

Planning Commission Minutes
March 27, 2025

(The agenda was filed with the City Clerk of The City of Oklahoma City at 4:38 p.m. on March 21, 2025)

10. (SPUD-1675) Application by Lil Sebastian Memorial Hospital, LLC to rezone 2821 NW 57th Street from C-1 Neighborhood Commercial District to SPUD-1675 Simplified Planned Unit Development District. Ward 2.

The applicant was present. There were no protesters present.

RECOMMENDED DENIAL.

MOVED BY POWERS, SECONDED BY MEEK

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



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

Item No. IV. 10.

(SPUD-1675) Application by Lil Sebastian Memorial Hospital, LLC to rezone 2821 NW 57th Street from C-1 Neighborhood Commercial District to SPUD-1675 Simplified Planned Unit Development District. Ward 2.

I. GENERAL INFORMATION

A. Contacts

1. Applicant

Name Rachel Perteet
 Company Lil Sebastian Memorial Hospital, LLC
 Phone 918-916-0467
 Email rfperteet@gmail.com

B. Case History

This application was deferred from the October 24, and December 12, 2024, Planning Commission hearing dates. This applicant request deferral to the July 24, 2025, Planning Commission hearing date.

C. Reason for Request

The purpose of this application is to allow commercial uses, specifically a mobile medical clinic parked outside an existing veterinary and urgent care facility.

D. Existing Conditions

1. Size of Site: 0.45 Acre

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	C-1	O-2	R-4	O-2	O-2
Land Use	Office	Office	Residential	Office	Office

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 **C-1 Commercial Neighborhood District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

- 8300.1 Administrative and Professional Offices
- 8300.2 Adult Day Care Facilities
- 8300.5 Alcoholic Beverage Retail Sales
- 8300.8 Animal Sales and Services: Grooming
- 8300.11 Animal Sales and Services: Kennel and Veterinary, Restricted
- 8300.21 Automotive and Equipment: Storage
- 8300.24 Business Support Services 8300.25 Child Care Centers
- 8300.32 Convenience Sales and Personal Services
- 8200.2 Dwelling Units and Mixed Uses
- 8300.39 Eating Establishments: Sitdown, Limited Alcohol Permitted
- 8300.37 Eating Establishments: Sitdown
- 8300.41 Food and Beverage Retail Sales
- 8150.6.3 Greenhouse
- 8150.6.5 Hoop House
- 8250.11 Library Services and Community Centers
- 8250.12 Light Public Protection and Utility: General
- 8250.13 Light Public Protection and Utility: Restricted
- 8250.14 Low Impact Institutional: Neighborhood-Related
- 8300.52 Medical Services: General
- 8300.53 Medical Services: Restricted
- 8300.59 Personal Services: Restricted
- 8300.61 Repair Services: Consumer

- 2. Maximum Building Height:** The maximum building height shall be in accordance with the C-1 zoning district.

3. **Maximum Building Size:** The maximum building size shall be in accordance with the C-1 zoning district.
4. **Maximum Number of Buildings:** There will be a maximum of 2 buildings within this SPUD.
5. **Building Setback Lines:** Building setback lines shall be in accordance with the C-1 zoning district.
6. **Sight-proof Screening:** N/A
7. **Landscaping:** The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance. Trees shall be preserved within setbacks to the maximum extent possible.
8. **Signs:**
 - 8.1 **Free standing accessory signs:** A maximum of two (2) freestanding ground (monument) signs shall be allowed. The maximum size being twelve (12) feet height and one hundred (100) square feet in area. The signs shall be covered with a material consistent with the building(s) they serve.
 - 8.2 **Attached signs:** Attached signs will be in accordance with the C-1 zoning district regulations.
 - 8.3 **Non-Accessory Signs:** Non-accessory signs will be prohibited.
 - 8.4 **Electronic Message Display signs:** Electronic Message Display signs will be prohibited.
9. **Access:** There shall be an access point from 57th Street.
10. **Sidewalks:** All sidewalks shall be constructed in accordance with City specifications. All sidewalks shall be designed and constructed in accordance with the Subchapter II of the American With Disabilities Act, 42 U.S.C. § 12131, et seq., as amended, and the regulations promulgated there under ("ADA"). Existing sidewalks shall not be removed except for the purpose of replacement.

II. Other Development Regulations:

- 1. Architecture:** Buildings within this SPUD shall be permitted to utilize the following building materials: Brick, brick veneer, architectural metal, stucco, rock, stone masonry or other masonry products such as architectural concrete such as tilt-up concrete panels and split face concrete block, exterior grade, decay-resistant, solid wood or cementboard may also be permitted.
- 2. Open Space:** shall be in accordance with the base zoning district
- 3. Street Improvements:** N/A
- 4. Site Lighting:** The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.
- 5. Dumpsters:** Will be located on the north side of the property
- 6. Parking:** Spaces on east side of building. Parking spaces on north side of building would not be for public use. The driveway on the west side of the building will not be accessible for exit from the north parking spaces. A mobile medical office unit may be parked in the driveway on the west side of the building. Parking spaces will be as drawn in Exhibit B.
- 7. Maintenance:** Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.
- 8. Drainage:** Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.
- 9. Other:** Placement of mobile medical office or automotive storage will be kept on the west or north side of the building.

