

A G E N D A

OKLAHOMA COUNTY PLANNING COMMISSION

ROOM 103 1:30 p.m.

February 12, 2015

- 1. Notice of meeting posted February 6, 2015.**
- 2. Call to Order.**
- 3. Roll Call.**
- 4. Approval of Minutes of the Previous Meeting: (January 8, 2015)**
- 5. (Deferred Item): Discussion and possible action to approve/deny a zoning change from AA – Agricultural and Rural Residential District to a Revised Planned Unit Development (PUD-2014-01).**

Application of:

CRAFTON TULL

This application was denied previously by the Planning Commission and forwarded on to the Board of County Commissioners (BOCC) for consideration. The BOCC returned the item back to the Planning Commission for reconsideration after the applicant redesigned his PUD to allow for larger residential lots on the west side of the property. The applicant proposes to develop a single-family residential subdivision in accordance with the proposed PUD. If approved the subdivision (**Estates at Coffee Creek**) will have 163 one-half acre or larger residential lots and one 8.17 acre commercial lot on a 155 acre tract. The following is the legal description of the property:

A tract of land situated within a portion of the Southeast Quarter (SE/4) of Section Seven (7), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian (I.M.) in Oklahoma County, Oklahoma, being more particularly described as follows: ALL of the SE/4 of said Section 7, LESS AND EXCEPT that 5 acre tract referenced in the Special Warranty Deed filed in the Office of the Oklahoma County Clerk in Book 8036, Page 120, being more fully described as the East Half (E/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section Seven (7), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian (I.M.). Said tract contains approximately 155 acres, more or less.

Location: NW 220th and Pennsylvania Ave. (County Highway District #3)

6. (Deferred Item): Discussion and possible action to approve/deny the General Plat of Estates at Coffee Creek (GP-2014-04).

Application of:

CRAFTON TULL

The applicant proposes to develop a single-family residential subdivision in accordance with the proposed PUD. If approved the subdivision will have 163 one-half acre or larger residential lots and one 8.17 acre commercial lot on a 155 acre tract. The following is the legal description of the property:

A tract of land situated within a portion of the Southeast Quarter (SE/4) of Section Seven (7), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian (I.M.) in Oklahoma County, Oklahoma, being more particularly described as follows: ALL of the SE/4 of said Section 7, LESS AND EXCEPT that 5 acre tract referenced in the Special Warranty Deed filed in the Office of the Oklahoma County Clerk in Book 8036, Page 120, being more fully described as the East Half (E/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section Seven (7), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian (I.M.). Said tract contains approximately 155 acres, more or less.

Location: NW 220th and Pennsylvania Ave. (County Highway District #3)

7. Discussion and possible action to approve/deny a zoning change from AA – Agricultural and Rural Residential District with a Special Permit (SUP-2013-02) to Planned Unit Development (PUD-2014-03).

Application of:

THOMAS & KIMBERLEE INGMIRE

The applicant proposes to permanently zone an existing Winery and Special Events Center on 1.84 acres. If approved, the PUD would allow the owner to continue the operation without periodic renewals. The following is the legal description of the property:

A tract of land located in the Northwest Quarter (NW/4) of Section Six (6), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Northwest corner (NW/C) of said Northwest Quarter (NW/4); Thence South 89°45'27" East on the North line of said NW/4, for a distance of 1688.84 feet to the Point of Beginning. Thence continuing South 89°45'27" East for a distance of 200.00 feet; Thence South 00°20'47" East for a distance of 400.00 feet; Thence North 89°45'27" West for a distance of 200.00 feet; Thence North 00°20'47" West for a distance of 400.00 feet to the Point of Beginning, containing 1.84 acres more or less.

Location: 6000 W. Waterloo Rd. (County Highway District #3)

8. Discussion of pending settlement of the litigation styled Garrett Development v. Board of County Commissioners, CV-14-1966 concerning the appeal of the denial of rezoning for real property described as:

The Northwest Quarter (NW/4) of Section Nineteen (19), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma. Being more particularly described as follows:

Commencing at the Northwest Corner of the Northwest Quarter of Section 19, Township 14 North, Range 3 West; thence South 89°25'12" East along the North line of said Northwest Quarter a distance of 2561.50 feet to the Northeast Corner of said Northwest Quarter; thence South 00°26'42" East along the East line of the said Northwest Quarter a distance of 2645.20 feet to the Southeast Corner of the said Northwest Quarter; thence North 89°24'15" West along the South line of said Northwest Quarter a distance of 2568.54 feet to the Southwest Corner of said Northwest Quarter; thence North 00°17'34" West along the West line of said Northwest Quarter a distance of 2644.37 feet to the said Point of Beginning. Said tract of land containing ±155.7158 Acres and or 6,782,979.9569 Square feet more or less.

Location: NW 206th & May Ave., (County Highway District #3)

9. **Discussion and possible action to receive the January 2015 Fee Fund Report.**
10. **New Business:** In accordance with the Open Meetings Act, Section, 311.9, New Business is defined, as any matter not known about or which could not have been reasonably foreseen prior to the time of posting the Agenda.
11. **Adjournment.**



Oklahoma County Staff Report

Meeting Date — February 12, 2015

Case: Rezoning (PUD-2014-01) - AA - Agricultural & Rural Residential to
PUD - Planned Unit Development

Board of County Commissioner District: Ray Vaughan — District 3

<u>Applicant</u>	<u>Owner/Proposed Location Address</u>
Crafton Tull & Associates 214 E. Main St. Oklahoma City, OK 73127	Foster Development Group 613 24th Ave. SW, Suite 100 Norman, OK 73069

Request: Public hearing with discussion and consideration of approval/denial of rezoning (PUD) for the purpose of developing a residential subdivision.

