



STAFF REPORT
The City of Oklahoma City
Planning Commission
March 28, 2024

Item No. IV. 18.

(PUD-1999) Application by First Christian Church of Oklahoma City to rezone 3700 North Walker Avenue from R-1 Single-family Residential, C-3 Community Commercial and CUP-26 Community Unit Plan Overlay Districts to PUD-1999 Planned Unit Development District. Ward 2.

I. GENERAL INFORMATION

A. Contacts

1. Applicant/Developer Representative

Name	Mark Zitzow
Company	Johnson & Associates
Phone	405-235-8075
Email	mzitzow@jaokc.com

B. Case History

This is a new application.

C. Reason for Request

The purpose of this application is to allow single-family residential, townhome and office development.

D. Existing Conditions

1. Comprehensive Plan Land Use Typology Area: Urban – Medium (UM)

UM applies to fully urbanized areas of the city, most of which were built prior to the 1960s. Developments are expected to be larger in scale and have greater intensity and mixture of uses than developments found in UL. Development within UM areas should support efficient transit usage and provide pedestrian and bicycle access to retail, services, parks, and other destinations. Priorities for the UM areas include “infill” developments on vacant lots, rehabilitation of underutilized property, and development that supports revitalization of distressed neighborhoods.

2. Size of Site: 32.52 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-1/C-3/CUP	R-1	N/A	O-2/HP	HP
Land Use	Institutional/ Vacant	Residential	Interstate 235	Office/Residential/ Park	Residential

II. SUMMARY OF SPUD APPLICATION

There shall be three Tracts within this PUD. The use and development regulations of the **R-1, “Single-Family Residential” District** shall govern Tract 1 and Tract 2 within this PUD, except as herein modified below. The use and development regulations of the **O-2, “General Office” District** shall govern Tract 3 within this PUD, except as herein modified below. The approval of this PUD shall dissolve the existing CUP-26.

9.0 SPECIAL CONDITIONS:

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

TRACT 1 (R-1)

Permitted Use(s):

- Communications Services: Telecommunication Towers (8300.30)
- Community Recreation: Property Owners Association (8250.3)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Model Home (8200.8)
- Single-Family Residential (8200.14), further permitted to allow attached single-family townhomes.

All other conditional, accessory, special or special exception uses not specifically prohibited shall be permitted subject to the review and approval processes specified in the Zoning Code.

Tract 1 Bulk Regulations

Minimum Lot Size:

The minimum lot size within Tract 1 shall be 2,600 square feet.

Maximum Building Coverage:

The maximum lot coverage within Tract 1 shall be 80%.

Density:

There shall be a maximum of 30 lots within this tract.

Minimum Lot Width:

The minimum lot width within Tract 1 shall be 25 feet.

Setbacks:

Front: 5 feet

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Interior Side Yard: None
Corner Side Yard: 5 feet
Rear: 5 feet, 0 feet when abutting an alley

TRACT 2 (R-1)

Permitted Use(s):

- Communications Services: Telecommunication Towers (8300.30)
- Community Recreation: Property Owners Association (8250.3)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Model Home (8200.8)
- Single-Family Residential (8200.14)
- Live Work Unit (8200.4), limited to one lot in the development for the ability to have a neighborhood coffee shop or similar use.

All other conditional, accessory, special or special exception uses not specifically prohibited shall be permitted subject to the review and approval processes specified in the Zoning Code.

Tract 2 Bulk Regulations

Minimum Lot Size:

The minimum lot size within Tract 2 shall be 2,600 square feet. However, that lot size is only permitted for no more than 10% of lots within this tract. All other lots shall be not less than 3,800 square feet.

Maximum Building Coverage:

The maximum building coverage within Tract 2 shall be 70%.

Density:

The maximum number of lots within this tract shall be limited to 110 lots.

Minimum Lot Width:

The minimum lot width within Tract 2 shall be 40 feet if homes are serviced by a rear loaded alley. If they are not, the minimum lot width shall be 50 feet.

Setbacks:

Front: min. 10 feet
Interior Side Yard: 3 feet
Corner Side Yard: 3 feet
Rear: 10 feet, 0 feet when abutting an alley

Roof overhang and architectural features (e.g., chimneys) may project 1 foot 6 inches into the front and side yard setbacks. A portico that is open on three sides may project into the front yard no more than 5 feet.

