A G E N D A

OKLAHOMA COUNTY PLANNING COMMISSION

ROOM 103 1:30 p.m.

February 18, 2016

1. **Notice of meeting posted February 12, 2016**

2. **Call to Order.**

3. **Roll Call.**

4. **Approval of Minutes of the Previous Meeting: (January 21, 2016)**

5. **(Deferred Item) Discussion and possible action to approve/deny the Preliminary Plat of "The Meadows at MacArthur Park" (PP-2015-01).**

Application of: **SOONER TRADITIONS**

The applicant proposes developing a single family residential subdivision with 120 lots on 43.92 acres. Minimum lot size would be 6,000 square feet. The following is the legal description of the property:

> **A part of the North Half (N/2) of the Northeast Quarter (NE/4) of Section Thirty-Three (33), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma more particularly described as follows: Commencing at the Northeast corner of the NE/4 of said Section 33; Thence S89°55'19"W along the North line of said NE/4, a distance of 1185.00 feet to the Point of Beginning; Thence S89°55'19"W along the North line of said NE/4 a distance of 1448.98 feet to the Northwest corner of said NE/4; Thence S00°06'49"W along the West line of said NE/4 a distance of 1321.61 feet to the Southwest corner of the N/2 of said NE/4; Thence N89°51'43"E along the South line of the N/2 of said NE/4 a distance of 1448.98 feet; Thence N00°01'43"E a distance of 1320.08 feet to the Point of Beginning.**

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

6. **(Deferred Item) Discussion and possible action to approve/deny the Preliminary Plat of Estates at Coffee Creek (PP-2015-04). <u>We are in receipt of a written request from the applicant to defer the hearing of this application until the April 21, 2016 Planning Commission meeting.</u>**

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 220th & Pennsylvania Ave. (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-2016-01).

Application of: **DAVID WHITE**

The applicant proposes to develop a commercial parcel governed by specific units within the CG-Urban General Commercial and Office Districts 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 178th St. (County Highway District #3)

8. Discussion and possible action to approve/deny the Re-plat (RE-2016-01) of Stone Valley Ranch I (Lot 14 & Common Area "A").

Application of: **WYLIE KOINER dba**
STONE VALLEY RANCH HOA

The applicant proposes to add additional property to each parcel for enhancement purposes. The following is the legal description of the properties:

<u>Added to Common Area "A"</u>
Commencing at the Southwest Corner of Lot Fourteen (14), Block One (1) of Stone Valley Ranch; Thence North 12°40'36" East a distance of 180.07 feet; Thence South 62°06'49" East a distance of 25.00 feet; Thence North 27°53'11" East a distance of 81.74 feet to the Point or Place of Beginning; Thence North 27°53'11" East a distance of 60.75 feet; Thence South 31°20'01" East a distance of 62.33 feet; Thence North 89°34'02" West a distance of 60.83 feet to the Point or Place of Beginning. Containing 1626.43 Square Feet or 0.037 Acres, more or less.

<u>Added to Lot Fourteen (14), Block One (1)</u>
Commencing at the Southwest Corner of Lot Fourteen (14), Block One (1) of the Stone Valley Ranch; Thence North 89°27'14" East a distance of 245.56 feet to the Point or Place of Beginning; Thence North 00°25'58" West a distance of 96.13 feet; Thence North 31°20'01 West a distance of 161.83 feet; Thence North 89°34'02" East a distance of 18.85 feet; Thence South 17°37'51" East a distance of 68.26 feet; Thence South 38°27'26" East a distance of 67.71 feet; Thence South 08°01'35" East a distance of 117.45 feet; Thence South 89°27'14" West a distance of 13.15 feet to the Point or Place of Beginning. Containing 1626.41 Square Feet or 0.037 Acres, more or less.

Location: Waterloo & Midwest Blvd (County Highway District #3)

9. Discussion and possible action in regards to a Policy Draft for deferring Planning Commission Agenda Items.

10. Discussion and possible action to receive the January 2016 Fee Fund Report.

11. 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.

12. Adjournment.

Oklahoma County Staff Report

Meeting Date — February 18, 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

Applicant	**Owner/Proposed Location Address**
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 6.717 acres.

Project Background & History

Mr. Charles Allen, Allen Engineering Services, 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)

