

Planning Commission Minutes
January 23, 2025

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:30 a.m. on January 21, 2025)

20. (SPUD-1701) Application by Hartwig Investments, LLC to rezone 15901 North Rockwell Avenue from SPUD-1614 Simplified Planned Unit Development District to SPUD-1701 Simplified Planned Unit Development District. Ward 8.

Amended Technical Evaluation:

1. Add to Section I.10 Sidewalks: Any new sidewalks or 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.
2. ~~Remove the following uses:~~ Light Industrial (8350.8), and Wholesaling, Storage and Distribution: Restricted (8350.16) shall be allowed on the east half [±382 feet] of the subject site.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY NOBLE, SECONDED BY MEEK

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



STAFF REPORT
The City of Oklahoma City
Planning Commission
January 23, 2025

Item No. IV. 20.

(SPUD-1701) Application by Hartwig Investments, LLC to rezone 15901 North Rockwell Avenue from SPUD-1614 Simplified Planned Unit Development District to SPUD-1701 Simplified Planned Unit Development District. Ward 8.

I. GENERAL INFORMATION

A. Contacts

1. Applicant Representative

Name Mark Zitzow
Company Johnson & Associates
Phone 405-235-8075
Email mzitzow@jaokc.com

B. Case History

This is a new application.

C. Reason for Request

The purpose of this application is to allow commercial development.

D. Existing Conditions

1. Size of Site: 4.55 Acres

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	SPUD-1614	AA	R-1	PUD-1493	PUD-1493
Land Use	Undeveloped	Plant Nursery	Residential	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 SPUD APPLICATION

1. This site will be developed in accordance with the regulation of the **C-3, “Community Commercial” District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following uses shall be made part of this SPUD:

- Administrative and Professional Offices (8300.1)
- Agricultural Supplies and Services (8300.4)
- Business Support Services (8300.24)
- Child Care Centers (8300.25), outdoor play area permitted
- Community Garden (8150.6.1)
- Community Recreation: General (8250.2), ancillary to a childcare facility
- Industrial, Light (8350.8)
- Library Services and Community Centers (8250.11)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Medical Services: General (8300.52)
- Murals (8250.16)
- Participant Recreation and Entertainment: Indoor (8300.55), limited to uses ancillary to childcare
- Personal Services: General (8300.58)
- Repair Services: Consumer (8300.61)
- Retail Sales and Services: General (8300.63)
- Single Family Residential (8200.14)
- Wholesaling, storage and Distribution: Restricted (8350.16)

There shall be no outdoor storage allowed within this SPUD.

2. Maximum Building Height:

The maximum height of any building shall be 40 feet.

3. Maximum Building Size:

N/A

4. Maximum Number of Buildings:

N/A

5. Building Setback Lines:

North: 5 feet
East (N Rockwell Ave): 25 feet
West: 15 feet
South: 15 feet

6. Sight-proof Screening:

Sight-proof screening shall be required for this SPUD along the west and south property lines adjacent to existing single-family homes.

7. Landscaping:

The subject site shall meet all requirements of Oklahoma City's Landscaping Ordinance in place at the time of development.

A 5-foot landscape buffer shall only be required adjacent to the developable area of the SPUD/Permit.

8. Signs:

Signage shall be per the City of Oklahoma City Sign Code.

9. Access:

Access shall be taken from N Rockwell Avenue via a maximum of one (1) private drive.

Non-residential lots within this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD is permitted to be from a private drive. The private drive shall be placed within a common area designated for access purposes. A property owners association through the use of recorded Covenants and Restrictions shall govern maintenance of the 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 right-of-way width of 20 feet for one-way and 24 feet for two-way drives.

10. Sidewalks:

There is an existing 5-foot sidewalk along N Rockwell Avenue. Should said sidewalk be damaged or removed during construction, the developer shall be required to repair/reinstall said sidewalk. All sidewalks shall be in place prior to any occupancy certificates being issued.

II. OTHER DEVELOPMENT REGULATIONS:

1. Architecture:

Exterior building wall finish on main structures fronting N Rockwell Ave., exclusive of windows and doors, shall consist of a minimum front façade of 70% brick, brick veneer, rock, concrete, stucco, concrete-board, architectural metal or stone masonry. No more than 30% EIFS or wood shall be permitted. Metal buildings shall be permitted. Buildings are permitted to be constructed of tilt-up concrete or colored split fade block. Buildings shall be oriented such that the backs of buildings are not facing toward any street.

