A G E N D A

OKLAHOMA COUNTY PLANNING COMMISSION

ROOM 103 1:30 p.m.

January 21, 2016

1. **Notice of meeting posted January 14, 2016.**

2. **Call to Order.**

3. **Roll Call.**

4. **Approval of Minutes of the Previous Meeting: (December 17, 2015)**

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. **Discussion and possible action to approve/deny the Final Plat of "Jones Arbor" (FP-2015-01).**

Application of: **RED PLAINS PROFESSIONAL, INC for CONSTRUCTION CLEAN UP, LLC**

The applicant proposes to develop a single family residential subdivision. Each lot will be a minimum of five (5) acres in size. If approved the subdivision **(Jones Arbor)** will have 8 lots on 79.6537 acres. 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. Said tract containing 79.6537 acres.

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

7. Discussion and possible action to approve/deny a zoning change from AA-Agricultural and Rural Residential District to Planned Unit Development (PUD-2015-04).

Application of: **GRUBBS CONSULTING, LLC**

The applicant proposes to develop an industrial office/warehouse/commercial parcel governed by all uses within the IU-Urban Industrial & CG-Urban General Commercial and Office Districts as provided in the current Oklahoma County Zoning Regulations. If approved the parcel **(Waterloo-Coltrane Development)** will encompass 38.1632 acres. The following is the legal description of the property:

A tract of land being a part of the Northeast Quarter (NE/4) of Section Six (6), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Beginning at the Northeast corner of said Section 6; Thence South 00°17'57" East, along the East line of the Northeast Quarter (NE/4) of said Section 6, a distance of 1,340.36 feet to the Southeast corner of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of said Section 6; Thence North 89°41'59" West, along the South line of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of said Section 6, a distance of 992.34 feet to the East line of a Special Use Permit Resolution #66-85 dated April 1, 1985; Thence along the Easterly boundary line of said Special Use Permit for the following 6 courses:

1. North 00°11'52" West, a distance of 544.30 feet;
2. North 89°47'42" West, a distance of 329.65 feet;
3. North 00°11'52" West, a distance of 374.38 feet;
4. North 89°47'42" West, a distance of 332.95 feet;
5. North 44°47'42" West, a distance of 35.36 feet;
6. North 00°12'18" East, a distance of 395.00 feet to a point on the North line of the Northeast Quarter (NE/4) of said Section 6;Thence South 89°47'42" East, along said North line, a distance of 1,119.60 feet; Thence South 00°22'18" East, a distance of 450.00 feet; Thence South 89°47'42" East, parallel with said North line, a distance of 170.00 feet; Thence North 00°22'18" West, a distance of 450.00 feet to a point on said North line; Thence South 89°47'42" East, along said North line, a distance of 385.00 feet to the Point of Beginning. Said tract of land containing 1,662,389 square feet or 38.1632 acres, more or less. The basis of bearing for the above-described tract of land is the East line of said Northeast Quarter (NE/4) having a record bearing of South 00°17'57' East as set forth in the General Warranty Deed recorded at Book 12095, page 1750, filed in the offices of the County Clerk of Oklahoma County, Oklahoma.

Location: Waterloo & Coltrane (County Highway District #3)

8. Discussion and possible action to approve/deny the Preliminary Plat of Estates at Coffee Creek (PP-2015-04).

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 (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 December 2015 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 — January 21, 2016

Case: Final Plat (FP-2015-01) - Jones Arbor

Board of County Commissioner District: Willa Johnson — District 1

Applicant	**Owner/Proposed Location Address**
Construction Clean Up, L.L.C. P.O. Box 149 Jones, OK 73049	Construction Clean Up, L.L.C. P.O. Box 149 Jones, OK 73049

Request: Public hearing with discussion and consideration of approval/denial of the Final Plat of Jones Arbor for the purpose of developing 8 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 Final Plat of Jones Arbor before the Planning Commission for their review and approval. All requirements for the Final Plat submittal have been met. If the Planning Commission approves the Final Plat, the application will then be heard by the Board of County Commissioners for final approval. Once the Board of County Commissioners has approved the final plat and the plat is filed the developer will be able to sell lots.

