

A G E N D A

OKLAHOMA COUNTY PLANNING COMMISSION

ROOM 103 1:30 p.m.

February 14, 2013

- 1. Notice of meeting posted February 8, 2013.**
- 2. Call to Order.**
- 3. Roll Call.**
- 4. Approval of Minutes of the Previous Meeting: (December 13, 2012)**
- 5. Discussion and possible action to approve/deny a zoning change (Z-2012-04) from AA-Agricultural and Rural Residential District to IU-Urban Industrial District with Special Use Permit (for outdoor storage of inventory).**

Application of: **JAY B. WATKINS dba HERITAGE, LLC**

The applicant proposes to construct a retail facility for tractor sales on an approximately 4.57 acre parcel. The following is the legal description of the property:

The Surface and Surface Rights Only in and to a part of the NW ¼ of Section 4, Township 14 North, Range 2 West, I.M., Oklahoma County, Oklahoma, more particularly described as follows: Commencing at the SE/corner of the SE ¼ of said NW ¼ ; thence West a distance of 135.14 feet; thence North 00°01'50" West a distance of 1347.41 feet; thence North 02°53'50" West a distance of 179.36 feet; thence Northwesterly on a curve to the left having a radius of 1070.92 feet a distance of 245.48 feet; thence North 16°01'50" West a distance of 213.36 feet; thence South 73°58'10" West a distance of 60 feet for a point of beginning; thence North 16°01'50" West a distance of 253.16 feet; thence Northeasterly on a curve to the right having a radius of 1280.92 feet a distance of 158 feet; thence North 51°02'24" West a distance of 145.69 feet; thence North 79°18'20" West a distance of 60 feet; thence South 10°41'40" West a distance of 148.86 feet; thence North 79°18'20" West a distance of 208.71 feet; thence South 10°41'40" West a distance of 65 feet; thence South 16°01'50" East a distance of 460 feet; thence North 73°58'10" East a distance of 410.02 feet to the point or place of beginning, subject to a five (5) foot easement along the West line and together with the road right-of-way along the East side of the above-described property for purpose of ingress and egress to Waterloo Road, as more fully set out in Book 4298 at Page 1549 of the records of the Oklahoma County Clerk.

Location: I-35 Frontage & Waterloo Rd. (County Highway District#3)

6. **(Deferred Item from December 13, 2012 PC meeting): Discussion and possible action to approve/deny a zoning change from AA–Agricultural and Rural Residential District to Planned Unit Development (PUD-2012-02).**

Application of: **CRAFTON TULL & ASSOCIATES**

The applicant proposes developing a residential subdivision according to the RS-Urban Single Family Residential District with lots approximately one half acre in size and an approximate 5 acre commercial corner. The proposed development encompasses approximately 160.64 acres. The following is the legal description of the property:

A tract of land located in the Northwest Quarter (NW/4) of Section Thirty-Four (34), Township Fourteen North (T-14-N), Range Four West (R-4-W), I.M., Oklahoma County, Oklahoma, said tract being more fully described as follows: Beginning at the Northwest Corner of said Northwest Quarter (NW/4); Thence N 89°55'15"E along the North line of said Northwest Quarter a distance of 2654.81 feet; Thence S 00°00'40"W along the East line of said Northwest Quarter a distance of 2640.17 feet; Thence S 89°58'20"W a distance of 567.00 feet; Thence S 89°53'55"W a distance of 1826.00 feet; Thence S 89°36'35"W a distance of 261.00 feet to a point on the West line of said Northwest Quarter; Thence N 00°00'24"W along the West line of said Northwest Quarter a distance of 2637.79 feet to the Point of Beginning; Said tract containing 160.64 acres, more or less.

