

A G E N D A

OKLAHOMA COUNTY PLANNING COMMISSION

ROOM 103 1:30 p.m.

March 14, 2013

- 1. Notice of meeting posted March 8, 2013.**
- 2. Call to Order.**
- 3. Roll Call.**
- 4. Approval of Minutes of the Previous Meeting: (February 14, 2013)**
- 5. (Deferred Item from February 14, 2013 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)

- 6. (Deferred Item from February 14, 2013 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:

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

- 7. Discussion and possible action for updating the Oklahoma County Master Plan.**
- 8. Discussion and possible action to receive February 2013 Fee Fund Report.**
- 9. New Business.**
- 10. Adjournment.**



Oklahoma County Staff Report

Meeting Date — March 14, 2013

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)

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

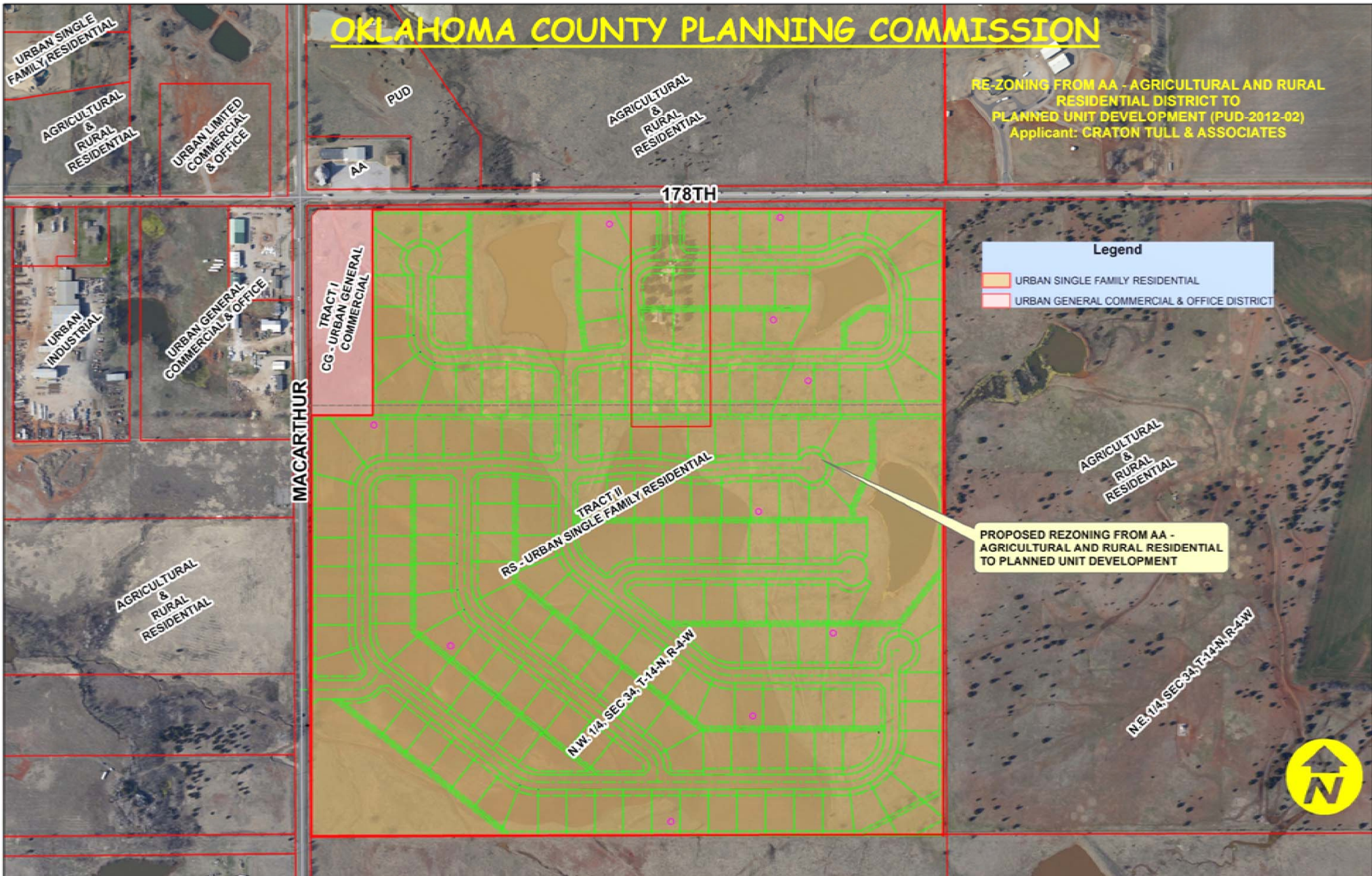
Approve or Deny application — PUD 2012-02 — Planned Unit Development — Mayflower



OKLAHOMA COUNTY
PLANNING COMMISSION
Planning Commission Meeting
March 14, 2013

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

NW 1/4, SEC 34, T44N, R4W

PROPOSED GENERAL PLAT
MAYFLOWER, A RESIDENTIAL
SUBDIVISION

NE 1/4, SEC 34, T44N, R4W



A New Beginning

OKLAHOMA COUNTY MASTER PLAN

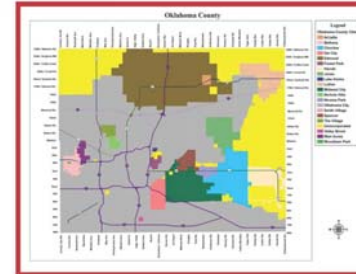
Oklahoma County History

From early history to present day, the State of Oklahoma has had a very colorful story. Prior to Statehood in 1907, the passage of the Organic Act of May 2, 1890 created Oklahoma Territory and allowed the Organization of Government in the central areas. Almost three million acres were opened to settlement by homestead, and seven counties were formed from the Unassigned Lands and the Panhandle. The governor was authorized to apportion the members of the Legislature among the counties and was also empowered to appoint county officers. Oklahoma County was one of the first seven counties in Oklahoma organized under the Organic Act. It was designated County Number 2 until voters renamed it Oklahoma County.

