

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

August 19, 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
Mr. Emil Vorel, Vice-Chairperson
Mr. David Richey, Member
Mr. Dee Wynn, Member
Mr. Charlie Thomason, 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. Richey motioned approval of the minutes from the meeting of July 15, 2004. Mr. Vorel seconded the motion. Vote taken: Wynn – Aye; Thomason – Aye; Dorrance – Aye; Vorel – Aye; Richey – Aye. The minutes for the meeting of July 15, 2004, were approved.

Deferred Item:

**Zoning: (PUD-2004-02) From: AA – Agricultural and Rural Residential District
To: Planned Unit Development (IU – Industrial District)**

Applicant: **DPI PROPERTIES**

The applicant proposed developing an industrial park on approximately 120 acres with general uses of an Urban Industrial (IU) District. The following is the legal description of the property:

Tract "A"
The Southeast Quarter (SE/4) of Section Twenty-Three (23), Township Fourteen (14) north, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma. Less and except one tract of land being more particularly described as follows:

Less & Except
Tract "B"
The Southeast Quarter (SE/4) of the Southeast Quarter (SE/4) of Section Twenty-Three (23), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma.

Location: NW 192nd & N. Portland Ave. County Highway District # 3

Mr. Gammon gave the Staff Report stating that Mr. Coon made the requested changes Staff had requested. The developer was also asked to remove the statement concerning the responsibility of road maintenance; it is not a Planning Commission issue. The Board reviewed a conceptual plan of the proposed PUD.

Mr. Bryan Coon, Coon Engineering, stated that they would be glad to take the statement out of the PUD statement concerning the responsibility of road maintenance.

Mr. Richey made a motion to approve the item. Mr. Thomason seconded the motion. Vote taken: Dorrance – Aye; Wynn – Aye; Thomason – Aye; Richey – Aye; Vorel – Aye. The item was approved.

Deferred Item:

**Zoning: (PUD-2004-04) From: AA – Agricultural and Rural Residential District
To: Planned Unit Development (CG – General Commercial)**

Applicant: **Bryan Coon, P.E. for Swisher Investments, LLC**

The applicant proposed developing a commercial PUD on approximately 9.64 acres, more or less. The following is the legal description of the property:

A part of the Southeast Quarter (SE/4) of Section Fourteen (14), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows: Beginning at the Southeast Corner of said Southeast Quarter (SE/4) said point the POINT OF BEGINNING; thence South 89°23'06" West along the South line of said Southeast Quarter (SE/4) a distance of 300.00 feet; thence North 00°31'11" West a distance of 1400.00 feet; thence North 89°23'06" East a distance of 300.00 feet to a point on the East line of the Southeast Quarter (SE/4); thence South 00°31'11" East along the East line of said Southeast Quarter (SE/4) a distance of 1400.00 feet to the point of beginning, containing 9.6419 acre, more or less.

**Location: NW corner of NW Covell Rd. (206th St.) & Portland Ave.
(County Highway District #3)**

Mr. Gammon gave the Staff Report stating that the applicant made all required changes and would like to see the road maintenance statement removed from the PUD statement. Mr. Gammon gave a conceptual plan to the Board for review.

Mr. Bryan Coon stated that they would take the road maintenance statement out of the PUD statement.

Mr. Vorel made a motion to approve the item. Mr. Wynn seconded the motion. Vote taken: Dorrance – Aye; Wynn – Aye; Thomason – Aye; Richey – Aye; Vorel – Aye. The item was approved.

Deferred Item:

**Zoning: (PUD-2004-05) From: AA – Agricultural and Rural Residential
To: Planned Unit Development (CG – General Commercial)**

Applicant: **COFFEE CREEK LAND DEVELOPMENT, LLC**

The applicant proposed developing a commercial/office complex. The following is the legal description of the property:

A tract of land located in the Southwest Quarter (SW/4) of Section Thirteen (13), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma and more particularly described as follows: Beginning at the Southwest Corner of the Southwest Quarter (SW/4) of Section Thirteen (13), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, thence North along the west line of said Southwest Quarter (SW/4) a distance of 2400.00 feet; thence East a distance of 1000.00 feet; thence South a distance of 1800.00 feet; thence East a distance of 600.00 feet; thence South a distance of 600.00 feet to a point on the South line of said Southwest Quarter (SW/4); thence West a distance of 1600.00 feet to the point of beginning, containing 63.3609 acres more or less.

