

# **A G E N D A**

## **OKLAHOMA COUNTY PLANNING COMMISSION**

**ROOM 204 1:30 p.m.**

**May 19, 2016**

- 1. Notice of meeting posted May 16, 2016.**
- 2. Call to Order.**
- 3. Roll Call.**
- 4. Approval of Minutes of the Previous Meeting: (April 21, 2016)**
- 5. Discussion and possible action to approve/deny a Special Use Permit (SUP-2016-03).**

Application of:

**KENNETH E. PAYTON dba  
11 OAKS RANCH EVENTS, LLC**

The applicant proposes to develop and operate a Special Events Center for weddings, business meetings, family gatherings and etc., on property that is zoned AA-Agricultural and Rural Residential. The property is currently vacant and encompasses 6.19 acres. The following is the site description to be considered:

**All of that part of the Southeast Quarter (SE/4) of Section Twelve (12), Township Fourteen (14) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma, lying Northwesterly of the M.K. & T.R.Y. Right-of-Way as shown on map in Report of Appraisers, Recorded in 2 Misc. at page 351, more particularly described as follows: Commencing at the Northeast corner of the Southeast Quarter (SE/4) of said Section 12, Thence North 89°44'13" West on the North line of said SE ¼ a distance of 1704.33 feet to the Point of Beginning; Thence continuing North 89°44'13" West a distance of 946.25 feet to the Northwest corner of said SE ¼; Thence South 00°05'18" East on the West line of said SE ¼ a distance of 625.02 feet to the Northwesterly right-of-way line of said M.K. & T.R.Y.; Thence North 51°54'52" East on said right-of-way line a distance of 260.10 feet; Thence Northeasterly on a curve to the right with a radius of 4,019.72 feet a distance of 873.63 feet (chord bearing North 58°08'25" East, chord distance 871.91 feet) to the point of beginning. Containing 6.19 acres more or less.**

**Location: Diagonal Rd. West of Pottawatomie Rd. (County Highway District #1)**

6. **Discussion and possible action to receive the April 2016 Fee Fund Report.**
  
7. **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.
  
8. **Adjournment.**



# Oklahoma County Staff Report

**Meeting Date — May 19, 2016**

Case: Special Use Permit (SUP-2016-03) - Special Use Permit in  
Agricultural and Rural Residential for an Event Center  
Board of County Commissioner District: Willa Johnson — District 1

<u>Applicant</u>	<u>Owner/Proposed Location Address</u>
Kenneth Payton P.O. Box 59 Luther, OK 73054	Richard & Sarah Stults Diagonal Rd. west of Pottawatomie Rd. Luther, OK 73054

**Request:** Public hearing with discussion and consideration of approval/denial of a Special Use Permit for the purpose of developing and operating a special events center for weddings, business meetings, family gatherings, etc.

**Proposed Use:** Developing and operating a special events center.

**Site Location:** Diagonal Road west of Pottawatomie Rd.

**Size:** The area of request is comprised of approximately 6.19 acres.

## Project Background

Mr. Payton contacted staff about his project idea and wanting to construct a special events center for weddings, business meetings, family gatherings, etc. Mr. Payton's application meets the requirements to be heard by the Planning Commission.

Below are a list of requirements that will have to be met for Oklahoma County to issue a building permit for this type of activity:

Completed commercial/industrial building permit application, site plan, complete set of plans stamped by an Oklahoma State licensed architect or engineer, drainage study, erosion control plan, stormwater permit from Oklahoma County if disturbing 1 acre or greater, notice of intent filed with DEQ, meet hard surface paving requirements, parking space and ADA space requirements, lighting plans, landscaping plans, and a sign permit will also be required for accessory and non-accessory signs.

