

A G E N D A

OKLAHOMA COUNTY PLANNING COMMISSION

ROOM 103 1:30 p.m.

June 12, 2014

- 1. Notice of meeting posted June 6, 2014.**
- 2. Call to Order.**
- 3. Roll Call.**
- 4. Approval of Minutes of the Previous Meeting: (May 8, 2014)**
- 5. Annual Election of Officers: (Chair & Vice Chair)**
- 6. (Deferred Item) 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

This application was approved 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 new facts regarding utilities emerged. With new facts considered, the applicant proposes changes in the development of 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) Discussion and possible action to approve/deny the General Plat of Mayflower (GP-2012-05).

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. (Deferred Item) Discussion and possible action to approve/deny the zoning change request from AA-Agricultural and Rural Residential to RS-Urban Single Family Residential District (Z-2014-01).

Application of:

SOONER TRADITIONS, LLC

The applicant proposes developing a residential subdivision with 123 lots on 43.93 acres. The following is the legal description of the property:

A part of the North Half (N/2) of the Northeast Quarter (NE/4) of Section Thirty-Three (33), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma more particularly described as follows: Commencing at the Northeast corner of the NE/4 of said Section 33; Thence S89°55'19"W along the North line of said NE/4, a distance of 1185.00 feet to the Point of Beginning; Thence S89°55'19"W along the North line of said NE/4 a distance of 1448.98 feet to the Northwest corner of said NE/4; Thence S00°06'49"W along the West line of said NE/4 a distance of 1321.61 feet to the Southwest corner of the N/2 of said NE/4; Thence N89°51'43"E along the South line of the N/2 of said NE/4 a distance of 1448.98 feet; Thence N00°01'43"E a distance of 1320.08 feet to the Point of Beginning.

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

9. (Deferred Item) Discussion and possible action to approve/deny the General Plat (GP-2014-01) of The Meadows @ MacArthur Park.

Application of: **SOONER TRADITIONS, LLC**

The applicant proposes developing a single-family, residential subdivision with 123 lots on 43.93 acres. The following is the legal description of the property:

A part of the North Half (N/2) of the Northeast Quarter (NE/4) of Section Thirty-Three (33), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma more particularly described as follows: Commencing at the Northeast corner of the NE/4 of said Section 33; Thence S89°55'19"W along the North line of said NE/4, a distance of 1185.00 feet to the Point of Beginning; Thence S89°55'19"W along the North line of said NE/4 a distance of 1448.98 feet to the Northwest corner of said NE/4; Thence S00°06'49"W along the West line of said NE/4 a distance of 1321.61 feet to the Southwest corner of the N/2 of said NE/4; Thence N89°51'43"E along the South line of the N/2 of said NE/4 a distance of 1448.98 feet; Thence N00°01'43"E a distance of 1320.08 feet to the Point of Beginning.

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

10. Discussion and possible action to approve/deny the zoning change request from AA-Agricultural and Rural Residential to RS-Urban Single Family Residential District (Z-2014-03).

Application of: **GARRETT DEVELOPMENT, LLC**

The applicant proposes developing a residential subdivision with 510 lots on approximately 156 acres. The following is the legal description of the property:

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 Avenue (County Highway District # 3)

11. Discussion and possible action to approve/deny the General Plat (GP-2014-03) of Covell Creek.

Application of:

GARRETT DEVELOPMENT, LLC

The applicant proposes developing a single-family, residential subdivision with 510 lots on approximately 156 acres. The following is the legal description of the property:

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 Avenue (County Highway District # 3)

12. Discussion and possible action to receive May 2014 Fee Fund Report.

13. New Business.

14. Adjournment.



Oklahoma County Staff Report

Meeting Date — June 12, 2014

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) - Item deferred
Planning Commission	(PUD & GP — February 14, 2013) - Item deferred
Planning Commission	(PUD & GP — March 14, 2013) - Item deferred
Planning Commission	(PUD & GP — July 11, 2013) - Item deferred
Planning Commission	(PUD & GP — June 12, 2014)

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 Staff Report

Meeting Date — June 12, 2014

Case: Rezoning (Z-2014-01) - AA - Agricultural & Rural Residential to RS - Urban Single-Family Residential

Board of County Commissioner District: Ray Vaughan — District 3

<u>Applicant</u>	<u>Owner/Proposed Location Address</u>
Sooner Traditions, L.L.C. P.O. Box 5156 Norman, OK 73070	Kearney Properties, Inc. 7370 Sierra Morena Blvd SW, Suite 101 Calgary Alberta, CN T3H4H9

Request: Public hearing with discussion and consideration of approval/denial of rezoning to develop a single family residential subdivision.

