

A G E N D A

OKLAHOMA COUNTY PLANNING COMMISSION

ROOM 103 1:30 p.m.

July 11, 2013

1. Notice of meeting posted July 3, 2013.
2. Call to Order.
3. Roll Call.
4. Approval of Minutes of the Previous Meeting: (June 13, 2013)
5. Discussion and possible action to approve/deny a Special Use Permit (SUP-2013-02) for Clauren Ridge Vineyard and Winery.

Applicant:

THOMAS E. INGMIRE

The applicant is requesting to continue current operations. The facility has on site fermentation, storage, bottling, and distribution functions as well as wine sales, consumption and special events on site. The following is the legal description of the property:

A tract of land located in the Northwest Quarter (NW/4) of Section Six (6), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma being more particularly described as follows: Commencing at the Northwest corner (NW/C) of said Northwest Quarter (NW/4); thence South 89°45'27" East, on the North line of said NW/4, for a distance of 1688.84 feet to the Point of Beginning. Thence continuing South 89°45'27" East for a distance of 200.00 feet; thence South 00°20'47" East for a distance of 400.00 feet; thence North 89°45'27" West for a distance of 200.00 feet; thence North 00°20'47" West for a distance of 400.00 feet to the Point of Beginning, containing 1.84 acres more or less.

Location: NW 248th & May Ave. (6000 W. Waterloo) (County Highway District #3)

6. Discussion and possible action to approve/deny a Special Use Permit (SUP-2013-02) to renew a "Year Round Fireworks Sales Facility" within an existing warehouse

Applicant:

FIREWORKS CENTRAL 25, LLC

The applicant is requesting a renewal of a special use permit to continue using the facility for "Year Round Fireworks Sales". The following is the site description to be considered:

**A part of Lot One (1) of the Northwest Quarter (NW/4) of Section Eighteen (18), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows, to-wit: Beginning at the Northwest Corner of Lot One (1) of the Northwest Quarter (NW/4); Thence East 757.2876 feet; Thence South 330.00 feet; Thence West to the West line of Lot One (1); Thence North to Beginning. LESS AND EXCEPT a tract on the West deeded to Oklahoma County for road purposes, said deed being recorded in Book 55, page 177 of the records of Oklahoma County, Oklahoma, AND FURTHER LESS AND EXCEPT a strip, piece or parcel of land lying in part of Lot One (1) of the Northwest Quarter (NW/4) of Section Eighteen (18), Township Twelve (12) North, Range Two (2) West, Oklahoma County, Oklahoma, said parcel of land being described by metes and bounds as follows: Beginning at a point 33.00 feet east of the West line: Thence East on a line parallel to and 33.00 feet South of said North line a distance of 32.00 feet; Thence South 00°08'33"East a distance of 311.75 feet; Thence North 14°10'49"West a distance of 131.86 feet to a point 33.00 feet East of the West line of said Lot One (1); Thence North 00°08'33"West a distance of 183.75 feet to the Point of Beginning.
Location: 2820 NE 50th St., Oklahoma City, Oklahoma (County Highway District #1)**

7. Discussion and possible action to approve/deny a revised Planned Unit Development PUD-2013-01 Summit Lake Estates

Applicant: **St. JOHN CONSTRUCTION CO., LLC**

The applicant proposes to revise the PUD for the Summit Lake Estates subdivision. The revised Planned Unit Development (PUD-2013-01) will include the common areas and ponds as amenities. The following is the legal description of the property:

**Government Lots One (1) and Two (2) and the East Half (E/2) of the Northwest Quarter (NW/4) of Section Eighteen (18), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma.
Location: NW 220th and May Ave. (County Highway District #3)**

8. Discussion and possible action to approve/deny the General Plat (GP-2013-01) of Summit Lake Estates, Section II.

Applicant: **St. JOHN CONSTRUCTION CO., LLC**

The applicant proposes to complete the second phase of a single-family residential subdivision in accordance with a revised Planned Unit Development (PUD-2013-01). The new section has approximately 81 lots on 78 acres. Common areas and ponds will be included as amenities. The following is the legal description of the property:

