

# A G E N D A

## OKLAHOMA COUNTY PLANNING COMMISSION

ROOM 103      1:30 p.m.

October 15, 2015

1. Notice of meeting posted October 9, 2015.
2. Call to Order.
3. Roll Call.
4. Approval of Minutes of the Previous Meeting: (September 17, 2015)
5. (Deferred Item) Discussion and possible action to approve/deny the Preliminary Plat of The Meadows at MacArthur Park (PP-2015-01).

Application of:

**SOONER TRADITIONS**

The applicant proposes developing a single family residential subdivision with 120 lots on 43.92 acres. Minimum lot size would be 6,000 square feet. The following is the legal description of the property:

A part of the North Half (N/2) of the Northeast Quarter (NE/4) of Section Thirty-Three (33), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma more particularly described as follows: Commencing at the Northeast corner of the NE/4 of said Section 33; Thence S89°55'19"W along the North line of said NE/4, a distance of 1185.00 feet to the Point of Beginning; Thence S89°55'19"W along the North line of said NE/4 a distance of 1448.98 feet to the Northwest corner of said NE/4; Thence S00°06'49"W along the West line of said NE/4 a distance of 1321.61 feet to the Southwest corner of the N/2 of said NE/4; Thence N89°51'43"E along the South line of the N/2 of said NE/4 a distance of 1448.98 feet; Thence N00°01'43"E a distance of 1320.08 feet to the Point of Beginning.

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

6. Discussion and possible action to approve/deny a zoning change from AA-Agricultural and Rural Residential District to IU-Urban Industrial District (Z-2015-07)

Application of:

**GRUBBS CONSULTING, LLC**

The applicant purposes to construct and operate an industrial office/warehouse community on a 38.1632 acre tract. The following is the legal description of the property to be considered:

A tract of land being a part of the Northeast Quarter (NE/4) of Section Six (6), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Beginning at the Northeast corner of said Section 6; Thence South 00°17'57" East, along the East line of the Northeast Quarter (NE/4) of said Section 6, a distance of 1,340.36 feet to the Southeast corner of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of said Section 6; Thence North 89°41'59" West, along the South line of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of said Section 6, a distance of 992.34 feet to the East line of a Special Use Permit Resolution #66-85 dated April 1, 1985; Thence along the Easterly boundary line of said Special Use Permit for the following 6 courses:

1. North 00°11'52" West, a distance of 544.30 feet;
2. North 89°47'42" West, a distance of 329.65 feet;
3. North 00°11'52" West, a distance of 374.38 feet;
4. North 89°47'42" West, a distance of 332.95 feet;
5. North 44°47'42" West, a distance of 35.36 feet;
6. North 00°12'18" East, a distance of 395.00 feet to a point on the North line of the Northeast Quarter (NE/4) of said Section 6;

Thence South 89°47'42" East, along said North line, a distance of 1,119.60 feet; Thence South 00°22'18" East, a distance of 450.00 feet; Thence South 89°47'42" East, parallel with said North line, a distance of 170.00 feet; Thence North 00°22'18" West, a distance of 450.00 feet to a point on said North line; Thence South 89°47'42" East, along said North line, a distance of 385.00 feet to the Point of Beginning. Said tract of land containing 1,662,389 square feet or 38.1632 acres, more or less. The basis of bearing for the above-described tract of land is the East line of said Northeast Quarter (NE/4) having a record bearing of South 00°17'57" East as set forth in the General Warranty Deed recorded at Book 12095, page 1750, filed in the offices of the County Clerk of Oklahoma County, Oklahoma.

