

Planning Commission Minutes
September 26, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 9:00 a.m. on September 23, 2024)

8. (PUD-2016) Application by Corridor Project Partners, LLC to rezone 5900 Wildewood Drive from PUD-1842 Planned Unit Development District to PUD-2016 Planned Unit Development District. Ward 7.

Amended Technical Evaluation:

1. ~~Clarify the width of the landscape buffer within Tract 2.~~ Tract 2 shall have a landscape buffer no less than 15 feet in width, which may consist of existing vegetation, on the north and west property lines adjacent to the single-family residential development. Where trees are not existing or preserved, evergreen plantings on 25-foot centers shall be required.
2. Delete the following from Section 9.8 Vehicular Access Regulations: Lots within this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD may be permitted to be from a private drive unless developed as platted residential.
3. Modify Master Design Statement per the attached “PUD-2016, The Corridor, Proposed TEs” presented to Planning Commission on 9/26/2024 and read into the record.

The applicant was present. There were protestors present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY PENNINGTON, SECONDED BY NOBLE

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

ABSENT: LAFORGE



PUD-2016, The Corridor
Proposed TEs
9/26/2024

- Revise Section 9.0. Reduce density from 560 to **545** dwelling units.
- Revise Section 9.2. Tract 2 shall have a **landscape buffer no less than 15 feet in width** ~~landscape buffer/berm area~~, which may consist of existing vegetation, on the north and west property lines adjacent to the single-family residential development. ~~Said landscape buffer/berm area shall be 50 feet in width as shown on the attached Exhibit B.~~ **Where trees are not existing or preserved, evergreen plantings on 25-foot centers shall be required.**
- Revise Section 9.4. Fence to be **six (6) feet in height** and include **a stain and cap**. **The area where screening is required is noted on Exhibit B.**
- Add to Section 9.5. **Lots along Wildewood Drive shall be required to front Wildewood Drive to further incorporate Tract 1 into the existing neighborhood.**
- Add to Section 9.6. **Any proposed detention pond along the west property boundary constructed at a higher elevation than the finished floor of the existing homes shall be required to outlet to the south subject to public works review and approval.**
- Revise Section 9.8. ~~Streets within Tract 1 shall align with existing streets and intersections in the existing neighborhood to the north and west of the site.~~ **Two proposed streets within Tract 1 shall be permitted to meet the subdivision regulations and fire code.**

~~Lots within this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD may be permitted to be from a private drive unless developed as platted residential.~~ A Property Owners Association through the use of recorded Covenants and Restrictions shall govern maintenance of the ~~private~~ **proposed detention pond in Tract 1 and any common areas in Tract 2.** ~~drive.~~

The developer agrees to work with the Wildewood Heights Neighborhood Association to formally amend the neighborhood association boundaries to incorporate Tract 1 subject to approval from the Wildewood Neighborhood Association.

At the exit(s) of Tract 2, the developer agrees to place a directional sign requesting residents and visitors to use Santa Fe Ave.

- Revise Section 9.13. Tract 2 height to be 45 feet, **3 stories**. ~~except that any multiple family residential uses would be permitted a maximum of 70 feet but located no closer than 250 feet to the northern or western PUD boundary.~~
- Add to Section 9.14. **An additional no build area as noted on Exhibit B shall be enforced. There shall be 50 foot no build area (except for landscaping, sidewalks, water features or other amenities).**
- Add to Section 9.15. **In an effort to mitigate the proposed traffic impacts on the existing Wildewood Neighborhood, the developer shall be required to install speed humps (maximum of four) per the City of Oklahoma City Speed Abatement Program along appropriate sections of Braniff Drive and Wildewood Drive subject to the review, approval and support of the Neighborhood Association and City Traffic Department. Installation shall be completed prior to the issuance of the first Certificate of Occupancy within Tract 2.**
- Add to Section 9.19. **At the time of a submittal of a specific plan, the Developer shall notify the Wildewood Neighborhood Association of the application.**



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Planning Commission
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Item No. IV. 8.

(PUD-2016) Application by Corridor Project Partners, LLC to rezone 5900 Wildewood Drive from PUD-1842 Planned Unit Development District to PUD-2016 Planned Unit Development District. Ward 7.

I. GENERAL INFORMATION

A. Contacts

1. Applicant Representative

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

B. Case History

This application was deferred from the June 13, July 25, and August 22, 2024, Planning Commission meetings.

