

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

February 19, 2004

1:30 p.m.

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

Mr. David Richey, Chairperson
Ms. Cheryl Dorrance, Member
Mr. Dee Wynn, Member
Mr. Rick Hensley, District 2 Chief Deputy
Mr. Will Jones, Vice Chair

Also in attendance:

Mr. Tyler Gammon, Jr., Planning Secretary
Ms. Ruth Walters, County Planner
Mr. Ray Reaves, P.E., D.E.E., County Engineer

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

Ms. Dorrance stated that she requested the minutes from the previous meeting be amended to show that the 20 foot band around Scissortail Landing Addition is a walking trail and not merely open space. The minutes were amended prior to the meeting. Mr. Wynn motioned approval of the minutes from the meeting of January 15, 2004, as amended. Ms. Dorrance seconded the motion. Vote taken: Dorrance – Aye; Wynn – Aye; Richey – Aye; Hensley – Aye. The minutes for the meeting of January 15, 2004, were approved.

Final Plat: (FP-2004-01) CEDAR RIDGE FARMS IV

Applicant: **CEDAR RIDGE FARMS IV, L.P.**

The plat would consist of 35 lots on 46.62 acres. It would be a continuation of the Cedar Ridge Farms development and would be consistent with what was done in Cedar Ridge Farms I, II, & III. This phase would have similar covenants and restrictions. Water would be provided by Deer Creek Water Corporation and each lot would have a separate sewer system. The following is the legal description of the property:

A tract of land lying in and being a part of the SE/4 of Sec. 9, T14N, R4W, I.M., Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the SW corner of said SE/4; Thence N00°25'16"E along the West line of said SE/4 a distance of 800.00 ft. to the Point or Place of Beginning; Thence N90°00'00"E parallel with the South line of said SE/4 a distance of 600.00 ft.; Thence S00°25'16"W a distance of 400.00 ft.; Thence N90°00'00"E a distance of 421.58 ft. to a point on the West line of Block 4, Cedar Ridge Farms; Thence N00°00'00"E along the West line of said Block 4, a distance of 726.57 ft.; Thence N65°00'00"E a distance a distance of 77.16 ft. to a point of curve; Thence Along a curve to the right having a radius of 426.07 ft. for an arc length of 185.91 ft. (the chord of

said curve bears N77°30'00"E a distance of 184.44 ft.); Thence N00°00'00"E a distance of 50.00 ft. to a point on a non-tangential curve; Thence along a curve to the left having a radius of 476.07 ft. for an arc length of 207.73 ft. (the chord of said curve bears S77°30'00"W a distance of 206.08 ft.); Thence S65°00'00"W a distance of 53.85 ft.; Thence N25°00'00"W along the West line of Lot 1, Block 5, Cedar Ridge Farms a distance of 140.00 ft.; Thence N65°00'00"E along the North line of said Lot 1, Block 5, a distance of 65.29 ft. to a point on the West line of Block 12 Cedar Ridge Farms III; Thence N00°00'00"E a distance of 1353.53 ft. to a point on the North line of said SE ¼; Thence S89°46'02"W along said North line a distance of 1005.20 ft. to the NW Corner of said SE ¼; Thence S00°25'16"W along the West line of said SE ¼ a distance of 1830.55 ft. to the POINT OF BEGINNING. The above described tract contains 46.62 acres more or less.

Location: North of NW 220th & North MacArthur Blvd. (Hwy District #3)

Mr. Gammon gave the Staff Report stating that it had not changed since the Board had received a copy. Mr. Gammon stated that the only difference between this phase and the other three phases was the developers removed themselves from financial and maintenance responsibilities within the restricted covenants because there would be no common areas in this phase.

Mr. Keith Beatty and Mr. Tim Layton were present for questions.

Ms. Dorrance made a motion to approve the Final Plat for Cedar Ridge Farms IV. Mr. Wynn seconded the motion. Vote taken: Dorrance – Aye; Wynn – Aye; Richey – Aye; Hensley – Aye. The item was approved.

