A G E N D A

OKLAHOMA COUNTY PLANNING COMMISSION

ROOM 103 1:30 p.m.

(Immediately Following the County Floodplain Management Board Meeting)

March 17, 2016

1. **Notice of meeting posted March 11, 2016.**

2. **Call to Order.**

3. **Roll Call.**

4. **Approval of Minutes of the Previous Meeting: (February 18, 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. **Discussion and possible action to approve/deny a revision of a Planned Unit Development (PUD) from PUD-2012-02 Mayflower Addition to PUD-2012-02A.**

Application of: **CRAFTON TULL & ASSOCIATES**

The original 160 acre PUD-2012-02 was approved by the Board of County Commissioners June 24, 2014 utilizing 154 acres for residential purposes and 6.22 acres for commercial purposes. The applicant is now requesting that the residential portion of the property be rezoned to the original AA-Agricultural and Rural Residential District and allow the 6.22 acre portion to remain commercial as previously approved. If approved, the PUD would allow a portion (6.22 acres) to remain commercial as described in PUD-2012-02. The following is the legal description of the property:

A tract of land located in the Northwest Quarter (NW/4) of Section Thirty-Four (34), Township Fourteen North (T-14-N), Range Four West (R-4-W), I.M., Oklahoma County, Oklahoma, said tract being more fully described as follows:

Beginning at the Northwest Corner of said Northwest Quarter (NW/4); Thence N 89°55'15"E along the North line of said Northwest Quarter a distance of 2654.81 feet; Thence S 00°00'40"W along the East line of said Northwest Quarter a distance of 2640.17 feet; Thence S 89°58'20"W a distance of 567.00 feet; Thence S 89°53'55"W a distance of 1826.00 feet; Thence S 89°36'35"W a distance of 261.00 feet to a point on the West line of said Northwest Quarter; Thence N 00°00'24"W along the West line of said Northwest Quarter a distance of 2637.79 feet to the Point of Beginning; Said tract containing 160.64 acres, more or less.

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

7. Discussion and possible action to approve/deny the Final Plat of Cross Tie Industrial Park (FP-2016-01).

Application of: **FLOYD PERCIVAL**

The applicant proposes developing an Industrial Park subdivision with 12 lots on 31.4467 acres. The following is the legal description of the property:

A tract of land lying in the Southeast Quarter (SE/4) of Section Twenty-nine (29), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows: COMMENCING at the southeast corner of said Southeast Quarter (SE/4); THENCE North 89°46'40" West along the south line of said Southeast Quarter (SE/4), a distance of 330.00 feet to the POINT OF BEGINNING; THENCE continuing North 89°46'40"West, along said south line, a distance of 687.20 feet; THENCE North 00°13'20" East, perpendicular to said south line, a distance of 390.30 feet; THENCE North 89°46'40" West, parallel with said south line, a distance of 483.92 feet; THENCE North 00°13'20" East, perpendicular to said south line, a distance of 73.10 feet; THENCE North 89°46'40" West, parallel with said south line, a distance of 182.34 feet; THENCE North 00°13'20" East, perpendicular to said south line, a distance of 397.68 feet to a point on the south right of way line of the St. Louis and San Francisco Railroad; THENCE North 49°31'10" East, along the south right of way line of said St. Louis and San Francisco Railroad, a distance of 711.80 feet; THENCE South 00°00'00" East, parallel with the east line of said Southeast Quarter (SE/4), a distance of 212.00 feet; THENCE South 89°46'40" East, parallel with the south line of said Southeast Quarter (SE/4), a distance of 1,138.70 feet to a point on the east line of said Southeast Quarter (SE/4); THENCE South 00°00'00" East, along said east line, a distance of 453.28 feet; THENCE North 89°46'40" West, parallel with the south line of said Southeast Quarter (SE/4), a distance of 330.00 feet; THENCE South 00°00'00" East, parallel with the east line of

said Southeast Quarter (SE/4), a distance of 660.00 feet to the POINT OF BEGINNING. Said described tract of land contains and area of 1,369,818 square feet or 31.4467 acres, more or less.

Location: NE 10th & Sooner Rd. (County Highway District #1)

8. Discussion and possible action to approve/deny a zoning change from AA-Agricultural and Rural Residential District to a Planned Unit Development (PUD-2016-01).

Application of: **HEATH TATE**

The applicant proposes to develop a commercial tract specific for an indoor and outdoor recreational soccer complex. If approved the PUD will encompass 160.79 acres more or less. The following is the legal description of the property:

A tract of land being the South Half of the Northeast Quarter (S/2, NE/4) and the North Half of the Southeast Quarter (N/2, SE/4) of Section Twenty-seven (27), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, State of Oklahoma, more particularly described as follows: Commencing at the southeast corner of said Southeast Quarter; Thence North 00°24'45" West, along the east line of said Southeast Quarter, a distance of 1321.84 feet to the southeast corner of the North Half of said Southeast Quarter and the Point of Beginning; Thence South 89°50'57" West, along the south line of the North Half of said Southeast Quarter, a distance of 2655.83 feet to the southwest corner of the North Half of said Southeast Quarter; Thence North 00°05'25" West, along the west line of the North Half of said Southeast Quarter, a distance of 1320.52 feet to the center of said Section 27; Thence North 00°06'42" West, along the west line of the South Half of said Northeast Quarter, a distance of 1321.21 feet to the northwest corner of the South Half of said Northeast Quarter; Thence North 89°49'33" East, along the north line of the South Half of said Northeast Quarter, a distance of 2650.97 feet to the northeast corner of the South Half of said Northeast Quarter; Thence South 00°00'00" West, along the east line of the South Half of said Northeast Quarter, a distance of 1320.98 feet to the southeast corner of said Northeast Quarter, also being the northeast corner of said Southeast Quarter; Thence South 00°24'45" East, along the east line of the North Half of said Southeast Quarter, a distance of 1321.84 feet to the Point Of Beginning. Said described tract of land contains a gross area of 7,004,355 square feet or 160.7979 acres and a net area (less statutory rights of way) of 6,917,142 square feet or 158.7957 acres, more or less.

Location: NW 178th & Meridian (County Highway District #3)

9. Discussion and possible action to approve/deny the General Plat of Grand La Haven (GP-2016-01).

Application of: **OK INNOVATIVE CONSTRUCTION**

The applicant proposes to develop a single-family residential subdivision. Each lot will be a minimum of two (2) acres in size. If approved the subdivision **(Grand La Haven)** will have 6 lots on 15.606 acres. The following is the legal description of the property:

All of Government Lot Two (2) and the Southwest Quarter (SW/4) of the Northeast Quarter (NE/4), also described as the West Half (W/2) of the Northeast Quarter (NE/4) of Section Five (5), Township Eleven (11) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma.

Location: Reno Ave West of Peebly Rd. (County Highway District #2)

10. Discussion and possible action to approve/deny the Preliminary Plat of Grand La Haven (PP-2016-01).

Application of: **OK INNOVATIVE CONSTRUCTION**

The applicant proposes to develop a single family residential subdivision. Each lot will be a minimum of two (2) acres in size. If approved, the subdivision **(Grand La Haven)** will have 6 lots on 15.606 acres. The following is the legal description of the property:

All of Government Lot Two (2) and the Southwest Quarter (SW/4) of the Northeast Quarter (NE/4), also described as the West Half (W/2) of the Northeast Quarter (NE/4) of Section Five (5), Township Eleven (11) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma.

Location: Reno Ave West of Peebly Rd. (County Highway District #2)

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

12. 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.

13. Adjournment.

Oklahoma County Staff Report

Meeting Date — March 17, 2016

Case: Planned Unit Development (PUD-2012-02A) - PUD — Planned Unit Development to AA - Agricultural & Rural Residential
Board of County Commissioner District: Ray Vaughn — District 3

Applicant	**Owner/Proposed Location Address**
Crafton Tull & Associates	Fernleaf Farms
214 E. Main St.	8312 W. Reno, Suite B
Oklahoma City, OK 73127	Oklahoma City, OK 73127

Request: Public hearing with discussion and consideration of approval/denial of rezoning a portion of PUD-2012-02 back to AA — Agricultural and Rural Residential.

Proposed Use: AA—Agricultural and Rural Residential with 6.22 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

The original 160 acre PUD was approved by the Board of County Commissioners June 24, 2014 utilizing 154 acres for residential purposes and 6.22 acres for commercial purposes. The residential portion of the development was going to have an average lot size of .5 acres and 197 dwelling units.

