

Planning Commission Minutes  
September 26, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 9:00 a.m. on September 23, 2024)

9. (PUD-2031) Application by Henry Dewberry to rezone 1328 East Hefner Road from R-1 Single-Family Residential District to PUD- 2031 Planned Unit Development District. Ward 7.

**Technical Evaluation:**

1. The PUD western setback shall be increased from zero to 10 feet.
2. Call boxes for the Use Unit Classifications *Eating Establishments: Drive-In (8300.34)* and *8300.36 Eating Establishments: Fast Food with Drive Through Order Windows* shall be located at least 150 feet from a residential use.

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.**

MOVED BY PENNINGTON, SECONDED BY MEEK

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

ABSENT: LAFORGE



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**September 26, 2024**

**Item No. IV. 9.**

**(PUD-2031) Application by Henry Dewberry to rezone 1328 East Hefner Road from R-1 Single-Family Residential District to PUD-2031 Planned Unit Development District. Ward 7.**

**I. GENERAL INFORMATION**

**A. Contacts**

**Applicant's Representative**

Mark W. Zitzow  
Johnson & Associates, Inc.  
(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 office and commercial development.

**D. Existing Conditions**

**1. Size of Site:** 10.18 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>   | R-1                 | PUD-1443     | PUD-1268    | R-1          | PUD-285     |
| <b>Land Use</b> | Residential         | Undeveloped  | Undeveloped | Agricultural | School      |

**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.

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

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

The 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.

### **9.0 SPECIAL CONDITIONS:**

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

The only Permitted Uses are:

- Administrative and Professional Offices (8300.1)
- Alcoholic Beverage Retail Sales (8300.5)
- Animal Sales and Services: Grooming (8300.8)
- Animal Sales and Services: Kennel and Veterinary, Restricted (8300.11)
- Automotive: Parking Garages (8300.12)
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Bingo Parlors (8300.22)
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Communications Services: Limited (8300.29)
- 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)
- Dwelling Units and Mixed Uses (8200.2)
- 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, Limited Alcohol Permitted (8300.39)
- Food and Beverage Retail Sales (8300.41)
- Funeral and Interment Services: Undertaking (8300.44)
- Greenhouse (8150.6.3)
- Hoop House (8150.6.5)
- 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)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Participant Recreation and Entertainment: Indoor (8300.55)
- 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)
- Senior Independent Living (8200.13)
- Spectator Sports and Entertainment: Restricted (8300.69)

### **9.1 ARCHITECTURAL REGULATIONS**

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick, brick veneer, masonry, rock, concrete, stone, stucco, stone masonry, concrete-board, architectural metal, or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted.

Buildings shall be oriented such that the backs of buildings are not facing towards East Hefner Road.

### **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.

### **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**

No less than a six-foot and no greater than an eight-foot-high sight proof screen shall be required along boundaries adjacent to residential uses. Said sight-proof screen may be constructed of stucco, brick, stone, wood, steel/iron and/or any combination thereof and shall be solid and opaque.

## **9.5 SUBDIVISION REGULATIONS**

Subdivision shall conform to the City of Oklahoma City 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 and residences and shall be placed no closer than 50 feet from all property lines adjacent to a residential zoning district or use.

## **9.8 VEHICULAR ACCESS REGULATIONS**

A maximum of two (2) access points shall be permitted from E Hefner Road.

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. Private shared access drives shall have a minimum pavement width of twenty (20) feet for one-way drives and twenty-four (24) feet for two-way drives.

## **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.

If development within this PUD utilizes the “Commercial District” scheme of development where parking is screened behind or to the sides of structures, the parking requirement for said development shall be reduced by 15%. Parking can be met through shared parking agreements among adjacent office/retail uses.

Proposed uses are not required to have off-street parking located on the same site as the structure. Off street parking may be provided by parking lots or garages located adjacent to the structure it serves.

Pervious paving may be used for parking areas, driveways, pathways, and plazas subject to accessibility requirements, and 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 6-inch-thick, 12-inch-wide, hard surface border is required around the perimeter of pervious paving areas. Maintenance of the pervious paving is required and shall be completed by the owner.

#### **9.10 SIGNAGE REGULATIONS**

Signage shall be per the base zoning district.

#### **9.11 ROOFING REGULATIONS**

Roofing for all structures in this PUD shall conform to adopted Building code.

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

Five-foot wide sidewalks currently exist along E Hefner Rd. Should the existing sidewalk be damaged or removed during construction, the developer shall be required to repaid/reinstall said sidewalk.

Any new sidewalk or repair/replacement of existing sidewalk shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction of this PUD.