2. Open Space:

Per base zoning district.

3. Street Improvements:

N/A

4. Site Lighting:

All site lighting utilized within this SPUD shall be directed away from any adjacent properties. To accomplish this, lights shall utilize shields, shades or other appropriate methods of directing light beams. 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:

Dumpsters shall be consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height to screen the dumpster from view. Said dumpster shall not be permitted within 50 feet from all property lines adjacent to residential uses.

6. Parking:

The design and number of all parking facilities in this SPUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

An individual lot is not required to provide on-site parking. Required parking may be provided within a common area/private driveway.

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 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. Subdivision:

Subdivision shall be per the City of Oklahoma City Subdivision Regulations.

10. Other:

N/A

III. SUPPORTING DOCUMENTS

Exhibit A: Legal Description
Exhibit B: Conceptual 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) Deer Creek**
- 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 new sidewalks or 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.

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. 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.
10. Each unit must have a separate water meter and connection to the main.
11. System will be master metered.

Wastewater Availability

1. An existing 8-inch wastewater main(s) is within the required distance to the subject site and will be required to be extended to the furthest property line for any proposed development.
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. Each unit must have a separate wastewater connection to the main.

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.

The subject site is located along North Rockwell Avenue, an arterial street in the Urban Low Intensity LUTA.

Density: The Urban Low Intensity LUTA outlines a floor to area ratio (FAR) of 0.2 to 1.0 for non-residential developments. *The SPUD regulations could provide a FAR within or below the Urban Low Intensity LUTA range.*

Automobile Connectivity:

- 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.
- Retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores.
- Horizontally mixed-use developments should have connectivity between land uses.

The subject site currently has one unimproved drive along North Rockwell Avenue that serves the oil and gas equipment on site. The SPUD proposes a maximum of one drive. The SPUD proposes the allowance of non-residential lots to be accessed from a private drive, which shall have a minimum right-of-way width of 20 feet for one-way and 24 feet for two-way drives.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.

- Within parking lots, provide pedestrian access ways separated from vehicle aisles.
- Horizontally mixed-use developments should have public sidewalk connectivity between land uses.

Sidewalks are currently available on the subject site, along North Rockwell Avenue. The sidewalks are required by the SPUD regulations, including repair if damaged or removed during construction.

- 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 Low Intensity Residential uses or zoning, “Building Scale and Site Design”, “Traffic”, and “Operational Impact” are potential compatibility issues identified by the comprehensive plan.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if residential lot sizes in UL are less than 60% of directly adjacent residential lots, the setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building’s orientation to the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *The SPUD is requested for limited commercial and industrial uses. The SPUD regulations require a 15-foot setback and 5-foot landscape buffer on the west and south, adjacent to single-family residential. The residential development is zoned as part of PUD-1493. The 15-foot setback and 5-foot landscape buffer match the C-3 requirement adjacent to most residential base districts. The SPUD proposes a maximum height of 40 feet. The base C-3 District allows a maximum of 20 feet and one story where abutting or within 35 feet of AA or most residential districts, 35 feet and two stories between 35 feet and 150 feet, and allows 6 stories more than 150 feet from said districts. The site is approximately 244 feet wide.*

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 is located along North Rockwell Avenue, an arterial street in the Urban Low Intensity LUTA. No triggers requiring mitigation measures related to traffic were identified.*

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 adds uses that could create potential operational impacts above those found in a typical residential setting. The*

new SPUD application seeks to alter the base zoning from C-1 to C-3 and adds to the permitted uses on the site. The SPUD proposes adding the Agricultural Supplies and Services (8300.4), Light Industrial (8350.8), and Wholesaling, Storage and Distribution: Restricted (8350.16) uses. Some mitigation is offered by the Light Industrial and Wholesaling, Storage, and Distribution: Restricted uses as they are required to be located indoors. The SPUD also prohibits outdoor storage. Additional considerations are offered by requiring sight-proof screening along the south and west property lines adjacent to existing single-family residential. The previous SPUD offered similar screening, but only in areas where new development occurred.

3) Service Efficiency:

- Water: *Served*
- Sewer: *Fully Served*
- Fire Service: *Rural or Longer than Rural Response*

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

5) Transportation System: This site is located off North Rockwell Avenue, a Minor Arterial Street in the Urban Low LUTA. Transit (bus) service is not available nearby.

