

Planning Commission Minutes
August 22, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 8:05 a.m. on August 19, 2024)

17. (PUD-2025) Application by Smiling Hills Acres, LLC to rezone 13900 North Bryant Avenue from PUD-1946 Planned Unit Development District to PUD-2025 Planned Unit Development District. Ward 7.

Amended Technical Evaluation:

1. Freestanding signs shall be limited to monument/ground signs a maximum 8 feet in height.
2. Modify Tract 1 access to state: Access to Tract 1 shall be per the Subdivision Regulations; however, if developed as multifamily residential on one parcel, access from North Bryant Avenue may be via a private drive, provided drive aisle widths and paving standards conform to City standards.
3. The front setback/building line in Tract 1 shall be 5 feet.
4. Platting shall be required for Tract 1.

The applicant was present. There were protestors present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY PENNINGTON, SECONDED BY GOVIN

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

NAY: NEWMAN



STAFF REPORT
The City of Oklahoma City
Planning Commission
August 22, 2024

Item No. IV. 17.

(PUD-2025) Application by Smiling Hills Acres, LLC to rezone 13900 North Bryant Avenue from PUD-1946 Planned Unit Development District to PUD-2025 Planned Unit Development District. Ward 7.

I. GENERAL INFORMATION

A. Contacts

Applicant's Representative

David Box
Williams, Box, Forshee, and Bullard P.C.
(405) 232-0080
dmbox@wbfbllaw.com

B. Case History

This is a new application.

C. Reason for Request

The purpose of this application is to allow multi-family residential and commercial development.

D. Existing Conditions

1. Size of Site: 14.94 Acres

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	PUD-1946	Edmond	PUD-379	PUD-379	R-1 / R-3
Land Use	Stables	Residential	Residential	Residential	Residential

3. Comprehensive Plan Land Use Typology Area: Urban - Low (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.

II. SUMMARY OF PUD APPLICATION

The PUD is divided into two tracts, the boundaries of each depicted on Exhibit B, Conceptual Master Development Plan.

Tract 1 - The use and development regulations of the **R-4 General Residential District** shall govern Tract 1, except as herein modified.

All uses within the R-4 District shall be permitted within Tract 1.

There shall be a maximum of eighty-six (86) units within Tract 1.

Tract 2 - The use and development regulations of the **C-3 Community Commercial District** shall govern Tract 2, except as herein modified.

The following uses shall be the only uses permitted within Tract 2:

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
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
8250.14	Low Impact Institutional: Neighborhood-Related
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8300.59	Personal Services: Restricted
8300.60	Personal Storage
8300.61	Repair Services: Consumer
8300.63	Retail Sales and Services: General

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 shall consist of a minimum 70%brick veneer, masonry, architectural metal, rock, stone, stucco, Hardie panel, or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed concrete block buildings shall not be permitted.

9.2 LANDSCAPING REGULATIONS

Except as noted herein, each tract shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development of said tract. Mature, healthy trees shall be preserved to maximum extent possible.

There shall be a twenty-foot (20') landscape buffer, that includes trees of a minimum of a medium size on 40-foot centers, along the east and south property lines of Tract 1.

Within Tract 2, a streetscape buffer along N Bryant Avenue per the Landscape Code, shall be required.

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.

9.4 SCREENING REGULATIONS

In Tract 1, no less than a six-foot and no greater than an eight-foot-tall fence shall be required along the outside of the disturbed area where it abuts residential uses. Said fence shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood with brick columns, minimum six feet in height placed on masonry footings, on no more than 50-foot centers and shall be solid and opaque.

In Tract 2, in lieu of sight proof screening for the personal storage use unit, security fencing shall be permitted consisting of ornamental metal, up to a maximum eight feet in height.

9.5 SUBDIVISION REGULATIONS

Subdivision shall conform with the City of Oklahoma City Subdivision Regulations, as amended.

9.6 DRAINAGE REGULATIONS

Drainage improvements will be in accordance with applicable regulation in place at the time of development.

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.

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

Tract 1 access shall be from Bryant Avenue via a private drive or public/private street; however, when more than thirty lots are platted, said access shall consist of a boulevard type public or private street (two lanes with divided median). Access to interior platted lots shall be from private streets having a minimum paving and right of way width of 26 feet. The private streets shall be paved in accordance with City standards for private streets as it relates to thickness and stabilization.

Tract 2 access shall be from a maximum of (2) driveways on N. Bryant Ave. Separation shall be a minimum of 200 feet between adjacent driveways.

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, except in Tract 1, garages shall count towards required parking provided minimum width standards apply to every garage space.

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.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs will be prohibited.

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

Five (5) foot sidewalks, with a (5) foot landscaped buffer, 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 and ADA requirements. Four (4) foot sidewalks shall be constructed on the interior streets and drives prior to any occupancy certificates being issued.

9.13 HEIGHT REGULATIONS

Tract 1 – The maximum height within Tract 1 shall be 35 feet and two (2) stories.

Tract 2 – The maximum height within Tract 2 shall comply with base zoning requirements.

