

# A G E N D A

## OKLAHOMA COUNTY PLANNING COMMISSION

**ROOM 204 1:30 p.m.**

(Immediately Following the County Floodplain Management Board Meeting)

**April 21, 2016**

1. **Notice of meeting posted April 15, 2016**
2. **Call to Order.**
3. **Roll Call.**
4. **Approval of Minutes of the Previous Meeting: (March 17, 2016)**
5. **Discussion and possible action to approve Planning Commission Resolution #PC-2016-02 commending Mr. Donald Roger Holloway for 11 years of Meritorious Service to Oklahoma County and authorizing this resolution to be presented to his family at a later date in conjunction with honors from the Board of County Commissioners.**
6. **(Deferred Item) Discussion and possible action to approve/deny the Preliminary Plat of "Addington Place" formerly "Estates at Coffee Creek".**

Application of:

**CRAFTON TULL & ASSOCIATES for  
COFFEE CREEK & PENN, LLC**

The applicant proposes developing a portion of a single family residential subdivision with 44 lots on 56.6159 acres. The minimum lot size will be 1.0 acre. The following is the legal description of the property:

**A tract of land situated within the Southeast Quarter (SE/4) of Section Seven (7), Township Fourteen North (T14N), Range Three West (R3W), of the Indian Meridian (I.M.), Oklahoma County, Oklahoma; being more particularly described as follows: Commencing at the Southeast corner of said SE/4; thence N89°14'44"W along the South line of said SE/4 a distance of 750.00 feet to the Point of Beginning; thence continuing N89°14'44"W a distance of 1883.48 feet to the Southwest corner of said SE/4; thence N00°16'04"W along the West line of said SE/4 a distance of 1356.89 feet; thence S51°54'52"E a distance of 525.16 feet; thence N00°45'16"E a**

distance of 41.79 feet; thence S89°14'44"E a distance of 60.00 feet; thence S44°14'44"E a distance of 35.36 feet; thence S89°14'44"E a distance of 178.73 feet; thence N00°45'16"E a distance of 250.00 feet; thence N79°04'04"E a distance of 197.47 feet; thence S89°14'44"E a distance of 776.23 feet; thence S18°51'26"E a distance of 368.03 feet; thence S44°42'35"E a distance of 364.54 feet; thence N45°17'25"E a distance of 40.19 feet; thence S44°42'35"E a distance of 310.00 feet; thence S45°17'25"W a distance of 535.77 feet; thence S00°45'16"W a distance of 171.98 feet to the Point of Beginning.

Location: NW 220<sup>th</sup> & Pennsylvania Ave (County Highway District #3)

7. **(Deferred Item) Discussion and possible action to approve/deny a zoning change from AA- Agricultural and Rural Residential District to Planned Unit Development (PUD-2016-01).**

Application of: **DAVID WHITE**

The applicant proposes to develop a commercial parcel governed by specific units within the CL-Urban Limited Commercial and Office District as provided in current Oklahoma County Zoning Regulations. If approved the parcel (**Cordon Business Park**) will encompass 6.717 acres. The following is the legal description of the property:

A tract of land in the Southwest Quarter (SW/4) of Section Twenty- eight (28), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described with metes and bounds as follows: Commencing at the Southwest corner of said SW/4; Thence N89°42'31"E as the basis of bearing on the South line of said SW/4 a distance of 986.88 feet to the Point of Beginning; Thence N00°19'06"W a distance of 538.00 feet; Thence N89°42'31"W a distance of 543.43 feet;

Thence S00°24'35"E a distance of 538.00 feet to the South line of said SW/4; Thence S89°42'31"E on the South line of said SW/4 a distance of 544.28 feet to the Point of Beginning. This description contains 292,593 square feet or 6.717 acres, more or less.

Location: 6701 NW 178<sup>th</sup> St. (County Highway District #3)

8. **Discussion and possible action to approve/deny the Final Plat of Grand La Haven (FP-2016-02).**

Application of: **OK INNOVATIVE CONSTRUCTION**

The applicant proposes to develop a single family residential subdivision. Each lot will be a minimum of two (2) acres in size. If approved, the subdivision (**Grand La Haven**) will have 6 lots on 15.606 acres. The following is the legal description of the property:

All of Government Lot Two (2) and the Southwest Quarter (SW/4) of the Northeast Quarter (NE/4), also described as the West Half (W/2) of the Northeast Quarter (NE/4) of Section Five (5), Township Eleven (11) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma.

Location: Reno Ave West of Peebly Rd. (County Highway District #2)

9. Discussion and possible action to approve/deny a zoning change from AA – Agricultural and Rural Residential District to Planned Unit Development (PUD-2016-02).

Application of: **JODIE RUSSELL dba SWISHER INVESTMENTS**

The applicant proposes to bring the property into compliance with current zoning regulations and legalize an existing Events Center (**The Manor at Coffee Creek**) on 14.766 acres. If approved, the PUD would allow the owner to continue the operation and expand operations if deemed necessary under the guidelines of an approved PUD. The following is the legal description of the property:

**A part of the Northeast Quarter (NE/4) of Section Fourteen (14) Township Fourteen (14) North, Range Four (4) West, of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows:**

**Commencing at a Mag Nail set at the Northeast corner of said Northeast Quarter (NE/4); Thence S 89 degrees 43 feet 45 inches W, along the North line of said Northeast Quarter (NE/4), a distance of 1325 feet, more or less, to a set Mag Nail; Thence S 00 degrees 15 feet 55 inches E, a distance of 33.00 feet, more or less, to a 3/8" Iron Rod set for the Point of Beginning on the South right-of-way line of NW 220th Street; Thence N 89 degrees 43 feet 45 inches E, along said right-of-way and parallel with the North line of said Northeast Quarter (NE/4), a distance of 152.49 feet, more or less, to a 3/8" Iron Rod set at the Northwest corner of tract described in Report of Commissioners recorded in Book 11906, Page 78; Thence along said tract described in said Report of Commissioners, for the following Eight (8) courses: Thence S 34 degrees 21' 51" E, a distance of 489.70 feet, more or less, to a set 3/8" Iron Rod; Thence S 08 degrees 19' 48" E, a distance of 176.78 feet, more or less, to a set 3/8" Iron Rod; Thence S 09 degrees 15' 44" W, a distance of 152.07 feet, more or less, to a set 3/8" Iron Rod; Thence S 00 degrees 11' 43" W, a distance of 725.02 feet, more or less, to a set 3/8" Iron Rod; Thence S 00 degrees 12' 00" E, a distance of 50.00 feet, more or less, to a set 3/8" Iron Rod; Thence S 58 degrees 22' 14" W, a distance of 105.48 feet, more or less, to a set 3/8" Iron Rod; Thence S 89 degrees 48' 00" W, a distance of 110.00 feet, more or less, to a set 3/8" Iron Rod; Thence S 00 degrees 12' 00" E, a distance of 155.00 feet, more or less, to a set 3/8" Iron Rod set at the Southwest corner of said tract; Thence S 89 degrees 48' 00" W, a distance of 220.53 feet, more or less, to a set 3/8" Iron Rod; Thence N 00 degrees 15' 55" W, a distance of 1,715.02 feet, more or less, to the Point of Beginning, Said described tract of land contains an area of 14.768 acres, more or less.**

Location: NW 220<sup>th</sup> & Portland Ave. (County Highway District #3)

10. Discussion and possible action to approve/deny a Special Use Permit (SUP-2016-01)

Application of: **KENNETH E. PAYTON dba  
11 OAKS RANCH EVENTS, LLC**

The applicant proposes to develop and operate a Special Events Center for weddings, business meetings, family gatherings and etc., on property that is zoned AA-Agricultural

and Rural Residential. The property is currently vacant and encompasses 6.19 acres. The following is the site description to be considered:

**All of that part of the Southeast Quarter (SE/4) of Section Twelve (12), Township Fourteen (14) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma, lying Northwesterly of the M.K. & T.R.Y. Right-of-Way as shown on map in Report of Appraisers, Recorded in 2 Misc. at page 351, more particularly described as follows: Commencing at the Northeast corner of the Southeast Quarter (SE/4) of said Section 12, Thence North 89°44'13" West on the North line of said SE ¼ a distance of 1704.33 feet to the Point of Beginning; Thence continuing North 89°44'13" West a distance of 946.25 feet to the Northwest corner of said SE ¼; Thence South 00°05'18" East on the West line of said SE ¼ a distance of 625.02 feet to the Northwesterly right-of-way line of said M.K. & T.R.Y.; Thence North 51°54'52" East on said right-of-way line a distance of 260.10 feet; Thence Northeasterly on a curve to the right with a radius of 4,019.72 feet a distance of 873.63 feet (chord bearing North 58°08'25" East, chord distance 871.91 feet) to the point of beginning. Containing 6.19 acres more or less.**

**Location: Diagonal Rd. West of Pottawatomie Rd. (County Highway District #1)**

- 11. Discussion and possible action to receive the March 2016 Fee Fund Report.**
  
- 12. New Business:** In accordance with the Open Meetings Act, Section, 311.9, New Business is defined, as any matter not known about or which could not have been reasonably foreseen prior to the time of posting the Agenda.
  