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
Water:	Well

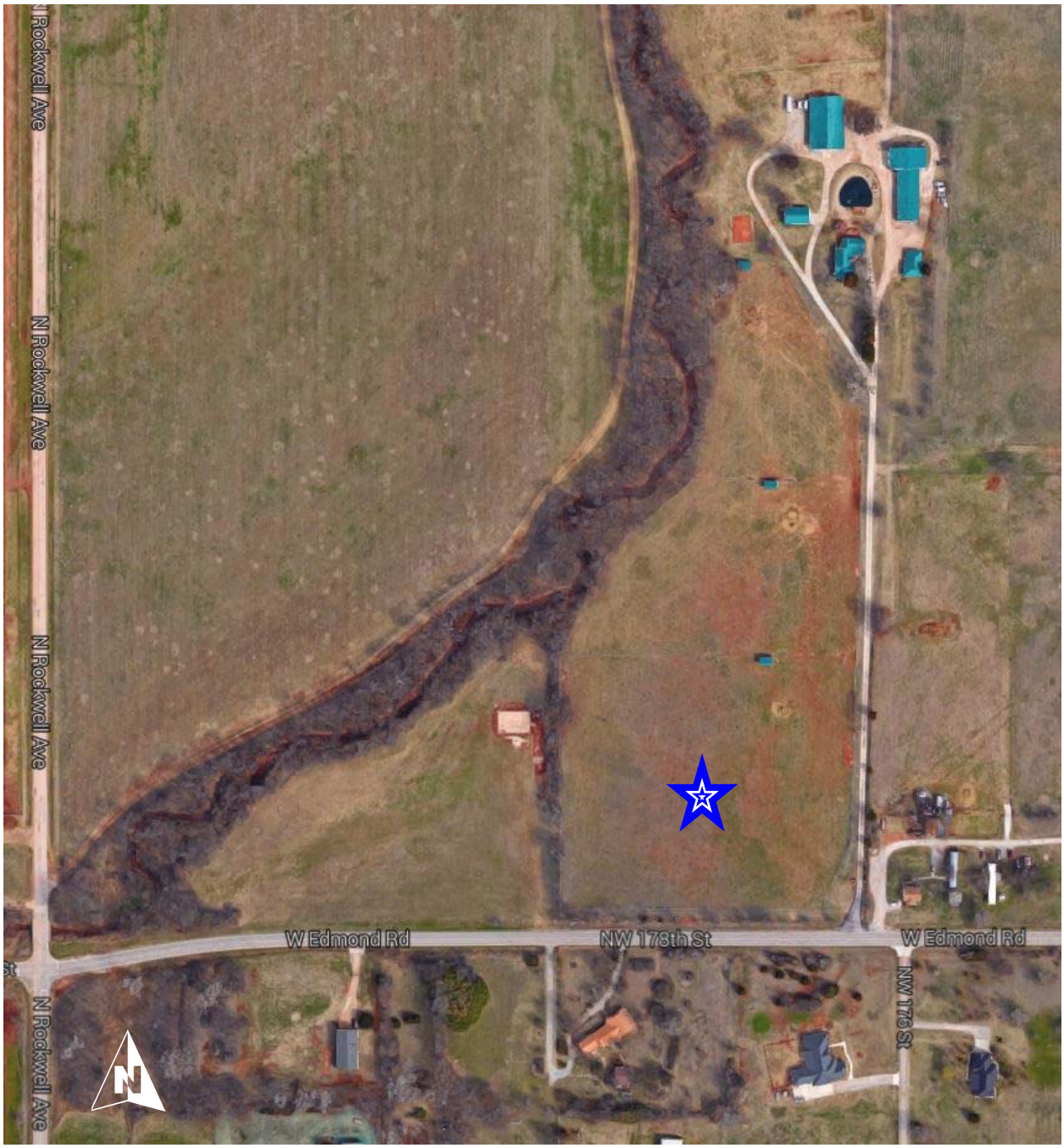
Flood Hazards

- No Flood Hazards exist on the subject property.