C. Reason for Request

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

D. Existing Conditions

1. 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.

2. Size of Site: 42.8 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	PUD-1842	R-1	PUD-1180/ O-2/R-1/ PUD-1228	PUD-1228/ O-2/ R-1/ ROW	R-1
Land Use	Undeveloped	Residential	Undeveloped/ Residential	Undeveloped/ Residential	Residential

II. SUMMARY OF PUD APPLICATION

8.1 USE AND DEVELOPMENT REGULATIONS

This PUD shall consist of two Tracts.

The use and development regulations of the **R-1, “Single-Family Residential” District** shall govern Tract 1 and the **R-4, “General Residential” District** shall govern Tract 2 within this PUD, except as herein modified, including conditional, special permit, special exception, alcohol beverage consumption requirements and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

9.0 SPECIAL CONDITIONS:

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

TRACT 1 (R-1)

Permitted Uses:

- Artistic Graphics (8250.1)
- Community Recreation: Restricted (8250.4)
- Community Recreation: Property Owners Association (8250.3)
- Cultural Exhibits (8250.5)
- Model Home (8200.8)
- Murals (8250.16)
- Rainwater Harvesting (8150.7.1)
- Roof Garden (8150.7.2)
- Single-Family Residential (8200.14)

Tract 1 Bulk Standards

Minimum Lot Size:

The minimum lot size within Tract 1 shall be per the base zoning district.

Maximum Building Coverage:

The maximum building coverage within Tract 1 shall be per the base zoning district.

Density:

Density within Tract 1 shall be per the base zoning district.

Minimum Lot Width:

The minimum lot width within Tract 1 shall be per the base zoning district.

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Setbacks:

Setbacks within Tract 1 shall be per the base zoning district.

TRACT 2 (R-4)

Permitted Uses:

- Community Garden (8150.6.1)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Home Garden (8150.6.4)
- Multiple-Family Residential (8200.12)
- Rainwater Harvesting (8150.7.2)
- Roof Garden (8150.7.2)
- Senior Independent Living (8200.13)
- Single-Family Residential (8200.14)
- Three- and Four-Family Residential (8200.15)
- Two-Family Residential (8200.16)

Tract 2 Bulk Standards

Minimum Lot Size:

The minimum lot size within Tract 2 shall be per the base zoning district.

Maximum Building Coverage:

The maximum lot coverage within Tract 2 shall be per the base zoning district.

Density:

Density within Tract 2 shall be 560 dwelling units.

Minimum Lot Width:

The minimum lot width within Tract 2 shall be per the base zoning district.

Setbacks:

There shall be no internal setbacks unless developed as platted residential.

Exterior Tract Setbacks:

Northern Boundary: 15 feet for single family detached, 60 feet for all other uses
Eastern Boundary: 20 feet
Western Boundary: 20 feet
Southern Boundary: 20 Feet

9.1 ARCHITECTURAL REGULATIONS

Exterior building facades on all structures, exclusive of windows and doors, shall consist of a minimum 70% masonry material. Brick, Stone, cast stone, glass fiber reinforced concrete, textured concrete panels, stucco, wood, split face concrete masonry and architectural metal panels are acceptable materials. Vinyl, aluminum, sheet metal siding, Exterior Insulation and Finish Systems (EIFS) are not 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.

Unique natural resources, such as significant vegetation, water courses, or native rock outcroppings and other natural features that create desirable and functional environments for patrons, pedestrians and occupants shall be included in the subsequent Specific Plan. A Landscape Plan shall be required as part of said Specific Plan.

Existing healthy, mature trees shall be preserved in this PUD to the greatest extent possible. Said preservation areas shall be denoted on a specific plan.

Tract 2 shall have a 15-foot landscape buffer/berm area, which may consist of existing vegetation, on the western property line adjacent to the single-family residential development. Said landscape buffer/berm area shall be 50 feet along the west property line, as shown on the attached Exhibit B.

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.

To minimize light spillover on residential uses, outdoor lights within any office or commercial or industrial tracts will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

9.4 SCREENING REGULATIONS

Tract 1 shall not be required sight-proof screening.

To screen residential development within Tract 2 from the existing single-family development, a privacy fence (sight-proof screen) shall be required to be constructed entirely of wood, stucco, brick, or stone on a continuous footing. If constructed with wood (cedar) said screening shall require galvanized metal posts.

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

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 a residential use.

