

Planning Commission Minutes
June 22, 2023

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:36 a.m. on June 20, 2023)

21. (PUD-1922) Application by Oklahoma City Housing Authority and TSSO Land Development, LLC., to rezone 3500 SW 15th Street from the R-1 Single Family Residential, R-4 General Residential, and SRODD Scenic River Overlay Design Districts to the PUD-1922 Planned Unit Development and SRODD Scenic River Overlay Design Districts. Ward 6.

Technical Evaluation:

1. All exhibits will be updated to reflect a maximum display area of 200 square feet for freestanding signs.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.

MOVED BY GOVIN, SECONDED BY LAFORGE

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

ABSENT: CLAIR



STAFF REPORT
The City of Oklahoma City
Planning Commission
June 22, 2023

Item No. IV. 21.

(PUD-1922) Application by Oklahoma City Housing Authority and TSSO Land Development, LLC., to rezone 3500 SW 15th Street from the R-1 Single Family Residential, R-4 General Residential, and SRODD Scenic River Overlay Design Districts to the PUD-1922 Planned Unit Development and SRODD Scenic River Overlay Design Districts. Ward 6.

I. GENERAL INFORMATION

A. Contacts

1. Applicant/Developer Representative

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

B. Case History

This application was continued from the December 8, 2022, January 12, February 23, April 13, and May 11, 2023 Planning Commission meetings.

C. Reason for Request

The purpose of this application is to allow redevelopment of an existing multifamily development and the addition of commercial uses, specifically a gas station.

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: 49.43 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-4/SRODD	I-2/PUD-1027 SRODD	I-44/R-1/R-2 SRODD	R-1/R-4 SRODD	I-2 SRODD
Land Use	Apartments	Residential	Residential	Industrial	Industrial

II. SUMMARY OF PUD APPLICATION

Tract 1:

The use and development regulations of the **C-3 “Community Commercial” District** for commercial uses, the **R-4 “General Residential” District** for residential uses, and the **Scenic River Overlay Design District** (where applicable, north of SW 20th Street) shall govern this PUD, except as modified below.

The following uses shall be the only uses allowed within Tract 1 of this PUD:

- Administrative and Professional Offices (8300.1)
- Alcoholic Beverage Retail Sales (8300.5)
- Animal Sales and Services: Grooming (8300.8)
- Automotive and Equipment: Cleaning and Repairs, Light Equipment (8300.14) limited to a carwash.
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Convenience Sales and Personal Services (8300.32)
- Cultural Exhibits (8250.5)
- Custom Manufacturing (8350.3)
- Dwelling Units and Mixed Use (8200.2)
- Eating Establishment: Fast Food (8300.35), including seasonal snow cone stands and food trucks
- Eating Establishment: Fast Food, with Drive-Thru Order Window (8300.36) limited to a drive-thru ancillary to gasoline sales.
- Eating Establishment: Sitdown (8300.37)
- Eating Establishment: Sitdown, Alcohol Permitted (8300.38)
- Eating Establishment: Sitdown, Limited Alcohol Permitted (8300.39)
- Food and Beverage Retail Sales (8300.41)
- Gasoline Sales, Large (8300.45)
- Gasoline Sales. Small: Restricted (8300.46)
- Library Services and Community Centers (8250.11)
- Lodging Accommodations: Bed and Breakfast (8300.49)
- Lodging Accommodations: Commercial Lodging (8300.51)
- Live/Work Units (8200.4)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Medical Services: General (830.52)

- Medical Services: Restricted (8300.53)
- Outdoor Sales and Display, and Outdoor Storage (8300.54), shall only be permitted as an accessory use
- Participant Recreation and Entertainment: Indoor (8300.55)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Retail Sales and Services: General (8300.63)
- Repair Services: Consumer (8300.61)
- Research and Development (8350.1)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)
- Retail Sales and Services: Pawn Shops (8300.65)
- Senior Independent Living (8200.13)
- Community Garden (8150.61)
- Community Recreation: Property Owners Association (8250.3)
- Low Impact Institutional: Residential Oriented (8200.5)
- Rainwater Harvesting (8150.7.1)
- Single Family Residential (8200.14)
- Three- and Four-Family Residential (8200.15)
- Two-Family Residential (8200.16) two-family structures shall not be required to be attached
- Multiple-Family Residential (8200.12)

Bulk Standards:

Lot Size:

For C-3, “Community Commercial” and R-4, “General Residential” Development the regulations shall be per the base zoning.

Single Family: 3,000 sf

Two Family: 5,000 sf (2,500 sf per unit)

Width:

For C-3, “Community Commercial” and R-4, “General Residential” Development the regulations shall be per the base zoning.

Single Family: 50 feet

Two Family: 50 feet

Coverage:

For C-3, “Community Commercial” and R-4, “General Residential” Development the regulations shall be per the base zoning.

For residential development: 80% per lot

Setbacks:

For C-3, “Community Commercial” District, the regulations shall be per the base zoning except that the following shall apply to Tract 1:

Tract 1: North (SW 15th Street): Minimum of 25 feet

Side/Corner (SW Grand Terr): Minimum of 25 feet

For residential development (including R-4), the following setbacks will apply per lot:

Front Yard: Minimum of 10 feet, except for the required 20 feet for a parking space within the driveway. The setback for any new garage shall be 20 feet.

Side Yard: Minimum of 5 feet

Rear Yard: Minimum of 10 feet

Setback between internally divided parcel 0 feet, except as required by building and fire codes.

Fireplaces, bay windows, entryways, patios, patio covers, and other similar appurtenances may encroach up to two feet into the side yard setback and up to five feet into the rear yard setback. However, such appurtenances shall not extend into a utility easement, right-of-way, or across a property line.

Tract 2:

The use and development regulations of the **R-4 “General Residential” District** and, where applicable (north of SW 20th St.), the Scenic River Overlay Design District shall govern this PUD, except as modified below.

The following uses shall be the only uses allowed within Tract 2 of this PUD:

- Child Care Centers (8300.25)
- Community Garden (8150.61)
- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)

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- Low Impact Institutional: Neighborhood-Related (8250.14)
- Low Impact Institutional: Residential Oriented (8200.5)
- Moderate Impact Institutional: Neighborhood-Related (8250.14)
- Rainwater Harvesting (8150.7.1)
- Single Family Residential (8200.14)
- Three- and Four-Family Residential (8200.15)
- Two-Family Residential (8200.16) two-family structures shall not be required to be attached
- Multiple-Family Residential (8200.12)

Bulk Standards:

Lot Size:

Per R-4, “General Residential” Development regulations.

Single Family: 3,000 sf

Two Family: 5,000 sf (2,500 sf per unit)

Width:

For R-4, “General Residential” Development the regulations shall be per the base zoning.

Single Family: 50 feet

Two Family: 50 feet

Coverage:

For R-4, “General Residential” Development the regulations shall be per the base zoning.

Setbacks:

For all development (including R-4), the following setbacks shall apply:

Front Yard: Maximum 50 feet

Street Side Yard: Maximum 40 feet

Side Yard: Minimum of 5 feet

Rear Yard: Minimum of 10 feet

Setback between internally divided parcel 0 feet, except as required by building and fire codes.

Fireplaces, bay windows, entryways, patios, patio covers, and other similar appurtenances may encroach up to two feet into the side yard setback and up to five feet

into the rear yard setback. However, such appurtenances shall not extend into a utility easement, right-of-way, or across a property line.

9.0 SPECIAL CONDITIONS:

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

9.1 ARCHITECTURAL REGULATIONS

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick, brick veneer, rock, concrete, stucco, concrete-board, architectural metal or stone masonry. No more than 30% EIFS or wood shall be permitted. Exposed non-architectural metal or exposed concrete block shall not be permitted. Buildings are permitted to be constructed of tilt-up concrete or colored split face block.

9.2 LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance including the requirements of the SRODD, where applicable, in place at the time of development. A minimum 10-foot landscape buffer between commercial uses and residential uses shall be required with evergreen plantings on 25-foot centers.

A minimum 10-foot landscape buffer shall be provided along SW 15th Street and shall consist of evergreen and deciduous plantings, and may include berms. Street trees are required along all streets per SRODD. This buffer may encroach into the right of way.

Artificial turf shall be permitted in lieu of grass and shall count toward the calculations of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

9.3 LIGHTING REGULATIONS

To minimize light spillover on residential uses, outdoor lights within any commercial space in this PUD 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.

The design site lighting in this PUD shall be in accordance with the SRODD, where applicable, and Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended, except as modified below.

The maximum mounting height of light pole fixtures within parking areas shall be 26 feet.

