

Planning Commission Minutes
March 23, 2023

(The agenda was filed with the City Clerk of The City of Oklahoma City at 9:44 a.m. on March 20, 2023)

10. (PUD-1940) Application by Gary Owens Development, Inc., to rezone 10101 SW 59th Street from R-1 Single Family Residential and PUD-1812 Planned Unit Development Districts to PUD-1940 Planned Unit Development District. Ward 3.

Amended Technical Evaluation:

1. Section 8.10(a) Drainage regulations with: The proposed development will comply with the current City of Oklahoma City Drainage ordinance as amended.
2. Add section 8.13(c): Sidewalks within this PUD shall be in accordance with the City of Oklahoma City Municipal Code requirements. Sidewalks shall be required along private drives.
3. Private drives shall be required to be built to the public street paving section with mountable curbs allowed.

The applicant was present. There was a protestor present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY GOVIN, SECONDED BY CLAIR

AYES: CLAIR, POWERS, PRIVETT, HINKLE, GOVIN, PENNINGTON, LAFORGE; NAY: NOBLE; ABSENT: FRALEY



STAFF REPORT
The City of Oklahoma City
Planning Commission
March 23, 2023

Item No. IV. 10.

(PUD-1940) Application by Gary Owens Development, Inc., to rezone 10101 SW 59th Street from PUD-1812 Planned Unit Development District to PUD-1940 Planned Unit Development District. Ward 3.

I. GENERAL INFORMATION

A. Contacts

1. Applicant/Developer Representative

Name Mark Grubbs
Company Grubbs Consulting LLC
Phone 405-265-0641
Email mark.grubbs@gc-okc.com

B. Case History

This is a new application.

C. Reason for Request

This application is to permit a senior living and/or single-family residential use and development.

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: 87.48 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	PUD-1812	R-1/AA	AA	Mustang CL	AA
Land Use	Undeveloped	Undeveloped	Undeveloped	Residential	Undeveloped

II. SUMMARY OF PUD APPLICATION

The property is divided into two tracts, as illustrated on the attached Tract Boundary Exhibit (Exhibit B). For the Single Family Residential development, the boundaries of said tracts may be permitted to increase or decrease by not more than 20%. An approved preliminary and/or final plat shall establish tract and use regulations boundaries.

8.1 USE AND DEVELOPMENT REGULATIONS

- a) In Tract 1 the use and development regulations of **the R-1 Single Family Residential District** shall govern the property except as herein modified, including accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted.
- b) In Tract 2 the use and development regulations of the **RA Single Family One Acre Rural Residential District** shall govern the property except as herein modified, including accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted:
 - i. Minimum lot size shall be 21,780 square feet (one half acre).
 - ii. Maximum lot coverage shall be fifty percent (50%).
 - iii. Minimum lot width shall be 90 feet measuring at the platted building limit line, with street frontage width not less than fifty feet.
 - iv. Front building setback shall be 25 feet.
 - v. Minimum side and rear yard setback shall be ten feet. Side yard setback on corner lots (adjacent to the street) will be 15 feet.
 - vi. Table 6100.2b of Chapter 59 of the Municipal Code, 2020, relating to open space, density, lot size and lot coverage in the R-A District shall not apply.
- c) In both Tracts 1 and 2 Use Unit 8200.13 Senior Independent Living shall be permitted and shall be subject to the development regulations of the R-4 General Residential District, except as herein modified, including accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted.
 - i. There shall be no minimum lot size, lot width or maximum lot coverage for individual attached units.
 - ii. There shall be no building setback requirements from platted lot lines other than those required by building code.
 - iii. Table 6100.2 of Chapter 59 of the Municipal Code, 2020, relating to common open space in the R-4 District shall not apply.

8.2 LANDSCAPE & SCREENING REGULATIONS

- a) All requirements of the City of Oklahoma City's Landscaping and Screening Ordinance in place at the time of development shall apply, unless otherwise noted herein.

8.3 ACCESS REGULATIONS

- a) In areas developed with Senior Independent Living platted lots are not required to take access from an approved street. Primary access to individually platted lots shall be permitted from private drives. The private drive shall be placed within a platted private access easement, or a platted common area designated for access purposes. A property owners association through the use of recorded covenants and restrictions shall regulate maintenance of the private drives. Minimum easement/common area width of private drives shall be 24 feet. Minimum paving width of private drives shall be 24 feet.
- b) Private drives shall be permitted to be named and platted lots taking access off of private drives shall be permitted to be addressed off of said named private drive.
- c) Sidewalks are not required along private drives.