6) Other Development Related Policies

- Encourage the integration and mixing of land uses in urban areas. (SU-1)
- Encourage the integration of different land uses in urban areas [by preventing] large areas of concentration of any particular land use such as multi-family or commercial. (SU-2)
- Encourage redevelopment and infill development on vacant, underutilized, and brownfield sites in urbanized areas. (SU-19)
- Prioritize maintaining the strength of existing commercial nodes and corridors over providing new areas for commercial development. (SU-23)
- Regional-, community-, and neighborhood-scale retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores that draws on the following principles:
 - Concentrate access for new retail development at shared primary entrance points. Primary entrance points should be aligned with access points immediately across intersecting roads. Limit curb cuts on primary highways and arterials.
 - Provide pedestrian circulation, including sidewalks and median breaks along interior and exterior fronting roads and within parking lots.
 - Encourage coordinated development of retail centers in order to facilitate internal pedestrian and vehicle circulation and optimal center performance (SU-27)
- Commercial buildings should be built at the street rather than behind a parking lot in order to promote pedestrian circulation, multipurpose shopping trips, and walkable and attractive streetscapes. (SU-28)
- New neighborhood-scale retail should be located within new residential growth areas to serve daily shopping needs and limit trip distances. In newly developing

areas, this retail format is preferred to the existing linear development patterns along arterials. (SU-30)

- Neighborhood-scale retail should be developed at the median breaks or intersections of major or minor connectors. (SU-31)
- 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)
- 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 west side of North Rockwell Avenue, between NW 156th Street and NW 164th Street. The site was rezoned from AA to SPUD-1614 in 2024 to allow limited commercial and office uses, including uses ancillary to a childcare facility. The subject site is currently undeveloped aside from oil and gas equipment on the west half of the subject site. The site is also encumbered by a diagonal 100-foot pipeline easement, limiting development to the center of the site. Abutting the site on the north is a tree farm and wholesale nursery zoned AA. Across North Rockwell Avenue, to the east, is a single-family residential neighborhood (Parke Place). Land to the south and west is zoned PUD-1493 and has been developed as a single-family residential neighborhood (Rockwell Parke).

The SPUD is requested to allow commercial development. The subject site currently has one unimproved drive along North Rockwell Avenue that serves the oil and gas equipment on site. The SPUD proposes a maximum of one drive. The SPUD proposes the allowance of non-residential lots to be accessed from a private drive, which shall have a minimum right-of-way width of 20 feet for one-way and 24 feet for two-way drives. The SPUD is requested for limited commercial and industrial uses. The SPUD regulations require a 15-foot setback and 5-foot landscape buffer on the west and south, adjacent to single-family residential. The residential development is zoned as

part of PUD-1493. The 15-foot setback and 5-foot landscape buffer match the C-3 requirement adjacent to most residential base districts. The SPUD proposes a maximum height of 40 feet. The base C-3 District allows a maximum of 20 feet and one story where abutting or within 35 feet of AA or most residential districts, 35 feet and two stories between 35 feet and 150 feet, and allows 6 stories more than 150 feet from said districts. The site is approximately 244 feet wide.

The SPUD adds uses that could create potential operational impacts above those found in a typical residential setting. The new SPUD application seeks to alter the base zoning from C-1 to C-3 and adds to the permitted uses on the site. The SPUD proposes adding the Agricultural Supplies and Services (8300.4), Light Industrial (8350.8), and Wholesaling, Storage and Distribution: Restricted (8350.16) uses. Some mitigation is offered by the Light Industrial and Wholesaling, Storage, and Distribution: Restricted uses as they are required to be located indoors. The SPUD also prohibits outdoor storage. Additional considerations are offered by requiring sight-proof screening along the south and west property lines adjacent to existing single-family residential. The previous SPUD offered similar screening, but only in areas where new development occurred.

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.