TRACT 3 (O-2)

Permitted Use(s):

- Administrative and Professional Offices (8300.1)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Communications Services: Telecommunication Towers (8300.30)
- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Cultural Exhibits (8250.5)
- Greenhouse (8150.6.3)
- Hoop House (8150.6.5)
- Library Services and Community Centers (8250.11)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Research Services: Restricted (8300.62)

All other conditional, accessory, special or special exception uses not specifically prohibited shall be permitted subject to the review and approval processes specified in the Zoning Code.

Tract 3 Bulk Regulations

Minimum Lot Size:

The minimum lot size within Tract 3 shall be 12,000 square feet.

Maximum Building Coverage:

The maximum lot coverage within Tract 3 shall be per the base zoning.

Density:

Density within Tract 3 shall be per the base zoning.

Minimum Lot Width:

The minimum lot width within Tract 3 shall be 50 feet.

Setbacks:

The setbacks for Tract 3 shall be per the base zoning district. The existing building shall be deemed in conformance.

9.1 ARCHITECTURAL REGULATIONS

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick, brick veneer, masonry, rock, concrete, stone, stucco, stone masonry, concrete-board, architectural metal or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

9.2 LANDSCAPING REGULATIONS

The subject site shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except as otherwise noted.

The existing trees along the northern property line shall be preserved to the maximum extent possible.

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

Screening shall not be required for this PUD.

9.5 PLATTING REGULATIONS

Platting shall be per the City of Oklahoma City Subdivision Regulations.

9.6 DRAINAGE REGULATIONS

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9.7 DUMPSTER REGULATIONS

Roll off dumpsters shall be permitted within this PUD during the pendency of construction.

9.8 VEHICULAR ACCESS REGULATIONS

There may be two (2) access points from N Walker Avenue and two (2) access points from NW 36th Street in this PUD.

Boulevard-style entrances shall be permitted within this PUD.

9.9 PARKING REGULATIONS

The number and design of all parking facilities in this PUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

For Tracts 1 and 2 parking spaces and garages are permitted to be located in the rear of the lot and accessed via an alley. Garages may be used to satisfy the parking requirement.

Lots that are not rear loaded via an alley shall be required to have garages placed at least 18 feet from the back of the sidewalk.

The existing parking shall be deemed in conformance for Tract 3.

Pervious paving may be used for parking areas, driveways, pathways, and plazas subject to Public Works review and approval. Gravel drives shall not be permitted. Where connected to public rights-of-way the access drive apron will be constructed of hard surface paving meeting City code for driveway construction. A hard surface border may be required around the perimeter of pervious paving areas. Maintenance of the pervious paving is required, and a maintenance plan must be provided when construction documents are submitted for permitting.

9.10 SIGNAGE REGULATIONS

Signage shall be per the base zoning district regulations. Entry signage may be placed in the median.

9.11 ROOFING REGULATIONS

All structures in this PUD shall have Class C roofing or better.

9.12 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS

Five-foot wide sidewalks shall be constructed along the arterial street with each development parcel. Said sidewalks shall be 6-foot wide if the sidewalk is constructed adjacent to the curb, subject to the policies/procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued. All sidewalks shall be in place prior to any occupancy certificates

being issued.

Interior pedestrian pathways made part of this Planned Unit Development shall connect residential tracts to adjacent common areas.

9.13 HEIGHT REGULATIONS

The maximum building height for structures within this PUD shall be per the base zoning district regulations.

9.14 SETBACK REGULATIONS

Setbacks are defined within each development tract.

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.

A minimum of 20% open space shall be provided within this PUD.

9.17 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.

9.18 SPECIFIC PLAN AND PERMITTING REQUIREMENTS

A specific plan shall not be required for this PUD.

10.0 DEVELOPMENT SEQUENCE:

Developmental phasing shall be allowed as a part of the development of this PUD. Required traffic improvements shall be permitted to be constructed in conjunction with the phased development of this PUD, as approved by the City's Traffic Division.

11.0 EXHIBITS:

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

- A: Legal Description
- B: Tract Map
- C: Conceptual Master Development Plan

III. REVIEW COMMENTS

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk indicates that the agency, department, and/or division responded with no adverse comments.

