

Planning Commission Minutes
June 27, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 4:53 p.m. on June 21, 2024)

10. (PUD-2020) Application by The City of Oklahoma City to rezone 2811 SE 29th Street from R-1 Single-Family Residential and PUD-1667 Planned Unit Development Districts to PUD-2020 Planned Unit Development District. Ward 4.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL.

MOVED BY PRIVETT, SECONDED BY MEEK

AYES: POWERS, MEEK, PRIVETT, NEWMAN, GOVIN, PENNINGTON, NOBLE

ABSENT: CLAIR, LAFORGE



STAFF REPORT
The City of Oklahoma City
Planning Commission
June 27, 2024

Item No. IV. 10.

(PUD-2020) Application by The City of Oklahoma City to rezone 2811 SE 29th Street from R-1 Single-Family Residential and PUD-1667 Planned Unit Development Districts to PUD-2020 Planned Unit Development District. Ward 4.

I. GENERAL INFORMATION

A. Contacts

1. Applicant/Developer Representative

Name	Todd Edmonds
Company	HSE Architects
Phone	405-526-1301
Email	todd@hsearchitects.com

B. Case History

This is a new application.

C. Reason for Request

The purpose of this application is to allow expansion of the City's Animal Welfare facility.

D. Existing Conditions

1. Comprehensive Plan Land Use Typology Area: Urban – Low Intensity (UL)

UL applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation.

2. Size of Site: 14.37 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	PUD-1667/ R-1	R-1	Del City	I-2/ PUD- 1439/ R-1	PUD-1721
Land Use	Animal Welfare Facility	Storage Building	Office/ Residential	Auto Shop/ Recycling Facility	Trosper Park

II. SUMMARY OF PUD APPLICATION

The use and development regulations of the **I-1 Light Industrial District**, Oklahoma City Municipal Code, 2020, as amended, shall govern this PUD, except as herein modified.

SECTION 9.0SPECIAL CONDITIONS

The following special conditions shall be made a part of this PUD:

The following uses shall be permitted:

- Administrative and Professional Offices. (8300.1)
- Animal Interment Services to Include Crematory. (8300.6)
- Animal Raising: Commercial. (8150.3)
- Animal Sales and Services: Kennels and Veterinary, General. (8300.10)
- Animal Sales and Services: Kennels and Veterinary, Restricted. (8300.11)
- Automotive and Equipment: Storage. (8300.21)
- Community Recreation: General. (8250.2)

9.1.....FAÇADE REGULATIONS

The base zoning district shall regulate the building façade requirements in this PUD.

9.2 LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, unless otherwise noted.

9.3 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

To minimize light spillover on residential uses, outdoor lights within any office or commercial or industrial tracts will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

9.4 SCREENING REGULATIONS

Sight-proof screening shall not be required.

9.5 PLATTING REGULATIONS

Platting shall not be required.

9.6 DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Private drainage ways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for PUD, provided the PUD is platted with drainage areas confined to common areas. Such drainage ways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owners.

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9.7 DUMPSTER REGULATIONS

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

9.8 ACCESS REGULATIONS

Access to this PUD shall be allowed from E Grand Boulevard, SE 29th Street and S Bryant Avenue.

9.9 PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

9.10 SIGNAGE REGULATIONS

9.10.1 FREESTANDING SIGNS

There shall be a maximum of two (2) new freestanding signs allowed within this PUD. New signs shall be limited to eight (8) feet in height and 100 square feet in sign area.

9.10.2 ATTACHED SIGNS

Attached signs will be in accordance with the base zoning district regulations.

9.10.3 NON-ACCESSORY SIGNS

Non-Accessory signs are prohibited.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs will be in accordance with the base zoning district regulations.

9.11 ROOFING REGULATIONS

Every structure in this PUD shall have Class C roofing or better.

9.12 SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department and ADA requirements. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

9.13 HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures in this PUD with the exception that height will be limited to 25 feet within 35 ft of the northern PUD boundary.

9.14 SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district.

9.15 PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.16 COMMON AREAS

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

SECTION 10.0 DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this PUD.