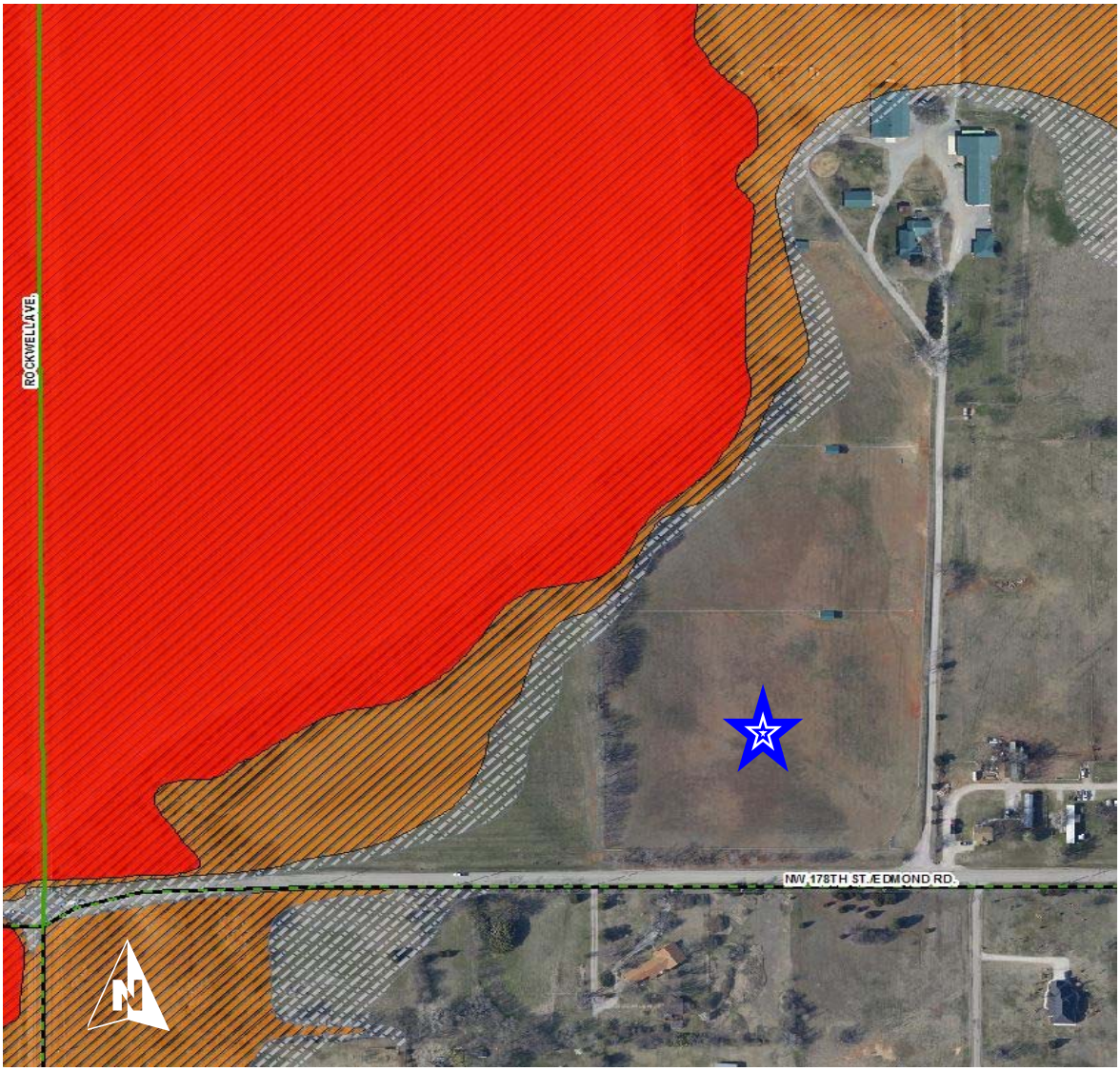
Vehicle Access

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

Picture of Subject Property



Picture of Subject Property with Floodplain



General Description of Urban 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. Because of the varied uses permitted, it is important to be separated as much as possible visually and physically 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 the PUD

Light Public Protection and Utility: Restricted (301.1) - typical uses include directional, warning, safety, historical, and informational signs, elevated water tanks, water or sewage pumping stations, stormwater control facilities, bus and transit stops, utility facilities, pressure control station for gas or liquid pipelines.
Light Public Protection and Utility: General (301.2) - Typical uses include ambulance service, fire protection facilities, police substations, civil defense shelters and facilities.
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.
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.
Communications Services: Limited (416.1) - Typical uses include television/radio studios, and telecommunication service centers.
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 Services: General (428.2) - Typical uses include a post office, theatre ticket office, or a utility company business office.
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.
Research Services: Restricted (430) - Typical uses include electronics or medical research facilities, product testing laboratory, or a pharmaceutical laboratory.
Custom Manufacturing (501) - Typical uses include ceramic studio, candle-making shops, or custom jewelry manufacturers.

Permitted Uses (Outright) in the PUD

Wholesaling, Storage, and Distribution: Restricted (502) - Typical uses include wholesale distributors, storage warehouses, or moving and storage firms.
Horticulture (701) - Typical uses include plant nurseries.

Site Design Requirements

Height:

- When adjoining or within one-hundred (150) feet of an AA, RA, RS, RD, or RM district or areas designated for residential development within a PUD, building height shall be limited within a bulk plane determined as follows:
  - For the first seventy-five (75) feet of distance from said zoning district or PUD boundary, building height shall not exceed thirty five (35) feet.
  - From seventy-five (75) to one-hundred fifty (150) feet of distance from said zoning district or PUD boundary, building height may be increased above thirty-five (35) feet to a maximum height of six (6) stories within a diagonal line representing two (2) feet of additional building setback for every one foot of additional height.
  - For the balance of the parcel, building height may be increased above six (6) stories within a diagonal line representing one (1) foot of additional building setback for every two (2) feet of additional height.
- In all other cases there shall be no height limitation.

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:

- Interior lot abutting a residential district or areas designated for residential development within a PUD: Fifteen (15) feet.
- Exterior lot abutting an arterial street: Twenty-five (25) feet or seventy five (75) feet from centerline, whichever is greater.
- All other exterior lots: Fifteen (15) feet.

Site Design Requirements

Yard-Rear
None, except where a lot line abuts a residential district or areas designated for residential development within a PUD there shall be a fifteen (15) foot setback requirement.

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.

Outdoor Sales and Display Restrictions
Outdoor sales and display of merchandise permitted subject to the following regulations:
- No parking area or spaces which are required to meet the parking standards contained in ARTICLE VIII of the Zoning Regulations shall be used as a display or sales area.
- No public sidewalk or street right-of-way shall be used for display, except for approved temporary special merchant promotion authorized by County regulations.
- No article not being actively offered for sale shall be stored on a temporary or permanent basis outside the confines of an enclosed building.
- Where vehicles or equipment are to be parked or stored outside while awaiting repairs at a use permitted in this district, said parking or storage areas shall be screened from view by a sight-proof fence or a building.

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.

Location History

Oklahoma County has been in discussion with Mr. White about a 900 square foot structure that was constructed in the floodway on his property. Staff contacted Mr. White by mail correspondence about this violation on June 24, 2013 and again on December 15, 2014. Below is the letter from December 15, 2014 that explains the issue with the structure.

> It has come to the attention of the Oklahoma County Planning & Engineering Department that there is a floodplain violation on the sixteen acres that you own. This letter is to inform you that the 900 square foot building that has been constructed has not been through the Floodplain Development process and therefore is in violation of Oklahoma County's Floodplain Regulation.
>
> Oklahoma County is very concerned about the placement of the current 900 square foot structure since it has been built in the floodway according to FIRM Map Panel Number 40109C0020H.
>
> According to Oklahoma County's Floodplain Regulations page six, Section C. under "General Standards and Provisions for Flood Hazard Reduction", letter f. it states: "All new construction, substantial improvements, or other development (including fill) **shall not be permitted** within the floodplain area, unless its demonstrated the effect of the proposed development will not increase the water surface elevation of the base flood by more than .05 feet on any adjacent property." The regulation also states on page 10 under "Prohibited Uses" letter b. that "any encroachments, including fill, new construction, substantial improvements, and other development within any floodway that would result in any increase in flood levels during the occurrence of the one percent (1%) chance flood are prohibited." Page eight of the Floodplain Regulations under "Floodways" also states "Located within areas of special flood hazard are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and erosion potential, encroachments are prohibited including fill, new construction, substantial improvements and other development unless certification by a professional registered engineer is provided demonstrating the encroachments shall not result in any increase in flood levels within the community during the occurrence of the base flood discharge."
>
> When I spoke to you on June 19, 2013 you interpreted the "Exception" portion of the Floodplain Regulations to apply to you in this circumstance. The "Exception" part of the Floodplain Regulation states "These regulations shall not apply to the use of the usual farm buildings for agricultural purposes, the planting of agricultural crops or the construction of farm ponds."