Proposed Use: Urban Single-Family Residential (RS) subdivision that would consist of 123 lots.

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

Size: The area of request is comprised of approximately 43.93 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 123 lot residential subdivision on 43.93 acres. Approximately, 14 acres of the 43.93 acres is located in a FEMA designated floodplain. This 14 acres will be utilized as open space. The 30 acres that will be utilized for the development will have an average lot size ranging between 6,600 square feet and 7,200 square feet.

The developer has stated that they will be extending Deer Creek water lines and Oklahoma City sewer lines to the development for utilization. The developer also stated that they would like the roads to be public and maintained by Oklahoma County Commissioner District #3.

Traffic Information

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 123 lots will generate approximately 1,211 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 5,591 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 (Rezoning — April 10, 2014) - Deferred

Planning Commission (Rezoning — June 12, 2014)

Existing On-Site & Adjacent Zoning Districts

On-Site: AA — Agricultural & Rural Residential
North: RS — Urban Single-Family Residential (Deer Creek Hills Subdivision)
South: AA — Agricultural & Rural Residential
West: AA — Agricultural & Rural Residential (Unrecorded Plat)
East: IU & CG — Urban Industrial & Urban General Commercial and Office

Existing On-Site & Adjacent Land Uses

On-Site: Agricultural
North: Deer Creek Hills Subdivision
South: Agricultural and Rural Residential
West: Unrecorded Plat with single family homes
East: Industrial and Commercial Uses

Utilities & Services

Police:	Oklahoma County Sheriff
Fire:	Deer Creek Fire Department
Ambulance:	EMSA
Public Schools:	Deer Creek School District
Refuse:	Private
Sanitary Sewer:	Oklahoma City sewer
Water:	Deer Creek Water

