

Planning Commission Minutes
February 27, 2025

(The agenda was filed with the City Clerk of The City of Oklahoma City at 4:58 p.m. on February 21, 2025)

9. (PUD-2051) Application by 300 NW 104TH, LLC to rezone 300 NW 104th Street from R-1 Single-Family Residential, I-1 Light Industrial and SPUD-601 Simplified Planned Unit Development Districts to PUD-2051 Planned Unit Development District. Ward 7.

The applicant was present. There were protesters present.

RECOMMENDED DENIAL.

MOVED BY NOBLE, SECONDED BY MEEK

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

ABSENT: PENNINGTON, LAFORGE



STAFF REPORT
The City of Oklahoma City
Planning Commission
February 27, 2025

Item No. IV. 9.

(PUD-2051) Application by 300 NW 104TH, LLC to rezone 300 NW 104th Street from R-1 Single-Family Residential, I-1 Light Industrial and SPUD-601 Simplified Planned Unit Development Districts to PUD-2051 Planned Unit Development District. Ward 7.

I. GENERAL INFORMATION

A. Contacts

Applicant's Representative

Steve Rollins
Arc Engineering Consultants
405-509-0212
srollins@arcengr.com

B. Case History

This application was deferred from the February 13, 2025, Planning Commission hearing dates.

C. Reason for Request

The purpose of this application is to allow moderate industrial development, specifically auto/RV storage and a tow yard.

D. Existing Conditions

1. Size of Site: 9.54 Acres

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-1/I-1 /SPUD-601	SPUD-1113/R-1	R-1/PUD-870	R-1/I-2	R-1/I-2
Land Use	Commercial / Undeveloped	Office/Warehouse	Office / Undeveloped	Undeveloped	Undeveloped

3. 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.

II. SUMMARY OF PUD APPLICATION

8.1 USE AND DEVELOPMENT REGULATIONS

The Planned Unit Development of 300 NW 104th Street Industrial contains two tracts. The use and development regulations are provided as follows:

Tract “A”, 8.25± Ac. I-2 Moderate Industrial District, except as modified herein

All uses permitted in the I-2 Moderate Industrial District shall be allowed including conditional, special permit, special exception and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

9.0 SPECIAL CONDITIONS

The following I-2 Moderate Industrial District uses will be the only uses permitted:

Use Unit 8150.6.3	Greenhouse
Use Unit 8150.6.5	Hoop House
Use Unit 8150.7	Horticulture
Use Unit 8200.2	Dwelling Units above the Ground Floor
Use Unit 8250.12	Light Public Protection and Utility: General
Use Unit 8250.13	Light Public Protection and Utility: Restricted
Use Unit 8300.1	Administrative and Professional Offices
Use Unit 8300.4	Agricultural Supplies and Services
Use Unit 8300.5	Alcoholic Beverage Retail Sales
Use Unit 8300.8	Animal Sales and Services: Grooming
Use Unit 8300.10	Animal Sales and Services: Kennel and Veterinary, General
Use Unit 8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
Use Unit 8300.13	Automotive: Parking Lots, as a Principal Use
Use Unit 8300.14	Automotive and Equipment: Cleaning and Repairs, Light Equipment
Use Unit 8300.15	Automotive and Equipment: Heavy Repairs, Heavy Equipment
Use Unit 8300.16	Automotive Auction
Use Unit 8300.19	Automotive and Equipment: Sales and Rentals, Farm and Heavy Equipment
Use Unit 8300.20	Automotive and Equipment: Sales and Rentals, Trucks, Manufactured (Mobile) Homes and Recreational Vehicles
Use Unit 8300.21	Automotive and Equipment: Storage
Use Unit 8300.23	Building Maintenance Services
Use Unit 8300.24	Business Support Services
Use Unit 8300.27	Communication Services: Antennas
Use Unit 8300.28	Communication Services: Broadcast Towers
Use Unit 8300.29	Communication Services: Limited
Use Unit 8300.30	Communication Services: Telecommunication Towers

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Use Unit 8300.31	Construction Sales and Services
Use Unit 8300.48	Laundry Services
Use Unit 8300.52	Medical Services: General
Use Unit 8300.53	Medical Services: Restricted
Use Unit 8300.54	Outdoor Sales and Display, and Outdoor Storage
Use Unit 8300.60	Personal Storage
Use Unit 8300.61	Repair Services: Consumer
Use Unit 8300.62	Research Services: Restricted
Use Unit 8350.2	Above ground Flammable Liquid Storage: Restricted
Use Unit 8350.3	Custom Manufacturing
Use Unit 8350.7	Industrial, Moderate
Use Unit 8350.8	Industrial, Light
Use Unit 8350.16	Wholesaling, Storage and Distribution: Restricted

Tract “B”, 1.29± Ac. I-2 Moderate Industrial District, except as modified herein

In addition to the uses permitted in Tract “A”, the following use shall be allowed within Tract “B”

Use Unit 8300.17 Automotive Vehicle Impound Yards and Damaged Vehicle Auctions

If property is used as Use Unit 8300.17, the subject parcel shall be in accordance with Chapter 59, Article IX, Section 9350.14 in place at the time of development, except as otherwise noted herein.