- 13. Adjournment.**



# Oklahoma County Staff Report

**Meeting Date — April 21, 2016**

Case: Preliminary Plat (PP-2015-04) - Addington Place formerly know as Estates at Coffee Creek

Board of County Commissioner District: Ray Vaughan — District 3

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

**Request:** Public hearing with discussion and consideration of approval/denial of the Preliminary Plat of Phase I of Addington Place (Estates at Coffee Creek) for the purpose of developing 44 residential lots on 56.62 acres.

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

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

**Size:** The area of request is comprised of approximately 56.62 acres.

## **Project Background**

The developer is bringing the Preliminary Plat of Phase I of Addington Place (Estates at Coffee Creek) before the Planning Commission for their review and approval. The developer is planning on 44 lots on 56.62 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 this phase. 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 Phase I of Addington Place (Estates at Coffee Creek). Staff will also notify District 3 Superintendent, Ron Cardwell, about the approval of this phase and he will oversee construction of the roads in Addington Place (Estates at Coffee Creek, Phase I).**

## Traffic Information

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

A traffic study has been provided for the subdivision.

*The developer is requesting the roads be private roads.*

## Dates of Hearings

Planning Commission	(Rezoning & General Plat — August 14, 2014) - Denied
Board of County Commissioners	(Rezoning — October 8, 2014) - Returned to PC
Planning Commission	(Rezoning & General Plat — December 11, 2014) - Deferred
Planning Commission	(Rezoning & General Plat — January 8, 2015) - Withdrawn
Planning Commission	(Rezoning & General Plat — May 21, 2015) - Approved
Planning Commission	(Preliminary Plat for Phase I — April 21, 2016)

## Existing On-Site & Adjacent Zoning Districts

<b>On-Site:</b>	RA — Acreage Residential
<b>North:</b>	AA — Agricultural & Rural Residential
<b>South:</b>	RA — Acreage Residential (Mystic Lake Subdivision)
<b>West:</b>	AA — Agricultural & Rural Residential (Fossil Creek Subdivision)
<b>East:</b>	PUD — Planned Unit Development (Southerly Farms Subdivision)

## Existing On-Site & Adjacent Land Uses

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

## Utilities & Services

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

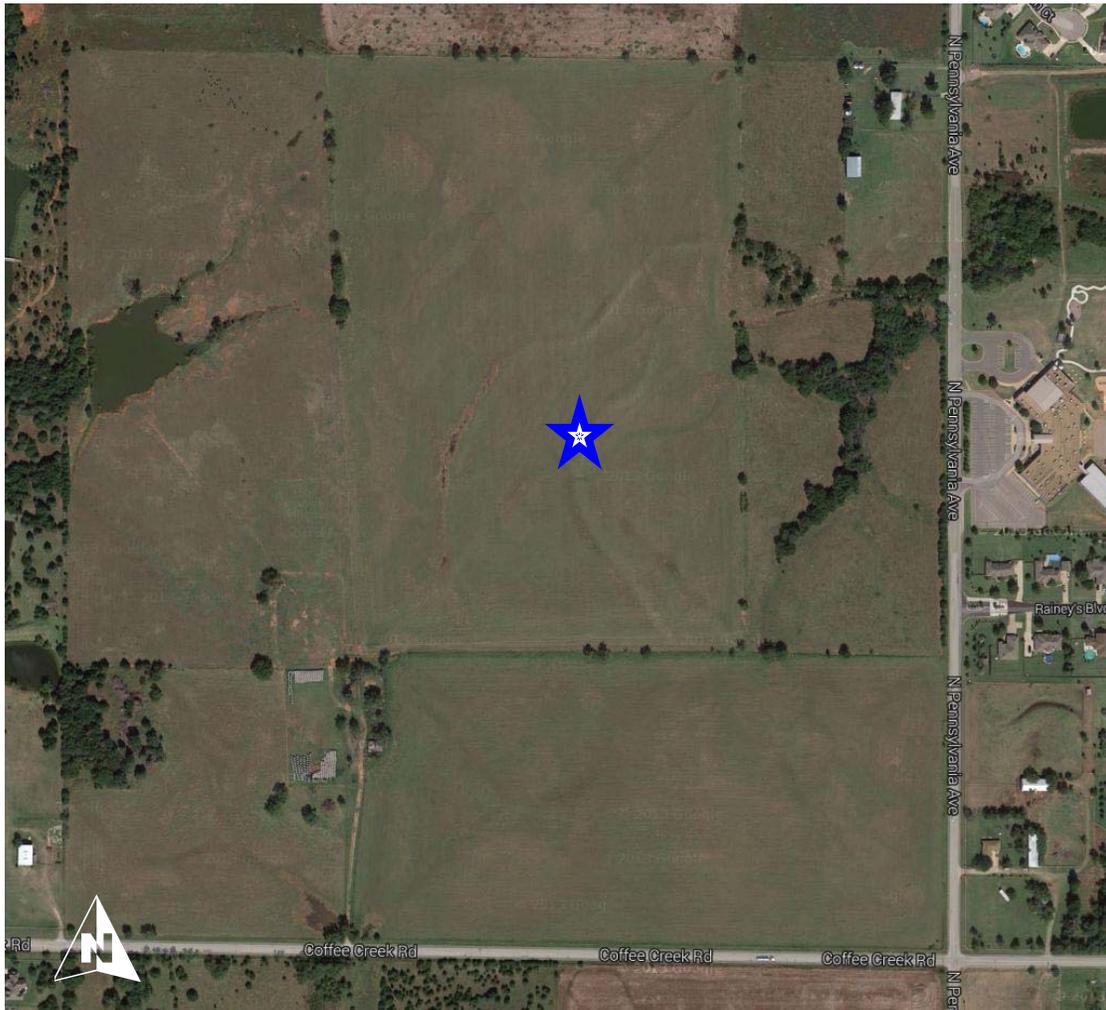
## Flood Hazards

- ◆ 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 — PP-2015-04***



# Oklahoma County Staff Report

**Meeting Date — April 21, 2016**

Case: Rezoning (PUD-2015-05) - AA - Agricultural & Rural Residential to PUD - Planned Unit Development (Commercial)

Board of County Commissioner District: Ray Vaughan — District 3

<u>Applicant</u>	<u>Owner/Proposed Location Address</u>
David White 6701 NW 178th St. Edmond, OK 73012	David White 6701 NW 178th St. Edmond, OK 73012

**Request:** Public hearing with discussion and consideration of approval/denial of rezoning for the purpose of developing a commercial warehouse storage facility.

**Proposed Use:** Commercial warehouse storage facility.

**Site Location:** NW 178th St. & Rockwell (.25 miles east on the north side of NW 178th St.)

**Size:** The area of request is comprised of approximately 6.71 acres.

## Project Background & History

Johnson & Associates contacted Planning and Engineering staff about rezoning the property from Agricultural and Rural Residential to a Commercial Planned Unit Development (PUD) for use as a commercial warehouse storage facility. Staff informed him of the requirements to rezone the property. All requirements to have this case heard before the Planning Commission have been met.

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

Completed commercial/industrial building permit application, site plan, complete set of plans stamped by an Oklahoma State licensed architect or engineer, drainage study, erosion control plan, stormwater permit from Oklahoma County if disturbing 1 acre or greater, notice of intent filed with DEQ, meet hard surface paving requirements, parking space and ADA space requirements, lighting plans, landscaping plans, and a sign permit will also be required for accessory and non-accessory signs.

### Traffic Information

Rockwell Ave. (North of NW 178th St.) — 1,695 ADT taken in 2014  
Rockwell Ave. (South of NW 178th St.) — 2,370 ADT taken in 2012  
NW 178th St./Edmond Rd. (East of Rockwell Ave.) — 3,289 ADT taken in 2009  
NW 178th St./Edmond Rd. (West of Rockwell Ave.) — 2,033 ADT taken in 2013

### Dates of Hearings

Planning Commission (Zoning — December 17, 2015) - Withdrawn  
Planning Commission (Zoning — PUD — February 18, 2016) - Deferred  
Planning Commission (Zoning — PUD — April 21, 2016)

### 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  
**East:** AA — Agricultural & Rural Residential

### Existing On-Site & Adjacent Land Uses

**On-Site:** Open agricultural land  
**North:** Mostly open agricultural land with residence  
**South:** Large lot subdivision (unrecorded plat)  
**West:** Mostly open agricultural land with residence  
**East:** Large lot residential.

