

6. (Deferred Item): 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 163 one-half acre or larger residential lots and one 8.17 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 (I.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)

7. Discussion and possible action to receive the November 2014 Fee Fund Report.

8. 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.

9. Adjournment.



Oklahoma County Staff Report

Meeting Date — December 11, 2014

Case: Rezoning (PUD-2014-01) - AA - Agricultural & Rural Residential to PUD - Planned Unit Development

Board of County Commissioner District: Ray Vaughan — District 3

<u>Applicant</u>	<u>Owner/Proposed Location Address</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 rezoning (PUD) for the purpose of developing a residential subdivision.

Proposed Use: Urban Single-Family Residential (RS) subdivision (145.33 acres) with 8.17 acres Urban Commercial and Office (CG) zoning.

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 north-west 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 8.17 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 163 dwelling units with a gross density of 1.12 dwelling units per acre. There will be 23.31 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 & 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)

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

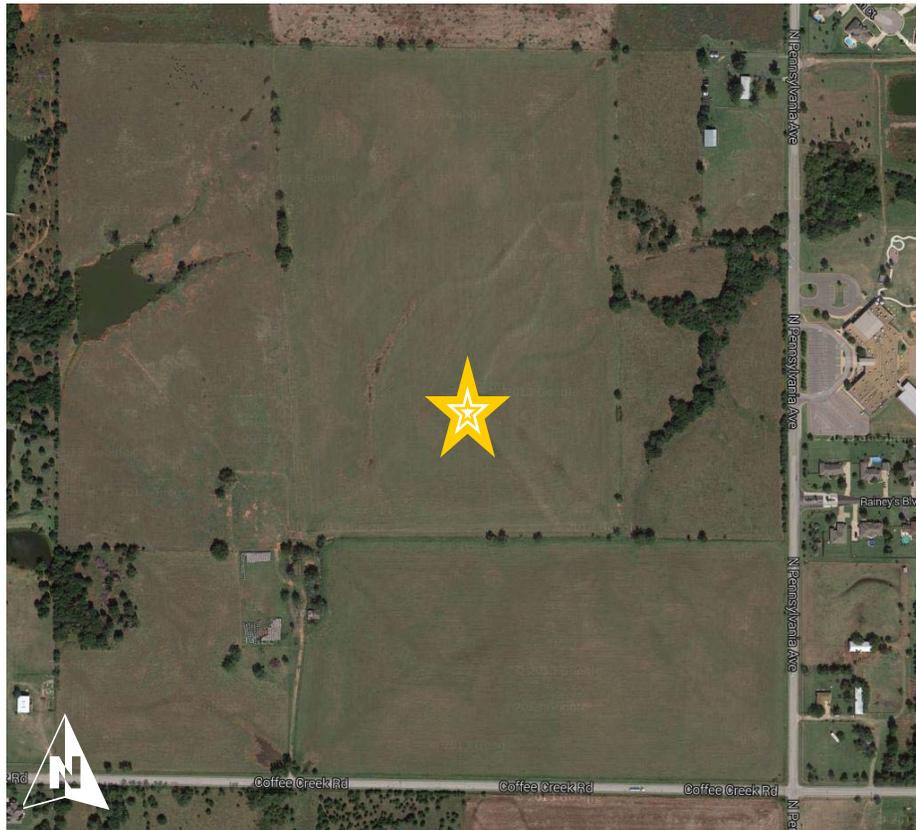
Flood Hazards

- ◆ 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 Estates of Coffee 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 be 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 Estates of Coffee 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 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.

Differences between PUD Statements

The original PUD contained 145 acres of residential and 9.84 acres of commercial. The revised PUD contains the same amount of residential and commercial.

The original PUD contained 169 dwelling units with a gross density of 1.15 dwelling units per acre and 27.77 acres of common space. The revised PUD contained 163 dwelling units with a gross density of 1.12 dwelling units per acre and 23.31 acres of common space.

Sidewalks were not included in the original PUD. The revised PUD includes sidewalks.

The original PUD design had .5 acre lots with a larger common area on the west side of the subdivision. The revised PUD design has increased the size of the lots on the west side to 1 acre and has decreased the common space acreage on the west side to compensate for the larger lots.

Action Required

Approve or Deny application — PUD-2014-01 — Estates at Coffee Creek Rezoning



Oklahoma County Staff Report

Meeting Date — December 11, 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 163 residential lots on 143 acres and 8.17 acre for commercial.

