

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)

13. (SPUD-1712) Application by 1313 SE 25th LLC, to rezone 1201 SE 25th Street from PUD-855 Planned Unit Development District to SPUD-1712 Simplified Planned Unit Development District. Ward 4.

Amended Technical Evaluation:

1. Amend Section II.7 Maintenance: The site shall be maintained as a “storage yard” with gravel or solid surface material. Maintenance of the common areas, private drainage easements, private drives, and islands/medians shall be the responsibility of the adjacent property owners. 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 drainage related common areas 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 that meets the requirements specified above.
2. An 8-foot-tall sight-proof fence shall be required adjacent to the R-1 Single-Family Residential District.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY PRIVETT, SECONDED BY NOBLE

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. 13.

(SPUD-1712) Application by 1313 SE 25th LLC, to rezone 1201 SE 25th Street from PUD-855 Planned Unit Development District to SPUD-1712 Simplified Planned Unit Development District. Ward 4.

I. GENERAL INFORMATION

A. Contacts

1. Applicant

Name	Brent Irish
Company	1313 SE 25 TH LLC
Phone	405-426-9848
Email	Brent.irish1@gmail.com

B. Case History

This is a new application.

C. Reason for Request

The purpose of this application is to allow industrial development, specifically automotive and equipment storage.

D. Existing Conditions

1. Size of Site: 29,208 Square Feet

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	PUD-855	PUD-855	R-1	I-2	PUD-855
Land Use	Undeveloped	Undeveloped	Residential	Industrial	Undeveloped

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 **I-2 Moderate Industrial 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:

- (8300.21) Automotive and Equipment: Storage
- (8300.54) Outdoor Sales and Display, and Outdoor Storage (Hazardous and, or noxious material storage is prohibited)

1.1 Minimum Lot Size:

Shall be per the base zoning district regulations.

1.2 Minimum Lot Width:

Shall be per the base zoning district regulations.

- 2. Maximum Building Height:**

No buildings shall be permitted within this SPUD.

- 3. Maximum Building Size:**

No buildings shall be permitted within this SPUD.

- 4. Maximum Number of Buildings:**

No buildings shall be permitted within this SPUD.

- 5. Building Setback Lines**

Front Yard: None.

Rear Yard: None, except that no materials or equipment shall be stored within 15 feet of a residential district or use.

Side Yard: None, except that no materials or equipment shall be stored within 15 feet of a residential district or use.

Corner Side
Yard: None.

6. Sight-proof Screening:

Site-proof screening shall not be required

7. Landscaping:

A 10-foot greenbelt planted with a series of evergreen shrubs, and evergreen trees (at least six feet in height at maturity), spaced in a manner to provide an impervious visual barrier shall be provided and maintained along any residential district boundary or residential use property line.

8. Signs:

8.1 Free standing signs

Shall be per the base zoning district regulations.

8.2 Attached signs

Shall be per the base zoning district regulations.

8.3 Off-Premise / Billbord Signs

Shall be prohibited within this SPUD.

8.4 Electronic Message Display signs

Shall be prohibited within this SPUD.

9. Access:

Access to the site will be from SE 25th Street via a recorded private access easement and cross-access agreement through the property to the south. Lots within this SPUD shall not be required to have frontage on, or direct access from, a City approved street.

10. Sidewalks

Shall not be required within this SPUD.

II. Other Development Regulations:

1. Architecture:

No buildings will be permitted within this SPUD.

2. Open Space:

Shall be provided in accordance with Fire Marshall requirements for access and fire management.

3. Street Improvements:

Shall not be required within this SPUD.

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:

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended, except that dumpster shall not locate within 50 feet of a residential district or use.

6. Parking:

Shall not be required within this SPUD. If provided, the design 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.

Alternate pervious surfaces shall be allowed for all uses within this SPUD in accordance with Chapter 59, Section 10250.2.D.(1).

7. Maintenance:

Maintenance of development within this SPUD shall be the responsibility of the property owner.

