

Planning Commission Minutes  
September 12, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 4:28 p.m. on September 6, 2024)

16. (PUD-2026) Application by Peggy Richardson Revocable Trust to rezone 2124 NW 192nd Street from R-1 Single-Family Residential and PUD-1205 Planned Unit Development Districts to PUD-2026 Planned Unit Development District. Ward 8.

**Amended Technical Evaluation:**

1. Building 1 and Building 3 shall be limited to two stories in height.
2. The western setback shall include 4-inch caliper trees spaced as indicated on Exhibit B.
3. The buildings shall be oriented as depicted in the site plan.
4. No development shall be permitted within the south setback.

The applicant was present. There were protestors present.

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

MOVED BY NOBLE, SECONDED BY PENNINGTON

AYES: CLAIR, MEEK, NEWMAN, GOVIN, PENNINGTON, NOBLE, LAFORGE

ABSENT: POWERS, PRIVETT



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**September 12, 2024**

**Item No. IV. 16.**

**(PUD-2026) Application by Peggy Richardson Revocable Trust to rezone 2124 NW 192nd Street from R-1 Single-Family Residential and PUD-1205 Planned Unit Development Districts to PUD-2026 Planned Unit Development District. Ward 8.**

**I. GENERAL INFORMATION**

**A. Contacts**

**Applicant's Representative**

David Box  
Williams, Box, Forshee and Bullard P.C.  
(405) 232-0080  
dmbox@wfbllaw.com

**B. Case History**

This application was continued from the August 22, 2024 Planning Commission meeting.

**C. Reason for Request**

The purpose of this application is to allow multifamily residential development.

**D. Existing Conditions**

**1. Size of Site:** 16.04 Acres

**2. Zoning and Land Use**

	<b>Subject Site</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Zoning</b>	PUD-1205 / R-1	PUD-1817 / PUD-1225	PUD-1205 / PUD-1202 / R-1	R-1	AA
<b>Land Use</b>	Retail	Mini Storage	Gas Station / Residential	Residential	Stables

**3. Comprehensive Plan Land Use Typology Area:** Urban - Low (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**

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.**

The maximum density within this PUD shall be 15 dwelling units per acre.

**9.0.....SPECIAL CONDITIONS**

The following special conditions shall be made a part of this PUD:

**9.1.....FAÇADE REGULATIONS**

Exterior building wall finish on all structures shall consist of a minimum 60% brick veneer and masonry. A maximum of 40% cementitious siding (including, but not limited to, the brand commonly known as James Hardie) and wood material shall be permitted. In no instance shall EIFS (Exterior Insulation Finish System) material exceed 5% of the overall exterior building wall finish for each structure. Exposed metal or exposed concrete block buildings shall not be permitted.

**9.2 ..... LANDSCAPING REGULATIONS**

The subject parcel shall meet all requirements of the City of Oklahoma City’s Landscaping Ordinance in place at the time of development. Additionally, a landscape buffer with a minimum of 20 feet in width shall be provided along the west boundary line. All landscaping shall be maintained and shall be replaced as needed.

**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**

No less than a six-foot and no greater than an eight-foot-high wall shall be required along the southern, and eastern boundary line of this PUD. No less than an eight-foot high wall shall be required along the western boundary line. Said wall shall be constructed entirely of stucco, brick, masonry block, or stone on a continuous footing. No less than a six-foot and no greater than an eight-foot-high wrought iron fence shall be required along the northern boundary line of this PUD.

**9.5 ..... SUBDIVISION REGULATIONS**

Subdivision requirements shall be per the City of 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 masonry enclosure 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.

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 one (1) access drive off of NW 192<sup>nd</sup> St. and two (2) access drives off of N. Pennsylvania Ave. At least one access to each street shall be provided for all residents. Separation from adjacent driveways shall be per City of Oklahoma City policy.

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, except that there shall be 1.5 parking spaces required per dwelling unit.

9.10 ..... SIGNAGE REGULATIONS

9.10.1 ..... FREESTANDING ACCESSORY SIGNS

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

9.10.2 ..... ATTACHED SIGNS

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

9.10.3 ..... NON-ACCESSORY SIGNS

Non-Accessory signs are prohibited.