9.14 LOT SIZE, LOT COVERAGE AND SETBACK REGULATIONS

Tract 1:

- a) Minimum lot size for each townhouse unit shall be 1700 square feet.
- b) Minimum lot width for each townhouse unit shall be 20 feet (measured at platted front building limit line).
- c) Maximum lot coverage within each lot shall be 75%
- d) Front Yard Setback shall be minimum eighteen (18) feet
- e) Rear Yard Setback shall be minimum ten (10) feet
- f) Side Yard Setback shall be zero (0) feet for interior common lot lines/common walls and for lots abutting common areas provided that a minimum of ten (10) feet of separation is required between adjacent detached structures.
- g) Corner Side Yard Setback shall be minimum ten (10) feet.

Tract 2:

Unless modified herein, yard requirements in Tract 2 shall be the same as the base-zoning district.

9.15 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.

9.16 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.

9.17 SPECIFIC PLAN

No building permits shall be issued in this PUD until a Specific Plan, including all items listed in Section 59-14150.C of the Oklahoma City Municipal Code, 2020, as amended shall have been approved by the Planning Commission.

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 - Conceptual Master Development Plan
- Exhibit C - Topography Plan
- Exhibit D - Color Rendering
- Exhibit E – Buffer Rendering

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):** Edmond
- 7. Oklahoma Department of Transportation (ODOT):**

B. City Departments

- 1. Airports**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA):**
- 3. Fire (OCFD):** Drive and aisles must comply with city standards.
- 4. Information Technology/Geographic Support (IT/GIS):**
- 5. Parks and Recreation:**
- 6. Police (OCPD):**
- 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) 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 PUD 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) 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.
- 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) Amend Section 9.8 Access Regulations: Tract 1 access shall be from Bryant Avenue via a private drive or public/private street; however, when more than thirty lots are platted, said access shall consist of a boulevard type public or private street (two lanes with divided median). Access to interior platted lots shall be from private streets having a minimum paving and right of way width of 26 feet. The private streets shall be paved in accordance with City standards for private streets as it relates to thickness and stabilization.
- 16) Amend Section 9.16 Common Areas: 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.

b. Streets, Traffic and Drainage Maintenance

c. Stormwater Quality Management

d. Traffic Management

8. Utilities

a. Engineering

b. Solid Waste Management

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

c. Water/Wastewater Quality

Water Availability

- 1) An existing 6-inch and 8-inch water main(s) is located adjacent to the subject site(s).
- 2) 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.
- 3) Minimum ten (10) feet horizontal separation required from wastewater mains and five (5) feet for other utilities. Minimum two (2) foot vertical separation required for all utility crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 4) Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
- 5) Dead-end water mains must be avoided when possible. All existing unused water services must be capped and abandoned at the water main in accordance with the City Standard Specifications.
- 6) In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The developer will be responsible for any failure of domestic or fire protection systems which require water pressure in excess of 25 psi. The developer is responsible for installing pressure reducers if necessary for protection of developer's service lines, plumbing, and fixtures.
- 7) All existing and/or proposed water meters must be located in the right-of-way and/or utility easement within grassy areas outside of sidewalks, driveways, streets, and paving.
- 8) All domestic and fire suppression services must have a separate water service connection. Fire hydrant spacing shall not exceed 500 feet and must be located within ten (10) of a hard surface (i.e. sidewalk, street, paving).
- 9) Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.

10) Plat may be revised after review and approval of utility plans.

Wastewater Availability

- 1) An existing 8-inch 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) The developer will be required to extend the City wastewater collection system to and across each lot or site within the subdivision in accordance with the City Standard Specifications and Private Development Design Manual.
- 4) Minimum ten (10) feet horizontal separation is required from water mains and five (5) feet for other utilities. Minimum two (2) feet vertical separation required for all crossings. All wastewater mains must have a minimum cover of four (4) feet and depth no greater than eighteen (18) feet. Developer is responsible for remediating any failure to maintain the minimum four (4) feet of cover.
- 5) Wastewater main(s) must be centrally located in a twenty (20) feet wide easement or larger if necessary. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
- 6) All existing unused private wastewater service connections must be abandoned and capped at the main in accordance with City Standard Specifications and Private Development Design Manual.
- 7) Plat may be revised after review and approval of utility plans.

9. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Avoid developing within or modification of 100-year floodplains or floodways.
- 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 amount of floodplain may be present on the northern edge of the development. The development is required to comply with all City, State, and Federal requirements within the floodplain. Public water and sewer are available.

Location:

- Locate uses that generate high traffic volumes along arterial streets, frontage roads, and interstates.

The subject site is located along the east side of North Bryant Avenue, an arterial street in the Urban Low LUTA.