9.4 SCREENING REGULATIONS

No less than a six-foot and not greater than an eight-foot-high wall shall be required along the boundary of C-3 portion of this PUD where office or commercial uses are adjacent to any residential use outside the PUD boundary. Said wall shall be constructed of stucco, brick, stone, wood, or iron and/or any combination thereof and shall be solid and opaque. Sight proof screening shall not be required for the R-4, “General Residential” District development.

9.5 DUMPSTER REGULATIONS

Dumpsters provided onsite 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. Dumpsters shall be at least 50 feet from an adjacent residential zoning district or residential use.

9.6 DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance to 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.

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

9.7 VEHICULAR ACCESS REGULATIONS

Access to this PUD shall be from the existing public streets. New street extensions may be done through platting or the public dedication process subject to the approval and standards of the City of Oklahoma City Public Works Dept.

For C-3, “Community Commercial” Development, the access regulations shall be per zoning and Subdivision Regulation requirements, and drives must meet the minimum separation and offset requirements. Shared access via adjacent tracts may occur with recorded cross access agreements. Driveway locations and sizes shall be permitted as shown on the attached site plan.

Lots within this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD is 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 right-of-way width of 20 feet for one-way and 24 feet for two-way drives and be built to the City of Oklahoma City Standards.

Tract 1 shall be permitted a maximum of five (5) drives as depicted on Exhibit C. Variations may occur. Boulevard style drives may be permitted.

9.8 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, with the exception that garages shall count toward meeting the minimum parking requirements, provided each parking space in a garage shall be a minimum of 8½ feet wide by 18 feet deep and that each unit shall only require one parking space. Driveways shall be a minimum 18 feet in length from the back of curb.

Parking for the residential uses shall only require one (1) parking space per dwelling unit.

9.9 SIGNAGE REGULATIONS

Tract 1: If Tract 1 is developed pursuant to the Gasoline Sales, Large (8300.45) use unit, signage regulations within Tract 1 shall be per Exhibit E. If a use other than Gasoline Sales, Large (8300.45) is developed in Tract 1, signage shall meet the base zoning and SRODD, where applicable.

Tract 2: Signage shall be per the R-4 and the SRODD regulations.

9.9.1 *Decorative Artwork, Architectural Elements*

Decorative artwork and/or architectural structures shall be permitted in this PUD, including, without limitation, upon or across public right-of-way with applications for review for such improvements submitted to the Arts Liaison in the Office of Arts & Cultural Affairs and subject to recommendation by the Oklahoma City Arts Commission and approval by the Public Works Department and require issuance of a permit. If located on upon or across public right-of-way shall also require approval by the Oklahoma City Council.

Decorative artwork, architectural structures may include but are not limited to fountains, individual art pieces, clock towers, decorative entry structures, etc.

Decorative artwork/architectural structures shall not exceed twenty-five (25) feet in height, must have a minimum fourteen (14) feet clearance in height (for archways), and be located a minimum of twenty-five (25) feet from the curb of an adjacent public street. If artwork or architectural elements are proposed within the SRODD, design approval shall be required.

9.10 SIDEWALK REGULATIONS

Sidewalks within this PUD shall be per the City of Oklahoma City Municipal Code requirements and the SRODD, where applicable. Specifically, sidewalks shall be required along the entire frontage SW 15th Street and shall be a minimum 5 feet wide with a 5-foot green area between the sidewalk and the curb/street, or 6 feet if adjacent to the curb. Sidewalks shall be required along the entire frontage of the PUD on Grand Blvd, a minimum of 5 feet wide, or 6 feet if adjacent to the curb.

A pedestrian connection at least 5 feet wide shall be provided within the PUD to connect the residential development to the commercial use(s) in Tract 1.

9.11 HEIGHT REGULATIONS

The maximum building height shall be 50 feet.

9.12 OPEN SPACE REGULATIONS

The development shall provide a minimum of 15% open space designated as common area, excluding paved streets. The areas may be located surrounding riparian blue line streams and their associated tree stands. The open space areas may include recreational amenities and required drainage facilities and shall retain mature healthy tree stands.

9.13 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.

9.14 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.

9.15 SPECIFIC PLAN, PLATTING & PERMITTING REQUIREMENTS

Specific plans shall not be required within this PUD based on the detail provided herein.

A Certificate of Approval is required for all new and revisions to existing buildings or sites in that portion of the PUD located in the SRODD. The Gasoline Sales, Large (8300.45) use within Tract 1 may be approved administratively and shall not require board approval based on the detail provided herein.

Platting is only required for all single- or two-family residential lots and shall be contained within a preliminary and final plat and any plat dedications shall be approved by the City Planning Commission, prior to construction of any such single-family residences.

All existing structures and development shall be deemed in zoning conformance with this PUD.

10.0 DEVELOPMENT SEQUENCE:

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

11.0 EXHIBITS:

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

- Exhibit A: Legal Description
- Exhibit B: Tract Map
- Exhibit C: Master Development Plan
- Exhibit D: Detailed Site Plan
- Exhibit E: Signage Details Exhibits
- Exhibit F: Building Elevations
- Exhibit G: Sign Location Exhibit

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) Oklahoma City

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) 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 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.
- 12) 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.
- 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) Delete first paragraph of section 9.6- Redundant!

c. Stormwater Quality Management

d. Traffic Management

- 1) Proposed structured on street parking spaces both parallel and angled as shown on the submitted exhibit are within the public right of way. All angled parking within the public right of way is required to be reviewed and approved by the Oklahoma City Traffic and Transportation Commission. Parking within the right of way must meet the requirements of the Americans with Disability Act (ADA). Handicap accessible parking stalls must be provided.

8. Utilities

a. Engineering

Paving

Wastewater Availability

- 1) An existing 8" and 30" 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) An off-site sanitary sewer interceptor will be required to serve the proposed development and the particular drainage basin. The size, alignment and other design factors shall be in accordance with current City Standard Specifications. The developer may make an application under the Policy "B-1" program to the Oklahoma City Water Utilities Trust (OCWUT) for City participation of construction costs if an oversized sanitary sewer main is required to serve the drainage basin. Approval will be subject to funds available for improvements and will not be granted for oversized mains that are necessary to provide additional capacity for the proposed development(s).
- 6) 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 service, contact private hauler.

c. Water/Wastewater Quality

Water Availability

- 1) An existing 8" and 12" 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) The developer will be required to extend a minimum 16-inch water main (or larger as recommended by the approved current water master plan) along section line streets and will be required to extend the water system to each lot or site within the subdivision or land improvements in accordance with City Standard Specifications and the current Subdivision Regulations. The developer may make an application under the Policy “A-1” program to the Oklahoma City Water Utility Trust (OCWUT) for purchase of construction costs for an oversized water main extension larger than 12-inch. Approval will be subject to funds available for improvements.
- 3) 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.
- 4) 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.
- 5) Dead-end water mains must be avoided where applicable. All existing unnecessary water services must be abandoned at the water main.
- 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 and fire protection systems which require water pressure in excess of 25 psi.
- 7) 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.
- 8) 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.
- 9) 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:

- 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. The development is required to comply with all City, State, and Federal requirements within the floodplain. Public water and sewer are available. The subject site is within the Scenic River Overlay Design District (SRODD) and maintains the required review process.

Location:

- Locate uses that generate high traffic volumes along arterial streets, frontage roads, and interstates.
- Avoid concentrations of apartment complexes. Instead, integrate multifamily units into neighborhoods with mixes of housing types or in mixed-use developments.

The subject site is located along SW 15th Street, an arterial street and parallel to I-44.

Density: The Urban Low Intensity LUTA outlines a floor to area ratio (FAR) of 0.2 to 1.0 for non-residential developments. UL LUTA outlines a density range of 4 to 8 dwelling units per acre for single family, and 15 to 30 dwelling units per acre for multifamily. *The PUD regulations could provide a FAR and density within the UL 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.
- Protect existing traditional street grid and reconnect it where possible.

- 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.
- Discourage widening of neighborhood streets and increasing curb radii.
- 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.
- Keep existing alleys open and functional.
- Subdivisions with more than 50 units should have at least two points of entrance / egress no closer than 300 feet apart.
- Horizontally mixed-use developments should have connectivity between land uses.

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.

The PUD commits to sidewalks along SW 15th Street, S Grand Boulevard, and a pedestrian connection within the development to connect the residential development and commercial uses.

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. The site is currently developed with a multifamily housing development. The PUD is requested for the existing housing development, school, and daycare uses, and would allow the construction of new affordable housing to the southwest and new commercial uses, specifically a gas station, at the corner of NW 15th Street and Grand Blvd. No new unmitigated compatibility issues were identified.
- 3) **Service Efficiency:**
 - Water: *Served*
 - Sewer: *Fully Served*
 - Fire Service: *Urban Service Level*
- 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.
- **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.

