

# A G E N D A

## OKLAHOMA COUNTY PLANNING COMMISSION

ROOM 103      1:30 p.m.

May 21, 2015

1. Notice of meeting posted May 15, 2015.
2. Call to Order.
3. Roll Call.
4. Approval of Minutes of the Previous Meeting: (April 16, 2015)
5. (Deferred Item) Discussion and possible action to approve/deny the General Plat of Covell Creek (GP-2015-03).

Application of:                      **GARRETT DEVELOPMENT, LLC**

The applicant proposes developing a single-family, residential subdivision with 499 lots on approximately 156 acres. The following is the legal description of the property:

**The Northwest Quarter (NW/4) of Section Nineteen (19), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma. Being more particularly described as follows:**

**Commencing at the Northwest Corner of the Northwest Quarter of Section 19, Township 14 North, Range 3 West; thence South 89°25'12" East along the North line of said Northwest Quarter a distance of 2561.50 feet to the Northeast Corner of said Northwest Quarter; thence South 00°26'42" East along the East line of the said Northwest Quarter a distance of 2645.20 feet to the Southeast Corner of the said Northwest Quarter; thence North 89°24'15" West along the South line of said Northwest Quarter a distance of 2568.54 feet to the Southwest Corner of said Northwest Quarter; thence North 00°17'34" West along the West line of said Northwest Quarter a distance of 2644.37 feet to the said Point of Beginning. Said tract of land containing ±155.7158 Acres and or 6,782,979.9569 Square feet more or less.**

**Location: NW 206<sup>th</sup> & May Avenue (County Highway District # 3)**

6. Discussion and possible action to approve/deny a zoning change from CL-Urban Limited Commercial and Office District to CG-Urban General Commercial and Office District (Z-2015-01).

Application of:                      **PHILIP E. HUNTER**

The applicant proposes to rezone the property to allow seasonal sales of snow cones on an approximately 5 acre parcel. The following is the legal description of the property to be considered:

**Beginning at the Southeast corner of the Southeast Quarter of Section 28, Township 14 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma; thence North along the East line of said Southeast Quarter a distance of 466.69 ft.; thence West 466.69 ft.; thence South 466.69 ft. to a point on the South line of said Southeast Quarter; thence East along the South line of said Southeast Quarter a distance of 466.69 ft., to point of beginning, containing five (5) acres, more or less.**

**Location: NW 178<sup>th</sup> & MacArthur Blvd. (County Highway District#3)**

**7. Discussion and possible action to approve/deny a zoning change from AA-Agricultural and Rural Residential District to RA-Acreage Residential District (Z-2015-02).**

Application of:

**CRAFTON TULL**

The applicant proposes to develop a single-family residential subdivision. Each lot will be a minimum of one (1) acre in size per the zoning request. If approved the subdivision (**Estates at Coffee Creek**) will have 114 lots on 146.120 acres. The following is the legal description of the property:

**A tract of land situated within the Southeast Quarter (SE/4) of Section Seven (7), Township Fourteen North (T14N), Range Three West (R3W), of the Indian Meridian (I.M.), Oklahoma County, Oklahoma; being more particularly described as follows: Commencing at the Southeast corner of said SE/4; thence N89°14'44" along the South line of said SE/4 a distance of 750.00 feet to the Point of Beginning; thence continuing N89°14'44"W along said South line a distance of 1883.48 feet to the Southwest corner of said SE/4; thence N00°16'04"W along the West line of said SE/4 a distance of 2644.47 feet to the Northwest corner of said SE/4; thence S89°15'10"E along the North line of said SE/4 a distance of 2308.08 feet; thence S00°11'08"E a distance of 661.17 feet; thence S89°15'03"E a distance of 329.59 feet to a point on the East line of said SE/4; thence S00°10'26"E along said East line a distance of 1270.35 feet; thence S89°49'34"W a distance of 209.39 feet; thence S45°17'25"W a distance of 754.37 feet; thence S00°45'16"W a distance of 171.98 feet to the Point of Beginning. Said tract contains 6,364,967 square feet or 146.120 acres more or less.**

**Location: NW 220<sup>th</sup> and Pennsylvania Ave. (County Highway District #3)**

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

Application of:

**CRAFTON TULL**

The applicant proposes to develop a single-family residential subdivision. Each lot will be a minimum of one (1) acre in size per the zoning request. If approved the subdivision (**Estates at Coffee Creek**) will have 114 lots on 146.120 acres. The following is the legal description of the property:

A tract of land situated within the Southeast Quarter (SE/4) of Section Seven (7), Township Fourteen North (T14N), Range Three West (R3W), of the Indian Meridian (I.M.), Oklahoma County, Oklahoma; being more particularly described as follows: Commencing at the Southeast corner of said SE/4; thence N89°14'44" along the South line of said SE/4 a distance of 750.00 feet to the Point of Beginning; thence continuing N89°14'44"W along said South line a distance of 1883.48 feet to the Southwest corner of said SE/4; thence N00°16'04"W along the West line of said SE/4 a distance of 2644.47 feet to the Northwest corner of said SE/4; thence S89°15'10"E along the North line of said SE/4 a distance of 2308.08 feet; thence S00°11'08"E a distance of 661.17 feet; thence S89°15'03"E a distance of 329.59 feet to a point on the East line of said SE/4; thence S00°10'26"E along said East line a distance of 1270.35 feet; thence S89°49'34"W a distance of 209.39 feet; thence S45°17'25"W a distance of 754.37 feet; thence S00°45'16"W a distance of 171.98 feet to the Point of Beginning. Said tract contains 6,364,967 square feet or 146.120 acres more or less.

Location: NW 220<sup>th</sup> and Pennsylvania Ave. (County Highway District #3)

9. **Discussion and possible action to approve/deny a zoning change from AA-Agricultural and Rural Residential District to a Planned Unit Development (PUD-2015-01).**

Application of:

**CRAFTON TULL**

The applicant proposes to develop a commercial tract within the CL-Urban Limited Commercial and Office District uses, providing limited commercial services to surrounding housing developments as well as some local office space. If approved the commercial subdivision (**The Marketplace at Coffee Creek**) will encompass 8.87 acres. The following is the legal description of the property:

**Tract 1:** A tract of land situated with the Southeast Quarter (SE/4) of Section Seven (7), Township Fourteen North (T14N), Range Three West (R3W), of the Indian Meridian (I.M.), Oklahoma County, Oklahoma; being more particularly described as follows: Beginning at the Southeast corner of said SE/4; thence N89°14'44"W along the South line of said SE/4 a distance of 434.44 feet; thence N00°45'16"E a distance of 261.64 feet; thence N45°13'45"E a distance of 265.34 feet; thence N89°49'34"E a distance of 241.20 feet to a point on the East line of said SE/4; thence S00°10'26"E along said East line a distance of 454.94 feet to the Point of Beginning. Said tract contains 177,146 square feet or 4.07 acres more or less.