Density: The Urban Low Intensity LUTA outlines a floor to area ratio (FAR) of 0.2 to 1.0 for non-residential developments. UL LUTA outlines a density range of 4 to 8 dwelling units per acre for single family, and 15 to 30 dwelling units per acre for multifamily. *The PUD regulations could provide a FAR within the Urban Low LUTA range. Tract 1, on the east, is proposed to be developed with townhomes, with a maximum of 86 units. The proposed 86 units over approximately 9.33 acres in Tract 1 would be 9.2 du/acre.*

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 includes two tracts. Tract 1 (multifamily residential) does not have frontage on a street and would need to take access through the portion of the existing PUD not included in this application for access to Bryant Ave. Access to Tract 2 (commercial) would be from a maximum of two drives on Bryant Ave. Amendments are needed to the Access section to remove references to substandard right-of-way widths.

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 not currently available on the subject site but are required along all streets by the PUD regulations. The conceptual plan shows a trail system with 20-foot landscape buffer surrounding the residential development in Tract 1 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 or

zoning, “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. *Tract 1, on the east, is proposed to be developed with townhomes, with a maximum of 86 units. 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 landscape buffer with trees along the east and south boundaries of the Tract. The front yard setback is specified as a minimum of 18 feet, allowing proper clearance for vehicles to avoid parking over the sidewalk.*

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 along the east side of North Bryant Avenue, an arterial street in the Urban Low LUTA.*

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. *Tract 2 allows commercial uses under a modified C-3 base along N Bryant Avenue. Uses allowed include, but are not limited to, personal storage, custom manufacturing, offices, restaurants, retail, vets/animal grooming, and dwelling units and mixed use. The conceptual plan illustrates Tract 2 would be utilized for personal storage with the existing pond acting as a buffer between the personal storage use and nearby residential development.*

3) Service Efficiency:

- Water: *Served*
- Sewer: *Fully Served*
- Fire Service: *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 in the form of a small stream that runs through the subject site. A small amount of 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. 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 off North Bryant Avenue, a Major Arterial Street in the Urban Low LUTA. Transit (bus) service is not available nearby. According to Streetlight data, last collected in 2022, North Bryant Avenue had 10,047 average daily trips, with a capacity of 22,000.

6) Other Development Related Policies

- Support diversity and integration of housing unit types and sizes in all land use typology areas in order to meet the diverse needs of households of different sizes, generational needs, incomes, and preferences. (SU-4)
- 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)
- Higher density multifamily development should be located in areas near employment or educational centers where street and transit systems have, or will soon have capacity to support the added trips. (SU-48)
- 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. (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 along the east side of North Bryant Avenue, north of East Memorial Road and within the Urban Low Intensity Land Use Typology Area (LUTA). The site, along with abutting land to the northwest, was rezoned in 2023 from AA to a multi-tract development zoned as PUD-1946 that included two tracts in the City of Oklahoma City, and an additional tract located to the north in the City of Edmond. The subject site encompasses portions of both of Tract 1 and Tract 2. The original western tract allows commercial development under a modified C-3 base, and the original eastern tract allows single-family residential development under a modified R-1 base. Land to the northwest would remain zoned PUD-1946. Abutting the site on the east and south, and across the street to the west, are residential subdivisions.

The PUD is requested to modify the uses allowed within the existing PUD-1946's commercial tract (proposed Tract 2), and specifically contemplates a personal storage development. The appearance and design of the commercial development were unknown at the time of review. The application has been modified since first submitted to require a Specific Plan and require ornamental metal fencing with a landscape buffer and sidewalks along Bryant Ave. Electronic Message Display signs are prohibited, but the height of freestanding signs should be limited to 8 feet.

The PUD would also allow multifamily residential/townhome development on the eastern tract (proposed Tract 1) which is currently zoned for single-family residential development. The PUD proposes up to 86 dwellings, or 9.2 dwelling units/acre. Tract 1 does not have street frontage and would rely on access to N Bryant Ave through the portion of the existing PUD not included in this application. Access will need to meet Subdivision Regulation and fire access standards. Amendments are needed to the Master Design Statement to remove references to substandard right-of-way widths.

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. Freestanding signs shall be limited to monument/ground signs a maximum 8 feet in height.
2. Modify Tract 1 access to state: Access to Tract 1 shall be per the Subdivision Regulations; however, if developed as multifamily residential on one parcel, access from N Bryant Avenue may be via a private drive, provided drive aisle widths and paving standards conform to City standards.

STAFF REPORT
The City of Oklahoma City
Planning Commission
August 22, 2024
PUD-2025

Item No. 17.

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

taj

Location: 13900 N. Bryant Ave.