- Sight-proof fencing and gates shall not be required where abutting a public street.
- Where the site abuts a public street there shall be a landscaped buffer at least ten feet in width, located immediately adjacent to the public right-of-way, with fencing provided along the public right-of-way line. Landscape buffer shall include non-deciduous trees planted on not more than 20-foot centers.
- Outside storage and parking shall be permitted within any distance of the R-1 residential zoning district abutting the property.
- The property shall be deemed conforming as long as the regulations within this PUD are adhered to.

9.1 FAÇADE REGULATIONS

Building façade shall be in accordance with the base zoning district.

9.2 LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the City of Oklahoma City’s Landscaping Ordinance in place at the time of development, except as otherwise noted herein.

9.2.1 Residential landscaping buffers shall not be required between any part of this PUD and any abutting R-1 Single Family Residential zoning.

9.3 LIGHTING REGULATIONS

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

To minimize light spillover, outdoor lights will be directed away from any adjacent properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

9.4 SCREENING REGULATIONS

Site proof fencing or landscape screening shall not be required.

9.5 PLATTING REGULATIONS

Platting shall not be required.

9.6 DRAINAGE REGULATIONS

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

9.7 DUMPSTER REGULATIONS

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

9.8 ACCESS REGULATIONS

Access shall be in accordance with the Oklahoma City Subdivision Regulations, as amended, and the Oklahoma City Municipal Code, as amended.

One entrance will be permitted along N.W. 104th Street and three entrances will be permitted along the Harvey Avenue right-of-way.

9.9 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.

9.10 SIGNAGE REGULATIONS

There shall be two freestanding signs in this PUD.

All freestanding signs within this PUD shall be ground (monument) signs with the maximum size being 16 feet high and 225 square feet in area and shall have no less than 25 square feet of landscaping at the base. The signs shall be covered with a material consistent with the buildings they serve. No pole signs will be allowed.

9.10.1 ATTACHED SIGNS

Attached signs will be in accordance with the base zoning district regulations.

9.10.2 NON-ACCESSORY SIGNS

Two additional non-accessory signs shall be permitted and shall be monument signs with a maximum height of 6 feet and a maximum display area of 100 square feet.

9.10.3 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs will be in accordance with the base zoning district regulations.

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

Sidewalks shall be in accordance with the base zoning district.

9.13 HEIGHT REGULATIONS

Maximum building height shall be 40 feet.

9.14 SETBACK REGULATIONS

Yard requirements in the PUD shall be the same as the base zoning district, except as modified herein.

9.14.1 Side yard setback abutting AA or R-1 zoning shall be none.

9.14.2 Rear yard setback abutting AA or R-1 zoning shall be none.

9.15 PERMIT REQUIREMENTS

Applications for building permits in the commercial or industrial part(s) of this PUD must include an overall PUD site plan that depicts the location of the proposed building permit and the size and address of all existing buildings as well as all existing parking and landscaping in the commercial/industrial part(s) of this PUD and including parking and landscaping proposed for the building for which a building permit is requested.

9.16 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.

9.17 COMMON AREAS

Maintenance of the Common Areas in the development shall be the responsibility of the property owner(s). 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.

The boundaries of the Common Area shall be adjusted, if necessary, to ensure that the Common Area covers the entire 100-year flood plain.

9.18 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200.4 for density, amenities, relationship to abutting uses, site design, safety and circulation systems shall be required at the Specific Plan stage.