Proposed Use: Urban Single-Family Residential (RS) subdivision (145.33 acres) with 8.17 acres Urban Commercial and Office (CG) zoning.

Site Location: Northwest corner of NW 220th St. and Pennsylvania Ave.

Size: The area of request is comprised of approximately 155 acres.

Project Background & History

This property has been zoned AA — Agricultural and Rural Residential since the adoption of the 1991 Oklahoma County Zoning Regulations.

The developer is planning to create a 155 acre Planned Unit Development (PUD) on the northwest corner of the intersection of NW 220th St. and Pennsylvania Ave. A PUD is a special zoning district that provides an alternate approach to conventional land use controls. In this case, the developer is utilizing 145 acres for residential purposes and 8.17 acres for commercial purposes. The PUD is controlled according to the master development plan and is subject to special review procedures. Once approved by the Board of County Commissioners, the PUD becomes a special zoning classification for the property it represents.

The property will be developed as a rural estate community with a minimum of one-half acre lots. There will be approximately 163 dwelling units with a gross density of 1.12 dwelling units per acre. There will be 23.31 acres of common space that serves the development that will be maintained by the homeowners' association.

Traffic Information

The Oklahoma County Planning and Engineering Department has done additional research to approximate future traffic for a subdivision the size of the proposed plat. Staff used the 7th Edition Trip Generation Manual, authored by the Institute of Transportation Engineers, to calculate the approximations. According to the Trip Generation Manual, a subdivision containing 170 lots will generate approximately 1,627 trips per day. The Trip Generation Manual also specified that the trips would be distributed directionally, with 50% entering and 50% exiting throughout the day. The preliminary traffic analysis would then indicate future traffic counts of 2,842 per day along Pennsylvania Ave. and 2,926 per day along NW 220th St. The traffic counts below are the current 7 day counts that Oklahoma County has taken.

Pennsylvania Ave. — 2,028 ADT taken in 2012
NW 220th St. — 2,113 ADT taken in 2013

The developer is required to conduct a Traffic Impact Analysis at the preliminary plat phase for the proposed PUD; final traffic counts will be provided at that time.

The developer is requesting the roads be maintained by Oklahoma County.

Dates of Hearings

Planning Commission	(Rezoning & General Plat — August 14, 2014) - Denied
Board of County Commissioners	(Rezoning — October 8, 2014) - Returned to PC
Planning Commission	(Rezoning & General Plat — December 11, 2014) - Deferred
Planning Commission	(Rezoning & General Plat — February 12, 2015)

Existing On-Site & Adjacent Zoning Districts

On-Site:	AA — Agricultural & Rural Residential
North:	AA — Agricultural & Rural Residential
South:	AA — Agricultural & Rural Residential
West:	AA — Agricultural & Rural Residential (Fossil Creek Subdivision)
East:	PUD — Planned Unit Development (Southerly Farms Subdivision)

Existing On-Site & Adjacent Land Uses

On-Site:	Agricultural Vacant Land
North:	Agricultural Vacant Land
South:	Agricultural Vacant Land
West:	Rural Residential (Fossil Creek Subdivision)
East:	Single-Family Residential (Southerly Farms Subdivision)

Utilities & Services

Police:	Oklahoma County Sheriff
Fire:	Deer Creek Fire Department
Ambulance:	EMSA
Public Schools:	Deer Creek School District
Refuse:	Private
Sanitary Sewer:	Aerobic or Septic system
Water:	Deer Creek Water

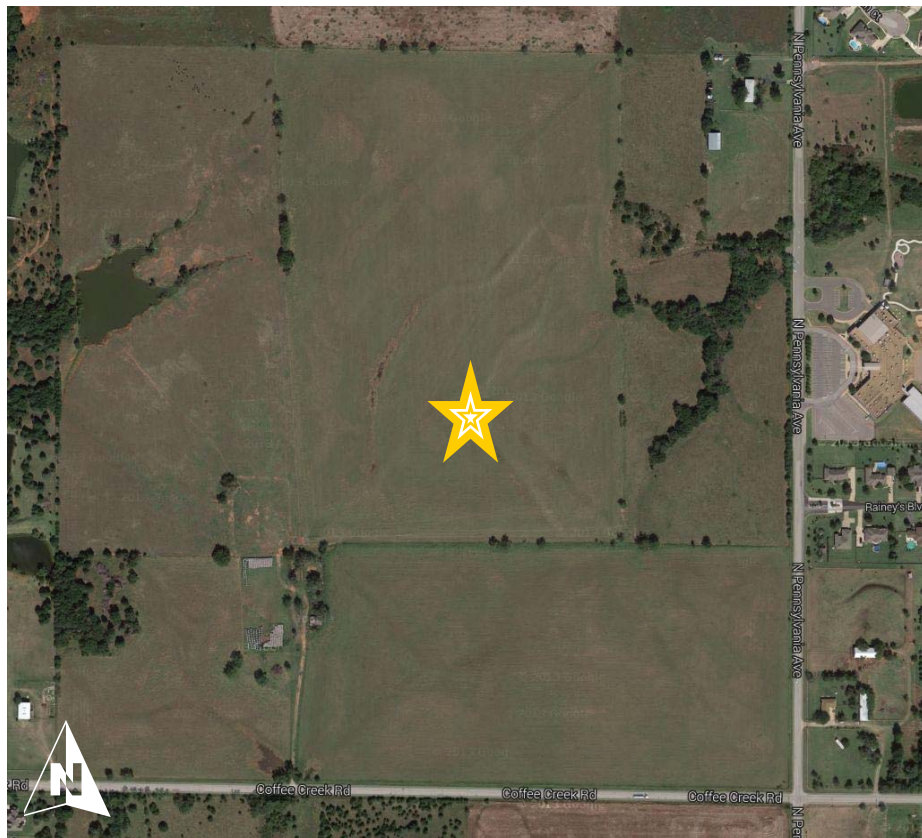
Flood Hazards

- ♦ The property does not have any FEMA designated floodplain on the property.

