

Planning Commission Minutes
October 24, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:35 a.m. on October 21, 2024)

7. (PUD-2035) Application by Gobi of Mustang, LLC and Trinity Baptist Church of Yukon to rezone 620 North Cemetery Road from PUD-1504 Planned Unit Development District to PUD-2035 Planned Unit Development District. Ward 3.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL.

MOVED BY MEEK, SECONDED BY NEWMAN

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

ABSENT: PENNINGTON



STAFF REPORT
The City of Oklahoma City
Planning Commission
October 24, 2024

Item No. IV. 7.

(PUD-2035) Application by Trinity Baptist Church of Yukon to rezone 620 North Cemetery Road from PUD-1504 Planned Unit Development District to PUD-2035 Planned Unit Development District. Ward 3.

I. GENERAL INFORMATION

A. Contacts

Applicant's Representative

Mark Grubbs
Grubbs Consulting, LLC
405-265-0641
Mark.grubbs@gc-okc.com

B. Case History

This is a new application.

C. Reason for Request

The purpose of this application is to allow gravel parking surfaces for overflow parking and permit accessory maintenance buildings at an existing church.

D. Existing Conditions

1. Size of Site: 30 Acres

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	PUD-1504	AA/PUD-1869	R-1	R-1	AA/SPUD-807
Land Use	Church	Residential/Undeveloped	Residential	Residential	Church/Residential

3. 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.

II. SUMMARY OF PUD APPLICATION

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the **C-1 Neighborhood Commercial District** shall govern the property except as herein modified, including accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted.

1. The following uses shall be the only uses permitted. All uses permitted will be accessory uses to the existing church.
 - a) Administrative and Professional Offices (8300.1)
 - b) Adult Day Care Facilities (8300.2)
 - c) Business Support Services (8300.24)
 - d) Child Care Centers (8300.25)
 - e) Dwelling Units and Mixed Uses (8200.2)
 - f) Eating Establishments: Sitdown, Alcohol Not Permitted (8300.37)
 - g) Library Services and Community Centers (8250.11)
 - h) Low Impact Institutional: Neighborhood Related (8250.14)
 - i) Medical Services: General (8300.52)
 - j) Medical Services: Restricted (8300.53)
 - k) Personal Services: Restricted (8300.59)

8.2 LANDSCAPE & SCREENING REGULATIONS

- a) All requirements of the City of Oklahoma City's Landscaping and Screening Ordinance in place at the time of development shall apply, except as otherwise noted herein.
- b) 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, stone or masonry columns with footings on 24-foot centers and shall be solid and opaque.
- c) Existing healthy, mature trees shall be protected and retained where possible.

8.3 ACCESS REGULATIONS

- a) There shall be a maximum of two access points from Cemetery Road. Shared access with the properties to the north and south shall be permitted.
- b) Any building within the west ten acres shall take access from the existing central drive.

- c) Driveways within the PUD shall have a minimum of 200 feet of separation from driveway centerline to driveway centerline and shall meet all City design standards.
- d) Lots within the PUD will not be required to have frontage on an approved street. Access to individual lots shall be permitted from private drives. The private drives shall be placed within a platted common area and/or platted access easement designated for access purposes.

8.4 SIGN REGULATIONS

a) FREESTANDING ACCESSORY SIGNS

Free-standing signs shall be in accordance with the Oklahoma City Municipal Code, 2020, as amended.

b) ATTACHED SIGNS

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

c) NON-ACCESSORY SIGNS

Non-Accessory signs will be prohibited.

d) ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs will be prohibited.

8.5 PARKING REGULATIONS

- a) The design and number of all parking facilities shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended, except as otherwise noted herein.
- b) An individual platted lot is not required to provide on-site parking. Required parking may be provided within a common area/private driveway. Off-site shared parking shall be permitted in order to comply with parking requirements. Off-site parking is further limited to the boundaries of the PUD.
- c) Required parking for all uses must be hard surfaced in accordance with Oklahoma City standards. Overflow parking areas related to Low Impact Institutional: Neighborhood Related uses shall be permitted on a pervious surface such as gravel, rock, asphalt millings, or similar material, in accordance with Chapter 59, Section 10250.2.D.(1) through 10250.2.D.(5) of the Oklahoma City Municipal Code, 2020, as amended.