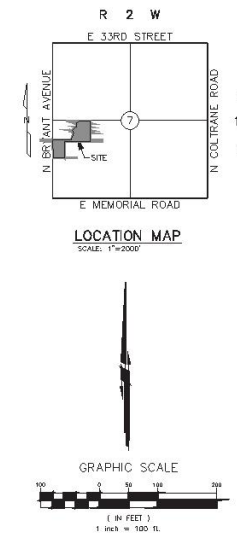
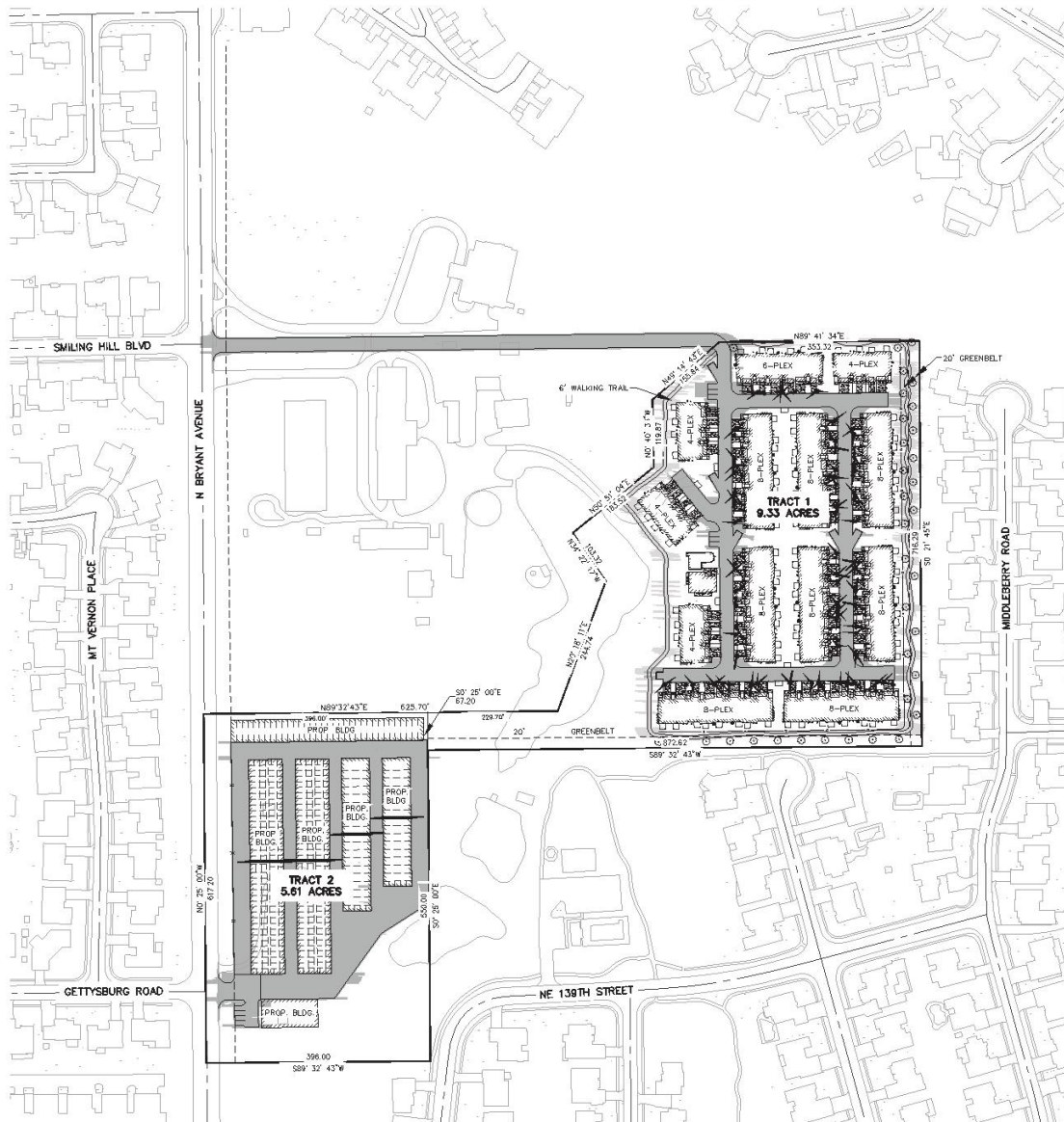


The City of
OKLAHOMA CITY

Planned Unit Development

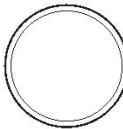


0 250 500 Feet



NOTE: IMPROVEMENTS SHOWN ARE CONCEPTUAL ONLY. FINAL DESIGN TO BE DETERMINED AT BUILDING PERMIT STAGE.

