

Planning Commission Minutes
November 14, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:43 a.m. on November 12, 2024)

19. (PUD-2033) Application by WRW, LLC to rezone 6401 Shiloh Boulevard from PUD-1933 Planned Unit Development District to PUD-2033 Planned Unit Development District. Ward 3.

Amended Technical Evaluation:

1. Sidewalks shall be required on one side of the private drive or street that connects to Shiloh Drive.
2. Modify Section 9.2 Landscaping to read: There shall be no less than a 20-foot wide continuous landscape buffer along the boundary of this parcel where it is adjacent to any residential use. Said buffer shall contain (per 100 linear feet): five (5) canopy trees at least 15 feet in height at time of planting and planted on 20-foot centers, two (2) evergreen trees, 2.7 understory trees, and twelve (12) shrubs. Plantings may be located atop a landscape berm, to be decided at the Specific Plan stage.
3. The preliminary design layout, regarding location and orientation, shall be tied to Exhibit B.
4. The maximum building height of Building 2 shall be two stories. The maximum building height of Buildings 1 and 3 shall be four stories.

The applicant was present. There were protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY MEEK, SECONDED BY POWERS

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

ABSENT: PRIVETT



STAFF REPORT
The City of Oklahoma City
Planning Commission
November 14, 2024

Item No. IV. 19.

(PUD-2033) Application by WRW, LLC to rezone 6401 Shiloh Boulevard from PUD-1933 Planned Unit Development District to PUD-2033 Planned Unit Development District. Ward 3.

I. GENERAL INFORMATION

A. Contacts

Applicant's Representative

David M. Box
Williams, Box, Forshee, and Bullard P.C.
(405) 232-0080
dmbox@wbfbllaw.com

B. Case History

This application was deferred from the October 10 and 24, 2024, Planning Commission hearing dates.

C. Reason for Request

The purpose of this application is to allow multi-family residential development.

D. Existing Conditions

1. Size of Site: 6.35 Acres

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	PUD-1933	SPUD-795 / SPUD-1219	R.O.W.	PUD-1683	R-1
Land Use	Undeveloped	Office/Commercial Restaurant	SH 152	Residential	Residential

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 use and development regulations of the R-4 General Residential District shall govern this PUD, except as herein modified.

All uses within the R-4 District shall be permitted within this PUD.

There shall be a maximum of 21.5 dwelling units per acre within this PUD.

9.0.....SPECIAL CONDITIONS

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

9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block 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, there shall be no less than a 20' wide continuous landscape buffer along the boundary of this parcel where it is adjacent to any residential use. Said buffer shall contain (per 100 linear foot) four (4) canopy trees, two (2) evergreen trees, 2.7 understory trees, and twelve (12) shrubs. All canopy and evergreen trees to be 10' in height or greater at time of planting.

9.3 LIGHTING REGULATIONS

The 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.

9.4 SCREENING REGULATIONS

No less than an eight-foot-high wall or fence shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall or fence shall be constructed entirely of stucco, brick, stone, or other masonry/cementitious material on a continuous footing, and shall be solid and opaque.

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 and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

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

9.8 ACCESS REGULATIONS

Access may be taken from the existing Shiloh Dr. and the existing access point on Highway 152.

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, except that there shall be a minimum of 1.5 parking spaces per unit.

9.10 SIGNAGE REGULATIONS

9.10.1 FREESTANDING ACCESSORY SIGNS

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

9.10.2 ATTACHED SIGNS

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

9.10.3 NON-ACCESSORY SIGNS

Non-Accessory signs will be prohibited.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs will be prohibited.

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

Sidewalks shall not be required within this PUD.

9.13 HEIGHT REGULATIONS

Height regulations shall be in accordance with the base zoning district, except that height shall be limited to a maximum height of (3) stories for Building 1 and Building 2 as depicted on **Exhibit B**, and four (4) stories for Building 3, also as depicted on **Exhibit B**.

9.14 SETBACK REGULATIONS

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

West: 115 feet
South: 105 feet

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.

An on-site playground shall be required and permitted within this PUD.

9.17 SPECIFIC PLAN

A specific plan shall be 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 - Conceptual Master Development Plan
- Exhibit C - Topography 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 (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: Mustang**
- 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) 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 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.
- 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.

- 11) Section 9.16 Common Areas: Amend to include “Maintenance of the common areas, private drainage easements, and islands / medians in the development shall be the responsibility of the owner or Property Owners Association.”
- 12) Section 9.12 Sidewalk Regulations: Revise to “Any new sidewalks, if required, shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction of this PUD.”
- 13) Section 9.8 Access: Clarify “... existing access to SH 152.”
- 14) Section 9.8 Access: Amend to add “A cross access agreement must be provided that allows use of the existing Shiloh Dr. for access to this 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 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. Will be mastered metered.

