

A G E N D A

OKLAHOMA COUNTY PLANNING COMMISSION

ROOM 103 1:30 p.m.

February 13, 2014

1. **Notice of meeting posted February 7, 2014.**
2. **Call to Order.**
3. **Roll Call.**
4. **Approval of Minutes of the Previous Meetings: (Nov 14, 2013 & Jan 9, 2014)**
5. **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

This application was approved previously by the Planning Commission and forwarded on to the Board of County Commissioners (BOCC) for consideration. The BOCC returned the item back to the Planning Commission for reconsideration after new facts regarding utilities emerged. With new facts considered, the applicant proposes changes in the development of 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)

6. Discussion and possible action to approve/deny the General Plat of Mayflower (GP-2012-05).

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. Discussion and possible action to approve/deny a zoning change (Z-2013-03) from AA-Agricultural and Rural Residential District to RA-Acreage Residential District

Application of: **CONSTRUCTION CLEAN UP, LLC / ADAM WALLACE**

The applicant proposes to develop a single family residential subdivision with a minimum lot size of one (1) acre for an approximate total of 80 acres to be rezoned. The following is the legal description of the property:

The East Half (E/2) of the Southeast Quarter (SE/4) of Section Four (4), Township Twelve (12) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.

Location: NE 63rd St. & Hiwassee Rd. (County Highway District#1)

8. Discussion and possible action to approve/deny the General Plat of Jones Arbor (GP-2013-05).

Application of: **CONSTRUCTION CLEAN UP, LLC / ADAM WALLACE**

The applicant proposes developing a single-family, residential subdivision with 43 lots on 80 acres more or less. Minimum lot size would be one acre. The following is the legal description of the property:

The East Half (E/2) of the Southeast Quarter (SE/4) of Section Four (4), Township Twelve (12) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma.

Location: NE 63rd St. & Hiwassee (County Highway District #1)

- 9. Discussion and possible action to receive January 2014 Fee Fund Report.**
- 10. New Business.**
- 11. Adjournment.**



Oklahoma County Staff Report

Meeting Date — February 13, 2014

Case: Rezoning (Z-2013-03) - AA - Agricultural & Rural Residential to RA - Acreage Residential

Board of County Commissioner District: Willa Johnson — District 1

<u>Applicant</u>	<u>Owner/Proposed Location Address</u>
Construction Clean Up, L.L.C. 14220 S. Meridian Ave. Oklahoma City, OK 73173	Construction Clean Up, L.L.C. 14220 S. Meridian Ave. Oklahoma City, OK 73173

Request: Public hearing with discussion and consideration of approval/denial of rezoning to develop a single family residential subdivision.

Proposed Use: 43 lot single family residential subdivision.

Site Location: Northwest corner of NE 63rd St. & Hiwassee

Size: The area of request is comprised of approximately 80 acres.

Project Background & History

The developer is bringing the rezoning of the 80 acres before the Planning Commission for their review and approval. The developer would like to rezone the property to Acreage Residential to develop the 80 acres into a 43 lot single-family residential subdivision. All requirements for the rezoning have been met. If the Planning Commission approves the rezoning, the applicant can then move forward to the first stage of platting; the General Plat.

Traffic Information

Hiwassee Rd. — 2,244 ADT taken in 2013 (Oklahoma City traffic count)
NE 63rd St. — 1,834 ADT taken in 2009
Anderson Rd. — 329 ADT taken in 2012 (Oklahoma City traffic count)

Dates of Hearings

Floodplain Management Board (DP-2014-01) - February 13, 2014
Planning Commission (Rezoning — Z-2013-03) - February 13, 2014

Existing On-Site & Adjacent Zoning Districts

On-Site: AA — Agricultural & Rural Residential
North: Town of Jones City (Residential Subdivision)
South: City of Oklahoma City (Rural Residential Subdivision)
West: AA — Agricultural & Rural Residential
East: Town of Jones City

Existing On-Site & Adjacent Land Uses

On-Site: Agricultural — Vacant
North: Town of Jones City (Residential Subdivision)
South: City of Oklahoma City (Rural Residential Subdivision)
West: Rural Residential
East: Agricultural — Vacant

Utilities & Services

Police: Oklahoma County Sheriff
Fire: Jones City Fire Department
Ambulance: Midwest City EMS
Public Schools: Jones School District
Refuse: Private
Sanitary Sewer: Private Sewage Disposal
Water: Wells

Flood Hazards

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

Vehicle Access

- ◆ The subject property will be accessed from NE 63rd St. and Hiwassee.

Picture of Subject Property



General Description of Acreage Residential District

This district provides single-family residential housing with rural amenities in the rural development areas of the County. Special attention should be given to overall design and location of lots within this district to assure provision of light, air, and open space and to protect the area from being subject to intensified zoning once the district has been established and developed.