SECTION 11.0 EXHIBITS

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

EXHIBIT A – Legal Description

EXHIBIT B – Site Plan

EXHIBIT C – Grading Plan

III. REVIEW COMMENTS

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk indicates that the agency, department, and/or division responded with no adverse comments.

A. Outside Agencies

- 1. Oklahoma City-County Health Department**
- 2. Oklahoma City Urban Renewal Authority (OCURA)**
- 3. Oklahoma Gas and Electric (OGE)**
- 4. Oklahoma Natural Gas:** Please contact OKIE-ONE 1-800-522-6543 a minimum of 48 hours prior to excavation for the exact location of our facilities.
- 5. Oklahoma Water Resources Board (OWRB)**
- 6. School District:** Crooked Oak
- 7. Oklahoma Department of Transportation (ODOT)**

B. City Departments

- 1. Airports**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 3. Fire***
- 4. Information Technology/Geographic Support**
- 5. Parks and Recreation**
- 6. Police**
- 7. Public Works**

a. Engineering

b. Streets, Traffic and Drainage Maintenance

Storm Sewer Availability

- 1) The Public Works Drainage Division staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to chapter 16 of the Oklahoma City Municipal Code.
- 2) Storm sewers in accordance with the City's Drainage Ordinance will be required. Development abutting section line roads with drainage flows that exceed the capacity of OKC standard ditch detail (D-100) will necessitate the installation of enclosed storm sewer and/or concrete channel. These improvements shall be placed to provide a minimum of 35' clearance distance from the centerline of the section. Concrete channels must be entirely outside public right-of-way.
- 3) A flood and/or drainage study will be required to establish finished floor elevations, common lot areas or private drainage easements. A final plat should not be submitted until the study has been reviewed and approved by the Public Works Department.
- 4) A Corps of Engineers 404 permit must be submitted with plans for any work contemplated within the floodplain, creek, or channel (waters of the United States) included in the case limits.
- 5) Plans for drainage improvements within the private drainage reserves and/or common areas must be submitted for review, and payment of inspection fees shall be made prior to construction. Building permits will not be issued until construction is complete. If a subdivision abuts a stream, the private drainage easements and/or common area along stream shall extend to flow line of stream at a minimum.
- 6) Place the following note on the plat and construction plans: Maintenance of the Common Areas and/or Private Drainage Easements shall be the responsibility of the property owner. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent shall be placed within the common areas and/or drainage easements shown.
- 7) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 8) Construction within the limits of this PUD will require an erosion control plan in accordance with EPA Storm Water Discharge permitting: CFR Vol. 57, No. 175, September 9, 1992. A copy of the EPA Notice of Intent (NOI) will be required prior to the issuance of work orders or permits for construction activities disturbing an area of 1/2 acre or greater.
- 9) Sidewalks shall be installed for all new construction and/or at the time of a residential use to a more intense use on all lots having frontage on public streets classified as a major or minor arterial.

- 10) All private roads /streets will have private storm sewer systems.
- 11) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.
- 12) Delete first paragraph of Section 9.6 Drainage Regulations.

c. Stormwater Quality Management

d. Traffic Management*

8. Utilities

a. Engineering

Wastewater Availability*

Water Availability*

b. Solid Waste Management

- 1) The City cannot provide service, contact private hauler.

9) Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Developments should be served by urban water and sewer utility systems.

National, state, and local permitting require basic best management practices for stormwater management. Public water and sewer are available.

Location:

- Locate uses that generate high traffic volumes along arterial streets, frontage roads, and interstates.

The subject site is located along the north side of SE 29th Street and west side of South Bryant Avenue, both arterial streets in the Urban Low Intensity LUTA.

Density: The Urban Low Intensity LUTA outlines a floor to area ratio (FAR) of 0.2 to 1.0 for non-residential developments. *The current floor to area ratio (FAR) of the site is within or below the Urban Low Intensity LUTA. The conceptual plan illustrates removal of the existing building and construction of a new structure on the northern portion of the site. The PUD regulations could allow for development within the Urban Low Intensity LUTA range.*

Automobile Connectivity:

- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system.
- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.

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- Development fronting arterials should take access from intersecting streets where possible.
- Provide vehicular connectivity between adjacent developments.