5) Transportation System: This site is located at the southwest corner of SW 15th Street, a Major Arterial Street, and S Grand Boulevard, a Neighborhood Street, both in the Urban Low LUTA. SW 17th Street runs within the subject site and is classified as a Neighborhood Street. The nearest transit (bus) service is located within the site along SW 17th Street. Access to the City trail system is available to the east along the S Grand Boulevard 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. New residential subdivisions should achieve a mixture of housing types within a unified development. (SU-4)
- Favor commercial development clustered in nodes at arterial or collector intersections or along brief “main street” style corridors over commercial development extending in a linear pattern for long distances along highway, arterial, or collector corridors. (SU-25)
- Regional-, community-, and neighborhood-scale retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores that draws on the following principles:
 - Concentrate access for new retail development at shared primary entrance points. Primary entrance points should be aligned with access pints immediately across intersecting roads. Limit curb cuts on primary highways and arterials.
 - Provide pedestrian circulation, including sidewalks and median breaks along interior and exterior fronting roads and within parking lots.
 - Encourage coordinated development of retail centers in order to facilitate internal pedestrian and vehicle circulation and optimal center performance (SU-27)

- Commercial buildings should be built at the street rather than behind a parking lot in order to promote pedestrian circulation, multipurpose shopping trips, and walkable and attractive streetscapes. (SU-28)
- New neighborhood-scale retail should be located within new residential growth areas to serve daily shopping needs and limit trip distances. In newly developing areas, this retail format is preferred to the existing linear development patterns along arterials. (SU-30)
- Neighborhood-scale retail should be developed at the median breaks or intersections of major or minor connectors. (SU-31)
- Higher density multifamily development should be located in areas near employment or educational centers where street and transit systems have, or will soon have capacity to support the added trips. (SU-48)
- 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)
- 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)
- 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 49-acre subject site is located along the south side of SW 15th Street between S Portland Avenue and S Grand Boulevard, in an area generally located south of the Oklahoma River and west of South I-44. The site is zoned R-4 and the portion of the site north of SW 20th Street is within the Scenic River Overlay Design District (SRODD). To the north, across SW 15th St, is the Dell office complex. To the east, across I-44, are single-family homes. To the south, are single family homes. To the west are industrial uses.

The site is currently developed with a multifamily housing development managed by the Housing Authority. The PUD would keep the existing housing, school and daycare uses, and would allow the construction of new affordable housing on the southwest portion of the site, and new commercial uses, specifically a gas station, at the corner of NW 15th Street and Grand Blvd.

The portion of the subject site north of SW 20th Street subject site is within the Scenic River Overlay Design District (SRODD). The PUD incorporates many of development regulations and guidelines of the design district and maintains the design review process for property within the overlay.

This PUD application is subject to review and recommendation by the Riverfront Design Committee (RDC). On June 1, 2023, the RDC recommended approval of the application to the Planning Commission with the following condition:

“that this application is requesting a type of sign prohibited in SRODD (pole sign), heights of signs exceeding the maximum allowed for freestanding signs in SRODD (max height 10’) and size of freestanding signs exceeding the maximum allowed in SRODD (maximum 50 sq. ft. each). The Riverfront Design Committee (RDC) supports reducing two of the signs to 200 sq. ft. to comply with the current moratorium. Additionally, the RDC suggests consideration be given to reducing the height and size of the proposed freestanding signs.”

The applicant has agreed to reduce the size of freestanding signs so they do not exceed 200 square feet. All exhibits will be updated accordingly.

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. All exhibits will be updated to reflect a maximum display area of 200 square feet for freestanding signs.

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.

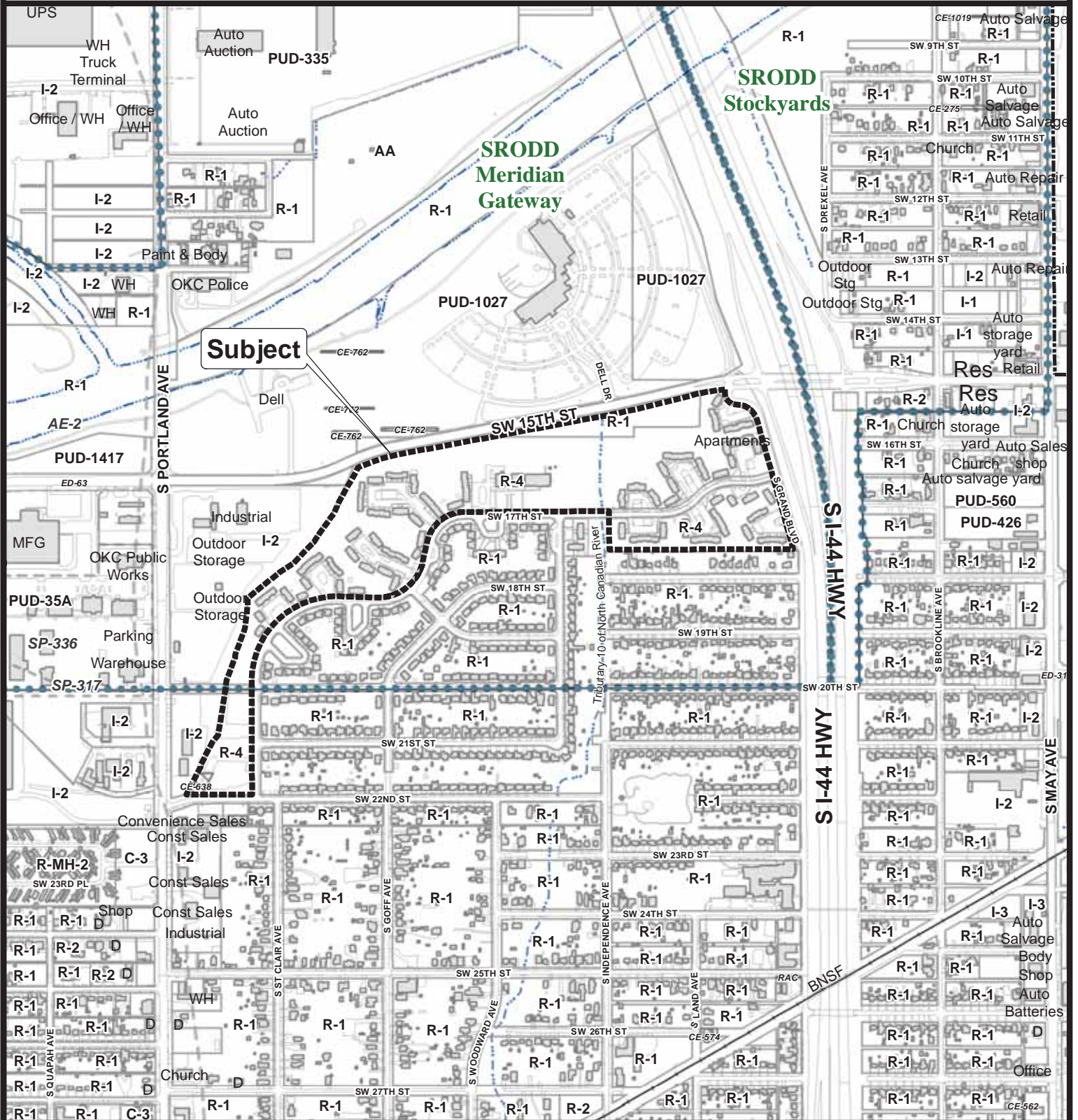
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Case No: PUD-1922

