

Planning Commission Minutes
April 25, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 4:59 p.m. on April 19, 2024)

5. (PUD-1995) Application by TG Enterprise Group, LLC to rezone 19619 Thomas Drive from R-1 Single-Family Residential District to PUD-1995 Planned Unit Development District. Ward 8.

The applicant was present. There was a protestor present.

RECOMMENDED APPROVAL.

MOVED BY NOBLE, SECONDED BY MEEK

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



STAFF REPORT
The City of Oklahoma City
Planning Commission
April 25, 2024

Item No. IV. 5.

(PUD-1995) Application by TG Enterprise Group, LLC to rezone 19619 Thomas Drive from R-1 Single-Family Residential District to PUD-1995 Planned Unit Development District. Ward 8.

I. GENERAL INFORMATION

A. Contacts

1. Applicant/Developer Representative

Name	Dean Koleada, P.E.
Company	Civil & Environmental Consultants, Inc.
Phone	(405) 246-9411
Email	dkoleada@cecinc.com

B. Case History

On March 14, 2024, the Planning Commission recommended approval of this application with one Technical Evaluation requiring an exterior building wall finish of a minimum 70% brick veneer, rock or stone masonry, rock, stone, fiber cement siding also known as James Hardie siding, or other similar type finish, to which the applicant agreed and amended the Master Design Statement. Subsequent to the Commission hearing, it was determined that the public notice ownership list contained fewer than 10 names, resulting in a requirement to re-notice the case and for the Planning Commission to make a new recommendation.

C. Reason for Request

The purpose of this application is to allow single- or two-family attached (duplex) residential development.

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: 13.81 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-1	Oklahoma County	R-1	PUD-1786	AA
Land Use	Agricultural	Agricultural	Residential	Residential	Agricultural

II. SUMMARY OF SPUD APPLICATION

The use and development regulations of the **R-2 Medium-Low Density Residential District** based zoning shall govern this PUD, except as herein modified, including conditional, special permit, special exception, alcohol beverage consumption requirements 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 special conditions shall be made a part of this PUD:

Permitted Use(s):

Single-Family Residential (8200.14)
Two-Family Residential (8200.16)
Low Impact Institutional: Neighborhood-Related (8250.14)
Community Recreation: Property Owners Association (8250.3)

9.1.....FAÇADE REGULATIONS

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, rock, stone, fiber cement siding also known as James Hardie siding, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block on main buildings shall not be permitted.

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.

In addition to the requirements of the Landscaping Ordinance, a minimum five (5) foot landscape buffer shall be installed along the east side of Cow Trail Dr.

9.3 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section m59-12350 of the Oklahoma City Municipal Code, as amended.

9.4 SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot-high wall shall be required along the eastern boundary of this parcel where it is adjacent to any residential use. Said wall shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood, with brick columns with footings on 20'centers and shall be solid and opaque. Screening shall not be required on the eastern boundary when adjacent to oil and gas pipeline easements.

9.5 PLATTING REGULATIONS

All land within this PUD shall be contained within a final plat and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the PUD.

9.6 DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance with 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. Such drainage ways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owners. Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9.7 DUMPSTER REGULATIONS

Dumpsters shall not be allowed within this PUD, except during construction when roll off dumpsters shall be permitted.

9.8 ACCESS REGULATIONS

Access to this PUD shall be per Subdivision Regulations.

9.9 PARKING REGULATIONS

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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

Signage 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

Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

9.13 HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures in this PUD.

9.14 SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district.

Front Yard shall be 20 feet
Interior Side Yard shall be 0 feet
Exterior Side Yard shall be 5 feet
Corner Side Yard shall be 15 feet
Rear Yard shall be 10 feet

9.14.1 GARAGE SETBACK REGULATIONS

Driveways shall have a minimum depth of twenty (20) feet to avoid vehicles blocking sidewalks. Dwellings on lots, which abut alleyways, shall be constructed with rear-facing-the-alley garages.

A garage that extends beyond the front wall of a dwelling shall be required two (2), one and a half (1 ½) Inch caliper trees or one (1) three (3) inch caliper tree in the front yard or between the sidewalk and street curbing, provided the area is a minimum of five (5) feet in width.