**Government Lots 1 and 2, and the East one-half of the Northwest Quarter (NW/4) of Section Eighteen (18), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, less and except that portion which has been platted as Summit Lake Estates Section 1 recorded in the Office of the County Clerk of Oklahoma County, plat book 63, page 1.
Location: NW 220th and May Ave. (County Highway District. #3)**

9. **(Deferred Item from March 14, 2013 PC meeting): 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)

10. **(Deferred Item from March 14, 2013 PC meeting): 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)

- 11. Discussion of updates to the Oklahoma County Master Plan.**
- 12. Discussion and possible action to receive June 2013 Fee Fund Report.**
- 13. New Business.**
- 14. Adjournment.**



Oklahoma County Staff Report

Meeting Date — July 11, 2013

Case: Special Use Permit (SUP-2013-02) - Renewal of a Special Use Permit for Clauren Ridge Vineyard & Winery
Board of County Commissioner District: Ray Vaughn — District 3

<u>Applicant</u>	<u>Owner/Proposed Location Address</u>
Thomas Ingmire 6000 W. Waterloo Rd. Edmond, OK 73025	Thomas Ingmire 6000 W. Waterloo Rd. Edmond, OK 73025

Request: Public hearing with discussion and consideration of approval/denial of a Special Use Permit to operate a vineyard and winery.

Proposed Use: Clauren Ridge Vineyard & Winery

Site Location: 6000 W. Waterloo Rd.

Size: The area of request is comprised of approximately 1.84 acres.

Project Background

The applicant is renewing his Special Use permit to operate his vineyard and winery with on-site fermentation, storage, bottling, and distribution functions as well as wine sales, consumption and special events on the premise. The Planning Commission approved this special use permit previously for a 5 year time frame with restrictions.

Restrictions:

- 1. Days of Operation:** Tuesday thru Saturday (Excluding Special Events)
- 2. Hours of Operation:** 11:00 AM to Midnight (Excluding Special Events)
- 3. Capacity:** 75 Maximum
- 4. Parking:** Meet ADA requirements and County specifications
- 5. Signage:** Monumental with indirect, low-level lighting
- 6. Building Exterior:** No metal siding; use stucco, rock, masonry, or combination
- 7. Sight-Proof Screening:** All non-related winery structures; plant evergreen trees along west property line
- 8. Lighting:** Low level and approved by County Engineer

The applicant completed his structure and was issued a temporary certificate of occupancy on May 22, 2012 and issued a final certificate of occupancy on March 14, 2013. Mr. Ingmire has recently opened the winery to the public for wine tastings and special events. He is coming before the Planning Commission to renew his special use permit and to get business underway. He will have to continue to bring this item before the Planning Commission as a special permit to renew this use in the future.

Traffic Information

Waterloo Rd. — 2,757 ADT taken in 2013
May Ave. — 662 ADT taken in 2013
Pennsylvania Ave. — 1,108 ADT taken in 2013

Dates of Hearings

Planning Commission	(SUP — Deferred — May 15, 2008)
Planning Commission	(SUP — June 19, 2008)
Planning Commission	(SUP Renewal — July 11, 2013)

Existing On-Site & Adjacent Zoning Districts

On-Site:	AA — Agricultural & Rural Residential
North:	Logan County
South:	AA — Agricultural & Rural Residential
West:	AA — Agricultural & Rural Residential
East:	AA — Agricultural & Rural Residential

Existing On-Site & Adjacent Land Uses

On-Site:	Residential & Winery
North:	Logan County (Rural Residential)
South:	Rural Residential
West:	Residential
East:	Residential

Utilities & Services

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

Flood Hazards

- ◆ No Flood Hazards exist on the subject property.

Vehicle Access

- ◆ The subject property has one point of access.