### 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 or Oklahoma City sewer  
**Water:** Deer Creek Water Preferred or Wells

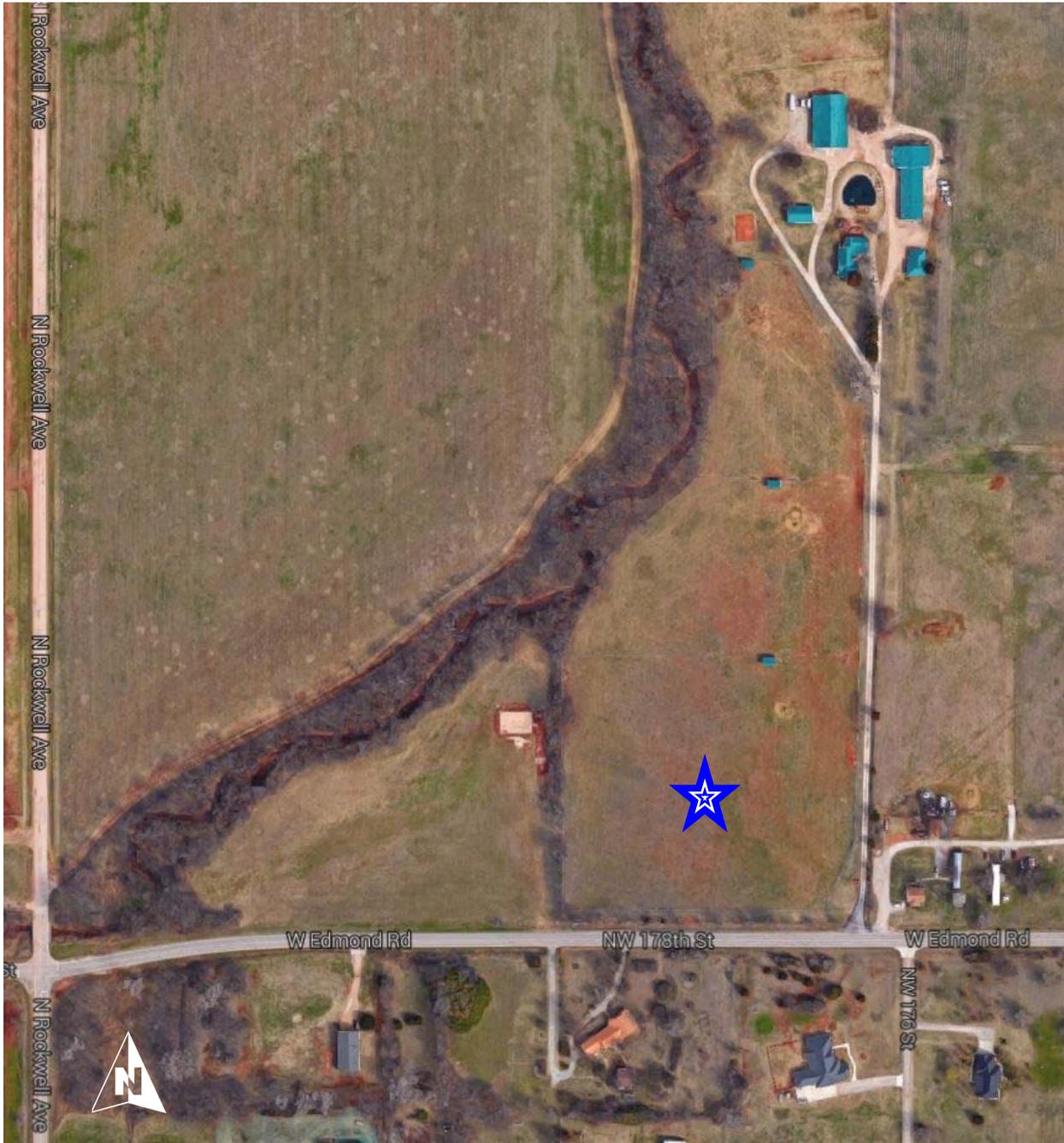
### Flood Hazards

◆ No Flood Hazards exist on the subject property.

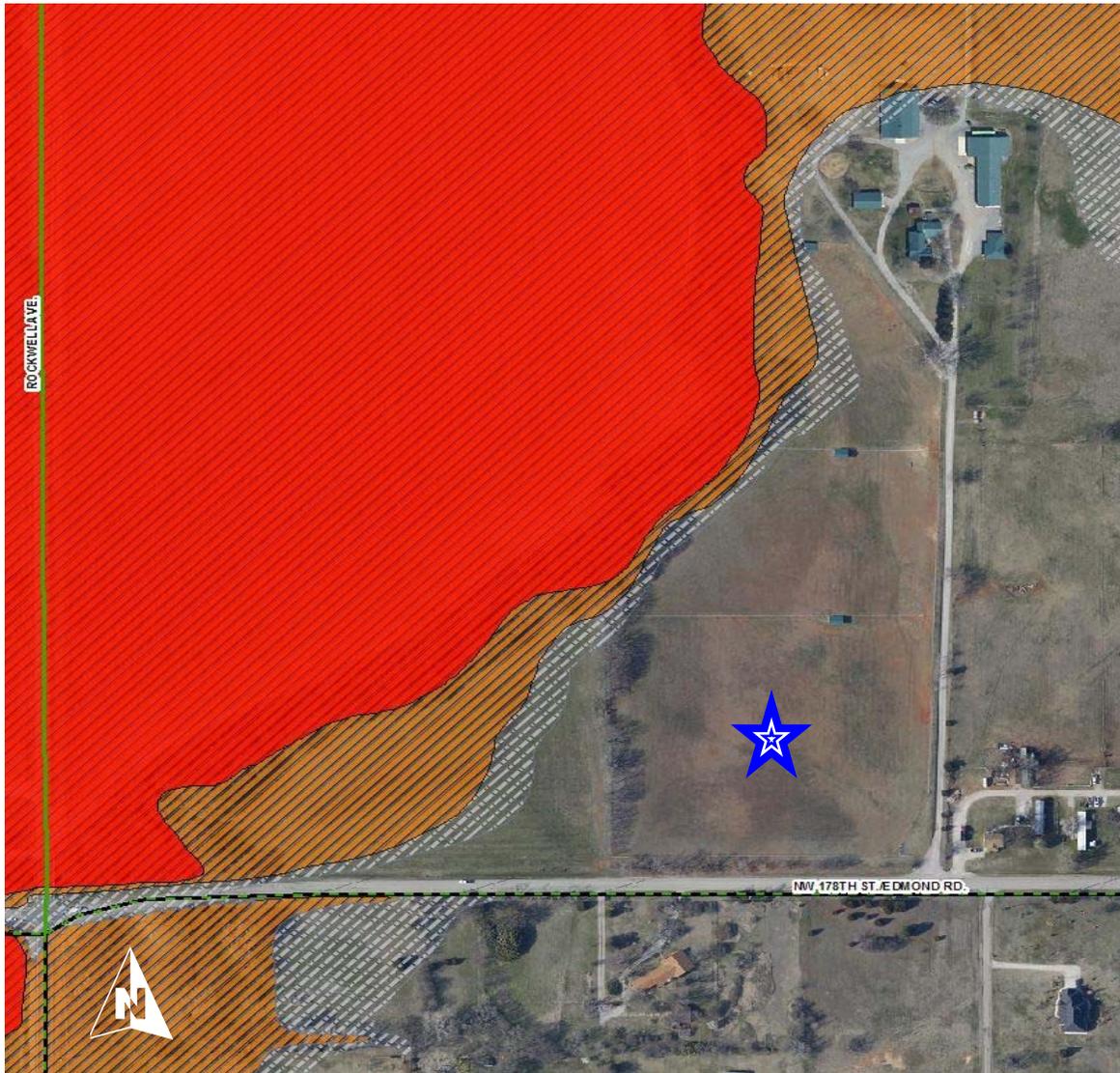
## Vehicle Access

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

## Picture of Subject Property



## Picture of Subject Property with Floodplain



## General Description of Urban Limited Commercial & Office District

This district is intended to provide a location for a limited number of retail commercial goods and personal services which serve the day-to-day needs of the residents of surrounding neighborhoods. Because these shops and offices are lower intensity uses, they may be designed to be located at or near arterial street intersections in close proximity to housing areas or as limited service facilities in larger planned high density housing areas. This district is limited to the types of uses that will not create increased traffic, noise, or other incompatible factors caused by uses serving a larger part of the County and which would have, therefore, a negative impact on surrounding neighborhoods.

## Permitted Uses (Outright) in the PUD

**Administrative and Professional Office (401)** - Typical uses include advertising, law offices, real estate offices, architectural and engineering offices, financial institutions, and corporate offices.

**Agricultural Supplies and Services (402)** - Typical uses include feed and grain stores, crop dusting supply stores, and tree service firms.

**Automotive and Equipment: Storage (409)** - Typical uses include new car dealers off-site auto storage lots, taxi fleets, truck storage facilities or yards, auto storage garages, and tow away or impound yards. **(Storage of operational automotive vehicles only)**

**Building Maintenance Services (414)** - Typical uses include office equipment and supply firms, janitorial services, disinfecting and exterminating services, and vending machines sales and services.