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Master Development Plan Map

Exhibit C: Specifications of mobile medical office

IV. 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) Add to Section I.10 Sidewalks: Any 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 SPUD.
- 12) Amend Section II.7 Maintenance: 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 that meets the requirements specified above.

b. Streets, Traffic and Drainage Maintenance

c. Stormwater Quality Management

d. Traffic Services *

8. Utilities

a. Engineering

Paving

b. Solid Waste Management

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

c. Water/Wastewater Quality

Water Availability

- 1) An existing 12" water main(s) is located adjacent to the subject site(s).
- 2) Minimum ten (10) feet horizontal separation required from wastewater mains and five (5) feet for other utilities. Minimum two (2) foot vertical separation required for all utility crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 3) Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
- 4) Dead-end water mains must be avoided when possible. All existing unused water services must be capped and abandoned at the water main in accordance with the City Standard Specifications.
- 5) In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The developer will be responsible for any failure of domestic or fire protection systems which require water pressure in excess of 25 psi. The

developer is responsible for installing pressure reducers if necessary for protection of developer's service lines, plumbing, and fixtures.

- 6) All existing and/or proposed water meters must be located in the right-of-way and/or utility easement within grassy areas outside of sidewalks, driveways, streets, and paving.
- 7) All domestic and fire suppression services must have a separate water service connection. Fire hydrant spacing shall not exceed 500 feet and must be located within ten (10) of a hard surface (i.e. sidewalk, street, paving).
- 8) Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.
- 9) Plat may be revised after review and approval of utility plans.

Wastewater Availability

- 1) An existing 8" 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:

- Utilize Best Management Practices (BMP) for stormwater.
- Incorporate commercial uses at street level to maintain an active, pedestrian friendly streetscape.
- Design buildings to include facades, storefront windows, and attractive signage and lighting to create pedestrian-scale visual interest.

Location:

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

Density: The non-residential Floor to Area Ratio (FAR) range for the UM LUTA is 0.4 to 1.2 with a typical FAR of 1.

National, state, and local permitting require basic best management practices for stormwater management. The current floor to area ratio of the site is approximately 0.03. The SPUD regulations could provide for continued or new development within the Urban Low Intensity LUTA range.

Automobile Connectivity:

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

The subject site is served by an existing driveway that circles the building and provides an exit-only drive on the west side of the existing building. However, the mobile medical office is currently located within the exit-only drive.

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.

Sidewalks are not currently available on the subject site but are required by the SPUD regulations.

- 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 office and residential uses, “Operational Impact” is a potential compatibility issue identified by the comprehensive plan. Projects in higher intensity LUTAs (UM) may be more appropriate for significant transitions of density, scale and mass.

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 SPUD proposes some uses that could create operational impacts near existing office and residential uses, specifically the*

noise/odor created from generators used to power the mobile unit currently on site and located next to residential uses.

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 the north side of NW 57th Street, a Neighborhood Street in the Urban Low LUTA. The nearest transit (bus) service is located within a quarter mile to the west, along North May Avenue.

6) Other Development Related Policies

- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- Improve the functionality and efficiency of the street network by:
 - Providing direct connections from residential developments to nearby places and to each other.
 - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
 - Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
 - Reducing block sizes and use of dead-end streets.
 - Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
- Share parking between contiguous developments. (C-31)
- Support and incentivize the adaptive use of existing buildings, infill development, and brownfield development. (G-10)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- Initiate new efforts to reduce sign clutter and improve the aesthetics of signs, while allowing for adequate and visible business identification (E-14)

b. Plan Conformance Considerations

The subject site is located along the north side of NW 57th Street between North May Avenue and North Ross Avenue. The site was rezoned from O-2 to C-1 in 2021 to allow limited commercial uses with similar bulk and sign regulations as the existing and surrounding O-2 District. The subject site is currently developed with an office building. The purpose of the previous zoning was to allow the existing vet clinic. Adjacent on the north and south (across NW 57th Street) are O-2 zoned offices. East of the subject site are a variety of residential uses within the O-1, R-2, and R-4 zoning districts. Adjacent on the west side of the site is an apartment building zoned O-2, and beyond it, C-3 and C-4 zoned commercial uses along May Avenue. The N May Ave corridor from NW 34th Street to W Britton Road is identified in **planokc** as a Retail Priority Area under the “Reaffirm” framework.

The SPUD is requested to allow the parking of a mobile medical office in driveway of the existing vet clinic. The mobile unit is already in place, and currently blocks the exit aisle from the parking lot. The mobile unit, although expected to be temporary, has the potential for noise and odor near residences as it uses a generator.

A SPUD is one possible tool that can be used to customize zoning for a particular use on a particular site. However, in this case, it is unclear where the mobile unit can be placed where it does not block access, block parking, or generate operational impacts near the surrounding residences and offices. Staff has tried to find a solution, but is unable to offer a recommendation of approval. If approved, the Master Design Statement should be amended to revert the base zoning back to the O-2 District while allowing the requested vet office and mobile clinic, and specify signs shall be per Code. If an alternate location is identified on site for the mobile clinic, changes to parking or other requirements may be needed and the item should be continued to modify the SPUD accordingly.

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.

Denial 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 Divisions review of construction plans and prior to City Council approval.

