Mr. Coon stated that the school bus would come into the subdivision. He stated that the traffic should not be a great concern because there are only going to be 55 (fifty five) homes and the County Engineer required an acceleration and deceleration lane on May Ave.

Mr. Jones asked about the tank battery.

Mr. Coon stated that if there were problems, they would relocate via 2-3 inch PVC pipe.

Mr. Jones motioned approval of the general plat of Antler Farms for Bell Development, L.L.C. Mr. Wynn seconded the motion. Vote taken: Jones – Aye; Price – Aye; Dorrance – Aye; Wynn – Aye. The general plat was approved.

November 2004 Fee Fund Report.

Mr. Gammon reported the fees collected for November 2004 were \$24,716.55. Mr. Wynn made a motion to accept the report. Ms. Price seconded the motion. Vote taken: Dorrance – Aye; Jones – Aye; Wynn – Aye; Price – Aye. The motion was approved to accept the Fee Fund Report for November 2004.

Other Business:

- Ms. Walters stated that if there was anyone that would like to attend the annual week long floodplain class presented by the Oklahoma Water Resources Board, let Mr. Gammon know.
- Ms. Walters gave an update on the comprehensive plan stating that some of the prospective consultants had asked for an extension for bid submittal until January 13, 2005. They had also talked to the Assessor’s Office about what, if any, information they had, so efforts would not be duplicated. The Assessor’s Office and Planning would start sharing information.
- Update on Storm Water Phase II, there was a final draft permit by ODEQ; it was not much different than the previous draft two years ago. Ms. Walters stated that staff had a plan that just needed fine tuning and approval.
- There was discussion about Deer Creek Schools and the lag time between when a house is built and when the schools receive the tax dollars.
- Mr. Gammon passed a copy of the resolution commending Mr. Emil Vorel, former Planning Commission member.

Adjournment:

Mr. Wynn motioned for adjournment. Mr. Jones seconded the motion. Vote taken: Jones – Aye; Wynn – Aye; Price – Aye; Dorrance – Aye. The meeting was adjourned at 3:48 p.m.

Approved this _____ day of _____, 2005.

**OKLAHOMA COUNTY
PLANNING COMMISSION**

Cheryl Dorrance, Chairperson

ATTEST:

Tyler Gammon, Jr., Secretary