

Planning Commission Minutes
June 23, 2022

(The agenda was filed with the City Clerk of The City of Oklahoma City at 8:26 a.m. on June 21, 2022.)

13. (PUD-1901) Application by Quail Springs Land Development, LLC., to rezone 2717 Watermark Boulevard from the PUD-1577 District to the PUD-1901 Planned Unit Development District. Ward 8.

The applicant was present. There were no protestors present.

Technical Evaluation:

1. Modify Section 9.2 Landscaping Regulations to specify that the trees to be planted on the east side shall be “no greater than 25’ on-center.”

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.

MOVED BY PENNINGTON, SECONDED BY HINKLE

AYES: CRAVENS, POWERS, FRALEY, HINKLE, GOVIN,
PENNINGTON;

ABSENT: CLAIR, PRIVETT, LAFORGE



STAFF REPORT
The City of Oklahoma City
Planning Commission
June 23, 2022

Item No. IV. 13.

(PUD-1901) Application by Quail Springs Land Development, LLC., to rezone 2717 Watermark Boulevard from the PUD-1577 District to the PUD-1901 Planned Unit Development District. Ward 8.

I. GENERAL INFORMATION

A. Contacts

1. Applicant/Developer Representative

Name Ali Ghaniabadi
Company Charlie Inman Properties
Phone 405-410-4528
Email ali@bradyproperties.com

B. Case History

This is a new application.

C. Reason for Request

This application is to permit modified light industrial 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: 5.0 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	PUD-1577	PUD-32	PUD-1281	PUD-1577	PUD-32 SPUD-682
Land Use	Undeveloped	Undeveloped	Apartments	Undeveloped	Undev/Off

4. Development Context: The subject site is located east of North May Avenue and north of Watermark Blvd. The site is undeveloped and was zoned as part of PUD-1577 in 2015.

The subject site is within Tract 3 of PUD-1577 which is restricted to office and personal service uses. To the west and northwest are churches. Also to the west is SPUD-682 which allows O-2 uses and cremation/interring and animal interment services. Abutting on the east are apartments. To the south is a drainage canal, and across Watermark Blvd is an undeveloped portion of PUD-1577 (Tract 2, office and commercial). Watermark Blvd extends east, becoming NW 145th Street, and provides access to streets that connect to NW 150th Street and N Pennsylvania Ave. This general area, north of Quail Springs Mall, is rapidly developing with multifamily residential (apartments, condos, duplex, and small lot single family residential), offices, retail, services, and educational uses. A new elementary school is nearing completion less than one-half mile to the east at Gambles Trail Dr (PUD-1738). The PUD proposes light industrial development.

II. SUMMARY OF PUD APPLICATION

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the **I-1 “Light Industrial” District** shall govern 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.

- 8.1.1 No use regulation shall be allowed, within the Tuscana Business Park Planned Unit Development that allows for the growing, manufacture, sale or distribution of products related to or containing THC or CBD or its by-products, Vaping equipment or tools and or the growth, handling or distribution of marijuana and any of its secondary products.
- 8.1.2 Building setbacks shall be a minimum of 25 feet along N.W. 149th Street and Watermark Boulevard.
- 8.1.3 Parking and drives are permitted within the setbacks.

9.0 SPECIAL CONDITIONS

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

Permitted Use(s):

Use Unit 8300.1	Administrative and Professional Offices
Use Unit 8300.4	Agricultural Supplies and Services
Use Unit 8300.14	Automotive and Equipment: Cleaning and Repairs, Light Equipment
Use Unit 8300.21	Automotive and Equipment: Storage (Outdoor Storage is Prohibited)

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Item No. 13.