Applicant: Oklahoma Housing Authority
and TSSO Land Development

Existing Zoning: R-4 / R-1 / SRODD

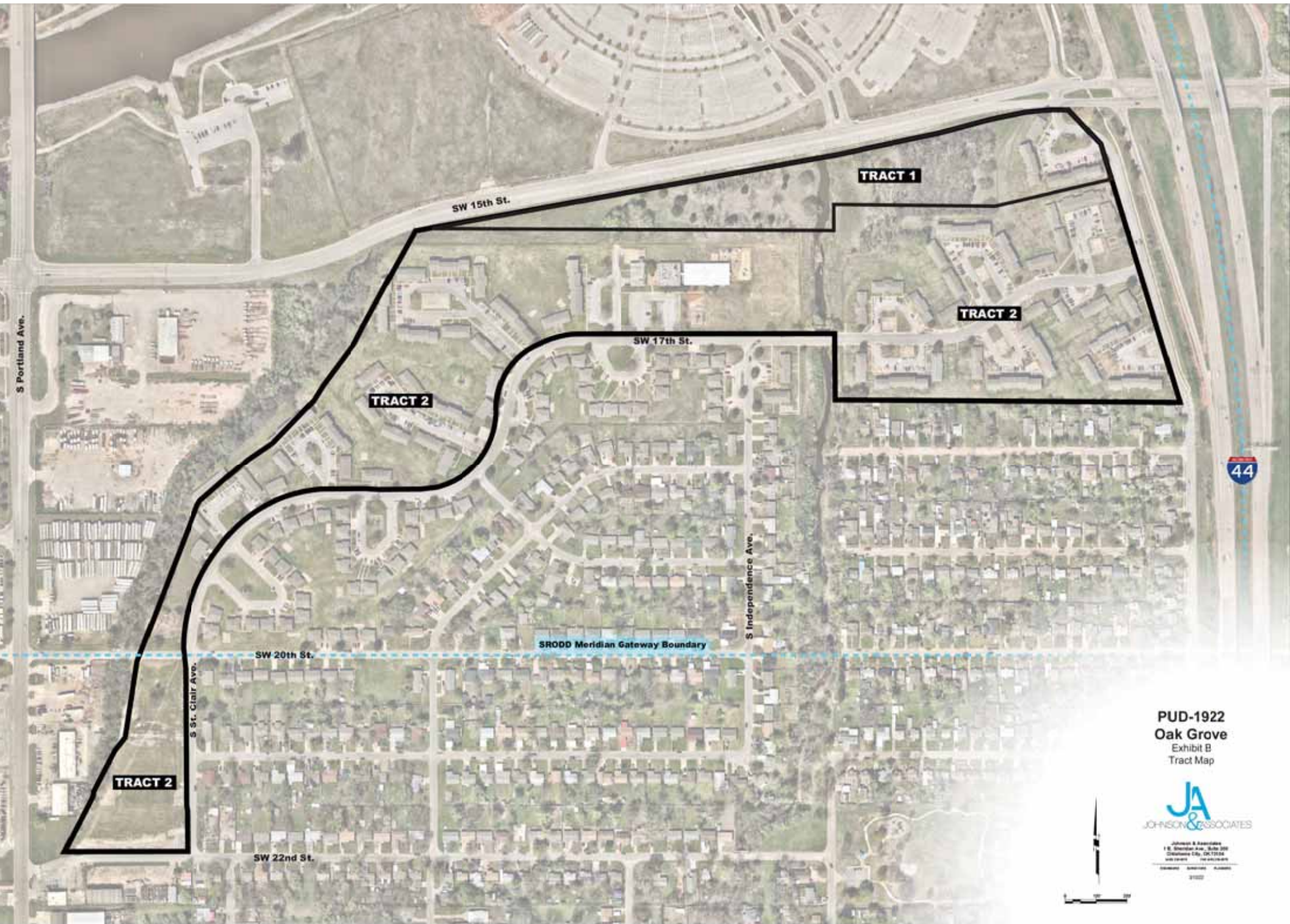
Location: 3500 SW 15th St.



The City of
OKLAHOMA CITY

Planned Unit Development

0 400 800 Feet



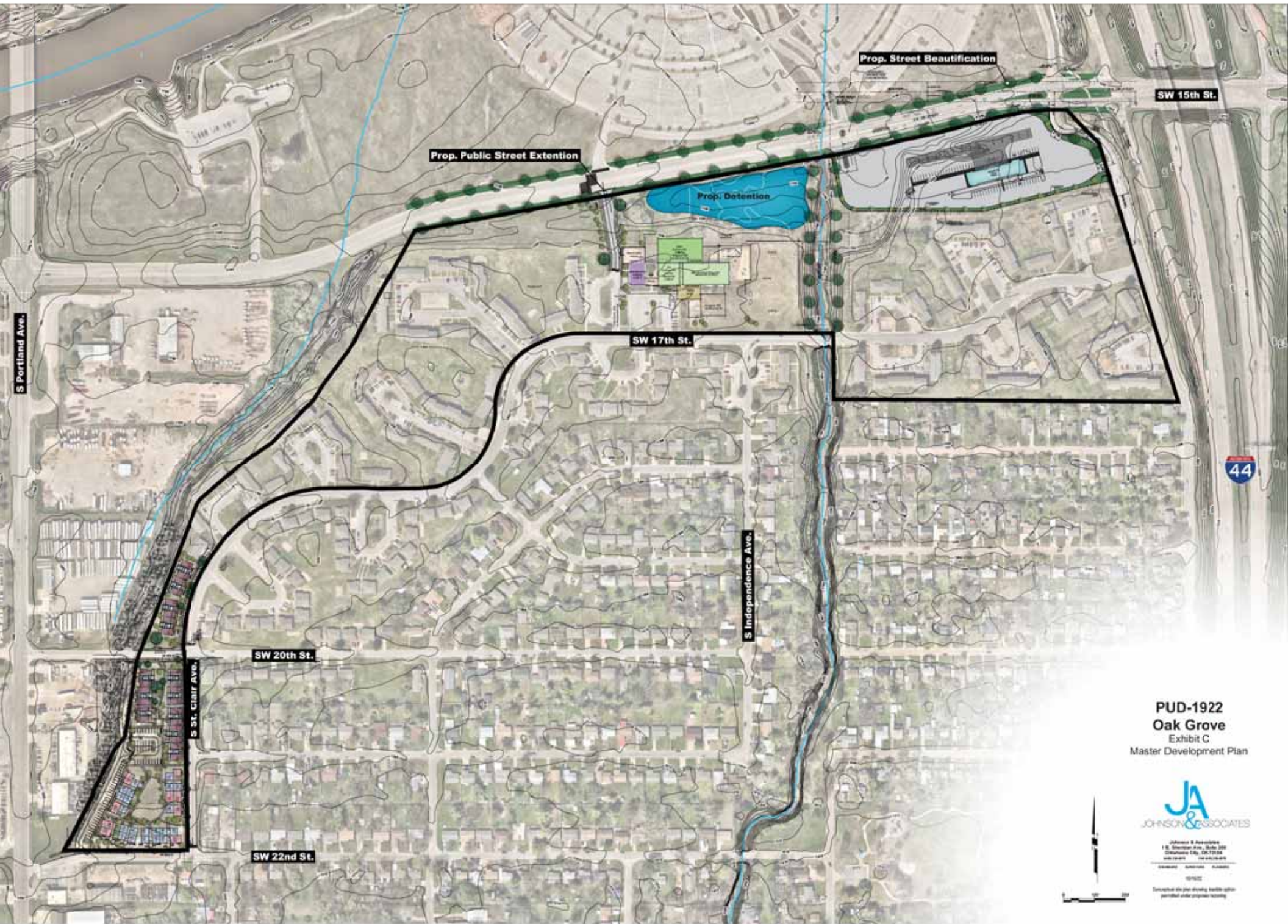
PUD-1922
Oak Grove
Exhibit B
Tract Map



Johnson & Associates
1150 Sheridan Ave., Suite 200
Chattanooga, TN 37404
423.242.1234 FAX 423.242.1235
www.jaassoc.com

