

Planning Commission Minutes
April 27, 2023

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:37 a.m. on April 24, 2023)

13. (SPUD-1514) Application by Central Oklahoma Indian Health Council, Inc. and 44th Street Premium Real Estate, LLC, to rezone 1044 SW 44th Street from R-1 Single-Family Residential, R-4 General Residential, O-2 General Office, SPUD-45, and SPUD-556 Simplified Planned Unit Development Districts to SPUD-1514 Simplified Planned Unit Development District. Ward 6.

Amended Technical Evaluation:

1. Add 8300.32 Convenience Sales and Personal Services and 8250.10 High Impact Institutional to the uses permitted.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY GOVIN, SECONDED BY POWERS

AYES: CLAIR, POWERS, FRALEY, HINKLE, GOVIN, PENNINGTON, NOBLE;

ABSENT: PRIVETT, LAFORGE



STAFF REPORT
The City of Oklahoma City
Planning Commission
April 27, 2023

Item No. IV. 13.

(SPUD-1514) Application by Central Oklahoma Indian Health Council, Inc. and 44th Street Premium Real Estate, LLC., to rezone 1044 SW 44th Street from R-1 Single-Family Residential, R-4 General Residential, O-2 General Office, SPUD-45, and SPUD-556 Simplified Planned Unit Development Districts to SPUD-1514 Simplified Planned Unit Development District. Ward 6.

I. GENERAL INFORMATION

A. Contacts

1. Applicant/Developer Representative

Name	David M Box
Company	Williams, Box, Forshee & Bullard PC
Phone	405-232-0080
Email	dmbox@wbfbllaw.com

B. Case History

This application was continued from the April 13, 2023 meeting.

C. Reason for Request

This application is to permit an office use and development.

D. Existing Conditions

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

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

Comprehensive Plan Land Use Typology Layer: Transit Oriented (TO)

The TO layer encourages higher density development, higher levels of transportation system connectivity, and concentrations of housing and commercial activity around areas designated as mass transit stops. The intent is to create unique, mixed-use districts with housing and employment opportunities around the City’s future transit network. TO areas are characterized by a walkable environment, close proximity of

buildings, and minimal land used for parking. These nodes of high intensity may be located within lower-intensity areas. Construction at higher intensity maximizes efficiency of the current and future transit system and minimizes reliance on private automobiles. The TO layer is applied within 1/4 mile of a node identified on the Land Use Plan.

2. Size of Site: 3.7 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-1/R-4/O-2 SPUD-45 SPUD-556	R-4/O-2 SPUD-1310	O-2/R-1	R-1	O-2/R-1
Land Use	Undev/Parking	Res/Hosp	Industrial/Office	Residential	Residential

II. SUMMARY OF SPUD APPLICATION

1. This site will be developed in accordance with the regulation of the **O-2 General Office District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

- 8300.1 Administrative and Professional Offices
- 8300.12 Automotive: Parking Garages
- 8300.13 Automotive: Parking Lots, as a Principal Use
- 8300.24 Business Support Services
- 8300.25 Child Care Centers
- 8300.27 Communications Services: Antennas [limited to what is currently in place on the existing structure]
- 8300.29 Communications Services: Limited
- 8250.2 Community Recreation: General
- 8250.3 Community Recreation: Property Owners Association
- 8250.4 Community Recreation: Restricted
- 8250.11 Library Services and Community Centers
- 8250.12 Light Public Protection and Utility: General
- 8250.13 Light Public Protection and Utility: Restricted
- 8250.14 Low Impact Institutional: Neighborhood-Related
- 8300.52 Medical Services: General
- 8300.53 Medical Services: Restricted
- 8250.16 Murals
- 8300.58 Personal Services: General
- 8300.59 Personal Services: Restricted

8300.62 Research Services: Restricted

2. Maximum Building Height:

The existing structure and any modification thereto shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the base zoning district regulations shall regulate heights of structures in this SPUD.

3. Maximum Building Size:

The existing structure and any modifications thereto shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the base zoning district regulations shall regulate the size of structures in this SPUD.

4. Maximum Number of Buildings:

The existing structure shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the base zoning district regulations shall regulate the number of structures in this SPUD.

5. Building Setback Lines:

The existing structure shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the following shall apply:

Front (SW 44th St.): 25 feet

Side (S. Douglas Ave.): 0 feet

Side (adjacent to neighbors): Per base zoning district

Rear (SW 45th Street): 20 feet unless property is used for surface parking. In the event the property is used for surface parking, the setback shall be 0 feet and there shall be a six (6) foot screening requirement.

