

Planning Commission Minutes
August 22, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 8:05 a.m. on August 19, 2024)

8. (SPUD-1658) Application by Riverport Ventures to rezone 3751 SW 15th Street from PUD-1417 Planned Unit Development, SRODD Scenic River Overlay Design, and AE-2 Airport Environs Zone Two Overlay Districts to SPUD-1658 Simplified Planned Unit Development, SRODD Scenic River Overlay Design, and AE-2 Airport Environs Zone Two Overlay Districts. Ward 3.

Technical Evaluation:

1. Change Section 6 to “Screening” and modify requirements so a fence may be installed, but is not required.
2. Amend first sentence of Section 7 Maintenance as follows: Maintenance of the common areas, private drainage easements, and islands/medians in the development shall be the responsibility of the property owners or Property Owners Association.
3. Amend Section 8 Drainage as follows: Drainage improvements will be in accordance with applicable sections of the Oklahoma City Code of Ordinances as amended.
4. The site will be developed in accordance with the AE-2 Airport Environs Overlay.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.

MOVED BY MEEK, SECONDED BY PRIVETT

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



STAFF REPORT
The City of Oklahoma City
Planning Commission
August 22, 2024

Item No. IV. 8.

(SPUD-1658) Application by Riverport Ventures, LLC to rezone 3751 SW 15th Street from PUD-1417 Planned Unit Development, SRODD Scenic River Overlay Design, and AE-2 Airport Environs Zone Two Overlay Districts to SPUD-1658 Simplified Planned Unit Development, SRODD Scenic River Overlay Design, and AE-2 Airport Environs Zone Two Overlay Districts. Ward 3.

I. GENERAL INFORMATION

A. Contacts

1. Applicant Representative

Name Dean Koleada
Company Civil and Environmental Consultants
Phone (405) 246-9411
Email dkoleada@cecinc.com

B. Case History

This is a new application.

C. Reason for Request

The purpose of this application is to allow multifamily residential development, specifically up to 25 duplexes.

D. Existing Conditions

1. Comprehensive Plan Land Use Typology Area: Urban - Low (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: (3.76 Acres)

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	PUD-1417 / SRODD / AE-2	R-1 / SRODD / AE-2	PUD-1417 / SRODD / AE- 2	R-1 / PUD- 35A / SRODD / AE-2	PUD-1417 / SRODD / AE-2
Land Use	Undeveloped	River	Undeveloped	Manufacturing	Undeveloped

II. SUMMARY OF SPUD APPLICATION

1. This site will be developed in accordance with the regulations of the **R-4 General Residential and SRODD Scenic River Overlay Design Districts** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

8200.12	Multi Family Residential
8200.14	Single Family Residential
8200.15	Three and Four Family Residential
8200.16	Two Family Residential
8250.2	Community Recreation: General

2. **Maximum Building Height:** The maximum building height shall be 35 feet.
3. **Maximum Building Size:** The maximum building size shall be in accordance with the base zoning district and SRODD regulations.
4. **Maximum Number of Buildings:** The maximum number of buildings for the tract shall be twenty-five (25).
5. **Building Setback Lines**

Front Yard (south/SW 15 th Street):	20 feet
Rear Yard (north):	5 feet
Side Yard (east/west):	5 feet

6. **Sight-proof Screening:** The subject parcel shall meet all requirements of the Scenic River Overlay Design District (SRODD) and the City of Oklahoma City's Ordinance in place at the time of development, except as modified below.
 1. A six-foot (6') high fence or wall shall be required along the boundary of this parcel. Said fence shall be constructed of stucco, brick, stone, steel, iron, ornamental metal, or wood.
7. **Landscaping:** The subject parcel shall meet all requirements of the Scenic River Overlay Design District (SRODD) and the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except as modified below. In addition to the Landscape Ordinance, the following standards shall apply:

