

Planning Commission Minutes
June 22, 2023

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:36 a.m. on June 20, 2023)

26. (PUD-1946) Application by Smiling Hills Acres, LLC, to rezone 14300 North Bryant Avenue from AA Agricultural District to PUD-1946 Planned Unit Development District. Ward 7.

Amended Technical Evaluation:

1. The setback for garages shall be 20 feet.
2. Freestanding signs shall be limited to ground/monument signs only and shall be a maximum height of 8 feet with a maximum 100 square feet of area.
3. Update Section 9.4 to specify the required wall ~~is along the boundary of the PUD instead of parcel.~~ as defined in the PUD be on the outside of the disturbed area.
4. A minimum of ~~20-15~~ percent open space shall be provided within the PUD site.
5. Future Specific Plans shall show internal pedestrian trails and sidewalks that connect both tracts to common area/open space amenities. A Specific Plan is not required for platted residential development.
6. Modify Section 9.8 to specify that there shall be ~~one (1)~~ three (3) access points, from South Bryant Avenue, however they must meet a separation requirement of 200 feet. ~~or as required to satisfy the Subdivision Regulations and Fire Department.~~
7. Specify in Section 9.17 ~~for which uses or tracts~~ the hours of operation apply to outdoor patios.

The applicant was present. There were protestors present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY CLAIR, SECONDED BY POWERS

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



STAFF REPORT
The City of Oklahoma City
Planning Commission
June 22, 2023

Item No. IV. 26.

(PUD-1946) Application by Smiling Hills Acres, LLC, to rezone 14300 North Bryant Avenue from AA Agricultural District to PUD-1946 Planned Unit Development District. Ward 7.

I. GENERAL INFORMATION

A. Contacts

1. Applicant/Developer Representative

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

B. Case History

This application was continued from the April 27 and May 25, 2023 Planning Commission meetings.

C. Reason for Request

The purpose of this request is to allow a mixed retail, residential, and office development.

D. Existing Conditions

1. 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.

2. Size of Site: 25.58 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	AA/Edmond	Edmond	R-1	AA	AA
Land Use	Ranch	Residential	Residential	Residential	Residential

II. SUMMARY OF PUD APPLICATION

There shall be two (2) tracts within this PUD. The use and development regulations of the C-3 Community Commercial District shall govern Tract 1, except as herein modified.

The following uses shall be permitted within Tract 1:

8300.1	Administrative and Professional Offices
8300.5	Alcoholic Beverage and Retail Sales
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.25	Child Care Centers
8300.29	Communications Services: Limited
8250.2	Community Recreation: General
8250.3	Community Recreation: Property Owners Association
8250.4	Community Recreation: Restricted
8300.32	Convenience Sales and Personal Services
8350.3	Custom Manufacturing
8200.2	Dwelling Units and Mixed Uses
8200.2	Dwelling Units Above the Ground Floor
8300.35	Eating Establishments: Fast Food
8300.37	Eating Establishments: Sitdown
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8150.6.3	Greenhouse
8200.4	Live/Work Units
8250.14	Low Impact Institutional: Neighborhood-Related
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8300.55	Participant Recreation and Entertainment: Indoor, no event center shall be permitted within this use unit.
8300.59	Personal Services: Restricted
8300.61	Repair Services: Consumer
8300.63	Retail Sales and Services: General
8200.14	Single-Family Residential

No use shall permit the sale, manufacturing, growing, testing or distribution of medical marijuana.

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Bulk Standards for Tract 1:

Setbacks: The setbacks for Tract 1 shall be per the base zoning district.
Lot Width: Per code
Lot Size: Per code
Density: The maximum number of Live/Work units within this PUD shall be 30 units.

Tract 2

The use and development regulations of the R-1 Single-Family Residential District shall govern Tract 2, except as herein modified.

The following uses shall be permitted within Tract 2:

8250.3	Community Recreation: Property Owners Association
8200.5	Low Impact Institutional: Residential-Oriented
8200.8	Model Home
8200.14	Single-Family Residential

No use shall permit the sale, manufacturing, growing, testing or distribution of medical marijuana.