*No setbacks shall be required for interior lot lines within this SPUD.

6. Sight-proof Screening:

The existing structure and any modifications thereto shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the base zoning district regulations shall regulate screening requirements in this SPUD.

7. Landscaping:

The existing structure and any modifications thereto shall be permitted to remain and deemed to conform to applicable zoning regulations. In the event of a new structure, the subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping

Ordinance in place at the time of development. A landscape buffer will be required for all new development along SW 45th Street.

8. Signs:

8.1 Free standing accessory signs

Existing signage shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, freestanding signs will be in accordance with the base zoning district regulations.

8.2 Attached signs

Existing signage shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, attached signs will be in accordance with the base zoning district regulations.

8.3 Non-Accessory Signs

Non-Accessory signs shall be prohibited.

8.4 Electronic Message Display signs

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

9. Access:

Existing access drives shall be permitted to remain and deemed to conform to application regulations, except that existing driveway on SW 45th Street shall not be widened, and no new driveways will be permitted on SW 45th Street. Additional access shall be taken from one (1) drive off of SW 44th St. and one (1) drive off of S. Douglas Ave.

10. Sidewalks

Existing sidewalks shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, five (5) foot sidewalks shall be constructed on the arterial street, S Douglas Ave, and SW 45th St with each development parcel, subject to the policies and procedures of the Public Works Department.

II. Other Development Regulations:

1. Architecture:

The existing structure and any modifications thereto shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of brick veneer, rock or stone masonry, architectural metal cladding, 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. Exposed concrete block buildings and exposed metal buildings shall not be permitted.

2. Open Space:

Not applicable.

3. Street Improvements:

Street improvements shall not be required.

4. Site Lighting:

The existing structure and any modifications thereto shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

5. Dumpsters:

The existing dumper shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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 residential zoning district or use.

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

6. Parking:

Existing parking shall be permitted to remain and deemed to conform to applicable regulations for the existing structure. In the event of a new structure, the design and number of all parking facilities shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended, except that there shall be up to a 25% reduction in the number of parking facilities in addition to the reductions permitted

through landscaping, bicycle parking, and motorcycle parking, as set forth in § 59-10600.5 of the Oklahoma City Municipal Code, 2020, as amended.

The proposed parking on the west side of S. Douglas Ave. may be counted towards the parking requirement for this SPUD. Parking shall not be required to be adjacent to the subject structure.

7. Maintenance:

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

8. Drainage:

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

III. Supporting Documents

- Exhibit A: Legal Description
- Exhibit 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**
- 2. Oklahoma City Urban Renewal Authority (OCURA)**
- 3. Oklahoma Gas and Electric (OGE)**
- 4. Oklahoma Natural Gas:** Please be advised ONG has an underground or aboveground facility in the area. If you need our facilities relocated to accommodate

your excavation or construction, ONG will provide you a cost estimate. Prior to excavation, please contact OKIE-ONE 1-800-522-6543 a minimum of 48 hours prior for exact location of our facilities.

- 5. Oklahoma Water Resources Board (OWRB)**
- 6. School District(s) Oklahoma City**
- 7. Oklahoma Department of Transportation (ODOT)**

B. City Departments

- 1. Airports**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 3. Fire***
- 4. Information Technology/Geographic Support**
- 5. Parks and Recreation**
- 6. Police**
- 7. Public Works**
 - a. Engineering**
 - b. Streets, Traffic and Drainage Maintenance**

Storm Sewer Availability

- 1) The Public Works Drainage Division staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to chapter 16 of the Oklahoma City Municipal Code.
- 2) Storm sewers in accordance with the City's Drainage Ordinance will be required. Development abutting section line roads with drainage flows that exceed the capacity of OKC standard ditch detail (D-100) will necessitate the installation of enclosed storm sewer and/or concrete channel. These improvements shall be placed to provide a minimum of 35' clearance distance from the centerline of the section. Concrete channels must be entirely outside public right-of-way.

