



association of central oklahoma governments

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AGENDA

JOINT LAND USE STUDY (JLUS) POLICY COMMITTEE
JOINT LAND USE STUDY TECHNICAL WORK GROUP

Wednesday, June 25, 2008
10:00 a.m.

ACOG Conference Room
21 E. Main Street, Suite 100, Oklahoma City, OK 73104

- I. Call to Order and Introductions (*Attachment I*)
- II. Approval of the June 3, 2008 JLUS Policy Committee Minutes (*Attachment II*)
Action Requested: Motion to approve June 3, 2008 minutes
- III. Recommended Commercial and Industrial Density Standards (*Attachment III*)
Action Requested: Review and discussion of consultants' recommended density standards for commercial and industrial development within APZ I and APZ II. Motion to approve and include recommended density standards in the JLUS Final Report.
- IV. Discussion and Action on Other Tabled Items from June 3, 2008 JLUS Policy Committee Meeting:
 - A. Recommended Standard for Low Density Residential Development within APZ II (New residential development is not permitted within APZ I)
Action Requested: Motion to approve consultants' recommendation that residential density within APZ II shall not exceed four dwelling units per acre.
 - B. Recommendation to Adopt Maximum Development Densities for New Development within APZ I and APZ II (This item was pulled from the June 3, 2008 Consent Docket – Item 21 – pending further review and discussion of the recommended densities)

Action Requested: Motion to approve the recommendation that the Cities of Del City, Midwest City and Oklahoma City adopt standardized distributed maximum densities for new development within APZ I and APZ II for various land use categories.

C. Recommendation Regarding Section 5.7.3 Tinker Business and Industrial Park (TBIP) Requested by Del City – Amend recommendations on pg. V-17 (of 4-15-08 JLUS Draft Report) as follows:

1. New construction within TBIP should be considered as ~~incompatible and should not be allowed~~ preexisting. Expansion should be allowed within guidelines allowed for APZ I construction for business general and business professional.
2. Midwest City should amend its zoning ordinance to limit but not restrict any additional development within the boundaries of TBIP ~~due to the potential for to~~ reduce the concentration of people within ~~a relatively small areas.~~

Action Requested: As desired by the JLUS Policy Committee

V. New Business

VI. Adjourn

JLUS Policy Committee Members and Alternates

Name	Title	Entity	
Dave Howe			Chairman
Roger Malone	Councilmember	City of Choctaw	Member
Randy Ross	Mayor	City of Choctaw	Alternate
George Skinner	Commissioner	Cleveland County	Member
Denise Heavner	County Assessor	Cleveland County	Alternate
Brian Linley	Mayor	City of Del City	Member
Dick Carter	Councilmember	City of Del City	Alternate
Russell Smith	Mayor	City of Midwest City	Member
James L. Ray	Councilmember	City of Midwest City	Alternate
Kevin Loudermilk	Councilmember	City of Nicoma Park	Member
Theron Franks	Councilmember	City of Nicoma Park	Alternate
Pete White	Councilmember	City of Oklahoma City	Member
Sam Bowman	Councilmember	City of Oklahoma City	Alternate
Brent Rinehart	Commissioner, Dist. 2	Oklahoma County	Member
Willa Johnson	Commissioner, Dist. 1	Oklahoma County	Alternate
Earnest Ware	Vice Mayor	City of Spencer	Member
James C. Talley	Councilmember	City of Spencer	Alternate
Col. Lisa Tucker	72 ABW/Vice Commander	Tinker Air Force Base	Ex-Officio
Gene Gallogly	Director, Base Civil Engineer	Tinker Air Force Base	Ex-Officio

JLUS Technical Work Group Members and Alternates

Name	Title	Entity	
Mark Seibold	City Planner	City of Choctaw	Member
Robert Floyd	City Manager	City of Choctaw	Alternate
Dan Cary	Emergency Mgmt. Director	Cleveland County	Member
Robert Wood	Building Engineer	Cleveland County	Alternate
Tom Leatherbee	City Planner	City of Del City	Alternate
Billy Harless	Community Develop. Dir.	City of Midwest City	Member
Ron Green	Current Planning Mgr.	City of Midwest City	Alternate
Jim Pumphrey	Mayor	City of Nicoma Park	Member
Beverly McManus	City Clerk	City of Nicoma Park	Alternate
Susan Miller	Planner IV	City of Oklahoma City	Member
Aubrey Hammontree	Planner III	City of Oklahoma City	Alternate
Tyler Gammon	Planning Director	Oklahoma County	Member
Ruth Walters	Planner	Oklahoma County	Alternate
Louis Smitherman	City Manager	City of Spencer	Member
Bill Dalke	Community Planner	Tinker Air Force Base	Ex-Officio
LouAnna Munkres	Community Planner	Tinker Air Force Base	Ex-Officio

MINUTES

JOINT LAND USE STUDY (JLUS) POLICY COMMITTEE

Tuesday, June 3, 2008

1:30 p.m.

