

Planning Commission Minutes  
February 27, 2025

(The agenda was filed with the City Clerk of The City of Oklahoma City at 4:58 p.m. on February 21, 2025)

8. (PUD-2053) Application by HJ & CD Young Limited Partnership a/k/a HJ & CD Young Family Partnership and Tinhorn Melody Investments, LLC, to rezone 17841 North Pennsylvania Avenue from R-1 Single-Family Residential District to PUD-2053 Planned Unit Development District. Ward 8.

**Amended Technical Evaluation:**

1. Modify Section 9.2 Landscaping Regulations as follows: The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development. In addition, there shall be no less than a 20-foot-wide continuous landscape buffer along the boundary of this parcel where it is adjacent to any residential use and, in addition, the entirety of the south boundary of the PUD.
2. Amend Façade Regulations to remove references to EIFS and wood.
3. Amend Screening Regulations to remove wood as an allowed material, to require a six-foot-high wall where adjacent to a school, and to require an eight-foot-high wall where adjacent to single-family homes. There shall be a wrought iron or aluminum decorative fence along the arterial frontages.
4. The maximum height of Building 7 on Exhibit B shall be two (2) stories.
5. Pedestrian access shall be permitted to the adjacent school, per school approval.

The applicant was present. There was a protester present.

**RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.**

MOVED BY NOBLE, SECONDED BY POWERS

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

ABSENT: PENNINGTON, LAFORGE



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**February 27, 2025**

**Item No. IV. 8.**

**(PUD-2053) Application by HJ & CD Young Limited Partnership a/k/a HJ & CD Young Family Partnership and Tinhorn Melody Investments, LLC, to rezone 17841 North Pennsylvania Avenue from R-1 Single-Family Residential District to PUD-2053 Planned Unit Development District. Ward 8.**

**I. GENERAL INFORMATION**

**A. Contacts**

**Applicant's Representative**

David Box  
Box Law Group PLLC  
405-652-0099  
david@boxlawgroup.com

**B. Case History**

This is a new application.

**C. Reason for Request**

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

**D. Existing Conditions**

**1. Size of Site:** 19 Acres

**2. Zoning and Land Use**

	<b>Subject Site</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Zoning</b>	R-1	PUD-1138/SPUD-1376	SPUD-1146, C-3, PUD-838	SPUD-1146, R-1, R-1ZL	PUD-1310, R-1ZL
<b>Land Use</b>	Residential	Commercial	Daycare, Residential, Commercial	Daycare, School, Residential	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 R-4 General Residential District** shall govern this PUD, except as herein modified.

All uses within the R-4 District shall be permitted within this PUD. There shall be a maximum of 22 units per acre within this PUD.

### **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, rock, stone, stucco, or wood, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

#### **9.2 LANDSCAPING REGULATIONS**

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

#### **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**

No less than a six-foot and no greater than an eight-foot-high wall or fence shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall or fence shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood and shall be solid and opaque.

#### **9.5 SUBDIVISION REGULATIONS**

Subdivision shall conform to the Oklahoma City Subdivision Regulations, as amended.

**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**

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**

Access may be taken from NW 178th St. and N. Pennsylvania Ave.

**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.

**9.10 SIGNAGE REGULATIONS**

**9.10.1 FREESTANDING 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 OFF-PREMISE/BILLBOARD SIGNS**

Off-Premise signs will be prohibited.

**9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)**

Electronic Message Display signs will be prohibited.

**9.11 ROOFING REGULATIONS**

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

**9.12 SIDEWALK REGULATIONS**

Five (5) foot sidewalks 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. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

**9.13 HEIGHT REGULATIONS**

The base zoning district regulations shall regulate heights of structures in this PUD, not to exceed three (3) stories.

**9.14 SETBACK REGULATIONS**

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

**9.17 SPECIFIC PLAN**

A specific plan shall not be required if development is substantially the same as shown on the Conceptual Master Development Plan.

**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

**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): \***
- 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 the applicable requirements of the Oklahoma City Municipal Code, as amended

- 2) Storm sewers in accordance with the City of Oklahoma City's Drainage Ordinance, will be required. For developments abutting section line roads where rainfall-runoff exceeds the capacity of the City of Oklahoma City's standard ditch detail, the installation of enclosed storm sewers and/or concrete channels will be necessary. These improvements must be positioned to provide a minimum clearance of 35 feet from the centerline of the section line road. Concrete channels must be located entirely outside the public right-of-way.
- 3) A flood and/or drainage study will be required to establish finished floor elevations, common lot areas, and private drainage easements. This study must be reviewed and approved by the Public Works Department.
- 4) A U.S. Corps of Engineers 404 permit must be submitted for any work conducted in The Waters of the United States.
- 5) Plans for drainage improvements within private drainage easements and/or common areas must be submitted for review. Building permits will not be issued until construction is complete. For subdivisions abutting a stream, private drainage easements and/or common areas along the stream must, at a minimum, encompass the entire FEMA-mapped Zone AE and floodway within the limits of the development.
- 6) Place the following note on the plat and construction plans: Maintenance of the common areas, private drainage easements, and islands/medians shall be the responsibility of the Property Owners Association and/or the adjacent property owners. 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 drainage related common areas and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner that meets the requirements specified above.
- 7) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 8) Sediment and erosion control measures shall be provided for any construction in accordance with Oklahoma Statutes Title 27A, OAC 606 - OPDES Standards, and the City of Oklahoma City Municipal Code, as amended.