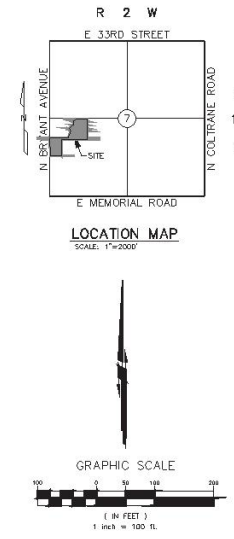
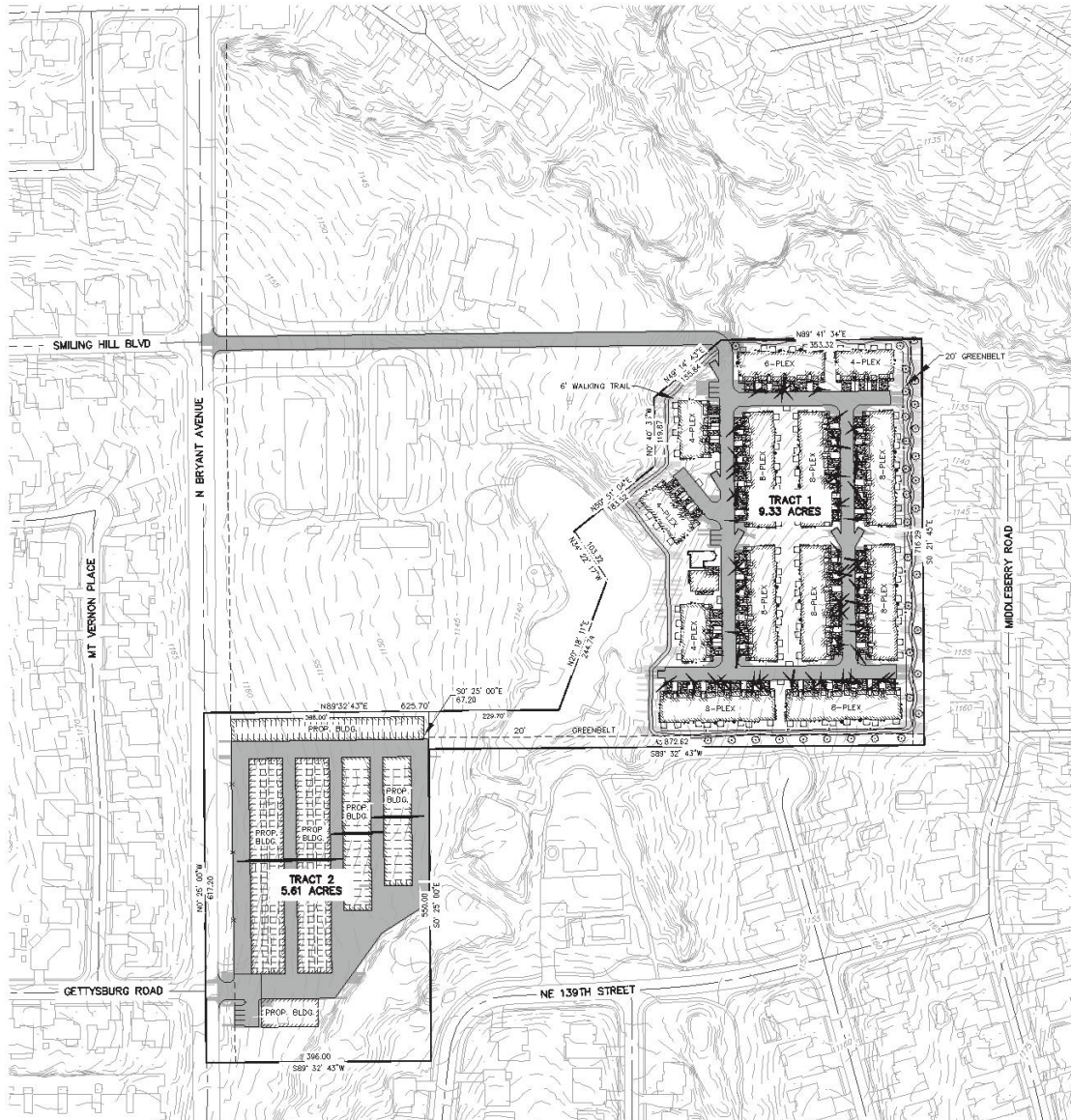
RUBBS CONSULTING, LLC
 CIVIL ENGINEERING & LAND PLANNING
 9800 S. Bryant Road
 Edmond, Oklahoma 73034
 Phone: (405) 223-0041
 Fax: (405) 223-0042
 www.rubbsconsulting.com



13500 N BRYANT AVENUE
 EDMOND, OKLAHOMA
MASTER DEVELOPMENT PLAN

REVISED	NO.	DESCRIPTION	DATE
1	1	Initial Design	07/11/2024
2	2	Final Design	07/11/2024
3	3	As-Built	07/11/2024
4	4	As-Built	07/11/2024
5	5	As-Built	07/11/2024
6	6	As-Built	07/11/2024
7	7	As-Built	07/11/2024
8	8	As-Built	07/11/2024
9	9	As-Built	07/11/2024
10	10	As-Built	07/11/2024

SHEET NUMBER
EXH B



NOTE: IMPROVEMENTS SHOWN ARE CONCEPTUAL ONLY. FINAL DESIGN TO BE DETERMINED AT BUILDING PERMIT STAGE.