8. Drainage:

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

9. Other:

No Outdoor Storage materials shall be stacked or extend above 6 feet in height, or higher than a permitted fence, whichever is greater.

III. Supporting Documents

Exhibit A: Legal Description
Exhibit B: Site 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(s) (Oklahoma City)**
- 7. Oklahoma Department of Transportation (ODOT)**

B. City Departments

- 1. Airports ***
- 2. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 3. Fire ***
- 4. Information Technology/Geographic Support**
- 5. Parks and Recreation**
- 6. Police**
- 7. Public Works**

a. Engineering

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.
- 11) Amend Section II.7 Maintenance: The site shall be maintained as a "storage yard" with gravel or solid surface material. Maintenance of the common areas, private drainage easements, private drives, and islands/medians shall be the responsibility of the adjacent property owners. 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 drainage related common areas 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 that meets the requirements specified above.

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 6" 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 more than 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.

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.

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.

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.

National, state, and local permitting require basic best management practices for stormwater management. The SPUD is proposed to allow just two uses, Automotive and Equipment: Storage and Outdoor Sales and Display, and Outdoor Storage. The SPUD does not allow buildings.

Automobile Connectivity:

- Maintain and enhance the connectivity of the street network.

The subject site is currently accessed via the I-2 zoned property to the south, which fronts SE 25th Street. The SPUD proposes maintaining the existing connection to the property on the south, described in the Master Design Statement as a recorded private access easement and cross-access agreement.

- 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 residential uses or zoning, “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 application seeks to rezone a portion of PUD-855, an I-2 based PUD approved in 2002 that is limited to two anchored broadcast towers, to a SPUD that allows only two uses, Automotive and Equipment: Storage and Outdoor Sales and Display, and Outdoor Storage. The site abuts I-2 zoning to the south and R-1 zoned properties to the east. The existing PUD required a 15-foot greenbelt along the north and east property lines. The new SPUD proposes a 10-foot greenbelt planted with a series of evergreen shrubs, and evergreen trees (at least six feet in height at maturity), spaced in a manner to provide an impervious visual barrier shall be provided and maintained along any residential district boundary or residential use property line. The SPUD requires that no material or equipment shall be stored within 15 feet of a residential district or use on the side and rear.*

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 does not have frontage on a street, and is currently accessed via the I-2 zoned property to the south, which fronts SE 25th Street, a Major Connector.*

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 proposed SPUD allows uses that could have operational impacts near residential uses. The existing PUD required a 15-*

foot greenbelt along the north and east property lines. The new SPUD proposes a 10-foot greenbelt planted with a series of evergreen shrubs, and evergreen trees (at least six feet in height at maturity), spaced in a manner to provide an impervious visual barrier shall be provided and maintained along any residential district boundary or residential use property line. The SPUD requires that no material or equipment shall be stored within 15 feet of a residential district or use on the side and rear.

3) Service Efficiency:

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

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

- Riparian Areas: N/A
- Upland Forests: N/A
- Vulnerable Aquifers: The aquifer in this area is considered highly vulnerable to depletion. The comprehensive plan recommends preserving natural open spaces and utilizing low impact development techniques whenever possible in new developments in order to maintain water quality and allow for the infiltration of stormwater onsite. Low impact development techniques include, but are not limited to, using pervious surface materials wherever possible for the construction of driveways, parking areas, sidewalks, patios, etc., to promote increased water percolation and infiltration.

5) Transportation System: This site does not have street frontage, but is located off SE 25th Street, a Major Connector Street in the Urban Low LUTA. The nearest transit (bus) service is located within a half mile to the west, at the corner of SE 25th Street and South High 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)
- 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 north of SE 25th Street, in an area generally located west of Interstate 35. The site is undeveloped and makes up the southeast corner of PUD-855, an I-2 base PUD approved in 2002 for two anchored broadcast towers, which remain in place northwest of the subject site. Land to the west and northwest would remain zoned as PUD-855. Land to the east is zoned R-1 and developed with single-family residential development surrounding cul-de-sacs accessed from the northeast. Abutting land to the south, fronting SE 25th Street, is developed with I-2 zoned, industrial warehouse developments.

