

Planning Commission Minutes  
August 8, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:31 a.m. on August 5, 2024)

17. (SPUD-1654) Application by ORIG R1, LLC to rezone 7000 South Cimarron Road from AA Agricultural District to SPUD-1654 Simplified Planned Unit Development District. Ward 3.

**Amended Technical Evaluation:**

1. The 25-foot lot width is for access only.

The applicant was present. There were protestors present.

**RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.**

MOVED BY MEEK, SECONDED BY NOBLE

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

NAY: NEWMAN



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**August 8, 2024**

**Item No. IV. 17.**

(SPUD-1654) Application by ORIG R1, LLC to rezone 7000 South Cimarron Road from AA Agricultural District to SPUD-1654 Simplified Planned Unit Development District. Ward 3.

**I. GENERAL INFORMATION**

**A. Contacts**

**1. Applicant/Developer Representative**

Name	Dean Koleada
Company	CEC, Inc.
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 two single-family residences.

**D. Existing Conditions**

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

Rural – Medium is similar to the Rural-Low Typology Area except that it allows higher housing densities. These areas are usually near a fire station. Rural-Medium areas are often located adjacent to Urban-Low and Urban Reserve typologies, which are areas intended to urbanize in the future. While there is no expectation for urban services, RM areas have limited potential to connect to City water or sewer service, and may become more integrated into the urbanized area in the distant future. Commercial and light industrial uses may be appropriate provided they do not negatively impact the rural residential character.

**2. Size of Site: 5 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>	AA	AA	AA	AA	AA
<b>Land Use</b>	Residential	Residential	Agricultural	Agricultural	Agricultural/ Residential

## **II. SUMMARY OF SPUD APPLICATION**

1. This site will be developed in accordance with the regulation of the **RA2 Single-Family Two Acre Rural Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following uses will be the only uses permitted on this site:

8200.14	Single-Family Residential
8150.5	Animal Raising: Personal
8150.6.3	Greenhouse
8150.6.4	Home Garden

### **1.1 Minimum Lot Width:**

1.1.1	Tract 1	250 feet
1.1.2	Tract 2 (flag lot)	25 feet

### **1.2 Minimum Lot Size: 2 acres**

2. **Maximum Building Height:**

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum building height shall be in accordance with the base zoning district.

3. **Maximum Building Size:**

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum building size shall be in accordance with the base zoning district.

4. **Maximum Number of Buildings:**

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum number of buildings shall be in accordance with the base zoning district. Accessory buildings shall be permitted.

5. **Building Setback Lines**

Existing structures shall be permitted to remain and deemed to conform to setback regulations. In the event of a new structure, setback regulations shall be in accordance with the base zoning district.

6. **Sight-proof Screening:**

Sight-proof Screening shall not be required within this SPUD.

**7. Landscaping:**

The existing landscaping shall be permitted to remain and deemed to conform to applicable regulations. The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

**8. Signs:**

Signage shall not be permitted within this SPUD.

**9. Access:**

Access shall be taken from S Cimarron Rd.

**10. Sidewalks**

Sidewalks are not required within this SPUD.

**II. Other Development Regulations:**

**1. Architecture:**

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% 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 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

**2. Open Space:**

The existing open space shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the open space shall be in accordance with the base zoning district.

**3. Street Improvements:**

No street improvements will be required under this SPUD.

**4. Site Lighting:**

The existing lighting shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

**5. Dumpsters:**

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

**6. Parking:**

The existing parking shall be permitted to remain and deemed to conform to applicable regulations. The design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59 of the Oklahoma City Municipal Code, 2020, as amended.

**7. Maintenance:**

Maintenance of each Tract in the development shall be the responsibility of the property owner. 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 areas intended for the use of conveyance of storm water, and/or drainage shown.

**8. Drainage:**

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

**III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Tract Split Map

**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:** not served by City water, a water tank supply or individual residential sprinklers are required.