- d) Private drives utilized for emergency access shall be permitted to consist of a gravel surface, subject to Fire Marshal's Office approval.

8.6 COMMON AREA REGULATIONS

- a) Maintenance of common areas, private drainage easements, islands / medians, and all amenities located within the common areas is the responsibility of the property owners, and as depicted within covenants and restrictions filed as separate documents. 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 drainage related common areas or drainage easements. 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.

8.7 SUBDIVISION & SPECIFIC PLAN REGULATIONS

- a) Subdivision shall be in accordance with the Oklahoma City Subdivision Regulations, as amended.
- b) A Specific Plan shall not be required.

8.8 FAÇADE/ARCHITECTURAL REGULATIONS

Exterior building wall finish on all new main structures, exclusive of windows and doors, shall consist of either brick veneer, rock or stone masonry, metal composite panels, exterior insulation finish system, stucco, or cementitious siding (including, but not limited to, the brand commonly known as James Hardie). Accessory buildings utilized for maintenance equipment and/or storage shall be permitted to consist of exposed metal siding.

8.9 LIGHTING REGULATIONS

The site lighting shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended. Lighted sports fields are specifically prohibited.

8.10 DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Drainageways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for PUDS, provided the PUD is platted with drainage areas confined to common areas or private drainage easements. Such drainageways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owners.

8.11 DUMPSTER REGULATIONS

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

Dumpsters shall be consolidated where practical and located within an area screened in accordance with the Oklahoma City Municipal Code, 2020, as and shall be placed no closer than 50 feet from all property lines abutting or adjacent to a residential zoning district or use.

8.12 ROOFING REGULATIONS

Roofing shall conform to adopted building code at the time of development.

8.13 SIDEWALK REGULATIONS

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

8.14 HEIGHT REGULATIONS

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

8.15 SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district, except there shall be a building setback of not less than 50-feet along the Cemetery Road frontage.

8.16 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.

8.17 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200.4 for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall be required at the building permit stage.

7 SECTION 9.0 DEVELOPMENT SEQUENCE

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

8 SECTION 10.0 EXHIBITS

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

EXHIBIT A: LEGAL DESCRIPTION

EXHIBIT B: MASTER DEVELOPMENT PLAN MAP

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

B. City Departments

- 1. Airports:**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA):**
- 3. Fire (OCFD): ***
- 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) 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.
- 5) 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.
- 6) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 7) 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.
- 8) 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.
- 9) All private roads /streets will have private storm sewer systems.
- 10) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.
- 11) Add to Section 8.3.d: The proposed private drives will be constructed in accordance with the City of Oklahoma City Standards and Specifications.
- 12) Amend Section 8.10 Drainage Regulations: Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances.

b. Streets, Traffic and Drainage Maintenance

c. Stormwater Quality Management

d. Traffic Services *

8. Utilities

a. Engineering

Paving

b. Solid Waste Management

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

c. Water/Wastewater Quality

Water Availability

- 1) An existing 16" water main(s) is located adjacent to the subject site(s).
- 2) 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.
- 3) 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.
- 4) 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.
- 5) 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.
- 6) 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.

- 7) 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).
- 8) Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.
- 9) Plat may be revised after review and approval of utility plans.

Wastewater Availability

- 1) An existing 8" 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:

- 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 stream is located in the central portion of the site. 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 subject site is located along North Cemetery Road, an arterial street in the Urban Low Intensity LUTA.