9.15 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.

9.16..... 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 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 boundary of the common area shall be adjusted, if necessary, to ensure that the common area covers the entire (100-year) flood plain.

9.17 SPECIFIC PLAN

Due to the façade, landscaping, parking, access, architectural regulations, sidewalk, and screening detail provided in the Master Development Plan, a Specific Plan approval is not required.

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

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)**

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- 4. Oklahoma Natural Gas:** Please contact OKIE-ONE 1-800-522-6543 a minimum of 48 hours prior to excavation for the exact location of our facilities.
- 5. Oklahoma Water Resources Board (OWRB)**
- 6. School District: Deer Creek**
- 7. Oklahoma Department of Transportation (ODOT)**

B. City Departments

- 1. Airports**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 3. Fire:** Objection; over 30 lots with single access, suppression or second access needed.
- 4. Information Technology/Geographic Support**
- 5. Parks and Recreation**
- 6. Police**
- 7. Public Works**

a. Engineering

b. Streets, Traffic and Drainage Maintenance

Storm Sewer Availability

- 1) The Public Works Drainage Division staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to chapter 16 of the Oklahoma City Municipal Code.
- 2) Storm sewers in accordance with the City's Drainage Ordinance will be required. Development abutting section line roads with drainage flows that exceed the capacity of OKC standard ditch detail (D-100) will necessitate the installation of enclosed storm sewer and/or concrete channel. These improvements shall be placed to provide a minimum of 35' clearance distance from the centerline of the section. Concrete channels must be entirely outside public right-of-way.
- 3) A flood and/or drainage study will be required to establish finished floor elevations, common lot areas or private drainage easements. A final plat should not be submitted until the study has been reviewed and approved by the Public Works Department.
- 4) Plans for drainage improvements within the private drainage reserves and/or common areas must be submitted for review, and payment of inspection fees shall be made prior to construction. Building permits will not be issued until construction is complete. If a subdivision abuts a stream, the private drainage easements and/or common area along stream shall extend to flow line of stream at a minimum.

- 5) Place the following note on the plat and construction plans: Maintenance of the Common Areas and/or Private Drainage Easements shall be the responsibility of the property owner. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent shall be placed within the common areas and/or drainage easements shown.
- 6) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 7) Construction within the limits of this SPUD will require an erosion control plan in accordance with EPA Storm Water Discharge permitting: CFR Vol. 57, No. 175, September 9, 1992. A copy of the EPA Notice of Intent (NOI) will be required prior to the issuance of work orders or permits for construction activities disturbing an area of 1/2 acre or greater.
- 8) Sidewalks shall be installed for all new construction and/or at the time of a residential use to a more intense use on all lots having frontage on public streets classified as a major or minor arterial.
- 9) All private roads /streets will have private storm sewer systems.
- 10) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.
- 11) Amend Section 9.6 Drainage Regulations to read: Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances, as amended.
- 12) Amend Note No. 1 on the Master Development Plan to read: "All Public and Private roads shall be constructed in accordance with the applicable Standards and Specifications of the City of Oklahoma City."

c. Stormwater Quality Management

d. Traffic Management*

8. Utilities

a. Engineering

Wastewater Availability

- 1) An existing 8" wastewater main(s) is located adjacent to the subject site(s).
- 2) Line capacity is not guarantee 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) SD-2023-00026 must be built and accepted before the construction can begin on this project.
- 9) The legality of the City of Oklahoma City providing water services within the area between NW 192nd Street and NW 206th Street and between N. May Avenue and N. Portland Avenue is disputed in pending federal lawsuit. The City does not agree to provide water and/or wastewater services until resolution of the lawsuit.