8.4 SIGN REGULATIONS

- a) Signs shall comply with the OKC Municipal Code, except as otherwise noted herein.

8.5 PARKING REGULATIONS

- a) Parking shall comply with Chapter 59 of the OKC Municipal Code, except parking for common area uses constructed for property owners within each development area shall not be required.
- b) Garages shall be counted toward meeting parking requirements for residential lots and senior living units.
- c) Parking spaces for senior independent living shall be permitted up to, but not within, private drives.

8.6 COMMON AREA REGULATIONS

- a) Maintenance of common areas and private drainage easements is the responsibility of the property owner's association and/or property owners within the PUD, and as depicted within covenants and restrictions filed as separate documents. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent, shall be placed within drainage related common areas or drainage easements.

8.7 PLATTING & SPECIFIC PLAN REGULATIONS

- a) Any platting of property shall comply with the Subdivision Regulations.
- b) A Specific Plan shall not be required.

8.8 FAÇADE/ARCHITECTURAL REGULATONS

- a) Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block on primary buildings shall not be permitted.

8.9 LIGHTING REGULATIONS

- a) 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.

8.10 DRAINAGE REGULATIONS

- a) Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Drainageways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for PUDS, provided the PUD is platted with drainage areas confined to common areas or private drainage easements. Such drainageways 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.

8.11 DUMPSTER REGULATIONS

- a) Trash collection facilities in this PUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

8.12 ROOFING REGULATIONS

- a) Every primary structure in this PUD shall have Class C roofing or better.

8.13 SIDEWALK REGULATIONS

- a) Four foot sidewalks shall be constructed on interior public streets in the areas where lot sizes are less than one acre.
- b) Sidewalks are not required along platted private drives.

8.14 HEIGHT REGULATIONS

- a) The base zoning district regulations shall regulate heights of structures in this PUD.

8.15 PUBLIC IMPROVEMENTS

- a) 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.

8.16 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

- a) Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200.4 for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall be required at the building permit stage.

SECTION 9.0 DEVELOPMENT SEQUENCE

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

SECTION 10.0 EXHIBITS

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

EXHIBIT A: LEGAL DESCRIPTION
EXHIBIT B: MASTER DEVELOPMENT PLAN MAP

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 be advised ONG has an underground or aboveground facility in the area. If you need our facilities relocated to accommodate your excavation or construction, ONG will provide you a cost estimate. Prior to excavation, please contact OKIE-ONE 1-800-522-6543 a minimum of 48 hours prior for exact location of our facilities.
- 5. Oklahoma Water Resources Board (OWRB)**
- 6. School District(s) Mustang**
- 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) Flood Study will be required to show no rise in FEMA Q 100 and the City of Oklahoma City Q 100 water surface elevation, compared pre-and post-development.
- 5) A portion of subject property is situated within a F.E.M.A. Flood Plain. Therefore, the establishment of Minimum Finish Floor Elevation for each lot within the flood plain will be required (100-year) frequency plus 1'. The Public Works Department Engineering staff shall approve these elevations prior to the filing of the final plat.
- 6) A floodplain activity permit must be submitted for any work contemplated in The Waters of the United States.
- 7) 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.
- 8) 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.
- 9) 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.

- 10) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 11) Construction within the limits of this SPUD 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.
- 12) Sidewalk 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.
- 13) All private roads /streets will have private storm sewer systems.
- 14) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.
- 15) Section 8.10(a) Drainage regulations with: The proposed development will comply with the current City of Oklahoma City Drainage ordinance as amended.
- 16) Add section 8.13(c): Sidewalks within this PUD shall be in accordance with the City of Oklahoma City Municipal Code requirements.

c. Stormwater Quality Management

d. Traffic Management*

8. Utilities

a. Engineering

Paving

Wastewater Availability

- 1) An existing 8" and 12" wastewater main(s) is located adjacent to the subject site(s).
- 2) Line capacity is not guarantee and must be checked by the Engineer of Record and reviewed by the City.