A. Outside Agencies

- 1. Oklahoma City-County Health Department**
- 2. Oklahoma City Urban Renewal Authority (OCURA)**
- 3. Oklahoma Gas and Electric (OGE)**
- 4. Oklahoma Natural Gas:** Please contact OKIE-ONE 1-800-522-6543 a minimum of 48 hours prior to excavation for the exact location of our facilities.
- 5. Oklahoma Water Resources Board (OWRB)**
- 6. School District: Oklahoma City**
- 7. Oklahoma Department of Transportation (ODOT)**

B. City Departments

- 1. Airports**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 3. Fire:** Street/drives shown are too narrow for proper fire access and turning.
- 4. Information Technology/Geographic Support**
- 5. Parks and Recreation**
- 6. Police**
- 7. Public Works**

a. Engineering

b. Streets, Traffic and Drainage Maintenance

Storm Sewer Availability

- 1) The Public Works Drainage Division staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to chapter 16 of the Oklahoma City Municipal Code.
- 2) Storm sewers in accordance with the City's Drainage Ordinance will be required. Development abutting section line roads with drainage flows that exceed the capacity of OKC standard ditch detail (D-100) will necessitate the installation of enclosed storm sewer and/or concrete channel. These improvements shall be placed to provide a minimum of 35' clearance distance from the centerline of the section. Concrete channels must be entirely outside public right-of-way.
- 3) A flood and/or drainage study will be required to establish finished floor elevations, common lot areas or private drainage easements. A final plat should not be submitted until the study has been reviewed and approved by the Public Works Department.
- 4) Flood Study will be required to show no rise in FEMA Q 100 and the City of Oklahoma City Q 100 water surface elevation, compared pre-and post-development.
- 5) A portion of subject property is situated within a F.E.M.A. Flood Plain. Therefore, the establishment of Minimum Finish Floor Elevation for each lot within the flood plain will be required (100-year) frequency plus 1'. The Public Works Department Engineering staff shall approve these elevations prior to the filing of the final plat.
- 6) A floodplain activity permit must be submitted for any work contemplated in The Waters of the United States.
- 7) A Corps of Engineers 404 permit must be submitted with plans for any work contemplated within the floodplain, creek, or channel (waters of the United States) included in the case limits.
- 8) Plans for drainage improvements within the private drainage reserves and/or common areas must be submitted for review, and payment of inspection fees shall be made prior to construction. Building permits will not be issued until construction is complete. If a subdivision abuts a stream, the private drainage easements and/or common area along stream shall extend to flow line of stream at a minimum.
- 9) Place the following note on the plat and construction plans: Maintenance of the Common Areas and/or Private Drainage Easements shall be the responsibility of the property owner. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent shall be placed within the common areas and/or drainage easements shown.

- 10) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 11) Construction within the limits of this 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) Sidewalks shall be installed for all new construction and/or at the time of a residential use to a more intense use on all lots having frontage on public streets classified as a major or minor arterial.
- 13) All private roads /streets will have private storm sewer systems.
- 14) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.

c. Stormwater Quality Management

d. Traffic Management*

8. Utilities

a. Engineering

Wastewater Availability

- 1) Existing 24" and 36" wastewater mains are located adjacent to the subject site. These will have to be relocated as part of this development.
- 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. The 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.
- 8) Showing sewer under private paved alleys. This will not be allowed. Wastewater needs to be out from under private drives and/or streets in grassy areas.
- 9) 25 feet wide lots have concerns about having enough room to get all required utilities for service including gas, electric, communications, etc.

Water Availability

- 1) An existing 8" water main is located adjacent to the subject site.
- 2) An existing 12" water main is within the required distance to the subject site and the developer will be required to extend a 12-inch or larger water main along street frontage and will be required to extend the water system to each lot or site within the development in accordance with City Standard Specifications and Private Development Design Manual.
- 3) A 12-inch water main is required to be looped through the development to provide adequate water supply and fire flow protection. Connection to two (2) separate active water mains is required to prevent partial or total shut-off of water supply when a pipeline failure occurs.
- 4) Minimum ten (10) feet horizontal separation required from wastewater mains and five (5) feet for other utilities. Minimum two (2) foot vertical separation required for all utility crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 5) Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
- 6) Dead-end water mains must be avoided when possible. All existing unused water services must be capped and abandoned at the water main in accordance with the City Standard Specifications.
- 7) In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The developer will be responsible for any failure of domestic or fire protection systems which require water pressure more than 25 psi. The developer is responsible for installing pressure reducers if necessary for protection of developer's service lines, plumbing, and fixtures.

