



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**June 13, 2024**

**Item No. IV. 12.**

**(PUD-2013) Application by Creekside Village Development, LLC to rezone 11800 SW 29<sup>th</sup> Street from PUD-1782 Planned Unit Development District to PUD-2013 Planned Unit Development District. Ward 3.**

**I. GENERAL INFORMATION**

**A. Contacts**

**1. Applicant/Developer Representative**

Name	Kendall Dillon
Company	Crafton Tull
Phone	405-787-6270
Email	Kendall.dillon@craftontull.com

**B. Case History**

This is a new application.

**C. Reason for Request**

The purpose of this application is to allow single-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: 31.4 acres**

**3. Zoning and Land Use**

	<b>Subject Site</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Zoning</b>	PUD-1782	PUD-1782	AA	PUD-1970	PUD-1782
<b>Land Use</b>	Residential	Residential (under development)	5-acre Residential	Residential (under development)	Residential (under development)

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

The use and development regulations of the **“R-1” Single-Family Residential District** shall govern this tract, except as herein modified, including conditional, special permit, special exception, 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:

#### **9.1 MODIFIED LOT REQUIREMENTS**

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

Minimum lot size: 4,000 square feet

Minimum lot width from the platted front building line: 40 feet

Minimum lot depth: 100 feet.

Minimum depth of the front yard building line: 20 feet.

Coverage: Main and accessory buildings shall not cover more than 60% of the lot area.

#### **9.2 FAÇADE REGULATIONS**

Exterior building wall finish on all primary structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board or stone masonry. No more than 30% EIFS, stucco, or wood shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted on primary structures.

#### **9.3 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 that 20 percent open space shall be provided within this PUD. Healthy trees and native understory plants shall be preserved within the floodplain and PUD open space to the greatest extent possible.

#### **9.4 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.

#### **9.5 SCREENING REGULATIONS**

The subject parcel shall meet the base zoning district requirements of the City of Oklahoma City’s Screening requirements in place at the time of development.

## **9.6 PLATTING REGULATIONS**

All residential 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.

## **9.7 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's, 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.

## **9.8 ACCESS REGULATIONS**

Access shall be per the Subdivision Regulations. There shall be at least one (1) access point from SW 29th Street. Access to this PUD may be via a divided street with central landscaped medians. A minimum 20-foot pavement lane shall be required on either side of said median if constructed as a boulevard street. Individual lots shall not be permitted to take access from arterial/section line road(s) and "Limits of No Access" shall be established along lots abutting an arterial/section line road. There shall be at least one (1) additional access that connects to another phase within the Creekside Village development.

Streets or driveways on adjacent property within two hundred feet of this Planned Unit Development shall be shown on the Master Development Plan.

## **9.9 PARKING REGULATIONS**

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

On-street queuing and maneuvering into parking spaces shall be permitted within the public rights-of-way. The location of the on-street maneuvering shall only be permitted within the frontage of a common area lot. All parking spaces shall be located on private property.

## **9.10 SIGNAGE REGULATIONS**

The subject parcel shall meet the base zoning district requirements of the City of Oklahoma City's Signage requirements in place at the time of development.

**9.11 ROOFING REGULATIONS**

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

**9.12 SIDEWALK REGULATIONS**

Five-foot sidewalks shall be constructed along SW 29th Street. Six-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 and ADA regulations. Four-foot sidewalks shall be constructed on interior streets prior to any occupancy certificates being issued.

**9.13 HEIGHT REGULATIONS**

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

**9.14 SETBACK REGULATIONS**

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district. The minimum depth of the front yard building line shall be 20 feet.

**9.15 PUBLIC IMPROVEMENTS**

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

**9.16 COMMON AREAS**

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

**10.0 DEVELOPMENT SEQUENCE**

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

**11.0 EXHIBITS**

Exhibit A: Legal Description

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

#### **B. City Departments**

- 1. Airports**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 3. Fire:** Secondary access will be required (*will be provided via adjacent development*).
- 4. Information Technology/Geographic Support**
- 5. Parks and Recreation**
- 6. Police**
- 7. Public Works**
  - a. Engineering**
  - b. Streets, Traffic and Drainage Maintenance**

##### **Storm Sewer Availability**

- 1) The Public Works Drainage Division staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to chapter 16 of the Oklahoma City Municipal Code.

