

Planning Commission Minutes
January 23, 2025

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:30 a.m. on January 21, 2025)

19. (SPUD-1694) Application by SISU Youth, Inc. to rezone 2121 NW 30th Street from SPUD-1257 Simplified Planned Unit Development and R-1 Single-Family Residential Districts to SPUD-1694 Simplified Planned Unit Development District. Ward 2.

Amended Technical Evaluation:

1. ~~Amend Program Description to specify the maximum number of youth on campus at one time is 35.~~
2. ~~Amend Program Description to describe security, including the means to mitigate impacts upon the surrounding land uses from the operation of the program, and the behavior of the participants in the program.~~
3. Any new residential structure shall have windows above eye level on the second floor where abutting residential property.
4. Amend Section II.4 to specify lighting shall mitigate dark spots to the greatest extent possible.
5. The exterior building wall finish shall coordinate with the existing structure and shall consist of the same neutral color palette.
6. Revise Section I.1. to replace last sentence with “In addition to the existing sleeping accommodations, there shall be an additional six dwelling units. All residential units within this SPUD shall be accessory to the youth shelter under use unit 8250.7.

The applicant was present. There were protesters present.

RECOMMENDED APPROVAL SUBJECT TO THE TECHNICAL EVALUATION AS AMENDED.

MOVED BY POWERS, SECONDED BY PENNINGTON

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, PENNINGTON

NAY: NOBLE, LAFORGE

ABSENT: GOVIN



STAFF REPORT
The City of Oklahoma City
Planning Commission
January 23, 2025

Item No. IV. 19.

(SPUD-1694) Application by SISU Youth, Inc. to rezone 2121 NW 30th Street from SPUD-1257 Simplified Planned Unit Development and R-1 Single-Family Residential Districts to SPUD-1694 Simplified Planned Unit Development District. Ward 2.

I. GENERAL INFORMATION

A. Contacts

1. Applicant Representative

| | |
|---------|-----------------------|
| Name | David Box |
| Company | Box Law Group |
| Phone | (405) 652-0991 |
| Email | david@boxlawgroup.com |

B. Case History

This application was continued from the December 12, 2024 and January 9, 2025 Planning Commission meetings.

C. Reason for Request

The purpose of this request is to allow office and childcare uses, as well as multifamily residential and emergency shelter and feeding site services associated with youth support services.

D. Existing Conditions

1. Size of Site: 0.53 Acres

2. Zoning and Land Use

| | Subject Site | North | East | South | West |
|-----------------|---------------------|--------------|-------------|--------------|-------------|
| Zoning | R-1/SPUD-1257 | R-1 | R-1 | HP | R-1 |
| Land Use | Youth Services | Residential | Residential | Residential | Residential |

3. Comprehensive Plan Land Use Typology Area: Urban – Medium (UM)

UM applies to fully urbanized areas of the city, most of which were built prior to the 1960s. Developments are expected to be larger in scale and have greater intensity and mixture of uses than developments found in UL. Development within UM areas should support efficient transit usage and provide pedestrian and bicycle access to retail, services, parks, and other destinations. Priorities for the UM areas include “infill” developments on vacant lots, rehabilitation of underutilized property, and development that supports revitalization of distressed neighborhoods.

II. SUMMARY OF SPUD APPLICATION

1. This site will be developed in accordance with the regulation of the **R-1 Single Family Residential District** (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:

| | |
|---------|---|
| 8300.1 | Administrative and Professional Offices |
| 8300.25 | Child Care Centers |
| 8250.7 | Emergency Shelters and Feeding Site |
| 8200.12 | Multiple-Family Residential |

*Multi-Family Residential and Emergency Shelters and Feeding Site services shall be associated with and accessory to the youth support services. In addition to the existing structure, there shall be a maximum of six (6) dwelling units within this SPUD.

2. **Maximum Building Height:**

The existing structure 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 30 feet.

3. **Maximum Building Size:**

The existing structure 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/Lot Coverage:**

There shall be a maximum of three (3) buildings within this SPUD. The maximum lot coverage shall be 100% within this SPUD.

5. **Building Setback Lines**

| | |
|--------|---------|
| North: | 0 feet |
| South: | 15 feet |
| East: | 5 feet |
| West: | 5 feet |

There shall be no internal setbacks within this SPUD.