Vehicle Access

- ♦ The subject property has two points of access to the residential property. One access will be on NW 220th St. and one will be on Pennsylvania Ave.

Picture of Subject Property



Police Response to the Estates of Coffee Creek Development

I have received information regarding a proposed new housing and commercial development on the northwest corner of NW 220 and Pennsylvania in the unincorporated Deer Creek area of Oklahoma County. The proposed new addition is designed on 155 acres containing 169 housing units and 9 acres for commercial development. The 169 housing units would increase the population by at least 680 new residents (based upon the national average of 4 residents per house). The Deer Creek area has a master plan and has historically be developed as a more rural residential area. Without having seen any development plans, the proposed addition would appear to provide a medium density housing addition.

The Oklahoma County Sheriff's Office has a sub-station at N.W. 206 & Portland and has assigned twelve deputy sheriffs and one secretary to provide law enforcement services to the citizens living in the approximate 40 square mile area of unincorporated Deer Creek. Obviously the addition of 170 homes and new businesses will result in a higher number of calls for law enforcement services and increased vehicular traffic. This will strain our resources to provide quality law enforcement services to the citizens living in the Deer Creek area. If these plans are approved, the resulting increase in population and call volume would translate into the need for additional deputies to continue to provide the current level of professional law enforcement services to the Deer Creek area and at this time there is no funding available within our budget for additional deputies.

Fire Response to the Estates of Coffee Creek Development

Cory Beagles, Deer Creek Fire Department Fire Chief, feels that the department could serve this development thoroughly. The following is a list of issues pertaining to the Deer Creek Fire Protection District in relation to this development. This development will increase the number of calls for our fire department. This includes both fire and emergency medical calls for assistance. We are fortunately staffed with paid firefighters during the daytime hours, 7 days a week from 8am to 4pm. All other hours are staffed with paid-on-call firefighters. Our current fire station is approximately 4 miles away from the proposed development which will aid in a fast response time to calls within the area. Future plans call for a 2nd fire station to be constructed along Pennsylvania in the area between NW 220th and NW 234th streets. This would allow for rapid response from 2 different fire stations in the event of a call for assistance in the proposed development. Furthermore, the Deer Creek Fire Protection District has an automatic mutual aid agreement with the Edmond Fire Department that automatically would dispatch another fire engine to this area in the event of a structure fire call. The DCFPD also has mutual aid agreements with the Oklahoma City Fire Department, Oak Cliff Fire Protection District and Piedmont Fire Department that could be utilized in the event of a major fire in this area. This would allow the DCFPD to summon the assistance of these departments if needed. One issue that would benefit the DCFPD is that of increased property tax revenue. This increased revenue would aid in increasing our department's annual budget allowing us to add more paid firefighters and replace or update fire equipment.

The developer will be required to install fire hydrants.

Summary of Conformance with the Master Plan

The Master Plan shows this area as Acreage Residential 2+ acres density, clustered with utilities. The developer is proposing to construct a rural estate subdivision. Acreage Residential is designated for clustered rural residential development but must maintain the gross density of 0.5 dwelling units per acre.

- Lot sizes less than two (2) acres must have municipal water or rural water district services.
- Replaces large two (2) acre lot development with cluster development.
- Development may cluster residential lots using a minimum of one (1) acre per lot area; the remaining open space is permanently protected through a local land trust or homeowners' association to maintain the maximum gross density of 0.5 dwelling unit per acre for the overall development.
- Development clustering must be developed under a PUD process to ensure maintenance of private areas and ensure lot size and density requirements.
- Permanently captures and preserves natural, rural character.
- Municipal water or rural water district services required; other urban utilities optional.
- Clustered development reduces street length and other infrastructure costs.

Oklahoma County Planning Commission has approved similar developments like this in the area (Southerly Farms & Cumberland Crossing). Those developments were approved before the Oklahoma County Master Plan was approved.

General Description of Urban Single-Family District

This is the least restrictive single-family residential district. The principal use of land is the single-family residence; provision is made for related recreational, religious, and educational facilities normally required to provide the basic elements of a balanced and attractive residential area. Internal stability, attractiveness, order, and efficiency are encouraged by providing for adequate light, air, and open space for dwellings and related facilities and thorough consideration of the proper functional relationship of each element.

Development Regulations

Minimum Lot Size — 1/2 acre

Maximum Lot Coverage — 45%

Density — A maximum of 2 dwelling units per acre (2 du/ac)

Minimum Lot Width — 80 feet as measured at the required front building line

Front Yard — 25 foot minimum

Side Yard — 5 feet

Rear Yard — 20 feet

Additional Notes

This development meets the criteria for a Traffic Impact Analysis (TIA), which will be required for the preliminary plat.

A letter from Deer Creek Water Corporation will be required stating that they will provide water service to this subdivision.

Sidewalks

The Oklahoma County Planning Commission will require, in order to facilitate pedestrian access from roads to schools, parks, and playgrounds, perpetual unobstructed easements at least five feet in width. Easements shall be indicated on the plat. All subdivisions within one mile of a school will be required to provide sidewalks for safe routes for children to get to and from school within the subdivision. All sidewalks shall be designed and constructed in accordance with American with Disabilities Act. All sidewalks shall be completed before the final residential inspection at the building permit phase.

Differences between PUD Statements

The original PUD contained 145 acres of residential and 9.84 acres of commercial. The revised PUD contains the same amount of residential and commercial.

The original PUD contained 169 dwelling units with a gross density of 1.15 dwelling units per acre and 27.77 acres of common space. The revised PUD contained 163 dwelling units with a gross density of 1.12 dwelling units per acre and 23.31 acres of common space.