Bulk Standards for Tract 2:

Setbacks: No interior setbacks are required except those necessary to meet Building and Fire Code requirements.
Lot Width: The minimum lot width within this Tract shall be 50 feet.
Lot Size: The minimum lot size within this Tract shall be 5,000 square feet.

9.0.....SPECIAL CONDITIONS

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

9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick, brick veneer, rock, concrete, stucco, concrete-board, architectural metal or stone masonry. No more than 30% EIFS or wood shall be permitted.

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.

Existing vegetation abutting the creek within Tract 1 shall be preserved to the greatest extent possible. There shall be a twenty-foot (20') landscape buffer along the east and south property line of Tract 2, as illustrated in the attached Exhibit "C".

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 the development 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 wall shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood, with brick columns with footings on 20' centers and shall be solid and opaque.

9.5 PLATTING REGULATIONS

Tract 1: Platting shall not be required within Tract 1.

Tract 2: Platting shall be required within Tract 2.

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 residential zoning district or use.

Dumpsters shall not be permitted within Tract 2 of this PUD.

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

9.8 ACCESS REGULATIONS

There shall be one (1) access point from S. Bryant Ave.

9.9 PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with Chapter 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.

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

9.10 SIGNAGE REGULATIONS

9.10.1 FREESTANDING ACCESSORY SIGNS

Freestanding accessory signs will be in accordance with the base zoning district regulations.

9.10.2 ATTACHED SIGNS

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

9.10.3 NON-ACCESSORY SIGNS

Non-Accessory signs will be prohibited within this PUD.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD’S)

Electronic Message Display signs will be prohibited within this PUD.

9.11 ROOFING REGULATIONS

Every structure in this PUD shall have Class C roofing or better.

9.12 SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

9.13 HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures in this PUD.

9.14 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.

9.15 COMMON AREAS

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.

9.16 SPECIFIC PLAN

No building permits shall be issued within this PUD until a specific plan, including all items listed in Section 59-14200 of the Oklahoma City Municipal Code, 2020 as amended shall have been approved by the Planning Commission.

9.17 OTHER

9.17.1 ROOFTOP PATIO REGULATIONS

Rooftop patios shall not be permitted within this PUD.

9.17.2 NOISE REGULATIONS

Decibel levels within this PUD shall be limited to residential standards.

9.17.3 OUTDOOR ACTIVITIES

Outdoor amplified music shall be prohibited within this PUD. The hours of operation shall be Sunday-Thursday: 7am-10pm; Friday-Saturday: 7am-12am.

10.0 DEVELOPMENT SEQUENCE

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

11.0 EXHIBITS

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

- Exhibit A - Legal Description
- Exhibit B – Tract Map
- Exhibit C - Conceptual Site Plan
- Exhibit D - Topography 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:** Edmond

7. Oklahoma Department of Transportation (ODOT)

B. City Departments

1. Airports

2. Central Oklahoma Transportation and Parking Authority (COTPA)

3. Fire: no objection, but fire lanes cannot be blocked with bollards.

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) Flood Study will be required to show no rise in FEMA Q 100 and the City of Oklahoma City Q 100 water surface elevation, compared pre-and post-development.
- 5) A portion of subject property is situated within a F.E.M.A. Flood Plain. Therefore, the establishment of Minimum Finish Floor Elevation for each lot within the flood plain will be required (100-year) frequency plus 1'. The Public Works Department Engineering staff shall approve these elevations prior to the filing of the final plat.
- 6) A floodplain activity permit must be submitted for any work contemplated in The Waters of the United States.
- 7) A Corps of Engineers 404 permit must be submitted with plans for any work contemplated within the floodplain, creek, or channel (waters of the United States) included in the case limits.
- 8) 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.
- 9) 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.
- 10) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 11) 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.
- 12) Sidewalks 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.

