

Planning Commission Minutes  
July 27, 2023

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:51 a.m. on July 24, 2023)

13. (PUD-1959) Application by SYCO, LLC, to rezone 11121 SW 29th Street from AA Agricultural District to PUD-1959 Planned Unit Development District. Ward 3.

Amended Technical Evaluation:

1. A Specific Plan shall be required with the Commission reserving the right to review screening and traffic flow, including fire.

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL SUBJECT TO THE TECHNICAL EVALUATION AS AMENDED.**

MOVED BY MEEK, SECONDED BY CLAIR

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

ABSENT: LAFORGE



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**July 27, 2023**

**Item No. IV. 13.**

**(PUD-1959) Application by SYCO, LLC, to rezone 11121 SW 29th Street from AA Agricultural District to PUD-1959 Planned Unit Development District. Ward 3.**

**I. GENERAL INFORMATION**

**A. Contacts**

**1. Applicant/Developer Representative**

Name        Mark Grubbs  
Company    Grubbs Consulting LLC  
Phone       405-265-0641  
Email        mark.grubbs@gc-okc.com

**B. Case History**

This application was continued from the July 13, 2023 meeting.

**C. Reason for Request**

This application is to allow personal storage, office, commercial and light industrial uses and development.

**D. Existing Conditions**

**1. 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.

**2. Size of Site: 7.82 acres**

**3. Zoning and Land Use**

	<b>Subject Site</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Zoning</b>	AA	AA	AA	PUD-1350	AA
<b>Land Use</b>	Undeveloped	Undeveloped	Residential	Residential	Residential

**II. SUMMARY OF PUD APPLICATION**

**8.1 USE AND DEVELOPMENT REGULATIONS**

The use and development regulations of the **I-1 Light Industrial District** shall govern the property except as herein modified, including accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted.

The following uses shall be the only uses permitted within the south 500 feet of the site, measuring from the north right-of-way line of SW 29<sup>th</sup> Street:

1. Administrative and Professional Offices (8300.1)
2. Agricultural Supplies and Services (8300.4)
3. Alcoholic Beverage Retail Sales (8300.5)
4. Animal Sales and Services: Grooming (8300.8)
5. Animal Sales and Services: Kennels and Veterinary, General (8300.10)
6. Animal Sales and Services: Kennels and Veterinary, Restricted (8300.11)
7. Automotive and Equipment: Cleaning and Repairs, Light Equipment (8300.14)
8. Building Maintenance Services (8300.23)
9. Business Support Services (8300.24)
10. Child Care Centers (8300.25)
11. Communications Services: Limited (8300.29)
12. Convenience Sales and Personal Services (8300.32)
13. Cultural Exhibits (8250.5)
14. Custom Manufacturing (8350.3)
15. Eating Establishments: Fast Food (8300.35)
16. Eating Establishments: Sitdown, Alcohol Not Permitted (8300.37)
17. Eating Establishments: Sitdown, Alcohol Permitted (8300.38)
18. Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
19. Food and Beverage Retail Sales (8300.41)
20. Greenhouse (8150.6.3)
21. Industrial, Light (8350.8)
22. Laundry Services (8300.48)
23. Light Public Protection and Utility: General (8250.12)
24. Light Public Protection and Utility: Restricted (8250.13)
25. Medical Services: General (8300.52)
26. Medical Services: Restricted (8300.53)
27. Participant Recreation and Entertainment: Indoor (8300.55)
28. Personal Services: General (8300.58)
29. Personal Services: Restricted (8300.59)
30. Personal Storage (8300.60)
  - a. No wholesale or retail sales shall be permitted from personal storage units.
  - b. No maintenance, repair or mechanical work shall be permitted from personal storage units.
  - c. A single living quarters for caretakers and/or security personnel is permitted.
  - d. Outdoor storage of recreational vehicles, boats and vehicles is permitted and must be screened from view from all property lines.

31. Repair Services: Consumer (8300.61)
32. Research and Development (8350.10)
33. Research Services: Restricted (8300.62)
34. Retail Sales and Services: General (8300.63)
35. Wholesaling, Storage and Distribution: Restricted (8350.16)

The following use shall be the only use permitted within the north 770 feet of the site:

1. Personal Storage (8300.60)
  - a. No wholesale or retail sales shall be permitted from personal storage units.
  - b. No maintenance, repair or mechanical work shall be permitted from personal storage units.
  - c. A single living quarters for caretakers and/or security personnel is permitted.

