

A G E N D A

OKLAHOMA COUNTY PLANNING COMMISSION

ROOM 103 2:00 p.m.

May 8, 2014

1. **Notice of meeting posted May 2, 2014.**
2. **Call to Order.**
3. **Roll Call.**
4. **Approval of Minutes of the Previous Meeting: (April 10, 2014)**
5. **(Deferred Item) Discussion and possible action to approve/deny a zoning change from AA–Agricultural and Rural Residential District to Planned Unit Development (PUD-2012-02).**

Application of:

CRAFTON TULL & ASSOCIATES

This application was approved previously by the Planning Commission and forwarded on to the Board of County Commissioners (BOCC) for consideration. The BOCC returned the item back to the Planning Commission for reconsideration after new facts regarding utilities emerged. With new facts considered, the applicant proposes changes in the development of a residential subdivision according to the RS-Urban Single Family Residential District with lots approximately one half acre in size and an approximate 5 acre commercial corner. The proposed development encompasses approximately 160.64 acres. The following is the legal description of the property:

A tract of land located in the Northwest Quarter (NW/4) of Section Thirty-Four (34), Township Fourteen North (T-14-N), Range Four West (R-4-W), I.M., Oklahoma County, Oklahoma, said tract being more fully described as follows: Beginning at the Northwest Corner of said Northwest Quarter (NW/4); Thence N 89°55'15"E along the North line of said Northwest Quarter a distance of 2654.81 feet; Thence S 00°00'40"W along the East line of said Northwest Quarter a distance of 2640.17 feet; Thence S 89°58'20"W a distance of 567.00 feet; Thence S 89°53'55"W a distance of 1826.00 feet; Thence S 89°36'35"W a distance of 261.00 feet to a point on the West line of said Northwest Quarter; Thence N 00°00'24"W along the West line of said Northwest Quarter a distance of 2637.79 feet to the Point of Beginning; Said tract containing 160.64 acres, more or less.

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

6. (Deferred Item) Discussion and possible action to approve/deny the General Plat of Mayflower (GP-2012-05).

Application of:

CRAFTON TULL & ASSOCIATES

The applicant proposes developing a residential subdivision according to the RS-Urban Single Family Residential District with lots approximately one half acre in size and an approximate 5 acre commercial corner. The proposed development encompasses approximately 160.64 acres. The following is the legal description of the property:

A tract of land located in the Northwest Quarter (NW/4) of Section Thirty-Four (34), Township Fourteen North (T-14-N), Range Four West (R-4-W), I.M., Oklahoma County, Oklahoma, said tract being more fully described as follows: Beginning at the Northwest Corner of said Northwest Quarter (NW/4); Thence N 89°55'15"E along the North line of said Northwest Quarter a distance of 2654.81 feet; Thence S 00°00'40"W along the East line of said Northwest Quarter a distance of 2640.17 feet; Thence S 89°58'20"W a distance of 567.00 feet; Thence S 89°53'55"W a distance of 1826.00 feet; Thence S 89°36'35"W a distance of 261.00 feet to a point on the West line of said Northwest Quarter; Thence N 00°00'24"W along the West line of said Northwest Quarter a distance of 2637.79 feet to the Point of Beginning; Said tract containing 160.64 acres, more or less.

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

7. (Deferred Item) Discussion and possible action to approve/deny the Final Plat of Summit Lake Estates II (FP-2014-02).

Application of:

SUMMIT LAKES DEVELOPMENT, LLC

The applicant proposes to complete the second phase of a single-family residential subdivision in accordance with a new Planned Unit Development (PUD-2013-01) which has approximately 77 lots on 79.86 acres. Common areas and ponds will be included as amenities. The following is the legal description of the property:

A tract of land situate within the Northwest Quarter (NW/4) of Section Eighteen (18), Township Fourteen North (T14N), Range Three West (R3W), Indian Meridian (I.M.) Oklahoma City, Oklahoma County, Oklahoma and more particularly described as follows. COMMENCING at the Northwest Corner of said NW/4 at a found 1/2" iron bar found in place; thence S 00° 33' 07" E along the West line of said NW/4 a distance of 668.78 feet to the POINT OF BEGINNING, same being the Southwest corner of SUMMIT LAKE ESTATES SECTION 1, according to the recorded plat thereof; thence along the Southerly lines of said plat boundary the following Thirty-nine (39) courses: N 89° 26' 53" E a distance of 87.90 feet to a point on a curve to the right; thence 57.25 feet along the arc of said curve having a radius of 100.00 feet, subtended by a chord of 56.47 feet which bears S 74° 09' 04" E; thence S 57° 45' 01" E a distance of 149.16 feet to a point on a curve to the right; thence 136.53 feet along the arc of said curve having a radius of 450.00 feet, subtended by a chord of 136.01 feet which bears S 49° 03' 30" E; thence S 40° 22' 00" E a distance of 279.86 feet to a point of tangent curvature to the right; thence 95.77 feet along the arc of said curve having a radius of 325.00 feet, subtended by a chord of 95.42 feet which bears S 31° 55' 31" E; thence S 23° 29' 03" E a distance of 189.85 feet to a point of tangent curvature to the right; thence 86.91 feet along the