The subject site currently has two drives each along SE 29th Street and East Grand Boulevard. The PUD Master Design Statement calls for access to SE 29th Street, East Grand Boulevard, and South Bryant Avenue but does not specify an amount or location. The conceptual plan illustrates the retention of the existing drives while adding an additional boulevard-style drive from South Bryant Avenue.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.
- Within parking lots, provide pedestrian access ways separated from vehicle aisles.

Sidewalks are currently available near the intersection of SE 29th Street and East Grand Boulevard; however, they do not extend beyond the first drives either direction. The PUD proposes extending sidewalks along the entirety of the site, including along South Bryant Avenue.

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. In this case, the PUD is requested for the City's new animal welfare facility. The proposed location is within the PUD for the existing facility, but a portion of the new building is within City-owned land zoned R-1, requiring the rezoning. No compatibility issues were identified.
- 3) **Service Efficiency:**
 - Water: *Served*
 - Sewer: *Fully Served*
 - Fire Service: *Urban Response*
- 4) **Environmentally Sensitive Areas:** The following apply to the proposed development site:
 - Riparian Areas: N/A
 - Upland Forests: N/A
 - Vulnerable Aquifers: The aquifer in this area is considered highly vulnerable to depletion. The comprehensive plan recommends preserving natural open spaces and utilizing low impact development techniques whenever possible in new developments in order to maintain water quality and allow for the infiltration of stormwater onsite. Low impact development techniques include, but are not limited to, using pervious surface materials wherever possible for the construction of driveways, parking areas, sidewalks, patios, etc., in order to promote increased water percolation and infiltration.
- 5) **Transportation System:** This site has frontage along SE 29th Street, Minor Arterial Street, East Grand Boulevard, Connector Street, and South Bryant Avenue, a Major Arterial Street, all within the Urban Low LUTA. The nearest transit (bus)

service is located roughly one mile south, along SE 44th Street. Access to the City trail system is available adjacent to the site along the South Grand Boulevard Trail.

6) Other Development Related Policies

- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- Initiate new efforts to reduce sign clutter and improve the aesthetics of signs, while allowing for adequate and visible business identification (E-14)
- Encourage unified planning for all adjoining land owned or controlled by a project's developer to ensure proper circulation and land use relationships (SU-47)

b. Plan Conformance Considerations

The subject site is the existing City of Oklahoma City Animal Welfare Facility. The facility is located at the northeast corner of SE 29th Street and East Grand Boulevard, with access to both streets, and has frontage along South Bryant Avenue. Adjacent to the site on the north is a Police Department warehouse. Trosper Park is located west across East Grand Boulevard. Land across SE 29th Street to the south is developed with industrial uses, including a recycling operation. Across South Bryant Avenue to the east is Del City limits.

The PUD is requested for the expansion of the City's Animal Welfare facilities. Most of the site was rezoned from R-1 and R-4 to the existing PUD-1667 in 2018 to accommodate the existing facility. The proposed location is within the PUD for the existing facility, but a portion of the new building is within land zoned R-1, requiring the rezoning. All land north to SE 22nd Street and west to South Eastern Ave is owned by the City of Oklahoma City, and no compatibility issues are identified with the request. The PUD limits freestanding sign height and area, prohibits non-accessory signs, requires light shielding, and requires landscaping per the base zoning regulations.

IV. STAFF RECOMMENDATION

Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning Commission. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.

Approval of the application.