## **8.2 LANDSCAPE & SCREENING REGULATIONS**

- 1) All requirements of the City of Oklahoma City's Landscaping and Screening Ordinance in place at the time of development shall apply, except as otherwise noted:
  - a. In lieu sight proof screening required by Ordinance, a landscape buffer, minimum of 10 feet wide, shall be permitted along the east, west and north property lines of the PUD, unless buildings associated with the use unit Personal Storage, as noted in section 8.2.1.b. below, are provided within 10 feet of said property lines. Trees that grow to a height of at least six feet shall be planted within the buffer on maximum 20-foot centers, or existing trees shall be retained if applicable.
  - b. Also, in lieu of a sight proof fence required by Ordinance, buildings associated with the use unit Personal Storage shall be permitted to act as screening whether constructed directly upon a property line or inside of said property line. Landscape buffer, as stated in section 8.2.1.a., shall not be required if Personal Storage buildings are within 10 feet of east, west, and/or north property lines.
  - c. A security fence, between six to eight feet in height, shall be permitted around the perimeter of the PUD property. Any of the following shall be permitted along the west, north and east property boundaries:
    1. A six to eight foot security fence if building façade adjacent to the property boundary is masonry.
    2. A six to eight foot security fence with an undisturbed greenbelt 20 feet wide along the west, north and east property boundaries.

3. A six to eight foot security fence with a landscaped greenbelt 20 feet wide planted with evergreen trees on maximum 20 foot centers.
- d. Sight proof screening, security fence, and/or landscape buffer shall be permitted to be completed in phases adjacent to the portion of development being constructed.

### 8.3 ACCESS REGULATIONS

- a) Access shall be from SW 29<sup>th</sup> Street. The number of access points and/or driveways shall be in accordance with the Municipal Code. Shared access and driveways are permitted, subject to agreement between property owners.
- b) All access drives shall meet the requirements of the Subdivision Regulations and Oklahoma City municipal ordinances in place at the time of development.

### 8.4 SIGN REGULATIONS

- a) Signs shall comply with the OKC Municipal Code, except as otherwise noted herein.
- b) FREESTANDING ACCESSORY SIGNS

There shall be one free-standing monument type sign permitted within the PUD. Said sign shall have a maximum height of eight feet with a maximum display area of 100 square feet. Pole signs are prohibited.

- c) ATTACHED SIGNS

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

- d) NON-ACCESSORY SIGNS

Non-Accessory signs are prohibited.

- e) ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs are prohibited.

### 8.5 PARKING REGULATIONS

- a) The design and number of all parking facilities shall be in accordance with Chapter 59 of the Oklahoma City Municipal Code, as amended, except parking requirements for the Personal Storage use unit shall only be calculated based on the floor area of the office associated with said use.

**8.6 COMMON AREA REGULATIONS**

- a) Maintenance of common areas and private drainage easements is the responsibility of the property owner's association and/or property owners within the PUD, and as depicted within covenants and restrictions filed as separate documents. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent, shall be placed within drainage related common areas or drainage easements.

**8.7 PLATTING & SPECIFIC PLAN REGULATIONS**

- a) Any platting of property shall comply with the Subdivision Regulations.
- b) A Specific Plan shall not be required.

**8.8 FAÇADE/ARCHITECTURAL REGULATIONS**

- a) Exterior building wall finish, on walls facing SW 29<sup>th</sup>, and within 100 feet of SW 29<sup>th</sup> Street, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted on said structure.
- b) Building wall sections used as fencing at the perimeter of the site (as provided in Section 8.2) shall be brick, stone, masonry or concrete. Metal facades, interior to the development shall be screened from view from beyond the property line.

**8.9 LIGHTING REGULATIONS**

- a) The site lighting shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.
- b) Lights shall not be located closer than twenty feet to any property line that adjoins a single-family residential development or zoning. All lighting shall be arranged so that there will be no annoying glare directed or reflected toward adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams. A Lighting Plan in accordance with Section 59-14200.4.E.(2) shall be submitted if required at the building permit stage.