arc of said curve having a radius of 325.00 feet, subtended by a chord of 86.65 feet which bears S 15° 49' 24" E ; thence S 08° 09' 45" E a distance of 28.61 feet to a point of tangent curvature to the left; thence 19.63 feet along the arc of said curve having a radius of 25.00 feet, subtended by a chord of 19.13 feet which bears S 30° 39' 33" E, to a point of reverse curvature; thence 92.93 feet along the arc of said curve having a radius of 50.00 feet, subtended by a chord of 80.12 feet which bears S 00° 05' 11" W, to a point of reverse curvature; thence 18.95 feet along the arc of said curve having a radius of 25.00 feet, subtended by a chord of 18.50 feet which bears S 31° 36' 46" W to a point of reverse curvature; thence 73.29 feet along the arc of said curve having a radius of 325.00 feet, subtended by a chord of 73.13 feet which bears S 16° 21' 25" W ; thence S 22° 49' 02" W a distance of 285.41 feet to a point on a curve to the left; thence 39.14 feet along the arc of said curve having a radius of 25.00 feet, subtended by a chord of 35.26 feet which bears S 22° 01' 50" E, to a point on a compound curvature to the left; thence 29.51 feet along the arc of said curve having a radius of 75.00 feet, subtended by a chord of 29.32 feet which bears S 78° 09' 08" E ; thence S 89° 25' 34" E a distance of 177.99 feet; thence N 00° 34' 26" E a distance of 224.14 feet; thence N 18° 53' 16" E a distance of 319.79 feet; thence N 11° 19' 22" W a distance of 300.07 feet; thence S 89° 55' 37" E a distance of 140.42 feet; thence S 61° 57' 24" E a distance of 288.99 feet; thence N 13° 20' 07" W a distance of 132.22 feet to a point on a curve to the right; thence 110.19 feet along the arc of said curve having a radius of 325.00 feet, subtended by a chord of 109.66 feet which bears N 03° 37' 20" W, to a point of reverse curvature; thence 33.92 feet along the arc of said curve having a radius of 25.00 feet, subtended by a chord of 31.38 feet which bears N 32° 47' 07" W, to a point on a curve to the left concave Northeast; thence 64.16 feet along the arc of said curve having a radius of 325.00 feet, subtended by a chord of 64.06 feet which bears S 77° 19' 01" E; thence S 82° 58' 19" E a distance of 31.62 feet to a point on a non-tangent curve to the left, concave Southeast; thence 40.52 feet along the arc of said curve having a radius of 25.00 feet, subtended by a chord of 36.23 feet which bears S 50° 35' 32" W, to a point on a curve to the left; thence 83.96 feet along the arc of said curve having a radius of 275.00 feet, subtended by a chord of 83.63 feet which bears S 04° 35' 22" E; thence S 13° 20' 07" E a distance of 334.96 feet to a point of tangent curvature to the right; thence 125.74 feet along the arc of said curve having a radius of 200.00 feet, subtended by a chord of 123.68 feet which bears S 04° 40' 34" W, to a on a curve to the right; thence 37.31 feet along the arc of said curve having a radius of 25.00 feet, subtended by a chord of 33.94 feet which bears S 20° 03' 55" E; thence S 62° 49' 05" E a distance of 22.72 feet to a point of on a curve to the left; thence 174.26 feet along the arc of said curve having a radius of 175.00 feet, subtended by a chord of 167.15 feet which bears N 88° 39' 20" E; thence N 60° 07' 47" E a distance of 301.36 feet to a point on a curve to the right; thence 360.62 feet along the arc of said curve having a radius of 250.00 feet, subtended by a chord of 330.16 feet which bears S 78° 32' 42" E ; thence S 37° 13' 14" E a distance of 293.40 feet; thence N 52° 46' 46" E a distance of 182.43 feet; thence N 89° 55' 42" E a distance of 170.01 feet to a point on the East line of said NW/4; thence S 00° 04' 23" E along said East line a distance of 1063.44 feet to the Southeast corner of said NW/4 marked by a 3/8" bar found in place; thence N 89° 16' 12" W along the South line of said NW/4, same being coincident with the North lines of MISSION SPRINGS 2nd ADDITION and the North line of MISSION SPRINGS 1st ADDITION, according to the recorded plats thereof a distance of 2581.51 feet to the Southwest corner of said NW/4 marked by a PK nail found in place; thence N 00° 33' 07" W along the West line of said NW/4 a distance of 1981.05 feet to the POINT OF BEGINNING. Said tract contains 3,478,700 Square feet or 79.86 Acres, more or less.

