

Planning Commission Minutes
March 27, 2025

(The agenda was filed with the City Clerk of The City of Oklahoma City at 4:38 p.m. on March 21, 2025)

9. (PUD-2060) Application by Les Chateaux, LLC and Jason Scott Clem and Kari Kay Hoffman Clem and Trio Development Company, LLC and SWM & Sons, Inc. and Brandon Swearington Renovations, LLC to rezone 7303 South Anderson Road from PUD-1794 Planned Unit Development District to PUD-2060 Planned Unit Development District. Ward 4.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL.

MOVED BY PRIVETT, SECONDED BY MEEK

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



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

Item No. IV. 9.

(PUD-2060) Application by Les Chateaux, LLC and Jason Scott Clem and Kari Kay Hoffman Clem and Trio Development Company, LLC and SWM & Sons, Inc. and Brandon Swearington Renovations, LLC to rezone 7303 South Anderson Road from PUD-1794 Planned Unit Development District to PUD-2060 Planned Unit Development District. Ward 4.

I. GENERAL INFORMATION

A. Contacts

Applicant's Representative

Mark Grubbs
Grubbs Consulting, LLC
405-265-0641
Mark.grubbs@gc-okc.com

B. Case History

This is a new application.

C. Reason for Request

The purpose of this application is to allow a reduced side yard setback for a rural residential development.

D. Existing Conditions

1. Size of Site: 22.23 Acres

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	PUD-1794	AA	AA/PUD-484	PUD-1794	AA
Land Use	Undeveloped	County Building	Residential	Undeveloped	Residential

3. Comprehensive Plan Land Use Typology Area: Rural – Medium Intensity (RM)

Rural – Medium is similar to the Rural-Low Typology Area except that it allows higher housing densities. These areas are usually near a fire station. Rural-Medium areas are often located adjacent to Urban-Low and Urban Reserve typologies, which are areas intended to urbanize in the future. While there is no expectation for urban services, 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. Commercial and light

industrial uses may be appropriate provided they do not negatively impact the rural residential character.

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 development within this PUD, except as modified herein.

8.2 LOT REGULATIONS

- a) Minimum lot size for single family development shall be 43,560 square feet.
- b) Residential density for single family development shall not exceed 18 lots.
- c) Minimum lot width for single family development shall be 120 feet at the platted building limit line, except where abutting a cul-de-sac the lot width shall be permitted to be 75 feet at the platted building limit line.
- d) There shall be no open space requirement for residential development.
- e) Building setbacks within each lot shall be as follows:
 - Front: 40 feet
 - Side: 15 feet interior and 25 feet adjacent to Anderson Road
 - Rear: 25 feet
- f) Maximum building height shall be 2 ½ stories or 35 feet.

8.3 FAÇADE REGULATIONS

Exterior building wall finish on primary structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, wood and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted.

8.4 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 modified herein. Healthy mature trees along the south, west and north boundaries of the property for a distance of 25 feet from the edge of the property shall be preserved.

8.5 SCREENING REGULATIONS

The base zoning district shall regulate the screening requirements.

8.6 PLATTING REGULATIONS

Platting shall be required for all single-family residential development within this PUD. Subdivision shall conform to the Oklahoma City Subdivision Regulations, as amended.

8.7 ACCESS REGULATIONS

One access point shall be permitted onto S. Anderson Road to serve the development. Residential lots shall not be permitted to take direct access from Anderson Road.

8.8 SIGNAGE REGULATIONS

Signs shall comply with the Oklahoma City Municipal Code.

8.9 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.

8.10 OTHER REGULATIONS

Individual fire suppression systems for each residence or a water distribution system capable of providing adequate water volume and pressure to each residence for fire suppression purposes per Section 5.6.4 of the Oklahoma City Subdivision Regulations shall be required.

9.0 EXHIBITS

Exhibit A: Legal Description
Exhibit B: Master Development Plan 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 (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: Mid-Del City**
- 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) 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.
- 5) 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.

- 6) 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.
- 7) 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.

- 8) Sidewalk 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.
- 9) All private roads and streets shall have a private storm sewer system.
- 10) Add Section 8.11 Maintenance: 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 areas 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.
- 11) Add Section 8.12 Sidewalks: Any new sidewalks or the repair or replacement of existing sidewalks, if required, shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction of this PUD.

b. Stormwater Quality Management

c. Traffic Services *

8. Utilities

a. Engineering

b. Solid Waste Management

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

c. Water/Wastewater Quality

Water Availability

- 1) No water service is available for the proposed development, private on-site water system is required. The developer must provide a water distribution system that is capable of supplying water to each lot or tract within the development in accordance with ODEQ and OWRB. Well permits must be obtained from OWRB and a copy of the permit must be filed with the Utilities Department. No private water source or groundwater source may be connected to any service or system connected to the City water system.

