

A G E N D A

OKLAHOMA COUNTY PLANNING COMMISSION

ROOM 103 1:30 p.m.

December 13, 2012

1. Notice of meeting posted December 7, 2012.
2. Call to Order.
3. Roll Call.
4. Approval of Minutes of the Previous Meeting: (October 11, 2012)
5. Discussion and possible action to approve/deny the Re-Plat (RE-2012-03) of Hiwassee Hills Subdivision (Tracts 2, 3, & 4).

HIWASSEE HILLS

Application of: **D.W. CONVERSE dba
CONVERSE SURVEYING AND ENGINEERING, INC.**

The applicant proposes a lot line adjustment between properties to develop two (2) larger tracts for residential purposes. All other particulars of the original plat including restrictive covenants shall remain the same. The following is the legal description of the property:

A tract of land located in the Southwest Quarter (SW/4) of Section Ten (10), Township Fourteen (14) North, Range One (1) West, of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows: Commencing at the Southwest corner of said Southwest Quarter (SW/4); Thence N 00°05'58"E, along the West line of said Southwest Quarter (SW/4), a distance of 1323.45 feet, more or less, to a found 3/8" Iron Rod; Thence S 89°41'17"E a distance of 50.00 feet, more or less, to a 3/8" Iron Rod set for the Point of Beginning; Thence N 00°05'58"E, parallel with the West line of said Southwest Quarter (SW/4), a distance of 992.58 feet, more or less, to a set 3/8" Iron Rod; Thence S 89°41'45"E, a distance of 1257.54 feet, more or less, to a set 3/8" Iron Rod; Thence S 00°05'19"E, a distance of 992.77 feet, more or less, to set 3/8" Iron Rod; Thence N 89°41'17"W, a distance of 1260.80 feet, more or less, to the Point of Beginning.

Location: NE 220th & Hiwassee (County Highway District #3)

6. **Discussion and possible action to approve/deny a zoning change (Z-2012-03) on a 2.21 acre parcel.**

Application of: **BRAD AUSTIN BUILDERS, LLC**

The applicant proposes a zoning change from **AA–Agricultural and Rural Residential District** to **IU–Urban Industrial District with Special Use Permit** (for outdoor storage of recreational motor vehicles and boats). The applicant proposes to extend an existing storage facility on an approximately 2.21 acre parcel. The following is the legal description of the property:

LEGAL DESCRIPTION (2 ACRES)

A part of the Northwest Quarter (NW/4) of Section Twenty Four (24), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, said part being more particularly described as follows: Commencing at the Northwest Corner of said Northwest Quarter (NW/4), then South 00°00'08"West along the West line of said Northwest Quarter (NW/4) a distance of 844.07 feet; thence South 89°59'52"East a distance of 236.18 feet to the Point of Beginning; Thence continuing South 89°59'52"East a distance of 196.77 feet; Thence North 25°05'19"East a distance of 219.12 feet; Thence South 33°43'46"East a distance of 133.52 feet; Thence South 00°00'08"West a distance of 292.91 feet; Thence North 89°59'52"West a distance of 354.08 feet; Thence North 11°14'05"West a distance of 50.99 feet; Thence North 00°04'31"East distance of 155.49 feet to the Point of Beginning, said tract containing 94,358.0945 square feet or 2.1662 acres more or less.

LEGAL DESCRIPTION (.05 ACRES)

A part of the Northwest Quarter (NW/4) of Section Twenty Four (24), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, said part being more particularly described as follows: With the basis of bearing being South 00°00'08"West along the West line of said Northwest Quarter (NW/4), Section Twenty Four (24), and all bearings contained relative thereto. Commencing at the Northwest Corner of said Northwest Quarter; thence South 00°00'08"West along the West line of said Northwest Quarter a distance of 844.07 feet; thence South 89°59'52"East a distance of 432.95 feet to the Point of Beginning; thence from said Point of Beginning North 25°05'19"East a distance of 219.12 feet; thence South 20°10'25"West a distance of 211.42 feet; thence North 89°59'52"West a distance of 20.00 feet to the point of beginning. Said tract containing 1984.5459 square feet or 0.0456 acres more or less.

