

A G E N D A

OKLAHOMA COUNTY PLANNING COMMISSION

ROOM 103 1:30 p.m.

September 12, 2013

1. Notice of meeting posted September 6, 2013.
2. Call to Order.
3. Roll Call.
4. Approval of Minutes of the Previous Meeting: (August 8, 2013)
5. Discussion and possible action to approve/deny the General Plat (GP-2013-03) of Cortona.

CORTONA

Applicant:

SHERYL WILLINGHAM

The applicant proposes developing a single-family, residential subdivision with 8 lots on 19.31 acres. Minimum lot size would be two (2) acres. The following is the legal description of the property:

A part of the Southwest Quarter (SW/4) of Section Eighteen (18), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma. Said part is more particularly described as follows: Commencing at the Southwest corner of Government Lot Four (4) of said section, said point monumented by a touching pair of 3/8" iron pins found without identifying information; THENCE South 89°25'18" East (Record ~ S88°51'52"E), along the South line of said lot and said quarter, a distance of 1,930.06 feet to the Point of Beginning (POB), said point monumented by a magnetic PK nail set with a washer stamped "CDS OK CA 4827"; THENCE from said POB, North 00°35'45" West (Record ~ Due North and parallel with the West line of Government Lot Four), a distance of 1,321.45 (Deed Record ~ 1,324.07) feet to a point on the South boundary of Lot 11 of Block 1 of Mission Springs 2nd Addition (a recorded plat), said point monumented by a 1/2" iron pin set with an aluminum cap stamped "CDS OK CA 4827"; THENCE South 89°25'18" East (Plat Record ~ S88°44'21"E & Deed Record ~ S88°49'50"E), along the South boundary of said plat a distance of 642.09 feet to the Southeast corner of said plat also being a point on the East boundary of said quarter and the West boundary of Lot 10 Block 1 of Highland Park (a recorded plat), said point monumented by a 1/2" iron pin set with an aluminum cap stamped "CDS OK CA 4827"; THENCE South 00°07'29" East (Plat Record ~ S00°03'33"W

& Deed Record ~ S00°27'06"W), along the East boundary of said quarter and the West boundary of said plat, a distance of 1,321.28 (Deed Record ~ 1,323.52) feet to the Southeast corner of said quarter and Southwest corner of said plat, said point monumented by a 1/2" iron pin found with an aluminum cap stamped "Jividen"; THENCE North 89°25'18" West (Record ~ N88°51'52"W), along the South line of said quarter, a distance of 631.22 (Deed Record ~ 631.64) feet to the Point of Beginning (POB). Described parcel contains 19.31 Acres (841,135.31 Sq. Ft.) more or less. SUBJECT TO the Southern 33 feet being reserved for the Covell Road Statutory Right-of-Way.

Location: NW 206th & May Ave. (County Highway District #3)

6. (Deferred Item from March 14, 2013 PC meeting): 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**

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), L.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 from March 14, 2013 PC meeting): Discussion and possible action to approve/deny the General Plat (GP-2012-05) of Mayflower, a residential subdivision, according to the Planned Unit Development (PUD-2012-02).

MAYFLOWER

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)

8. Discussion and possible action regarding survey questionnaire including additional questions that may be added and sent to residents of Unincorporated Oklahoma County for purposes of updating the **Oklahoma County Master Plan.**
9. **Discussion and possible action to receive August 2013 Fee Fund Report.**
10. **New Business.**
11. **Adjournment.**



Oklahoma County Staff Report

Meeting Date — September 12, 2013

Case: General Plat (GP-2013-03) - Cortona

Board of County Commissioner District: Ray Vaughn — District 3

<u>Applicant</u>	<u>Owner/Proposed Location Address</u>
Sheryl Willingham 23000 N. May Ave. Edmond, OK 73025	Robert & Sheryl Willingham 23000 N. May Ave. Edmond, OK 73025

Request: Public hearing with discussion and consideration of approval/denial of the General Plat of Cortona for the purpose of developing 8 lots on 19.31 acres.

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

Site Location: 1/2 mile west of Pennsylvania Ave. on NW 206th St. (North side of road)

Size: The area of request is comprised of approximately 19.31 acres.