Sidewalks were not included in the original PUD. The revised PUD includes sidewalks.

The original PUD design had .5 acre lots with a larger common area on the west side of the subdivision. The revised PUD design has increased the size of the lots on the west side to 1 acre and has decreased the common space acreage on the west side to compensate for the larger lots.

Action Required

Approve or Deny application — PUD-2014-01 — Estates at Coffee Creek Rezoning



Oklahoma County Staff Report

Meeting Date — February 12, 2015

Case: General Plat (GP-2014-04) - Estates at Coffee Creek
Board of County Commissioner District: Ray Vaughan — District 3

<u>Applicant</u>	<u>Owner/Proposed Location Address</u>
Crafton Tull & Associates 214 E. Main St. Oklahoma City, OK 73127	Foster Development Group 613 24th Ave. SW, Suite 100 Norman, OK 73069

Request: Public hearing with discussion and consideration of approval/denial of the General Plat of Estates at Coffee Creek for the purpose of developing 163 residential lots on 143 acres and 8.17 acre for commercial.

Proposed Use: Applicant proposes to develop a single-family residential subdivision with 8.17 acres for commercial

Site Location: Northwest corner of NW 220th St. and Pennsylvania Ave.

Size: The area of request is comprised of approximately 155 acres.

Project Background

The developer is bringing the General Plat of Estates at Coffee Creek before the Planning Commission for their review and approval. The developer is planning on 163 lots and a commercial area on 155 acres. This informal plan is the proposed design for this subdivision and is subject to changes based on Oklahoma County's Subdivision Regulations. All requirements for the general plat submittal have been met. If the Planning Commission approves the General Plat, the applicant may then begin the Preliminary Plat phase. The Preliminary Plat must be applied for within one (1) year from the date of General Plat approval by the Planning Commission.

Traffic Information

NW 220th St. — 2,13 ADT taken in 2013
Pennsylvania Ave. — 2,028 ADT taken in 2012

The developer is required to conduct a Traffic Impact Analysis at the preliminary plat phase for the proposed PUD; final traffic counts will be provided at that time.

The developer is requesting the roads be maintained by Oklahoma County.

Dates of Hearings

Planning Commission	(Rezoning & General Plat — August 14, 2014) - Denied
Board of County Commissioners	(Rezoning — October 8, 2014) - Returned to PC
Planning Commission	(Rezoning & General Plat — December 11, 2014) - Deferred
Planning Commission	(Rezoning & General Plat — February 12, 2015)

Existing On-Site & Adjacent Zoning Districts

On-Site:	AA — Agricultural & Rural Residential
North:	AA — Agricultural & Rural Residential
South:	AA — Agricultural & Rural Residential
West:	AA — Agricultural & Rural Residential (Fossil Creek Subdivision)
East:	PUD — Planned Unit Development (Southerly Farms Subdivision)

Existing On-Site & Adjacent Land Uses

On-Site:	Agricultural Vacant Land
North:	Agricultural Vacant Land
South:	Agricultural Vacant Land
West:	Rural Residential (Fossil Creek Subdivision)
East:	Single-Family Residential (Southerly Farms Subdivision)

Utilities & Services

Police:	Oklahoma County Sheriff
Fire:	Deer Creek Fire Department
Ambulance:	EMSA
Public Schools:	Deer Creek School District
Refuse:	Private
Sanitary Sewer:	Aerobic or Septic system
Water:	Deer Creek Water