**8.10 DRAINAGE REGULATIONS**

- a) Drainage improvements will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

**8.11 DUMPSTER REGULATIONS**

- a) Trash collection facilities shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.
- b) Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to a residential zoning district, outside the boundaries of the PUD.

**8.12 ROOFING REGULATIONS**

- a) Every primary structure in this PUD shall have Class C roofing or better.

**8.13 SIDEWALK REGULATIONS**

- a) Sidewalks shall be in accordance with the City of Oklahoma City Municipal Code requirements, as amended.

**8.14 HEIGHT REGULATIONS**

- a) The base zoning district regulations shall regulate heights of structures.

**8.15 SETBACK REGULATIONS**

- a) Unless modified herein, yard requirements shall be the same as the base-zoning district except there shall be a zero setback requirement along the east, west and north property lines for the Personal Storage use unit.

**8.16 PUBLIC IMPROVEMENTS**

- a) 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.

**8.17 GENERAL DESIGN AND DEVELOPMENT GUIDELINES**

- a) Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200.4 for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall be required at the building permit stage.

## **SECTION 9.0 DEVELOPMENT SEQUENCE**

Developmental phasing shall be allowed as a part of the development of this PUD.

## **SECTION 10.0 EXHIBITS**

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

- EXHIBIT A: LEGAL DESCRIPTION
- EXHIBIT B: MASTER DEVELOPMENT PLAN MAP

## **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**
- 2. Oklahoma City Urban Renewal Authority (OCURA)**
- 3. Oklahoma Gas and Electric (OGE)**
- 4. Oklahoma Natural Gas:** Please be advised ONG has an underground or aboveground facility in the area. If you need our facilities relocated to accommodate your excavation or construction, ONG will provide you a cost estimate. Prior to excavation, please contact OKIE-ONE 1-800-522-6543 a minimum of 48 hours prior for exact location of our facilities.
- 5. Oklahoma Water Resources Board (OWRB)**
- 6. School District(s) Mustang**
- 7. Oklahoma Department of Transportation (ODOT)**

### **B. City Departments**

- 1. Airports**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA)**



3. **Fire:** No objection, drive aisles do not comply and will be reviewed at the time of permitting.
4. **Information Technology/Geographic Support**
5. **Parks and Recreation**
6. **Police**
7. **Public Works**
  - a. **Engineering**
  - b. **Streets, Traffic and Drainage Maintenance**

**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 Corps of Engineers 404 permit must be submitted with plans for any work contemplated within the floodplain, creek, or channel (waters of the United States) included in the case limits.
- 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.

**c. Stormwater Quality Management**

**d. Traffic Management\***

**8. Utilities**

**a. Engineering**

**Paving**

**Wastewater Availability**

- 1) An existing 8" wastewater main(s) is located adjacent to the subject site(s).
- 2) An existing wastewater main(s) is within the required distance to the subject site and will be required to be extended.
- 3) Line capacity is not guarantee and must be checked by the Engineer of Record and reviewed by the City.
- 4) 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.

- 5) 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.
- 6) 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.
- 7) 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.

**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) An existing 12" water main(s) is within the required distance to the subject site and the developer will be required to extend a 12-inch or larger water main along street frontage and will be required to extend the water system to each lot or site within the development in accordance with City Standard Specifications and Private Development Design Manual.
- 3) Minimum ten (10) feet horizontal separation required from wastewater mains and five (5) feet for other utilities. Minimum two (2) foot vertical separation required for all utility crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 4) Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.

- 5) Dead-end water mains must be avoided when possible. All existing unused water services must be capped and abandoned at the water main in accordance with the City Standard Specifications.
- 6) In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The developer will be responsible for any failure of domestic or fire protection systems which require water pressure 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.
- 7) All existing and/or proposed water meters must be located in the right-of-way and/or utility easement within grassy areas outside of sidewalks, driveways, streets, and paving.
- 8) All domestic and fire suppression services must have a separate water service connection. Fire hydrant spacing shall not exceed 500 feet and must be located within ten (10) of a hard surface (i.e. sidewalk, street, paving).
- 9) Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.

**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 SW 29<sup>th</sup> Street, a Minor Arterial Street in the UL 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 PUD regulations could allow for development within the Urban Low LUTA range.*

Automobile Connectivity:

- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system.
- Limit number of dead-end streets and cul-de-sacs.
- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- Development fronting arterials should take access from intersecting streets where possible.
- Primary entrance points should be aligned with access points immediately across the street.
- Retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores.
- Provide vehicular connectivity between adjacent developments.
- Horizontally mixed-use developments should have connectivity between land uses.