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

7. **(Deferred Item from December 13, 2012 PC meeting): Discussion and possible action to approve/deny the General Plat (GP-2012-05) of Mayflower, a residential subdivision, according to the Planned Unit Development (PUD-2012-02).**

MAYFLOWER

Application of: **CRAFTON TULL & ASSOCIATES**

The applicant proposes developing a residential subdivision according to the RS-Urban Single Family Residential District with lots approximately one half acre in size and an approximate 5 acre commercial corner. The proposed development encompasses approximately 160.64 acres. The following is the legal description of the property:

A tract of land located in the Northwest Quarter (NW/4) of Section Thirty-Four (34), Township Fourteen North (T-14-N), Range Four West (R-4-W), I.M., Oklahoma County, Oklahoma, said tract being more fully described as follows: Beginning at the Northwest Corner of said Northwest Quarter (NW/4); Thence N 89°55'15"E along the North line of said Northwest Quarter a distance of 2654.81 feet; Thence S 00°00'40"W along the East line of said Northwest Quarter a distance of 2640.17 feet; Thence S 89°58'20"W a distance of 567.00 feet; Thence S 89°53'55"W a distance of 1826.00 feet; Thence S 89°36'35"W a distance of 261.00 feet to a point on the West line of said Northwest Quarter; Thence N 00°00'24"W along the West line of said Northwest Quarter a distance of 2637.79 feet to the Point of Beginning; Said tract containing 160.64 acres, more or less.

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

- 8. Discussion and possible action to receive December 2012 and January 2013 Fee Fund Reports.**
- 9. Other Business.**
- 10. Adjournment.**



Oklahoma County Staff Report

Meeting Date — February 14, 2013

Case: Rezoning (Z-2012-04) - AA - Agricultural & Rural Residential to IU - Urban Industrial with Special Use Permit

Board of County Commissioner District: Ray Vaughn — District 3

<u>Applicant</u>	<u>Owner/Proposed Location Address</u>
Jay B. Watkins 921 W. Main Duncan, OK 73533	Heritage LLC. 6500 N. I-35 Edmond, OK 73034

Request: Public hearing with discussion and consideration of approval/denial of a rezoning request for the purpose of developing a retail facility for tractor sales.

Proposed Use: Agricultural and Construction Equipment Dealership

Site Location: Approximately 500 feet south of Waterloo Rd. on I-35 Frontage Rd.

Size: The area of request is comprised of approximately 4.57 acres

Project Background & History

Mr. Watkins contacted Planning and Engineering staff about his client's, Heritage LLC, project at this location and staff informed him of the requirements to rezone the property. Mr. Watkins has met all requirements to have his case heard before the Planning Commission.

Below are a list of requirements that will have to be met for Oklahoma County to issue a building permit:

Completed Commercial/Industrial Building permit application, Site plan, complete set of plans stamped by an Oklahoma State licensed architect or engineer, drainage study, erosion control plan, stormwater permit from Oklahoma County if disturbing 1 acre or greater, notice of intent filed with DEQ, approved plans from the State Fire Marshal's office, meet hard surface paving requirements, parking space and ADA space requirements, lighting, landscaping, and a sign permit will also be required for accessory and non-accessory signs.

Traffic Information

Waterloo Rd. — 9,983 ADT taken in 2011
Sooner Rd. — 1,504 ADT taken in 2010
I-35 — 47,000 ADT taken in 2010 by ODOT

Dates of Hearings

Planning Commission (Zoning — February 14, 2013)

Existing On-Site & Adjacent Zoning Districts

On-Site: AA — Agricultural & Rural Residential
North: CG — Urban General Commercial and Office
South: CG & IU — Urban General Commercial and Office & Urban Industrial
West: CG — Urban General Commercial and Office
East: I-35

Existing On-Site & Adjacent Land Uses

On-Site: 3,800 square foot building — No activity
North: Parking Lot — No activity
South: Church at the North Gate
West: Vacant Lot with Oil equipment
East: I-35

Utilities & Services

Police: Oklahoma County Sheriff
Fire: Edmond Fire Department
Ambulance: EMSA
Public Schools: Edmond School District
Refuse: Private
Sanitary Sewer: Septic System
Water: Water Well

