

Planning Commission Minutes  
March 27, 2025

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

8. (PUD-2058) Application by Terry Liu and Mandy Liu to rezone 9520 NE 150th Street from AA Agricultural District to PUD-2058 Planned Unit Development District. Ward 7.

**Technical Evaluation:**

1. Upland forest areas shall be preserved to the maximum extent possible.

The applicant was present. There were no protesters present.

**RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.**

MOVED BY PENNINGTON, SECONDED BY MEEK

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



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

**Item No. IV. 8.**

**(PUD-2058) Application by Terry Liu and Mandy Liu to rezone 9520 NE 150th Street from AA Agricultural District to PUD-2058 Planned Unit Development District. Ward 7.**

**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 up to three single-family residential lots.

**D. Existing Conditions**

**1. Size of Site:** 5.76 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>	AA	City of Edmond	PUD-1860	AA	AA
<b>Land Use</b>	Residential	Residential	Undeveloped (Residential)	Residential / Youth Residential Facility	Residential / Youth Residential Facility

**3. Comprehensive Plan Land Use Typology Area:** Rural – Medium Intensity (RM)

Rural – Medium is similar to the Rural-Low Typology Area except that it allows higher housing densities. These areas are usually near a fire station. Rural-Medium areas are often located adjacent to Urban-Low and Urban Reserve typologies, which are areas intended to urbanize in the future. While there is no expectation for urban services, RM areas have limited potential to connect to City water or sewer service and may become more integrated into the urbanized area in the distant future. Commercial and light

industrial uses may be appropriate provided they do not negatively impact the rural residential character.

## **II. SUMMARY OF PUD APPLICATION**

### **8.1 USE AND DEVELOPMENT REGULATIONS**

The use and development regulations of the RA2 Single-Family Two-Acre Rural Residential District shall govern this PUD, except as herein modified.

All uses within the RA2 District shall be permitted within this PUD.

The minimum lot size within this PUD shall be 1.9 acres and minimum lot width shall be 180 feet.

### **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 TRASH COLLECTION**

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 shall be taken from NE 150th St.

**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**

All signage within this PUD shall be in accordance with the base zoning district regulations, except that Off-Premise / Billboard and EMD signs shall be prohibited.

**9.11 ROOFING REGULATIONS**

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

**9.12 SIDEWALK REGULATIONS**

Sidewalk requirements are subject to Public Works regulations, policies and procedures.

**9.13 HEIGHT REGULATIONS**

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

**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, private drives 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.

#### 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): Objection unless water supply by way of public mains or water tanks are installed or residential fire sprinklers (under 5 acres)**
- 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 Engineering 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/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 flood study will be required to demonstrate that there is no rise in the 100-year rainfall runoff, as established by the Federal Emergency Management Agency (FEMA) and the City of Oklahoma City, when comparing pre-development and post-development conditions.

- 5) The subject property is located within a FEMA-designated Zones A and AE (100-year floodplain). As a result, minimum finished floor elevations must be established for each lot within or adjacent to the floodplain. These elevations must be based on the 100-year water surface elevation, as determined by either the City of Oklahoma City urbanized study or the FEMA study—whichever is more restrictive or imposes higher standards—plus one (1) foot. The Public Works Department’s Engineering staff must review and approve these elevations prior to any development.
- 6) A Floodplain Activity Permit must be submitted along with plans for any work proposed within 200 feet of a mapped FEMA Zone AE floodplain.
- 7) 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.
- 8) 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.
- 9) Drainage easements shall be clearly designated as either public or private in the owner's dedication, on the plat, and/or in the plat notes.
- 10) Construction 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.
- 11) 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.
- 12) All private roads and streets shall have a private storm sewer system.
- 13) Amend Section 7.7 Drainage: The property within the Planned Unit Development is ~~not~~ within a 200-ft of FEMA flood plain.

**b. Stormwater Quality Management**

**c. Traffic Services \***

**8. Utilities**

**a. Engineering**

**b. Solid Waste Management**

- 1) The City can provide service, providing there is sufficient space for the truck to maneuver to service the addition.

