AGENDA
OKLAHOMA COUNTY PLANNING COMMISSION
ROOM 103 1:30 p.m.
(Immediately Following the County Floodplain Management Board Meeting)
August 14, 2014

1. Notice of meeting posted August 8, 2014.

2. Call to Order.

3. Roll Call.

4. Approval of Minutes of the Previous Meeting: (July 10, 2014)

5. (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-2014-03).

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)
6. (Deferred Item) 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)

7. (Deferred Item) Discussion and possible action to approve/deny the Preliminary Plat (PP-2014-01) of Deer Springs, III.

Application of: DEER SPRINGS DEVELOPMENT, LLC

The applicant proposes developing a single-family, residential subdivision with 7 lots on 8.398 acres. Minimum lot size would be one (1) acre. The following is the legal description of the property:

A tract of land situated within a portion of the Northwest Quarter (NW/4) of Section Twenty-Four (24) of Township Fourteen (14) North, Range Four (4) West, of the Indian Meridian, Edmond, Oklahoma County, Oklahoma; being more particularly described as follows: Commencing at the Southwest corner of said NW/4; thence N89°23’19”E along the South line of said NW/4 a distance of 2657.94 feet to the Southeast corner of said NW/4; thence N00°21’07” along the East line of said NW/4 a distance of 330.46 feet to the POINT OF BEGINNING; thence N61°49’21”W a distance of 133.78 feet; thence N30°13’52”W a distance of 1021.20 feet to a point on the Southerly line of Deer Springs II Addition according to the recorded plat thereof; thence along the Southerly line of said Plat the following Ten (10) courses:

1. N77°16’20”E a distance of 124.89; thence
2. N74°58’39”E a distance of 148.42 feet; thence
3. N15°01’21”W a distance of 65.00 feet; thence
4. N74°58’39”E a distance of 60.00 feet; thence
5. S15°01’21”E a distance of 65.00 feet; thence
6. N53°21’00”E a distance of 81.45 feet; thence
7. S58°11’29”E a distance of 158.25 feet; thence
8. **Discussion and possible action to approve/deny the Preliminary Plat (PP-2014-02) of Cross Tie Industrial Park.**

Application of: **FLOYD PERCIVAL**

The applicant proposes to develop an industrial park with 11 lots on 31.45 acres. The following is the legal description of the property:

A tract of land lying in the Southeast Quarter (SE/4) of Section Twenty-nine (29), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows: COMMENCING at the southeast corner of said Southeast Quarter (SE/4); THENCE North 89°46'40" West along the south line of said Southeast Quarter (SE/4), a distance of 330.00 feet to the POINT OF BEGINNING; THENCE continuing North 89°46'40" West, along said south line, a distance of 687.20 feet; THENCE North 00°13'20" East, perpendicular to said south line, a distance of 390.30 feet; THENCE North 89°46'40" West, parallel with said south line, a distance of 483.92 feet; THENCE North 00°13'20" East, perpendicular to said south line, a distance of 73.10 feet; THENCE North 89°46'40" West, parallel with said south line, a distance of 182.34 feet; THENCE North 00°13'20" East, perpendicular to said south line, a distance of 397.68 feet to a point on the south right of way line of the St. Louis and San Francisco Railroad; THENCE North 49°31'10" East, along the south right of way line of said St. Louis and San Francisco Railroad, a distance of 711.80 feet; THENCE South 00°00'00" East, parallel with the east line of said Southeast Quarter (SE/4), a distance of 212.00 feet; THENCE South 89°46'40" East, parallel with the south line of said Southeast Quarter (SE/4), a distance of 1,138.70 feet to a point on the east line of said Southeast Quarter (SE/4); THENCE South 00°00'00" East, along said east line, a distance of 453.28 feet; THENCE North 89°46'40" West, parallel with the south line of said Southeast Quarter (SE/4), a distance of 330.00 feet; THENCE South 00°00'00" East, parallel with the east line of said Southeast Quarter (SE/4), a distance of 660.00 feet to the POINT OF BEGINNING. Said described tract of land contains and area of 1,369,818 square feet or 31.4467 acres, more or less.