Density: The Urban Low Intensity LUTA outlines a floor to area ratio (FAR) of 0.2 to 1.0 for non-residential developments. *The current floor to area ratio of the site is approximately 0.05. The PUD regulations could provide for continued development within the Urban Low Intensity LUTA range.*

Automobile Connectivity:

- 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.
- Provide vehicular connectivity between adjacent developments.
- Horizontally mixed-use developments should have connectivity between land uses.

The PUD regulations maintain the current allowance of two access points along North Cemetery Road. The PUD adds the ability for shared access with the properties to the north and south.

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.

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. The PUD allows the existing church use and all other uses permitted will be accessory to the primary use. No new potential compatibility issues were identified by the comprehensive plan.

3) **Service Efficiency:**

- Water: *Served*
- Sewer: *Open Sewer Sheds or Served*
- Fire Service: *Rural or Urban 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 is located in the central portion of the site. Floodplain is not present. Plan conformance would be strengthened by maintaining stream buffers in a natural or enhanced state and keeping any new structures and impervious paving at least 100 feet from the stream bank.*

- Upland Forests: N/A
- Vulnerable Aquifers: N/A

5) Transportation System: This site is located along the east side of North Cemetery Road, 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 Cemetery Road had 17,148 average daily trips, with a capacity of 10,000.

6) Other Development Related Policies

- 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)
- 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 Cemetery Road, south of NW 10th Street. The site is developed with a church and associated facilities. The subject site is zoned as part of PUD-1504, which allows the church and other C-1 limited uses including medical and personal services. Abutting the site on the north is a single-family residence and agricultural land zoned AA, and a multi-tract PUD-1869 which

was approved in 2022 for commercial and multi-family residential development. The residential portion of PUD-1869 is currently under construction. A single-family residential neighborhood, zoned R-1, is located east and south of the site. Abutting the subject site to the south, along North Cemetery Road, is SPUD-1269 which was approved in 2021 for duplex development and has started being developed. Across North Cemetery Road, to the west, are rural large-lot residences zoned AA and SPUD-807.

The PUD is requested to maintain the existing church use, allow other uses accessory to the church, and to modify the existing zoning regulations to allow gravel parking surfaces for overflow parking and permit accessory maintenance buildings. No new compatibility issues were identified with the request.

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.

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.

