



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**May 22, 2025**

**Item No. IV. 12.**

**(PUD-2063) Application by Naija Development Group, LLC and Rhonda Smith to rezone 6300 NE 63rd Street from AA Agricultural District to PUD-2063 Planned Unit Development District. Ward 7.**

**I. GENERAL INFORMATION**

**A. Contacts**

**Applicant's Representative**

Marcus Ude  
Naija Development Group, LLC  
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**B. Case History**

This application was deferred from the May 8, 2025, Planning Commission hearing date.

**C. Reason for Request**

The purpose of this application is to allow single-family through multi-family residential development.

**D. Existing Conditions**

**1. Size of Site:** 90.54 Acres

**2. Zoning and Land Use**

	<b>Subject Site</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Zoning</b>	AA	AA	AA	AA	AA
<b>Land Use</b>	Undeveloped/Residential	Residential	Residential	Undeveloped	Residential

**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.

**Comprehensive Plan Land Use Typology Layer:** Urban Future (UF)

The UF layer maintains agricultural land and large acreage estates until the area is ready for urbanization. The purpose of the UF designation is to retain land in a condition that

provides the most flexibility for developing at urban densities in the future and ensures the most efficient, sustainable delivery of services. Land assembly is one of the most difficult tasks associated with effective land development. To the extent parcels become fragmented, the potential to efficiently urbanize UF areas is compromised due to the challenges of land assembly. Urban Future areas may have access to the City's public water supply or sanitary sewer systems but not both and typically don't have urban levels of fire service. These areas present opportunities to increase service levels over time and responsibly manage the public costs of growth. Urban services, including City water and sewer, are not intended to be provided to UF areas until the designation is removed through an amendment to plan~~o~~kc. Commercial and light industrial uses may be appropriate provided they do not negatively impact agricultural operations and character or the potential to eventually urbanize.

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

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

The use and development regulations of the **"RA" Single-Family One-Acre Rural Residential District** shall govern both tracts of this PUD, except as herein modified, including conditional, special permit, special exception, and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

### **9.0 SPECIAL CONDITIONS**

The following special conditions shall be made a part of this Planned Unit Development:

#### **Tract 1**

The following uses shall be the only uses permitted within Tract 1:

Single-Family (8200.14)

Two-Family Residential (8200.16)

Three- and Four-Family Residential (8200.15)

Community Recreation: Property Owners Association (8250.3)

Community Garden (8150.6.1)

Model Home (8200.8)

Minimum Lot size: 32,670 square feet

Maximum Density: There shall be no more than 180 dwelling units permitted within this tract.

#### **Tract 2**

The following uses shall be the only uses permitted within Tract 2:

Single-Family (8200.14)

Two-Family Residential (8200.16)

Three- and Four-Family Residential (8200.15)

Community Recreation: Property Owners Association (8250.3)  
Community Garden (8150.6.1)  
Model Home (8200.8)  
Multiple-Family Residential (8200.12), up to a maximum 36 dwelling units  
Senior Independent Living (8200.13)

## **9.1 FAÇADE REGULATIONS**

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, architectural metal, or wood, 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 subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of 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.

## **9.4 SCREENING REGULATIONS**

Sight proof screening shall not be required in this PUD. However, an individual homeowner may choose to install a privacy fence. Developer shall require that a 35-foot buffer comprised of existing trees remain in place on the boundaries of the PUD except for drive and utility locations.

## **9.5 SUBDIVISION REGULATIONS**

Subdivision shall be per the 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. If developed as Multiple-Family Residential or Senior Independent Living, dumpsters shall be located no closer than 50 feet from all property lines adjacent to residential zoning district or use.

## **9.8 ACCESS REGULATIONS**

There shall be a maximum of two (2) access points from NE 63rd St. and one (1) access point from N. Sooner Rd. in this PUD. A vehicular connection shall be required between tracts once all phases have been completed.

## **9.9 PARKING REGULATIONS**

The design and number of all parking facilities in this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended, except that within Tract 1, one parking space per dwelling is required. Attached or detached garages shall count toward meeting parking requirements, provided each parking space in a garage shall be a minimum of 8½ feet by 18 feet. Maneuvering within the right-of-way into parking spaces serving common areas shall be permitted.

## **9.10 SIGNAGE REGULATIONS**

All signage shall be in accordance with the base zoning district regulations.

