

Planning Commission Minutes
July 28, 2022

(The agenda was filed with the City Clerk of The City of Oklahoma City at 4:40 p.m. on July 22, 2022.)

14. (SPUD-1429) Application by Garrett and Company, LLC., to rezone 325 NW 96th Street from the R-1 Single Family Residential and SPUD-1080 Districts to the SPUD-1429 Simplified Planned Unit Development District. Ward 7.

The applicant was present. There were no protestors present.

Amended Technical Evaluation:

1. Delete the following uses:

8300.2 Adult Day Care Facilities

~~8300.8 Animal Sales and Services: Grooming~~

8300.11 Animal Sales and Services: Kennel and Veterinary, Restricted

8300.12 Automotive: Parking Garages

8150.6.2 Composting

8300.32 Convenience Sales and Personal Services

8300.55 Participant Recreation and Entertainment: Indoor

2. Modify Section 5. Building Setback Lines to require a 10-foot setback from the west and north SPUD boundaries.
3. Modify Section 8.1 Freestanding Accessory Signs to state one free standing sign shall be permitted within the SPUD, a maximum height of 8 feet and a maximum 100 square feet in area.
4. Modify Section 8.3 to state Non-Accessory signs/billboards shall be prohibited.
5. Modify Section 8.4 to state Electronic Message Display signs shall be prohibited.
6. Modify Section 9. Access to state that the maximum driveway width shall be 30 feet.
7. Modify Section 10. Sidewalks to state 5-foot sidewalks shall be required along NW 96th Street.
8. Modify Section II.1. Architecture to specify that ~~unfinished metal shall not be permitted and~~ garage bays and service areas will not face south or north.
9. ~~Modify Section II.5. to state that dumpsters shall be a minimum of 50 feet away from a residential use.~~

Planning Commission Minutes
July 28, 2022

(The agenda was filed with the City Clerk of The City of Oklahoma City at 4:40 p.m. on July 22, 2022.)

**RECOMMENDED APPROVAL SUBJECT TO TECHNICAL
EVALUATION, AS AMENDED.**

MOVED BY HINKLE, SECONDED BY CLAIR

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

ABSENT: NOBLE



STAFF REPORT
The City of Oklahoma City
Planning Commission
July 28, 2022

Item No. IV. 14.

(SPUD-1429) Application by Garrett and Company, LLC., to rezone 325 NW 96th Street from the R-1 Single Family Residential and SPUD-1080 Districts to the SPUD-1429 Simplified Planned Unit Development District. Ward 7.

I. GENERAL INFORMATION

A. Contacts

Applicant/Developer Representative

Name David M Box
Company Williams, Box, Forshee & Bullard PC
Phone 405-232-0080
Email dmbox@wbfbllaw.com

B. Case History

This application was continued from the July 14, 2022 meeting.

The application is associated with CE-1079, a request to close N Harvey Ave between NW 96th and NW 97th Streets and a portion of the alley that runs along the north boundary of the SPUD.

C. Reason for Request

This application is to permit light industrial 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: 1.147 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-1/SPUD-1080	R-1	C-3	R-1	R-1
Land Use	Undeveloped	Residential	Undeveloped	Res/Undev	Undeveloped

- 4. Development Context:** The subject site is located on the north side of NW 96th Street and west of N Harvey Avenue.
- The application is associated with CE-1079, a request to close N Harvey Ave between NW 96th and NW 97th Streets and a portion of the alley that runs along the north boundary of the SPUD. The subject site is zoned R-1 and SPUD-1080 (2018). The site's existing SPUD has an I-1 base district and is limited to four uses (live/work units, single-family residential, automotive and equipment storage, and personal storage). The site is surrounded by R-1 zoned land on the north, west and south, with homes adjacent on the north and across the street to the south. NW 96th Street west of Harvey to Classen Drive is a mix of homes and vacant residential lots. The blocks east to Broadway Extension are zoned and/or developed with industrial uses. The SPUD proposes light industrial development.