Location: Waterloo & Coltrane Rd. (County Highway District #3)

**7. Discussion and possible action to approve/deny the Preliminary Plat of Pointon's Oakwood Station (PP-2015-02).**

Application of:

**D.W. CONVERSE for POINTON PROPERTIES**

The applicant proposes to develop a mixed use plat with a commercial tract for lease of retail spaces and an adjoining residential tract that encompasses four (4) one (1) acre single family residential lots. If approved the plat will encompass 7.270 acres more or less. The following is the legal description of the property:

A tract of land located in the Northeast Quarter (NE/4) of Section Fifteen (15), Township Eleven (11) North, Range One (1) West of the Indian Base and Meridian, Oklahoma County, Oklahoma, and being described as follows:

BEGINNING at a point 33 feet West and 75 feet south of the Northeast Corner of said NE/4; thence South 00°00'06" West, a distance of 165.00 feet; thence South 88°53'35" West and along the centerline of an abandoned railroad right-of-way, a distance of 1687.76 feet; thence North 00°00'06" East, a distance of 210.36 feet to a point on the South right-of-way line of Southeast 29th Street (a public road); thence

South 89°34'01" East, a distance of 1687.49 feet to the POINT OF BEGINNING.  
Said tract of land contains 7.270 acres, more or less.

Location: SE 29<sup>th</sup> & Henney Rd. (County Highway District #2)

8. **Discussion and possible action to establish a policy regarding requests to defer consideration of matters on the Planning Commission agenda.**
9. **Discussion in regards to ground water supply specifically in the unincorporated area of Oklahoma County.**
10. **Discussion and possible action to receive the September 2015 Fee Fund Report.**
11. **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.
12. **Adjournment.**



# Oklahoma County Staff Report

**Meeting Date — October 15, 2015**

Case: Rezoning (Z-2015-07) - AA - Agricultural & Rural Residential to IU - Urban Industrial District

Board of County Commissioner District: Ray Vaughn — District 3

<u>Applicant</u>	<u>Owner/Proposed Location Address</u>
Mark Grubbs — Grubbs Consulting 1819 S. Morgan Rd. Oklahoma City, OK 73128	Hilliard Perry Sneed SW Corner of Waterloo & Coltrane Edmond, OK 73034

**Request:** Public hearing with discussion and consideration of approval/denial of rezoning for the purpose of developing an industrial office/warehouse development.

**Proposed Use:** Industrial office/warehouse development

**Site Location:** Southwest corner of Waterloo Rd. and Coltrane Rd.

**Size:** The area of request is comprised of approximately 38.163 acres.

## Project Background & History

Mr. Grubbs company contacted Planning and Engineering staff about the proposed project at this location and staff informed him of the requirements to rezone the property. All requirements to have this case heard before the Planning Commission have been met.

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

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

### Traffic Information

Waterloo Rd. (West of Coltrane) — 6,971 taken by Oklahoma County District 3 in 2015

Waterloo Rd. (East of Coltrane) — 7,577 taken by Oklahoma County District 3 in 2015

Coltrane — 2,214 taken by Oklahoma County District 3 in 2015

### Dates of Hearings

Planning Commission (Zoning — October 15, 2015)

### Existing On-Site & Adjacent Zoning Districts

**On-Site:** AA — Agricultural & Rural Residential  
**North:** Logan County — Based on aerial images activity of the north side of Waterloo Rd. looks to be commercial or industrial in nature  
**South:** AA — Agricultural & Rural Residential  
**West:** AA — Agricultural & Rural Residential & the City of Edmond  
**East:** CG — Urban General Commercial and Office, AA — Agricultural & Rural Residential with a Special Use, & Planned Unit Development — Storage Facility

This property surrounds a piece of property zoned Urban General Commercial and Office.

### Existing On-Site & Adjacent Land Uses

**On-Site:** Vacant  
**North:** Commercial and Industrial activities. Dollar General located on Waterloo  
**South:** Rural Residential with ranch  
**West:** Vacant  
**East:** Various commercial activity

### Utilities & Services

**Police:** Oklahoma County Sheriff  
**Fire:** Edmond Fire Department  
**Ambulance:** EMSA  
**Public Schools:** Edmond School District  
**Refuse:** Private  
**Sanitary Sewer:** Aerobic or Septic system  
**Water:** Well or Logan County Rural Water

## Flood Hazards

- ◆ No Flood Hazards exist on the subject property.

