

Planning Commission Minutes  
November 9, 2023

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:24 a.m. on November 6, 2023)

27. (PUD-1970) Application by OKCL DEV, LLC, to rezone 3778 South Czech Hall Road from PUD-1782 Planned Unit Development District to PUD-1970 Planned Unit Development District. Ward 3.

**Amended Technical Evaluation:**

1. Amend Section 9.11 to state: Five (5) foot sidewalks 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. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.
2. Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.
3. A maximum of 200 lots may be 30 feet wide.

The applicant was present. There were no protestors present.

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

MOVED BY MEEK, SECONDED BY GOVIN

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

ABSENT: POWERS, PRIVETT, LAFORGE



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**November 9, 2023**

**Item No. IV. 27.**

**(PUD-1970) Application by OKC L DEV., LLC, to rezone 3778 South Czech Hall Road from PUD-1782 Planned Unit Development District to PUD-1970 Planned Unit Development District. Ward 3.**

**I. GENERAL INFORMATION**

**A. Contacts**

**1. Applicant/Developer Representative**

Name Brad Reid  
Company LTS Engineering Services, LLC  
Phone 405-365-5690  
Email brad.reid@ltses.com

**B. Case History**

This is a new application.

**C. Reason for Request**

The purpose of this application is to allow residential use and 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: 49.95 acres**

**3. Zoning and Land Use**

	<b>Subject Site</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Zoning</b>	PUD-1782	PUD-1782	PUD-1782/AA	AA	PUD-1782
<b>Land Use</b>	Residential	Residential	Residential	Residential	Residential

## **II. SUMMARY OF PUD APPLICATION**

### **8.1 USE AND DEVELOPMENT REGULATIONS**

The use and development regulations of the R-1 Single-family residential district for this PUD, except as modified in Section 9.0 Special Conditions.

### **9.0 SPECIAL CONDITIONS**

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

- Minimum Lot Area: Three Thousand Six Hundred (3,600) square feet
- Minimum Lot Width: Thirty (30) feet at the building line
- Front Yard Setback: Twenty (20) feet
- Any lot abutting the adjoining properties on the south or east property lines shall be a minimum of Six Thousand (6,000) square feet with a minimum width of Fifty (50) feet at the building line.

### **9.1 FAÇADE REGULATIONS**

All structures within this PUD shall be pursuant to the base zoning district.

### **9.2 LANDSCAPING REGULATIONS**

The subject parcel shall meet all requirements of the Oklahoma City Zoning Code in place at the time of development, except as modified herein.

### **9.3 SCREENING REGULATIONS**

The base zoning district shall regulate the screening requirements.

### **9.4 PLATTING REGULATIONS**

Platting shall be required for this PUD.

### **9.5 ACCESS REGULATIONS**

Access to the property will be through Creekside Village Phase 2, currently under construction, from S Czech Hall Rd on the west side and from a future section of The Enclave at Creekside Village from the north, from SW 29<sup>th</sup> Street, both are two-lane minor arterial streets paved to rural standards. A street stub will be constructed to the south.

**9.6.1 SIGNAGE REGULATIONS**

**9.6.2 FREESTANDING ACCESSORY SIGNS**

Per base zoning district regulations

**9.6.3 ATTACHED SIGNS**

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

**9.6.4 NON-ACCESSORY SIGNS**

Non-Accessory signs shall be prohibited within this PUD.

**9.6.5 ELECTRONIC MESSAGE DISPLAY SIGNS**

Electronic Message Display signs shall be prohibited within this PUD.

**9.7 LIGHTING REGULATIONS**

The site lighting in this PUD shall be in accordance with Oklahoma City zoning regulations.

**9.8 SETBACK REGULATIONS**

Setbacks within this PUD shall be pursuant to the base zoning district regulations. Except Front Yard Setback for Single Family dwellings shall be Twenty (20) feet.

**9.9 HEIGHT REGULATIONS**

All structures within this PUD shall be pursuant to the base zoning district regulations.

**9.10 PARKING REGULATIONS**

The design and number of all parking facilities in this PUD shall be in accordance with the City of Oklahoma City Zoning Code. Maneuvering within the Right of Way shall be permitted for common areas.

**9.11 SIDEWALK REGULATIONS**

Sidewalks shall be pursuant to the base zoning district regulations.