Use Unit 8300.23	Building Maintenance Services
Use Unit 8300.24	Business Support Services
Use Unit 8300.29	Communication Services: Limited
Use Unit 8300.31	Construction Sales and Services (Outside Sales or Display Prohibited)
Use Unit 8300.52	Medical Services: General
Use Unit 8300.53	Medical Services: Restricted
Use Unit 8300.55	Participant Recreation and Entertainment: Indoor
Use Unit 8300.58	Personal Services: General
Use Unit 8300.59	Personal Services: Restricted
Use Unit 8300.61	Repair Services: Consumer
Use Unit 8300.62	Research Services: Restricted
Use Unit 8300.63	Retail Sales and Services: General
Use Unit 8250.12	Light Public Protection and Utility: General
Use Unit 8250.13	Light Public Protection and Utility: Restricted
Use Unit 8350.3	Custom Manufacturing
Use Unit 8350.8	Industrial: Light
Use Unit 8350.10	Research and Development
Use Unit 8350.16	Wholesaling, Storage and Distribution: Restricted

Any and all other “C” Conditional Uses, “SE” Special Exception Uses or “SP” Special Permit Uses, if desired, will follow the requirements set forth by the City of Oklahoma City Zoning and Planning, Development Services Division, for document submittal and Commission and Council hearing approval or denial.

9.1 FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, drivet, rock, stone, stucco, or wood, or other similar type finish approved by the Planning Director of the City of Oklahoma City. Buildings finished with EIFS (Exterior Insulation Finish System) material shall be permitted, at no greater than 30%. Exposed metal or exposed concrete block buildings shall not be permitted.

Buildings shall be oriented such that the backs of buildings are not facing towards any public street.

Plan Sheet 1 depicts the preliminary building(s) footprints in the PUD.

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.

Special landscape requirements shall be met for PUD-1901's eastern boundary, where it abuts the Watermark at Tuscana existing multi-family residential tract. No less than 2" caliber evergreen and deciduous tree types shall be planted, along the bounding border at no less than 25' on-center. Trees shall be installed prior to issuance of Occupancy Permits and during the dormant growing period (October-February).

Existing healthy, mature trees shall be protected in this PUD and shall be included in the subsequent Specific Plan.

9.3 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section m59-12350 of the Oklahoma City Municipal Code, (2020), as amended.

To minimize light spillover on residential uses, outdoor lights within the Subject Property 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.

A Lighting Plan in accordance with Section 59-14200.4.E.(2) shall be submitted as a part of the subsequent Specific Plan.

9.4 SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot-high fence/wall shall be required along the boundary of this parcel where it is adjacent to residential use. Said wall shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood, with brick columns with footings on 20' centers and shall be solid and opaque.

Sight-proof screening may consist of the side of a proposed building (if said building results in appropriate screening) and shall be a minimum of six feet in height. No building setback will be required if the building is used as screening.

9.5 PLATTING REGULATIONS

All land within this PUD shall be contained within a final plat and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the PUD.

9.6 DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Drainage ways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for PUD, provided the PUD is platted with drainage areas

confined to common areas. Such drainage ways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owners.

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 25 feet from all property lines adjacent to residential zoning district or use.

9.8 ACCESS REGULATIONS

There shall be one (1) access point from NW 149th Street and one (1) access point from Watermark Boulevard in this PUD.

Driveways within and adjacent to this Tract/parcel shall meet all City design standards.

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. The private drive shall be placed within a common area designated for access purposes. 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.

A pedestrian system shall be organized and shown in the PUD Master Development Plan to provide adequate and continuous safe pedestrian circulation within the development by defining walkways and distinguishing areas of foot traffic from vehicular movements. Pedestrian connections with adjacent sidewalks and public transportation stops shall be shown.

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

There shall be no EMD and/or non-accessory signs or billboards allowed within this PUD.

9.10.1 FREESTANDING ACCESSORY SIGNS

There shall be two (2) freestanding accessory signs in this PUD.

All freestanding accessory signs within this PUD shall be ground (monument) signs with the maximum size being eight (8) feet high and two hundred (200) square feet in area. The signs shall be covered with a material consistent with the building(s) they serve. No pole signs will be allowed.

All freestanding accessory signs shall provide a Landscaped Area containing one (1) point of landscaping per two (2) square feet of sign or fraction thereof located within ten (10) feet of the base of any freestanding accessory sign. This landscaping may be applied to fulfill Site or Parking point landscaping requirements. Turf grasses shall not be used to satisfy this requirement.

A sign that contains the name of any business and/or any multi-family development located within this PUD is deemed accessory, even if the sign is not installed on the same parcel where the business and/or multi-family development is located, as long as both the business and/or multi-family development, and the sign, are located in this PUD.