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 not available on the subject site but are required along SW 29<sup>th</sup> Street by the PUD.*

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating the proposed uses adjacent to existing Agricultural or Low Intensity Residential, “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 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. *Potential impacts are identified when locating the proposed uses adjacent to existing agricultural or low intensity residential. The PUD proposes the base I-1 District regulations for height and setbacks, except*

*when locating the proposed Personal Storage use along the north, east, and west boundaries. In this case the PUD proposes using personal storage buildings as screening and would not require a landscape buffer if buildings are placed within 10 feet of the property line.*

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 has frontage along an arterial street. No triggers requiring mitigation 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 PUD proposes personal storage uses on the northern 770 feet of the property, and light industrial and commercial uses on the south side. The PUD also proposes using personal storage buildings as screening and would not require a landscape buffer if buildings are placed within 10 feet of the property line. If approved, landscaping should be increased along the arterial street, and buildings in the front should face the street. The PUD seeks to waive the Specific Plan requirement, so the site is expected to be developed as shown. Sign size and height should be limited.*

- 3) **Service Efficiency:**
  - Water: *Close to Service or Served*
  - Sewer: *Open Sewer Sheds or Served*
  - Fire Service: *Urban Service Level*
- 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.
- 5) **Transportation System:** This site is located off SW 29<sup>th</sup> Street, a Minor Arterial Street in the Urban Low LUTA. Transit (bus) service is not available.

**6) Other Development Related Policies**

- 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)
- Prioritize and concentrate development where facilities, infrastructure, and services have capacity and in areas where the Police and Fire Departments are best able to respond. Guide the location and timing of development through the proactive and strategic installation of infrastructure. (SU-14)
- Prioritize maintaining the strength of existing commercial nodes and corridors over providing new areas for commercial development. (SU-23)
- Favor commercial development clustered in nodes at arterial or collector intersections or along brief “main street” style corridors over commercial development extending in a linear pattern for long distances along highway, arterial, or collector corridors. (SU-25)
- 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)
- 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 on the north side of SW 29<sup>th</sup> Street, east of S Mustang Road. The site is zoned AA and undeveloped. North of the subject site is a 73-acre parcel zoned AA and developed with a single-family residence and maintains a large area devoted to agricultural uses. East and west of the site, along the north side of SW 29<sup>th</sup> Street are residential and agricultural uses zoned AA, with a residential PUD beyond the abutting AA parcel on the east. South of the subject site, across SW 29<sup>th</sup> Street, is PUD-1350 which has multiple tracts that allow office, commercial, and residential uses.

The PUD proposes personal storage uses on the northern 770 feet of the property, and light industrial and commercial uses on the south side. The PUD also proposes using personal storage buildings as screening and would not require a landscape buffer if buildings are placed within 10 feet of the property line. Landscaping should be increased along the arterial street, and buildings in the front should face the street. The PUD seeks to waive the Specific Plan requirement, so the site is expected to be developed as shown. The PUD has been modified since first submitted to add the option for outdoor storage of recreational vehicles, boats and vehicles, provided they are screened from view from all property lines. The PUD has also been modified to reduce the sign size and height, address drainage and sidewalks, and require that building wall sections used as fencing at the perimeter of the site be brick, stone, masonry or concrete.

**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.**

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.

Should this application be approved, 17-foot of additional easement should be requested along SW 29<sup>th</sup> St to bring the right-of-way width to the standard set by the subdivision regulations.