Project Background

The developer is bringing the General Plat of Cortona before the Planning Commission for their review and approval. The developer is planning on 8 lots on 19.31 acres for Cortona. This informal plan is the proposed design for this 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

NW 206th St./Covell Rd. — 2,745 ADT taken in 2012

May Ave. — 1,340 ADT taken in 2011

Pennsylvania Ave. — 3,528 ADT taken in 2011

NW 220th St./Coffee Creek Rd. — 2,113 ADT taken in 2013

Dates of Hearings

Planning Commission	(Rezoning & GP — April 12, 2012) - Deferred
Planning Commission	(Rezoning & GP — May 10, 2012) - Withdrawn
Planning Commission	(Rezoning & GP — June 14, 2012) - Denied
Planning Commission	(General Plat — September 12, 2013)

Existing On-Site & Adjacent Zoning Districts

On-Site:	AA — Agricultural & Rural Residential
North:	PUD — Mission Springs Subdivision
South:	AA — Agricultural & Rural Residential
West:	AA — Agricultural & Rural Residential
East:	RA — Acreage Residential (Highland Park Subdivision)

Existing On-Site & Adjacent Land Uses

On-Site:	Rural Residential
North:	Mission Springs Subdivision
South:	Rural Residential
West:	Rural Residential
East:	Highland Park Subdivision

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

Additional Information for Cortona

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 206th 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.

The Planning Commission determined in previous cases involving Cortona that water was accessible but sewer was not. This decision was made when Cortona consisted of 18 lots and the average lot size was .75 acres.

Cortona now consists of 8 lots and each lot is approximately 2 acres. The Planning Commission will need to make a determination if a water line will be required or will water wells be utilized.

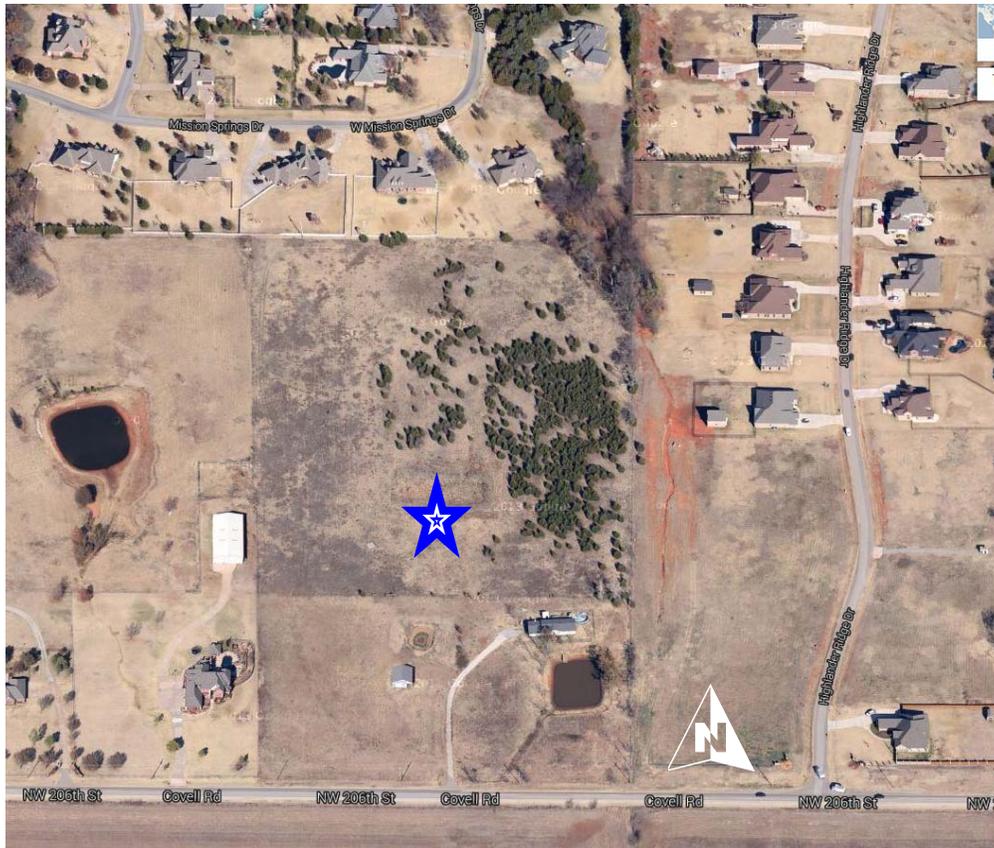
Flood Hazards

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

Vehicle Access

- ◆ The subject property has one point of access to the property from NW 206th St. and will be utilized to serve 8 lots on 19.31 acres.

