

Planning Commission Minutes
March 27, 2025

(The agenda was filed with the City Clerk of The City of Oklahoma City at 4:38 p.m. on March 21, 2025)

11. (SPUD-1695) Application by Gold Jack Properties, LLC to rezone 19301 Lutheran Road from AA Agricultural District to SPUD-1695 Simplified Planned Unit Development District. Ward 7.

Amended Technical Evaluation:

1. The minimum lot size shall be 3 acres.
2. Amend Sight-Proof Screening to add: and no less than a six (6) foot and no greater than an eight (8) foot high wall or fence shall be required along the west boundary of the SPUD. Said wall or fence shall be constructed entirely of stucco, brick, or stone or on continuous footing or may be constructed of wood and should be solid or opaque.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY PENNINGTON, SECONDED BY MEEK

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



STAFF REPORT
The City of Oklahoma City
Planning Commission
March 27, 2025

Item No. IV. 11.

(SPUD-1695) Application by Gold Jack Properties, LLC to rezone 19301 Lutheran Road from AA Agricultural District to SPUD-1695 Simplified Planned Unit Development District. Ward 7.

I. GENERAL INFORMATION

A. Contacts

1. Applicant Representative

Name David Box
Company Box Law Group, PLLC
Phone 405-652-0099
Email david@boxlawgroup.com

B. Case History

This application was deferred from the February 13, and March 13, 2025, Planning Commission hearing dates.

C. Reason for Request

The purpose of this request is to allow agricultural, recreational, and lodging uses, specifically an RV Park/Campground.

D. Existing Conditions

1. Size of Site: 3.5 Acres

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	AA	AA	AA	AA	AA
Land Use	Residential	Residential	Residential	Residential	Residential

3. Comprehensive Plan Land Use Typology Area: Rural – Low Intensity (RL)

Rural – Low Intensity applies to areas where large-lot neighborhoods and residential acreages/estates may remain with no expectation of urbanization or provision of urban infrastructure such as water or sewer. RL areas are predominantly composed of residential and agricultural uses but may support commercial and light industrial uses provided they do not negatively impact the rural residential character.

II. SUMMARY OF SPUD APPLICATION

1. This site will be developed in accordance with the regulation of the **RA2 Single-Family Two-Acre Rural Residential 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 and shall be subject to the regulations contained herein:

8250.3	Community Recreation: Property Owners Association
8250.2	Community Recreation: General
8300.38	Eating Establishments: Sitdown, Alcohol Permitted (accessory to use unit 8300.50 and 8300.51)
8300.40	Family Day Care Homes
8150.6.3	Greenhouse
8150.6.4	Home Garden
8150.6.5	Hoop House
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8300.50	Lodging Accommodations: Campgrounds [including pickleball and event space]
8300.51	Lodging Accommodations: Commercial Lodging [limited to cabins and including pickleball and event space]
8250.14	Low Impact Institutional: Neighborhood-Related
8200.5	Low Impact Institutional: Residential-Oriented
8250.16	Murals
8150.8	Row and Field Crops
8200.14	Single-Family Residential

2. **Maximum Building Height:**

Maximum building height shall be in accordance with the base zoning district.

3. **Maximum Building Size and Lot Coverage:**

Maximum building size shall be in accordance with the base zoning district. The maximum lot coverage within this SPUD shall be in accordance with the base zoning district, except that lot coverage associated with use units 8300.50 and 8300.51 shall be 100%, exclusive of yards.

4. **Maximum Number of Buildings:**

Per base zoning district regulations except that there shall be a maximum of fifteen (15) cabins, 10 RV pads per acre, 1 structure for an accessory eating establishment within this SPUD. Additionally, compliance with the regulations in Chapter 31 of the Oklahoma City Municipal Code, 2020, as amended, concerning RV parks shall be achieved, and any accessory structure(s) required shall be permitted within this SPUD.

5. Building Setback Lines

Building setback lines shall be in accordance with the base zoning district. No building shall be located closer than 20 feet to any lot line abutting any residential use.

6. Sight-Proof Screening:

Sight-proof screening shall be required along the north SPUD boundary line.

7. Landscaping:

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

8. Signs:

8.1 Freestanding On-Premise Signs

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

8.2 Attached Signs

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

8.3 Off-Premise Signs

Non-accessory signs will be prohibited.