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

1) LUTA Development Policies:

Site Design:

- Design buildings and sites to complement the character of surrounding areas and not detract from the open character of the landscape.
- Utilize Best Management Practices (BMP) for stormwater.

National, state, and local permitting require basic best management practices for stormwater management.

Density: The Rural Medium LUTA outlines a minimum lot size of 2 acres and a gross density of 0.5 du/acre or below. Smaller lots (1-2 acres) may be appropriate in cluster developments provided the maximum gross density of the project is maintained. *The PUD does not alter the previously approved lot size (3/4 – acre) or the number of lots allowed (18).*

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating the proposed uses adjacent to existing agricultural or residential uses or zoning, “Building Scale and Site Design” is a potential compatibility issue 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 RM are less than 40% of directly adjacent residential lots, the setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building's orientation to the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *The PUD maintains all previously approved regulations of PUD-1794 including the minimum lot size, density, lot width, open space, building height, and front and rear setbacks. The only change requested is to the interior side yard setback, which is proposed at 15 feet instead of the 25-foot requirement of the base RA District for areas not served by public water supply.*

3) Service Efficiency:

- Water: *Not Served*
- Sewer: *Not Served*
- Fire Service: *Rural Response (adjacent to Fire Department but no public water)*

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

- Riparian Areas: N/A
- 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. *planokc identifies Upland Forest on the entirety of the subject site; however, a portion of the site was cleared for construction of the existing and proposed residential development. When less than 60% of the site is covered, the plan has a preservation goal of 100%. The PUD proposes retaining healthy, mature trees within 25 feet of the north, south, and west boundaries of the site.*
- 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 is located along the west side of South Anderson Road, a Major Arterial Street in the Rural Medium LUTA. Transit (bus) service is

not available nearby. According to Streetlight data, last collected in 2022, South Anderson Road had 6,566 average daily trips, with a capacity of 22,000.

6) Other Development Related Policies

- Preserve overall landscape character and natural landforms (rolling hills, native vegetation, etc.) to the greatest extent possible. (G-4)
- Incorporate natural features (such as ponds, lakes, streams, rock outcroppings, stands of mature trees, and/or sizable 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 along the west side of South Anderson Road, between Interstate 240 and SE 74th Street. The site, along with abutting land to the south, was rezoned from AA to PUD-1794 (Tract 3 – RA base), in 2021 to allow 18 homes along a new cul-de-sac street that intersects South Anderson Road. The remainder of PUD-1794 would not be affected and allows four homes along SE 74th Street (Tract 2 – RA2 base) and a commercial tract at the northwest corner of the arterial intersection (Tract 1 – C-3 base). At the time of review, multiple homes were constructed on Tract 3 and dirt work had begun on Tract 2. Abutting the site on the north are a City of Oklahoma City Fire Station and an Oklahoma County maintenance facility. Across South Anderson Road, to the east, are single-family residences. A small gas station, zoned as part of PUD-484 with a nearby residence, is located at the northeast corner of the intersection and an auto and tire shop, zoned SPUD-968, is located at the southeast corner. The southwest corner is currently undeveloped and zoned SPUD-329, which allows one single-family home and related accessory structures. The south side of SE 74th Street is zoned AA and developed with single-family residences. West of the site are 5-acre parcels zoned AA, either developed with a single-family residence or undeveloped. The eastern portion of the subject site is located within the Airport Environs Zone Two (AE-2) Overlay District.

The PUD is requested to modify the side yard setbacks. No other changes to the previously approved PUD-1794 (Tract 3) regulations are requested, including minimum lot size, density, lot width, open space, building height, front yard setback and rear setback. The only change requested is to the interior side yard setback, which is proposed at 15 feet instead of the 25-foot requirement of the base RA District for areas not served by public water supply. The Fire Department did not object.

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-

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Planning Commission
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PUD-2060

Item No. 9.