Wastewater Availability

1. An existing 8-inch 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. System will be private internal to property.

9. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- 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. Public water and sewer are available.

Location:

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

The site is located along Shiloh Boulevard, which has access to SW 59th Street, an arterial street, and Highway 152.

Density: The Urban Low Intensity LUTA outlines a density range of 4 to 8 dwelling units per acre for single family, and 15 to 30 dwelling units per acre for multifamily. *The PUD allows up to a maximum of 21.5 du/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.
- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- Development fronting arterials should take access from intersecting streets where possible.
- Provide vehicular connectivity between adjacent developments.

The PUD proposes taking access from Shiloh Boulevard, which has access to SW 59th Street and Highway 152. The PUD regulations allow an additional access point along Highway 152. Bent Wood Villas Drive, to the south, has a cul-de-sac near its northern boundary. The PUD regulations do not contemplate a connection south to the Bent Wood Villas development. The PUD associated with the development to the south (PUD-1683) does not address a connection to the north.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.

Sidewalks are currently available along developed portions of Shiloh Blvd. The PUD suggests sidewalks would not be required. Sidewalks should be installed along the private drive that connects to Shiloh so residents can walk to nearby businesses.

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating the proposed uses adjacent to existing agricultural or residential uses or zoning, “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. *Conceptual plans for the development indicate three apartment buildings. The PUD has been modified since first submitted to allow a maximum building height of three stories for the north and west buildings, and four stories for the western building along the highway. The PUD also requires no less than an eight-foot-high wall or fence along the boundaries adjacent to any residential use. Setbacks have been modified to 115 feet on the west and 105 feet on the south. A 20-foot landscape buffer will also be required along both boundaries.*

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 PUD has access from Shiloh Boulevard, which has access to SW 59th Street and Highway 152.*

- 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 Shiloh Boulevard, a Neighborhood Street, which has access to SW 59th Street, a Minor Arterial Street, and Highway 152, all in the Urban Low LUTA. Transit (bus) service is not available nearby.
- 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. (SU-4)
 - Higher density multifamily development should be located in areas near employment or educational centers where street and transit systems have, or will soon have capacity to support the added trips. (SU-48)
 - Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
 - Improve the functionality and efficiency of the street network by:

- Providing direct connections from residential developments to nearby places and to each other.
- Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
- Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
- Reducing block sizes and use of dead-end streets.
- Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
- Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)

b. Plan Conformance Considerations

The subject site is located along the west side of State Highway 152 and accessed from Shiloh Boulevard, which is south of SW 59th Street. The site is currently undeveloped. The subject site was rezoned to PUD-1933 in 2023 to bring multiple tracts of PUD-1135 into one zoning district with a C-2 base and allow a mixed office, restaurant, commercial, and personal storage development. Portions of PUD-1135 have been rezoned in the past, including to SPUD-1219, which abuts the site to the northwest and was approved in 2020 for office, retail, and construction sales and services uses. The site abuts the Bentwood residential subdivision on the west. Adjacent on the south is PUD-1683 which was approved in 2018 for “Bent Wood Creek Villas”, which allows single- and/or two-family residential development.

The PUD is requested for a multi-family residential development with a modified R-4 base district. The PUD has been modified since first submitted to allow a maximum building height of three stories for the north and west buildings, and four stories for the western building along the highway. The PUD also requires no less than an eight-foot-high wall or fence along the boundaries adjacent to any residential use. Setbacks have been modified to 115 feet on the west and 105 feet on the south. A 20-foot landscape buffer will also be required along both boundaries. Plan conformance would be strengthened by installing sidewalks along Shiloh Drive so residents can walk to nearby businesses. A Specific Plan will be required.

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 Evaluation:

1. Sidewalks shall be required on one side of the private drive or street that connects to Shiloh Drive.

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.

