

A G E N D A

OKLAHOMA COUNTY PLANNING COMMISSION

ROOM 103 1:30 p.m.

November 13, 2014

1. **Notice of meeting posted November 7, 2014.**

2. **Call to Order.**

3. **Roll Call.**

4. **Approval of Minutes of the Previous Meeting: (August 14, 2014)**

5. **(Deferred Item): Discussion and possible action to approve/deny a zoning change from AA – Agricultural and Rural Residential District to a Revised Planned Unit Development (PUD-2014-02).**

Application of:

S. MARK WARD

This application was denied 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 the applicant revised his PUD to allow for a larger buffer zone between his storage units and adjacent properties. The applicant proposes expanding an existing storage facility that is currently on 4.98 acres of an 11.00 acre parcel. If approved, the PUD would allow the expansion of personal storage facilities on the remaining acreage. The use on the entire 11 acres will be restricted to personal storage only per the PUD design statement. The following is the legal description of the property:

A tract of land described as follows: Beginning at a point 792 feet North of the Southwest corner of the Northwest Quarter (NW/4) of Section Five (5), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, in Oklahoma County, Oklahoma; thence North 726 feet; thence East 660 feet; thence South 726 feet; thence West 660 feet to the point or place of beginning.

Location: 6600 N. Coltrane Rd. (County Highway District#3)

6. **(Deferred Item): Discussion and possible action to approve/deny a zoning change from AA – Agricultural and Rural Residential District to a Revised Planned Unit Development (PUD-2014-01).**

Application of:

CRAFTON TULL

This application was denied 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 the applicant redesigned his PUD to allow for larger residential lots on the West side of the property. The applicant proposes to develop a single-family residential subdivision in accordance with the proposed PUD. If approved the subdivision (**Estates at Coffee Creek**) will have 163 one-half acre or larger residential lots and one 8.17 acre commercial lot on a 155 acre tract. The following is the legal description of the property:

A tract of land situated within a portion of the Southeast Quarter (SE/4) of Section Seven (7), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian (I.M.) in Oklahoma County, Oklahoma, being more particularly described as follows: ALL of the SE/4 of said Section 7, LESS AND EXCEPT that 5 acre tract referenced in the Special Warranty Deed filed in the Office of the Oklahoma County Clerk in Book 8036, Page 120, being more fully described as the East Half (E/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section Seven (7), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian (I.M.). Said tract contains approximately 155 acres, more or less.

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

- 7. (Deferred Item): Discussion and possible action to approve/deny the General Plat of Estates at Coffee Creek (GP-2014-04).**

Application of:

CRAFTON TULL

The applicant proposes to develop a single-family residential subdivision in accordance with the proposed PUD. If approved the subdivision will have 169 one-half acre residential lots and one 8.17 acre commercial lot on a 155 acre tract. The following is the legal description of the property:

A tract of land situated within a portion of the Southeast Quarter (SE/4) of Section Seven (7), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian (I.M.) in Oklahoma County, Oklahoma, being more particularly described as follows: ALL of the SE/4 of said Section 7, LESS AND EXCEPT that 5 acre tract referenced in the Special Warranty Deed filed in the Office of the Oklahoma County Clerk in Book 8036, Page 120, being more fully described as the East Half (E/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section Seven (7), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian (I.M.). Said tract contains approximately 155 acres, more or less.

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

- 8. Discussion and possible action to receive August, September and October 2014 Fee Fund Reports.**
- 9. 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.
- 10. Adjournment.**



Oklahoma County Staff Report

Meeting Date — November 13, 2014

Case: Rezoning (PUD-2014-02) - AA - Agricultural & Rural Residential to PUD— Commercial Planned Unit Development (6.02 Acres)
Board of County Commissioner District: Ray Vaughn — District 3

<u>Applicant</u>	<u>Owner/Proposed Location Address</u>
Mark Ward 2300 Southbend Rd. Edmond, OK 73034	Mark Ward 6600 N. Coltrane Edmond, OK 73034

Request: Public hearing with discussion and consideration of approval/denial of rezoning for the purpose of continuing the operation of a storage facility and to expand the use of the storage facility in the future.