## Vehicle Access

- ◆ Multiple driveways have been requested off of Waterloo Rd. and a street has been proposed on the south side for the subject property.

## Picture of Subject Property



## General Description of Urban Industrial District

The industrial district is for manufacturing, assembling, fabrication, warehousing, wholesale, and service uses which may generate relatively low levels of noise, odor, smoke, dust or intense light. Industrial uses permitted may require good accessibility to air, rail or street transportation routes, but do not depend heavily on frequent personal visits of customers or clients. Provision is also made for outdoor operations and storage.

## **Permitted Uses (Outright) in Urban Industrial — 51 Uses**

Light Public Protection and Utility: Restricted (301.1)  
Light Public Protection and Utility: General (301.2)  
Low Impact Institutional: Neighborhood Related (304.1)  
Cultural Exhibits (305.1)  
Administrative and Professional Office (401)  
Agricultural Supplies and Services (402)  
Alcoholic Beverage Retail Sales (402.5)  
Animal Sales and Services: Grooming (404)  
Animal Sales and Services: Kennels and Veterinary, Restricted (406)  
Animal Sales and Services: Kennels and Veterinary, General (407)  
Automotive: Parking Lot (408.1)  
Automotive: Parking Garage (408.2)  
Automotive and Equipment: Storage (409)  
Automotive and Equipment: Cleaning and Repairs, Light Equipment (410.1)  
Automotive and Equipment: Repairs, Heavy Equipment (410.2)  
Automotive Sales and Rentals (411)  
Automotive and Equipment: Sales and Rentals, Light Equipment (412)  
Automotive and Equipment: Sales and Rentals, Farm, and Heavy Equipment (413)  
Building Maintenance Services (414)  
Business Support Services (415)  
Communications Service: Limited (416.1)  
Construction Sales and Services (417)  
Convenience Sales and Personal Services (418)  
Eating Establishments: Sit-Down Alcohol Not Permitted (419.1)  
Eating Establishments: Fast Food (419.3)  
Eating Establishments: Fast Food with Drive-Through Order Windows (419.31)  
Eating Establishments: Drive-In (419.4)  
Food and Beverage Retail Sales (421)  
Gasoline Sales: Restricted (424.1)  
Gasoline Sales: Truck Stops (424.2)  
Laundry Services (425)  
Medical Services: Restricted (426.1)  
Medical Services: General (426.2)  
Participant Recreation and Entertainment: Indoor (427.1)  
Personal Services: Restricted (428.1)  
Personal Services: General (428.2)  
Personal Storage (428.5)  
Repair Services: Consumer (429)  
Research Services: Restricted (430)  
Retail Sales and Services: General (431)  
Public Signs (432.1)  
Spectator Sports and Entertainment: Restricted (433.1)  
Spectator Sports and Entertainment: General (433.2)  
Custom Manufacturing (501)  
Wholesaling, Storage and Distribution: Restricted (502)  
Limited Industrial (505)  
Moderate Industrial (506)  
Transportation Facilities: Surface Goods, Restricted (602.1)  
Horticulture (701)  
Agricultural Process: Limited (705.1)  
Agricultural Processing: General (705.2)

## **Development Regulations in Urban Industrial**

### **Site Design Requirements — Height**

- (1) When adjoining or within one-hundred fifty (150) feet of an AA, RA, RS, RD, RM, or PUD district designated for residential development, building height shall be limited within a bulk plan determined as follows:
  - (a) For the first seventy-five (75) feet of distance from said zoning district boundary, building height shall not exceed thirty-five (35) feet.
  - (b) From seventy-five (75) to one-hundred fifty (150) feet of distance from said zoning district boundary, building height may be increased above thirty-five (35) feet to a maximum height of six (6) stories within a diagonal line representing two (2) feet of additional building setback for every one (1) foot of additional height.
  - (c) For the balance of the parcel, building height may be increased above six (6) stories within a diagonal line representing one (1) foot of additional building setback for every two (2) feet of additional height.
- (2) In all other cases there shall be no height limitation.

