



STAFF REPORT
The City of Oklahoma City
Planning Commission
January 9, 2025

Item No. IV. 2.

(PUD-1748-SP02) Application by Palermo Place Office Park, LLC for a Specific Plan pursuant to the approval of PUD-1748 located at 13905 & 13909 South Western Avenue. Ward 5.

I. GENERAL INFORMATION

A. Contacts

Applicant's Representative

Name	David Box
Company	Williams, Box, Forshee & Bullard, P.C.
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B. Case History

PUD-1748 was recommended for approval by the Planning Commission on March 20, 2020, and approved at City Council on May 12, 2020.

C. Reason for Request

This Specific Plan review is for two office buildings: 6,070 square foot & 9,913 square foot, on approximately 3.07 acres. Administrative & Professional Offices (8300.1) is allowed within PUD-1748.

II. COMMENTS FROM CITY DEPARTMENTS

Fire*
Solid Waste Management*
Utilities*
Public Works*
Traffic Management*
Drainage*

III. SPECIFIC PLAN SUMMARY

Listed below are the PUD sections followed by the corresponding applicant PUD statements of compliance in italics.

A. PUD-1748

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the C-3 Community Commercial District shall govern this PUD, except as herein modified. Accessory uses are allowed subject to compliance of the conditions and review procedures required by the zoning ordinance. The following uses shall be permitted by right:

Administrative & Professional Offices (8300.1)
Alcoholic Beverage Retail Sales (8300.5)
Animal Sales & Services: Grooming (8300.8)
Animal Sales & Services: Kennel & Veterinary, Restricted (8300.11)
Building Maintenance Services (8300.22)
Business Support Services (8300.24)
Communication 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 Use (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, Alcohol Not Permitted (8300.37)
Eating Establishments: Sitdown, Alcohol Permitted (8300.38)
Food & Beverage Retail Sales (8300.41)
Laundry Services (8300.48)
Light Public Protection & Utility: General (8250.12)
Light Public Protection & Utility: Restricted (8250.13)
Low Impact Institutional: Neighborhood-Related (8250.14)
Medical Services: General (8300.52)
Medical Services: Restricted (8300.53)
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)

*Indicates that the use shall not be permitted to be located within 150 feet of a residential district.

9.1 FAÇADE REGULATIONS

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 60% brick veneer, rock or stone masonry. No more than 40% EIFS,

stucco, wood, or concrete-board shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted. Buildings shall be oriented such that the backs of buildings are not facing toward any street.

9.2 LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except as modified herein.

9.3 SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot high wall shall be required along the west and south boundary exclusive of streets within this PUD. Said wall shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood, and shall be solid and opaque.

9.4 PLATTING REGULATIONS

Platting shall not be required as part of this PUD.

9.5 DUMPSTER REGULATIONS

Dumpster(s) shall be consolidated where practical and located within an area a minimum of 50 feet from any residential district and shall be screened by a fence or masonry wall of sufficient height that screens the dumpster(s) from view.

9.6 ACCESS REGULATIONS

Access to individual commercial structures shall be permitted from common drives. Access to this PUD shall be via S. Western Ave. and any interior street within this development.

Driveways and driveway to street separation within and immediately adjacent to this PUD shall be a minimum of 200 feet from centerline to centerline. Said drives shall meet all applicable design standards per City code.

Driveways within and adjacent to this PUD shall have a minimum of 200 feet of separation from driveway centerline and shall meet all City design standards.

There shall be a maximum of 2 access points to S. Western Avenue in the north tract and a maximum of 1 access point to S. Western in the south tract.

Streets or driveways on adjacent property within 200 feet of this PUD shall be shown on the Master Development Plan. Access to individual lots and tracts within this PUD shall be permitted to be from common drives.

Lots within this PUD will not be required to have frontage on an approved 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 or easement 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 be designed in accordance with the Oklahoma Municipal Code. All zoning district building setbacks shall be eliminated for lots so developed. Platted building setbacks shall be enforced.

9.7 PARKING REGULATIONS

The design and number of all parking facilities within this planned unit development shall be in accordance with Chapter 59 Article X of the Oklahoma City Municipal Code 2010, as amended.

An individual platted lot is not required to provide on-site parking. Required parking may be provided within a common area and/or private driveway. An individual platted lot is not required to provide on-site parking. Required parking may be provided within a common area/private driveway. Off-site shared parking shall be permitted in order to comply with parking requirements. Off-site parking is further limited to the boundaries of this PUD.

9.8 SIGNAGE REGULATIONS

Three (3) accessory signs shall be permitted within this PUD and shall be ground signs with the maximum size being fifteen (15) feet in height and 200 square feet in area. The North tract shall be permitted two (2) signs and the South tract shall be permitted one (1) sign. The signs shall be covered with a material consistent with the buildings they serve. No pole signs will be allowed.