**Business Support Services (415)** - Typical uses include secretarial services, telephone answering services, blue print services, and reproduction services.

**Construction Sales and Services (417)** - Typical uses include lumber yards and building materials stores, tools and equipment rental or sales, electrical supplies, plumbing supplies, and air conditioning or heating shops.

**Personal Services: Restricted (428.1)** - Typical uses include photography studios, travel agencies, automobile driving schools, reducing salons, dancing and music academies, and classrooms for business schools.

**Personal Storage (428.5)** - Typical uses include mini-warehouses and storage for recreational vehicles, boats, or trailers.

**Repair Services: Consumer (429)** - Typical uses include appliance repair, apparel repair, musical instrument repair, electrical repair, shoe repair, and jewelry repair shops.

**Sign, Accessory (432.4)** - A sign or advertising device which directs attention to an activity, service, or product sold or offered on the premises in which the sign is located. An accessory sign is an Accessory Use of property; the principal use of the land is the activity, service, or product which is being advertised by the sign.

**Wholesaling, Storage, and Distribution: Restricted (502)** - Typical uses include wholesale distributors, storage warehouses, or moving and storage firms.

**Horticulture (701)** - Such uses are primarily devoted to the cultivation and storage of horticultural and flora cultural specialties such as flowers, shrubs, and trees intended for ornamental or landscaping purposes on a wholesale basis. Typical uses include plant nurseries.

**Animal Raising: Personal (703.1)** - Premises where animals are fed or kept for personal use for agriculturally related projects by the owner or occupant of the premises. (Limited to horse stables)

The bolded red items are not permitted outright in CL zoning.

## **Site Design Requirements**

### **Height:**

Where abutting an AA, RA, RS, RD, or RM district or areas designated for residential development within a PUD, the maximum height within thirty-five (35) feet of said district shall be twenty (20) feet and the building shall contain no more than one story. In any case, the maximum height of the building shall not exceed thirty-five (35) feet and shall contain no more than two (2) stories.

### **Setbacks:**

#### **Yard - Front: Twenty-five (25) feet minimum**

There shall be a front yard having a depth of not less than twenty-five (25) feet measured from the front lot line; provided however, the following minimum front yard standards shall apply for all lots abutting the described streets:

- Section Line Road: Seventy-five (75) feet from the centerline
- Collector Street: Fifty-five (55) feet from the centerline
- Local Streets: Fifty (50) feet from the centerline

### **Yard-Side:**

None, except where a platted building line exists, or as provided below:

- Where abutting an AA, RA, RS, RD, or RM district or areas designated for residential development within a PUD, there shall be a landscaped buffer strip that is at least ten (10) feet in width, and the building line setback shall be at least fifteen (15) feet.
- Exterior lot line abutting an arterial street: Twenty-five (25) feet or seventy-five (75) feet from the centerline, whichever is greater.
- All other exterior lots: Fifteen (15) feet.

### **Yard-Rear**

None, except where a rear lot line abuts a residential district or areas designated for residential development within a PUD, there shall be a fifteen (15) foot setback requirement. Furthermore, where abutting such residential districts or PUD residential areas, there shall be a landscaped buffer strip that is at least ten (10) feet in width at the rear property line.

### **Screening and Landscaping Requirement**

- Property abutting an AA, RA, RS, RD, or RM district or abutting areas designated for residential development within a PUD, shall be screened in accordance with the provisions of ARTICLE VII, Section 3 of the Zoning Regulations.
- All property shall be landscaped in accordance with the provisions of ARTICLE VII, of the Zoning Regulations.

## **Site Design Requirements**

### **Outdoor Sales and Display Restrictions**

All uses permitted shall take place within a completely enclosed building, except as provided below:

- Special sales merchandise may be temporarily displayed outdoors provide the following:
  - The display shall be limited to the private sidewalk in front of the store, and
  - No required parking lot area shall be used as a display or sales area.
- No public sidewalk or street right-of-way shall be used for display except for an approved temporary special community merchant promotion authorized by County regulations.

### **Off-Street Parking and Loading**

All uses shall contain adequate space to provide for parking, loading, and maneuvering of vehicles in accordance with the provisions of ARTICLE VIII of the Zoning Regulations.

## **Additional Requirements**

- An additional lane running the entire length of the property to be developed shall be constructed to the following specifications or a fee in lieu of pavement widening:
  - Total width from face of curb/edge of pavement to centerline of the section line road shall be 24 feet. The pavement section for widening shall meet the current county paving standards contained in the Oklahoma County Subdivision Regulations.
  - The existing pavement shall be overlaid to the centerline with 2 inches of asphalt. If the property to be developed lies at the intersection of two section line roads, then the additional pavement with 8 inches of P.C. curb and gutter shall be included on the sides of the property that borders the section line road.

## **Action Required**

***Approve or Deny application — PUD-2015-05***



# Oklahoma County Staff Report

**Meeting Date — April 21, 2016**

Case: Final Plat (FP-2016-02) - Grand La Haven

Board of County Commissioner District: Brian Maughan — District 2

<u>Applicant</u>	<u>Owner/Proposed Location Address</u>
OK Innovative Construction 276 N. Triple X Rd. Choctaw, OK 73020	OK Innovative Construction Reno and west of Peebly Rd. Choctaw, OK 73020

**Request:** Public hearing with discussion and consideration of approval/denial of the Final Plat of Grand La Haven for the purpose of developing 6 lots on 15.606 acres.

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

**Site Location:** Located 1/2 mile west of Peebly Rd. on the south side of Reno Ave.

**Size:** The area of request is comprised of approximately 15.606 acres.

## Project Background

The developer is bringing the Final Plat of Grand La Haven before the Planning Commission for their review and approval. All requirements for the Final Plat submittal have been met. If the Planning Commission approves the Final Plat, the application will then be heard by the Board of County Commissioners for final approval. Once the Board of County Commissioners has approved the final plat and the plat is filed the developer will be able to sell lots.

Grand La Haven consists of six lots and those lots will utilize a section line road (Reno Ave.) for access to each individual lot. Mylars have been signed and no road bond or erosion control bond is required. Each lot owner will be required to deal with erosion control with the construction of any structure on each lot. If more than one acre of land is disturbed a stormwater permit is required.

### Traffic Information

Reno Ave. — No traffic information available  
Triple X Rd. — No traffic information available  
Peebly Rd. — No traffic information available

### Dates of Hearings

Floodplain Management Board	(DP-2016-04) — Approved
Planning Commission	(General Plat — GP-2016-01) — Approved
Planning Commission	(Preliminary Plat — PP-2016-01) — Approved
Planning Commission	(Final Plat — FP-2016-02)

### Existing On-Site & Adjacent Zoning Districts

<b>On-Site:</b>	AA — Agricultural & Rural Residential
<b>North:</b>	City of Harrah (Residential Subdivision)
<b>South:</b>	AA — Agricultural & Rural Residential
<b>West:</b>	AA — Agricultural & Rural Residential
<b>East:</b>	AA — Agricultural & Rural Residential

### Existing On-Site & Adjacent Land Uses

<b>On-Site:</b>	Agricultural — Vacant
<b>North:</b>	City of Harrah (Residential Subdivision)
<b>South:</b>	Agricultural — Vacant
<b>West:</b>	Agricultural — Vacant
<b>East:</b>	Agricultural Residential

### Utilities & Services

<b>Police:</b>	Oklahoma County Sheriff
<b>Fire:</b>	Harrah Fire Department
<b>Ambulance:</b>	Midwest City EMS
<b>Public Schools:</b>	Choctaw/Nicoma Park School District
<b>Refuse:</b>	Private
<b>Sanitary Sewer:</b>	Private Sewage Disposal
<b>Water:</b>	Wells