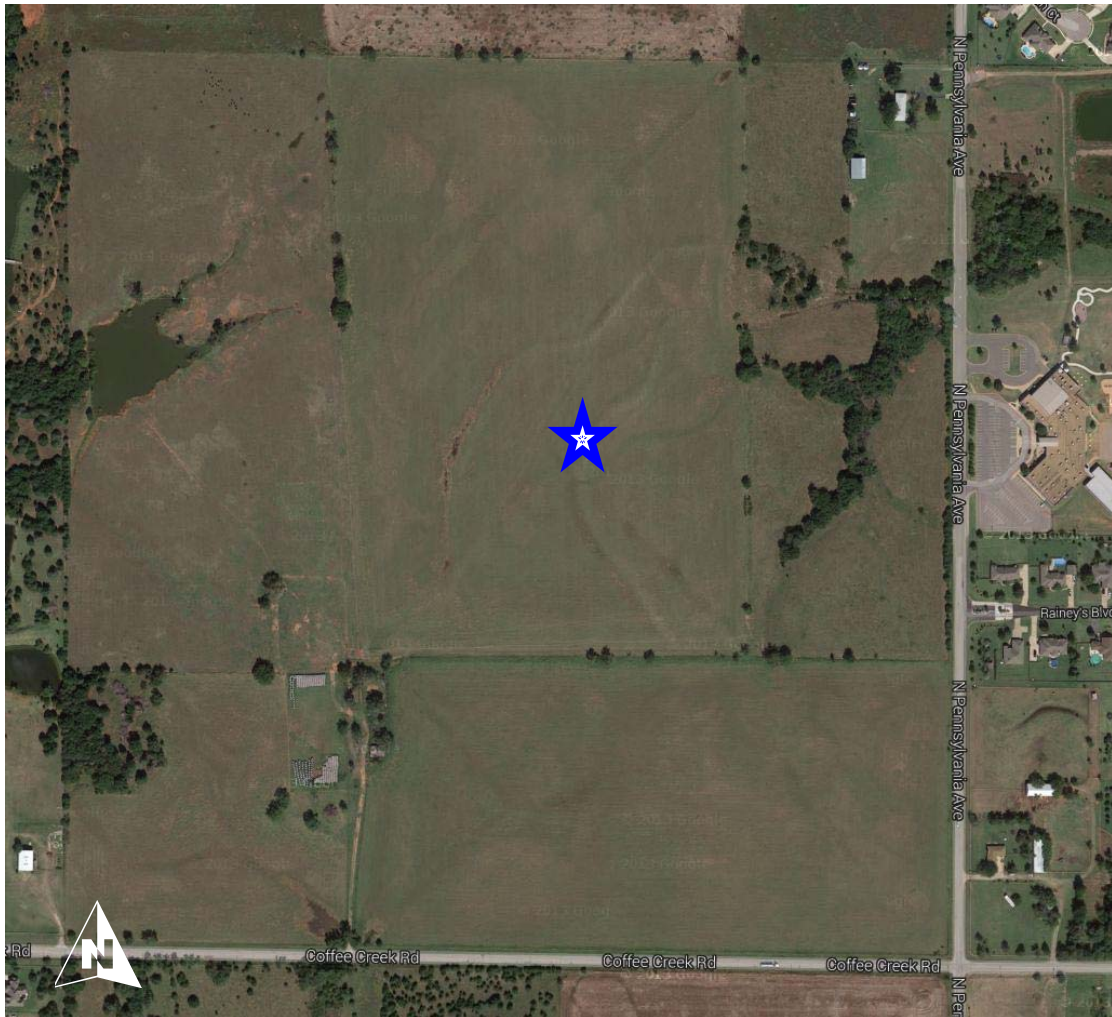
Flood Hazards

- ♦ The property is not in a FEMA designated floodplain.

Vehicle Access

- ♦ The subject property has two points of access to the residential property. One access will be on NW 220th St. and one will be on Pennsylvania Ave.

Picture of Subject Property



Action Required

Approve or Deny application — GP-2014-04



Oklahoma County Staff Report

Meeting Date — February 12, 2015

Case: Rezoning (PUD-2014-03) - AA — Agricultural & Rural Residential with a
Special Use Permit (SUP-2013-02) to PUD — Planned Unit Development
Board of County Commissioner District: Ray Vaughn — District 3

<u>Applicant</u>	<u>Owner/Proposed Location Address</u>
Thomas Ingmire 6000 W. Waterloo Rd. Edmond, OK 73025	Thomas Ingmire 6000 W. Waterloo Rd. Edmond, OK 73025

Request: Public hearing with discussion and consideration of approval/denial of rezoning (PUD) for the purpose of a vineyard, winery and Special Events Center.

Proposed Use: Clauren Ridge Vineyard & Winery

Site Location: 6000 W. Waterloo Rd.

Size: The area of request is comprised of approximately 1.84 acres.

Project Background

The applicant is rezoning 1.84 acres to operate his vineyard and winery with onsite fermentation, storage, bottling, and distribution functions as well as wine sales, consumption and special events on the premises. The Planning Commission approved a renewal of the special permit at this location in July of 2013 for a period of five years.

The applicant is seeking permanent zoning that does not require renewal so he can continue to invest in the current facility without fear that the current special use permit will not be renewed in the future and endanger his investment in the facility.

Traffic Information

Waterloo Rd. — 2,757 ADT taken in 2013
May Ave. — 662 ADT taken in 2013
Pennsylvania Ave. — 1,108 ADT taken in 2013

Dates of Hearings

Planning Commission	(SUP — Deferred — May 15, 2008)
Planning Commission	(SUP — June 19, 2008) - Approved
Planning Commission	(SUP Renewal — July 11, 2013) - Approved
Planning Commission	(Rezoning — February 12, 2015)

Existing On-Site & Adjacent Zoning Districts

On-Site:	AA — Agricultural & Rural Residential
North:	Logan County
South:	AA — Agricultural & Rural Residential
West:	AA — Agricultural & Rural Residential
East:	AA — Agricultural & Rural Residential

Existing On-Site & Adjacent Land Uses

On-Site:	Residential & Winery
North:	Logan County (Rural Residential)
South:	Rural Residential
West:	Residential
East:	Residential

Utilities & Services

Police:	Oklahoma County Sheriff
Fire:	Deer Creek Fire Department
Ambulance:	EMSA
Public Schools:	Deer Creek School District
Refuse:	Private
Sanitary Sewer:	Septic or aerobic system
Water:	Deer Creek Water

Flood Hazards

- ◆ No Flood Hazards exist on the subject property.

Vehicle Access

- ◆ The subject property has one point of access.

Picture of Subject Property



Additional Notes

The Planning Commission approved this special use permit previously for a 5 year time frame with restrictions. The restrictions are listed below:

Restrictions:

- 1. Days of Operation:** Tuesday thru Saturday (Excluding Special Events)
- 2. Hours of Operation:** 11:00 AM to Midnight (Excluding Special Events)
- 3. Capacity:** 75 Maximum
- 4. Parking:** Meet ADA requirements and County specifications
- 5. Signage:** Monumental with indirect, low-level lighting
- 6. Building Exterior:** No metal siding; use stucco, rock, masonry, or combination
- 7. Sight-Proof Screening:** All non-related winery structures; plant evergreen trees along west property line
- 8. Lighting:** Low level and approved by County Engineer

The restrictions that are noted above have been included in the PUD design statement.