II. SUMMARY OF PUD APPLICATION

- 1.** This site will be developed in accordance with the regulation of the **I-1 Light Industrial District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

8300.1	Administrative and Professional Offices
8300.2	Adult Day Care Facilities
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
8300.12	Automotive: Parking Garages
8300.13	Automotive: Parking Lots, as a Principal Use
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.25	Child Care Centers
8300.29	Communications Services: Limited
8150.6.2	Composting
8300.32	Convenience Sales and Personal Services
8250.5	Cultural Exhibits
8350.3	Custom Manufacturing
8200.2	Dwelling Units Above the Ground Floor
8150.6.3	Greenhouse
8150.6.5	Hoop House
8350.8	Industrial Light
8300.48	Laundry Services
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8300.52	Medical Services: General

8300.53	Medical Services: Restricted
8300.55	Participant Recreation and Entertainment: Indoor
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.60	Personal Storage
8300.61	Repair Services: Consumer
8350.10	Research and Development
8300.62	Research Services: Restricted
8350.16	Wholesaling, Storage and Distribution: General

2. Maximum Building Height:

Maximum building height shall be in accordance with the base zoning district.

3. Maximum Building Size:

Maximum building size shall be in accordance with the base zoning district.

4. Maximum Number of Buildings:

Maximum number of buildings shall be in accordance with the base zoning district.

5. Building Setback Lines

Building setback lines shall be in accordance with the base zoning district, except as modified herein:

West: 10 feet

6. Sight-proof Screening:

Screening requirements shall be in accordance with the base zoning district.

7. Landscaping:

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

8. Signs:

8.1 Free standing accessory signs

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

8.2 Attached signs

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

8.3 Non-Accessory Signs

Non-Accessory signs will be in accordance with the base zoning district regulations.

8.4 Electronic Message Display signs

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

9. Access:

Access shall be taken from two drives from NW 96th St.

10. Sidewalks

Sidewalks shall be required along the arterial street network, pursuant to Public Works requirements.

II. Other Development Regulations:

1. Architecture:

Building sides facing NW 96th St. shall consist of five (5) feet of brick veneer or stone wainscot. The remaining buildings will be in accordance with the architecture regulations per base zoning district.

2. Open Space:

N/A

3. Street Improvements:

N/A

4. Site Lighting:

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

5. Dumpsters:

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.

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

6. Parking:

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

7. Maintenance:

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

8. Drainage:

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

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Conceptual Site 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) 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.
- 5) 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.
- 6) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 7) 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.
- 8) 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.
- 9) All private roads /streets will have private storm sewer systems.
- 10) 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 8" wastewater main(s) is adjacent to the subject site(s) and a service connection will be permitted in accordance with City Standard Specifications. A separate service connection is required for each building/structure.
- 2) All wastewater mains must flow within the existing drainage basin. Proposed wastewater mains that will flow to another drainage basin across a ridgeline will not be allowed.
- 3) Minimum ten (10) foot horizontal separation required for water mains and five (5) foot for other crossings. Minimum two (2) foot vertical separation required for all crossings. All wastewater mains must have a minimum cover of six (6) feet and a depth no greater than eighteen (18) feet.
- 4) The developer will be required to extend the wastewater collection system to each lot or site within the subdivision or land improvements in accordance with City Standard Specifications and the current Subdivision Regulations.
- 5) Proposed minimum lot size does not meet the current 30,000 square foot minimum lot size for lots with on-site sewage disposal systems. On-site aerobic sewage disposal systems require a minimum twenty-five (25) foot setback from the property line or public property.

b. Solid Waste Management

- 1) The City can provide solid waste collection services to commercial customers providing refuse is not excess of 270 gallons per customer per pick up § 49-30 (a). Otherwise the customer will have to utilize a private hauler for dumpster service.