Location: NW 220th and May Ave. (County Highway District. #3)

8. (Deferred Item) Discussion and possible action to approve/deny the zoning change request from AA-Agricultural and Rural Residential to RS-Urban Single Family Residential District (Z-2014-01).

Application of: **SOONER TRADITIONS, LLC**

The applicant proposes developing a residential subdivision with 123 lots on 43.93 acres. 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)

9. (Deferred Item) Discussion and possible action to approve/deny the General Plat (GP-2014-01) of The Meadows @ MacArthur Park.

Application of: **SOONER TRADITIONS, LLC**

The applicant proposes developing a single-family, residential subdivision with 123 lots on 43.93 acres. 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)

10. Discussion and possible action to approve/deny the Final Plat of Bridlegate Estates (FP-2014-03)

Application of:

BRANDON COTTER

The applicant proposes to complete a single-family, residential subdivision. The subdivision encompasses 16 lots on 39.7429 acres with an average lot size of 2.0 acres. The following is the legal description of the property:

The North Half (N/2) of the East Half (E/2) of the Southeast Quarter (SE/4) of Section Six (6), Township Fourteen (14) North, Range Three (3) West, of the Indian Meridian, Oklahoma County, Oklahoma.

Location: NW 234th & Penn. Ave (County Highway District #3)

11. Discussion and possible action to approve/deny the General Plat of Cross Tie Industrial Park (GP-2014-02)

Application of:

FLOYD PERCIVAL

The applicant proposes developing an Industrial Park subdivision with 11 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)

- 12. Discussion and possible action to approve/deny a zoning change (Z-2014-02) from AA–Agricultural and Rural Residential District to CG-Urban General Commercial and Office District.**

Application of:

BRIAN MATHEWS

The applicant proposes constructing and operating a Glass Repair Shop on 1.24 acres of a 131.36 acre parcel. The following is the legal description of the property to be considered:

A part of the Northeast Quarter (NE/4) of Section Twenty-one (21), Township Twelve (12) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: BEGINNING at the Northeast corner of the Northeast Quarter (NE/4) of Section 21; THENCE South 00°23'00" West on the East line of said Section a distance of 246.00 feet; THENCE North 89°55'00" West a distance of 220.00 feet; THENCE North 00°23'00" East a distance of 246.00 feet to the North line of said Section; THENCE South 89°55'00" East on the North line of said Section a distance of 220.00 feet to the point of beginning. Containing 1.24 acres more or less.

Location: 3355 N. Hiwassee Rd. (County Highway District#2)

- 13. Discussion and possible action to receive April 2014 Fee Fund Report.**
- 14. New Business.**
- 15. Adjournment.**



Oklahoma County Staff Report

Meeting Date — May 8, 2014

Case: Final Plat (FP-2014-02) - Summit Lake Estates, Section II

Board of County Commissioner District: Ray Vaughn — District 3

<u>Applicant</u>	<u>Owner/Proposed Location Address</u>
Summit Lakes Development 16200 Sonoma Park Dr. Edmond, OK 73013	Summit Lakes Development NW 220th St. & May Ave. Edmond, OK 73012

Request: Public hearing with discussion and consideration of approval/denial of the Final Plat of Summit Lake Estates, Section II for the purpose of developing 77 lots on 79.86 acres.

Proposed Use: Applicant proposes to continue the second phase of the Planned Unit Development, for the purpose of developing a single family, gated, private road, residential subdivision.

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

Size: The area of request is comprised of approximately 79.86 acres.

Project Background

The developer is bringing the Final Plat of Summit Lake Estates, Section II before the Planning Commission for their review and approval. The developer is planning on 77 lots on 79.86 acres for Section II. 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.

The roads are still under construction at this time. Once the road is complete staff will verify that all paving and drainage was constructed to County standards.

Mylars have been signed and the road bond has been submitted to Oklahoma County. The road bond will be in place for two years once the County Engineer and staff have verified that the road has been built to County standards. After the two year time period comes due the bond will be returned to the developer.

Once the subdivision is complete the developer will have to provide as-built drawings of the development.

Traffic Information

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

Dates of Hearings

Planning Commission	(Rezoning/PUD — September 16, 2004)
Planning Commission	(General Plat Phase I — September 16, 2004)
Planning Commission	(Preliminary Plat Phase I — February 17, 2005)
Planning Commission	(Final Plat Phase I — March 17, 2005)
Planning Commission	(Rezoning/Revised PUD — July 11, 2013)
Planning Commission	(General Plat Phase II — July 11, 2013)
Planning Commission	(Preliminary Plat Phase II — November 14, 2013)
Planning Commission	(Final Plat Phase II — April 10, 2014) - Deferred
Planning Commission	(Final Plat Phase II — May 8, 2014)

Existing On-Site & Adjacent Zoning Districts

On-Site: Planned Unit Development currently governed by PUD-2013-01
North: AA — Agricultural & Rural Residential (Fossil Creek Subdivision)
South: Planned Unit Development (Mission Springs Subdivision)
West: AA — Agricultural & Rural Residential
East: AA — Agricultural & Rural Residential

Existing On-Site & Adjacent Land Uses

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

Utilities & Services

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

Flood Hazards

- ◆ The property is not in a FEMA designated floodplain. There is a dam on the property.