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

Mr. Gammon gave the Staff Report stating that there was concern about the R-O-W along NW 206th; Edmond required a 70 foot right-of-way on the East side of the centerline. Staff felt that the county should require the same R-O-W as Edmond. Staff would need to submit a recommendation to the Board of County Commissioners for the 70-foot R-O-W. He also stated that the road maintenance statement should be removed from the PUD statement.

The Board reviewed the concept plan for the proposed development.

Mr. Coon stated that he would remove the road maintenance statement from the PUD statement and would include the 70 foot proposed right-of-way on the plan drawing.

Mr. Richey made a motion to approve the item. Mr. Thomason seconded the motion. Vote taken: Dorrance – Aye; Wynn – Aye; Thomason – Aye; Richey – Aye; Vorel – Aye. The item was approved.

A point was made that Staff should adjust the East line to reflect the revision .

**Zoning: (Z-2004-04) From: AA - Agricultural & Rural Residential District
To: CG - Urban General Commercial & Office District**

Applicant: **MOHAMMAD CHOUDHRY**

The applicant proposed to developing a gas station, RV park, motel, and restaurant complex on approximately 4.92 acres. The following is the legal description of the property:

A tract of land lying in Lot 3 of Section 4, Township 14 North , Range 2 West in Oklahoma County, Oklahoma, beginning at a point located by beginning at the SE Corner of SE/4 NW/4 of said Section; THENCE West along the South line of said SE/4 NW/4 a distance of 135.14 feet; THENCE N00°01'50"W a distance of 1347.41 feet; THENCE N02°53'50"W a distance of 179.36 feet; THENCE Northwesterly on a curve to the left having a radius of 1070.92 feet a distance of 245.48 feet; THENCE N16°01'50"W a distance of 466.52 feet; THENCE Northerly on a curve to the right having a radius of 1220.92 feet a distance of

280.92 feet; Thence Westerly on a curve to the right, having a radius of 1205.92 feet a distance of 224.64 feet which segment is herein named Segment A to the point of beginning herein named POINT A, the preceding description by metes and bounds being that of Fed. Road Dist. No. 6 Proj. No1-456 (8) (9), and said tract of land hereby conveyed being described by metes and bounds as beginning at Point A, THENCE N79°18'20"W a distance of 189.71 feet; THENCE S10°41'40"W a distance of 208.71 feet; THENCE S79°18'20"E a distance of 208.71 feet; THENCE N10°41'40"E a distance of 208.71 feet, more or less, to a point on said Segment A; THENCE Westerly on a curve to the right on Segment A a distance of 19 feet, more or less, to Point A, the point of beginning.

AND

A part of the Northwest Quarter (NW/4) of Section Four (4), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Northwest corner of said Northwest Quarter (NW/4), Section 4, THENCE N89°54'25"E along the North line of said Northwest Quarter, Section 4, a distance of 1871.32 feet; THENCE S00°05'35"E and perpendicular to the North line of said Northwest Quarter (NW/4), Section 4 a distance of 98.75 feet; THENCE S10°41'40"W a distance of 208.71 feet to the point or place of beginning; THENCE continuing S10°41'40"W a distance of 65.00 feet; THENCE S16°01'50"E a distance of 460 feet; THENCE N90°00'00"W a distance of 320.24 feet; THENCE N00°00'00"E a distance of 545.46 feet; THENCE S79°18'20"E a distance of 208.71 feet to the point or place of beginning.

AND

A part of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Four (4), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows, to-wit: Beginning at a point 1871.32 feet East of and 98.75 feet South of the Northwest corner of the Northwest Quarter (NW/4) of Section 4, Township 14 North, Range 2 West of the Indian Meridian, Oklahoma County, Oklahoma; THENCE S10°41'40"W a distance of 208.71 feet; THENCE N78°18'20"W a distance of 208.71 feet; THENCE N10°41'40"E a distance of 203.71 feet; THENCE Easterly on a curve having a radius of 1085.92 feet a distance of 104.34 feet; THENCE S78°18'20"E a distance of 104.53 feet to the point of beginning.

Location: I-35 & Waterloo Rd. (Commissioner Highway District # 3)

Mr. Gammon gave the Staff Report stating that many years ago there was a gas station on the property. The property backs up to Boucher Road, which is a private road. The applicant proposed construction of two fast food restaurants.

Ms. Dorrance asked if the access Waterloo Road was acceptable.