This application was originally submitted as a request for the I-2 District (PC-10952). The Planning Commission requested a SPUD. The SPUD would rezone a portion of PUD-855, an I-2 based PUD approved in 2002 that is limited to two anchored broadcast towers, to a new SPUD that allows only two uses, Automotive and Equipment: Storage and Outdoor Sales and Display, and Outdoor Storage. The proposed uses are consistent with industrial zoning and development to the west and south but trigger potential compatibility issues adjacent to residential uses adjacent to the east/northeast. The existing PUD required a 15-foot greenbelt along the north and east property lines. The new SPUD proposes a 10-foot greenbelt planted with a series of evergreen shrubs, and evergreen trees (at least six feet in height at maturity), spaced in a manner to provide an impervious visual barrier shall be provided and maintained along any residential district boundary or residential use property line. The SPUD requires that no material or equipment shall be stored within 15 feet of a residential district or use on the side and rear.

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. Amend Section II.7 Maintenance: The site shall be maintained as a “storage yard” with gravel or solid surface material. Maintenance of the common areas, private drainage easements, private drives, and islands/medians shall be the responsibility of the adjacent property owners. 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 drainage related common areas 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 that meets the requirements specified above.

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.

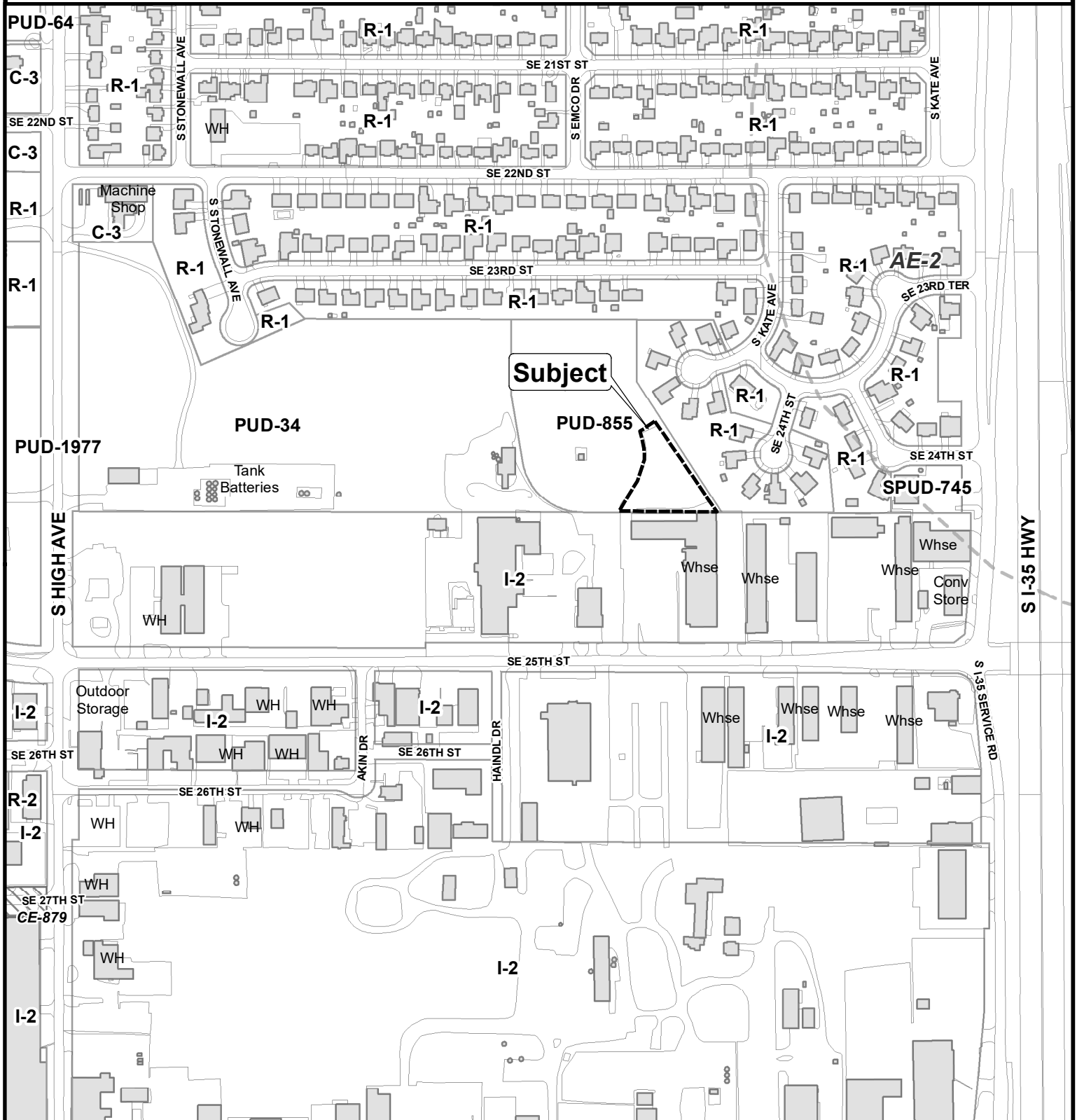
taj

Case No: SPUD-1712

Applicant: 1313 SE 25th, LLC

Existing Zoning: PUD-855

Location: 1201 SE 25th St.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



0 175 350
Feet

NOT FOR CONSTRUCTION - PRELIMINARY

ADDRESS

1313 SOUTHEAST 25th STREET IN OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA.

PROJECT SCOPE DESCRIPTION

THIS PROJECT IS A 29,474 SF ONE STORY BUILDING, CONSTRUCTED ON GRADE. THE BUILDING IS A PRE-FINISHED METAL BUILDING PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM. THE CONSTRUCTION TYPE IS 2B UNPROTECTED NONCOMBUSTIBLE; WOOD HAS BEEN USED WITHIN THE BUILDING SO THE CONSTRUCTION CLASSIFICATION IS REDUCED TO 5B. THE PROPERTY IS ZONED I-2. THERE IS PUD-855 PROPERTY ADJACENT TO THE NORTH AND R-1 NORTHEAST OFF THE NORTHEAST. THE USE CLASSIFICATION IS "F1" MODERATE-HAZARD FACTORY INDUSTRIAL.