Vehicle Access

- ◆ The subject property has one point of access to the property for Phase I of Summit Lake Estates located on NW 220th St./Coffee Creek Rd. This access serves the 49 lots in Phase I. It is being proposed that Phase II of Summit Lake Estates will also have one point of access located on May Ave. This access would serve the proposed 77 lots that makeup Summit Lake Estates Phase II

Picture of Subject Property



Action Required

Approve or Deny the Final Plat application of Summit Lake Estates Section II — FP-2014-02



Oklahoma County Staff Report

Meeting Date — May 8, 2014

Case: Final Plat (FP-2014-03) - Bridlegate Estates

Board of County Commissioner District: Ray Vaughn — District 3

<u>Applicant</u>	<u>Owner/Proposed Location Address</u>
Brandon Cotter PO Box 31073 Edmond, OK 73003	Brandon Cotter PO Box 31073 Edmond, OK 73003

Request: Public hearing with discussion and consideration of approval/denial of the Final Plat of Bridlegate Estates for the purpose of developing 16 lots on 40 acres.

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

Site Location: Northwest corner of NW 234th St. & Pennsylvania Ave.

Size: The area of request is comprised of approximately 40 acres.

Project Background

The developer is bringing the Final Plat of Bridlegate Estates before the Planning Commission for their review and approval. 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.

The roads are still under construction at this time. Once the road is complete staff will verify that all paving and drainage was constructed to County standards. Mylars have been signed and the road bond has been submitted to Oklahoma County. The road bond will be in place for two years once the County Engineer and staff have verified that the road has been built to County standards. After the two year time period comes due the bond will be returned to the developer.

Once the subdivision is complete the developer will have to provide as-built drawings of the development.

Traffic Information

NW 234th St./Sorghum Mill Rd. — 1,214 ADT taken in 2013

Pennsylvania Ave. — 2,028 ADT taken in 2012

Waterloo Rd. — 3,000 ADT taken in 2013

The developer is requesting that the roads be privately maintained.

Dates of Hearings

Planning Commission	(General Plat — August 8, 2013) - Approved
Planning Commission	(Preliminary Plat — December 12, 2013) - Approved
Planning Commission	(Final Plat — May 8, 2014)

Existing On-Site & Adjacent Zoning Districts

On-Site:	AA — Agricultural & Rural Residential
North:	AA — Agricultural & Rural Residential
South:	RA — Acreage Residential (Tuscany Subdivision)
West:	AA — Agricultural & Rural Residential
East:	AA — Agricultural & Rural Residential

Existing On-Site & Adjacent Land Uses

On-Site:	Rural Residential Home
North:	Rural Residential Home
South:	Tuscany Subdivision
West:	Open Land & Deer Creek Middle School
East:	Rural Residential Home

Utilities & Services

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

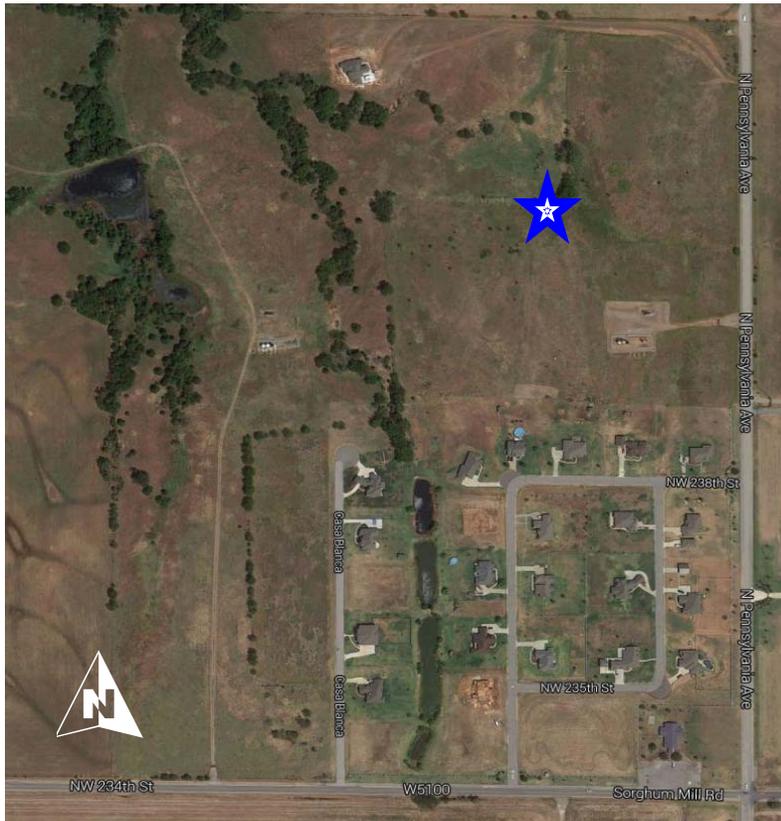
Flood Hazards

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

Vehicle Access

- ◆ The subject property has one point of access to serve the 16 lots.