#### **9.13 HEIGHT REGULATIONS**

The maximum building height for structures within this PUD shall be 45 feet.

#### **9.14 SETBACK REGULATIONS**

|                     |         |
|---------------------|---------|
| North PUD Boundary: | 25 feet |
| East PUD Boundary:  | 10 feet |
| South PUD Boundary: | 10 feet |
| West PUD Boundary:  | None    |

There shall be no internal setbacks except as required by building and fire code.

#### **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 Building Permit stage.

**9.18 SPECIFIC PLAN**

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

**10.0 DEVELOPMENT SEQUENCE:**

Developmental phasing shall be allowed as a part of the development of this PUD. Required traffic improvements shall be permitted to be constructed in conjunction with the phased development of this PUD, as approved by the City's Traffic Division.

**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): (Oklahoma City)**
- 7. Oklahoma Department of Transportation (ODOT):**

#### **B. City Departments**

- 1. Airports:**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA):**
- 3. Fire (OCFD):**  
Turn-around will be required at West end of parking.
- 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 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.
- 11) Section 7.7 (9.6) Drainage: Revise to read, "Development of this parcel will comply with the City of Oklahoma City Drainage Ordinance that is in effect at the time of development."
- 12) Section 9.8 Vehicular Access Regulations: Add "Driveway spacing / separation shall be in accordance with City of Oklahoma City requirements."

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

**c. Stormwater Quality Management**

**d. Traffic Management \***

**8. Utilities**

**a. Engineering**

**Paving**

**b. Solid Waste Management**

- 1) The City cannot provide service, contact private hauler.

**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 more than 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.
10. Will be mastered metered.

**Wastewater Availability**

1. An existing 8-inch wastewater main(s) is within the required distance to the subject

site and will be required to be extended to the furthest property line for any proposed development.

2. Line capacity is not guarantee 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.
8. System will be considered private.

## **9. Planning**

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

#### **1) LUTA Development Policies:**

##### Site Design:

- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Developments should be served by urban water and sewer utility systems.

*National, state, and local permitting require basic best management practices for stormwater management. Public water and sewer are available.*

##### Location:

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

*The subject site is located along the south side of East Hefner Road, an arterial street in the Urban Low Intensity LUTA.*

Density: The Urban Low Intensity LUTA outlines a floor to area ratio (FAR) of 0.2 to 1.0 for non-residential developments. *The PUD regulations could provide a FAR within the Urban Low Intensity LUTA range.*

Automobile Connectivity:

- 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.
- Primary entrance points should be aligned with access points immediately across the street.
- Retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores.
- Provide vehicular connectivity between adjacent developments.
- Horizontally mixed-use developments should have connectivity between land uses.

*The subject site currently has one improved curb cut along East Hefner Road leading to a gravel drive for the existing single-family residence on the site. The current drive aligns with the drive across the street, which was is preliminarily platted as a street that will access the PUD to the north. The proposed PUD regulations call for a maximum of two access points along East Hefner Road. The conceptual plan for the development illustrates one access point along East Hefner Road that is not aligned with the drive/street to the north. The new development should align with the drive across the street. If not, Code will require new drives to meet the offset requirement.*

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.
- Within parking lots, provide pedestrian access ways separated from vehicle aisles.
- Horizontally mixed-use developments should have public sidewalk connectivity between land uses.

*Sidewalks are currently available along E Hefner Road and required to be maintained through construction by the PUD regulations.*

- 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”, “Traffic”, and “Operational Impact” 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 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 subject site is currently zoned R-1. The PUD proposes a modified*

*C-3 base to allow commercial and office uses. Setbacks for the proposed PUD are as follows: north 25 feet, east and south 10 feet, and no setback on the west. The base C-3 District matches the front (north) setback and modifies the other boundaries from 15 feet, with a landscape buffer typically required on the south. The PUD regulations require the buildings to be oriented such that the backs are not facing East Hefner Road. The PUD modifies the maximum building height to 45 feet. The base C-3 District would typically require a maximum height 20 feet and 1 story where abutting or within 35 feet of the R-1 District, 35 feet and 2 stories between 35 – 150 feet from the R-1 District, and 6 stories when more than 150 feet from the R-1 District.*

**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 subject site is located along the south side of East Hefner Road, an arterial street in the Urban Low Intensity LUTA. No triggers requiring mitigation measures related to traffic were identified.*