Picture of Subject Property



Action Required

Approve or Deny application — SUP-2013-02



Oklahoma County Staff Report

Meeting Date — July 11, 2013

Case: Special Use Permit (SUP-2013-03) - Renewal of a Special Use Permit for Year Round Fireworks Sales Facility

Board of County Commissioner District: Willa Johnson — District 1

<u>Applicant</u>	<u>Owner/Proposed Location Address</u>
Fireworks Center 25, LLC 9344 Gosler Rd. Sealy, TX 77474	Ken-Jer Enterprises, LLC 2820 NE 50th St. Oklahoma City, OK 73121

Request: Public hearing with discussion and consideration of approval/denial of a Special Use Permit to allow year-round firework sales. This Special Use Permit is a yearly renewal application.

Proposed Use: Fireworks Sales Facility

Site Location: 2820 NE 50th St.

Size: The area of request is comprised of approximately 5 acres.

Project Background

The Special Use Permit application, if approved, will be required to be renewed on a annual basis, per BOCC Resolution #295-10 (Year-Round Fireworks Sales) approved November 24, 2010. The applicant submitted a current wholesale fireworks permit, issued by the Oklahoma Tax Commission.

The property to the south is zoned AA — Agricultural and Rural Residential. Oklahoma County requires site-proof fencing between commercially/industrially zoned properties and residentially zoned properties. When the subject property was originally submitted for rezoning, staff inadvertently overlooked the fencing requirement on the south boundary line. The applicant was in the process of installing fencing during the renewal of this special use permit last year. Staff is of the understanding that all fencing requirements have been met.

Traffic Information

Bryant Ave. — 1,300 ADT taken in 2012 by the City of Oklahoma City
NE 50th St. — 2,000 ADT taken in 2013
Interstate 35 — Approximately 68,000 ADT by ODOT

Dates of Hearings

Planning Commission	(Zoning — Denied — May 29, 2003)
Board of County Commissioners	(Zoning — Approved — June 2, 2003)
Planning Commission	(SUP — May 12, 2011)
Planning Commission	(SUP Renewal — June 14, 2012)
Planning Commission	(SUP Renewal — July 11, 2013)

Existing On-Site & Adjacent Zoning Districts

On-Site:	CH — Highway Commercial
North:	SPUD; I-2—Industrial & AA — Agricultural & Rural Residential (City of OKC)
South:	AA — Agricultural & Rural Residential (Non-Conforming Use)
West:	PUD — Planned Unit Development in the City of OKC
East:	AA — Agricultural & Rural Residential

Existing On-Site & Adjacent Land Uses

On-Site:	Commercial
North:	Industrial & Residential (City of OKC)
South:	Industrial
West:	I-35 & City of OKC
East:	Agricultural

Utilities & Services

Police:	Oklahoma County Sheriff
Fire:	Forest Park Fire Department
Ambulance:	Midwest City EMS
Public Schools:	Millwood School District
Refuse:	Private
Sanitary Sewer:	Septic or aerobic system
Water:	City of Oklahoma City

Flood Hazards

- ◆ No Flood Hazards exist on the subject property.

Vehicle Access

- ◆ The subject property has three points of access.

Picture of Subject Property



Action Required

Approve or Deny application — SUP-2013-03



Oklahoma County Staff Report

Meeting Date — July 11, 2013

Case: Revised Planned Unit Development (PUD-2013-01) - Revised PUD Statement for Summit Lake Estates

Board of County Commissioner District: Ray Vaughn — District 3

<u>Applicant</u>	<u>Owner/Proposed Location Address</u>
St. John Construction Company, LLC 3609 Carnoustie Dr. Norman, OK 73072	Summit Lake, LLC PO Box 18108 Oklahoma City, OK 73154

Request: Public hearing with discussion and consideration of approval/denial of zoning change/revised PUD statement from PUD-2004-06 to PUD-2013-01.

Proposed Use: Applicant proposes to complete the second phase of a two phase single-family residential subdivision.

Site Location: Southeast corner of NW 220th St. & May Ave.