Location: East side of Portland Ave, south of NW 206th.
(County Highway District#3)

7. **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)

8. **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)

9. **Discussion and possible action to receive October and November 2012 Fee Fund Reports.**
10. **Other Business.**
11. **Adjournment.**



Oklahoma County Staff Report

Meeting Date — December 13, 2012

Case: Re-plat (RE-2012-03) - Re-plat of Hiwassee Hills Subdivision (Lots 2, 3, and 4)

Board of County Commissioner District: Ray Vaughn — District 3

<u>Applicant</u>	<u>Owner/Proposed Location Address</u>
D.W. Converse 2312 Silverfield Lane Edmond, OK 73025	Robert & Toni Tipton Waddle & Adele Fletcher 15212 Bay Ridge Dr. & 1116 Villas Creek Dr. Oklahoma City & Edmond, OK 73165 & 73003

Request: Public hearing with discussion and consideration of approval/denial of a re-plat.

Proposed Use: The applicant proposes a lot line adjustment between properties to develop two larger tracts for residential purposes.

Site Location: Lots 2, 3, and 4 Hiwassee Hills

Size: The area of request is comprised of approximately 28.676 acres.

Project Background & History

Hiwassee Hills subdivision was approved by the Planning Commission on June 14, 2012 and later approved by the Board of County Commissioners on July 11, 2012.

The applicant proposes a lot line adjustment between properties to make the subdivision a three lot subdivision instead of a four lot subdivision. Tract 1 will remain the same size (9.548 acres) and lots 2, 3, and 4 will be combined into two lots (14.338 acres each in size).

Traffic Information

NE 220th St./Coffee Creek Rd. — 279 ADT taken in 2008
Hiwassee Rd. — 179 ADT taken in 2011

Dates of Hearings

Planning Commission (February 16, 1984) - Zoning RA
Planning Commission (May 10, 2012) - General Plat
Planning Commission (May 10, 2012) - Preliminary Plat
Planning Commission (June 14, 2012) - Final Plat
Planning Commission (December 13, 2012) - Re-plat

Existing On-Site & Adjacent Zoning Districts

On-Site: RA — Acreage Residential
North: AA — Agricultural and Rural Residential
South: RA — Acreage Residential & CL — Urban Limited Commercial & Office
West: AA — Agricultural and Rural Residential
East: AA — Agricultural and Rural Residential

Existing On-Site & Adjacent Land Uses

On-Site: Vacant
North: Acreage Residences
South: Acreage Residence
West: Acreage Residences
East: Vacant