A City of Oklahoma City Land Disturbance Permit and an ODEQ Construction Permit are required for land disturbance activities exceeding one (1) acre, as specified by the above-referenced regulations. Additionally, a City of Oklahoma City Land Disturbance Permit is required for any construction activity, regardless of the amount of land disturbed, unless exempt under the ordinance.

- 9) Sidewalks shall be installed for all new construction in accordance with the Municipal Code. Any new sidewalks or repair/replacement of existing sidewalks

shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction.

- 10) All private roads and streets shall have a private storm sewer system.

**b. Stormwater Quality Management**

**c. 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 12-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) System shall be mastered meter.

**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.
- 8) Will be considered a private system internal to property.

**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 intersects the northwest corner of the site. The conceptual plan for the development indicates the area surrounding the stream as an existing wetland / wooded area and illustrated as being preserved with an open space play yard surrounding the area. 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.
- Avoid concentrations of apartment complexes. Instead, integrate multifamily units into neighborhoods with mixes of housing types or in mixed-use developments.

*The subject site is located at the southwest corner of NW 178th Street and North Pennsylvania Avenue, both arterial streets in the Urban Low Intensity LUTA.*

Density: The Urban Low Intensity 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 purpose of this PUD is to allow multifamily residential development. The PUD proposes a maximum density of 22 du/acre. The base R-4 District allows up a maximum of 34 du/acre. 22 du/acre on the roughly 19-acre site would be 418 units.*

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.
- Provide vehicular connectivity between adjacent developments.

*The subject site is currently served via two improved curb cuts along NW 178th Street. The Master Design Statement proposes access from NW 178th Street and North Pennsylvania Avenue but does not specify a quantity or location. The conceptual plan for the development illustrates one drive along NW 178th Street and one drive along North Pennsylvania Avenue.*

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.

- Within parking lots, provide pedestrian access ways separated from vehicle aisles.

*Sidewalks are currently available along both NW 178th Street and North Pennsylvania Avenue. The PUD regulations require sidewalks along all 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 residential or office uses or zoning, “Building Scale and Site Design”, “Traffic” 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. *The PUD regulations maintain the setback requirements of the base R-4 District. The R-4 District typically allows a maximum building height of 20 feet and 1 story within 60 feet of the R-1 District, with a greater allowed height as distance from the R-1 District increases with no maximum height past 75 feet. The PUD proposes utilizing the base R-4 District maximum building height, further restricting the maximum height to three stories on the entirety of the site. The PUD requires no less than a six-foot and no greater than an eight-foot-high wall or fence along the boundary of the site where adjacent to any residential use. The PUD proposes landscaping per the base zoning district, which would require a 5-foot landscape buffer adjacent to residential districts. Plan conformance would be strengthened by increasing the buffer next to residential uses.*

Traffic: Mitigation measures should be used if the development is inconsistent with the Street Typology or would substantially exceed the average daily traffic of existing, adjacent uses. *The subject site is located at the southwest corner of NW 178th Street and North Pennsylvania, both arterial streets in the Urban Low Intensity LUTA. No other compatibility issues related to traffic were identified on the subject site.*

- 3) **Service Efficiency:**

- Water: *Served*
- Sewer: *Fully Served*
- Fire Service: *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 intersects the northwest corner of the site. Floodplain is not present. The conceptual plan for the development indicates the area surrounding the stream as an existing wetland / wooded area and illustrated as being preserved with an open space play yard surrounding the area. National, state, and local permitting require basic best management practices for stormwater management.*

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

**5) Transportation System:** This site is located at the southwest corner of NW 178th Street and North Pennsylvania Avenue, both Major Arterial Streets in the Urban Low LUTA. Transit (bus) service is not available nearby. According to Streetlight data, last collected in 2022, NW 178th Street had 14,846 average daily trips, with a capacity of 22,000 and North Pennsylvania Avenue had 19,489 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)
- 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)
- 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)

**b. Plan Conformance Considerations**

The subject site is located at the southwest corner of NW 178th Street and North Pennsylvania Avenue. The site is zoned R-1 and primarily undeveloped, aside from a utility enclosure along North Pennsylvania Avenue. Land to the southwest, along North Pennsylvania Avenue, was rezoned from R-1 to SPUD-1146 in 2019 for a kindergarten facility, which has been constructed. Beyond the kindergarten, also abutting the site to the south is the West Field Elementary School, which is zoned R-1. Southwest of the site are R-1ZL zoned single-family residences. Abutting the site to the west is Tract 1 of PUD-1310 which allows limited O-2 uses and is undeveloped with a pond and the stream that intersects the site. Across NW 178th Street, to the north, are PUD and SPUD zoned properties that are developed or developing with commercial uses. Across North Pennsylvania Avenue, to the east, are commercial uses zoned C-3 and Tract 1 of PUD-838 which was approved and developed as single-family residential.