9.10.2 ATTACHED SIGNS

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

9.10.3 NON-ACCESSORY SIGNS

Non-Accessory signs will not be allowed

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs will not be allowed.

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.

Interior pedestrian pathways and bikeways are made part of this Planned Unit Development and shall connect residential tracts to adjacent common area(s) as shown on the Master Development Plan.

9.13 HEIGHT REGULATIONS

Buildings within this PUD will be limited to no more than two-stories of no greater than 35 feet in combined height.

Any building facing to the boundary of residential property shall be designed so that the wall facing residential properties contains either elevated window(s) with opaque glass, or no elevated window(s).

The base zoning district regulations shall regulate heights of all other 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. Parking and drives shall be allowed within the yard setbacks.

9.15 PERMIT REQUIREMENTS

Applications for building permits in the commercial or industrial part(s) of this PUD must include an overall PUD site plan that depicts the location of the proposed building permit and the size and address of all existing buildings as well as all existing parking and landscaping in the commercial/industrial part(s) of this PUD and including parking and landscaping proposed for the building for which a building permit is requested.

9.16 PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

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 be required at the Specific Plan stage.

9.19 SPECIFIC PLAN AND FINAL PLAT

No occupancy permits shall be issued in this PUD until a Specific Plan and Final Plat, including all items listed in Section 59-14150C of the Oklahoma City Municipal Code, (2020), as amended shall have been approved by the Planning Commission.

10.0 DEVELOPMENT SEQUENCE

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

12.0 EXHIBITS

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

- Exhibit A - Legal Description
- Exhibit B – Master Development Plan

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 be advised ONG has an underground or aboveground facility in the area. If you need our facilities relocated to accommodate your excavation or construction, ONG will provide you a cost estimate. Prior to excavation, please contact OKIE-ONE 1-800-522-6543 a minimum of 48 hours prior for exact location of our facilities.

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*

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 SPUD will require an erosion control plan in accordance with EPA Storm Water Discharge permitting: CFR Vol. 57, No. 175, September 9, 1992. A copy of the EPA Notice of Intent (NOI) will be required prior to the issuance of work orders or permits for construction activities disturbing an area of 1/2 acre or greater.
- 8) Sidewalk shall be installed for all new construction and/or at the time of a residential use to a more intense use on all lots having frontage on public streets classified as a major or minor arterial.
- 9) All private roads /streets will have private storm sewer systems.
- 10) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.

c. Stormwater Quality Management

d. Traffic Management*

8. Utilities

a. Engineering

Paving

Wastewater Availability

- 1) An existing 8" wastewater main(s) is adjacent to the subject site(s) and a service connection will be permitted in accordance with City Standard Specifications. A separate service connection is required for each building/structure.
- 2) All wastewater mains must flow within the existing drainage basin. Proposed wastewater mains that will flow to another drainage basin across a ridgeline will not be allowed.
- 3) Minimum ten (10) foot horizontal separation required for water mains and five (5) foot for other crossings. Minimum two (2) foot vertical separation required for all crossings. All wastewater mains must have a minimum cover of six (6) feet and a depth no greater than eighteen (18) feet.
- 4) The developer will be required to extend the wastewater collection system to each lot or site within the subdivision or land improvements in accordance with City Standard Specifications and the current Subdivision Regulations.
- 5) Proposed wastewater main(s) must be located in a twenty (20) foot wide easement. No trees, signs, dumpster, fences, and/or structures shall be permitted within any proposed or existing utility easement.

b. Solid Waste Management

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

c. Water/Wastewater Quality

Water Availability

- 1) An existing 8" water main(s) is adjacent to the subject site(s) and a service connection will be permitted in accordance with City Standard Specifications. A separate service connection and meter is required for each building/structure.
- 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 within the proposed development.
- 3) Minimum ten (10) foot horizontal separation required for wastewater mains and five (5) foot for other mains. Minimum two (2) foot vertical separation required for all crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 4) Dead-end water mains must be avoided where applicable. All existing unnecessary water services must be abandoned at the water main.
- 5) In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The developer will be responsible for any failure of domestic and fire protection systems which require water pressure in excess of 25 psi.
- 6) Proposed water main(s) must be located within a utility easement or right-of-way. No trees, signs, dumpster, fences, and/or structures shall be permitted within any proposed or existing utility easement.
- 7) All existing and proposed meters must meet current specifications and standard details and be located in the right-of-way or utility easement within grassy areas outside of sidewalks, driveways, streets and/or paving.
- 8) All domestic and fire suppression services must have separate water service connections. Fire hydrants maximum spacing is 500 foot and must be located within 10 foot of a hard surface (i.e. sidewalk, street, and/or paving).

9. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Developments should be served by urban water and sewer utility systems.

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

Location:

- Locate uses that generate high traffic volumes along arterial streets, frontage roads, and interstates.

The PUD would take access from a Connector Street system which provides access to three arterial streets.

Density: The Urban Low Intensity LUTA outlines a floor to area ratio (FAR) of 0.2 to 1.0 for non-residential developments. *The PUD regulations could provide a FAR within this range.*

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.
- Primary entrance points should be aligned with access points immediately across the street.
- Retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores.
- Provide vehicular connectivity between adjacent developments.
- Horizontally mixed-use developments should have connectivity between land uses.

The PUD allows one drive onto Watermark Blvd which is a part of a connector street network that connects to N May Avenue, N Pennsylvania Ave, and NW 150th Street. Access is also permitted to NW 149th Street, but the street may need to be improved/installed/dedicated.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.
- Within parking lots, provide pedestrian access ways separated from vehicle aisles.
- Horizontally mixed-use developments should have public sidewalk connectivity between land uses.

Sidewalks are required by the PUD.

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating light industrial uses adjacent to existing multifamily residential or institutional uses, “Building Scale and Site Design” and “Operational Impact” 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 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 subject site is set back away from the road and across a drainage canal. The PUD specified that the backs of buildings cannot face the street.*

Operational Impact: The comprehensive plan calls for mitigation measures if new projects propose uses that generate noise levels above those found in typical residential settings, have detectable odors, spill light above that found in typical residential settings, or operate after 10 p.m. within proximity to residential uses. When located near residential uses, the comprehensive plan calls for containing operating effects (including noise and odor) within building walls, using vertical screening to block any mechanical equipment and service areas, and directing light away from adjacent residential areas. *Potential operational impacts are identified on the east side where adjacent to multifamily residential. Additionally, garage bays may face west and east. The PUD has been modified since originally submitted to remove moderate industrial uses, require uses to be located inside a building, and specify the landscape buffer that will be provided on the east.*

- 3) **Service Efficiency:**
- Water: *Served*
 - Sewer: *Fully Served*
 - Fire Service: *Urban Service Level*
- 4) **Environmentally Sensitive Areas:** No ESAs were identified on the proposed development site.
- 5) **Transportation System:** This site is located off Watermark Blvd, a Connector Street in the Urban Low LUTA. The nearest transit (bus) service is located to the south at Quail Springs Mall.

6) Other Development Related Policies

- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- Improve the functionality and efficiency of the street network by:
 - Providing direct connections from residential developments to nearby places and to each other.
 - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
 - Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
 - Reducing block sizes and use of dead-end streets.
 - Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
- Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
- Share parking between contiguous developments. (C-31)
- Initiate new efforts to reduce sign clutter and improve the aesthetics of signs, while allowing for adequate and visible business identification (E-14)
- Encourage unified planning for all adjoining land owned or controlled by a project's developer to ensure proper circulation and land use relationships (SU-47)

b. Plan Conformance Considerations

The proposed PUD would rezone the portion of PUD-1577 (Tract 3) north of Watermark Blvd to a new PUD in order to develop light industrial uses. The existing zoning on the site is limited to office and personal services. The new PUD has been modified since originally submitted to address concerns about introducing moderate to heavy industrial uses in an area that is developing and/or zoned for higher density residential, office, retail, and a new school. The Master Design Statement has been amended from an I-2 to an I-1 base, moderate industrial uses removed, and a requirement for a landscape buffer on the east side where abutting Watermark at Tuscana that includes 2" caliper evergreen and deciduous trees planted "no less than" 25 feet on center, which was likely intended to be "no greater than" 25 feet.

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 to specify that the trees to be planted on the east side shall be “no greater than 25’ on-center.”