1. A landscape buffer shall be provided along the north curb line of S.W. 15th Street. Said buffer shall be a minimum of 15 feet in width along the length of the tract. Said buffer can be included in public right-of-way.
 2. Street trees (minimum 2" caliper) shall be required within this SPUD and shall be spaced a maximum of 40-feet center to center. A revocable permit is required for any landscaping within the public right-of-way.
 3. Landscape buffers between residential and non-residential uses are not required within this SPUD.
- 8. Signs:** The subject parcel shall meet all requirements of the Scenic River Overlay Design District (SRODD) and the City of Oklahoma City's Ordinance in place at the time of development, except as modified below.
- 8.1 Free standing accessory signs:** Four (4) freestanding signs will be permitted within this SPUD and shall be a ground (monument) sign with the maximum height of eight feet and 50 square feet in area and shall have no less than (25) square feet of landscaping at the base. The signs shall conform with SRODD regulations and guidelines. No pole signs will be allowed.
- 8.2 Attached signs:** Attached signs shall be in accordance with the base zoning district and SRODD regulations.
- 8.3 Non-Accessory Signs:** Non-accessory signs shall not be permitted.
- 8.4 Electronic Message Display signs:** Electronic Message Displays signs shall not be permitted.
- 9. Access:**
- Access shall be allowed from two drives on S.W. 15th Street. Primary access/main entrance to the tract shall be provided by a private shared access drive between the tract and east parcel/lot. Private shared access drive shall have a minimum width of 24-feet for two-way traffic. Shared access between the parcels/lots is permitted provided the parcels/lots remain under single ownership or cross-access agreements are filed of record.
- There will be a minimum of 200-feet of separation, centerline to centerline, between drives within and adjacent to this SPUD.
- This development may be gated. The use of controlled access gates at each drive entrance shall be permitted.
- 10. Sidewalks:**
- Sidewalks are required along all street frontages subject to the policies and procedures of the Public Works Department, and subject to SRODD regulations. Five (5) foot sidewalks shall be constructed on S.W. 15th Street. All sidewalks along S.W. 15th Street shall be detached from the curb and separated by a buffer not less than five (5) feet in width.
- Pedestrian access shall be provided from the tract to adjacent public trails. Pedestrian gates will be provided on the south and north boundary of the SPUD.

II. Other Development Regulations:

1. Architecture:

Exterior building wall finish on all structures shall consist of a minimum 15% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 20% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

2. Open Space: 20 feet of open space, measured from the floodway of the North Canadian River, adjacent to the river shall be provided under this SPUD. This open space shall contain no drive, parking or buildings. A five (5) foot setback will be required for all buildings under this SPUD.

3. Street Improvements: No street improvements will be required under this SPUD.

4. Site Lighting: The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma Municipal Code, 2020, as amended and SRODD regulations and guidelines.

5. Dumpsters: Dumpsters shall be consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets, subject to SRODD regulations and guidelines.

6. Parking: The design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X, Section 59-10600 of the Oklahoma City Municipal Code, 2020, as amended, except as modified below.

Attached or detached garages or covered parking areas shall count toward meeting parking requirements, provided each parking space in a garage shall be a minimum of 8 ½ feet by 18 feet.

Two (2) parking spaces shall be provided for each dwelling unit within this SPUD.

Parking shall not be required for Common Area and Recreational buildings within this SPUD.

No off-street surface parking or loading space shall be located within 50 feet of the floodway of the river or any tributary waterway unless appropriately screened from the river.

7. Maintenance: 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.

- 8. Drainage:** Detention is not required for the tract under this SPUD.

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

Exhibit C: Legal Exhibit

Exhibit D: Architectural Elevations

III. REVIEW COMMENTS

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk * indicates that the agency, department, and/or division responded with no adverse comments.

A. Outside Agencies

- 1. Oklahoma City-County Health Department (OCCHD)**
- 2. Oklahoma City Urban Renewal Authority (OCURA)**
- 3. Oklahoma Gas and Electric (OGE)**
- 4. Oklahoma Natural Gas (ONG)**
- 5. Oklahoma Water Resources Board (OWRB)**
- 6. School District(s) (Oklahoma City)**
- 7. Oklahoma Department of Transportation (ODOT)**