**c. Water/Wastewater Quality**

**Water Availability**

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

**Wastewater Availability**

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

**9. Planning**

**a. Comprehensive Plan Considerations**

**1) LUTA Development Policies:**

Site Design:

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

*National, state, and local permitting require basic best management practices for stormwater management.*

Density: The Rural Medium LUTA outlines a minimum lot size of 2 acres and a gross density of 0.5 du/acre or below. Smaller lots (1-2 acres) may be appropriate in cluster developments provided the maximum gross density of the project is maintained. *The PUD is requested to split the existing property into three lots with a minimum lot size of 1.9 acres and minimum lot width of 180 feet. Three dwelling units on the 5.76-acre site would be 0.52 du/acre. It was unclear at the time of review whether the location of the existing home would allow a lot split as requested.*

- 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 agricultural or residential uses or zoning, “Building Scale and Site Design” is a potential compatibility issue 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 RM are less than 40% 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 site is adjacent to PUD-1860 to the east which allows ¾-acre lots and the abutting parcels to the south and west are 0.9- and 2.3-acres respectively. The proposed 1.9-acre lot sizes do not trigger compatibility issues adjacent to surrounding lot sizes. The PUD maintains the base RA2 requirements for setbacks and maximum building height.*

3) **Service Efficiency:**

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

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

- Riparian Areas: N/A
- Upland Forests: The subject area is within the upland forest ESA. The comprehensive plan directs to preserve the Cross Timbers and upland forests, including native understory, to the maximum extent practical. When new-growth or re-growth upland forest trees are removed during construction, trees and other native plants should be replanted on-site. New trees should be planted in clusters that mimic the original tree canopy. The comprehensive plan defines mitigation hierarchy in the following priority: 1) Avoidance and minimization, 2) Restoration, 3) Offset. *planokc identifies Upland Forest on nearly the entirety of the subject site; however, a portion of the western half was cleared for the existing single-family residence. When 60 – 70% of the site is covered, the plan has a preservation goal of 90%. Plan conformance would be strengthened by maintaining healthy, mature trees as possible, especially in Upland Forest areas.*
- Vulnerable Aquifers: The aquifer in this area is considered highly vulnerable to depletion. The comprehensive plan recommends preserving natural open spaces and utilizing low impact development techniques whenever possible in new developments in order to maintain water quality and allow for the infiltration of stormwater onsite. Low impact development techniques include, but are not limited to, using pervious surface materials wherever possible for the

construction of driveways, parking areas, sidewalks, patios, etc., to promote increased water percolation and infiltration.

**5) Transportation System:** This site is located along the south side of NE 150th Street, a Minor Arterial Street in the Rural Medium LUTA. The Turner Turnpike is located less than a mile to the south, but the nearest toll gates are at Hogback Road and North Sooner Road. Transit (bus) service is not available nearby. According to Streetlight data, last collected in 2022, NE 150th Street had 1,341 average daily trips, with a capacity of 10,000.

**6) Other Development Related Policies**

- Preserve overall landscape character and natural landforms (rolling hills, native vegetation, etc.) to the greatest extent possible. (G-4)
- Ensure that development in rural areas is consistent with local design and scale and does not detract from the open character of the landscape. (SU-45)
- Incorporate natural features (such as ponds, lakes, streams, rock outcroppings, stands of mature trees, and/or sizable individual trees) into the design of all residential, commercial, and industrial projects rather than eliminating, hiding, or limiting access to those features. (E-31)

**b. Plan Conformance Considerations**

The subject site is located along the south side of NE 150th Street, between North Douglas Boulevard and North Post Road. Land north of NE 150th Street is within the City of Edmond. Lake Arcadia is a half mile to the west. The site is currently zoned AA and developed with a single-family residence. Abutting the site to the south and west, and partially located within the application area, is SP-21 which allows an existing youth residential treatment facility. The center abuts the site to the south and land to the west is developed with single-family homes. Land to the east was rezoned to PUD-1860 in 2022 for residential development with an RA base and a minimum lot size of  $\frac{3}{4}$ -acre, while allowing lot lines to extend to the center of the street. A 30-foot-wide area of unimproved right-of-way abuts the subject site to the east, between the application site and PUD-1860.

The PUD is requested to split the existing property into three lots with a minimum lot size of 1.9 acres and minimum lot width of 180 feet. The existing AA District requires 150 feet of frontage, while the RA2 District would typically require 300 feet. Three dwelling units on the 5.76-acre site would be 0.52 du/acre. The request is slightly over the RM LUTA, which calls for a gross density of 0.5 du/acre. Plan conformance would be strengthened by preserving existing, healthy trees.

**IV. STAFF RECOMMENDATION**

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

*members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.*

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

1. Upland forest areas shall be preserved to the maximum extent possible.

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.