Action Required

Approve or Deny application — PUD-2014-03



**OKLAHOMA COUNTY
PLANNING COMMISSION**

Planning Commission Meeting
February 12, 2015

OKLAHOMA COUNTY PLANNING COMMISSION

ZONING FROM AA - AGRICULTURAL AND RURAL RESIDENTIAL DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD-2014-01) ESTATES AT COFFEE CREEK
Applicant: CRAFTON TULL

Legend

- PUD - PLANNED UNIT DEVELOPMENT
- AA - AGRICULTURAL & RURAL RESIDENTIAL

PROPOSED PLANNED UNIT DEVELOPMENT

AA - AGRICULTURAL AND RURAL RESIDENTIAL

MAY AVENUE

PENNSYLVANIA AVENUE

AA - AGRICULTURAL AND RURAL RESIDENTIAL

CUMBERLAND CROSSING
PLANNED UNIT DEVELOPMENT

SOUTHERLY FARMS
PLANNED UNIT DEVELOPMENT

COFFEE CREEK / N.W. 220th STREET

SUMMIT LAKE ESTATES
PLANNED UNIT DEVELOPMENT

AA - AGRICULTURAL AND RURAL RESIDENTIAL

SETTLER'S CROSSING
PLANNED UNIT DEVELOPMENT

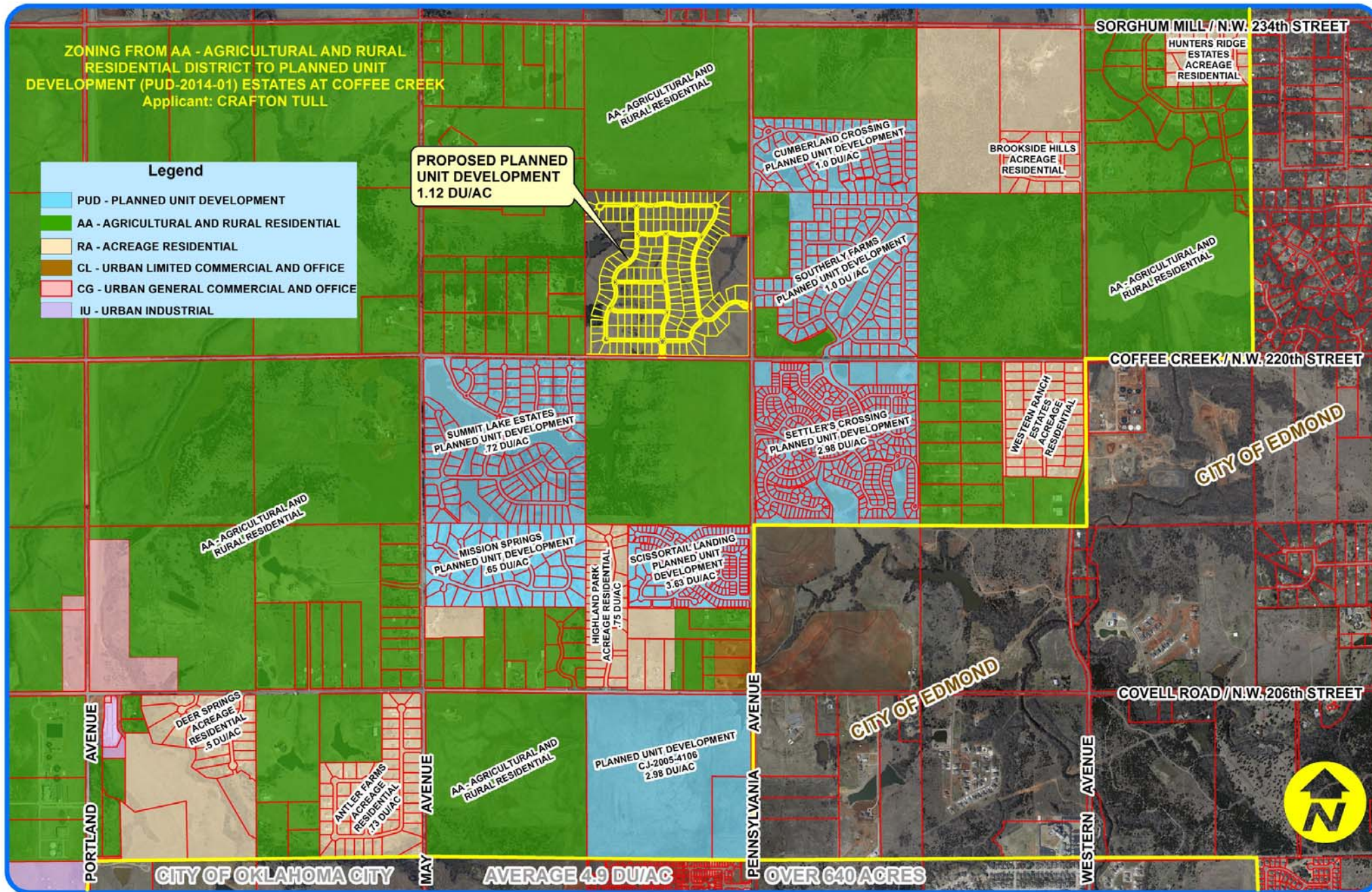


ZONING FROM AA - AGRICULTURAL AND RURAL RESIDENTIAL DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD-2014-01) ESTATES AT COFFEE CREEK
Applicant: CRAFTON TULL

Legend

- PUD - PLANNED UNIT DEVELOPMENT
- AA - AGRICULTURAL AND RURAL RESIDENTIAL
- RA - ACREAGE RESIDENTIAL
- CL - URBAN LIMITED COMMERCIAL AND OFFICE
- CG - URBAN GENERAL COMMERCIAL AND OFFICE
- IU - URBAN INDUSTRIAL