Permitted Uses (Outright) in Acreage Residential

Single-Family Residential

Mobile Home Residential: Single Dwelling

Light Public Protection and Utility: Restricted

Low Impact Institutional: Residentially Oriented

Community Recreation: Property Owners Association

Public Signs

Action Required

Approve or Deny application — Z-2013-03



Oklahoma County Staff Report

Meeting Date — February 13, 2014

Case: General Plat (GP-2013-05) - Jones Arbor

Board of County Commissioner District: Willa Johnson — District 1

<u>Applicant</u>	<u>Owner/Proposed Location Address</u>
Construction Clean Up, L.L.C. 14220 S. Meridian Ave. Oklahoma City, OK 73173	Construction Clean Up, L.L.C. 14220 S. Meridian Ave. Oklahoma City, OK 73173

Request: Public hearing with discussion and consideration of approval/denial of the General Plat of Jones Arbor for the purpose of developing 43 lots on 80 acres.

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

Site Location: Northwest corner of NE 63rd St. & Hiwassee

Size: The area of request is comprised of approximately 80 acres.

Project Background

The developer is bringing the General Plat of Jones Arbor before the Planning Commission for their review and approval. The developer is planning on 43 lots on 80 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

Hiwassee Rd. — 2,244 ADT taken in 2013 (Oklahoma City traffic count)

NE 63rd St. — 1,834 ADT taken in 2009

Anderson Rd. — 329 ADT taken in 2012 (Oklahoma City traffic count)

Dates of Hearings

Floodplain Management Board	(DP-2014-01) - February 13, 2014
Planning Commission	(Rezoning — Z-2013-03) - February 13, 2014
Planning Commission	(General Plat — GP-2013-05) - February 13, 2014

Existing On-Site & Adjacent Zoning Districts

On-Site:	AA — Agricultural & Rural Residential
North:	Town of Jones City (Residential Subdivision)
South:	City of Oklahoma City (Rural Residential Subdivision)
West:	AA — Agricultural & Rural Residential
East:	Town of Jones City

Existing On-Site & Adjacent Land Uses

On-Site:	Agricultural — Vacant
North:	Town of Jones City (Residential Subdivision)
South:	City of Oklahoma City (Rural Residential Subdivision)
West:	Rural Residential
East:	Agricultural — Vacant

Utilities & Services

Police:	Oklahoma County Sheriff
Fire:	Jones City Fire Department
Ambulance:	Midwest City EMS
Public Schools:	Jones School District
Refuse:	Private
Sanitary Sewer:	Private Sewage Disposal
Water:	Wells