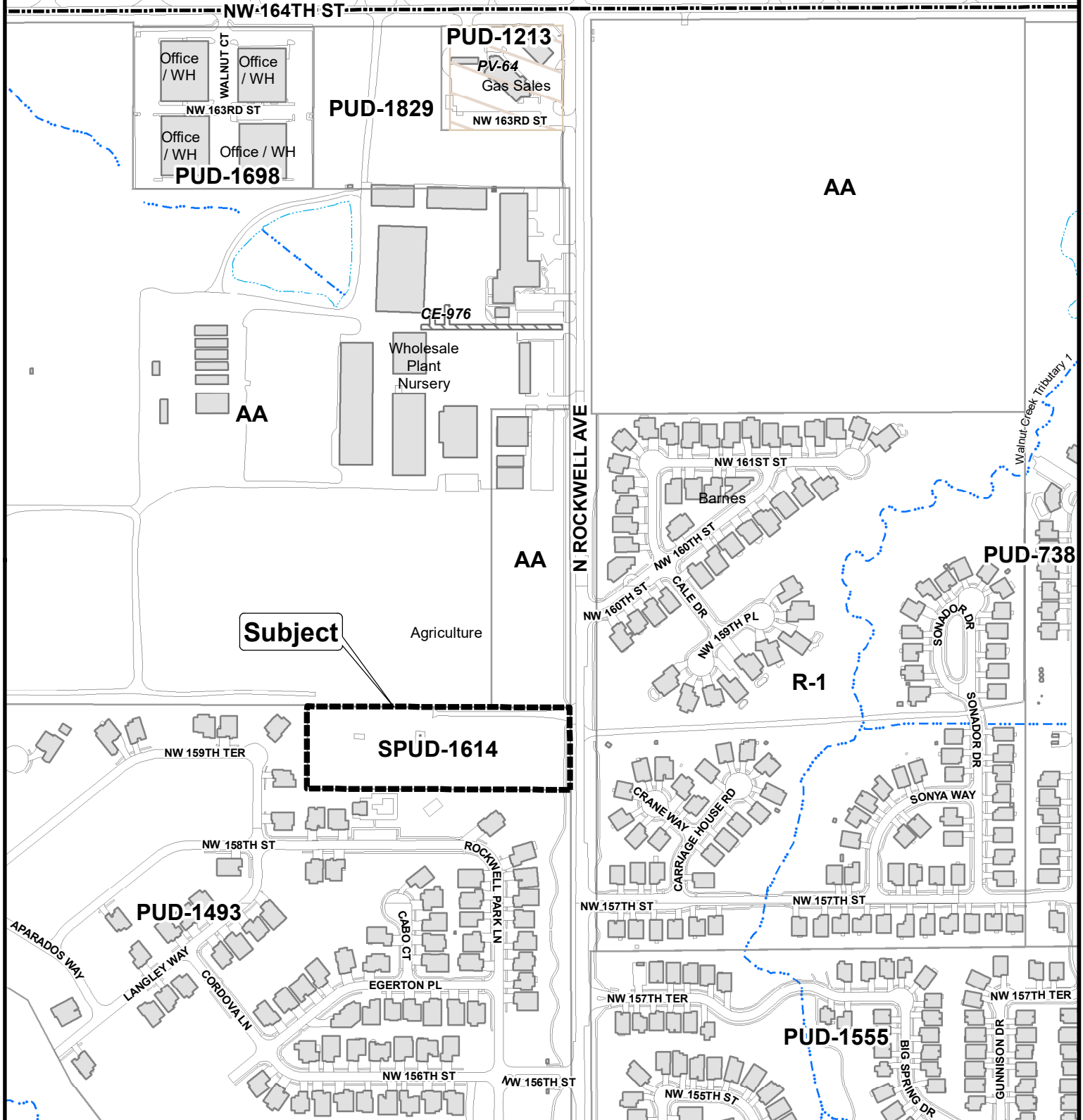
Approval of the application subject to the following Technical Evaluation:

1. Add to Section I.10 Sidewalks: Any new sidewalks or 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.
2. Remove the following uses: Light Industrial (8350.8), and Wholesaling, Storage and Distribution: Restricted (8350.16)

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-1701 Applicant: Hartwig Investments, LLC
Existing Zoning: SPUD-1614
Location: 15901 N. Rockwell Ave.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



0 200 400 Feet



SPUD-1701
15901 N Rockwell Ave

Exhibit B
Conceptual Site Plan

53 Total Parking Spaces
+/-4.55 Acres



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 251-6875 FAX (405) 251-6875

ENGINEERS SURVEYORS PLANNERS
12/10/24

Conceptual site plan showing feasible option
permitted under proposed rezoning

Case No: SPUD-1701 Applicant: Hartwig Investments, LLC
Existing Zoning: SPUD-1614
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Aerial Photo from 2/2022



The City of
OKLAHOMA CITY

Simplified Planned Unit Development