## Traffic Information

Diagonal Rd. - No traffic count information  
Harrah Rd. (North of Diagonal Rd.) — 62 ADT taken in 2011  
Harrah Rd. (South of Diagonal Rd.) — 39 ADT taken in 2008  
Pottawatomie Rd. - 197 ADT taken in 2008

## Dates of Hearings

Planning Commission (SUP — April 21, 2016) - Approved  
Planning Commission (SUP — May 19, 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:** Vacant Agricultural Land  
**North:** Residence on large Agricultural Land  
**South:** Vacant Agricultural Land  
**West:** Vacant Agricultural Land  
**East:** Vacant Agricultural Land

## Utilities & Services

**Police:** Oklahoma County Sheriff  
**Fire:** Luther Fire Department  
**Ambulance:** MWC EMS  
**Public Schools:** Luther School District  
**Refuse:** Private  
**Sanitary Sewer:** Septic or aerobic system  
**Water:** Well

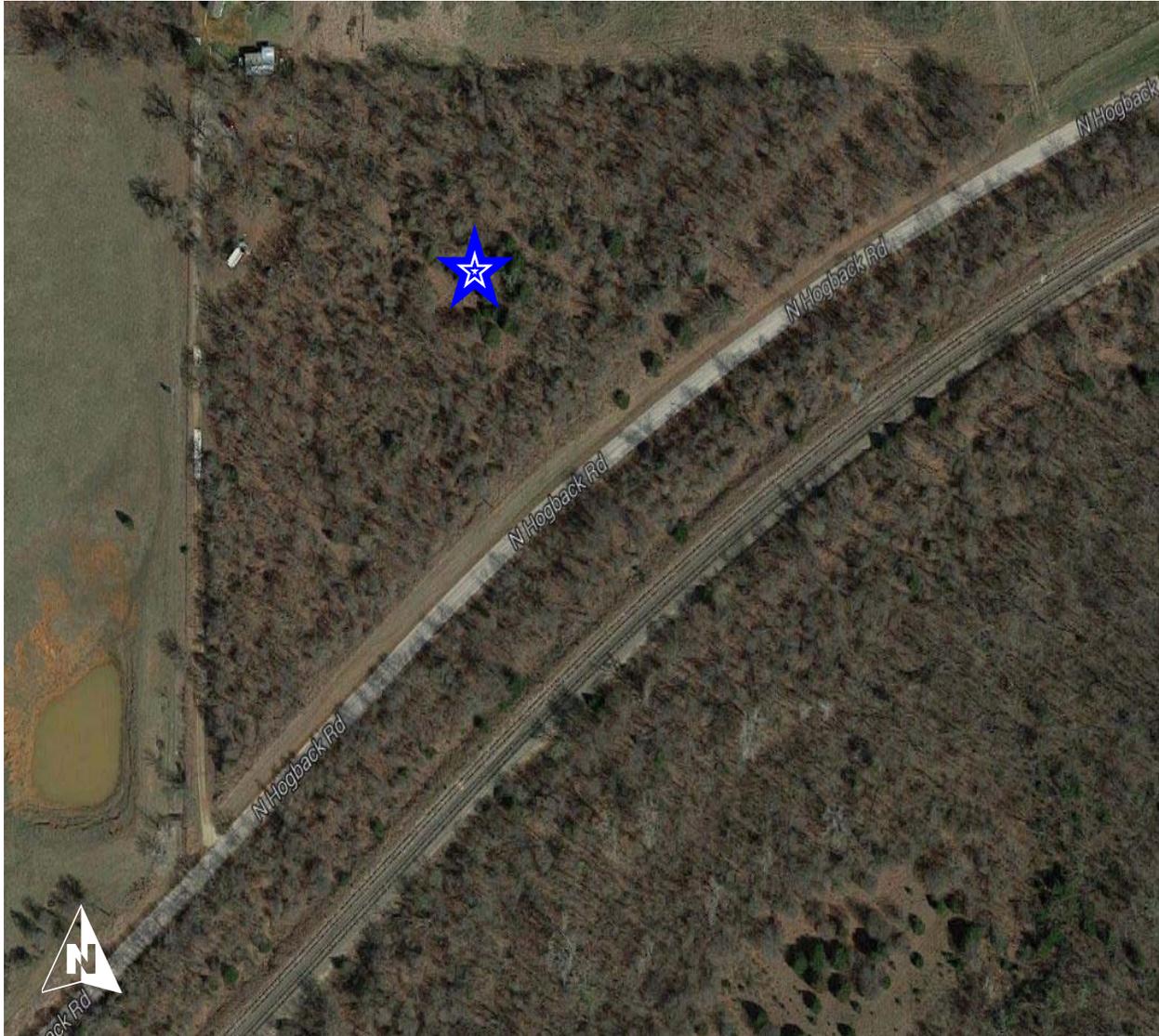
### Flood Hazards

- ◆ No Flood Hazards exist on the subject property.