6. **Sight-Proof Screening:**

Sight-proof screening shall be in accordance with the attached Exhibit D.

7. **Landscaping:**

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 be in accordance with the base zoning district, except that no Marquee or Pole signs will be permitted. All signage will be attached to building and/or fencing and will not exceed 100 square feet in total area.

9. Access:

Access shall be limited to a maximum of two driveways off of NW 30th St. within the SPUD. Unused curb cuts will be curbed and closed. The maximum driveway width shall be 24 feet.

10. Sidewalks

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

II. Other Development Regulations:

1. Architecture:

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:

There shall be a minimum of 20 percent open/green space (defined as areas with no buildings or paving) within the SPUD.

3. Street Improvements:

N/A.

4. Site Lighting:

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:

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences.

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 design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended, except that there shall be a minimum of 15 parking spaces.

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:

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: Aerial Site Plan
Exhibit C: Conceptual Site Plan
Exhibit D: Screening Plan
Exhibit E: Program Description

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: 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

Storm Sewer Availability

- 1) The Public Works Drainage Division staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to chapter 16 of the Oklahoma City Municipal Code.
- 2) Storm sewers in accordance with the City's Drainage Ordinance will be required. Development abutting section line roads with drainage flows that exceed the capacity of OKC standard ditch detail (D-100) will necessitate the installation of enclosed storm sewer and/or concrete channel. These improvements shall be placed to provide a minimum of 35' clearance distance from the centerline of the section. Concrete channels must be entirely outside public right-of-way.
- 3) A flood and/or drainage study will be required to establish finished floor elevations, common lot areas or private drainage easements. A final plat should not be submitted until the study has been reviewed and approved by the Public Works Department.
- 4) Plans for drainage improvements within the private drainage reserves and/or common areas must be submitted for review, and payment of inspection fees shall be made prior to construction. Building permits will not be issued until construction is complete. If a subdivision abuts a stream, the private drainage easements and/or common area along stream shall extend to flow line of stream at a minimum.
- 5) Place the following note on the plat and construction plans: Maintenance of the Common Areas and/or Private Drainage Easements shall be the responsibility of the property owner. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent shall be placed within the common areas and/or drainage easements shown.
- 6) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 7) Construction within the limits of this SPUD will require an erosion control plan in accordance with EPA Storm Water Discharge permitting: CFR Vol. 57, No. 175,

September 9, 1992. A copy of the EPA Notice of Intent (NOI) will be required prior to the issuance of work orders or permits for construction activities disturbing an area of 1/2 acre or greater.

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

b. Stormwater Quality Management

c. Traffic Services *

8. Utilities

a. Solid Waste Management

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

b. Water/Wastewater Quality

- 1) An existing 6-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) Each unit must have a separate water meter and connection to the main.
- 11) WF-2022-00096 has been submitted for review.

c. Wastewater Availability

- 1) An existing 8-inch wastewater main(s) is located adjacent to the subject site(s).
- 2) Line capacity is not guaranteed and must be checked by the Engineer of Record and reviewed by the City.
- 3) The developer will be required to extend the City wastewater collection system to and across each lot or site within the subdivision in accordance with the City Standard Specifications and Private Development Design Manual.
- 4) Minimum ten (10) feet horizontal separation is required from water mains and five (5) feet for other utilities. Minimum two (2) feet vertical separation required for all crossings. All wastewater mains must have a minimum cover of four (4) feet and depth no greater than eighteen (18) feet. Developer is responsible for remediating any failure to maintain the minimum four (4) feet of cover.
- 5) Wastewater main(s) must be centrally located in a twenty (20) feet wide easement or larger if necessary. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
- 6) All existing unused private wastewater service connections must be abandoned and capped at the main in accordance with City Standard Specifications and Private Development Design Manual.
- 7) Plat may be revised after review and approval of utility plans.
- 8) Each unit must have a separate wastewater connection to the main.

9. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Maintain historical lot and block sizes where possible and appropriate.
- Utilize Best Management Practices (BMP) for stormwater.
- Design buildings to include facades, storefront windows, and attractive signage and lighting to create pedestrian-scale visual interest.