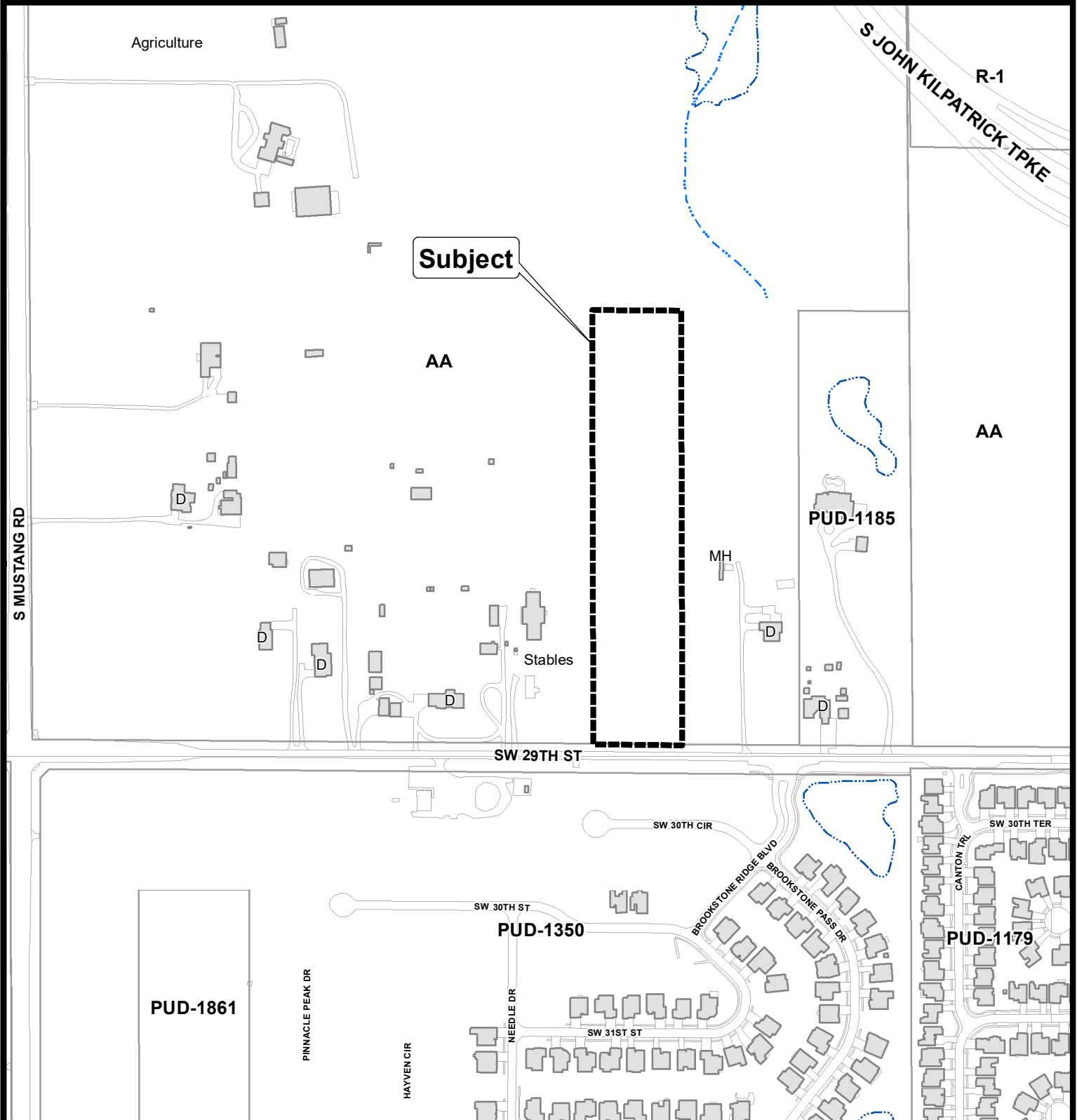
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Case No: PUD-1959

Applicant: SYCO, LLC

Existing Zoning: AA

Location: 11121 SW 29th St.