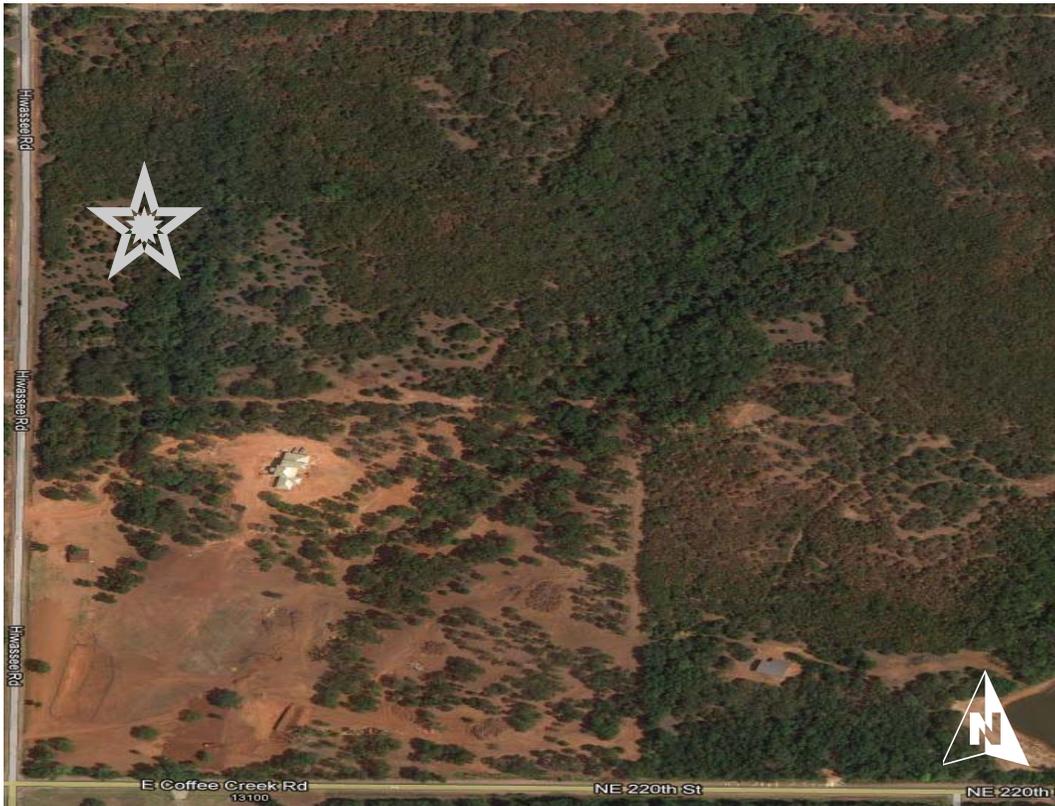
Utilities & Services

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

Flood Hazards

- ◆ No Flood Hazards exist on the subject property.

Picture of Subject Property



Action Required

Approve or Deny application — Re-plat RE-2012-03



Oklahoma County Staff Report

Meeting Date — December 13, 2012

Case: Rezoning (SUP-2012-02) - AA - Agricultural & Rural Residential to IU - Urban Industrial with a Special Use Permit

Board of County Commissioner District: Ray Vaughn — District 3

<u>Applicant</u>	<u>Owner/Proposed Location Address</u>
Brad Austin Builders, LLC. 3660 NW 206th St. Edmond, OK 73025	Jeff Reeves 5085 NW 220th St. Edmond, OK 73025

Request: Public hearing with discussion and consideration of approval/denial of rezoning for the purpose of extending an existing storage facility.

Proposed Use: Extension of an existing storage facility for personal items and recreational vehicles.

Site Location: On the southeast corner of Portland Ave. (SH-74) & Covell Rd./NW 206th St.

Size: The area of request is comprised of approximately 2.21 acres.

Project Background & History

This piece of property was brought before the Planning Commission on July 18, 2002 for rezoning to IU — Urban Industrial with a Special Use Permit. The Planning Commission approved the application for the operation of a storage facility. The storage facility has open and closed storage that can be utilized on the property. The current facility is being employed for indoor storage of the general public's personal items and outdoor storage of recreational vehicles, boats, and cars. At this time 3.76 acres is being used for this purpose and the applicant wants to add an additional 2.21 acres to expand this use.

The applicant will be required to do a drainage study to determine if any additional detention or retention will be required on the property. The applicant will also be required to have hard surface pavement at locations where a building will be constructed. The applicant will be allowed to continue to use gravel in locations where there will be outside storage of vehicles.

