



STAFF REPORT
The City of Oklahoma City
Planning Commission
May 22, 2025

Item No. IV. 6.

(PUD-1713-SP01) Application by Oklahoma City Housing Authority, for a Specific Plan pursuant to the approval of PUD-1713 located at 2001 NE 28th Street. Ward 7.

I. GENERAL INFORMATION

A. Contacts

Applicant's Representative

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B. Case History

PUD-1713 was recommended for approval by the Planning Commission on March 28, 2019, and approved by City Council on May 21, 2019.

C. Reason for Request

This Specific Plan review is for eleven multi-family residential buildings, a storm shelter building, a storm shelter/maintenance building and associated site improvements which include: a playground, fencing, dumpster enclosures, parking and landscaping, on approximately 9.8264 acres. 8200.12 Multiple-Family Residential is allowed within PUD-1713.

II. SPECIFIC PLAN SUMMARY

Listed below are the PUD sections followed by the corresponding applicant PUD statements of compliance in italics.

A. PUD-1713

9.1 ARCHITECTURAL REGULATIONS

Minimum of 75% of the building façade must be covered in masonry material (brick, brick veneer, stone and cement board) excluding windows, door, and roof. A third material is allowed for special architectural features. Brick, Stone, cast stone, glass fiber reinforced concrete, textured concrete panels, stucco, split face concrete masonry and architectural metal panels are acceptable materials.

Specific uses which propose to incorporate alternative materials not listed above will be reviewed by the Planning Commission through the Specific Plan process.

All commercial buildings with primary street frontage shall be required to have the entrance facing the street it serves.

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.

9.3 SCREENING REGULATIONS

Sight proof screening will be required along the north property lines. Said screening shall consist of no less than a six-foot and no greater than an eight-foot high wall or greenbelt planting strip no less than 6 feet in width with evergreen trees 6 feet in height and spaced in a manner to provide an impervious visual barrier. Said wall may be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood with brick, stone or masonry columns with footings on 24-foot centers and shall be solid and opaque. Existing vegetation shall satisfy this requirement.

9.4 LIGHTING REGULATIONS

To minimize light spillover on residential uses, outdoor lights within any office or commercial or industrial tracts will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize appropriate methods of directing light.

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2010, as amended.

9.5 DRAINAGE REGULATIONS

The subject parcel shall meet the requirements of Chapter 16 of the Oklahoma City Municipal Code, 2010, as amended.

9.6 ACCESS REGULATIONS

Vehicular traffic shall access the site via N Martin Luther King Avenue, Creston Drive, NE 26th Street, NE 27th Street, NE 28th Street, NE 29th Street and NE 30th Street. The primary entrance will be located along NE 28th Street.

In order to encourage pedestrian activity, reduce vehicular speeds and discourage cut-through traffic the developer may utilize traffic circles, roundabouts, curb extensions and/or other traffic calming devices along the main residential thoroughfares subject to the approval of the Public Works Department.

Lots within this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD may be permitted to be from a private drive. The private drive shall be placed within a common area or easement designated for access purposes. A Property Owners Association, through the use of recorded Covenants and Restrictions, shall govern maintenance of any private drive. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation. Private shared access drives shall have a minimum pavement width of 20 feet for one-way drives and 24 feet for two-way drives. All zoning district building setbacks shall be eliminated for lots so developed.

9.7 SIDEWALK REGULATIONS

Five-foot sidewalks shall be constructed on the arterial street with each development parcel or six-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department.

Four-foot sidewalks shall be constructed on the interior streets and five-foot sidewalks shall be required on collector streets prior to any occupancy certificates being issued.

A pedestrian system shall be organized and shown on the Specific Plan to provide adequate and continuous safe pedestrian circulation within the development by defining walkways and distinguishing areas of foot traffic from vehicular movements which may be met through proposed sidewalk infrastructure.

9.8 PLATTING REGULATIONS

Platting is only required for single-family residential lots and shall be contained within a preliminary and final plat and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the PUD.

9.9 DUMPSTER REGULATIONS

Dumpsters shall be consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from view.

9.10 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, 2010, as amended; however, this PUD shall be permitted a reduction of 15% from the required code. Parking requirements may be satisfied by shared or reciprocal parking. Additional reductions shall be permitted if utilizing the outlined methods in Section 10600.5: Parking Reductions of the Oklahoma City Zoning Ordinance.