### **Yard-Front: Twenty-five (25) feet minimum**

There shall be a front yard having a depth of not less than twenty-five (25) feet measured from the front lot line; provided however, that the following minimum front yard standards shall apply for all lots abutting the described streets:

- (1) Section Line Road: Seventy-five (75) feet from the centerline
- (2) Collector Street: Fifty-five (55) feet from the centerline
- (3) Local Street: Fifty (50) feet from the centerline

### **Yard-Side**

None, except as provided below:

- (1) Where a platted building line exists, that line shall take precedence if greater than this requirement.
- (2) Twenty-five (25) feet where a lot abuts an AA, RA, RS, RD, RM, or PUD district designated for residential development. Provided, however, that a railroad spur or tracks shall be permitted within this area.

### **Yard-Rear**

None, except where a lot abuts an AA, RA, RS, RD, RM, or PUD district designated for residential development, then forty (40) feet minimum. Provided, however, that a railroad spur or tracks shall be permitted within this area.

## **Development Regulations in Urban Industrial**

### **Screening and Landscaping Requirements**

- a. Property abutting an AA, RA, RS, RD, RM, or PUD district designated for residential development shall be screened in accordance with the provisions of ARTICLE VII, of the Zoning Regulations.
- b. All property shall be landscaped in accordance with the provisions of ARTICLE VII of the Zoning Regulations.

### **Outdoor Work Areas, Sales, Display, and Storage Restrictions**

Outdoor work areas, sales, display, and storage of merchandise and materials are permitted subject to the following regulations:

- a. No area containing parking spaces required to meet the parking standards set forth in ARTICLE VIII of the Zoning Regulations shall be used as a display, sales, storage, or work area.
- b. No public sidewalk or street right-of-way shall be used, except for an approved temporary special merchant authorized by County regulations.
- c. All outside activity other than permitted sales may be enclosed by a fence or wall, which is not required to be sight-proof, except as provided in subsection e. Said fence or wall may be located on the property line on all sides provided that property sight triangles are maintained at all street and driveway intersections.
- d. Outdoor storage other than as permitted in the above regulations may be permitted subject to the approval of a Special Permit by the Board of County Commissioners and subject to conditions as may be determined by the Board as part of their approval.

### **Off-Street Parking and Loading**

All uses shall contain adequate space to provide for parking, loading, and maneuvering of vehicles in accordance with the provisions of ARTICLE VIII of the Zoning Regulations.

## **Action Required**

### ***Approve or Deny application — Z-2015-07***



# Oklahoma County Staff Report

**Meeting Date — October 15, 2015**

Case: Preliminary Plat (PP-2015-02) - Pointon's Oakwood Station

Board of County Commissioner District: Brian Maughan — District 2

<b><u>Applicant</u></b>	<b><u>Owner/Proposed Location Address</u></b>
D.W. Converse 3701 Lone Tree Dr. Edmond, OK 73025	Pointon Properties P.O. Box 440 Newalla, OK 74857

**Request:** Public hearing with discussion and consideration of approval/denial of the Preliminary Plat of Pointon's Oakwood Station for the purpose of developing 4 residential lots and a commercial corner on 7.27 acres.

**Proposed Use:** Four single-family residential lots with 2.687 acres of commercial.

**Site Location:** Southwest corner of SE 29th St. and Henney Rd.

**Size:** The area of request is comprised of approximately 7.27 acres.

## **Project Description**

The developer is bringing the Preliminary Plat of Pointon's Oakwood Station before the Planning Commission for their review and approval. If the Planning Commission approves the Preliminary Plat, the applicant may then begin the construction of this development. The Final Plat must be applied for within one (1) year from the date of Preliminary Plat approval by the Planning Commission.