9.8 VEHICULAR ACCESS REGULATIONS

Access to this PUD shall be per the City of Oklahoma City Municipal Code, 2020, as amended, and the Subdivision Regulations.

Access shall be taken from E I-44 Service Road, stub streets may also be provided to the east. Tract 1 shall be permitted access through the existing neighborhood to the north and west. Streets within Tract 1 shall align with existing streets and intersections in the existing neighborhood to the north and west of the site.

Tract 2 shall not be permitted access through the existing neighborhood to the north or west. While under development, construction traffic for projects within Tract 2 shall access the site from Wildewood Plaza and East I-44 Service Road. Construction traffic for projects within Tract 1 may access the site through the existing neighborhood to the north and the west. However, all attempts will be made to direct construction traffic from the south and not through the neighborhood.

Lots within this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD may be permitted to be from a private drive unless developed as platted residential. A Property Owners Association through the use of recorded Covenants and Restrictions shall govern maintenance of the private drive. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation. Private shared access drives shall have a minimum pavement width of twenty (20) feet for one-way drives and twenty-four (24) feet for two-way drives.

9.9 PARKING REGULATIONS

The design and number 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.

Attached or detached garages shall count toward meeting parking requirements, provided each parking space in a garage shall be a minimum of 8½ feet by 18 feet.

9.10 SIGNAGE REGULATIONS

The signage shall be per the City of Oklahoma City sign ordinance.

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 and ADA regulations. 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.

9.13 HEIGHT REGULATIONS

Tract 1: 2 ½ stories and 35 feet.

Tract 2: 45 feet, except that any multiple family residential uses would be permitted a maximum of 70 feet but located no closer than 250 feet to the northern or western PUD boundary.

9.14 SETBACK REGULATIONS

See tract bulk standards for setback regulations.

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 OPEN SPACE

In order to preserve the existing physical characteristics and environmental features of the land, this PUD shall require a minimum 15% of the subject property be reserved for open space and maintained by the POA and the HOA required to be created pursuant to this PUD. Lots within Tract 1 shall have a minimum open space of 25%, defined as area with no structures or impervious pavement.

9.17 COMMON AREAS

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

9.18 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 apply but shall not supersede any regulation set forth in this Design Statement.

All on-site construction shall cease by 7pm.

9.19 SPECIFIC PLAN

No building permits for occupiable structures shall be issued in this PUD nor shall construction commence until a Specific Plan, including all items listed in Section 59-4150C of the Oklahoma City Municipal Code, 2020, as amended, as well as those imposed by this Design Statement shall have been approved by the Planning Commission for Tract 2 of this PUD.

A Specific Plan shall not be required for detached single family development or Tract 1 of 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 Site 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 Districts:** Oklahoma City and Millwood
- 7. Oklahoma Department of Transportation (ODOT)**

B. City Departments

- 1. Airports**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 3. Fire:** Secondary access required.
- 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) 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) 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.
- 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.

c. Stormwater Quality Management

d. Traffic Management*

8. Utilities

a. Engineering

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 commercial and will be private system internal to property.

Water Availability

- 1) An existing 6-inch water main(s) is located adjacent to the subject site(s).
- 2) 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.
- 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.

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- 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 more than 25 psi. The developer is responsible for installing pressure reducers if necessary for protection of developer's service lines, plumbing, and fixtures.
- 7) All existing and/or proposed water meters must be located in the right-of-way and/or utility easement within grassy areas outside of sidewalks, driveways, streets, and paving.
- 8) All domestic and fire suppression services must have a separate water service connection. Fire hydrant spacing shall not exceed 500 feet and must be located within ten (10) of a hard surface (i.e. sidewalk, street, paving).
- 9) Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.
- 10) Plat may be revised after review and approval of utility plans.
- 11) System will be considered private and will be mastered metered.

b. Solid Waste Management

9. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Large-scale (20+ acres or 50 or more single family units) residential subdivisions should provide a diversity of home sizes, lot sizes, price points, architectural styles, and density ranges.
- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Developments should be served by urban water and sewer utility systems.

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 PUD proposes single-family residential in Tract 1 and allows two- through multi-family residential and senior independent living in Tract 2. The conceptual plan for the development illustrates apartments in Tract 2. National, state, and

local permitting require basic best management practices for stormwater management. Public water and sewer are available.