The Joint Land Use Study (JLUS) Policy Committee met on Tuesday, June 3, 2008 at 1:30 p.m. in the ACOG Conference Room at 21 E. Main Street, Suite 100, Oklahoma City, Oklahoma.

PRESIDING

Dave Howe, Chairman

POLICY COMMITTEE MEMBERS PRESENT

Hon. Roger Malone	City of Choctaw
Hon. Brian Linley	City of Del City
Hon. Dick Carter (alternate)	City of Del City
Hon. Russell Smith	City of Midwest City
Hon. Brent Rinehart	Oklahoma County
Hon. Pete White	City of Oklahoma City
Hon. Earnest Ware	City of Spencer
Col. Mona Lisa Tucker	Tinker Air Force Base, Ex-Officio
Mr. Gene Gallogly	Tinker Air Force Base, Ex-Officio

GUESTS PRESENT

Geranium Carington	City of Del City
Mark Edwards	City of Del City
Tom Leatherbee	City of Del City
Jim Depuy	City of Del City
Carl Sullivan	Del City Chamber of Commerce
Hon. Scott Inman	Oklahoma House of Representatives
Hon. Jim Reynolds	Oklahoma State Senate
J. Guy Henson	City of Midwest City
Billy Harless	City of Midwest City
LouAnna Munkres	Tinker Air Force Base, Ex Officio
Bill Dalke	Tinker Air Force Base, Ex Officio
Charles Birdwell	RCL Development
Warren Thomas	Tinker Business and Industrial Park (TBIP)
Michael Coker	Michael R. Coker Company
Linda Pavlik	Pavlik and Associates

Jim Falvo
Eric Bradshaw
Ann Kelley
Cyrena Eitler

DFW Advisors
The Sun Newspaper
OPUBCO
DOD/OEA

STAFF PRESENT

John G. Johnson	ACOG
Holly Massie	ACOG
Susan Yingling	ACOG
Jerry Church	ACOG
Doug Rex	ACOG
Jane Sutter	ACOG

I. CALL TO ORDER AND INTRODUCTIONS

Chairman Howe called the meeting to order at 1:30 p.m. and asked all of the attendees to introduce themselves to the rest of the group.

II. APPROVAL OF MINUTES FROM MAY 9, 2008 MEETING

Mr. Smith made a motion to approve the minutes from the meeting held May 9, 2008. The motion was seconded by Mr. Rinehart and carried.

III. POLICY COMMITTEE DECISION ON VOTING RIGHTS OF POLICY COMMITTEE MEMBERS

Mr. Rinehart made a motion that only local governments shall be accorded voting rights to approve or disapprove Joint Land Use Study recommendations for the JLUS final report, and that each local government entity shall receive only one vote per entity. The motion was seconded by Mr. Linley. A roll call vote was conducted and the motion carried unanimously.

IV. DISCUSSION AND ACTION ON JOINT LAND USE STUDY RECOMMENDATIONS

A. CONSENT DOCKET

After some discussion, it was decided that Item 2 on the Consent Docket should be amended to include Oklahoma City as an applicable area. It was also decided, at the request of Del City, that they be added to Item 7 as an applicable area, and a typographical error in Item 21 was corrected to read "APZ-II." Del City asked that Item 21 be pulled from the Consent Docket since it was mentioned as another agenda item and required more definition. Mr. Smith made a motion to approve the Consent Docket with the amendments and deletion of Item 21. The motion was seconded by Mr. Malone. A roll call vote was conducted and the motion carried unanimously.

B. RECOMMENDED STANDARDS FOR LOW DENSITY DEVELOPMENT OF AICUZ COMPATIBLE LAND USES

Mr. Coker gave a short presentation regarding the consultants' definition of low density for residential, commercial, and industrial development. Mr. Coker said the consultants recommend, in the APZ-I, 25 people maximum per gross acre, and 50 people maximum per gross acre in the APZ-II. Mr. Coker said a gross acre was the entire amount of land a person owned and did not eliminate any space for flood plains or easements.