- 2) Storm sewers in accordance with the City's Drainage Ordinance will be required. Development abutting section line roads with drainage flows that exceed the capacity of OKC standard ditch detail (D-100) will necessitate the installation of enclosed storm sewer and/or concrete channel. These improvements shall be placed to provide a minimum of 35' clearance distance from the centerline of the section. Concrete channels must be entirely outside public right-of-way.
- 3) A flood and/or drainage study will be required to establish finished floor elevations, common lot areas or private drainage easements. A final plat should not be submitted until the study has been reviewed and approved by the Public Works Department.
- 4) Flood Study will be required to show no rise in FEMA Q 100 and the City of Oklahoma City Q 100 water surface elevation, compared pre-and post-development.
- 5) A portion of subject property is situated within a F.E.M.A. Flood Plain. Therefore, the establishment of Minimum Finish Floor Elevation for each lot within the flood plain will be required (100-year) frequency plus 1'. The Public Works Department Engineering staff shall approve these elevations prior to the filing of the final plat.
- 6) A floodplain activity permit must be submitted for any work contemplated in The Waters of the United States.
- 7) A Corps of Engineers 404 permit must be submitted with plans for any work contemplated within the floodplain, creek, or channel (waters of the United States) included in the case limits.
- 8) Plans for drainage improvements within the private drainage reserves and/or common areas must be submitted for review, and payment of inspection fees shall be made prior to construction. Building permits will not be issued until construction is complete. If a subdivision abuts a stream, the private drainage easements and/or common area along stream shall extend to flow line of stream at a minimum.
- 9) Place the following note on the plat and construction plans: Maintenance of the Common Areas and/or Private Drainage Easements shall be the responsibility of the property owner. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent shall be placed within the common areas and/or drainage easements shown.
- 10) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 11) Construction within the limits of this PUD will require an erosion control plan in accordance with EPA Storm Water Discharge permitting: CFR Vol. 57, No. 175, September 9, 1992. A copy of the EPA Notice of Intent (NOI) will be required prior to the issuance of work orders or permits for construction activities disturbing an area of 1/2 acre or greater.

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- 12) Sidewalks shall be installed for all new construction and/or at the time of a residential use to a more intense use on all lots having frontage on public streets classified as a major or minor arterial.
- 13) All private roads /streets will have private storm sewer systems.
- 14) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.
- 15) Amend Section 7.7 Drainage: Development of this parcel will comply with the requirements of Chapter 16 of the Oklahoma City Municipal Code, 2010 2020, as amended. ~~except that detention shall not be required for development within this PUD.~~
- 16) Section 9.7 Drainage Regulations- Delete following sentence: 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's, 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.~~

### c. Stormwater Quality Management

### d. Traffic Management\*

## 8. Utilities

### a. Engineering

#### Wastewater Availability

- 1) An existing 8-inch/24-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) SD-2024-00006 plans have been submitted for review and approval.

**Water Availability**

- 1) An existing 6-inch/12-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.
- 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).



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- 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) WA-2024-00007 plans have been submitted for review and approval.

### b. Solid Waste Management

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

## 9. Planning

### a. Comprehensive Plan Considerations

#### 1) LUTA Development Policies:

##### Site Design:

- Avoid developing within or modification of 100-year floodplains or floodways.
- 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.
- Where possible, provide a continuous system of open space along stream corridors or other appropriate areas that link neighborhoods and park lands.
- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Developments should be served by urban water and sewer utility systems.

*Floodway and 100-year floodplain are present on the subject site. Mustang Creek flows northeastward along the northwest boundary of the site. The conceptual plan for the development shows all proposed lots outside floodway and floodplain areas. The development is required to comply with all City, State, and Federal requirements within the floodplain. Public water and sewer are available.*

##### Location:

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

*The subject site is located along SW 29th Street, a minor arterial street in the Urban Low Intensity LUTA.*

Density: The Urban Low Intensity LUTA outlines a density range of 4 to 8 dwelling units per acre for single family. *The subject site was previously platted as the Enclave at Creekside Village Phase II (C-7620) and allowed 117 single-family residential lots. The existing zoning (PUD-1782 – Tract 2) follows the regulations of the base R-1 District, other than allowing a front building line of 20 feet. The minimum lot size allowed in the R-1 District is 6,000 sf and the plat aligned with these dimensions. The proposed application would allow a minimum lot size of 4,000 square feet with a minimum lot width of 40 feet and maintain the 20-foot front building line. The PUD proposes 60% lot coverage, compared to the 50% allowed in the base R-1 District. Locating development outside floodplain and floodway*

*areas, along with preserving open space, would allow development within the UL Intensity LUTA 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.
- Limit number of dead-end streets and cul-de-sacs.
- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- Development fronting arterials should take access from intersecting streets where possible.
- Primary entrance points should be aligned with access points immediately across the street.
- Provide vehicular connectivity between adjacent developments.
- Subdivisions with more than 50 units should have at least two points of entrance / egress no closer than 300 feet apart.

*The subject site is located along the south side of SW 29th Street. The subject site was previously platted as the Enclave at Creekside Village Phase II (C-7620) and proposed one access along SW 29th Street and a connection to the west, via Little Creek Drive that led to additional residential development within the existing PUD. The proposed PUD maintains the allowances for these drives and is illustrated in the conceptual plan as remaining in similar locations and configurations. A driveway for a residence to the north, across SW 29th Street, is near alignment with the proposed access for the development, per conceptual renderings.*

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.

