



STAFF REPORT
The City of Oklahoma City
Planning Commission
June 12, 2025

Item No. IV. 21.

(PUD-2071) Application by Landmark Towers Office Building, LLC to rezone 3555 NW 58th Street from C-3 Community Commercial, O-2 General Office, R-1 Single-Family Residential and R-4 General Residential Districts to PUD-2071 Planned Unit Development District. Ward 2.

I. GENERAL INFORMATION

A. Contacts

Applicant's Representative

David Box
Box Law Group, PLLC
405-652-0099
david@boxlawgroup.com

B. Case History

This is a new application.

C. Reason for Request

The purpose of this application is to allow the conversion of office buildings into a multi-family residential development.

D. Existing Conditions

1. Size of Site: 9.3884 Acres

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	C-3, O-2 R-4	R-1, O-2	C-3	C-3, C-CBD	R-1
Land Use	Office	Church	Bar	Bar, Office	Residential

3. 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.

II. SUMMARY OF PUD APPLICATION

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the **R-4 General Residential District** shall govern this PUD, except as herein modified.

All uses within the R-4 District shall be permitted within this PUD.

9.0 SPECIAL CONDITIONS

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. Said structures are listed on the National Register of Historic Places and minimal changes are permitted. In the event of a new structure, the following special conditions shall be made a part of this PUD and shall apply:

9.1 FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, architectural metal, or wood, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

9.2 LANDSCAPING REGULATIONS

Existing landscaping shall be permitted to remain and deemed to conform to applicable regulations. The property is on the National Register of Historic Places and any changes to the existing landscaping throughout the site will be subject to SHPO/NPS approval.

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.

9.4 SCREENING REGULATIONS

Sight-proof screening shall not be required within this PUD, except along the east PUD boundary line there shall be no less than a six-foot and no greater than an eight-foot-high wall or fence. Said wall or fence shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood and shall be solid and opaque.

9.5 SUBDIVISION REGULATIONS

Subdivision shall conform to the Oklahoma City Subdivision Regulations, as amended.

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 use.

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

9.8 ACCESS REGULATIONS

Access may be taken from N. Portland Ave., NW 58th St., and NW 59th St.

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

All signage within this PUD shall be in accordance with the base zoning district regulations.

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

The existing Will Rogers Trail shall be permitted to remain and satisfy sidewalk requirements.

9.13 HEIGHT REGULATIONS

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

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, private drainage easements, private drives and islands / medians 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.

9.17 SPECIFIC PLAN

A specific plan shall not be required.

10.0 DEVELOPMENT SEQUENCE

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

11.0 EXHIBITS

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

Exhibit A - Legal Description
Exhibit B - Conceptual Master Development Plan
Exhibit C - Topography 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 (OCCHD):**
- 2. Oklahoma City Urban Renewal Authority (OCURA):**

- 3. Oklahoma Gas and Electric (OGE):**
- 4. Oklahoma Natural Gas (ONG):**
- 5. Oklahoma Water Resources Board (OWRB):**
- 6. School District(s): (Putnam City)**
- 7. Oklahoma Department of Transportation (ODOT):**

B. City Departments

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

a. Engineering

Storm Sewer Availability

- 1) The Public Works Engineering staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to the applicable requirements of the Oklahoma City Municipal Code, as amended.
- 2) Storm sewers, in accordance with the City of Oklahoma City's Drainage Ordinance, will be required. For developments abutting section line roads where rainfall-runoff exceeds the capacity of the City of Oklahoma City's standard ditch detail, the installation of enclosed storm sewers and/or concrete channels will be necessary. These improvements must be positioned to provide a minimum clearance of 35 feet from the centerline of the section line road. Concrete channels must be located entirely outside the public right-of-way.
- 3) A flood/drainage study will be required to establish finished floor elevations, common lot areas, and private drainage easements. This study must be reviewed and approved by the Public Works Department.
- 4) Plans for drainage improvements within private drainage easements and/or common areas must be submitted for review. Building permits will not be issued until construction is complete. For subdivisions abutting a stream, private drainage easements and/or common areas along the stream must, at a minimum, encompass the entire FEMA-mapped Zone AE and floodway within the limits of the development.