3/10/22





PUD-1922
Oak Grove
Exhibit C
Master Development Plan

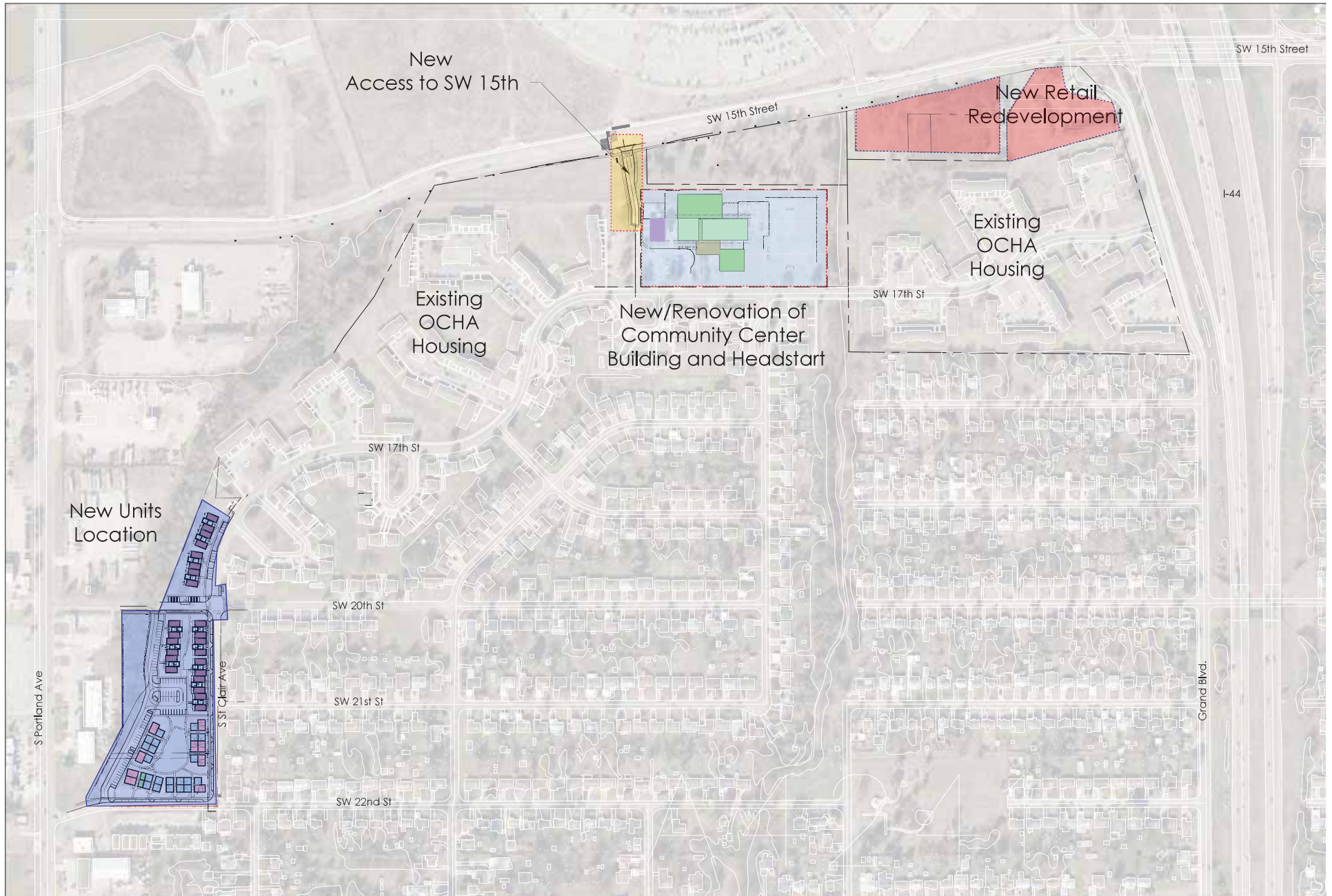


Johnson & Associates
1150 S. Shattuck Ave., Suite 200
Columbus, Ohio, OH 43206
614.261.1234 fax 614.261.1235
www.ja-associates.com

10/16/22

Conceptual site plan showing buildable options
permitted under proposed zoning





Master Plan Site

Overall Site Plan

Exhibit D

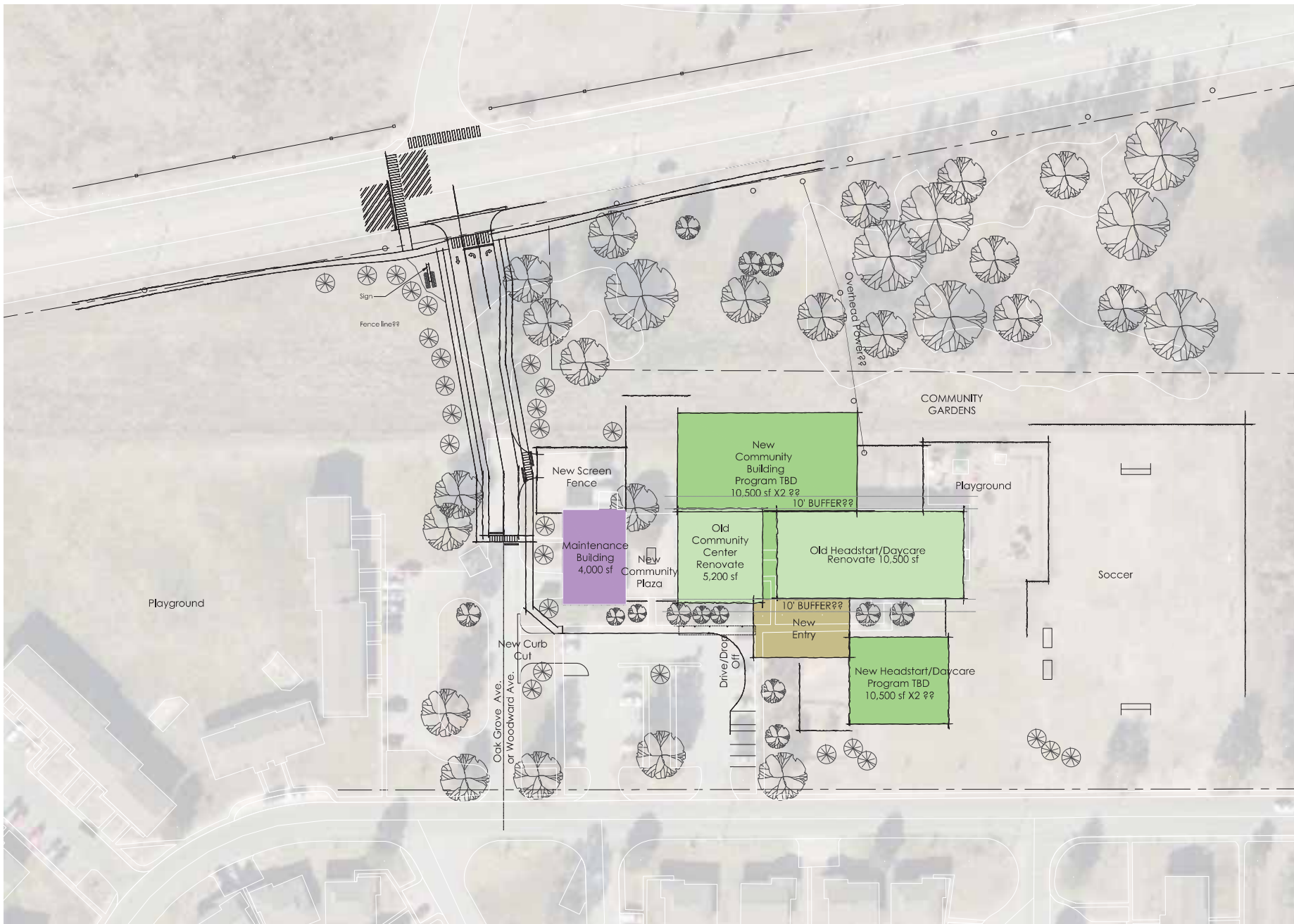


0 200 400 Feet

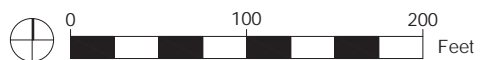


Site Plan

ADG
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Option Two
Community Space Site Plan
Exhibit D



Oak Grove
Exhibit E

JAMES

ARTIST

1/7/22

DESIGN DATE

CHRISTEL

SALES PERSON

3' x 3' non lit cabinet
with molded &
embossed pan face

Surcharge
FREE
ATM
for **TransFund** customers.



ALL ELIGIBLE CARDS FEATURE
A TRANSFUND LOGO.



CLIENT

ONCUE #142

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Oak Grove
Exhibit E

JAMES

ARTIST

1/7/22

DESIGN DATE

CHRISTEL

SALES PERSON



(2x) 3' x 5' internally lit cabinets - 'OnCue'
(2x) 3' x 3' internally lit cabinets - 'Phillips 66'