9.10.4 ..... ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs shall not be permitted.

9.11 ..... ROOFING REGULATIONS

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

9.12 ..... SIDEWALK REGULATIONS

Five (5) foot sidewalks, with a (5) foot landscaped buffer, shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department.

9.13 ..... HEIGHT REGULATIONS

The maximum height within this PUD shall be three (3) stories and forty feet (40’).

9.14 ..... SETBACK REGULATIONS

- North: 25 feet
- South: 170 feet
- East: 25 feet
- West: 20 feet

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, 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.

Common area shall consist of the wetlands within the south 170 feet of this PUD, as well as the stream that bisects the subject property as depicted on **Exhibit B**.

9.17 ..... SPECIFIC PLAN

No building permits shall be issued in this PUD until a Specific Plan, including all items listed in Section 59-14150.C of the Oklahoma City Municipal Code, 2020, as amended shall have been approved by the Planning Commission.

**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 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):** Edmond
- 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 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 U.S. Corps of Engineers 404 permit must be submitted for any work permitted in The Waters of the United States.
- 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) Sidewalks 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.
- 12) Amend Section 9.16 Common Area: Maintenance of the common areas, private drainage easements, and islands/medians in the development shall be the responsibility of the property owners 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 that meets the requirements specified above.

**b. Streets, Traffic and Drainage Maintenance**

**c. Stormwater Quality Management**

**d. Traffic Management \***

**8. Utilities**

**a. Engineering**

**b. Solid Waste Management**

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

**c. Water/Wastewater Quality**

**Water Availability**

- 1) An existing 16-inch water main(s) is located adjacent to the subject site(s).
- 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) Plat may be revised after review and approval of utility plans.
- 11) System shall be master metered.

**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.
- 8) Internal system will be considered private.

## **9. Planning**

### **a. Comprehensive Plan Considerations**

#### **1) LUTA Development Policies:**

##### Site Design:

- Where possible, provide a continuous system of open space along stream corridors or other appropriate areas that link neighborhoods and park lands.
- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Developments should be served by urban water and sewer utility systems.

*Two small streams run through the subject site. Conceptual plans indicate the northern stream would be provided a buffer from development and the southern stream, where it expands to a pond/wetland area, would be preserved. 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 subject site has frontage along NW 192nd Street and North Pennsylvania Avenue, both arterial streets in the Urban Low LUTA.*

Density: The Urban Low Intensity 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 PUD allows up to a maximum of 15 du/acre.*

##### Automobile Connectivity:

- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system.
- Limit number of dead-end streets and cul-de-sacs.
- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- Development fronting arterials should take access from intersecting streets where possible.
- Primary entrance points should be aligned with access points immediately across the street.
- Provide vehicular connectivity between adjacent developments.

*The subject site currently has access from NW 192nd Street from a shared drive with the gas station at the arterial intersection. The PUD regulations call for one*

*allowed drive from NW 192nd Street and two access points along North Pennsylvania Avenue. The conceptual plan for the development illustrates that space would be provided for the shared drive to remain with ample space, but a new drive would be constructed along NW 192nd Street to serve the site. The PUD includes a provision that access to both arterial streets will be provided for all residents.*

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.
- Within parking lots, provide pedestrian access ways separated from vehicle aisles.

*Sidewalks are currently available along North Pennsylvania Avenue and a sidewalk extension has been started from the development at the arterial intersection, slightly into the subject site. The PUD requires sidewalks with a 5-foot landscape buffer along both street frontages.*

- 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.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if residential lot sizes in UL are less than 60% of directly adjacent residential lots, the setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building’s orientation to the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *Lot sizes and lot coverage are not specifically addressed by the PUD regulations and would be per the base R-4 District. The conceptual plan indicates several apartment buildings. The PUD proposes a maximum building height of 40 feet and three stories. The base R-4 District would typically require step downs in height, from 20 ft and one-story when abutting or within 60 feet of the AA or R-1 District moving to a bulk plane measurement up to 75 feet. The PUD proposes a minimum 20-foot landscape buffer along the west boundary where adjacent to AA, and a 170-foot setback from the R-1 zoned neighborhood on the south where the wetland is located. The R-4 District requires 40 percent open space. The conceptual plan indicates this would be achieved via wetland, ponds, and open space along the stream corridor, although the Master Design Statement is not specific about the amenities that will be provided.*

