



STAFF REPORT
The City of Oklahoma City
Planning Commission
July 25, 2024

Item No. IV. 6.

(PUD-1817-SP01) Application by Integris Health, Inc, for a Specific Plan pursuant to the approval of PUD-1817 located at 19301 North Pennsylvania Avenue. Ward 8.

I. GENERAL INFORMATION

A. Contacts

Applicant's Representative

Name	David Box
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B. Case History

PUD-1817 was recommended for approval by the Planning Commission on June 10, 2021, approved at City Council on August 17, 2021.

C. Reason for Request

This Specific Plan review is for a 17,880± square foot medical clinic, located in Tract A of PUD-1817, on approximately 1.99 acres. 8300.52 Medical Services: General and 8300.53 Medical Services: Restricted, are allowed within Tract A.

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-1817

8.1 USE AND DEVELOPMENT REGULATIONS

The Planned Unit Development of Macey's Corner Tract #1 contains two tracts. Tract boundaries are permitted to change up to 20%. The use and development regulations are provided as follows:

Tract A: C-3 Community Commercial District, 1.43± Acres

All uses permitted in the C-3 Community Commercial District shall be allowed including conditional, special permit, special exception and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

8.2 ADDITIONAL USE AND DEVELOPMENT REGULATIONS

8.2.1 Tracts A and B, maximum building height will be two stories or 35 feet.

8.2.2 Building setbacks are as follows:

Minimum building setbacks in Tract A are as follows:

25 feet along the south and east boundaries.

10 feet along the north and west boundaries.

Parking and driveways are permitted in building setbacks.

Greenbelts may be located within the building setbacks.

9.0 ACCESS

9.1 Access to the PUD is permitted from one driveway on N.W. 192nd Street and one driveway on N. Pennsylvania Avenue. Driveways shall be a minimum of 300 feet from the intersection of N.W. 192nd Street and N. Pennsylvania Avenue.

9.2 Additionally, the street stub from Mincey Ave will be constructed as a public street or private drive from NW 192nd Street to N Pennsylvania Avenue and provide access to the subject site.

9.3 Cross access between the residential and commercial uses from driveways shall be permitted.

10.0 SCREENING AND LANDSCAPING

10.1 The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

Tract A (commercial) will have a 10-foot landscape buffer on the commercial side with continuous evergreen hedge that will achieve 6-feet in height at maturity.

11.0 PARKING REGULATIONS

11.1 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, except as noted herein.

11.2 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 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 right of way width of 20 feet for one-way drives and 24 feet for two-way drives.

If the Commercial District Design is utilized in Tract A, a 15% reduction in parking requirements shall be permitted, if all parking is located between and/or behind buildings.

12.0 SIGNAGE REGULATIONS

12.1 Signs within Macey's Corner Tract #1 shall conform to the C-3 sign regulations except as noted herein.

12.2 Two freestanding signs shall be allowed within this PUD. Freestanding signs shall be ground (monument) signs with the maximum size being 12 feet high and 125 square feet in area and shall have no less than 25 square feet of landscaping at its base. No pole signs will be allowed.

12.3 Identification signs for individual users will also be permitted and shall be ground mounted or attached to the building. If attached, they shall not exceed the roof line.

12.4 Ground mounted directional/instructional signs that are less than 8 square feet shall be considered incidental and allowed within this PUD.

12.5 Signs may be located within the median of driveways.

12.5 A sign that contains the name of any business and/or multi-family development located within Macey's Corner Tract #1 PUD is deemed accessory, even if the sign is not placed on

the parcel where the business is located, as long as the business and the sign area located within Macey's Corner Tract #1 PUD.

13.0 LIGHTING REGULATIONS

13.1 The design 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 commercial tract 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.

14.0 ARCHITECTURE

14.1 For C-3 development in Tract A, exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone masonry, or architectural metal. No more than 30% EIFS, stucco, wood or concrete-board shall be permitted. Exposed concrete block buildings shall not be permitted.

14.3 Every structure in this Planned Unit Development shall have Class C roofing or better.

15.0 OWNERSHIP AND MAINTENANCE OF COMMON AREA/OPEN SPACE

The property owner(s) shall be responsible for maintenance of all common area/open space areas. It shall be the responsibility of the property owner(s) for the installation, maintenance and replacement of all landscaping and sprinkler systems and maintenance of drainage areas.