The applicant is now requesting that the residential portion of the property be rezoned back to AA — Agricultural and Rural Residential district and allow the 6.22 acre commercial corner to remain.

Traffic Information

MacArthur Blvd. — 3,600 ADT taken in 2014 by District 3
NW 178th St. — 4,311 ADT taken in 2014 by District 3
NW 164th St. — 3,650 ADT taken in 2014 by District 3

Dates of Hearings

Planning Commission	(PUD & GP — June 12, 2014) - Approved
Planning Commission	(PUD & AA) — March 17, 2016

Existing On-Site & Adjacent Zoning Districts

On-Site:	PUD — PUD-2012-02 — Residential and Commercial
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

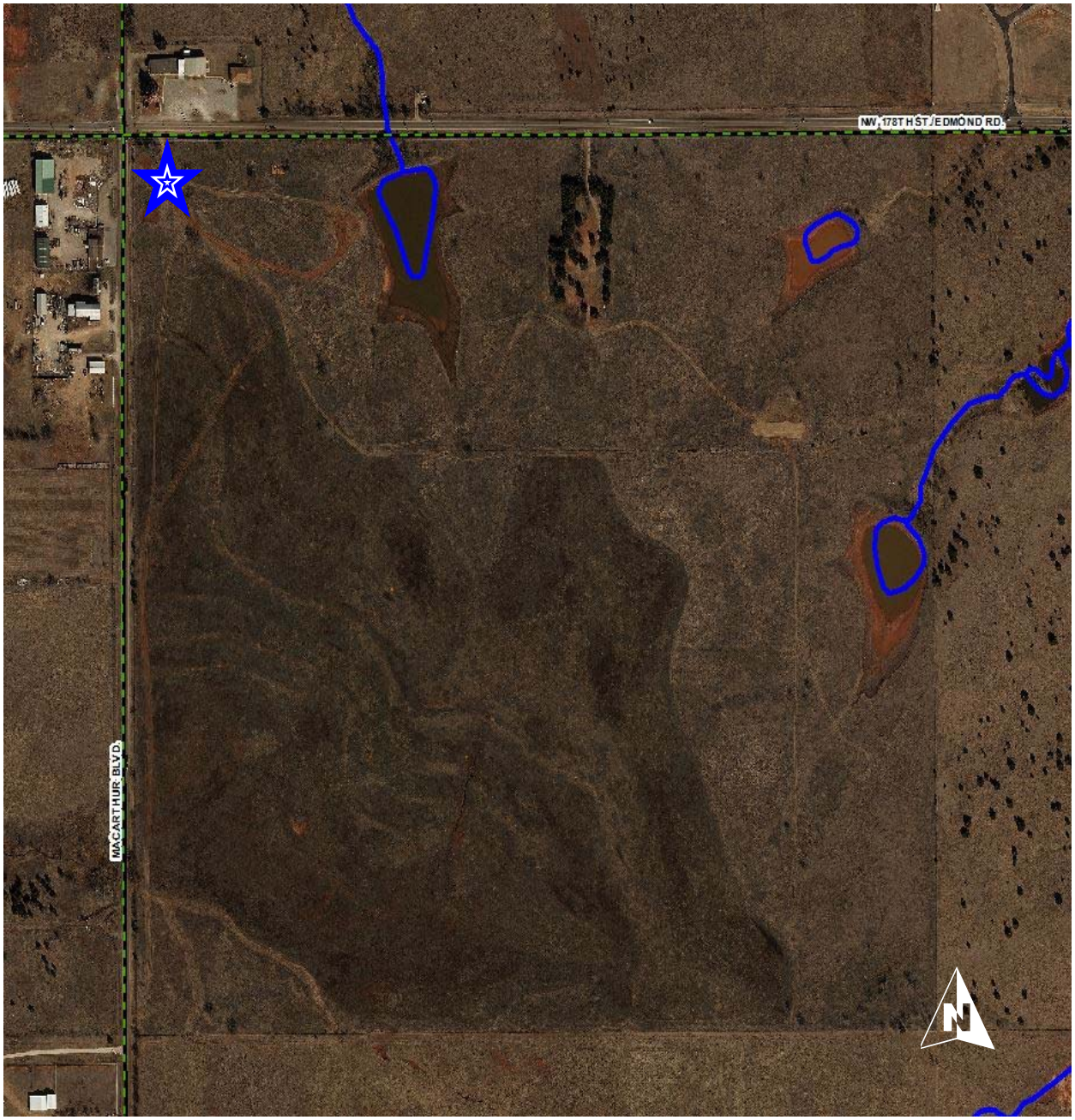
Utilities & Services

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:	Well

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.

Picture of Subject Property



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.

Action Required

Approve or Deny application — PUD-2012-02A — Returning 154 acres back to AA — Agricultural and Rural Residential and keeping 6.22 acres commercial.

Oklahoma County Staff Report

Meeting Date — March 17, 2016

Case: Final Plat (FP-2016-01) - Cross Tie Industrial Park

Board of County Commissioner District: Willa Johnson — District 1

Applicant	**Owner/Proposed Location Address**
Floyd Percival PO Box 5280 Edmond, OK 73083	Floyd Percival NE 10th St. & Sooner Rd.

Request: Public hearing with discussion and consideration of approval/denial of the Final Plat of Cross Tie Industrial Park for the purpose of developing 12 lots on 31.44 acres.

Proposed Use: Applicant proposes to develop an industrial park subdivision.

Site Location: Northwest corner of NE 10th St. & Sooner Rd.

Size: The area of request is comprised of approximately 31.44 acres.

Project Background

The developer is presenting the Final Plat of Cross Tie Industrial Park before the Planning Commission for their review and approval. The developer is planning on 12 lots on 31.44 acres. 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 item and the plat is filed the developer will be able to sell lots.

Oklahoma County staff has completed an on-site review of the roads and erosion control of the Cross Tie Industrial Park. All requirements have been met and an erosion control bond and a maintenance bond for the road have been accepted by the County. The road bond will be in place for two years and the erosion control bond will be in place for one year. After the above-mentioned time frames have been met, those bonds will then be returned to the developer.

The developer will have to provide as-built drawings of the development.

Traffic Information

NE 10th St. (west bound traffic) — 16,205 ADT taken in 2013 Oklahoma City count
NE 10th St. (east bound traffic) — 13,845 ADT taken in 2013 Midwest City count
Sooner Rd. (north bound traffic) — 5,446 ADT taken in 2012 Midwest City count
Sooner Rd. (south bound traffic) — 8,429 ADT taken in 2007 Midwest City count

The developer is requesting that the roads be County maintained.

Dates of Hearings

Planning Commission	(Rezoning — March 20, 2008) - Approved
Planning Commission	(General Plat — May 8, 2014) - Approved
Planning Commission	(Preliminary Plat — August 14, 2014) - Approved
Planning Commission	(Final Plat — March 17, 2016)

Existing On-Site & Adjacent Zoning Districts

On-Site:	IU — Urban Industrial
North:	AA — Agricultural & Rural Residential
South:	City of Del City
West:	IU — Urban Industrial & City of Oklahoma City
East:	IU — Urban Industrial & City of Midwest City

Existing On-Site & Adjacent Land Uses

On-Site:	Vacant Land
North:	Vacant Land & Cherry Creek
South:	Fuel Depot & Dolese Brothers Operation
West:	Vacant Land & Cherry Creek
East:	Automobile Storage and Transport Facility

