

Planning Commission Minutes
February 27, 2025

(The agenda was filed with the City Clerk of The City of Oklahoma City at 4:58 p.m. on February 21, 2025)

6. (PUD-2056) Application by Chevy Chase Joint Venture and Celestial Acres Stud, Inc. to rezone 723 SW 149th Street from AA Agricultural District to PUD-2056 Planned Unit Development District. Ward 5.

Technical Evaluation:

1. Add to section 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.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.

MOVED BY NEWMAN, SECONDED BY MEEK

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

ABSENT: PENNINGTON, LAFORGE



STAFF REPORT
The City of Oklahoma City
Planning Commission
February 27, 2025

Item No. IV. 6.

(PUD-2056) Application by Chevy Chase Joint Venture and Celestial Acres Stud, Inc. to rezone 723 SW 149th Street from AA Agricultural District to PUD-2056 Planned Unit Development District. Ward 5.

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 expand Orr Family Farm to its north and south.

D. Existing Conditions

1. Size of Site: 30 Acres

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	AA	PUD-1688/AA	AA	PUD-1688 / PUD-13B	SPUD-1639 / AA
Land Use	Residential / Undeveloped	Orr Farm /Undeveloped	Residential	Orr Farm / Residential	Residential / Agricultural

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 AA Agricultural District shall govern this PUD, except as herein modified.

In addition to the uses permitted within the AA District, the following uses shall be permitted by right within this PUD:

8300.13	Automotive: Parking Lots, as a Principal Use
8300.50	Lodging Accommodations: Campgrounds (limited to Conestoga Wagons and Teepees)
8300.51	Lodging Accommodations: Commercial Lodging (limited to Conestoga Wagons and Teepees and shall not be permitted within 300 feet of the east property line)
8300.54	Outdoor Sales and Display, and Outdoor Storage
8300.55	Participant Recreation and Entertainment: Indoor
8300.56	Participant Recreation and Entertainment: Outdoor
8300.67	Spectator Sports and Entertainment: General
8300.69	Spectator Sports and Entertainment: Restrict

*The purpose of this PUD is to permit the operation of all uses associated with the Orr Family Farm. Such uses include but are not limited to the following: all amusement attractions (pumpkin patch, corn maze, etc.), youth camps, food and beverage sales, retail sales, corporate event programs, overflow parking, weddings, group events, field trips, and related activities. In no circumstance shall this PUD be deemed to prohibit uses that are related to the Orr Family Farm operation.

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 70% brick veneer, masonry, rock, stone, stucco, or wood, architectural metal, 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

The existing landscaping shall be permitted to remain.

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

Any existing screening shall be permitted to remain.

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 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 S. Western Ave., SW 149th St., and through the adjacent PUD-1688.

9.9 PARKING REGULATIONS

Proposed uses are not required to have off-street parking located on the same site as the structure. Off street parking may be provided by parking lots located adjacent to the site it serves. Additionally, temporary, overflow parking may be permitted within the south Tract illustrated in Exhibit B. Said overflow parking may be unpaved and does not need to meet the construction standards for a parking area.

9.10 SIGNAGE REGULATIONS

9.10.1 FREESTANDING ON-PREMISE 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 OFF-PREMISE / BILLBOARD SIGNS

Off-Premise signs will be in accordance with the base zoning district regulations.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

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

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

The existing sidewalk along S. Western Ave. shall be permitted to remain and deemed to conform to applicable regulations. Any new sidewalks or the repair or replacement of existing sidewalks, if required, shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction of this PUD.

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, 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 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): (Moore)**
- 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) Flood Study will be required to demonstrate that there is no rise in the 100-year rainfall runoff, as established by the Federal Emergency Management Agency (FEMA) and the City of Oklahoma City, when comparing pre-development and post-development conditions.
- 5) The subject property is located within a FEMA-designated Zones A and AE (100-year floodplain). As a result, minimum finished floor elevations must be established for each lot within or adjacent to the floodplain. These elevations must be based on the 100-year water surface elevation, as determined by either the City of Oklahoma City urbanized study or the FEMA study—whichever is more restrictive or imposes higher standards—plus one (1) foot. The Public Works Department's Engineering staff must review and approve these elevations prior to any development.
- 6) A floodplain activity permit must be submitted along with plans for any work proposed within 200 feet of a mapped FEMA Zone AE floodplain.
- 7) A U.S. Corps of Engineers 404 permit must be submitted for any work conducted in The Waters of the United States.
- 8) 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.

- 9) Place the following note on the plat and construction plans: 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.
- 10) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 11) 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.