## **9.11 ROOFING REGULATIONS**

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

## **9.12 SIDEWALK REGULATIONS**

Sidewalk requirements are subject to Public Works regulations, policies, and procedures. Given the rural nature of this development and the use of drainage ditches to assist in site drainage, sidewalks shall not be required in the development.

## **9.13 HEIGHT REGULATIONS**

The base zoning district regulations shall regulate heights of structures in this PUD.

## **9.14 SETBACK REGULATIONS**

Setbacks shall be per the base zoning district, except as modified below:

Front: 20 feet

Side: 10 feet

Rear: 25 feet Corner side: 10 feet

#### **9.15 PUBLIC IMPROVEMENTS**

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

#### **9.16 COMMON AREAS**

Maintenance of the common areas, private drainage easements, private drives 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. The development shall reserve a minimum of 10% for common areas.

#### **9.17 SPECIFIC PLAN**

A Specific Plan shall be required for multi-family and senior independent living development.

#### **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 – Master Development Plan
- Exhibit C – Tract/Survey Plan
- Exhibit D – Topographic 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): (Oklahoma City)**
- 7. Oklahoma Department of Transportation (ODOT):**

**B. City Departments**

- 1. Airports: \***
- 2. Central Oklahoma Transportation and Parking Authority (COTPA):**
- 3. Fire (OCFD):** no objections-dead end drives will require turnarounds
- 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 Engineering staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to the applicable requirements of the Oklahoma City Municipal Code, as amended.
- 2) Storm sewers, in accordance with the City of Oklahoma City's Drainage Ordinance, will be required. For developments abutting section line roads where rainfall-runoff exceeds the capacity of the City of Oklahoma City's standard ditch detail, the installation of enclosed storm sewers and/or concrete channels will be necessary. These improvements must be positioned to provide a minimum clearance of 35 feet from the centerline of the section line road. Concrete channels must be located entirely outside the public right-of-way.
- 3) A flood/drainage study will be required to establish finished floor elevations, common lot areas, and private drainage easements. This study must be reviewed and approved by the Public Works Department.
- 4) A U.S. Corps of Engineers Section 404 permit must be submitted for any work conducted in The Waters of the United States.

- 5) 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.
- 6) 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.
- 7) Drainage easements shall be clearly designated as either public or private in the owner's dedication, on the plat, and/or in the plat notes.
- 8) 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.

- 9) 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.
- 10) All private roads and streets shall have a private storm sewer system.

**b. Stormwater Quality Management**

**c. Traffic Services \***

**8. Utilities**

**a. Solid Waste Management**

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

**b. Water/Wastewater Quality**

**Water Availability**

- 1) An existing 12-inch water main(s) is located adjacent to the subject site(s).
- 2) A 12-inch water main is required to be loop through the development to provide adequate water supply and fire flow protection. Connection to two (2) separate active water mains is required to prevent partial or total shut-off of water supply when a pipeline failure occurs.
- 3) Minimum ten (10) feet horizontal separation required from wastewater mains and five (5) feet for other utilities. Minimum two (2) foot vertical separation required for all utility crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 4) Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
- 5) Dead-end water mains must be avoided when possible. All existing unused water services must be capped and abandoned at the water main in accordance with the City Standard Specifications.
- 6) In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The developer will be responsible for any failure of domestic or fire protection systems which require water pressure in excess of 25 psi. The developer is responsible for installing pressure reducers if necessary for protection of developer's service lines, plumbing, and fixtures.
- 7) All existing and/or proposed water meters must be located in the right-of-way and/or utility easement within grassy areas outside of sidewalks, driveways, streets, and paving.
- 8) All domestic and fire suppression services must have a separate water service connection. Fire hydrant spacing shall not exceed 500 feet and must be located within ten (10) of a hard surface (i.e. sidewalk, street, paving).
- 9) Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.
- 10) Plat may be revised after review and approval of utility plans.



### Wastewater Availability

- 1) No public wastewater service is available for the development. A private on-site wastewater disposal system is required in accordance with ODEQ rules and regulations. Applicants is responsible for obtaining all required City and ODEQ Permits. On-site wastewater disposal system must be installed by an ODEQ certified installer and inspected by ODEQ.

