

CUP-74

RESOLUTION APPROVING COMMUNITY UNIT PLAN

WHEREAS, a Community Unit Plan has been submitted for the development of Spring Creek Acres, which is an area comprising 23.67 acres located in the Norhtwest one-quarter of Section 21, Township 11 North, Range 2 West, Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma; said Community Unit Plan being set forth and shown on the document entitled "Narrative Description of the Community Unit Plan of Spring Creek Acres", being attached hereto and made a part hereof. Such Community Unit Plan of Spring Creek Acres is illustrated by the following exhibits showing how the project could be developed and other general data, to wit: Exhibit "A", Master Conceptual Plan; Exhibit "B", Drainage Data and Easements; Exhibit "C", Statistics Plan; Exhibit "D", Circulation Plan; Exhibit "E", Preliminary Plat; and

WHEREAS, said Community Unit Plan contemplates building setbacks and uses for certain lots and building sites that do not conform in all respects to the regulations of the zoning district in which such lots and building sites are to be located; and

WHEREAS, the Planning Commission has found that said Community Unit Plan meets the following conditions:

- (1) That the property adjacent to the area included in the plan will not be adversely affected.
- (2) That the plan is consistent with the intent and purposes of Chapter 25 of the Oklahoma City Code which is to promote public health, safety, morals or general welfare.
- (3) That the lots and building sites as shown and set forth in said plan shall be used in accordance with the Oklahoma City Code.

SE 10

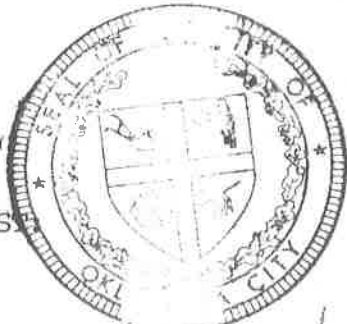
(4) That the average lot per family contained in the site, exclusive of the area occupied by streets, will not be less than the lot area per family requested in the district in which the development is located.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Oklahoma City that the Community Unit Plan of Spring Creek Acres, is hereby approved and that upon submission and approval of a final plat which is in substantial conformance with the approved Community Unit Plan of Spring Creek Acres, building permits and certificates of occupancy may be issued for buildings, structures, and uses which conform in all respects to the zoning district regulations of the district or districts in which they are located, as provided in Section 25-40 of the 1970 Oklahoma City Code.

Adopted by the City Council and approved by the Mayor of the City of Oklahoma City this 23 day of August, 1980.

*Patience Lattin*

Mayor



ATTES:

*Thomas P. Hanley*

City Clerk

Approved as to form and legality this 10 day of July, 1980.

*Frank O. L.*

Assistant Municipal Counselor

NARRATIVE DESCRIPTION OF THE  
COMMUNITY UNIT PLAN  
SPRING CREEK ACRES  
OKLAHOMA CITY, OKLAHOMA

**A P P R O V E D**

SEP 23 1960

BY THE CITY COUNCIL

*Thomas P. Hamby* CITY CLERK

Prepared by:

Engineering Associates, Inc.  
1552 N. Rockwell Avenue  
Oklahoma City, Oklahoma 73127

General Development Co.  
P.O. Box 1033  
Oklahoma City, Ok. 73101

COMMUNITY UNIT PLAN

SPRING CREEK ACRES

INDEX

INTRODUCTION

THE SITE AND SURROUNDING AREA

THE DEVELOPER

THE CONCEPT AND DEVELOPMENT

SERVICE AVAILABILITY

STATISTICS

EXHIBITS

EXHIBIT "A"

MASTER CONCEPTUAL PLAN

EXHIBIT "B"

DRAINAGE DATA AND EASEMENTS

EXHIBIT "C"

STATISTICS PLAN

EXHIBIT "D"

CIRCULATION PLAN

EXHIBIT "E"

PRELIMINARY PLAT

VARIANCES

RESOLUTION OF THE PLANNING COMMISSION

RESOLUTION OF THE CITY COUNCIL

Community Unit Plan  
Spring Creek Acres

INTRODUCTION

This 23.67 acre site was a portion of a preliminary plan for Mid-State Development Company which was approved by the City of Oklahoma City in 1970 and 1971. At that time, the zoning to the south, "D-M" was approved and that area was final platted for a mobile home park. The commercial and residential zoning to the west, "D" and "E", and the "A" zoning to the north were also approved at that time, but were never developed.

The 23.67 acres comprising this Community Unit Plan was originally shown as Single Family and this Community Unit Plan maintains a Single Family character for the entire area.