**Tract 2:** A tract of land situated within the Southeast Quarter (SE/4) of Section Seven (7), Township Fourteen North (T14N), Range Three West (R3W), of the Indian Meridian (I.M.), Oklahoma County, Oklahoma; being more particularly described as follows: Commencing at the Southeast corner of said SE/4; thence N89°14'44"W along the South line of said SE/4 a distance of 434.44 feet to the Point of Beginning; thence continuing N89°14'44"W along said South line a distance of 315.56 feet; thence N00°45'16"E a distance of 171.98 feet; thence N45°17'25"E a distance of 754.37 feet; thence N89°49'34"E a distance of 209.39 feet to a point on the East line of said SE/4, thence S00°10'26"E along said East line a distance of 258.25 feet; thence S89°49'34"W a distance of 241.20 feet; thence S45°13'45"W a distance of 265.34 feet; thence S00°45'16"W a distance of 261.64 feet to the Point of Beginning. Said tract contains 209,155 square feet or 4.80 acres more or less.

Location: NW 220<sup>th</sup> and Pennsylvania Ave. (County Highway District #3)

- 10. Discussion of Master Plan Public Meetings.**
- 11. Discussion and possible action to receive the April 2015 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 — May 21, 2015**

Case: General Plat (GP-2015-03) - Covell Creek

Board of County Commissioner District: Ray Vaughan — District 3

<u>Applicant</u>	<u>Owner/Proposed Location Address</u>
Garrett Development, L.L.C. 9701 N. Broadway Ext. Oklahoma City, OK 73114	Bernstein, Rose Riven 5538 Meletio Dallas, TX 75230

**Request:** Public hearing with discussion and consideration of approval/denial of the General Plat of Covell Creek for the purpose of developing 499 lots on 156 acres.

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

**Site Location:** Southeast corner of NW 206th St. and May Ave.

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

## Project Background

This development was first heard by the Oklahoma County Planning Commission in 2014 and was denied by that body. The case was then heard by the Board of County Commissioners on October 1, 2014 and was denied by the Board. A law suit was filed by the developer against Oklahoma County. A Journal Entry of Judgment was filed on February 25, 2015, allowing the rezoning. The following conditions have been negotiated and agreed upon by the developer and Oklahoma County:

1. The right-of-way along NW 206th St. shall be no less than 125 feet.
2. The right-of-way along May Ave. shall be no less than 100 feet.
3. A masonry wall not less than six (6) feet in height shall be constructed along NW 206th St. and along May Ave. Said wall must be setback a distance adequate to accommodate a greenbelt. Said greenbelt must have trees and sight triangles at all entrances to the subdivision. Detailed landscaping plans shall be submitted to County staff prior to any development of the greenbelt.
4. There shall be no connection to the east or south from the property.

## **Project Background Continued**

5. The street running from NW 206th St. to May Ave. shall be developed as a true collector street with no driveways. Said street shall have at least one sidewalk and traffic calming devices such as a speed table and traffic circle.
6. The developer must maintain at least 22.64 acres of common area within the subdivision and may not exceed a density of 3.27 homes per acre.
7. A third lane shall be constructed along May Ave.
8. The general plat is still subject to Oklahoma County Planning Commission approval.
9. The development will have its lot count reduced by 20% along May Ave. and NW 206th St.

The developer is bringing the General Plat of Covell Creek before the Planning Commission for their review and approval. The developer is planning on 499 lots on 156 acres. This informal plan is the proposed design for this subdivision and is subject to 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**

May Ave. — 3,070 ADT taken in 2012  
NW 206th St. — 2,745 ADT taken in 2012  
Pennsylvania Ave. — 4,926 ADT taken in 2014

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 has not made a statement about the roads being public or private.***

### Dates of Hearings

Planning Commission	(Rezoning — December 18, 2008) - Denied
Planning Commission	(General Plat — December 18, 2008) - Denied
Planning Commission	(Rezoning — June 12, 2014) - Denied
Planning Commission	(General Plat — August 14, 2014) - Denied
Journal Entry	Filed February 25, 2015
Planning Commission	(General Plat — May 21, 2015)

### Existing On-Site & Adjacent Zoning Districts

On-Site:	AA — Agricultural & Rural Residential
North:	AA — Agricultural & Rural Residential
South:	City of Oklahoma City — Zoned R-1
West:	RA — Acreage Residential (Antler Farms)
East:	PUD — Planned Unit Development (Country Roads)

### Existing On-Site & Adjacent Land Uses

On-Site:	Agricultural
North:	Rural Residential
South:	City of Oklahoma City — Agricultural
West:	Residential (Antler Farms)
East:	Agricultural

### Utilities & Services

<b>Police:</b>	Oklahoma County Sheriff
<b>Fire:</b>	Deer Creek Fire Department
<b>Ambulance:</b>	EMSA
<b>Public Schools:</b>	Deer Creek School District
<b>Refuse:</b>	Oklahoma City
<b>Sanitary Sewer:</b>	Oklahoma City sewer
<b>Water:</b>	Deer Creek Water