Picture of Subject Property



Action Required

Approve or Deny application — GP-2013-03



Oklahoma County Staff Report

Meeting Date — September 12, 2013

Case: Planned Unit Development (PUD-2012-02) - AA - Agricultural & Rural Residential to PUD — Planned Unit Development

Board of County Commissioner District: Ray Vaughn — District 3

<u>Applicant</u>	<u>Owner/Proposed Location Address</u>
Crafton Tull Sparks 214 E. Main St. Oklahoma City, OK 73127	Fernleaf Farms 8312 W. Reno, Suite B Oklahoma City, OK 73127

Request: Public hearing with discussion and consideration of approval/denial of rezoning for the purpose of developing a Planned Unit Development.

Proposed Use: Urban Single-Family Residential (RS) subdivision with 6 acre Urban Commercial and Office (CG) zoning.

Site Location: Southeast corner of NW 178th St. and MacArthur Blvd.

Size: The area of request is comprised of approximately 160.64 acres.

Project Background

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 160 acre Planned Unit Development (PUD) on the southeast corner of the intersection of NW 178th St. and MacArthur Blvd. A PUD is a special zoning district that provides an alternate approach to conventional land use controls. In this situation the developer is utilizing 154 acres for residential purposes and 6.22 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 gross area of the project is 160.64 acres, of that 154.42 acres is residential and 6.22 acres is commercial. The average lot size for this development is .50 acres, there will be 197 dwelling units, and there will be a gross density of 1.28 dwelling units per acre. There will be 24.10 acres of common space and the streets will utilize 8.56 acres of the total land area.

Traffic Information

Oklahoma County Planning and Engineering Department has done additional research to approximate future traffic for a subdivision the size of the proposed PUD. 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 197 lots will generate approximately 1,940 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 6,044 per day along MacArthur Blvd. and 5,350 per day along NW 178th St. The traffic counts below are the current 7 day counts that Oklahoma County has taken.

MacArthur Blvd. — 5,074 ADT taken in 2010
NW 178th St. — 4,380 ADT taken in 2009
NW 164th St. — 3,187 ADT taken in 2010

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	(PUD & GP — December 13, 2012) - Item deferred
Planning Commission	(PUD & GP — February 14, 2013) - Item deferred
Planning Commission	(PUD & GP — March 14, 2013) - Item deferred
Planning Commission	(PUD & GP— July 11, 2013) - Item deferred
Planning Commission	(PUD & GP — August 8, 2013) - Item deferred

Existing On-Site & Adjacent Zoning Districts

On-Site: AA — Agricultural & Rural Residential
North: AA — Agricultural & Rural Residential with PUD Commercial on corner
South: AA — Agricultural & Rural Residential
West: AA — Agricultural & Rural Residential with commercial & industrial on corner
East: AA — Agricultural & Rural Residential

Existing On-Site & Adjacent Land Uses

On-Site: Agricultural
North: Agricultural — Teepee church on the corner of intersection
South: Agricultural
West: Agricultural — Fence company, feed store, landscaping, and an industrial activity on the corner
East: Agricultural

Utilities & Services

Police:	Oklahoma County Sheriff
Fire:	Deer Creek Fire Department
Ambulance:	EMSA
Public Schools:	Deer Creek School District
Refuse:	Private
Sanitary Sewer:	Each lot will be serviced by a septic or aerobic system
Water:	Deer Creek Water

Flood Hazards

- ◆ No Flood Hazards exist on the subject property. There are two streams that enter the property; one from the north and one from the east. The developer will need to contact the Corps of Engineers to get a determination as to whether or not a 401 or 404 permit is required.

Vehicle Access

- ◆ The subject property has two points of access to the residential property. One access will be on NW 178th St. and the other on MacArthur Blvd.