B. City Departments

1. Airports

Airports requests that an Avigation Easement right be granted to the Oklahoma City Airport Trust as a condition prior to obtaining a building permit and preferably during the platting process. The proposed development is north of Will Rogers World Airport. Users of these Single-family, two, three and four family and multi-family residential use and development may be subjected to single event and nuisance noise as a result of civilian and military aircraft operations performing landings and takeoffs from Will Rogers World Airport. In accordance with the Oklahoma City Municipal Code, Section 59, Airport Zoning Overlay Districts and the Airport Environs Zones for Will Rogers World Airport,

residential land uses are permitted within the Airports Environs Zone Two (AE-2) but shall meet or exceed building requirements for a minimum noise level reduction of 25 decibels, inside the structure as set forth in Division 4 of Article II of Chapter 12 of the Oklahoma Municipal Code. Any lights placed on the property should be downward shielded to avoid the potential hazard of upward reflections towards aircraft.

2. Central Oklahoma Transportation and Parking Authority (COTPA)

3. Fire: Drives and aisles to conform to City standards.

4. Information Technology/Geographic Support

5. Parks and Recreation

6. Police

7. Public Works

a. Engineering

Storm Sewer Availability

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

- 8) 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.
- 9) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 10) 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.
- 11) 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.
- 12) All private roads /streets will have private storm sewer systems.
- 13) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.
- 14) Amend Section II.7 Maintenance: Maintenance of the common areas, private drainage easements, and islands/medians in the development shall be the responsibility of the property owners 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 that meets the requirements specified above
- 15) Amend Section II.8 Drainage: Drainage improvements will be in accordance with applicable sections of the Oklahoma City Code of Ordinances as amended.

b. Streets, Traffic and Drainage Maintenance

c. Stormwater Quality Management

d. Traffic Management *

8. Utilities

a. Engineering

b. Solid Waste Management

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

c. Water/Wastewater Quality

Water Availability

- 1) An existing 12-inch water main(s) is located adjacent to the subject site(s).
- 2) 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.
- 3) 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.
- 4) 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.
- 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 or fire protection systems which require water pressure in excess of 25 psi. The developer is responsible for installing pressure reducers if necessary for protection of developer's service lines, plumbing, and fixtures.
- 6) 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.
- 7) 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).
- 8) Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.
- 9) Plat may be revised after review and approval of utility plans.
- 10) Complex will be considered commercial and master metered.

Wastewater Availability

- 1) An existing 10-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) An offsite wastewater interceptor will be required to serve the development. The size, alignment and other design factors shall be in accordance with current City Standard Specifications and Private Development Design Manual. The developer may make an application under the Policy B-1 program for OCWUT participation in construction costs if an oversized wastewater main (greater than 8-inches) is required. Approval will be subject to funding availability but will not be granted for oversized mains that are necessary to provide additional capacity for the development or other developer owned property.
9. Plat may be revised after review and approval of utility plans.
10. Internal system will be considered private.

9. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Avoid developing within or modification of 100-year floodplains or floodways.
- 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.

500-year floodplain is present on the subject site. 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 the north side of SW 15th Street, an arterial street in the Urban Low LUTA.

Density: The Urban Low Intensity LUTA outlines a density range of 4 to 8 dwelling units per acre for single family, and 15 to 30 dwelling units per acre for multifamily. *The SPUD would allow single- through multi-family residential in a maximum of 25 buildings. The Master Design Statement does not specify a number of dwelling units. The base R-4 District allows 34 du/acre for multi-family residential. The intent of the application is to allow multiple duplexes on one parcel. 25 duplexes (50 dwelling units) over 3.76 acres would be 13.3 du/acre.*

Automobile Connectivity:

- 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.

The subject site does not currently have improved access. The SPUD proposes access from SW 15th Street via two drives, which are illustrated by the conceptual plan as aligning with drives across SW 15th Street, to the south. New drives are required to maintain 200-feet of separation from access points within or adjacent to the site.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.

Sidewalks are not currently available on the subject site but are required along all street frontages by the SPUD 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 proposed uses adjacent to existing commercial zoning, no compatibility issues identified by the comprehensive plan.