BUILDING AREAS

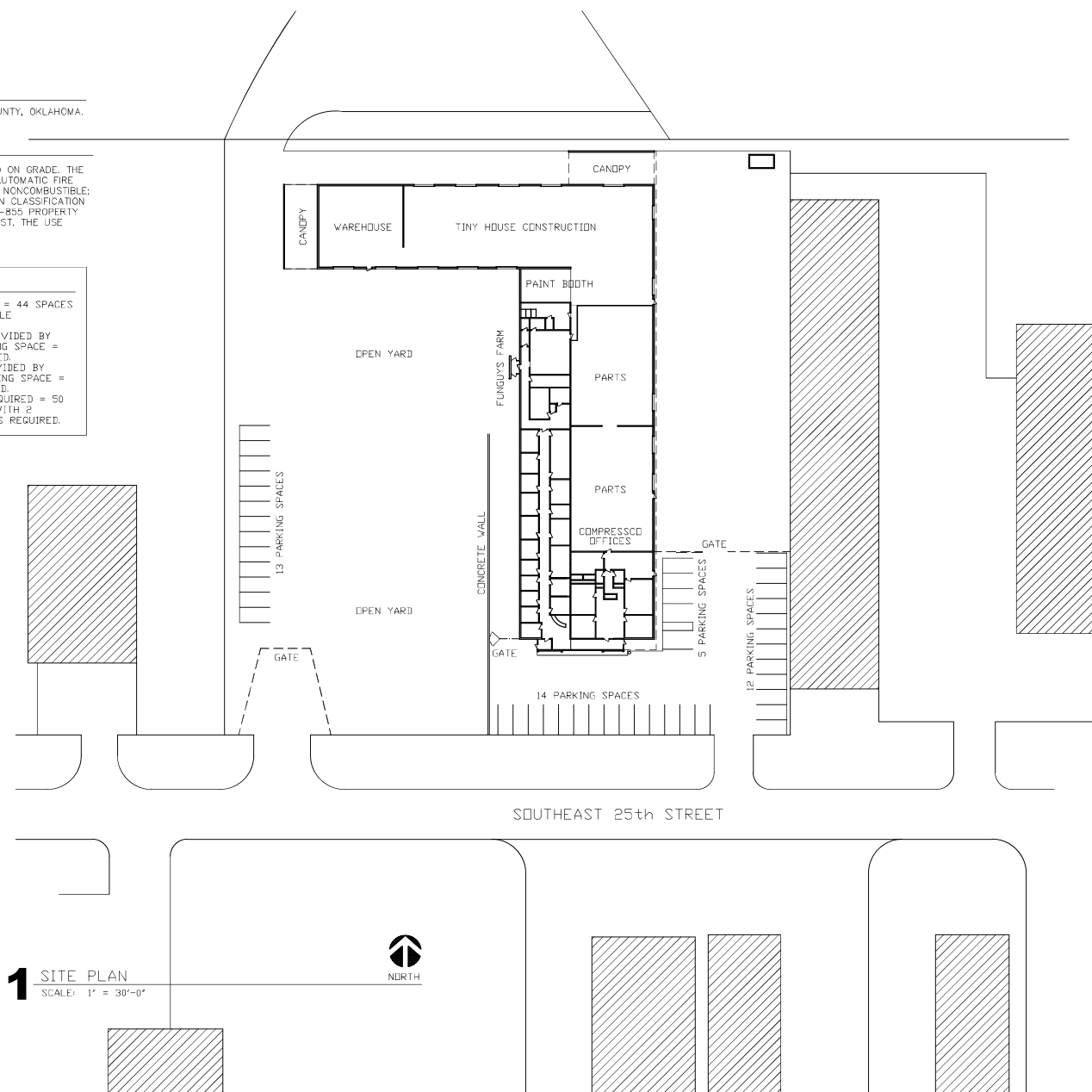
FUNGUYS - 6,828 GROSS SQ. FT.
COMPRESSCO - 9,951 GROSS SQ. FT.
TINY HOUSE CONSTRUCTION -
12,695 GROSS SQ. FT.

TOTAL GROSS BUILDING AREA -
29,474 SQ. FT. NET

PARKING

PARKING PROVIDED = 44 SPACES
ARE VAN ACCESSIBLE

FIRST 20,000 SF DIVIDED BY
500 SF PER PARKING SPACE =
40 SPACES REQUIRED.
NEXT 9,474 SF DIVIDED BY
1,000 SF PER PARKING SPACE =
10 SPACES REQUIRED.
TOTAL PARKING REQUIRED = 50
PARKING SPACES, WITH 2
ACCESSIBLE SPACES REQUIRED.



1 SITE PLAN

SCALE: 1" = 30'-0"

NORTH CAROLINA STATE UNIVERSITY

**HAVEN
MANKIN
ARCHITECT**

CIVIL ENGINEERING

STRUCTURAL ENG.

MEP ENGINEERING

BUILDING RENOVATION
1313 SE 25th STREET
OKLAHOMA CITY, OKLA.