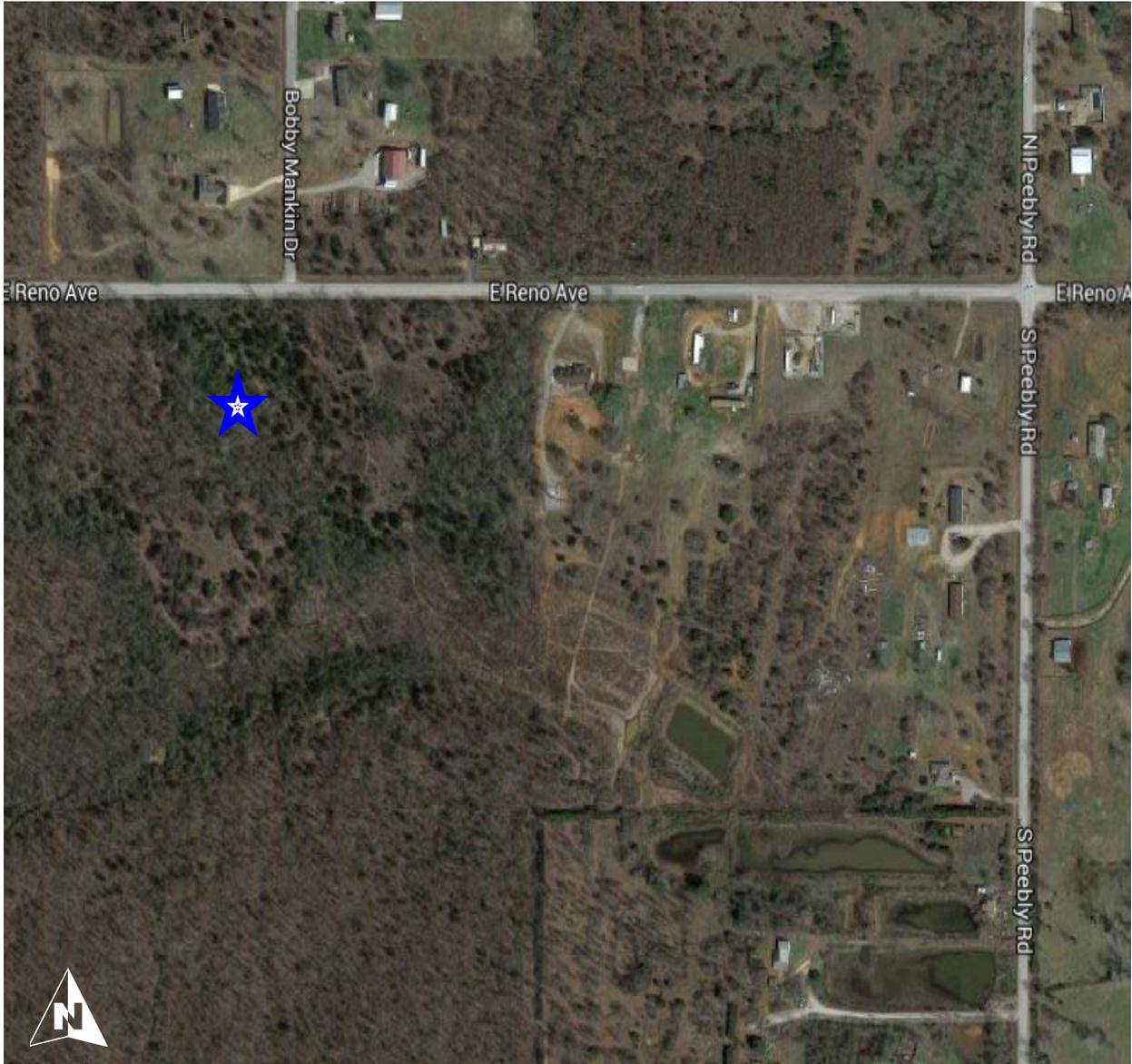
### Flood Hazards

- ◆ The south portion of the property is in a FEMA designated floodplain.

## Vehicle Access

- ◆ Block 1, Lot 1 & Lot 2 will each have a driveway. Block 1, Lot 3 & Lot 4 will share a driveway. Block 2, Lot 1 & Lot 2 will share a driveway.

## Picture of Subject Property



## Action Required

***Approve or Deny application — FP-2016-02***



# Oklahoma County Staff Report

**Meeting Date — April 21, 2016**

Case: Rezoning (PUD-2016-02) - AA — Agricultural and 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>
Jodie Russell 3876 NW 220th St. Edmond, OK 73025	Swisher Investments NW 220th St. & Portland Ave. Edmond, OK 73025

**Request:** Public hearing with discussion and consideration of approval/denial of rezoning (PUD) for the purpose of developing and operating a special events center for weddings, receptions, holiday parties, and special events.

**Proposed Use:** Developing and operating a special events center.

**Site Location:** NW 220th St. and Portland Ave. (Highway 74)

**Size:** The area of request is comprised of approximately 14.768 acres.

## Project Background

The applicant is rezoning 14.768 acres to operate a special events center for weddings, receptions, holiday parties, and special events. It was brought to staff's attention by the Oklahoma Department of Environmental Quality (ODEQ) that a large structure was being erected on the property. ODEQ had a question about the septic system and the size of the building. Staff was not aware of any construction on the property and no building permit had been issued.

Mr. Russell is rezoning the property to a Planned Unit Development (PUD) to bring a long standing non-conforming use into conformance with Oklahoma County's Zoning Regulations.

## Traffic Information

NW 220th St. (Coffee Creek Rd.) west of Portland — 1,811 ADT taken in 2014 (District #3)  
Portland Ave. (SH-74) south of NW 220th St. — No traffic data available  
NW 220th St. (Coffee Creek Rd.) east of Portland — 2,271 ADT taken in 2013 (District #3)  
Portland Ave. (SH-74) north of NW 220th St. — No traffic data available

## Dates of Hearings

Planning Commission (Rezoning — April 21, 2016)

## Existing On-Site & Adjacent Zoning Districts

**On-Site:** AA — Agricultural & Rural Residential  
**North:** AA — Agricultural & Rural Residential  
**South:** AA — Agricultural & Rural Residential  
**West:** PUD — Planned Unit Development (Villagio at Deer Creek subdivision)  
**East:** AA — Agricultural & Rural Residential

## Existing On-Site & Adjacent Land Uses

**On-Site:** Special Events Center  
**North:** Vacant Agricultural Land  
**South:** Vacant Agricultural Land  
**West:** Villagio at Deer Creek subdivision — Single Family Residences  
**East:** Vacant Agricultural Land

## Utilities & Services

**Police:** Oklahoma County Sheriff  
**Fire:** Deer Creek Fire Department  
**Ambulance:** EMSA  
**Public Schools:** Deer Creek School District  
**Refuse:** Private  
**Sanitary Sewer:** Septic system  
**Water:** Well but working on acquiring Deer Creek Water

### Flood Hazards

- ◆ 100 Year and 500 Year floodplain exist on the property.

### Vehicle Access

- ◆ The property has one point of access along NW 220th St.

### Picture of Subject Property



## **Background Information**

This case began in October 2015 when the Oklahoma Department of Environmental Quality (ODEQ) contacted staff about a building on this property; and whether or not the septic system was sufficient to serve the structure. Staff informed ODEQ that no building permit had been issued and staff would go out to investigate the issue. Staff went to investigate the property on October 8, 2015 and discovered a completed 4,500 square foot building.

The activity that the applicant is conducting on the property has been happening for decades and Oklahoma County has always classified the property as a non-conforming use. Non-conforming uses are uses which are prohibited under the terms of the zoning regulations but were lawful at the date the regulations were enacted. A non-conforming use can continue on the property as long as the use is not expanded, improvements made, or replacement of a damaged structure.

Once the this new building was constructed the property lost its non-conforming use designation. The property now has to be brought into compliance with Oklahoma County's regulations and the applicant has decided to apply for a Planned Unit Development (PUD).

If the item is approved the applicant will have to apply for a commercial building permit and provide plans to staff for review. He will have to supply engineer's certificates for the foundation, frame, plumbing, mechanical, and electrical that have been installed. Staff may require additional information during the building permit review process to make sure that the structure is in compliance with Oklahoma County's building regulations.

## Picture of Constructed Building



## **Additional Notes**

The Planning Commission has approved rezonings similar to this application in the past with restrictions. The restrictions that the applicant has in place currently are listed below:

### **Restrictions:**

- 1. Days of Operation:** 7 days a week
- 2. Hours of Operation:** 10:00 am to Midnight
- 3. Capacity:** 300 within the building; 500 outside
- 4. Parking:** Parking is limited and ADA compliant parking is available
- 5. Signage:** Minimal signage, Larger billboard sign
- 6. Building Exterior:** Wood and brick combination
- 7. Sight-Proof Screening:** None, buildings are setback from the road substantially
- 8. Lighting:** Low-level lighting

## **Action Required**

***Approve or Deny application — PUD-2016-02***



# Oklahoma County Staff Report

**Meeting Date — April 21, 2016**

Case: Special Use Permit (SUP-2016-01) - Special Use Permit in  
Agricultural and Rural Residential for an Event Center  
Board of County Commissioner District: Willa Johnson — District 1

<u>Applicant</u>	<u>Owner/Proposed Location Address</u>
Kenneth Payton P.O. Box 59 Luther, OK 73054	Richard & Sarah Stults Diagonal Rd. west of Pottawatomie Rd. Luther, OK 73054

**Request:** Public hearing with discussion and consideration of approval/denial of a Special Use Permit for the purpose of developing and operating a special events center for weddings, business meetings, family gatherings, etc.

**Proposed Use:** Developing and operating a special events center.

**Site Location:** Diagonal Road west of Pottawatomie Rd.

**Size:** The area of request is comprised of approximately 6.19 acres.

## Project Background

Mr. Payton contacted staff about his project idea and wanting to construct a special events center for weddings, business meetings, family gatherings, etc. Mr. Payton's application meets the requirements to be heard by the Planning Commission.