9.19 SPECIFIC PLAN

Specific Plan shall be required, unless developed for use unit 8300.17 Automotive Vehicle Impound Yard and Damaged Vehicle Auctions

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: Master Development Plan Map
- EXHIBIT C: Topographic 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 (OCCHD):**
- 2. Oklahoma City Urban Renewal Authority (OCURA):**
- 3. Oklahoma Gas and Electric (OGE):**
- 4. Oklahoma Natural Gas (ONG):**
- 5. Oklahoma Water Resources Board (OWRB):**
- 6. School District(s): (Oklahoma City)**
- 7. Oklahoma Department of Transportation (ODOT):**

B. City Departments

- 1. Airports: ***
- 2. Central Oklahoma Transportation and Parking Authority (COTPA):**
- 3. Fire (OCFD): ***
- 4. Information Technology/Geographic Support (IT/GIS):**
- 5. Parks and Recreation:**
- 6. Police (OCPD):**
- 7. Public Works:**
 - a. Engineering**
 - Storm Sewer Availability**

- 1) The Public Works Drainage Division staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to chapter 16 of the Oklahoma City Municipal Code.
- 2) Storm sewers in accordance with the City's Drainage Ordinance will be required. Development abutting section line roads with drainage flows that exceed the capacity of OKC standard ditch detail (D-100) will necessitate the installation of enclosed storm sewer and/or concrete channel. These improvements shall be placed to provide a minimum of 35' clearance distance from the centerline of the section. Concrete channels must be entirely outside public right-of-way.
- 3) A flood and/or drainage study will be required to establish finished floor elevations, common lot areas or private drainage easements. A final plat should not be submitted until the study has been reviewed and approved by the Public Works Department.
- 4) Flood Study will be required to show no rise in FEMA Q 100 and the City of Oklahoma City Q 100 water surface elevation, compared pre-and post-development.
- 5) A portion of subject property is situated within a F.E.M.A. Flood Plain. Therefore, the establishment of Minimum Finish Floor Elevation for each lot within the flood plain will be required (100-year) frequency plus 1'. The Public Works Department Engineering staff shall approve these elevations prior to the filing of the final plat.
- 6) A floodplain activity permit must be submitted for any work contemplated in The Waters of the United States.
- 7) Plans for drainage improvements within the private drainage reserves and/or common areas must be submitted for review, and payment of inspection fees shall be made prior to construction. Building permits will not be issued until construction is complete. If a subdivision abuts a stream, the private drainage easements and/or common area along stream shall extend to flow line of stream at a minimum.
- 8) Place the following note on the plat and construction plans: Maintenance of the Common Areas and/or Private Drainage Easements shall be the responsibility of the property owner. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent shall be placed within the common areas and/or drainage easements shown.
- 9) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 10) Construction within the limits of this PUD will require an erosion control plan in accordance with EPA Storm Water Discharge permitting: CFR Vol. 57, No. 175, September 9, 1992. A copy of the EPA Notice of Intent (NOI) will be required prior to the issuance of work orders or permits for construction activities disturbing an area of 1/2 acre or greater.
- 11) Sidewalk shall be installed for all new construction and/or at the time of a residential use to a more intense use on all lots having frontage on public streets classified as a major or minor arterial.

- 12) All private roads /streets will have private storm sewer systems.
- 13) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.
- 14) Amend Section 16.1 Drainage Regulations: Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances.
- 15) Amend Section 17.3: Maintenance of the Common Areas, private drainage easements, and islands/medians in the development shall be the responsibility of the property owner(s). _ _ _ _
- 16) Add Section 17.9: Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction of this PUD.
- 17) Amend Section 9.0 Access to add: If access is to be taken from the Harvey Avenue right-of-way, Harvey Avenue will be improved in accordance with the applicable City standards across the entire Harvey Avenue frontage of the PUD property.

b. Stormwater Quality Management

c. Traffic Services *

8. Utilities

a. Engineering

b. Solid Waste Management

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

c. Water/Wastewater Quality

Water Availability

- 1) An existing 12-inch/30-inch water main(s) is located adjacent to the subject site(s).
- 2) A 12-inch water main is required to be loop through the development to provide adequate water supply and fire flow protection. Connection to two (2) separate active water mains is required to prevent partial or total shut-off of water supply when a pipeline failure occurs.
- 3) Minimum ten (10) feet horizontal separation required from wastewater mains and five (5) feet for other utilities. Minimum two (2) foot vertical separation required for all utility crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 4) Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence,

and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.

- 5) Dead-end water mains must be avoided when possible. All existing unused water services must be capped and abandoned at the water main in accordance with the City Standard Specifications.
- 6) In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The developer will be responsible for any failure of domestic or fire protection systems which require water pressure 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.
- 7) All existing and/or proposed water meters must be located in the right-of-way and/or utility easement within grassy areas outside of sidewalks, driveways, streets, and paving.
- 8) All domestic and fire suppression services must have a separate water service connection. Fire hydrant spacing shall not exceed 500 feet and must be located within ten (10) of a hard surface (i.e. sidewalk, street, paving).
- 9) Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.
- 10) Plat may be revised after review and approval of utility plans.
- 11) Watermain extension will be required.