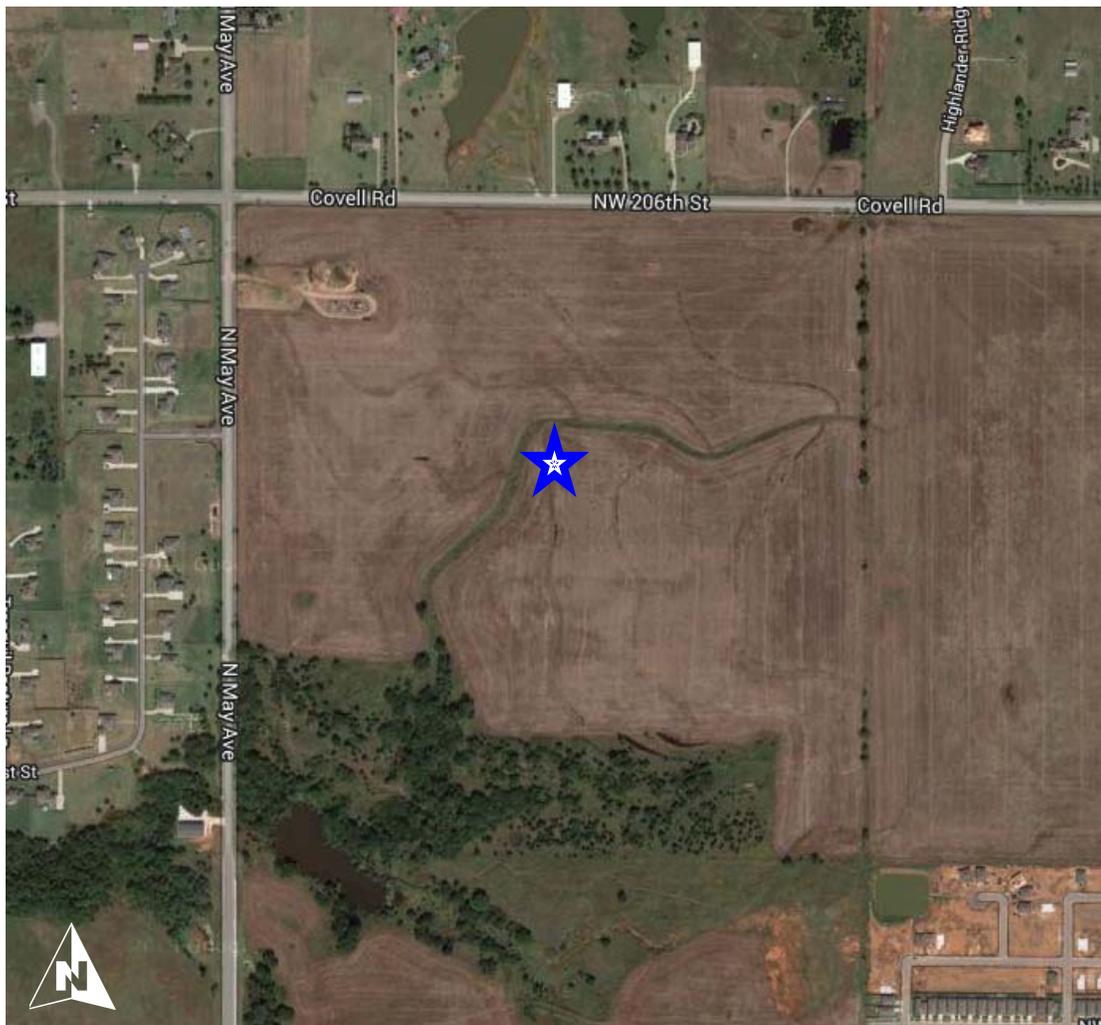
### Flood Hazards

- ◆ The property is not in a FEMA designated floodplain.

### Vehicle Access

- ◆ The subject property has two points of access to the residential property. One access will be on NW 206th St. and one will be on May Ave.

### Picture of Subject Property



### Action Required

***Approve or Deny application — GP-2015-03***



# Oklahoma County Staff Report

**Meeting Date — May 21, 2015**

Case: Rezoning (Z-2015-01) - CL - Urban Limited Commercial & Office to  
CG - Urban General Commercial & Office

Board of County Commissioner District: Ray Vaughn — District 3

<u>Applicant</u>	<u>Owner/Proposed Location Address</u>
Philip Hunter 7700 NW 220th St. Edmond, OK 73025	David Sasser 17905 N. MacArthur Blvd. Edmond, OK 73025

**Request:** Public hearing with discussion and consideration of approval/denial of rezoning for the purpose of seasonal sales of snow cones.

**Proposed Use:** Seasonal snow cone sales

**Site Location:** Northwest corner of NW 178th St. & MacArthur Blvd.

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

## Project Background & History

Mr. Hunter contacted Planning staff about his project at this location in 2014 and staff informed him that the property must be rezoned to Urban General Commercial and Office before he could proceed.

Mr. Hunter would like to place a snow cone stand at this location for six months out of the year. April to October the 144 square foot stand would be placed on the property and removed at the end of the six month period.

No building permit is required since the structure is smaller than 200 square feet. There will be one picnic table that customers can utilize but the majority of the business will be to purchase a snow cone and leave the premises.

## Traffic Information

MacArthur Blvd. (North of NW 178th St.) — 2,925 ADT taken in 2014  
MacArthur Blvd. (South of NW 178th St.) — 3,600 ADT taken in 2014  
NW 178th St. (West of MacArthur) - 3,289 ADT taken in 2009  
NW 178th St. (East of MacArthur) - 4,311 ADT taken in 2014

## Dates of Hearings

Planning Commission (Zoning — May 21, 2015)

## Existing On-Site & Adjacent Zoning Districts

**On-Site:** CL — Urban Limited Commercial and Office  
**North:** AA — Agricultural & Rural Residential  
**South:** CG — Urban General Commercial and Office  
**West:** AA — Agricultural & Rural Residential  
**East:** PUD — Commercial Planned Unit Development

## Existing On-Site & Adjacent Land Uses

**On-Site:** Vacant lot  
**North:** Deer Creek Hills Subdivision (Single Family Homes)  
**South:** Feed Store  
**West:** Vacant land  
**East:** Teepee Church

## 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  
**Water:** Well

## Flood Hazards

- ◆ No Flood Hazards exist on the subject property.

## Vehicle Access

- ◆ The subject property has one driveway to access the property at this time.

## 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. 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 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
<b>Eating Establishments: Drive-In</b>	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

## Action Required

***Approve or Deny application — Z-2015-01***



# Oklahoma County Staff Report

**Meeting Date — May 21, 2015**

Case: Rezoning (Z-2015-02) - AA - Agricultural & Rural Residential to RA - Acreage Residential

Board of County Commissioner District: Ray Vaughan — District 3

<u>Applicant</u>	<u>Owner/Proposed Location Address</u>
Crafton Tull & Associates 214 E. Main St. Oklahoma City, OK 73127	Foster Development Group 613 24th Ave. SW, Suite 100 Norman, OK 73069

**Request:** Public hearing with discussion and consideration of approval/denial of rezoning for the purpose of developing a residential subdivision.

**Proposed Use:** Acreage Residential (RA) subdivision for 114 residential lots.

**Site Location:** Northwest corner of NW 220th St. and Pennsylvania Ave.

**Size:** The area of request is comprised of approximately 146.12 acres.

## Project Background & History

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 146 acre, 114 residential lot subdivision on the northwest corner of the intersection of NW 220th St. and Pennsylvania Ave.

The property will be developed as a rural estate community with a minimum of one acre lots. There will be approximately 114 dwelling units with a gross density of .78 dwelling units per acre. There will be no common space that serves the development.

## Traffic Information

The Oklahoma County Planning and Engineering Department has done additional research to approximate future traffic for a subdivision the size of the proposed plat. 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 114 lots will generate approximately 1,091 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 2,574 per day along Pennsylvania Ave. and 2,659 per day along NW 220th St. The traffic counts below are the current 7 day counts that Oklahoma County has taken.