**HAVEN MANKIN,
ARCHITECT**
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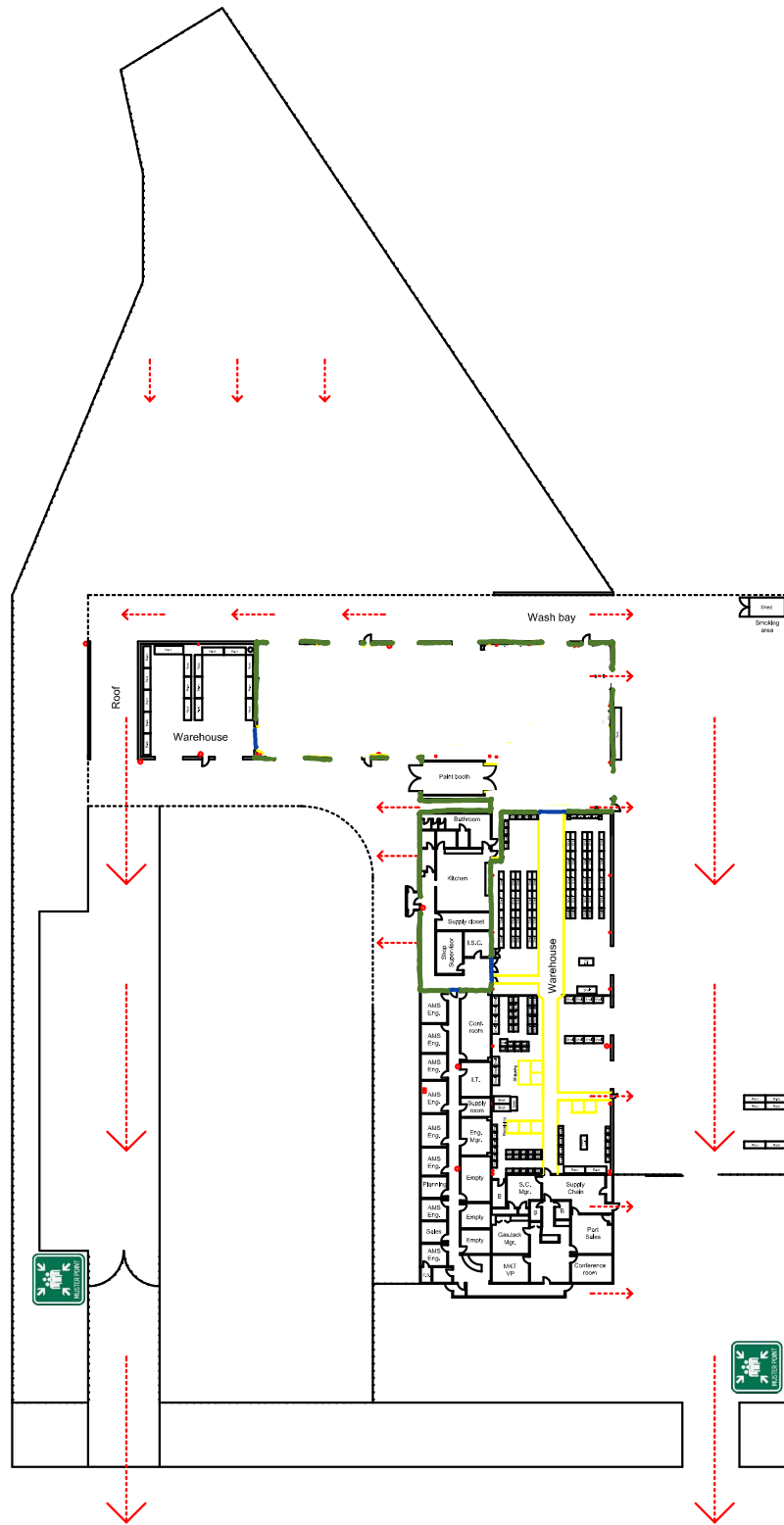
DRAWING TITLE

SITE PLAN

DATE
JULY 5, 2023

DRAWING NO.

A2



Case No: SPUD-1712

Applicant: 1313 SE 25th, LLC

Existing Zoning: PUD-855

Location: 1201 SE 25th St.



Aerial Photo from 2/2022



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



0 175 350
Feet