Final Plat: (FP-2004-02) SCISSORTAIL LANDING 1st ADDITION

Applicant: **SHAZ INVESTMENT GROUP, INC.**

The applicant proposed developing a single-family, residential subdivision with several amenities such as common areas, a pond and a walking trail. This first phase would have 31 homes on 9.84 acres. Deer Creek Water Corporation would provide water and Oklahoma City would provide sanitary sewer. The following is the legal description of the property:

A part or parcel of land located in the Southeast quarter (SE/4), Section 18, Township 14 North (T-14-N), Range 3 West (R-3-W), of the Indian Meridian, Oklahoma County, Oklahoma and more particularly described as follows:

Beginning at the Northeast corner of said Southeast Quarter, THENCE South 00°00'00" East along the East line of said Southeast Quarter (SE/4) a distance of 320.00 feet; THENCE South 90°00'00" West a distance of 295.00 feet; THENCE North 82°52'30" West a distance of 120.93 feet; THENCE South 90°00'00" West a distance of 289.25 feet; THENCE South 60°40'12" West a distance of 107.38 feet; THENCE South 50°09'20" West a distance of 178.66 feet; THENCE North 39°50'40" West a distance of 110.00 feet; THENCE South 50°09'20" West a distance of 8.65 feet; THENCE South 39°50'40" West a distance of 160.00 feet; THENCE North 50°09'20" East a distance of 438.85 feet to a point on the North line of said Southeast Quarter (SE/4); THENCE North 89°11'57" West along the North line of said Southeast Quarter (SE/4) a distance of 777.80 feet to the Point or Place of Beginning. Containing 7.7009 acres, more or less.

AND COMMENCING at the Northeast corner of said Southeast Quarter, THENCE South 89°11'57" East along the North line of said Southeast Quarter (SE/4) a distance of 1977.97 feet; THENCE South 00°02'31" West a distance of 281.06 feet to the Point or Place of Beginning; THENCE South 89°57'29" West a distance of 20.00 feet; THENCE South 74°41'05" East a distance of 59.29 feet; THENCE South 89°52'05" East a distance of 134.66 feet; THENCE South 00°07'55" West a distance of 84.36 feet; THENCE North 90°00'00" West a distance of 79.00 feet; THENCE South 00°07'55" West a distance of 124.00 feet; THENCE South 90°00'00" East a distance of 79.00 feet; THENCE South 00°07'55" West a distance of 62.38 feet; THENCE South 37°53'19" West a distance of 129.02 feet; THENCE South 00°07'55" West a distance of 183.80 feet; THENCE South 66°39'36" West a distance of 120.96 feet; THENCE North 89°57'29" West a distance of 20.00 feet; THENCE North 00°02'31" East a distance of 619.99 feet to the Point or Place of Beginning. Containing 2.1386 acres, more or less. Total both tracts containing 9.8395 acres, more or less.

Location: ¼ mile North of NW 206th (Covell Rd.) West side of North Pennsylvania Ave (County Highway District #3)

Mr. Gammon gave the Staff Report stating that this would be the first section of the subdivision containing approximately 20 lots.

Mr. Wynn asked about whether or not Deer Creek Water would provide the water for the addition.

Mr. Gammon stated that the applicant had a signed contract from Deer Creek Water stating that they would provide water for the addition. If Deer Creek anticipated a water shortage in the area, they would be able to hook into Oklahoma City Water with a contract between Deer Creek and Oklahoma City.

Mr. Barry Rice stated that he would like to make a point of clarification on the correction of the minutes from the meeting of January 15, 2004. He stated that there was going to be a greenbelt around the entire property however the trail was not necessarily going to exist within the entire greenbelt. The trail is not intended to go around the perimeter but throughout the addition.

Mr. Rice also stated that there had been an agreement reached with Deer Creek Water. He stated that the well houses would be located in the park areas.

Ms. Dorrance stated that the Board had requested that any well sites not be included in the 16% green space.

