

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)

21. (PUD-1977) Application by HI-25 Properties, LLC to rezone 2501 South High Avenue from PUD-1644 Planned Unit Development District to PUD-1977 Planned Unit Development District. Ward 4.

**Amended Technical Evaluation:**

- ~~1. Delete the following uses from those permitted within the PUD:~~
- ~~• Automotive Auction (8300.16)~~
  - ~~• Automotive Vehicle Impound Yards and Damaged Vehicle Auctions (8300.17)~~
  - ~~• Automotive and Equipment: Automobile Dealerships and Malls (8300.18)~~
  - ~~• Automotive and Equipment: Sales and Rentals, Farm and Heavy Equipment (8300.19)~~
  - ~~• Automotive and Equipment: Sales and Rentals, Trucks, Manufactured (Mobile) Homes and Recreational Vehicles (8300.20)~~
  - ~~• Automotive and Equipment: Storage (8300.21)~~
  - ~~• Scrap Operations (8350.13), and delete references in the SPUD to scrap operations.~~

The applicant was present. There were no protestors present.

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

MOVED BY PRIVETT, SECONDED BY GOVIN

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

ABSENT: LAFORGE



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

**Item No. IV. 21.**

**(PUD-1977) Application by HI-25 Properties, LLC to rezone 2501 South High Avenue from PUD-1644 Planned Unit Development District to PUD-1977 Planned Unit Development District. Ward 4.**

**I. GENERAL INFORMATION**

**A. Contacts**

**1. Applicant/Developer 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 retain the existing PUD-1644 uses while allowing the moderate impact institutional use to develop the site as a middle school.

**D. Existing Conditions**

**1. Comprehensive Plan Land Use Typology Area: Urban – Medium (UM)**

UM applies to fully urbanized areas of the city, most of which were built prior to the 1960s. Developments are expected to be larger in scale and have greater intensity and mixture of uses than developments found in UL. Development within UM areas should support efficient transit usage and provide pedestrian and bicycle access to retail, services, parks, and other destinations. Priorities for the UM areas include “infill” developments on vacant lots, rehabilitation of underutilized property, and development that supports revitalization of distressed neighborhoods.

**2. Size of Site: 22.08 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-1644	R-1/R-2/ C-1/C-3	PUD-34/I-2	SPUD-924/I-2	PUD-1644
<b>Land Use</b>	Undeveloped	Residential	Industrial/Office	Office/Undeveloped	Wells

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

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

The use and development regulations of the **C-3, Community Commercial District** shall govern this PUD, except as herein modified, including conditional, special permit, special exception, alcohol beverage consumption requirements and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

### **SECTION 9.0 SPECIAL CONDITIONS**

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

Permitted Use(s):

- Administrative and Professional Office (8300.1)
- Adult Day Care Facilities (8300.2)
- Alcoholic Beverage Retail Sales (8300.5)
- Animal Sales and Services: Grooming (8300.8)
- Animal Sales and Services: Kennels and Veterinary, Restricted (8300.11)
- Automotive: Parking Garages (8300.12)
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Automotive and Equipment: Cleaning and Repairs, Light Equipment (8300.14)
- Automotive and Equipment: Heavy Repairs, Heavy Equipment (8300.15)
- Automotive Auction (8300.16)
- Automotive Vehicle Impound Yards and Damaged Vehicle Auctions (8300.17)
- Automotive and Equipment: Automobile Dealerships and Malls (8300.18)
- Automotive and Equipment: Sales and Rentals, Farm and Heavy Equipment (8300.19)
- Automotive and Equipment: Sales and Rentals, Trucks, Manufactured (Mobile) Homes and Recreational Vehicles (8300.20)
- Automotive and Equipment: Storage (2300.21)
- Bingo Parlors (8300.22)
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Communication Services: Limited (8300.29)
- Communications Services: Telecommunication Towers (8300.30)
- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)

