

Planning Commission Minutes  
February 27, 2025

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

5. (PUD-2055) Application by Kirkpatrick Family Fund Real Estate, LLC to rezone 721 NE 50th Street from PUD-1670 Planned Unit Development, PUD-344 Planned Unit Development, and HNO Healthy Neighborhoods Overlay Districts to PUD-2055 Planned Unit Development and HNO Healthy Neighborhoods Overlay Districts. Ward 7.

The applicant was present. There were protesters present.

**RECOMMENDED APPROVAL.**

MOVED BY POWERS, SECONDED BY NOBLE

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

ABSENT: PENNINGTON, LAFORGE



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

**Item No. IV. 5.**

**(PUD-2055) Application by Kirkpatrick Family Fund Real Estate, LLC to rezone 721 NE 50th Street from PUD-1670 Planned Unit Development, PUD-344 Planned Unit Development, and HNO Healthy Neighborhoods Overlay Districts to PUD-2055 Planned Unit Development and HNO Healthy Neighborhoods Overlay Districts. Ward 7.**

**I. GENERAL INFORMATION**

**A. Contacts**

**Applicant's Representative**

Mark Zitzow  
Johnson & Associates  
405-235-8075  
mzitzow@jaokc.com

**B. Case History**

This is a new application.

**C. Reason for Request**

The purpose of this application is to allow a nature preserve.

**D. Existing Conditions**

**1. Size of Site:** 134.1454 Acres

**2. Zoning and Land Use**

	<b>Subject Site</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Zoning</b>	PUD-1670/PUD-344	AA/R-1	R-1	R-1/R-4/C-3/SPUD-117	O-2/C-3
<b>Land Use</b>	Residential	Undeveloped	Residential/Church	Residential/Restaurant	Office/Hotel

**3. (Existing) 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.

**(Proposed) Comprehensive Plan Land Use Typology Area: Urban – Low Intensity (UL)**

UL applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation.

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

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

The use and development regulations of the AA, “Agricultural” District shall govern this PUD, except as herein modified, 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.

### **9.0 SPECIAL CONDITIONS:**

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

Permitted Use(s):

- Artistic Graphics (8250.1)
- Animal Raising: Commercial (8150.3)
- Animal Raising: Personal (8150.5)
- Animal Sales and Services: Horse Stables (8300.9)
- Community Recreational: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Composting (8150.6.2), ancillary to the nature preserve and shall not permit commercial composting operations.
- Cultural Exhibits (8250.5) includes outdoor art installations
- Greenhouse (8150.6.3)
- Home Garden (8150.6.4)
- Hoop House (8150.7)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Manufactured (Mobile) Home Residential (8200.7), limited to no more than 30 bunk houses or prefabricated lodging ancillary to the Nature Preserve for artist in residency program. The design of these units maybe reviewed at the specific plan stage, if necessary, and shall not permit mobile home development.
- Murals (8250.16)
- Row and Field Crops (8150.8)

- Single-Family Residential (8200.14), to permit caretakers, artists in residence or student/conservationist housing. Multiple units on one lot shall be permitted. These units shall not be subjected to the min. bulk standards of the district and shall be depicted at the specific plan stage, if necessary. Not more than 30 single-family residences shall be permitted.
- Administrative and Professional Offices (8300.1), ancillary to the operations of a nature preserve.
- Retail Sales and Services: General (8300.63), ancillary to the operations of a nature preserve.
- Personal Services: General (8300.58), ancillary to the operations of a nature preserve.
- Food and Beverage Retail Sales (8300.41), ancillary to the operations of a nature preserve
- Participant Recreation and Entertainment: Indoor (8300.55)
- Participant Recreation and Entertainment: Outdoor (8300.56), ancillary to the operations of a nature preserve.

## 9.1 ARCHITECTURAL REGULATIONS

The intention is for the existing structures to remain.

All new structures shall meet the requirements within the AA, “Agricultural” base zoning district.

## 9.2 LANDSCAPING REGULATIONS

The subject site shall meet all requirements of the City of Oklahoma City’s Landscaping Ordinance in place at the time of development, except as otherwise noted.

No additional landscaping shall be required within this development for the repair and redevelopment of the existing three buildings or secondary structures.

Any required landscaping for parking areas may be met through preservation efforts.

Further, as a nature preserve, the site should ensure all healthy, mature trees be protected in this PUD and shall be included in the subsequent Specific Plan. Minimum disturbance shall occur, but brush and invasive species cleanup is permitted.