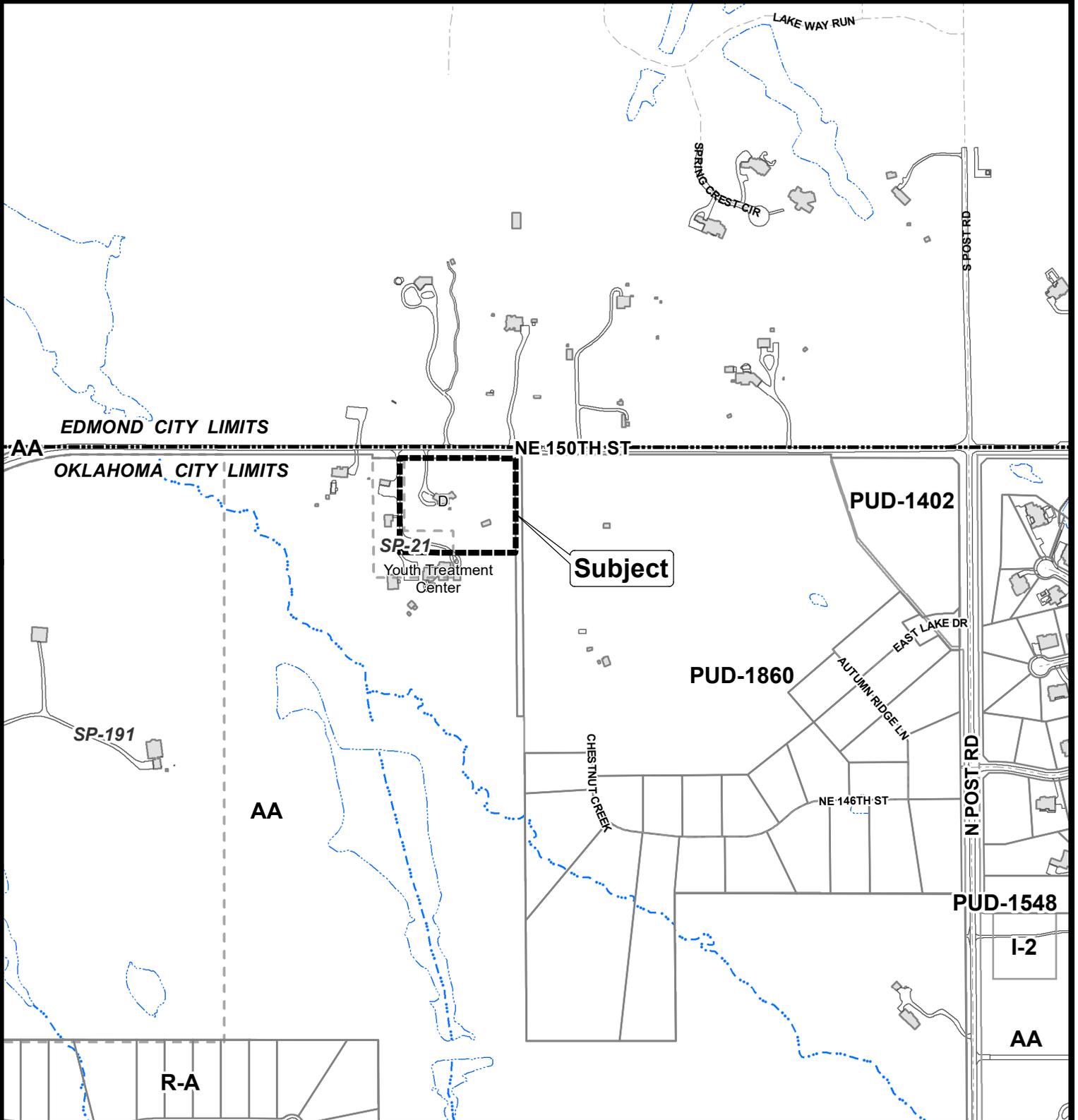
gjh

Case No: PUD-2058

Applicant: Terry Liu & Mandy Liu

Existing Zoning: AA

Location: 9520 NE 150th St.