- 12) 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.
- 13) All private roads and streets shall have a private storm sewer system.
- 14) Amend section 7.7 Drainage, as a portion of the PUD is located within the FEMA-mapped floodplain: The property within this Planned Unit Development is within FEMA flood plain.
- 15) Add section 9.12 Sidewalks: 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 of this PUD.

b. Stormwater Quality Management

c. Traffic Services *

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 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) feet 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 10" & 8" 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:

- Avoid developing within or modification of 100-year floodplains or floodways.
- 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.

Floodway and 100-year floodplain associated with a tributary of the Canadian River are present on the northern portion of the subject site. The development is required to comply with all City, State, and Federal requirements within the floodplain. The PUD does not address floodway or floodplain areas. Plan conformance would be strengthened by addressing floodway / floodplain and stream protections. The PUD proposes utilizing on-site options for water and sewer.

Location:

- Locate uses that generate high traffic volumes along arterial streets, frontage roads, and interstates.

The subject site is located north of SW 149th Street and South Western Avenue, both arterial streets in the Urban Low Intensity LUTA.

Density: The Urban Low Intensity LUTA outlines a floor to area ratio (FAR) of 0.2 to 1.0 for non-residential developments. *The subject site currently has a FAR within or below the Urban Low Intensity LUTA range. The PUD regulations could provide for continued development within or below the UL LUTA range.*

Automobile Connectivity:

- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system.
- Limit 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.

The subject site is located north of SW 149th Street and east South Western Avenue, both Major Arterial Streets in the Urban Low Intensity LUTA. The northern and southern portions of the site are both served via existing access within the adjacent PUD-1688 from South Western Avenue. The southern portion of land has one access point along SW 149th Street. The PUD proposes taking access from SW 149th Street, South Western Avenue, and through the adjacent PUD-1688.

Pedestrian Connectivity:

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

Sidewalks are currently available along South Western Avenue. The PUD proposes maintaining sidewalks along South Western Avenue and ensuring repair or replacement meets Code and ADA requirements.

- 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 agricultural or residential uses or zoning, “Building Scale and Site Design”, “Traffic”, and “Operational Impact” are potential compatibility issues identified by the comprehensive plan.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building’s orientation to the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *The PUD regulations maintain the setback and maximum building height regulations of the base AA District. Development within the PUD will be an extension of Orr Family Farm.*

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 is located north of SW 149th Street and east of South Western Avenue, both Major Arterial Streets in the Urban Low LUTA. No other compatibility issues related to traffic were identified on the subject site.*

Operational Impact: The comprehensive plan calls for mitigation measures if new projects propose uses that generate noise levels above those found in typical residential settings, have detectable odors, spill light above that found in typical residential settings, or operate after 10 p.m. within proximity to residential uses. When located near residential uses, the comprehensive plan calls for containing operating effects (including noise and odor) within building walls, using vertical screening to block any mechanical equipment and service areas, and directing light away from adjacent residential areas. *The PUD proposes altering the allowed uses to match the adjacent regulations of Orr Family Farm (PUD-1688). The PUD regulations will meet Code requirements for lighting. The Lodging Accommodations: Commercial Lodging use will be limited to Conestoga Wagons and Teepees and will not be permitted within 300 feet of the east property line.*

3) Service Efficiency:

- Water: *Close to Service or Served*
- Sewer: *Open Sewer Sheds or Served*
- Fire Service: *Rural or 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 on the northern portion of the subject site in the form of floodway and 100-year floodplain associated with a tributary of the Canadian River. 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. 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 is located north of SW 149th Street and east of South Western 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, SW 149th Street had 16,878 average daily trips, with a capacity of 10,000 and South Western Avenue had 13,132 average daily trips, with a capacity of 22,000. SW 149th Street is currently undergoing widening.

6) Other Development Related Policies

- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)

- Improve the functionality and efficiency of the street network by:
 - Providing direct connections from residential developments to nearby places and to each other.
 - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
 - Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
 - Reducing block sizes and use of dead-end streets.
 - Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
- Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
- Share parking between contiguous developments. (C-31)
- Avoid under-grounding streams to the greatest extent possible. Where feasible, encourage the re-surfacing of buried streams. Limit the use of culverts or other structures that alter natural streams, and require designs that minimize impacts to stream health and function. (G-11)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- Incorporate natural features (such as ponds, lakes, streams, rock outcroppings, stands of mature trees, and/or sizeable individual trees) into the design of all residential, commercial, and industrial projects rather than eliminating, hiding, or limiting access to those features. (E-31)
- 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 consists of two portions of land, one on the north and one on the south, of Orr Family Farm (PUD-1688). The northern portion of land is currently utilized as a corn maze and pumpkin patch and is developed with multiple buildings. The southern portion of land is undeveloped and primarily utilized for overflow parking. The surrounding area is comprised of undeveloped or residential AA zoned land, a single-family residence zoned O-2 and SPUD zoning that is developed or developing for office uses. The northeast corner of SW 149th Street and South Western Avenue is zoned C-3 and developed as commercial.