Picture of Subject Property



Action Required

Approve or Deny application — FP-2014-03



Oklahoma County Staff Report

Meeting Date — May 8, 2014

Case: General Plat (GP-2014-02) - Cross Tie Industrial Park

Board of County Commissioner District: Willa Johnson — District 1

<u>Applicant</u>	<u>Owner/Proposed Location Address</u>
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 General Plat of Cross Tie Industrial Park for the purpose of developing 11 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 bringing the General Plat of Cross Tie Industrial Park before the Planning Commission for their review and approval. The developer is planning on 11 lots on 31.44 acres. This informal plan is the proposed design for this industrial 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. The Preliminary Plat must be applied for within one (1) year from the date of General Plat approval by the Planning Commission.

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 privately maintained.

Dates of Hearings

Planning Commission (Rezoning — March 20, 2008) - Approved
Planning Commission (General Plat — May 8, 2014)

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: Crutch School District
Refuse: Private
Sanitary Sewer: Septic or aerobic system
Water: Private Water Well

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 11 lots.

Picture of Subject Property



Action Required

Approve or Deny application — GP-2014-02



Oklahoma County Staff Report

Meeting Date — May 8, 2014

Case: Rezoning (Z-2014-02) - AA - Agricultural & Rural Residential to CG - Urban General Commercial & Office

Board of County Commissioner District: Brian Maughan — District 2

<u>Applicant</u>	<u>Owner/Proposed Location Address</u>
Brian Mathews 3355 N. Hiwassee Rd. Choctaw, OK 73020	Brian Mathews SW corner of the intersection of NE 36th St. and Hiwassee

Request: Public hearing with discussion and consideration of approval/denial of rezoning for the purpose of developing a Commercial piece of property.

Proposed Use: Glass Repair Shop

Site Location: Southwest corner of NE 36th St. & Hiwassee Rd.

Size: The area of request is comprised of approximately 1.24 acres.

Project Background & History

Mr. Mathews contacted Planning and Engineering staff about his project at this location and staff informed him of the requirements to rezone the property. Mr. Mathews has met all requirements to have his case heard before the Planning Commission.

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

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, approved plans from the State Fire Marshal's office, meet hard surface paving requirements, parking space and ADA space requirements, lighting, landscaping, and a sign permit will also be required for accessory and non-accessory signs.

Traffic Information

NE 36th St. (west of Hiwassee) — 2,096 ADT taken in 2013 (Oklahoma City count)
NE 36th St. (east of Hiwassee) — 943 ADT taken in 2012 (Oklahoma City count)
Hiwassee (north of 36th) — 2,765 ADT taken in 2012 (Oklahoma City count)
Hiwassee (south of 36th) — 2,670 ADT taken in 2009

Dates of Hearings

Planning Commission (Zoning — May 8, 2014)

Existing On-Site & Adjacent Zoning Districts

On-Site: AA — Agricultural & Rural Residential
North: C-3 (corner), R-1, and R-4 (City of Oklahoma City)
South: AA — Agricultural & Rural Residential
West: AA — Agricultural & Rural Residential
East: General Commercial (corner), General Agricultural, and Rural Residential (City of Choctaw)

Existing On-Site & Adjacent Land Uses

On-Site: Vacant lot with small outbuilding
North: Single family homes & apartment complex (Oklahoma City)
South: Rural Residential
West: Rural Residential, Community Health & Recreation Center
East: Rural Residential

Utilities & Services

Police: Oklahoma County Sheriff
Fire: Nicoma Park Fire Department
Ambulance: Midwest City EMS
Public Schools: Oklahoma City School District
Refuse: Private
Sanitary Sewer: Septic or Aerobic
Water: Well

