

A G E N D A

OKLAHOMA COUNTY PLANNING COMMISSION

ROOM 103 1:30 p.m.

June 13, 2013

1. Notice of meeting posted June 7, 2013.
2. Call to Order.
3. Roll Call.
4. Approval of Minutes of the Previous Meeting: (March 14, 2013)
5. Annual Election of Officers: (Chair & Vice Chair)
6. Discussion and possible action to approve/deny a Special Use Permit (SUP-2013-01) for a residential/storage facility on a one (1) acre tract. The property was acquired through foreclosure and was previously used for this purpose. The applicant would like to use this structure for residential/storage of bank assets. The following is the legal description of the property:

Part of the Northeast Quarter (NE/4) of Section Twenty Four (24), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, and more particularly described as follows: Commencing at the SE corner of said NE/4; thence South 89°35'00" West along the South line of said NE/4 a distance of 50.00 feet to the point of beginning; thence from said point of beginning and continuing South 89°35'00" West along the South line of NE/4 a distance of 402.91 feet; thence North 61°16'01" East a distance of 459.47 feet; thence South 00°00'03" East a distance of 217.95 feet to the point of beginning.
Location: 20055 N. May Ave. (County Highway District # 3)
- Application of: **Steven McConnell dba LEGACY BANK**
7. Discussion and possible action for updating the Oklahoma County Master Plan.
8. Discussion and possible action to receive March, April, & May, 2013 Fee Fund Report.
9. New Business.
10. Adjournment.



Oklahoma County Staff Report

Meeting Date — June 13, 2013

Case: Special Use Permit (SUP-2013-01) - Special Use Permit on a
Acreage Residential zoned piece of property
Board of County Commissioner District: Ray Vaughn — District 3

<u>Applicant</u>	<u>Owner/Proposed Location Address</u>
Legacy Bank/Steven McConnell 2801 W. Memorial Rd. Oklahoma City, OK 73134	Legacy Bank 20055 N. May Ave. Edmond, OK 73012

Request: Public hearing with discussion and consideration of approval/denial of a Special Use Permit for the purpose of utilizing a structure for residential & storage purposes.

Proposed Use: Utilize a structure for residential/storage purposes of bank assets.

Site Location: 20055 N. May Ave.

Size: The area of request is comprised of approximately 1 acre.

Project Background

Legacy Bank met with the Oklahoma County Planning & Engineering staff on January 23, 2013 about the property at 20055 N. May Ave. From that meeting Oklahoma County came to discover that Legacy Bank did the financing of the property for Mr. Garland Bell when he owned it. Legacy Bank was able to acquire the property when it went into foreclosure proceedings. Legacy Bank has no intention of selling the property and wants to move forward with the property and stay within the confines of Oklahoma County's zoning regulations.

Legacy Bank intends to improve the appearance of the property by paving the area around the building with concrete and installing an entrance gate. Legacy Bank has installed security lighting and cameras. Legacy Bank intends to utilize the building for storage and to lease to a tenant.

Legacy Bank intends to use the building as storage for various items of personal property, including but not limited to, office equipment, furniture, file cabinets and other such items. Legacy Bank understands that there can not be any outside storage of items and they do not want to construct any additional structures.

Traffic Information

May Ave. — 3,070 ADT taken in 2012

NW 206th St. (Westbound from May Ave.) - 3,078 ADT taken in 2012

NW 206th St. (Eastbound from May Ave.) - 2,745 ADT taken in 2012

Dates of Hearings

Planning Commission (Zoning — December 16, 2004)
Planning Commission (SUP — November 16, 2006)
Planning Commission (Renewal of SUP — September 18, 2008)
Planning Commission (SUP — June 13, 2013)

Existing On-Site & Adjacent Zoning Districts

On-Site: RA — Acreage Residential
North: RA — Acreage Residential (Antler Farms Subdivision)
South: City of Oklahoma City (Zoned R-1)
West: RA — Acreage Residential (Antler Farms Subdivision)
East: AA — Agricultural & Rural Residential

Existing On-Site & Adjacent Land Uses

On-Site: Residential/Storage type of facility
North: Antler Farms Subdivision — Lot sizes range from 1 to 1.25 acres
South: City of Oklahoma City (Agricultural)
West: Antler Farms Subdivision — Lot sizes range from 1 to 1.25 acres
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: Septic or aerobic system
Water: Deer Creek Water

Flood Hazards

- ◆ No Flood Hazards exist on the subject property. There is a tributary of Deer Creek that diverges to the north and south of the subject property.

Vehicle Access

- ◆ The subject property has one point of access to the property.

Picture of Subject Property



General Description of Acreage Residential District

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

Permitted Uses (Outright) in Acreage Residential District

Single-Family Residential
Mobile Home Residential: Single Dwelling
Light Public Protection and Utility: Restricted
Low Impact Institutional: Residentially Oriented
Community Recreation: Property Owners Association
Public Signs

Special Permit Uses in Acreage Residential District

Heavy Public Protection and Utility
High Impact Institutional
Community-Based Care Facility

History of Property

The Oklahoma County Planning Commission first heard an item on this property when it was rezoned from AA — Agricultural & Rural Residential to RA — Acreage Residential for the creation of the Antler Farms Subdivision. Garland Bell, developer, constructed the building at 20055 N. May Ave. but started the construction of that building without obtaining a building permit. Oklahoma County put a stop work order on that structure until a building permit was obtained and a Special Use Permit was approved by the Oklahoma County Planning Commission. Mr. Bell applied for a Special Use Permit for this structure and the Planning Commission approved that use in November 2006 with a set time limit. Mr. Bell renewed that Special Use Permit in September 2008 and it was approved by the Planning Commission with a set time limit. Some time has now passed and the building has sat vacant until Legacy Bank acquired the property through foreclosure proceedings.

Action Required

Approve or Deny application — SUP-2013-01



OKLAHOMA COUNTY PLANNING COMMISSION

Planning Commission Meeting

June 13, 2013

OKLAHOMA COUNTY PLANNING COMMISSION

SPECIAL USE PERMIT FOR RESIDENCE AND STORAGE
(SUP-2013-01)
Applicant: Legacy Bank / Steven McConnell

ANTLER FARMS SUBDIVISION
COMMON AREA

MAY AVENUE

SPECIAL USE PERMIT
FOR A RESIDENCE AND STORAGE

EXISTING
BUILDING

459.47'

217.96'

402.91'