The PUD is requested to allow the expansion of Orr Family Farms. The PUD is modeled after and similar to the existing PUD-1688.

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.

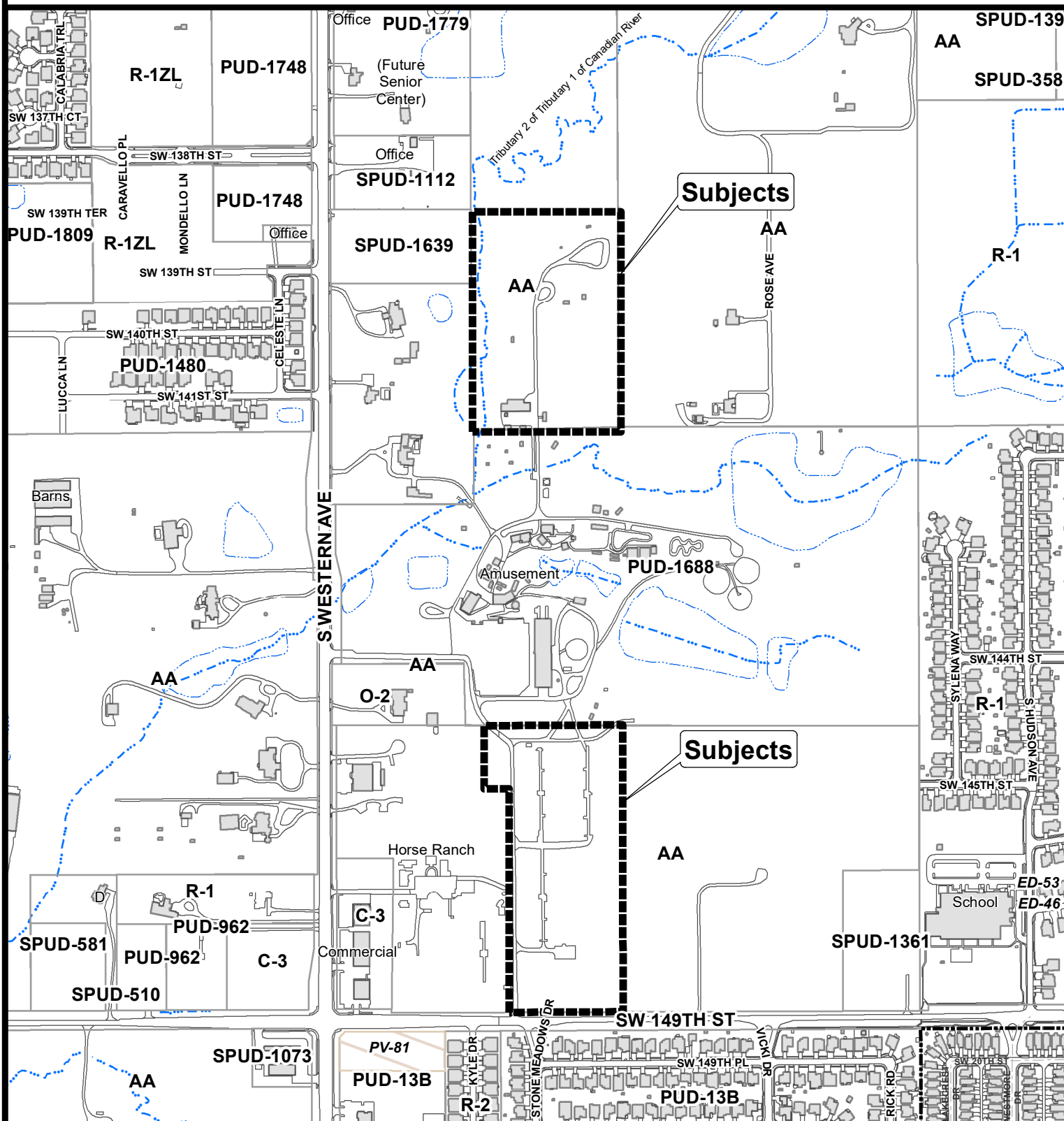
Approval of the application subject to the following Technical Evaluations:

1. Add to section 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.

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

Location: 723 SW 149th St.



The City of
OKLAHOMA CITY

Planned Unit Development



0 300 600 Feet



Family Farm

S Western Ave


14400 S WESTERN AVE
(Click for more information)

Exhibit C

Case No: PUD-2056

Applicant: Chevy Chase Joint Venture and Celestial Acres Stud, Inc.

Existing Zoning: AA

Location: 723 SW 149th St.



Aerial Photo from 2/2022



The City of
OKLAHOMA CITY

Planned Unit Development



0 300 600
Feet