## **10.0 EXHIBITS**

- Exhibit A: Legal Description  
Exhibit B: Master Development Plan – Conceptual

## **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) Mustang**
- 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) A Corps of Engineers 404 permit must be submitted with plans for any work contemplated within the floodplain, creek, or channel (waters of the United States) included in the case limits.
- 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 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) Add Section 9.12-

“Maintenance of the common areas, private drainage easements, and islands/medians shall be the responsibility of the Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that may 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.”

**c. Stormwater Quality Management**

**d. Traffic Management \***

**8. Utilities**

**a. Engineering**

**Paving**

**Wastewater Availability**

- 1) An existing 24” 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.

**b. Solid Waste Management**

- 1) The City can provide service, providing there is sufficient space for the truck to maneuver to service the addition.

**c. Water/Wastewater Quality**

**Water Availability**

- 1) An existing 12" water main(s) is within the required distance to the subject site and the developer will be required to extend a 12-inch or larger water main along street frontage and will be required to extend the water system to each lot or site within the development in accordance with City Standard Specifications and Private Development Design Manual.
- 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.
- 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.

## 9. Planning

### a. Comprehensive Plan Considerations

#### 1. LUTA Development Policies:

##### Site Design:

- Large-scale (20+ acres or 50 or more single family units) residential subdivisions should provide a diversity of home sizes, lot sizes, price points, architectural styles, and density ranges.
- 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.

Density: The Urban Low Intensity LUTA outlines a density range of 4 to 8 dwelling units per acre for single family.

*National, state, and local permitting require basic best management practices for stormwater management. Public water, via a connection to Creekside Village Phase 2 along S Czech Hall Road, and sewer are available. The associated preliminary plat, The Cove at Creekside Village (C-7593), proposes 332 single-family residential lots with a density of 6.64 dwelling units per 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.
- Provide vehicular connectivity between adjacent developments.
- Subdivisions with more than 50 units should have at least two points of entrance / egress no closer than 300 feet apart.

*The subject site currently has no improved access to a public street. The PUD proposes access to the minor arterials S Czech Hall Road and SW 29<sup>th</sup> Street through Creekside Village Phase 2, currently under construction, to the west and The Enclave at Creekside Village to the north. The associated preliminary plat shows four connections, all on the west or*

*northwest portions of the site. The PUD does not contemplate a street stub to the east or south, which are developed as rural residential on roughly 5-acre lots.*

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.

*Sidewalks are not currently available on the subject site but would be required along new streets within urban subdivisions. A common area that will double as a power line easement could provide pedestrian connectivity, but the PUD does not specify what recreational amenities will be provided. This information is required at the final plat stage.*

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 Low Intensity Residential uses or zoning, “Building Scale and Site Design” 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. *The proposed lot sizes, lot coverage and setbacks will be significantly different from the adjacent AA parcels on the east and south; lot coverage in AA is limited to 5 percent while R-1 lot coverage allows 50 percent. Suggested mitigation measures include gradual transitions through the arrangement of larger lots near the rural residential or providing appropriately scaled buffers between the large-lot residential and the PUD homes. The plat proposes 6,000 square foot lots along the southern and eastern boundaries. Code would normally require 7,500 sf.*

3. **Service Efficiency:**
  - Water: *Will Be Served – Close to Service*
  - Sewer: *Served – Within Open Shed*
  - Fire Service: *Urban Service Level*
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. *A small stream branching from Mustang Creek to the north flows through the eastern portion of the PUD. Floodplain is not present on the site. The plat associated with the PUD application (The Cove at Creekside Village) has reserved common area near the stream, however a few lots appear to be within the riparian area. Plan conformance would be increased if lots were 100 feet from streambanks and mature trees were preserved within the riparian areas.*
- **Upland Forests:** N/A
- **Vulnerable Aquifers:** N/A

5. **Transportation System:** This site will take access from preliminarily platted neighborhood streets that connect to S Czech Hall Road and SW 29<sup>th</sup> Street, both Minor Arterial Streets in the Urban Low LUTA. Transit (bus) service is not available.

6. **Other Development Related Policies**

- Support diversity and integration of housing unit types and sizes in all land use typology areas in order to meet the diverse needs of households of different sizes, generational needs, incomes, and preferences. New residential subdivisions should achieve a mixture of housing types within a unified development. (SU-4)
- Prioritize and concentrate development where facilities, infrastructure, and services have capacity and in areas where the Police and Fire Departments are best able to respond. Guide the location and timing of development through the proactive and strategic installation of infrastructure. (SU-14)
- 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)
- 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.