- Community Recreation: Restricted (8250.4)
- Convenience Sales and Personal Services (8300.32)
- Cultural Exhibits (8250.5)
- Custom Manufacturing (8350.3)
- Drinking Establishments: Sitdown, Alcohol Permitted (8300.33) (Subject to review and approval of a Special Permit)
- 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)
- Gasoline Sales, Large (8300.45)
- Greenhouse (8150.6.3)
- Hoop House (8150.6.5)
- Industrial, Light (8350.8)
- Laundry Services (8300.48)
- Library Services and Community Centers (8250.11)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Lodging Accommodations: Bed and Breakfast (8300.49)
- Lodging Accommodations: Commercial Lodging (8300.51)
- Low Impact Institutional: Neighborhood Related (8250.14)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Moderate Impact Institutional (8250.15)
- Murals (8250.16)
- Outdoor Sales and Display, and Outdoor Storage (8300.54) (Gravel surface shall be permitted for the outdoor storage area, as well as for the holding and processing area. This use shall not require a conditional use permit).
- Participant Recreation and Entertainment: Indoor (8300.55)
- Participant Recreation and Entertainment: Outdoor (8300.56)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Repair Services: Consumer (8300.61)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)

- Scrap Operations (8350.13) (Further limited to a facility primarily engaged in self-service salvage used auto parts. Crushing or compacting of vehicles shall only take place Monday through Friday, between the hours of 8.00 A.M. to 5.00 P.M. and within a building. For the purposes of this PUD, a “building” shall be permitted to have only three (3) side. Gravel surface shall be permitted for the outdoor storage area, as well as for the holding and processing area. This use shall not require a special permit).
- Senior Independent Living (8200.13)
- Single-Family Residential (8200.14)
- Spectator Sports and Entertainment: High Impact (8300.68) (This use is limited to accessory uses in conjunction with the Moderate Impact Use).
- Spectator Sports and Entertainment: Restricted (8300.69)
- Three- and Four-Family Residential (8200.15)
- Two-Family Residential (8200.16)
- Wholesaling, Storage and Distribution: Restricted (8350.16)

## **9.1 FAÇADE REGULATIONS**

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, masonry, rock, stone, concrete, stucco, concrete-board, architectural metal or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed non-architectural metal or exposed concrete block shall not be permitted. Buildings are permitted to be constructed of tilt-up concrete or colored split face block. However, metal buildings shall be permitted for the industrial and automotive uses.

Buildings shall be oriented such that the backs of buildings are not facing towards any street. Rooftop mechanical equipment shall be screened from view from the street.

## **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, except as otherwise noted.

The natural tree coverage within 50 feet along the northern residential uses shall be preserved as a landscape and screening buffer as shown on the Conceptual Site Plan. There shall be no additional landscape buffer requirements for this PUD Development.

## **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. Outdoor storage areas associated with a Scrap Operation Use shall not require lighting.

To minimize light spillover on residential uses, outdoor lights within any office, institutional commercial or industrial tracts or uses will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

Sports field lighting shall be permitted in association with the Moderate Impact Use and accessory uses. These light fixtures shall be at least 25 feet from any property line and will meet the requirements listed above.

#### **9.4 SCREENING REGULATIONS**

The natural tree coverage within 50 feet along the northern residential uses shall be preserved as a landscape and screening buffer as shown on the Conceptual Site Plan.

A metal fence or wall not less than eight feet in height, as measured from grade, shall be provided around the Scrap Operation Use. No scrap or water materials shall be stored in such a manner that it exceeds the height of the fence. All materials will be stored behind the metal fence.

No additional site-proof screening shall be required beyond the landscaping and fencing regulations set forth above.

#### **9.5 PLATTING REGULATIONS**

Platting shall not be required.

#### **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.

#### **9.8 ACCESS REGULATIONS**

There shall be 3 access points from South High Avenue and 3 access point from Southeast 25<sup>th</sup> Street allowed in this PUD. Access from the west shall be permitted with the appropriate access easements.

Driveways within and adjacent to this Tract/parcel shall have a minimum of two hundred (200) feet of separation from driveway centerline to driveway centerline and shall meet all City design standards.