Proposed Use: Continued operation of a storage facility and expansion of the facility.

Site Location: Waterloo Rd. & Coltrane. Approximately, 1,584 feet south of the intersection on the east side of Coltrane.

Size: The area of request is comprised of approximately 6.02 acres.

Project Background & History

Planning Staff first dealt with this property and Mr. Ward back in December of 2003 when Mr. Ward went in front of the Planning Commission for a Special Use Permit. The Special Use Permit was required for Mr. Ward to operate a storage facility and that Special Use was granted.

Mr. Ward would like to rezone the property utilizing a Planned Unit Development to make the current storage facility a permanent use and have the flexibility to extend that use in the future.

Mr. Ward will have to come into compliance with all requirements that are associated with the commercial zoning. Sight-proof fencing, drainage requirements, etc. Mr. Ward is aware of these requirements and has been in compliance since establishing the storage facility.

Traffic Information

Waterloo Rd. — 7,335 ADT taken in 2011

Coltrane — 1,907 ADT taken in 2010

Dates of Hearings

Planning Commission	(Special Use — December 18, 2003) - Approved
Planning Commission	(Rezoning — January 9, 2014) - Denied
Planning Commission	(Rezoning — PUD — August 14, 2014) - Denied
County Commissioners	(Rezoning — PUD — September 24, 2014) - Return to PC
Planning Commission	(Rezoning — Revised PUD — November 13, 2014)

Existing On-Site & Adjacent Zoning Districts

On-Site:	AA — Agricultural & Rural Residential (Special Use)
North:	AA — Agricultural & Rural Residential (Special Use) & CG — Urban General Commercial & Office
South:	AA — Agricultural & Rural Residential & City of Edmond
West:	AA — Agricultural & Rural Residential & RA — Acreage Residential (Provence Estates Subdivision)
East:	AA — Agricultural & Rural Residential

Existing On-Site & Adjacent Land Uses

On-Site:	Personal Storage Facility
North:	Residential & Commercial
South:	Residential & City of Edmond city limits
West:	Residential (Provence Estates Subdivision)
East:	Residential

Utilities & Services

Police:	Oklahoma County Sheriff
Fire:	Edmond Fire Department
Ambulance:	EMSA
Public Schools:	Edmond School District
Refuse:	Private
Sanitary Sewer:	Septic System
Water:	Well

Flood Hazards

- ◆ Flood Hazards do not exist on the subject property.

Vehicle Access

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

Picture of Subject Property



General Description of Planned Unit Development

Planned Unit Development, herein referred to as PUD, is a special zoning district category that provides an alternate approach to conventional land use controls. The PUD may be used for particular tracts or parcel of land that are under common ownership and are to be developed as one unit according to a master development plan. The PUD is subject to special review procedures, and once approved by the Board of County Commissioners it becomes a special zoning classification for the property it represents.

Permitted Uses (Outright) in the Planned Unit Development

Personal Storage

The only activity that will be allowed on the 6.02 acres will be personal storage.

Additional Notes

If the property owner determines to abandon the PUD concept and nullify the PUD Master Plan, he/she shall make application for rezoning either to the original status or to a new classification. Said application shall be heard according to regular procedures by the Planning Commission and Board of County Commissioners.

The County Engineer shall be permitted to approve minor amendments and adjustments to the PUD Master Plan provided that certain conditions are satisfied. Those conditions are stated in the Zoning Regulations.

The County Engineer shall determine if proposed amendments to an approved Master Development Plan satisfy the criteria. If the County Engineer finds that these criteria are not satisfied, an amended PUD Master Plan shall be submitted for full review and approval according to the procedures set forth in the Zoning Regulations.

Differences between PUD Statements

The original PUD included all 11 acres and the revised PUD only includes 6.02 acres (the portion of the property that has not been improved).

The original PUD was going to utilize sight-proof fencing on the north, east, and south property lines. Trees would be preserved whenever possible as landscaping, whereby situated in ways that do not create sight restriction hazards for vehicles entering, moving about, or exiting the storage facility.