## 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.

To minimize light spillover on residential uses, outdoor lights within any office or commercial or industrial tracts 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.

#### **9.4 SCREENING REGULATIONS**

Screening shall not be required within this PUD. Existing vegetation shall serve as screening along all streets and PUD boundaries.

#### **9.5 PLATTING REGULATIONS**

Platting shall be per the City of Oklahoma City Subdivision Regulations.

#### **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, masonry wall or vegetation of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 200 feet from all property lines adjacent to residential zoning district or use.

#### **9.8 VEHICULAR ACCESS REGULATIONS**

Access shall be Per the City of Oklahoma City Subdivision Regulations.

Two-way vehicular drives shall be permitted a minimum of 20-feet in width.

One-way vehicular drives shall be permitted a minimum of 14-feet in width.

Lots within this PUD will not be required to have frontage on an approved public street. Access to individual lots within the PUD may be permitted to be from a private drive. The private drive shall be placed within a common area designated for access purposes. A Property Owners Association, through the use of recorded Covenants and Restrictions, shall govern maintenance of the private drive. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation.

#### **9.9 PARKING REGULATIONS**

The number and design of all parking facilities in this PUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

Parking may be provided anywhere within the property and calculated as an overall total. Parking spaces shall not be required to be adjacent to specific uses they serve to avoid large expansive parking areas.

Pervious paving may be used for parking areas, driveways, pathways, and plazas subject to Public Works review and approval. Where connected to public rights-of-way the access drive apron will be constructed of hard surface paving meeting City code for driveway construction. A hard surface border is required around the perimeter of pervious paving areas. Maintenance of the pervious paving is required, and a maintenance plan must be provided when construction documents are submitted for permitting.

#### **9.10 SIGNAGE REGULATIONS**

The design and number of all signage within this PUD shall be in accordance with Chapter 59, Article 16 of the Oklahoma City Municipal Code, as amended.

#### **9.11 ROOFING REGULATIONS**

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

#### **9.12 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS**

For any new development that abuts a public street, a five-foot wide sidewalk shall be constructed along the arterial street with each development parcel. Said sidewalks shall be 6-foot wide if the sidewalk is constructed adjacent to the curb, subject to the policies/procedures of the Public Works Department.

Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued. All sidewalks shall be in place prior to any occupancy certificates being issued.

#### **9.13 HEIGHT REGULATIONS**

Per the base zoning district.

#### **9.14 SETBACK REGULATIONS**

Per the base zoning district.

#### **9.15 PUBLIC IMPROVEMENTS**

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

#### **9.16 COMMON AREAS**

Maintenance of the common areas, private drainage easements, and islands/medians in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

#### **9.17 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.

#### **9.18 SPECIFIC PLAN AND FINAL PLAT**

A specific plan shall only be required for uses 8200.7 and 8200.14 and for any building or structure totaling more than 2,000 square feet when located within 300-feet of a public street. Included in the first required specific plan shall be tree preservation, pedestrian pathways, building preservation, circulation, and parking areas.

#### **10.0 DEVELOPMENT SEQUENCE:**

Construction phasing shall be allowed as a part of the project of this PUD.

#### **11.0 EXHIBITS:**

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

- A: Legal Description
- B: Conceptual Site 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): (Millwood)**
- 7. Oklahoma Department of Transportation (ODOT):**

**B. City Departments**

- 1. Airports: \***
- 2. Central Oklahoma Transportation and Parking Authority (COTPA):**
- 3. Fire (OCFD): \***
- 4. Information Technology/Geographic Support (IT/GIS):**
- 5. Parks and Recreation:**
- 6. Police (OCPD):**
- 7. Public Works:**

**a. Engineering**

**Storm Sewer Availability**

- 1) The Public Works 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 flood Study will be required to demonstrate that there is no rise in the 100-year rainfall runoff, as established by the Federal Emergency Management Agency (FEMA) and the City of Oklahoma City, when comparing pre-development and post-development conditions.