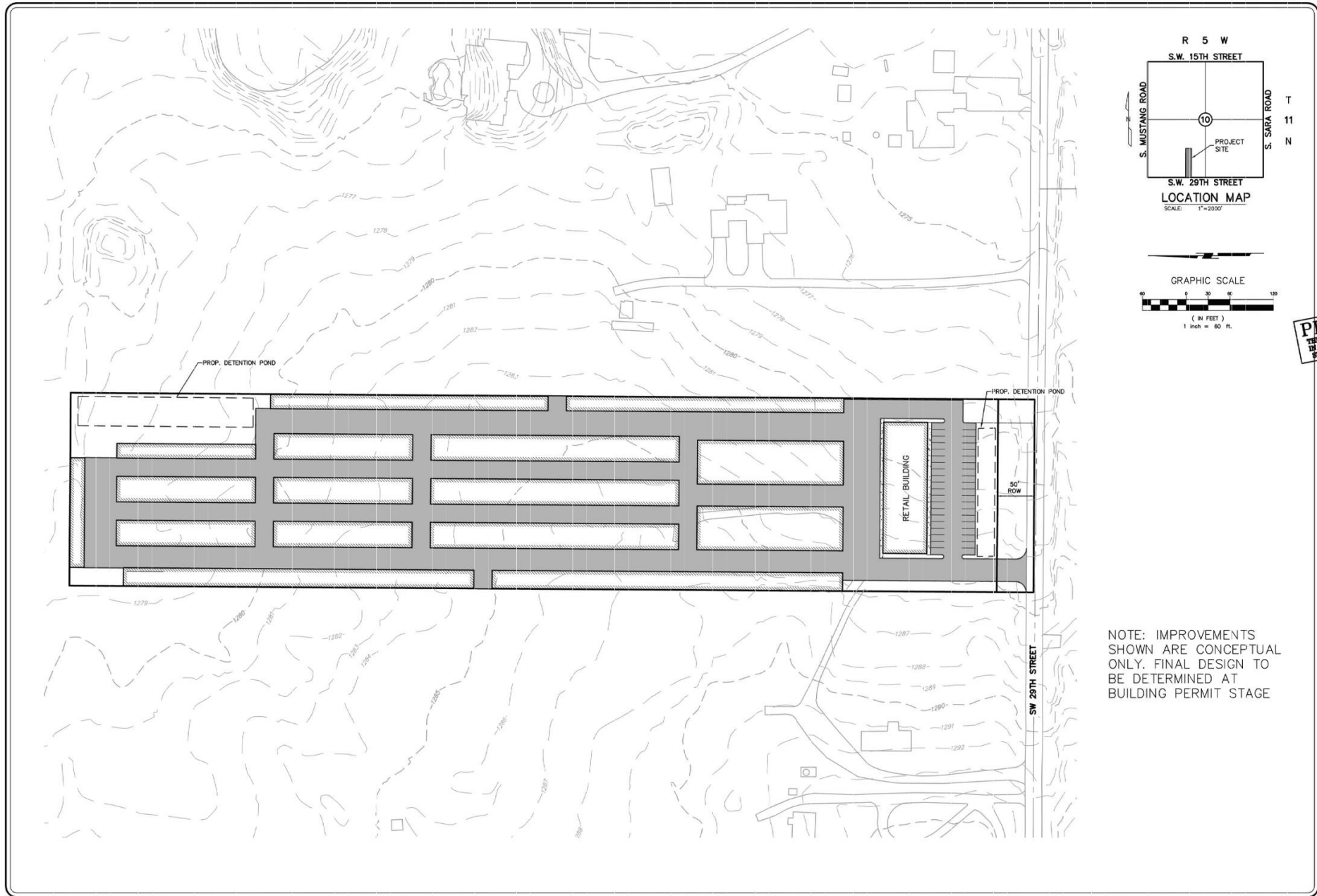


The City of  
OKLAHOMA CITY

## Planned Unit Development



0 200 400  
Feet



**RUBBS CONSULTING, LLC**  
CIVIL ENGINEERING & LAND PLANNING  
1800 S. 2nd Street  
Tulsa, Oklahoma 74103  
Phone: (918) 265-0441  
Fax: (918) 265-0449

**PRELIMINARY**  
THIS DOCUMENT IS PRELIMINARY  
IN NATURE AND SHOULD NOT BE USED  
AS A BASIS FOR ANY DECISION  
WITHOUT THE WRITTEN  
CONSENT OF RUBBS CONSULTING, LLC  
OKLAHOMA

**11301 SW 29TH ST**  
SW 29TH STREET  
OKLAHOMA CITY, OK  
**MASTER DEVELOPMENT PLAN**

NO.	REVISIONS	DESCRIPTION	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

Proj. No.: 21-074  
Date: 05/23/2023  
Scale: (Notes) 1"=60'  
Drawn By: JAC  
Checked By: JAC  
Approved By: JAC

SHEET NUMBER  
**MDP**



Case No: PUD-1959

Applicant: SYCO, LLC

Existing Zoning: AA

Location: 11121 SW 29th St.



Aerial Photo from 2/2022



The City of  
OKLAHOMA CITY

## Planned Unit Development



0 200 400  
Feet