

Planning Commission Minutes
November 9, 2023

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:24 a.m. on November 6, 2023)

18. (PUD-1975) Application by Habakkuk Medical Holdings, LLC to rezone 8715 Broadway Extension from PUD-1491 Planned Unit Development and PUD-921 Planned Unit Development Districts to PUD-1975 Planned Unit Development District. Ward 2.

Amended Technical Evaluation:

1. Non-accessory signs/billboards shall be prohibited.
2. Any allowed sign over 8 feet tall shall be located within 50 feet of Broadway Extension Service Road.
3. Stadium-style lighting will not be allowed.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY POWERS, SECONDED BY MEEK

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

ABSENT: GOVIN, LAFORGE



STAFF REPORT
The City of Oklahoma City
Planning Commission
November 9, 2023

Item No. IV. 18.

(PUD-1975) Application by Habakkuk Medical Holding, LLC to rezone 8715 Broadway Extension from PUD-1491 Planned Unit Development and PUD-921 Planned Unit Development Districts to PUD-1975 Planned Unit Development District. Ward 2.

I. GENERAL INFORMATION

A. Contacts

1. Applicant/Developer Representative

Name Mark Zitzow
Company Johnson And Associates
Phone 405-235-8075
Email mzitzow@jaokc.com

B. Case History

This is a new application.

C. Reason for Request

This application is to allow commercial, office & warehousing 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: 11.75 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	PUD-1491 PUD-921	PUD-1491	PUD-1584	R-1	R-1
Land Use	Undeveloped	Church	Commercial	School	Residential

II. SUMMARY OF PUD APPLICATION

The use and development regulations of the **O-2, “General Office” District and C-3, “Community Commercial” District** shall govern this PUD, except as herein modified, including

conditional, special permit, special exception, alcohol beverage consumption requirements and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

9.0 SPECIAL CONDITIONS:

TRACT 1

The following special conditions shall be made a part of Tract 1:

Permitted Use(s):

- Administrative and Professional Offices (8300.1)
- Alcoholic Beverage Retail Sales (8300.5)
- Animal Sales and Services: Grooming (8300.8)
- Automotive: Parking Garages (8300.12)
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Convenience Sales and Personal Services (8300.32)
- Cultural Exhibits (8250.5)
- Custom Manufacturing (8350.3)
- Dwelling Units and Mixed Uses (8200.2)
- Eating Establishments: Fast Food (8300.35)
- Eating Establishments: Sitdown (8300.37)
- Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
- Food and Beverage Retail Sales (8300.41)
- Industrial, Light (8350.8)
- Library Services and Community Centers (8250.11)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Medical Services: General (8300.52), Indoor recreation shall be permitted ancillary to this use for the purpose of sport rehabilitation.
- Medical Services: Restricted (8300.53), Indoor recreation shall be permitted ancillary to this use for the purpose of sport rehabilitation.
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Repair Services: Consumer (8300.61)
- Research Services: Restricted (8300.62)

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- Retail Sales and Services: General (8300.63)
- Wholesaling, Storage and Distribution: Restricted (8350.16), Buildings not permitted within 150 feet of the west PUD boundary line.

The Following uses shall be prohibited from all tracts within the PUD:

- No Laundromats or self service laundry services shall be permitted
- No fast food uses with drive-thru

TRACT 2

The following special conditions shall be made a part of Tract 2:

Permitted Use(s):

- Administrative and Professional Offices (8300.1)
- Automotive: Parking Garages (8300.12), ancillary to another building
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Cultural Exhibits (8250.5)
- Library Services and Community Centers (8250.11)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Medical Services: General (8300.52), Indoor recreation shall be permitted ancillary to this use for the purpose of sport rehabilitation.
- Medical Services: Restricted (8300.53), Indoor recreation shall be permitted ancillary to this use for the purpose of sport rehabilitation.
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Research Services: Restricted (8300.62)

9.1 ARCHITECTURAL REGULATIONS

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick, brick veneer, masonry, rock, concrete, stone, stucco, stone masonry, concrete-board, architectural metal or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed untreated metal or exposed concrete block buildings shall not be permitted.

9.2 LANDSCAPING REGULATIONS

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

Landscape Buffers to include: (1) a sight-proof fence or wall as described in Section 9.4 or (2) a minimum five (5) foot landscape buffer with either a minimum of nine (9) landscaping points installed for every twenty-five (25) linear feet of abutment to a residential district or use and/or three-inch (3") caliper trees spaced a maximum of twenty-five (25) feet on center shall be installed along the west property line abutting the residential use.