Mr. Rice stated that they would add additional green space for the well sites.

Mr. Reaves asked Mr. Rice what the plan was for the properties that abut the Duke Energy easement on the backside of the property; the owners would not be able to put up fencing.

Mr. Rice stated that they were in the process of trying to restrict the easement through written consent to fifty (50) feet.

Mr. Wynn made a motion to approve the Final Plat Scissortail Landing 1st Addition. Ms. Dorrance seconded the motion. Vote taken: Dorrance – Aye; Hensley – Aye; Wynn – Aye; Richey – Aye; The Final Plat was approved.

Final Plat: (FP-2004-03) DEER SPRINGS III ADDITION

Applicant: **DEER SPRINGS DEVELOPMENT L.L.C.**

The applicant proposed developing a single-family, residential subdivision with 6 lots on 8.39 acres. The property would be bound by the same restrictive covenants as Deer Springs I and II. The following is the legal description of the property:

A part of the Northwest Quarter (NW/4) of Section 24, Township 14 North (T-14-N), Range 4 West (R-4-W) of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southwest corner of said Northwest Quarter (NW/4), Thence North 89°40'37" East along the South line of said Northwest Quarter (NW/4) a distance of 2,657.66 feet to the Southeast Corner of said Northwest Quarter (NW/4); Thence North 00°03'34" West along the East line of said Northwest Quarter (NW/4) a distance of 330.46 feet to the Point or Place of Beginning; Thence North 61°31'49" West a distance of 133.78 feet; Thence North 29°56'19" West a distance of 1,021.19 feet to a Point on the South line of Deer Springs II Addition an addition to Oklahoma County, Oklahoma; Thence North 77°33'55" East along the South line of said Deer Springs II Addition a distance of 124.89 feet; Thence North 75°16'14" East a distance of 148.42 feet; Thence North 14°43'46" West a distance of 65.00 feet; Thence North 75°16'14" East a distance of 60.00 feet; Thence South 14°14'46" East a distance of 65.00 feet; Thence North 53°38'35" East a distance of 81.45 feet; Thence South 57°53'54" East a distance of 158.25 feet; Thence South 05°45'48" East a distance of 52.00 feet; Thence North 79°56'26" East a distance of 37.16 feet; Thence South 50°03'34" East a distance of 80.00 feet to a Point on the East line of said Northwest Quarter (NW/4) being the Southeast Corner of said Deer Springs II Addition; Thence South 00°03'34" East along the East line of said Northwest Quarter (NW/4) a distance of 896.14 feet to the Point or Place of Beginning. Containing 8.3979 acres, more or less.

**Location: South of Covell Rd. (206th St.) and East of Portland Ave.
(County Highway District #3)**

Mr. Gammon gave the Staff Report stating that there would be six (6) lots instead of seven (7) lots, and the final, filed plat would have base flood elevations for each lot.

Mr. John Alexander, Deer Springs Development, L.L.C., stated that they had plans to move the pipeline easement that crossed the north portion of the plat.

Ms. Dorrance asked Mr. Alexander how he would keep the property owners from filling in the floodplain areas in the back of the lots.

Mr. Alexander stated that once the lots were sold to builders, they would have specific instructions; however once the builders sold the homes, it would be out of his hands. He stated that he could include it in the plat restrictions that no building or filling would be allowed in the floodplain area.

Mr. Lane Parks, Deer Springs Home Owners Association (HOA), stated that Mr. Alexander had sent them a letter stating that the entrance to phase II would be completed along with lighting by January 31, 2004. No work had been done to date.

Mr. Alexander stated that the equipment for the gates was on back order. It had since arrived and work should commence by the end of the week.

Ms. Dorrance made a motion to approve the Final Plat Deer Springs III Addition contingent upon removal of the pipeline that crosses lots 1 & 6. Mr. Wynn seconded the motion. Vote taken: Dorrance – Aye; Hensley – Aye; Wynn – Aye; Richey – Aye; The Final Plat was approved.