Utilities & Services

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

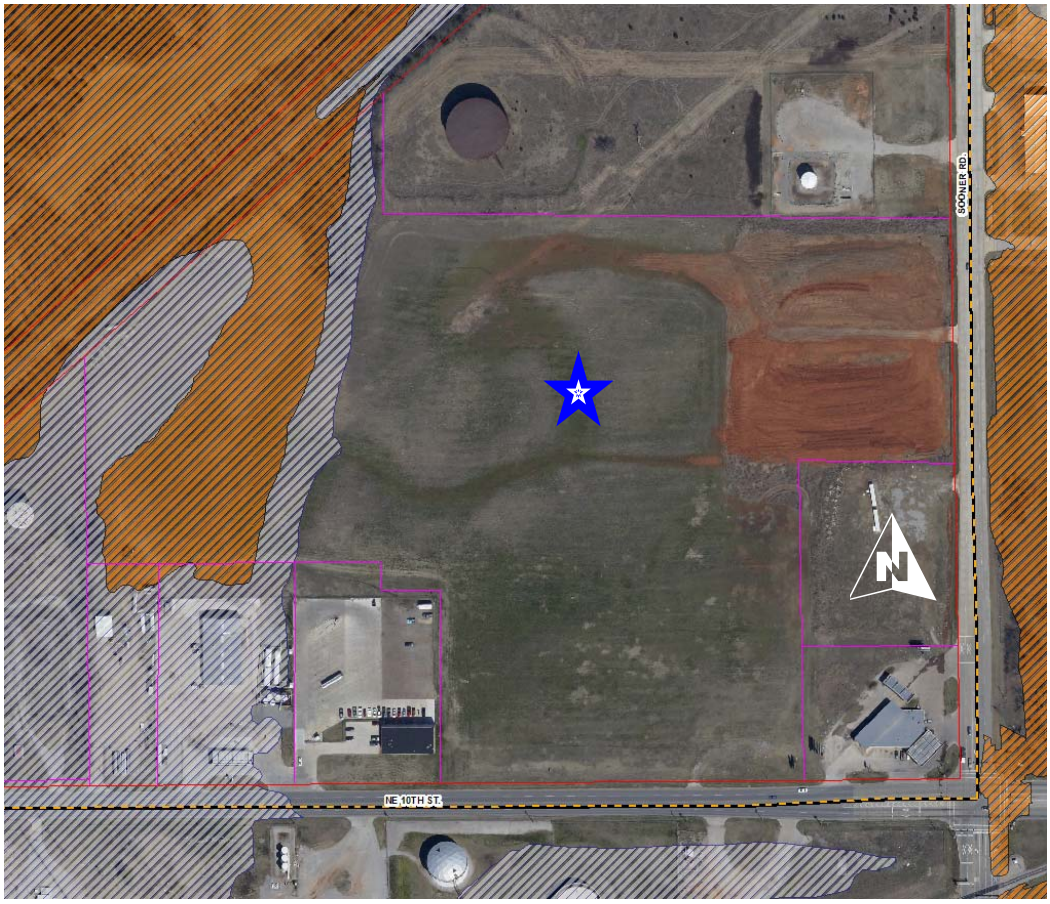
Flood Hazards

- The property is in a FEMA designated floodplain. The common area of the plat is located in the floodplain.

Vehicle Access

- The subject property has two points of access to serve the 12 lots.

Picture of Subject Property



Action Required

Approve or Deny application — Final Plat of Cross Tie Industrial Park — FP-2016-01

Oklahoma County Staff Report

Meeting Date — March 17, 2016

Case: Rezoning (PUD-2016-01) - AA - Agricultural & Rural Residential to PUD - Planned Unit Development (Soccer Complex)
Board of County Commissioner District: Ray Vaughan — District 3

Applicant	**Owner/Proposed Location Address**
Heath Tate 4000 Classen Blvd., Suite 100N Oklahoma City, OK 73118	Charles Engles Property is located north of NW 178th St. on Meridian Ave.

Request: Public hearing with discussion and consideration of approval/denial of rezoning for the purpose of developing an indoor-outdoor soccer complex.

Proposed Use: Indoor-Outdoor Soccer Complex.

Site Location: NW 178th St. & Meridian (.6 miles north of NW 178th St. on the west side of Meridian)

Size: The area of request is comprised of approximately 160 acres.

Project Background & History

Mr. Heath Tate, MA+ Architecture, 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 indoor-outdoor soccer complex. 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 signs.

Traffic Information

Meridian Ave. (North of NW 178th St.) — 1,192 ADT taken in 2014
Meridian Ave. (South of NW 178th St.) — 1,017 ADT taken in 2014
NW 178th St./Edmond Rd. (East of Meridian Ave.) — 4,464 ADT taken in 2014
NW 178th St./Edmond Rd. (West of Meridian Ave.) — 4,311 ADT taken in 2014

Dates of Hearings

Planning Commission (Zoning — March 17, 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: Open agricultural land
South: Open agricultural land with residence
West: Open agricultural land
East: Open agricultural land with a couple small residences

Utilities & Services

Police: Oklahoma County Sheriff
Fire: Deer Creek Fire Department
Ambulance: EMSA
Public Schools: Deer Creek School District
Refuse: Private
Sanitary Sewer: Sewage Lagoon
Water: Well

Flood Hazards

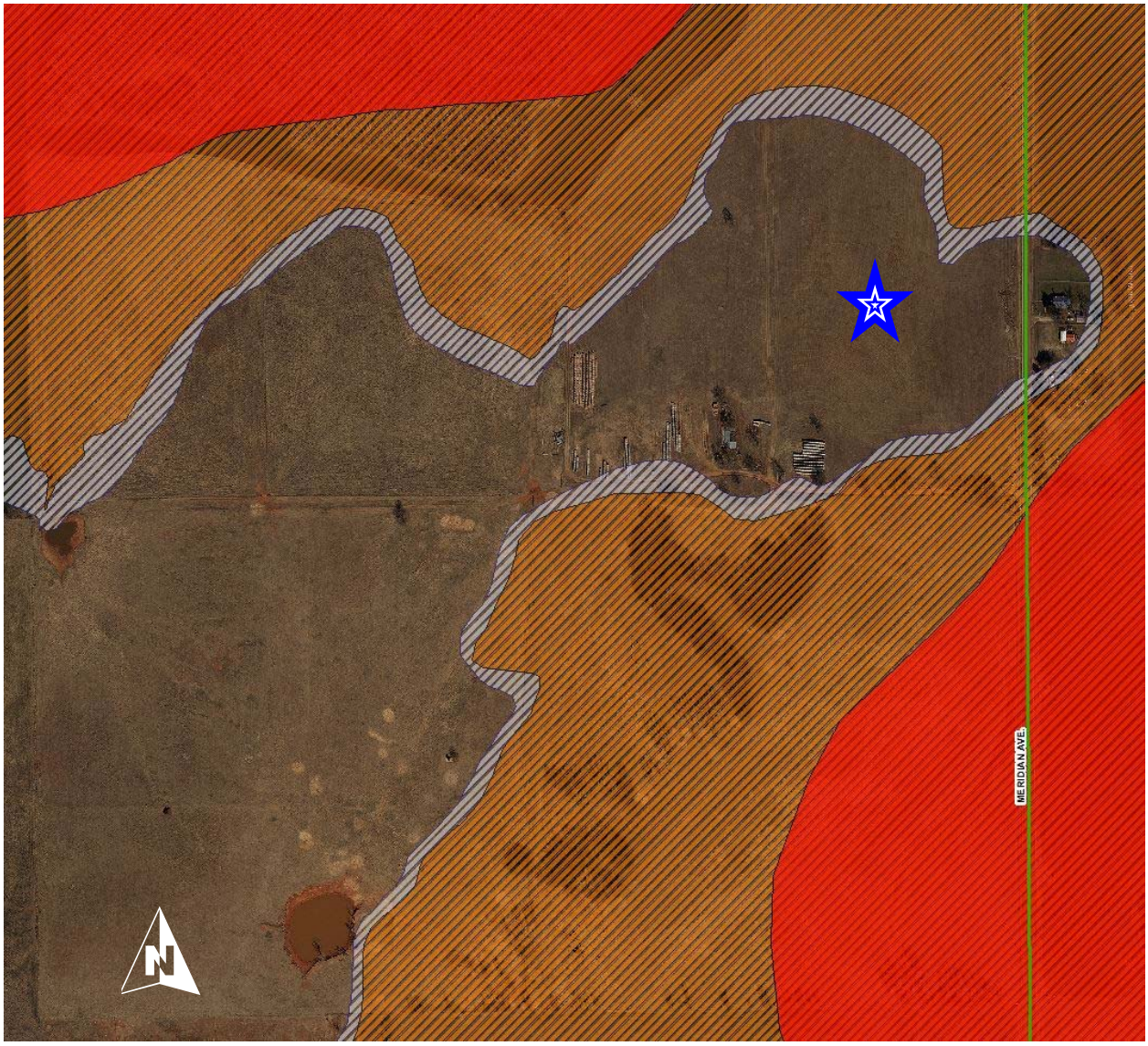
- Approximately 80 acres of the 160 acres is located in the floodplain..