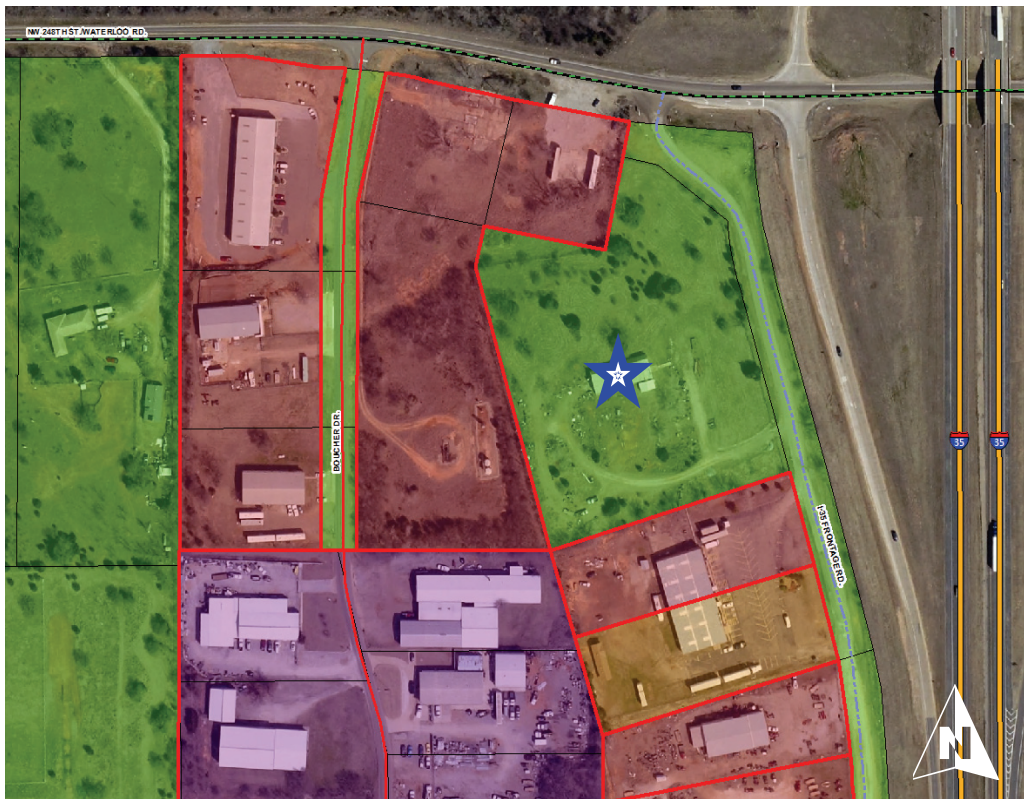
Flood Hazards

- ◆ No Flood Hazards exist on the subject property.

Vehicle Access

- ◆ The subject property has one driveway to access the property from the frontage road.

Picture of Subject Property



General Description of Urban Industrial District

The industrial district is intended for manufacturing, assembling, fabrication, warehousing, wholesale, and service uses which may generate relatively low levels of noise, odor, smoke, dust, or intense light. Industrial uses permitted may require good accessibility to air, rail or street transportation routes, but not depend heavily on frequent personal visits of customers or clients. Provision is also made for outdoor operations and storage.

Permitted Uses (Outright) in Urban Industrial

Light Public Protection and Utility: Restricted	Light Public Protection and Utility: General
Low Impact Institutional: Neighborhood Related	Cultural Exhibits
Administrative and Professional Office	Agricultural Supplies and Services
Alcoholic Beverage Retail Sales	Animal Sales and Services: Grooming
Animal Sales and Services: Kennels and Veterinary, Restricted	
Animal Sales and Services: Kennels and Veterinary, General	
Automotive: Parking Lot	Automotive: Parking Garage
Automotive and Equipment: Storage	
Automotive and Equipment: Cleaning and Repairs, Light Equipment	
Automotive and Equipment: Repairs, Heavy Equipment	
Automotive Sales and Rentals	
Automotive and Equipment: Sales and Rentals, Heavy Equipment	
Building Maintenance Services	Business Support Services
Communications Services: Limited	Construction Sales and Services
Convenience Sales and Personal Services	Eating Establishments: Sit-down, Alcohol Not Permitted
Eating Establishments: Fast Foods	
Eating Establishments: Fast Food with Drive-Through Order Windows	
Eating Establishments: Drive-In	Food and Beverage Retail Sales
Gasoline Sales: Restricted	Gasoline Sales: Truck Stops
Laundry Services	Medical Services: Restricted
Medical Services: General	Participant Recreation and Entertainment: Indoor
Personal Services: Restricted	Personal Services: General
Personal Storage	Repair Services: Consumer
Research Services: Restricted	Retail Sales and Services: General
Spectator Sports and Entertainment: Restricted	Spectator Sports and Entertainment: General
Custom Manufacturing	Wholesaling, Storage, and Distribution: Restricted
Limited Industrial	Moderate Industrial
Transportation Facilities: Surface Goods, Restricted	Horticulture
Agricultural Process: Limited	Agricultural Processing: General