**4. Information Technology/Geographic Support**

**5. Parks and Recreation**

**6. Police**

**7. Public Works**

**a. Engineering**

**b. Streets, Traffic and Drainage Maintenance**

**Storm Sewer Availability**

- 1) The Public Works Drainage Division staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to chapter 16 of the Oklahoma City Municipal Code.
- 2) Storm sewers in accordance with the City's Drainage Ordinance will be required. Development abutting section line roads with drainage flows that exceed the capacity of OKC standard ditch detail (D-100) will necessitate the installation of enclosed storm sewer and/or concrete channel. These improvements shall be placed to provide a minimum of 35' clearance distance from the centerline of the section. Concrete channels must be entirely outside public right-of-way.
- 3) A flood and/or drainage study will be required to establish finished floor elevations, common lot areas or private drainage easements. A final plat should not be submitted until the study has been reviewed and approved by the Public Works Department.
- 4) Plans for drainage improvements within the private drainage reserves and/or common areas must be submitted for review, and payment of inspection fees shall be made prior to construction. Building permits will not be issued until construction is complete. If a subdivision abuts a stream, the private drainage easements and/or common area along stream shall extend to flow line of stream at a minimum.
- 5) Place the following note on the plat and construction plans: Maintenance of the Common Areas and/or Private Drainage Easements shall be the responsibility of the property owner. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent shall be placed within the common areas and/or drainage easements shown.
- 6) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 7) Construction within the limits of this 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

## **STAFF REPORT**

**The City of Oklahoma City**

**Planning Commission**

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**SPUD-1654**

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to the issuance of work orders or permits for construction activities disturbing an area of 1/2 acre or greater.

- 8) Sidewalks shall be installed for all new construction and/or at the time of a residential use to a more intense use on all lots having frontage on public streets classified as a major or minor arterial.
- 9) All private roads /streets will have private storm sewer systems.
- 10) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.

### **c. Stormwater Quality Management**

### **d. Traffic Management\***

## **8. Utilities**

### **a. Engineering**

#### **Wastewater Availability**

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

#### **Water Availability**

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

### **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:

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

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

Density: The Rural Medium LUTA outlines a minimum lot size of 2 acres and a gross density of 0.5 du/acre or below. Smaller lots (1-2 acres) may be appropriate in cluster developments provided the maximum gross density of the project is maintained. *The SPUD stipulates a minimum lot size of 2 acres, consistent with the Rural Medium LUTA.*

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

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if residential lot sizes in 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 2-acre lots are considered compatible adjacent to the 5-acre minimum lot size required in the abutting AA District. No triggers requiring mitigation were identified.*

- 3) Service Efficiency:**

- Water: *Not Served*
- Sewer: *Need for Major Investment*
- Fire Service: *Rural 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 east side of South Cimarron Road, a Minor Arterial Street in the Urban Low LUTA. Transit (bus) service is not available nearby.



**6) Other Development Related Policies**

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

**b. Plan Conformance Considerations**

The 5-acre subject site is located along the east side of South Cimarron Road, north of SW 74th Street. The site and all surrounding land are zoned AA. The subject site consists of two tracts, the western tract (Tract 1) is developed with a single-family residence, and the eastern tract (Tract 2) is undeveloped and primarily used for agricultural purposes. Tract 2 proposes a reduced lot width of 25 feet to provide access for the back lot from South Cimarron Road while still meeting Subdivision Regulations for access. Land to the north is developed with single-family residences on 5.4- to 11-acre parcels. Abutting the property to the southeast is a 44-acre parcel used for agricultural purposes. South of the site, at the northeast corner of South Cimarron Road and SW 74th Street, is a 12-acre parcel developed with a single-family residence. Across South Cimarron Road, to the west, are a mix of agricultural and residential parcels ranging from 5.5- to 10.9-acres.

The SPUD is requested in order to split the 5-acre subject site into two tracts and allow a second home to be built behind the existing home. The SPUD has been modified since first submitted to remove the allowance for a manufactured home. Exterior building wall finishes are required to be a minimum of 70% brick veneer, rock or stone masonry, stucco, or cementitious siding (including, but not limited to, the brand commonly known as James Hardie), and no more than 30% EIFS (Exterior Insulation Finish System) is permitted. Exposed metal or exposed concrete block buildings would be prohibited. The minimum lot size proposed is 2 acres, allowing for a maximum of two homes and a density that conforms to the Rural Medium Land Use Typology Area.