P66 logo to outside always



CLIENT

ONCUE #142

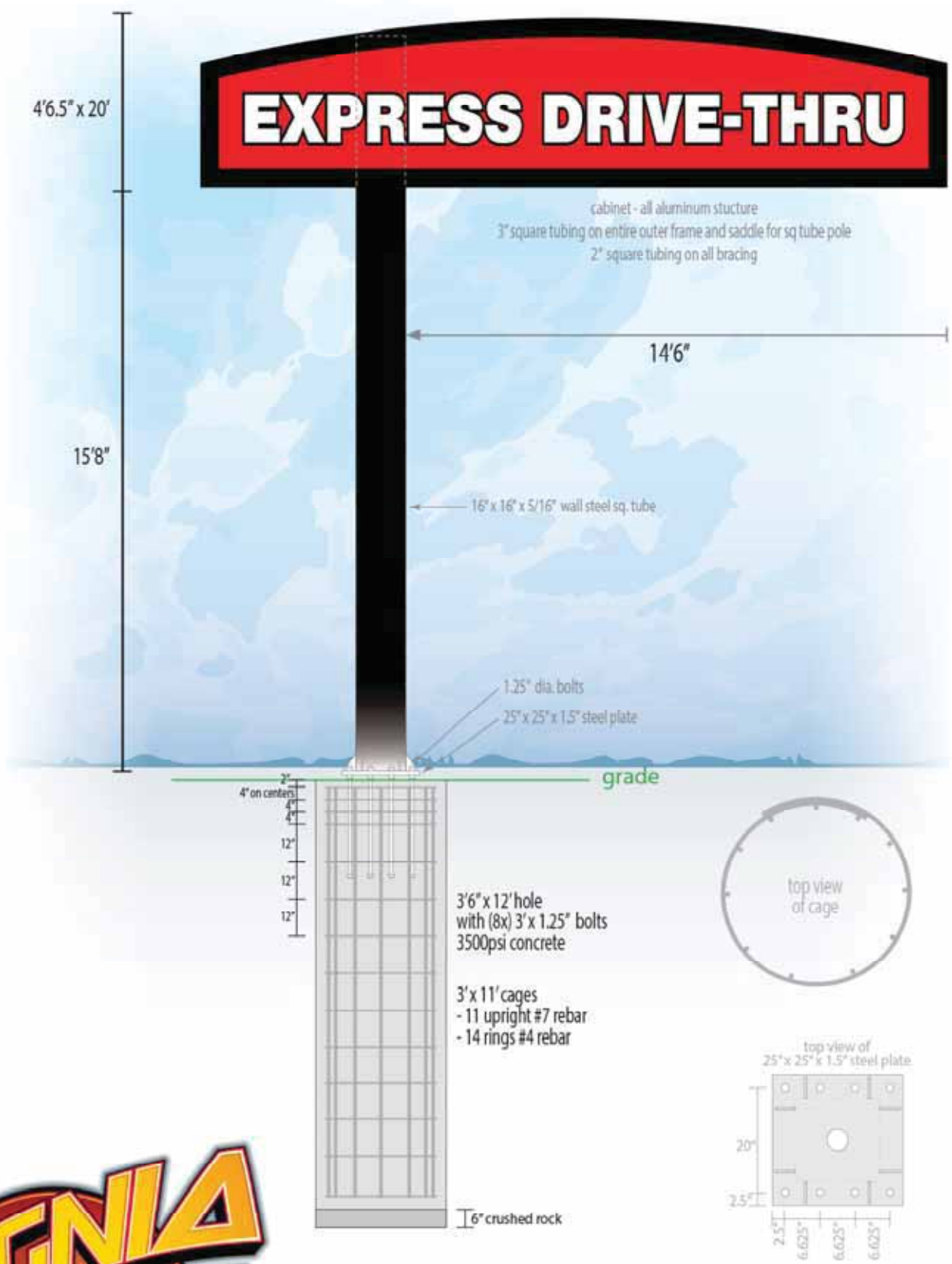
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Oak Grove Exhibit E

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ARTIST: JAMES
DESIGN DATE: 1/7/22
SALES PERSON: CHRISTEL
JOB LOCATION: location



CLIENT: ONCUE #142
APPROVAL: [Signature]

Oak Grove Exhibit E

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ARTIST
DESIGN DATE
SALES PERSON
JOB LOCATION

JAMES 1/7/22 CHRISTEL location

★ PLACE ORDER AT WINDOW ★

DRINKS, SNACKS, AND MORE!

***NOT AVAILABLE AT DRIVE THRU:**

- LOTTERY
- NO CHECKS or EBT
- PREPAY FUEL
- REFILLS
- NO ROLLER GRILL
- MONEY ORDERS

NOT ALL PRODUCTS ARE AVAILABLE VIA DRIVE THRU. PRODUCTS MAY VARY BY LOCATION

★ OPEN DAILY FROM 6AM-12AM ★

35" x 66" overall size
30" x 40" viewing area



CLIENT

ONCUE #142

APPROVAL



DESIGN DATE
1/7/22

SALES PERSON
CHRISTEL



overall size of cage may need to be adjusted based on elevation of ground

CLIENT

ONCUE #142

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Oak Grove Exhibit E

8'11.25" x 32'1.375" x 2" metal cabinet
with 6'6" x 11'9" internally lit
molded and embossed logo.
overall depth - 8"



7' x 52'8" x 2" metal cabinet
with 6'6" x 11'9" internally lit
molded and embossed logo.
overall depth - 8"



ARTIST	DESIGN DATE	SALES PERSON
JAMES	1/7/22	CHRISTEL

APPROVAL

CLIENT

ONCUE #142

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Oak Grove
Exhibit E



ARTIST
JAMES

DESIGN DATE
1/9/22

SALES PERSON
CHRISTEL



(3x) 5'6" x 9'6" internally lit logo cabinets

APPROVAL

CLIENT

ONCUE #142

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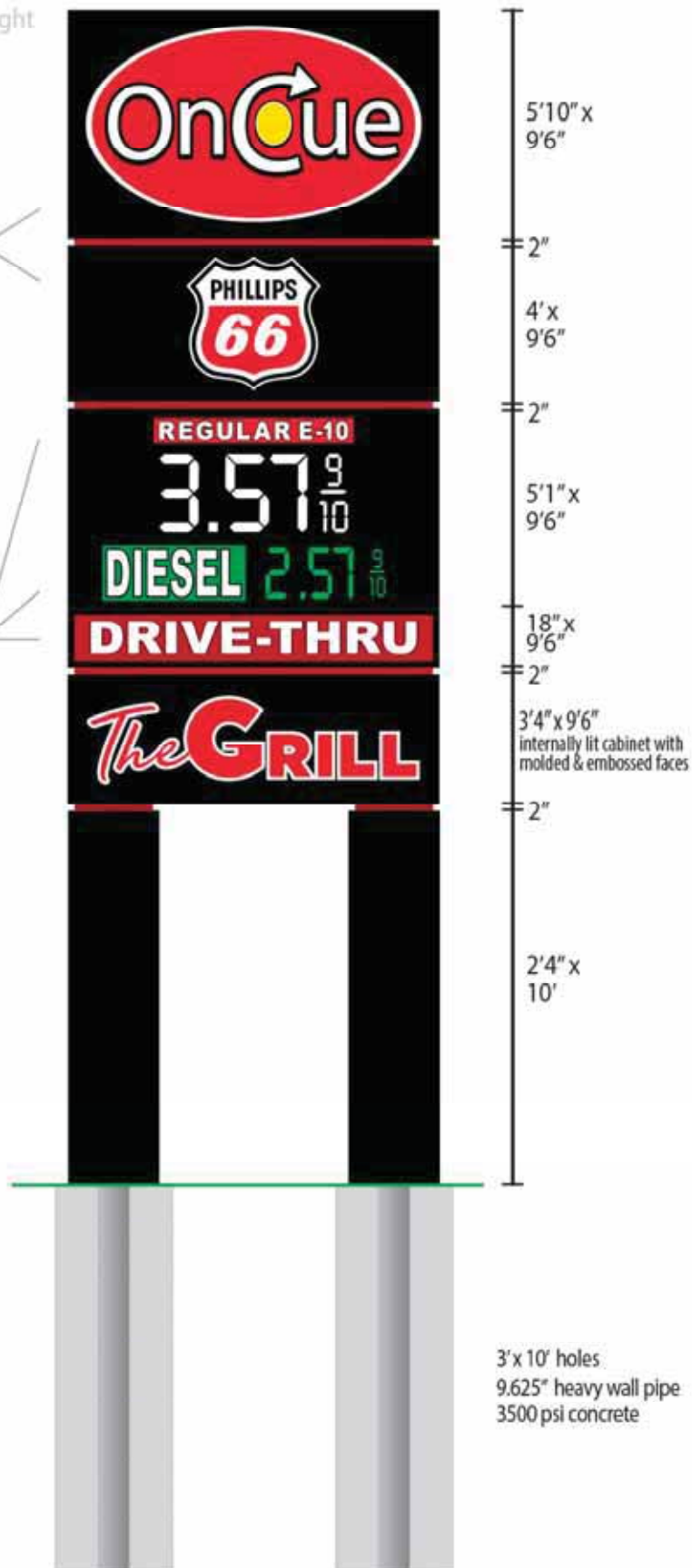
Oak Grove Exhibit E

30'1.5" overall height

internally lit cabinets
with back-painted
molded, embossed faces

3000 series
24" & 16" char.
price units

backlit flat plastic faces
with 3M translucent
graphics



ARTIST
DESIGN DATE
SALES PERSON
JOB LOCATION

JAMES
1/7/22
CHRISTEL
location



CLIENT
OnCue
#142

APPROVAL

Oak Grove
Exhibit E



alternate view

50' overall height
132.75sqft overall

11'4" x 21'3"

3'

8'9" x 15'2"
61" character LED gas price unit
with alternating diesel/regular

26'11"