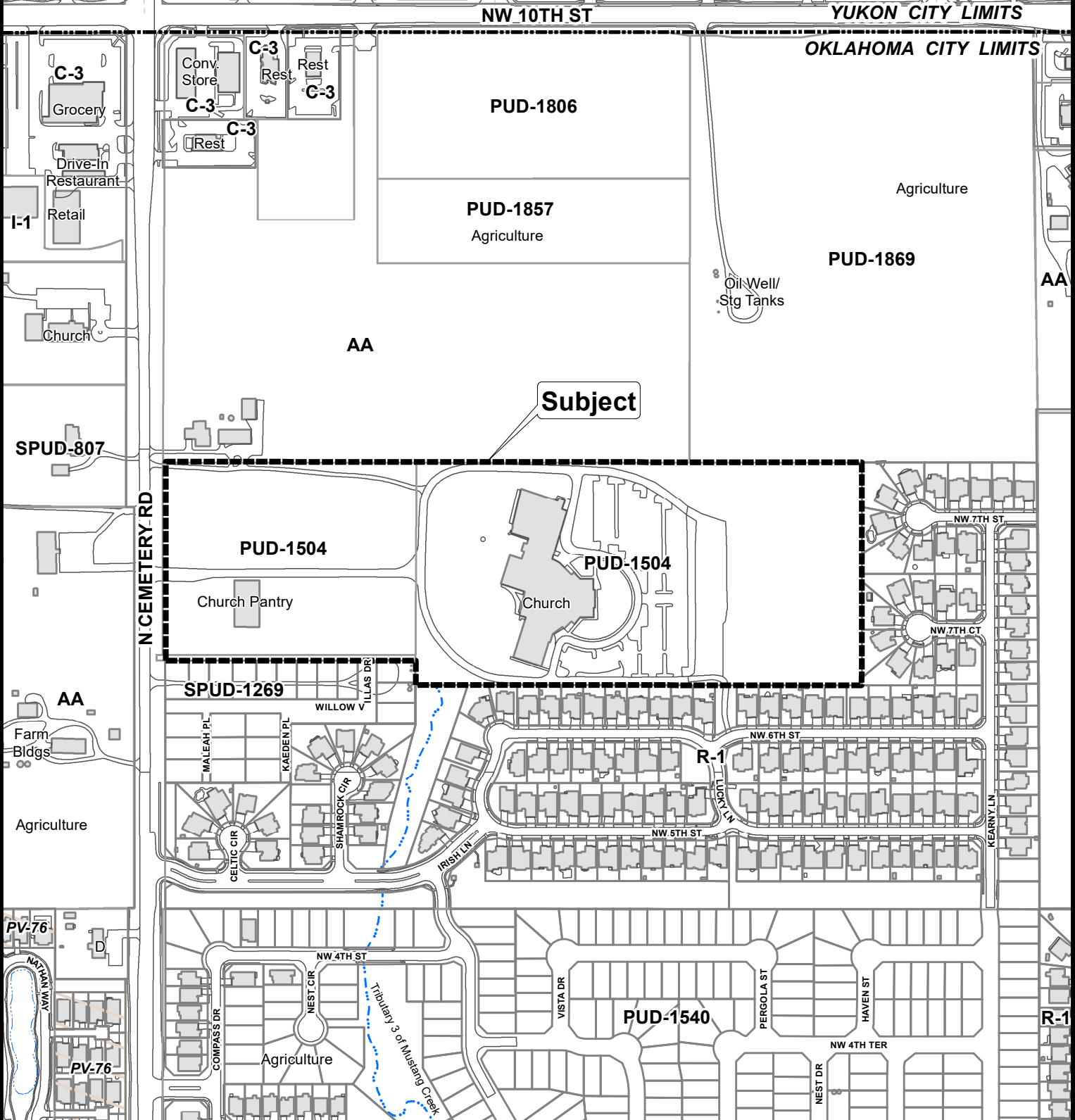
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Case No: PUD-2035

Applicant: Gobi of Mustang, LLC and Trinity Baptist Church of Yukon

Existing Zoning: PUD-1504

Location: 620 N. Cemetery Rd.



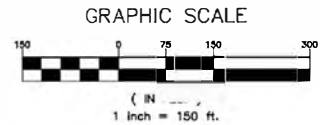
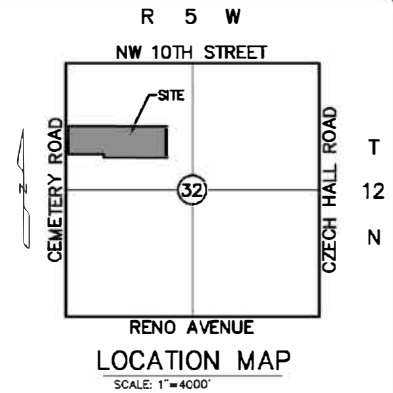
The City of
OKLAHOMA CITY

Planned Unit Development



0 200 400 Feet

PUD-2035 Exhibit B



Proj. No.: 24-055
Date: 9/10/2024
Scale: (Horiz.) 1"=400'
(Vert.) N/A
Drawn By: KLTP
Checked By: TM
Approved By: MCG

