

A G E N D A

OKLAHOMA COUNTY PLANNING COMMISSION

ROOM 103 1:30 p.m.

August 8, 2013

- 1. Notice of meeting posted August 2, 2013.**
- 2. Call to Order.**
- 3. Roll Call.**
- 4. Approval of Minutes of the Previous Meeting: (July 11, 2013)**
- 5. Discussion and possible action to approve/deny the General Plat (GP-2013-02) of Bridlegate Estates.**

BRIDLEGATE ESTATES

Applicant:

BRANDON COTTER

The applicant proposes to develop a single-family residential subdivision which has approximately 16 lots on 39.7429 acres. The following is the legal description of the property:

The North Half (N/2) of the East Half (E/2) of the Southeast Quarter a(SE/4) of section six (6), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, Containing 39.7429 acres, more or less.

Location: NW 234th and N. Pennsylvania Ave. (County Hwy District. #3)

- 6. (Deferred Item from March 14, 2013 PC meeting): Discussion and possible action to approve/deny a zoning change from AA–Agricultural and Rural Residential District to Planned Unit Development (PUD-2012-02).**

Application of:

CRAFTON TULL & ASSOCIATES

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

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

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

7. (Deferred Item from March 14, 2013 PC meeting): Discussion and possible action to approve/deny the General Plat (GP-2012-05) of Mayflower, a residential subdivision, according to the Planned Unit Development (PUD-2012-02).

MAYFLOWER

Application of: **CRAFTON TULL & ASSOCIATES**

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

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

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

8. Discussion and possible action regarding survey questionnaire to be sent to residents of the unincorporated Oklahoma County for purposes of updating the **Oklahoma County Master Plan**.
9. Discussion and possible action for approval of a study and expenditure of **Planning Department General Capital Funds** to fund the study for the purposes of updating the Master Plan so it may include the study and recommendations relative to the location,

character and extent of highways and other transportation routes, more specifically a proposed **eastern road corridor connecting I-40 to I-44.**

10. Discussion and possible action to receive July 2013 Fee Fund Report.

11. New Business.

12. Adjournment.



Oklahoma County Staff Report

Meeting Date — August 8, 2013

Case: General Plat (GP-2013-02) - Bridlegate Estates

Board of County Commissioner District: Ray Vaughn — District 3

<u>Applicant</u>	<u>Owner/Proposed Location Address</u>
Brandon Cotter PO Box 31073 Edmond, OK 73003	Brandon Cotter PO Box 31073 Edmond, OK 73003

Request: Public hearing with discussion and consideration of approval/denial of the General Plat of Bridlegate Estates for the purpose of developing 16 lots on 40 acres.

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

Site Location: Northwest corner of NW 234th St. & Pennsylvania Ave.

Size: The area of request is comprised of approximately 40 acres.

Project Background

The developer is bringing the General Plat of Bridlegate Estates before the Planning Commission for their review and approval. The developer is planning on 16 lots on 40 acres. This informal plan is the proposed design for this subdivision and is subject to minor changes based on Oklahoma County's Subdivision Regulations. All requirements for the general plat submittal have been met. If the Planning Commission approves the General Plat, the applicant may then begin the Preliminary Plat phase. The Preliminary Plat must be applied for within one (1) year from the date of General Plat approval by the Planning Commission.

Traffic Information

NW 234th St./Sorghum Mill Rd. — 1,214 ADT taken in 2013

Pennsylvania Ave. — 2,028 ADT taken in 2012

Waterloo Rd. — 3,000 ADT taken in 2013

The developer is requesting that the roads be privately maintained.

Dates of Hearings

Planning Commission

(General Plat — August 8, 2013)

Existing On-Site & Adjacent Zoning Districts

On-Site: AA — Agricultural & Rural Residential
North: AA — Agricultural & Rural Residential
South: RA — Acreage Residential (Tuscany Subdivision)
West: AA — Agricultural & Rural Residential
East: AA — Agricultural & Rural Residential

Existing On-Site & Adjacent Land Uses

On-Site: Rural Residential Home
North: Rural Residential Home
South: Tuscany Subdivision
West: Open Land & Deer Creek Middle School
East: Rural Residential Home

Utilities & Services

Police: Oklahoma County Sheriff
Fire: Deer Creek Fire Department
Ambulance: EMSA
Public Schools: Deer Creek School District
Refuse: Private
Sanitary Sewer: Septic or aerobic system
Water: Private Water Well