**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.**

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

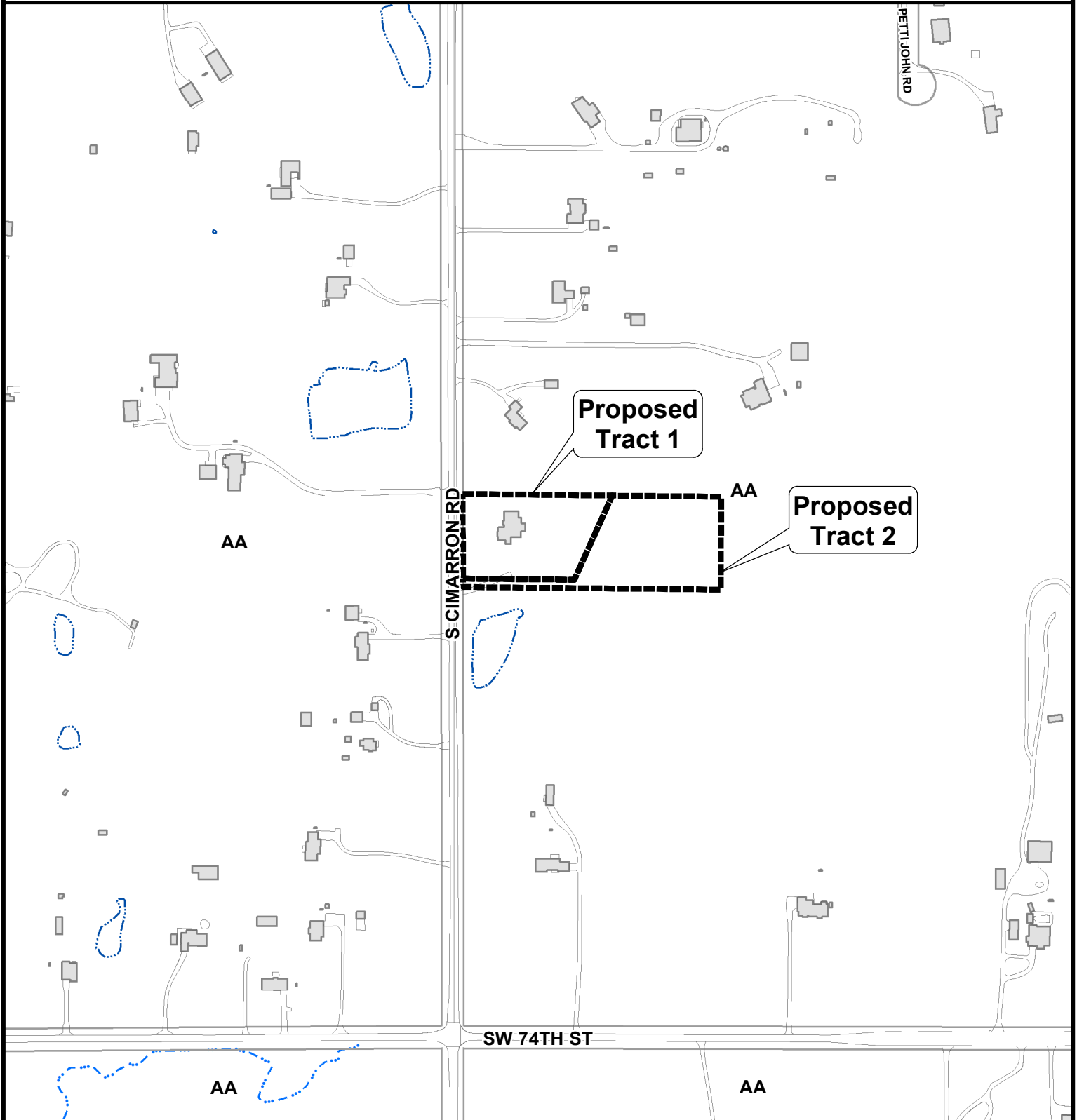
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**Case No: SPUD-1654**