Location:

- Mixture of density, lot size and building scale is appropriate as long as land use compatibility is achieved.

Density: The non-residential Floor to Area Ratio (FAR) range for the UM LUTA is 0.4 to 1.2 with a typical FAR of 1. The Urban Medium Intensity LUTA outlines a density range of 10 to 40 dwelling units per acre.

National, state, and local permitting require basic best management practices for stormwater management. The proposed SPUD states that “in addition to the existing structure, there shall be a maximum of six (6) dwelling units within this SPUD.” The multifamily building contemplated in the existing SPUD has not been constructed. The site currently provides youth services. Expansion of the services within a block surrounded by single-family residential should be narrowly tailored to ensure land use compatibility is achieved.

Automobile Connectivity:

- Maintain and enhance the connectivity of the street network.
- Protect existing traditional street grid and reconnect it where possible.
- Primary entrance points should be aligned with access points immediately across the street.

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.

The subject site has double frontage and multiple existing drives. The existing SPUD limits drives to one per frontage. With the site expanded to include the vacant lot to the east, the SPUD area now has three driveways on NW 30th Street. The City is preparing to install sidewalks along NW 30th Street in front of the subject site. The SPUD proposes two drives on NW 30th Street, and the other driveway will be curbed and closed.

- 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 low intensity residential, “Building Scale and Site Design”, “Traffic”, and “Operational Impact” are potential compatibility issues identified by the comprehensive plan. Projects in higher intensity LUTAs (UM) may be more appropriate for significant transitions of density, scale and mass.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if 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 SPUD allows the existing building's height and limits new buildings to 30 feet tall. The SPUD also seeks to retain the 100 percent lot coverage allowed in the existing SPUD. Adjacent R-1 lots are allowed a maximum 50 percent lot coverage, and the requested multifamily use is allowed within R-4 District, which requires 40 percent open space. The SPUD has been modified to require 20 percent open/green space. The subject site is within a block that has frontage along two streets with the homes facing NW 30th Street and back yards and fences along Cashion Place. Homes on the north side of Cashion Place face the subject site. The proposal would place both buildings along Cashion Place. The requested 0' setback on Cashion is the church building's existing condition, and the setback of 15 feet on NW 30th Street is consistent with the adjacent homes. With the addition of the eastern lot, the setback on the east may be able to be increased.*

Traffic: Mitigation measures should be used if the development is inconsistent with the Street Typology or would substantially exceed the average daily traffic of existing, adjacent uses. *No triggers requiring mitigation were identified.*

Operational Impact: The comprehensive plan calls for mitigation measures if new projects propose uses that generate noise levels above those found in typical residential settings, have detectable odors, spill light above that found in typical residential settings, or operate after 10 p.m. within proximity to residential uses. When located near residential uses, the comprehensive plan calls for containing operating effects (including noise and odor) within building walls, using vertical screening to block any mechanical equipment and service areas, and directing light away from adjacent residential areas.

3) Service Efficiency:

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

4) Environmentally Sensitive Areas: No ESAs were identified on the subject site.

5) Transportation System: This site is located along NW 30th Street, a Minor Connector Street, and Cashion Place, a Neighborhood Street, both within the Urban Medium LUTA. North Pennsylvania Avenue, a Major Arterial, is located one-half block east of the site. The nearest transit (bus) service is located east of the site, along North Pennsylvania Avenue.

6) Other Development Related Policies

- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- Improve the functionality and efficiency of the street network by:
 - Providing direct connections from residential developments to nearby places and to each other.

- Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
- Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
- Reducing block sizes and use of dead-end streets.
- Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
- Support and incentivize the adaptive use of existing buildings, infill development, and brownfield development. (G-10)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- Initiate new efforts to reduce sign clutter and improve the aesthetics of signs, while allowing for adequate and visible business identification (E-14)

b. Plan Conformance Considerations

The subject site is located west of North Pennsylvania Avenue, between Cashion Place and NW 30th Street, with frontage on both streets. All land adjacent on the east, west and north is zoned R-1 and developed with homes. To the south across NW 30th Street is the Shepard Historic District. North Pennsylvania Ave. is one-half block to the east. All four corners of that intersection are zoned C-3 and developed with commercial uses. Swatek Park is located a block and half to the west on the south side of NW 30th Street.