c. Water/Wastewater Quality

Water Availability

- 1) An existing 6" water main(s) is adjacent to the subject site(s) and a service connection will be permitted in accordance with City Standard Specifications. A separate service connection and meter is required for each building/structure.
- 2) A 12-inch water main is required to be looped 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 within the proposed development.
- 3) Minimum ten (10) foot horizontal separation required for wastewater mains and five (5) foot for other mains. Minimum two (2) foot vertical separation required for all crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 4) Dead-end water mains must be avoided where applicable. All existing unnecessary water services must be abandoned at the water main.
- 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 and fire protection systems which require water pressure in excess of 25 psi.
- 6) Proposed water main(s) must be located within a utility easement or right-of-way. No trees, signs, dumpster, fences, and/or structures shall be permitted within any proposed or existing utility easement.
- 7) All existing and proposed meters must meet current specifications and standard details and be located in the right-of-way or utility easement within grassy areas outside of sidewalks, driveways, streets and/or paving.
- 8) All domestic and fire suppression services must have separate water service connections. Fire hydrants maximum spacing is 500 foot and must be located within 10 foot of a hard surface (i.e. sidewalk, street, and/or paving).

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.

Density: The Urban Low Intensity LUTA outlines a floor to area ratio (FAR) of 0.2 to 1.0 for non-residential developments. *The SPUD does not specify a maximum building size but would be subject to the setbacks and building heights of the I-1 District. The conceptual plan illustrates two 7,475 square foot buildings within the SPUD site, and a third 11,500 sf building should Harvey Ave be closed and vacated.*

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.
- Protect existing traditional street grid and reconnect it where possible.
- Primary entrance points should be aligned with access points immediately across the street.
- Discourage widening of neighborhood streets and increasing curb radii.
- Keep existing alleys open and functional.
- Horizontally mixed-use developments should have connectivity between land uses.

The SPUD proposes access from two driveways on NW 96th Street but does not state a maximum width. This application is associated with a request to close N Harvey Ave between NW 96th and NW 97th Streets.

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.

The SPUD commits to sidewalks along arterial streets, but the site is located on a local/neighborhood street. The MDS should specify sidewalks will be provided along NW 96th Street.

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating office/warehouse and light industrial uses adjacent to existing residential uses, “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 SPUD proposes light industrial development adjacent to and across the street from residential uses and zoning. The Master Design Statement does not vary the I-1 regulations which will require screening, landscaping, and a step-down in building height adjacent to the R-1 District. Lot coverage and street frontage could differ dramatically as the I-1 allows 100 percent lot coverage compared to 50 percent in adjacent R-1 zones, and multiple buildings are proposed along the north side of NW 96th Street. If approved, mitigation measures could include limiting the width of curb cuts along the neighborhood street, increasing landscaping along the street and where adjacent to homes, specifying that buildings will be oriented so that garage bays and service areas do not face residences, and prohibiting metal facades and fences where facing residences.*

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. *NW 96th Street serves both residential and industrial uses, with industrial uses primarily located east of Harvey to Broadway Extension, and residential uses primarily located west to N Classen Blvd. North Harvey Ave is requested to be closed in a separate application (CE-1079).*

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. *Potential operational impacts are identified with the extension of non-residential/industrial uses along NW 96th Street. The site is adjacent to homes on the north, will face homes on the south, and is adjacent to undeveloped R-1 zoned property on the west. The exhibit indicates warehouses with access from NW 96th Street. Mitigation measures may include but are not limited to modifying uses; decreasing sign size, height, and brightness; increasing the dumpster setback from residential uses; placing garage bays and service areas interior to the site; prohibiting metal facades and fences where adjacent to residences; and increasing landscaping adjacent to residential.*

- 3) **Service Efficiency:**
 - Water: *Served*
 - Sewer: *Fully Served*
 - Fire Service: *Urban Service Level*
- 4) **Environmentally Sensitive Areas:** No ESAs were identified on the proposed development site.
- 5) **Transportation System:** This site is located on the north side of NW 96th Street and west of N Harvey Ave, both Neighborhood Streets in the Urban Low LUTA. The nearest transit (bus) service is located to the southeast at Britton Road and the Broadway Extension Service Road.
- 6) **Other Development Related Policies**
 - Encourage redevelopment and infill development on vacant, underutilized, and brownfield sites in urbanized areas. (SU-19)
 - 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)
 - Share parking between contiguous developments. (C-31)