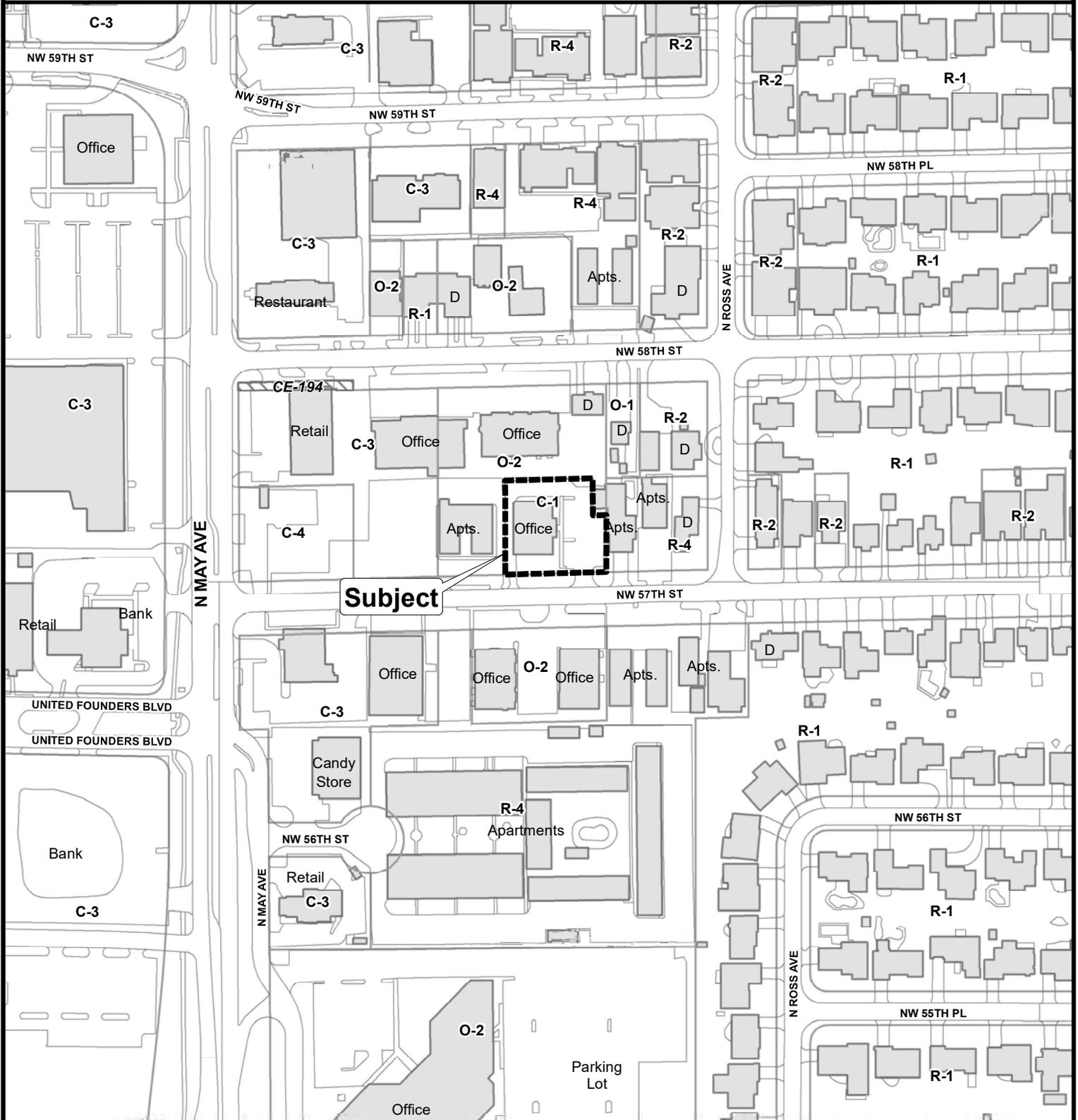
taj

Case No: SPUD-1675

Applicant: Lil Sebastian Memorial Hospital, LLC

Existing Zoning: C-1

Location: 2821 NW 57th St.



Subject

Note: "Subject" is located approximately 2,841' North of NW 50th St.