Additional Notes

This application requires a special use for outside storage of vehicles.

Action Required

Approve or Deny application — Rezoning Z-2012-04



Oklahoma County Staff Report

Meeting Date — December 13, 2012

Case: Planned Unit Development (PUD-2012-02) - AA - Agricultural &
Rural Residential to PUD — Planned Unit Development
Board of County Commissioner District: Ray Vaughn — District 3

<u>Applicant</u>	<u>Owner/Proposed Location Address</u>
Crafton Tull Sparks 214 E. Main St. Oklahoma City, OK 73127	Fernleaf Farms 8312 W. Reno, Suite B Oklahoma City, OK 73127

Request: Public hearing with discussion and consideration of approval/denial of rezoning for the purpose of developing a Planned Unit Development.

Proposed Use: Urban Single-Family Residential (RS) subdivision with 6 acre Urban Commercial and Office (CG) zoning.

Site Location: Southeast corner of NW 178th St. and MacArthur Blvd.

Size: The area of request is comprised of approximately 160.64 acres.

Project Background

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 160 acre Planned Unit Development (PUD) on the southeast corner of the intersection of NW 178th St. and MacArthur Blvd. A PUD is a special zoning district that provides an alternate approach to conventional land use controls. In this situation the developer is utilizing 154 acres for residential purposes and 6.22 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 gross area of the project is 160.64 acres, of that 154.42 acres is residential and 6.22 acres is commercial. The average lot size for this development is .50 acres, there will be 197 dwelling units, and there will be a gross density of 1.28 dwelling units per acre. There will be 24.10 acres of common space and the streets will utilize 8.56 acres of the total land area.

Traffic Information

Oklahoma County Planning and Engineering Department has done additional research to approximate future traffic for a subdivision the size of the proposed PUD. 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 197 lots will generate approximately 1,940 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 6,044 per day along MacArthur Blvd. and 5,350 per day along NW 178th St. The traffic counts below are the current 7 day counts that Oklahoma County has taken.

MacArthur Blvd. — 5,074 ADT taken in 2010

NW 178th St. — 4,380 ADT taken in 2009

NW 164th St. — 3,187 ADT taken in 2010

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 (PUD & GP — December 13, 2012)

Existing On-Site & Adjacent Zoning Districts

On-Site: AA — Agricultural & Rural Residential
North: AA — Agricultural & Rural Residential with PUD Commercial on corner
South: AA — Agricultural & Rural Residential
West: AA — Agricultural & Rural Residential with commercial & industrial on corner
East: AA — Agricultural & Rural Residential

Existing On-Site & Adjacent Land Uses

On-Site: Agricultural
North: Agricultural — Teepee church on the corner of intersection
South: Agricultural
West: Agricultural — Fence company, feed store, landscaping, and an industrial activity on the corner
East: Agricultural

Utilities & Services

Police:	Oklahoma County Sheriff
Fire:	Deer Creek Fire Department
Ambulance:	EMSA
Public Schools:	Deer Creek School District
Refuse:	Private
Sanitary Sewer:	Each lot will be serviced by a septic or aerobic system
Water:	Deer Creek Water

Flood Hazards

- ◆ No Flood Hazards exist on the subject property. There are two streams that enter the property; one from the north and one from the east. The developer will need to contact the Corps of Engineers to get a determination as to whether or not a 401 or 404 permit is required.