8.4 Electronic Message Display Signs

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

9. Access:

Access may be taken from Highway 66 (NE 192nd Street) and Lutheran Rd., subject to private agreements, State Highway approval, and Public Works Department policies, procedures, and regulations.

10. Sidewalks

Sidewalks shall not be required within this SPUD.

II. Other Development Regulations:

1. Architecture:

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, siding, architectural metal, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie) or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed concrete block buildings shall not be permitted.

2. Open Space:

Shall be in accordance with the Oklahoma City Municipal Code, as amended.

3. Street Improvements:

If required at development, shall conform to Public Works policies, procedures, and regulation.

4. Site Lighting:

The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, as amended. All lighting shall be arranged so that there will be no annoying glare directed or reflected toward adjacent property.

5. Dumpsters:

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:

The design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended. No off-street parking or loading space shall be located closer than 20 feet to any lot line abutting a residential district. The space for each recreational vehicle shall be provided with a permanent hard-surfaced pad.

7. Maintenance:

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

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 (OCCHD)**
- 2. Oklahoma City Urban Renewal Authority (OCURA)**
- 3. Oklahoma Gas and Electric (OGE)**
- 4. Oklahoma Natural Gas (ONG)**
- 5. Oklahoma Water Resources Board (OWRB)**
- 6. School District(s) Luther**
- 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

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) 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.
- 8) 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.
- 9) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 10) 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.
- 11) 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.
- 12) All private roads /streets will have private storm sewer systems.
- 13) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.
- 14) Amend Section II.7 Maintenance: Maintenance of the common areas, private drainage easements, and islands/medians in the development shall be the responsibility of the property owner. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that 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 that meets the requirements specified above.

- 15) Add to Section I.9 Access: “Driveway widths and spacing will comply with the requirements and policies of the City of Oklahoma City Public Works Department.”

b. Stormwater Quality Management

c. Traffic Services *

a. Solid Waste Management

- 1) No Solid Waste Management Services needed.

b. Water/Wastewater Quality

Water Availability

- 1) No water service is available for proposed development, private on-site water system is required. The developer must provide a water distribution system that is capable of supplying water to each lot or tract within the development in accordance with ODEQ and OWRB. Well permits must be obtained from OWRB and a copy of the permit must be filed with the Utilities Department. No private water source or groundwater source may be connected to any service or system connected to the City water system.

Wastewater Availability

- 1) No public wastewater service is available for the development. A private on-site wastewater disposal system is required in accordance with ODEQ rules and regulations. Applicants is responsible for obtaining all required City and ODEQ Permits. On-site wastewater disposal system must be installed by an ODEQ certified installer and inspected by ODEQ.

8. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Design new buildings to compliment the character of surrounding areas and not detract from the open character of the landscape.
- Utilize Best Management Practices (BMP) for stormwater whenever possible.

Location: Support limited amounts of commercial in rural areas appropriate to the needs of rural residents and passersby. Commercial uses in rural areas should be located in small clusters either on uninterrupted arterials or at freeway interchanges.

Density: The Rural Low LUTA outlines a minimum lot size of 5 acres (gross density of 0.2 du/acre) for residential.

National, state, and local permitting require basic best management practices for stormwater management. The subject site is located along NE 192nd Street, an arterial street and Hwy 66 in the Rural Low LUTA. The 3.5-acre site is smaller than the outlined minimum lot size for the Rural Low LUTA of 5 acres.

- 2) Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating the proposes adjacent to existing Agricultural or Low Intensity Residential, “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 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 SPUD is requested for agricultural and recreational uses, specifically an RV Park/Campground and uses ancillary to the use. The zoning code allows a campground with a Special Exception in the AA District provided the use can meet the specific standards. In this case, the site is not the required 5 acres. The SPUD maintains the base AA District regulations for setbacks, maximum building height, screening, and landscaping. The SPUD proposes utilizing the base AA District regulations for maximum lot coverage (5% for residential uses and 100% for non-residential uses) except that lot coverage associated with Lodging Accommodations shall be the only ones allowed to be 100%, exclusive of setbacks.*

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 at the northwest corner of Lutheran Road, a private Neighborhood Street, and north of NE 192nd Street, a Minor Arterial and State Highway. The SPUD allows access from either street. The conceptual plan illustrates access will only be taken from NE 192nd Street. Staff could not confirm right to access to either street. The SPUD acknowledges the permissions required for access.*