Jones Arbor consists of eight lots and those lots will utilize section line roads for access to each individual lot (Hiwassee and NE 63rd St.). Mylars have been signed and no road bond or erosion control bond is required. Each lot owner will be required to deal with erosion control with the construction of any structure on each lot. If more than one acre of land is disturbed a stormwater permit is required.

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
Planning Commission	(Rezoning — Z-2015-03) - June 18, 2015
Planning Commission	(General Plat — GP-2015-07) - November 19, 2015
Planning Commission	(Preliminary Plat — PP-2015-03) - November 19, 2015
Planning Commission	(Final Plat — FP-2015-01)

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

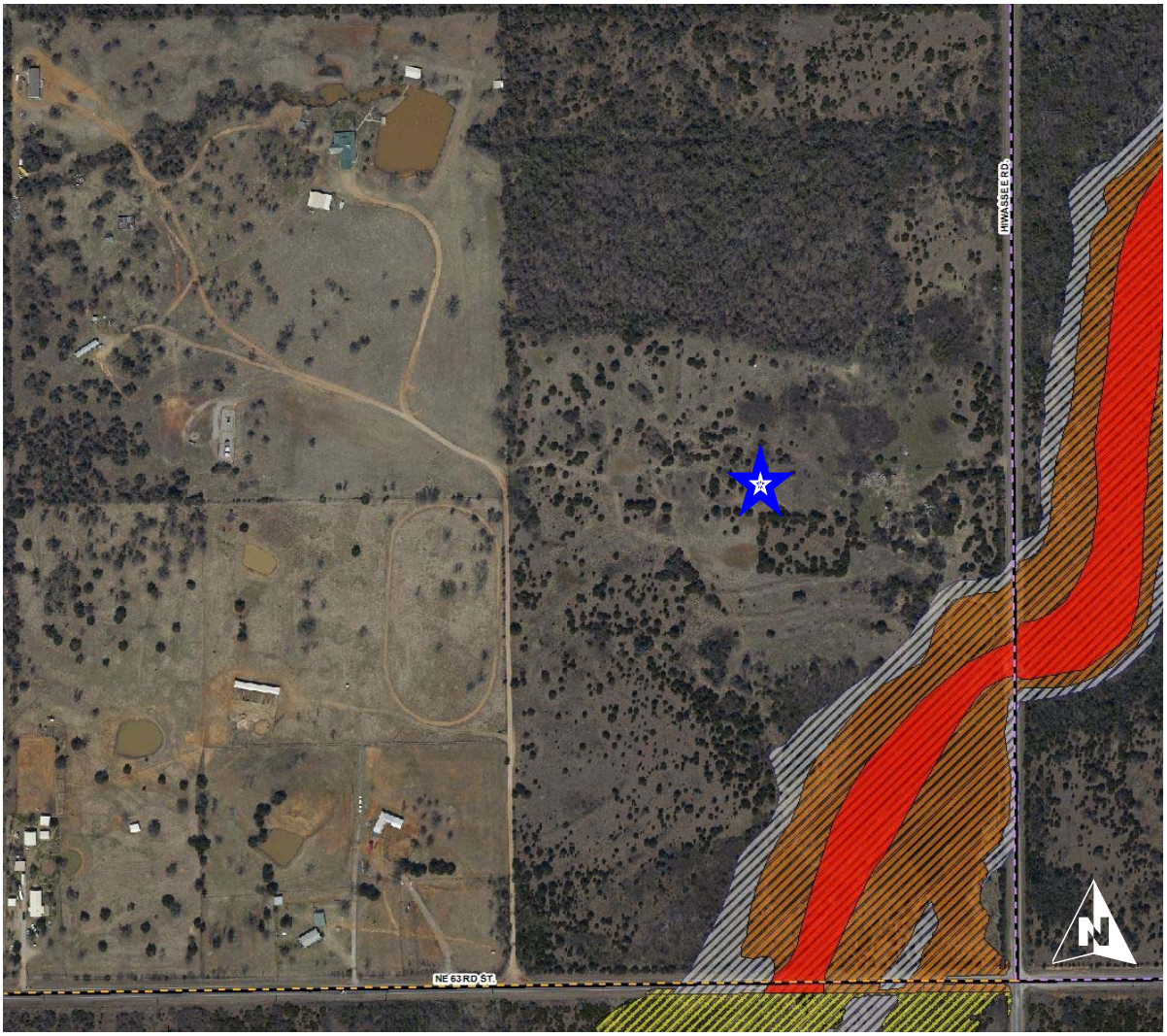
Flood Hazards

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

Vehicle Access

- Each lot will have one point of access from Hiwassee Rd. or NE 63rd St.

Picture of Subject Property



Action Required

Approve or Deny application — FP-2015-01

Oklahoma County Staff Report

Meeting Date — January 21, 2016

Case: Rezoning (PUD-2015-04) - AA - Agricultural & Rural Residential to PUD - Urban and Commercial Planned Unit Development
Board of County Commissioner District: Ray Vaughn — District 3

Applicant	**Owner/Proposed Location Address**
Mark Grubbs — Grubbs Consulting 1819 S. Morgan Rd. Oklahoma City, OK 73128	Hilliard Perry Sneed SW Corner of Waterloo & Coltrane Edmond, OK 73034

Request: Public hearing with discussion and consideration of approval/denial of rezoning for the purpose of developing an industrial office/warehouse development.

Proposed Use: Industrial office/warehouse development

Site Location: Southwest corner of Waterloo Rd. and Coltrane Rd.

Size: The area of request is comprised of approximately 38.163 acres.

Project Background & History

Mr. Grubbs contacted Planning and Engineering staff about the proposed project at this location and 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 each individual lot 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

Waterloo Rd. (West of Coltrane) — 6,971 taken by Oklahoma County District 3 in 2015
Waterloo Rd. (East of Coltrane) — 7,577 taken by Oklahoma County District 3 in 2015
Coltrane — 2,214 taken by Oklahoma County District 3 in 2015

Dates of Hearings

Planning Commission	(Zoning — October 15, 2015) - Withdrawn by Applicant
Planning Commission	(Zoning — January 21, 2016)

Existing On-Site & Adjacent Zoning Districts

On-Site:	AA — Agricultural & Rural Residential
North:	Logan County — Based on aerial images activity of the north side of Waterloo Rd. looks to be commercial or industrial in nature
South:	AA — Agricultural & Rural Residential
West:	AA — Agricultural & Rural Residential & the City of Edmond
East:	CG — Urban General Commercial and Office, AA — Agricultural & Rural Residential with a Special Use, & Planned Unit Development — Storage Facility

This property surrounds a piece of property zoned Urban General Commercial and Office.

Existing On-Site & Adjacent Land Uses

On-Site:	Vacant
North:	Commercial and Industrial activities. Dollar General located on Waterloo
South:	Rural Residential with ranch
West:	Vacant
East:	Various commercial activity

Utilities & Services

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

Flood Hazards

- No Flood Hazards exist on the subject property.

Vehicle Access

- Two access points will be permitted on Waterloo Rd. Three access points will be permitted on Coltrane.

Picture of Subject Property

Overall Synopsis of the Planned Unit Development (PUD)

- The intent of the PUD is to provide for the continuation of the industrial, warehouse and commercial development which exists to the north and east of this property.
- Water will be provided through the use of private water wells. Waste disposal will be handled with private aerobic, septic or lagoon systems.