Streets or driveways on adjacent property within two hundred (200) feet of this Planned Unit Development shall be shown on the Conceptual Site Plan.

In the event the site is developed as a school, a pedestrian system shall be organized and shown in the PUD Conceptual Site Plan to provide adequate and continuous safe pedestrian circulation within the development by defining walkways and distinguishing areas of foot traffic from vehicular movements. Pedestrian connections with adjacent sidewalks and public transportation stops shall be shown. A pedestrian system shall not be required for any industrial or commercial uses.

## **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.

## **9.10 SIGNAGE REGULATIONS**

### **9.10.1 ACCESSORY SIGNS**

### **9.10.1 ACCESSORY SIGNS**

Freestanding accessory signs will be in accordance with the base zoning district regulations, except that the maximum height shall be 8 feet and maximum display area 100 square feet.

A sign that contains the name of any business located within this PUD is deemed accessory, even if the sign is not placed on the parcel where the business is located, as long as the business development and the sign are located within this PUD.

Attached signs shall be per the base district.

### **9.10.2 NON-ACCESSORY SIGNS**

Non-Accessory signs shall not be permitted in this PUD.

### **9.10.3 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)**

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

## **9.11 ROOFING REGULATIONS**

All structures in this PUD shall have Class C roofing or better.

## **9.12 SIDEWALK REGULATIONS**

Five (5) foot sidewalks shall be constructed on the arterial and collector streets 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.

## **9.13 HEIGHT REGULATIONS**

The maximum building height for structures within this PUD shall be 75 feet, excluding architectural elements.

## **9.14 SETBACK REGULATIONS**

Front: 25 feet

Side/Corner Side: 15 Feet

Rear (northernmost PUD limits, adjacent to Pattersons South Highlands Addition): 50 Feet

The following uses shall not be permitted within 150 feet of residentially zoned or used property:

Convenience Sales and Personal Services (8300.32).

Eating Establishments: Drive-In (8300.34).

Eating Establishments: Fast Food with Drive-Through Order Windows (8300.36).

Gasoline Sales, Large (8300.45).

Gasoline Sales, Small: Restricted (8300.46).

Scrap Operation (8350.13) – Car Crushing Facility

Outdoor sales and Display, and Outdoor Storage (8300.54).

## **9.15 PUBLIC IMPROVEMENTS**

Public improvements shall be made by the developer 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 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 GENERAL DESIGN AND DEVELOPMENT GUIDELINES**

Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200.4 for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall be required at the Specific Plan stage, except for uses associated with the Moderate Impact Institutional use.

## **9.18 SPECIFIC PLAN**

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

However, a Specific Plan shall not be required for Low or Moderate Impact Institutional uses and associated accessory uses.

## **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 Site Plan

Exhibit C –Topography Map

## **III. REVIEW COMMENTS**

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk indicates that the agency, department, and/or division responded with no adverse comments.

### **A. Outside Agencies**

#### **1. Oklahoma City-County Health Department**

**2. Oklahoma City Urban Renewal Authority (OCURA)**

**3. Oklahoma Gas and Electric (OGE)**

**4. Oklahoma Natural Gas:** Please be advised ONG has an underground or aboveground facility in the area. If you need our facilities relocated to accommodate your excavation or construction, ONG will provide you a cost estimate. Prior to excavation, please contact OKIE-ONE 1-800-522-6543 a minimum of 48 hours prior for exact location of our facilities.

**5. Oklahoma Water Resources Board (OWRB)**

**6. School District(s) Oklahoma City**

**7. Oklahoma Department of Transportation (ODOT)**

**B. City Departments**

**1. Airports**

**2. Central Oklahoma Transportation and Parking Authority (COTPA)**

**3. Fire\***

**4. Information Technology/Geographic Support**

**5. Parks and Recreation**

**6. Police**

**7. Public Works**

**a. Engineering**

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

**Storm Sewer Availability**

- 1) The Public Works Drainage Division staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to chapter 16 of the Oklahoma City Municipal Code.
- 2) Storm sewers in accordance with the City's Drainage Ordinance will be required. Development abutting section line roads with drainage flows that exceed the capacity of OKC standard ditch detail (D-100) will necessitate the installation of enclosed storm sewer and/or concrete channel. These improvements shall be placed to provide a minimum of 35' clearance distance from the centerline of the section. Concrete channels must be entirely outside public right-of-way.
- 3) A flood and/or drainage study will be required to establish finished floor elevations, common lot areas or private drainage easements. A final plat should not be submitted until the study has been reviewed and approved by the Public Works Department.