- 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)
- 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 NW 96th St and N Harvey Ave, which is generally located north of W Britton Rd between Broadway Extension and Classen Blvd. The application is associated with CE-1079, a request to close N Harvey Ave between NW 96th and NW 97th Streets and a portion of the alley that runs along the north boundary of the SPUD. The subject site is zoned R-1 and SPUD-1080. The site is surrounded by R-1 zoned land on the north, west, and south, with homes adjacent on the north and across the street to the south. The SPUD proposes extending light industrial development along the north side of NW 96th Street.

The proposal is consistent with the zoning to the east and farther north (PUD-1374) but is not consistent with the residential zoning surrounding the site and generally located west of N Harvey Ave. If approved, the SPUD should include mitigation measures for the potential compatibility issues identified above, which could include but are not limited to: modifying uses; limiting the width of curb cuts along the neighborhood street; increasing landscaping along the street and where adjacent to homes; specifying that buildings will be oriented so that garage bays and service areas do not face residences; limiting sign size, height, and brightness; prohibiting metal facades and fences where facing residences; and increasing the dumpster setback from residential uses. Sidewalks should be provided along NW 96th Street.

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.

Denial of the application.

Should the application be approved, the following technical evaluations should apply:

1. Delete the following uses:

- 8300.2 Adult Day Care Facilities
- 8300.8 Animal Sales and Services: Grooming
- 8300.11 Animal Sales and Services: Kennel and Veterinary, Restricted
- 8300.12 Automotive: Parking Garages
- 8150.6.2 Composting
- 8300.32 Convenience Sales and Personal Services
- 8300.55 Participant Recreation and Entertainment: Indoor

2. Modify Section 5. Building Setback Lines to require a 10-foot setback from the west and north SPUD boundaries.

3. Modify Section 8.1 Freestanding Accessory Signs to state one free standing sign shall be permitted within the SPUD, a maximum height of 8 feet and a maximum 100 square feet in area.