TRINITY BAPTIST CHURCH

CEMETERY ROAD & NW 10TH STREET
CANADIAN CO., OKLAHOMA

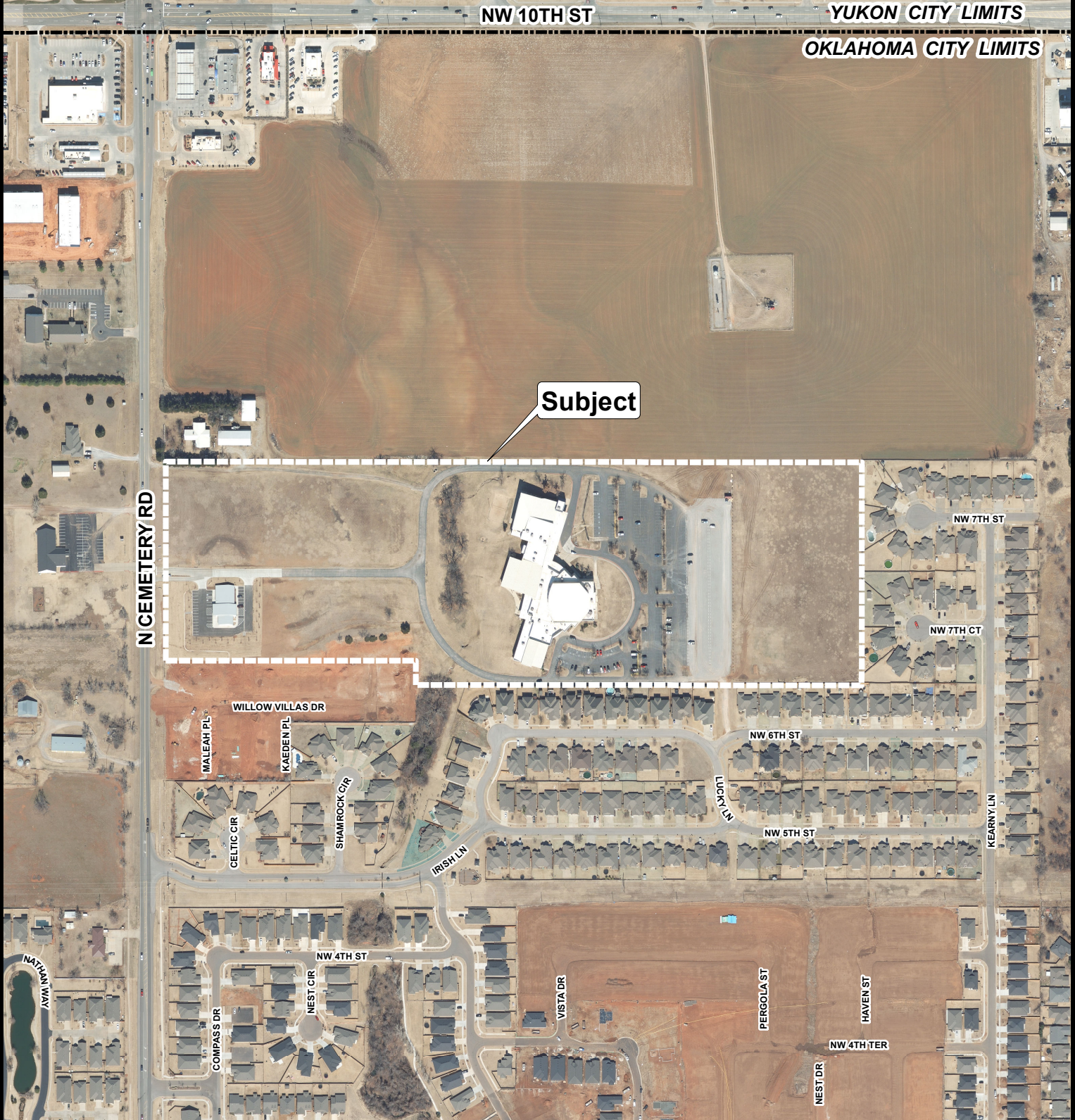
MASTER DEVELOPMENT PLAN

RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. Sara Road
Yukon, OK 73099
Phone: (405) 265-0641
Fax: (405) 265-0649

GRUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/28

MDP

Case No: PUD-2035 Applicant: Gobi of Mustang, LLC and Trinity Baptist Church of Yukon
Existing Zoning: PUD-1504 Location: 620 N. Cemetery Rd.



Aerial Photo from 2/2022



The City of
OKLAHOMA CITY

Planned Unit Development