The subject site is developed with a church building in the northwest corner of the site, and a surface parking lot. The majority of the site was zoned to SPUD-1257 in November 2020 to allow all R-1 uses and adds multifamily and emergency feeding services for youth (Sisu Youth Services). The SPUD contemplated renovation of the existing church and the addition of a two-story multifamily building to its east, limited to 16 dwelling units. The existing SPUD-1257 limits the number of buildings to two, height per R-1, and allows 100 percent lot coverage. Setbacks are allowed at 15 feet in the front (NW 30th Street), 0 feet in the rear (Cashion Place), and 5 feet on the sides. Access is limited to one drive on each street, and the minimum parking requirement is 6 spaces.

The new SPUD is requested to expand the youth facilities and includes the now-vacant residential lot to the east, which is zoned R-1. The new SPUD would allow the following uses: Administrative and Professional Offices; Child Care Centers; Emergency Shelters and Feeding Site; and Multiple-Family Residential. All uses are currently allowed in the existing SPUD except the Office use. The Multifamily Residential and Emergency Shelter/Feeding Site services must be associated with and accessory to the youth support services. Conceptual plans show the addition of administration offices to the site, and the relocation of a “secure yard” from the west side of the property to the north, between the existing church building being renovated, and proposed new residential development. The proposed office building would face south, with parking located between it and NW 30th Street. Potential compatibility issues are triggered with the proposed uses surrounded by residences. The SPUD includes a

Screening Plan that would be made part of the approval, which requires a new 8-foot-tall stockade fence along portions of Cashion Place and along the eastern SPUD boundary. The western fence would remain. The plan also shows a metal security gate with access control on the east property between the two new proposed buildings.

The SPUD has been modified since first submitted to modify the Master Design statement and add a Program Description (Exhibit E) that, together, limit height of new buildings to 30 feet, require 20 percent open space, specify the ages of youth to be served as 15-24 years old, specify there will be space for 35 young people to sleep each night, and allow a maximum of 6 residential units for other youth. Driveways have been limited to two on NW 30th Street, with the third to be closed and curbed as the City installs new sidewalks.

Additional measures may be necessary to ensure land use compatibility is achieved with the addition of an office building and expansion of the proposed youth services in a block surrounded by residences. Use Unit 8250.7 *Emergency Shelters and Feeding Sites* typically requires a Special Permit in the R-1 District, which includes a Program Description that addresses the means to mitigate impacts upon the surrounding land uses from the operation of the program, and the behavior of the participants in the program. These additional details could be added to the new Exhibit E (Program Description).

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.