For any proposed residential units, attached or detached garages shall count toward meeting parking requirements, provided each parking space in a garage shall be a minimum of 8½ feet by 18 feet.

Proposed uses are not required to have off-street parking located on the same site or adjacent to the structure it serves. If on-site parking is not provided for a proposed use/structure, locations and parking calculations for all structures in this PUD shall be provided with the building permit application.

9.11 SIGNAGE REGULATIONS

9.11.1 FREESTANDING ACCESSORY SIGNS

All freestanding signs within this PUD shall be ground (monument) signs with the maximum size being 8 feet high and 100 square feet. No pole signs will be allowed.

Sign area shall be that area in which actual letters are located; the remainder of the sign shall be considered background and not count towards the sign area calculation. The support structure shall be considered background or ornamentation and shall not be included in the calculation for overall sign area. Ground-mounted directional signs that are less than 8 square feet shall be considered incidental and allowed within this PUD.

A sign that contains the name of any business and/or multi-family development located within this PUD is deemed accessory, even if the sign is not placed on as the business and/or multi-family development and the sign are located within this PUD.

9.11.2 ATTACHED SIGNS

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

Canopy signs shall be permitted for each business use in the PUD, and shall be mounted on the building façade with uniform height and style letters not to exceed 24 inches high and backlit.

Square footage of signs for individual uses located in a multistory, multi-tenant structure (stacked uses) shall be calculated based on the frontage of the individual use requesting the sign, regardless of the floor on which the use is located (See Municipal Code Section 102(c)3). Frontage is considered that façade(s) where the sign is to be located.

Tenants with multiple frontage façade shall be permitted to have signage on all façades; size will be determined utilizing the method described above. Seasonal street light banners and other such temporary banners/signs shall be permitted in this PUD.

9.11.3 NON-ACCESSORY SIGNS

Non-accessory signs shall be specifically prohibited in this PUD.

9.11.4 ELECTRONIC MESSAGE DISPLAY SIGNS

Electronic Messaging Display signs (EMDs) shall be specifically prohibited in this PUD.

9.11.5 DECORATIVE ARTWORK & ARCHITECTURAL ELEMENTS

Decorative artwork and architectural elements shall be permitted in this PUD. Artwork/architectural elements may include but are not limited to fountains, individual art pieces, decorative entry elements, etc. The decorative artwork/architectural elements shall not exceed 40 feet in height, must have a minimum 14 feet clearance in height (for archways) and be located a minimum of 15 feet from the curb of any adjacent street.

9.12 ROOFING REGULATIONS

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

9.13 SETBACK REGULATIONS

There shall be no setbacks within this PUD except as required by the City of Oklahoma City Building and Fire Code.

9.14 LOT WIDTH

The minimum residential lot width within this PUD shall be 20 feet.

9.15 LOT SIZE

The minimum lot size within this PUD shall be 1,750 for attached and detached residential development.

9.16 HEIGHT REGULATIONS

The maximum height for this PUD shall be 50 feet. Except that the senior housing facility in Tract 1 shall have a maximum height of 60 feet, excepting all parapets and building caps. Basement floors do not count towards building height.

9.17 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.

9.18 COMMON AREAS

Maintenance of the common areas in the development shall be the responsibility of the owner(s) of said property. 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.

The platted common area shall include the 100-year flood plain of the Deep Fork Tributary that runs within the PUD as defined by the flood study.

9.19 SPECIFIC PLAN

No building permits shall be issued in this PUD until a specific plan, including all items listed in Section 59-4150C of the Oklahoma City Municipal Code, 2010, as amended shall have been approved by the Planning Commission.

B. APPLICANT'S SUMMARY

9.0 SPECIAL CONDITIONS:

9.1 Architectural Regulations: *The proposed project is designed as a multi-family style residential development, containing a combination of brick and cementitious board with various metal and wood accents. The PUD calls for a minimum of 75% of the building façade to be covered in masonry material such as brick, brick veneer, stone, and cement board. This specific plan meets this minimum requirement, therefore it is in conformance. There will be 13 buildings total in this phase of the development including one (1) tornado shelter and a maintenance building near the proposed park. There are four separate building types within this phase of the development.*

9.2 Landscaping Regulations: *The landscaping has been designed to meet all requirements of The City of Oklahoma City Landscaping Ordinance. Therefore, this specific plan is in conformance with PUD-1713.*