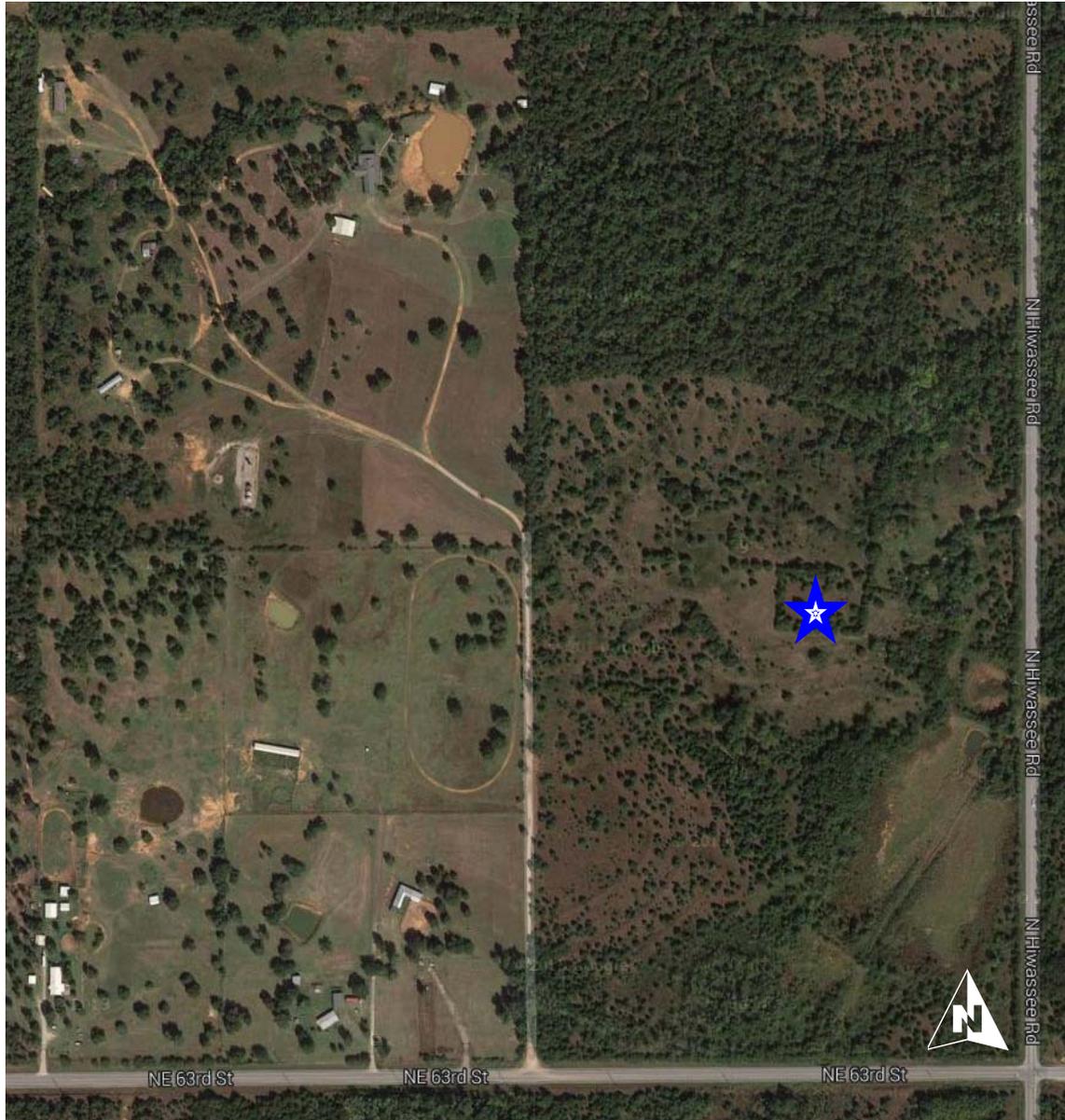
Flood Hazards

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

Vehicle Access

- ◆ The subject property has two points of access to serve the 43 lots.