- 4) Plans for drainage improvements within the private drainage reserves and/or common areas must be submitted for review, and payment of inspection fees shall be made prior to construction. Building permits will not be issued until construction is complete. If a subdivision abuts a stream, the private drainage easements and/or common area along stream shall extend to flow line of stream at a minimum.
- 5) Place the following note on the plat and construction plans: Maintenance of the Common Areas and/or Private Drainage Easements shall be the responsibility of the property owner. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent shall be placed within the common areas and/or drainage easements shown.
- 6) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 7) Construction within the limits of this 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.
- 8) Sidewalk shall be installed for all new construction and/or at the time of a residential use to a more intense use on all lots having frontage on public streets classified as a major or minor arterial.
- 9) All private roads /streets will have private storm sewer systems.
- 10) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.

**c. Stormwater Quality Management**

**d. Traffic Management\***

**8. Utilities**

**a. Engineering**

**Paving**

**Wastewater Availability**

- 1) An existing 8" wastewater main(s) is 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 cannot provide service, contact private hauler.

**c. Water/Wastewater Quality**

**Water Availability**

- 1) An existing 6" and 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) 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) System will be considered private and master metered.

## **9. Planning**

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

#### **1. LUTA Development Policies:**

##### Site Design:

- Maintain historical lot and block sizes where possible and appropriate.
- Utilize Best Management Practices (BMP) for stormwater.
- Structured parking may be appropriate to achieve desired intensity levels.
- Incorporate commercial uses at street level to maintain an active, pedestrian friendly streetscape.
- Design buildings to include facades, storefront windows, and attractive signage and lighting to create pedestrian-scale visual interest.

##### Location:

- Locate large-scale commercial and office development on arterial streets.
- Mixture of density, lot size and building scale is appropriate as long as land use compatibility is achieved.

Density: The Urban Medium Intensity LUTA outlines a density range of 10 to 40 dwelling units per acre. The non-residential Floor to Area Ratio (FAR) range for the UM LUTA is 0.4 to 1.2 with a typical FAR of 1.

*National, state, and local permitting require basic best management practices for stormwater management. The PUD allows varying uses that would have a wide variety of FAR. The PUD would allow density within the range.*

##### Automobile Connectivity:

- Maintain and enhance the connectivity of the street network.

- Limit curb cuts on arterial streets and where possible, concentrate access for retail development 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 PUD requests three access points from both streets.*

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.

*Sidewalks are not currently available on the subject site but are required by the PUD regulations along SE 25<sup>th</sup> Street and S High Avenue. The school use will include an internal pedestrian network.*

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”, “Traffic”, and “Operational Impact” are potential compatibility issues identified by the comprehensive plan. Projects in higher intensity LUTAs (UM) may be more appropriate for significant transitions of density, scale and mass. *In this case, the subject site is already zoned for commercial and industrial uses next to residential. The PUD seeks to retain the existing uses, and allow for a new middle school, which is a use not currently permitted. The proposed school use is more consistent with the area. Compatibility could be improved by removing uses such as scrap operations and heavy auto repair/storage/auction uses.*
3. **Service Efficiency:**
  - Water: *Served – Close to Service or Served*
  - Sewer: *Served – Open Sewer Sheds or Served*
  - Fire Service: *Urban Service Level*
4. **Environmentally Sensitive Areas:** The following apply to the proposed development site:
  - Riparian Areas: N/A
  - 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 at the northwest intersection of S High Avenue, a Minor Arterial Street, and SE 25<sup>th</sup> Street, a Connector Street, both in the Urban Medium LUTA. The nearest transit (bus) service is

located adjacent to the site near the intersection. Access to the City trail system is available to the south along the S Grand Boulevard Trail.