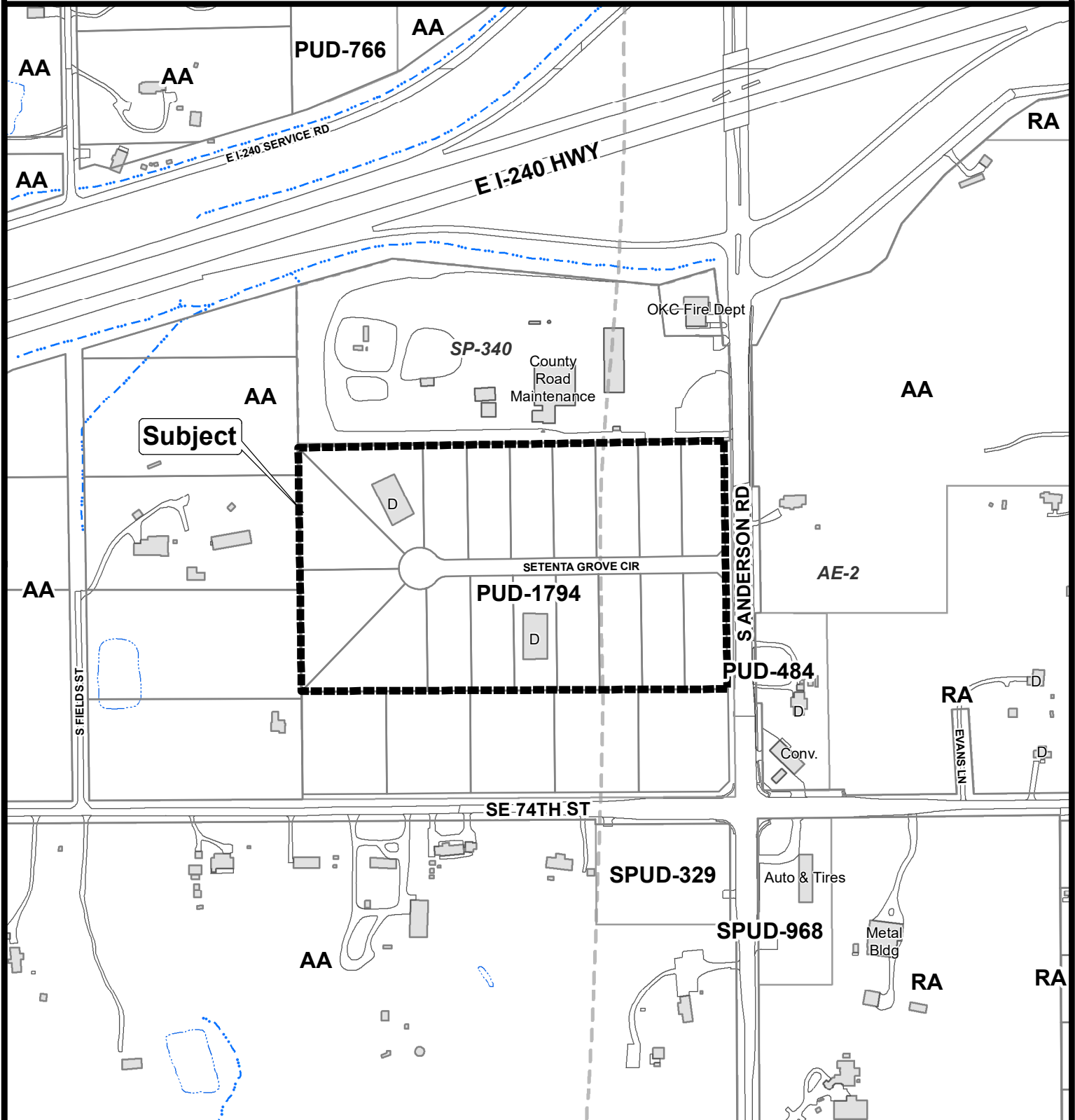
making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.

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-2060 Applicants: Les Chateaux, LLC and Jason S. and Kari Kay H. Clem and Trio Development Company, LLC and SWM & Sons, Inc. and Brandon Swearington Renovations, LLC
Existing Zoning: PUD-1794 / AE-2 Location: 7303 S Anderson Rd.