Pennsylvania Ave. — 2,028 ADT taken in 2012  
NW 220th St. — 2,113 ADT taken in 2013

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	(Rezoning & General Plat — August 14, 2014) - Denied
Board of County Commissioners	(Rezoning — October 8, 2014) - Returned to PC
Planning Commission	(Rezoning & General Plat — December 11, 2014) - Deferred
Planning Commission	(Rezoning & General Plat — February 12, 2015) - Withdrawn
Planning Commission	(Rezoning & General Plat — May 21, 2015)

### Existing On-Site & Adjacent Zoning Districts

<b>On-Site:</b>	AA — Agricultural & Rural Residential
<b>North:</b>	AA — Agricultural & Rural Residential
<b>South:</b>	AA — Agricultural & Rural Residential
<b>West:</b>	AA — Agricultural & Rural Residential (Fossil Creek Subdivision)
<b>East:</b>	PUD — Planned Unit Development (Southerly Farms Subdivision)

### Existing On-Site & Adjacent Land Uses

<b>On-Site:</b>	Agricultural Vacant Land
<b>North:</b>	Agricultural Vacant Land
<b>South:</b>	Agricultural Vacant Land
<b>West:</b>	Rural Residential (Fossil Creek Subdivision)
<b>East:</b>	Single-Family Residential (Southerly Farms Subdivision)

## Utilities & Services

<b>Police:</b>	Oklahoma County Sheriff
<b>Fire:</b>	Deer Creek Fire Department
<b>Ambulance:</b>	EMSA
<b>Public Schools:</b>	Deer Creek School District
<b>Refuse:</b>	Private
<b>Sanitary Sewer:</b>	Aerobic or Septic system
<b>Water:</b>	Well

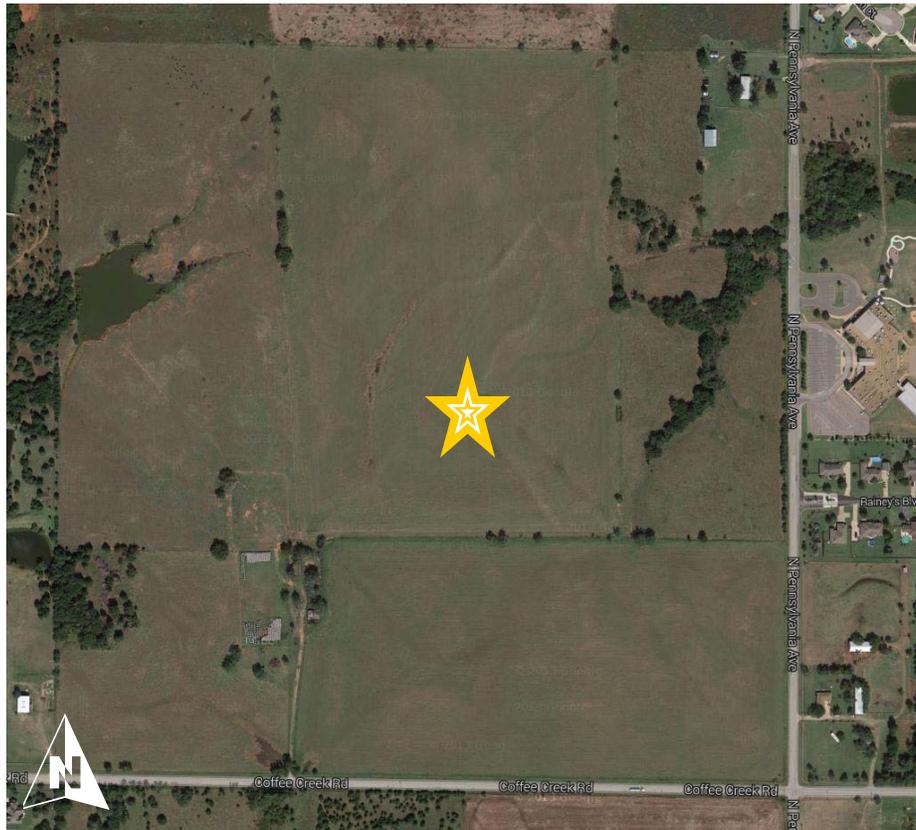
## Flood Hazards

- ◆ The property does not have any FEMA designated floodplain on the property.

## Vehicle Access

- ◆ The subject property has two points of access to the residential property. One access will be on NW 220th St. and one will be on Pennsylvania Ave.

## Picture of Subject Property



## **Police Response to the Estates of Coffee Creek Development**

I have received information regarding a proposed new housing and commercial development on the northwest corner of NW 220 and Pennsylvania in the unincorporated Deer Creek area of Oklahoma County. The proposed new addition is designed on 155 acres containing 114 housing units and 9 acres for commercial development. The 114 housing units would increase the population by at least 456 new residents (based upon the national average of 4 residents per house). The Deer Creek area has a master plan and has historically been developed as a more rural residential area. Without having seen any development plans, the proposed addition would appear to provide a medium density housing addition.

The Oklahoma County Sheriff's Office has a sub-station at N.W. 206 & Portland and has assigned twelve deputy sheriffs and one secretary to provide law enforcement services to the citizens living in the approximate 40 square mile area of unincorporated Deer Creek. Obviously the addition of 114 homes and new businesses will result in a higher number of calls for law enforcement services and increased vehicular traffic. This will strain our resources to provide quality law enforcement services to the citizens living in the Deer Creek area. If these plans are approved, the resulting increase in population and call volume would translate into the need for additional deputies to continue to provide the current level of professional law enforcement services to the Deer Creek area and at this time there is no funding available within our budget for additional deputies.

## **Fire Response to the Estates of Coffee Creek Development**

Cory Beagles, Deer Creek Fire Department Fire Chief, feels that the department could serve this development thoroughly. The following is a list of issues pertaining to the Deer Creek Fire Protection District in relation to this development. This development will increase the number of calls for our fire department. This includes both fire and emergency medical calls for assistance. We are fortunately staffed with paid firefighters during the daytime hours, 7 days a week from 8am to 4pm. All other hours are staffed with paid-on-call firefighters. Our current fire station is approximately 4 miles away from the proposed development which will aid in fast response time to calls within the area. Future plans call for a 2nd fire station to be constructed along Pennsylvania in the area between NW 220th and NW 234th streets. This would allow for rapid response from 2 different fire stations in the event of a call for assistance in the proposed development. Furthermore, the Deer Creek Fire Protection District has an automatic mutual aid agreement with the Edmond Fire Department that automatically would dispatch another fire engine to this area in the event of a structure fire call. The DCFPD also has mutual aid agreements with the Oklahoma City Fire Department, Oak Cliff Fire Protection District and Piedmont Fire Department that could be utilized in the event of a major fire in this area. This would allow the DCFPD to summon the assistance of these departments if needed. One issue that would benefit the DCFPD is that of increased property tax revenue. This increased revenue would aid in increasing our department's annual budget allowing us to add more paid firefighters and replace or update fire equipment.

***The developer will be required to install fire hydrants.***

## **Summary of Conformance with the Master Plan**

The Master Plan shows this area as Acreage Residential 2+ acres density, clustered with utilities. The developer is proposing to construct a rural estate subdivision. Acreage Residential is designated for clustered rural residential development but must maintain the gross density of 0.5 dwelling units per acre.