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

9. **Discussion and possible action to approve/deny a zoning change from AA – Agricultural and Rural Residential District to Planned Unit Development (PUD-2014-02).**

Application of: **S. MARK WARD**

The applicant proposes expanding an existing storage facility that is currently on 4.98 acres of an 11.00 acre tract. If approved, the PUD would allow the expansion of personal...
storage facilities on the remaining acreage. The use on the entire 11 acres will be restricted to personal storage only per the PUD design statement. The following is the legal description of the property:

A tract of land described as follows: Beginning at a point 792 feet North of the Southwest corner of the Northwest Quarter (NW/4) of Section Five (5), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, in Oklahoma County, Oklahoma; thence North 726 feet; thence East 660 feet; thence South 726 feet; thence West 660 feet to the point or place of beginning.

Location: 6600 N. Coltrane Rd. (County Highway District#3)

10. Discussion and possible action to approve/deny a zoning change from AA – Agricultural and Rural Residential District to Planned Unit Development (PUD-2014-01).

Application of: CRAFTON TULL

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 169 one-half acre residential lots and one 9.84 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 (L.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 (L.M.). Said tract contains approximately 155 acres, more or less.

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

11. 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 169 one-half acre residential lots and one 9.84 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 (L.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)


Oklahoma County Staff Report
Meeting Date — August 14, 2014
Case: Rezoning (Z-2014-03) - AA - Agricultural & Rural Residential to RS - Urban Single-Family Residential
Board of County Commissioner District: Ray Vaughan — District 3

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Owner/Proposed Location Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garrett Development, L.L.C. 9701 N. Broadway Ext. Oklahoma City, OK 73114</td>
<td>Bernstein, Rose Riven 553 Meletio Dallas, TX 75230</td>
</tr>
</tbody>
</table>

**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 510 lots.

**Site Location:**
Southeast corner of NW 206th St. and May Ave.

**Size:**
The area of request is comprised of approximately 156 acres.

**Project Background & History**

This piece of property was in front of the Planning Commission in November 2008 as a Planned Unit Development known as Brittany Place. The Planned Unit Development consisted of 510 lots for residential and approximately 10 acres for commercial development. Lot sizes with this past application ranged from 6,600 square feet to 7,800 square feet. The gross density for the previous application was 3.49 dwelling units per acre.

The zoning application that is before the Planning Commission now consists of rezoning the property to RS — Urban Single-Family Residential. There will be no commercial development with this application. The average lot size with this application will be approximately 8,567 square feet. This application consists of 510 lots just like the previous application. The gross density for the current application is 3.27 dwellings units per acre. The gross area of open space is approximately 37.47 acre which is 24% of the total property area. The developer plans to construct a swimming pool, clubhouse, and playground area in the center of the development. These amenities can be accessed by sidewalks that will be constructed. A pond and walking trails are anticipated along the southern boundary of the development which will provide fishing and nature walks. A masonry wall will be constructed along the north and west perimeter to buffer the development from adjacent land uses and neighborhoods.
**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 510 lots will generate approximately 4,881 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 5,511 per day along May Ave. and 5,186 per day along NW 206th St. The traffic counts below are the current 7 day counts that Oklahoma County has taken.

May Ave. — 3,070 ADT taken in 2012  
NW 206th St. — 2,745 ADT taken in 2012  
Pennsylvania Ave. — 4,926 ADT taken in 2014

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 has not made a statement about the roads being public or private.*

**Dates of Hearings**

<table>
<thead>
<tr>
<th>Planning Commission</th>
<th>(Rezoning — December 18, 2008) - Denied</th>
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</thead>
<tbody>
<tr>
<td>Planning Commission</td>
<td>(General Plat — December 18, 2008) - Denied</td>
</tr>
<tr>
<td>Planning Commission</td>
<td>(Rezoning — August 14, 2014)</td>
</tr>
</tbody>
</table>

**Existing On-Site & Adjacent Zoning Districts**

On-Site: AA — Agricultural & Rural Residential  
North: AA — Agricultural & Rural Residential  
South: City of Oklahoma City — Zoned R-1  
West: RA — Acreage Residential (Antler Farms)  
East: PUD — Planned Unit Development (Country Roads)

**Existing On-Site & Adjacent Land Uses**

On-Site: Agricultural  
North: Rural Residential  
South: City of Oklahoma City — Agricultural  
West: Residential (Antler Farms)  
East: Agricultural
Utilities & Services

Police: Oklahoma County Sheriff
Fire: Deer Creek Fire Department
Ambulance: EMSA
Public Schools: Deer Creek School District
Refuse: Oklahoma City
Sanitary Sewer: Oklahoma City Sewer
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 206th St. and one will be on May Ave.