- 3) The developer will be required to extend the City wastewater collection system to and across each lot or site within the subdivision in accordance with the City Standard Specifications and Private Development Design Manual.
- 4) Minimum ten (10) feet horizontal separation is required from water mains and five (5) feet for other utilities. Minimum two (2) feet vertical separation required for all crossings. All wastewater mains must have a minimum cover of four (4) feet and depth no greater than eighteen (18) feet. Developer is responsible for remediating any failure to maintain the minimum four (4) feet of cover.
- 5) Wastewater main(s) must be centrally located in a twenty (20) feet wide easement or larger if necessary. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
- 6) All existing unused private wastewater service connections must be abandoned and capped at the main in accordance with City Standard Specifications and Private Development Design Manual.
- 7) An offsite wastewater interceptor will be required to serve the development. The size, alignment and other design factors shall be in accordance with current City Standard Specifications and Private Development Design Manual. The developer may make an application under the Policy B-1 program for OCWUT participation in construction costs if an oversized wastewater main (greater than 8-inches) is required. Approval will be subject to funding availability but will not be granted for oversized mains that are necessary to provide additional capacity for the development or other developer owned property.

b. Solid Waste Management

- 1) The City can provide service, providing there is sufficient space for the truck to maneuver to service the addition.
- 2) There was no layout as for the street access. There must be enough room for the truck to be able to pick up the trash.

c. Water/Wastewater Quality

Water Availability

- 1) An existing 12" water main(s) is located adjacent to the subject site(s).
- 2) An existing 12" water main(s) is within the required distance to the subject site and the developer will be required to extend a 12-inch or larger water main along

street frontage and will be required to extend the water system to each lot or site within the development in accordance with City Standard Specifications and Private Development Design Manual.

- 3) If a larger main than 12-inch is required, the developer may make an application under the Policy “A-1” program for OCWUT participation in construction costs if an oversized is required. Approval will be subject to funding availability but will not be granted for oversized mains that are necessary to provide additional capacity for the development or other developer owned property.
- 4) A 12-inch water main is required to be loop through the development to provide adequate water supply and fire flow protection. Connection to two (2) separate active water mains is required to prevent partial or total shut-off of water supply when a pipeline failure occurs.
- 5) Minimum ten (10) feet horizontal separation required from wastewater mains and five (5) feet for other utilities. Minimum two (2) foot vertical separation required for all utility crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 6) Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
- 7) Dead-end water mains must be avoided when possible. All existing unused water services must be capped and abandoned at the water main in accordance with the City Standard Specifications.
- 8) In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The developer will be responsible for any failure of domestic or fire protection systems which require water pressure in excess of 25 psi. The developer is responsible for installing pressure reducers if necessary for protection of developer’s service lines, plumbing, and fixtures.
- 9) All existing and/or proposed water meters must be located in the right-of-way and/or utility easement within grassy areas outside of sidewalks, driveways, streets, and paving.
- 10) All domestic and fire suppression services must have a separate water service connection. Fire hydrant spacing shall not exceed 500 feet and must be located within ten (10) of a hard surface (i.e. sidewalk, street, paving).

- 11) Supply capacity for development is not guarantee and will be reviewed at time of review of construction documents.

9. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Avoid developing within or modification of 100-year floodplains or floodways.
- Large-scale (20+ acres or 50 or more single family units) residential subdivisions should provide a diversity of home sizes, lot sizes, price points, architectural styles, and density ranges.
- Where possible, provide a continuous system of open space along stream corridors or other appropriate areas that link neighborhoods and park lands.
- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Developments should be served by urban water and sewer utility systems.

Density: UL LUTA outlines a density range of 4 to 8 dwelling units per acre for single family, and 15 to 30 dwelling units per acre for multifamily. *Floodway and 100-year floodplain are present on the subject site. The development is required to comply with all City, State, and Federal requirements within the floodplain. Public water and sewer are available to a portion of the site.*

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 number of dead-end streets and cul-de-sacs.
- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- Development fronting arterials should take access from intersecting streets where possible.
- Primary entrance points should be aligned with access points immediately across the street.
- Provide vehicular connectivity between adjacent developments.
- Subdivisions with more than 50 units should have at least two points of entrance / egress no closer than 300 feet apart.

The subject site was previously platted. It was unclear at the time of review how the zoning change would impact the site design.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.

The PUD requires sidewalks on streets where lot sizes are smaller than one acre.