THE SITE AND SURROUNDING AREA

Adjoining the Community Unit Plan of Spring Creek Acres to the southwest is property owned by Harbin & Frolich which is presently undeveloped. (However, they are in the process of final platting this area). Property directly to the west is owned by the General Development Company. Tinker Air Force Base Housing is to the northwest of Spring Creek Acres. At the very northern most end of the Community Unit Plan is the existing Tinker Elementary School, a part of the Midwest City School System. To the east of Spring Creek Acres is federal property - Tinker Air Force Base. Abutting the entire southern boundary of the proposed Community Unit Plan is the Royal Park Sooner Road Mobile Home Park.

The general configuration of the land is characterized by undeveloped, rolling terrain. The area abutting Crutch Creek is heavily wooded.

### THE DEVELOPER

The developer of Spring Creek Acres Community Unit Plan is General Development and Investment Company.

### THE CONCEPT AND DEVELOPMENT

The concept of Spring Creek Acres Community Unit Plan is to provide reasonable cost housing to the Tinker Air Force Base and General Motors Market. The average cost of the houses will be \$45,000.00 with square footage in the range of 900-1500. There will be an average net density of 10.85 lots per acre with an average net lot size of 4,014 square feet.

In character and density, this area will now look much like the Tinker Air Force Base Housing to the northwest of Spring Creek Acres. It will be an area of Single Family houses, attached with common walls, but individual ownership.

Block A of the Community Unit Plan is not included in the density calculations for Spring Creek Acres and is specifically reserved for "D" uses in conformance with the Oklahoma City codes and ordinances.

### SERVICE AVAILABILITY

Because to the location of the Spring Creek Acres Community Unit Plan within the existing urbanized area of Oklahoma City, all urban services are presently available to serve this site. The services are as follows:

Sanitary Sewers - Crossing Spring Creek Acres presently is a 33" sanitary sewer line which goes to GM and a 10" line which runs parallel to it. The developer will extend sanitary sewer lines throughout the Community Unit Plan at his expense.

Water - Water connections are available at the southwest corner of Spring Creek Acres. The developer will extend 6" lines throughout the Community

Unit Plan.

Storm Sewer - The Drainage Easement is designed to pick up the flow of storm water coming onto the property from the south and to detain it on Lot C in order to prevent any aggravation of flooding conditions downstream. All building pads in Spring Creek Acres will be a minimum of 1' above the 100 year flood plain. All drainage and storm sewers will be in accordance with Oklahoma City Drainage ordinances and dedicated to the public.

In the future, should the detention pond no longer be necessary and the drainage easement is released by the City of Oklahoma City, Lot C may be <sup>NSM</sup> subdivided into 2 lots by the minor subdivision process. The said lots will fall under the jurisdiction of the CUP of Spring Creek Acres and will be subject to the same limitations and variances as are approved for Spring Creek Acres.

Paving - Southeast 48th Street will be a Residential Collector Street (32' width) to the west side of the bridge. All other streets in the area will be 26' residential streets. South Tinker Drive will be stubbed to the school property to the North and will be built with a temporary turnaround. The connection could take place later at the school's option. The covenants provide for sidewalks in front of each house and this will enable the children of Spring Creek Acres to walk to school safely. In addition, sidewalk facilities will be provided on the south side of Lots 25 through 28, Block 2 in order to provide a continuous walkway between Creek Court and Tinker Road. All streets will be to Oklahoma City standards and will be dedicated to the City of Oklahoma City. Secondary access is available from the south, through the mobile home park. The developer will provide a 22' paved fire lane, within a 50' dedicated Right of Way, which will provide emergency access to that portion of the development which is East of Crutch Creek. This will provide formal access at a later date should

the mobile home park ever choose to upgrade their streets to City standards.

Easements - There is presently a Sinclair Oil Line easement along the west property line which will be relocated to accomodate the subdivision. Between the two sanitary sewer lines runs an OG&E easement with a 2" service line.

STATISTICS

	Net Acres <u>(Excluding Streets)</u>	Lots <u>      </u>	Lots Per <u>Net Acre</u>
Block 1 (Lots 1-27)	2.36	27	11.44
Block 2 (Lots 1-119)	12.08	119	9.85
Block 3 (Lots 1-38)	2.52	38	15.08
Block A (not included)	1.49	--	--
Block B (not included)	.83	--	--
Block C (not included)	.38	--	--
	<u>16.96</u>	<u>184</u>	<u>10.85</u>

EXHIBITS

As a part of the Community Unit Plan of Spring Creek Acres, Exhibits "A" through "E" have been attached hereto and been made a part of this plan. It is the intent of the Exhibits "A" through "E" to show how the property could be developed and illustrate examples of the general type of development envisioned.

There will be private covenants and restrictions pertaining to design standards in order to insure uniformity and compatibility within the development.

VARIANCES

We are requesting a variance to the side yard set back in order to build single family attached houses. There will be no more than two units attached by common walls, with ten foot separation between structures.