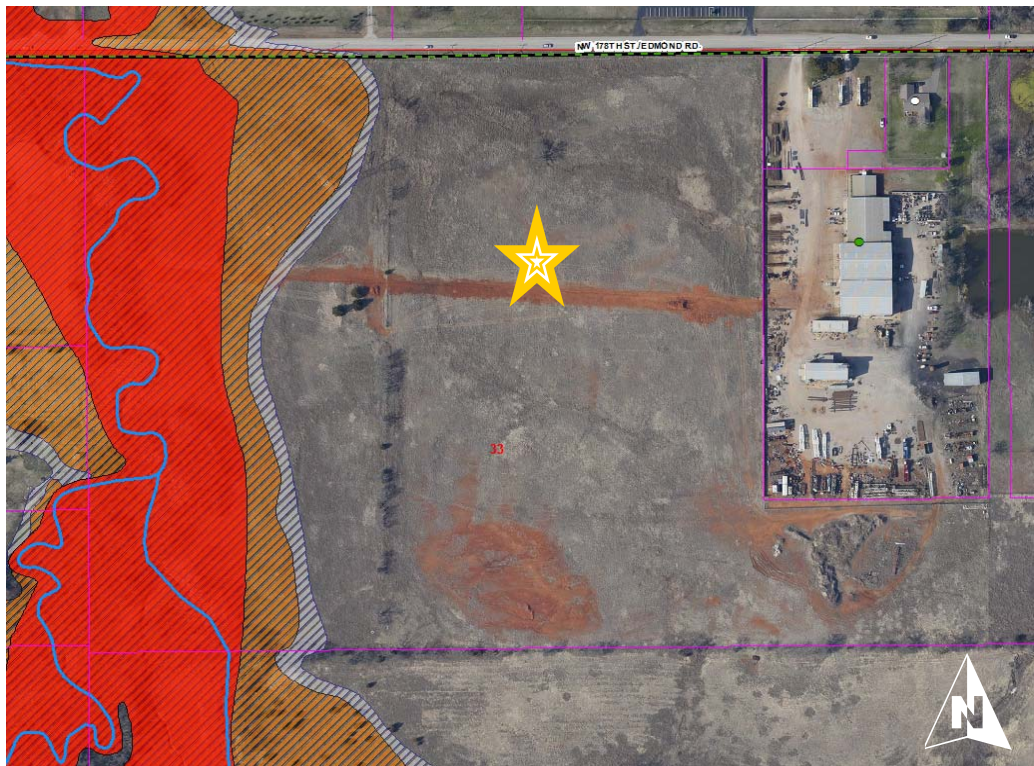
Flood Hazards

- ◆ Approximately, 14 acres is located within the FEMA designated floodplain. There is one stream that enters the property. 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. Both accesses will be on NW 178th St.

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 lots ranging in size from 6,600 sq. ft. to 7,200 sq. ft. Green spaces include private neighborhood park and sidewalks so residents can walk freely throughout the area. The developer will utilize Deer Creek Water for water service and Oklahoma City sewer system for each individual lot. The gross density for this development will be 4.1 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.

Police Response to the Meadows at MacArthur Park 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 with the Meadows at MacArthur Park and Mayflower one can anticipate an increase in calls for service, criminal activity, traffic volume and traffic accidents. Currently, there is a sub-station and twelve deputies assigned to the Deer Creek area. With a possibility of an additional 323 homes constructed in the future an increase in the number of patrol deputies would be required and prudent. The increased activity will put a strain on the limited resources the Sheriff has at this time. To hire additional personnel and purchase vehicles would take an increase in the budget and would have to be granted by the Budget Board to accomplish both. That being said the Sheriff's office is prepared to handle whatever additional activity is presented with the development, even with limited personnel.

Fire Response to the Meadows at MacArthur Park 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.

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 the preliminary plat phase of the process).

A letter from Deer Creek Water Corporation and Oklahoma City will be required.

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 — 6,000 square feet

Building Height — No building shall exceed two and one-half (2 1/2) stories or 35 feet in height

Front Yard — 25 foot minimum

Side Yard — 5 feet for interior lot lines and 15 feet for lot lines abutting a street

Rear Yard — 10 feet rear yard setback

Action Required

Approve or Deny application — Z-2014-01 — Meadows at MacArthur Park Rezoning



Oklahoma County Staff Report

Meeting Date — June 12, 2014

Case: General Plat (GP-2014-01) - Meadows at MacArthur Park

Board of County Commissioner District: Ray Vaughan — District 3

<u>Applicant</u>	<u>Owner/Proposed Location Address</u>
Sooner Traditions, L.L.C. P.O. Box 5156 Norman, OK 73070	Kearney Properties, Inc. 7370 Sierra Morena Blvd SW, Suite 101 Calgary Alberta, CN T3H4H9

Request: Public hearing with discussion and consideration of approval/denial of the General Plat of Meadows at MacArthur Park for the purpose of developing 123 lots on 43.93 acres.

Proposed Use: Applicant proposes to develop a single-family residential subdivision.

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

Size: The area of request is comprised of approximately 43.93 acres.

Project Background

The developer is bringing the General Plat of Meadows at MacArthur Park before the Planning Commission for their review and approval. The developer is planning on 123 lots on 43.93 acres. This informal plan is the proposed design for this subdivision and is subject to minor 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

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

Dates of Hearings

Planning Commission

(Rezoning — Z-2014-01) - May 8, 2014

Planning Commission

(General Plat — GP-2014-01) - June 12, 2014

Existing On-Site & Adjacent Zoning Districts

On-Site: AA — Agricultural & Rural Residential
North: RS — Urban Single-Family Residential (Deer Creek Hills Subdivision)
South: AA — Agricultural & Rural Residential
West: AA — Agricultural & Rural Residential (Unrecorded Plat)
East: IU & CG — Urban Industrial & Urban General Commercial and Office