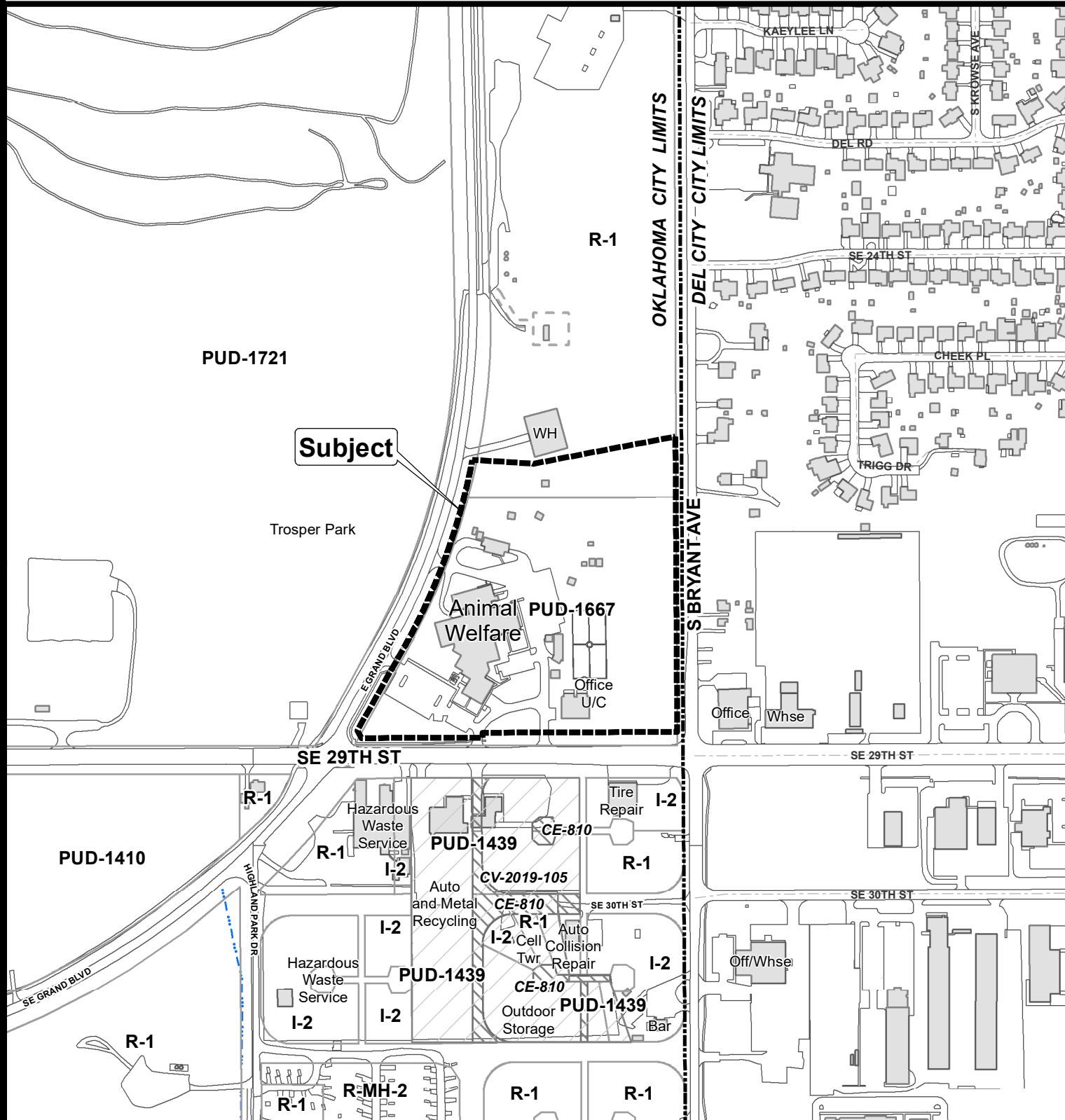
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PUD-2020

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All Engineering Division and Water/Wastewater Utilities Division requirements must be met. Additional changes to the PUD may be required during either Division's review of construction plans and prior to City Council approval.

bd

Case No: PUD-2020 Applicant: The City of Oklahoma City
Existing Zoning: R-1 / PUD-1667
Location: 2811 SE 29th St.



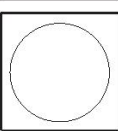
The City of
OKLAHOMA CITY

Planned Unit Development



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Feet

ARCHITECTURE
+
PLANNING
+
INTERIORS
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OKLAHOMA CITY, OK 73102
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fax: 405.526.1305
www.HFEarchitects.com

