

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

March 20, 2008

1:30 p.m.

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

Mr. David Richey, Vice-Chairman
Mr. Brent Rinehart, County Commissioner, Member
Ms. Janet Price, Member
Ms. Cheryl Dorrance, Member

Also in attendance:

Mr. Tyler Gammon, Jr., Planning Secretary
Ms. Gretchen Crawford, Assistant District Attorney
Mr. Stacey Trumbo, P.E., County Engineer
Ms. Ruth Walters, County Planner

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

Ms. Cheryl Dorrance motioned approval of the minutes for December 20, 2007. Ms. Janet Price seconded the motion. Vote taken: Price – Aye; Rinehart – Aye; Richey – Aye; Dorrance – Aye. The minutes for the meeting of December 20, 2007 were approved.

Discussion and Possible action to approve/deny a request to rezone property:

From: AA –Agricultural and Rural Residential District

To: IU – Urban Industrial District

Applicant: **FLOYD PERCIVAL IRREVOCABLE TRUST**

The applicant proposed developing an industrial park for warehouses and offices. The following is the legal description of the property to be considered:

A tract of land lying in the Southeast Quarter (SE/4) of Section 29, Township 12 North, Range 2 West of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows: Commencing at the southeast corner of the Southeast Quarter of said Section 29; Thence North 00°00'00" East, along the east line of said SE/4, a distance of 660.00 feet to the Point Of Beginning; Thence continuing North 00°00'00" East, along the east line of said SE/4, a distance of 453.22 feet; Thence North 89°46'40" West, parallel with the south line of said SE/4, a distance of 1138.70 feet; Thence North 00°09'44" East a distance of 212.00 feet to a point on the south right-of-way line of the S.L. & S.F. Railroad; Thence South 49°43'45" West, along said south right-of-way line, a distance of 714.76 feet; Thence South 00°00'00" East a distance of 397.68 feet; Thence South 89°46'40" East, parallel with the south line of said SE/4, a distance of 529.00 feet; Thence South 00°00'00" East a distance of 73.10 feet; Thence South 89°46'40" East, parallel with the south line of said SE/4, a distance of 138.77 feet; Thence South 00°13'20" West a distance of 390.30 feet to a point on the south line of said SE/4; Thence South 89°46'40" East, along said south line, a distance of 687.20 feet; Thence North 00°00'00"

East, parallel with the east line of said SE/4 a distance of 660.00 feet; Thence South 89°46'40" East, parallel with the south line of said SE/4, a distance of 330.00 feet to the Point of Beginning; Said described tract of land contains a gross area of 1,346,229 square feet or 30.9052 acres, more or less.

Location: N.E. 10th & Sooner Rd. (County Highway District # 1)

Mr. Gammon gave the staff report stating that the property in question was already surrounded by industrial uses; therefore, planning staff had no issues with the re-zoning application.

Mr. Floyd Percival, applicant, stated that he wanted the property to be re-zoned so that it would be more appealing for possible buyers.

Ms. Price acknowledged that she had concerns with floodplain and flooding issues in the area.

Mr. Percival responded by stating that the property in question had never had a flooding incident.

Ms. Ruth Walters went on to add that the new FEMA maps show only a small amount of floodplain on the property, but any development would require a drainage study to be performed. She stated that there would possibly have to be detention ponds or some facility to retain the water until it could be released into the river or culverts.

Ms. Dorrance motioned for approval of the re-zoning application. Mr. Rinehart seconded the motion. Vote taken: Price – Nay; Rinehart – Aye; Richey – Aye; Dorrance – Aye. The item was approved.

Discussion and Possible action to receive January and February 2008 Fee Fund Reports:

Mr. Gammon reported the fees collected for January and February had increased slightly. Ms. Dorrance motioned to receive January and February 2008 reports of fees. Ms. Price seconded the motion. Vote taken: Price – Aye; Rinehart – Aye; Richey – Aye; Dorrance – Aye. The motion was approved to receive the Fee Fund Reports.

Discussion and review of revised, draft of the Oklahoma County Subdivision Regulations:

Ms. Walters stated that there had been several changes made to the Oklahoma County Subdivision Regulations:

- Paving Design – Porous Pavement
- Driveway Separation on Section Line Roads
- Culvert Sizes
- Requiring As-Built Plans from Engineers on Developments
- Traffic Impact Analysis for Subdivisions over 100 lots
- Sidewalks

Mr. Erik Brandt added that in the Safe Routes to School Program, the County wanted to require sidewalks and bike lanes in subdivisions within ½ mile of a school.

Ms. Dorrance commented on giving partial credit for lots with portions of its total acreage located in the floodplain. She stated that the areas in the floodplain could be used as pasture land

or open area. She added that she didn't want large areas of land in the County not being maintained by anybody.

Other Business:

Mr. Stacey Trumbo discussed Senate Bill 1893 which had to do with solid waste management. He stated that this bill would usurp the County Commissioners authority on land use. He added that the Department of Environmental Quality would be the only oversight on new landfills, but DEQ's requirements would be limited and would not include ground water testing or consider locations of Air Force bases. He stated that any connections that anyone had in the legislative process would be helpful in getting counties over 500,000 exempt from this bill.

Adjournment:

Ms. Price motioned for adjournment. Ms. Dorrance seconded the motion. Vote taken: Price – Aye; Rinehart – Aye; Richey – Aye; Dorrance – Aye. The meeting was adjourned at 1:58 p.m.

Approved this _____ day of _____, 2008.

**OKLAHOMA COUNTY
PLANNING COMMISSION**

David Richey, Vice-Chairman

ATTEST:

Tyler Gammon, Jr., Secretary