**Operational Impact:** The comprehensive plan calls for mitigation measures if new projects propose uses that generate noise levels above those found in typical residential settings, have detectable odors, spill light above that found in typical residential settings, or operate after 10 p.m. within proximity to residential uses. When located near residential uses, the comprehensive plan calls for containing operating effects (including noise and odor) within building walls, using vertical screening to block any mechanical equipment and service areas, and directing light away from adjacent residential areas. *The PUD proposes uses that could generate noise, odor, and light levels above those found in typical residential settings. The PUD requires no less than a six-foot and no greater than an eight-foot-high sight proof screen along boundaries adjacent to residential uses. The PUD regulations maintain the City of Oklahoma City Landscaping Ordinance. For spill light concerns, the Master Design Statement states that the development will utilize shields, shades, or other appropriate methods of directing light beams away from adjacent residential properties. Plan conformance would be strengthened by requiring the 8300.34 Eating Establishments: Drive In and 8300.36 Eating Establishments: Fast Food with Drive Through Order Windows uses to be located at least 150 feet from adjacent residential uses. The abutting R-1 District on the south is not currently developed.*

**3) Service Efficiency:**

- Water: *Served*
- Sewer: *Open Sewer Sheds or Served*
- Fire Service: *Urban Response*

**4) Environmentally Sensitive Areas:** No ESAs were identified on the subject site.

**5) Transportation System:** This site is located off East Hefner Road, a Major Arterial Street in the Urban Low LUTA. The nearest transit (bus) service is located just over a mile to the southwest, along East Britton Road. According to Streetlight data, last

collected in 2022, East Hefner Road had 4,911 average daily trips, with a capacity of 22,000.

**6) Other Development Related Policies**

- Favor commercial development clustered in nodes at arterial or collector intersections or along brief “main street” style corridors over commercial development extending in a linear pattern for long distances along highway, arterial, or collector corridors. (SU-25)
- 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. Large-scale commercial buildings with parking in front should screen parking lots with coordinated development of out-parcels (pad sites) and with landscaping. (SU-28)
- New neighborhood-scale retail should be located within new residential growth areas to serve daily shopping needs and limit trip distances. In newly developing areas, this retail format is preferred to the existing linear development patterns along arterials. (SU-30)
- Neighborhood-scale retail should be developed at the median breaks or intersections of major or minor connectors. (SU-31)
- 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)

- 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 along the south side of East Hefner Road, between North Kelley and North Eastern Avenues. The site is zoned R-1 and developed with a single-family residence. Across East Hefner Road, to the north, is a mixed-use PUD-1443 which was approved in 2012 for residential, office, and commercial uses. The western portion of the PUD has been developed with residential and an indoor sports complex. The tracts across from the subject site (Tract 7 (O-1 / Office) and Tract 9 (RA / Residential)) are not developed. Abutting the site on the east is undeveloped land zoned for office and agricultural uses within PUD-1268. South of the site is zoned R-1 and primarily undeveloped aside from a barn. The site abuts PUD-285 on the west which has an R-1 base and is developed with a school (The Academy of Classical Christian Studies North Campus).

The PUD is requested for an office and commercial development with a C-3 base district. Conceptual plans indicate three buildings ranging from 25,000 to 55,000 square feet. The PUD regulations require the buildings to be oriented such that the backs are not facing East Hefner Road. The subject site currently has one improved curb cut along East Hefner Road leading to a gravel drive for the existing single-family residence on the site. The PUD regulations call for a maximum of two access points along East Hefner Road, with no minimum separation. The conceptual plan for the development illustrates one access point along East Hefner Road. Ideally, the drive would align with the approved development to the north. Access and parking configuration will need to meet Fire Department requirements.

The PUD regulations maintain the City of Oklahoma City landscaping ordinance and sign regulations. For spill light concerns, the Master Design Statement states that the development will utilize shields, shades, or other appropriate methods of directing light beams away from adjacent residential properties. Plan conformance would be strengthened by requiring the call boxes to be located at least 150 feet from adjacent residential uses, and increasing the western PUD setback to at least 10 feet.

**IV. STAFF RECOMMENDATION**

*Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning Commission. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.*

**Approval of the application subject to the following Technical Evaluations:**

1. The PUD western setback shall be increased from zero to 10 feet.
2. Call boxes for the Use Unit Classifications *Eating Establishments: Drive-In (8300.34)* and *8300.36 Eating Establishments: Fast Food with Drive Through Order Windows* shall be located at least 150 feet from a residential use.