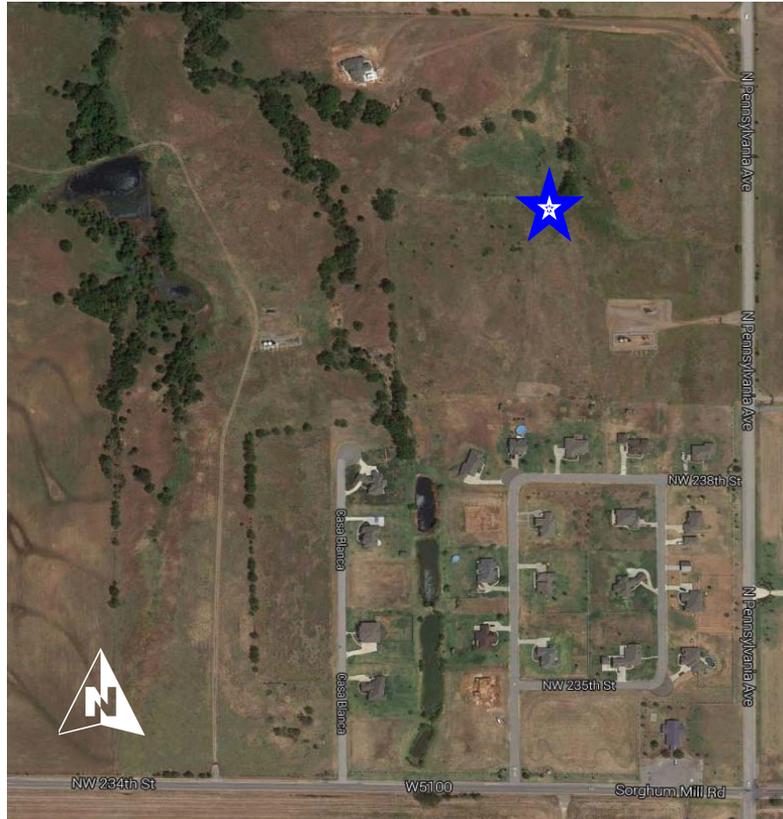
Flood Hazards

◆ The property is not in a FEMA designated floodplain.

Vehicle Access

- ◆ The subject property has one point of access to serve the 16 lots.

Picture of Subject Property



Additional Information

Lot 1 of Bridlegate Estates has an adjacent Piedmont municipal water well to the east. Oklahoma Department of Environmental Quality under Title 252 Chapter 626 Subchapter 7 Part 4 requires that septic or aerobic systems must be 300 feet away from a municipal water well. This has been brought to the developer's attention and will be enforced by ODEQ when a builder begins construction on a home on the property and a percolation test is done for waste disposal. The 300 foot radius could be reduced in the future based on the conditions at the time of the percolation test and ODEQ's assessment of the situation.

Action Required

Approve or Deny application — GP-2013-02



Oklahoma County Staff Report

Meeting Date — August 8, 2013

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

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

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

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

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

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

Project Background

This property has been zoned AA — Agricultural and Rural Residential since the adoption of the 1991 Oklahoma County Zoning Regulations.

The developer is planning to create a 160 acre Planned Unit Development (PUD) on the southeast corner of the intersection of NW 178th St. and MacArthur Blvd. A PUD is a special zoning district that provides an alternate approach to conventional land use controls. In this situation the developer is utilizing 154 acres for residential purposes and 6.22 acres for commercial purposes. The PUD is controlled according to the master development plan and is subject to special review procedures. Once approved by the Board of County Commissioners, the PUD becomes a special zoning classification for the property it represents.

The gross area of the project is 160.64 acres, of that 154.42 acres is residential and 6.22 acres is commercial. The average lot size for this development is .50 acres, there will be 197 dwelling units, and there will be a gross density of 1.28 dwelling units per acre. There will be 24.10 acres of common space and the streets will utilize 8.56 acres of the total land area.

Traffic Information

Oklahoma County Planning and Engineering Department has done additional research to approximate future traffic for a subdivision the size of the proposed PUD. Staff used the 7th Edition Trip Generation Manual, authored by the Institute of Transportation Engineers, to calculate the approximations. According to the Trip Generation Manual, a subdivision containing 197 lots will generate approximately 1,940 trips per day. The Trip Generation Manual also specified that the trips would be distributed directionally, with 50% entering and 50% exiting throughout the day. The preliminary traffic analysis would then indicate future traffic counts of 6,044 per day along MacArthur Blvd. and 5,350 per day along NW 178th St. The traffic counts below are the current 7 day counts that Oklahoma County has taken.

MacArthur Blvd. — 5,074 ADT taken in 2010
NW 178th St. — 4,380 ADT taken in 2009
NW 164th St. — 3,187 ADT taken in 2010

The developer is required to conduct a Traffic Impact Analysis at the preliminary plat phase for the proposed PUD; final traffic counts will be provided at that time.

The developer is requesting the roads be maintained by Oklahoma County.

Dates of Hearings

Planning Commission	(PUD & GP — December 13, 2012) - Item deferred
Planning Commission	(PUD & GP — February 14, 2013) - Item deferred
Planning Commission	(PUD & GP — March 14, 2013) - Item deferred
Planning Commission	(PUD & GP— July 11, 2013) - Item deferred

Existing On-Site & Adjacent Zoning Districts

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

Existing On-Site & Adjacent Land Uses

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

Utilities & Services

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

Flood Hazards

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

Vehicle Access

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

Picture of Subject Property



Summary of Conformance with the Master Plan

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

Police Response to the Mayflower Development

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

Fire Response to the Mayflower Development

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

The developer will be required to install fire hydrants.

General Description of Urban General Commercial & Office District

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

Permitted Uses (Outright) in Urban General Commercial & Office

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

Exceptions in the Commercial Portion of the PUD

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

Automotive: Parking Lot

Automotive: Parking Garage

Automotive and Equipment: Storage

Automotive and Equipment: Repairs, Heavy Equipment

Transient Accommodations: Campgrounds

Transient Accommodations: Lodging

Gasoline Sales: Truck Stops

All other uses will be allowed.

Issue of Accessible Utilities

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

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

Summary of the Zoning Application

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

Additional Notes

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

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

Action Required

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



OKLAHOMA COUNTY PLANNING COMMISSION

Planning Commission Meeting

August 8, 2013

OKLAHOMA COUNTY PLANNING COMMISSION

GENERAL PLAT (GP-2013-02)
BRIDLEGATE ESTATES
Applicant: Brandon Cotter

**PROPOSED GENERAL PLAT
BRIDLEGATE ESTATES**



AVENUE
PENNSYLVANIA

TUSCANY ADDITION