## Traffic Information

SE 29th St. (West of Henney Rd.) — 5,298 ADT taken in 2015 (Oklahoma City count)  
SE 29th St. (East of Henney Rd.) — 4,793 ADT taken in 2014 (Oklahoma City count)  
Henney Rd. (South of SE 29th St.) — 1,672 ADT taken in 2013 (Oklahoma City county)  
Henney Rd. (North of SE 29th St.) — No traffic count information available

## Dates of Hearings

Planning Commission (Rezoning — PUD-2015-02) - August 20, 2015 — Approved  
Planning Commission (General Plat — GP-2014-01) - August 20, 2015 — Approved  
Planning Commission (Preliminary Plat — PP-2015-05)

## Existing On-Site & Adjacent Zoning Districts

**On-Site:** PUD — Planned Unit Development  
**North:** AA — Agricultural & Rural Residential (Timberland Mobile Home Park)  
**South:** AA — Agricultural & Rural Residential (City of Oklahoma City limits)  
**West:** AA — Agricultural & Rural Residential (City of Oklahoma City limits)  
**East:** AA — Agricultural & Rural Residential (City of Oklahoma City limits)

## Existing On-Site & Adjacent Land Uses

**On-Site:** Agricultural Vacant Land  
**North:** Timberland Mobile Home Park and Agricultural Vacant Land  
**South:** Large lot residential homes  
**West:** Vacant land and residential lots  
**East:** Commercial and industrial activity & residential