Picture of Subject Property



Action Required

Approve or Deny application — GP-2013-05



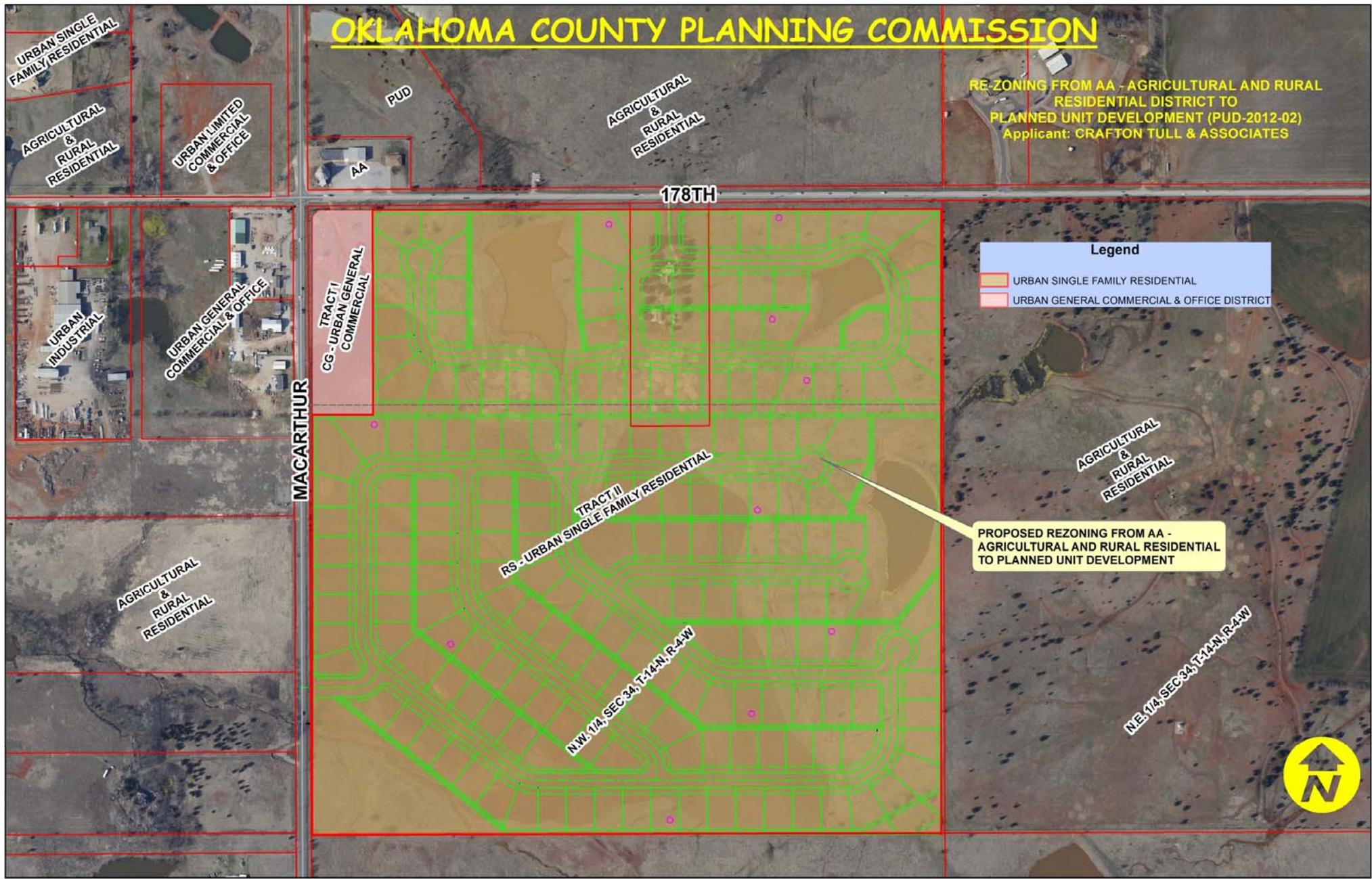
OKLAHOMA COUNTY PLANNING COMMISSION

Planning Commission Meeting

February 13, 2014

OKLAHOMA COUNTY PLANNING COMMISSION

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



URBAN SINGLE FAMILY RESIDENTIAL

AGRICULTURAL & RURAL RESIDENTIAL

URBAN LIMITED COMMERCIAL & OFFICE

PUD
AA

AGRICULTURAL & RURAL RESIDENTIAL

178TH

URBAN INDUSTRIAL

URBAN GENERAL COMMERCIAL & OFFICE

MACARTHUR

TRACT II
CG - URBAN GENERAL COMMERCIAL

TRACT II
RS - URBAN SINGLE FAMILY RESIDENTIAL

AGRICULTURAL & RURAL RESIDENTIAL

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

AGRICULTURAL & RURAL RESIDENTIAL

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

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

Legend

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



OKLAHOMA COUNTY PLANNING COMMISSION

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

178TH

MACARTHUR

TRACT II
CG-URBAN GENERAL
COMMERCIAL

TRACT III
RS-URBAN SINGLE FAMILY RESIDENTIAL

NE 1/4, SEC 34, T-14N, R-4W

PROPOSED GENERAL PLAT
MAYFLOWER, A RESIDENTIAL
SUBDIVISION

NE 1/4, SEC 34, T-14N, R-4W



OKLAHOMA COUNTY PLANNING COMMISSION

RE-ZONING FROM AA - AGRICULTURAL AND RURAL
RESIDENTIAL DISTRICT TO
RA - ACREAGE RESIDENTIAL DISTRICT
(Z-2013-03)

Applicant: CONSTRUCTION CLEANUP, LLC / ADAM WALLACE

CITY OF OKLAHOMA CITY

JONES STATION SUBDIVISION

CITY OF JONES CITY

JONES STATION

CITY OF JONES CITY

Legend

- AGRICULTURAL AND RURAL RESIDENTIAL DISTRICT
- PROPOSED RA - ACREAGE RESIDENTIAL DISTRICT

PECK

PECAN

PECAN ACRES
(UNRECORDED PLAT)

CITY OF OKLAHOMA CITY

READOZA

INTERURBAN TO JONES

AGRICULTURAL AND RURAL RESIDENTIAL

HIVASSEE

CITY OF JONES CITY

PROPOSED REZONING FROM AA -
AGRICULTURAL AND RURAL RESIDENTIAL
TO RA - ACREAGE RESIDENTIAL DISTRICT



63RD

HARRIS

CITY OF OKLAHOMA CITY

OKLAHOMA COUNTY PLANNING COMMISSION

CITY OF OKLAHOMA CITY

JONES STATION SUBDIVISION

CITY OF JONES CITY

CITY OF JONES CITY

GENERAL PLAT OF
JONES ARBOR SUBDIVISION
(GP-2013-05)
Applicant: CONSTRUCTION
CLEANUP, LLC / ADAM WALLACE

PECK

PECAN ACRES
(UNRECORDED PLAT)

INTERURBAN TO JONES

PROPOSED GENERAL PLAT
OF JONES ARBOR SUBDIVISION

CITY OF OKLAHOMA CITY

READOZA

HIWASSEE

CITY OF JONES CITY



63RD

CITY OF OKLAHOMA CITY