Size: The area of request is comprised of approximately 156 acres.

Project Background

The developer of Summit Lake Estates is ready to begin development of phase two. The original PUD was filed in 2004 and some changes have been requested before the developer begins the second phase of this project. Staff has reviewed the original design statement for the PUD of Summit Lake Estates and the revised design statement for the PUD of Summit Lake Estates and has listed the changes below:

1. The developer originally had a total of 113 lots that would make up Summit Lake Estates and the revised PUD is now calling for a total of 130 lots.
2. The developer is requesting for smaller lot sizes and home sizes in the revised PUD compared to the original.
3. The right-of-way of streets in phase one is currently 50 feet and the right-of-way of streets in phase two will be 60 feet. The reason for this change is because Oklahoma County's Subdivision Regulations have been amended since the original PUD was filed and they are coming into compliance.

4. The most significant change is the elimination of the road that would connect phase one and phase two together. In the original PUD, there was a road that was supposed to be constructed on top of the dam that is currently there. The developer wants to modify the connection between phase one and phase two for the following reasons: safety & security.

Safety — The elevation of the water on the east side of the dam is 1,050 feet above sea level. The top of the dam is approximately five feet above the high water line of the east pond. The elevation of the water on the west side of the dam is 1,034 feet above sea level of the west pond. There is a drop in elevation from the top of the dam to the water on the west side of twenty-one feet. The slope on the west side of the dam is approximately 3 to 1. That is a 15 degree angle. If a vehicle were to lose control and break through or go over the barrier and roll down the embankment on the west side of the dam; the injuries sustained in such an incident would be serious if not fatal.

Security — Section one and section two will be gated communities with private streets. The residents of section one do not want the residents living in section two to use the entry gate on Coffee Creek Rd. as a primary means of egress from the homes in section two. The developer is applying the same logic for future residents in section two not wanting section one residents utilizing their road to exit Summit Lake Estates onto May Ave. The intent is that each gate will provide exclusive means of ingress and egress to the section it serves. The connection between the two sections will be used for an emergency exit only.

Oklahoma County Subdivision Regulations

General Requirements for Roads — “The street pattern of a neighborhood shall provide adequate circulation within the subdivision. The arrangement, character, extent, width, grade, and location of all streets shall be considered in their relation to existing and planned streets, to topographical conditions, to public safety and convenience, and to the proposed uses of the land to be served by such streets. Proposed streets and roads shall provide a safe convenient, and functional system for vehicular, pedestrian, bicycle circulation, and shall be appropriate for the particular traffic characteristics of the proposed development.”

The original PUD (PUD-2004-06) specified a road being constructed over the dam that would connect phase one and phase two together. The revised PUD (PUD-2013-01) wants to eliminate that road and connection between the two phases. That connection between the two phases will only be used for pedestrians (walking trail) and for emergency purposes. Because of this significant change from the original PUD, a determination should be made by the Planning Commission to allow the disconnection of the two phases.

Traffic Information

NW 220th St./Coffee Creek Rd. — 2,113 ADT taken in 2013
May Ave. — 1,340 ADT taken in 2011
Pennsylvania Ave. — 3,528 ADT taken in 2011
NW 206th St./Covell Rd. — 2,745 ADT taken in 2012

Dates of Hearings

Planning Commission	(Rezoning — September 16, 2004)
Planning Commission	(General Plat Phase I — September 16, 2004)
Planning Commission	(Preliminary Plat Phase I — February 17, 2005)
Planning Commission	(Final Plat Phase I — March 17, 2005)
Planning Commission	(Rezoning/Revised PUD — July 11, 2013)

Existing On-Site & Adjacent Zoning Districts

On-Site:	Planned Unit Development currently governed by PUD-2004-06
North:	AA — Agricultural & Rural Residential (Fossil Creek Subdivision)
South:	Planned Unit Development (Mission Springs Subdivision)
West:	AA — Agricultural & Rural Residential
East:	AA — Agricultural & Rural Residential

Existing On-Site & Adjacent Land Uses

On-Site:	Summit Lake Estates (Phase I — 38 of 49 lots have homes under construction/ constructed)
North:	Fossil Creek Subdivision (Large lot subdivision)
South:	Mission Springs Subdivision
West:	Rural Residential
East:	Rural Residential

Utilities & Services

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

Flood Hazards

- ◆ The property is not in a FEMA designated floodplain. However, there is a dam on the property, the applicant needs to contact the Army Corps of Engineers or the Oklahoma Water Resources Board before any construction would be allowed to commence.