Location History

Oklahoma County staff finds no evidence that the sixteen acres is being used as farmland.

You are not planting or harvesting any crops and you are not constructing any farm ponds. Therefore, how is the building for agricultural use?

Staff is aware that you went through the Floodplain Management Board for a building that was approximately 3,300 square feet in November of 2010 and was approved by that body. The location that was specified and was agreed upon by you and the Board was on the northwest corner of your sixteen acres. Staff is also aware that you applied for a building permit for the 3,300 square foot structure and was approved by Oklahoma County in May of 2011. We approved that permit because you provided a site plan that showed the agreed upon location of the structure. Since you did not begin construction within six months from the date of approval of the building permit it expired. If you did start construction within six months of approval you would then have two years to complete the structure or the permit would expire.

Since that time, Mr. White has obtained a building permit for a 2,000 square foot structure and the structure was completed in October 2014.

A building permit has never been obtained for the 900 square foot structure and a permit was not required because the building only had three sides. Oklahoma County only permits buildings that are fully enclosed.

August 23, 2014 you stated that you were going to move the 900 square foot structure from its current location to another location outside of the Special Flood Hazard Area. The building remains as of December 10, 2014. This issue to date is still not resolved.

Staff recommends that Mr. White's rezoning request be contingent upon compliance with all of Oklahoma County's regulations. In this case, we are asking Mr. White to comply with Oklahoma County's Floodplain Regulations and remove the unpermitted 900 square foot structure from the special flood hazard area.

Location History Picture

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 — February 18, 2016

Case: Re-Plat (RE-2016-01) - Re-Plat of Stone Valley Ranch I Subdivision (Lot 14, Block 1 & Common Area A)
Board of County Commissioner District: Ray Vaughan — District 3

Applicant	**Owner/Proposed Location Address**
Stone Valley Ranch HOA 7577 Stone Valley Cir. Edmond, OK 73034	James Patterson 6814 Valley Ridge Dr. Edmond, OK 73034

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

Proposed Use: The applicant is proposing to trade property from Lot 14 and add it to Common Area "A". The purpose for the exchange is to enhance common area A.

Site Location: Lot 14, Block 1 and Common Area "A" of Stone Valley Ranch I Subdivision

Size: The area of request is comprised of approximately .037 acres.

Project Background & History

Stone Valley Ranch Section I was created in 2002 and was approved by the Oklahoma County Planning Commission in August of 2002.

Stone Valley Ranch Section I is zoned RA — Acreage Residential.

The north .037 acres of Lot 14 will be conveyed to Common Area "A" and .037 acres from Common Area "A" will be conveyed to the east portion of Lot 14. The purpose of the property exchange is to enhance the common area for more useable space for the neighborhood.

Traffic Information

Midwest Blvd. — 987 ADT taken in 2015 by District 3
Waterloo Rd. (west of Midwest Blvd.) — 8,195 ADT taken in 2015 by District 3
Waterloo Rd. (east of Midwest Blvd.) — 4,294 ADT taken in 2015 by District 3

Dates of Hearings

Planning Commission (Re-plat — February 18, 2016)

Existing On-Site & Adjacent Zoning Districts

On-Site: RA — Acreage Residential (Stone Valley Ranch Section I Subdivision)
North: Logan County
South: RA — Acreage Residential (Stone Valley Ranch Section I Subdivision)
West: RA — Acreage Residential (Stone Valley Ranch Section I Subdivision)
East: RA — Acreage Residential (Stone Valley Ranch Section I Subdivision)

Existing On-Site & Adjacent Land Uses

On-Site: Stone Valley Ranch Section I Subdivision — Single-Family Residential
North: Logan County — Single-Family Residential
South: Stone Valley Ranch Section I Subdivision — Single-Family Residential
West: Stone Valley Ranch Section I Subdivision — Single-Family Residential
East: Stone Valley Ranch Section I Subdivision — Single-Family Residential