The revised PUD will utilize existing, healthy trees within 25 feet of the property's east and south boundaries as landscaping, situated in ways that do not create sight restriction hazards for vehicles entering or exiting the facility. The revised PUD will only preserve trees that do not constitute a fire hazard as recommended by local fire departments and allows for a reasonable space to construct sight-proof fencing.

The revised PUD discusses the use of lighting and how said lighting will be kept low and directional to minimize the impact on adjacent property owners.

Action Required

Approve or Deny application — Rezoning PUD-2014-02



Oklahoma County Staff Report

Meeting Date — August 14, 2014

Case: Rezoning (PUD-2014-01) - 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 residential subdivision.

Proposed Use: Urban Single-Family Residential (RS) subdivision (145.33 acres) with 9.84 acres Urban Commercial and Office (CG) zoning.

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

Size: The area of request is comprised of approximately 155 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 155 acre Planned Unit Development (PUD) on the northwest 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 145 acres for residential purposes and 9.84 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.

The property will be developed as a rural estate community with a minimum of one-half acre lots. There will be approximately 169 dwelling units with a gross density of 1.15 dwelling units per acre. There will be 27.77 acres of common space that serves the development that will be maintained by the homeowners' association.

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 170 lots will generate approximately 1,627 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 2,842 per day along Pennsylvania Ave. and 2,926 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 — August 14, 2014)

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 (Fossil Creek Subdivision)
East: PUD — Planned Unit Development (Southerly Farms Subdivision)

Existing On-Site & Adjacent Land Uses

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

Utilities & Services

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

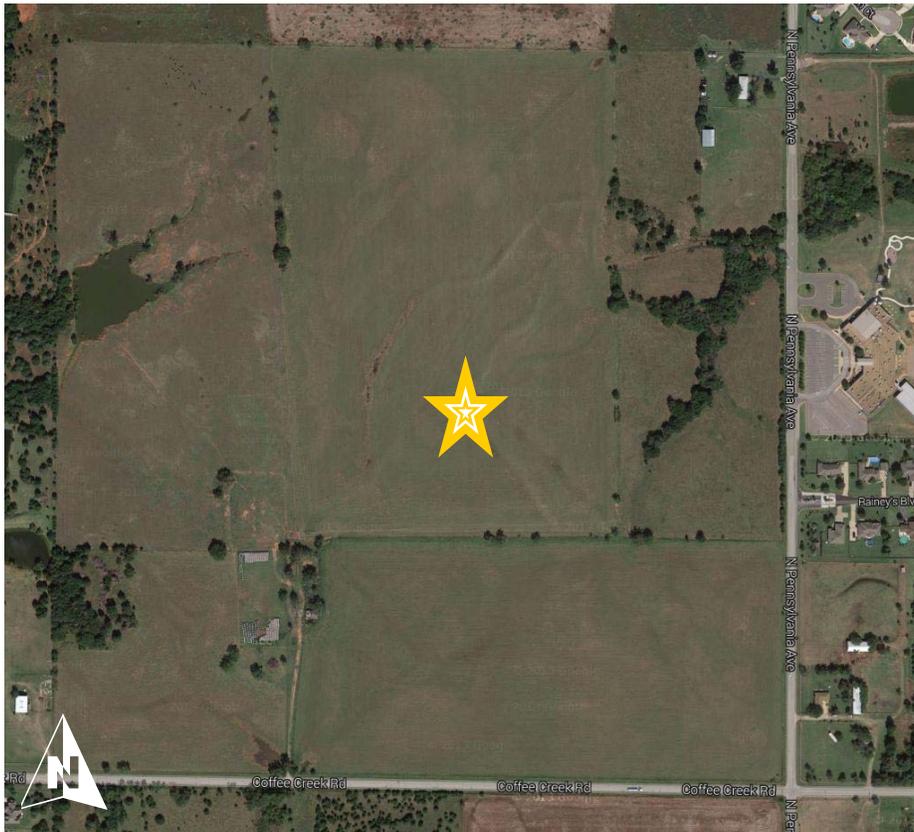
Flood Hazards

- ◆ 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 169 housing units and 9 acres for commercial development. The 169 housing units would increase the population by at least 680 new residents (based upon the national average of 4 residents per house). The Deer Creek area has a master plan and has historically be 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 170 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 a 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 Urban Single-Family District

This is the least restrictive single-family residential district. The principal use of land is the single-family residence; provision is made for related recreational, religious, and educational facilities normally required to provide the basic elements of a balanced and attractive residential area. Internal stability, attractiveness, order, and efficiency are encouraged by providing for adequate light, air, and open space for dwellings and related facilities and thorough consideration of the proper functional relationship of each element.