**6. Other Development Related Policies**

- Encourage redevelopment and infill development on vacant, underutilized, and brownfield sites in urbanized areas. (SU-19)
- Regional-, community-, and neighborhood-scale retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores that draws on the following principles:
  - Concentrate access for new retail development at shared primary entrance points. Primary entrance points should be aligned with access points immediately across intersecting roads. Limit curb cuts on primary highways and arterials.
  - Provide pedestrian circulation, including sidewalks and median breaks along interior and exterior fronting roads and within parking lots.
  - Encourage coordinated development of retail centers in order to facilitate internal pedestrian and vehicle circulation and optimal center performance (SU-27)
- Commercial buildings should be built at the street rather than behind a parking lot in order to promote pedestrian circulation, multipurpose shopping trips, and walkable and attractive streetscapes. (SU-28)
- 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)
- Support and incentivize the adaptive use of existing buildings, infill development, and brownfield development. (G-10)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)

**b. Plan Conformance Considerations**

The subject site is located at the northwest corner of SE 25th Street and S High Avenue. Generally, the area north of SE 25th Street and west of S High Avenue is residential in character. An elementary school, as well as a City Park and Recreation Center are west of the subject site. A residential neighborhood abuts the subject property to the north. Across S High Avenue are industrial developments. To the south, across SE 25th Street, is a mix of industrial, office, and single-family residential developments.

The subject site was rezoned from R-1 to PUD-1644 in 2017 to allow a scrap yard/pull-a-part business. The site has been cleared but not developed. The new PUD requests to maintain all existing uses, but would add the use need in order to develop the site with a middle school (Moderate Impact Institutional). The proposed use is more compatible and consistent with the neighborhood than the heavy commercial and industrial uses currently allowed in the existing PUD. Ideally, uses that trigger operational impacts would be removed from the PUD.

**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 Evaluation:**

**1. Delete the following uses from those permitted within the PUD:**

- Automotive Auction (8300.16)
- Automotive Vehicle Impound Yards and Damaged Vehicle Auctions (8300.17)
- Automotive and Equipment: Automobile Dealerships and Malls (8300.18)
- Automotive and Equipment: Sales and Rentals, Farm and Heavy Equipment (8300.19)
- Automotive and Equipment: Sales and Rentals, Trucks, Manufactured (Mobile) Homes and Recreational Vehicles (8300.20)
- Automotive and Equipment: Storage (8300.21)
- Scrap Operations (8350.13), and delete references in the SPUD to scrap operations



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**November 9, 2023**  
**PUD-1977**

**Item No. 21.**

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.