Existing On-Site & Adjacent Land Uses

On-Site: Agricultural
North: Deer Creek Hills Subdivision
South: Agricultural and Rural Residential
West: Unrecorded Plat with single family homes
East: Industrial and Commercial Uses

Utilities & Services

Police: Oklahoma County Sheriff
Fire: Deer Creek Fire Department
Ambulance: EMSA
Public Schools: Deer Creek School District
Refuse: Private
Sanitary Sewer: Oklahoma City sewer
Water: Deer Creek Water

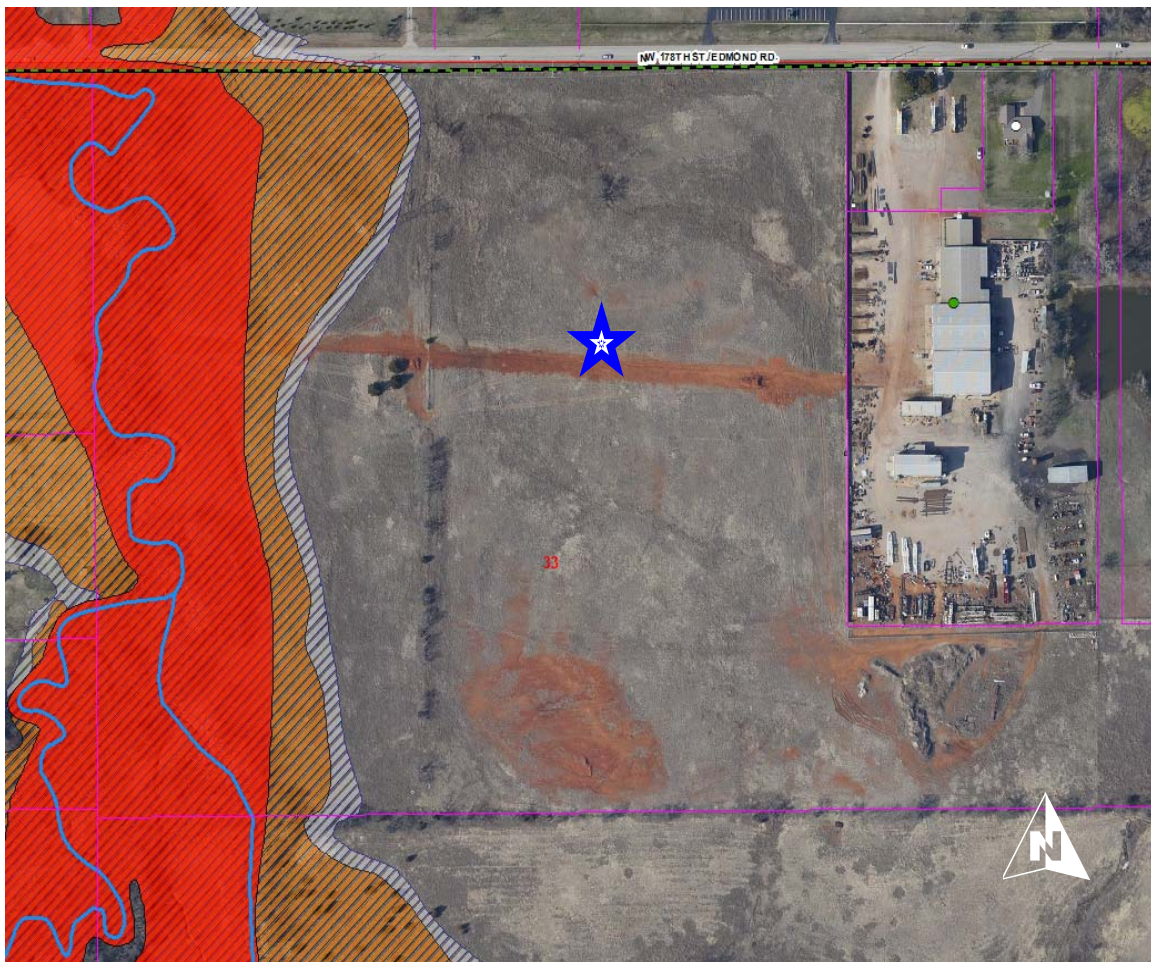
Flood Hazards

- ◆ Approximately, 14 acres is located within the FEMA designated floodplain. There is one stream that enters the property. 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. Both accesses will be on NW 178th St.