- 3) A flood and/or drainage study will be required to establish finished floor elevations, common lot areas or private drainage easements. A final plat should not be submitted until the study has been reviewed and approved by the Public Works Department.
- 4) Plans for drainage improvements within the private drainage reserves and/or common areas must be submitted for review, and payment of inspection fees shall be made prior to construction. Building permits will not be issued until construction is complete. If a subdivision abuts a stream, the private drainage easements and/or common area along stream shall extend to flow line of stream at a minimum.
- 5) Place the following note on the plat and construction plans: Maintenance of the Common Areas and/or Private Drainage Easements shall be the responsibility of the property owner. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent shall be placed within the common areas and/or drainage easements shown.
- 6) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 7) Construction within the limits of this SPUD 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) Additional drives on 44th should not be allowed. The additional drive on Douglas, any existing drives that are removed, and any new drives constructed must conform with all applicable requirements of the municipal code and the subdivision regulations.

c. Stormwater Quality Management

d. Traffic Management*

8. Utilities

a. Engineering

Paving

Wastewater Availability

- 1) An existing 8” wastewater main(s) is located adjacent to the subject site(s).
- 2) Line capacity is not 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) Existing active 8” public wastewater main runs east and west along the center of the developments on both sides of Douglas within existing 15’ U/E. Projects #18E101 and PS-1238. Cannot build over the top of the wastewater main and you we will need to revise or recalculate mains prior to construction.

b. Solid Waste Management

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

a. Water/Wastewater Quality

Water Availability

- 1) An existing 6", 8" and 16" water main(s) is located adjacent to the subject site(s).
- 2) An existing 8" water main(s) is within the required distance to the subject site and the developer will be required to extend a 12-inch or larger water main along street frontage and will be required to extend the water system to each lot or site within the development in accordance with City Standard Specifications and Private Development Design Manual.
- 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) Existing active 6", 8" & 16" public water mains projects #WBI-16-8 & WBI-14-1 are adjacent to site, required to loop 8" main down Douglas from SW 44th St. to SW 55th St, & need to revise NE proposed addition or revise 6" WF-2410 fire hydrant lead & suppression line.

9. Planning

a. Comprehensive Plan Considerations

The subject site is within the Urban Medium (UM) LUTA, and partly within an area where the Transit-Oriented Layer (TO) applies. Policies for both are listed below.

1) LUTA Development Policies:

Site Design:

- Maintain historical lot and block sizes where possible and appropriate. (UM)
- Utilize Best Management Practices (BMP) for stormwater. (UM)
- Structured parking may be appropriate to achieve desired intensity levels. (UM)
- Incorporate commercial uses at street level to maintain an active, pedestrian friendly streetscape. (UM)
- Design buildings to include facades, storefront windows, and attractive signage and lighting to create pedestrian-scale visual interest. (UM)
- Project design should accommodate easy travel by walking, biking, and transit to the transit stop. (TO)
- Uses should share parking to minimize land area used for parking. (TO)
- Development should complement the goal of a mixed-use “village” environment around major stops or stations to provide easy access to multiple destinations including jobs, shopping, entertainment, and recreation. (TO)
- Incorporate shallow building setbacks and wide sidewalks to accommodate pedestrian activity. (TO)
- Developments should have direct pedestrian access on each block face that they occupy. (TO)
- Create and maintain small block sizes. (TO)

Location:

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

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 TO Layer calls for a minimum of 0.5, with a typical FAR of 1.5

National, state, and local permitting require basic best management practices for stormwater management. The SPUD application requests a modified O-2 base and contemplates a parking garage and new office buildings. The current FAR of the site is within or below the FAR range for the UM LUTA and the TO Layer. The SPUD regulations could provide a FAR within the UM LUTA and the TO Layer if further, or new, development were to occur.

Automobile Connectivity:

- Limit curb cuts on arterial streets and where possible, concentrate access for retail development at shared entrance points. (UM)
- Development fronting arterials should take access from intersecting streets where possible. (UM)
- Primary entrance points should be aligned with access points immediately across the street. (UM)
- Connect the vehicular and pedestrian networks between individual developments. (TO)
- Limit curb cuts and automobile accessibility off of the primary commercial street. (TO)

Existing access could remain, except the SPUD commits to not widening existing driveways or allowing new driveways on SW 45th Street. One new drive would be allowed from the other two streets.

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses. (UM)
- Multi-building developments should include internal pedestrian systems to encourage customers to park once for several destinations. (TO)
- Provide safe and direct pedestrian and bicycle access from adjacent public streets and trails. (TO)

Sidewalks are currently available along a portion of SW 44th Street, primarily focused at the intersection, and along the east side of S Douglas Avenue. Sidewalks will be required along all street frontages.