Wastewater Availability

- 1) An existing 12-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) Wastewater main extensions will be required.

9. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

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

Harrison Creek flows through the southern portion of the site. Floodplain may be present but would require study to confirm. National, state, and local permitting require basic best management practices for stormwater management. The PUD requires common area for the development to encompass the entire approximate 100-year floodplain. Plan conformance would be strengthened by providing a 100-foot buffer adjacent to the creek. Public water and sewer are available on the site.

Location:

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

The subject site is located along the south side of NW 104th Street, just west of the Broadway Extension Service Road.

Density: The Urban Low Intensity LUTA outlines a floor to area ratio (FAR) of 0.2 to 1.0 for non-residential developments. *The subject site is currently developed with one building along the south side of NW 104th Street and has a FAR of roughly 0.01. The PUD is requested for an industrial office / warehouse development, specially identified as a boat and RV storage facility and vehicle impound yard. The PUD regulations could continue to provide for a FAR within, but could be below the Urban Low LUTA range for the proposed uses.*

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.

- Provide vehicular connectivity between adjacent developments.
- Keep existing alleys open and functional.

The subject site consists of two tracts and is located south of NW 104th Street, between North Hudson and the Broadway Extension Service Road. At this location, NW 104th Street is considered a Major Connector in the Urban Low Intensity LUTA. Portions of unimproved and previously platted streets (North Harvey Avenue / Alabama Avenue) and alleys were closed between and near the tracts of the subject site by CE-1090 in 2023. The site is currently accessed via one unimproved drive along NW 104th Street. The PUD proposes retaining the allowance of one drive along NW 104th Street and permitting three additional drives along Harvey Avenue right-of-way.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.
- Within parking lots, provide pedestrian access ways separated from vehicle aisles.

Sidewalks are not currently available on the subject site.

- 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 zoning, “Building Scale and Site Design”, “Traffic”, and “Operational Impact” are potential compatibility issues identified by the comprehensive plan.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if 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 PUD is requested for an industrial office / warehouse development, and would allow boat and RV storage facility and vehicle impound yard on the front portion of the property. The PUD requests to maintain the north (front) setback and remove required setbacks on the side (east and west) and rear (south) boundaries. The PUD regulations modify the maximum building height to 40 feet. The base I-2 District would typically require a maximum height of 35 feet and 2 stories where abutting or within 75 feet of the R-1 District, a maximum height of 6 stories between 75 and 100 feet, with an increasing height allowance over 100 feet. The R-1 zoned properties surrounding the site are currently undeveloped.*

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. *The subject site is located south of NW 104th Street, a Major Connector Street in the Urban Low Intensity LUTA. Portions of unimproved and previously platted streets (North Harvey Avenue / Alabama Avenue) and alleys*

were closed between and near the tracts of the subject site by CE-1090 in 2023. The site is currently accessed via one unimproved drive along NW 104th Street. The PUD proposes retaining the allowance of one drive along NW 104th Street and permitting three additional drives along Harvey Avenue right-of-way. NW 104th Street serves primarily industrial development at this location.

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. *The PUD proposes uses that could generate noise, odor, and light levels above those found in typical residential districts. The base I-2 District typically requires screening and landscaping where adjacent to the R-1 District. The PUD regulations do not require buffers or screening between tracts or abutting the R-1 District. For spill light concerns, the Master Design Statement states that the development will utilize shields, shades, or other appropriate methods of directing light beams away from adjacent properties.*

3) Service Efficiency:

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

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

- Riparian Areas: Riparian areas are vegetated areas adjacent to streams, lakes, ponds, and wetlands that are composed of a mixture of trees, shrubs, and grasses. These areas may also contain floodplain. The comprehensive plan recommends a 100-foot buffer from stream banks. *Riparian area is present on the subject site in the form of Harrison Creek. Floodplain may be present but would require study to confirm. National, state, and local permitting require basic best management practices for stormwater management. The PUD requires common area for the development to encompass the entire approximate 100-year floodplain. Plan conformance would be strengthened by providing a 100-foot buffer adjacent to the creek.*
- Upland Forests: N/A
- Vulnerable Aquifers: N/A

5) Transportation System: This site is located along the south side of NW 104th Street, a Major Connector Street in the Urban Low LUTA. The nearest transit (bus) service is located within a mile to the west, along North Western Avenue.