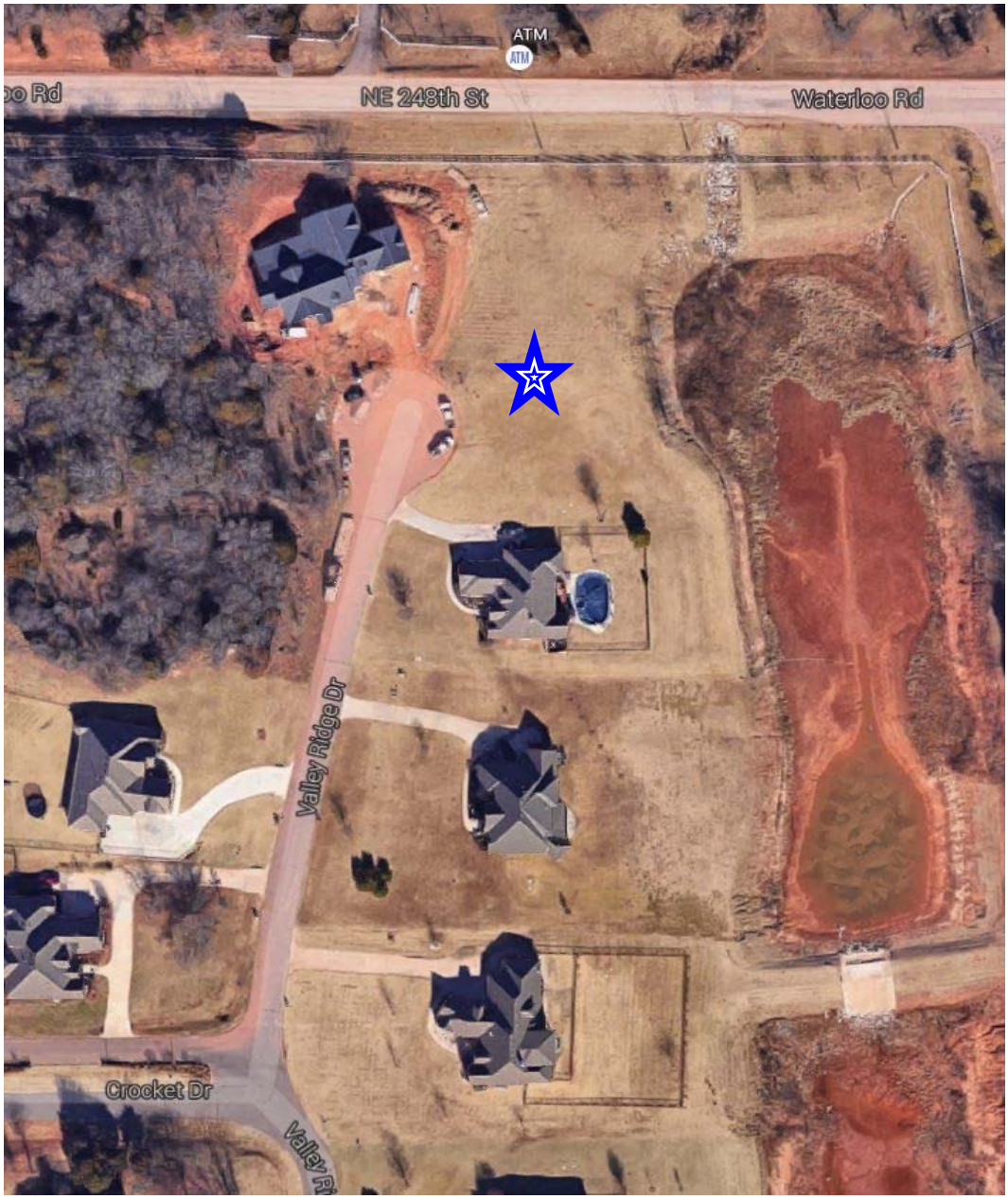
Utilities & Services

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

Flood Hazards

- No Flood Hazards exist on the subject property.