3) Service Efficiency:

- Water: *Served*
- Sewer: *Fully Served*
- Fire Service: *Urban Response*

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

- Riparian Areas: N/A

- Upland Forests: N/A
- Vulnerable Aquifers: The aquifer in this area is considered highly vulnerable to depletion. The comprehensive plan recommends preserving natural open spaces and utilizing low impact development techniques whenever possible in new developments in order to maintain water quality and allow for the infiltration of stormwater onsite. Low impact development techniques include, but are not limited to, using pervious surface materials wherever possible for the construction of driveways, parking areas, sidewalks, patios, etc., to promote increased water percolation and infiltration.

5) Transportation System: This site is located along the north side of SW 15th Street, a Major Arterial Street in the Urban Low LUTA. The nearest transit (bus) service is located just east of the site along SW 15th Street. Access to the City trail system is available adjacent to the northern boundary of the site, along the Oklahoma River Trail.

6) Other Development Related Policies

- Support diversity and integration of housing unit types and sizes in all land use typology areas in order to meet the diverse needs of households of different sizes, generational needs, incomes, and preferences. (SU-4)
- 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)
- Require that new development tie into the park and trail system by providing linkages to existing parks or dedicating new park land. Connect existing parks and neighborhoods to create a continuous system of open spaces, for example along stream corridors. (P-18)
- Preserve mature, healthy trees and incorporate them into the design of new
- 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 between SW 15th Street and the Oklahoma River, west of South Portland Avenue. The site, along with land to the east and west, was zoned as part of Tract 2 of PUD-1417 in 2010 for commercial uses along with multiple-family

residential as a conditional use. The subject site is currently undeveloped. Land to the east and west are currently undeveloped and would remain zoned under the regulations of PUD-1417. Across SW 15th Street, to the south, is the City of Oklahoma City Central Maintenance Facility and a mattress warehousing location. The site, and surrounding land, is within the Scenic River Overlay Design District (SRODD – Meridian Gateway). The site is also within the Airport Environs Zone Two (AE-2) Overlay District.

The SPUD would allow single- through multi-family residential, but is specifically requested for a duplex community. The site’s existing PUD allows single-family residential and multi-family residential, but does not allow the two-family attached residential (duplex) use. Rezoning to allow duplexes is required. The multi-family use is also needed to allow multiple structures on one parcel. The development is located along the river, and the duplexes will be located along the north side facing the river, with access from SW 15th Street.

The subject area is within the Scenic River Overlay Design District (SRODD – Meridian Gateway) and the rezoning application is subject to review by the Riverfront Design Committee (RDC). On August 1, 2024, the RDC recommended approval of the application to the Planning Commission. The SPUD maintains the regulations of the Scenic River Overlay Design District. After August 30, 2024, all Certificates of Approval for cases in the Scenic River Overlay Design District will be heard by the Urban Design Commission.

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. Change Section 6 to “Screening” and modify requirements so a fence may be installed, but is not required.
2. Amend first sentence of Section 7 Maintenance as follows: Maintenance of the common areas, private drainage easements, and islands/medians in the development shall be the responsibility of the property owners or Property Owners Association.
3. Amend Section 8 Drainage as follows: Drainage improvements will be in accordance with applicable sections of the Oklahoma City Code of Ordinances as amended.
4. The site will be developed in accordance with the AE-2 Airport Environs Overlay.

taj



STAFF REPORT

Riverfront Design Committee

08/01/2024

Agenda Item VII.A.
Case No. SPUD-01658
Property Address 3751 SW 15th St
Applicant Name Dean Koleada, Civil & Environmental Consultants Inc.
for Riverport Ventures, LLC
4700 Gaillardia Pkwy, Ste 101
Oklahoma City, OK 73142

District/Zoning Meridian Gateway District/PUD-01417

A. ITEMS FOR CONSIDERATION

1. Recommendation

To provide a recommendation to the Planning Commission for a request to rezone from PUD-01417 to a Simplified Planned Unit Development (SPUD) that would be developed in accordance with the R-4 General Residential regulations.

B. BACKGROUND

1. Location

This site is located between the Oklahoma River on the north and SW 15th St on the south, and west of S Portland Ave.

2. Site History/Existing Conditions

In 2010, this property was included in a PUD application, PUD-01417. The portion of the 2010 PUD included in the current PUD-01658 application, Tract 2, allowed C-3 Community Commercial uses, and also allowed multiple-family residential as a Conditional Use. The property is currently vacant.