Water Availability

- 1) An existing 12" water main(s) is located adjacent to the subject site(s).
- 2) 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.
- 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 more than 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) The legality of the City of Oklahoma City providing water services within the area between NW 192nd Street and NW 206th Street and between N. May Avenue and N. Portland Avenue is disputed in pending federal lawsuit. The City does not agree to provide water and/or wastewater services until resolution of the lawsuit.
- 12) WA-2023-00026 needs to be completed and accepted before construction of this can begin.

b. Solid Waste Management

The city can provide service for up to three units on a single water meter. Any more than three units on the same water meter will have to be serviced by a private hauler. A dumpster could be utilized provided there is not enough frontage space for cart placement.

9. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- 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.
- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Developments should be served by urban water and sewer utility systems.

National, state, and local permitting require basic best management practices for stormwater management. Connection to public sewer is available. However, the legality of the City of Oklahoma City providing water services within the area between NW 192nd Street and NW 206th Street and between North May Avenue and North Portland Avenue is disputed in pending federal lawsuit. The City does not agree to provide water services until resolution of the lawsuit.

Density: The Urban Low Intensity LUTA outlines a density range of 4 to 8 dwelling units per acre for single family.

The PUD application would allow one- or two-family attached residential development. The associated preliminary plat proposes 7.08 dwelling units per acre.

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.
- Primary entrance points should be aligned with access points immediately across the street.
- Provide vehicular connectivity between adjacent developments.
- Subdivisions with more than 50 units should have at least two points of entrance / egress no closer than 300 feet apart.

Access will be from other portions of the subdivision, according to Subdivision Regulations.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.

Sidewalks are required within new urban subdivisions.

- 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 Agriculture or Low Intensity Residential, “Building Scale and Site Design” and “Traffic” 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 residential lot sizes in UL are less than 60% of directly adjacent residential lots, the setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building’s orientation to the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height.

The PUD is requested to allow single- or two-family residential within an expanding and developing subdivision. The PUD proposes an R-2 base and the associated preliminary plat (C-7632) displays lots with an A-B labeling system to identify duplex lots. Under the current preliminary plat configuration, the proposed new streets would act as a buffer to minimize any conflicts between varying lot sizes. The 48-acre, AA-zoned land to the west is unplatted and undeveloped aside from oil and gas equipment.

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 measures were identified.

3) Service Efficiency:

- Water: *Close to Service*
- Sewer: *Open Sewer Sheds or Served*
- Fire Service: *Rural Service Level*

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

5) Transportation System: This site will have connections to NW 192nd Street, a Major Arterial Street, via Thomas Drive and South Country Drive, both Neighborhood Streets, all in the Urban Low LUTA. Transit (bus) service is not available.

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)
- 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)
- Ensure proper access to and between subdivisions in order to offer a choice in routes for residents, multiple access points for emergency responders, and to reduce vehicle congestions at arterial intersections. Contiguous developments should share access whenever feasible. (C-32)
- 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 in an area north of NW 192nd Street and east of North Portland Avenue. The site is proposed to connect to a newly constructed street, Thomas Drive, which connects to NW 192nd Street. A proposed east-west street, NW 196th

Street would provide a connection to the western lots of the proposed development. Unincorporated Oklahoma County land is located north of the subject site. Abutting the site on the east is zoned R-1 and has been preliminarily platted as Country Colonnade Residential (C-7194). The land to the south was rezoned to PUD-1786 in 2022 to allow one- or two-family residential with an R-2 base. The 48-acre, AA-zoned land to the west is unplatted and undeveloped aside from oil and gas equipment.

The PUD regulations would change the existing R-1 Single-Family Residential District to R-2 Medium-Low Density Residential District to allow development of two-family attached residential dwellings (duplexes). The combined size of a lot “A” and lot “B” would meet minimum lot size requirements for the R-2 Medium-Low Density Residential District.

This application is associated with a preliminary plat application, Country Colonnade Phase VI (C-7632). The development will have to meet all Subdivision Regulations.