Vehicle Access

- ◆ The subject property has one point of access to the property for Phase I of Summit Lake Estates located on NW 220th St./Coffee Creek Rd. This access serves the 49 lots in Phase I. It is being proposed that Phase II of Summit Lake Estates will also have one point of access located on May Ave. This access serves the proposed 81 lots that makeup Summit Lake Estates Phase II

Picture of Subject Property



Action Required

Approve or Deny application — PUD-2013-01



Oklahoma County Staff Report

Meeting Date — July 11, 2013

Case: General Plat (GP-2013-01) - Summit Lake Estates, Section II

Board of County Commissioner District: Ray Vaughn — District 3

<u>Applicant</u>	<u>Owner/Proposed Location Address</u>
St. John Construction Company, LLC 3609 Carnoustie Dr. Norman, OK 73072	Summit Lake, LLC PO Box 18108 Oklahoma City, OK 73154

Request: Public hearing with discussion and consideration of approval/denial of the General Plat of Summit Lake Estates, Section II, Planned Unit Development, for the purpose of developing 81 lots on 78 acres.

Proposed Use: Applicant proposes to complete the second phase of a two phase single-family residential subdivision.

Site Location: Southeast corner of NW 220th St. & May Ave.

Size: The area of request is comprised of approximately 78 acres.

Project Background

The developer is bringing the General Plat of Summit Lake Estates, Section II before the Planning Commission for their review and approval. The developer is planning on 81 lots on 78 acres for Section II and the minimum square footage of a residence in this section will be 1,800 square feet. This informal plan is the proposed design for this section 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

NW 220th St./Coffee Creek Rd. — 2,113 ADT taken in 2013
May Ave. — 1,340 ADT taken in 2011
Pennsylvania Ave. — 3,528 ADT taken in 2011
NW 206th St./Covell Rd. — 2,745 ADT taken in 2012

Dates of Hearings

Planning Commission	(Rezoning — September 16, 2004)
Planning Commission	(General Plat Phase I — September 16, 2004)
Planning Commission	(Preliminary Plat Phase I — February 17, 2005)
Planning Commission	(Final Plat Phase I — March 17, 2005)
Planning Commission	(Rezoning/Revised PUD — July 11, 2013)
Planning Commission	(General Plat Phase II — July 11, 2013)

Existing On-Site & Adjacent Zoning Districts

On-Site:	Planned Unit Development currently governed by PUD-2004-06
North:	AA — Agricultural & Rural Residential (Fossil Creek Subdivision)
South:	Planned Unit Development (Mission Springs Subdivision)
West:	AA — Agricultural & Rural Residential
East:	AA — Agricultural & Rural Residential

Existing On-Site & Adjacent Land Uses

On-Site:	Summit Lake Estates (Phase I — 38 of 49 lots have homes under construction/ constructed)
North:	Fossil Creek Subdivision (Large lot subdivision)
South:	Mission Springs Subdivision
West:	Rural Residential
East:	Rural Residential

Utilities & Services

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

Flood Hazards

- ◆ The property is not in a FEMA designated floodplain. However, there is a dam on the property, the applicant needs to contact the Army Corps of Engineers or the Oklahoma Water Resources Board before any construction would be allowed to commence.