Vehicle Access

- The subject property will have two driveways 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

Community Recreation: Restricted (306.1) - Recreational, social, or multi-purpose uses that operate during daylight hours and generally are available for public use. Typical uses include golf course with accessory clubhouses and buildings, unlighted swim centers, tennis courts, playgrounds, play fields, and public parks.

Community Recreation: General (306.2) - Recreational, social, or multi-purpose open or enclosed uses and accessory buildings which have no fixed seats. Occupancy is limited to 500 persons. Typical uses include golf courses, clubhouses, swim centers, tennis centers, playgrounds, play fields, marina, boat docks, country clubs, and public parks. Any use which has outdoor lights for illuminating nighttime activities shall be included in this use unit.

Participant Recreation and Entertainment: Indoor (427.1) - Those participant recreation and entertainment uses conducted within an enclosed building. Typical uses include bowling alleys and billiard parlors, dance halls, gymnasiums, health clubs, skating rinks, and arcades. Any spectator would be incidental to the participant recreation activity.

Participant Recreation and Entertainment: Outdoor (427.2) - Participant recreation and entertainment uses conducted in open facilities. Typical uses include driving ranges or miniature golf courses, go-cart tracks, drive-in theatres, and amusement parks.

Retail Sales & Services: General (431) - Establishments engaged in the sale or rental of goods and services, both retail and wholesale, of commonly used goods, merchandise, and services.

Sign, Public (432.1) - Sign erected or authorized by a public or governmental agency which provides information regarding traffic movements, parking, street names, or the location of public facilities.

Sign, Accessory (432.4) - A sign or advertising device which directs attention to an activity, service, or product sold or offered on the premises in which the sign is located. An accessory sign is and accessory use of property; the principal use of land is the activity, service, or product which is being advertised by the sign (Article VI. Section 3).

Spectator Sports & Entertainment: Restricted (433.1) - Establishments or places engaged in the provisions of cultural, entertainment, athletic, and other events to spectators as well as providing space for social or fraternal gatherings. These uses are conducted within and enclosed building with a capacity of five-hundred (500) or less people and include retail sales and storage facilities that are incidental to the operation of such uses. Typical uses include small theatres or amusement places.

Spectator Sports & Entertainment: General (433.2) - Establishments or places engaged in the provision of cultural, entertainment, athletic, and other events to spectators as well as providing space for social or fraternal gatherings. These uses are conducted in open facilities or within an enclosed building with a capacity of more than five-hundred (500) people and include retail sales, storage facilities and other activities incidental to the operation. Typical uses include large theatres or amusement places.

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.

Additional Requirements

Resolution 35-12 is stated below:

- 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.

It has not been determined what Oklahoma County is going to require in this case because Meridian Ave. is in the Special Flood Hazard Area.

Action Required

Approve or Deny application — PUD-2016-01

Oklahoma County Staff Report

Meeting Date — March 17, 2016

Case: General Plat (GP-2016-01) - Grand La Haven

Board of County Commissioner District: Brian Maughan — District 2

Applicant	**Owner/Proposed Location Address**
OK Innovative Construction 276 N. Triple X Rd. Choctaw, OK 73020	OK Innovative Construction Reno and west of Peebly Rd. Choctaw, OK 73020

Request: Public hearing with discussion and consideration of approval/denial of the General Plat of Grand La Haven for the purpose of developing 6 lots on 15.606 acres.

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

Site Location: Located 1/2 mile west of Peebly Rd. on the south side of Reno Ave.

Size: The area of request is comprised of approximately 15.606 acres.

Project Background

The developer is bringing the General Plat of Grand La Haven before the Planning Commission for their review and approval. The developer is planning on 6 lots on 15.606 acres. This informal plan is the proposed design for this subdivision and is subject to minor changes based on Oklahoma County's Subdivision Regulations. All requirements for the general plat submittal have been met. If the Planning Commission approves the General Plat, the applicant may then begin the Preliminary Plat phase.

Traffic Information

Reno Ave. — No traffic information available
Triple X Rd. — No traffic information available
Peebly Rd. — No traffic information available

Dates of Hearings

Floodplain Management Board	(DP-2016-04) - March 17, 2016
Planning Commission	(General Plat — GP-2016-01)

Existing On-Site & Adjacent Zoning Districts

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

Existing On-Site & Adjacent Land Uses

On-Site:	Agricultural — Vacant
North:	City of Harrah (Residential Subdivision)
South:	Agricultural — Vacant
West:	Agricultural — Vacant
East:	Agricultural Residential

Utilities & Services

Police:	Oklahoma County Sheriff
Fire:	Harrah Fire Department
Ambulance:	Midwest City EMS
Public Schools:	Choctaw/Nicoma Park School District
Refuse:	Private
Sanitary Sewer:	Private Sewage Disposal
Water:	Wells

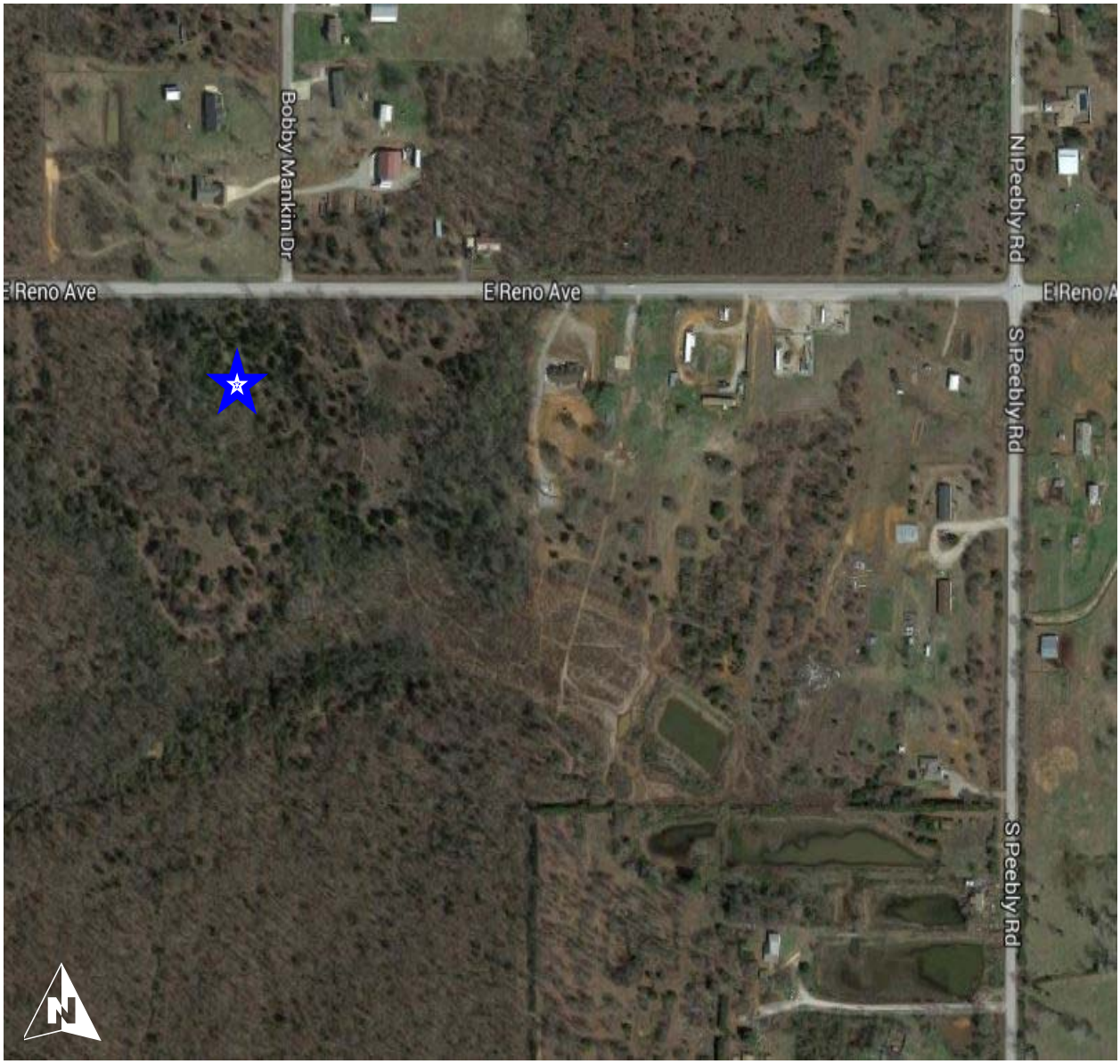
Flood Hazards

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

Vehicle Access

- Block 1, Lot 1 & Lot 2 will each have a driveway. Block 1, Lot 3 & Lot 4 will share a driveway. Block 2, Lot 1 & Lot 2 will share a driveway.