3. Surrounding Environment

Adjacent to the north is the Oklahoma River. Adjacent to the east is vacant land. Further east is S Portland Ave. To the south, across SW 15th St is the City of Oklahoma City Municipal Maintenance Facility and a Serta warehouse. Adjacent to the west is vacant land.

4. Intended Use

Use Unit 8200.12 Multi Family Residential
Use Unit 8200.14 Single Family Residential
Use Unit 8200.15 Three and Four Family Residential
Use Unit 8200.16 Two Family Residential
Use Unit 8250.2 Community Recreation: General

5. Other

Per 59-4250.8.(A), *"The Riverfront Design Committee (RDC) shall have the opportunity to comment upon and provide recommendations on actions proposed to other City boards, committees, and commissions with respect to the effect of*

such actions upon the District except buildings for which a Notice of Violation for dilapidation has been sent by the City.”

C. ITEMS IN COMPLIANCE

1. Unless noted below in Section D. Issues and Considerations, all other case items of this proposal comply with the Development Regulations and Guidelines of the Scenic River Overlay Design District zoning ordinance as referenced below:

- a) **RE:** §13500.4. District Use Regulations
- b) **RE:** §13500.5.E.(2). Development Guidelines
- c) **RE:** §13500.5.F.(2) Site Layout and Development Pattern, Development Regulations
- d) **RE:** §13500.5.F.(3) Site Layout and Development Pattern, Development Guidelines
- e) **RE:** §13500.5.G.(2) Built Form, Development Regulations
- f) **RE:** §13500.5.G.(3) Built Form, Development Guidelines
- g) **RE:** §13500.5.H.(2) Circulation and Access Regulations
- h) **RE:** §13500.5.H.(3) Circulation and Access Guidelines
- i) **RE:** §13500.5.I.(2) Parking Regulations
- j) **RE:** §13500.5.I.(3) Parking Guidelines
- k) **RE:** §13500.5.J.(2) Landscaping and Screening Regulations
- l) **RE:** §13500.5.J.(3) Landscaping and Screening Guidelines
- m) **RE:** §13500.5.K.(2) Fencing and Wall Regulations
- n) **RE:** §13500.5.K.(3) Fencing and Wall Guidelines
- o) **RE:** §13500.5.L.(2) Signage Regulations
- p) **RE:** §13500.5.L.(3) Signage Guidelines
- q) **RE:** §13500.5.M.(2) Lighting Regulations
- r) **RE:** §13500.5.M.(3) Lighting Guidelines
- s) **RE:** §13500.7.B. Meridian Gateway District, Development Regulations
- t) **RE:** §13500.7.C. Meridian Gateway District, Development Guidelines

Note: All other Regulations and Guidelines of the Scenic River Overlay Design District zoning ordinance not listed above are either not applicable to this case or apply to elements of this project to be considered as a separate case at a later date.