Proposed Use: Applicant proposes to develop a single-family residential subdivision with 8.17 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 163 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.

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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

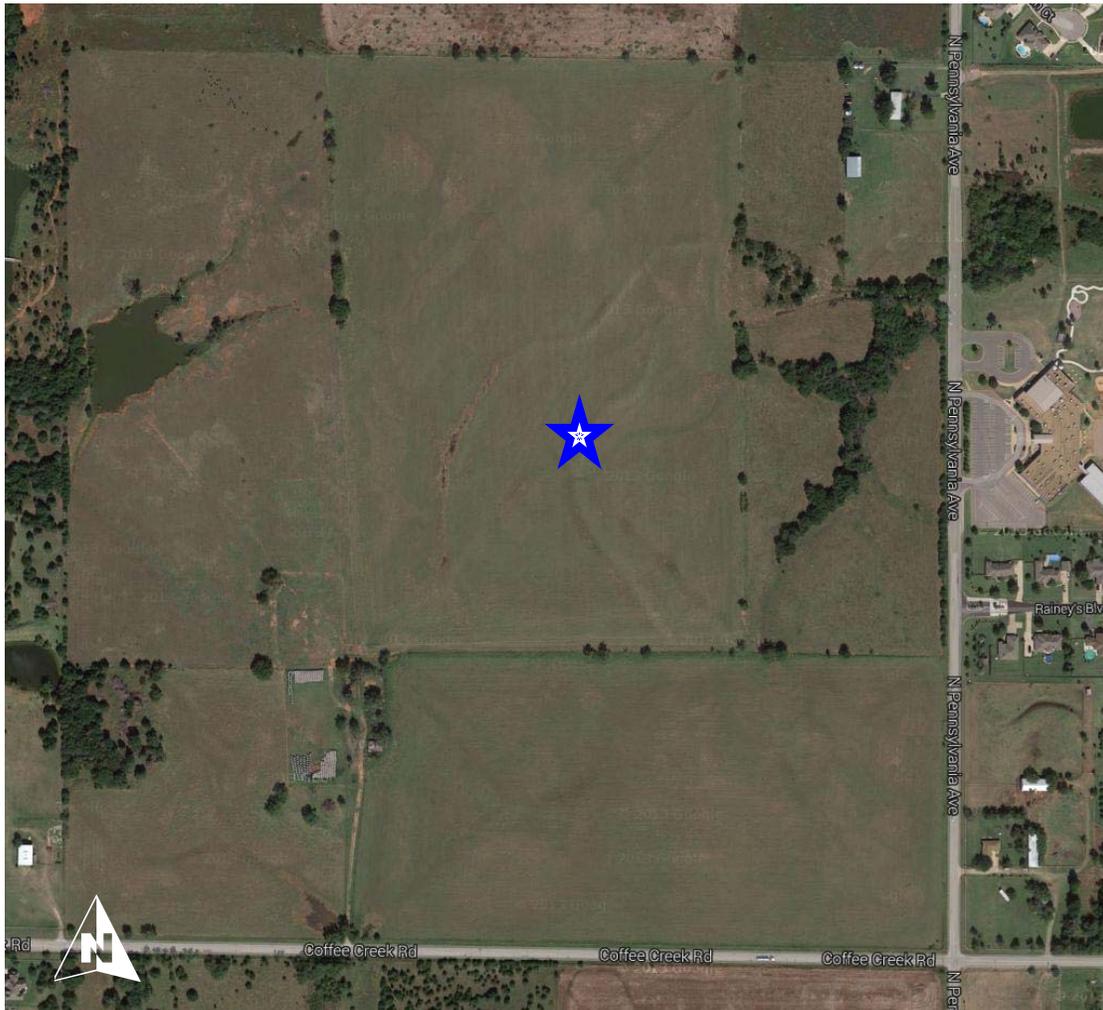
Flood Hazards

- ◆ 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



OKLAHOMA COUNTY PLANNING COMMISSION

Planning Commission Meeting

December 11, 2014

OKLAHOMA COUNTY PLANNING COMMISSION

ZONING FROM AA - AGRICULTURAL AND RURAL RESIDENTIAL DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD-2014-01) ESTATES AT COFFEE CREEK
Applicant: CRAFTON TULL