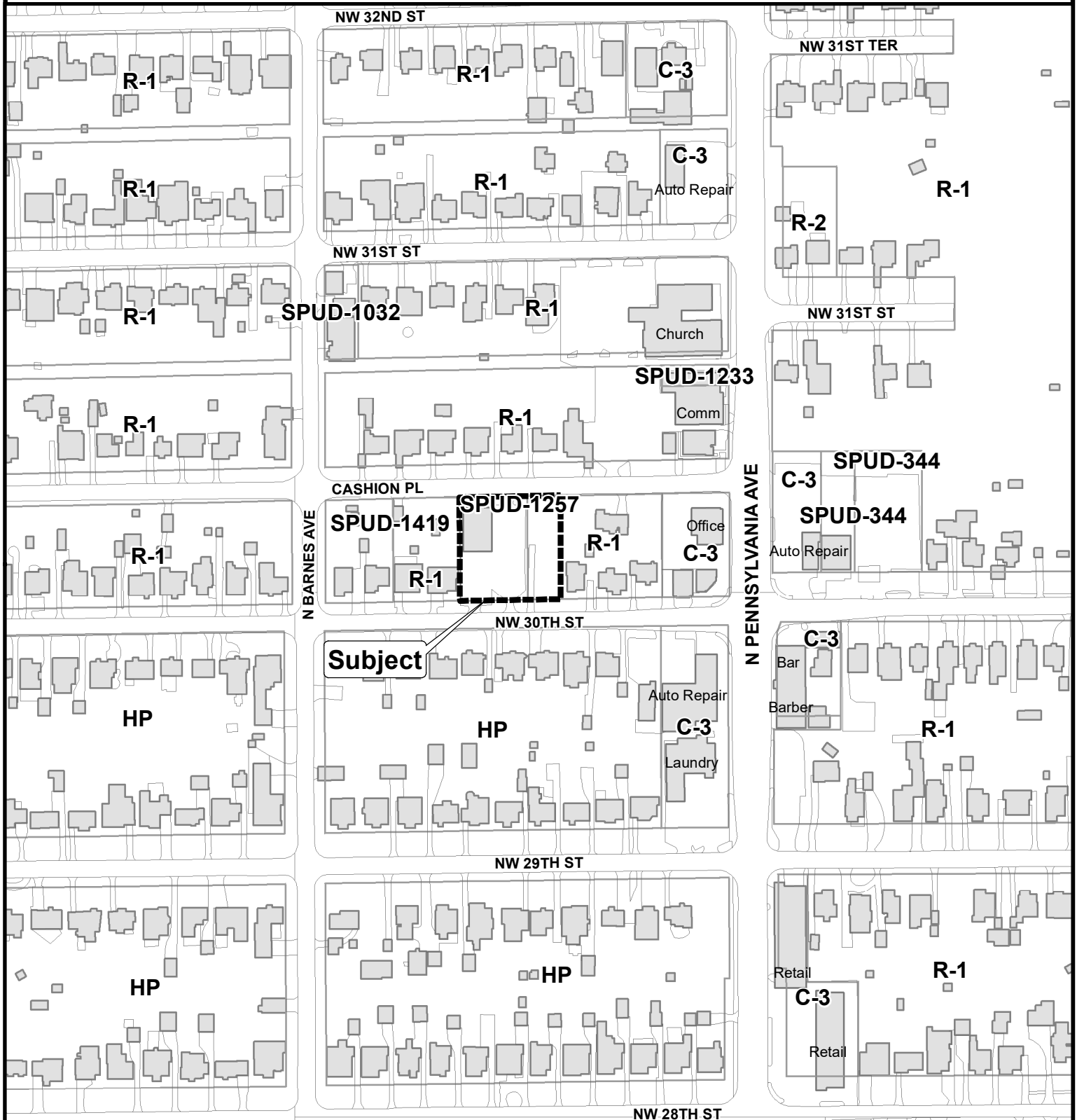
Approval of the Application Subject to the following Technical Evaluations:

1. Amend Program Description to specify the maximum number of youth on campus at one time is 35.
2. Amend Program Description to describe security, including the means to mitigate impacts upon the surrounding land uses from the operation of the program, and the behavior of the participants in the program.

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.

taj

Case No: SPUD-1694 Applicant: SISU Youth, Inc.
Existing Zoning: R-1 / SPUD-1257
Location: 2121 NW 30th St.

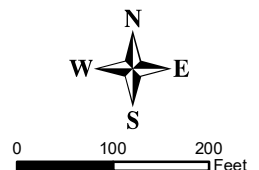


Note: "Subject" is located approximately 2,642' North of NW 23rd St.