Picture of Subject Property



Action Required

Approve or Deny application — GP-2014-01



**OKLAHOMA COUNTY
PLANNING COMMISSION**

Planning Commission Meeting

June 12, 2014

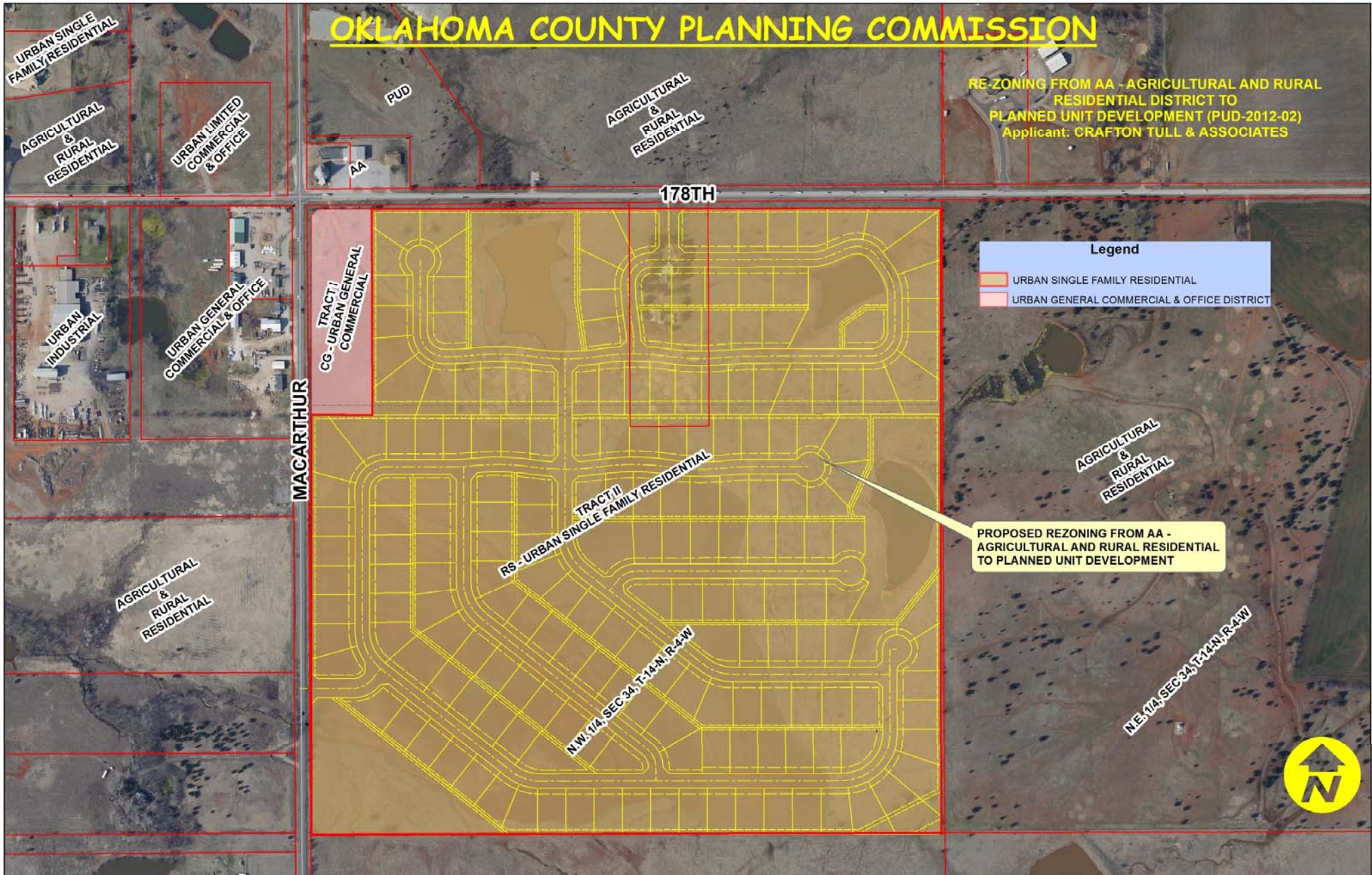
OKLAHOMA COUNTY PLANNING COMMISSION

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

Legend

- URBAN SINGLE FAMILY RESIDENTIAL
- URBAN GENERAL COMMERCIAL & OFFICE DISTRICT

PROPOSED REZONING FROM AA -
AGRICULTURAL AND RURAL RESIDENTIAL
TO PLANNED UNIT DEVELOPMENT



OKLAHOMA COUNTY PLANNING COMMISSION

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

178TH

MACARTHUR

TRACT II
CG-URBAN GENERAL
COMMERCIAL

TRACT II
RS-URBAN SINGLE FAMILY RESIDENTIAL

N.114, SEC.34, T.14N, R.4W

PROPOSED GENERAL PLAT
MAYFLOWER, A RESIDENTIAL
SUBDIVISION

N.E. 114, SEC.34, T.14N, R.4W



RE-ZONING FROM AA - AGRICULTURAL AND RURAL
RESIDENTIAL DISTRICT TO
RS - URBAN SINGLE FAMILY RESIDENTIAL DISTRICT (Z-2014-01)
Applicant: SOONER TRADITIONS, LLC

**AGRICULTURAL
&
RURAL
RESIDENTIAL**

URBAN SINGLE
FAMILY RESIDENTIAL

**AGRICULTURAL
&
RURAL
RESIDENTIAL**

PUD

CL

178TH

176

**AGRICULTURAL
&
RURAL
RESIDENTIAL**

**URBAN
INDUSTRIAL**

URBAN GENERAL
COMMERCIAL & OFFICE

MACARTHUR

PROPOSED PUD-2012-02
& GENERAL PLAN
MAYFLOWER ADDITION

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

**ACREAGE
RESIDENTIAL**

SPRINGER RUN