Mr. Reaves stated that he did not think the project would cause a problem.

Ms. Walters stated that the applicant would be required to put in turn lanes.

Mr. Choudhry stated that he was planning to build KFC and Long John Silver's fast food restaurants. He stated that later he had plans to build a bank. He also stated that there was a great need for restaurants in the area, and the church seemed to be happy about the proposed restaurants.

Mr. Dan Metters stated that he had a business on Boucher Rd. He was concerned with the impact on traffic and would like to see a traffic signal at the intersection.

There was discussion about access and locations of the area businesses and churches.

Ms. Dorrance asked about access to the south parcel.

Mr. Choudhry stated that access to the south parcel would be through the two north parcels.

Mr. Richey made a motion to approve the Zoning. Mr. Wynn seconded the motion. Vote taken: Dorrance – Aye; Wynn – Aye; Thomason – Aye; Richey – Aye; Vorel – Aye. The item was approved.

Final Plat: (FP-2004-09) WESTWIND V @ SETTLERS' CROSSING
Applicant: **SETTLERS' CROSSING LLC**

The applicant proposed developing a continuation of the Planned Unit Development PUD 2-97. The phase would consist of 24 residential lots on 10.3 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:

A part of the NW/4, Sec. 17, T14N, R3W, I.M., Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the NE corner of said NW/4; Thence N89°39'18"W along the North line of said NW/4 a distance of 1,089.00 ft. to the Point or Place of Beginning; Thence continuing N89°39'18"W a distance of 281.68 ft., said point being 1,259.31 ft. East of the NW corner of said NW/4; Thence S00°20'42"W a distance of 50.00 ft.; Thence S45°20'42"W a distance of 35.36 ft.; Thence S00°20'42"W a distance of 25.00 ft. to a point of curve; Thence southeasterly along said curve being to the left having a radius of 364.53 ft. and a chord bearing of S30°04'59"E and a chord distance of 369.23 ft. for a length of 387.18 ft.; Thence S60°30'40"E a distance of 64.73 ft. to a point of curve; Thence Southeasterly along said curve being to the right having a radius of 613.15 ft. and a chord bearing of S38°48'44"E and a chord distance of 453.40 ft. for a length of 464.42 ft.; Thence N64°07'01" a distance of 218.40 ft.; Thence S78°37'54"E a distance of 78.45 ft.; Thence S89°39'18"E a distance of 601.16 ft. to a point on the East line of said NW/4; Thence N00°18'38"W along said East line a distance of 320.00 ft. to a point being 400.00 ft. South of NE corner of said NW/4; Thence N89°39'18"W and parallel to the North line of said NW/4; a distance of 1,089.00 ft.; Thence N00°18'38"W a distance of 400.00 ft. to the Point or Place of Beginning. Said described tract contains 10.252 acres more or less.

**Location: Southeast Corner of 220th (Coffee Creek Rd.) & North Pennsylvania Ave.
(County Highway District # 3)**

Mr. Gammon gave the Staff Report stating that they had received the road maintenance bond.

Mr. Keith Beatty, Isch & Associates, was present for questions.

Mr. Thomason made a motion to approve the Final Plat for Westwind V at Settlers' Crossing. Mr. Vorel seconded the motion. Vote taken: Dorrance – Aye; Wynn – Aye; Thomason – Aye; Richey – Aye; Vorel – Aye. The item was approved.

Final Plat: (FP-2004-10) LAKE SHADOWS II @ SETTLERS' CROSSING

Applicant: **SETTLERS' CROSSING LLC**

The applicant proposed developing a continuation of the Planned Unit Development PUD 2-97. The phase would be consistent with Lake Shadows I, with 51 residential lots on 24.4 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:

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

Commencing at the NE corner of said NW/4; Thence S00°18'38"E along the East line of said NW/4 a distance of 1,370.04 ft. to the Point or Place of Beginning; Thence continuing S00°18'38"E a distance of 1,267.60 ft. to the SE corner of said NW/4; Thence N89°40'34"W along the South line of said NW/4 a distance of 964.21 ft.; Thence N00°19'26"E a distance of 430.71 ft.; Thence N59°49'17"E a distance of 102.44 ft.; Thence N60°25'54"E a distance of 50.00 ft; Thence N29°34'06"W a distance of 53.77 ft. to a point of curve; Thence Northerly along a curve to the right having a radius of 267.50 ft. and a chord bearing of N07°58'56"W and a chord distance of 196.83 ft. for a length of 201.56 ft.; Thence N13°36'15"E a distance of 49.71 ft. to a point of curve; Thence Northerly on a curve to the left having a radius of 382.50 ft. and a chord bearing of N02°28'55"E and a chord distance of 147.57 ft. for a length of 148.50 ft.; Thence N32° a distance of 37.59 ft.; Thence Easterly on a non-tangent curve to the right having a radius of 534.92 ft. and a chord bearing of N78°16'35"E and a chord distance of 82.00 ft. for a length of 82.08 ft.; Thence N07°19'40"W a distance of 50.00 ft., Thence N14°58'31"W a distance of 34.48 ft.; Thence S85°18'57"E a distance of 251.15 ft., Thence N10°51'41"E a distance of 237.34 ft.; Thence S83°50'23"E a distance of 227.93 ft.; Thence S89°39'18"E a distance of 251.72 ft. to the Point or Place of Beginning. Said described tract contains 24.394 acres more or less.

Location: Southeast Corner of 220th (Coffee Creek Rd.) & North Pennsylvania Ave. (County Highway District # 3)

Mr. Gammon gave the Staff Report stating that the Bonds had been received.

Mr. Beatty was available for questions.

Mr. Richey made a motion to approve the Final Plat for Lake Shadows II. Mr. Thomason seconded the motion. Vote taken: Dorrance – Aye; Wynn – Aye; Thomason – Aye; Richey – Aye; Vorel – Aye. The item was approved.

July 2004 Fee Fund Report:

Mr. Gammon reported the fees collected for July 2004 were \$33,610.58. Mr. Wynn made a motion to accept the report. Mr. Vorel seconded the motion. Vote taken: Dorrance – Aye; Wynn – Aye;

Thomason – Aye; Richey – Aye; Vorel – Aye; Dorrance – Aye. The motion was approved to accept the Fee Fund Report for July 2004.

Discussion and possible action on Request for Proposal (RFP) in regards to the “Master Plan.”

The Board had reviewed the draft RFP sent by mail.

Ms. Walters asked if there were any suggestions before moving forward with the RFP.

Ms. Dorrance asked if it would be helpful to compose a list of items Staff had already completed, and what would be expected of a consultant, so they could bid accordingly.

Mr. Reaves stated that the information would be provided at the “Pre-Bid Meeting”.

Mr. Thomason made a motion to move forward with the RFP , and submit it to the Board of County Commissioner for comment. Mr. Richey seconded the motion. Vote taken: Dorrance – Aye; Wynn – Aye; Thomason – Aye; Richey – Aye; Vorel – Aye; Dorrance – Aye. The motion was approved to move forward with the RFP for the Master Plan.

Discussion and possible action to accept Bonds for construction of Lake Shadows II and Westwind V, both in the Settlers’ Crossing Addition.

Mr. Thomason made a motion to accept the bonds. Mr. Vorel seconded the motion. Vote taken: Dorrance – Aye; Wynn – Aye; Thomason – Aye; Richey – Aye; Vorel – Aye; Dorrance – Aye. The motion was approved to accept the bonds.

Discussion and possible action in regards to upgrading “Office Assistant” part-time position to full-time with benefits.

Mr. Gammon stated that when inspections started, Staff hired Roxy McAtee as a part-time “dispatcher” so to speak. He explained that Staff thought the position should be made full-time with benefits. Ms. McAtee already worked 39 hours per week; the salary would stay the same.

Mr. Wynn made a motion to make Roxy McAtee’s position full-time with benefits. Mr. Richey seconded the motion. Vote taken: Dorrance – Aye; Wynn – Aye; Thomason – Aye; Richey – Aye; Vorel – Aye; Dorrance – Aye. The motion was approved.

Other Business:

Mr. Gammon stated that Mr. Barry Rice had withdrawn the proposed GooseCreek PUD.

Adjournment:

Mr. Vorel motioned for adjournment. Mr. Thomason seconded the motion. Vote taken: Vorel – Aye; Wynn – Aye; Thomason – Aye; Richey – Aye; Dorrance – Aye. The meeting was adjourned at 3:47 p.m.

Approved this _____ day of _____, 2004.

**OKLAHOMA COUNTY
PLANNING COMMISSION**

Cheryl Dorrance, Chairperson

ATTEST:

Tyler Gammon, Jr., Secretary