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 SPUD proposes uses that could generate noise, odor, and light levels above those found in typical residential areas. The SPUD maintains the base AA District regulations for setbacks, screening, and landscaping. The AA District requires a 50-foot setback on the south (front) and 25-foot setback on the sides (east and west) and rear (north). Any outdoor fires are subject to Fire Department approval.*

3) Service Efficiency:

- Water: *Not Served*
- Sewer: *Not Served*
- Fire Service: *Longer Than Rural Response*

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 on the subject site in the form of a small stream that runs along the far western portion of the site. Floodplain is not present. Plan conformance would be strengthened by providing a 100-foot buffer adjacent to the stream and maintaining any healthy, mature trees, especially near riparian areas.*
- Upland Forests: The subject area is within the upland forest ESA. The comprehensive plan directs to preserve the Cross Timbers and upland forests, including native understory, to the maximum extent practical. When new-growth or re-growth upland forest trees are removed during construction, trees and other native plants should be replanted on-site. New trees should be planted in clusters that mimic the original tree canopy. The comprehensive plan defines mitigation hierarchy in the following priority: 1) Avoidance and minimization, 2) Restoration, 3) Offset. *planokc identifies a portion of the site as located within an upland forest area; however, this area appears to have been cleared. Plan conformance would be strengthened by maintaining any healthy, mature trees on site.*
- 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. Low impact development techniques include, but are not limited to, using pervious surface materials wherever possible for the construction of driveways, parking areas, sidewalks, patios, etc., to promote increased water percolation and infiltration.

5) Transportation System: This site is located at the northwest corner of Lutheran Road, a private Neighborhood Street, and NE 192nd Street, a Minor Arterial Street in the Rural Low LUTA. Transit (bus) service is not available nearby.

6) Other Development Related Policies

- Ensure that development in rural areas is consistent with local design and scale and does not detract from the open character of the landscape. (SU-45)
- Support limited amounts of commercial (one to two acres per use) in rural areas appropriate to the needs of rural residents. Commercial uses in rural areas should be located in small clusters either on uninterrupted arterials or at freeway interchanges. (SU-46)
- Preserve overall landscape character and natural landforms (rolling hills, native vegetation, etc.) to the greatest extent possible. (G-4)
- Incorporate natural features (such as ponds, lakes, streams, rock outcroppings, stands of mature trees, and/or sizable individual trees) into the design of all residential, commercial, and industrial projects rather than eliminating, hiding, or limiting access to those features. (E-31)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)

b. Plan Conformance Considerations

The subject site is located at the northwest corner of Lutheran Road, a private street, and NE 192nd Street / Highway 66. The site is generally located north of Interstate 44 and east of North Triple X Road in the Rural Low Land Use Typology Area. The subject site is currently zoned AA and developed with a church. The surrounding area is zoned AA and contains a mixture of rural residential and agricultural land. The site abuts a 9.9-acre property to the north and a 158-acre property to the west. A small stream runs along the far western portion of the site. Plan conformance would be strengthened by providing a 100-foot buffer adjacent to the stream and maintaining any healthy, mature trees, especially near riparian areas.

The SPUD is requested for agricultural, recreational, and lodging uses, specifically an RV Park/Campground. The Zoning Code allows the use *Lodging: Accommodations: Campgrounds (59-8300.50)* upon the granting of a Special Exception in the AA District provided the use can meet the base zoning district and the specific use standards. In this case, the size of the site does not meet the 5-acre minimum requirement for AA.

The specific use standards for campgrounds that normally apply are:

- (1) The site shall front or have direct access to a street meeting minimum design standards for, at least, an arterial street, as designated on the Functional Classification Plan for Oklahoma City.
- (2) The site shall not abut, nor be within 300 feet of, a residential district, other than the AA District.

- (3) In the AA District, there shall be a landscaped buffer strip with a depth of at least 50 feet along the perimeter of the site. The buffer strip shall contain no roads or drives, RV spaces, or buildings or other types of structures, except for sight-proof screening.
- (4) The maximum density shall be ten recreational vehicle spaces per acre.
- (5) Landscaped open space shall be provided in the ratio of at least 400 square feet per recreational vehicle space.
- (6) Sight-proof screening shall be provided around all sides of the site, except where transversed by driveways. Sight triangles shall be observed.
- (7) The space for each recreational vehicle shall be provided with a permanent hard-surfaced pad.
- (8) Compliance with the regulations in Chapter 31 of the Oklahoma City Municipal Code, 2020, as amended, concerning RV parks shall be achieved.