Traffic Information

NW 206th St./Covell Rd. — 3,078 ADT taken in 2012
Portland Ave./SH-74 — 12,100 ADT taken in 2011 by ODOT

Dates of Hearings

Planning Commission (Zoning — July 18, 2002) - Zoning and Special Use
Planning Commission (Zoning — December 13, 2012)

Existing On-Site & Adjacent Zoning Districts

On-Site: AA — Agricultural & Rural Residential
North: IU — Urban Industrial & CG — Urban General Commercial & Office
South: AA — Agricultural & Rural Residential & Oklahoma City Limits
West: AA — Agricultural & Rural Residential (Oklahoma City Water Treatment Facility)
East: RA — Acreage Residential

Existing On-Site & Adjacent Land Uses

On-Site: Vacant
North: Storage facility
South: Vacant
West: Oklahoma City Water Treatment Facility
East: Vacant and Deer Springs Section I, II, and III)

Utilities & Services

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

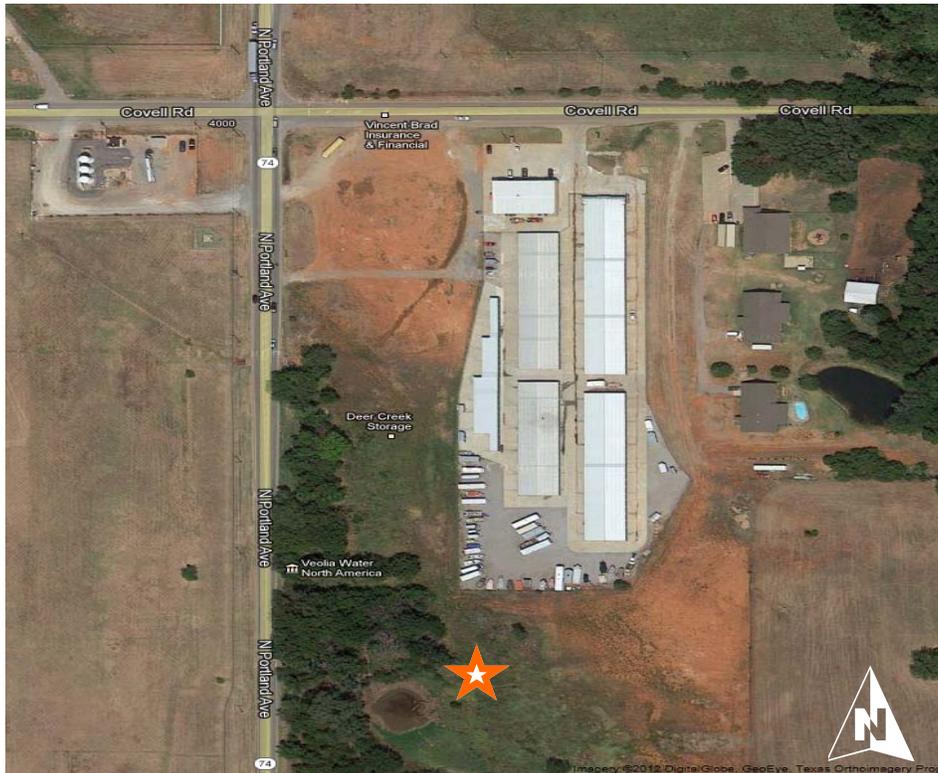
Flood Hazards

- ◆ No Flood Hazards exist on the subject property.

Vehicle Access

- ◆ The subject property will be accessed from NW 206th St.

Picture of Subject Property



General Description of Urban Industrial District

The industrial district is intended for manufacturing, assembling, fabrication, warehousing, wholesale, and service uses which may generate relatively low levels of noise, odor, smoke, dust, or intense light. Industrial uses permitted may require good accessibility to air, rail or street transportation routes, but not depend heavily on frequent personal visits of customers or clients. Provision is also made for outdoor operations and storage.

Permitted Uses (Outright) in Urban Industrial

Light Public Protection and Utility: Restricted	Light Public Protection and Utility: General
Low Impact Institutional: Neighborhood Related	Cultural Exhibits
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	
Animal Sales and Services: Kennels and Veterinary, General	
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, 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
Custom Manufacturing	Wholesaling, Storage, and Distribution: Restricted
Limited Industrial	Moderate Industrial
Transportation Facilities: Surface Goods, Restricted	Horticulture
Agricultural Process: Limited	Agricultural Processing: General

Summary of the Zoning Application

Mr. Austin has stated that he wishes to continue with the current activity on this site and he will comply with all requirements. He also understands that building permits are required and he may need to contact the Corps. of Engineers depending on how close he is building to the pond on the property. The Corps. of Engineers will have to make a determination if a 401 and/or a 404 will be required.