Picture of Subject Property



Summary of Conformance with the Master Plan

The Master Plan shows this area as an Urban Growth Area. This development contains single-family homes with the smallest lots being .5 acre in size and the largest lot size being slightly over an acre. The developer is integrating a neighborhood commercial use of 6.22 acres at the intersection of key section line roads. Green spaces include private neighborhood parks and sidewalks so residents can walk freely throughout the area. The developer will utilize Deer Creek Water for water service and private waste systems for each individual lot. The gross density for this development will be 1.28 du/ac. According to the Master Plan Urban Growth Area category, six to eight dwelling units per acre is allowed when the development is served by water and sewer. As mentioned above, this development is only proposing using Deer Creek water with private septic systems.

Police Response to the Mayflower Development

Sheriff John Whetsel was notified of the proposed development and asked how it would effect the Sheriff's department. Sheriff Whetsel gave several divisions within the Sheriff's department an opportunity to review the development and provide input. Sheriff Whetsel stated that he does not see this development adding significant strain to his department and has no objections to the proposed development.

Fire Response to the Mayflower Development

Cory Beagles, Deer Creek Fire Department Fire Chief, feels that the department could serve this development thoroughly. The primary station is three miles away from the proposed subdivision location. The department is manned eight hours during the day and volunteer response during the evening and early morning hours. Mr. Beagles also stated this area is within an automatic response zone and Piedmont would respond if required. Mr. Beagles stated in short that he has no reservations about serving the proposed development.

The developer will be required to install fire hydrants.

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. Due to the varied uses permitted, it is important to provide adequate separation as much as visually and physically possible 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

Exceptions in the Commercial Portion of the PUD

The following uses will not be allowed in the commercial portion of the PUD:

Automotive: Parking Lot

Automotive: Parking Garage

Automotive and Equipment: Storage

Automotive and Equipment: Repairs, Heavy Equipment

Transient Accommodations: Campgrounds

Transient Accommodations: Lodging

Gasoline Sales: Truck Stops

All other uses will be allowed.

Issue of Accessible Utilities

County zoning regulations require connections to water and/or sewer mains *if accessible*. The developer has stated that they will utilize Deer Creek Water service in the proposed development. While treated water and sewer facilities are always preferable, it is a question of fact as to whether sewer facilities 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.” Due to the distance required to extend sanitary sewer lines (***one-half mile***), a determination should be made by the commission as to whether sanitary sewer is accessible.

The closest sanitary sewer line is approximately one-half mile to the west of the proposed development.

Summary of the Zoning Application

The Planned Unit Development (PUD) of Mayflower consists of 160.64 acres and is located on the southeast corner of the intersection of NW 178th St. and MacArthur Blvd. The development will consist of 20.88 acres of open space (***24.10 acres of open space is required***), gross residential area of 154.42 acres, and gross commercial area of 6.22 acres. The project will consist of 197 lots, and a gross density of 1.28 dwelling units per acre. The development will be served by Deer Creek water and each lot will have its own private septic system. The developer has stated that sidewalks will be required during home construction for residential access to open spaces. Maintenance of all common areas and amenities in the development will be the responsibility of the home owners’ association.

Additional Notes

This development meets the criteria for a Traffic Impact Analysis (TIA), which will be required for the preliminary plat. (The TIA has been submitted and will be reviewed and explained at that phase of the process).

A letter from Deer Creek Water Corporation will be required at the preliminary plat phase of this process.

Action Required

Approve or Deny application — PUD 2012-02 — Planned Unit Development — Mayflower



OKLAHOMA COUNTY PLANNING COMMISSION

Planning Commission Meeting

September 12, 2013

OKLAHOMA COUNTY PLANNING COMMISSION

MISSION SPRINGS
ADDITION

SCISSORTAIL LANDING
ADDITION

PROPOSED GENERAL
PLAT OF CORTONA

HIGHLAND PARK
ADDITION

COVELL ROAD (N.W. 206th STREET)

