



STAFF REPORT
The City of Oklahoma City
Planning Commission
January 09, 2025

Item No. IV. 5.

(SPUD-1696) Application by Grant Blvd Land, LLC to rezone 4516 Grant Boulevard from PUD-813 Planned Unit development District to SPUD-1696 Simplified Planned Unit Development District. Ward 1.

I. GENERAL INFORMATION

A. Contacts

1. Applicant Representative

Name	Purvi Patel
Company	Wallace Design Collective
Phone	405-536-2032
Email	Purvi.patel@wallace.design

B. Case History

This is a new application.

C. Reason for Request

The purpose of this application is to allow commercial development.

D. Existing Conditions

1. Size of Site: 2.16 Acres

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	PUD-813	PUD-813	PUD-813	PUD-813	PUD-813
Land Use	Undeveloped	Undeveloped	Undeveloped	Commercial	Undeveloped

3. Comprehensive Plan Land Use Typology Area: Rural – Low Intensity (RL)

Rural – Low Intensity applies to areas where large-lot neighborhoods and residential acreages/estates may remain with no expectation of urbanization or provision of urban infrastructure such as water or sewer. RL areas are predominantly composed of residential uses but may support commercial and light industrial uses provided they do not negatively impact the rural residential character.

Comprehensive Plan Land Uses Typology Layer: Agricultural Preserve (AP)

AP preserves large scale acreages used primarily for agricultural purposes that are within the municipal boundaries. A large portion of the AP area consists of undevelopable floodplains. Existing development patterns are expected to remain unchanged for a long

period of time, allowing agricultural operations to exist and thrive at different scales. Commercial and light industrial uses may be appropriate provided they do not negatively impact agricultural operations and character.

II. SUMMARY OF SPUD APPLICATION

1. This site will be developed in accordance with the regulation of the **C-3 Community Commercial 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:

- Administrative and Professional Offices (8300.1)
- Business Support Services (8300.24)
- Convenience Sales and Personal Services (8300.32)
- Eating Establishments: Drive-In (8300.34)
- Eating Establishments: Fast Food (8300.35)
- Eating Establishments: Fast Food, With Drive-Thru Order Window (8300.36)
- Eating Establishments: Sitdown (8300.37)
- Eating Establishments: Sitdown, Alcohol Permitted (8300.38)
- Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
- Food and Beverage Retail Sales (8300.41)
- Library Services and Community Centers (8250.11)
- Lodging Accommodations: Commercial Lodging (8300.51)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)

2. **Maximum Building Height:**

The maximum building height of any structure in this SPUD shall be 50 feet and two stories; except medical services related uses shall be permitted a maximum height of 50 feet and three stories.

3. **Maximum Building Size:**

Shall be per the base zoning district regulations.

4. Maximum Number of Buildings:

Shall be per the base zoning district regulations.

5. Building Setback Lines

North: None

South: None

East: None

West: 25 feet

6. Sight-proof Screening:

Sight-proof screening not required.

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

Free standing signs shall be per the base zoning district regulations.

8.2 Attached signs

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

8.3 Off-Premise Signs / Billboard

Off-Premise signs / Billboards are not permitted in the SPUD.

8.4 Electronic Message Display signs

Electronic message display signs shall be per the base zoning district regulations.

9. Access:

Access shall be taken from Grant Boulevard via a maximum of two (2) private drives. Driveway separation shall conform to Public Works policy, procedures, and regulations.

10. Sidewalks

A sidewalk along Grant Boulevard is required at the building permit stage and must be installed prior to the issuance of a certificate of occupancy from the City of any buildings within this SPUD.

II. Other Development Regulations:

1. Architecture:

Shall be in accordance with the base zoning district regulations, except that;

No metal building shall be permitted anywhere in this SPUD. No plain concrete block shall be permitted to be used in any building anywhere in this SPUD. Tilt-up concrete is permitted but only if color and texture are incorporated consistent with the architectural theme of Route 66 Landing development.

A minimum of 50% of the exterior walls of all structures within this SPUD, except as listed, shall consist of brick, rock, stone, masonry, stucco or wood. The 50% required hereby shall be calculated as an average of the total elevation coverage of each building. A minimum of 75% of the south elevation of each building within this SPUD shall consist of brick, rock, stone, masonry, stucco or wood.

2. Open Space:

Shall be in accordance with the Oklahoma City Municipal Code, as amended, at the time of development.

3. Street Improvements:

If required, shall be in accordance with Public Works policy, procedures, and regulations.

4. Site Lighting:

All site lighting utilized within this SPUD shall be directed away from any adjacent properties. To accomplish this, lights shall utilize shields, shades or other appropriate methods of directing light beams.

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 screened with walls constructed of the same materials as are the adjacent building. 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 Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

7. Maintenance:

Maintenance of the common areas, private drainage easements, and island /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.