- 5) The subject property is located within a FEMA-designated Zones A and AE (100-year floodplain). As a result, minimum finished floor elevations must be established for each lot within or adjacent to the floodplain. These elevations must be based on the 100-year water surface elevation, as determined by either the City of Oklahoma City urbanized study or the FEMA study—whichever is more restrictive or imposes higher standards—plus one (1) foot. The Public Works Department’s Engineering staff must review and approve these elevations prior to any development.
- 6) A Floodplain Activity Permit must be submitted along with plans for any work proposed within 200 feet of a mapped FEMA Zone AE floodplain.
- 7) A U.S. Corps of Engineers Section 404 permit must be submitted for any work conducted in The Waters of the United States.
- 8) Plans for drainage improvements within private drainage easements and/or common areas must be submitted for review. Building permits will not be issued until construction is complete. For subdivisions abutting a stream, private drainage easements and/or common areas along the stream must, at a minimum, encompass the entire FEMA-mapped Zone AE and floodway within the limits of the development.
- 9) Place the following note on the plat and construction plans: Maintenance of the common areas, private drainage easements, and islands/medians shall be the responsibility of the Property Owners Association and/or the adjacent property owners. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the drainage related common areas and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner that meets the requirements specified above.
- 10) Drainage easements shall be clearly designated as either public or private in the owner's dedication, on the plat, and/or in the plat notes.
- 11) Sediment and erosion control measures shall be provided for any construction in accordance with Oklahoma Statutes Title 27A, OAC 606 - OPDES Standards, and the City of Oklahoma City Municipal Code, as amended.  
  
A City of Oklahoma City Land Disturbance Permit and an ODEQ Construction Permit are required for land disturbance activities exceeding one (1) acre, as specified by the above-referenced regulations. Additionally, a City of Oklahoma City Land Disturbance Permit is required for any construction activity, regardless of the amount of land disturbed, unless exempt under the ordinance.
- 12) Sidewalks shall be installed for all new construction in accordance with the Municipal Code. Any new sidewalks or repair/replacement of existing sidewalks

shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction.

- 13) All private roads /streets shall have private storm sewer systems.
- 14) Amend section 9.16 Common Areas: Maintenance of the common areas, islands/medians and private drainage easements in the development shall be the responsibility of the property owner\_ \_ \_ \_.
- 15) Add section 7.7 Drainage: The proposed property will comply with the current City of Oklahoma City Drainage Ordinance, as amended.

**b. Stormwater Quality Management**

**c. Traffic Services \***

**8. Utilities**

**a. Engineering**

**Paving**

**b. Solid Waste Management**

- 1) No Solid Waste Management Services needed.

**c. Water/Wastewater Quality**

**Water Availability**

- 1) An existing 12-inch water main(s) is located adjacent to the subject site(s).
- 2) Minimum ten (10) feet horizontal separation required from wastewater mains and five (5) feet for other utilities. Minimum two (2) foot vertical separation required for all utility crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 3) Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
- 4) Dead-end water mains must be avoided when possible. All existing unused water services must be capped and abandoned at the water main in accordance with the City Standard Specifications.
- 5) In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The developer will be responsible for any failure of domestic

or fire protection systems which require water pressure in excess of 25 psi. The developer is responsible for installing pressure reducers if necessary for protection of developer's service lines, plumbing, and fixtures.

- 6) All existing and/or proposed water meters must be located in the right-of-way and/or utility easement within grassy areas outside of sidewalks, driveways, streets, and paving.
- 7) All domestic and fire suppression services must have a separate water service connection. Fire hydrant spacing shall not exceed 500 feet and must be located within ten (10) of a hard surface (i.e. sidewalk, street, paving).
- 8) Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.
- 9) Plat may be revised after review and approval of utility plans.

**Wastewater Availability**

- 1) An existing 15-inch/18-inch wastewater main(s) is located adjacent to the subject site(s).
- 2) Line capacity is not guaranteed and must be checked by the Engineer of Record and reviewed by the City.
- 3) The developer will be required to extend the City wastewater collection system to and across each lot or site within the subdivision in accordance with the City Standard Specifications and Private Development Design Manual.
- 4) Minimum ten (10) feet horizontal separation is required from water mains and five (5) feet for other utilities. Minimum two (2) feet vertical separation required for all crossings. All wastewater mains must have a minimum cover of four (4) feet and depth no greater than eighteen (18) feet. Developer is responsible for remediating any failure to maintain the minimum four (4) feet of cover.
- 5) Wastewater main(s) must be centrally located in a twenty (20) feet wide easement or larger if necessary. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
- 6) All existing unused private wastewater service connections must be abandoned and capped at the main in accordance with City Standard Specifications and Private Development Design Manual.
- 7) Plat may be revised after review and approval of utility plans.