Simplified Planned Unit Development



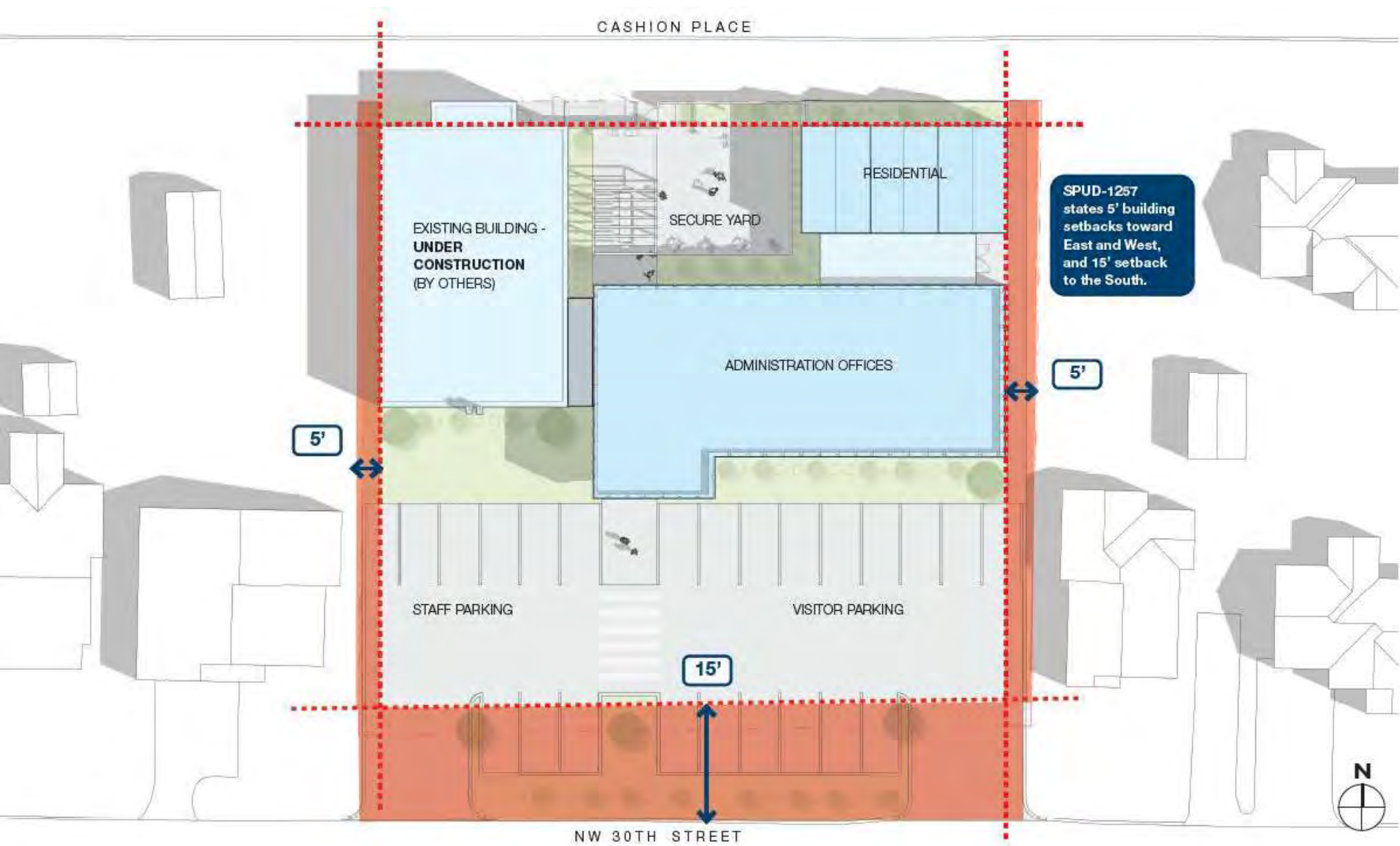
The City of
OKLAHOMA CITY



Site and Layout
County Assessor Plot Boundary

SPUD-1694 Exhibit B





Proposed Plans

First Floor Plan - Boundary Finishes

SPUD-1694 - Exhibit D

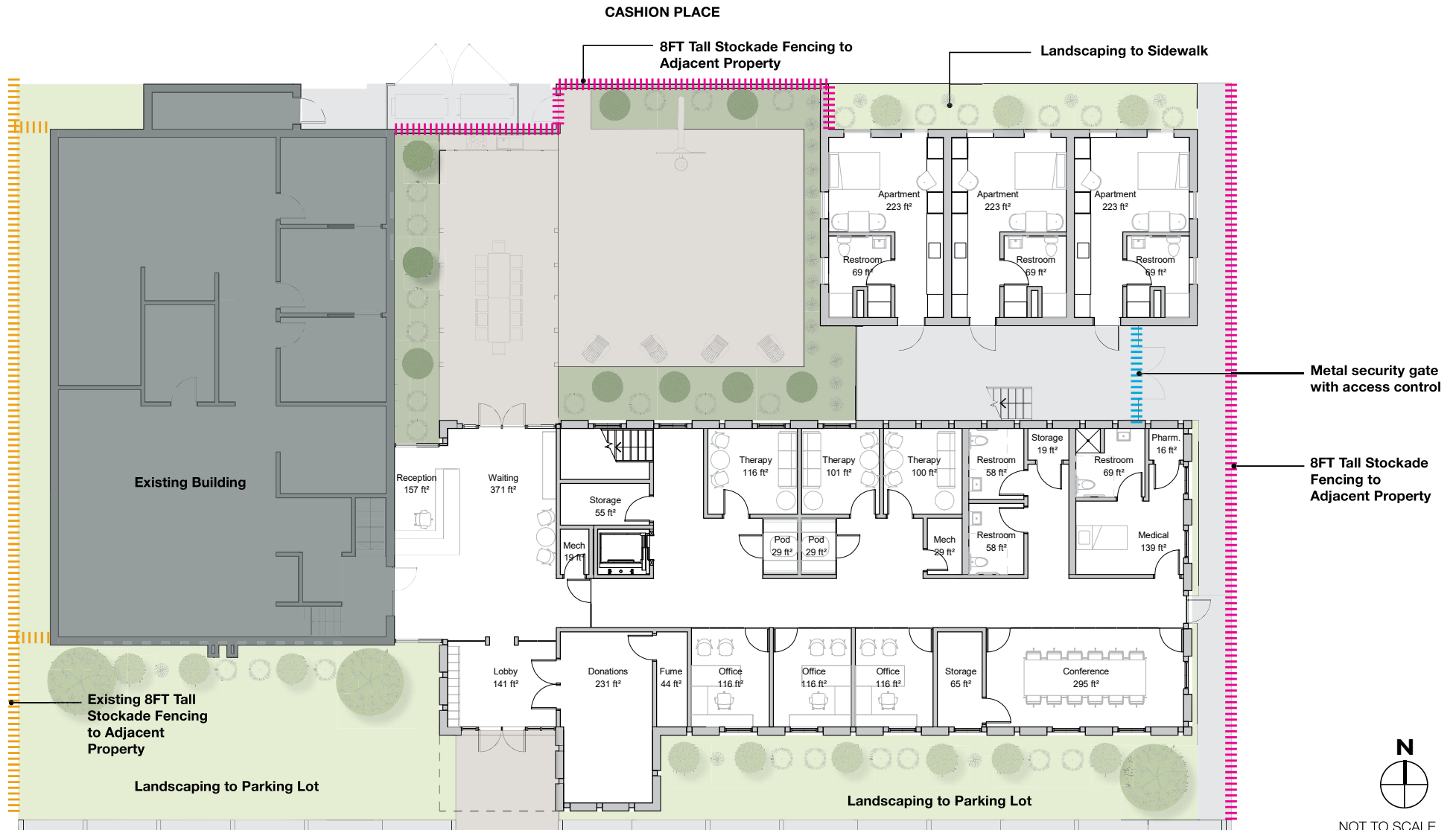


Exhibit E

PROGRAM DESCRIPTION

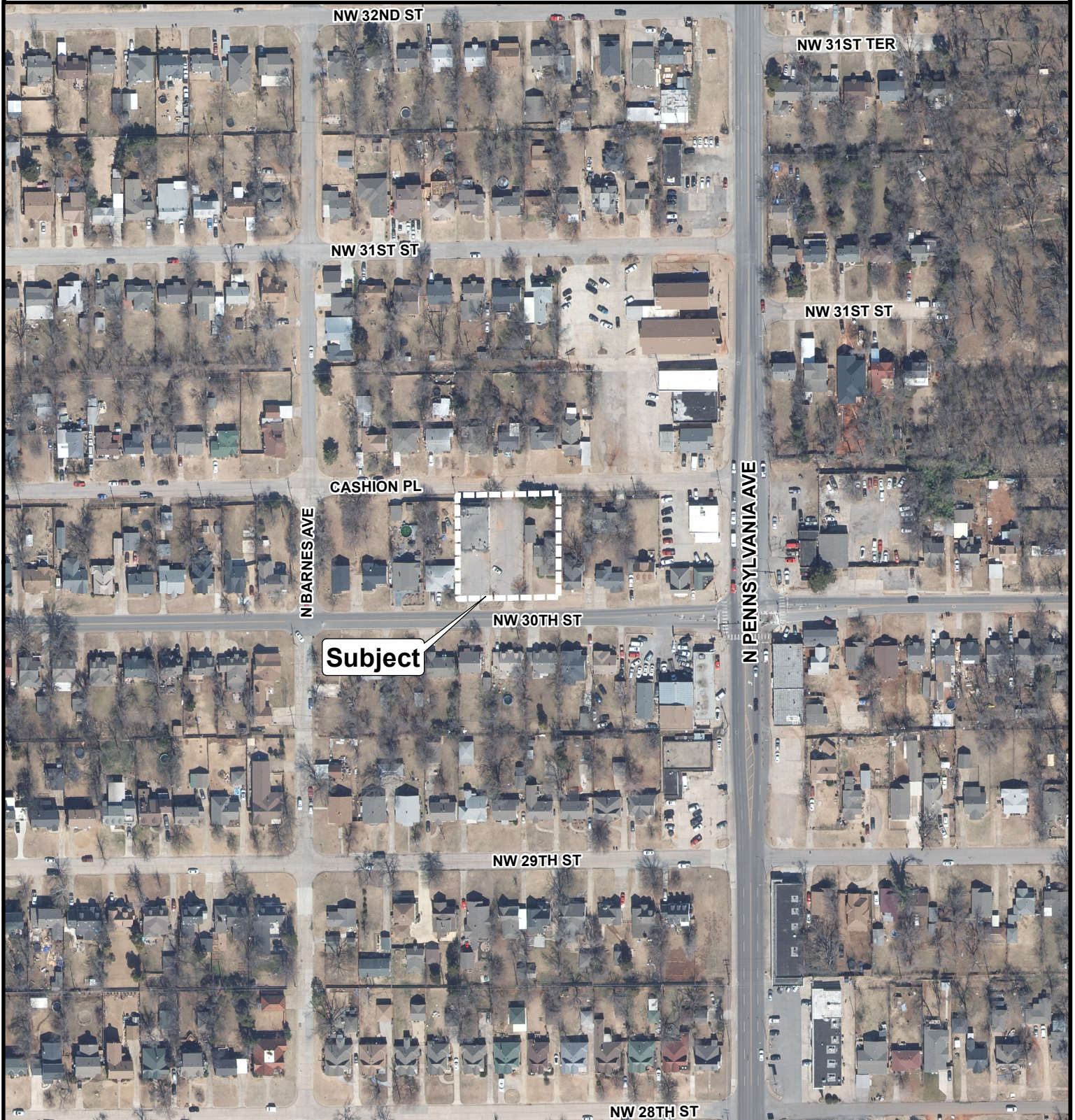
Sisu Youth Services is a low-barrier, identity-affirming space in Oklahoma City where unhoused transition-age youth find the shelter and support they need to pursue the life they want. Sisu offers overnight emergency shelter, a drop-in resource center, case management services, and housing programs for young people between the ages of 15-24.

The existing structure operates an emergency shelter and drop-in center. Resources available to young people at this location include food, clothing, hygiene items, showers, laundry, internet access, groups, and case management support. Space is provided for up to 35 young people to sleep each night. Direct care staff support youth by assisting with basic needs and oversight while case managers help youth access identity documents, education, physical and mental healthcare, and permanent housing opportunities.

Future structures may include a classroom, conference space, therapy rooms, partner offices, administrative offices, dedicated case management space, and on-campus emergency units. There will be additional parking and the addition of a secure outdoor space on campus. There will be a maximum of six residential units for young people with extenuating circumstances (e.g., if they have a small child accompanying them) and will provide more space for the current shelter stayers to access increased opportunities for life skills groups, classes, tutoring, physical and behavioral healthcare, and case management.

Sisu employs 35 staff members with 20 stationed at the facility and 15 working remotely or at off-campus offices. The campus is staffed 24/7 and monitored via CCTV.

Case No: SPUD-1694 Applicant: SISU Youth, Inc.
Existing Zoning: R-1 / SPUD-1257
Location: 2121 NW 30th St.



Aerial Photo from 2/2022

Note: "Subject" is located approximately 2,642' North of NW 23rd St.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



0 100 200
Feet