Vehicle Access

- ◆ The subject property has one point of access to the property for Phase I of Summit Lake Estates located on NW 220th St./Coffee Creek Rd. This access serves the 49 lots in Phase I. It is being proposed that Phase II of Summit Lake Estates will also have one point of access located on May Ave. This access serves the proposed 81 lots that makeup Summit Lake Estates Phase II

Picture of Subject Property



Action Required

Approve or Deny application — GP-2013-01



Oklahoma County Staff Report

Meeting Date — July 11, 2013

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) - Item deferred
Planning Commission	(PUD & GP — February 14, 2013) - Item deferred
Planning Commission	(PUD & GP — March 14, 2013) - Item deferred
Planning Commission	(PUD & GP — April 11, 2013) - Item deferred
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

July 11, 2013

OKLAHOMA COUNTY PLANNING COMMISSION

WATERLOO ROAD

MAY AVENUE

SPECIAL USE PERMIT (SUP-2013-02)
PROPOSED USE: CLAUREN RIDGE VINEYARD & WINERY
Applicant: THOMAS INGMIRE

LEGEND

 VINEYARD LOCATION

**PROPOSED SPECIAL USE PERMIT
(SUP-2013-02)
PROPOSED USE :VINEYARD
& WINERY**

Sec 6, T-14-N, R-3-W



OKLAHOMA COUNTY PLANNING COMMISSION

SPECIAL USE PERMIT
YEAR ROUND FIREWORK'S SALES FACILITY
(SUP-2013-03)
Applicant: FIREWORKS CENTRAL 25, LLC

N.E. 50th STREET

BRYANT AVEUNE (I-35 FRONTAGE)

HIGHWAY COMMERCIAL

AGRICULTURAL AND RURAL RESIDENTIAL

PROPOSED YEAR ROUND FIREWORK'S SALES FACILITY

AGRICULTURAL AND RURAL RESIDENTIAL



OKLAHOMA COUNTY PLANNING COMMISSION

ZONING FROM (PUD-2004-06)
SUMMIT LAKE ESTATES TO REVISED PLANNED UNIT
DEVELOPMENT (PUD-2013-01) SUMMIT LAKE ESTATES
Applicant: ST. JOHN CONSTRUCTION CO. LLC

COFFEE CREEK / N.W. 220th STREET

MAY AVENUE

EXISTING
SUMMIT LAKE ESTATES I
PLANNED UNIT DEVELOPMENT
(PUD-2004-06)