The subject site is generally located along the north side of the East I-44 Service Road, between the Broadway Extension and North Kelley Avenue. Due to reconstruction of the previously located onramp to the west, the nearest connection to East Interstate 44 is to the east along North Kelley Avenue.

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 PUD proposes single-family residential in Tract 1 and allows two- through multi-family residential and senior independent living in Tract 2. The PUD would allow densities per the base R-1 District in Tract 1, and up to 560 dwelling units over approximately 30 acres in Tract 2, or 18 du/acre.

Automobile Connectivity:

- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system.
- Limit number of dead-end streets and cul-de-sacs.
- Provide vehicular connectivity between adjacent developments.
- Subdivisions with more than 50 units should have at least two points of entrance / egress no closer than 300 feet apart.

This site intersects or has frontage along the East Interstate 44 Service Road, and the following Neighborhood Streets: Wildewood Drive, NE 57th to 59th Streets, and Wildewood Plaza. The PUD proposes taking access from the existing neighborhood to the north and west for Tract 1. Tract 2 would not be permitted to access the existing neighborhood and would instead take access from the East Interstate 44 Service Road.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.
- Within parking lots, provide pedestrian access ways separated from vehicle aisles.

Sidewalks are only currently available on the subject site where adjacent to the existing neighborhood to the north and west. The PUD requires sidewalks on interior streets within the development.

- 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.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if residential lot sizes in UL are less than 60% of directly adjacent residential lots, the setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building’s orientation to

the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *Tract 1 maintains the base R-1 bulk standards for development. No triggers requiring mitigation measures related building scale and site design were identified in Tract 1. Tract 2 allows a maximum building height of 70 feet for multi-family residential if more than 250 feet from the northern or western boundary, otherwise the maximum height is 45 feet.*

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. *No triggers requiring mitigation measures were identified.*

3) Service Efficiency:

- Water: *Close to Service or Served*
- Sewer: *Open Sewer Sheds or Served*
- Fire Service: *Urban 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 calls for preservation of 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. *Upland Forest is present on the subject site. When less than 60 percent covered, the comprehensive plan has a preservation goal of 100 percent. The Master Design Statement states that existing, healthy, mature trees will be protected to the maximum extent possible and requires tree preservation areas to be shown on subsequent Specific Plans. In addition, a landscape/berm area is required along the western boundary of Tract 2, and the PUD requires 15 percent open space. Plan conformance would be strengthened if the required open space included the Upland Forest areas.*
- Vulnerable Aquifers: N/A

5) Transportation System: This site intersects or has frontage along the East Interstate 44 Service Road, and the following Neighborhood Streets: Wildewood Drive, NE 57th to 59th Streets, and Wildewood Plaza. The nearest transit (bus) service is located within a quarter mile to the north along NE 63rd Street.

6) Other Development Related Policies

- Encourage the integration and mixing of land uses in urban areas. (SU-1)
- 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)
- 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)
- 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)
- 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 generally located along the north side of the East I-44 Service Road, between Broadway Extension and North Kelley Avenue. West of the subject site, the service road connects north to the Wildewood Hills / Heights Neighborhood along Braniff Drive. The site also has frontage adjacent to the existing neighborhood along NE 58th Street, NE 59th Street, and Wildewood Drive on the north. The land north and west of the site are zoned R-1 and developed as single-family residential. Abutting land to the southeast is land currently zoned as a mixture of PUD-1842, PUD-1228, and R-1 and developed with a single-family residence. At the time of this report, that property was in process of rezoning to allow a wedding and event venue (PUD-2019). East of the site is undeveloped and zoned as PUD-1180, which allows office and hospice care uses.

The subject site was rezoned to PUD-1842 in 2021 for a mixed-use development featuring residential, office, and limited commercial uses. The new PUD is requested to allow single-family residential development with R-1 base zoning in Tract 1 and multi-family residential development with R-4 base zoning in Tract 2. Within Tract 1,

bulk standards are proposed to be regulated by the base zoning district. Within Tract 2 the PUD proposes no internal setbacks and a maximum building height of 45 feet, except that the maximum building height may be up to 70 feet for multi-family residential development located more than 250 feet from the west or north boundaries of the site. The PUD proposes exterior setbacks along the north boundary, adjacent to the existing Wildwood Hills/Heights neighborhood to be 15 feet for single-family detached development, and has increased the setback for all other uses since the application was first submitted from 20 feet to 60 feet. The PUD limits certain exterior architectural materials, requires outdoor light shielding from adjacent residential uses, 50-foot distancing of dumpsters from residential uses, and requires sidewalks to be constructed along all streets. The PUD proposes to preserve existing, healthy trees throughout the site to the greatest extent possible and requires tree preservation areas to be shown in Specific Plans. Clarification is needed in the Master Design Statement regarding the proposed landscape buffer in Tract 2 and when private drives would be allowed. If individual lots for residential development are created, access should be from streets constructed to City standards.