Maintenance of the common areas in the development shall be the responsibility of the property owner(s). 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.

16.0 DRAINAGE REGULATIONS

16.1 Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. The maintenance will be the responsibility of the property owner.

17.0 OTHER DEVELOPMENT REGULATIONS

17.1 The boundaries of the PUD are depicted on the Master Development Plan map.

17.2 In all tracts, dumpsters shall be located within an area screened by a 6'-8' high masonry or rock wall and shall be placed no closer than 50 feet from all property lines adjacent to a residential use.

17.3 Macey's Corner Tract #1 may be developed in phases. Fencing may be phased and constructed as development occurs.

17.4 Decorative artwork and/or architectural structures shall be permitted throughout the PUD area including across public right-of-way, subject to approval by the Public Works Department. Artwork/architectural structures may include but is not limited to fountains, individual art pieces, clock towers, decorative entry structures, etc. The decorative artwork/architectural structures shall not exceed 25 feet in height, must have a minimum 14 feet clearance in height (for archways) and be located a minimum of 25 feet from the curb of any adjacent street.

17.5 Six-foot (6') sidewalks shall be constructed on N.W. 192nd Street and N. Pennsylvania Avenue with each development parcel, subject to the policies and procedures of the Public Works Department.

17.6 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.

17.7 No chain link fencing shall be allowed in the PUD.

17.8 No building permits shall be issued until a specific plan, including all items listed in Section 59-14200 of the Oklahoma City Municipal Code, 2020 as amended, have been approved by the Planning Commission. Specific plans shall include a pedestrian plan showing connections between buildings and uses.

17.9 Platting shall be required if more than three lots are created or if a street is dedicated.

B. APPLICANT'S SUMMARY

8.1 USE AND DEVELOPMENT REGULATIONS:

The purpose of Tract A of the PUD is to allow for a commercial development. The subject Tract has a base zoning of C-3 Community Commercial District. The tract boundaries are permitted to change up to 20% and the proposed development does not exceed the 20% increase. The development proposes one (1) commercial medical building for an Integris facility, which is permitted by right under the PUD.

8.2 ADDITIONAL USE AND DEVELOPMENT REGULATIONS:

8.2.1 The PUD permits a maximum building height of two stories or 35 feet. The proposed development consists of a one-story structure and complies with the height regulations set forth herein.

8.2.2 The setbacks for the proposed development depicted on the site plan exceed and are in conformance with the PUD. The PUD permits greenbelts, parking, and driveways within the building setbacks.

8.2.3 None of the listed prohibited uses are permitted on site. The proposed development is a permitted use under the PUD.

8.2.4 The uses listed that may not be less than 150 feet of a residential use will not be developed on site. The proposed development is permitted and does not require a specific distance from a residential use under the PUD.

8.2.5 The PUD permits a maximum of 24 units per acre in Tract B. The proposed development is located exclusively within Tract A and is permitted under the PUD.

9.0 ACCESS:

9.1 The PUD permits one driveway on NW 192nd St. and one driveway on N. Pennsylvania Ave. Driveways shall be a minimum of 300 feet from the intersection of NW 192nd St. and N. Pennsylvania Ave. The proposed development will consist of one driveway on NW 192nd St. and one driveway on N. Pennsylvania Ave, both of which are a minimum of 300 feet from the aforementioned intersection and comply with the PUD.

9.2 The PUD permits a street stub from Mincey Ave., which is inapplicable for the development of Tract A. The proposed development complies with the PUD access regulations.

9.3 The PUD permits cross access between the residential and commercial uses from permitted driveways, which is currently inapplicable for the development of Tract A. The proposed development complies with the PUD access regulations.

10.0 SCREENING AND LANDSCAPING:

The landscaping has been designed to meet all requirements of The City of Oklahoma City Landscaping Ordinance. Tract A will have a 10-foot landscape buffer on the commercial side with a continuous evergreen hedge that will achieve 6-feet in height at maturity. The proposed development is compliant with the landscaping requirements set forth in the PUD.