- 5) Maintenance of the common areas, private drainage easements, and islands/medians shall be the responsibility of the Property Owners Association and/or the adjacent property owners. 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 drainage related common areas 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 that meets the requirements specified above.
- 6) Drainage easements shall be clearly designated as either public or private in the owner's dedication, on the plat, and/or in the plat notes.
- 7) Sediment and erosion control measures shall be provided for any construction in accordance with Oklahoma Statutes Title 27A, OAC 606 - OPDES Standards, and the City of Oklahoma City Municipal Code, as amended.

A City of Oklahoma City Land Disturbance Permit and an ODEQ Construction Permit are required for land disturbance activities exceeding one (1) acre, as specified by the above-referenced regulations. Additionally, a City of Oklahoma City Land Disturbance Permit is required for any construction activity, regardless of the amount of land disturbed, unless exempt under the ordinance.

- 8) Sidewalks shall be installed for all new construction in accordance with the Municipal Code. Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction.
- 9) All private roads and streets shall have a private storm sewer system.

b. Stormwater Quality Management

c. Traffic Services *

8. Utilities

a. Solid Waste Management

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

b. Water Availability

- 1) An existing 12-inch/16-inch water main(s) is located adjacent to the subject site(s).
- 2) 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.

- 3) 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.
- 4) 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.
- 5) 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.
- 6) 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.
- 7) 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).
- 8) Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.
- 9) Plat may be revised after review and approval of utility plans.

c. Wastewater Availability

- 1) An existing 8-inch 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.
- 7) Plat may be revised after review and approval of utility plans.

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.
- Avoid concentrations of apartment complexes. Instead, integrate multifamily units into neighborhoods with mixes of housing types or in mixed-use developments.

The subject site is located along the east side of North Portland Avenue, an arterial street in the Urban Low Intensity LUTA. The PUD proposes allowing multifamily development in an area that is comprised of office, retail, single-family residences, and a church.

Density: The Urban Low Intensity LUTA outlines a floor to area ratio (FAR) of 0.2 to 1.0 for non-residential developments. 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. *The existing FAR of the site is 0.788. The intent of the PUD is to allow multifamily development within the site's three existing buildings. The Master Design Statement does not specify a maximum density for the site. The base R-4 District allows one dwelling per 1,250 square feet, or up to 326 units on a 9.3-acre 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 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.

The subject site is currently served via one access point along North Portland Avenue, in the form of the existing NW 59th Street, and two access points along NW 58th Street. The PUD regulations propose access may be taken from any of these streets but do not mention the location or quantity of access points. The conceptual plan for the development illustrates access would be similar to the current configuration.

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 available intermittently throughout the site and the Will Rogers Trail is located along the east side of North Portland Avenue. The PUD proposes utilizing the existing Will Rogers Trail to satisfy sidewalk requirements. The requirement for sidewalks on east-west streets would likely result in the loss of perimeter trees. However, plan conformance would be strengthened by providing pedestrian access ways separated from vehicle aisles and maintaining sidewalk connectivity between the site and adjacent land uses so that residents can walk to the trail, bus stop on Portland Ave, and nearby restaurants and businesses.

- 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 uses or zoning, “Building Scale and Site Design” and “Traffic” are potential compatibility issues identified by the comprehensive plan. However, in this situation the development is proposed to be limited to the existing structures on the site and the abutting R-1 Districts are not utilized for residential development, as they are developed with a church, restaurant, or utilized as a parking lot. No compatibility issues related to building scale and site design were identified on the site.
- 3) Service Efficiency:**
 - Water: *Served*
 - Sewer: *Fully Served*
 - Fire Service: *Urban Response*
- 4) Environmentally Sensitive Areas:** No ESAs were identified on the subject site.
- 5) Transportation System:** The subject site has frontage along NW 58th Street and NW 59th Street, both Neighborhood Streets, and North Portland Avenue, a Major Arterial Street. According to Streetlight data, last collected in 2022, North Portland

Avenue had 8,792 average daily trips, with a capacity of 22,000. The nearest transit (bus) service is located adjacent to the site, along the east side of North Portland Avenue. Access to the City trail system is available along the west side of the site, via the Will Rogers Trail.