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. *The subject site has frontage along both NW 192nd Street*

*and North Pennsylvania Avenue, both arterial streets. No triggers requiring mitigation measures were identified.*

**3) Service Efficiency:**

- Water: *Served*
- Sewer: *Open Sewer Sheds or Served*
- Fire Service: *Urban 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 in the form of two small streams that run through the subject site. Conceptual plans indicate the northern stream would be provided a buffer from development and the southern stream, where it expands to a pond/wetland area, would be preserved. Plan conformance would be strengthened if these protection measures were stipulated in the Master Design Statement.*
- Upland Forests: N/A
- Vulnerable Aquifers: The aquifer in this area is considered moderately 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. Low impact development techniques include, but are not limited to, using pervious surface materials wherever possible for the construction of driveways, parking areas, sidewalks, patios, etc., to promote increased water percolation and infiltration.

**5) Transportation System:** This site has frontage along NW 192nd Street and North Pennsylvania Avenue, both Major Arterial Streets in the Urban Low LUTA. Transit (bus) service is not available nearby. According to Streetlight data, last collected in 2022, NW 192nd Street had 10,760 average daily trips, with a capacity of 22,000 and North Pennsylvania Avenue had 13,720 average daily trips, with a capacity of 22,000.

**6) Other Development Related Policies**

- Encourage the integration and mixing of land uses in urban areas. (SU-1)
- 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)
- 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)

**b. Plan Conformance Considerations**

The subject site is located along the south side of NW 192nd Street with frontage along the west side of North Pennsylvania Avenue. The northern half of the site, along with the property at the southwest corner of the intersection, was rezoned from R-1 to PUD-1205 in 2007 for commercial and office development. The property at the corner is developed with a gas station and has plans for a drive-thru coffee shop next door. The remainder of the existing PUD-1205 is undeveloped. The southern half of the subject site is undeveloped and zoned R-1. Across NW 192nd Street, to the north, are Tract 2 of PUD-1225, which is developed with personal storage, and PUD-1817 which is undeveloped but was approved in 2021 with a commercial tract at the corner and multifamily allowed behind the commercial, up to 24 dwelling units per acre (du/ac). To the east, across North Pennsylvania Avenue, is PUD-1202, which was approved in 2007 for office and commercial development but is currently undeveloped. South of the site is a single-family residential neighborhood, separated from the proposed development by the southern of two streams on the property. Portions of the southern stream are held in ponds. Abutting the site on the west is AA zoned land that is developed with a single-family residence, horse stables, agricultural outbuildings, and has a telecommunications tower on site. The land is primarily utilized as equestrian training.

The PUD is requested for a multifamily residential development with an R-4 base district. Conceptual plans indicate 8 buildings with a club house, recreational amenities, and open space around stream corridors and ponds/wetland. The parking requirement

would be 1.5 spaces per dwelling unit. The base R-4 District requires 40 percent open space. The PUD establishes a 170-foot setback from the neighborhood to the south, limits drives on the arterial streets while requiring access to both streets for all residents, and requires a minimum 20-foot wide landscape buffer along the west boundary line where adjacent to residential uses. The Master Design Statement has been modified since first submitted to establish a maximum density of 15 dwelling units/acre, update the façade regulations, specify that landscaping will be maintained and replaced as needed, update the screening/fencing requirements, require masonry for dumpster screening, and require the wetland on the south 170 feet of the site to be contained with Common Area.