**9. Planning**

**a. Comprehensive Plan Considerations**

*The subject site is currently within the Urban - Medium Intensity (UM) Land Use Typology Area (LUTA). The subject site is located within Area D of CPA-24-00008, a*

*request to amend the LUTA to Urban – Low Intensity (UL). Policies for each are listed below.*

**1) LUTA Development Policies:**

Site Design:

- Avoid developing within or modifications of 100-year floodplains or floodways. (UM & UL)
- Utilize Best Management Practices (BMP) for stormwater whenever possible. (UM & UL)
- Where possible, provide a continuous system of open space along stream corridors or other appropriate areas that link neighborhoods and park lands. (UL)
- Developments should be served by urban water and sewer utility systems. (UL)

*Floodway and 100-year floodplain associated with the Deep Fork River are present on the subject site. The development is required to comply with all City, State, and Federal requirements within the floodplain. The PUD proposes ensuring all healthy, mature trees be protected and included in a future Specific Plan. The PUD allows brush and invasive species cleanup.*

Location:

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

*The subject site has frontage along NE 50th Street, a Major Arterial Street, North Kelley Avenue, a Major Arterial Street, North Lincoln Boulevard, a Major Arterial Street, and Interstate 44, a Highway in the Urban Medium LUTA.*

Density: 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. The Urban Low Intensity LUTA outlines a floor to area ratio (FAR) of 0.2 to 1.0 for non-residential developments.

The Urban Medium Intensity LUTA outlines a density range of 10 to 40 dwelling units per acre and the UL LUTA outlines a density range of 4 to 8 dwelling units per acre for single family, and 15 to 30 dwelling units per acre for multifamily. *The PUD allows Manufactured (Mobile) Home Residential, limited to no more than 30 bunk houses or prefabricated lodging ancillary to the Nature Preserve for an artist in residence program and would not permit mobile home development. The PUD also allows Single-Family Residential, not to include more than 30 single-family residences, for the use of caretakers, artists in residence, or student / conservationist housing. 30 units on the 134-acre site would be 0.22 du/acre.*

Automobile Connectivity:

- Maintain and enhance the connectivity of the street network. (UM)
- For projects on sites 5 acres and larger that propose new public or private streets, maintain, create, and enhance an overall network that is highly connected, and avoid dead end streets and cul-de-sacs. (UM)
- Protect existing traditional street grid and reconnect it where possible. (UM & UL)

- Limit curb cuts on arterial streets and where possible, concentrate access for retail development at shared entrance points. (UM & UL)
- Development fronting arterials should take access from intersecting streets where possible. (UM & UL)
- Primary entrance points should be aligned with access points immediately across the street. (UM & UL)
- Limit number of dead-end streets and cul-de-sacs. (UL)

*The subject site currently takes access from NE 50th Street, North Lincoln Boulevard, and North Kelley Avenue. The PUD regulations propose utilizing Subdivision Regulations for access, with one-way drives of 14 feet in width and two-way drives of 20 feet in width permitted. Lots within the PUD are proposed to be allowed from private drives and access to individual buildings will be provided via shared access drives. The conceptual plan for the development illustrates the existing drives along NE 50th Street and North Kelley Avenue would be utilized for access.*

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses. (UM & UL)

*Sidewalks are not currently available on the subject site. The PUD proposes new sidewalks in the event that new development occurs.*

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating the proposed uses adjacent to existing agricultural or residential uses or zoning, no new potential compatibility issues are identified by the comprehensive plan. Projects in higher intensity LUTAs (UM) may be more appropriate for significant transitions of density, scale and mass.

3) **Service Efficiency:**

- Water: *Served*
- Sewer: *Fully Served*
- Fire Service: *Urban Response*

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

- **Riparian Areas:** Riparian areas are vegetated areas adjacent to streams, lakes, ponds, and wetlands that are composed of a mixture of trees, shrubs, and grasses. These areas may also contain floodplain. The comprehensive plan recommends a 100-foot buffer from stream banks. *Riparian area is present on the subject site in the form of floodway and 100-year floodplain associated with the Deep Fork River. The development is required to comply with all City, State, and Federal requirements within the floodplain. The PUD proposes ensuring all healthy, mature trees be protected and included in a future Specific Plan. The PUD allows brush and invasive species cleanup.*
- **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 majority of the subject site. When 80 – 90% of the site is covered, the plan has a preservation goal of 70%. The PUD proposes ensuring all healthy, mature trees be protected and included in a future Specific Plan. The PUD allows brush and invasive species cleanup. This PUD is intended for a nature preserve.*

- Vulnerable Aquifers: The aquifer in this area is considered moderately vulnerable to depletion. The comprehensive plan recommends preserving natural open spaces and utilizing low impact development techniques whenever possible in new developments in order to maintain water quality and allow for the infiltration of stormwater onsite. Low impact development techniques include, but are not limited to, using pervious surface materials wherever possible for the construction of driveways, parking areas, sidewalks, patios, etc., to promote increased water percolation and infiltration.