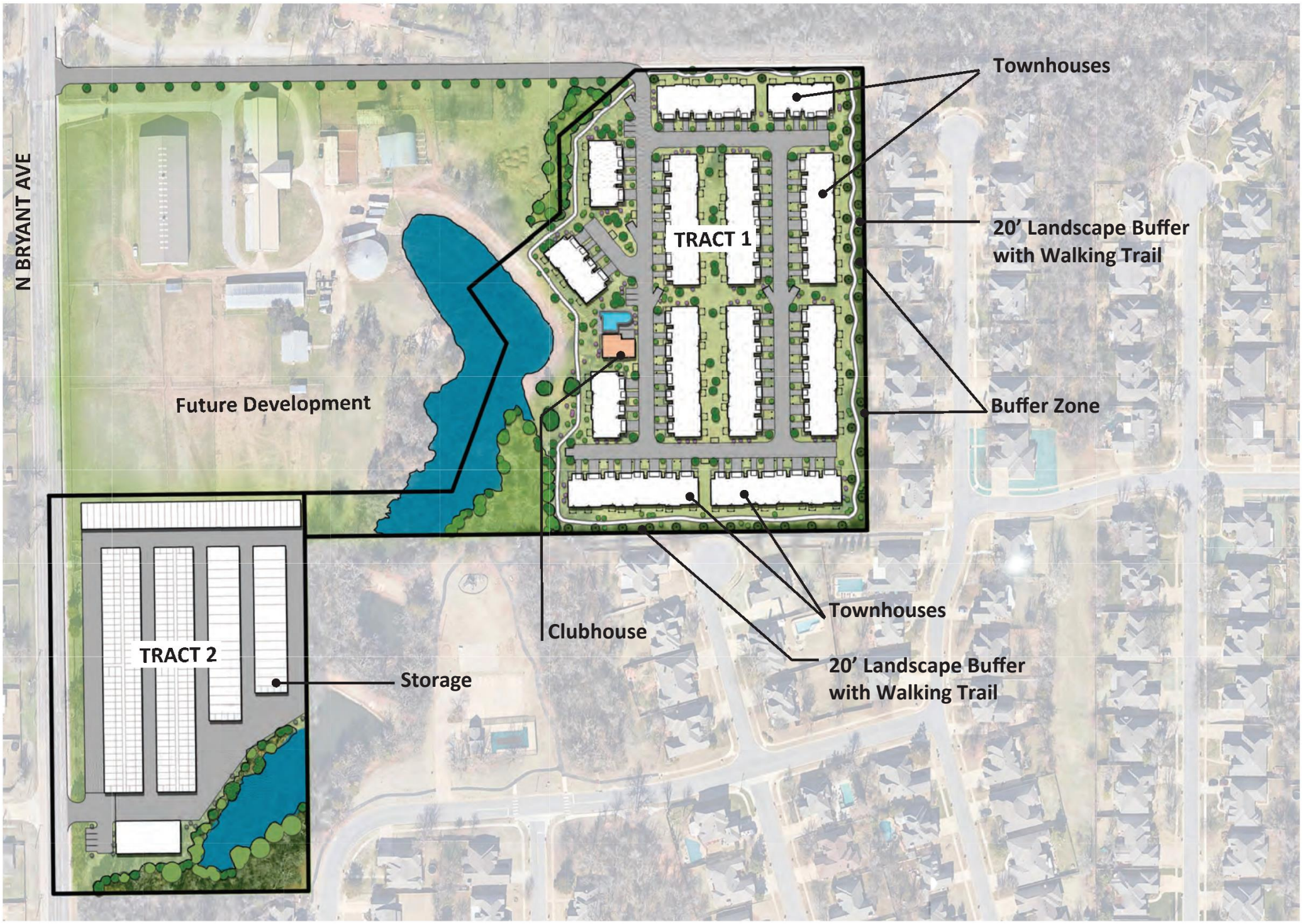
RUBBS CONSULTING, LLC
 CIVIL ENGINEERING & LAND PLANNING
 9800 N. Bryant Avenue
 Edmond, Oklahoma 73119
 Phone: (405) 233-0044
 Fax: (405) 233-0044
 www.rubbsconsulting.com

**13500 N BRYANT AVENUE
 EDMOND, OKLAHOMA
 TOPOGRAPHIC MAP**

REVISIONS		DATE
NO.	DESCRIPTION	
1	ISSUED FOR PERMIT	07/11/2024
2	REVISED	
3	REVISED	
4	REVISED	
5	REVISED	
6	REVISED	
7	REVISED	
8	REVISED	
9	REVISED	
10	REVISED	

Proj. No.: 24-020
 Date: 07/11/2024
 Scale: 1" = 100' (Plan)
 Drawn By: JAE
 Checked By: JAE
 Approved By: JAE

