

# M I N U T E S

## OKLAHOMA COUNTY PLANNING COMMISSION

February 17, 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. Charlie Thomason, Vice Chairperson**  
**Mr. David Richey, Member**  
**Mr. Will K. Jones, Member**  
**Mr. Dee Wynn, 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. Wynn motioned approval of the minutes from the meeting of December 16, 2004. Mr. Richey seconded the motion. Vote taken: Jones – Aye; Thomason – Aye; Dorrance – Aye; Richey – Aye; Wynn – Aye. The minutes for the meeting of December 16, 2004, were approved.

### **Preliminary Plat: (PP-2005-01) SUMMIT LAKE ESTATES**

Applicant: **SUMMIT LAKE, LLC**

The applicant proposed developing a Planned Unit Development (PUD 2004-06) which will consist of 113 single family, residential lots on 156 acres. The streets in the addition would be private, with gated entries located on North May Avenue and on Coffee Creek Road. The addition would also have common areas and ponds as amenities. The following is the legal description of the property:

**Government Lots One (1) and Two (2) and the East Half (E/2) of the Northwest Quarter (NW/4) of Section Eighteen (18), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma.**

**Location: South of NW 220<sup>th</sup>, East of North May Ave.  
(County Highway District #3)**

Mr. Gammon gave the Staff Report stating that all the requirements for a preliminary plat had been met.

Mr. Jay Spradling, the applicant, was present for questions.

Mr. Jones asked what was going to happen to the tank battery on the property.

Mr. Spradling stated that Duke Energy was the operator and had no right to use the space as long as the well was operating.

Mr. Jones asked if there was going to be fencing and screening.

Mr. Spradling stated that they were going to have three lots that would abut the area. The lots would probably create fencing on three sides. Red Cedar trees, existing on the site, would be moved and used to screen the section line roads and oil well site.

Mr. Chad Richison, area homeowner, asked if the electrical easements had been determined.

Ms. Walters stated that the easements were located on the plat.

Mr. Paul Iott, area homeowner, wanted to know how the easements read. His concern was if the easement could be used for a road, building, driveway, etc.

Mr. Spradling stated that it was his understanding that the easement was available for use underneath the wires. There would not be any buildings placed in the area of the easements.

Ms. Walters stated that whoever builds on the lots in questions would have to come through the Oklahoma County Planning Commission for a building permit; all permits are reviewed. They would not get a permit for building a structure in the easement.

Mr. Iott asked if a driveway was considered a structure.

Ms. Walters stated that a driveway was not considered a structure.

Mr. Richison asked if the electric company needed access to the two lots and if the lots and access to the lots was restricted, how would the homeowners be effected. He also asked about increased drainage onto his property and if they were planning on fencing.

Mr. Spradling stated that there would be some kind of fencing, but would like to work with Mission Springs to allow accessibility to the lake from both additions. He also stated that the engineer's report on the drainage had been provided along with the preliminary plat; the engineer will assure the drainage was handled appropriately.

Mr. Richison stated that he did not want to stop the development; he just wanted answers to some of his questions.

Mr. Richey stated that the entrance at NW 220th looked rather low and wanted to know if they intended to raise the road.

Mr. Spradling stated that the engineers designed the road to allow the storm waters to pass, therefore eliminating flooding problems.

Mr. Wynn asked why they would use Red Cedars instead of another tree, because of the growing problem that Oklahoma had with the Red Cedars.

Mr. Spradling stated that they wanted to use transplanted native trees rather than eliminating them; however, if it was a problem, they would consider using a different type tree.

Mr. Jim Johnson, area homeowner, stated that he was concerned with high density of the proposed subdivision, and drought. He asked if enough studies had been done to determine if there would be enough water, and would there be anything to protect all area homeowners. He wondered what would happen if the lake was dry and if it was to be the source of fire protection. He also had a concern about odor due to raw sewage possibly caused by aerobic systems. Mr. Johnson also stated that the existing infrastructure did not support the development and traffic would be an issue.

Ms. Dorrance stated that the sewer systems were regulated by DEQ, not the Planning Commission.

Mr. Spradling stated that Mr. John Harrington, ACOG, had stated that there was sufficient water quantity. He stated that the increase in impervious surface would fill the lake faster than ever before, and in the event that the lake may get low, they would have a well dug to fill the lake. Mr. Spradling also stated that he did not feel that it was necessary to do a traffic survey due to the lack of homes in the area.

Mr. Reaves stated that they did not require traffic counts with the plat. It would be looked at with the revised subdivision regulations.

Mr. Richey asked if there was a way to redesign the entrance using one of the cul-de-sacs.

Mr. Spradling stated that they were trying to create a unique subdivision; moving the entrance to one of the cul-de-sacs would eliminate the ability to bring the traffic by the lake as was intended.

Mr. Richey motioned approval of the preliminary plat of Summit Lake Estates. Mr. Thomason seconded the motion. Vote taken: Jones – Aye; Thomason – Aye; Dorrance – Aye; Richey – Aye; Wynn – Aye. The preliminary plat of Summit Lake Estates was approved.

**Zoning: (PUD-2005-01) From: AA-Agricultural and Rural Residential District  
To: Planned Unit Development (PUD-2005-01)**

The applicant proposed developing a single-family, residential subdivision with a total of 440 lots, of various sizes, on 147.58 acres. 6.32 acres would be set aside for commercial use to serve the neighborhood. The addition would also set aside 18% of the tract for common areas and ponds as amenities. The following is the legal description of the property:

**The Northeast Quarter (NE/4) of Section 19, Township 14 North, Range 3 West of the  
Indian Meridian, Oklahoma County, Oklahoma.  
Location: South of NW 206<sup>th</sup> and West of N. Pennsylvania Ave.  
(County Highway District #3)**

Mr. Thomason stated that he wished to abstain from voting on the item due to a conflict of interest through a working relationship with the applicant.