9.3 Screening Regulations: *PUD-1713 establishes that site-proof screening is required along the north property lines. Said screening shall consist of no less than a six-foot and no greater than an eight-foot-high wall. Said wall may be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood with brick, stone, or masonry columns with footings on 24-foot centers and shall be solid and opaque. A 6-foot-high opaque screening wall is shown on the attached landscaping plan. It is the developer's intent to use a precast masonry wall system as shown in the exhibits. Therefore, this specific plan is in conformance with PUD-1713.*

9.4 Lighting Regulations: *The site lighting in this specific plan shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code. Lights shall use applicable methods of directing light, when applicable. Therefore, this specific plan is in accordance with PUD-1713.*

9.5 Drainage Regulations: *The subject parcel shall meet the requirements of Chapter 16 of the Oklahoma City Municipal Code. This specific plan is in conformance with PUD-1713. This is in conformance with PUD-1713.*

9.6 Access Regulations: *PUD-1713 establishes that vehicular traffic shall access the site via N Martin Luther King Avenue, Creston Drive, NE 26th Street, NE 27th Street, NE 28th Street, NE 29th Street and NE 30th Street. Access to this phase of the development shall be taken via NE 29th Street and NE 28th Street, therefore this specific plan is in conformance with PUD-1713.*

9.7 Sidewalk Regulations: *Per PUD-1713, five-foot sidewalks are required to be constructed on the arterial street and four-foot sidewalks shall be constructed on the interior streets. A pedestrian system shall be organized to provide adequate and continuous safe pedestrian circulation with the development. Five-foot sidewalks are shown on the plans along Martin Luther King Ave. Five-foot sidewalks also exist throughout the site to provide pedestrian connectivity to parking and site amenities. Therefore, this specific plan is in conformance with PUD-1713.*

9.8 Platting Regulations: *Per PUD-1713, platting is only required for single-family residential lots. As this is a multi-family residential development, platting shall not be required. This is in conformance with PUD-1713.*

9.9 Dumpster Regulations: *Dumpsters shall be consolidated where practical and located within an area screened by a fence or masonry wall. As shown in the attached plans, dumpsters have been consolidated and screened. Therefore, this specific plan is in conformance with PUD-1713.*

9.10 Parking Regulations: *The design of all parking facilities in PUD-1713 are in conformance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended. Development within PUD-1713 shall be permitted a reduction of 15% from the required code and parking requirements may be satisfied by shared or reciprocal parking. There are 233 parking spots required for this development. The proposed site exceeds the required number of spots, providing 318 parking spots. This specific plan is in conformance with PUD-1713.*

9.11 Signage Regulations: *Per PUD-1713, freestanding accessory signs shall be permitted with a maximum size being 8 feet high and 100 square feet. A sign containing the name of a multi-family development shall be deemed accessory, even if the sign is not placed on the parcel where the development is located. Attached signs shall be in accordance with the base zoning district*

regulations. No non-accessory signs or EMD signs are permitted in PUD-1713. This development will comply with the signage regulations of PUD-1713.

9.12 Roofing Regulations: *PUD-1713 requires Class C roofing or better. This specific plan is in conformance with PUD-1713.*

9.13 Setback Regulations: *There are no setbacks in PUD-1713, except as required by the City of Oklahoma City Building and Fire Code. This specific plan is in conformance with PUD-1713.*

9.14 Lot Width: *This section of PUD-1713 does not apply as it is referencing individual residential lots. This specific plan is in conformance with PUD-1713.*

9.15 Lot Size: *The minimum lot size within PUD-1713 is 1,750 square feet. This specific plan is in conformance with PUD-1713.*

9.16 Height Regulations: *The maximum height for PUD-1713 shall be 50-feet. The proposed buildings in this development range in height from 13' to 46' 5½". Therefore, this specific plan is in conformance with PUD-1713.*

9.17 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. This specific plan shall comply with PUD-1713.*

9.18 Common Areas: *Maintenance of the common areas in the development shall be the responsibility of the owner(s) of said property. This specific plan shall comply with PUD-1713.*

9.19 Specific Plan: *PUD-1713 states that no building permits shall be issued until a specific plan has been approved by the Planning Commission. This specific plan application meets this requirement and is in conformance with PUD-1713.*

III. RECOMMENDATION

Per Chapter 59-14150.D, a PUD Specific Plan shall be submitted for review and approval by the Planning Commission prior to approval of site plans and building permits for any structure or building.

Staff's review of the Specific Plan for the development indicates the proposal is consistent with the PUD-1713 Master Design Statement and Master Development Plan, as amended.

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