Tract 1

- Tract 1 — Consists of 10.80 acres and is located along the north side of the 38.16 acres and will utilize Waterloo Rd. for access. The engineer has depicted 10 — 1 acre lots.
- Tract 1 — These 10 lots will utilize 41 of the 51 uses allowed in IU — Urban Industrial District. Two conditional uses, temporary signs and above ground flammable liquid storage, are being requested and will be subject to restrictions in Article II Section 13 in the Zoning Regulations (Deals with specific conditions that have to be met for those uses).
  - Minimum lot size shall not be less than 1 acre.
  - Minimum lot width shall be 100 feet for lots facing/fronting Waterloo Rd.
  - Building setback of not less than 50 feet shall be required along the west boundary and along the west 370 feet of the south boundary.
  - Front and rear building setback shall be as defined in Article II Section 13 of IU district. Side-Yard — None, except where a platted building line exists. Twenty-five feet where a lot abuts AA, RA, RS, RD, RM or residential development. Side-Rear — None, except where a lot abuts AA, RA, RS, RD, RM, or residential then 40 feet is the minimum.
  - Building Height — When adjoining or within one-hundred fifty (150) feet of an AA, RA, RS, RD, RM, or PUD district designated for residential development, building height shall be limited within a bulk plan determined as follows: For the first seventy-five (75) feet of distance from said zoning district 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 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 (1) 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.
- Tract 1 will utilize shared access driveways. Driveways must be 200 feet apart at minimum.

Overall Synopsis of the Planned Unit Development (PUD) - Continued

Tract 2

- Tract 2 — Consists of 14.94 acres and is located along the middle of the 38.16 acres and will utilize Coltrane for access. The engineer has depicted 1 large 14.94 acre tract.
- Tract 2 — Will utilize 48 of the 51 uses allowed in CG — Urban General Commercial and Office District. Two conditional uses, temporary signs and entertainment use, are being requested and will be subject to restrictions in Article II Section 11 in the Zoning Regulations (Deals with specific conditions that have to be met for those uses).
  - Building setback of not less than 50 feet shall be required along the west boundary.
  - Front and rear building setback shall be as defined in Article II Section 11 of CG district. Side-Yard — None, except where a platted building line exists. Exterior lot abutting a collector street: Twenty-five (25) feet or seventy-five (75) feet from centerline, whichever is greater. Side-Rear — None, except where a lot abuts AA, RA, RS, RD, RM, or residential.
  - Building 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 plan 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.

Tract 2 will have two points of access along Coltrane. Driveways must be 200 feet apart at minimum.

Overall Synopsis of the Planned Unit Development (PUD) - Continued

Tract 3

- Tract 3 — Consists of 12.40 acres and is located along the south side of the 38.16 acres and will utilize Coltrane for access. The engineer has depicted 10 — 1 acre lots. A road will be constructed by the developer to access these ten lots.
- Tract 3 — These 10 lots will utilize 42 of the 51 uses allowed in IU — Urban Industrial District. Two conditional uses, temporary signs and above ground flammable liquid storage, are being requested and will be subject to restrictions in Article II Section 13 in the Zoning Regulations (Deals with specific conditions that have to be met for those uses).
  - Minimum lot size shall not be less than 1 acre.
  - Building setback of not less than 50 feet shall be required along the west boundary.
  - Front and rear building setback shall be as defined in Article II Section 13 of IU district. Side-Yard — None, except where a platted building line exists. Twenty-five feet where a lot abuts AA, RA, RS, RD, RM or residential development. Side-Rear — None, except where a lot abuts AA, RA, RS, RD, RM, or residential then 40 feet is the minimum.
  - Building Height — When adjoining or within one-hundred fifty (150) feet of an AA, RA, RS, RD, RM, or PUD district designated for residential development, building height shall be limited within a bulk plan determined as follows: For the first seventy-five (75) feet of distance from said zoning district 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 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 (1) 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.
- Tract 3 will utilize a road that will be constructed that will access Coltrane.

Development Regulations in the PUD

Screening and Landscaping Requirements

a. Property abutting an AA, RA, RS, RD, RM, or PUD district designated for residential development shall be screened in accordance with the provisions of ARTICLE VII, of the Zoning Regulations.

b. All property shall be landscaped in accordance with the provisions of ARTICLE VII of the Zoning Regulations.