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use

categories. When locating the proposed uses adjacent to existing low intensity residential uses, “Building Scale and Site Design” and “Traffic” are potential compatibility issues identified by the comprehensive plan. Projects in higher intensity LUTAs (UM) may be more appropriate for significant transitions of density, scale and mass.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if 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 south side of the site is located along SW 45th Street facing homes across the street and abutting homes on the east and west. The SPUD prohibits new vehicular access to the residential street and requires sidewalks and a landscape buffer along the residential street.*

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. *No triggers requiring mitigation were identified.*

- 3) **Service Efficiency:**
 - Water: *Served*
 - Sewer: *Fully Served*
 - Fire Service: *Urban Service Level*
- 4) **Environmentally Sensitive Areas:** The following apply to the proposed development site:
 - Riparian Areas: *N/A*
 - Upland Forests: *N/A*
 - Vulnerable Aquifers: The aquifer in this area is considered highly vulnerable to depletion. The comprehensive plan recommends preserving natural open spaces and utilizing low impact development techniques whenever possible in new developments in order to maintain water quality and allow for the infiltration of stormwater onsite.
- 5) **Transportation System:** This site takes access from SW 44th Street, a Major Arterial Street, SW 45th Street, a Neighborhood Street, and S Douglas Avenue, a Neighborhood Street, all in the Urban Medium LUTA. The nearest transit (bus) service is located east of the subject site along S Western Avenue. Access to the City trail system is available roughly one

mile to the north, along the S Grand Boulevard Trail, and to the south along the Lightning Creek Trail.

6) Other Development Related Policies

- Encourage redevelopment and infill development on vacant, underutilized, and brownfield sites in urbanized areas. (SU-19)
- Commercial buildings should be built at the street rather than behind a parking lot in order to promote pedestrian circulation, multipurpose shopping trips, and walkable and attractive streetscapes. (SU-28)
- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- Improve the functionality and efficiency of the street network by:
 - Providing direct connections from residential developments to nearby places and to each other.
 - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
 - Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
 - Reducing block sizes and use of dead-end streets.
 - Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
- Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
- Share parking between contiguous developments. (C-31)
- Support and incentivize the adaptive use of existing buildings, infill development, and brownfield development. (G-10)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- Initiate new efforts to reduce sign clutter and improve the aesthetics of signs, while allowing for adequate and visible business identification (E-14)
- 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 on either side of S Douglas Avenue between SW 44th Street and SW 45th Street. The eastern portion of the site is zoned O-2, R-4, and SPUD-556 (O-2 base district, 2010) and is developed with a 6-story office building surrounded on each side by parking. The western portion of the site is zoned R-1 and SPUD-45 (O-2 base district, 1998) and is undeveloped aside from a parking lot at the southeast corner. The SPUD would allow modified office and business support uses under an O-2 base district. The south boundary of the site is

located along SW 45th Street facing homes across the street, and abutting homes on the east and west. In addition to limiting uses and restricting signs per the O-2 base District, the SPUD addresses potential compatibility issues by prohibiting new vehicular access to the residential street or widening of existing driveways on SW 45th Street and requires sidewalks and a landscape buffer along the residential street.

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.