Action Required

Approve or Deny application — Special Use Permit 2012-02



Oklahoma County Staff Report

Meeting Date — December 13, 2012

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)

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
December 13, 2012

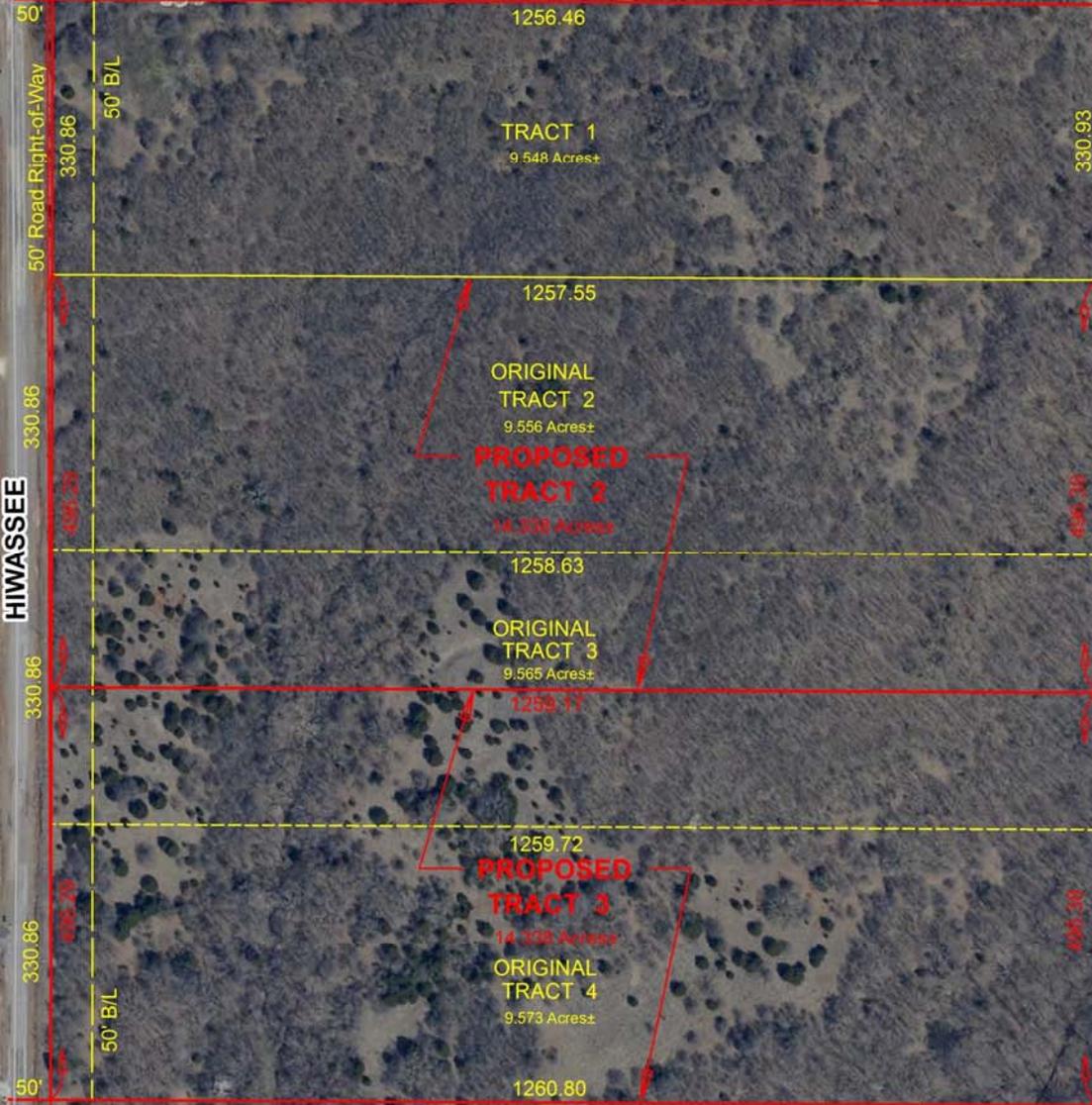
OKLAHOMA COUNTY PLANNING COMMISSION

RE-PLAT OF HIWASSEE HILLS
(RE-2012-03)
Applicant: CONVERSE SURVEYING AND ENGINEERING, INC.



Legend

- EXISTING PROPERTY LINES
- PROPOSED PROPERTY LINES



OKLAHOMA COUNTY PLANNING COMMISSION

206TH

CG

URBAN INDUSTRIAL

AGRICULTURAL & RURAL

PROPOSED REZONING FROM AA - AGRICULTURAL AND RURAL RESIDENTIAL TO IU - URBAN INDUSTRIAL DISTRICT

DEER SPRINGS ADDITION

N.W. 114, SEC 24, T-14-N, R-4-W

ACREAGE RESIDENTIAL

STATE HIGHWAY 74

AGRICULTURAL & RURAL

RE-ZONING FROM AA - AGRICULTURAL AND RURAL RESIDENTIAL DISTRICT TO IU - URBAN INDUSTRIAL DISTRICT (Z-2012-03)
Applicant: BRAD AUSTIN BUILDERS, LLC