Outdoor Work Areas, Sales, Display, and Storage Restrictions

Outdoor work areas, sales, display, and storage or merchandise and materials are permitted subject to the following regulations:

a. No area containing parking spaces required to meet the parking standards set forth in ARTICLE VIII of the Zoning Regulations shall be used as a display, sales, storage, or work area.

b. No public sidewalk or street right-of-way shall be used, except for an approved temporary special merchant authorized by County regulations.

c. All outside activity other than permitted sales may be enclosed by a fence or wall, which is not required to be sight-proof, except as provided in subsection e. Said fence or wall may be located on the property line on all sides provided that property sight triangles are maintained at all street and driveway intersections.

d. Outdoor storage other than as permitted in the above regulations may be permitted subject to the approval of a Special Permit by the Board of County Commissioners and subject to conditions as may be determined by the Board as part of their approval.

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.

Open Space Regulations

A minimum of 15% of the PUD site (5.72 acres) will be preserved as open space. Each tract will include a portion of the total 5.72 acres. Open space within each tract can be in the form of berms, tress, shrubs, low-impact development techniques, porous pavement or porous pavers.

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 industrial office/warehouse development. 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.

Additional Requirements

- A Traffic Impact Analysis will have to be conducted before any building permits will be issued to determine if any road or traffic improvements will have to be made.
- 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.