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating the proposed uses adjacent to existing Low Intensity Residential, “Building Scale and Site Design” are potential compatibility issues identified by the comprehensive plan.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if residential lot sizes in UL are less than 60% of directly adjacent residential lots, the setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building’s orientation to the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *The majority of the site was zoned to PUD-1812 in 2021 and platted. The new PUD adds an additional 9 acres on the north and allows for senior independent living. No new triggers requiring mitigation were identified for the added use.*

- 3) **Service Efficiency:**

- Water: *Close to Service / Will Be Served*
- Sewer: *Close to Service / Within Distance to Connect*
- Fire Service: *Rural Service Level*

- 4) **Environmentally Sensitive Areas:** The following apply to the proposed development site:

- Riparian areas: Riparian areas are vegetated areas adjacent to streams, lakes, ponds, and wetlands that are composed of a mixture of trees, shrubs, and grasses. These areas may also contain floodplain. The comprehensive plan recommends a 100-foot buffer from stream banks. *Floodway, 100-year floodplain and associated riparian areas are present on the site. Plan conformance would be strengthened if the MDS required all structures and paving to be at least 100 feet from stream bank.*
- Upland Forests: N/A
- Vulnerable aquifers: N/A

- 5) **Transportation System:** This site is located off SW 59th Street a Major Arterial Street in the Urban Low LUTA. Bus/transit service is not available to the area.

6) Other Development Related Policies

- Support diversity and integration of housing unit types and sizes in all land use typology areas in order to meet the diverse needs of households of different sizes, generational needs, incomes, and preferences. New residential subdivisions should achieve a mixture of housing types within a unified development. (SU-4)
- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- Improve the functionality and efficiency of the street network by:
 - Providing direct connections from residential developments to nearby places and to each other.
 - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
 - Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
 - Reducing block sizes and use of dead-end streets.
 - Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
- Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
- Ensure proper access to and between subdivisions in order to offer a choice in routes for residents, multiple access points for emergency responders, and to reduce vehicle congestions at arterial intersections. (C-32)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- Incorporate natural features (such as ponds, lakes, streams, rock outcroppings, stands of mature trees, and/or sizeable individual trees) into the design of all residential, commercial, and industrial projects rather than eliminating, hiding, or limiting access to those features. (E-31)
- 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 located on the north side of SW 59th Street between S Sara and S Mustang Roads. Land on the south side of SW 59th Street is within the City of Mustang. To the north is an AA zoned quarter section of land that is undeveloped except for the recent extension of the Kilpatrick Turnpike that now loops through the northeast quarter. To the east of the site are two 10-acre parcels on the northeast, and five 5-acre parcels zoned AA and developed with homes that take access from Pleasant Hill, a private street that runs along the PUD's eastern

boundary. To the west of the site is PUD-1724 that was approved in July 2019 and allows single-family residential development with a minimum lot size of 5,750 square feet. The subject site is undeveloped except for oil wells. The West Branch Tributary 1 of Mustang Creek divides the site.

The majority of the site was zoned to PUD-1812 in 2021 and platted. The new PUD adds an additional 9 acres on the north and allows for senior independent living. No new triggers requiring mitigation were identified for the added use. It was unclear at the time of review how the rezoning would affect street layout and site design. Connections to the planned residential on the west should be provided.

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.