Vehicle Access

- ◆ The subject property has two points of access to the residential property. One access will be on NW 178th St. and the other on MacArthur Blvd.

Picture of Subject Property



Summary of Conformance with the Master Plan

The Master Plan shows this area as an Urban Growth Area. This development contains single-family homes with the smallest lots being .5 acre in size and the largest lot size being slightly over an acre. The developer is integrating a neighborhood commercial use of 6.22 acres at the intersection of key section line roads. Green spaces include private neighborhood parks and sidewalks so residents can walk freely throughout the area. The developer will utilize Deer Creek Water for water service and private waste systems for each individual lot. The gross density for this development will be 1.28 du/ac. According to the Master Plan Urban Growth Area category, six to eight dwelling units per acre is allowed when the development is served by water and sewer. As mentioned above, this development is only proposing using Deer Creek water with private septic systems.

Police Response to the Mayflower Development

Sheriff John Whetsel was notified of the proposed development and asked how it would effect the Sheriff's department. Sheriff Whetsel gave several divisions within the Sheriff's department an opportunity to review the development and provide input. Sheriff Whetsel stated that he does not see this development adding significant strain to his department and has no objections to the proposed development.

Fire Response to the Mayflower Development

Cory Beagles, Deer Creek Fire Department Fire Chief, feels that the department could serve this development thoroughly. The primary station is three miles away from the proposed subdivision location. The department is manned eight hours during the day and volunteer response during the evening and early morning hours. Mr. Beagles also stated this area is within an automatic response zone and Piedmont would respond if required. Mr. Beagles stated in short that he has no reservations about serving the proposed development.

The developer will be required to install fire hydrants.

General Description of Urban General Commercial & Office District

This commercial district is intended for the conduct of business activity which is located at the edge of residential areas but which serves a larger trade area than the immediately surrounding residential neighborhoods. Business uses will most often be found in a wide variety of commercial structures, normally on individual sites with separate ingress, egress, and parking. Due to the varied uses permitted, it is important to provide adequate separation as much as visually and physically possible from any nearby residential areas and to limit the harmful affects of increased traffic, noise, and general non-residential activity which will be generated.

Permitted Uses (Outright) in Urban General Commercial & Office

Light Public Protection and Utility: Restricted	Light Public Protection and Utility: General
Low Impact Institutional: Neighborhood Related	Cultural Exhibits
Library Services and Community Centers	Community Recreation: Restricted
Community Recreation: General	Community Recreation: Property Owners Association
Administrative and Professional Office	Agricultural Supplies and Services
Alcoholic Beverage Retail Sales	Animal Sales and Services: Grooming
Animal Sales and Services: Kennels and Veterinary Restricted	
Automotive: Parking Lot	Automotive: Parking Garage
Automotive and Equipment: Storage	
Automotive and Equipment: Cleaning and Repairs, Light Equipment	
Automotive and Equipment: Repairs, Heavy Equipment	
Automotive Sales and Rentals	
Automotive and Equipment: Sales and Rentals, Light Equipment	
Automotive and Equipment: Sales and Rentals, Farm and Heavy Equipment	
Building Maintenance Services	Business Support Services
Communications Services: Limited	Construction Sales and Services
Convenience Sales and Personal Services	Eating Establishments: Sit-down, Alcohol Not Permitted
Eating Establishments: Fast Foods	
Eating Establishments: Fast Food with Drive-Through Order Windows	
Eating Establishments: Drive-In	Food and Beverage Retail Sales
Gasoline Sales: Restricted	Gasoline Sales: Truck Stops
Laundry Services	Medical Services: Restricted
Medical Services: General	Participant Recreation and Entertainment: Indoor
Personal Services: Restricted	Personal Services: General
Personal Storage	Repair Services: Consumer
Research Services: Restricted	Retail Sales and Services: General
Spectator Sports and Entertainment: Restricted	Spectator Sports and Entertainment: General
Transient Accommodations: Campground	Transient Accommodations: Lodging
Public Signs	Custom Manufacturing
Wholesaling, Storage, and Distribution: Restricted	Horticulture

Exceptions in the Commercial Portion of the PUD

The following uses will not be allowed in the commercial portion of the PUD:

Automotive: Parking Lot

Automotive: Parking Garage

Automotive and Equipment: Storage

Automotive and Equipment: Repairs, Heavy Equipment

Transient Accommodations: Campgrounds

Transient Accommodations: Lodging

Gasoline Sales: Truck Stops

All other uses will be allowed.