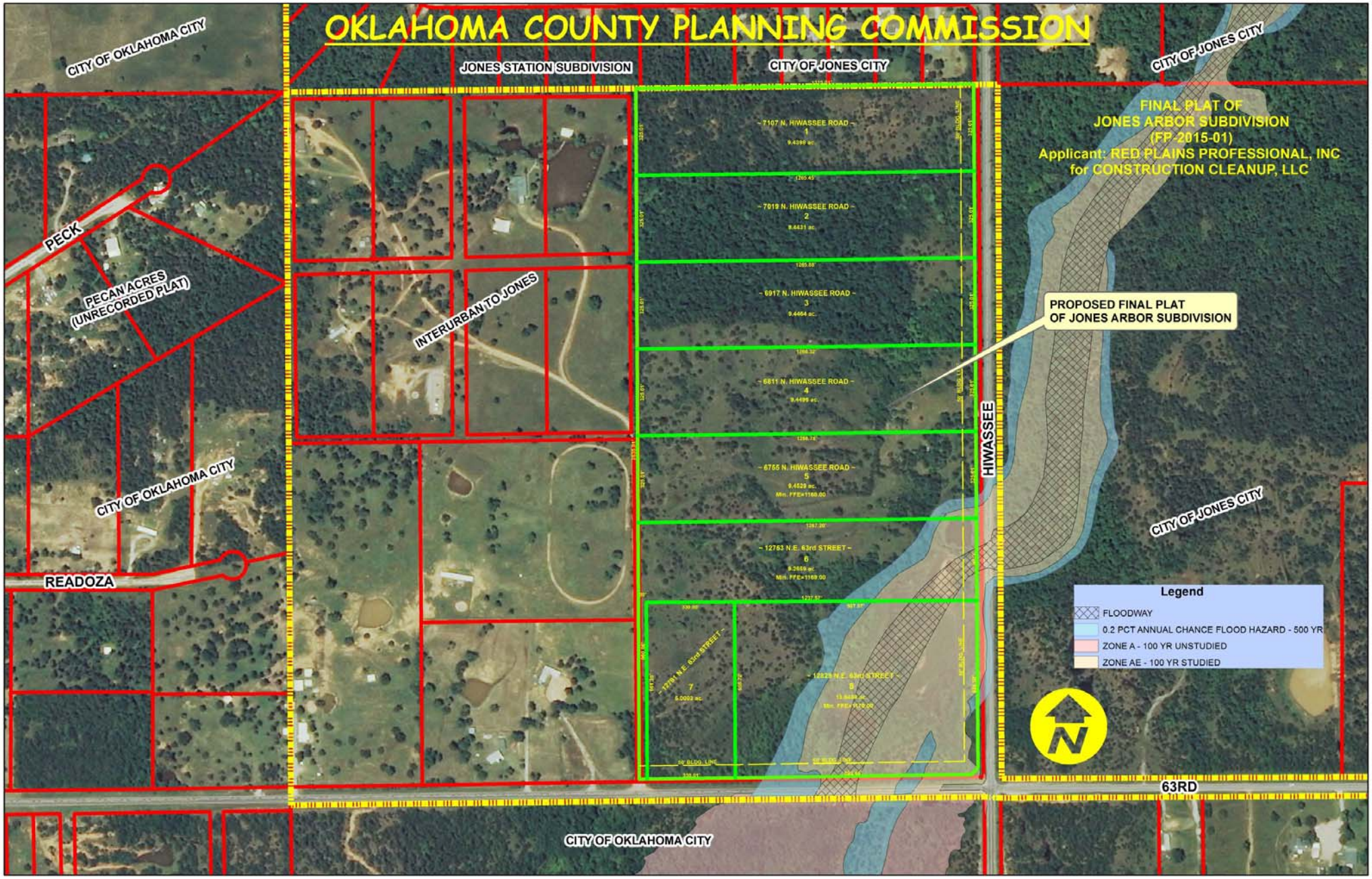
Action Required