20' x 6' hole
30" pipe
3500 psi concrete

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ARTIST
JAMES

DESIGN DATE
1/7/22

SALES PERSON
CHRISTEL

JOB LOCATION
location



CLIENT
OnCue
#142

APPROVAL

Oak Grove Exhibit E



50' overall height

11'4" x 21'3"

3'



11'6" x 21'4"

89" character LED gas price unit
with alternating diesel/regular



alternate view

24'

20' x 6' hole
30" pipe
3500 psi concrete

ARTIST
DESIGN DATE
SALES PERSON
JOB LOCATION

JAMES
1/7/22
CHRISTEL
location



CLIENT
OnCue
#142

APPROVAL

Oak Grove
Exhibit E



50' overall height
200sqft overall
10'1" x 19'8"
internally lit cabinet

39'11"

pipe & hole size
to be determined



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ARTIST

JAMES

DESIGN DATE

1/7/22

SALES PERSON

CHRISTEL

JOB LOCATION

location



CLIENT

OnCue
#142

APPROVAL

Oak Grove
Exhibit E

21.5" - 56" internally lit channel letters
4'10.25" x 18'4.25" overall size

JAMES

ARTIST

1/7/22

DESIGN DATE

CHRISTEL

SALES PERSON



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ONCUE #142

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Oak Grove
Exhibit E

JAMES

1/7/22

CHRISTEL

ARTIST

DESIGN DATE

SALES PERSON



3" - 4.5" flat cut aluminum letters:
'fresh food', 'made to order'

9.5" - 14.75" internally lit metal letters:
'The Grill'
routed aluminum faces backed
with white plex

brushed finish on all

2" - 2.75" black vinyl letters on tag line

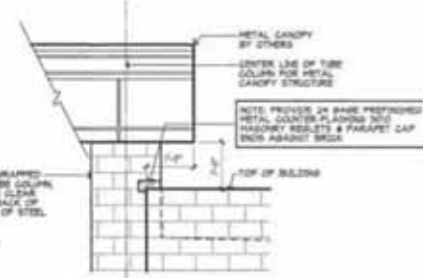
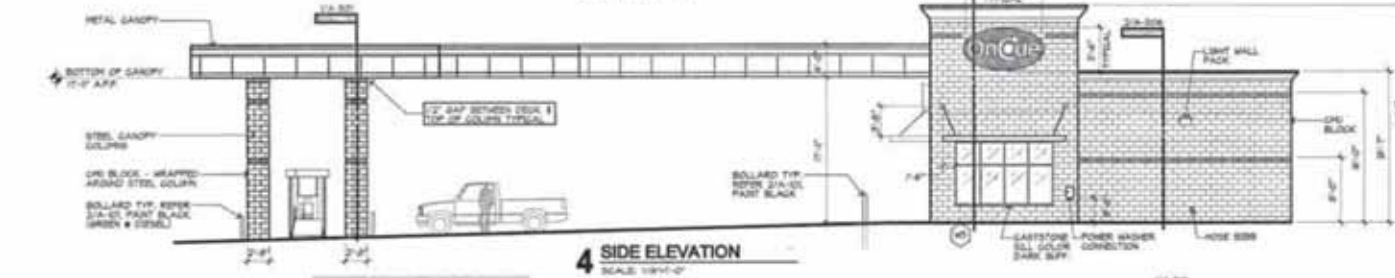
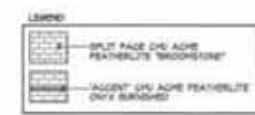
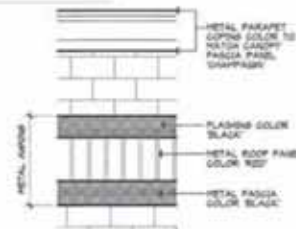
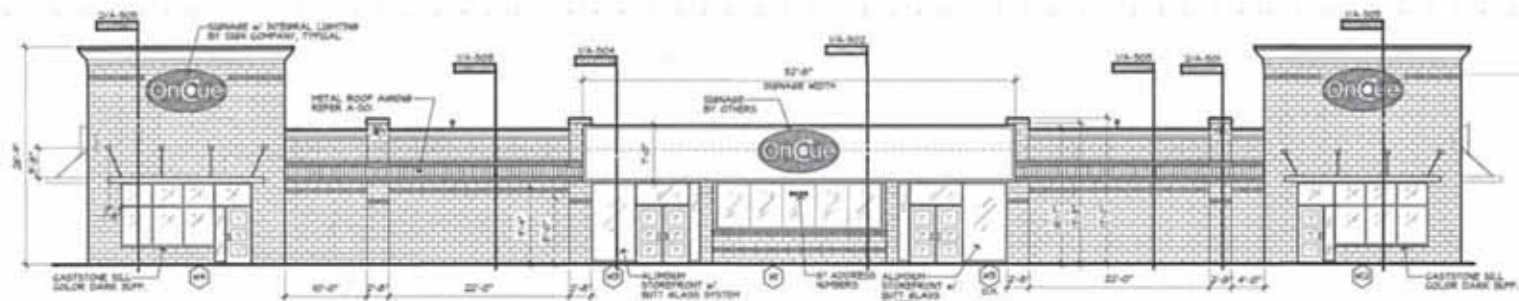


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ONCUE #142

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Oak Grove
Exhibit F



Oak Grove
Exhibit F



Oak Grove
Exhibit F



Oak Grove
Exhibit F



Oak Grove
Exhibit F



Oak Grove
Exhibit F



Oak Grove
Exhibit F



Oak Grove
Exhibit F

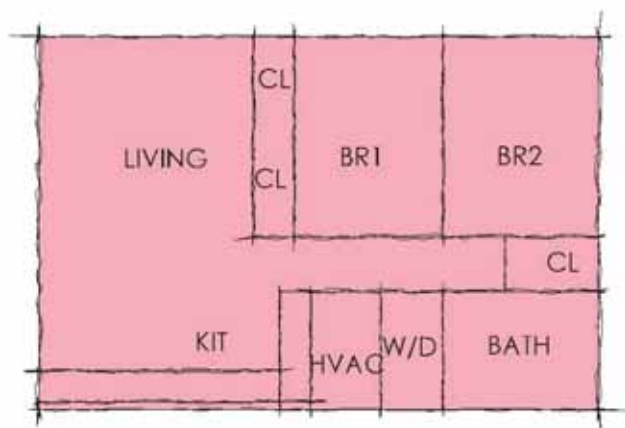


Oak Grove
Exhibit F

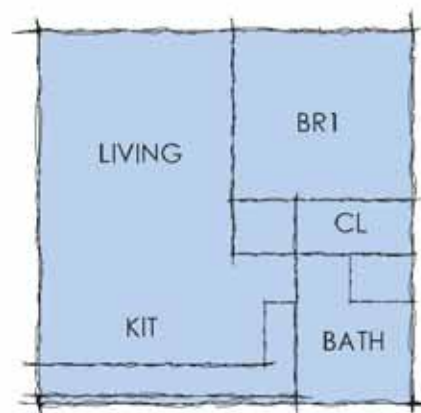


Oak Grove
Exhibit F





2 Bed
864 SF.



1 Bed
576 SF.



Studio
384 SF.