The City of OKLAHOMA CITY

Simplified Planned Unit Development

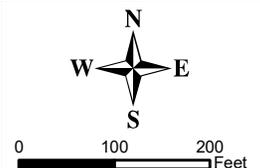
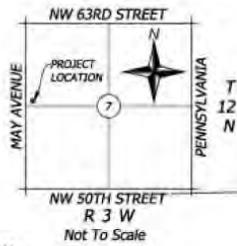
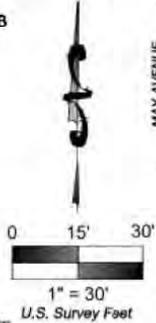
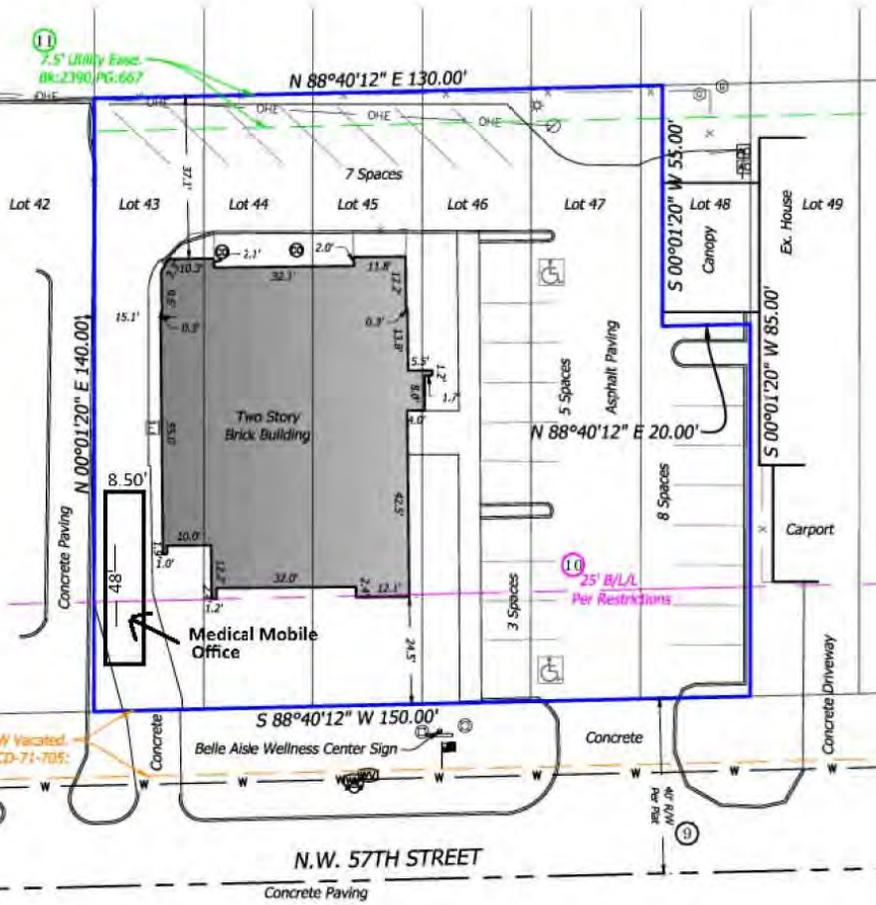


Exhibit B



ALTA/NSPS LAND TITLE SURVEY
OF
2821 NW 57TH ST.



LEGAL DESCRIPTION

Lots Forty-three (43) through Forty-eight (48), both inclusive, LESS AND EXCEPT the East 20 feet of the North 55 feet of Lot Forty-eight (48), in Block Twenty (20), of MILAM'S NORTHWEST HIGHLAND ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof

Containing 18,894.46 Sq. Ft. or 0.4567 Acres, more or less.

SCHEDULE B-II EXCEPTIONS

- ① All matters affecting subject property as shown on the Plat of Milam's Northwest Highland Addition, recorded in Book 10, Page 26. **Affects as shown.**
- ② Restrictive Covenants recorded in Book 10, Page 26, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, Reservations, and Easements of record. **Affects as shown.**
- ③ Easement in favor of the City of Oklahoma City as set forth in the Report of Commissioners, in the District Court of Oklahoma County, State of Oklahoma, Case No. 146726, recorded in Book 2390, Page 667. **Affects as shown.**
- ④ Irrevocable Easement and Agreement of Right of Ingress and Egress and Parking, by and between James C. Hammack, D.D.S., and any and all subsequent owners, recorded in Book 4750, Page 559. **Affects, blanket over Lot 48.**

GENERAL NOTES

- 1: Pursuant to Table A item 3, Said described property in, by graphical plotting only, located within an area having a Zone Designation "X" Unshaded by FEMA, on Flood Insurance Rate Map No. 40109C0165 H, dated 12/18/2009.
- 2: The Property has direct access to NW 57th Street, being a dedicated public street.
- 3: Pursuant to Table A item 9, The total number of striped parking spaces on the subject property is 21, including 1 designated handicap space.
- 4: Pursuant to Table A item 16, There is no observed evidence of current earth moving work, building construction or building additions.
- 5: Pursuant to Table A item 17, There are no proposed changes in street right of way lines, to the best of my knowledge. There is no observed evidence of recent street or sidewalk construction or repairs.
- 6: A assumed bearing of North 88° 40' 12" East as the South line of the subject property per Oklahoma State Plane Grid North was used as the basis of bearing for this survey.
- 7: All unit of measurements are US Survey feet (Ground).

ALTA/NSPS LAND TITLE SURVEY

To: Rachel Faye Perrett and CHICAGO TITLE OKLAHOMA CO.

The property described hereon is located completely within the property described in CHICAGO TITLE OKLAHOMA CO.'s Commitment No. 710702001005 dated OCTOBER 1, 2020.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 8, 9, 11, and 20 of Table A thereof. The field work was completed on 12/08/2020.

I further certify that this survey meets the Oklahoma Minimum Standards for the practice of land surveying and that there are no visible encroachments across the boundary lines other than those shown.