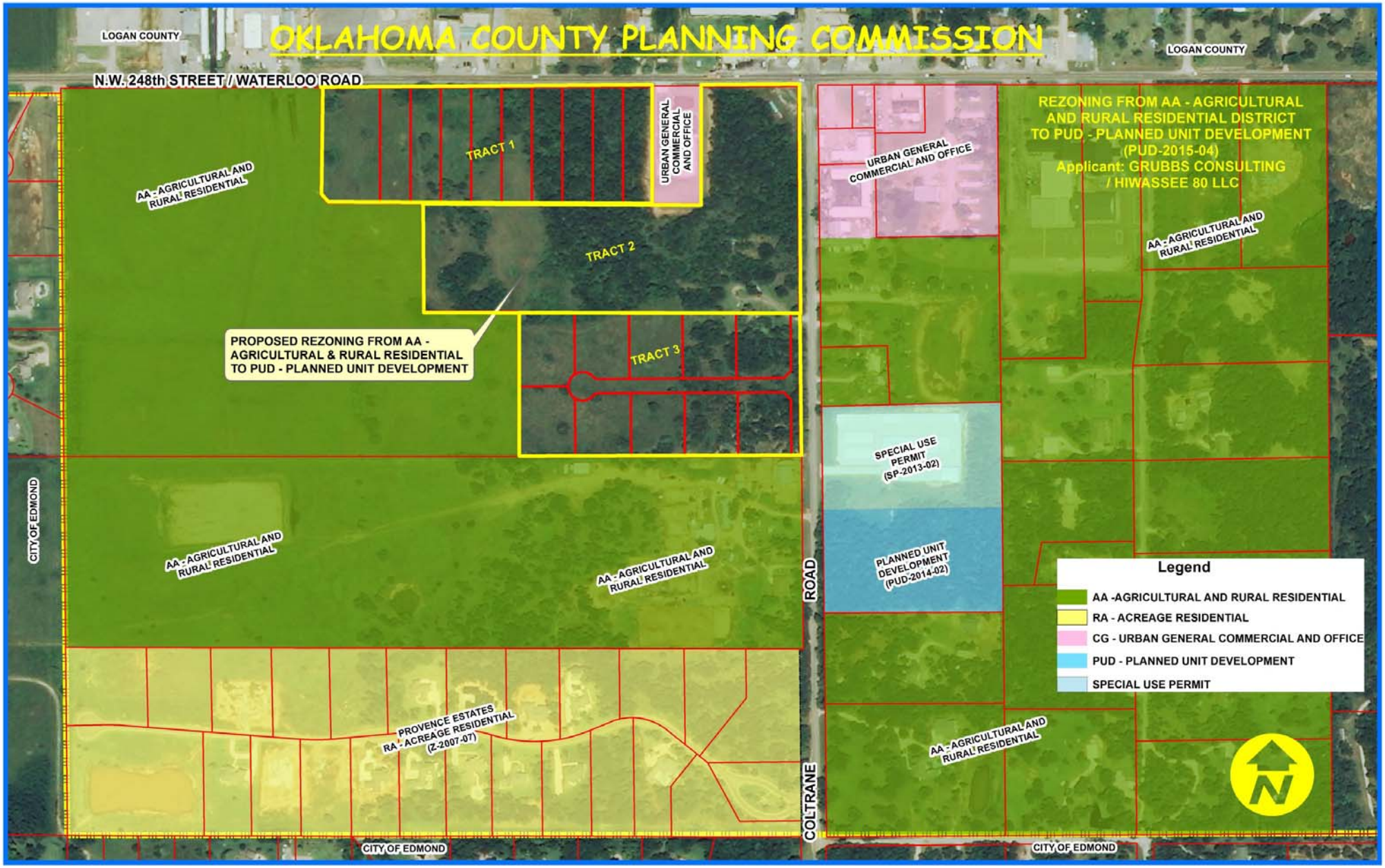
Approve or Deny application — PUD-2015-04