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

Completed commercial/industrial building permit application, site plan, complete set of plans stamped by an Oklahoma State licensed architect or engineer, drainage study, erosion control plan, stormwater permit from Oklahoma County if disturbing 1 acre or greater, notice of intent filed with DEQ, meet hard surface paving requirements, parking space and ADA space requirements, lighting plans, landscaping plans, and a sign permit will also be required for accessory and non-accessory signs.

## Traffic Information

Diagonal Rd. - No traffic count information  
Harrah Rd. (North of Diagonal Rd.) — 62 ADT taken in 2011  
Harrah Rd. (South of Diagonal Rd.) — 39 ADT taken in 2008  
Pottawatomie Rd. - 197 ADT taken in 2008

## Dates of Hearings

Planning Commission (SUP — April 21, 2016)

## 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  
**East:** AA — Agricultural & Rural Residential

## Existing On-Site & Adjacent Land Uses

**On-Site:** Vacant Agricultural Land  
**North:** Residence on large Agricultural Land  
**South:** Vacant Agricultural Land  
**West:** Vacant Agricultural Land  
**East:** Vacant Agricultural Land

## Utilities & Services

**Police:** Oklahoma County Sheriff  
**Fire:** Luther Fire Department  
**Ambulance:** MWC EMS  
**Public Schools:** Luther School District  
**Refuse:** Private  
**Sanitary Sewer:** Septic or aerobic system  
**Water:** Well

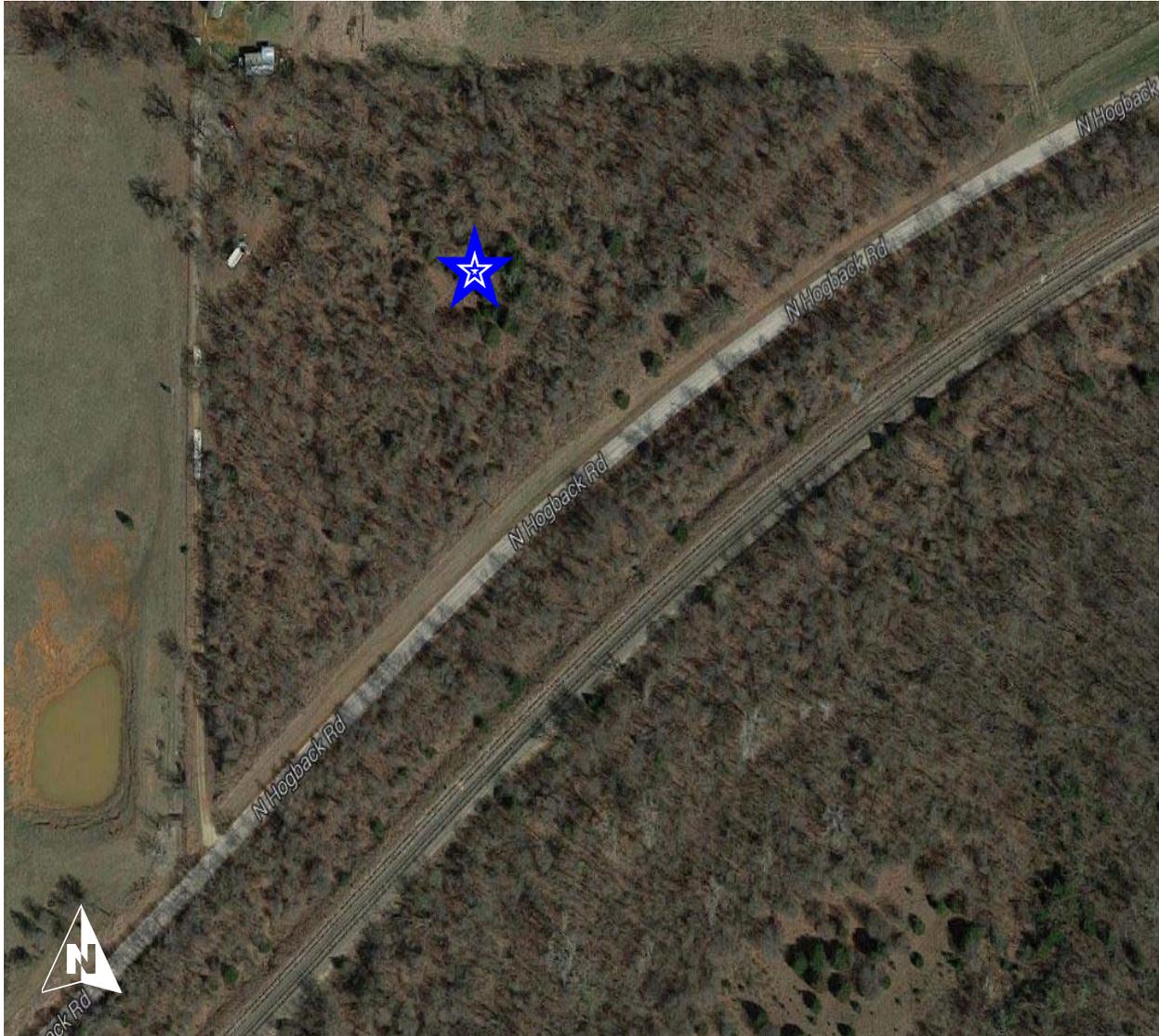
### Flood Hazards

- ◆ No Flood Hazards exist on the subject property.

### Vehicle Access

- ◆ The applicant is proposing two points of access along Diagonal Rd.

### Picture of Subject Property



## **General Description of Agricultural and Rural Residential District**

This district creates and reserves areas intended primarily for agricultural purposes. It permits low intensity residential development along with certain essential commercial and institutional uses. It is not intended that this district provide a lower standard of development than is authorized in other districts. Regulations for use, area, and intensity of use are designed to encourage and protect agricultural uses on a permanent basis or until such time as urbanization takes place and an appropriate change in district classification is made.

## **Permitted Uses (Outright) in Agricultural and Rural Residential District**

Single-Family Residential (201.1).  
Mobile Home Residential: Single Dwelling (201.51)  
Light Public Protection and Utility: Restricted (301)  
Light Public Protection and Utility: General (301.2)  
Low Impact Institutional: Neighborhood Related (304.1)  
Low Impact Institutional: Residential Oriented (304.15)  
Community Recreation: Property Owners Association (306.3)  
Animal Sales and Services: Grooming (404)  
Animal Sales and Services: Horse Stables (405)  
Public Signs (432.1)  
Animal Sales and Services: Kennels and Veterinary, Restricted (406)  
Horticulture (701)  
Row and Field Crops (702)  
Animal Raising: Personal (703.1)  
Animal Raising: Commercial (703.2)  
Agricultural Processing: Limited (705.1)

## **Special Permit Uses in Agricultural and Rural Residential District**

Heavy Public Protection and Utility: General (302.1)  
Sanitary Landfill (302.2)  
Hazardous Waste Disposal (302.3)  
High Impact Institutional (304.3)  
Community-Based Care Facility (308)  
Residential Care Facility (308.1)  
Spectator Sports and Entertainment: High Impact (433.3)  
Hazardous Industrial (508)  
Stockyards (509)  
Transportation Facilities: Surface Passenger (601)  
Transportation Facilities: Aircraft (603)  
Animal Raising: Commercial Feed Lots (703.3)

## **Additional Notes**

The Planning Commission has approved special use permits similar to this application in the past with restrictions. The restrictions that were applied in previous cases are listed below:

### **Restrictions:**

- 1. Days of Operation**
- 2. Hours of Operation**
- 3. Capacity**
- 4. Parking**
- 5. Signage**
- 6. Building Exterior**
- 7. Sight-Proof Screening**
- 8. Lighting**