**Applicant: ORIG R1, LLC**

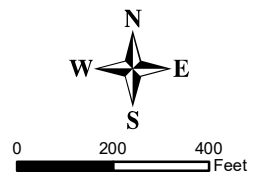
**Existing Zoning: AA**

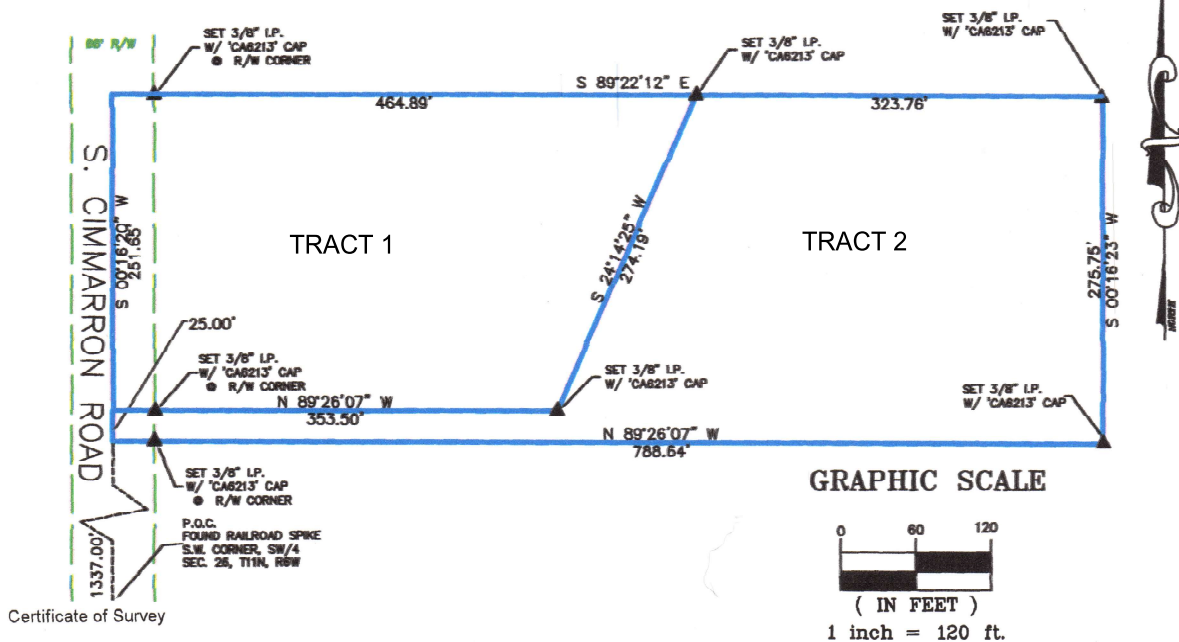
**Location: 7000 S. Cimarron Rd.**



The City of  
OKLAHOMA CITY

## Simplified Planned Unit Development





Certificate of Survey

I, Chris Fairchild, a Licensed Professional Land Surveyor, do hereby certify, as of the date set forth above, that I or others under my direct supervision, have made a careful survey of a tract of land described as follows:

Legal description of original tract as described in the Warranty Deed filed in Book 5527, Page 1003, in the Office of the Canadian County Clerk:

A tract of land lying in and being a part of the Southwest Quarter (SW/4) of Section Twenty-six (26), Township Eleven (11) North, Range Six (6) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: COMMENCING at the Southwest corner of said Southwest Quarter (SW/4);

THENCE North 00°16'23" East, along the West line of said Southwest Quarter (SW/4), a distance of 1337.00 feet to the POINT OF BEGINNING;

THENCE continuing North 00°16'23" East, along the West, a distance of 276.65 feet;

THENCE South 89°22'12" East a distance of 788.65 feet;

THENCE South 00°16'23" West, and parallel with said West line, a distance of 275.75 feet;

THENCE North 89°26'07" West a distance of 788.65 feet to the POINT OF BEGINNING.