RESOLUTION OF THE CITY PLANNING COMMISSION  
APPROVING COMMUNITY UNIT PLAN  
RESOLUTION NO. \_\_\_\_\_

WHEREAS, a Community Unit Plan has been submitted for the development of Spring Creek Acres, which is an area comprising 23.67 acres located in the Northwest one-quarter of Section 21, Township 11 North, Range 2 West, Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma; said Community Unit Plan being set forth and shown on the document entitled "Narrative Description of Community Unit Plan of Spring Creek Acres", being attached hereto and made a part hereof. Such Community Unit Plan of Spring Creek Acres is illustrated by the following exhibits showing how the project could be developed and other general data, to-wit: Exhibit "A", Master Conceptual Plan; Exhibit "B", Drainage Data and Easements; Exhibit "C", Statistics Plan; Exhibit "D", Circulation Plan; Exhibit "E", Preliminary Plat; and

WHEREAS, said Community Unit Plan contemplates building setbacks and uses for certain lots and building sites that do not conform in all respects to the regulations of the zoning district in which such lots and building sites are to be located; and, this Commission finds from the above documents as follows:

- (1) That the property adjacent to the area included in the plan will not be adversely affected.
- (2) That the plan is consistent with the intent and purposes of Chapter 25 of the Oklahoma City Code which is to promote public health, safety, morals or general welfare.

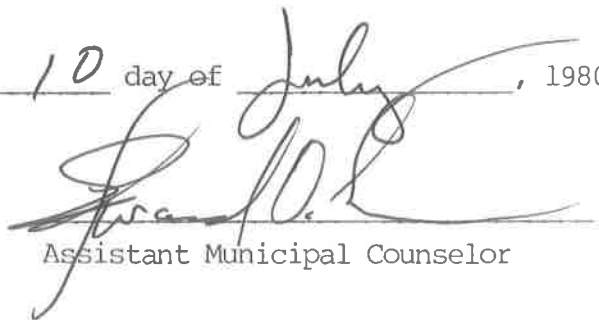
- (3) That the lots and building sites as shown and set forth in said plan shall be used in accordance with the Oklahoma City Code.
- (4) That the average lot per family contained in the site, exclusive of the area occupied by streets, will not be less than the lot area per family requested in the district in which the development is located.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Oklahoma City that the Community Unit Plan of Spring Creek Acres, is hereby approved and it is hereby recommended that the same be approved by the City Council.

Adopted and approved this 10 day of June, 1980.

  
\_\_\_\_\_  
Chairman, Planning Commission

Approved as to form and legality this 10 day of July, 1980.

  
\_\_\_\_\_  
Assistant Municipal Counselor

RESOLUTION APPROVING COMMUNITY UNIT PLAN

WHEREAS, a Community Unit Plan has been submitted for the development of Spring Creek Acres, which is an area comprising 23.67 acres located in the Northwest one-quarter of Section 21, Township 11 North, Range 2 West, Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma; said Community Unit Plan being set forth and shown on the document entitled "Narrative Description of the Community Unit Plan of Spring Creek Acres", being attached hereto and made a part hereof. Such Community Unit Plan of Spring Creek Acres is illustrated by the following exhibits showing how the project could be developed and other general data, to wit: Exhibit "A", Master Conceptual Plan; Exhibit "B", Drainage Data and Easements; Exhibit "C", Statistics Plan; Exhibit "D", Circulation Plan; Exhibit "E", Preliminary Plat; and

WHEREAS, said Community Unit Plan contemplates building setbacks and uses for certain lots and building sites that do not conform in all respects to the regulations of the zoning district in which such lots and building sites are to be located; and

WHEREAS, the Planning Commission has found that said Community Unit Plan meets the following conditions:

- (1) That the property adjacent to the area included in the plan will not be adversely affected.
- (2) That the plan is consistent with the intent and purposes of Chapter 25 of the Oklahoma City Code which is to promote public health, safety, morals or general welfare.
- (3) That the lots and building sites as shown and set forth in said plan shall be used in accordance with the Oklahoma City Code.

(4) That the average lot per family contained in the site, exclusive of the area occupied by streets, will not be less than the lot area per family requested in the district in which the development is located.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Oklahoma City that the Community Unit Plan of Spring Creek Acres, is hereby approved and that upon submission and approval of a final plat which is in substantial conformance with the approved Community Unit Plan of Spring Creek Acres, building permits and certificates of occupancy may be issued for buildings, structures, and uses which conform in all respects to the zoning district regulations of the district or districts in which they are located, as provided in Section 25-40 of the 1970 Oklahoma City Code.

Adopted by the City Council and approved by the Mayor of the City of Oklahoma City this 23 day of September, 1980.

*Patience Letting*

Mayor



ATTEST:

*Thomas P. Hanley*

City Clerk

Approved as to form and legality this 10 day of July, 1980.

*Frank O. L.*  
Assistant Municipal Counselor