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- 8) All existing and/or proposed water meters must be located in the right-of-way and/or utility easement within grassy areas outside of sidewalks, driveways, streets, and paving.
- 9) All domestic and fire suppression services must have a separate water service connection. Fire hydrant spacing shall not exceed 500 feet and must be located within ten (10) of a hard surface (i.e. sidewalk, street, paving).
- 10) Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.
- 11) Plat may be revised after review and approval of utility plans.
- 12) Minimum width of 25 feet widths should be changed to 30 feet to allow room for all required utilities.
- 13) NW 36th Terrace is not a standard width road with standard right of ways with only a 5 ft Building Limit line. There will not be enough room to ensure that the waterline is out of the road and enough room to maintain and operate. The 5 ft BL should be 10 ft so in case we need to have an additional 5 ft U/E for utility installations include electrical, gas, telecommunications, etc.

b. Solid Waste Management

- 1) The City can provide service, providing there is sufficient space for the truck to maneuver to service the addition. The City can also provide solid waste collection services to commercial customers provided that refuse is not in excess of 270 gallons per customer per pick up § 49-30 (a). Otherwise, customer must utilize a private hauler.

9. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Avoid developing within 100-year floodplains or floodways.
- Utilize Best Management Practices (BMP) for stormwater.
- Design buildings to include facades, storefront windows, and attractive signage and lighting to create pedestrian-scale visual interest.

Floodway and 100-floodplain are present on the subject site. The development is required to comply with all City, State, and Federal requirements within the floodplain. The PUD proposes to retain the existing office building along NW 36th Street.

Location:

- Mixture of density, lot size and building scale is appropriate as long as land use compatibility is achieved.

The PUD contemplates a mixture of office and residential uses. The associated preliminary plat, 36th & Walker Residential Community (C-7635), displays a mixture of single-family and zero lot line lots.

Density: The non-residential Floor to Area Ratio (FAR) range for the UM LUTA is 0.4 to 1.2 with a typical FAR of 1. The Urban Medium Intensity LUTA outlines a density range of 10 to 40 dwelling units per acre. *The PUD regulations could provide a FAR within the UM LUTA range. The associated preliminary plat, 36th & Walker Residential Community (C-7635), displays a mixture of single-family and zero lot line lots. The 101 single-family lots over 28.49 acres provide a gross density of 3.55 du/acre (Tract 2) and the 28 zero lot line lots over 2.6 acres provide a gross density of 10.77 du/acre (Tract 1).*

Automobile Connectivity:

- Maintain and enhance the connectivity of the street network.
- For projects on sites five acres and larger that propose new public or private streets, maintain, create, and enhance an overall network that is highly connected, and avoid dead end streets and cul-de-sacs.
- Development fronting arterials should take access from intersecting streets where possible.

The subject site currently has two access points along North Walker Avenue and three along NW 36th Street. The PUD regulations allow for two access points along each street frontage.

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.

Sidewalks are unavailable on the subject site, aside from partial availability at the intersection of North Walker Avenue and NW 36th Street. The PUD regulations require sidewalks along NW 36th Street and on interior streets.

- 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, “Building Scale and Site Design” and “Traffic” are potential compatibility issues identified by the comprehensive plan. Projects in higher intensity LUTAs (UM) may be more appropriate for significant transitions of density, scale and mass.

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 zero-lot line development within Tract 1 is buffered to the north by single-family residential development in Tract 2. Development within Tract 2 and the residential development north of the site are separated by platted open space, including riparian area and floodway. No triggers requiring mitigation measures were identified.*

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 North Walker Avenue, a Connector Street, and NW 36th Street, a Major Arterial Street. North Walker Avenue serves primarily residential uses. NW 36th Street provides access to Interstate 35 and serves a variety of uses when moving east or west from the site. No triggers requiring mitigation measures were identified.*

3) Service Efficiency:

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

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

- Riparian Areas: 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 tributary of the Deep Fork River. Floodway and 100-year floodplain are present. The associated preliminary plat and conceptual plan for the development locate the proposed residential uses outside the floodway, but likely within existing floodplain. Plan conformance would be strengthened by maintaining a 100-foot buffer between development and the stream bank.*
- Upland Forests: N/A
- Vulnerable Aquifers: N/A

5) Transportation System: This site is located at the northeast corner of North Walker Avenue, a Connector Street, and NW 36th Street, a Major Arterial Street, both in the Urban Medium LUTA. The nearest transit (bus) service is located within three-quarters of a mile to the west, along North Classen Boulevard. *The City's Better Streets, Safer City campaign shows a projected trail located along the greenway bisecting the subject site. Plan conformance would be strengthened by providing future connectivity to trails while not compromising sensitive environmental features.*

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. New residential subdivisions should achieve a mixture of housing types within a unified development. (SU-4)
- 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)
- 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)
- Require that new development tie into the park and trail system by providing linkages to existing parks or dedicating new park land. Connect existing parks and neighborhoods to create a continuous system of open spaces, for example along stream corridors. (P-18)
- 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)
- Protect the unique character of National Register-listed properties or districts and local Historic Districts and ensure that development and redevelopment is compatible with historic resources and character. (E-29)
- 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)