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.

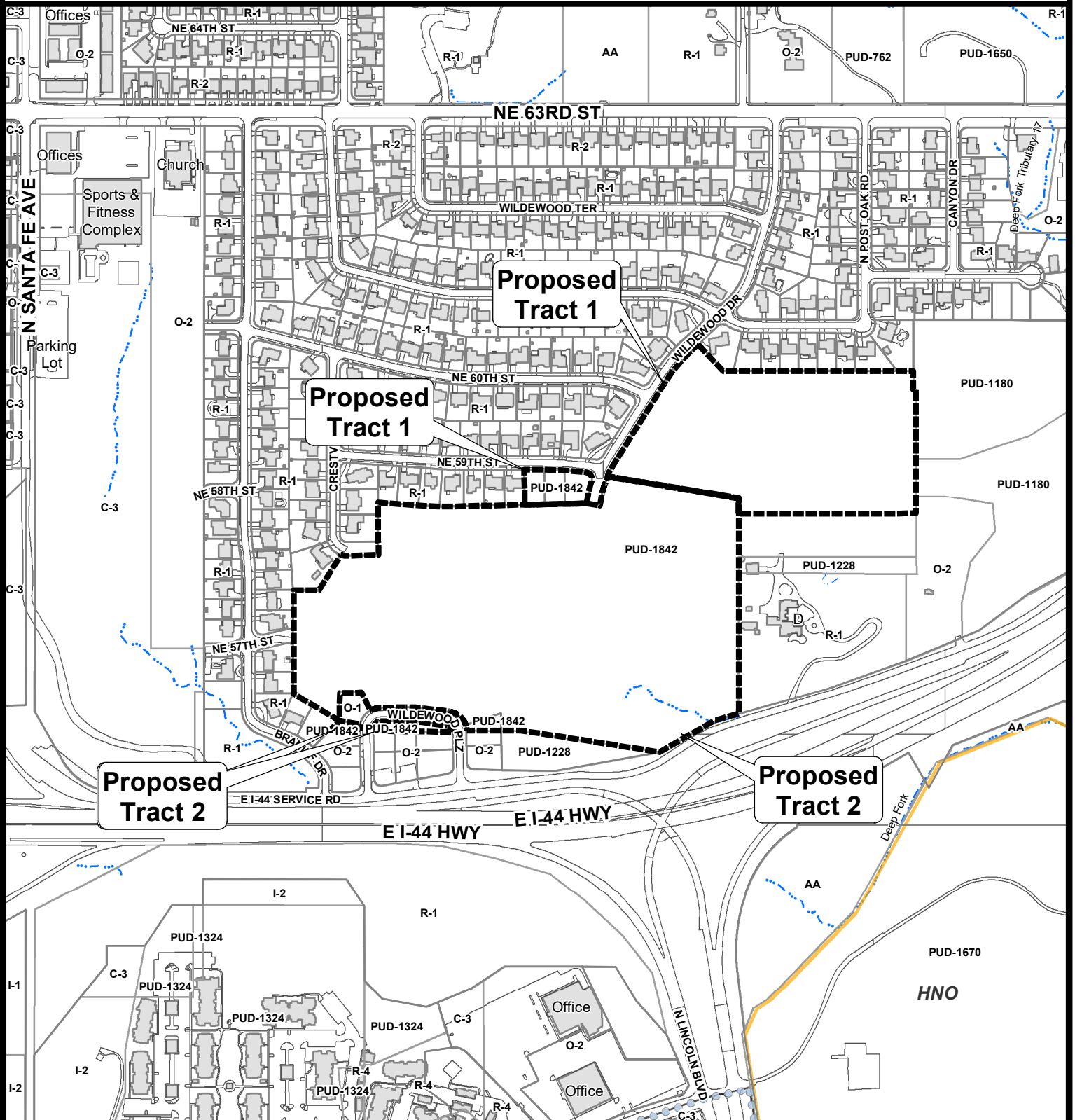
Approval of the application subject to the following Technical Evaluation:

1. Clarify the width of the landscape buffer within Tract 2.
2. Delete the following from Section 9.8 Vehicular Access Regulations: *Lots within this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD may be permitted to be from a private drive unless developed as platted residential.*

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

taj

Case No: PUD-2016 Applicant: Corridor Project Partners, LLC
Existing Zoning: PUD-1842
Location: 5900 Wildewood Drive

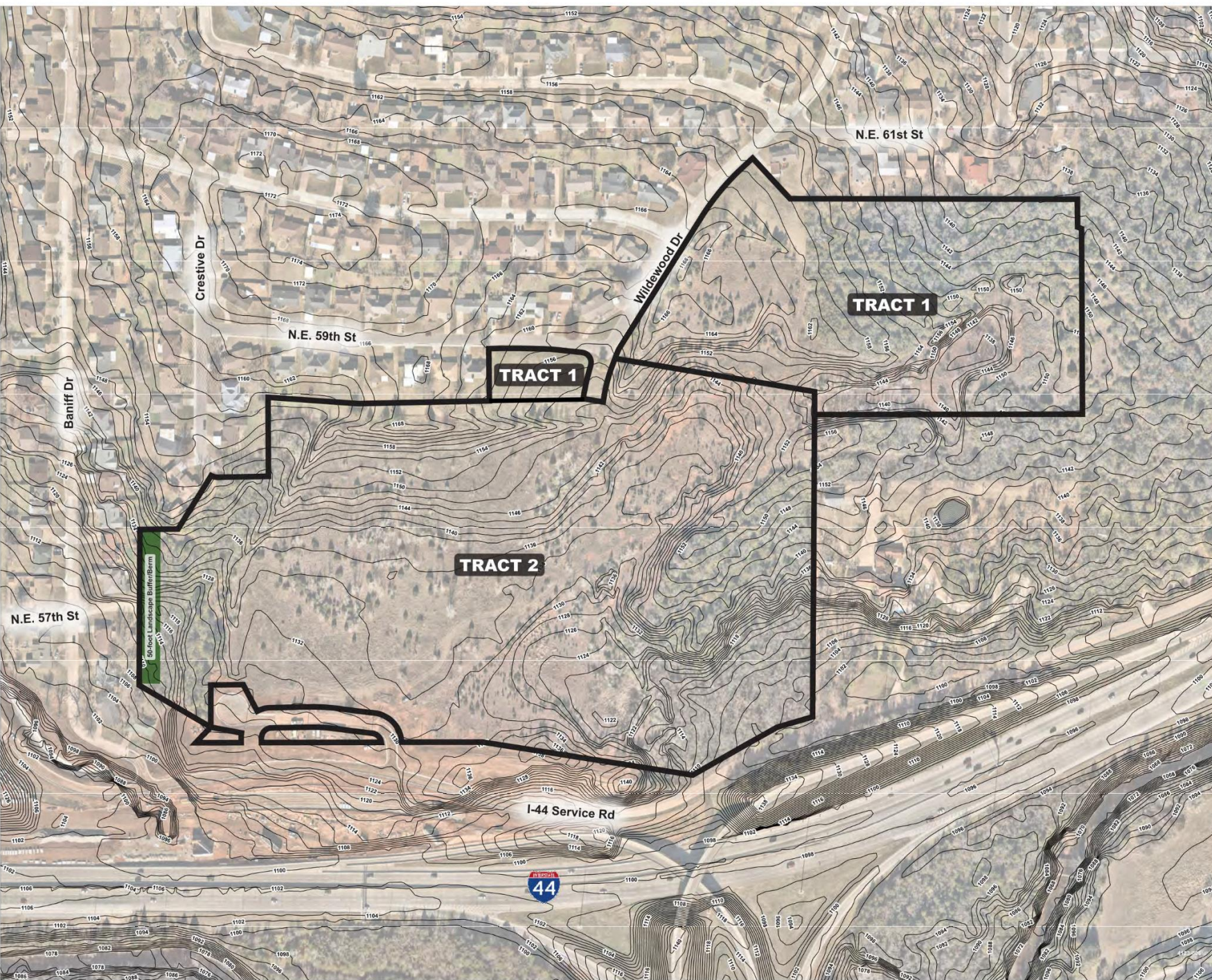


The City of