- 13) All private roads /streets will have private storm sewer systems.
- 14) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.
- 15) Modify Section 7.7: “A portion of the property within this PUD is within the FEMA flood plain”.

c. Stormwater Quality Management

d. Traffic Management*

8. Utilities

a. Engineering

Paving

Wastewater Availability

- 1) An existing wastewater main(s) is located adjacent to the subject site(s).
- 2) Line capacity is not guaranteed and must be checked by the Engineer of Record and reviewed by the City.
- 3) 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.
- 4) 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.
- 5) 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.
- 6) Adjacent to existing 8" public wastewater PROJECT #SD-0703 Along the SE Corner of The Site - Would Be Required To Extend An 8" Minimum Public Main To Be Adjacent To All Residential Lots Within OKC City Limits -

Commercial Portion Would Have A Single Service Line Unless Platted Into Separate Lots- Section of Site Within Edmond City Limits Would Need To Be Served By The City of Edmond or Provide A Certified Release From Edmond Allowing OKC To Serve.

b. Solid Waste Management

Single Family Residential

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

Commercial

- 2) The City can provide solid waste collection services to commercial customers providing refuse is not excess of 270 gallons per customer per pick up § 49-30 (a). Otherwise the customer will have to utilize a private hauler for dumpster service.

c. Water/Wastewater Quality

Water Availability

- 1) An existing 6" & 8" 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) A 12-inch water main is required to be loop through the development to provide adequate water supply and fire flow protection. Connection to two (2) separate active water mains is required to prevent partial or total shut-off of water supply when a pipeline failure occurs.
- 4) 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.
- 5) 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.

- 6) 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.
- 7) 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.
- 8) 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.
- 9) 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).
- 10) Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.
- 11) Extend 8" Water Along N Bryant Ave to Connect 8" WF-0678 With 6" #2426 Looping Water Main, Extend Public Water To Be Adjacent To All Residential Lots And Master Meter Commercial Section Public Mains Must Sit Outside of Paving For Private Street/Drive Section of Site Within Edmond City Limits Would Be Served By Edmond or Require A Certified Release From Edmond Allowing OKC To Serve.

9. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

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

A small portion of the northern edge of the site may within 100-year floodplain. 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 PUD proposes commercial uses along N Bryant Avenue, an arterial street.

Density: The Urban Low Intensity LUTA outlines The Urban Low Intensity LUTA outlines a density range of 4 to 8 dwelling units per acre for single family residential, and a floor to area ratio (FAR) of 0.2 to 1.0 for non-residential developments. *The PUD regulations could produce a density and FAR within these ranges.*

Automobile Connectivity:

- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system.
- 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 PUD restricts access to one on N Bryant Ave, although the conceptual plan indicates at least two. The Master Design Statement should specify that access may be changed to comply with Subdivision Regulations and the Fire Dept. The conceptual plans indicate residential on the east side of the site, separated by a pond from the proposed commercial on the west, and interior access provided between tracts.

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 required along arterial streets and within new urban subdivisions. The conceptual plan shows a trail system that should be included in future plans.

- 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”, “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 residential lot sizes in UL are less than 60% 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 proposes single-family residential development with minimum lot sizes of 5,000 square feet on the east side of the PUD site. The residential tract will abut homes on 0.25-acre lots. As mitigation for the differences in lot size, the site design includes a 20-foot tree buffer along the west and south boundaries of the Tract. No triggers related to height were identified. The PUD eliminates setbacks for residential, but garages should be setback at least 20 feet to avoid parking over the sidewalk. The PUD contemplates a connected development with open space in the center, but the MDS does not specify a minimum amount.*

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 on N Bryant Avenue, an arterial street.*

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 allows commercial uses under a modified C-3 base along N Bryant Avenue. Uses allowed include, but are not limited to, restaurants, retail, office, vets/animal grooming, dwelling*

units and mixed use, and participant recreation. The PUD specifies indoor event centers are not allowed, prohibits the sale, manufacturing, growing, testing or distribution of medical marijuana, and does not include drive-thru restaurants, gas stations, or auto repair/sale uses. The PUD specifies hours of operation, but it was unclear which tract or uses they apply to.

3) Service Efficiency:

- Water: *Close to Served or Served*
- Sewer: *Fully Served*
- Fire Service: *Rural Service Level*

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

- Riparian Areas: Riparian areas are vegetated areas adjacent to streams, lakes, ponds, and wetlands that are composed of a mixture of trees, shrubs, and grasses. These areas may also contain floodplain. The comprehensive plan recommends a 100-foot buffer from stream banks. *Riparian area is present in the form of a small stream that runs through the subject site. Floodplain may be present on the northern edge of the development. Conceptual plans indicate the existing pond in the center of the site would be used as an amenity and would separate the proposed residential tract from the commercial tract.*
- Upland Forests: N/A
- 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.