### Vehicle Access

- ◆ The applicant is proposing two points of access along Diagonal Rd.

### Picture of Subject Property



## **General Description of Agricultural and Rural Residential District**

This district creates and reserves areas intended primarily for agricultural purposes. It permits low intensity residential development along with certain essential commercial and institutional uses. It is not intended that this district provide a lower standard of development than is authorized in other districts. Regulations for use, area, and intensity of use are designed to encourage and protect agricultural uses on a permanent basis or until such time as urbanization takes place and an appropriate change in district classification is made.

## **Permitted Uses (Outright) in Agricultural and Rural Residential District**

Single-Family Residential (201.1).  
Mobile Home Residential: Single Dwelling (201.51)  
Light Public Protection and Utility: Restricted (301)  
Light Public Protection and Utility: General (301.2)  
Low Impact Institutional: Neighborhood Related (304.1)  
Low Impact Institutional: Residential Oriented (304.15)  
Community Recreation: Property Owners Association (306.3)  
Animal Sales and Services: Grooming (404)  
Animal Sales and Services: Horse Stables (405)  
Public Signs (432.1)  
Animal Sales and Services: Kennels and Veterinary, Restricted (406)  
Horticulture (701)  
Row and Field Crops (702)  
Animal Raising: Personal (703.1)  
Animal Raising: Commercial (703.2)  
Agricultural Processing: Limited (705.1)

## **Special Permit Uses in Agricultural and Rural Residential District**

Heavy Public Protection and Utility: General (302.1)  
Sanitary Landfill (302.2)  
Hazardous Waste Disposal (302.3)  
High Impact Institutional (304.3)  
Community-Based Care Facility (308)  
Residential Care Facility (308.1)  
Spectator Sports and Entertainment: High Impact (433.3)  
Hazardous Industrial (508)  
Stockyards (509)  
Transportation Facilities: Surface Passenger (601)  
Transportation Facilities: Aircraft (603)  
Animal Raising: Commercial Feed Lots (703.3)

## **Additional Notes**

The Planning Commission has approved special use permits similar to this application in the past with restrictions. The restrictions that were applied in previous cases are listed below:

### **Restrictions:**

- 1. Days of Operation**
- 2. Hours of Operation**
- 3. Capacity**
- 4. Parking**
- 5. Signage**
- 6. Building Exterior**
- 7. Sight-Proof Screening**
- 8. Lighting**