**SHEET NUMBER
 EXH C**



N BRYANT AVE

Future Development

TRACT 1

TRACT 2

Storage

Clubhouse

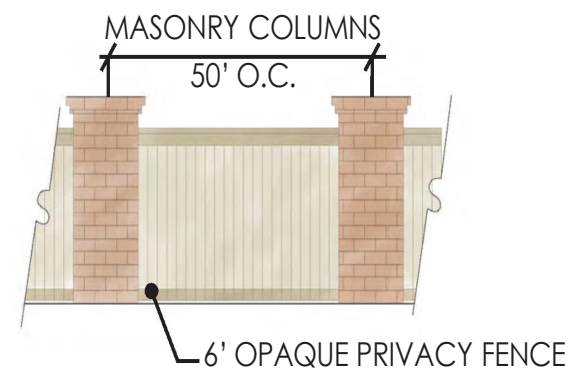
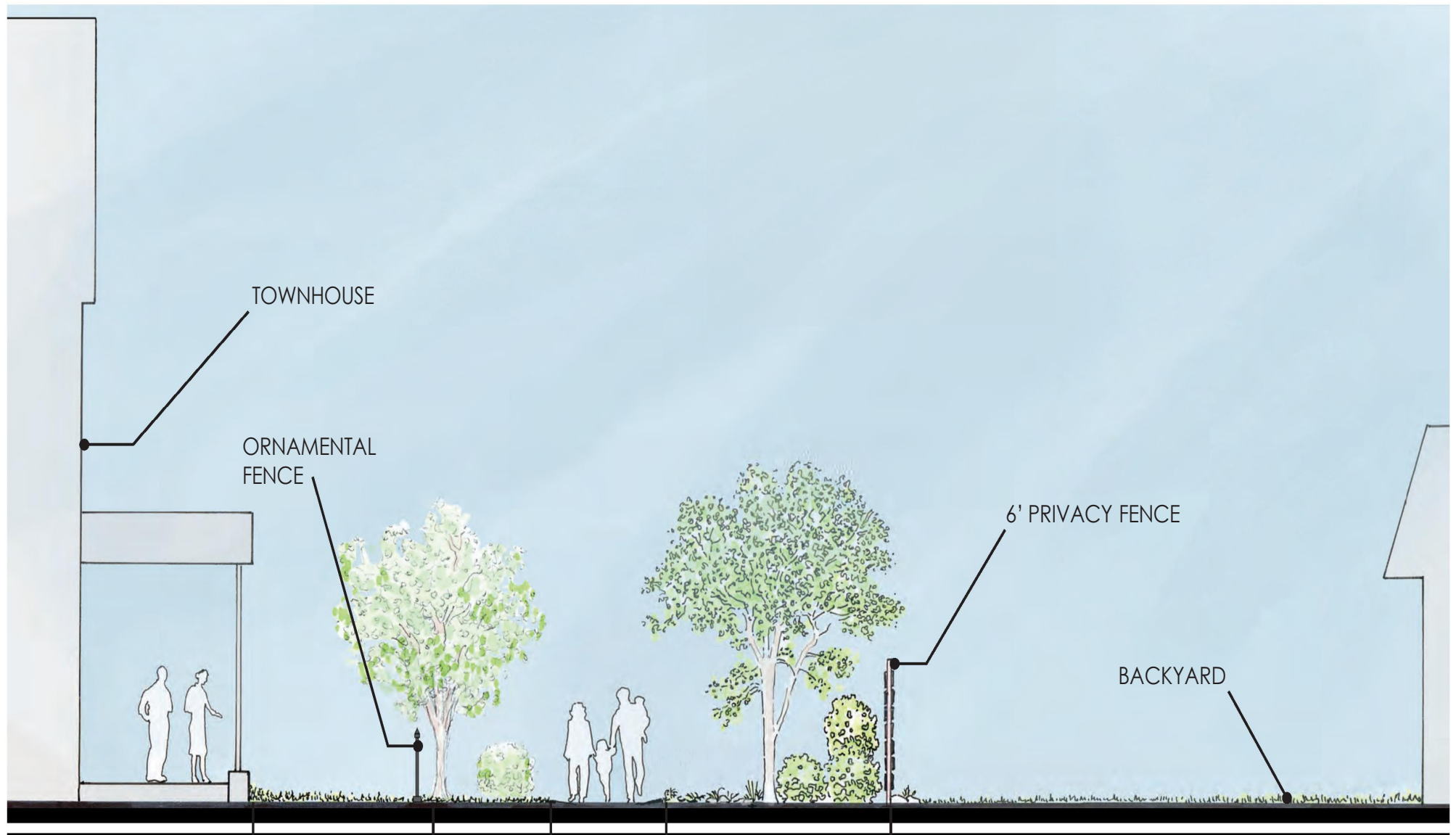
Townhouses

20' Landscape Buffer
with Walking Trail

Buffer Zone

Townhouses

20' Landscape Buffer
with Walking Trail



[Buffer Zone](#)
[Fence](#)
[Access](#)
[Section](#)
[Buffer Zone Section](#)