Legend

- PUD - PLANNED UNIT DEVELOPMENT
- AA - AGRICULTURAL & RURAL RESIDENTIAL

PROPOSED PLANNED UNIT DEVELOPMENT

AA - AGRICULTURAL AND RURAL RESIDENTIAL

MAY AVENUE

PENNSYLVANIA AVENUE

AA - AGRICULTURAL AND RURAL RESIDENTIAL

CUMBERLAND CROSSING PLANNED UNIT DEVELOPMENT

SOUTHERLY FARMS PLANNED UNIT DEVELOPMENT

COFFEE CREEK / N.W. 220th STREET

SUMMIT LAKE ESTATES PLANNED UNIT DEVELOPMENT

AA - AGRICULTURAL AND RURAL RESIDENTIAL

SETTLER'S CROSSING PLANNED UNIT DEVELOPMENT

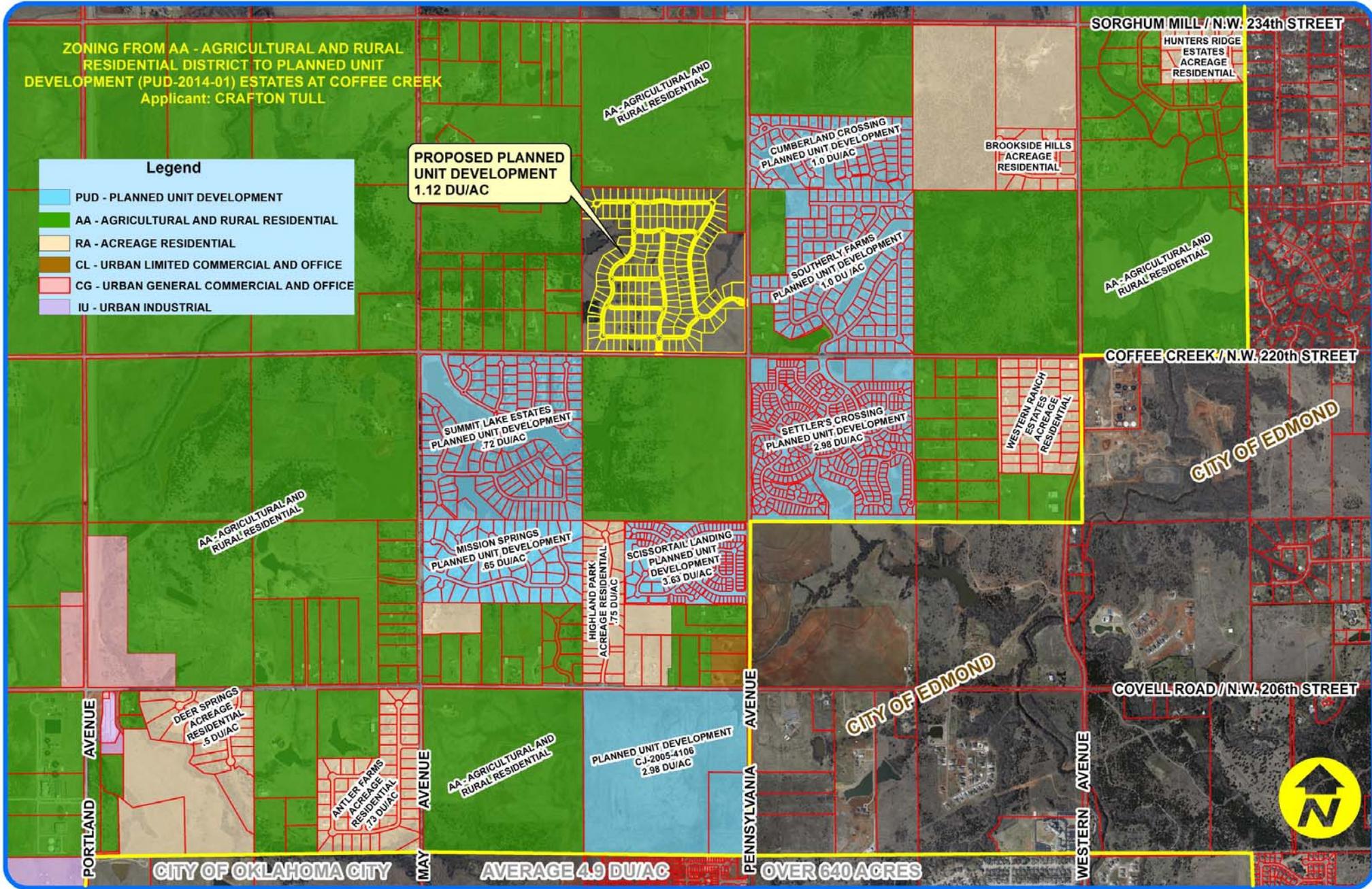


ZONING FROM AA - AGRICULTURAL AND RURAL RESIDENTIAL DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD-2014-01) ESTATES AT COFFEE CREEK
 Applicant: CRAFTON TULL