#### **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.*

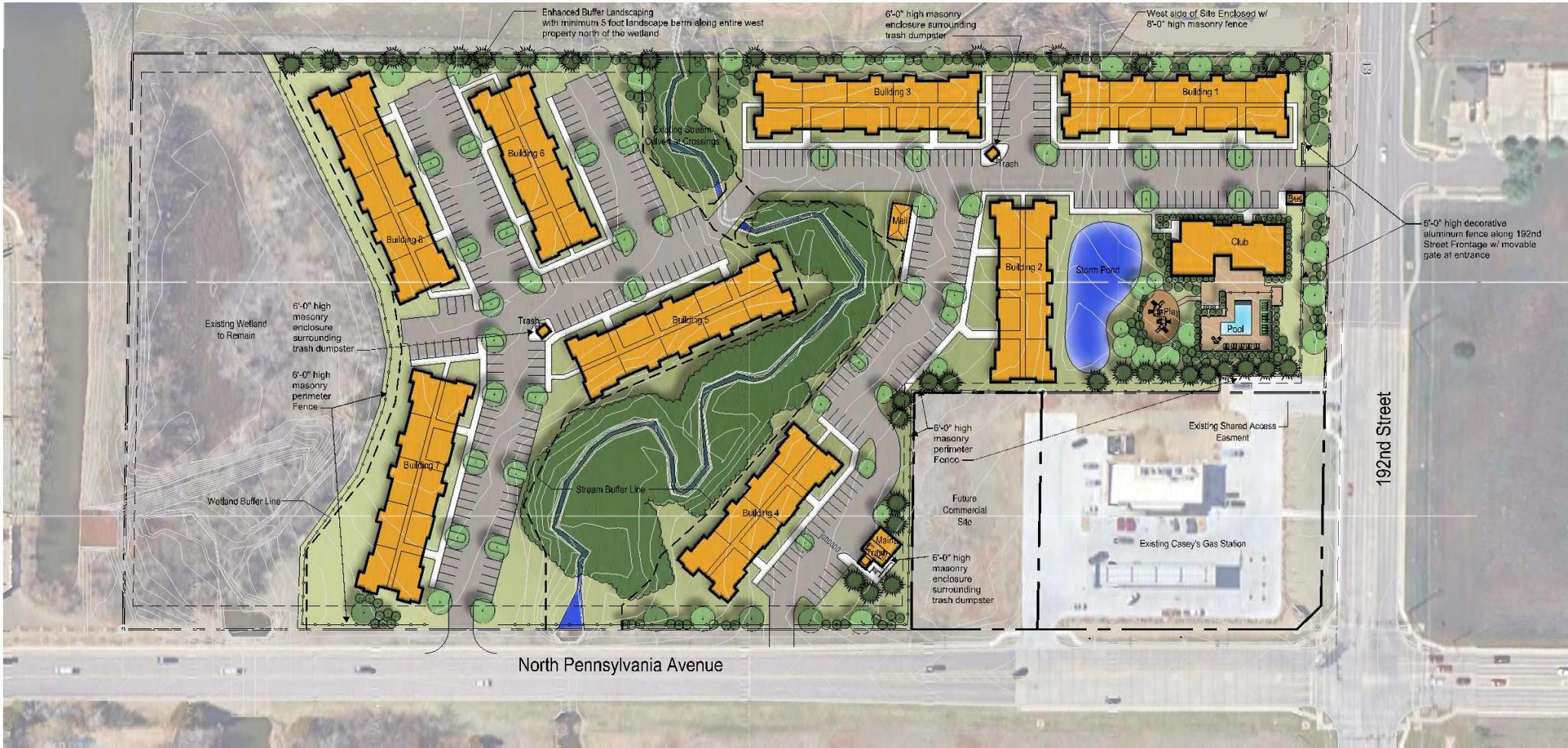
##### **Approval of the application.**

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

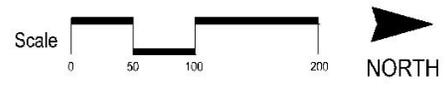
taj



PUD-2026 Exhibit B - Conceptual Master Development Plan



192nd & PENNSYLVANIA  
AVENUE,  
OKLAHOMA CITY, OKLAHOMA  
8/28/24





Case No: PUD-2026    Applicant: Peggy Richardson Revocable Trust  
Existing Zoning: R-1 / PUD-1205  
Location: 2124 NW 192nd St.



Aerial Photo from 2/2022



The City of  
OKLAHOMA CITY

# Planned Unit Development



0    200    400  
Feet