## Utilities & Services

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

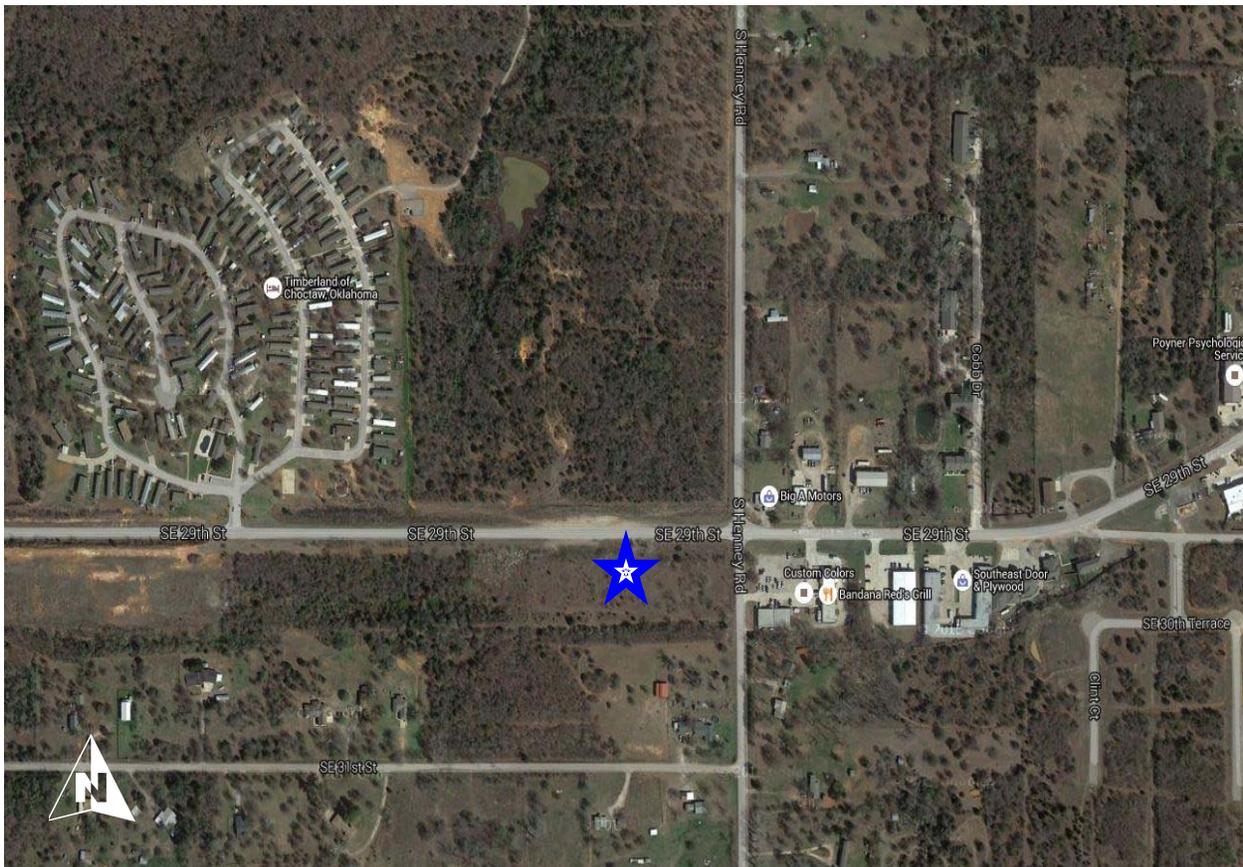
## Flood Hazards

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

## Vehicle Access

- ◆ One driveway will be able to access two homes along SE 29th St. for a total of two driveways for residential access. There will be two driveways that will be utilized to access the commercial portion of the property.

## Picture of Subject Property



## **Additional Information**

- All runoff from the residential lots must be brought to the existing bar ditch.

The commercial portion of this property will have to follow the below requirements. More requirements depending on the design of the project.