7) Other Considerations: Historic Resources

The PUD encompasses the First Christian Church Historic District, listed in the National Register of Historic Places in 2011. The district included four contributing buildings and one contributing structure, with the most prominent building, the First Christian Church, having been demolished in 2022. The remaining contributing structures include a tower at the northwest corner of the sanctuary site, an outdoor amphitheater at the directly north of the sanctuary site, the Youth Center at the northeast corner of the district, and the Oklahoma Disciples Center in the southeast corner of the site, visible from NW 36th Street. Only the Oklahoma Disciples Center is indicated to remain as part of the proposed redevelopment of the site.

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The First Christian Church was formed almost immediately after the April 22, 1889 Land Run that created Oklahoma City, with newspaper notices of services running as early as May 18, 1889. The congregation constructed several churches in the first decades of Oklahoma City's founding, rebuilding and relocating as they grew, and by 1911 were worshiping in the National Register-listed building that still remains at NW 10th and Robinson. In the 1940s, minister Bill Alexander envisioned a campus for his congregation to expand activities and educational programming. The congregation raised funds and acquired the site that is the subject of this PUD. In 1947, the first project, the 3,500-seat amphitheater, was completed and used for outdoor worship services. The innovative and iconic sanctuary building was completed in 1953, the tower in 1955, the Youth Center in 1961 and the Disciples Center in 1964, all exhibiting groundbreaking and innovative architectural styles that communicated the church's modern vision of worship and the church community. While the demolition of the sanctuary represented an irreplaceable loss for the National Register district and for Oklahoma City, the remaining buildings and structures continue to convey the historic and architectural significance of the district.

In addition to the subject property itself, the proposed PUD is immediately adjacent to the Crown Heights Historic Preservation District and the Edgemere Park Historic Preservation District, both designated by the City of Oklahoma City and listed in the National Register of Historic Places. The proposed development appears to be compatible in scale and height to surrounding development.

b. Plan Conformance Considerations

The subject site is located at the northeast corner of North Walker Avenue and NW 36th Street. The site is zoned R-1, C-3, and CUP-26, and is the site of the former First Christian Church campus. Two structures currently remain on site, one of which is proposed to remain within the development as office/commercial development along NW 36th Street. North of the subject site, across a riparian area corridor, is a single-family residential neighborhood zoned R-1. The Broadway Extension, specifically the southbound on- and off-ramps, is located east of the site. Across NW 36th Street, to the south, are office and single-family residential developments within the O-2 and HP Districts. Across North Walker Avenue, to the west, is single-family residential zoned R-1 and HP.

The PUD proposes to provide R-1 Single-Family Residential District base zoning in Tracts 1 and 2, and O-2 General Office District base zoning in Tract 3 to allow office and single-family residential development, including townhomes. The proposal to increase density in the Urban Medium LUTA is in conformance with UM density ranges and comprehensive plan goals to provide a mixture of residential housing types and infill development on vacant lots.

While proposed lot sizes in Tracts 1 and 2 are smaller, and lot coverage is higher, than R-1 Single-family Residential base zoning, the PUD proposes to maintain 20% open space, a minimum of approximately 6.5 acres, that lies along the Deep Fork tributary that runs through the site and connects to public parks west and south of the site. The Better Streets, Safer City Bond Program includes a planned and funded neighborhood greenway trail, the Edgemere Greenway MP-0597, that extends from Harvey and NW 22nd to NW 37th and Francis and would connect Memorial Park, Crown Heights Park, Broadway Park, Edgemere/Guy James Parks, Sparrow Park and Goodholm Park. The subject site lies along the proposed greenway trail and retention of open space along the creek could allow the City to complete this project while avoiding the need to route the trail along collector and arterial streets around this site. The trail project is projected to begin construction in the winter of 2025. Retention of the proposed open space will provide recreational opportunities not only to future residents of the proposed development, but also to residents of adjacent neighborhoods as well as the public in general. Plan conformance could be strengthened by connecting the proposed new development to existing and planned trail, open space, and bicycle networks.

The site currently contains four structures that are listed on the National Register of Historic Places as contributing structures to the First Christian Church Historic District. The PUD's Conceptual Master Development Plan indicates that the Oklahoma Disciples Center building will be retained in Tract 3 for office use. In Tract 2, the amphitheater, tower and Youth Center building are not indicated as being retained as a part of the proposed development.

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 SPUD may be required during either Division's review of construction plans and prior to City Council approval.