Unit layouts



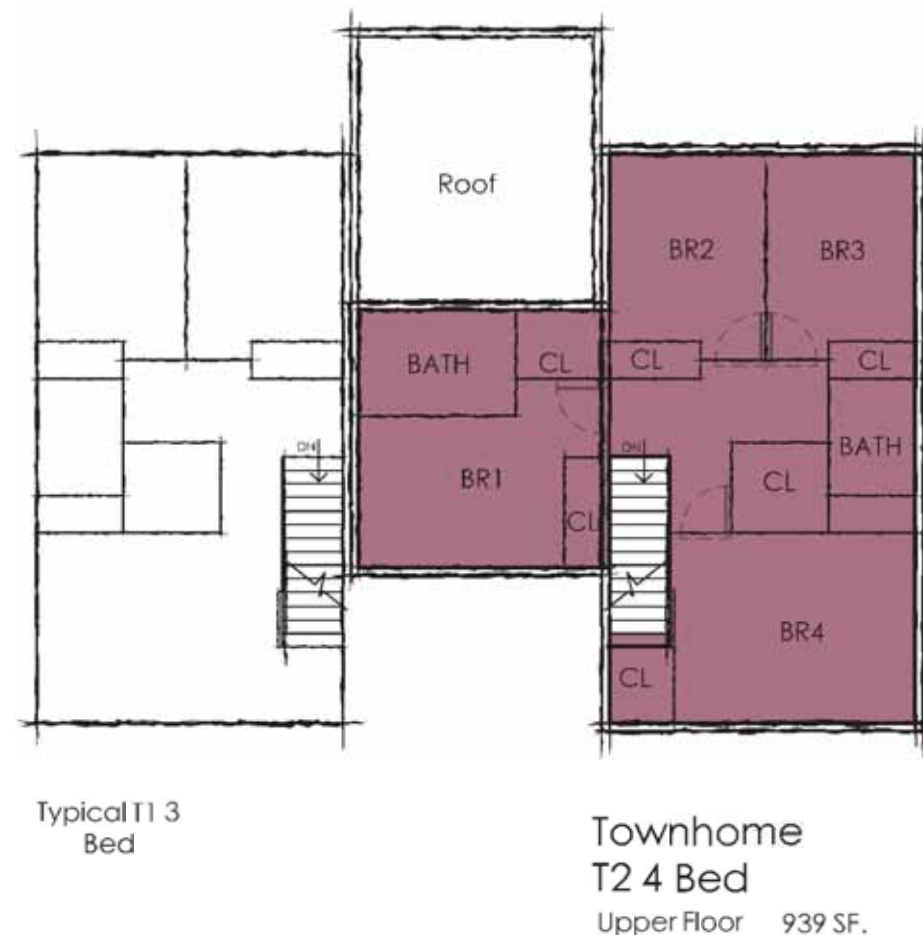
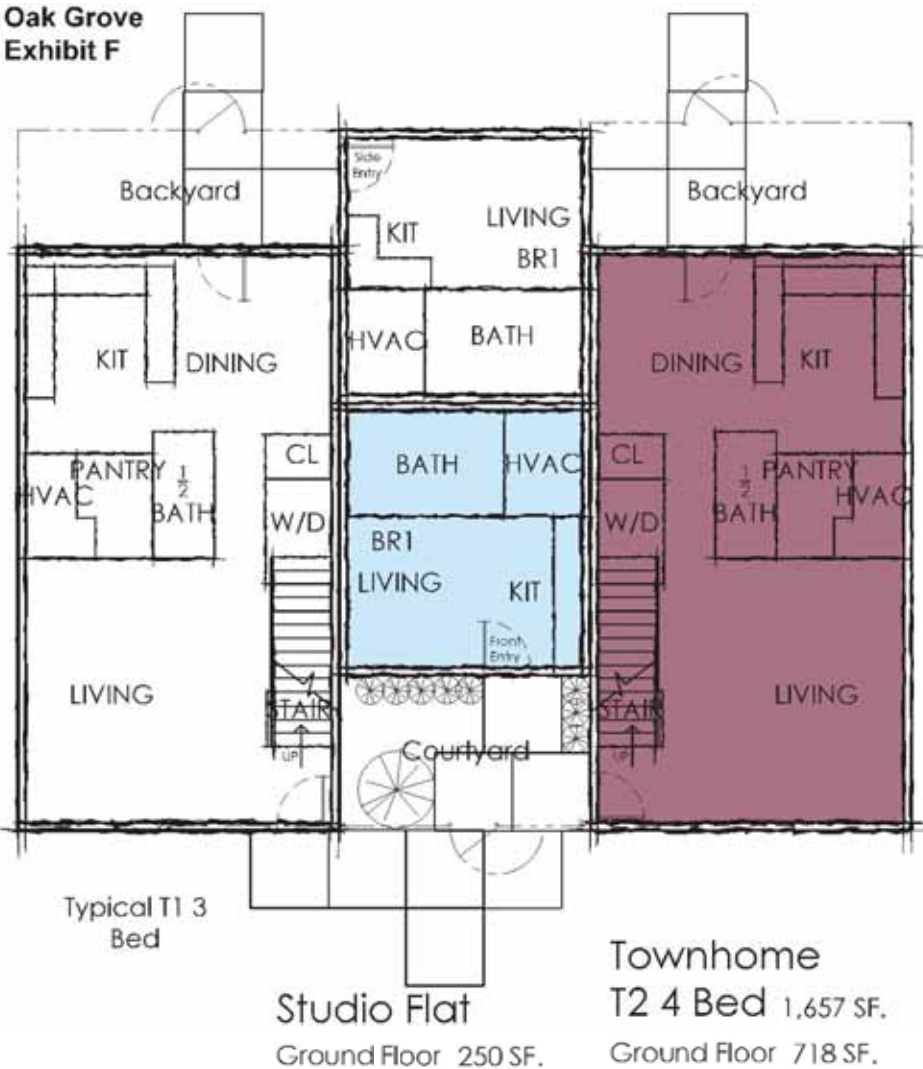
Journal of Interpersonal Violence 30(1) 2015, pp. 1-15. doi:10.1177/0886260514568888
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Unit Layouts

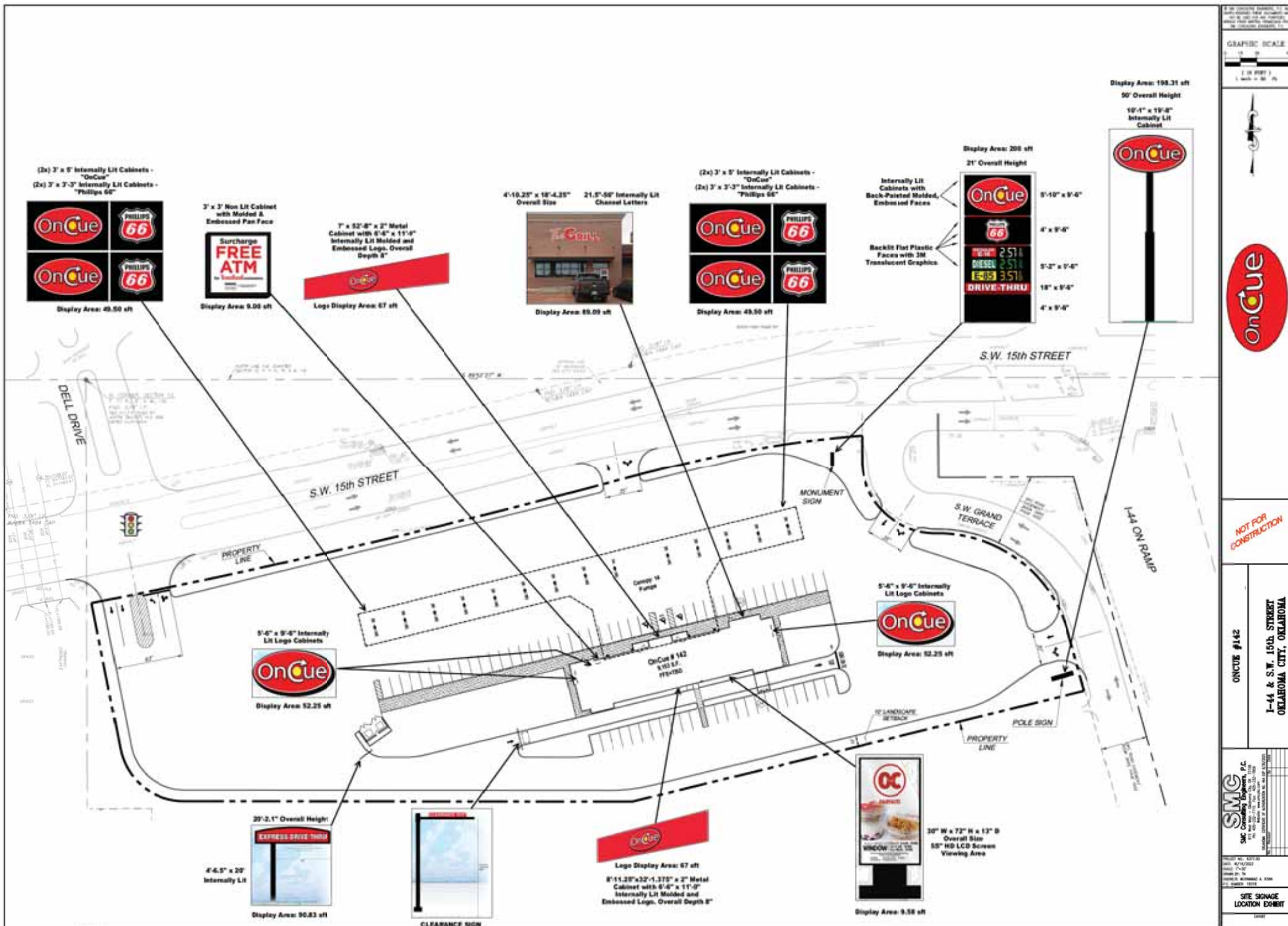


Oak Grove
Exhibit F



Unit Layouts





Case No: PUD-1922

Applicant: Oklahoma Housing Authority
and TSSO Land Development

Existing Zoning: R-4 / R-1 / SRODD

Location: 3500 SW 15th St.



The City of
OKLAHOMA CITY

Planned Unit Development