6) Other Development Related Policies

- Avoid placing heavy industrial uses on borders of industrial areas to avoid conflicts with adjacent development. (SU-35)

- 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)
- Avoid under-grounding streams to the greatest extent possible. Where feasible, encourage the re-surfacing of buried streams. Limit the use of culverts or other structures that alter natural streams, and require designs that minimize impacts to stream health and function. (G-11)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- Incorporate natural features (such as ponds, lakes, streams, rock outcroppings, stands of mature trees, and/or sizeable individual trees) into the design of all residential, commercial, and industrial projects rather than eliminating, hiding, or limiting access to those features. (E-31)
- 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 subject site is located south of NW 104th Street and east of North Hudson Avenue, generally west of but not fronting the Broadway Extension Service Road. The 9.54-acre site is zoned I-1 along NW 104th Street and developed with an office / warehouse. A portion of the site was zoned to SPUD-601 in 2012 for an auto and truck repair facility with limited I-2 uses. The portion of the site zoned R-1 is undeveloped. North of the site, across NW 104th Street, is zoned as SPUD-1113 and developed with an industrial office / warehouse. Adjacent to the property on the east is zoned as PUD-870 and developed with a large medical office. Other adjacent properties are zoned as a mixture of R-1 and I-2 and are undeveloped. Harrison Creek flows through the southern tracts. Portions of unimproved and previously platted streets (North Harvey Avenue / Alabama Avenue) and alleys were closed between and near the tracts of the subject site by CE-1090 in 2023.

The PUD is requested for an industrial office / warehouse development, and specifically requested for a vehicle impound yard. The tow yard use (8300.17 *Automotive Vehicle Impound Yard and Damaged Vehicle Auctions*) is not allowed within any of the site's three existing zoning districts. The I-2 District would allow the use provided the development can meet certain conditions. The PUD is requested to allow the use, but cannot meet - or proposes not to meet - the following conditions that would typically be required:

- Sight-proof fencing shall be provided on all sides abutting a public street, excluding gates. All gates that are not sight-proof must be equipped with screening slats to reduce visibility into the site from the adjoining street.
- No outside storage or parking area shall be permitted within 300 feet of a residential zoning district or property used for residential purposes.

The PUD is requested to bring all land into one zoning district, allow multiple commercial and industrial uses including the one that allows a tow yard, and proposes multiple modifications to standards such as screening and landscaping. The base I-2 District may be appropriate for the area, and the adjacent R-1 properties are not anticipated to develop as single-family residential.

The Master Design Statement has been modified since first submitted to decrease the land requested for the tow yard use. The proposed tow yard would only be allowed within (new) Tract B, which is the 1.2-acre parcel on the north along NW 104th Street. The remainder of the site has been designated as Tract A and would allow a modified I-2 base. Modifications are still needed to the PUD to be more in conformance with Code and meet standard regulations regarding signs, screening of outdoor storage, platting, and access.

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:

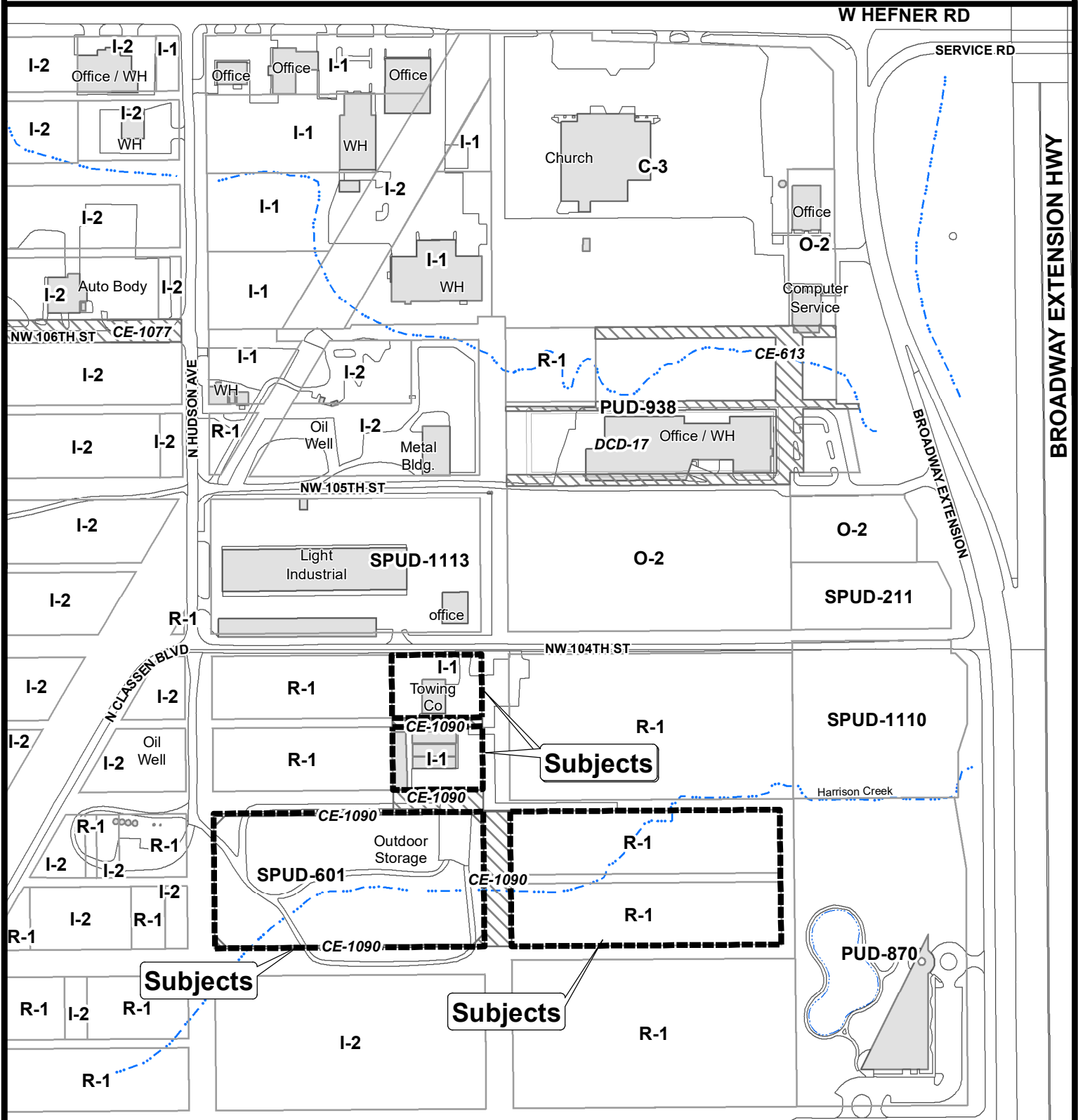
1. Delete the following: "The property shall be deemed conforming as long as the regulations within this PUD are adhered to."
2. Freestanding signs shall be per the base zoning district.
3. Amend Non-Accessory Signs section to state Billboards / Off-Premise signs shall be prohibited.

4. Outdoor storage areas / yards shall be screened from view from adjacent properties and NW 104th Street.
5. Platting requirements shall be per Subdivision Regulations.
6. Amend Section 9.8 Access to add: If access is to be taken from the Harvey Avenue right-of-way, Harvey Avenue will be improved in accordance with the applicable City standards across the entire Harvey Avenue frontage of the PUD property.
7. Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction of this PUD.
8. Amend Section 9.17 Common Areas: Maintenance of the common areas, private drainage easements, and islands / medians 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.
9. Strike Section 9.15 Permit Requirements

All Engineering Division and Water/Wastewater Utilities Division requirements must be met. Additional changes to the PUD may be required during either Divisions review of construction plans and prior to City Council approval.

gjh

Case No: PUD-2051 Applicant: 300 N.W. 104th, LLC
Existing Zoning: I-1 / SPUD-601 / R-1
Location: 300 NW 104th St.