Contiguous developments should share access whenever feasible. (C-32)

- Require that new development tie into the park and trail system by providing linkages to existing parks or dedicating new park land. Connect existing parks and neighborhoods to create a continuous system of open spaces, for example along stream corridors. (P-18)
- 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 is located near the southeast corner of S Czech Hall Road and SW 29<sup>th</sup> Street. In May 2020, the Planning Commission approved an amendment to the comprehensive plan that lifted the Urban Reserve Layer and designated the subject site and land to its west as Urban Low Intensity (CPA-2020-00001). The site, and land to the north and northwest, was rezoned from AA to PUD-1782 in 2021 to allow a commercial tract at the southeast corner of S Czech Hall Road and SW 29<sup>th</sup> Street, one tract meeting all R-1 regulations and another residential tract that reduced lot sizes from 6,000 square feet to 4,80 square feet and lot width from 50 feet to 40 feet. Land to the north and west would remain zoned as PUD-1782. To the south and east of the site are 5-acre lot subdivisions under AA zoning. To the southeast is the Montage subdivision with lots ranging from 5,500 sf to 7,500 in size. The area has been developing as single-family residential with commercial zoning at the arterial intersections. The John Kirkpatrick Turnpike is located 1.5 miles to the east. A Mustang school campus with an elementary and intermediate school has been built along the south side of SW 44<sup>th</sup> Street.

The PUD proposes altering a portion of PUD-1782 to allow a new minimum lot size of 3,600 square feet and 30-foot minimum lot widths. No changes to setbacks are proposed. The exception to the smaller lot sizes would be from the lots abutting adjoining properties on the south or east property lines which will meet R-1

District standards of 6,000 square feet and a minimum width of 50 feet. The subdivision design does not propose street connections east or south, which would require all traffic from the proposed 332 lots to connect through the adjacent subdivision to the two two-lane arterial streets to the north and west. The existing PUD did not require a connection east, but a stub south was recommended by the Planning Commission. Plan conformance would be strengthened by providing at least one street stub south and requiring sidewalks on all streets. Additionally, amenities for residents should be centrally located, and trees preserved to the maximum extent possible.

#### **IV. STAFF RECOMMENDATION**

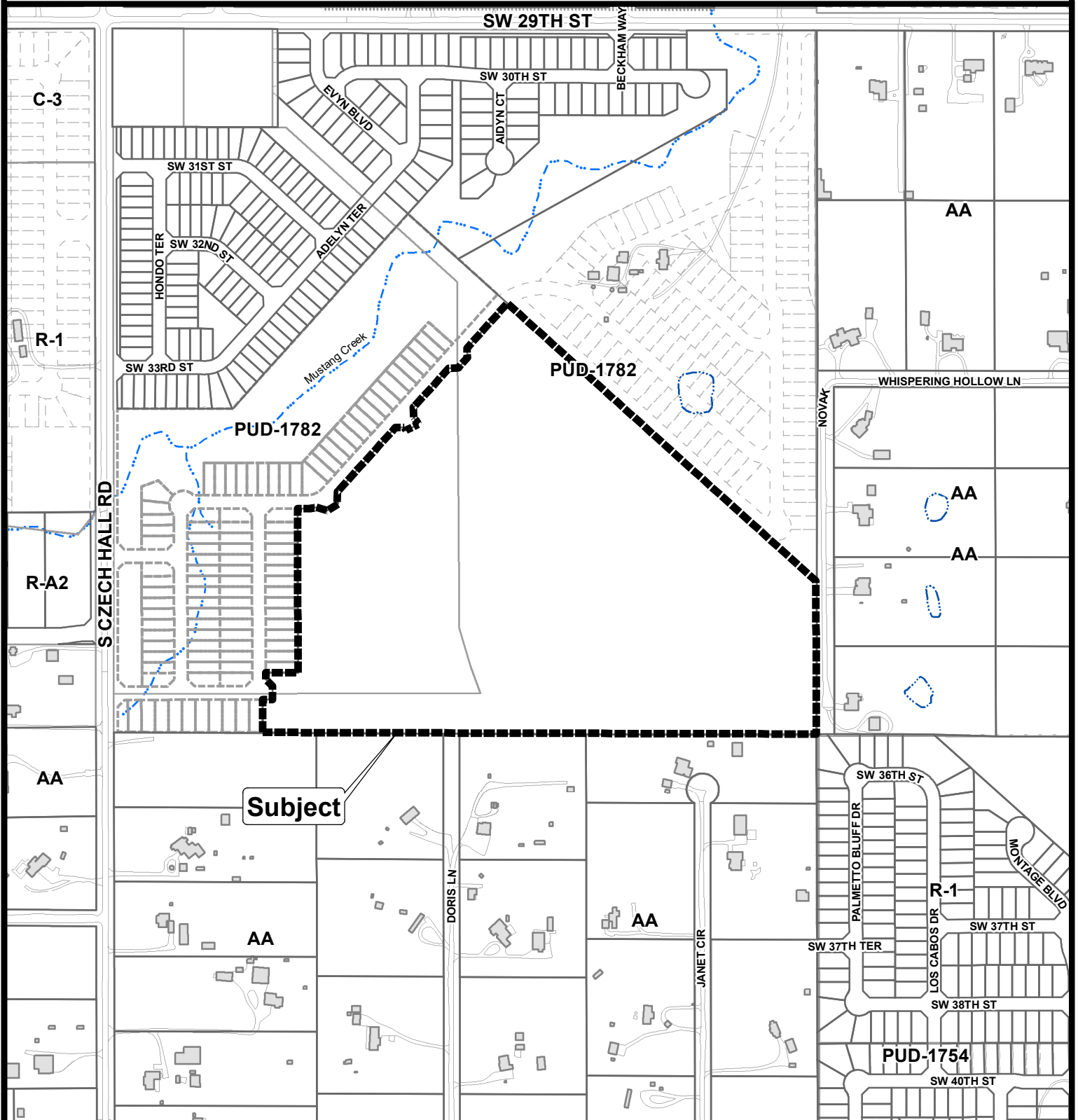
*Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the 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. Amend Section 9.11 to state: Five (5) foot sidewalks 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. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.
2. Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