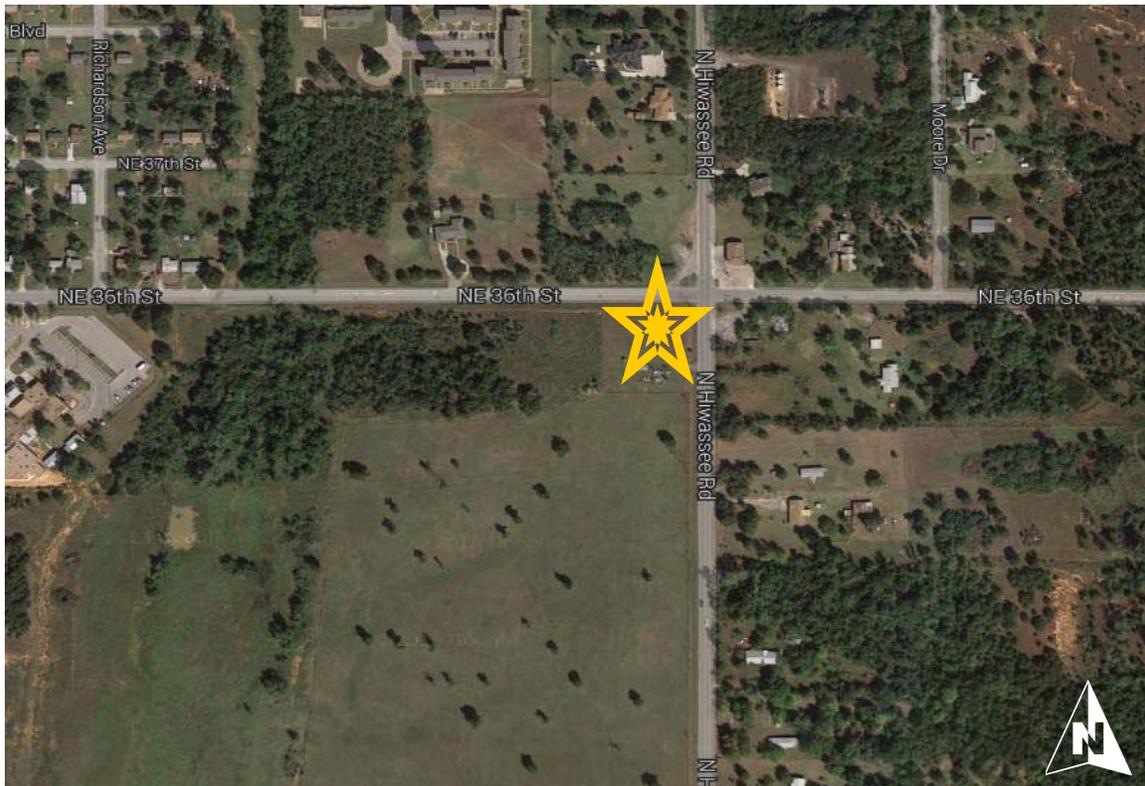
Flood Hazards

- ◆ 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
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