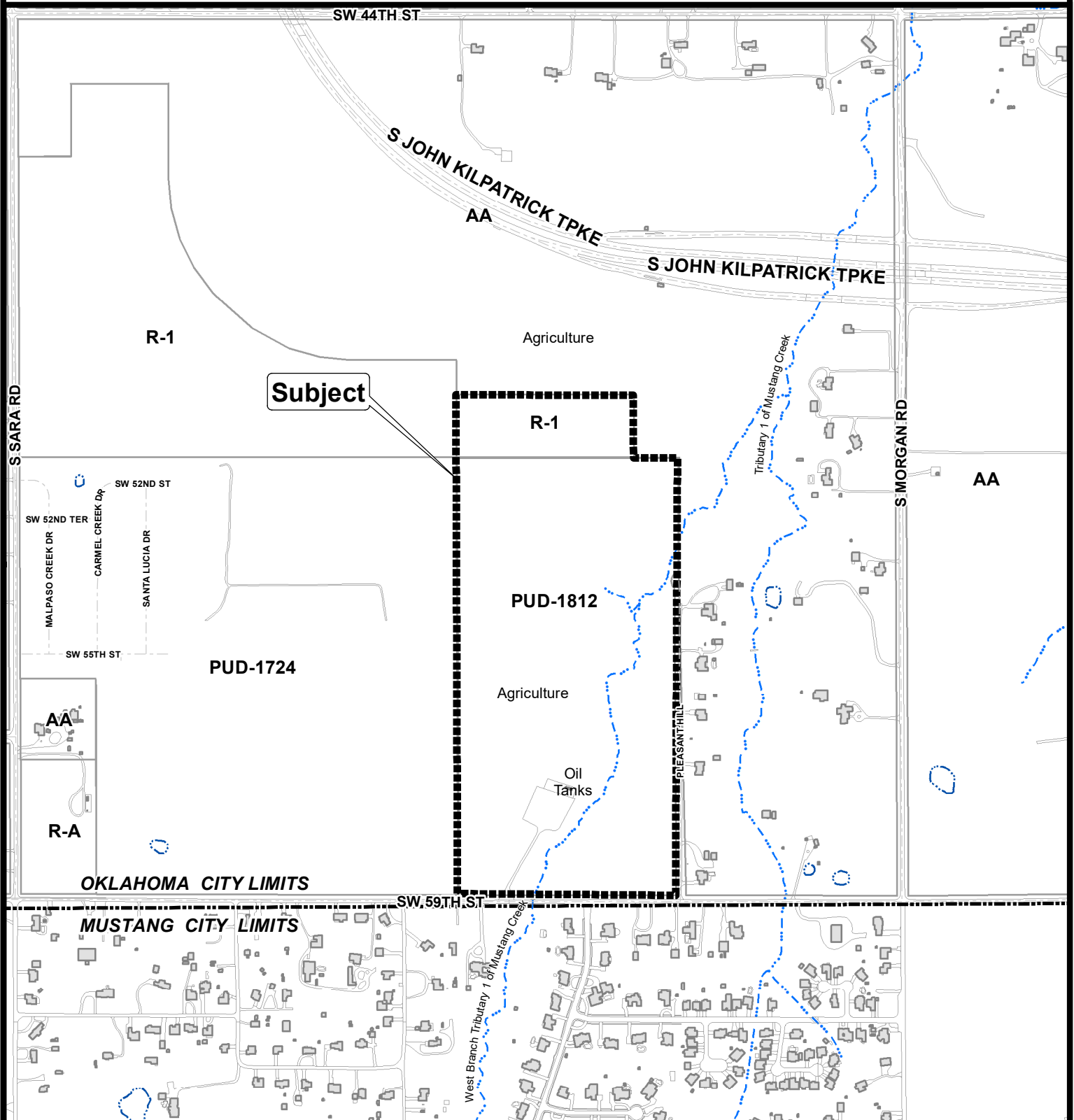
Approval of the application.

1. Section 8.10(a) Drainage regulations with: The proposed development will comply with the current City of Oklahoma City Drainage ordinance as amended.
2. Add section 8.13(c): Sidewalks within this PUD shall be in accordance with the City of Oklahoma City Municipal Code requirements.

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

cl

Case No: PUD-1940 Applicant: Gary Owens Development, Inc.
Existing Zoning: PUD-1812 / R-1
Location: 10101 SW 59th St.