Unique natural resources, such as significant vegetation, watercourses, or native rock outcroppings and other natural features that create desirable and functional environments for patrons, pedestrians and occupants may be included within this PUD where appropriate. Existing healthy, mature trees shall be protected in this PUD to the extent possible.

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

No less than a six-foot and no greater than an eight-foot-high sight proof screen shall be required along boundaries adjacent to residential uses. Said sight-proof screen may be constructed of stucco, brick, stone, wood, steel/iron and/or any combination thereof and shall be solid and opaque. Landscape buffers may be used to satisfy the screening requirement.

9.5 PLATTING REGULATIONS

Platting shall be per the Oklahoma City Subdivision Regulations.

9.6 DRAINAGE REGULATIONS

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 VEHICULAR ACCESS REGULATIONS

There may be three (3) access points from Broadway Extension Service Road and two (2) access points from NW 85th Street in this PUD. A connection to the stub street at NW 88th Street shall be permitted. There shall be no limitations on access points to the newly constructed NW 88th Street. No other public streets shall be granted connections or extensions.

A request may be made to the City of Oklahoma City Traffic and Transportation Commission to make NW 85th Street two ways to improve traffic flow and access.

A pedestrian system shall be organized to provide adequate and continuous safe pedestrian circulation within the development by defining walkways and distinguishing areas of foot traffic from vehicular movements. Pedestrian connections with adjacent sidewalks shall be shown. Pedestrian connections may be provided from all public streets.

9.9 PARKING REGULATIONS

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

Parking requirements shall be automatically reduced by 15%. Proposed uses are not required to have off-street parking located on the same site as the structure. Off-street parking may be provided by parking lots or garages located adjacent to the structure it serves.

If on-site parking is not provided for the proposed use/structure, locations and parking calculations for all structures in this PUD shall be provided with the building permit application.

Pervious paving may be used for parking areas, driveways, pathways, and plazas subject to Public Works review and approval. Where connected to public rights-of-way the access drive apron will be constructed of hard surface paving meeting City code for driveway construction. A hard surface border is required around the perimeter of pervious paving areas. Maintenance of the pervious paving is required, and a maintenance plan must be provided when construction documents are submitted for permitting.

9.10 SIGNAGE REGULATIONS

9.10.1 *Freestanding Accessory Signs*

Freestanding signage shall be per the O-2, “General Office” District regulations. In addition to the signage permitted in O-2, there shall be three (3) freestanding signs limited to 20 feet in height with a maximum display area of 200 sf.

A sign that contains the name of any business located within this PUD shall be deemed accessory, even if the sign is not placed on the parcel where the business is located, as long as the business and the sign are located within this PUD.

Canopy signs shall be permitted for each business use in the PUD and shall be mounted on the building facade with uniform height and style letters not to exceed 24 inches high and backlit.

Additional signage may be requested at the specific plan stage for individual users and shall be at the discretion of the Planning Commission for acceptability and compatibility.

9.10.2 *Attached Signage*

The attached signs shall be in accordance with the C-3, “Community Commercial” District regulations.

9.10.3 *Non-Accessory Signs*

Non-Accessory signs will be in accordance with the O-2, “General Office” District regulations.

9.10.4 *Electronic Message Display Signs*

Electronic Message Display Signs shall not be permitted.

9.10.5 *Decorative Artwork, Architectural Elements and Temporary Signage*

Decorative artwork and/or architectural structures shall be permitted in this PUD, including, without limitation, upon or across public right-of-way with applications for review for such improvements submitted to the Arts Liaison in the Office of Arts & Cultural Affairs and subject to recommendation by the Oklahoma City Arts Commission and approval by the Public Works Department and will require issuance of a permit. If located on, upon or across public right-of-way shall also require approval by the Oklahoma City Council.

Decorative artwork, architectural structures may include but are not limited to fountains, individual art pieces, clock towers, decorative entry structures, etc.

Decorative artwork/architectural structures shall not exceed twenty-five (25) feet in height, must have a minimum fourteen (14) feet clearance in height (for archways), and be located a minimum of twenty-five (25) feet from the curb of an adjacent public street.

9.11 ROOFING REGULATIONS

All structures in this PUD shall have Class C roofing or better.