Mr. Gammon gave the Staff Report stating that the proposed PUD would have mixed uses, with commercial on the NE corner; different size houses, some higher density areas, and some larger lots. He stated that there would be a private, gated community in the center. There were some protest letters. Mr. Gammon distributed the letters that were not received in time to mail to the members.

Mr. Dennis Box, representing the developer, stated that the intention was to provide a multi-use area in the Edmond School District. It would include twenty-nine acres of open space, including a walking trail, pool, and clubhouse. He stated that they had not met with the neighbors, but were flexible to do so if the commission preferred. Mr. Box also stated that the density was approximately three units per acre; homes prices would range between \$165,000.00 and \$300,000.00; townhouses would be approximately \$ 200,000.00.

The Board looked over the exhibit provided by the developer.

Mr. Pat Garrett, developer, stated that they had planned the following for the development:

- Berms along the perimeter.
- Large common area including a walking trail, pool, & clubhouse.
- Site was chosen for the school system.
- Roads built to Oklahoma City standards, which exceed Oklahoma County standards.

Mr. Jones stated that the proposed PUD was handsome. However, Oklahoma County had different views about density than incorporated areas and the proposed PUD would be very dense. He asked if the developer would be willing to give up some lots to enlarge other lots.

Mr. Garrett stated that he would be willing to give up one lot on the north side, creating eight lots 90' by 130' in size.

Mr. Box stated that water service would be provided by Deer Creek and had they a letter indicating that two new wells may be required. However, if Deer Creek could not provide water and nor could Oklahoma City, the developer would return with a different plat providing for wells.

Mr. Jones asked for that to be added to the PUD statement.

There were several citizens present for comments, including Ms. Helen Lawson, Mr. Jerry Kester, and Mr. Jim Johnson with concerns of:

- Would like to see one house per acre.
- Concerns about increased traffic and crime.
- Water concerns.
- Would like to meet with developers.

Mr. Box stated that they would meet with the neighbors.

Mr. Jones motioned to continue the item until the next meeting, giving the developer time to meet with the neighbors, redraw north lots, and add water stipulation to the PUD statement. Mr. Wynn seconded the motion. Vote taken: Jones – Aye; Thomason – Abstained; Dorrance – Aye; Richey – Aye; Wynn – Aye. The application for zoning was tabled.

**General Plat: (GP-2005-01) COUNTRY ROADS**

Applicant: **OKLAHOMA COUNTRY ROADS, LLC**

The applicant proposed developing a single-family, residential subdivision with a total of 440 lots, of various sizes, on 147.58 acres. 6.32 acres would be set aside for commercial use to serve the neighborhood. The addition would also set aside 18% of the tract for common areas and ponds as amenities. The following is the legal description of the property:

**The Northeast Quarter (NE/4) of Section 19, Township 14 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma.**  
**Location: South of NW 206<sup>th</sup> and West of N. Pennsylvania Ave.**  
**(County Highway District #3)**

The item was a companion item to the previous PUD application.

Mr. Richey motioned to continue the item until the next meeting. Mr. Jones seconded the motion. Vote taken: Jones – Aye; Thomason – Abstained; Dorrance – Aye; Richey – Aye; Wynn – Aye. The application for the General Plat for Country Roads was continued.

**December 2004 & January 2005 Fee Fund Reports.**

Mr. Gammon reported the fees collected for December 2004 were \$30,057.09; January 2005 collected fees were \$25,157.25. Mr. Richey motioned to accept the reports. Mr. Thomason seconded the motion. Vote taken: Dorrance – Aye; Jones – Aye; Thomason – Aye; Richey – Aye; Wynn – Aye. The motion was approved to accept the Fee Fund Reports for December 2004 & January 2005.

**Discussion and possible action regarding proposed upgrading to the Permit Tracker (Building Permit/Inspection Program Software).**

Mr. Gammon stated that they would follow the required County procedures in order to upgrade the Permit Tracker system to a web-based system. The idea was to use the same company that built the original system because there were five years of data in the system. Mr. Gammon stated that they would follow all the proper purchasing procedures for a sole-source purchase.

Mr. Jones motioned to explore the possibility of upgrading the County building permit software. Mr. Richey seconded the motion. Vote taken: Dorrance – Aye; Jones – Aye; Thomason – Aye; Richey – Aye; Wynn – Aye.

**Discussion and possible action to approve or reject Phase II Storm Water Management Plan.**

Ms. Dorrance stated that this was an official public hearing and asked if there were any comments.

No comments.

Mr. Jones made a motion to receive the proposed Phase II Storm Water Management Plan and set final approval for the March 17, 2005 meeting. Mr. Richey seconded the motion. Vote taken: Dorrance – Aye; Jones – Aye; Thomason – Aye; Richey – Aye; Wynn – Aye.

**Discussion and possible action to approve or reject Master Plan Proposal Bid.**

The board had received a copy of the bid proposal in the mail for review.

Ms. Walters stated that the bid received did not reflect the needs of the County and would like the board to consider recommending the Board of County Commissioners reject the bid and go out for re-bid.

Mr. Jones motioned to recommend to the Board of County Commissioners reject the bid and to re-bid, after redefining the scope of services needed, with a clear understanding of the budgetary constraints and the needs of the County. In addition, include the documents staff had in draft format for potential bidders. A progress to the Board of County Commissioners was also requested. Mr. Thomason seconded the motion. Vote taken: Dorrance – Aye; Jones – Aye; Thomason – Aye; Richey – Aye; Wynn – Aye. The item was recommended to be rejected by the Board of County Commissioners.

**Other Business:**

None

**Adjournment:**

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