Picture of Subject Property



Action Required

Approve or Deny application — GP-2016-01

Oklahoma County Staff Report

Meeting Date — March 17, 2016

Case: Preliminary Plat (PP-2016-01) - Grand La Haven

Board of County Commissioner District: Brian Maughan — District 2

Applicant	**Owner/Proposed Location Address**
OK Innovative Construction 276 N. Triple X Rd. Choctaw, OK 73020	OK Innovative Construction Reno and west of Peebly Rd. Choctaw, OK 73020

Request: Public hearing with discussion and consideration of approval/denial of the Preliminary Plat of Grand La Haven for the purpose of developing 6 lots on 15.606 acres.

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

Site Location: Located 1/2 mile west of Peebly Rd. on the south side of Reno Ave.

Size: The area of request is comprised of approximately 15.606 acres.

Project Background

The developer is bringing the Preliminary Plat of Grand La Haven before the Planning Commission for their review and approval. The developer is developing 6 lots on 15.606 acres. All requirements for the Preliminary Plat submittal have been met. If the Planning Commission approves the Preliminary Plat, the applicant may then begin the Final Plat phase. The Final Plat must be applied for within one (1) year from the date of Preliminary Plat approval by the Planning Commission.

Traffic Information

Reno Ave. — No traffic information available
Triple X Rd. — No traffic information available
Peebly Rd. — No traffic information available

Dates of Hearings

Floodplain Management Board	(DP-2016-04) - March 17, 2016
Planning Commission	(General Plat — GP-2016-01)
Planning Commission	(Preliminary Plat — PP-2016-01)

Existing On-Site & Adjacent Zoning Districts

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

Existing On-Site & Adjacent Land Uses

On-Site:	Agricultural — Vacant
North:	City of Harrah (Residential Subdivision)
South:	Agricultural — Vacant
West:	Agricultural — Vacant
East:	Agricultural Residential

Utilities & Services

Police:	Oklahoma County Sheriff
Fire:	Harrah Fire Department
Ambulance:	Midwest City EMS
Public Schools:	Choctaw/Nicoma Park School District
Refuse:	Private
Sanitary Sewer:	Private Sewage Disposal
Water:	Wells

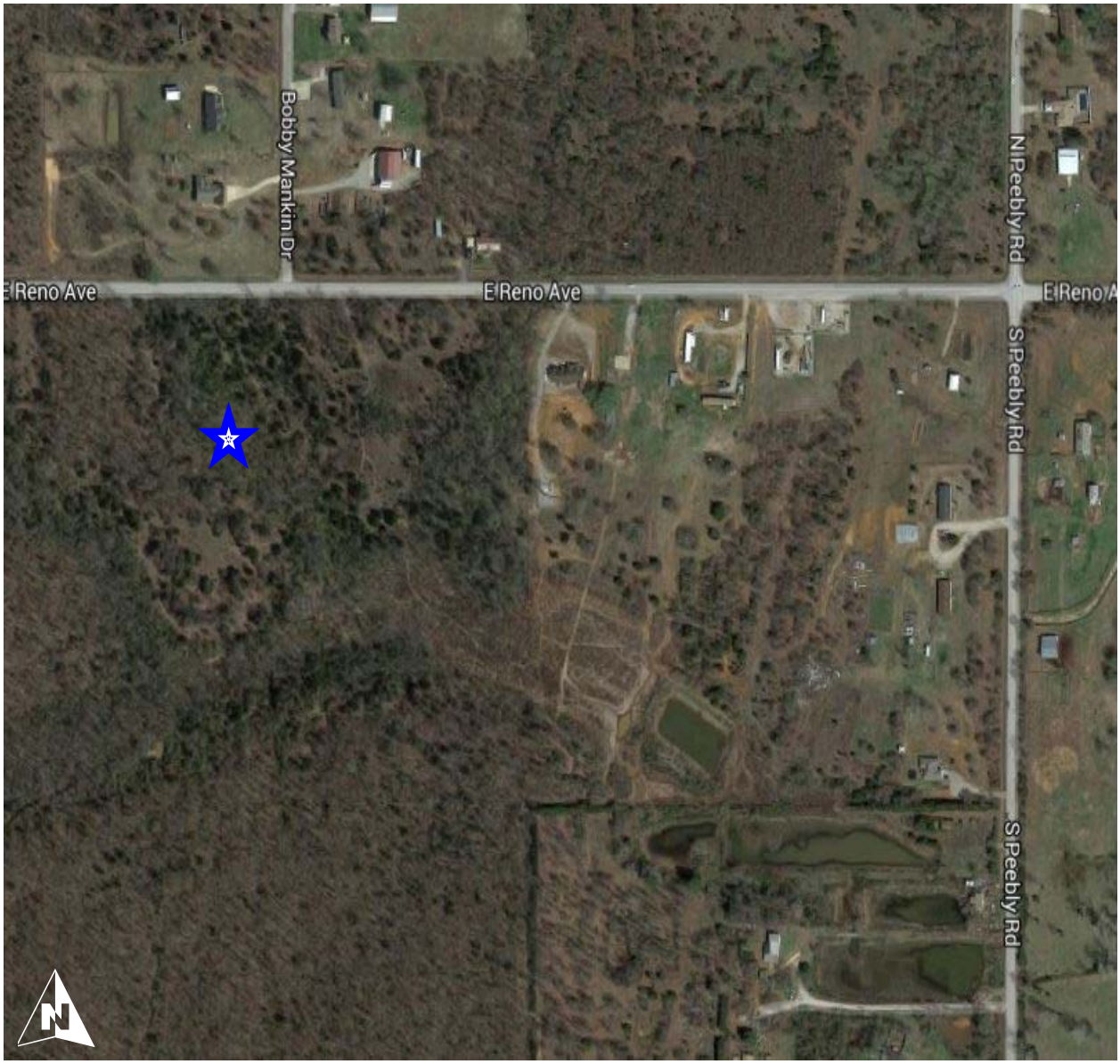
Flood Hazards

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

Vehicle Access

- Block 1, Lot 1 & Lot 2 will each have a driveway. Block 1, Lot 3 & Lot 4 will share a driveway. Block 2, Lot 1 & Lot 2 will share a driveway.