IV. STAFF RECOMMENDATION

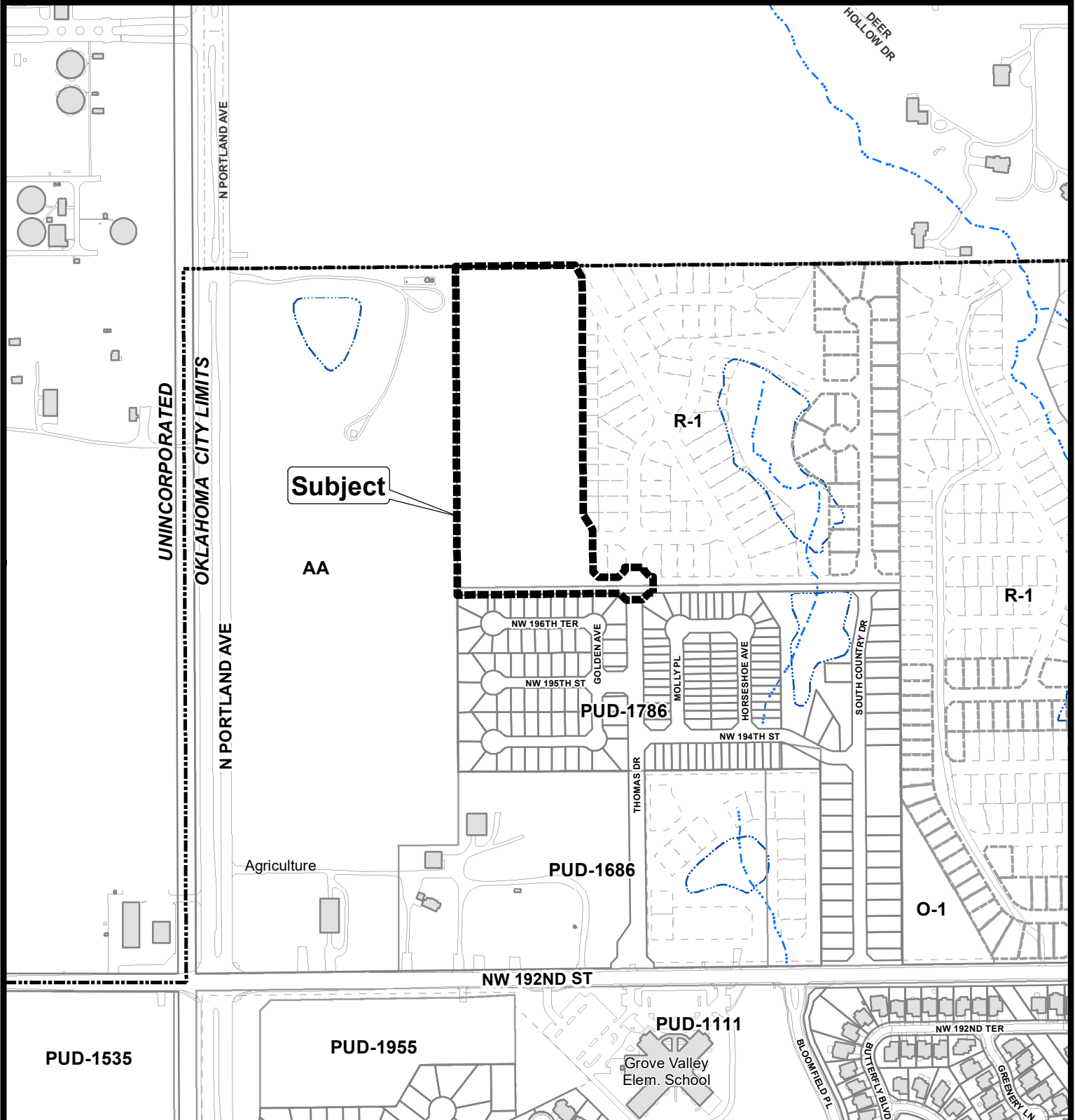
Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning 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.

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

bd

Case No: PUD-1995 Applicant: TG Enterprise Group, LLC
Existing Zoning: R-1
Location: 19619 Thomas Drive



The City of
OKLAHOMA CITY

Planned Unit Development



0 250 500
Feet

Case No: PUD-1995 Applicant: TG Enterprise Group, LLC
Existing Zoning: R-1
Location: 19619 Thomas Drive



Aerial Photo from 2/2022



The City of
OKLAHOMA CITY

Planned Unit Development