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

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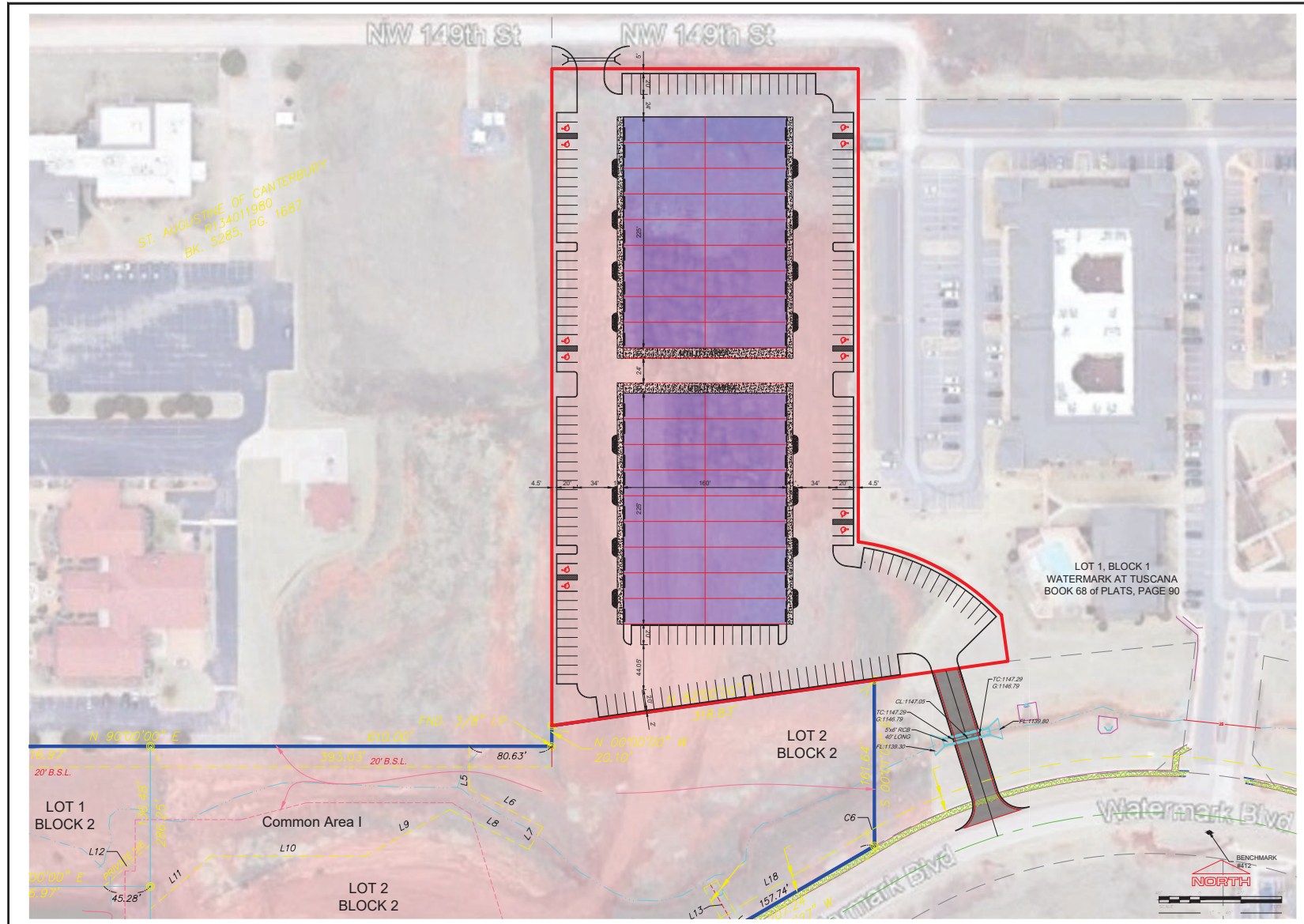
Existing Zoning: PUD-1577 Location: 2717 Watermark Blvd.



Planned Unit Development



0 200 400 Feet



Case No: PUD-1901

Applicant: Quail Springs Land Development, LLC

Existing Zoning: PUD-1577 Location: 2717 Watermark Blvd.



Aerial Photo from 2/2020



The City of
OKLAHOMA CITY

Planned Unit Development



0 200 400
Feet