He explained that these densities could be achieved by looking at the parking requirements for the various retail, commercial and industrial land uses that are deemed compatible by the AICUZ Study within the APZs and applying an average vehicle occupancy rate (1.5 people/vehicle) to determine the maximum lot coverage that could be built. In the APZ I, this would result in a maximum lot coverage of 11 percent for commercial and 38 percent for industrial. Using the same rationale to achieve a maximum density of 50 people per gross acre in APZ II, the formula would yield a maximum lot coverage of 11 percent for retail, 23 percent for other commercial, and 77 percent for industrial. He noted that industrial uses generally have a lot of building area that is devoted to warehousing, storage, shipping, etc. where the human density would not be that great but a large amount of land could be devoted to structures. Mr. Coker provided a sample calculation to demonstrate how each of the recommended lot coverages were derived in order to keep the human densities within the recommended maximums of 25/gross acre in APZ I and 50/gross acre in APZ II.

Mr. Coker also reminded the Committee that the consultants' recommendation for residential density within APZ II is a maximum of four dwellings per acre and a maximum lot coverage of 30 percent for the dwelling and garage. He said that this is consistent with current APZ II development and the current low density single-family development requirements of Del City and Midwest City. He said that assuming a household size of 2.5 to 4 people per dwelling would result in a human density of 10 to 16 people per acres, which is well below the 25 people per acre suggested for commercial and industrial uses.

Mr. Thomas expressed his concerns over the density restrictions for any new development at the Tinker Business and Industrial Park.

The JLUS Policy Committee members asked that items IV. B.1., B.2., and B.3., of the agenda be tabled until the next meeting so they would have time to go over the new information. Mr. Smith made a motion to table Item IV. B and all of its sub-items. The motion was seconded by Mr. Linley and carried.

C. RECOMMENDATION REGARDING SECTION 5.6, ET. SEQ. REQUESTED BY DEL CITY

Mr. Linley made a motion to add the words "Del City supports land use planning efforts of the AICUZ study and recommends that the city: continue to incorporate AICUZ policies

and guidelines as necessary, modify ordinances to support AICUZ as deemed necessary, modify building codes to support AICUZ as deemed necessary and implement height and obstruction ordinances,” be added to Sec. 5.6 Del City Comprehensive Plan, pg. V-11. The motion was seconded by Mr. Rinehart. A roll call vote was conducted and the motion carried unanimously.

Mr. Linley made a motion to replace the photograph of the Del City Elementary marquee in Sec. 5.6.1 Del City Zoning Ordinance Evaluation, page V-11, with photo of Del City High School marquee, since the elementary school is not in APZ-II. The motion was seconded by Mr. Malone. A roll call vote was conducted and the motion carried unanimously.

Mr. Linley made a motion to amend paragraph 2 in Sec. 5.6.2 Del City and Runway 12/30 APZ-II, page V-12 to say “Del City has plans for retail trade-general merchandise to be constructed at the southwest corner of the intersection of I-40 and Sooner Road. The motion was seconded by Mr. Ware. A roll call vote was conducted and the motion carried unanimously.

Mr. Linley made a motion to add to Sec. 5.6.2 Del City and Runway 12/30 APZ-II, page V-12, “No APZ-II has ever existed over Del City prior to the 2006 AICUZ Study.” The motion was seconded by Mr. Rinehart. A roll call vote was conducted and the motion carried unanimously.

Following some discussion about the wording requested in Item C.3.c., Mr. Linley made a motion to add “It is noted that the Del City development was well under way prior to the 2006 AICUZ Study being published and Del City considers it a preexisting condition,” to Sec. 5.6.2 Del City and Runway 12/30 APZ-II, page V-12. The motion was seconded by Mr. Rinehart. A roll call vote was conducted and the motion carried unanimously.

D. RECOMMENDATION REGARDING SECTION 5.7.3 TINKER BUSINESS AND INDUSTRIAL PARK (TBIP) REQUESTED BY DEL CITY

Mr. Linley made a motion to table Item D.1. and D.2. of the agenda. The motion was seconded by Mr. White. A roll call vote was conducted and the motion carried unanimously.

E. RECOMMENDATION REGARDING VARIOUS SECTIONS REQUESTED BY DEL CITY

Mr. Linley reviewed the information items E.1, E.2, and E.3. Ms. Munkres asked that one sentence be changed in Item E.3 because she felt it got into a legal issue that did not belong in the report. She asked that a period be added after “zoning practices” and the words “that can be used to reduce encroachments while still permitting development of land to its highest and best use” be removed in the final report. The item did not require a vote.

V. ADDITIONAL RECOMMENDATIONS FOR JOINT LAND USE STUDY FINAL REPORT

Mr. Rinehart asked that the JLUS Study reflect some verbage that would allow the projects in Del City and Midwest City to go forward. Mr. Falvo said he thought that verbage was already in the study. Mr. Henson said he thought it was important to sit down with Mr. Thomas to discuss the impact of the study on TBIP. Ms. Munkres asked that height restrictions be added to the report. Mr. Falvo said the height restrictions required by FAR Part 77 were included in the JLUS report, but he and the consultants would look into it.