AA - AGRICULTURAL AND
RURAL RESIDENTIAL

PROPOSED REVISED PLANNED
UNIT DEVELOPMENT

MISSION SPRINGS ADDITION
PLANNED UNIT DEVELOPMENT

HIGH AND PARK ADDITION
RA - ACREAGE RESIDENTIAL

SCISSORTAIL LANDING ADDITION
PLANNED UNIT DEVELOPMENT



OKLAHOMA COUNTY PLANNING COMMISSION

GENERAL PLAT (GP-2013-01)
SUMMIT LAKE ESTATES SECTION II
Applicant: St. JOHN CONSTRUCTION CO. LLC

COFFEE CREEK / N.W. 220th STREET

EXISTING
SUMMIT LAKE ESTATES I

PROPOSED GENERAL PLAT
SUMMIT LAKE ESTATES SECTION II



MAY AVENUE

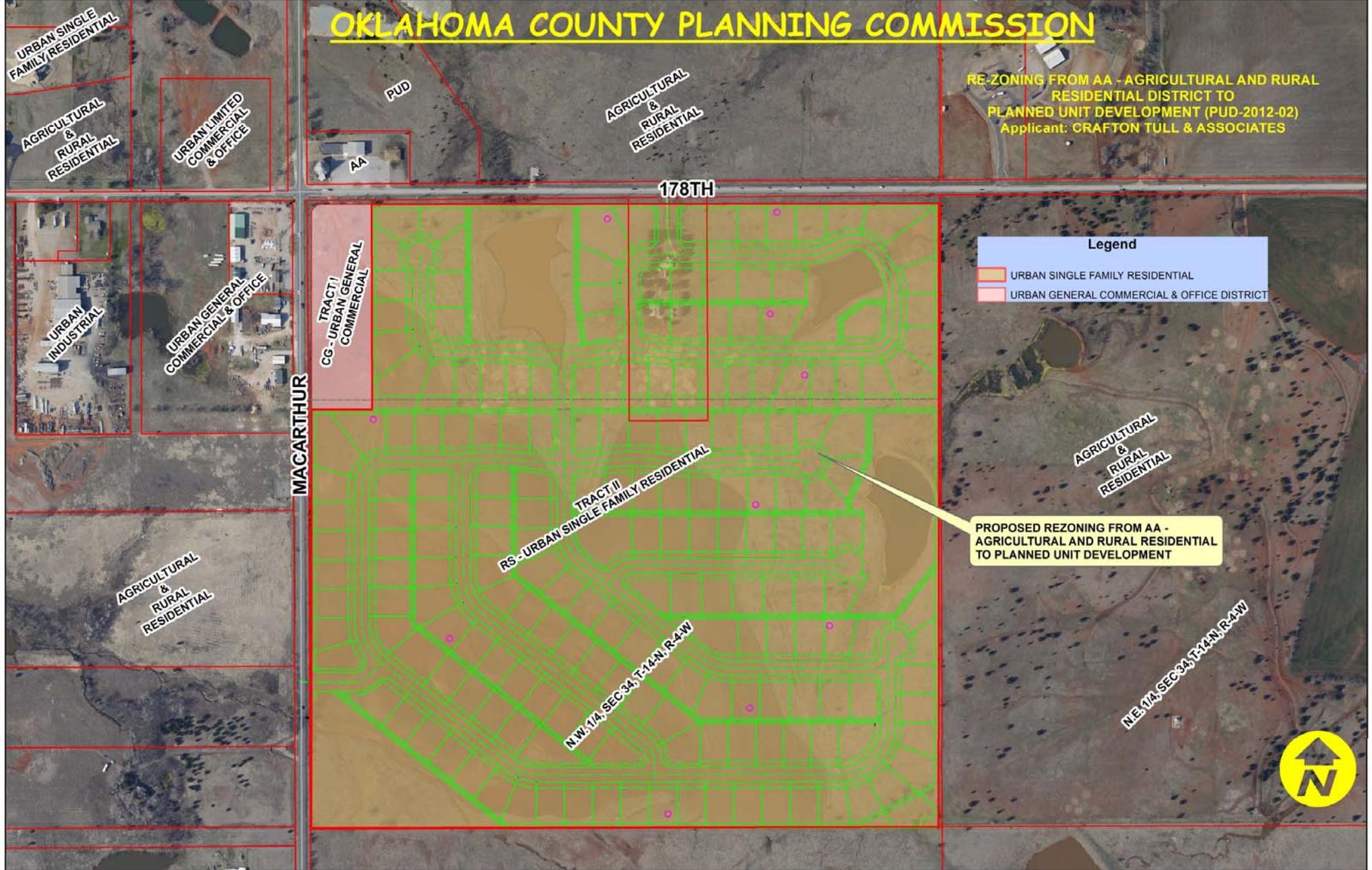
MISSION SPRINGS ADDITION

HIGHLAND PARK
ADDITION

SCISSORBAR LANDING ADDITION

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

AA

PUD

AGRICULTURAL & RURAL RESIDENTIAL

178TH

URBAN INDUSTRIAL

URBAN GENERAL COMMERCIAL & OFFICE

MACARTHUR

TRACT I
CG - URBAN GENERAL COMMERCIAL

TRACT II
RS - URBAN SINGLE FAMILY RESIDENTIAL

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

Legend

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

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

AGRICULTURAL & RURAL RESIDENTIAL

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



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

NW 1/4, SEC 34, T 44N, R 4W

PROPOSED GENERAL PLAT
MAYFLOWER, A RESIDENTIAL
SUBDIVISION

NE 1/4, SEC 34, T 44N, R 4W