5) Transportation System: This site is located off N Bryant Ave, a Major Arterial Street in the Urban Low LUTA. Transit (bus) service is not available.

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)
- Ensure proper access to and between subdivisions in order to offer a choice in routes for residents, multiple access points for emergency responders, and to reduce vehicle congestions at arterial intersections. Contiguous developments should share access whenever feasible. (C-32)
- Avoid under-grounding streams to the greatest extent possible. Where feasible, encourage the re-surfacing of buried streams. Limit the use of culverts or other structures that alter natural streams, and require designs that minimize impacts to stream health and function. (G-11)

- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- Incorporate natural features (such as ponds, lakes, streams, rock outcroppings, stands of mature trees, and/or sizeable individual trees) into the design of all residential, commercial, and industrial projects rather than eliminating, hiding, or limiting access to those features. (E-31)
- 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 the east side of N Bryant Avenue, north of E Memorial Road and within the Urban Low Intensity Land Use Typology Area (LUTA). The site is zoned AA and developed with a farm. Abutting the site on the east and south, and across the street to the west, are residential subdivisions.

The application is requested for development on three tracts; two of the tracts are within Oklahoma City limits. The third is to the north within the City of Edmond. Within this application, the western tract would allow commercial development under a modified C-3 base, and the eastern tract would allow single-family residential development under a modified R-1 base. Modifications to the R-1 regulations include a reduced lot size of 5,000 square feet instead of 6,000 square feet and no internal setbacks. The PUD has been modified since first submitted to address compatibility concerns from neighbors. The PUD reduces the number of uses allowed within the C-3 District, including removing gas sales, drive-thru restaurants, gas stations, and auto repair/auto sales. The PUD specifies indoor event centers are not allowed; prohibits the sale, manufacturing, growing, testing or distribution of medical marijuana; prohibits amplified music; and establishes hours of operation for outdoor activities.

The conceptual plan shows a pond in the middle of the site between the tracts, and that tracts would be internally connected for traffic and pedestrians, consistent with the comprehensive plan. Access is limited to one on N. Bryant Ave. Plan conformance would be strengthened by specifying that the internal connections will be included in future Specific Plans, establishing a minimum amount of open space consistent with the conceptual plan, limiting sign height near residences, and allowing flexibility for access.

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.