OKLAHOMA CITY

Planned Unit Development



0 250 500 Feet



PUD-2016
The Corridor Project

Exhibit B
Tract Map



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104

ENGINEERS SURVEYORS PLANNERS
3/13/24

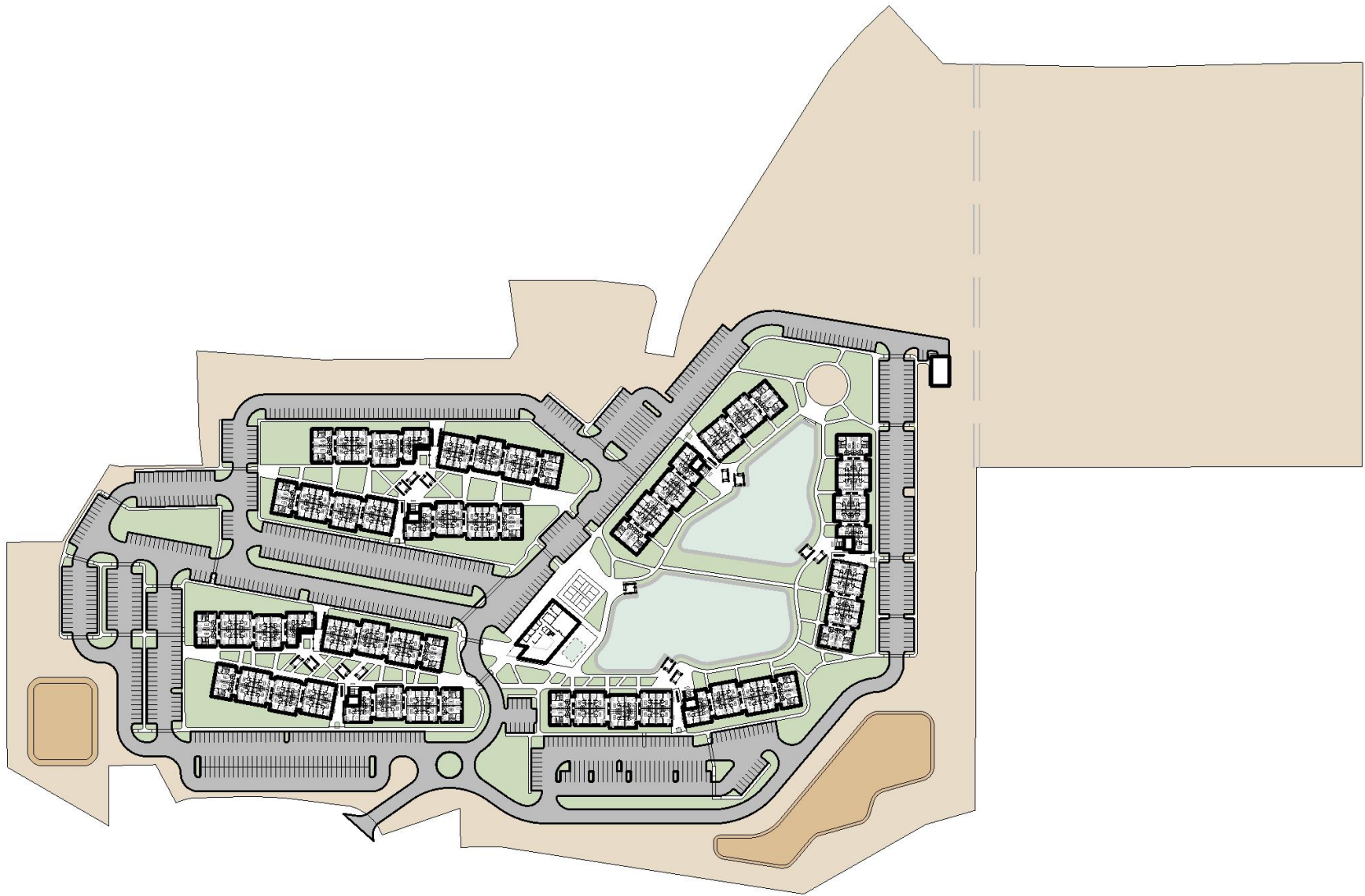


EXHIBIT C
THE CORRIDOR | SITE PLAN | SCALE 1:2000
2024.01.09

Case No: PUD-2016 Applicant: Corridor Project Partners, LLC
Existing Zoning: PUD-1842
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Aerial Photo from 2/2022



The City of
OKLAHOMA CITY

Planned Unit Development