## **Action Required**

***Approve or Deny application — SUP-2016-01***



# OKLAHOMA COUNTY PLANNING COMMISSION

Planning Commission Meeting

April 21, 2016

# OKLAHOMA COUNTY PLANNING COMMISSION

PRELIMINARY PLAT - ADDINGTON PLACE  
SECTION I (PP-2015-04)  
Applicant: CRAFTON TULL

MAY

PROPOSED PRELIMINARY PLAT  
OF ADDINGTON PLACE  
SECTION I

PENNSYLVANIA

CUMBERLAND CROSSING

SOUTHERLY FARMS

RAINEY'S

SAMS

GRACES

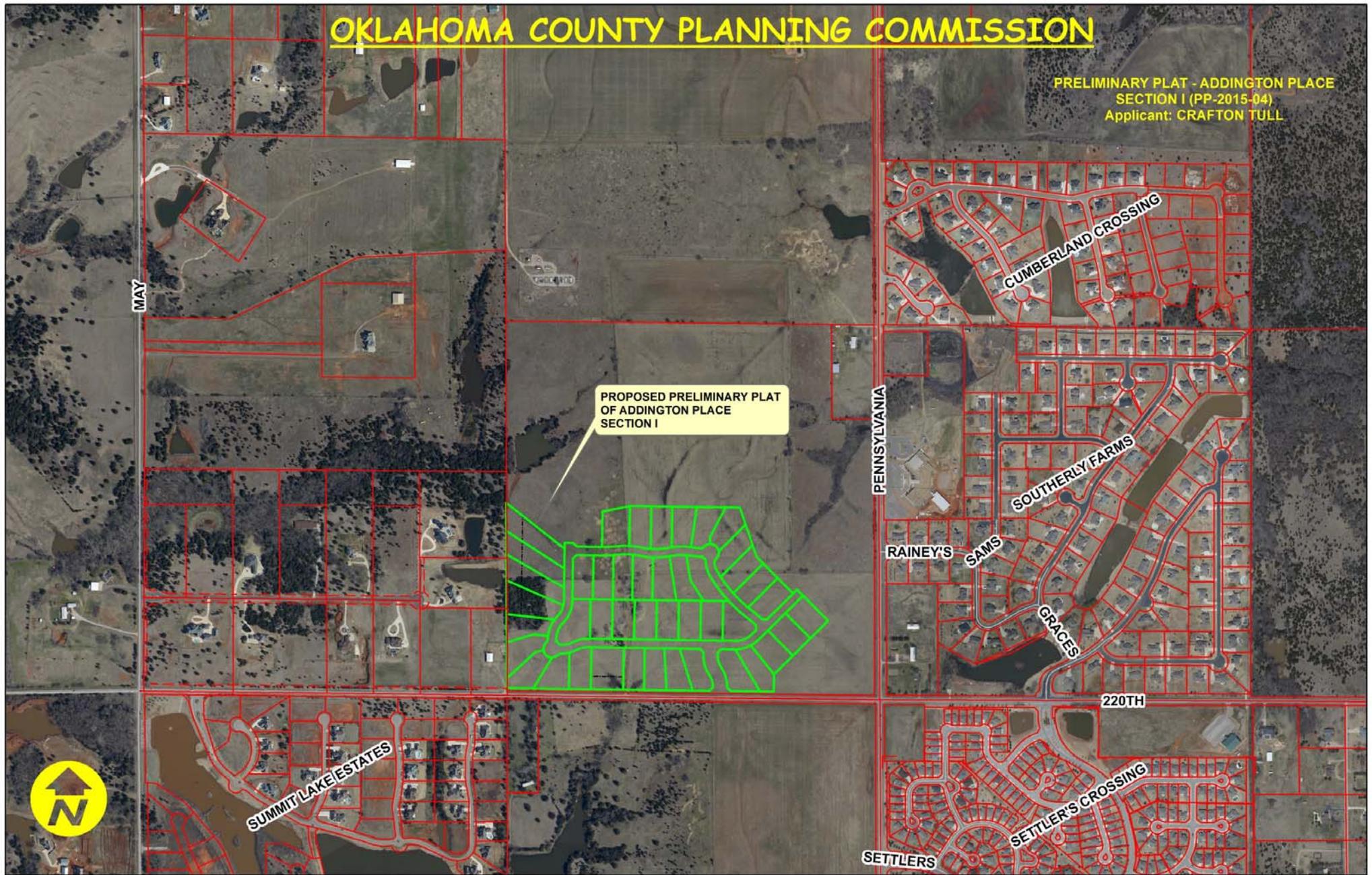
220TH



SUMMIT LAKE ESTATES

SETTLERS

SETTLER'S CROSSING



# OKLAHOMA COUNTY PLANNING COMMISSION



ROCKWELL AVENUE

REZONING FROM AA - AGRICULTURAL AND RURAL RESIDENTIAL DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD-2016-01)  
Applicant: DAVID WHITE

AA - AGRICULTURAL AND RURAL RESIDENTIAL

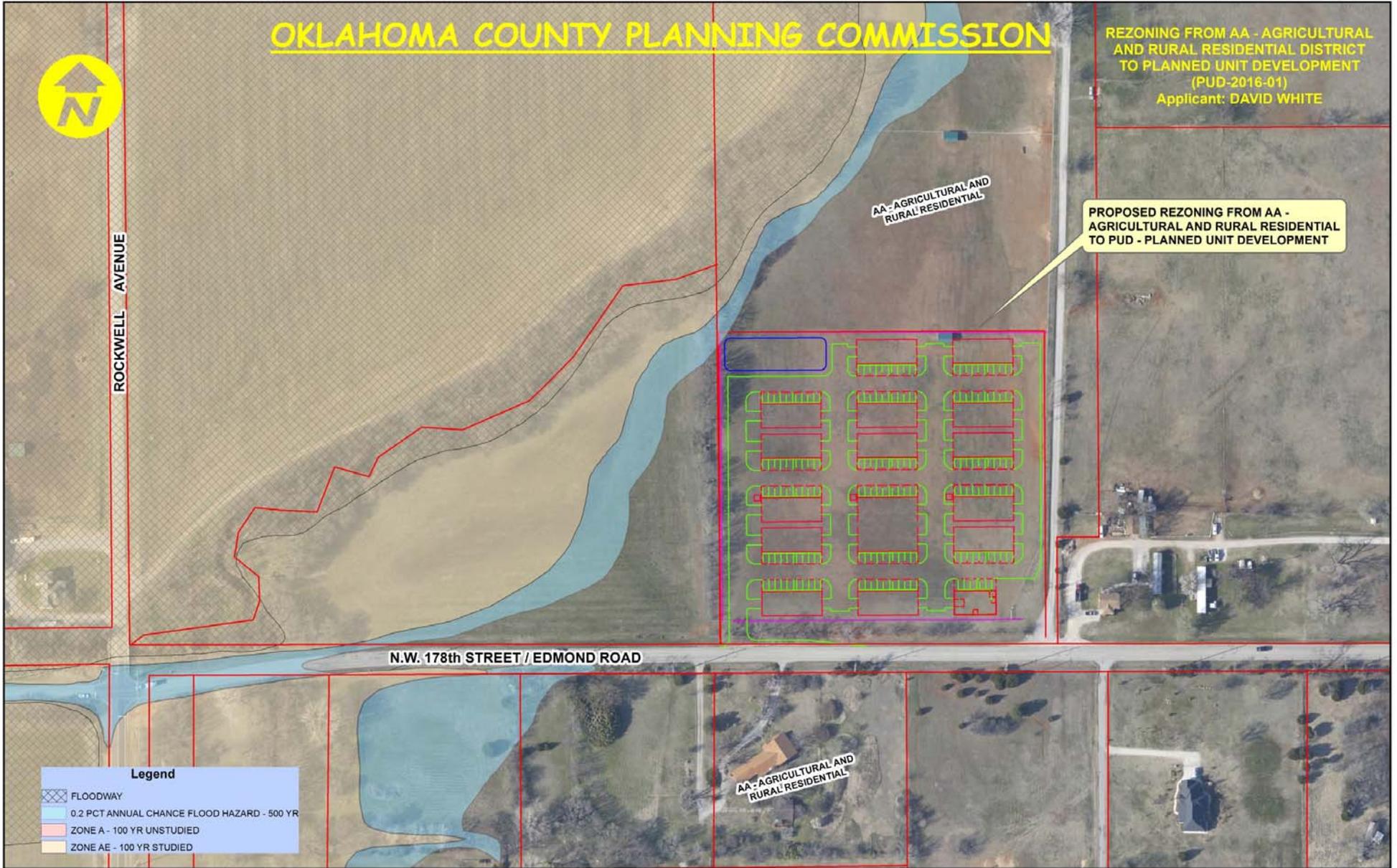
PROPOSED REZONING FROM AA - AGRICULTURAL AND RURAL RESIDENTIAL TO PUD - PLANNED UNIT DEVELOPMENT