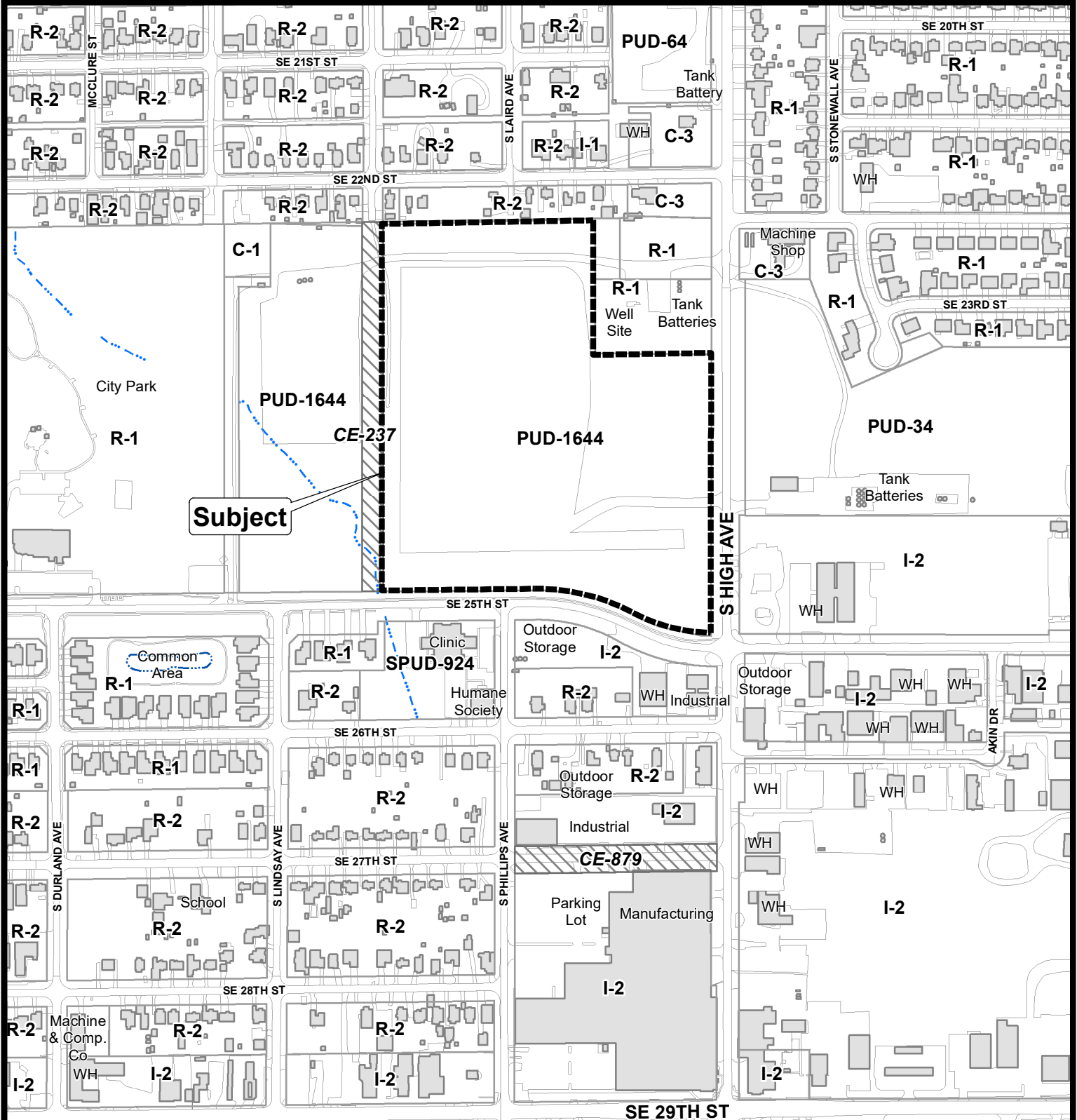
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Case No: PUD-1977

Applicant: HI-25 Properties, LLC

Existing Zoning: PUD-1644

Location: 2501 S. High Ave.