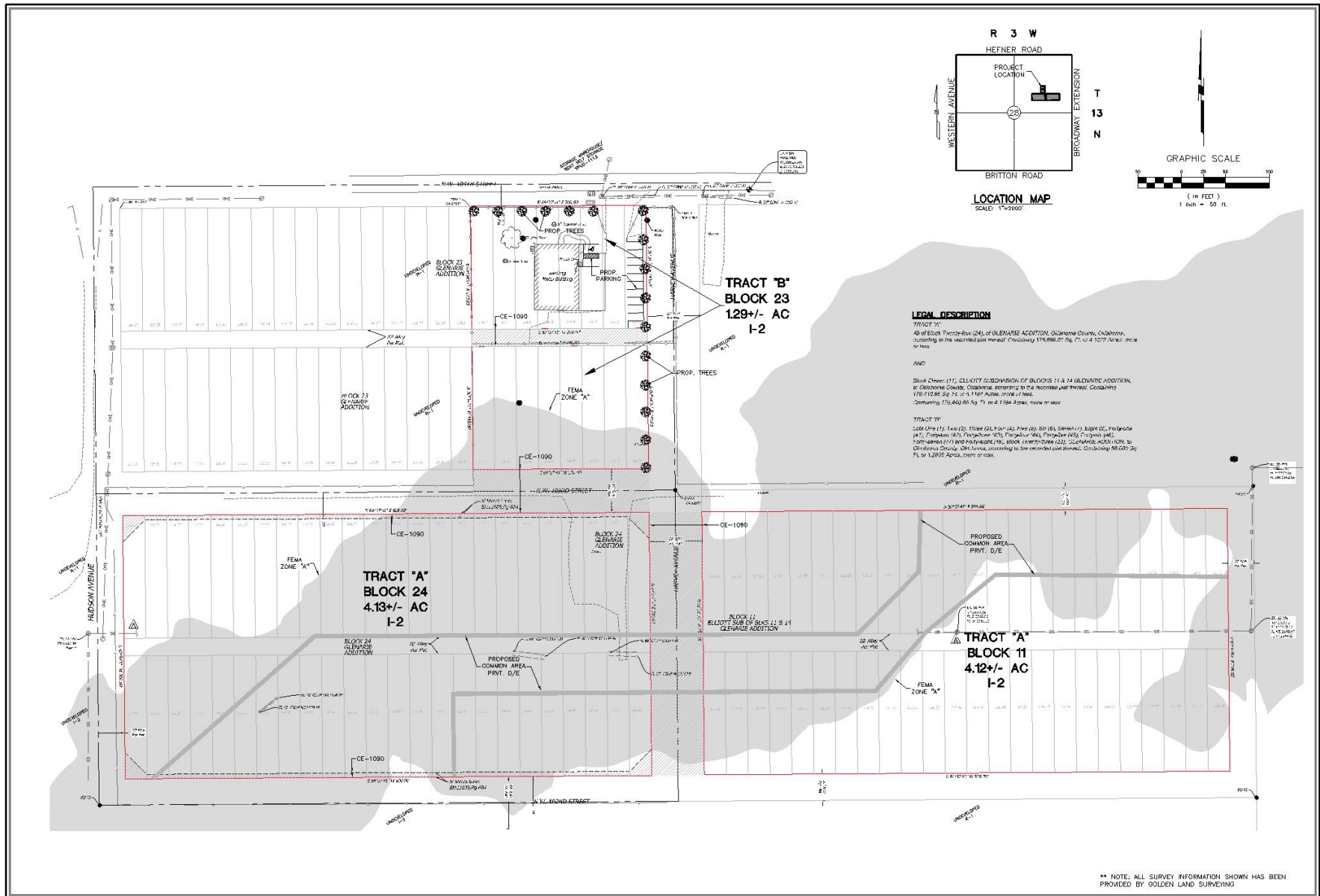


The City of
OKLAHOMA CITY

Planned Unit Development



0 150 300
Feet



300 NW 104TH STREET INDUSTRIAL

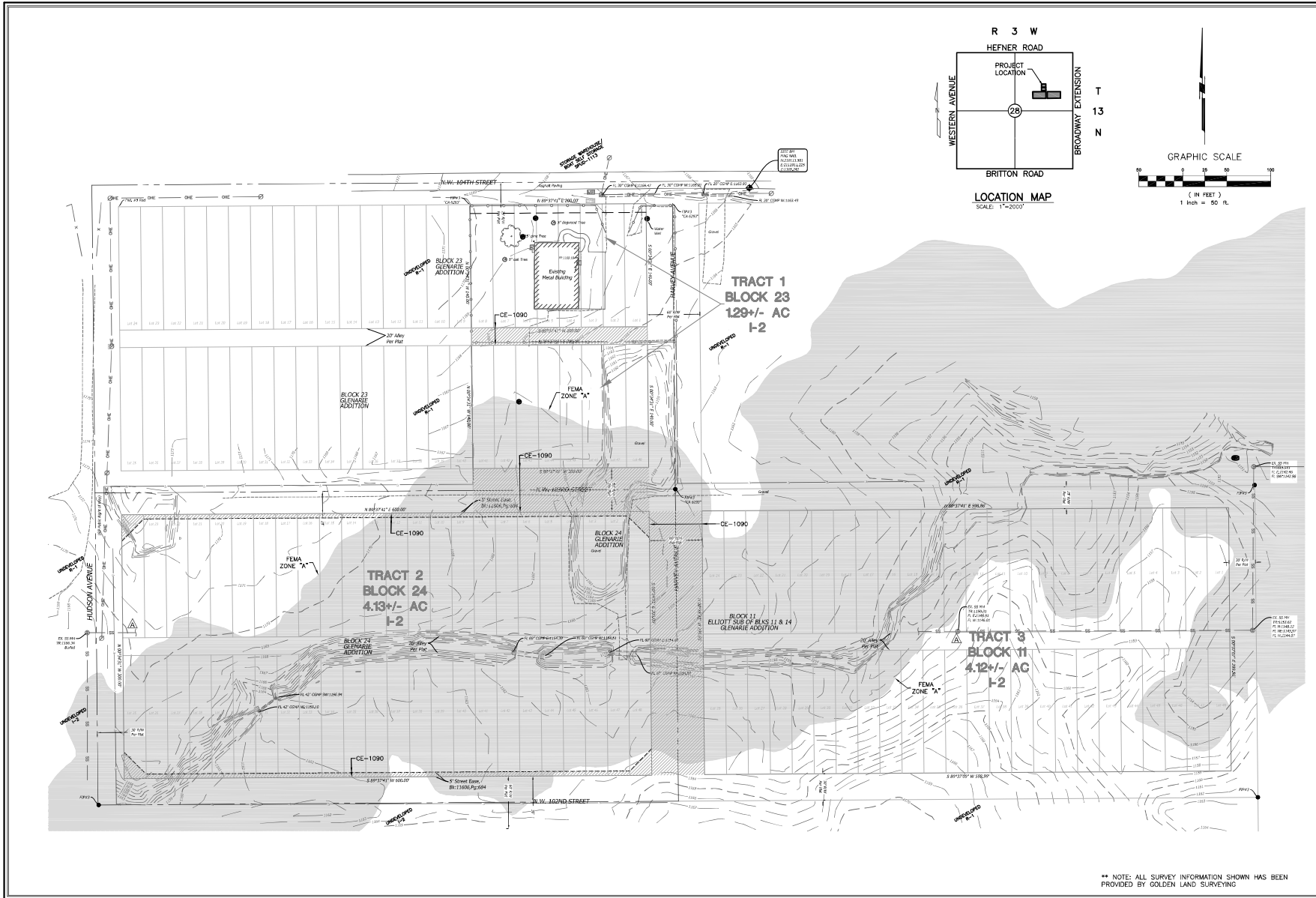
Arc Engineering Consultants, LLC
 CIVIL ENGINEERING
 LAND PLANNING
 1320 WEST CEDAR ROAD
 EDWARDS, OK 73112
 PHONE (405) 344-1012
 FAX (405) 344-1014
 CERTIFICATE OF AUTHORIZATION NO. 1200, EXP. 8/30/24

300 NW 104TH STREET INDUSTRIAL
 300 NW 104TH STREET
 OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
PUD EXHIBIT "B" MASTER DEVELOPMENT PLAN

DRAWN BY	CHECKED BY	APPROVED BY	NO.	DATE
SR	SR	SR		

PROJECT NUMBER:	21-002
DATE:	02-20-25
SCALE:	1"=50'
(HORIZ.)	N/A
(VERT.)	N/A
SHEET NUMBER	1 of 1


Exhibit C



300 NW 104TH STREET INDUSTRIAL

Arc Engineering Consultants, LLC
CIVIL ENGINEERING
 1000 N. W. 104TH STREET
 SUITE 200
 MIAMI, FL 33177
 PHONE: (305) 566-2012
 FAX: (305) 566-4848

CERTIFICATE OF AUTHORIZATION NO. E-200 E.D.A. 4/20/74



**ENGINEERING
CONSULTANTS**

300 NW 104TH STREET
INDUSTRIAL
 300 NW 104TH STREET
 OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
PUD EXHIBIT "C"
TOPOGRAPHIC MAP

DRAWN BY:		REVISIONS	
NO.	DESCRIPTION	DATE	
SDR	CHECKED BY:		
SDR	SDR		
APPROVED BY:	SDR		

PROJECT NUMBER:
22-013

DATE:
12-17-24

SCALE:
(HORIZ.) 1"=50'
(VERT.) N/A

SHEET NUMBER

1 of 1

Case No: PUD-2051 Applicant: 300 N.W. 104th, LLC
Existing Zoning: I-1 / SPUD-601 / R-1
Location: 300 NW 104th St.



Aerial Photo from 2/2022



The City of
OKLAHOMA CITY

Planned Unit Development



0 150 300
Feet