Picture of Subject Property



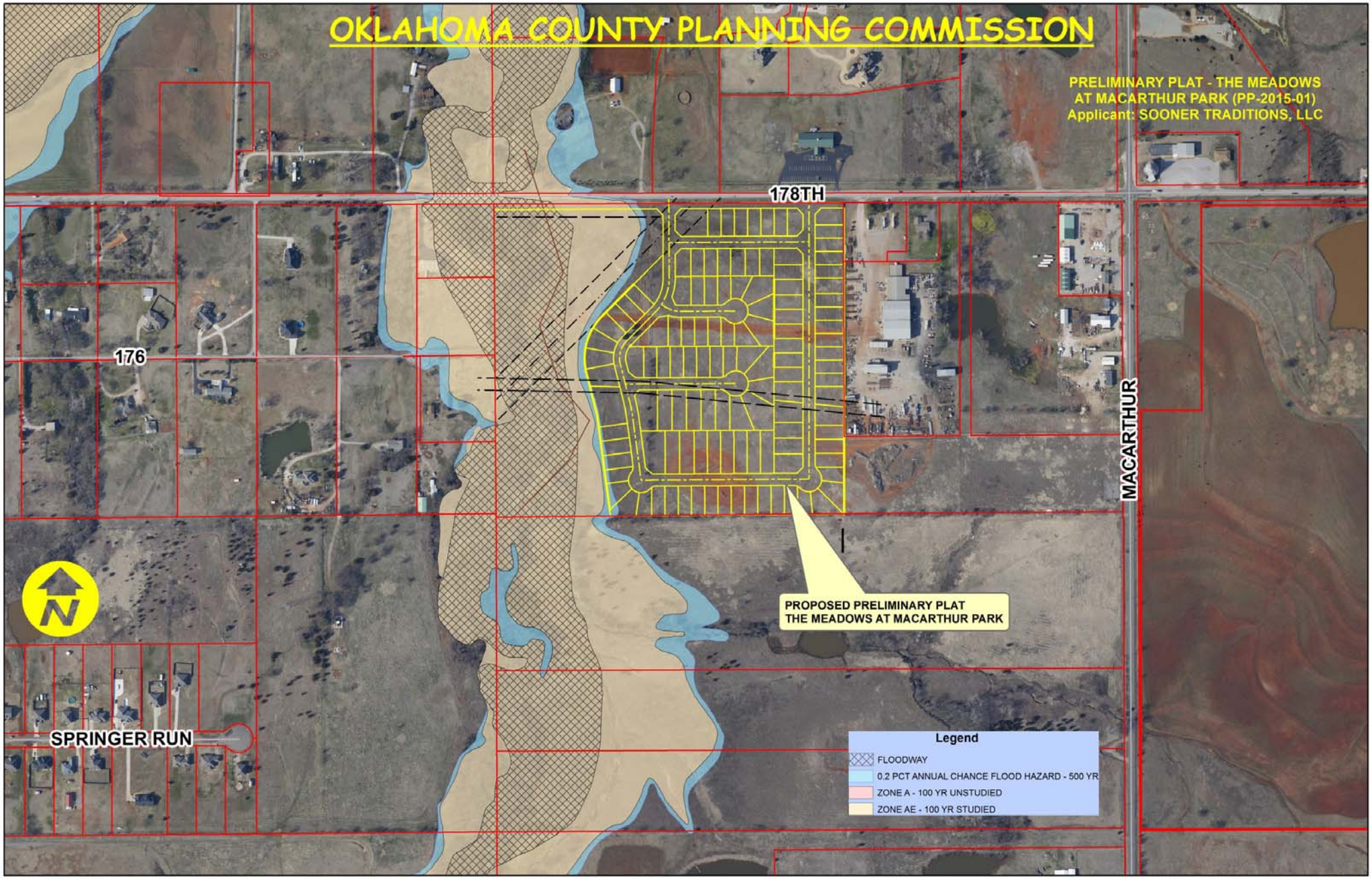
Action Required

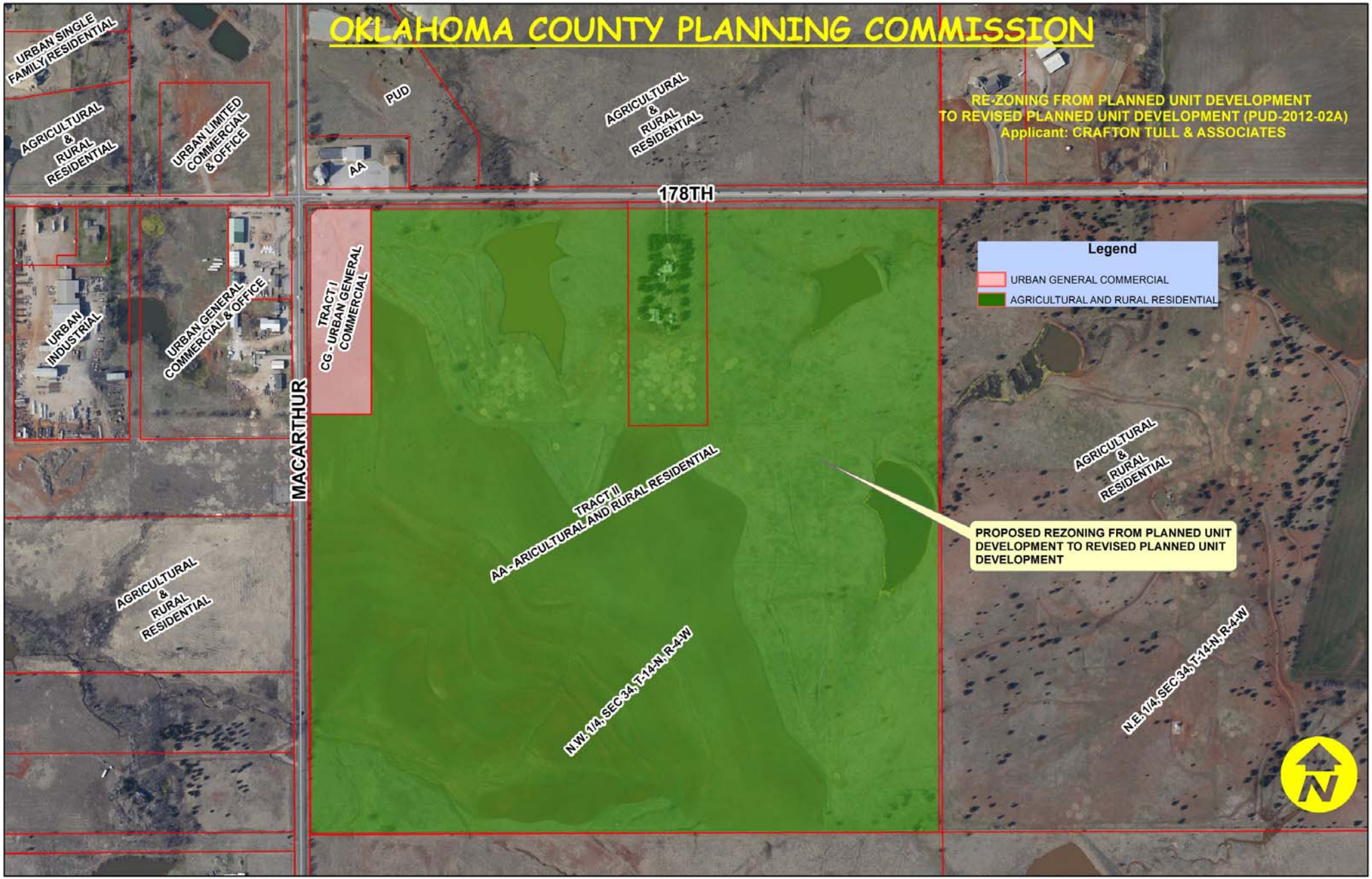
Approve or Deny application — PP-2016-01