Project No. 24200
 24 July 2024

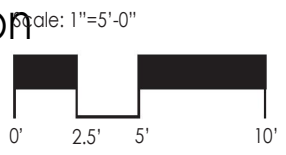
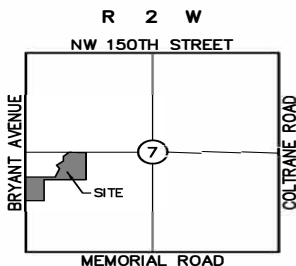
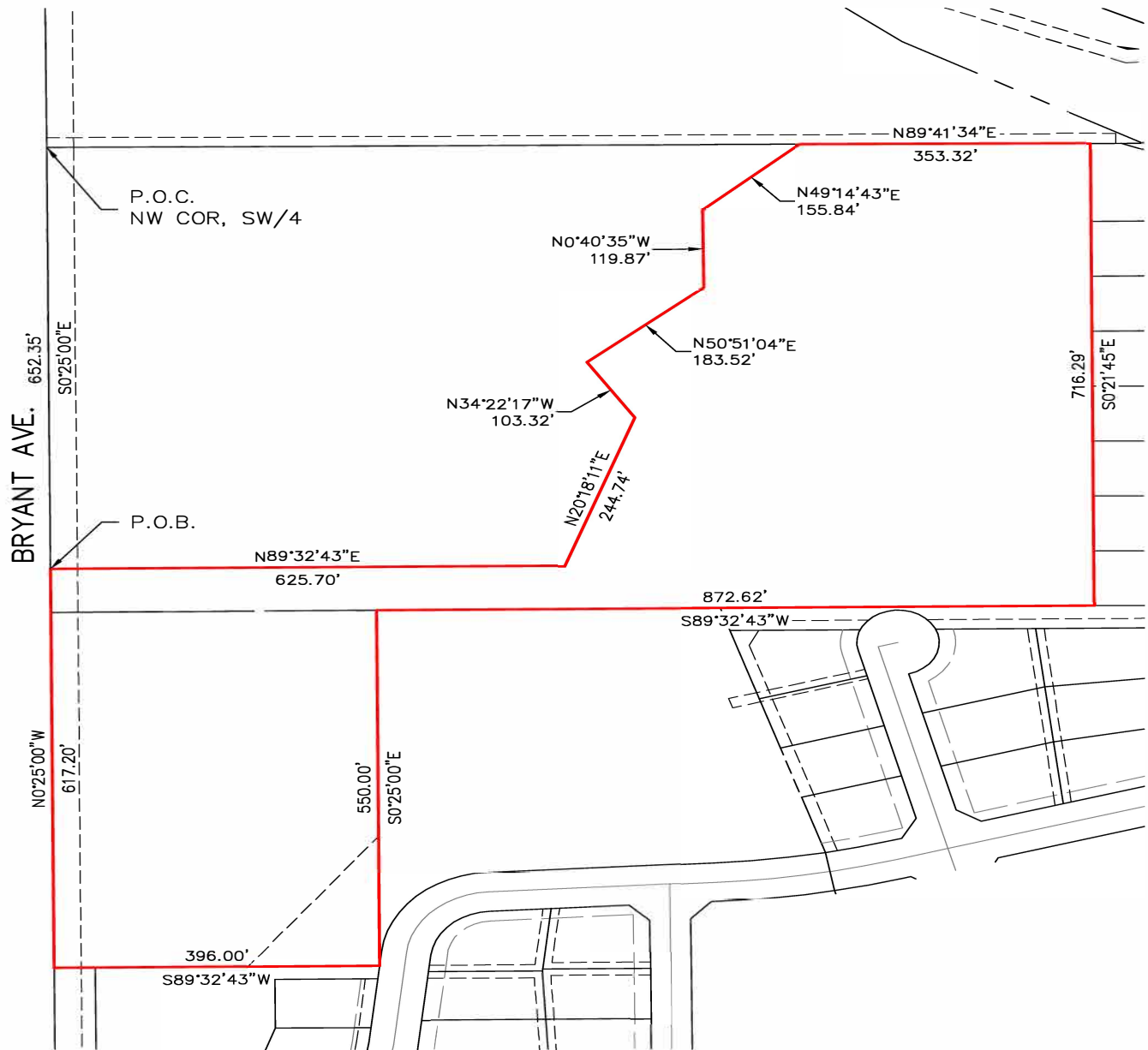


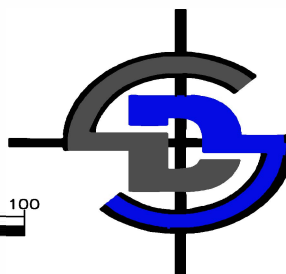
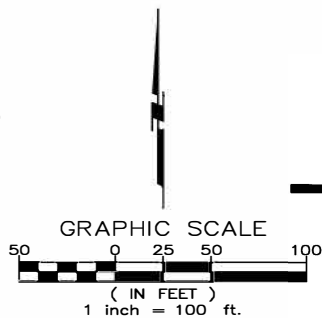
Exhibit 'F'

PART OF THE SW/4, SECTION 7, T13N, R2W, I.M.
OKLAHOMA CITY, OKLAHOMA CO., OKLAHOMA



Location Map
SCALE: 1"=4000'

6/20/2024



DURHAM SURVEYING, INC.

1800 SOUTH SARA ROAD, YUKON, OK 73099

Phone (405) 265-3404 Fax (405) 265-0649

CERTIFICATE OF AUTHORIZATION NO. 5313

EXPIRATION DATE: JUNE 30, 2026

Case No: PUD-2025 Applicant: Smiling Hills Acres, LLC
Existing Zoning: PUD-1946
Location: 13900 N. Bryant Ave.



Aerial Photo from 2/2022



The City of
OKLAHOMA CITY

Planned Unit Development



0 250 500
Feet