The purpose of this PUD is to allow multifamily residential development. The PUD proposes an R-4 base zone that would allow up to 22 du/acre, within the Urban Low LUTA range. The PUD adheres to the required step-down in building height required per Code, and caps the maximum building height at 3 stories. *Plan conformance would be strengthened by increasing the buffer next to residential uses.*

**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.*

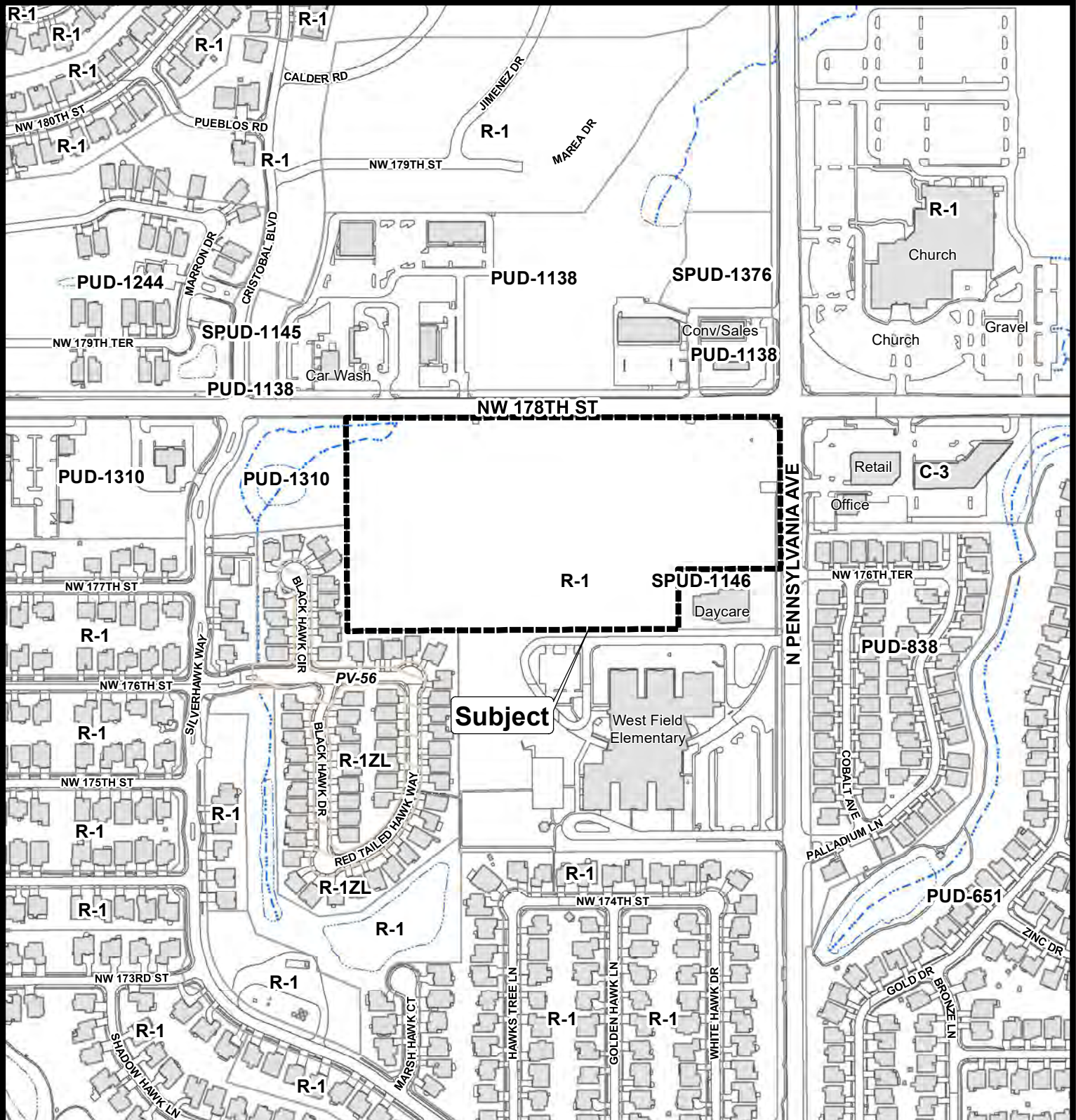
**Approval of the application subject to the following Technical Evaluations:**

1. Modify Section 9.2 Landscaping Regulations as follows: The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development. In addition, there shall be no less than a 20-foot wide continuous landscape buffer along the boundary of this parcel where it is adjacent to any residential use.

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.

gjh

**Location: 17841 N. Pennsylvania Ave.**



The City of  
OKLAHOMA CITY

## Planned Unit Development



0 200 400 Feet