Action Required

Approve or Deny application — Z-2014-02



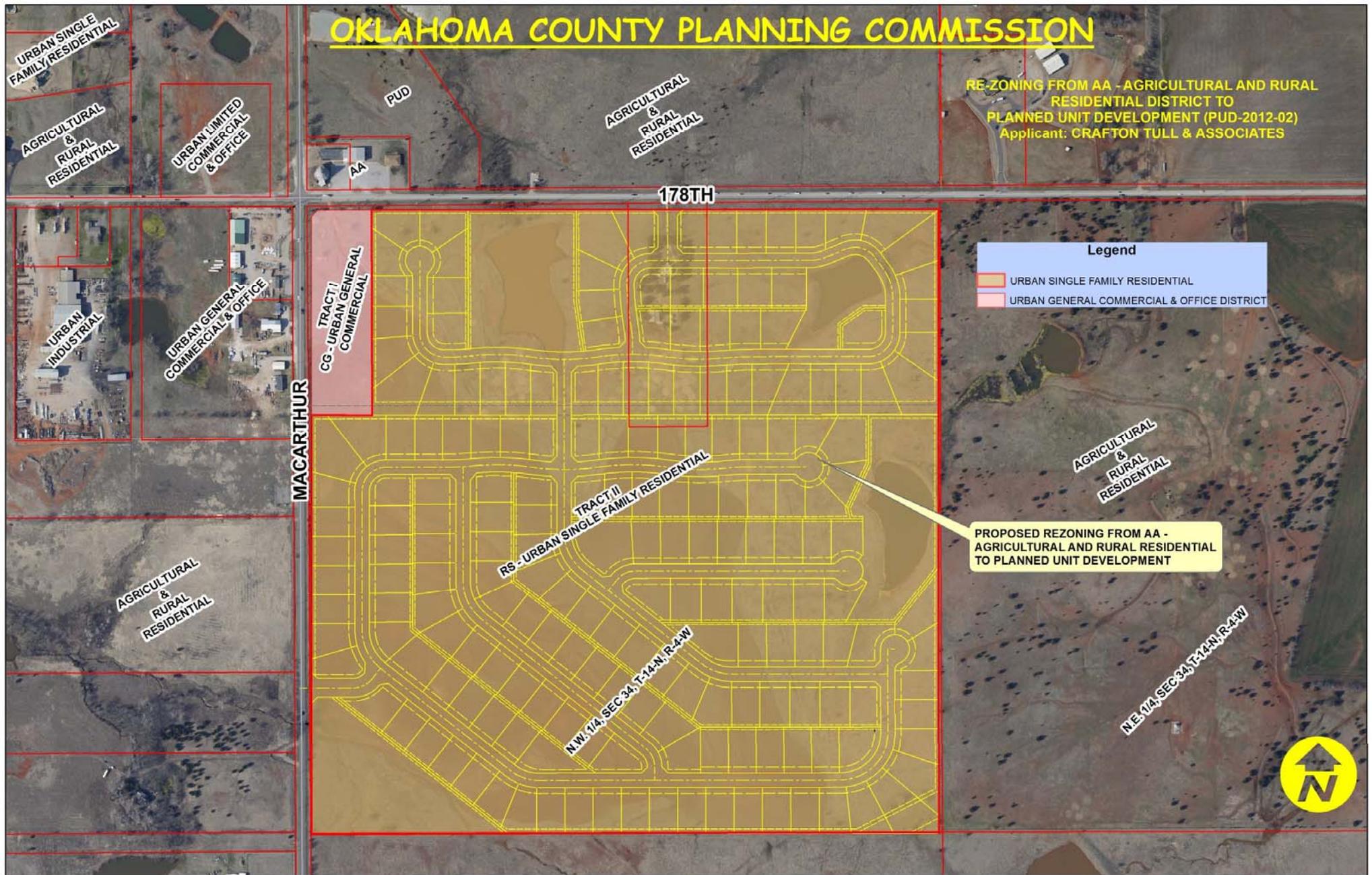
OKLAHOMA COUNTY PLANNING COMMISSION

Planning Commission Meeting

May 8, 2014

OKLAHOMA COUNTY PLANNING COMMISSION

RE-ZONING FROM AA - AGRICULTURAL AND RURAL RESIDENTIAL DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD-2012-02)
Applicant: CRAFTON TULL & ASSOCIATES