Development Regulations

Minimum Lot Size — 1/2 acre

Maximum Lot Coverage — 45%

Density — A maximum of 2 dwelling units per acre (2 du/ac)

Minimum Lot Width — 80 feet as measured at the required front building line

Front Yard — 25 foot minimum

Side Yard — 5 feet

Rear Yard — 20 feet

Additional Notes

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

A letter from Deer Creek Water Corporation will be required stating that they will provide water service to this subdivision.

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 — PUD-2014-01 — Estates at Coffee Creek Rezoning



Oklahoma County Staff Report

Meeting Date — August 14, 2014

Case: General Plat (GP-2014-04) - Estates at Coffee Creek

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 the General Plat of Estates at Coffee Creek for the purpose of developing 169 residential lots on 143 acres and 9.84 acre for commercial.

Proposed Use: Applicant proposes to develop a single-family residential subdivision with 9.84 acres for commercial

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

Size: The area of request is comprised of approximately 155 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 169 lots and a commercial area on 155 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. — 2,13 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 — August 14, 2014)
Planning Commission	(General Plat — August 14, 2014)

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 (Fossil Creek Subdivision)
East:	PUD — Planned Unit Development (Southerly Farms Subdivision)

Existing On-Site & Adjacent Land Uses

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

Utilities & Services

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

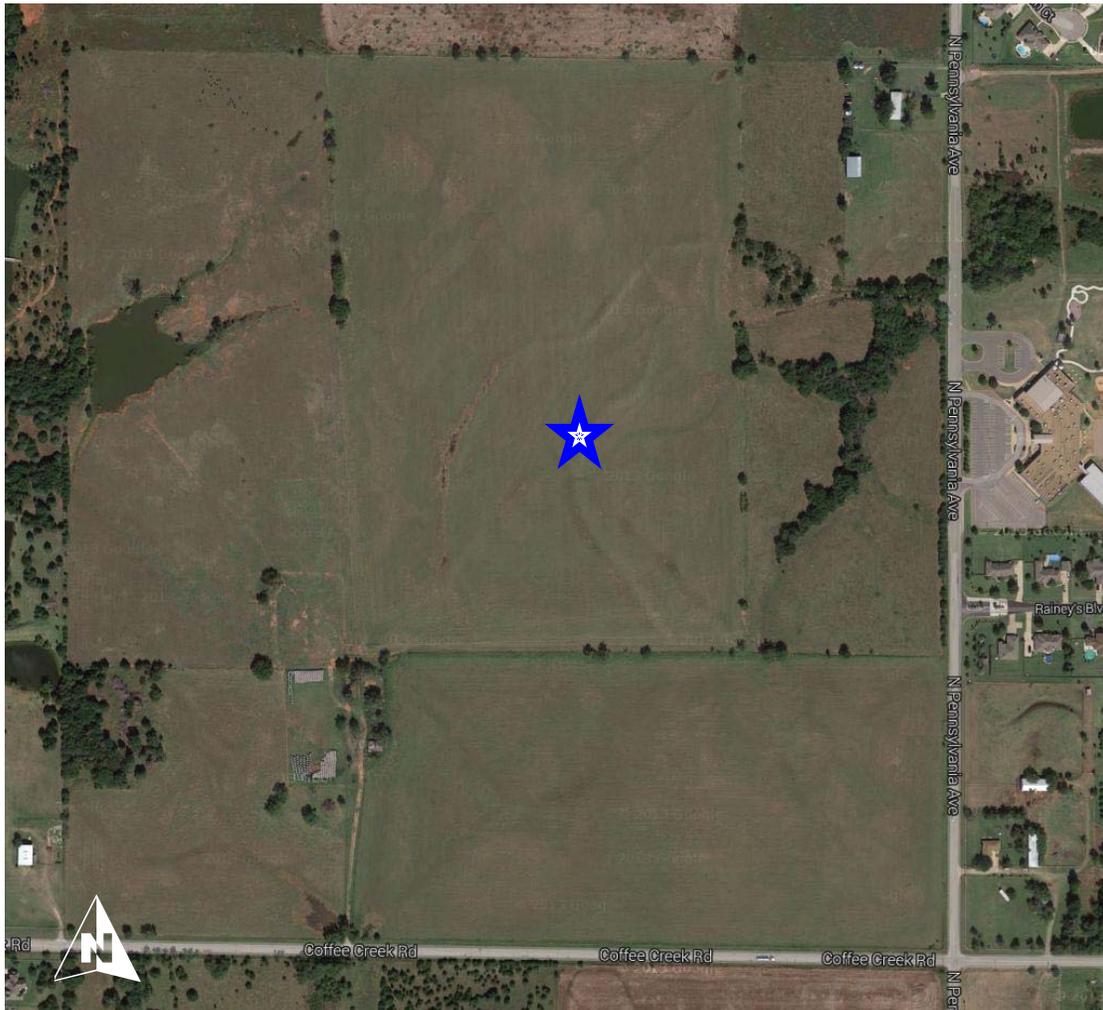
Flood Hazards

- ◆ 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 220th St. and one will be on Pennsylvania Ave.