The City of  
OKLAHOMA CITY

## Planned Unit Development



0 200 400  
Feet



# WHEELER - CAPITOL HILL MIDDLE SCHOOL

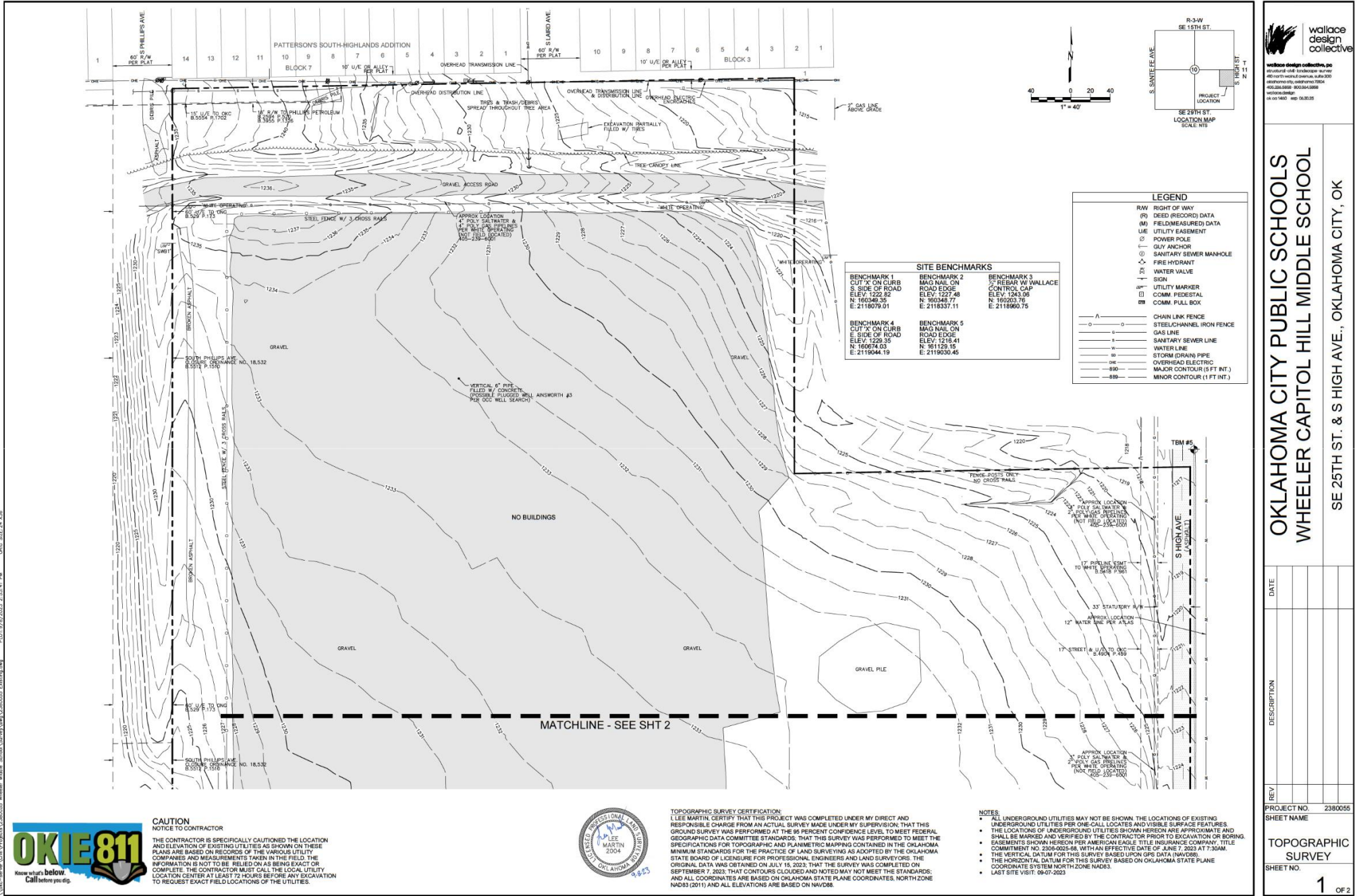
CONCEPTUAL SITE PLAN 9.21.23

the stacy group

EXHIBIT B



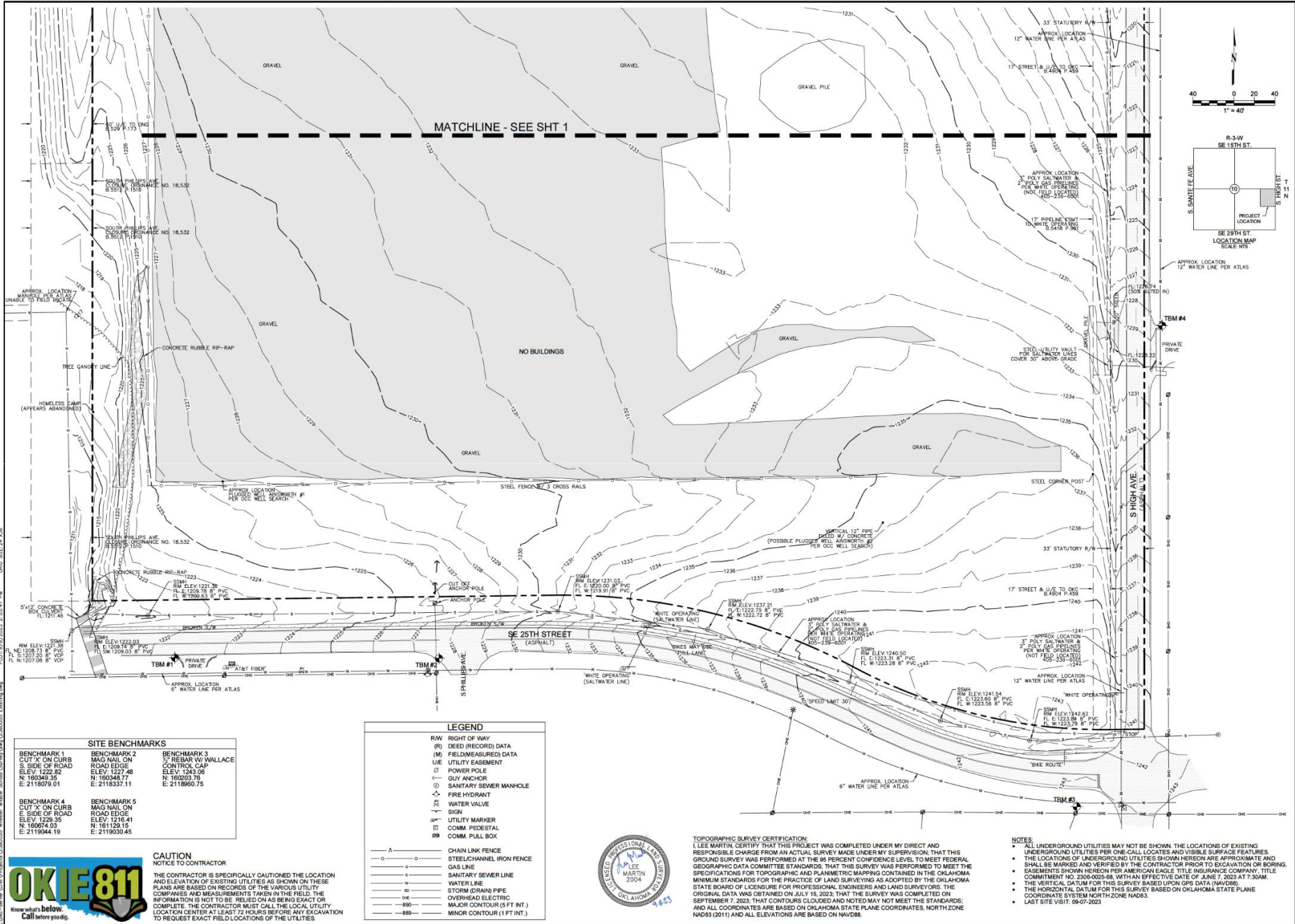




**OKLAHOMA CITY PUBLIC SCHOOLS**  
**WHEELER CAPITOL HILL MIDDLE SCHOOL**  
 SE 25TH ST. & S HIGH AVE., OKLAHOMA CITY, OK

REV	DESCRIPTION	DATE

PROJECT NO. 2380055  
 SHEET NAME  
**TOPOGRAPHIC SURVEY**  
 SHEET NO.



# OKLAHOMA CITY PUBLIC SCHOOLS WHEELER CAPITOL HILL MIDDLE SCHOOL SE 25TH ST. & S HIGH AVE., OKLAHOMA CITY, OK

REV	DESCRIPTION	DATE

PROJECT NO. 2380055  
 SHEET NAME  
**TOPOGRAPHIC SURVEY**  
 SHEET NO.



Case No: PUD-1977

Applicant: HI-25 Properties, LLC

Existing Zoning: PUD-1644

Location: 2501 S. High Ave.



Aerial Photo from 2/2022



The City of  
OKLAHOMA CITY

## Planned Unit Development



0 200 400  
Feet