**5) Transportation System:** This site has frontage along NE 50th Street, a Major Arterial Street, North Kelley Avenue, a Major Arterial Street, North Lincoln Boulevard, a Major Arterial Street, and Interstate 44, a Highway in the Urban Medium LUTA. The nearest transit (bus) service is located adjacent to the site, along NE 50th Street and North Lincoln Boulevard. According to Streetlight data, last collected in 2022, NE 50th Street had 6,109 average daily trips, with a capacity of 22,000 and North Kelley Avenue had 4,669 average daily trips, with a capacity of 12,000. Phase 3 of the Deep Fork Trail is under construction along the Deep Fork River west of the subject site by way of the City's Better Streets, Safer City campaign. The trail is anticipated to be extended to the east and generally follow the Deep Fork Creek alignment.

**6) Other Development Related Policies**

- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- Improve the functionality and efficiency of the street network by:
  - Providing direct connections from residential developments to nearby places and to each other.
  - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
  - Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
  - Reducing block sizes and use of dead-end streets.
  - Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
- Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
- Avoid under-grounding streams to the greatest extent possible. Where feasible, encourage the re-surfacing of buried streams. Limit the use of culverts or other

structures that alter natural streams, and require designs that minimize impacts to stream health and function. (G-11)

- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- Incorporate natural features (such as ponds, lakes, streams, rock outcroppings, stands of mature trees, and/or sizeable individual trees) into the design of all residential, commercial, and industrial projects rather than eliminating, hiding, or limiting access to those features. (E-31)

**b. Plan Conformance Considerations**

The subject site is located in an area bounded by NE 50th Street on the south, North Lincoln Boulevard on the east, Interstate 44 on the north, and North Kelley Avenue on the east. The site is primarily utilized as the Red Ridge Nature Preserve. The site is primarily zoned PUD-1670, which was approved in 2018 for a mixed-use development. A small portion of the site is zoned PUD-344 (1989) for an existing residence / office development. The site is located within the Healthy Neighborhoods Overlay (HNO) District. The HNO Overlay would not be affected by a zoning change. The surrounding area is a mixture of single-family residential with two churches located on the east side of North Kelley Avenue and office / retail uses located along the west side of North Lincoln Boulevard. To the south are a restaurant (Bedlam Barbeque) and apartments.

The subject site is currently within the Urban - Medium Intensity (UM) Land Use Typology Area (LUTA). The subject site is located within Area D of CPA-24-00008, a request to amend the LUTA to Urban – Low Intensity (UL). The change to the LUTA is not requested by the applicant, rather it is included in a larger application by staff. The outcome of the LUTA change does not impact this application.

The PUD is requested for a nature preserve “with a focus on preservation and conservation of the native habitat for the benefit of wildlife. The primary botanical focus of the property is on trees, wildflowers, prairie grasses, and other woody plants of Oklahoma. The primary wildlife focus is on the native birds, mammals, and other wildlife of central Oklahoma. Public access to conservation related programming will be offered that supports plants, animals, natural resources, and the native cross timbers forest habitat of central Oklahoma. Land use will focus on environmental restoration, conservation education, and community stewardship.” No compatibility issues were identified with the request. The proposal means trees and habitat will be preserved, achieving many policies in the comprehensive plan.

**IV. STAFF RECOMMENDATION**

*Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning Commission. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its*

*decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.*

**Approval of the application.**

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

gjh

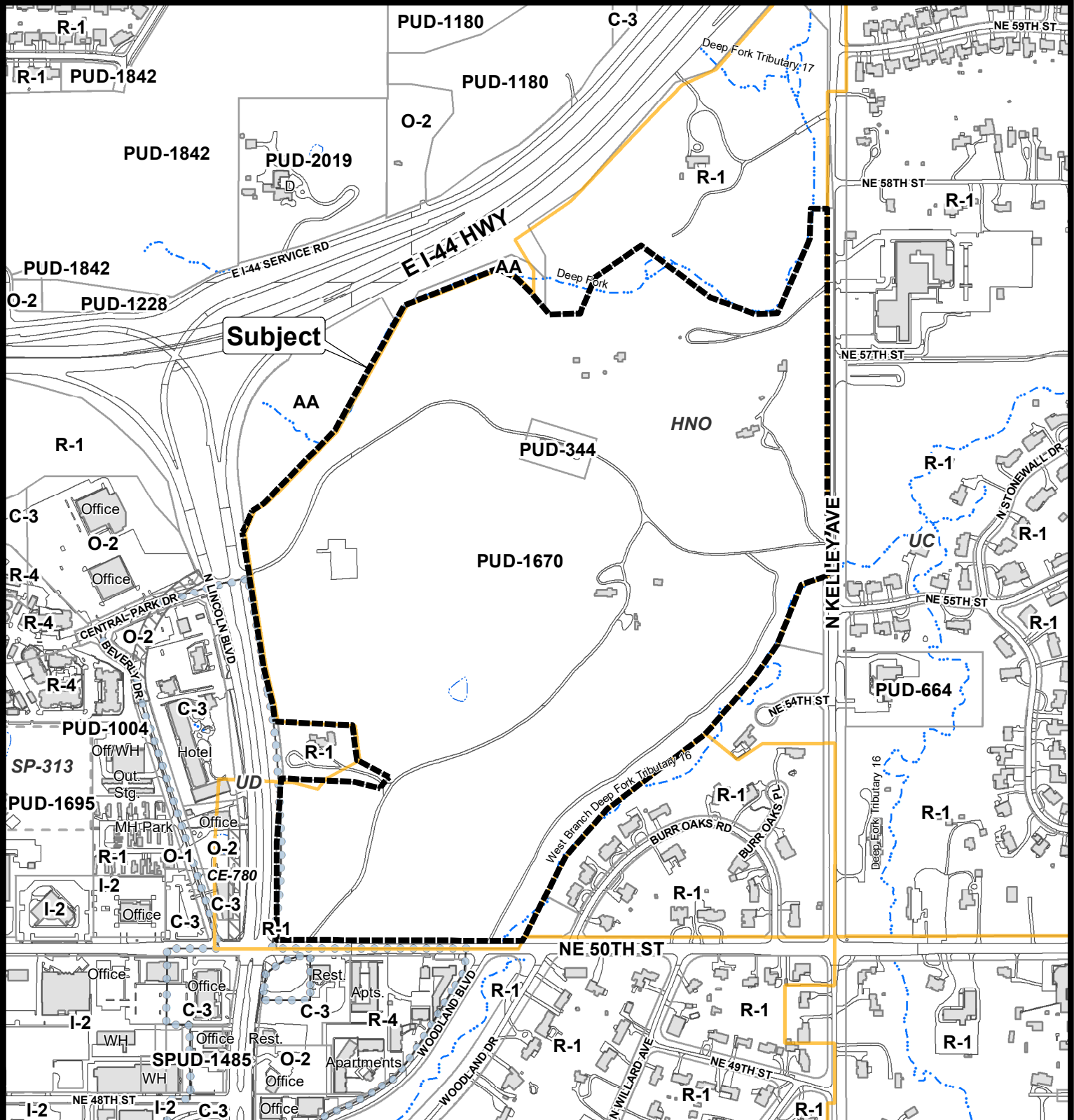


**Case No: PUD-2055**

**Applicant: Kirkpatrick Family Fund Real Estate, LLC**

**Existing Zoning: PUD-1670 / PUD-344 / HNO**

**Location: 721 NE 50th St.**



The City of  
OKLAHOMA CITY

## Planned Unit Development



0 300 600  
Feet



- 1 STABLE - EXISTING STRUCTURE TO REMAIN
- 2 PREACHER'S WALL - EXISTING STRUCTURE TO REMAIN
- 3 HAY BARN - EXISTING STRUCTURE TO REMAIN
- 4 RED RIDGE ESTATE - EXISTING STRUCTURE TO REMAIN
- 5 WINDY HILL - EXISTING STRUCTURE TO REMAIN
- 6 MAINTENANCE BARN & SERVICE AREA - PROPOSED





**Case No: PUD-2055**

**Applicant: Kirkpatrick Family Fund Real Estate, LLC**

**Existing Zoning: PUD-1670 / PUD-344 / HNO**

**Location: 721 NE 50th St.**



Aerial Photo from 2/2022



The City of  
OKLAHOMA CITY

## Planned Unit Development



0 300 600  
Feet