PROPOSED PLANNED UNIT DEVELOPMENT
1.12 DU/AC



OKLAHOMA COUNTY PLANNING COMMISSION

PROPOSED GENERAL PLAT OF
ESTATES AT COFFEE CREEK (GP-2014-04)
Applicant: CRAFTON TULL

PROPOSED GENERAL PLAT
ESTATES AT COFFEE CREEK

MAY AVENUE

PENNSYLVANIA AVENUE

CUMBERLAND CROSSING

SOUTHERLY FARMS

COFFEE CREEK / N.W. 220th STREET

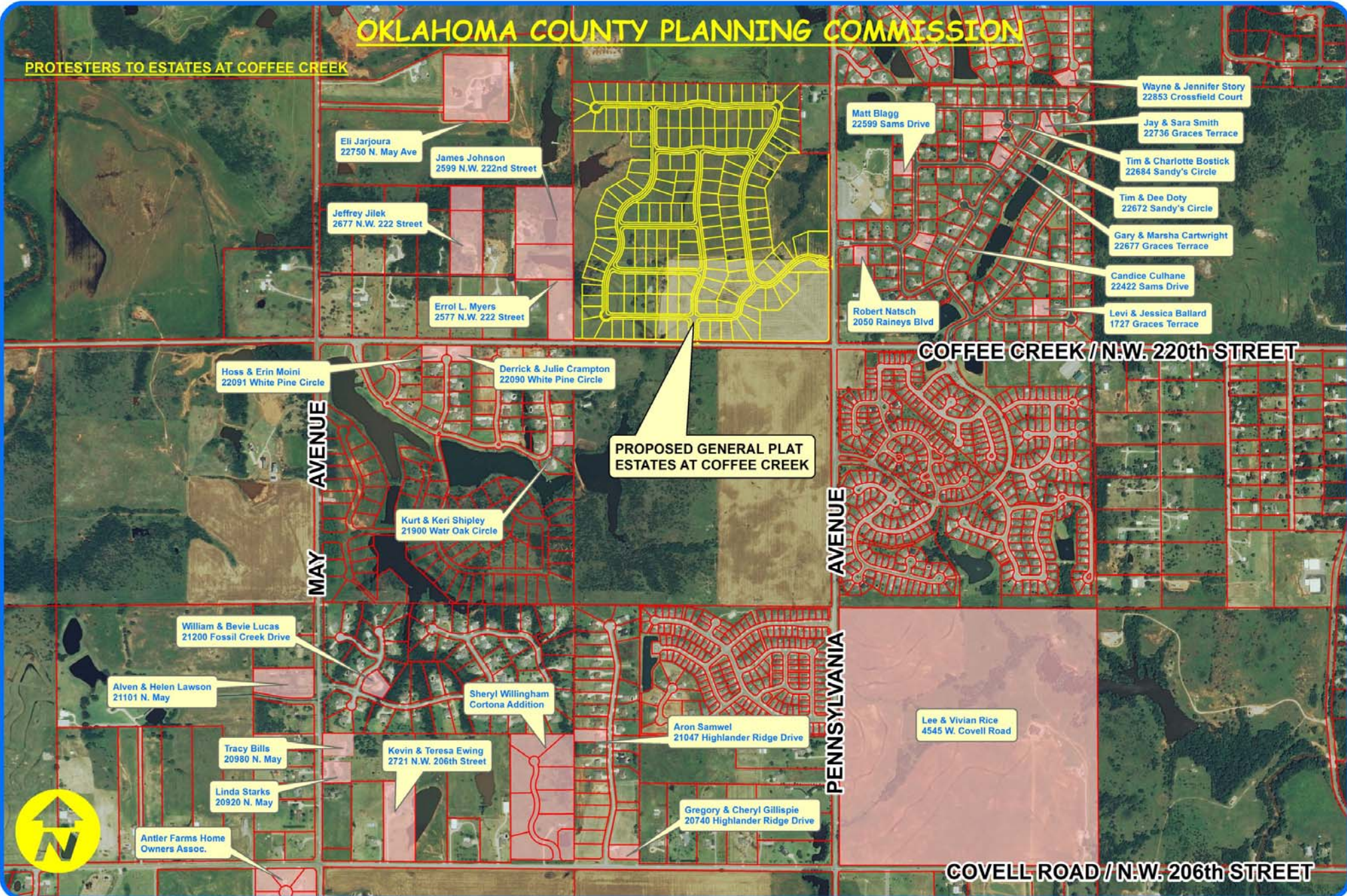
SUMMIT LAKE ESTATES

SETTLER'S CROSSING



OKLAHOMA COUNTY PLANNING COMMISSION

PROTESTERS TO ESTATES AT COFFEE CREEK



OKLAHOMA COUNTY PLANNING COMMISSION

ZONING CHANGE FROM AA - AGRICULTURAL AND
RURAL RESIDENTIAL DISTRICT WITH SPECIAL
USE PERMIT TO PLANNED UNIT DEVELOPMENT
FOR A WINERY & SPECIAL EVENT CENTER
(PUD-2014-03)

Applicant: THOMAS & KIMERLEE INGMIRE

WATERLOO ROAD

PROPOSED PLANNED UNIT
DEVELOPMENT



OKLAHOMA COUNTY PLANNING COMMISSION

AGRICULTURAL
&
RURAL
RESIDENTIAL

ACREAGE
RESIDENTIAL

AGRICULTURAL
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ACREAGE
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AGRICULTURAL
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RESIDENTIAL

URBAN LIMITED
COMMERCIAL & OFFICE

EDMOND

RE-ZONING FROM AA - AGRICULTURAL AND RURAL
RESIDENTIAL DISTRICT TO
RS - URBAN SINGLE FAMILY RESIDENTIAL DISTRICT (Z-2014-03)
Applicant: GARRETT DEVELOPMENT, LLC