Issue of Accessible Utilities

County zoning regulations require connections to water and/or sewer mains *if accessible*. The developer has stated that they will utilize Deer Creek Water service in the proposed development. While treated water and sewer facilities are always preferable, it is a question of fact as to whether sewer facilities are *accessible* in this case. Oklahoma State Statute Title 19 § 868.8 ***Approval of Plat of Subdivided Lands — Rules and Regulations*** states “Such general rules shall provide for the modification thereof by the County Planning Commission in specific cases where unusual topographical or other exceptional conditions may require the same.” Due to the distance required to extend sanitary sewer lines (*one-half mile*), a determination should be made by the commission as to whether sanitary sewer is accessible.

The closest sanitary sewer line is approximately one-half mile to the west of the proposed development.

Summary of the Zoning Application

The Planned Unit Development (PUD) of Mayflower consists of 160.64 acres and is located on the southeast corner of the intersection of NW 178th St. and MacArthur Blvd. The development will consist of 20.88 acres of open space (***24.10 acres of open space is required***), gross residential area of 154.42 acres, and gross commercial area of 6.22 acres. The project will consist of 197 lots, and a gross density of 1.28 dwelling units per acre. The development will be served by Deer Creek water and each lot will have its own private septic system. The developer has stated that sidewalks will be required during home construction for residential access to open spaces. Maintenance of all common areas and amenities in the development will be the responsibility of the home owners’ association.

Additional Notes

This development meets the criteria for a Traffic Impact Analysis (TIA), which will be required for the preliminary plat. (The TIA has been submitted and will be reviewed and explained at that phase of the process).

A letter from Deer Creek Water Corporation will be required at the preliminary plat phase of this process.

Action Required

Approve or Deny application — PUD 2012-02 — Planned Unit Development — Mayflower



OKLAHOMA COUNTY
PLANNING COMMISSION
Planning Commission Meeting
February 14, 2013

OKLAHOMA COUNTY PLANNING COMMISSION

WATERLOO

PROPOSED REZONING FROM AA -
AGRICULTURAL AND RURAL RESIDENTIAL
DISTRICT TO IU - URBAN INDUSTRIAL DISTRICT
WITH SPECIAL USE PERMIT

RE-ZONING FROM AA - AGRICULTURAL AND RURAL
RESIDENTIAL DISTRICT TO
IU - URBAN INDUSTRIAL DISTRICT
WITH SPECIAL USE PERMIT (Z-2012-04)
Applicant: JAY B. WATKINS for HERITAGE, LLC