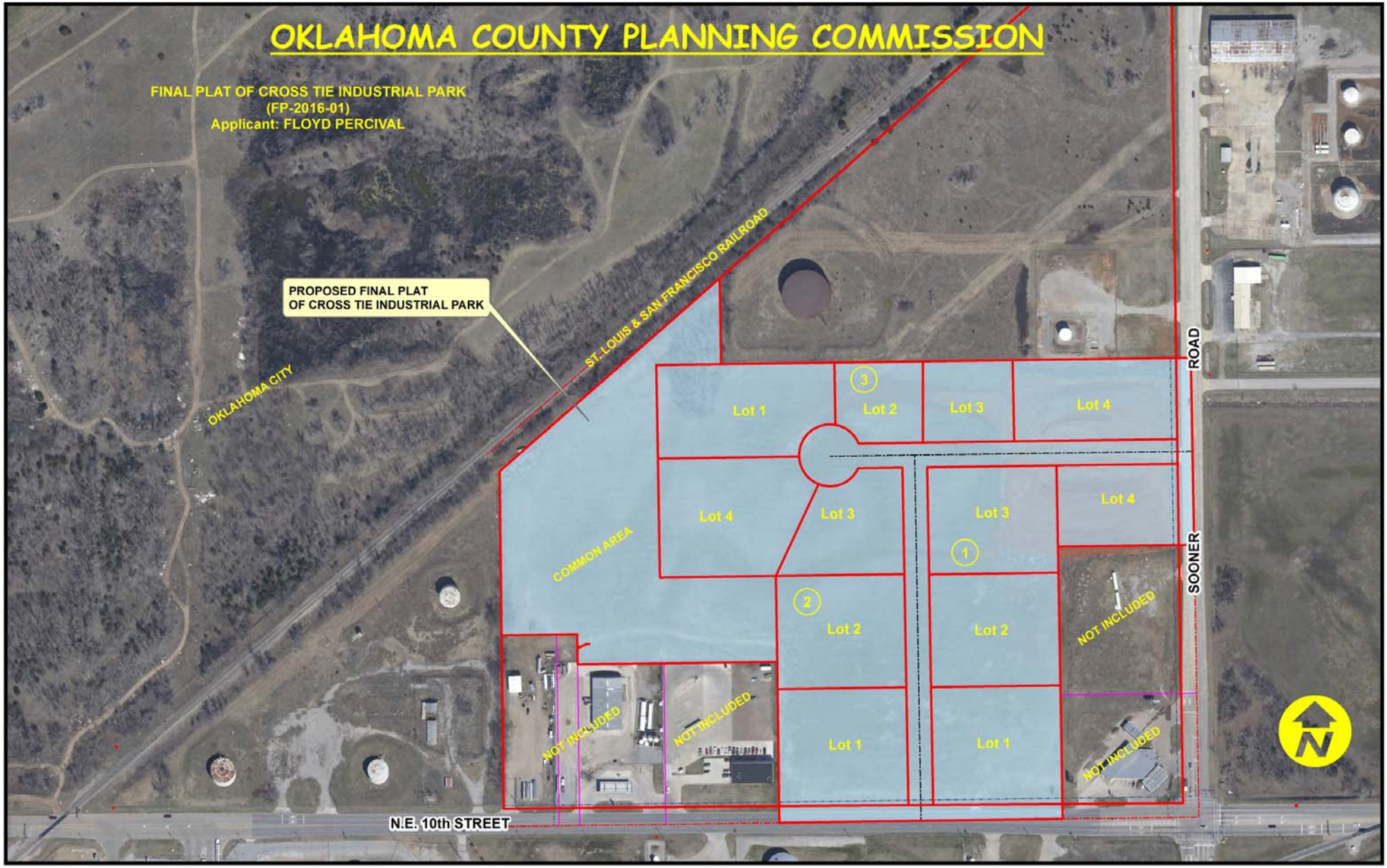
OKLAHOMA COUNTY PLANNING COMMISSION

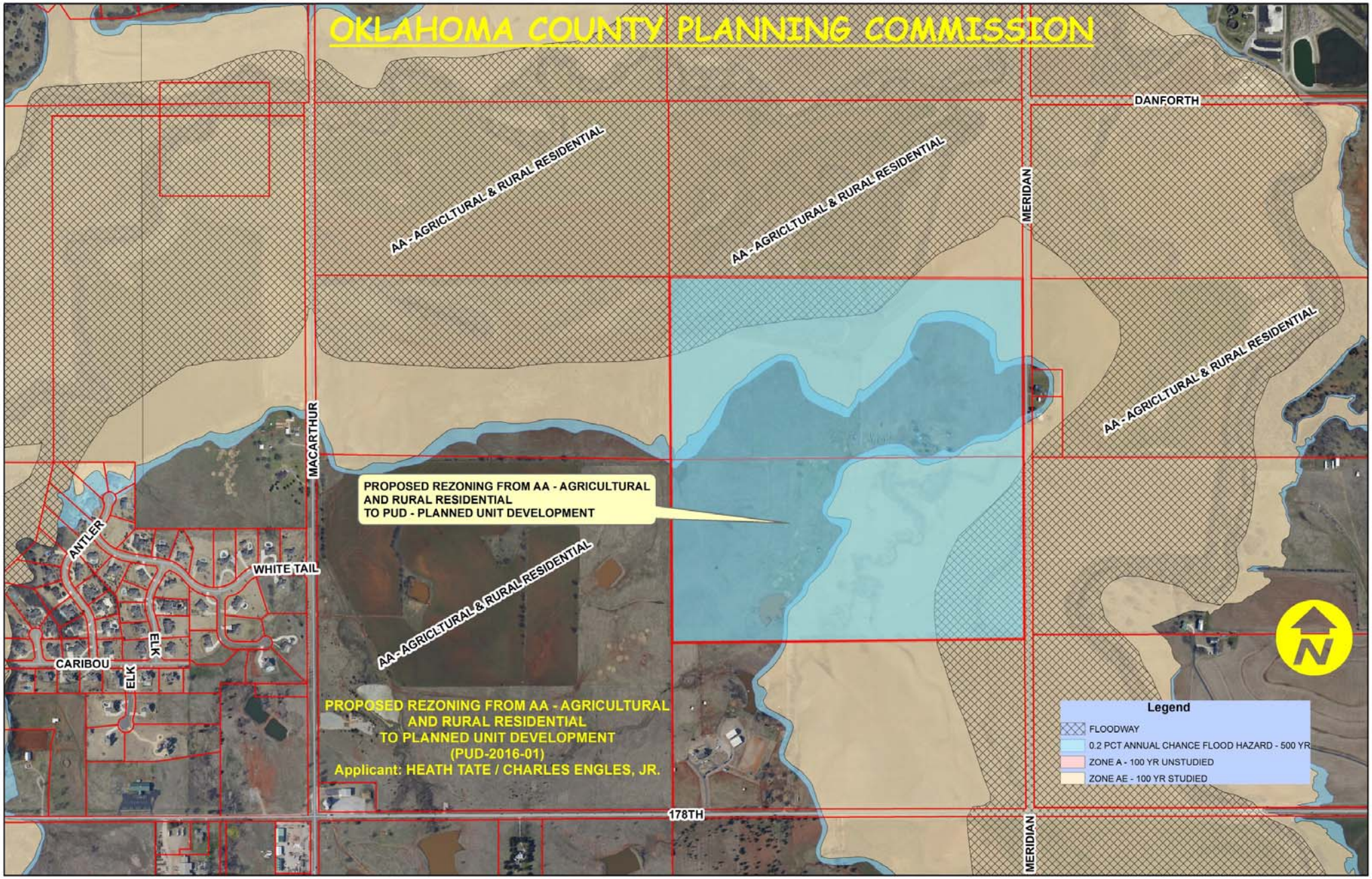
Planning Commission Meeting

March 17, 2016

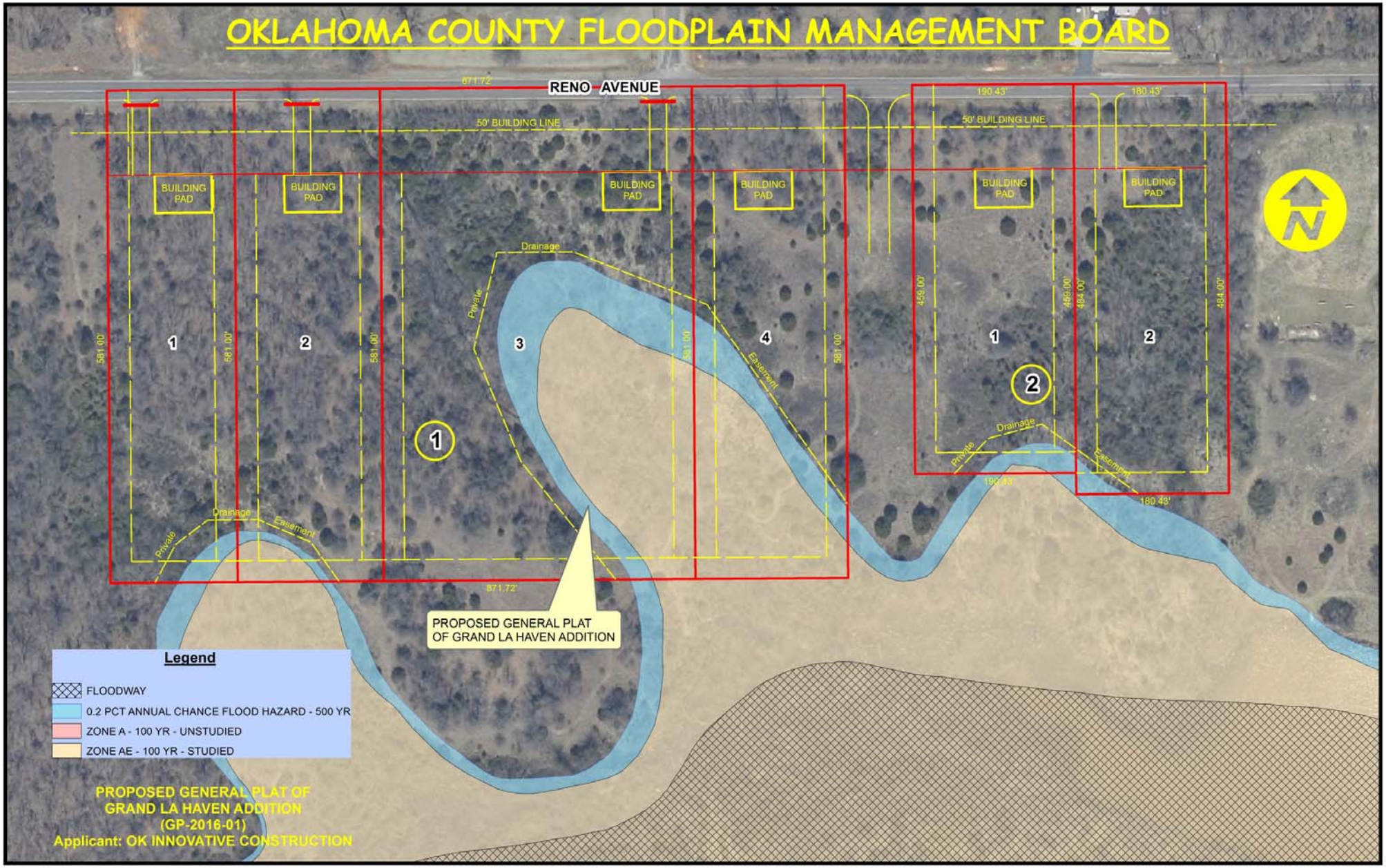
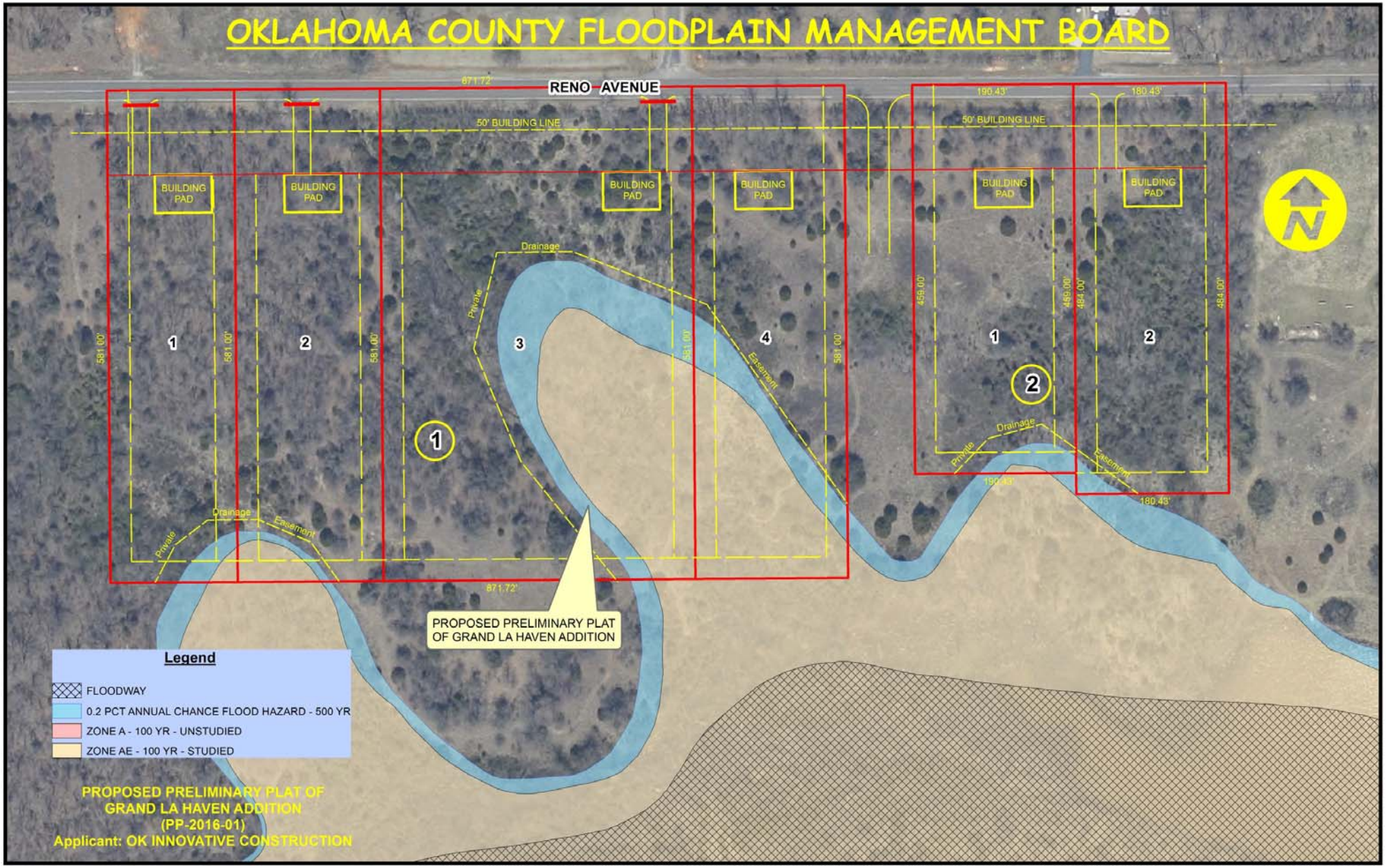

OKLAHOMA COUNTY PLANNING COMMISSION
PRELIMINARY PLAT - THE MEADOWS
AT MACARTHUR PARK (PP-2015-01)
Applicant: SOONER TRADITIONS, LLC
178TH
176
MACARTHUR
SPRINGER RUN
N
PROPOSED PRELIMINARY PLAT
THE MEADOWS AT MACARTHUR PARK
Legend
FLOODWAY
0.2 PCT ANNUAL CHANCE FLOOD HAZARD - 500 YR
ZONE A - 100 YR UNSTUDIED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


OKLAHOMA COUNTY PLANNING COMMISSION
RE-ZONING FROM PLANNED UNIT DEVELOPMENT
TO REVISED PLANNED UNIT DEVELOPMENT (PUD-2012-02A)
Applicant: CRAFTON TULL & ASSOCIATES
URBAN SINGLE FAMILY RESIDENTIAL
AGRICULTURAL & RURAL RESIDENTIAL
URBAN LIMITED COMMERCIAL & OFFICE
PUD
AA
AGRICULTURAL & RURAL RESIDENTIAL
178TH
URBAN INDUSTRIAL
URBAN GENERAL COMMERCIAL & OFFICE
TRACT I
CG - URBAN GENERAL COMMERCIAL
MACARTHUR
Legend
URBAN GENERAL COMMERCIAL
AGRICULTURAL AND RURAL RESIDENTIAL
TRACT II
AA - ARICULTURAL AND RURAL RESIDENTIAL
AGRICULTURAL & RURAL RESIDENTIAL