9.8.1 Ground-mounted directional signs that measure 4 square feet in size or less shall be incidental and allowed within this PUD.

9.8.2 Attached signs will be in accordance with the base zoning district regulations.

9.8.3 Non-accessory signs are specifically prohibited in this PUD.

9.8.4 EMD signs are prohibited in this PUD.

9.9 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, 2010, as amended.

9.10 HEIGHT REGULATIONS

The maximum height as measured by the municipal code in this PUD shall be 35 feet.

9.11 SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base zoning district.

9.12 PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the planned unit development 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.

9.13 SPECIFIC PLAN

No building permits shall be issued in this PUD until a Specific Plan, including all items listed in Section 59-14150C of the Oklahoma City Municipal Code, 2010, as amended, shall have been approved by the Planning Commission.

9.13.1 Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200.4 of the Oklahoma City Municipal Code, 2010, as amended for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall be required at the Specific Plan stage.

9.14 DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this planned unit development.

B. APPLICANT'S SUMMARY

8.1 Use And Development Regulations:

The buildings located at 13909 S. Western Avenue and 13905 S. Western Avenue are situated within the PUD_1748 zoning district. The building at 13909 S. Western Avenue, has a total area of 6,070 square feet and is positioned along SW 138th Street to the north and South Western

Avenue to the east. The adjacent property at 13905 S. Western Avenue has an area of 9,532 square feet, faces the parking lot along SW 138th Street. Both buildings are proposed for office use, aligning with the district's goal of fostering commercial growth and development. This proposed use is consistent with the broader vision of the PUD_1748 district, which aims to enhance the area's commercial and economic vitality while maintaining a well-planned urban environment.

9.1 Architectural Regulations: *The exterior building wall finishes on the main structures, exclusive of windows and doors, for each building are as follows: 13909 Total: brick and natural stone: 79%, stucco: 21% & 13905 Total: brick and natural stone 95%, stucco: 5%*

The buildings are designed with a minimum of 60% brick veneer and natural stone, and no more than 40% stucco on the exterior. Additionally, the buildings are oriented in such a way that their backs do not face any streets.

9.2 Landscaping Regulations: *The landscaping on this parcel complies with Article XI of the Oklahoma City Municipal Code, specifically the Landscaping and Screening Regulations, as outlined in Sections 59-11250 and 59-11300. The required landscaping points for both buildings have been calculated as follows: Required points: 268 points and provided points: 601.*

9.3 Screening Regulations: *Screening details have been provided in the document set and are in accordance with the development regulations (Refer to sheet A201)*

9.4 Platting Regulations: *Platting shall not be required as part of this PUD.*

9.5 Dumpster Regulations: *No dumpster is being proposed for these buildings.*

9.6 Access Regulations: *The PUD has access points from S. Western Avenue and 138th Street. The design and widths of all streets conform to City code. All access to the lots is from the shared parking lot, which includes an internal circulation. The parking lot design complies with the Oklahoma Municipal Code.*

9.7 Parking Regulations: *The design and number of all parking facilities within this Planned Unit Development (PUD) are in accordance with Chapter 59, Article 10600, Table 10600.2 II: OFFICE. According to Table 10600.2:*

Parking Requirements for Use Categories in the Oklahoma City Municipal Code, the required number of parking spaces for office spaces is calculated as follows:

6,070 square feet ÷ 200 = 31 parking spaces required for 13909 S Western Ave office building.

The required number of parking spaces for office spaces is calculated as follows: for the first 8000 SF: $8000/200=40$ from 8001 to 12000: $1913/250=8$, total required parking= 48 parking spaces required for 13905 S Western Ave office building.

9.8 Signage Regulations: *Signage details have been provided in the document set and are in accordance with the development regulations (Refer to SIGN01-02).*

9.9 Lighting Regulations: *All lighting regulations are in accordance with Chapter 59, Article 12, Section 59-12350 of the Oklahoma City Municipal Code.*

9.10 Height Regulations: *The maximum height of the buildings is less than 35 feet.*

9.11 Setback Regulations: *The yard requirements are the same as the base zoning district.*

9.12 Public Improvements: *Public improvements required by any listed organizations will be made by the property owner.*

9.13 Specific Plan: *The required documents have been prepared for the specific plan, as requested.*

9.14 Development Sequence: *Developmental phasing is allowed.*

IV. RECOMMENDATION

Per Chapter 59-14150.D, a PUD Specific Plan shall be submitted for review and approval by the Planning Commission prior to approval of site plans and building permits for any structure or building.

Staff's review of the Specific Plan for the development indicates the proposal is consistent with the PUD-1748 Master Design Statement and Master Development Plan.

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