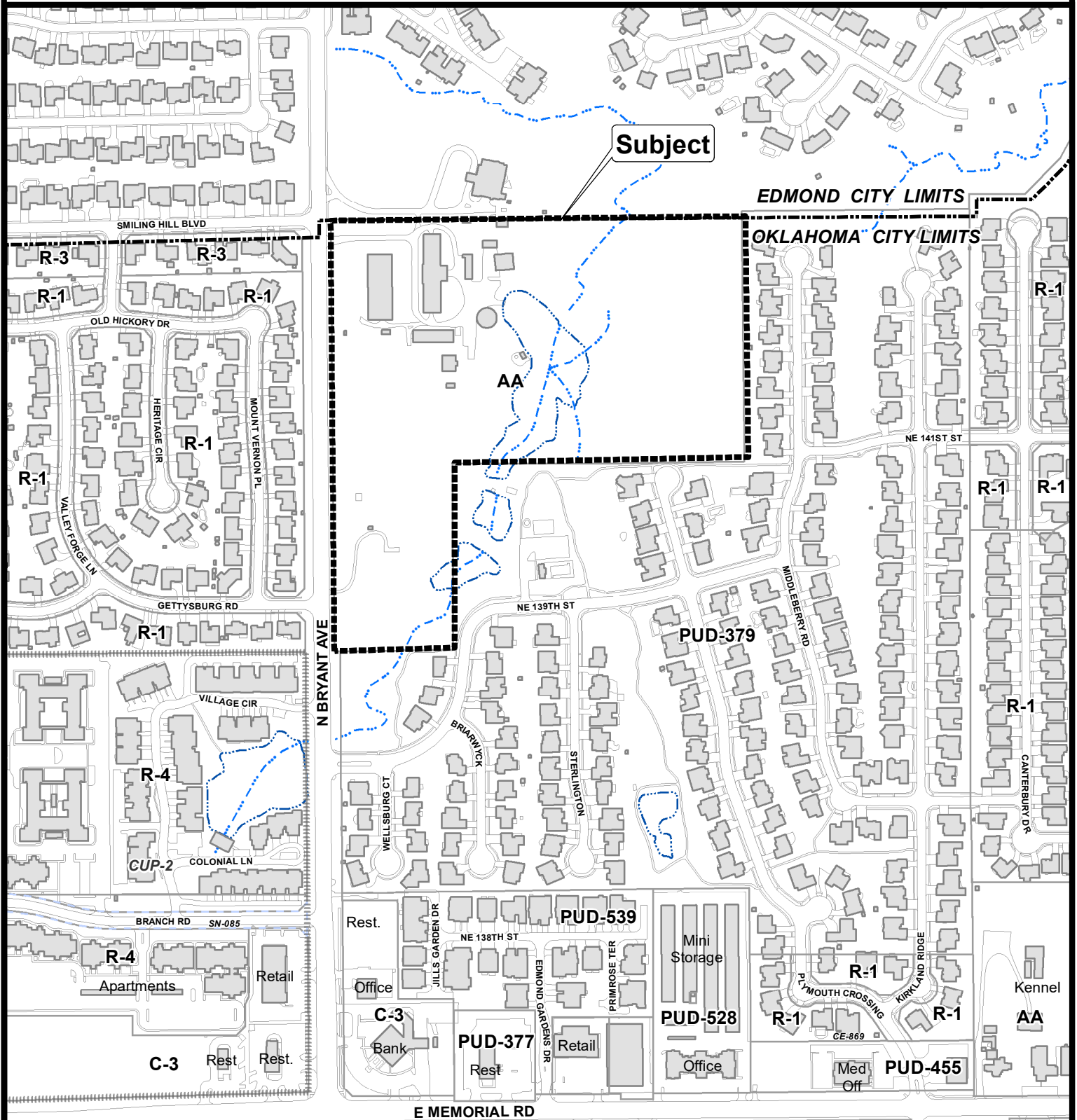
Approval of the application subject to the following Technical Evaluations:

1. The setback for garages shall be 20 feet.
2. Freestanding signs shall be limited to ground/monument signs only and shall be a maximum height of 8 feet with a maximum 100 square feet of area.
3. Update Section 9.4 to specify the required wall is along the boundary of the PUD instead of parcel.
4. A minimum of 20 percent open space shall be provided within the PUD site.
5. Future Specific Plans shall show internal pedestrian trails and sidewalks that connect both tracts to common area/open space amenities. A Specific Plan is not required for platted residential development.
6. Modify Section 9.8 to specify that there shall be one (1) access point from S Bryant Ave or as required to satisfy the Subdivision Regulations and Fire Department.
7. Specify in Section 9.17 for which uses or tracts the hours of operation apply.

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: PUD-1946 Applicant: Smiling Hills Acres, LLC
Existing Zoning: AA
Location: 14300 N. Bryant Ave.



The City of
OKLAHOMA CITY

Planned Unit Development



0 200 400
Feet



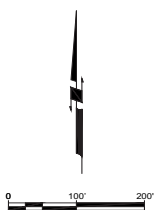
PUD-____
Bryant Ave & Smiling Hills Blvd
14300 N Bryant

Exhibit B: Tract Map
+/- 25.58 Acres



Johnson & Associates
 1 E. Sheridan Ave., Suite 200
 Oklahoma City, OK 73104
 (405) 238-8075 FAX (405) 238-8076