Picture of Subject Property



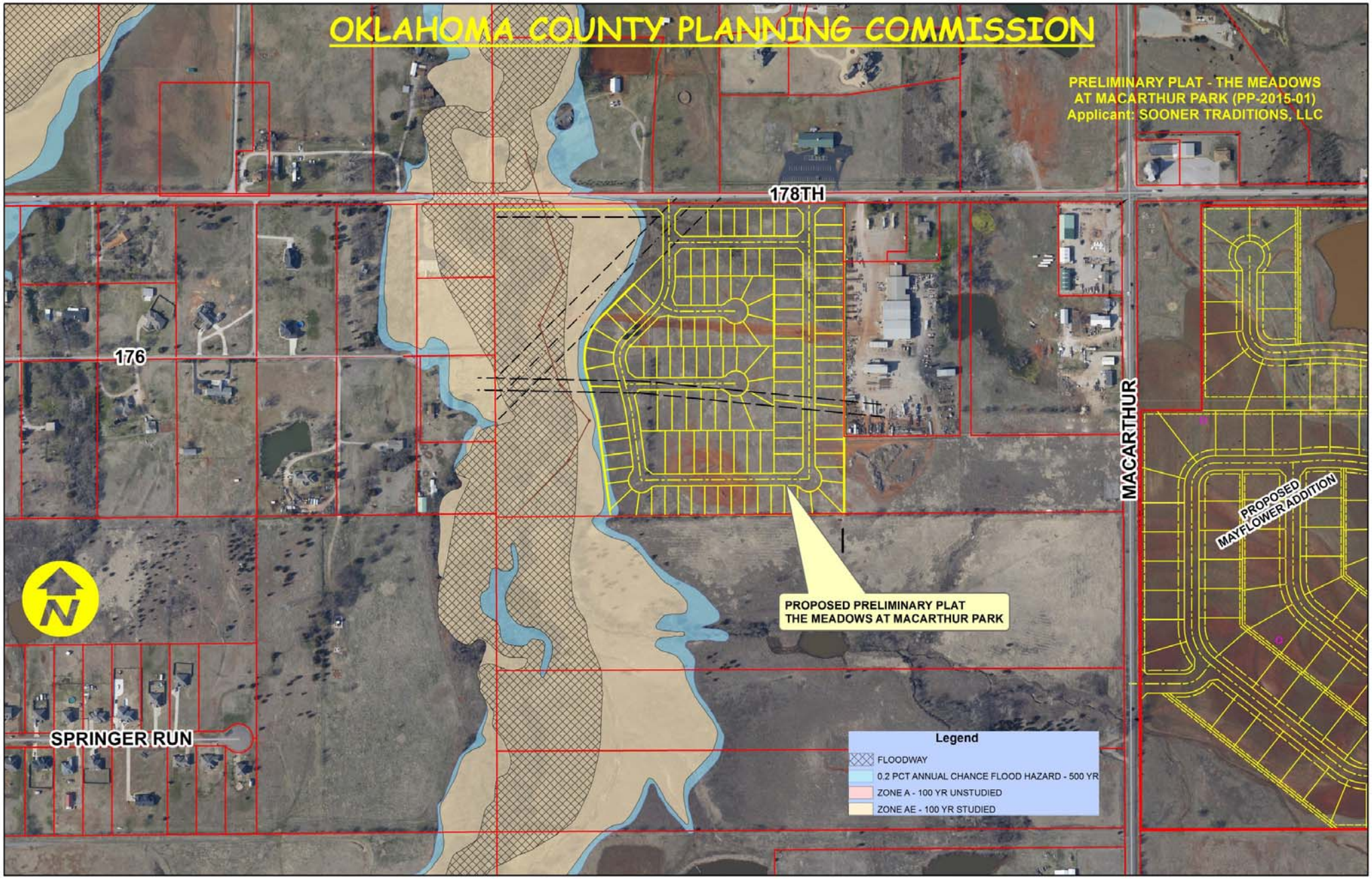
Action Required

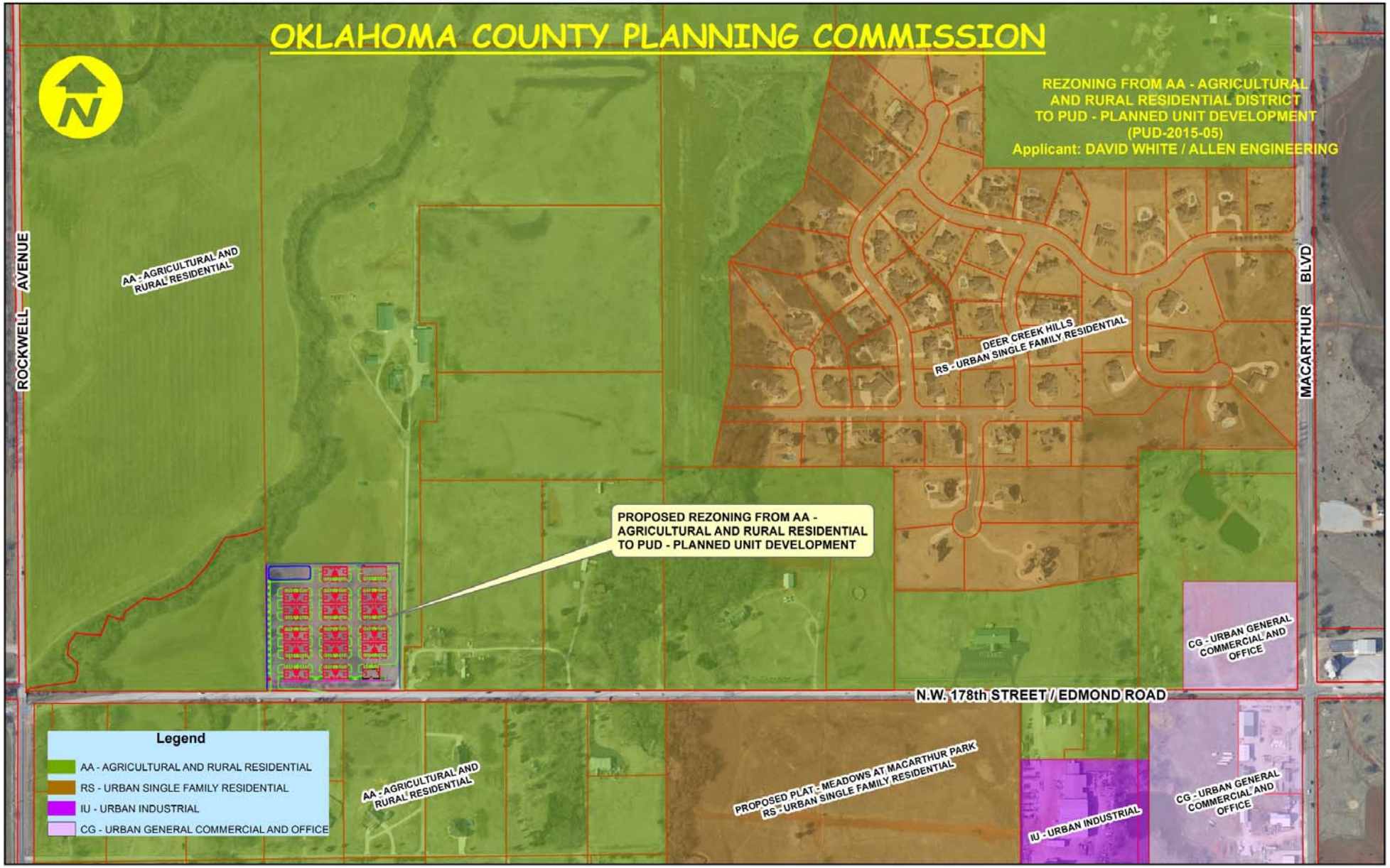
Approve or Deny application — Re-plat RE-2016-01