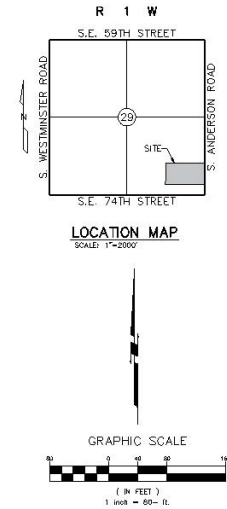
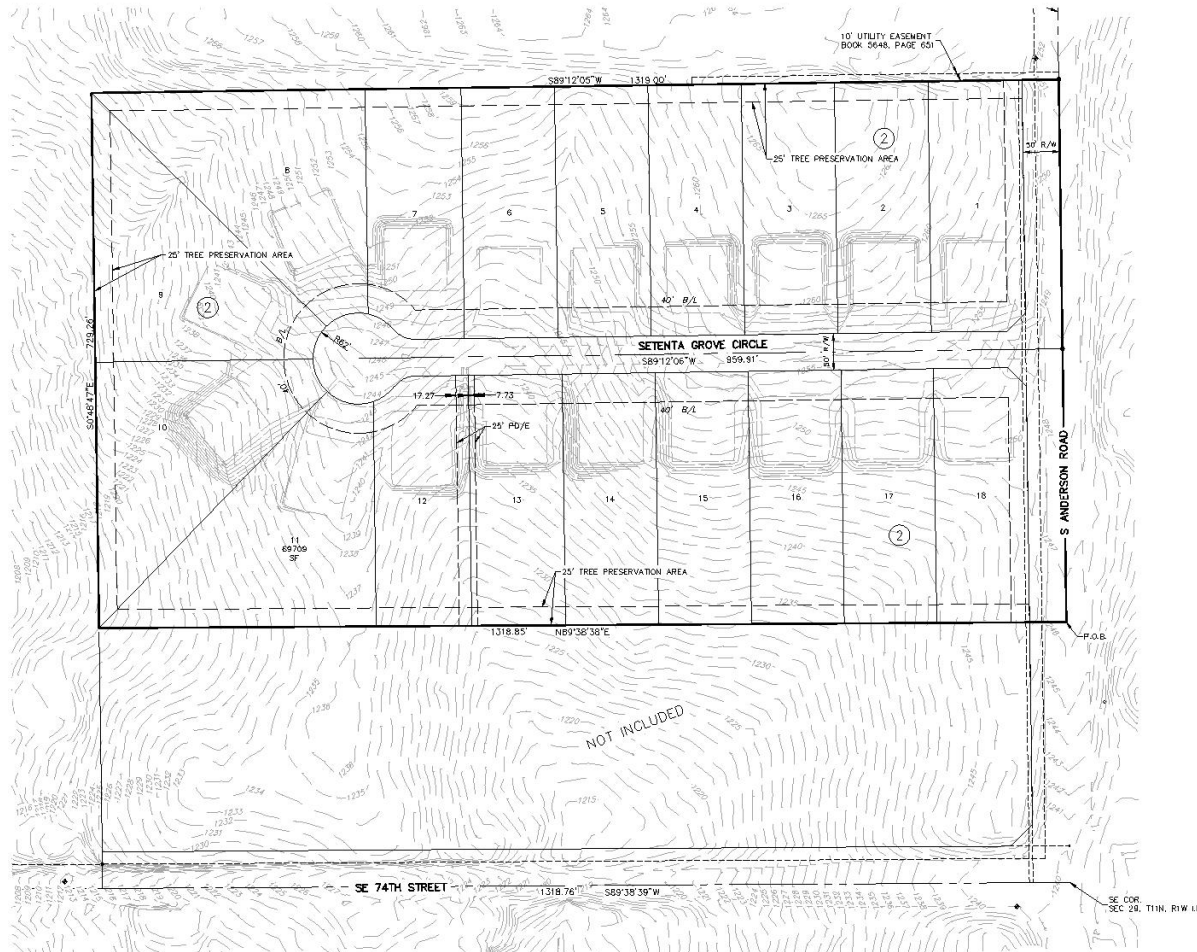
The City of
OKLAHOMA CITY

Planned Unit Development



0 200 400
Feet

PUD-2060 Exhibit B



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SETENTA GROVE II
 7505 S ANDERSON ROAD
 OKLAHOMA CITY, OK
MASTER DEVELOPMENT PLAN

REVISIONS		DATE
NO.	DESCRIPTION	
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SHEET NUMBER
EXH-B

SETENTA GROVE II

Case No: PUD-2060 Applicants: Les Chateaux, LLC and Jason S. and Kari Kay H. Clem and Trio Development Company, LLC and SWM & Sons, Inc. and Brandon Swearington Renovations, LLC
Existing Zoning: PUD-1794 / AE-2 Location: 7303 S Anderson Rd.



Aerial Photo from 2/2022



The City of
OKLAHOMA CITY

Planned Unit Development



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