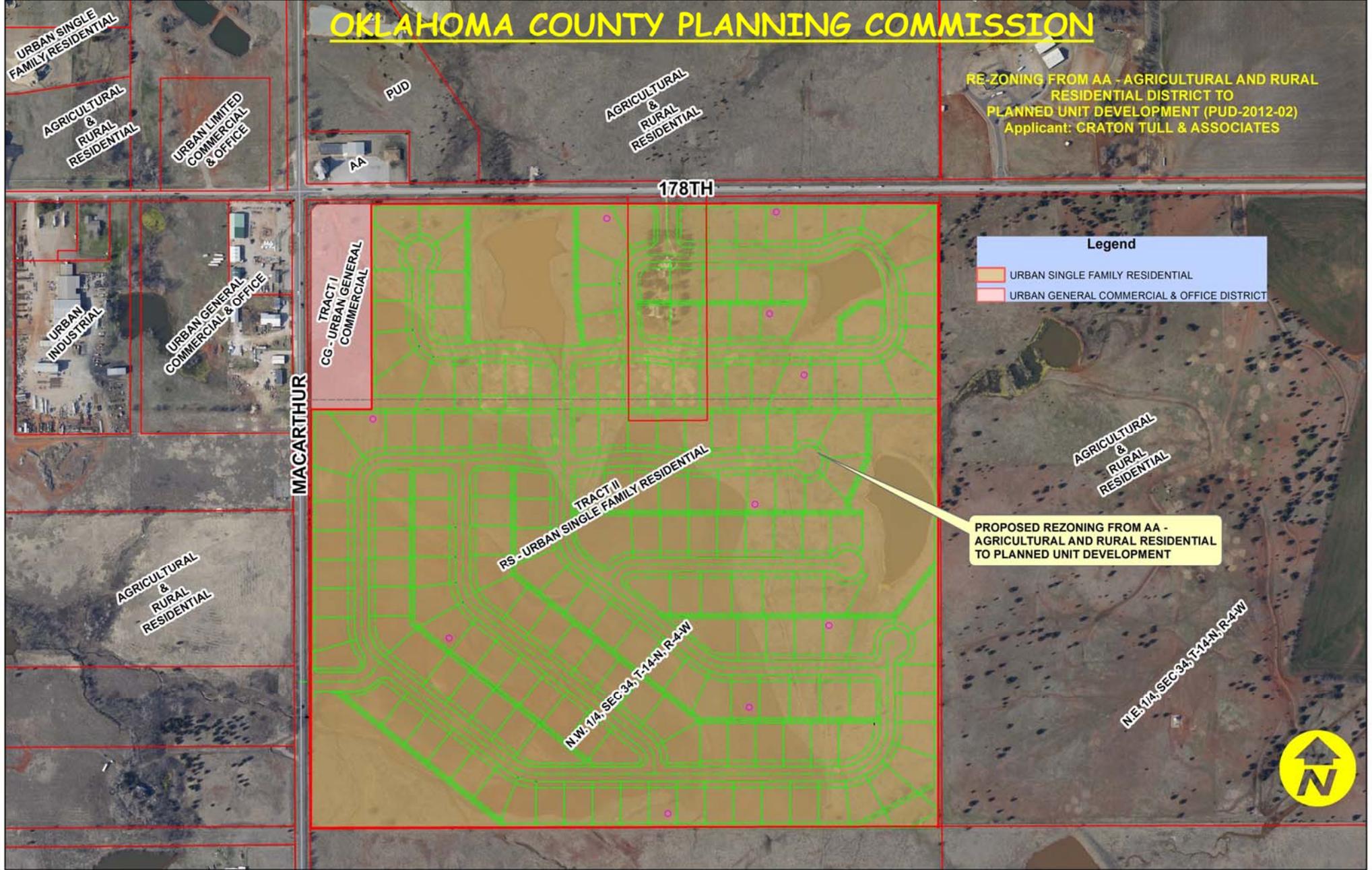
Legend

- AGRICULTURAL AND RURAL RESIDENTIAL DISTRICT
- URBAN GENERAL COMMERCIAL & OFFICE DISTRICT
- URBAN INDUSTRIAL DISTRICT
- ACREAGE RESIDENTIAL DISTRICT



OKLAHOMA COUNTY PLANNING COMMISSION

RE-ZONING FROM AA - AGRICULTURAL AND RURAL RESIDENTIAL DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD-2012-02)
Applicant: CRATON TULL & ASSOCIATES



URBAN SINGLE FAMILY RESIDENTIAL

AGRICULTURAL & RURAL RESIDENTIAL

URBAN LIMITED COMMERCIAL & OFFICE

PUD

AGRICULTURAL & RURAL RESIDENTIAL

AA

178TH

Legend

- URBAN SINGLE FAMILY RESIDENTIAL
- URBAN GENERAL COMMERCIAL & OFFICE DISTRICT

URBAN INDUSTRIAL

URBAN GENERAL COMMERCIAL & OFFICE

TRACT I
CG - URBAN GENERAL COMMERCIAL

MACARTHUR

TRACT II
RS - URBAN SINGLE FAMILY RESIDENTIAL

AGRICULTURAL & RURAL RESIDENTIAL

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

AGRICULTURAL & RURAL RESIDENTIAL

N.W. 114, SEC 34, T-14-N, R-4-W

N.E. 114, SEC 34, T-14-N, R-4-W



OKLAHOMA COUNTY PLANNING COMMISSION

GENERAL PLAT OF MAYFLOWER
(GP-2012-05)
A RESIDENTIAL SUBDIVISION
Applicant: CRATON TULL & ASSOCIATES

178TH

MACARTHUR

TRACT II
CG-URBAN GENERAL
COMMERCIAL

TRACT II
RS-URBAN SINGLE FAMILY RESIDENTIAL

N 13/14, SEC 34, T44N, R4W

PROPOSED GENERAL PLAT
MAYFLOWER, A RESIDENTIAL
SUBDIVISION

N 1/4, SEC 34, T44N, R4W