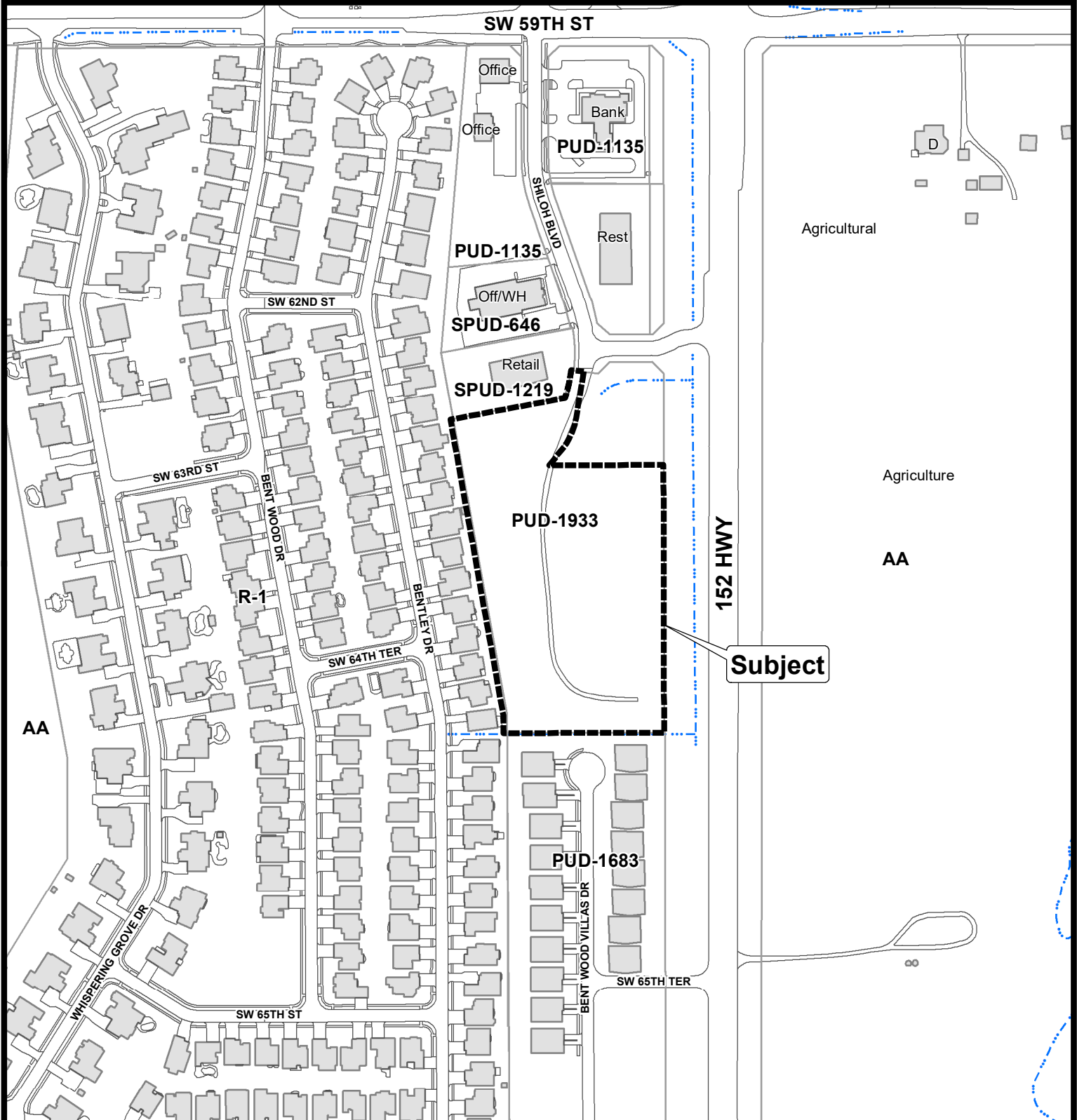
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Case No: PUD-2033

Applicant: WRW, LLC

Existing Zoning: PUD-1933

Location: 6401 Shiloh Blvd.



Note: "Subject" is located approximately 2,089' East of S. County Line Rd.



The City of
OKLAHOMA CITY

Planned Unit Development



0 150 300
Feet



SHILOH- OKC

Preliminary Yield Study - Concept 3

Oklahoma City, Oklahoma - October 10, 2024

PRIVACY FENCE

STORM / BMP

P. AROUND / AMENITY

CLUBHOUSE / LEASING

COMMERCIAL ACCESS

BUILDING 1
3 Story Townhome
~ 96 Units

BUILDING 3
2 Story Townhome
~ 64 Units

PRIVACY FENCE

50' BUFFER

BUILDING 2
3 Story Townhome
~ 96 Units

TRASH COLLECTION

BENTLEY DR

SW 64TH TER

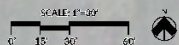
HIGHWAY 63

DEVELOPMENT SUMMARY

6.35 Acres
136 Multi-Family Units
21.5 units/acre

Parking Provided:
204 Surface Spaces
1.5 per unit

Exhibit B





Case No: PUD-2033
Existing Zoning: PUD-1933
Location: 6401 Shiloh Blvd.

Applicant: WRW, LLC



Aerial Photo from 2/2022

Note: "Subject" is located approximately 2,089' East of S. County Line Rd.



The City of
OKLAHOMA CITY

Planned Unit Development



0 150 300
Feet