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 (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) Yukon**
- 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

Storm Sewer Availability

- 1) The Public Works Drainage Division staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to chapter 16 of the Oklahoma City Municipal Code.
- 2) Storm sewers in accordance with the City's Drainage Ordinance will be required. Development abutting section line roads with drainage flows that exceed the capacity of OKC standard ditch detail (D-100) will necessitate the installation of enclosed storm sewer and/or concrete channel. These improvements shall be placed to provide a minimum of 35' clearance distance from the centerline of the section. Concrete channels must be entirely outside public right-of-way.
- 3) A flood and/or drainage study will be required to establish finished floor elevations, common lot areas or private drainage easements. A final plat should not be submitted until the study has been reviewed and approved by the Public Works Department.
- 4) Flood Study will be required to show no rise in FEMA Q 100 and the City of Oklahoma City Q 100 water surface elevation, compared pre-and post-development.
- 5) A portion of subject property is situated within a F.E.M.A. Flood Plain. Therefore, the establishment of Minimum Finish Floor Elevation for each lot within the flood plain will be required (100-year) frequency plus 1'. The Public Works Department Engineering staff shall approve these elevations prior to the filing of the final plat.
- 6) A floodplain activity permit must be submitted for any work contemplated in The Waters of the United States.
- 7) 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.
- 8) 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.

- 9) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 10) 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.
- 11) 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.
- 12) All private roads /streets will have private storm sewer systems.
- 13) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.
- 14) Amend Section II.7 Maintenance: Maintenance of the common areas, private drainage easements, and islands/medians in the development shall be the responsibility of the property owner. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that 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 that meets the requirements specified above.
- 15) Add to Section I.9 Access: Driveway widths and spacing will comply with the requirements and policies of the City of Oklahoma City Public Works Department.

b. Streets, Traffic and Drainage Maintenance

c. Stormwater Quality Management

d. Traffic Services *

8. Utilities

a. Engineering

Paving

b. Solid Waste Management

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

c. Water/Wastewater Quality

Water Availability

- 1) An existing 12-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.

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) Trees must be 10 ft away from any utility main that located in a utility easement.

9. Planning

a. Comprehensive Plan Considerations

The site is within the Rural - Low (RL) Intensity LUTA, and in an area where the Agricultural Preserve (AP) Layer applies. Policies for each are listed below.

1) LUTA Development Policies:

Site Design:

- Avoid developing within or modification of 100-year floodplains or floodways. (RL & AP)
- Utilize Best Management Practices (BMP) for stormwater whenever possible. (RL)

100-year floodplain, associated with Lake Overholser, is located on the entirety of the subject site. Floodway and 100-year floodplain are present on the subject site. The development is required to comply with all City, State, and Federal requirements within the floodplain. The conceptual plan for the development illustrates one office building with surface parking. A large detention pond is located along the eastern boundary of the site.

Location (RL): Support limited amounts of commercial in rural areas appropriate to the needs of rural residents and passersby. Commercial uses in rural areas should be located in small clusters either on uninterrupted arterials or at freeway interchanges. *The subject site is currently zoned PUD-813, which allows many commercial uses. The SPUD proposes limited office and commercial uses, including eating establishments, commercial lodging, medical services, and retail*

sales. The subject site is located just northeast of an interchange for North Interstate 344 (John Kilpatrick Turnpike).

- 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 retail uses, no potential compatibility issues are identified by the comprehensive plan.
- 3) Service Efficiency:**
 - Water: *Served*
 - Sewer: *Fully Served*
 - Fire Service: *Longer Than Rural Response*
- 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 entirety of the subject site in the form of 100-year floodplain associated with Lake Overholser. Floodway and 100-year floodplain are present on the subject site. The development is required to comply with all City, State, and Federal requirements within the floodplain.*
 - Upland Forests: *N/A*
 - Vulnerable aquifers: The aquifer in this area is considered highly vulnerable to depletion. The comprehensive plan recommends preserving natural open spaces and utilizing low impact development techniques whenever possible in new developments in order to maintain water quality and allow for the infiltration of stormwater onsite.
- 5) Transportation System:** This site is located along the east side of Grant Boulevard, a Neighborhood Street in the Rural Low LUTA. Transit (bus) service is not available nearby.

b. Plan Conformance Considerations

The subject site is located along the east side of Grant Boulevard, in an area generally located east of North Interstate 344 (John Kilpatrick Turnpike) and West Highway 66 (Route 66). The site is currently undeveloped and zoned as part of PUD-813 with all the surrounding land. PUD-813 was approved in 2002 for commercial uses and is developing as Route 66 Landing. Development to the south and west, along Grant Boulevard, includes office, retail, and restaurant uses. Land to the north is currently undeveloped. A large detention pond is located along the eastern boundary of the subject site.

The existing PUD-813 has a maximum building height of 50 feet and two stories. The SPUD is requested to allow a medical office building to be three stories. The maximum

building height would still be 50 feet, and no new uses are proposed. No new compatibility issues were identified with the request.

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.

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.

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