Prepared By
**GOLDEN
LAND SURVEYING**

7304 NW 164th St., Suite #5, Edmond, Oklahoma 73013
C.A. # 7263 / Exp. Date = 6/30/2022

Telephone: (405) 802-7883 Email: troy@goldenls.com
Drafted by: TD

Plot Date: December 10, 2020 Paper Size: 11"x17"
GLS Job No.: 20605

December 10, 2020

Sheet 1 Of 1

UTILITY NOTE

Pursuant to Table A item 11, The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown compromise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that utilities are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

LEGEND

- | | | |
|----------------------------|---------------------------|--------------------|
| ⊙ POWER POLE | ⊙ GAS METER | ⊙ CHAIN LINK FENCE |
| ⊙ LIGHT POLE | ⊙ GAS VALVE | ⊙ WOOD PANEL FENCE |
| ⊙ GUY ANCHOR | ⊙ GAS MARKER | ⊙ MASONRY FENCE |
| ⊙ ELECTRIC METER | ⊙ OIL PIPELINE MARKER | ⊙ IRON FENCE |
| ⊙ ELECTRIC BOX | ⊙ MAIL BOX | ⊙ FIBER OPTIC LINE |
| ⊙ ELEC. TRANSFORMER | ⊙ SIGN | ⊙ PROPERTY LINE |
| ⊙ ELEC. MANHOLE | ⊙ FLAG POLE | ⊙ LOT LINE |
| ⊙ ELEC. PEDESTAL | ⊙ FIRE HYDRANT | ⊙ EASEMENT LINE |
| ⊙ ELEC. PULL BOX | ⊙ WATER MANHOLE | ⊙ SECTION LINE |
| ⊙ SPOT LIGHT | ⊙ WATER VALVE | |
| ⊙ SANITARY SEWER MANHOLE | ⊙ WATER METER | |
| ⊙ SANITARY SEWER CLEANOUT | ⊙ DOWN SPOUT | |
| ⊙ STORM SEWER MANHOLE | ⊙ AIR CONDITIONER | |
| ⊙ TELEPHONE RISER | ⊙ TRAFFIC SIGNAL | |
| ⊙ TELEPHONE MANHOLE | ⊙ TRAFFIC SIGNAL BOX | |
| ⊙ TELEPHONE MARKER | ⊙ TRAFFIC SIGNAL PULL BOX | |
| ⊙ TELEPHONE PULL BOX | ⊙ GREASE TRAP | |
| ⊙ FIBER OPTIC MARKER | ⊙ KEY PAD | |
| ⊙ FIBER OPTIC PULL BOX | ⊙ SECTION CORNER | |
| ⊙ CABLE TV PEDESTAL | ⊙ QUARTER CORNER | |
| ⊙ CABLE MARKER | ⊙ S.I.P. #4 W/CAP | |
| ⊙ CABLE TV PULL BOX | ⊙ SET MAG NAIL W/WASHER | |
| ⊙ IRRIGATION CONTROL VALVE | ⊙ FOUND MONUMENT | |
| ⊙ SPRINKLER HEAD | ⊙ RIGHT UP WAY MARKER | |
| ⊙ BOLLARD | ⊙ YARD HYDRANT/SPICKET | |
| ⊙ VENT PIPE | ⊙ BENCHMARK | |
| ⊙ FIRE DEPARTMENT CONNECT | ⊙ WELLHEAD | |

POSSIBLE ENCROACHMENTS

⚠ South end of building is over 25' B/L/L per the restrictions. The North 15' of NW 57th Street was vacated at a later date, therefore this could possibly not be an encroachment.

- | | | | |
|-----------------------|--------------|------------------------------|---------------------------|
| S.I.P.-SET IRON PIN | LA-IRON PIN | CONP-CORRUGATED METAL PIPE | B/L-L-BUILDING LIMIT LINE |
| F.I.P.-FOUND IRON PIN | M/C-HANDICAP | RCP-REINFORCED CONCRETE PIPE | U/E-UTILITY EASEMENT |
- NOTE: ALL MONUMENTS SET ARE CAPPED 1/2" IRON PINS OR MAG NAILS WITH WASHERS BOTH BEING STAMPED "GOLDEN CA 7263"