11.0 PARKING REGULATIONS:

11.1 The proposed development complies with the design and number of parking facilities in accordance with the requirements set forth in the PUD.

11.2 The proposed development will have frontage on public streets and no private drive is required. Similarly, the permitted 15% reduction in parking will not be required. The proposed development complies with the parking regulations set forth in the PUD.

12.0 SIGNAGE REGULATIONS:

12.1 The PUD allows signage within Tract A to conform with the C-3 sign regulations except as noted in the following sections. The proposed signage does not exceed the signage regulations set forth in the PUD.

12.2 The PUD allows two freestanding signs that consist of ground signs with a maximum height of 12 feet and maximum area of 125 square feet. Freestanding signs shall have no less than 25 square feet and pole signs will not be allowed. The proposed signage does not exceed the signage regulations set forth in the PUD.

12.3 The PUD allows identification signs for individual users which must be ground mounted or attached to the building. If ground attached, the signage shall not exceed the roof line. The proposed signage does not exceed the signage regulations set forth in the PUD.

12.4 The PUD allows ground mounted directions/instructional signs that are less than 8 square feet and considers said signs incidental and allowed. The proposed signage does not exceed the signage regulations set forth in the PUD.

12.5 The PUD allows signage to be located within the median of driveways. The proposed signage does not exceed the signage regulations set forth in the PUD.

12.6 The PUD stipulates that signage that contains the name of any business and/or multi-family development located within Tract A is deemed accessory, even if the sign is not placed on the parcel where the business is located. This section is currently inapplicable and all signage for the proposed development complies with the PUD.

13.0 LIGHTING REGULATIONS:

13.1 The site lighting has been designed in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2010, as amended. Outdoor lights will be directed away from any adjacent residential properties by utilizing shields, shades, or other appropriate methods of directing light beams.

14.0 ARCHITECTURE:

14.1 The approved PUD requires a minimum of 70% brick veneer, rock, stone masonry or architectural metal. No more than 30% EIFS, stucco, wood, or concrete-board shall be permitted. Exposed concrete block buildings shall not be permitted. The proposed development complies with the façade regulations set forth in the PUD.

14.3 The PUD requires Class C roofing or better. The proposed development complies with this section.

15.0 OWNERSHIP AND MAINTENANCE OF COMMON AREA/OPEN SPACE:

All necessary maintenance of the common area/open spaces, as well as the installation, maintenance, and replacement of all landscaping and sprinkler systems, and maintenance of drainage areas shall be made by the property owner and will be in accordance with the PUD.

16.0 DRAINAGE REGULATIONS:

16.1 Drainage requirements and maintenance of said drainage shall be in accordance with the PUD and the responsibility of the property owner. Drainage regulations comply with the PUD.

17.0 OTHER DEVELOPMENT REGULATIONS:

17.1 The boundaries of the PUD are depicted on the Master Development Plan map and the revised boundaries in accordance with Section 8.1 are depicted on the site plan associated with the Specific Plan application.

17.2 The PUD requires dumpsters be located within an area screened by a 6' to 8' high masonry or rock wall and shall be placed no closer than 50 feet from all property lines adjacent to a residential use. The proposed development will comply with the PUD.

17.3 This section is inapplicable as development will not occur in phases.

17.4 The PUD allows decorative artwork and/or architectural structures throughout the PUD area. There will not be decorative artwork and/or architectural structures within the proposed development.

17.5 The PUD requires 6' sidewalks be constructed along NW 192nd St. and N. Pennsylvania Ave, subject to the policies and procedures of the Public Works Department. The proposed development will construct sidewalks in accordance with the PUD.

17.6 Public improvements shall be made by the property owner and all local, state, and federal ordinances shall be fully adhered to.

17.7 The PUD prohibits chain link fencing. There shall be no chain link fencing within or around the proposed development in accordance with the PUD.

17.8 The proposed development has submitted a Specific Plan application and associated documents in accordance with the PUD.

17.9 The PUD requires platting in the event more than three lots are created or if a street is dedicated. There will be one lot and no dedicated streets within the proposed development; therefore, platting is not required.

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-1817 Master Design Statement and Master Development Plan.

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