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. (SU-4)
- Higher density multifamily development should be located in areas near employment or educational centers where street and transit systems have, or will soon have capacity to support the added trips. (SU-48)
- 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)
- Support and incentivize the adaptive use of existing buildings, infill development, and brownfield development. (G-10)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- Protect the unique character of National Register-listed properties or districts and local Historic Districts and ensure that development and redevelopment is compatible with historic resources and character. (E-29)

7) Other Considerations: Historic Resources

The subject site contains three buildings and a parking lot that are the subject of a district nomination for determination of eligibility in the National Register of Historic Places. The nomination is requested for the property's local historic (Criterion A) and architectural (Criterion C) significance. The East Tower was constructed in 1967, the Center Tower in 1969, and the West Tower in 1971. The comprehensive plan calls for protecting the unique character of National Register-listed properties or districts and local Historic Districts and ensuring that development and redevelopment is compatible with historic resources and character. Conformance with the comprehensive plan and the adopted historic preservation plan for Oklahoma City, **preserveokc**, would be achieved by

accommodating the proposed uses while retaining the historic character and architectural features called out in the National Register nomination. As a part of the federal CLG (Certified Local Government) program, the local Historic Preservation Commission is included in the review and recommendation process for all property within the City to be considered for the National Register of Historic Places. The Historic Preservation Commission is scheduled to hear this item on July 2, 2025.

b. Plan Conformance Considerations

The subject site is located at the northeast corner of NW 58th Street and North Portland Avenue, with additional frontage along NW 59th Street. The site is generally located south of NW Expressway and west of Lake Hefner Parkway. The site is currently developed with three office buildings (Landmark Towers). The site is a combination of R-4, O-2, C-3, and R-1 zoning. The land between the site and NW Expressway is zoned R-1 and C-3 and developed with restaurants and a church. Abutting the site on the east, between the site and Lake Hefner Parkway, is a restaurant zoned R-1. Across NW 58th Street, to the south, there are offices zoned O-2 and C-CBD. Across North Portland Avenue, to the west, is a single-family residential neighborhood zoned R-1.

The PUD is proposed to allow multifamily development within the site's three existing buildings. The Master Design Statement does not specify a maximum density for the site. The base R-4 District allows up a maximum of 34.8 du/acre.

The subject site's three buildings and a parking lot are the subject of a district nomination for determination of eligibility in the National Register of Historic Places (although the PUD states the property is already listed). The nomination is requested for the property's local historic (Criterion A) and architectural (Criterion C) significance. The comprehensive plan calls for protecting the unique character of National Register-listed properties or districts and local Historic Districts and ensuring that development and redevelopment is compatible with historic resources and character. Conformance with the comprehensive plan and the adopted historic preservation plan for Oklahoma City, preserveokc, would be achieved by accommodating the proposed uses while retaining the historic character and architectural features called out in the National Register nomination. As a part of the federal CLG program, the local Historic Preservation Commission is included in the review and recommendation process for all property within the City to be considered for the National Register of Historic Places. The Historic Preservation Commission is scheduled to hear this item on July 2, 2025.

The proposed project and PUD is supported by the comprehensive plan and consistent with the area. If utilizing historic tax credits, changes to the site will be subject to SHPO/NPS approval. Staff suggests adding language to the Master Design Statement that would increase landscaping and improve internal pedestrian connections throughout the parking lot to provide pathways for residents to access the adjacent trail,

bus stop, and nearby restaurants and businesses in the event future development is not subject to SHPO/NPS requirements.

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. Modify sections of Master Design Statement that state the property is already listed on the National Register of Historic Places to state the property is seeking listing in the National Register of Historic Places.
2. If the development is consistent with an approved Part 2 Certification Application for Historic Preservation Tax Incentives, a Specific Plan is not required.
3. A Specific Plan will be required for any new development not meeting the criteria above, and for any new development requiring a commercial building permit. For development requiring a Specific Plan, landscaping requirements shall be those regulations in effect at the time of development, and a pedestrian circulation plan shall be provided that illustrates connections between buildings, through parking areas, and to the public trail system.

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.

gjh