OSHKOSH
SPECIALTY
VEHICLES

SPUD-1675 Exhibit C

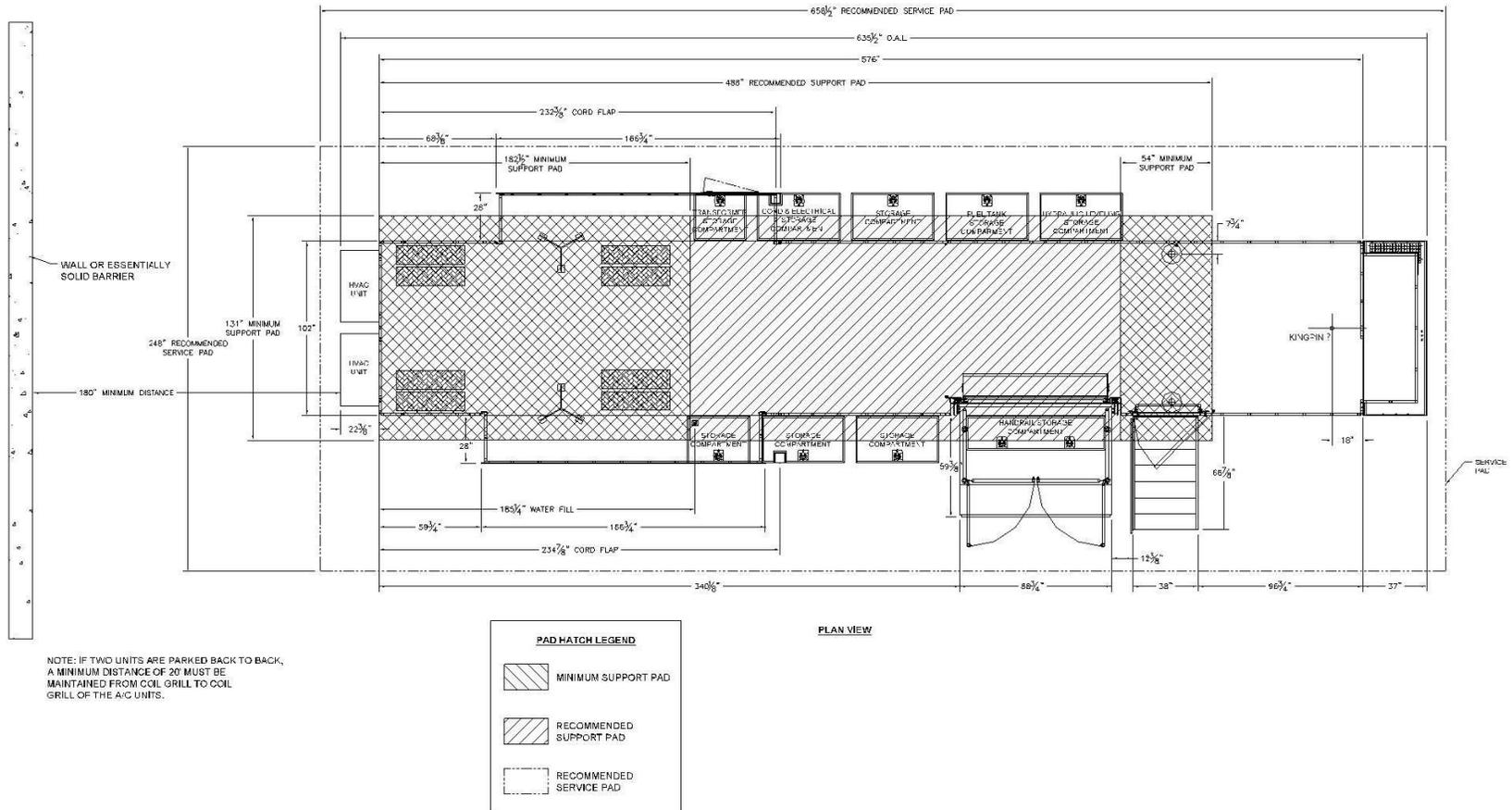
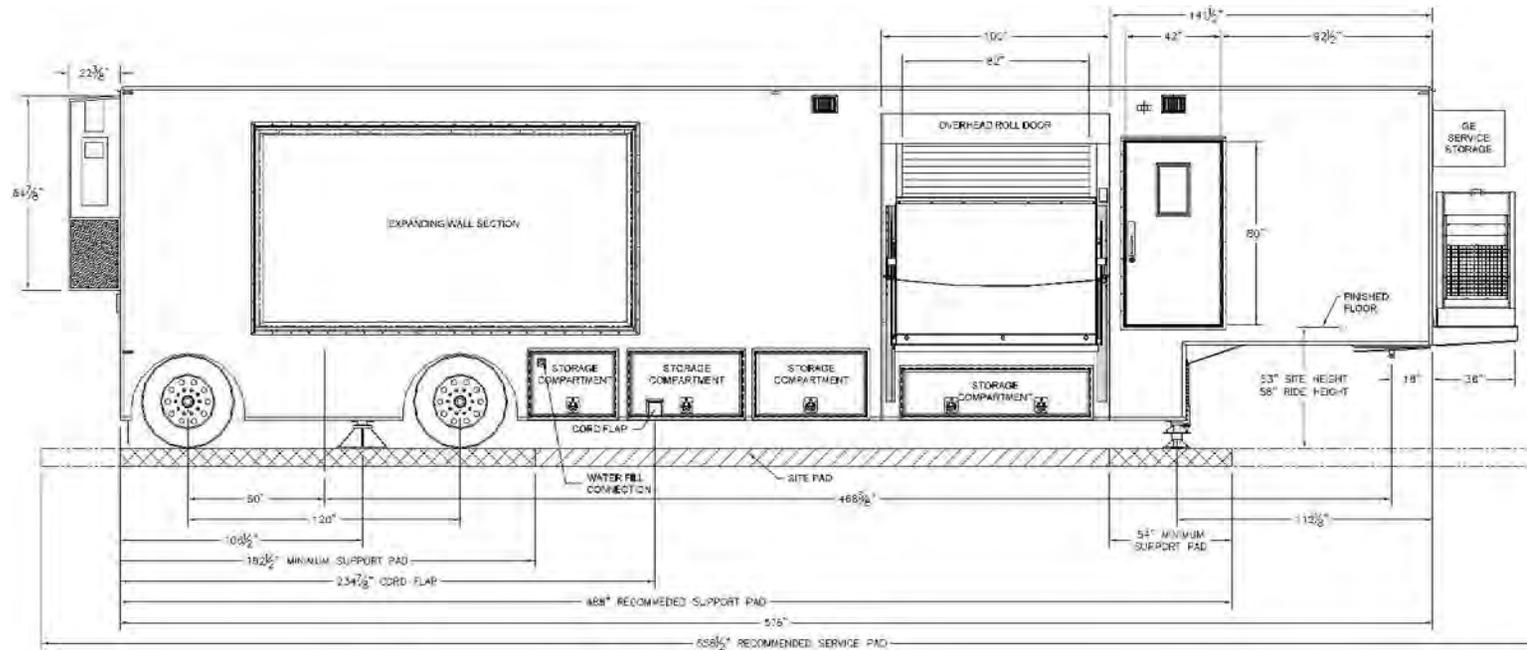