- Lot sizes less than two (2) acres must have municipal water or rural water district services.
- Replaces large two (2) acre lot development with cluster development.
- Development may cluster residential lots using a minimum of one (1) acre per lot area; the remaining open space is permanently protected through a local land trust or homeowners' association to maintain the maximum gross density of 0.5 dwelling unit per acre for the overall development.
- Development clustering must be developed under a PUD process to ensure maintenance of private areas and ensure lot size and density requirements.
- Permanently captures and preserves natural, rural character.
- Municipal water or rural water district services required; other urban utilities optional.
- Clustered development reduces street length and other infrastructure costs.

**Oklahoma County Planning Commission has approved similar developments like this in the area (Southerly Farms & Cumberland Crossing). Those developments were approved before the Oklahoma County Master Plan was approved.**

## **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.

## **Development Regulations**

Minimum Lot Size — 1 acre

Maximum Lot Coverage — 20%

Density — A minimum of (1) acre per dwelling unit (1 du/ac)

Minimum Lot Width — 120 feet as measured at the required front building line

Front Yard — 40 foot minimum

Side Yard — 25 feet

Rear Yard — 25 feet

## **Additional Information for the Estates at Coffee Creek**

County zoning regulations require connections to water and/or sewer mains *if accessible*. The developer requested Deer Creek Water Corporation provide service to the proposed subdivision. Deer Creek Water runs south of the property. However, Deer Creek Water Corporation stated they would only supply service with the following stipulations:

- Construction of a 12-inch diameter main along NW 220<sup>th</sup> Street from Pennsylvania Ave. west to May Avenue.
- Construction of a 12-inch diameter main along Pennsylvania Ave. from NW 220th St. north to the existing main.
- Furnish and install meter can, setter, curb stop, corp stop and service line
- Dedicate three water well sites within the development; sites to be determined by Deer Creek Water Corporation
- Dedicate the water rights beneath the proposed development to Deer Creek Water Corporation
- Developer shall pay for 3 phase electric power into the addition and to the two proposed well sites.

In addition, the developer is required to meet all other requirements of the Deer Creek Water Corporation's Developer Policy.

While treated water and sewer are always preferable, it is a question of fact as to whether treated water and sewer 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." Because of the distance required to extend both water and sewer lines, a determination should be made by the commission as to whether water and sewer main are accessible.

## **Additional Notes**

This development meets the criteria for a Traffic Impact Analysis (TIA), which will be required for the preliminary plat.

### **Sidewalks**

The Oklahoma County Planning Commission will require, in order to facilitate pedestrian access from roads to schools, parks, and playgrounds, perpetual unobstructed easements at least five feet in width. Easements shall be indicated on the plat. All subdivisions within one mile of a school will be required to provide sidewalks for safe routes for children to get to and from school within the subdivision. All sidewalks shall be designed and constructed in accordance with American with Disabilities Act. All sidewalks shall be completed before the final residential inspection at the building permit phase.

## **Action Required**

***Approve or Deny application — Z-2015-02 — Estates at Coffee Creek Rezoning***



# Oklahoma County Staff Report

**Meeting Date — May 21, 2015**

Case: General Plat (GP-2015-04) - Estates at Coffee Creek

Board of County Commissioner District: Ray Vaughan — District 3

<u><b>Applicant</b></u>	<u><b>Owner/Proposed Location Address</b></u>
Crafton Tull & Associates 214 E. Main St. Oklahoma City, OK 73127	Foster Development Group 613 24th Ave. SW, Suite 100 Norman, OK 73069

**Request:** Public hearing with discussion and consideration of approval/denial of the General Plat of Estates at Coffee Creek for the purpose of developing 114 residential lots on 146 acres.

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

**Site Location:** Northwest corner of NW 220th St. and Pennsylvania Ave.

**Size:** The area of request is comprised of approximately 146 acres.

## **Project Background**

The developer is bringing the General Plat of Estates at Coffee Creek before the Planning Commission for their review and approval. The developer is planning on 114 lots on 146 acres. This informal plan is the proposed design for this subdivision and is subject to 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. — 2,113 ADT taken in 2013  
Pennsylvania Ave. — 2,028 ADT taken in 2012

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	(Rezoning & General Plat — August 14, 2014) - Denied
Board of County Commissioners	(Rezoning — October 8, 2014) - Returned to PC
Planning Commission	(Rezoning & General Plat — December 11, 2014) - Deferred
Planning Commission	(Rezoning & General Plat — January 8, 2015) - Withdrawn
Planning Commission	(Rezoning & General Plat — May 21, 2015)

### Existing On-Site & Adjacent Zoning Districts

<b>On-Site:</b>	AA — Agricultural & Rural Residential
<b>North:</b>	AA — Agricultural & Rural Residential
<b>South:</b>	AA — Agricultural & Rural Residential
<b>West:</b>	AA — Agricultural & Rural Residential (Fossil Creek Subdivision)
<b>East:</b>	PUD — Planned Unit Development (Southerly Farms Subdivision)

### Existing On-Site & Adjacent Land Uses

<b>On-Site:</b>	Agricultural Vacant Land
<b>North:</b>	Agricultural Vacant Land
<b>South:</b>	Agricultural Vacant Land
<b>West:</b>	Rural Residential (Fossil Creek Subdivision)
<b>East:</b>	Single-Family Residential (Southerly Farms Subdivision)

### Utilities & Services

<b>Police:</b>	Oklahoma County Sheriff
<b>Fire:</b>	Deer Creek Fire Department
<b>Ambulance:</b>	EMSA
<b>Public Schools:</b>	Deer Creek School District
<b>Refuse:</b>	Private
<b>Sanitary Sewer:</b>	Aerobic or Septic system
<b>Water:</b>	Deer Creek Water

## **Additional Information for the Estates at Coffee Creek**

County zoning regulations require connections to water and/or sewer mains *if accessible*. The developer requested Deer Creek Water Corporation provide service to the proposed subdivision. Deer Creek Water runs south of the property. However, Deer Creek Water Corporation stated they would only supply service with the following stipulations:

- Construction of a 12-inch diameter main along NW 220<sup>th</sup> Street from Pennsylvania Ave. west to May Avenue.
- Construction of a 12-inch diameter main along Pennsylvania Ave. from NW 220th St. north to the existing main.
- Furnish and install meter can, setter, curb stop, corp stop and service line
- Dedicate three water well sites within the development; sites to be determined by Deer Creek Water Corporation
- Dedicate the water rights beneath the proposed development to Deer Creek Water Corporation
- Developer shall pay for 3 phase electric power into the addition and to the two proposed well sites.

In addition, the developer is required to meet all other requirements of the Deer Creek Water Corporation's Developer Policy.

While treated water and sewer are always preferable, it is a question of fact as to whether treated water and sewer 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." Because of the distance required to extend both water and sewer lines, a determination should be made by the commission as to whether water and sewer main are accessible.