VI. COMMENTS RECEIVED FROM JLUS PARTNERS

Ms. Massie told the committee members that copies of the comments for the consultants were included as information items in the back of the agenda.

VII. NEW BUSINESS

Mr. Johnson said the final JLUS Public Meeting would be held on June 12 at 7 p.m. at the Del City Community Center. He said there would be no JLUS Policy Committee meeting on June 20, but there would be a special JLUS Policy Committee meeting on Wednesday, June 25th at 10 a.m. and a final JLUS Policy Committee meeting on Friday, July 11 at 10:00 a.m. Those special meetings would be held at the ACOG offices.

G. ADJOURNMENT

The meeting was adjourned at 3:07 p.m.

ADOPTED THIS _____ DAY OF _____, 2008.

CHAIRMAN

EXECUTIVE DIRECTOR

ACOG

Association of Central Oklahoma Governments

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MEMORANDUM

DATE: June 16, 2008
TO: JLUS Policy Committee and Technical Work Group
FROM: Holly Massie, Special Programs Officer
SUBJECT: Recommended Commercial and Industrial Density Standards

INFORMATION:

The following language is recommended by the JLUS Consultants for inclusion in the Final Report. This recommendation will establish commercial and industrial maximum density standards for permitted uses¹ within APZ I and APZ II. This is a written explanation of the same density recommendation that was presented to the Policy Committee at its June 3, 2008 meeting.

The recommendation is as follows:

Page VII-10, Section 7.6, change Title from "Recommended Low Density Standards for APZ II" to Recommended Low Density Standards for APZ I and APZ II.

Then replace the second paragraph of Section 7.6 with the following language:

Using information provided by the Institute of Transportation Engineers (ITE), the average occupancy in single vehicles is currently up to one and one-half people. Then using parking ratios for various land uses, i.e. retail, commercial, and industrial; a square footage calculation for any building may be derived.

In APZ I, population density should be restricted to 25 people per gross acre². A density of 25 people per acre divided by 1.5 people per vehicle yields a parking space count of 16.6 spaces rounded up to 17 whole parking spaces.

¹ Permitted uses refers to the uses listed in Table 4.3 - Land Use Compatibility Guidelines of the 2006 AICUZ Study for Tinker Air Force Base and Table 4.2 of the Joint Land Use Study.

² A gross acre is the entire piece of property a person owns including floodplains and easements.

Commercial lot coverage should be restricted based upon a parking ratio of one parking space for each 300 square feet of building. 17 parking spaces times 300 square feet equals 5,100 square feet of building. The maximum lot coverage would be 11.7 percent and would be restricted to a one story building. [5,100 divided by 43,560]

Industrial lot coverage should be restricted based upon a parking ratio of one parking space for each 1,000 square feet of building. 17 parking spaces times 1,000 square feet equals 17,000 square feet of building. The maximum lot coverage would be 39 percent and would be restricted to a one story building. [17,000 divided by 43,560]

In APZ II, population density should be restricted to 50 people per gross acre. A density of 50 people per acre divided by 1.5 people per vehicle yields a parking space count of 33.3 rounded up to 34 parking spaces.

Retail lot coverage should be restricted based upon a parking ratio of one parking space for each 200 square feet of building. 34 parking spaces times 200 square feet yields 6,800 square feet of building. The maximum lot coverage would be 15.6 percent. [6,800 divided by 43,560]

Commercial lot coverage should be restricted based upon a parking ratio of one parking space for each 300 square foot of building. 34 parking spaces times 300 square feet yields 10,200 square feet of building. The maximum lot coverage would be 23.4 percent. [10,200 divided by 43,560]

Industrial lot coverage should be restricted based upon a parking ratio of one parking space for each 1,000 square feet of building. 34 parking spaces times 1,000 square feet yields 34,000 square feet of building. The maximum lot coverage would be 78 percent. [34,000 divided by 43,560]

Note: In APZ II two story structures may be constructed, however building square footages should not exceed the total square footage allowed by a one story building that maximizes the maximum lot coverage. [For instance: a retail building with lot coverage of 15.6 percent allows a 6,800 square feet building on one acre of land. A two story building should not exceed the total square footage of the maximum building allowed by the lot coverage.]

Additionally, safety exposure risks within APZ II should be limited by restricting or prohibiting uses that congregate population densities larger than the recommended 50 people per acre. Refer to Table 4.2 of the Joint Land Use Study for specific land uses.

It appears that a recommendation that reinforces this language is contained on page VII-37, so we do not need to add anything to the chart.

ACTION REQUESTED:

Review and discussion of consultants' recommended density standards for commercial and industrial development within APZ I and APZ II. Motion to approve and include recommended density standards in the JLUS Final Report.