Mr. Will K. Jones, Member, arrived at two o'clock p.m., replacing Mr. Rick Hensley.

Final Plat (FP-2004-04) CUMBERLAND CROSSING, SEC. 1

Applicant: **Turner & Company Inc.**

The applicant proposed developing a private road, residential subdivision. There would be 31 houses on 35.55 acres included in section 1. The addition would also have common areas and ponds as amenities. The following is the legal description of the property:

A tract of land lying in the Northwest Quarter (NW/4) of Section 8, Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma and more particularly described as follows: Beginning at a point 1486.37 feet South 00°00'00" East of the Northwest corner of the said Northwest Quarter (NW/4); Thence South 89°21'39" East a distance of 1194.48 feet; Thence South 00°00'00" West a distance of 208.88 feet; Thence South 82°12'58" East a distance of 81.25 feet; Thence South 07°47'02" West a distance of 50.00 feet; Thence North 82°12'58" West a distance of 3.10 feet; Thence South 13°41'01" East a distance of 500.70 feet; Thence South 05°16'00" East a distance of 217.73 feet; Thence South 40°40'53" East a distance of 224.08 feet; Thence South 00°00'00" West a distance of 20.00 feet to a point on the South line of the said Northwest Quarter (NW/4); Thence North 89°21'39" West along said South line a distance of 1549.66 feet to the Southwest corner thereof; Thence North 00°00'00" West along the West line of the said Northwest Quarter (NW/4) a distance of 1158.28 feet to the Point of Beginning; containing 1,548,380.67 square feet or 35.55 acres more or less.

Location: North Pennsylvania Ave between 220th & 234th (County Highway District #3)

Mr. Gammon gave the Staff Report stating that the issue with the busses had been resolved by not having the buses go into the cul-de-sacs. It would be a private road subdivision.

Ms. Walters stated that the lots had been enlarged due to the unavailability to Deer Creek Water. The lots would have individual well and septic.

Ms. Elizabeth Whitlock, Red Plains Professional for Turner & Co., stated that the difference from the preliminary plat and the final plat was that they could not get Deer Creek water to commit to service so they decided to increase the size of the lots to accommodate the addition of well and septic systems. It would be a private road subdivision and the size of the main street had been increased for a bus turnaround.

Mr. Ray Reaves asked if there had been percolation testing done.

Ms. Whitlock stated that they had not yet had the percolation test however the subdivision to the south had and they assume that theirs will also perk. She stated that they had well tests done and the results were positive and they could have wells.

Mr. Gammon stated that they would also have the option of using aerobic systems.

Mr. W.H. Johnson, residing across the street from the proposed subdivision, stated that the development would have 76 homes on 70 acres and planned to drill 76 wells and a pond. He believed the development would cause problems with the water table. He stated that last summer his well went dry and had to drill deeper.

Ms. Dorrance asked how many houses were proposed for the 70 acres since the lot size had been increased.

Ms. Whitlock stated that they may lose up to ten (10) lots which would be about 65 or 66, $\frac{3}{4}$ acre lots.

Mr. Reaves asked what the holdup was with Deer Creek Water.

Ms. Whitlock stated that Deer Creek Water said that they could not commit to servicing because their system could not handle service to the property.

Mr. Patrick Meyers, Turner & Co., stated that Deer Creek could not commit because they would have to bring two more wells into their system in order to guarantee supply to the subdivision. He stated that was not the way Deer Creek had preceded on any previous project.

Ms. Dorrance asked if they had offered well sites.

Mr. Meyers stated yes, that they had offered well sites and tested the well sites. It would take 6 months to a year to complete the wells. He also stated they had offered additional well sites in Settlers' Crossing, even after deciding to go with the well and septic systems in Cumberland Crossing.

Mr. Wynn asked how deep the test well was.

Mr. Meyers stated that it was 188 feet.

Mr. Wynn asked Mr. Johnson how old his well was and if last year was the first time it had ever failed.