9.12 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS

Five-foot wide sidewalks shall be constructed along NW 85th and NW 88th Streets with each development parcel. Said sidewalks shall be 6-foot wide if the sidewalk is constructed adjacent to the curb, subject to the policies/procedures of the Public Works Department. All sidewalks shall be in place prior to any occupancy certificates being issued. Sidewalks shall not be required along the Broadway Extension Service Road. An internal pedestrian system will provide pedestrian access.

9.13 HEIGHT REGULATIONS

The O-2, “General Office” District regulations shall regulate heights of structures in this PUD.

9.14 SETBACK REGULATIONS

North PUD Boundary: 5 feet

East PUD Boundary: 5 feet

South PUD Boundary: 5 feet

West PUD Boundary: 15 feet, no parking or paving, except for pedestrian access, shall be permitted within 15 feet of the west PUD boundary.

9.15 PERMIT REQUIREMENTS

Applications for building permits in this PUD must include a site plan that depicts the location of the proposed building permit and parking and landscaping proposed for the building for which a building permit is requested.

9.16 PUBLIC IMPROVEMENTS

Public improvements shall be made by the Property Owners Association 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.

9.17 COMMON AREAS

There shall be a minimum of 20% common area within this PUD.

Maintenance of the common areas in the development shall be the responsibility of the 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.

9.18 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200 for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall be required at building permit stage.

9.19 SPECIFIC PLAN AND FINAL PLAT

A specific plan, including all items listed in Section 59-14200 of the Oklahoma City Municipal Code, 2020 as amended shall only be required for the overall layout of the warehouse building and the first office building of the project. Said specific plan shall be required prior to the issuance of any building permits. Other buildings shall not be required a specific plan unless substantial deviation from the approved overall layout occurs.

10.0 DEVELOPMENT SEQUENCE:

Developmental phasing shall be allowed as a part of the development of this PUD. Required traffic improvements shall be permitted to be constructed in conjunction with the phased development of this PUD, as approved by the City's Traffic Division.

11.0 EXHIBITS:

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

- A: Legal Description
- B: Tract Map

C: Conceptual Master Development 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 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) Oklahoma City

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) 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.
- 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.

c. Stormwater Quality Management

d. Traffic Management*

8. Utilities

a. Engineering

Paving

Wastewater Availability

- 1) An existing 12” wastewater main(s) is located adjacent to the subject site(s).
- 2) Line capacity is not guaranteed 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.

b. Solid Waste Management

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

c. Water/Wastewater Quality

Water Availability

- 1) An existing 30” 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.
- 2) 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.

- 3) 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.
- 4) 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.
- 5) 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.
- 6) 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.
- 7) 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.
- 8) 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).
- 9) Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.
- 10) System will be considered private and master metered.

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 site has frontage on a service road for Broadway Extension.

Density: The Urban Low Intensity LUTA outlines a floor to area ratio (FAR) of 0.2 to 1.0 for non-residential developments. *The PUD could allow a FAR within this 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.
- Development fronting arterials should take access from intersecting streets where possible.
- Provide vehicular connectivity between adjacent developments.
- Horizontally mixed-use developments should have connectivity between land uses.

Access is proposed from three points on Broadway Extension Service Road, two on NW 85th Street, and from NW 88th Street, if installed.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.
- Within parking lots, provide pedestrian access ways separated from vehicle aisles.
- Horizontally mixed-use developments should have public sidewalk connectivity between land uses.

Sidewalks are required along NW 85th and NW 88th Street. They would not be provided along the service road. Pedestrian access would be provided throughout the development and to the neighborhood to the west.

- 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”, “Traffic”, and “Operational Impact” 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 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 PUD requests reduced setbacks of 5 feet from all boundaries except the west where adjacent to residential. The west setback is proposed at 15 feet, which would be approximately 50 feet from residential lots due to an easement between the PUD property and existing homes. Maximum height would be per the O-2 District, which is 35 feet and two stories within 150 feet of a residential district, and 6 stories past 150 feet. The development is proposed with buildings facing an existing pond and Broadway Extension, with parking provided behind.*

Traffic: Mitigation measures should be used if the development is inconsistent with the Street Typology, or would substantially exceed the average daily traffic of existing, adjacent uses. *No triggers requiring mitigation were identified.*