OKLAHOMA COUNTY PLANNING COMMISSION

Planning Commission Meeting

January 21, 2016


OKLAHOMA COUNTY PLANNING COMMISSION
CITY OF OKLAHOMA CITY
JONES STATION SUBDIVISION
CITY OF JONES CITY
CITY OF JONES CITY
FINAL PLAT OF
JONES ARBOR SUBDIVISION
(FP-2015-01)
Applicant: RED PLAINS PROFESSIONAL, INC
for CONSTRUCTION CLEANUP, LLC
PECK
PECAN ACRES
(UNRECORDED PLAT)
INTERURBAN TO JONES
PROPOSED FINAL PLAT
OF JONES ARBOR SUBDIVISION
HIWASSEE
CITY OF OKLAHOMA CITY
CITY OF JONES CITY
READOZA
Legend
FLOODWAY
0.2 PCT ANNUAL CHANCE FLOOD HAZARD - 500 YR
ZONE A - 100 YR UNSTUDIED
ZONE AE - 100 YR STUDIED
63RD
CITY OF OKLAHOMA CITY


OKLAHOMA COUNTY PLANNING COMMISSION
LOGAN COUNTY
LOGAN COUNTY
N.W. 248th STREET / WATERLOO ROAD
REZONING FROM AA - AGRICULTURAL AND RURAL RESIDENTIAL DISTRICT TO PUD - PLANNED UNIT DEVELOPMENT (PUD-2015-04)
Applicant: GRUBBS CONSULTING / HIWASSEE 80 LLC
TRACT 1
TRACT 2
TRACT 3
URBAN GENERAL COMMERCIAL AND OFFICE
URBAN GENERAL COMMERCIAL AND OFFICE
AA - AGRICULTURAL AND RURAL RESIDENTIAL
AA - AGRICULTURAL AND RURAL RESIDENTIAL
PROPOSED REZONING FROM AA - AGRICULTURAL & RURAL RESIDENTIAL TO PUD - PLANNED UNIT DEVELOPMENT
SPECIAL USE PERMIT (SP-2013-02)
PLANNED UNIT DEVELOPMENT (PUD-2014-02)
AA - AGRICULTURAL AND RURAL RESIDENTIAL
AA - AGRICULTURAL AND RURAL RESIDENTIAL
AA - AGRICULTURAL AND RURAL RESIDENTIAL
PROVENCE ESTATES RA - ACREAGE RESIDENTIAL (Z-2007-07)
CITY OF EDMOND
CITY OF EDMOND
CITY OF EDMOND
COLTRANE ROAD
Legend
AA -AGRICULTURAL AND RURAL RESIDENTIAL
RA - ACREAGE RESIDENTIAL
CG - URBAN GENERAL COMMERCIAL AND OFFICE
PUD - PLANNED UNIT DEVELOPMENT
SPECIAL USE PERMIT
N