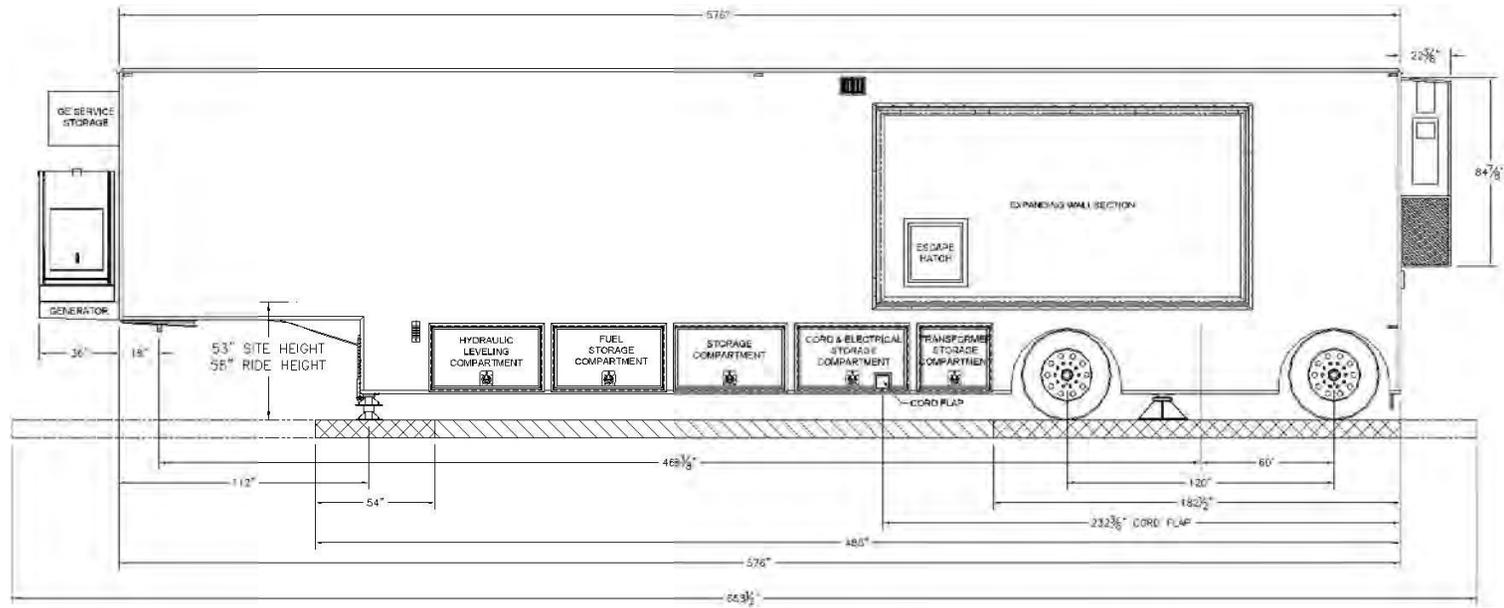
Figure 2: Plan Layout



*RIGHTSIDE
ELEVATION VIEW*



Figure 3: Right Side Elevation



LEFTSIDE ELEVATION VIEW
DRAWING AT SITE HEIGHT



Figure 4: Left Side Elevation

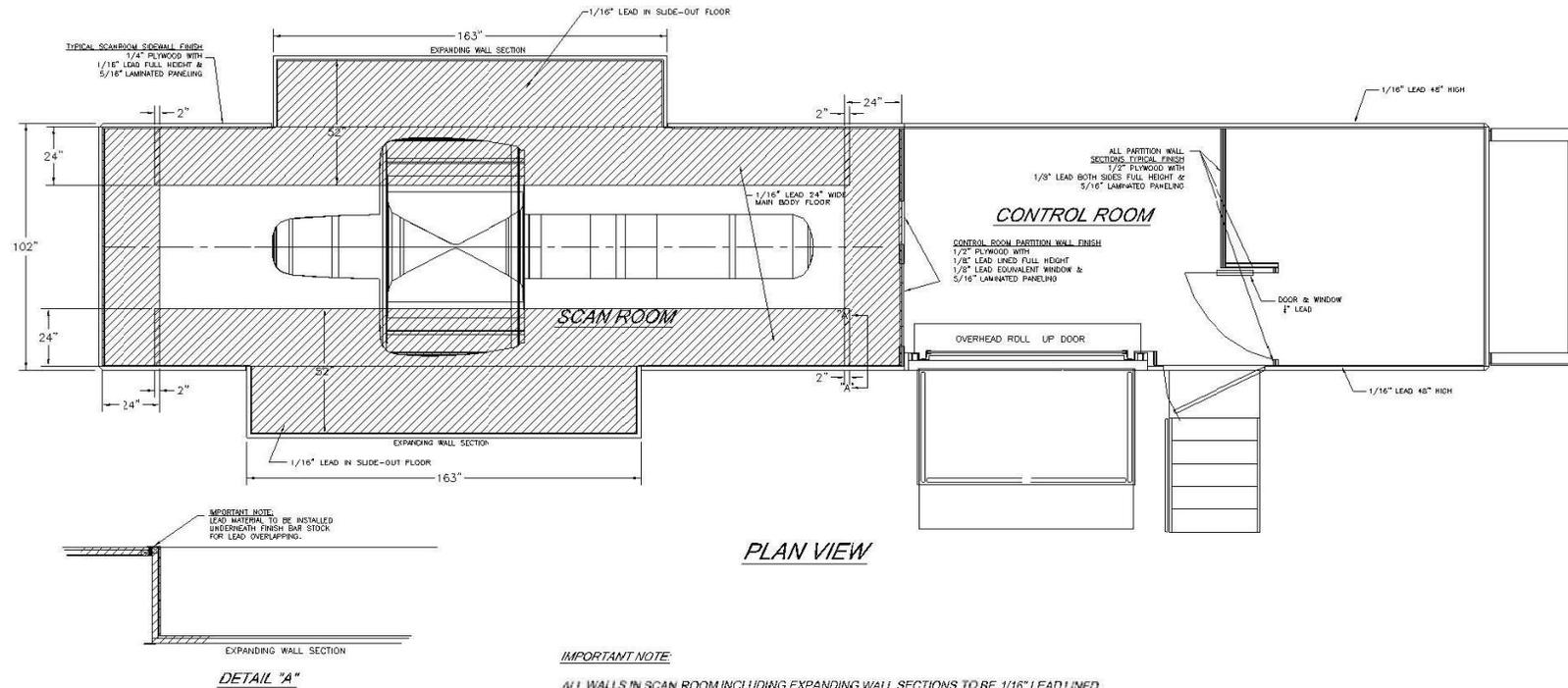


Figure 5: Radiation Shielding Plan View

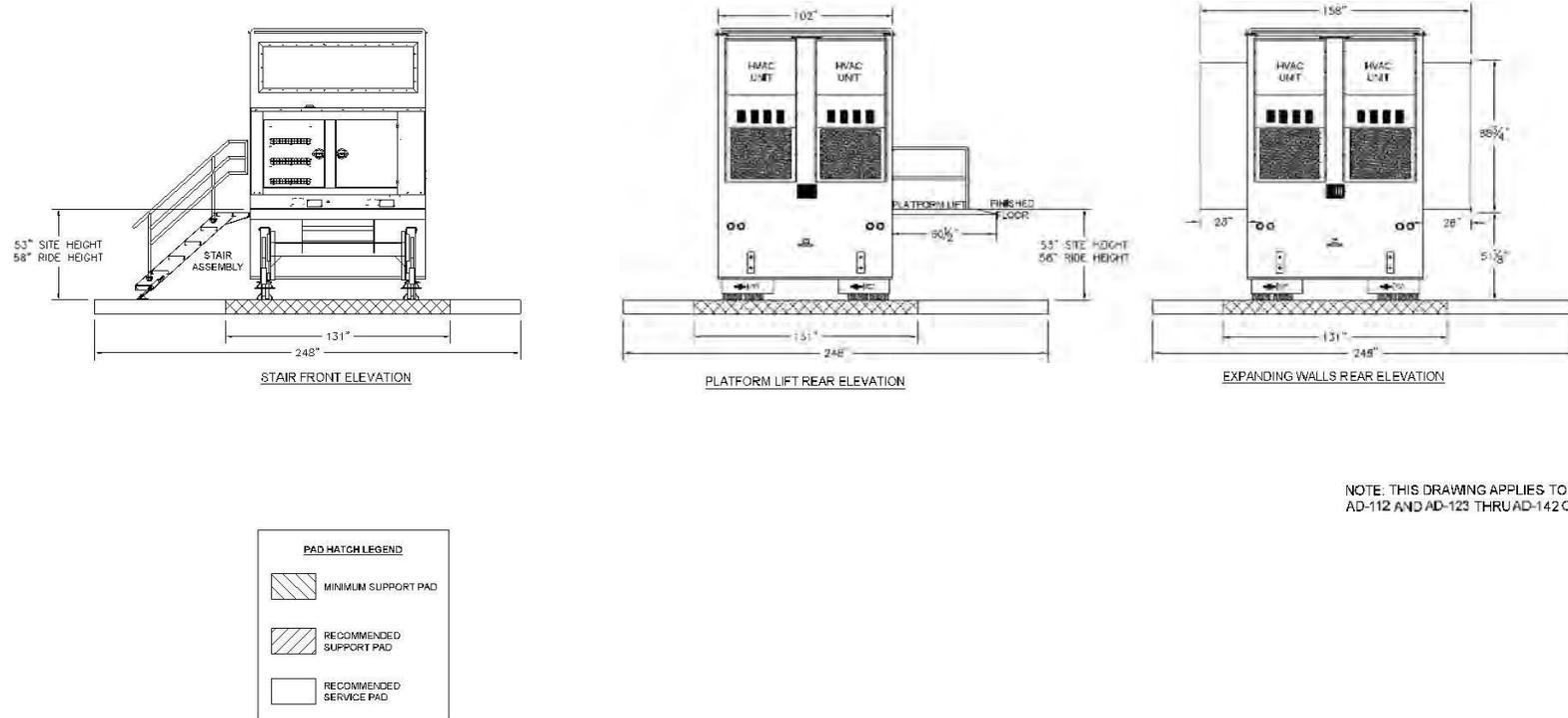


Figure 6: Stair / Lift / Wall Elevation

Case No: SPUD-1675

Applicant: Lil Sebastian Memorial Hospital, LLC

Existing Zoning: C-1

Location: 2821 NW 57th St.



Aerial Photo from 2/2022

Note: "Subject" is located approximately 2,841' North of NW 50th St.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development