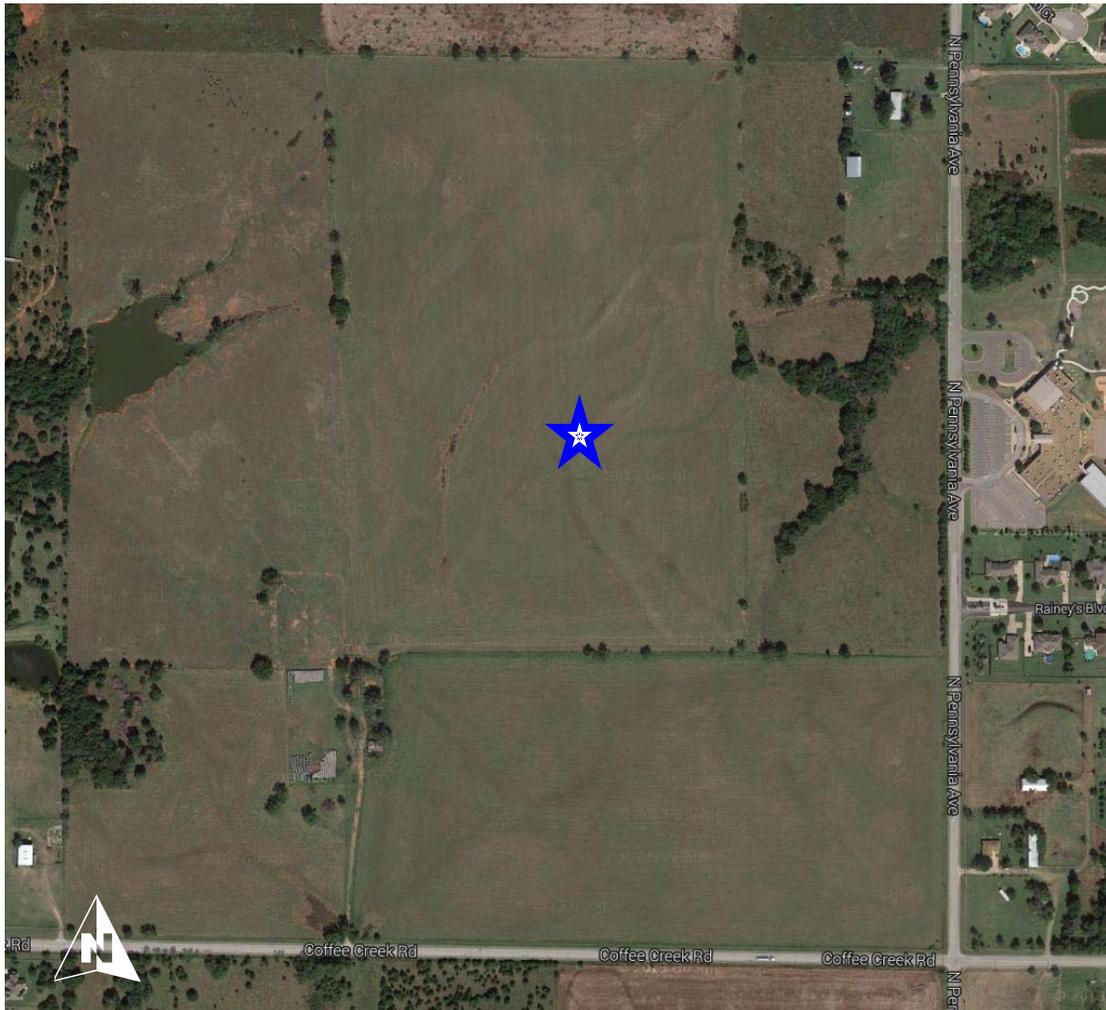
## Flood Hazards

- ◆ The property is not in a FEMA designated floodplain.

## Vehicle Access

- ◆ The subject property has two points of access to the residential property. One access will be on NW 220th St. and one will be on Pennsylvania Ave.

## Picture of Subject Property



## Action Required

***Approve or Deny application — GP-2015-04***



# Oklahoma County Staff Report

**Meeting Date — May 21, 2015**

Case: Rezoning (PUD-2015-01) - AA - Agricultural & Rural Residential to PUD - Planned Unit Development

Board of County Commissioner District: Ray Vaughan — District 3

<u>Applicant</u>	<u>Owner/Proposed Location Address</u>
Crafton Tull & Associates 214 E. Main St. Oklahoma City, OK 73127	Foster Development Group 613 24th Ave. SW, Suite 100 Norman, OK 73069

**Request:** Public hearing with discussion and consideration of approval/denial of rezoning (PUD) for the purpose of developing a commercial PUD.

**Proposed Use:** 8.87 acres of property for commercial activity.

**Site Location:** Northwest corner of NW 220th St. and Pennsylvania Ave.

**Size:** The area of request is comprised of approximately 8.87 acres.

## Project Background & History

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 8.87 acre Planned Unit Development (PUD) on the north-west corner of the intersection of NW 220th St. and Pennsylvania Ave. A PUD is a special zoning district that provides an alternate approach to conventional land use controls. In this case, the developer is utilizing 8.87 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.

### Traffic Information

Pennsylvania Ave. — 2,028 ADT taken in 2012

NW 220th St. — 2,113 ADT taken in 2013

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.

### Dates of Hearings

Planning Commission	(Rezoning & General Plat — August 14, 2014) - Denied
Board of County Commissioners	(Rezoning — October 8, 2014) - Returned to PC
Planning Commission	(Rezoning & General Plat — December 11, 2014) - Deferred
Planning Commission	(Rezoning & General Plat — January 8, 2015) - Withdrawn
Planning Commission	(Rezoning — May 21, 2015)

### Existing On-Site & Adjacent Zoning Districts

<b>On-Site:</b>	AA — Agricultural & Rural Residential
<b>North:</b>	AA — Agricultural & Rural Residential
<b>South:</b>	AA — Agricultural & Rural Residential
<b>West:</b>	AA — Agricultural & Rural Residential (Fossil Creek Subdivision)
<b>East:</b>	PUD — Planned Unit Development (Southerly Farms Subdivision)

### Existing On-Site & Adjacent Land Uses

<b>On-Site:</b>	Agricultural Vacant Land
<b>North:</b>	Agricultural Vacant Land
<b>South:</b>	Agricultural Vacant Land
<b>West:</b>	Rural Residential (Fossil Creek Subdivision)
<b>East:</b>	Single-Family Residential (Southerly Farms Subdivision)

## Utilities & Services

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

## Flood Hazards

- ◆ The property does not have any FEMA designated floodplain on the property.

## Vehicle Access

- ◆ The subject property has two points of access to the residential property. One access will be on NW 220th St. and one will be on Pennsylvania Ave.