OKLAHOMA COUNTY PLANNING COMMISSION

Planning Commission Meeting

February 18, 2016


OKLAHOMA COUNTY PLANNING COMMISSION
PRELIMINARY PLAT - THE MEADOWS
AT MACARTHUR PARK (PP-2015-01)
Applicant: SOONER TRADITIONS, LLC
178TH
176
MACARTHUR
SPRINGER RUN
PROPOSED MAYFLOWER ADDITION
PROPOSED PRELIMINARY PLAT
THE MEADOWS AT MACARTHUR PARK
N
Legend
FLOODWAY
0.2 PCT ANNUAL CHANCE FLOOD HAZARD - 500 YR
ZONE A - 100 YR UNSTUDIED
ZONE AE - 100 YR STUDIED


OKLAHOMA COUNTY PLANNING COMMISSION
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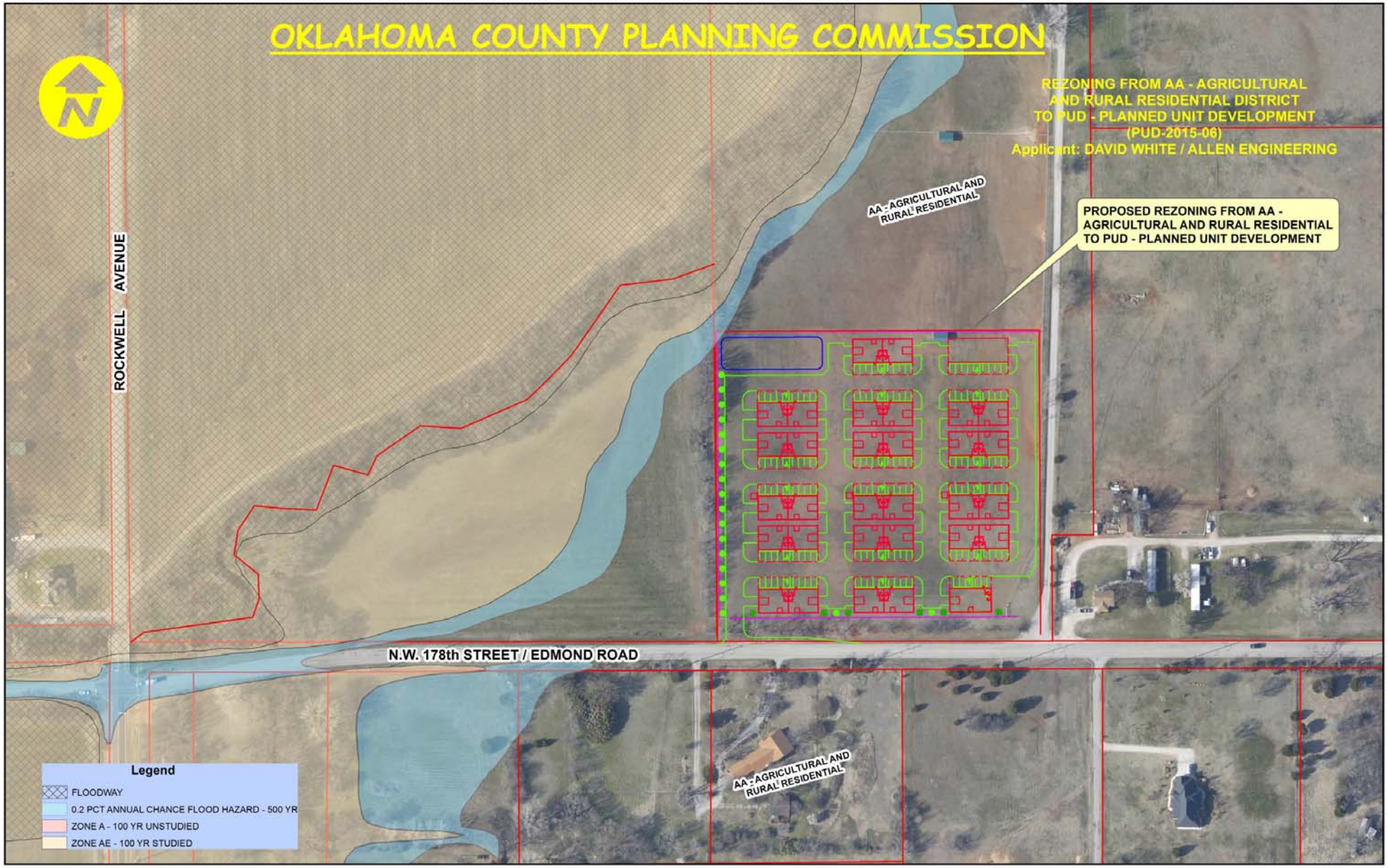
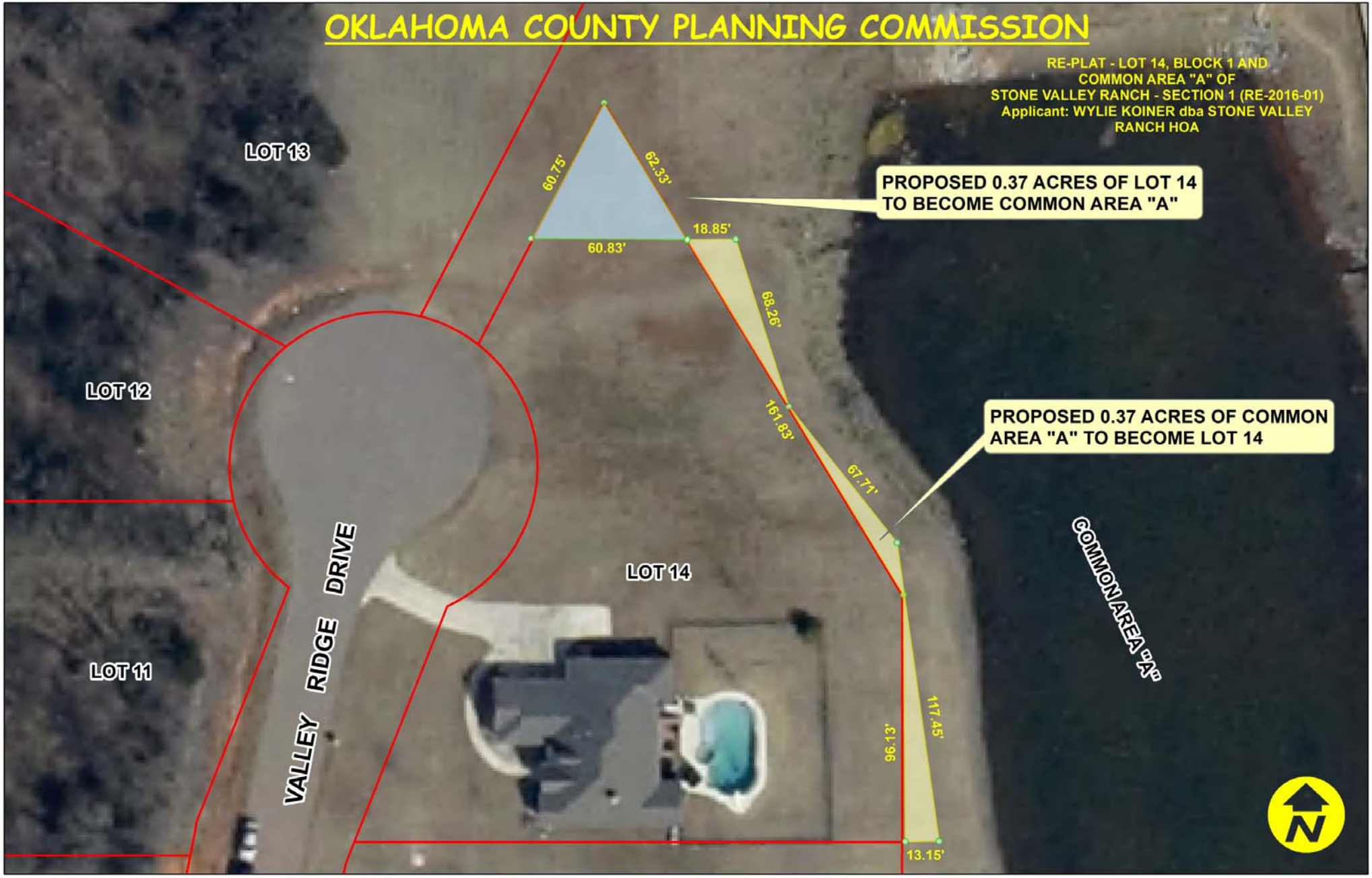
REZONING FROM AA - AGRICULTURAL AND RURAL RESIDENTIAL DISTRICT TO PUD - PLANNED UNIT DEVELOPMENT (PUD-2015-05)
Applicant: DAVID WHITE / ALLEN ENGINEERING
ROCKWELL AVENUE
MACARTHUR BLVD
AA - AGRICULTURAL AND RURAL RESIDENTIAL
DEER CREEK HILLS
RS - URBAN SINGLE FAMILY RESIDENTIAL
PROPOSED REZONING FROM AA - AGRICULTURAL AND RURAL RESIDENTIAL TO PUD - PLANNED UNIT DEVELOPMENT
CG - URBAN GENERAL COMMERCIAL AND OFFICE
N.W. 178th STREET / EDMOND ROAD
Legend
AA - AGRICULTURAL AND RURAL RESIDENTIAL
RS - URBAN SINGLE FAMILY RESIDENTIAL
IU - URBAN INDUSTRIAL
CG - URBAN GENERAL COMMERCIAL AND OFFICE
AA - AGRICULTURAL AND RURAL RESIDENTIAL
PROPOSED PLAT - MEADOWS AT MACARTHUR PARK
RS - URBAN SINGLE FAMILY RESIDENTIAL
IU - URBAN INDUSTRIAL
CG - URBAN GENERAL COMMERCIAL AND OFFICE