The SPUD has been modified since first submitted to include many of the above standards. The base zone has been modified to the RA2 District as the minimum parcel size is (3.5 acres) is smaller than the AA District requires. However, for clarification, the Master Design Statement should establish a minimum lot size of three acres in the event the site is developed for residential instead to ensure a maximum of one single family dwelling. The proposed campground use may generate noise, odor, and light levels above those found in typical residential areas. Any outdoor fires are subject to Fire Department approval. The conceptual plan illustrates access will only be taken from NE 192nd Street. Staff could not confirm right to access the arterial/State Highway or private street. The SPUD acknowledges separate permissions are required for access.

IV. STAFF RECOMMENDATION

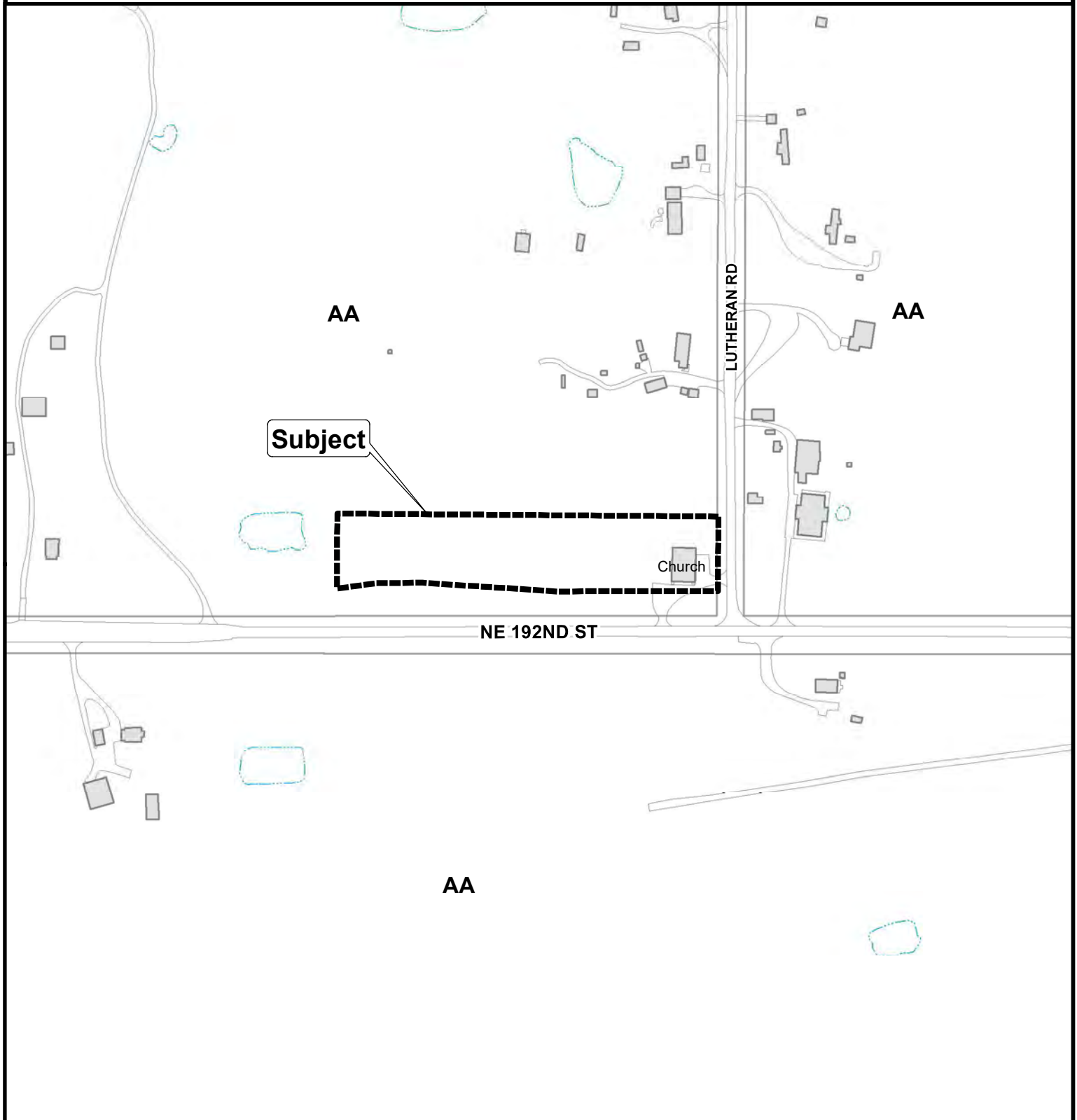
Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning 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 Evaluation:

1. The minimum lot size shall be 3 acres.

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.