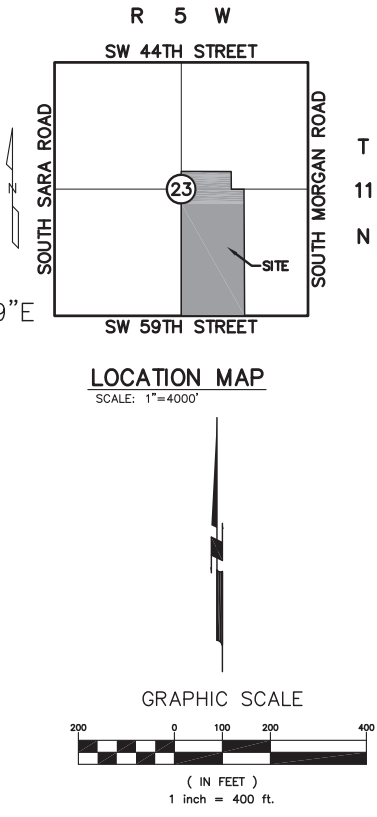
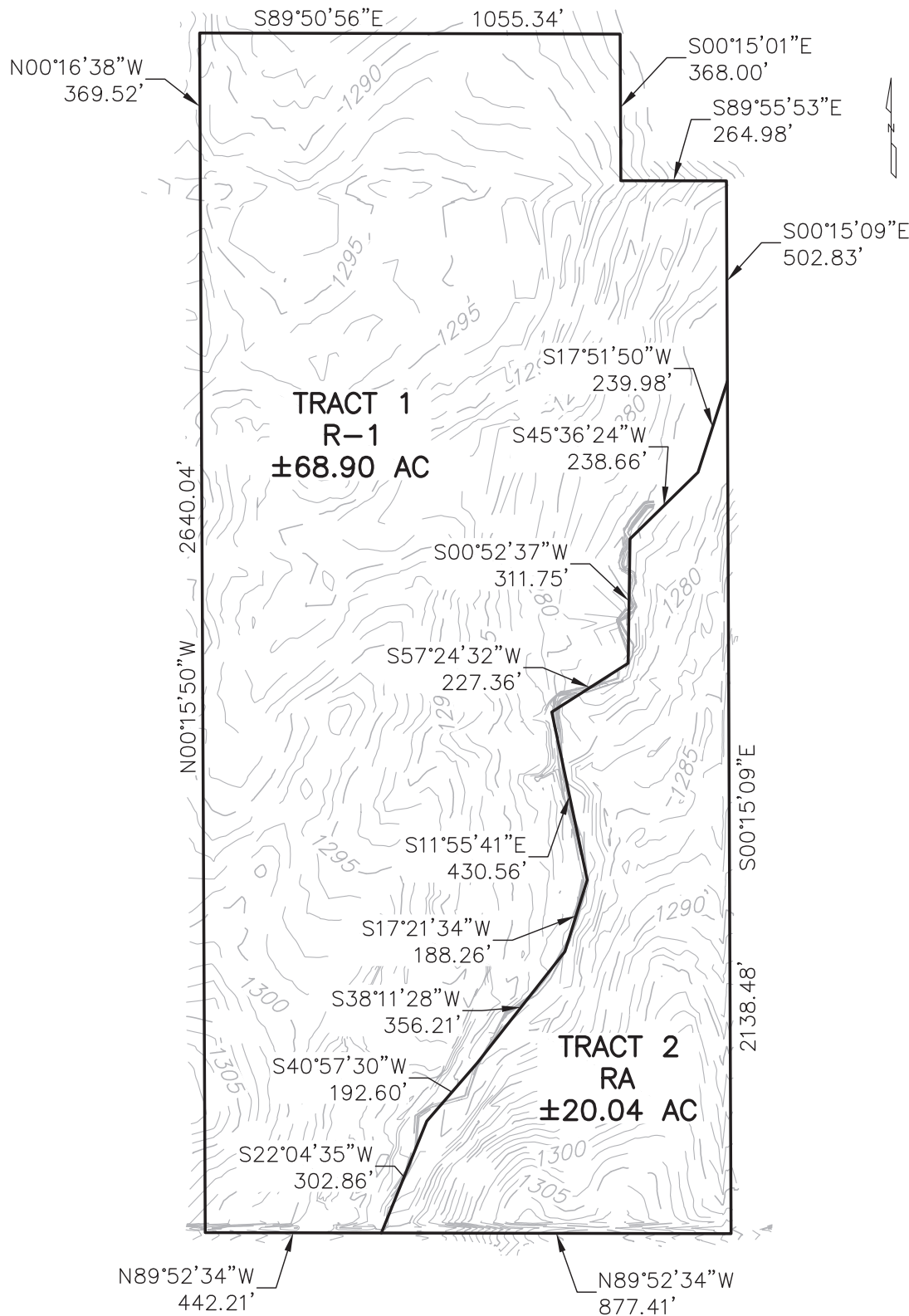


The City of
OKLAHOMA CITY

Planned Unit Development



0 400 800
Feet



Proj. No.: 14-070
Date: 2/9/2023
Scale: (Horiz.) 1"=400'
(Vert.) N/A
Drawn By: KLTP
Checked By: TM
Approved By: MCG

ASPEN CREEK
SW 59TH & MORGAN ROAD
OKLAHOMA CITY, CANADIAN CO., OK
**MASTER DEVELOPMENT
PLAN MAP - EXHIBIT B**

RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. Sara Road
Yukon, OK 73099
Phone: (405) 265-0641
Fax: (405) 265-0649
GRUBBS CONSULTING, LLC. CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/24

B

Case No: PUD-1940 Applicant: Gary Owens Development, Inc.
Existing Zoning: PUD-1812 / R-1
Location: 10101 SW 59th St.



Aerial Photo from 2/2020



The City of
OKLAHOMA CITY

Planned Unit Development



0 400 800 Feet