Picture of Subject Property



Action Required

Approve or Deny application — GP-2014-04



OKLAHOMA COUNTY PLANNING COMMISSION

Planning Commission Meeting

November 13, 2014

OKLAHOMA COUNTY PLANNING COMMISSION

RE-ZONING FROM AA - AGRICULTURAL AND RURAL RESIDENTIAL DISTRICT WITH SPECIAL USE PERMIT TO PLANNED UNIT DEVELOPMENT (PUD-2014-02)
Applicant: S. MARK WARD

WATERLOO

CG

URBAN GENERAL
COMMERCIAL & OFFICE
PRIVATE

AGRICULTURAL AND RURAL RESIDENTIAL
N.E. 1/4, SEC 6, T-144N, R-2-W

COLTRANE

BLUE SAGE

AGRICULTURAL AND RURAL RESIDENTIAL
N.W. 1/4, SEC 5, T-144N, R-2-W



PROPOSED REZONING FROM AA -
AGRICULTURAL AND RURAL RESIDENTIAL
WITH SPECIAL USE PERMIT TO
PLANNED UNIT DEVELOPMENT

Legend

- AGRICULTURAL AND RURAL RESIDENTIAL DISTRICT
- URBAN GENERAL COMMERCIAL & OFFICE DISTRICT



Legend

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

PROPOSED REZONING FROM AA - AGRICULTURAL AND RURAL RESIDENTIAL WITH SPECIAL USE PERMIT TO PLANNED UNIT DEVELOPMENT

RE-ZONING FROM AA - AGRICULTURAL AND RURAL RESIDENTIAL DISTRICT WITH SPECIAL USE PERMIT TO PLANNED UNIT DEVELOPMENT (PUD-2014-02)
Applicant: S. MARK WARD

AGRICULTURAL AND RURAL RESIDENTIAL
NE. 14, SEC 6, T-14-N, R-2-W

AGRICULTURAL AND RURAL RESIDENTIAL
N.W. 14, SEC 8, T-14-N, R-2-W

ACREAGE RESIDENTIAL
PROVENCE ESTATES

COLTRANE ROAD



OKLAHOMA COUNTY PLANNING COMMISSION

ZONING FROM AA - AGRICULTURAL AND RURAL RESIDENTIAL DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD-2014-01) ESTATES AT COFFEE CREEK
Applicant: CRAFTON TULL

Legend

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

PROPOSED PLANNED UNIT DEVELOPMENT

AA - AGRICULTURAL AND RURAL RESIDENTIAL

MAY AVENUE

PENNSYLVANIA AVENUE

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-2014-04)
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