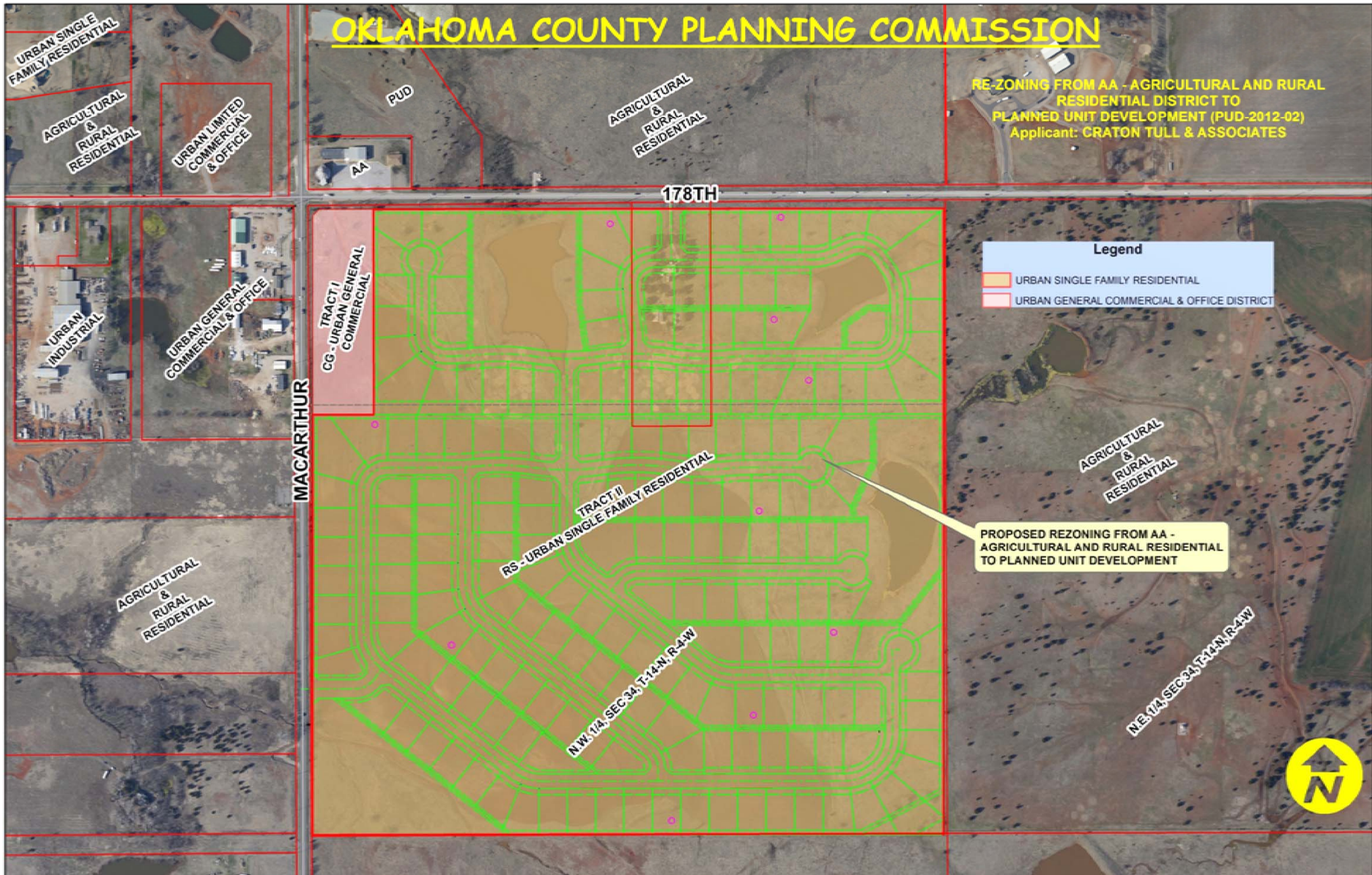
Legend

- CG - URBAN GENERAL COMMERCIAL & OFFICE DISTRICT
- CL - URBAN LIMITED COMMERCIAL & OFFICE DISTRICT
- IU - URBAN INDUSTRIAL DISTRICT



OKLAHOMA COUNTY PLANNING COMMISSION

RE-ZONING FROM AA - AGRICULTURAL AND RURAL
RESIDENTIAL DISTRICT TO
PLANNED UNIT DEVELOPMENT (PUD-2012-02)
Applicant: CRATON TULL & ASSOCIATES



OKLAHOMA COUNTY PLANNING COMMISSION

GENERAL PLAT OF MAYFLOWER
(GP-2012-05)
A RESIDENTIAL SUBDIVISION
Applicant: CRATON TULL & ASSOCIATES

178TH

TRACT I
CG - URBAN GENERAL
COMMERCIAL

MACARTHUR

TRACT II
RS - URBAN SINGLE FAMILY RESIDENTIAL

N.W. 1/4, SEC. 34, T.44N, R.4W

PROPOSED GENERAL PLAT
MAYFLOWER, A RESIDENTIAL
SUBDIVISION

N.E. 1/4, SEC. 34, T.44N, R.4W