Picture of Subject Property
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 an urban residential type of subdivision. This would increase the Urban Growth area to include the NW/4 of T14N R3W of Section 19. Lot sizes on average will be 8,567 square feet. The property that is directly east of the subject property is part of the Urban Growth area at this time.

Police Response to the Covell Creek Development

Sheriff John Whetsel was notified of the proposed development and asked how it would effect the Sheriff’s department. “The Oklahoma County Sheriff’s Office operates a sub-station near NW 206 and MacArthur at the Deer Creek Administration complex. The sub-station helps us provide enhanced law enforcement services to the residents of Deer Creek with a secretary and twelve deputies assigned for patrol coverage. I have serious concerns about the proposed new addition. The proposed new 160 acre addition with 510 housing units would equate to more than 2,000 new residents (at the national average of 4 residents per house) which would negatively impact our current ability to provide quality law enforcement services to the citizens living in the approximate 40 square mile Deer Creek area. The entire Deer Creek area has a master plan and has been developed as a more rural residential area. Without having seen any development plans, the proposed addition of 510 housing units on 155 acres would appear to provide a high density housing addition which has the potential of providing a higher number of calls for law enforcement service due to the extremely compressed housing environment. If that turns out to be the case, it would translate into the need for additional deputies to continue to provide the current level of 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 Covell 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 2 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.
**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 and Oklahoma City will be required stating that they will provide water and sewer service to this subdivision.

**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-2014-03 — Covell Creek Rezoning*
Oklahoma County Staff Report  
**Meeting Date — August 14, 2014**

Case: General Plat (GP-2014-03) - Covell Creek  
Board of County Commissioner District: Ray Vaughan — District 3

<table>
<thead>
<tr>
<th><strong>Applicant</strong></th>
<th><strong>Owner/Proposed Location Address</strong></th>
</tr>
</thead>
</table>
| Garrett Developement, L.L.C.  
9701 N. Broadway Ext.  
Oklahoma City, OK 73114 | Bernstein, Rose Riven  
5538 Meletio  
Dallas, TX 75230 |

**Request:** Public hearing with discussion and consideration of approval/denial of the General Plat of Covell Creek for the purpose of developing 510 lots on 156 acres.

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

**Site Location:** Southeast corner of NW 206th St. and May Ave.

**Size:** The area of request is comprised of approximately 156 acres.

**Project Background**

The developer is bringing the General Plat of Covell Creek before the Planning Commission for their review and approval. The developer is planning on 510 lots on 156 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

May Ave. — 3,070 ADT taken in 2012
NW 206th St. — 2,745 ADT taken in 2012
Pennsylvania Ave. — 4,926 ADT taken in 2014

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 has not made a statement about the roads being public or private.

Dates of Hearings

Planning Commission (Rezoning — December 18, 2008) - Denied
Planning Commission (General Plat — December 18, 2008) - Denied
Planning Commission (Rezoning — June 12, 2014)
Planning Commission (General Plat — August 14, 2014)

Existing On-Site & Adjacent Zoning Districts

On-Site: AA — Agricultural & Rural Residential
North: AA — Agricultural & Rural Residential
South: City of Oklahoma City — Zoned R-1
West: RA — Acreage Residential (Antler Farms)
East: PUD — Planned Unit Development (Country Roads)

Existing On-Site & Adjacent Land Uses

On-Site: Agricultural
North: Rural Residential
South: City of Oklahoma City — Agricultural
West: Residential (Antler Farms)
East: Agricultural

Utilities & Services

Police: Oklahoma County Sheriff
Fire: Deer Creek Fire Department
Ambulance: EMSA
Public Schools: Deer Creek School District
Refuse: Oklahoma City
Sanitary Sewer: Oklahoma City sewer
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 206th St. and one will be on May Ave.