## 9. Planning

### a. Comprehensive Plan Considerations

*The site is within the Urban Low LUTA and in an area the comprehensive plan designates as Urban Future. When the Urban Future layer is removed for new development, the Urban Low policies will apply. A comprehensive plan amendment application has been submitted, but not processed.*

#### 1) LUTA Development Policies:

##### Site Design:

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

*A small stream is located near the southern boundary of the site. The conceptual plan for the development illustrates a pond in the current stream location. Plan conformance would be strengthened by addressing the use of common area / open space for this location within the Master Design Statement. National, state, and local permitting require basic best management practices for stormwater management. Public water is available on the site. Access to the public sewer system is not available on the site. The PUD proposes providing sanitary sewer service via private aerobic systems located on each lot. The PUD regulations allow one- through four-family residential in Tract 1 and one- through multi-family residential with senior independent living included in Tract 2.*

##### Location:

- Locate uses that generate high traffic volumes along arterial streets, frontage roads, and interstates.
- Avoid concentrations of apartment complexes. Instead, integrate multifamily units into neighborhoods with mixes of housing types or in mixed-use developments.

*The subject site has frontage along both NE 63rd Street and North Sooner Road, both arterial streets in the Urban Low Intensity LUTA. Tract 2 of the PUD allows up to a maximum of 36 dwelling units of multi-family residential. Tract 1 and Tract 2 also allow one-through four-family residential development.*

Density: The Urban Low Intensity LUTA outlines a density range of 4 to 8 dwelling units per acre for single family, and 15 to 30 dwelling units per acre for multifamily. *The PUD regulations allow one- through four-family residential in Tract 1 and one- through multi-family residential with senior independent living included in Tract 2, both with a RA base. The minimum lot size in Tract 1 has been changed from a proposed one-half acre (21,780 sf) to three-quarter acre (32,670 sf), and up to 180 dwelling units would be allowed. Tract two allows up to a maximum of 36 multi-family dwelling units. Due to the number of proposed lots lacking public sewer connectivity, the PUD does not conform to the policies of the Urban Low LUTA. The Rural – Medium LUTA may be more appropriate for this type of development, as the RM areas have limited potential to connect to City water or sewer service and may become more integrated into the urbanized area in the distant future. However, the proposed lot size and density would not conform to the RM LUTA. The overall density as proposed in the PUD would be 2.3 du/acre.*

Automobile Connectivity:

- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system.
- Limit number of dead-end streets and cul-de-sacs.
- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- Development fronting arterials should take access from intersecting streets where possible.
- 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 does not currently have improved access. The site has frontage along both NE 63rd Street and North Sooner Road, both arterial streets in the Urban Low Intensity LUTA. The PUD proposes a maximum of two access points along NE 63rd Street and one access point from North Sooner Road, with a required connection between tracts once development has occurred. The conceptual plan for the development aligns with the description in the Master Design Statement.*

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.

*Sidewalks are not currently available on the subject site. The PUD seeks to utilize Code regulations for pedestrian connectivity while stating sidewalks are required on interior streets.*

- 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, “Building Scale and Site Design” and “Traffic” are potential compatibility issues identified by the comprehensive plan.

**Building Scale and Site Design:** The comprehensive plan calls for mitigation measures for new projects if residential lot sizes in UL are less than 60% of directly adjacent residential lots (or 40% in the RM LUTA), 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 PUD site does not abut platted lots. The lot coverage in the RA District is typically 30 percent compared to 5% for residential uses in the adjacent AA District. No setback or building height triggers were identified.*

**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 site has frontage along both NE 63rd Street and North Sooner Road, both arterial streets. No triggers requiring mitigation related to traffic were identified on the site.*

**3) Service Efficiency:**

- Water: *Close to Service or Served*
- Sewer: *Not Served / Within Open Shed*
- Fire Service: *Longer Than Rural Response*

**4) Environmentally Sensitive Areas:** The following apply to the proposed development site:

- **Riparian Areas:** Riparian areas are vegetated areas adjacent to streams, lakes, ponds, and wetlands that are composed of a mixture of trees, shrubs, and grasses. These areas may also contain floodplain. The comprehensive plan recommends a 100-foot buffer from stream banks. *Riparian area is present on the subject site in the form of a small stream located near the southern boundary of the site. Floodplain is not present. The conceptual plan for the development illustrates a pond in the current stream location. Plan conformance would be strengthened by addressing the use of common area / open space for this location within the Master Design Statement.*
- **Upland Forests:** The subject area is within the upland forest ESA. The comprehensive plan directs to preserve the Cross Timbers and upland forests, including native understory, to the maximum extent practical. When new-growth or re-growth upland forest trees are removed during construction, trees and other native plants should be replanted on-site. New trees should be planted in clusters that mimic the original tree canopy. The comprehensive plan defines mitigation hierarchy in the following priority: 1) Avoidance and minimization, 2) Restoration, 3) Offset. *Upland Forest is present on the subject site. When 60% or less of the site is covered, the plan has a preservation goal of 100%. The PUD regulations call for a minimum of 10% for common areas and require a 35-foot buffer comprised of existing trees along each boundary, except in access or utility locations.*