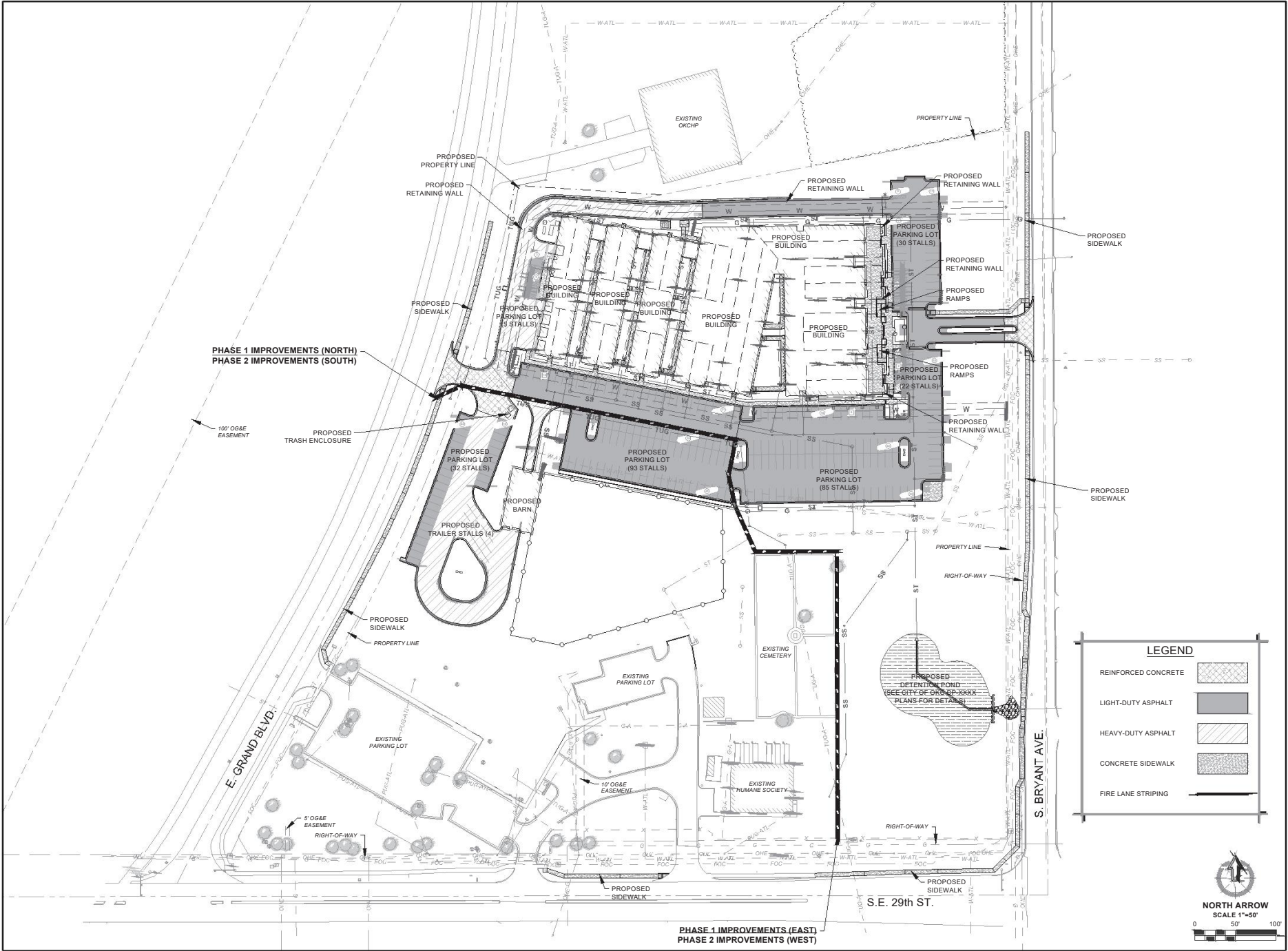


OKLAHOMA CITY ANIMAL SHELTER
MAPS 4 - OKLAHOMA CITY
2811 SE 29th St, Oklahoma City, OK 73129
OVERALL SITE PLAN

Revisions	
No.	Date

PROJ. NO.
2258
DATE
09/16/2024
SHEET NO.
C300

PERMIT SET



LEGEND

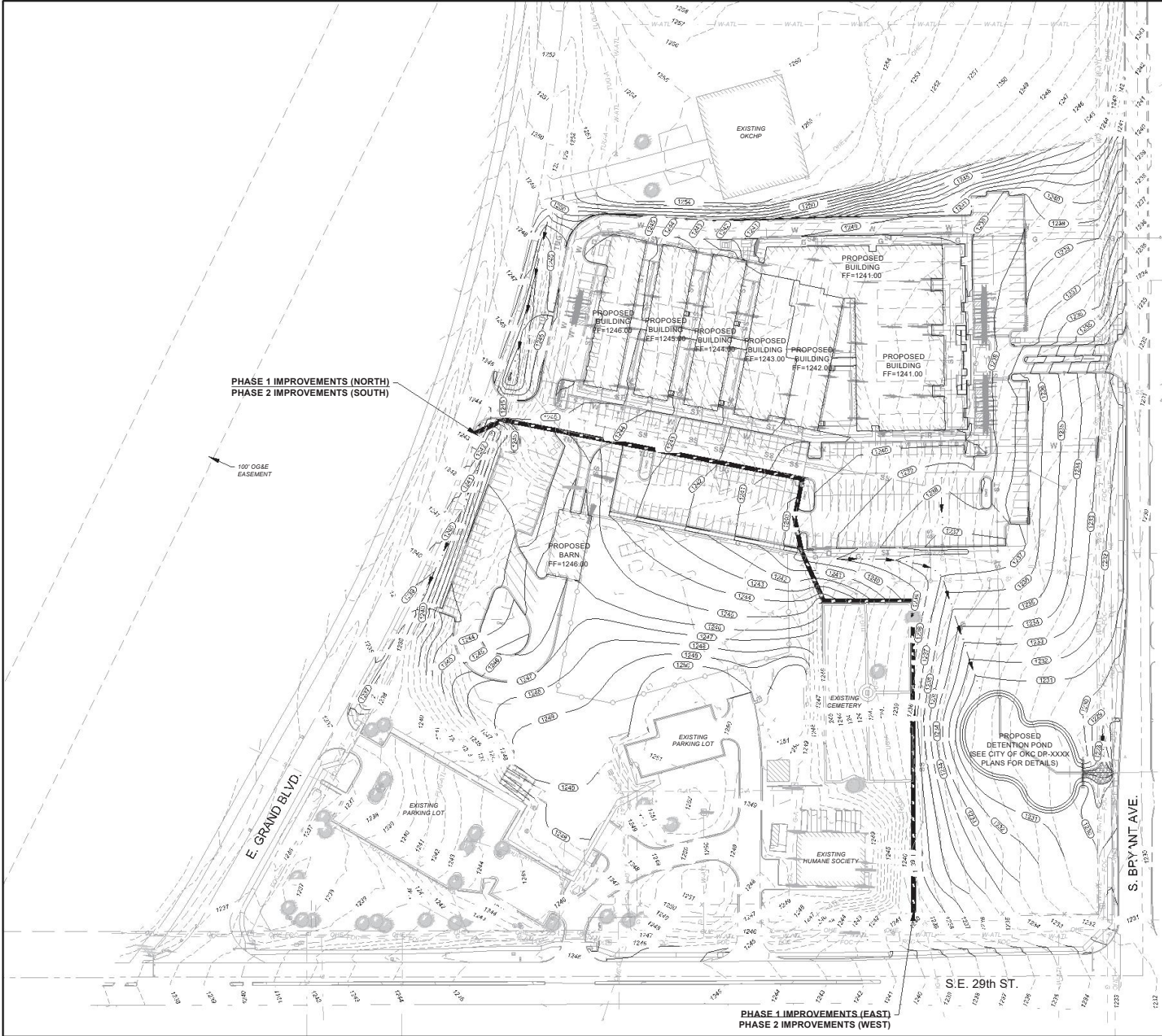
REINFORCED CONCRETE	
LIGHT-DUTY ASPHALT	
HEAVY-DUTY ASPHALT	
CONCRETE SIDEWALK	
FIRE LANE STRIPING	

NORTH ARROW
SCALE 1"=50'
0 50' 100'

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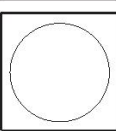
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2811 SE 29th St, Oklahoma City, OK 73128
OVERALL GRADING PLAN

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No.	Date

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Case No: PUD-2020 Applicant: The City of Oklahoma City
Existing Zoning: R-1 / PUD-1667
Location: 2811 SE 29th St.



Aerial Photo from 2/2022



The City of
OKLAHOMA CITY

Planned Unit Development



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