Picture of Subject Property

Action Required

Approve or Deny application — GP-2014-03

Oklahoma County Planning Commission
Planning Commission Meeting Date — August 14, 2014
Oklahoma County Staff Report
Meeting Date — August 14, 2014
Case: Preliminary Plat (PP-2014-01) - Deer Springs III
Board of County Commissioner District: Ray Vaughn — District 3

<table>
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<th>Applicant</th>
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<tbody>
<tr>
<td>Deer Springs Development, LLC.</td>
<td>Deer Springs Development</td>
</tr>
<tr>
<td>1318 Fretz Dr.</td>
<td>NW 206th St. &amp; Portland</td>
</tr>
<tr>
<td>Edmond, OK 73003</td>
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</table>

Request: The applicant is requesting permission to develop a single family subdivision, a portion of which is affected by the floodplain.

Proposed Use: 7 lot single family residential subdivision.

Site Location: Property is located 1/2 mile east of Portland/SH 74 on NW 206th St.

Size: The property consists of 8.4 acres more or less.

Project Description

The developer is bringing the Preliminary Plat of Deer Springs III before the Planning Commission for their review and approval. All requirements for the Preliminary Plat submittal have been met. If the Planning Commission approves the Preliminary Plat, the applicant may then begin the construction of this development. The Final Plat must be applied for within one (1) year from the date of Preliminary Plat approval by the Planning Commission.

If approved, staff will notify the project engineer about test hole locations for the roads within Deer Springs III. Staff will also notify District 3 Superintendent, Ron Cardwell, about the approval of the development and he will oversee construction of the road in Deer Springs III.
**Traffic Information**

NW 206th St./Covell Rd. — 3,078 ADT taken in 2012  
NW 192nd St./Danforth Rd. — 3,434 ADT taken in 2012 (Oklahoma City Traffic Count)  
Portland/Highway 74 — 13,000 ADT taken in 2013 (Oklahoma City Traffic Count)  
May Ave. — 2,866 ADT taken in 2013

**Dates of Hearings**

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<tr>
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<tbody>
<tr>
<td>Planning Commission</td>
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<td>Final Plat</td>
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<td>Preliminary Plat</td>
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**Existing On-Site & Adjacent Zoning Districts**

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<th>On-Site:</th>
<th>North:</th>
<th>South:</th>
<th>West:</th>
<th>East:</th>
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<tr>
<td>RA — Acreage Residential</td>
<td>RA — Acreage Residential (Deer Springs II)</td>
<td>RA — Acreage Residential</td>
<td>RA — Acreage Residential</td>
<td>AA — Agricultural and Rural Residential</td>
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**Existing On-Site & Adjacent Land Uses**

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<th>East:</th>
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<td>Agricultural — Vacant</td>
<td>Deer Springs II (Residential Subdivision)</td>
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<td>Agricultural — Vacant</td>
<td>Rural Residential</td>
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**Utilities & Services**

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<tr>
<th>Police:</th>
<th>Fire:</th>
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<th>Public Schools:</th>
<th>Refuse:</th>
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<tr>
<td>Oklahoma County Sheriff</td>
<td>Deer Creek Fire Department</td>
<td>EMSA</td>
<td>Deer Creek School District</td>
<td>Private</td>
<td>Septic or Aerobic System</td>
<td>Deer Creek Water</td>
</tr>
</tbody>
</table>
Flood Hazards

- The red shaded area shown on the map below denotes floodway.
- The orange shaded area shown on the map below denotes 100-year floodplain.
- The gray shaded area shown on the map below denotes the 500-year floodplain. The 500-year floodplain is not regulated by Oklahoma County.
Additional Information

All requirements have been met for the approval of the Preliminary Plat.

The only requirements that have not been met:
- A copy of the restrictive covenants.
- Erosion Control Bond.
- Filed copy of the NOI from DEQ.

The items that are listed above have not been met at the time of the staff report being sent to the Planning Commissioners, applicant, and engineer. Planning Commission will be informed of the status of these items at the time of the meeting.

Action Required
Oklahoma County Staff Report
Meeting Date — August 14, 2014
Case: Preliminary Plat (PP-2014-02) - Cross Tie Industrial Park
Board of County Commissioner District: Willa Johnson — District 1

<table>
<thead>
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<tr>
<td>Floyd Percival</td>
<td>Floyd Percival</td>
</tr>
<tr>
<td>PO Box 5280</td>
<td>NE 10th St. &amp; Sooner Rd.</td>
</tr>
<tr>
<td>Edmond, OK 73083</td>
<td></td>
</tr>
</tbody>
</table>

Request: Public hearing with discussion and consideration of approval/denial of the Preliminary Plat of Cross Tie Industrial Park for the purpose of developing 11 lots on 31.44 acres.

