

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

October 19, 2006

1:30 p.m.

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

Ms. Janet Price, Chairperson

Mr. Mike Vorel, Vice Chairman

Ms. Cheryl Dorrance, Member

Mr. Brent Rinehart, Oklahoma County Commissioner District 2

Also in attendance:

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

Mr. Vorel motioned approval of the minutes from the meeting of September 21, 2006. Ms. Dorrance seconded the motion. Vote taken: Rinehart – Aye; Price – Aye; Dorrance – Aye; Vorel – Aye. The minutes for the meeting of September, 2006 were approved as corrected.

Zoning: PUD-2006-03

From: AA-Agricultural and Rural Residential District

To: Planned Unit Development (PUD-2006-03)

Application of:

A.S. DAHR, M.D.

% COON ENGINEERING

The applicant proposed developing a mixed use commercial and office district to serve the surrounding area. The Planned Unit Development (PUD) design statement included specific architectural and business use restrictions. Some of the amenities included were common areas and open space on 10 acres. The following was the legal description of the property:

A part of the Southwest Quarter (SW/4) of Section Twenty-Seven (27), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, according to the Government Survey thereof, and being more particularly described as follows:

Commencing at the Southwest Corner of said Southwest Quarter; thence North 00°16'40" West along the West line of said Southwest Quarter a distance of 238.70 feet to the point of beginning; thence from said POINT OF BEGINNING continuing North 00°16'40" West along said West line a distance of 712.25 feet; thence North 89°43'20" East a distance of 267.21 feet; thence South 34°46'57" East

a distance of 862.29 feet; thence South 00°24'11" East a distance of 238.70 feet to a point on the South line of said Southwest Quarter; thence South 89°35'49" West along said South line a distance of 300.00 feet; thence North 00°16'40" West a distance of 238.70 feet; thence South 89°35'49" West a distance of 456.20 feet to the point of beginning containing 10.00 acres more or less.

Location: NW 178th and MacArthur Blvd.
(County Highway. District #3)

Mr. Gammon gave the Staff Report and stated that the applicant proposed mixed use of the area with some offices and retail sales.

Mr. Bryan Coon represented the applicant and stated that they planned building with fifteen percent (15%) open space, including a common area in the center. He also stated that they would have sight-proof fencing but would like to leave the lot line by the church unobstructed so the church could utilize the parking on Sundays. He also requested that the remainder of the sight-proof fencing be constructed in phases as development dictated. The signage would be limited to monument and wall signs only. Mr. Coon stated that the PUD would be developed in phases and contain neighborhood related uses for the surrounding developments.

Ms. Dorrance asked if the developer would be willing to have the lighting directed to stay on site. She also asked how they planned loading and unloading access.

Mr. Coon stated that the lighting would not be a problem and could limit poles to fifteen feet (15') and hooded to direct lighting onto the site. He stated that none of the buildings would have loading docks; all dumpsters would be at least fifty feet (50') from any residential property and screened with at least eight foot (8') site-proof fencing.

Ms. Price asked that a letter from Deer Creek Water Corporation be provided to the Planning Staff.

Mr. Coon asked that a decision be made about the sight-proof fencing in phases and said that he would be willing to add an additional fifty feet (50') past each phase.

Ms. Walters stated that it was fine with her.

Board members agreed.

Ms. Dorrance motioned for approval of the PUD. Mr. Vorel seconded the motion. Vote taken: Rinehart – Aye; Price – Aye; Dorrance – Aye; Vorel – Aye. The item was approved.

Fee Fund Report: September 2006

Mr. Gammon reported the fees collected for September 2006 were \$18,688.05. Mr. Vorel motioned to accept the report. Ms. Dorrance seconded the motion. Vote taken: Rinehart – Aye; Price – Aye; Dorrance – Aye; Vorel – Aye. The motion was approved to accept the Fee Fund Report for September 2006.

McNayr-Paque Master Plan Progress Report

Ms. Walters stated that they were unable to attend the meeting.

Other Business:

None

Adjournment:

Mr. Vorel motioned for adjournment. Mr. Rinehart seconded the motion. Vote taken: Rinehart – Aye; Price – Aye; Dorrance – Aye; Vorel – Aye. The meeting was adjourned at 1:55 p.m.

Approved this _____ day of _____, 2006.

**OKLAHOMA COUNTY
PLANNING COMMISSION**

Janet Price, Chairperson

ATTEST:

Tyler Gammon, Jr., Secretary