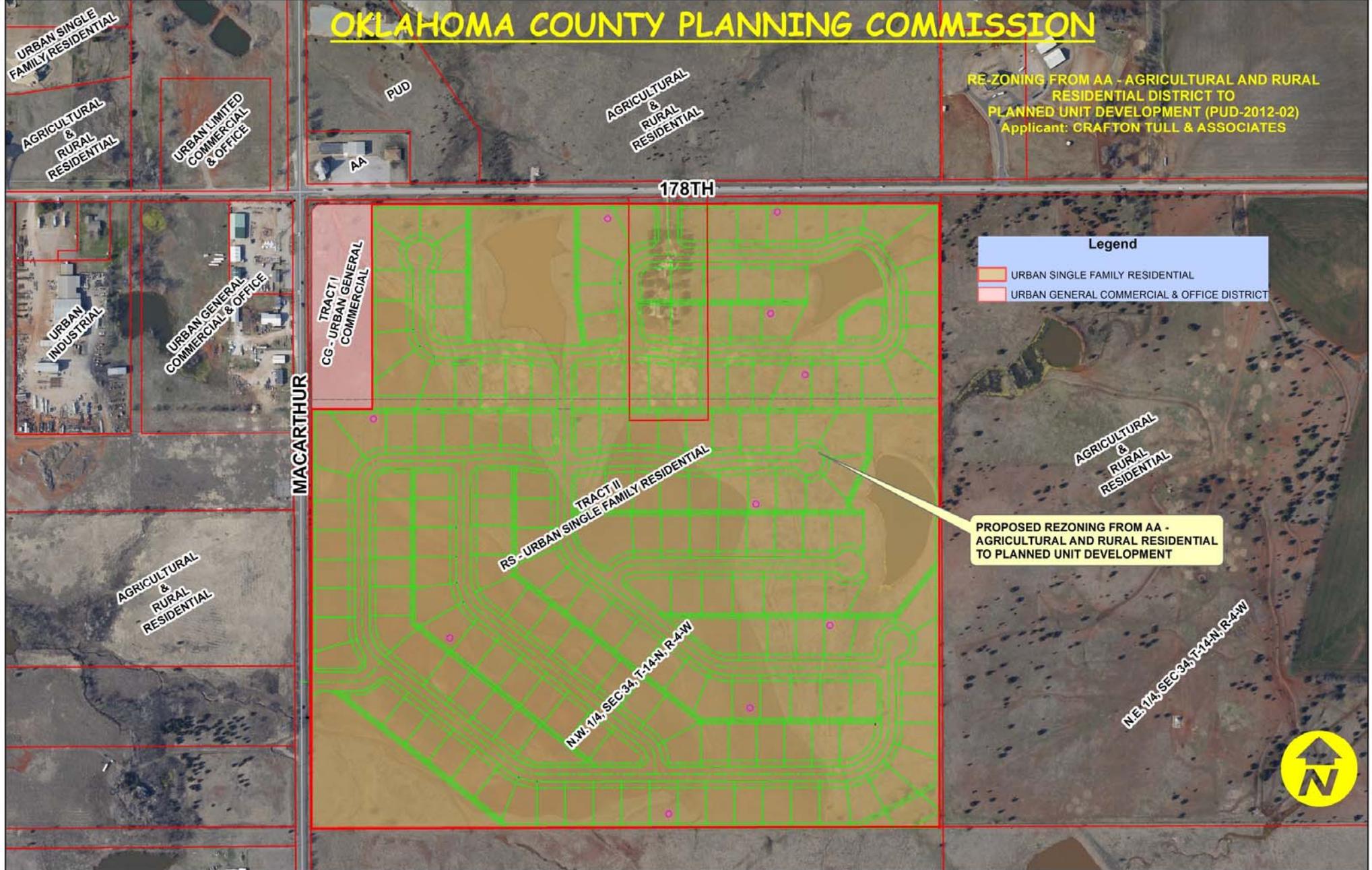


GENERAL PLAT OF CORTONA
(GP-2013-05)
Applicant: Sheryl Willingham



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 II
CG-URBAN GENERAL
COMMERCIAL

TRACT II
RS-URBAN SINGLE FAMILY RESIDENTIAL

N.W. 1/4, SEC 34, T-14N, R-4-W

PROPOSED GENERAL PLAT
MAYFLOWER, A RESIDENTIAL
SUBDIVISION

N.E. 1/4, SEC 34, T-14N, R-4-W