Case No: SPUD-1695 Applicant: Gold Jack Properties, LLC
Existing Zoning: AA
Location: 19301 Lutheran Rd.



Note: "Subject" is located approximately 1,747' West of N. Peebly Rd.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



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Feet

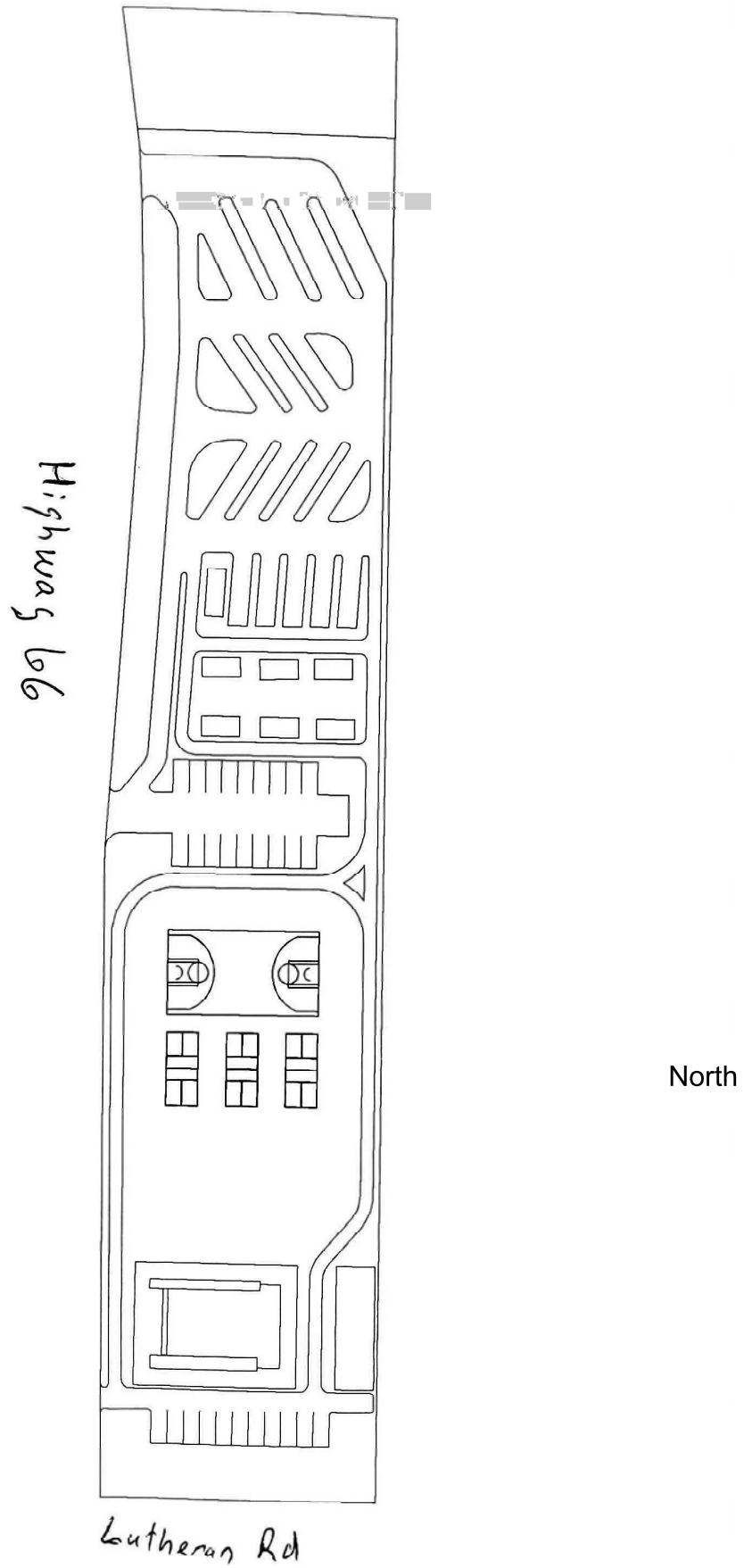