Legend

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

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



OKLAHOMA COUNTY PLANNING COMMISSION

GENERAL PLAT OF MAYFLOWER
(GP-2012-05)
A RESIDENTIAL SUBDIVISION
Applicant: CRAFTON TULL & ASSOCIATES

178TH

MACARTHUR

TRACT I
CG - URBAN GENERAL
COMMERCIAL

TRACT II
RS - URBAN SINGLE FAMILY RESIDENTIAL

N. 111ST, SEC. 34, T. 14N, R. 4W

PROPOSED GENERAL PLAT
MAYFLOWER, A RESIDENTIAL
SUBDIVISION

N.E. 11A, SEC. 34, T. 14N, R. 4W



OKLAHOMA COUNTY PLANNING COMMISSION

FINAL PLAT (FP-2014-02)
SUMMIT LAKE ESTATES SECTION II
Applicant: SUMMIT LAKES DEVELOPMENT, LLC

COFFEE CREEK / N.W. 220th STREET

EXISTING
SUMMIT LAKE ESTATES I

PROPOSED FINAL PLAT
SUMMIT LAKE ESTATES SECTION II



MAY AVENUE

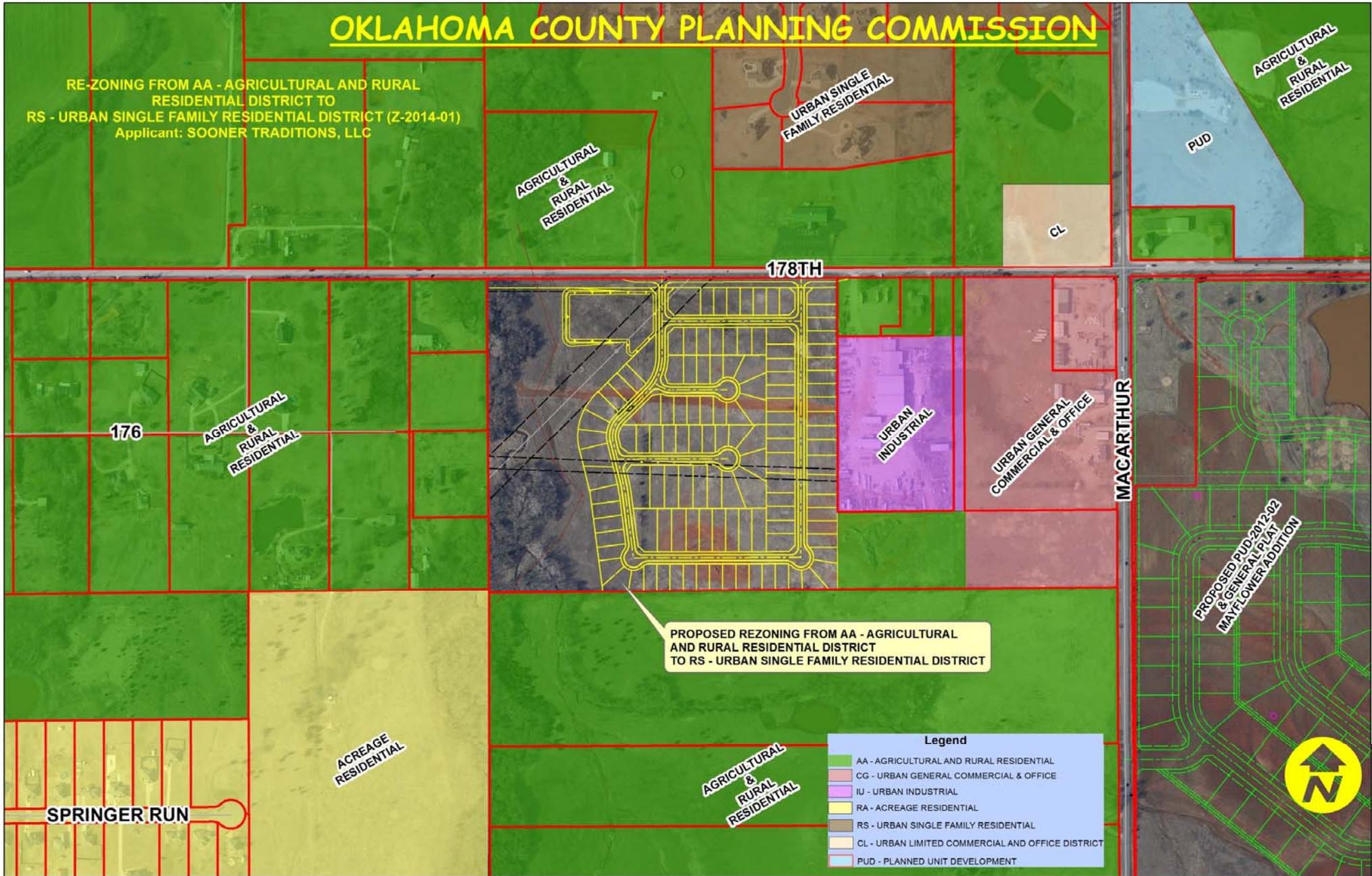
MISSION SPRINGS ADDITION

HIGHLAND PARK
ADDITION

SCISSORTAIL LANDING ADDITION

OKLAHOMA COUNTY PLANNING COMMISSION

RE-ZONING FROM AA - AGRICULTURAL AND RURAL RESIDENTIAL DISTRICT TO RS - URBAN SINGLE FAMILY RESIDENTIAL DISTRICT (Z-2014-01)
Applicant: SOONER TRADITIONS, LLC



PROPOSED REZONING FROM AA - AGRICULTURAL AND RURAL RESIDENTIAL DISTRICT TO RS - URBAN SINGLE FAMILY RESIDENTIAL DISTRICT

Legend

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



OKLAHOMA COUNTY PLANNING COMMISSION

GENERAL PLAT - THE MEADOWS
AT MACARTHUR PARK (GP-2014-01)
Applicant: SOONER TRADITIONS, LLC

178TH

176

MACARTHUR

PROPOSED GENERAL PLAT
MAYFLOWER ADDITION

PROPOSED GENERAL PLAT
THE MEADOWS AT MACARTHUR PARK



SPRINGER RUN

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

FINAL PLAT OF BRIDLEGATE ESTATES
(FP-2014-03)
Applicant: BRANDON COTTER

PROPOSED FINAL PLAT
OF BRIDLEGATE ESTATES



TUSCANY ADDITION

N.W. 238th STREET



OKLAHOMA COUNTY PLANNING COMMISSION

GENERAL PLAT OF CROSS TIE INDUSTRIAL PARK
(GP-2014-02)
Applicant: FLOYD PERCIVAL

PROPOSED GENERAL PLAT
OF CROSS TIE INDUSTRIAL PARK

OKLAHOMA CITY

ST. LOUIS & SAN FRANCISCO RAILROAD

ROAD

SOONER

COMMON AREA

Lot 1
1.8633 Acres

3

Lot 2
1.9421 Acres

Lot 3
1.8032 Acres

Lot 4
1.6851 Acres

Lot 3
1.8486 Acres

Lot 3
1.8698 Acres

Lot 4
1.3390 Acres

2

Lot 2
1.9696 Acres

Lot 2
1.9686 Acres

NOT INCLUDED

NOT INCLUDED

NOT INCLUDED

Lot 1
2.0876 Acres

Lot 1
2.0911 Acres

NOT INCLUDED

N.E. 10th STREET



OKLAHOMA COUNTY PLANNING COMMISSION

OKLAHOMA CITY

SMITH

36TH

OKLAHOMA CITY

OKLAHOMA CITY

CHOCTAW

CHOCTAW

HIWASSEE

NICOMA PARK

PROPOSED REZONING FROM AA - AGRICULTURAL AND RURAL RESIDENTIAL DISTRICT TO CG - URBAN GENERAL COMMERCIAL & OFFICE DISTRICT

Legend

- AA - AGRICULTURAL AND RURAL RESIDENTIAL
- CG - URBAN GENERAL COMMERCIAL & OFFICE

RE-ZONING FROM AA - AGRICULTURAL AND RURAL RESIDENTIAL DISTRICT TO CG - URBAN GENERAL COMMERCIAL & OFFICE DISTRICT (Z-2014-02)
Applicant: BRIAN MATHEWS

