

# M I N U T E S

## OKLAHOMA COUNTY PLANNING COMMISSION

December 15, 2005

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. Will K. Jones, Vice-Chairperson**  
**Mr. Roger Holloway, Member**  
**Ms. Janet Price, Member**  
**Mr. Mike Vorel, 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. Holloway motioned approval of the minutes from the meeting of November 17, 2005. Mr. Jones seconded the motion. Vote taken: Jones – Aye; Vorel – Aye; Price – Aye; Holloway – Aye; Dorrance – Aye. The minutes for the meeting of November 17, 2005, were approved.

**Zoning: Z-2005-05) From: CG-Urban General Commercial and Office District  
To: IU-Urban Industrial District (Z-2005-05)**

Applicant:

**MARY & WILLIAM SMITH  
dba EDMOND ROCK & STONE, LLC**

The applicant proposed to construct a building and landscape rock facility. Ten of the acres would be terraced for a warehouse that would feature various park like settings and pond to showplace the materials. The area would also encompass an office for employees and outside storage of equipment and materials. The following is a legal description of the property:

**Two tracts of land being a part of the Northwest Quarter (NW/4), Section 4, Township 14 North (T-14-N), Range 2 West (R-2-W) of the Indian Meridian, Oklahoma County, Oklahoma and being more particularly described as follows:  
Tract 1: Commencing at the Northwest (NW) corner of said Northwest Quarter (NW/4), Section 4; Thence North 89°54'25" East a distance of 1334.62 feet to a point ; Thence South 00°07'23" West a distance of 33.00 feet to a point, being the Northwest corner of Rollin Oaks Addition, an unrecorded plat; Thence South 00°07'23" West a distance of 1317.83 feet to a point; Thence South 89°54'25" West**

a distance of 8.81 feet to a point; Thence South 00°07'23" West a distance of 164.53 feet to a point; Thence North 90°00'00" East a distance of 351.37 feet to a point; Thence North 00°01'50" West a distance of 242.02 feet to a point; Thence North 90°00'00" East a distance of 351.58 feet to a point; Thence South 00°01'50" East a distance of 173.71 feet to the Point of Beginning; Thence North 90°00'00" East a distance of 417.05 feet to a point; Thence South 00°01'50" East a distance of 1050.00 feet to a point; Thence South 90°00'00" West a distance of 417.05 feet to a point; Thence North 00°01'50" West a distance of 1050.00 feet to the point of Beginning. Said tract contains 437,912.9 square feet or 10.05 acres more or less.

And:

Tract 2: Commencing at the Southeast (SE) corner of the Northwest Quarter (NW/4) of said section 4; Thence South 89°06'18" West on the South line of said Northwest Quarter (NW/4), Section 4, a distance of 135.14 feet to a point on the West right of way line of I.H.-35 said point being the Point of Beginning; Thence North 00°01'50" West on the West right of way line of I.H.-35 a distance of 1347.41 feet; Thence North 02°53'50" West on the said West right of way line of I.H.-35 a distance of 179.36 feet; Thence Northwesterly along a curve to the left having a radius of 1070.92 and a length of 158.79 feet and a chord bearing of North 07°08'46" West and a chord distance of 158.65 feet. Thence South 73°58'10" West a distance of 60.21 feet; Thence Southeasterly along a curve to the right having a radius of 1010.92 and a length of 145.03 feet and a chord bearing of South 07°00'29" East and a chord distance of 144.91 feet; Thence South 02°53'50" East a distance of 177.86 feet; Thence South 00°01'50" East a distance 1346.81 feet to a point on the South line of Said NW/4; Thence North 89°06'18" East a distance of 60.01 feet, along the South line of said NW/4, to the Point of Beginning. Said tract contains 100,657.8 square feet or 2.31 acres more or less.

Location: West side of I-35, South of Waterloo Rd.

(County Highway. District #3)

Mr. Gammon gave the staff report and stated that the applicant had met all the requirements and that there had been no protests. He also stated that the IU zoning was necessary to have outdoor storage.

Ms. Mary Smith, applicant, stated that the ten acres would house a rock & stone business that would be aesthetically pleasing including, park and garden settings and a detention pond. She stated that they would allow for a large radius for the semi trucks to be able to turn easily, ultimately resulting in less dust.

Mr. Holloway asked why the illustration included more than ten acres.

Ms. Smith explained that there was a private road easement that would be owned by them that did not have to be included in the zoning. She asked that they not be required to bring the road up to county standards because it was a private road and that the other businesses that use that road also have semi trucks that frequently use the road.

Ms. Crawford stated that the requirements set by the County are for the health, welfare, and safety of the general public. She stated that the requirements should never be deviated from. She also stated that the issue being determined was zoning and that Ms. Smith should get with the county engineer to determine what the standards are for the road at a later time.

Mr. Jones stated that the applicant should also keep in mind and be in contact with the Department of Transportation about the possible widening of I-35.

Ms. Smith stated that she would get with the Department of Transportation to determine what would be expected for the future plans of I-35 and how it would affect their business.

Mr. Holloway motioned for approval of the Re-Zoning from CG to IU. Mr. Vorel seconded the motion. Vote taken: Jones – Aye; Vorel – No; Price – Aye; Holloway – Aye; Dorrance – Aye. The item was approved.

**November 2005 Fee Fund Report:**

Mr. Gammon reported the fees collected for November 2005 were \$28,245.55. Mr. Vorel motioned to accept the report. Mr. Jones seconded the motion. Vote taken: Price – Aye; Vorel – Aye; Jones – Aye; Holloway – Aye; Dorrance – Aye. The motion was approved to accept the Fee Fund Report for November 2005.

**Other Business:**

None.

**Adjournment:**

Ms. Price motioned for adjournment. Mr. Jones seconded the motion. Vote taken: Jones – Aye; Vorel – Aye; Price – Aye; Holloway – Aye; Dorrance – Aye. The meeting was adjourned at 1:57 p.m.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

**OKLAHOMA COUNTY  
PLANNING COMMISSION**

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**Cheryl Dorrance, Chairperson**

ATTEST:

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Tyler Gammon, Jr., Secretary