Legend

- PUD - PLANNED UNIT DEVELOPMENT
- AA - AGRICULTURAL AND RURAL RESIDENTIAL
- RA - ACREAGE RESIDENTIAL
- CL - URBAN LIMITED COMMERCIAL AND OFFICE
- CG - URBAN GENERAL COMMERCIAL AND OFFICE
- IU - URBAN INDUSTRIAL

PROPOSED PLANNED UNIT DEVELOPMENT
 1.12 DU/AC



SORGHUM MILL / N.W. 234th STREET

HUNTERS RIDGE ESTATES ACREAGE RESIDENTIAL

BROOKSIDE HILLS ACREAGE RESIDENTIAL

CUMBERLAND CROSSING PLANNED UNIT DEVELOPMENT 1.0 DU/AC

SOUTHERLY FARMS PLANNED UNIT DEVELOPMENT 1.0 DU/AC

COFFEE CREEK / N.W. 220th STREET

SUMMIT LAKE ESTATES PLANNED UNIT DEVELOPMENT 72 DU/AC

SETTLER'S CROSSING PLANNED UNIT DEVELOPMENT 2.98 DU/AC

WESTERN RANCH ESTATES ACREAGE RESIDENTIAL

CITY OF EDMOND

AA - AGRICULTURAL AND RURAL RESIDENTIAL

MISSION SPRINGS PLANNED UNIT DEVELOPMENT 65 DU/AC

HIGHLAND PARK ACREAGE RESIDENTIAL .75 DU/AC

SCISSORTAIL LANDING PLANNED UNIT DEVELOPMENT 3.63 DU/AC

PORTLAND AVENUE

DEER SPRINGS ACREAGE RESIDENTIAL 5 DU/AC

ANTLER FARMS ACREAGE RESIDENTIAL 7.9 DU/AC

MAY AVENUE

AA - AGRICULTURAL AND RURAL RESIDENTIAL

PLANNED UNIT DEVELOPMENT C-1-2005-4106 2.98 DU/AC

PENNSYLVANIA AVENUE

CITY OF EDMOND

COVELL ROAD / N.W. 206th STREET



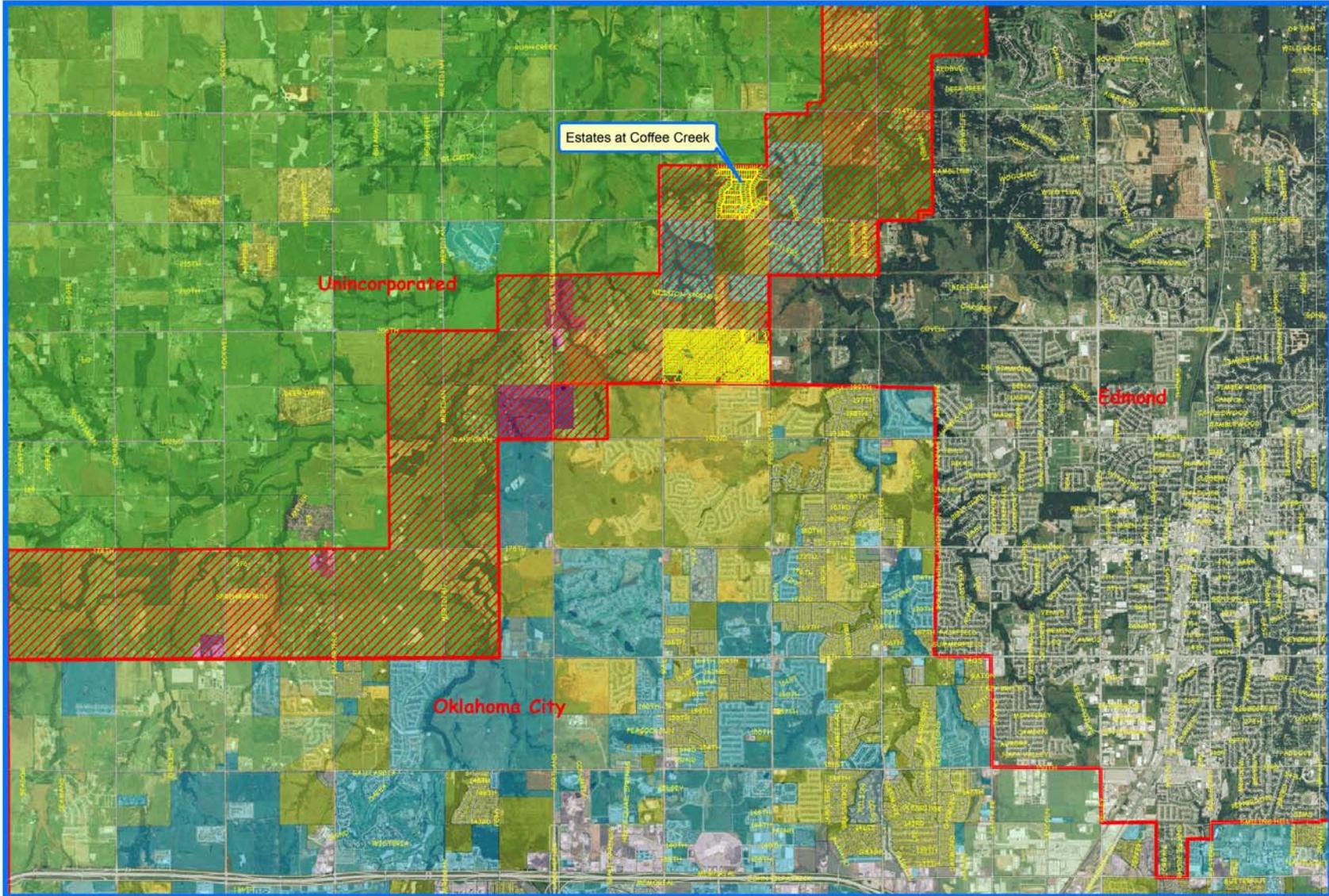
CITY OF OKLAHOMA CITY

AVERAGE 4.9 DU/AC

OVER 640 ACRES

WESTERN AVENUE

Deer Creek Area - Adjacent Zoning



Oklahoma City Zoning Legend

- AA - Agricultural
- BC - Bricktown Core
- C-1 - Neighborhood Commercial