Proposed Use: Applicant proposes to develop an industrial park subdivision.

Site Location: Northwest corner of NE 10th St. & Sooner Rd.

Size: The area of request is comprised of approximately 31.44 acres.

Project Background

The developer is bringing the Preliminary Plat of Cross Tie Industrial Park before the Planning Commission for their review and approval. The developer is planning on 11 lots on 31.44 acres. All requirements for the Preliminary Plat submittal have been met. If the Planning Commission approves the Preliminary Plat, the applicant may then begin the construction of the industrial park. The Final Plat must be applied for within one (1) year from the date of Preliminary Plat approval by the Planning Commission.

If approved, staff will notify the project engineer about test hole locations for the roads within Cross Tie Industrial Park. Staff will also notify District 1 Superintendent, Brian Jasper, about the approval of the development and he will oversee construction of the roads in Cross Tie.
Traffic Information

NE 10th St. (west bound traffic) — 16,205 ADT taken in 2013 Oklahoma City count
NE 10th St. (east bound traffic) — 13,845 ADT taken in 2013 Midwest City count
Sooner Rd. (north bound traffic) — 5,446 ADT taken in 2012 Midwest City count
Sooner Rd. (south bound traffic) — 8,429 ADT taken in 2007 Midwest City count

The developer is requesting that the roads be privately maintained.

Dates of Hearings

Planning Commission (Rezoning — March 20, 2008) - Approved
Planning Commission (General Plat — May 8, 2014) - Approved
Planning Commission (Preliminary Plat — August 14, 2014)

Existing On-Site & Adjacent Zoning Districts

On-Site: IU — Urban Industrial
North: AA — Agricultural & Rural Residential
South: City of Del City
West: IU — Urban Industrial & City of Oklahoma City
East: IU — Urban Industrial & City of Midwest City

Existing On-Site & Adjacent Land Uses

On-Site: Vacant Land
North: Vacant Land & Cherry Creek
South: Fuel Depot & Dolese Brothers Operation
West: Vacant Land & Cherry Creek
East: Automobile Storage and Transport Facility

Utilities & Services

Police: Oklahoma County Sheriff
Fire: Oklahoma City Fire Department
Ambulance: EMSA
Public Schools: Crutcho School District
Refuse: Private
Sanitary Sewer: Septic or aerobic system
Water: Del City Water
**Flood Hazards**

- The property is in a FEMA designated floodplain. The common area of the plat is located in the floodplain.

**Vehicle Access**

- The subject property has two points of access to serve the 11 lots.

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**Picture of Subject Property**

![Subject Property Image](image_url)

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**Action Required**

**Approve or Deny application — Preliminary Plat of Cross Tie Industrial Park — PP-2014-02**

Oklahoma County Planning Commission  
Planning Commission Meeting Date — August 14, 2014  
Planning Commission Staff Report — (PP-2014-02)
Case: Rezoning (PUD-2014-02) - AA - Agricultural & Rural Residential (Special Use Permit) to PUD— Commercial Planned Unit Development
Board of County Commissioner District: Ray Vaughn — District 3

Applicant
Mark Ward
2300 Southbend Rd.
Edmond, OK 73034

Owner/Proposed Location Address
Mark Ward
6600 N. Coltrane
Edmond, OK 73034

Request: Public hearing with discussion and consideration of approval/denial of rezoning for the purpose of continuing the operation of a storage facility and to expand the use of the storage facility in the future.

Proposed Use: Continued operation of a storage facility and expansion of the facility.

Site Location:
Waterloo Rd. & Coltrane. Approximately, 1,584 feet south of the intersection on the east side of Coltrane.

Size: The area of request is comprised of approximately 11 acres.

Project Background & History

Planning Staff first dealt with this property and Mr. Ward back in December of 2003 when Mr. Ward went in front of the Planning Commission for a Special Use Permit. The Special Use Permit was required for Mr. Ward to operate a storage facility and that Special Use was granted.

Mr. Ward would like to rezone the property utilizing a Planned Unit Development to make the current storage facility a permanent use and have the flexibility to extend that use in the future.