## Picture of Subject Property



## **Additional Information for Marketplace at Coffee Creek**

County zoning regulations require connections to water and/or sewer mains *if accessible*. The developer requested Deer Creek Water Corporation provide service to the proposed subdivision. Deer Creek Water runs south of the property. However, Deer Creek Water Corporation stated they would only supply service with the following stipulations:

- Construction of a 12-inch diameter main along NW 206<sup>th</sup> Street from Pennsylvania Avenue west to the west property line of the proposed development (over ½ mile)
- Furnish and install meter can, setter, curb stop, corp stop and service line
- Dedicate two water well sites within the development; sites to be determined by Deer Creek Water Corporation
- Dedicate the water rights beneath the proposed development to Deer Creek Water Corporation
- Developer shall pay for 3 phase electric power into the addition and to the two proposed well sites.

In addition, the developer is required to meet all other requirements of the Deer Creek Water Corporation's Developer Policy.

The closest sanitary sewer line is on N. Pennsylvania Avenue (Oklahoma City), approximately one mile from the proposed subdivision.

While treated water and sewer are always preferable, it is a question of fact as to whether treated water and sewer 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." Because of the distance required to extend both water and sewer lines, a determination should be made by the commission as to whether water and sewer main are accessible.

## **Information for Marketplace at Coffee Creek**

The following use units shall be the only uses allowed within Tract 1 of this PUD:

1. Low Impact Institutional: Neighborhood Related
2. Community Recreation: Property Owners Association
3. Administrative and Professional Office
4. Animal Sales and Services: Grooming
5. Animal Sales and Services: Kennels and Veterinary Restricted
6. Convenience Sales and Personal Services
7. Eating Establishments: Sit-down, Alcohol not Permitted
8. Food and Beverage Retail Sales
9. Gasoline Sales: Restricted
10. Medical Services: Restricted
11. Medical Services: General
12. Participant Recreation and Entertainment: Indoor
13. Personal Services: Restricted
14. Personal Storage
15. Repair Services: Consumer
16. Research Services: Restricted
17. Retail Sales and Services: General
18. Custom Manufacturing

The following use units shall be the only uses allowed within Tract 2 of this PUD:

1. Administrative and Professional Office
2. Medical Services: Restricted
3. Medical Services: General

## **Action Required**

***Approve or Deny application — PUD-2015-01 — The Marketplace at Coffee Creek Rezoning***



# OKLAHOMA COUNTY PLANNING COMMISSION

Planning Commission Meeting

May 21, 2015

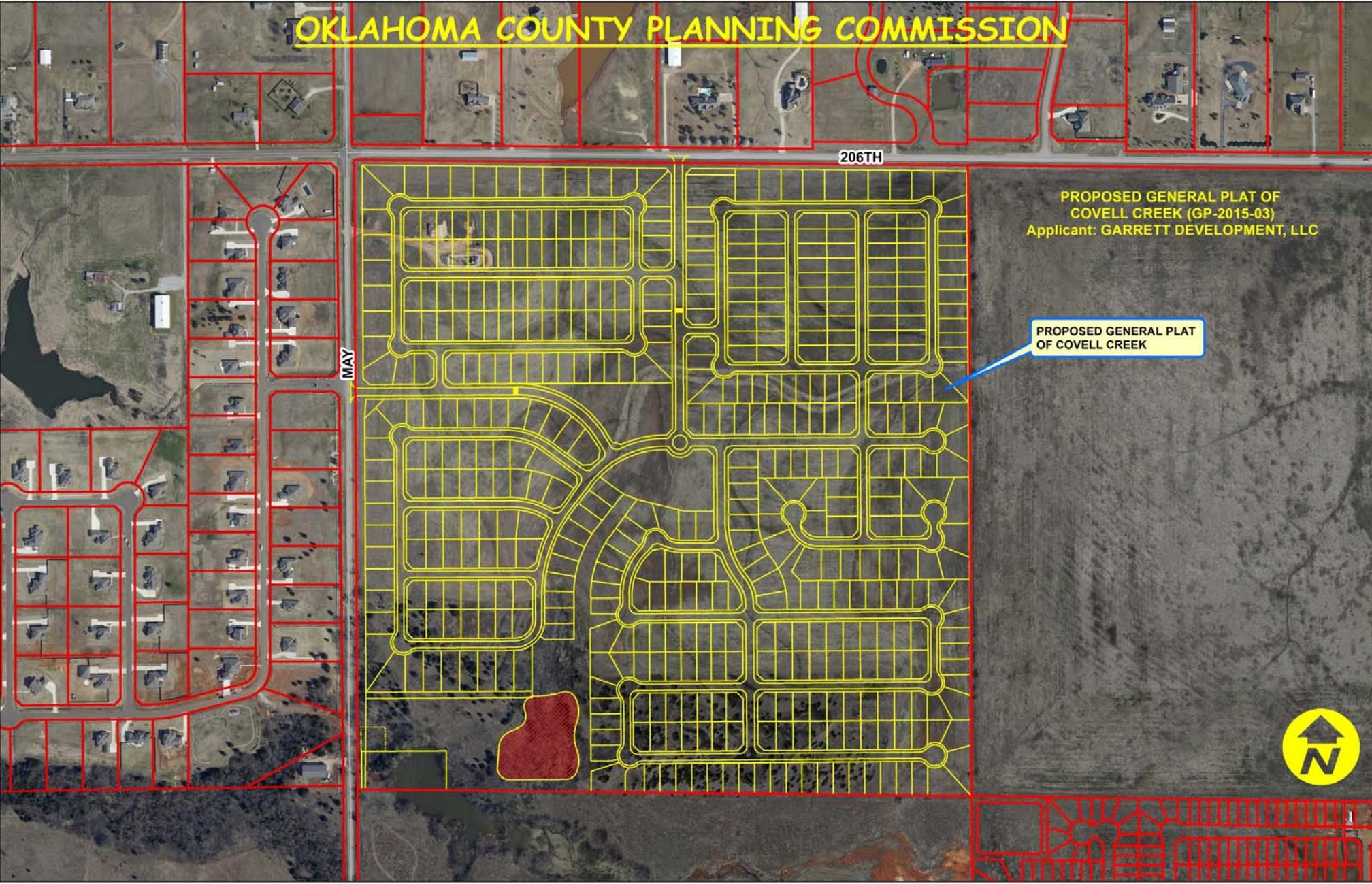
# OKLAHOMA COUNTY PLANNING COMMISSION

206TH

PROPOSED GENERAL PLAT OF  
COVELL CREEK (GP-2015-03)  
Applicant: GARRETT DEVELOPMENT, LLC

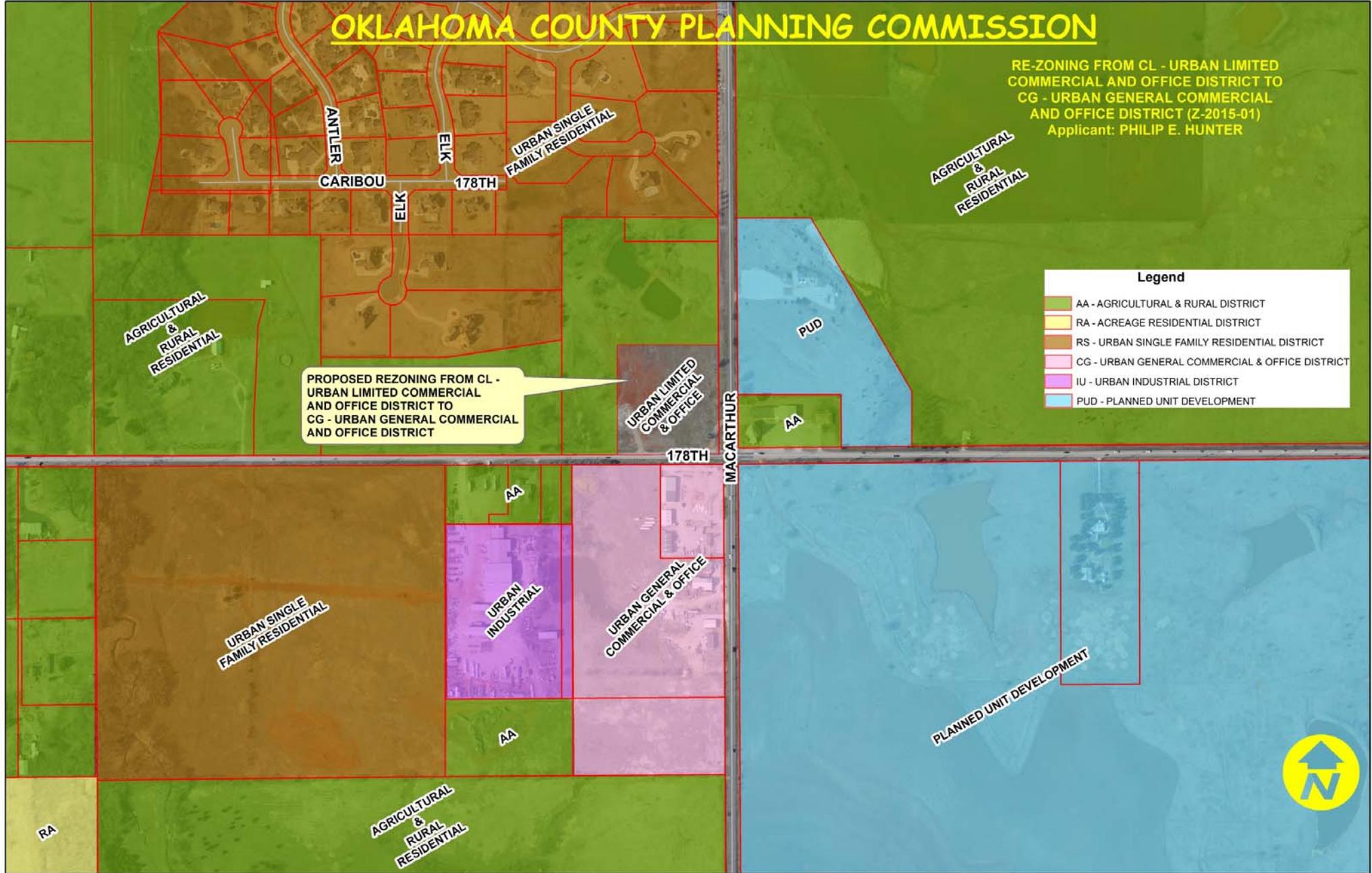
PROPOSED GENERAL PLAT  
OF COVELL CREEK

MAY



# OKLAHOMA COUNTY PLANNING COMMISSION

RE-ZONING FROM CL - URBAN LIMITED COMMERCIAL AND OFFICE DISTRICT TO CG - URBAN GENERAL COMMERCIAL AND OFFICE DISTRICT (Z-2015-01)  
Applicant: PHILIP E. HUNTER



Legend	
	AA - AGRICULTURAL & RURAL DISTRICT
	RA - ACREAGE RESIDENTIAL DISTRICT
	RS - URBAN SINGLE FAMILY RESIDENTIAL DISTRICT
	CG - URBAN GENERAL COMMERCIAL & OFFICE DISTRICT
	IU - URBAN INDUSTRIAL DISTRICT
	PUD - PLANNED UNIT DEVELOPMENT



# OKLAHOMA COUNTY PLANNING COMMISSION

ZONING FROM AA - AGRICULTURAL AND RURAL RESIDENTIAL DISTRICT TO RA - ACREAGE RESIDENTIAL DISTRICT (Z-2015-02)  
ESTATES AT COFFEE CREEK  
Applicant: CRAFTON TULL

## Legend

- PUD - PLANNED UNIT DEVELOPMENT
- AA - AGRICULTURAL & RURAL RESIDENTIAL

AA - AGRICULTURAL AND RURAL RESIDENTIAL

MAY AVENUE

PENNSYLVANIA AVENUE

PROPOSED REZONING FROM AA TO RA

AA - AGRICULTURAL AND RURAL RESIDENTIAL

CUMBERLAND CROSSING PLANNED UNIT DEVELOPMENT

SOUTHERLY FARMS PLANNED UNIT DEVELOPMENT

COFFEE CREEK / N.W. 220th STREET

SUMMIT LAKE ESTATES PLANNED UNIT DEVELOPMENT

AA - AGRICULTURAL AND RURAL RESIDENTIAL

SETTLER'S CROSSING PLANNED UNIT DEVELOPMENT



# OKLAHOMA COUNTY PLANNING COMMISSION

PROPOSED GENERAL PLAT OF  
ESTATES AT COFFEE CREEK (GP-2015-04)  
Applicant: CRAFTON TULL

PROPOSED GENERAL PLAT  
ESTATES AT COFFEE CREEK

MAY AVENUE

PENNSYLVANIA AVENUE

CUMBERLAND CROSSING

SOUTHERLY FARMS

COFFEE CREEK / N.W. 220th STREET

SUMMIT LAKE ESTATES

SETTLER'S CROSSING



# OKLAHOMA COUNTY PLANNING COMMISSION

ZONING FROM AA - AGRICULTURAL AND RURAL RESIDENTIAL DISTRICT TO A PLANNED UNIT DEVELOPMENT (PUD-2018-01) THE MARKETPLACE AT COFFEE CREEK Applicant: CRAFTON TULL

PROPOSED PLAT ESTATES AT COFFEE CREEK

PENNSYLVANIA AVENUE

AA - AGRICULTURAL AND RURAL RESIDENTIAL

SOUTHERLY FARMS PLANNED UNIT DEVELOPMENT

### Legend

- PUD - PLANNED UNIT DEVELOPMENT
- AA - AGRICULTURAL & RURAL RESIDENTIAL

PROPOSED PLANNED UNIT DEVELOPMENT THE MARKETPLACE AT COFFEE CREEK

COFFEE CREEK / N.W. 220th STREET

AA - AGRICULTURAL AND RURAL RESIDENTIAL

SETTLER'S CROSSING PLANNED UNIT DEVELOPMENT