## **Action Required**

***Approve or Deny application — SUP-2016-03***



# OKLAHOMA COUNTY PLANNING COMMISSION

Planning Commission Meeting

May 19, 2016

# OKLAHOMA COUNTY PLANNING COMMISSION

## Legend

-  FLOODWAY
-  0.2 PCT ANNUAL CHANCE FLOOD HAZARD - 500 YR
-  ZONE A - 100 YR UNSTUDIED
-  ZONE AE - 100 YR STUDIED

PROPOSED SPECIAL USE PERMIT IN AA - AGRICULTURAL AND RURAL RESIDENTIAL FOR CONSTRUCTION OF AN EVENT CENTER

AA - AGRICULTURAL & RURAL RESIDENTIAL

DIAGONAL

AA - AGRICULTURAL & RURAL RESIDENTIAL

AA - AGRICULTURAL & RURAL RESIDENTIAL

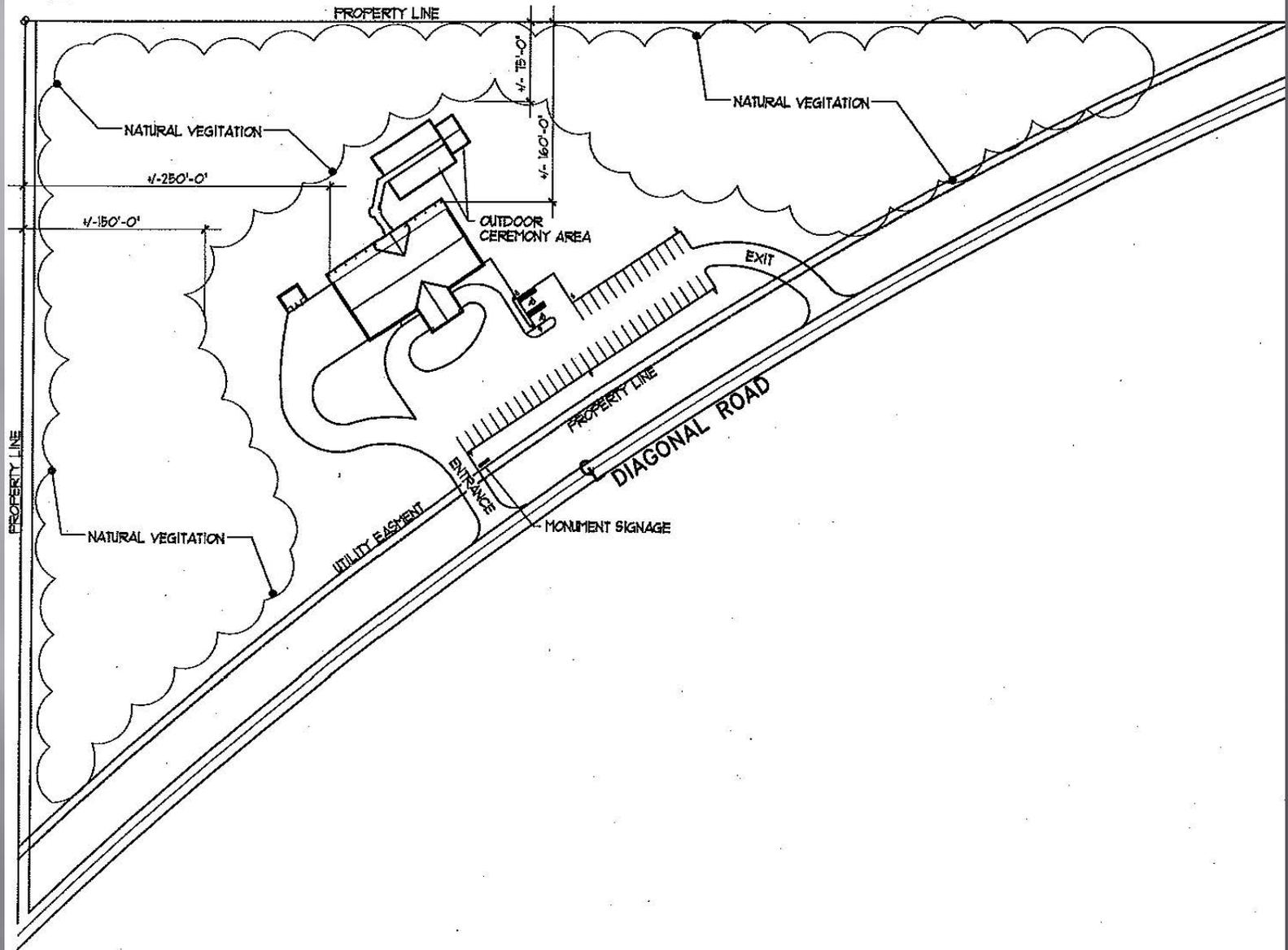
COUNTY LINE



PROPOSED SPECIAL USE PERMIT IN AA - AGRICULTURAL AND RURAL RESIDENTIAL DISTRICT FOR CONSTRUCTION OF AN EVENT CENTER (SUP-2016-03)  
Applicant: KENNETH PAYTON dba 11 OAKS RANCH EVENTS, LLC

HARRAH

MOBILE HOME



# SIGHT-PROOF SCREENING PLAN

SCALE: NOT TO SCALE



NORTH

# OKLAHOMA COUNTY PLANNING COMMISSION

Thaddeus Ayres & A. Nicole Ayers  
21555 N.E. Diagonal Road  
Luther, Ok 73054

Dennis & Natalie Fesler  
P.O. Box 456  
Luther, Ok 73054

PROPOSED SPECIAL USE PERMIT IN AA - AGRICULTURAL  
AND RURAL RESIDENTIAL  
FOR CONSTRUCTION OF AN EVENT CENTER

Brian & Tonya Jasper  
11701 N. Dobbs  
Luther, OK 73054



LETTERS OF PROTEST

HARRAH

DIAGONAL

COUNTY LINE