**AGRICULTURAL
&
RURAL
RESIDENTIAL**

AA	AGRICULTURAL AND RURAL RESIDENTIAL
CG	URBAN GENERAL COMMERCIAL & OFFICE
IU	URBAN INDUSTRIAL
RA	ACREAGE RESIDENTIAL
RS	URBAN SINGLE FAMILY RESIDENTIAL
CL	URBAN LIMITED COMMERCIAL AND OFFICE DISTRICT
PUD	PLANNED UNIT DEVELOPMENT



OKLAHOMA COUNTY PLANNING COMMISSION

GENERAL PLAT - THE MEADOWS
AT MACARTHUR PARK (GP-2014-01)
Applicant: SOONER TRADITIONS, LLC

178TH

176

MACARTHUR

PROPOSED GENERAL PLAT
MAYFLOWER ADDITION

PROPOSED GENERAL PLAT
THE MEADOWS AT MACARTHUR PARK

SPRINGER RUN



Legend	
	FLOODWAY
	0.2 PCT ANNUAL CHANCE FLOOD HAZARD - 500 YR
	ZONE A - 100 YR UNSTUDIED
	ZONE AE - 100 YR STUDIED

OKLAHOMA COUNTY PLANNING COMMISSION

AGRICULTURAL
&
RURAL
RESIDENTIAL

ACREAGE
RESIDENTIAL

AGRICULTURAL
&
RURAL
RESIDENTIAL

ACREAGE
RESIDENTIAL

AGRICULTURAL
&
RURAL
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

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

PLANNED UNIT DEVELOPMENT
CJ-2005-4106

PENNSYLVANIA

EDMOND

MAY

ACREAGE
RESIDENTIAL

Legend

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

OKLAHOMA CITY

OKLAHOMA CITY



OKLAHOMA COUNTY PLANNING COMMISSION

206TH

GENERAL PLAT OF COVELL CREEK
(GP-2014-03)
Applicant: GARRETT DEVELOPMENT, LLC

PROPOSED GENERAL PLAT
OF COVELL CREEK

MAY



OKLAHOMA COUNTY PLANNING COMMISSION

PROTESTERS TO COVELL CREEK