Mr. Ward will have to come into compliance with all requirements that are associated with the commercial zoning. Sight-proof fencing, drainage requirements, etc. Mr. Ward is aware of these requirements and has been in compliance since establishing the storage facility.
Traffic Information

Waterloo Rd. — 7,335 ADT taken in 2011
Coltrane — 1,907 ADT taken in 2010

Dates of Hearings

Planning Commission (Special Use — December 18, 2003) - Approved
Planning Commission (Rezoning — January 9, 2014) - Denied
Planning Commission (Rezoning — PUD — August 14, 2014)

Existing On-Site & Adjacent Zoning Districts

On-Site: AA — Agricultural & Rural Residential (Special Use)
North: AA — Agricultural & Rural Residential (Special Use) & CG — Urban General Commercial & Office
South: AA — Agricultural & Rural Residential & City of Edmond
West: AA — Agricultural & Rural Residential & RA — Acreage Residential (Provence Estates Subdivision)
East: AA — Agricultural & Rural Residential

Existing On-Site & Adjacent Land Uses

On-Site: Personal Storage Facility
North: Residential & Commercial
South: Residential & City of Edmond city limits
West: Residential (Provence Estates Subdivision)
East: Residential

Utilities & Services

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

- Flood Hazards do not exist on the subject property.

Vehicle Access

- The subject property has one driveway to access the property.

General Description of Planned Unit Development

Planned Unit Development, herein referred to as PUD, is a special zoning district category that provides an alternate approach to conventional land use controls. The PUD may be used for particular tracts or parcel of land that are under common ownership and are to be developed as one unit according to a master development plan. The PUD is subject to special review procedures, and once approved by the Board of County Commissioners it becomes a special zoning classification for the property it represents.
Permitted Uses (Outright) in the Planned Unit Development

Personal Storage

The only activity that will be allowed on the 11 acres will be personal storage.

Additional Notes

If the property owner determines to abandon the PUD concept and nullify the PUD Master Plan, he/she shall make application for rezoning either to the original status or to a new classification. Said application shall be heard according to regular procedures by the Planning Commission and Board of County Commissioners.

The County Engineer shall be permitted to approve minor amendments and adjustments to the PUD Master Plan provided that certain conditions are satisfied. Those conditions are stated in the Zoning Regulations.

The County Engineer shall determine if proposed amendments to an approved Master Development Plan satisfy the criteria. If the County Engineer finds that these criteria are not satisfied, an amended PUD Master Plan shall be submitted for full review and approval according to the procedures set forth in the Zoning Regulations.

Action Required

Approve or Deny application — Rezoning PUD-2014-02
Oklahoma County Staff Report  
Meeting Date — August 14, 2014  
Case: Rezoning (PUD-2014-01) - AA - Agricultural & Rural Residential to PUD - Planned Unit Development  
Board of County Commissioner District: Ray Vaughan — District 3

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| Request: | Public hearing with discussion and consideration of approval/denial of rezoning (PUD) for the purpose of developing a residential subdivision. |
| 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 9.84 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 169 dwelling units with a gross density of 1.15 dwelling units per acre. There will be 27.77 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 — August 14, 2014)

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 Covell 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 been 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 Meadows at MacArthur Park 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.

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**Action Required**

*Approve or Deny application — PUD-2014-01 — Estates at Coffee Creek Rezoning*
Oklahoma County Staff Report
Meeting Date — August 14, 2014

Case: General Plat (GP-2014-04) - Estates at Coffee Creek

Board of County Commissioner District: Ray Vaughan — District 3

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| Request: | Public hearing with discussion and consideration of approval/denial of the General Plat of Estates at Coffee Creek for the purpose of developing 169 residential lots on 143 acres and 9.84 acre for commercial. |
| Proposed Use: | Applicant proposes to develop a single-family residential subdivision with 9.84 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 169 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 — August 14, 2014)
Planning Commission (General Plat — August 14, 2014)

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

Applicant: GARRETT DEVELOPMENT, LLC

Legend
- AA - AGRICULTURAL AND RURAL RESIDENTIAL
- CL - URBAN LIMITED COMMERCIAL & OFFICE
- RA - ACREAGE RESIDENTIAL
- PUD - PLANNED UNIT DEVELOPMENT
OKLAHOMA COUNTY PLANNING COMMISSION

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

PROPOSED GENERAL PLAT OF COVELL CREEK