Operational Impact: The comprehensive plan calls for mitigation measures if new projects propose uses that generate noise levels above those found in typical residential settings, have detectable odors, spill light above that found in typical residential settings, or operate after 10 p.m. within proximity to residential uses. When located near residential uses, the comprehensive plan calls for containing operating effects (including noise and odor) within building walls, using vertical screening to block any mechanical equipment and service areas, and directing light away from adjacent residential areas. *The PUD proposes office and limited commercial uses, as well as light industrial and warehousing uses. A 150-foot setback from the west boundary (residential) is required for warehousing. Gas stations are not allowed. The PUD specifically prohibits laundromats and drive-through restaurants.*

3) Service Efficiency:

- Water: *Served*
- Sewer: *Fully Served*
- Fire Service: *Urban 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. *Riparian area is present on the subject site in the form of a stream and pond. The proposed development incorporates the pond into the site design.*
- Upland Forests: N/A
- Vulnerable aquifers: N/A

5) Transportation System: This site is located off Broadway Extension Service Road, with frontage on NW 85th Street, a Neighborhood Street in the Urban

Low LUTA. Transit (bus) service is available along the service road with a stop just north of NW 85th Street.

6) Other Development Related Policies

- Encourage redevelopment and infill development on vacant, underutilized, and brownfield sites in urbanized areas. (SU-19)
- Regional-, community-, and neighborhood-scale retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores that draws on the following principles:
 - Concentrate access for new retail development at shared primary entrance points. Primary entrance points should be aligned with access points immediately across intersecting roads. Limit curb cuts on primary highways and arterials.
 - Provide pedestrian circulation, including sidewalks and median breaks along interior and exterior fronting roads and within parking lots.
 - Encourage coordinated development of retail centers in order to facilitate internal pedestrian and vehicle circulation and optimal center performance (SU-27)
- Commercial buildings should be built at the street rather than behind a parking lot in order to promote pedestrian circulation, multipurpose shopping trips, and walkable and attractive streetscapes. Large-scale commercial buildings with parking in front should screen parking lots with coordinated development of out-parcels (pad sites) and with landscaping. (SU-28)
- 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)
- Share parking between contiguous developments. (C-31)
- Avoid under-grounding streams to the greatest extent possible. Where feasible, encourage the re-surfacing of buried streams. Limit the use of culverts or other structures that alter natural streams and require designs that minimize impacts to stream health and function. (G-11)

- 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)
- 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 located at the northwest corner of Broadway Extension and NW 85th Street, south of W Britton Road. To the west are homes in the North Highland neighborhood zoned R-1. To the south is a school (Kipp Academy), zoned R-1. Across Broadway Extension to the east is “the half” mixed-use development. The subject site and the land to its north were zoned to PUD-1491 in 2013 for “Broadway Center” which allows office and commercial uses. The northern portion of the PUD has been developed with Life Church and would remain in PUD-1491. The subject site and land to its south at the corner (PUD-921) would be rezoned into a new PUD to allow office, commercial and light industrial uses. The concept of the PUD is “a mixed-use Health & Wellness Collective that will include medical offices, commercial and warehousing. The site will include clinic spaces, offices and the Habakkuk Headquarters.”

The PUD is divided into two tracts, with office/O-2 uses allowed on the corner in Tract 2, and commercial/office/warehouse uses in the larger Tract 1. The development is designed to maintain the existing pond as an amenity with outdoor space for patrons, visitors and patients. Buildings are centered around the pond with parking behind them, and pedestrian connections to the neighborhood to the west. Sidewalks will be provided along NW 85th Street and NW 88th Street if constructed, but not the service road. Access to the development would be from the Broadway Extension Service Road, NW 85th Street, and a newly constructed NW 88th Street. Northwest 85th Street is currently one-way; a request may be made to convert it to two-way. The PUD requires 20 percent open space and a 15-foot setback with a 5-foot landscape buffer next to the neighborhood. Warehousing is allowed provided it is 150 feet from the western boundary of the PUD. A Specific Plan will be provided for the warehousing use and first office building.