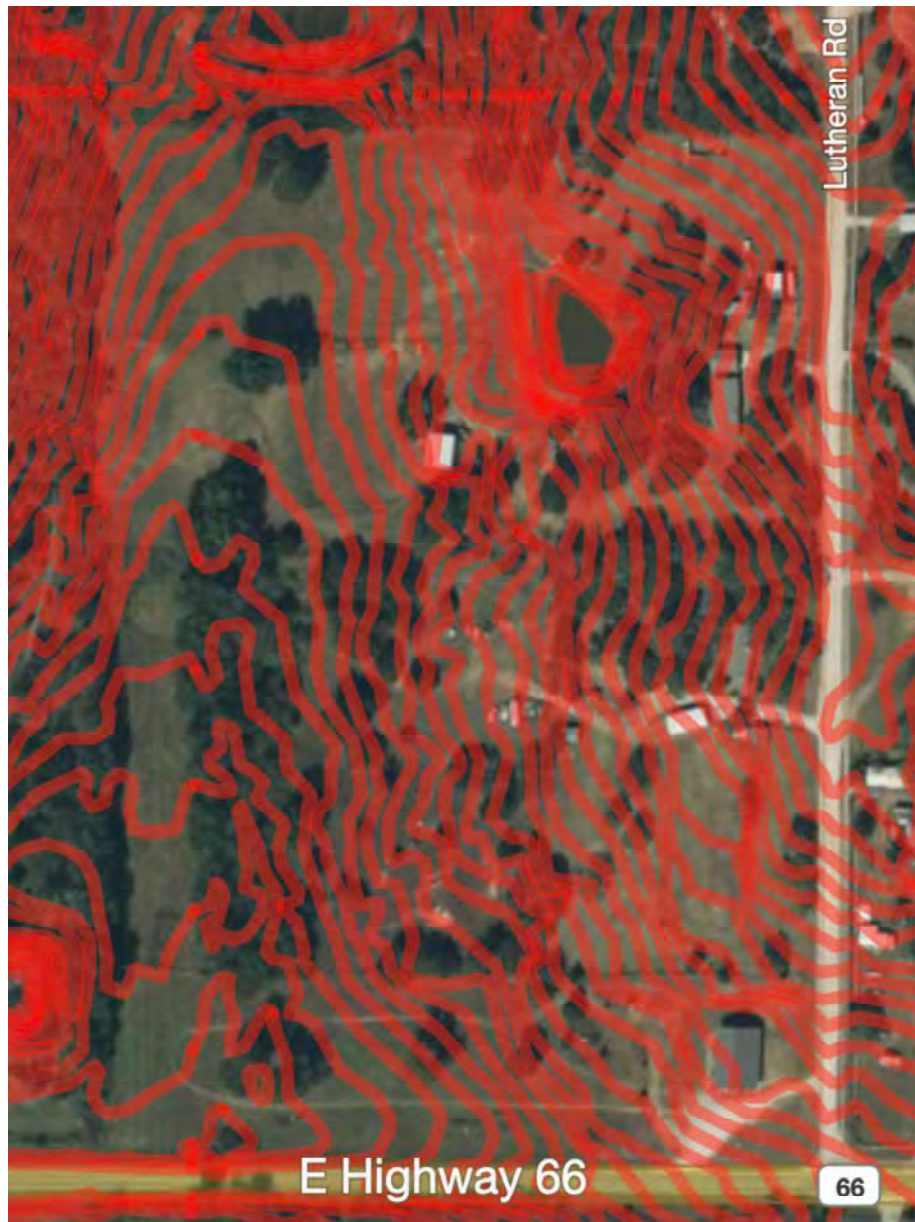


Exhibit C



Case No: SPUD-1695 Applicant: Gold Jack Properties, LLC
Existing Zoning: AA
Location: 19301 Lutheran Rd.



Aerial Photo from 2/2022

Note: "Subject" is located approximately 1,747' West of N. Peebly Rd.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development