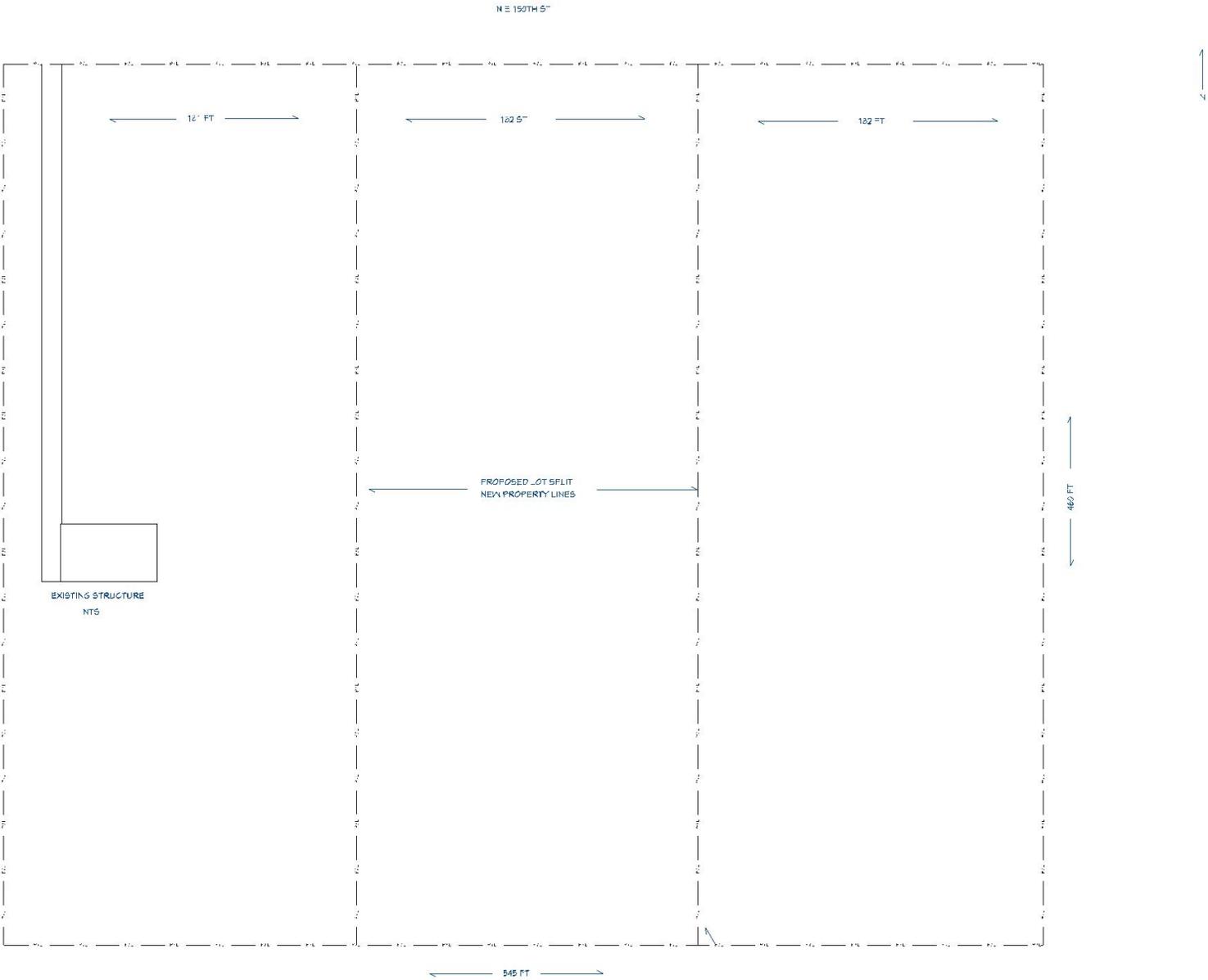


The City of  
OKLAHOMA CITY

# Planned Unit Development



0 300 600  
Feet



REVISION TABLE	
NUMBER	DATE / DESCRIPTION

Project Overview  
 PROPOSED LOT SPLIT  
 4520 NE 150TH ST

DRAWINGS PROVIDED BY:

DATE:  
 11/7/2024

SCALE:  
 1 IN = 25 FT

SHEET:  
**P-1**

Case No: PUD-2058

Applicant: Terry Liu & Mandy Liu

Existing Zoning: AA

Location: 9520 NE 150th St.



EDMOND CITY LIMITS

OKLAHOMA CITY LIMITS

NE 150TH ST

Subject

EAST LAKE DR

AUTUMN RIDGE LN

CHESTNUT CREEK

NE 146TH ST

N POST RD

Aerial Photo from 2/2022



The City of  
OKLAHOMA CITY

# Planned Unit Development



0 300 600  
Feet