ENGINEERS SURVEYORS PLANNERS
 4/12/23





PUD-1946
Bryant Ave & Smiling Hills Blvd
14300 N Bryant

Exhibit C: Conceptual Site Plan
 +/- 25.58 Acres

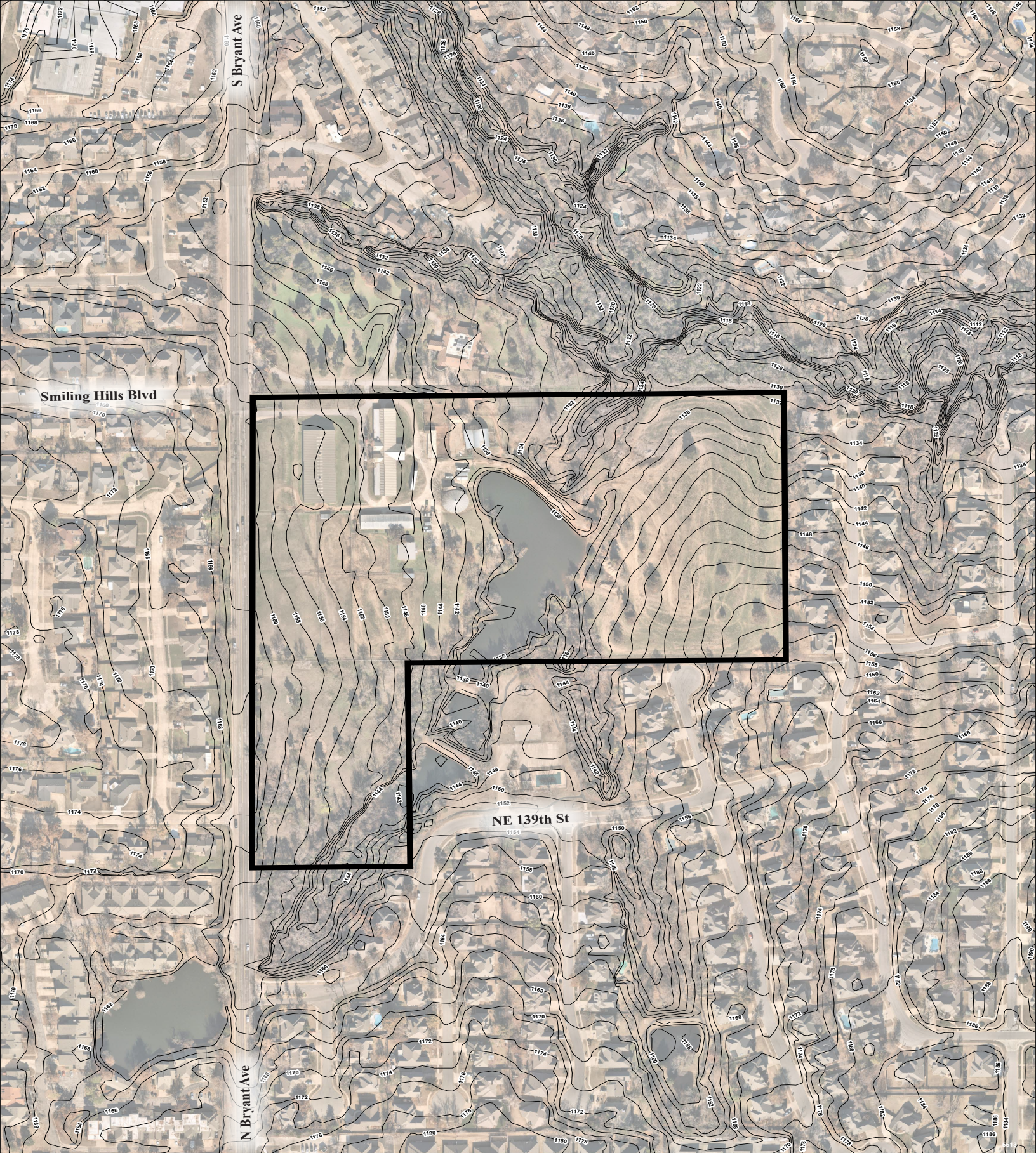


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 Oklahoma City, OK 73104
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ENGINEERS SURVEYORS PLANNERS
 5/15/23

Conceptual site plan showing feasible option
 permitted under proposed rezoning





PUD-____
Bryant Ave & Smiling Hills Blvd
14300 N Bryant

Exhibit D: Topography Map
+/- 25.58 Acres



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ENGINEERS SURVEYORS PLANNERS
4/12/23



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Aerial Photo from 2/2022



The City of
OKLAHOMA CITY

Planned Unit Development



0 200 400
Feet