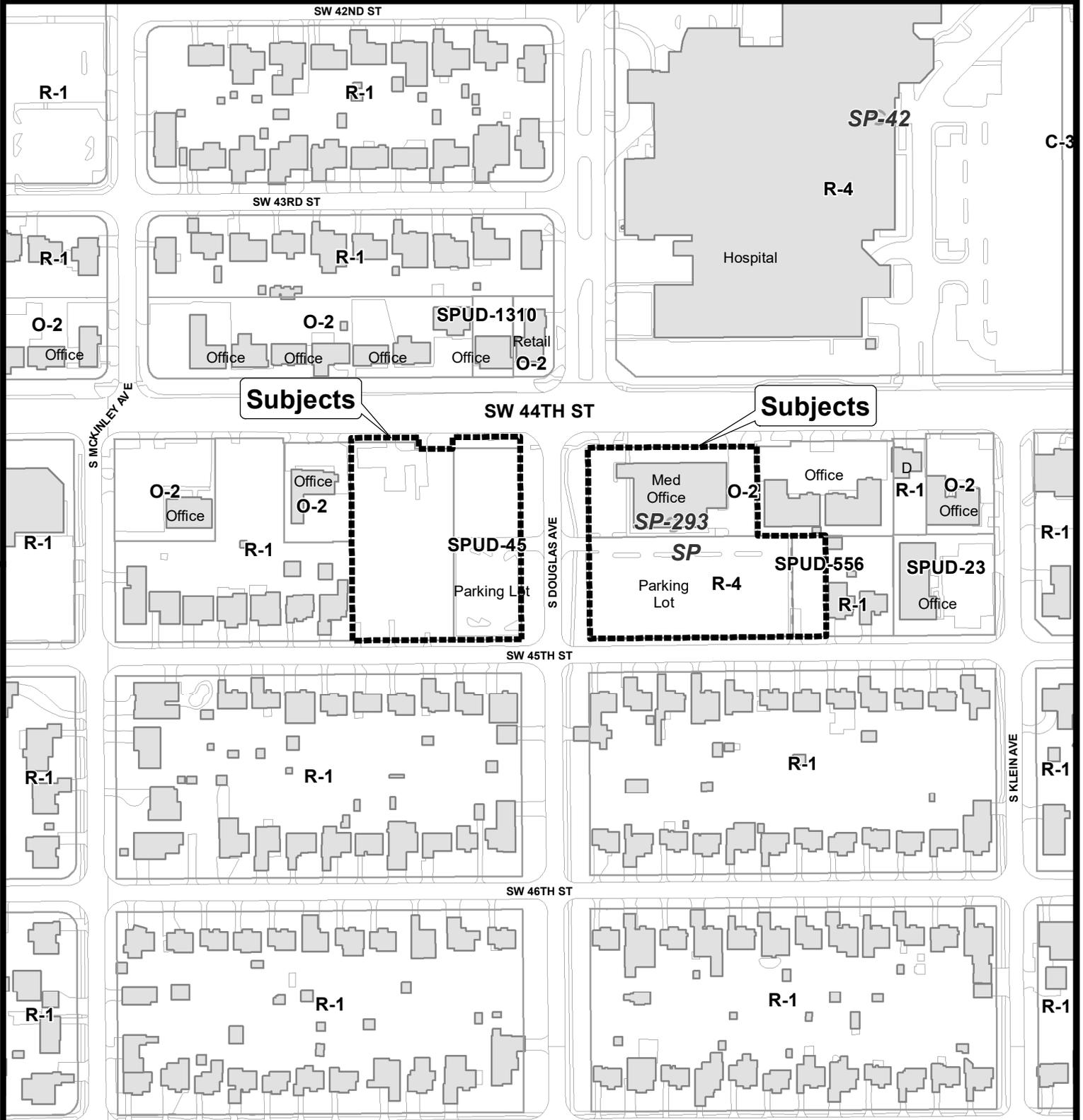
All Engineering Division and Water/Wastewater Utilities Division requirements must be met. Additional changes to the SPUD may be required during either Divisions review of construction plans and prior to City Council approval.

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Case No: SPUD-1514 Applicant: Central Oklahoma Indian Health Council, Inc. / 44th Street Premium Real Estate, LLC

Existing Zoning: R-1 / R-4 / O-2 / SPUD-45 / SPUD-556

Location: 1044 SW 44th St.

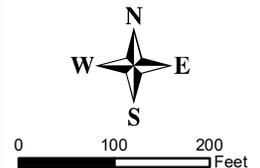


Note: "Subject" is located approximately 95' West of S. Western Ave.