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.

taj

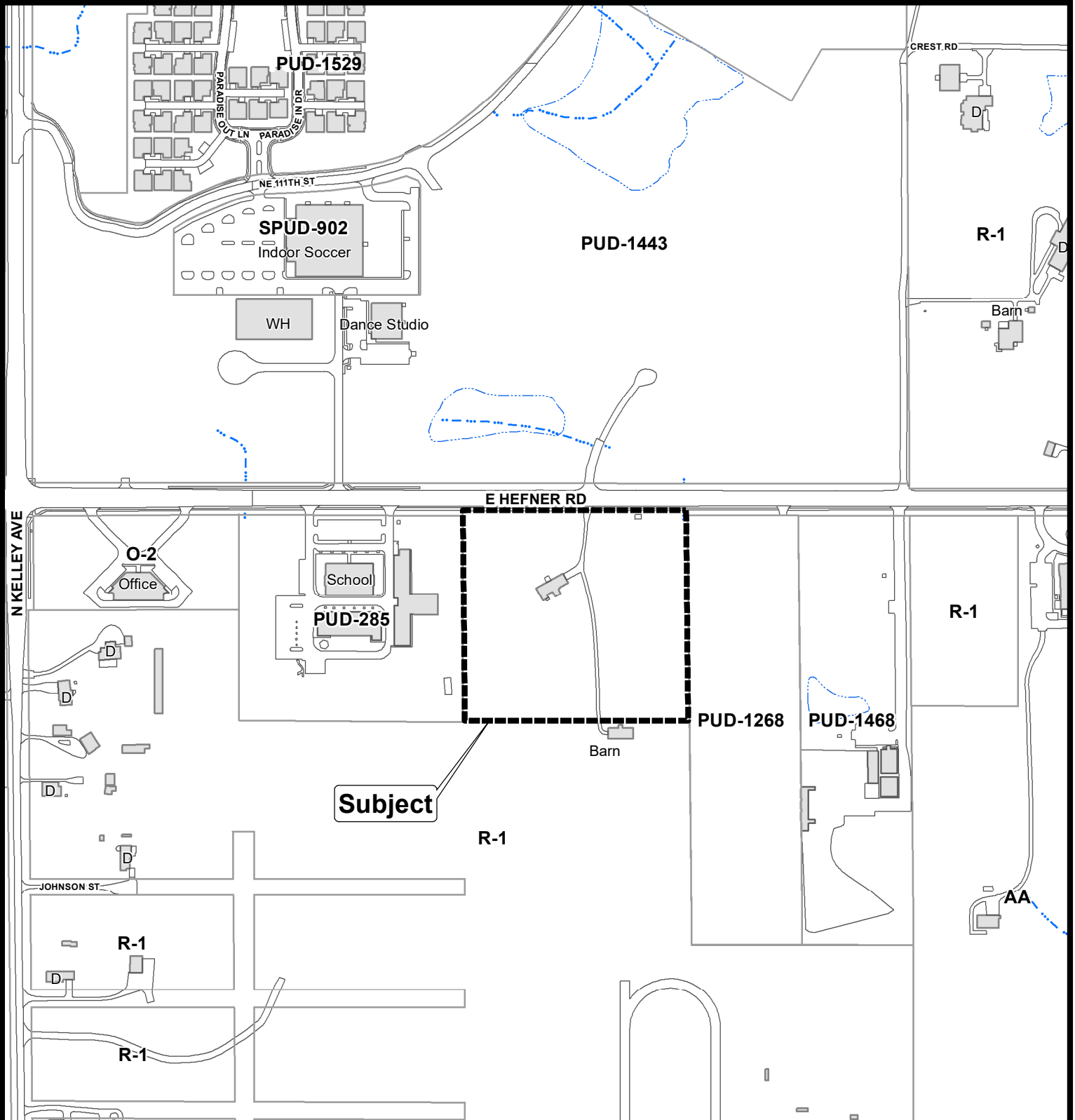


Case No: PUD-2031

Applicant: Henry Dewberry

Existing Zoning: R-1

Location: 1328 E. Hefner Rd.



The City of  
OKLAHOMA CITY

## Planned Unit Development



0 200 400  
Feet



**PUD-2031**  
**1328 E Hefner Rd**

Exhibit 'B'  
Conceptual Site Plan  
+/-10.18 Acres



Johnson & Associates  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
(405) 555-1234 FAX (405) 555-1235

ENGINEERS SURVEYORS PLANNERS  
81524

Conceptual site plan showing feasible option  
permitted under rezoning



**Case No: PUD-2031**

**Applicant: Henry Dewberry**

**Existing Zoning: R-1**

**Location: 1328 E. Hefner Rd.**



Aerial Photo from 2/2022



The City of  
OKLAHOMA CITY

**Planned Unit Development**



0 200 400  
Feet