Said tract of land has an area of 217,820 square feet or 5.00 acres, more or less

As Proposed:

Tract 1

A tract of land lying in and being a part of the Southwest Quarter (SW/4) of Section Twenty-six (26), Township Eleven (11) North, Range Six (6) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest corner of said Southwest Quarter (SW/4);

THENCE North 00°16'23" East, along the West line of said Southwest Quarter (SW/4), a distance of 1362.00 feet to the POINT OF BEGINNING;

THENCE continuing North 00°16'23" East, along the West line of said Southwest Quarter (SW/4), a distance of 251.65 feet;

THENCE South 89°22'12" East a distance of 464.89 feet;

THENCE South 24°14'25" West a distance of 274.19 feet;

THENCE North 89°26'07" West a distance of 353.50 feet to the POINT OF BEGINNING.

Said tract of land has an area of 102,905 square feet or 2.36 acres, more or less.



## 7000 S. Cimarron Road Boundary Survey

**A B**  
**SURVEYING**

Chris Fairchild, P.L.S. #1743, C.A. #6213  
7333 Hammond Circle, Warr Acres, OK 73132  
405.816.8217 Phone - chris@absurveyingok.com  
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Project No: 2572

Drawn By: CJF

DWG File: 7000 S Cimarron Rd

Field Date: 9/12/23

Party Chief: RBW

Survey File: 2572-B-1

Scale: 1"=120'

Revisions: 1/22/24

Sheet: 1 of 2

Tract 2

A tract of land lying in and being a part of the Southwest Quarter (SW/4) of Section Twenty-six (26), Township Eleven (11) North, Range Six (6) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest corner of said Southwest Quarter (SW/4);

THENCE North 00°16'23" East, along the West line of said Southwest Quarter (SW/4), a distance of 1337.00 feet to the POINT OF BEGINNING;

THENCE continuing North 00°16'23" East, along the West line of said Southwest Quarter (SW/4), a distance of 25.00 feet;

THENCE South 89°26'07" East a distance of 353.50 feet;

THENCE North 24°14'25" East a distance of 274.19 feet;

THENCE South 89°22'12" East a distance of 323.76 feet;

THENCE South 00°16'23" West a distance of 275.75 feet;

THENCE North 89°26'07" West a distance of 788.64 feet to the POINT OF BEGINNING.

Said tract of land has an area of 114,915 square feet or 2.64 acres, more or less.

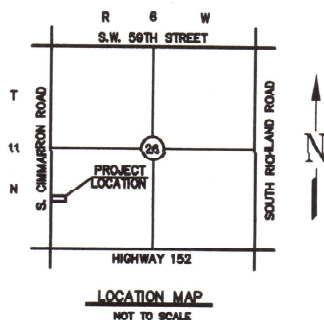
I further certify that this survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

Chris Fairchild, P.L.S. 1743

Date

Notes

1. The bearing of North 00°16'23" East as shown in the Warranty Deed of record for the West line of Said Southwest Quarter (SW/4) was used as the basis of bearing for this survey.
2. A title commitment, indicating applicable easements, has not been provided to us; therefore, all easements may not be shown hereon.



7000 S. Cimarron Road  
Boundary Survey

A B  
SURVEYING

Chris Fairchild, P.L.S. #1743, C.A. #6213  
7333 Hammond Circle, Warr Acres, OK 73132  
405.816.8217 Phone - chris@absurveyingok.com  
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Project No: 2572

Drawn By: CJF

DWG File: 7000 S Cimarron Rd

Field Date: 9/12/23

Party Chief: RBW

Survey File: 2572-8-1

Scale: 1"=120'

Revisions: 1/22/24  
Sheet: 2 of 2



**Case No: SPUD-1654**

**Applicant: ORIG R1, LLC**

**Existing Zoning: AA**

**Location: 7000 S. Cimarron Rd.**



Aerial Photo from 2/2022



The City of  
OKLAHOMA CITY

## Simplified Planned Unit Development



0 200 400  
Feet