

City of Warr Acres

4301 North Ann Arbor Avenue

Warr Acres, OK 73122

405-789-2892

Commercial Development Overview

**Zoning Review**

Determine Zoning of property to be developed; (see Zoning Map at www.warracres-ok.gov)

 It will be one of three categories listed below:

 See Municipal Ordinance Title 19 Zoning District at [www.warracres-ok.gov](http://www.warracres-ok.gov*)

 1: Permitted Use (Reviewed by staff) or

 2: Use Subject to Review

 (Reviewed by Planning Commission and approved or disapproved by the City Council)

 3: Not permitted in that zoning district

**Environmental Review**

If one acre or more or less than one acres but part of a larger development, then application must be made with the Oklahoma Department of Environmental Quality (ODEQ) per the attached DEQ OKR10 Summary instructions.

If less than one acre then application is made through the City of War Acres.

**Plan Reviews**

Zoning review by staff and/or City Planner

Site Plan review by staff and/or City Engineer

Drainage and Grading plan reviews by City Engineer

Construction Plans review by staff or consultants

IBC review, Fire Plan etc.