4. Modify Section 8.3 to state Non-Accessory signs/billboards shall be prohibited.

5. Modify Section 8.4 to state Electronic Message Display signs shall be prohibited.

6. Modify Section 9. Access to state that the maximum driveway width shall be 30 feet.

7. Modify Section 10. Sidewalks to state 5-foot sidewalks shall be required along NW 96th Street.

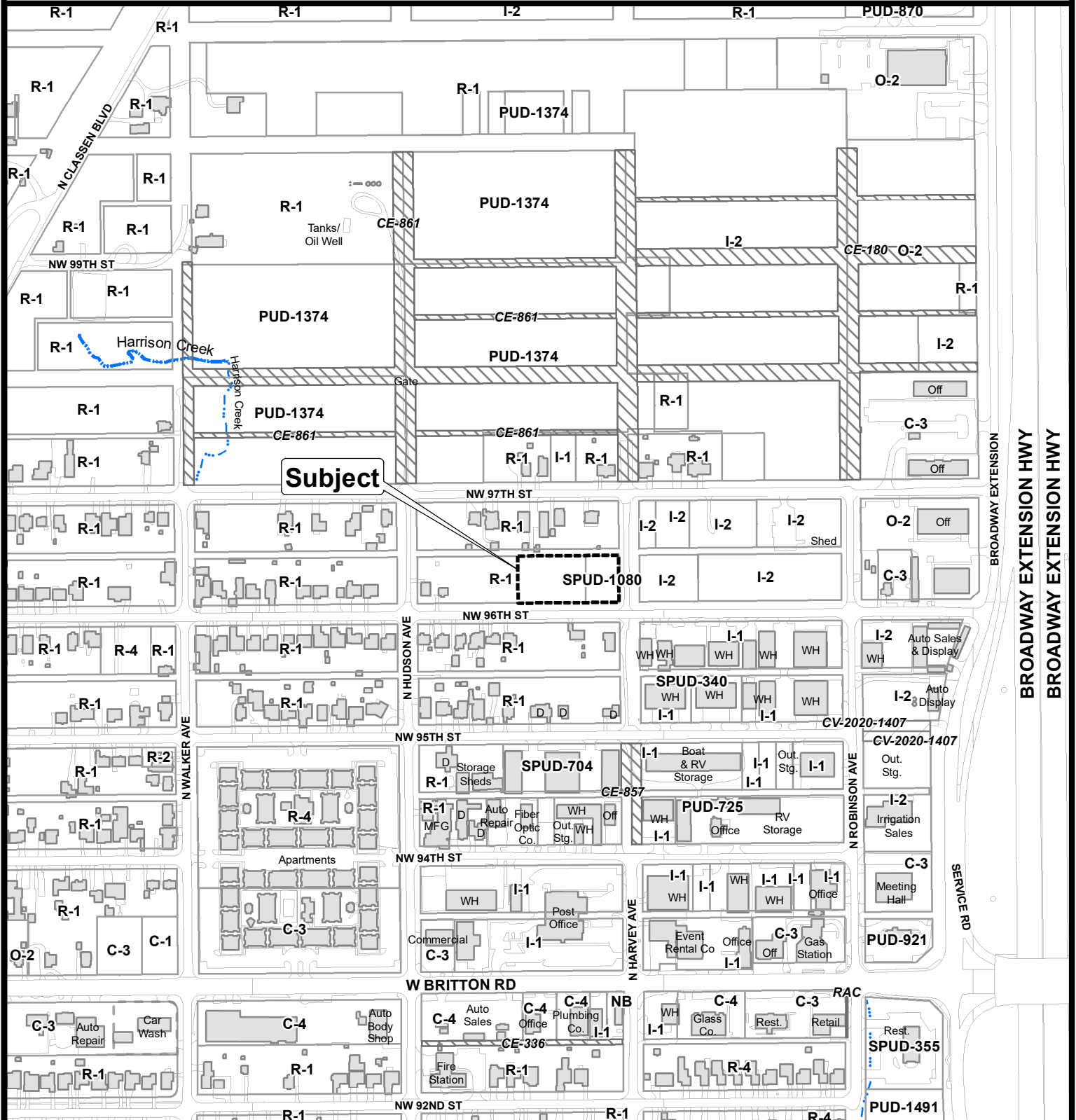
8. Modify Section II.1.Architecture to specify that unfinished metal shall not be permitted and garage bays and service areas will not face south or north.

9. Modify Section II.5. to state that dumpsters shall be a minimum of 50 feet away from a residential use.

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: SPUD-1429 Applicant: Garrett and Company, LLC
Existing Zoning: R-1 / SPUD-1080
Location: 325 NW 96th St.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



0 200 400
Feet

NO.	REVISION
1	REVISED BUILDING AND PARKING LOT LAYOUT
2	
3	
4	
5	
6	
7	
8	
9	
10	

Garrett and Company, LLC
 Oklahoma City, OK 73114
 (405) 840-3371

McCune
 DRONE AND DRAFTING
 1834 S. DALLAS ST. SUITE 101
 OKLAHOMA CITY, OK 73102

Site Review Chester Hills Addition
 Building Layouts
 Sheet 1 of 1
 DRAWN BY: MDO
 REVIEWED BY: XXXXXX
 DATE: 8/12/2021
 SHEET 1 OF 1



LEGEND:

- BUILDING LINE
- LOT LINES
- - - - - PROPOSED LOT LINES
- RIGHT OF WAY LINES
- - - - - EASEMENT/BLDG SET BACK LINES
- - - - - SBL BUILDING SET BACK LINE (PER PLAT)

Case No: SPUD-1429 Applicant: Garrett and Company, LLC
Existing Zoning: R-1 / SPUD-1080
Location: 325 NW 96th St.



Aerial Photo from 2/2020



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



0 200 400
Feet