N.W. 178th STREET / EDMOND ROAD

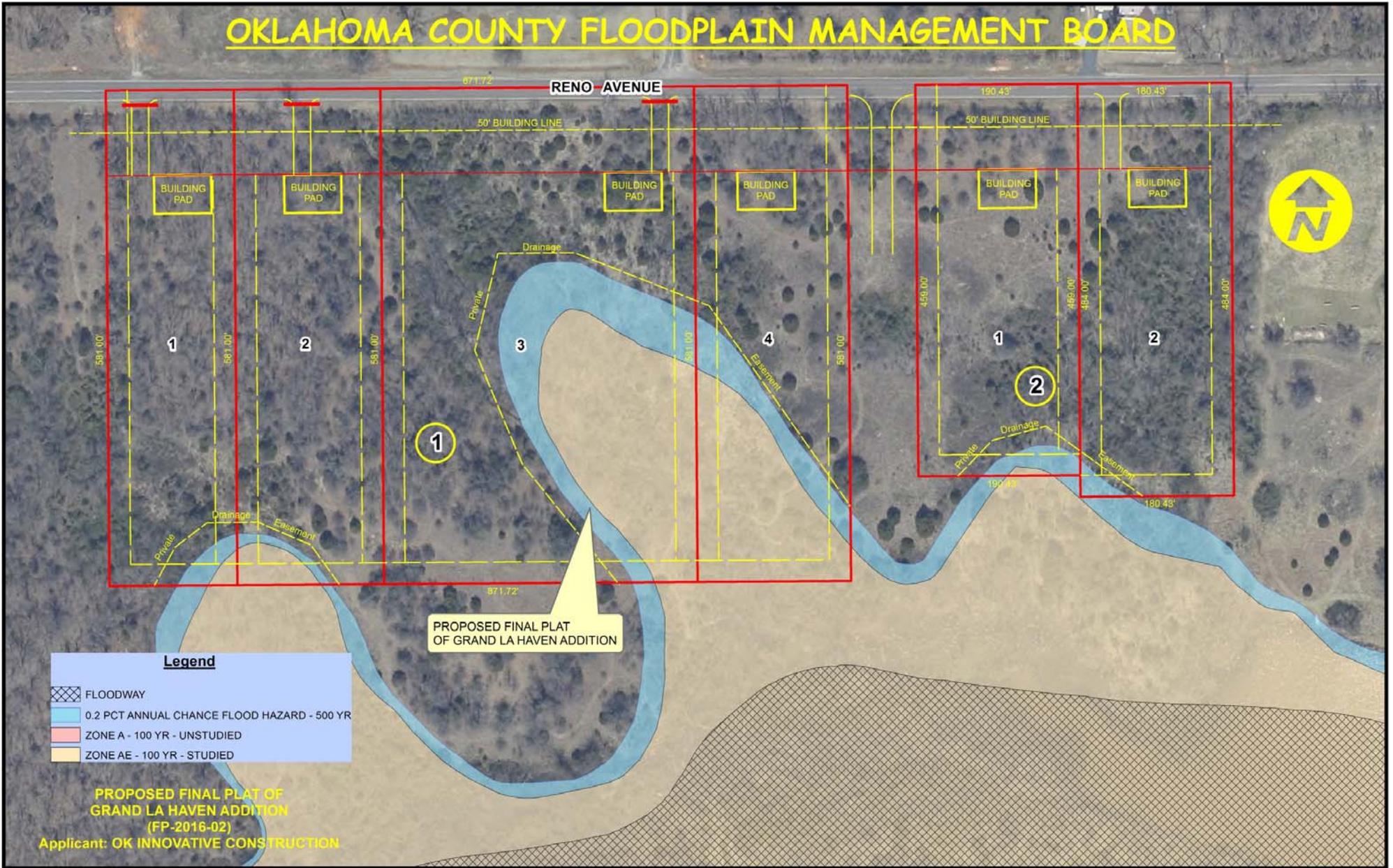
AA - AGRICULTURAL AND RURAL RESIDENTIAL

**Legend**

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



# OKLAHOMA COUNTY FLOODPLAIN MANAGEMENT BOARD



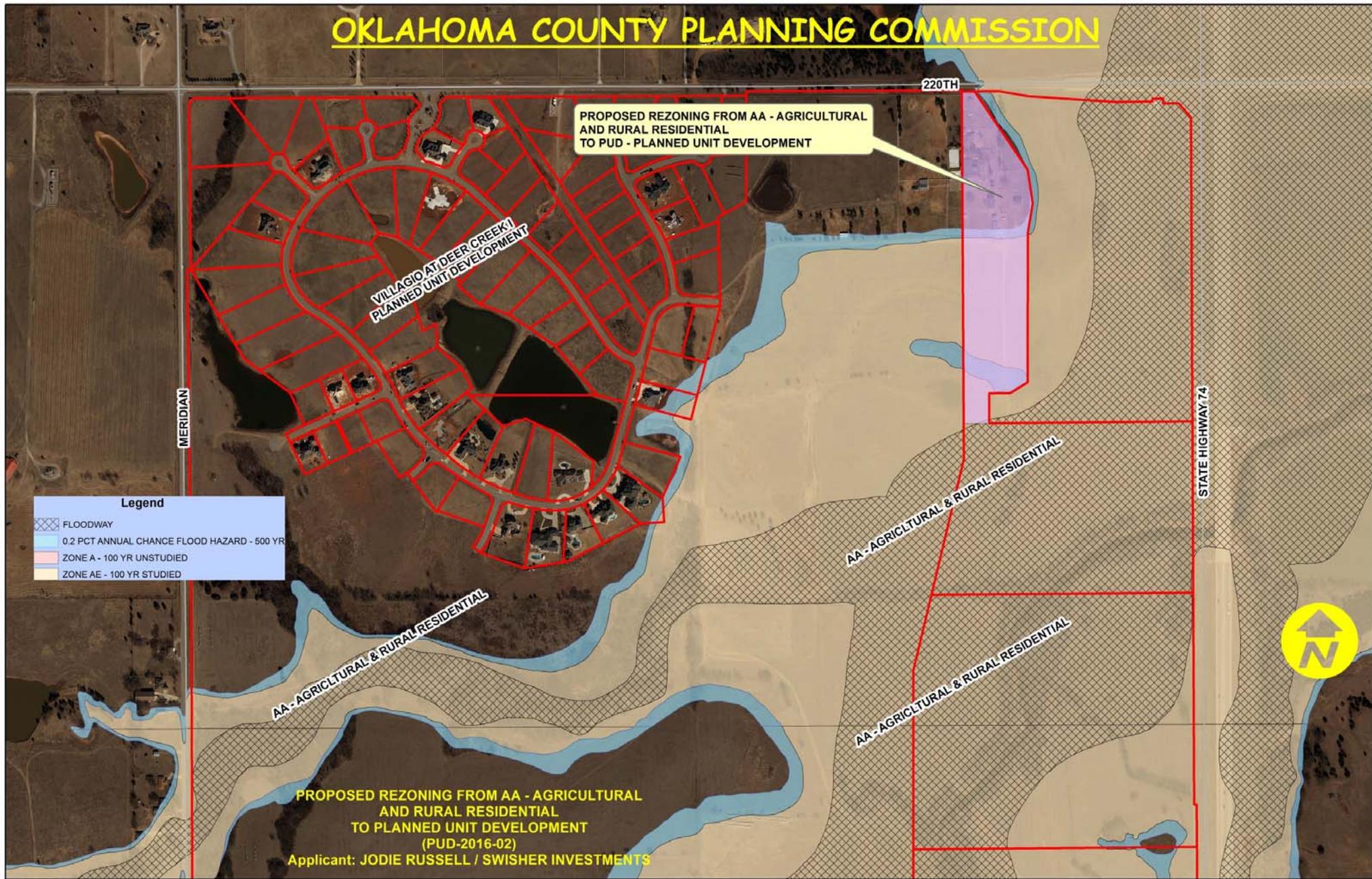
## Legend

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

PROPOSED FINAL PLAT OF  
GRAND LA HAVEN ADDITION  
(FP-2016-02)

Applicant: OK INNOVATIVE CONSTRUCTION

# OKLAHOMA COUNTY PLANNING COMMISSION



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

VILLAGIO AT DEER CREEK / PLANNED UNIT DEVELOPMENT

220TH

MERIDIAN

STATE HIGHWAY 74



**Legend**

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

AA - AGRICULTURAL & RURAL RESIDENTIAL

AA - AGRICULTURAL & RURAL RESIDENTIAL

AA - AGRICULTURAL & RURAL RESIDENTIAL

PROPOSED REZONING FROM AA - AGRICULTURAL AND RURAL RESIDENTIAL TO PLANNED UNIT DEVELOPMENT (PUD-2016-02)  
Applicant: JODIE RUSSELL / SWISHER INVESTMENTS

# OKLAHOMA COUNTY PLANNING COMMISSION

## Legend

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

PROPOSED SPECIAL USE PERMIT IN AA - AGRICULTURAL AND RURAL RESIDENTIAL FOR CONSTRUCTION OF AN EVENT CENTER

AA - AGRICULTURAL & RURAL RESIDENTIAL

DIAGONAL  
AA - AGRICULTURAL & RURAL RESIDENTIAL

AA - AGRICULTURAL & RURAL RESIDENTIAL

PROPOSED SPECIAL USE PERMIT IN AA - AGRICULTURAL AND RURAL RESIDENTIAL DISTRICT FOR CONSTRUCTION OF AN EVENT CENTER (SUP-2016-01)  
Applicant: KENNETH PAYTON / RICHARD & SARAH STULTS



HARRAH

COUNTY LINE

# OKLAHOMA COUNTY PLANNING COMMISSION

Thaddaeus Ayres & A. Nicole Ayers  
21555 N.E. Diagonal Road  
Luther, Ok 73054

Dennis & Natalie Fesler  
P.O. Box 456  
Luther, Ok 73054

PROPOSED SPECIAL USE PERMIT IN AA - AGRICULTURAL  
AND RURAL RESIDENTIAL  
FOR CONSTRUCTION OF AN EVENT CENTER

Brian & Tonya Jasper  
11701 N. Dobbs  
Luther, OK 73054

HARRAH

DIAGONAL

COUNTY LINE



LETTERS OF PROTEST