*Sidewalks are not currently available on the subject site, but are required along SW 29th Street, and on internal streets, by the PUD regulations.*

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating the proposes uses adjacent to existing Agricultural or Low Intensity Residential uses or zoning, “Building Scale and Site Design” are potential compatibility issues identified by the comprehensive plan.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if residential lot sizes in UL are less than 60% of directly adjacent residential lots, the setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building’s orientation to the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *The proposed lot sizes, lot coverage and setbacks will*

*be significantly different from the adjacent AA parcels on the east; lot coverage in AA is limited to 5 percent while lot coverage in the PUD is proposed at 60 percent. Plan conformance would be increased if larger lots were proposed adjacent to the AA District. The PUD has a minimum lot size of 4,000 square feet adjacent to rural residences in the AA District. Where abutting lot sizes in excess of 6,000 square feet, the proposed lots would typically require a minimum lot size of no less than 75% of the average lot size of abutting lots. In this case, next to 5-acre lots, Code would normally require a minimum lot size of 7,500 sf.*

**3) Service Efficiency:**

- Water: *Served - Close to Service or Served*
- Sewer: *Served – Within Open Sheds or Open Sewer Sheds*
- Fire Service: *Urban Response*

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

- Riparian Areas: Riparian areas are vegetated areas adjacent to streams, lakes, ponds, and wetlands that are composed of a mixture of trees, shrubs, and grasses. These areas may also contain floodplain. The comprehensive plan recommends a 100-foot buffer from stream banks. *Riparian area is present on the subject site in the form of floodway and floodplain for Mustang Creek. This portion of Mustang Creek flows northeastward along the northwest boundary of the site. The conceptual plan for the development shows all proposed lots outside floodway and floodplain areas. The development is required to comply with all City, State, and Federal requirements within the floodplain. Plan conformance would be increased if structures were located 100 feet from streambanks and healthy, mature trees were preserved within the riparian area.*
- Upland Forests: N/A
- Vulnerable Aquifers: N/A

**5) Transportation System:** This site is located along the south side of SW 29th Street, a Minor Arterial Street in the Urban Low LUTA. Transit (bus) service is not available nearby.

**6) Other Development Related Policies**

- Support diversity and integration of housing unit types and sizes in all land use typology areas in order to meet the diverse needs of households of different sizes, generational needs, incomes, and preferences. New residential subdivisions should achieve a mixture of housing types within a unified development. (SU-4)
- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- Improve the functionality and efficiency of the street network by:
  - Providing direct connections from residential developments to nearby places and to each other.
  - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.

- Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
- Reducing block sizes and use of dead-end streets.
- Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
- Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
- Ensure proper access to and between subdivisions in order to offer a choice in routes for residents, multiple access points for emergency responders, and to reduce vehicle congestions at arterial intersections. (C-32)
- Avoid under-grounding streams to the greatest extent possible. Where feasible, encourage the re-surfacing of buried streams. Limit the use of culverts or other structures that alter natural streams, and require designs that minimize impacts to stream health and function. (G-11)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- Incorporate natural features (such as ponds, lakes, streams, rock outcroppings, stands of mature trees, and/or sizeable individual trees) into the design of all residential, commercial, and industrial projects rather than eliminating, hiding, or limiting access to those features. (E-31)
- 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 located along the south side of SW 29th Street, east of South Czech Hall Road. The site, along with land to the south and west, was rezoned from AA to PUD-1782 in 2021 to allow a mixed commercial and residential development. The subject site was previously platted as the Enclave at Creekside Village Phase II (C-7620) and allowed 117 single-family residential lots. The existing zoning (PUD-1782 – Tract 2) follows the regulations of the base R-1 District, other than allowing a front building line of 20 feet. Land to the south and west would remain zoned as PUD-1782, with residential uses allowed adjacent to the site. The PUD allows commercial development at the southeast corner of SW 29th Street and South Czech Hall Road. Across SW 29th Street, to the north, are rural residences zoned within the RA, R-1, and R-MH-1 Districts. Abutting the site on the east are 5-acre rural residences zoned AA.

The PUD is requested to develop a single-family residential development with R-1 base zoning on 31.4 acres. The PUD proposes 4,000 square foot lots, 40-foot lot widths, 100-foot lot depths, 20-foot front yard setbacks and 60% lot coverage, with other bulk standards governed by R-1 base zoning. The PUD proposes to maintain 20% open space, preserve healthy trees and native understory within the floodplain and open space to the greatest extent possible, and requires sidewalks to be installed on all streets. Plan conformance would be increased by including

protection measures for Mustang Creek and mitigation measures for adjacent properties zoned AA, as outlined in the proposed technical evaluations.

#### **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. There shall be no buildings or impervious paving located within 100 feet of the 100-year floodplain (FEMA Zone AE) of Mustang Creek.
2. Any lot abutting the adjoining properties on the east boundary of the PUD shall be a minimum of six thousand (6,000) square feet with a minimum width of fifty (50) feet at the building line.
3. Amend Section 7.7 Drainage to read: Development of this parcel will comply with the requirements of Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.
4. Revise Section 9.7 Drainage Regulations to read: Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances.

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.

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