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 subject to the following Technical Evaluation:

1. Non-accessory signs/billboards shall be prohibited.

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

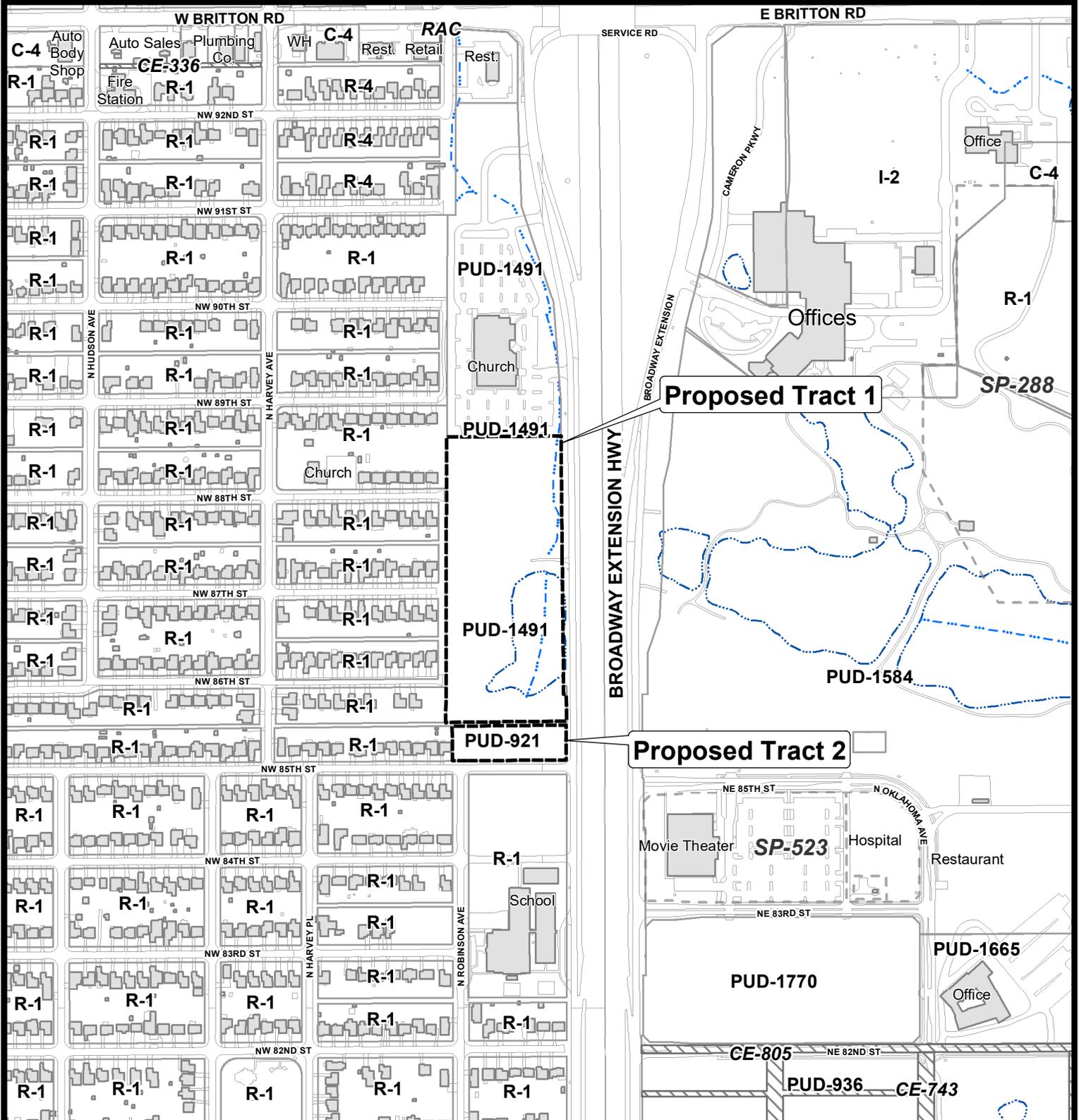
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Case No: PUD-1975

Applicant: Habakkuk Medical Holdings, LLC

Existing Zoning: PUD-1491 / PUD-921

Location: 8715 Broadway Extension

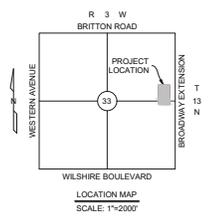


The City of
OKLAHOMA CITY

Planned Unit Development



0 250 500 Feet



PUD-1975

Unison

Exhibit B
Tract Map



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 233-9873 FAX (405) 233-9873

ENGINEERS SURVEYORS PLANNERS
9/6/23

PUD-1975
Unison
Exhibit C
Conceptual Master Development Plan



NW 88th Street

NW 87th Street

NW 86th Street

NW 85th Street

N Harvey Ave

Broadway Extension

Broadway Extension Highway

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Proposed Tract 1

Proposed Tract 2

Aerial Photo from 2/2022



The City of OKLAHOMA CITY

Planned Unit Development



0 250 500 Feet