- **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 along the south side of NE 63rd Street, a Minor Arterial Street, with additional frontage along the east side of North Sooner Road, a Major Arterial Street. Transit (bus) service is not available nearby. According to Streetlight data, last collected in 2022, NE 63rd Street had 3,944 average daily trips, with a capacity of 10,000 and North Sooner Road had 3,001 average daily trips, with a capacity of 10,000.

**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)
- Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
- 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. (C-32)
- 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 along the south side of NE 63rd Street with additional frontage along the east side of North Sooner Road. The site and all surrounding land are zoned AA. The site surrounds a roughly one-acre cemetery along NE 63rd Street. Across NE 63rd Street, to the north, are single-family residences on parcels ranging from 0.6- to 4.82-acres. Land adjacent to the east is undeveloped and under common ownership with the southeast portion of the subject site. The land to the south consists of two parcels, one 157-acres and the other 108-acres. It is developed with single-family homes fronting NE 50th Street and North Air Depot Boulevard with outdoor storage and agricultural outbuildings but is primarily undeveloped. West of the site, along NE 63rd Street, are single-family homes on 1.99- to 19.46-acres. Land to the southwest is under common ownership with the western portion of the subject site.

The proposed development site is within an area of the city where the comprehensive plan applies the Urban Future Land Use Typology Layer (UF). When the layer is removed through an amendment to the comprehensive plan, the Urban Low Intensity LUTA applies. An application to amend the comprehensive plan has been submitted but not processed (CPA-25-00002).

In this case, the subject site has access to public water, but not sewer, and proposes private aerobic systems on each lot. Additionally, the site is just outside the rural response time for fire. These conditions do not meet the expectations for lifting the UF layer. The land surrounding the subject site and across N Sooner Rd to the west is also within the UF Layer. The land across NE 63<sup>rd</sup> Street to the north is designated as Rural Medium (RM) and Rural Low (RL). Alternatively, an application to amend the comprehensive plan to change the land use typology to Rural Medium could be submitted, although the RM LUTA calls for a maximum density of 0.5 du/acre, and minimum lot sizes down to one acre when preserving environmental features within the PUD.

The PUD is requested for a residential development on two inter-connected tracts, both proposed with a modified RA base zoning district. Tract 1 proposes single-family, duplex, triplex and/or quadplexes and was originally requested with a minimum lot size of one-half-acre (compared to 30,000 square feet in RA); a minimum lot width of 80 feet (compared to 120 feet in RA); and a maximum of 180 dwelling units. Tract 2

proposes the same uses as Tract 1 and adds Senior Independent Living and Multiple-Family Residential as permitted uses, and was originally requested for up to a 40 dwelling units. The PUD is not consistent with the underlying Urban Low LUTA because the site is not served with public sewer, and it is not consistent with the nearby Rural Medium LUTA due to the lot size and density requested.

The PUD has been modified since first submitted to increase the minimum lot size from one-half acre to three-quarter acre, and to reduce the number of multifamily dwelling units allowed in Tract 2 from 40 to 36. The PUD also added a requirement that the HOA be responsible for the maintenance of all aerobic systems within the community, and that an easement to accommodate potential municipal sewer line extensions shall be established on each lot. If approved, the requirement for the easement should be replicated in Section 9.0 of the Master Design Statement so it is referenced at the platting stage.

#### **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.*

##### **Denial of application, or**

##### **If approved, the following Technical Evaluation should apply:**

1. A comprehensive plan amendment application will be submitted to the Planning Commission. The Master Design Statement will be modified as follows:
  - a. A public sewer extension will be required consistent with the Urban Low LUTA, or an easement to accommodate potential municipal sewer line extensions shall be established on each lot at the platting stage, OR
  - b. The maximum density within the PUD shall be 0.5 dwelling units per acre and the minimum lot size shall be one (1) acre, consistent with the Rural Medium LUTA.

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