206TH

COVELL

MAY

PROPOSED REZONING FROM AA - AGRICULTURAL
AND RURAL RESIDENTIAL DISTRICT
TO RS - URBAN SINGLE FAMILY RESIDENTIAL DISTRICT

PLANNED UNIT DEVELOPMENT
CJ-2005-4106

PENNSYLVANIA

EDMOND

ACREAGE
RESIDENTIAL

Legend

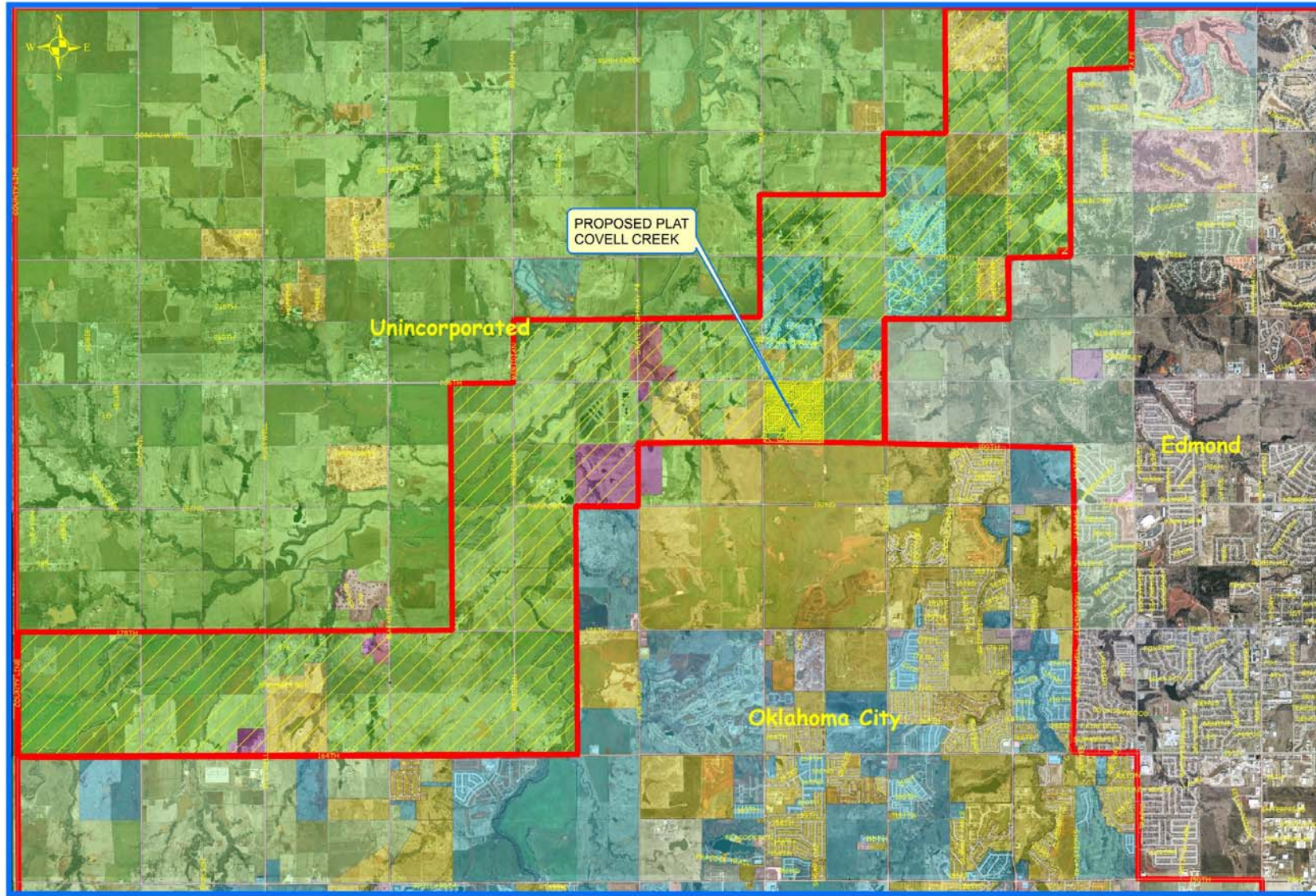
- AA - AGRICULTURAL AND RURAL RESIDENTIAL
- CL - URBAN LIMITED COMMERCIAL & OFFICE
- RA - ACREAGE RESIDENTIAL
- PUD - PLANNED UNIT DEVELOPMENT

OKLAHOMA CITY

OKLAHOMA CITY



N.W. Oklahoma County - Adjacent Zoning



Oklahoma City Zoning Legend

- AA - Agricultural
- BC - Bricktown Core
- C-1 - Neighborhood Commercial
- C-2 - Shopping Center
- C-3 - Community Commercial
- C-4 - General Business
- C-CBD - Central Business
- C-HC - Highway Commercial District
- I-1 - Light Industrial
- I-2 - Moderate Industrial
- I-3 - Heavy Industrial
- NBD - Neighborhood Business
- O-1 - Limited Office
- O-2 - General Office
- PUD - Planned Unit Development
- R-1 - Single Family Residential
- R-1ZL - Single Family Residential Zero Lot Line
- R-2 - Medium Low Density Residential
- R-3 - Medium Density Residential
- R-3M - Medium Density Multifamily Residential
- R-4 - General Residential
- R-4M - Medium High Density Multifamily Residential
- R-A - Single Family Rural Residential
- R-MH-1 - Mobile Home Subdivision
- R-MH-2 - Mobile Home Park

Oklahoma County Zoning Legend

- AA - Agricultural and Rural Residential
- PUD - Planned Unit Development
- CG - Urban General Commercial and Office
- RA - Acreage Residential
- IU - Urban Industrial
- CL - Urban Limited Commercial and Office
- RS - Urban Single Family Residential

Edmond Zoning Legend

- A - Single Family Residential
- B - Two Family Residential
- C-1 - Low Density Multiple Family Residential
- C-2 - Medium Density Residential
- D-0 - Suburban Office District
- D-1 - Restricted Commercial District
- D-2 - Neighborhood Commercial
- E-1 - General Commercial
- F-1-B - Special Industrial, Limited Outdoor Storage
- G-A - General Agriculture
- R-1 - Rural Estate Dwelling
- R-2 - Urban Estate Dwelling
- R-3 - Private Street Dwelling

Transition Area