Mr. Johnson stated that it was dug in 1965 and it was the first time it had failed.

Mr. Richey asked why Deer Creek said it would take so long for additional wells to be added.

Mr. Meyers stated that it was a normal length of time for the drilling company to drill the wells. Only one lab, that he knows of, in Oklahoma capable of doing all of the radiological and other tests necessary to determine if the water quality would meet the new federal standards; the process would take at least 6 months.

Mr. Johnson stated that Mr. Turner was not nice when he met with the Deer Creek Water Board.

Mr. Meyers stated he was present at the meeting, and disagreed with Mr. Johnson.

Ms. Dorrance asked if any radiological testing had been performed for the individual wells.

Mr. Meyers stated that there were no federal standards for radiological testing on individual wells; however arsenic levels were tested and were within regulations.

Ms. Whitlock stated that in the beginning Deer Creek Water gave them a positive indication that they would service the area with water. They would not commit in writing however.

Mr. Jones asked that after the project was completed and if the water was not potable; would it be the homeowners' responsibility to bring in the water district's water.

Mr. Meyers stated that it would be no different than any other existing residential neighborhood with individual wells.

Ms. Dorrance stated that an individual well does not have to meet the federal standards that a system well does because it is private domestic property. She asked Mr. Meyers why they did not do radiological testing.

Mr. Meyer stated that it is extremely expensive and would take eight to ten weeks to complete. They had already waited five weeks for Deer Creek Water's decision concerning servicing the area.

Ms. Dorrance stated that she did not necessarily agree with the new federal standards, believing they would be too restrictive. She stated that she understood that test wells being drilled below 400 feet were hitting arsenic in excess of federal standards, and above 400 feet were hitting radiological problems.

Mr. Meyers stated that the federal standard was not imposed on individual wells. He asked if any residential lot in Oklahoma County with a well would have to meet federal radiological standards.

Ms. Whitlock asked if it were a requirement for platting.

Ms. Dorrance stated that the Board approved a preliminary plat with Deer Creek Water; therefore they considered it a different plat. She stated the preliminary plat was for working out the problems and the final plats were for a final look with no major changes. She stated that she believed the final plat they presented was a change in concept.

Mr. Richey stated that he's heard Deer Creek would not provide water.

Mr. Meyers stated that the street layout, lot configuration, green space, and amenities did not change. The only changes made were lots bigger and fewer lots, and water would be provided by individual wells instead of Deer Creek. Mr. Meyers also stated that in the past, reduction in density had always been a plus. He stated that he believed the hesitation was because of the lack of radiological testing. Recorded in the minutes of the meeting with the Deer Creek Water Board, the Board had stated that they had enough water to guarantee service to existing residents and existing commitments. Until there was an additional water source identified, they would not commit to service water.

Ms. Dorrance stated that she had never known Mr. Turner to be uncooperative.

Ms. Dorrance made a motion to approve the Final Plat Cumberland Crossing Section I. Mr. Wynn seconded the motion. Vote taken: Dorrance – Aye; Jones – No; Wynn – Aye; Richey – No. The Final Plat was denied.

Zoning (Z-2004-01) From: AA-Agricultural & Rural Residential District

To: RA-Acreage Residential District

Applicant: **HOMESTEAD COMMUNITY DEVELOPMENT, INC.**

The applicant proposed developing a single-family, residential subdivision with county maintained roads and common areas. Each lot would be one (1) acre or greater in size with approximately forty-nine (49) lots on 53.839 acres, more or less. The following is the legal description of the property:

A tract or parcel of land lying in the South Half (S/2), Northeast Quarter (NE/4), and a part of the North 165.00 feet of the Southeast Quarter (SE/4), Section Ten (10), Township Eleven North (T-11-N), Range One East (R-1-E), of the Indian Meridian, Oklahoma County, Oklahoma, and being more particularly described as follows:

COMMENCING at the Southeast (SE) corner of said Northeast Quarter (NE/4); THENCE North 00°00'00" West along the East line of said Northeast Quarter (NE/4), a distance of 233.15 feet to the Point of Beginning; THENCE from said Point of Beginning North 89°35'34" West, a distance of 653.59 feet; THENCE South 00°00'00" East, a distance of 402.85 feet; THENCE South 89°59'41" West, a distance of 968.46 feet; THENCE North 00°04'48" West, a distance of 1,482.83 feet; THENCE South 89°54'02" East, a distance of 299.34 feet; THENCE North 00°00'26" West, a distance of 1,317.70 feet to a point on the North line of the Northeast Quarter (NE/4), of said Northeast Quarter (NE/4); THENCE North 89°52'40" East along the North line of the Northeast Quarter (NE/4), of said Northeast Quarter (NE/4), a distance of 662.47 feet being the West 662.47 feet from the

Northeast (NE) corner of the Northeast Quarter (NE/4) of said Northeast Quarter (NE/4); THENCE South 00°00'13" East, a distance of 1,320.26 feet; THENCE North 89°54'02" West, a distance of 163.75 feet; THENCE South 00°04'48" East, a distance of 810.64 feet; THENCE South 89°35'34" East, a distance of 825.02 feet to a point on the East line of said Northeast Quarter (NE/4) and also being the South 2,137.89 feet from the Northeast (NE) corner of the Northeast Quarter (NE/4) of said Northeast Quarter (NE/4); THENCE South 00°00'00" East along the East line of said Northeast Quarter (NE/4), a distance of 266.66 feet to the Point or Place of Beginning. Containing 2,345,239.63 square feet or 53.839 acres, more or less. Subject to all easements, restrictions and covenants of record.

LOCATION: South of SE 15th St., 662.47 feet West of Dobbs Rd.
(County Highway District # 2)

Mr. Gammon gave the Staff Report stating there had been several protests.

The Board reviewed the protest letters and an aerial photo of the proposed area.

Mr. Charles Ferguson, managing member of Homestead Community Development, stated he was a long-time member of the community.

Mr. Reaves asked for some clarification on one of the protest letters, stating that the water level in the area had dropped 20 feet in the past year.

Mr. Lax Godhania, engineer for the applicant, stated that there had been a drought last year causing water levels to drop everywhere. Mr. Godhania provided memos of conversations held with the Oklahoma Water Resources Board, Harrah Public Schools, and DEQ, for the Board's review

Mr. Jones made a motion to accept the memos for the permanent record of the zoning and all platting processes for Homestead Community Development. Ms. Dorrance seconded the motion. Vote taken: Dorrance – Aye; Jones – Aye; Wynn – Aye; Richey – Aye. The memos were accepted for the record.

Mr. Wynn made a motion to approve the zoning from AA to RA. Mr. Jones seconded the motion. Vote taken: Dorrance – Aye; Jones – Aye; Wynn – Aye; Richey – Aye. The zoning passed.

General Plat: (GP-2004-01) HOMESTEAD MANOR

Applicant: **HOMESTEAD COMMUNITY DEVELOPMENT L.L.C.**

The applicant proposed developing a single-family, residential subdivision with county maintained roads and common areas. Each lot would be one (1) acre or greater in size with approximately forty-nine (49) lots on 53.839 acres, more or less. The following is the legal description of the property:

A tract or parcel of land lying in the South Half (S/2), Northeast Quarter (NE/4), and a part of the North 165.00 feet of the Southeast Quarter (SE/4), Section Ten (10), Township Eleven North (T-11-N), Range One East (R-1-E), of the Indian Meridian, Oklahoma County, Oklahoma, and being more particularly described as follows:

COMMENCING at the Southeast (SE) corner of said Northeast Quarter (NE/4); THENCE North 00°00'00" West along the East line of said Northeast Quarter (NE/4), a distance of 233.15 feet to the Point of Beginning; THENCE from said Point of Beginning North 89°35'34" West, a distance of 653.59 feet; THENCE South 00°00'00" East, a distance of 402.85 feet; THENCE South 89°59'41" West, a distance of 968.46 feet; THENCE North 00°04'48" West, a distance of 1,482.83 feet; THENCE South 89°54'02" East, a distance of 299.34 feet; THENCE North 00°00'26" West, a distance of 1,317.70 feet to a point on the North line of the Northeast Quarter (NE/4), of said Northeast Quarter (NE/4); THENCE North 89°52'40" East along the North line of the Northeast Quarter (NE/4), of said Northeast Quarter (NE/4), a distance of 662.47 feet being the West 662.47 feet from the Northeast (NE) corner of the Northeast Quarter (NE/4) of said Northeast Quarter (NE/4); THENCE South 00°00'13" East, a distance of 1,320.26 feet; THENCE North 89°54'02" West, a distance of 163.75 feet; THENCE South 00°04'48" East, a distance of 810.64 feet; THENCE South 89°35'34" East, a distance of 825.02 feet to a point on the East line of said Northeast Quarter (NE/4) and also being the South 2,137.89 feet from the Northeast (NE) corner of the Northeast Quarter (NE/4) of said Northeast Quarter (NE/4); THENCE South 00°00'00" East along the East line of said Northeast Quarter (NE/4), a distance of 266.66 feet to the Point or Place of Beginning. Containing 2,345,239.63 square feet or 53.839 acres, more or less. Subject to all easements, restrictions and covenants of record.

LOCATION: South of SE 15th St., 662.47 feet West of Dobbs Rd.
(County Highway District # 2)

Mr. Gammon gave the Staff Report stating that it was a companion item to the previous item.

Mr. Jones asked about a few lots in one of the cul-de-sacs being rather narrow.

Mr. Lax Godhania stated that it was an odd shape and he would have to space the lots out to address the narrow lots.

Ms. Dorrance asked about fire protection standards.

Mr. Godhania stated that he would ask for a 50 foot variance to the 1500 foot block length standard because of the shape of the land. He also stated that the street would have a divided entrance.

Mr. Reaves stated that he did not see a problem with the 50 feet variance.

Ms. Dorrance made a motion to approve the general plat of Homestead Community Development. Mr. Wynn seconded the motion. Vote taken: Dorrance – Aye; Jones – Aye; Wynn – Aye; Richey – Aye. The general plat was approved.

January 2004 Fee Fund Report:

Mr. Gammon reported the fees collected for January 2004 were \$18,331.65. Mr. Jones made a motion to accept the report. Ms. Dorrance seconded the motion. Vote taken: Dorrance – Aye; Wynn – Aye; Richey – Aye; Jones – Aye. The motion was approved to accept the Fee Fund Report for January 2004.

Discussion of Comprehensive Plan.

Ms. Walters gave a Power Point presentation for presentation to the Budget Board, on behalf of the Planning Commission.

Ms. Dorrance made a suggestion to switch the first bullet, “Qualify Oklahoma County for Federal Grants or State Grants” with the bottom bullet, “A Statement of the Development Goals, Objectives, Policies and Criteria for Physical Growth over the Next Twenty Years.

There was discussion concerning the BRAC and possible Air Force base closings and how a Comprehensive Plan might benefit the argument to keep Tinker open.

Ms. Walters handed out a sample letter addressed to the elected officials (Budget Board) for the Board to review.

Mr. Jones stated that in a Republican Caucus meeting he and Ms. Dorrance would suggest a statement encouraging the County develop a comprehensive plan.

Other Business:

Adjournment:

Mr. Wynn motioned for adjournment. Mr. Jones seconded the motion. Vote taken: Dorrance – Aye; Wynn – Aye; Richey – Aye; Jones – Aye. The meeting was adjourned at 4:00 p.m.

Approved this _____ day of _____, 2004.

**OKLAHOMA COUNTY
PLANNING COMMISSION**

David Richey, Chairperson

ATTEST:

Tyler Gammon, Jr., Secretary