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

Case No: PUD-1970      Applicant: OKC L DEV., LLC  
Existing Zoning: PUD-1782  
Location: 3778 S. Czech Hall Rd.



The City of  
OKLAHOMA CITY

## Planned Unit Development



0 250 500  
Feet

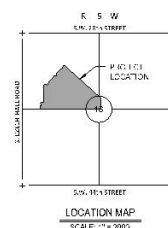
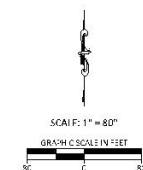
MASTER DESIGN PLAN  
OF

## THE COVE AT CREEKSID VILLAGE

A PART OF THE NW/4 OF SECTION 16, T11N, R5W, 1M, CITY OF OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

OWNER:  
OKC1 DEV., LLC  
4058 COLLEGE AVE, SUITE 300  
FAYETTEVILLE, AR. 72703

Parcel Line Table		
Line #	Length	Direction
L1	26.49	N49°51'57"E
L2	30.00	S00°08'03"W
L3	25.00	S00°08'03"W
L4	35.36	S04°08'15"E
L5	36.92	N49°51'57"E
L6	40.07	S74°15'47"E
L7	2.08	S22°35'18"E
L8	30.00	N18°42'12"E
L9	38.34	N03°06'11"E
L10	35.46	N49°56'11"E
L11	30.00	N56°35'12"E
L12	26.40	S01°15'14"W
L13	35.36	N87°01'43"E
L14	30.00	N42°01'43"E
L15	35.36	S01°58'17"W



LEGAL DESCRIPTION

A tract of land situated within the portion of the Northwest 1/4 (NW 1/4) of Section Sixteen (16), Township Eleven North (11N), Range Five West (5W) of the 1st and 6th Meridian (1M) in Oklahoma City, Garfield County, Oklahoma, being more particularly described as follows:

[illegible]

MASTER DESIGN PLAN  
OF  
THE COVE AT CREEKSIDE VILLAGE

**LTS** | **ENGINEERING SERVICES, LLC**  
 1701 S. 214th, Aurora, OK 74401  
 CERTIFICATE OF AUTHORIZATION: CA 3790  
 EXPIRES 05/31/2025

SHEET: 1 CF 1  
DATE: 08/30/2023



Case No: PUD-1970      Applicant: OKC L DEV., LLC  
Existing Zoning: PUD-1782  
Location: 3778 S. Czech Hall Rd.



Aerial Photo from 2/2022



The City of  
OKLAHOMA CITY

## Planned Unit Development



0 250 500  
Feet