- C-2 - Shopping Center
- C-3 - Community Commercial
- C-4 - General Business
- C-CBD - Central Business
- C-HC - Highway Commercial District
- I-1 - Light Industrial
- I-2 - Moderate Industrial
- I-3 - Heavy Industrial
- NBD - Neighborhood Business
- O-1 - Limited Office
- O-2 - General Office
- PUD - Planned Unit Development
- R-1 - Single Family Residential
- R-1ZL - Single Family Residential Zero Lot Line
- R-2 - Medium Low Density Residential
- R-3 - Medium Density Residential
- R-3M - Medium Density Multifamily Residential
- R-4 - General Residential
- R-4M - Medium High Density Multifamily Residential
- R-A - Single Family Rural Residential
- R-MH-1 - Mobile Home Subdivision
- R-MH-2 - Mobile Home Park

Oklahoma County Zoning Legend

- AA - Agricultural and Rural Residential
- PUD - Planned Unit Development
- CG - Urban General Commercial and Office
- RA - Acreage Residential
- IU - Urban Industrial
- CL - Urban Limited Commercial and Office
- RS - Urban Single Family Residential

Transition Area



OKLAHOMA COUNTY PLANNING COMMISSION

PROPOSED GENERAL PLAT OF
ESTATES AT COFFEE CREEK (GP-2014-04)
Applicant: CRAFTON TULL

PROPOSED GENERAL PLAT
ESTATES AT COFFEE CREEK

MAY AVENUE

PENNSYLVANIA AVENUE

CUMBERLAND CROSSING

SOUTHERLY FARMS

COFFEE CREEK / N.W. 220th STREET

SUMMIT LAKE ESTATES

SETTLER'S CROSSING



OKLAHOMA COUNTY PLANNING COMMISSION

PROTESTERS TO ESTATES AT COFFEE CREEK