In June of 1890, Governor George W. Steele, the first territorial governor of Oklahoma, ordered a census taken of the territory. At that time, the counties of Oklahoma Territory were Logan, Oklahoma, Cleveland, Canadian, Kingfisher, Payne, and Beaver (the Panhandle region). The 1890 Census index contains 18,753 records for heads-of-household in the seven counties.

Located in the State's geographic center, Oklahoma County has a total area of 720 square miles. The 2000 US Census reported 171,849 families resided in Oklahoma County with a population of 660,448. In 2005, the County's population was estimated at 681,837. The County seat and capital is Oklahoma City. Oklahoma County is the most populous and diverse county in the state.

Oklahoma County has a constitutional form of government composed of eight elected officials. There are three County Commissioners forming the Board of County Commissioners and administering county government. Other officials are the Assessor, County Clerk, Court Clerk, Sheriff, and Treasurer.



Master Plans: What Are They Good For...

A master plan is long range in scope and serves as a physical development guide, a policy determinant, and an educational tool.

- **Physical Development Guide:** A master plan enables the Planning Commission and the Board of County Commissioners an avenue to make decisions in determining appropriate land uses for the unincorporated parts of Oklahoma County.
- **Policy Determinants:** The master plan enables the Oklahoma County Planning Commission to make decisions about specific development matters based on the data and information in the plan.
- **Educational Tool:** A master plan has educational value for citizens, developers, and elected officials. The plan offers factual information about the community and insight into future trends in the community.

Public Meetings and Process Overview

Essential to any master planning project is creating a formal process for citizen participation throughout the general phases of plan making, data acquisition and analysis, the consideration of different development alternatives, drafting goals/objective statements, and seeking feedback from citizens in order to have their primary concerns and desires addressed in the formal document. Oklahoma County's public survey effort (distributed April 2005 to 500 randomly selected Oklahoma County households) is a complement to three public meetings. Together they can be used to focus the efforts of county planning staff and consultants engaged in drafting the master plan.

Three public meetings were held in the three separate commissioner districts across Oklahoma County. Notification of the meetings was accomplished through local newspapers, flyers, and the County's website. Commission districts, meeting dates and meeting locations included:

- District One, Luther Community Center, Tuesday, July 12, 2005
- District Two, Del City City Hall, Tuesday, July 19, 2005
- District Three, Deer Creek Middle School, Tuesday, August 12, 2005

The two hour meetings included approximately 25-30 minutes of information presented about Oklahoma County's master planning effort (timing, process), information about some key issues facing Oklahoma County and some general demographic, housing, income and land development trends occurring in the county. The remaining portion of the meetings involved hearing from citizens regarding their concerns about growth and development in the county.

Central to the meetings was leading attendees through a nominal group technique process designed to identify citizen priorities and concerns to be addressed in Oklahoma County's new Master Plan. The nominal group technique is a well-known and relatively simple way to lead citizens through a process of collaborative decision-making. Briefly, it entails having individuals voice their concerns in a structured format, then having individuals meet in small groups and finally a large group to collectively identify and rank the concerns they have about land development trends in the county.

The true importance of this process is two-fold. First, citizens have a chance to speak freely about their concerns with their neighbors; second, citizens get a chance to hear from county officials about some state laws, fiscal limitations and jurisdictional issues that complicate true comprehensive planning in Oklahoma. Having a common understanding about some of the challenges and opportunities facing Oklahoma County is essential to having a productive meeting where constructive and feasible citizen sponsored visions for the future are forged.

Planning Area Unincorporated Oklahoma County

Oklahoma County is divided into three county districts: District 1, District 2, and District 3. Of the 720 total square miles that comprise Oklahoma County, 578 square miles are located within unincorporated areas; 142 square miles are incorporated. There are scattered unincorporated areas within the three County Districts; relatively small parcels surrounded by incorporated lands.

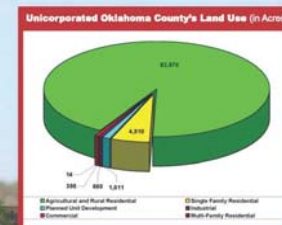
Geographically speaking, the unincorporated areas of Oklahoma County can be separated into three specific areas. These areas will be used through out the Plan:

- I. Northeast Oklahoma County is primarily composed of District 1
- II. Southeast Oklahoma County is primarily composed of District 2
- III. Northwest Oklahoma County is primarily composed of District 3

The physical environment of the planning areas offer both opportunities and constraints for future development. A good understanding of the physical environment will help County planners, developers, and policy makers seize opportunities and alleviate constraints through proper planning.

Land Uses

Land uses are classified into six general categories in Oklahoma County: Agricultural and Rural Residential, Single-Family Residential, Multi-Family Residential, Planned Unit Development, Industrial, and Commercial. Agricultural and Rural Residential land currently comprises nearly 93% of the entire 142 square miles that make up unincorporated Oklahoma County. A large portion of land that has been underutilized for Agricultural and Rural Residential purposes directly correlates with the population trends in unincorporated Oklahoma County. The population of unincorporated Oklahoma County has increased slowly over the last 30 years compared to neighboring cities. Over the last five to ten years population has started to increase at a quicker pace and is one of the many reasons spurring the Oklahoma County Master Plan Revision.



www.oklahomacounty.org/planningcommission