PROPOSED REZONING FROM PLANNED UNIT DEVELOPMENT TO REVISED PLANNED UNIT DEVELOPMENT
AGRICULTURAL & RURAL RESIDENTIAL
N.W. 1/4, SEC 34, T-14-N, R-4-W
N.E. 1/4, SEC 34, T-14-N, R-4-W
N


OKLAHOMA COUNTY PLANNING COMMISSION
FINAL PLAT OF CROSS TIE INDUSTRIAL PARK
(FP-2016-01)
Applicant: FLOYD PERCIVAL
PROPOSED FINAL PLAT
OF CROSS TIE INDUSTRIAL PARK
ST. LOUIS & SAN FRANCISCO RAILROAD
OKLAHOMA CITY
COMMON AREA
Lot 1
Lot 2
Lot 3
Lot 4
3
2
1
NOT INCLUDED
SOONER
ROAD
N.E. 10th STREET
N


OKLAHOMA COUNTY PLANNING COMMISSION
DANFORTH
AA - AGRICLTURAL & RURAL RESIDENTIAL
AA - AGRICLTURAL & RURAL RESIDENTIAL
MERIDAN
AA - AGRICLTURAL & RURAL RESIDENTIAL
MACARTHUR
PROPOSED REZONING FROM AA - AGRICULTURAL
AND RURAL RESIDENTIAL
TO PUD - PLANNED UNIT DEVELOPMENT
ANTLER
WHITE TAIL
AA - AGRICLTURAL & RURAL RESIDENTIAL
ELK
CARIBOU
ELK
PROPOSED REZONING FROM AA - AGRICULTURAL
AND RURAL RESIDENTIAL
TO PLANNED UNIT DEVELOPMENT
(PUD-2016-01)
Applicant: HEATH TATE / CHARLES ENGLES, JR.
178TH
MERIDIAN
Legend
FLOODWAY
0.2 PCT ANNUAL CHANCE FLOOD HAZARD - 500 YR
ZONE A - 100 YR UNSTUDIED
ZONE AE - 100 YR STUDIED

OKLAHOMA COUNTY FLOODPLAIN MANAGEMENT BOARD



OKLAHOMA COUNTY FLOODPLAIN MANAGEMENT BOARD