D. ISSUES AND CONSIDERATIONS

None

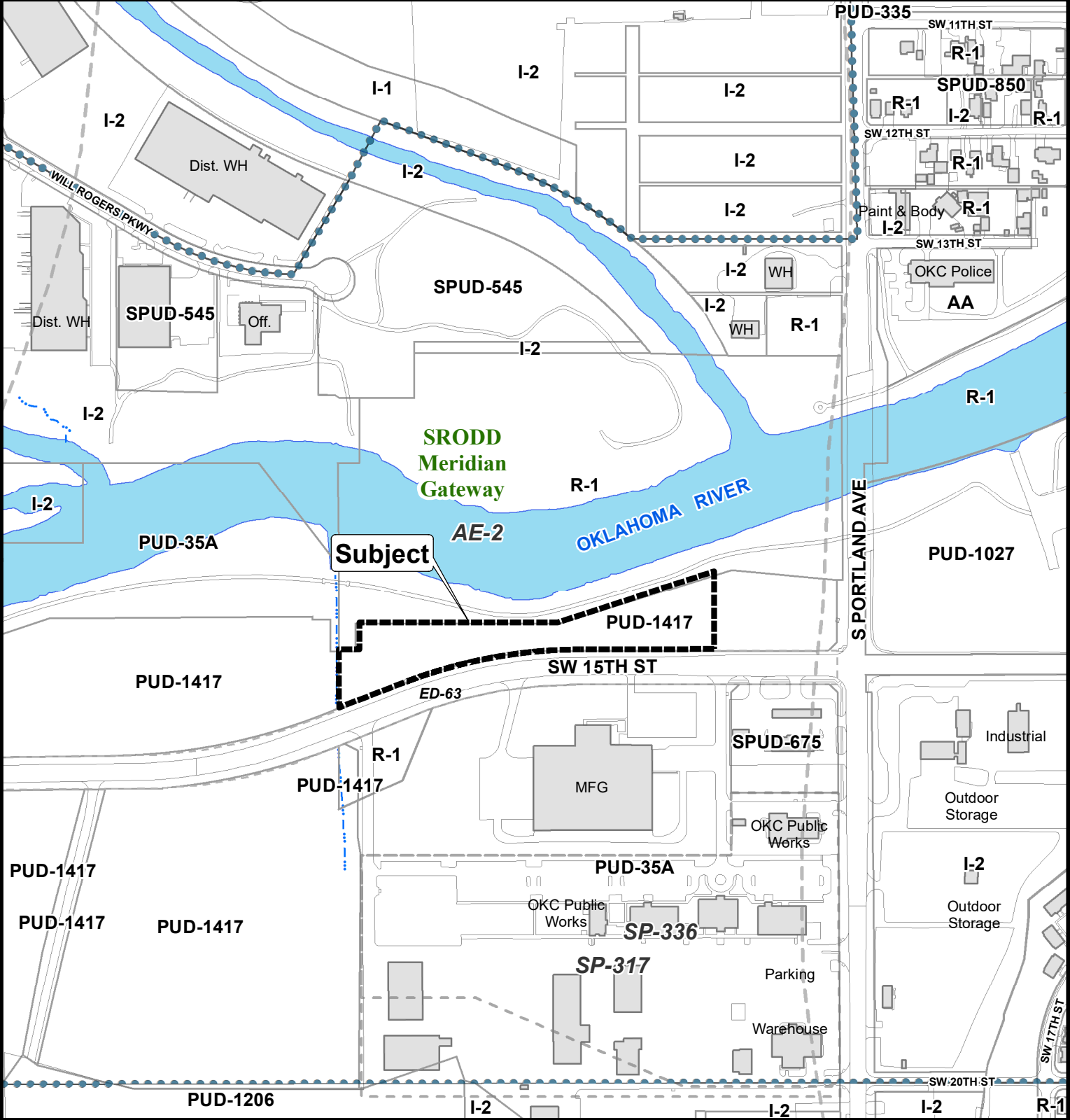
E. STAFF RECOMMENDATION

1. **Provide a recommendation of approval to the Planning Commission** on the basis that the project complies with the intent of the Scenic River Overlay Design District zoning ordinance as referenced in Section C of the Staff Report.

Note: Staff recommendations do not constitute Committee decisions.

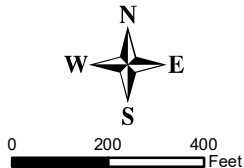
Attachments: Application, Master Design Statement, Legal Description, Proposed Site Plan and SPUD Boundary, Photos

Case No: SPUD-1658 Applicant: Riverport Ventures, LLC
Existing Zoning: PUD-1417 / SRODD / AE-2
Location: 3751 SW 15th St.