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

## **Action Required**

***Approve or Deny application — PP-2015-02***



# OKLAHOMA COUNTY PLANNING COMMISSION

Planning Commission Meeting

October 15, 2015

# OKLAHOMA COUNTY PLANNING COMMISSION

PRELIMINARY PLAT - THE MEADOWS  
AT MACARTHUR PARK (PP-2015-01)  
Applicant: SOONER TRADITIONS, LLC

178TH

176

MACARTHUR

PROPOSED  
MAYFLOWER ADDITION

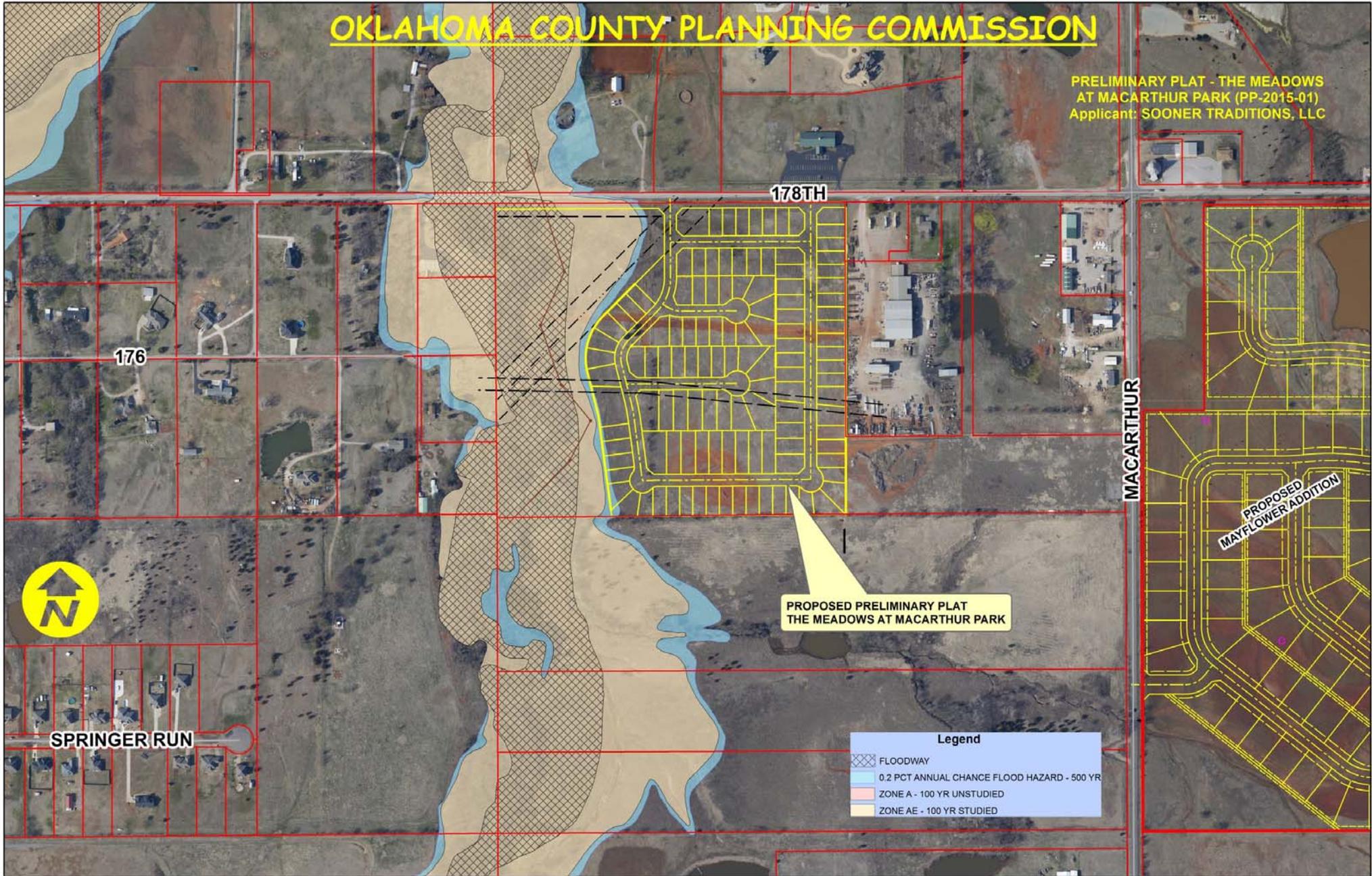
PROPOSED PRELIMINARY PLAT  
THE MEADOWS AT MACARTHUR PARK



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

LOGAN COUNTY

LOGAN COUNTY

N.W. 248th STREET / WATERLOO ROAD

AA - AGRICULTURAL AND RURAL RESIDENTIAL

URBAN GENERAL COMMERCIAL AND OFFICE

URBAN GENERAL COMMERCIAL AND OFFICE

REZONING FROM AA - AGRICULTURAL AND RURAL RESIDENTIAL DISTRICT TO IU - URBAN INDUSTRIAL DISTRICT (Z-2015-07)  
Applicant: MARK GRUBBS

AA - AGRICULTURAL AND RURAL RESIDENTIAL

PROPOSED REZONING FROM AA - AGRICULTURAL & RURAL RESIDENTIAL TO IU - URBAN INDUSTRIAL DISTRICT

SPECIAL US PERMIT (SP-2013-02)

PLANNED UNIT DEVELOPMENT (PUD-2014-02)

AA - AGRICULTURAL AND RURAL RESIDENTIAL

AA - AGRICULTURAL AND RURAL RESIDENTIAL

PROVENCE ESTATES RA - ACREAGE RESIDENTIAL (Z-2007-07)

AA - AGRICULTURAL AND RURAL RESIDENTIAL

### Legend

- AA - AGRICULTURAL AND RURAL RESIDENTIAL
- RA - ACREAGE RESIDENTIAL
- CG - URBAN GENERAL COMMERCIAL AND OFFICE
- PUD - PLANNED UNIT DEVELOPMENT
- SPECIAL USE PERMIT



CITY OF EDMOND

ROAD

COLTRANE

CITY OF EDMOND

CITY OF EDMOND

# OKLAHOMA COUNTY PLANNING COMMISSION

PROPOSED PRELIMINARY PLAT OF POINTON'S OAKWOOD STATION  
(PP-2015-05)  
Applicant: D.W. CONVERSE

TIMBERLAND MOBILE HOME PARK

AGRICULTURAL AND RURAL RESIDENTIAL

HENNEY

29TH



PROPOSED PRELIMINARY PLAT  
POINTON'S OAKWOOD STATION

CITY OF OKLAHOMA CITY

31ST