OKLAHOMA COUNTY PLANNING COMMISSION
REZONING FROM AA - AGRICULTURAL AND RURAL RESIDENTIAL DISTRICT TO PUD - PLANNED UNIT DEVELOPMENT (PUD-2015-06)
Applicant: DAVID WHITE / ALLEN ENGINEERING
AA - AGRICULTURAL AND RURAL RESIDENTIAL
PROPOSED REZONING FROM AA - AGRICULTURAL AND RURAL RESIDENTIAL TO PUD - PLANNED UNIT DEVELOPMENT
ROCKWELL AVENUE
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 PLANNING COMMISSION
RE-PLAT - LOT 14, BLOCK 1 AND
COMMON AREA "A" OF
STONE VALLEY RANCH - SECTION 1 (RE-2016-01)
Applicant: WYLIE KOINER dba STONE VALLEY
RANCH HOA
PROPOSED 0.37 ACRES OF LOT 14
TO BECOME COMMON AREA "A"
PROPOSED 0.37 ACRES OF COMMON
AREA "A" TO BECOME LOT 14
LOT 13
LOT 12
LOT 11
LOT 14
VALLEY RIDGE DRIVE
COMMON AREA "A"
60.75'
62.33'
60.83'
18.85'
68.26'
161.83'
67.71'
96.13'
117.45'
13.15'
N