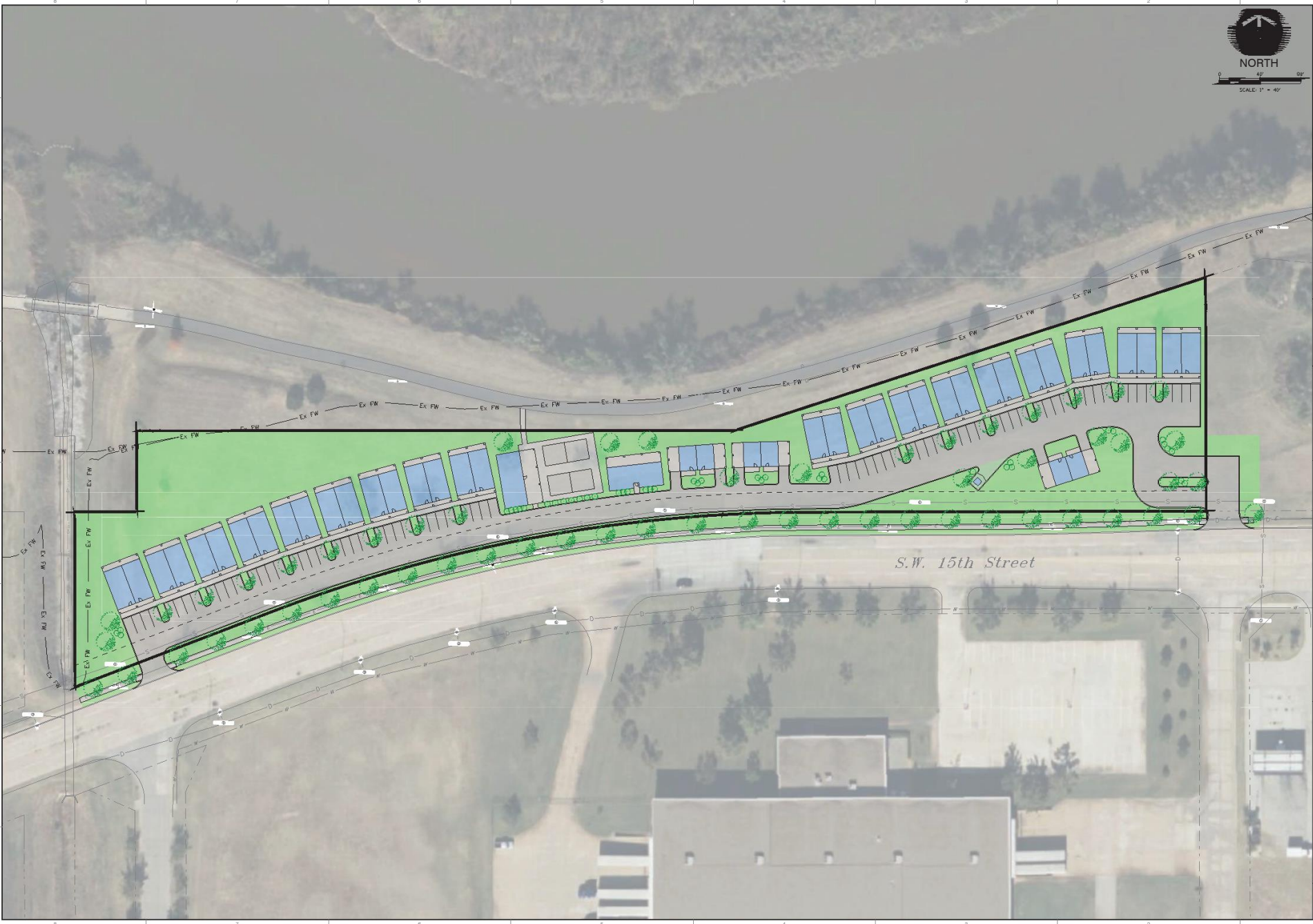


The City of
OKLAHOMA CITY

Simplified Planned Unit Development



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REVISION RECORD	
NO.	DATE



RIVERPORT VENTURES, LLC
4720 Gallardo Parkway, Suite 101, Oklahoma City, OK 73142
Ph: 405.240.9411
www.riverport.com

RIVERPORT VENTURES, LLC
RIVERWEST RESIDENTIAL
DEVELOPMENT
S.W. 15th Street & Portland Avenue
OKLAHOMA CITY, OKLAHOMA

CONCEPTUAL SITE PLAN	
DATE	06/27/24
PROJECT NO.	315-184
PROJECT NAME	SEE SHEET 21 COVER BN
PROJECT NO.	315-184
PROJECT NAME	SEE SHEET 21 COVER BN

DRAWING NO. **EXHIBIT B**

Exhibit D: Architectural Elevations



Case No: SPUD-1658 Applicant: Riverport Ventures, LLC
Existing Zoning: PUD-1417 / SRODD / AE-2
Location: 3751 SW 15th St.



Aerial Photo from 2/2022



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