The City of OKLAHOMA CITY

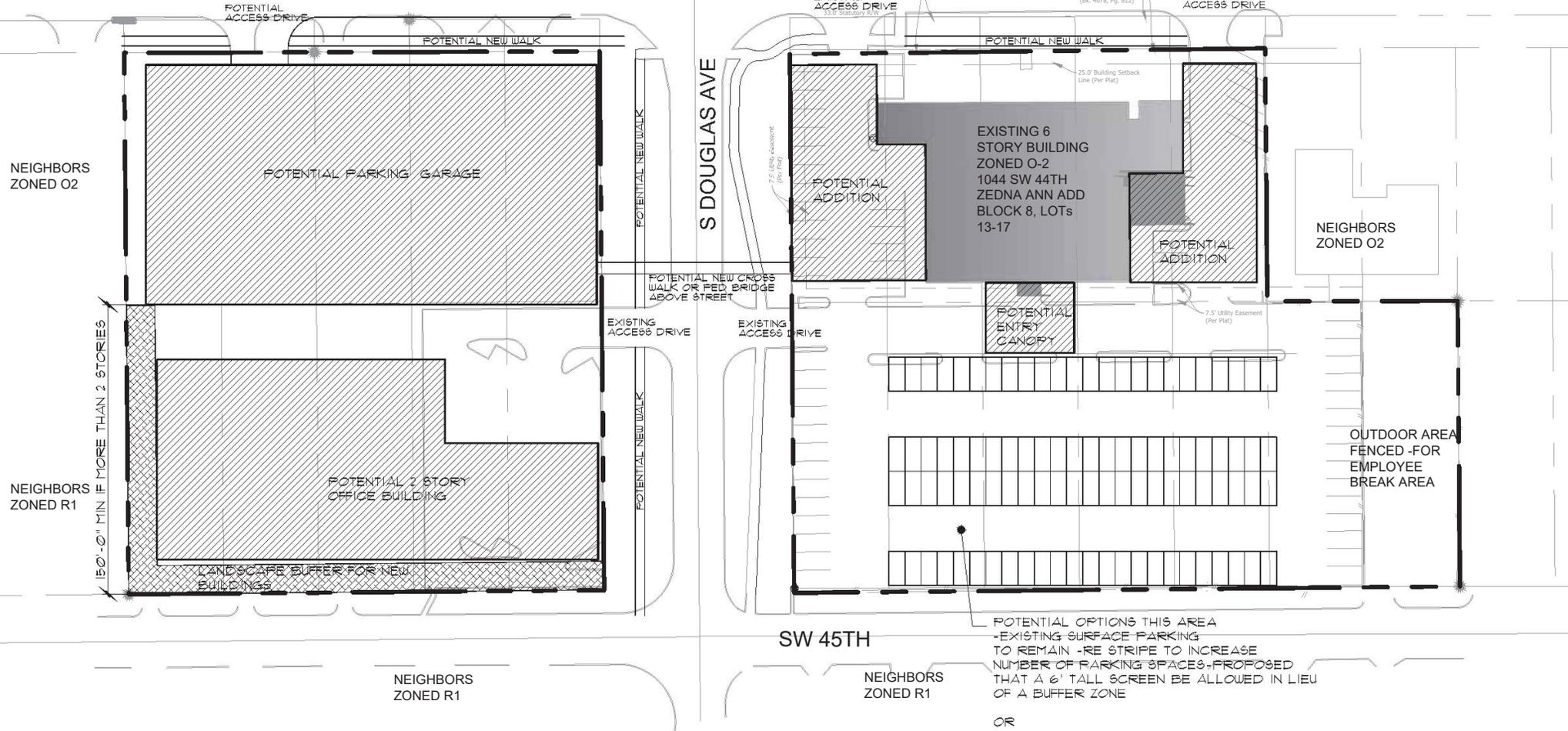
Simplified Planned Unit Development



NEIGHBORS
NORTH OF SW 44
ZONED O2

INTEGRIS SW CAMPUS
NORTH OF SW 44
ZONED R4

SW 44TH



NEIGHBORS
ZONED O2

NEIGHBORS
ZONED R1

NEIGHBORS
ZONED R1

NEIGHBORS
ZONED R1

NEIGHBORS
ZONED O2

OUTDOOR AREA
FENCED -FOR
EMPLOYEE
BREAK AREA

POTENTIAL OPTIONS THIS AREA
-EXISTING SURFACE PARKING
TO REMAIN -RE STRIPE TO INCREASE
NUMBER OF PARKING SPACES-PROPOSED
THAT A 6' TALL SCREEN BE ALLOWED IN LIEU
OF A BUFFER ZONE

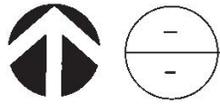
OR

-POTENTIAL FOR BUILDING ADDITIONS TO
THE SOUTH OF EXISTING

1044 SW 44TH SPUD CONCEPTS FEB 10 2023

CONCEPTUAL OVERALL SITE PLAN

SCALE: 1" = 50'-0"



Case No: SPUD-1514 Applicant: Central Oklahoma Indian Health Council, Inc. / 44th Street Premium Real Estate, LLC

Existing Zoning: R-1 / R-4 / O-2 / SPUD-45 / SPUD-556

Location: 1044 SW 44th St.



Aerial Photo from 2/2022

Note: "Subject" is located approximately 95' West of S. Western Ave.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



0 100 200
Feet