

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)

7. (PUD-2054) Application by Draper Park Christian Church, Inc. to rezone 8612 South Walker Avenue from R-1 Single-Family Residential District to PUD-2054 Planned Unit Development District. Ward 5.

**Amended Technical Evaluation:**

1. Amend Section 9.4 to add: Screening shall not be required along the east PUD boundary line and shall not be required along the South PUD boundary line where adjacent to common area as depicted on Exhibit B.

The applicant was present. There were no protesters present.

**RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUTION AS AMENDED.**

MOVED BY NEWMAN, 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. 7.**

**(PUD-2054) Application by Draper Park Christian Church, Inc. to rezone 8612 South Walker Avenue from R-1 Single-Family Residential District to PUD-2054 Planned Unit Development District. Ward 5.**

**I. GENERAL INFORMATION**

**A. Contacts**

**Applicant's Representative**

David Box  
Box Law Group, PLLC  
405-652-0099  
david@boxlawgroup.com

**B. Case History**

This is a new application. This application was continued from the February 27, 2025 Planning Commission hearing.

**C. Reason for Request**

The purpose of this application is to allow residential and commercial uses.

**D. Existing Conditions**

**1. Size of Site:** 8.31 Acres

**2. Zoning and Land Use**

|                 | <b>Subject Site</b> | <b>North</b> | <b>East</b> | <b>South</b> | <b>West</b>        |
|-----------------|---------------------|--------------|-------------|--------------|--------------------|
| <b>Zoning</b>   | R-1                 | R-1          | R-1         | R-1          | R-2/PUD-213        |
| <b>Land Use</b> | Undeveloped         | Church       | Undeveloped | Residential  | Residential/Office |

**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 PUD APPLICATION**

### **8.1 USE AND DEVELOPMENT REGULATIONS**

There shall be two (2) tracts within this PUD in accordance with Exhibit D, attached.

The use and development regulations of the **C-3 Community Commercial District** shall govern **Tract 1**, except as herein modified.

The following uses shall be permitted:

- 8300.1 Administrative and Professional Offices
- 8300.5 Alcoholic Beverage Retail Sales
- 8300.8 Animal Sales and Services: Grooming
- 8300.11 Animal Sales and Services: Kennel and Veterinary, Restricted
- 8300.13 Automotive: Parking Lots, as a Principal Use
- 8300.23 Building Maintenance Services
- 8300.24 Business Support Services
- 8300.25 Child Care Centers
- 8300.29 Communications Services: Limited
- 8250.2 Community Recreation: General
- 8250.3 Community Recreation: Property Owners Association
- 8250.4 Community Recreation: Restricted
- 8300.32 Convenience Sales and Personal Services
- 8350.3 Custom Manufacturing
- 8200.2 Dwelling Units and Mixed Uses
- 8300.35 Eating Establishments: Fast Food
- 8300.38 Eating Establishments: Sitdown, Alcohol Permitted
- 8300.41 Food and Beverage Retail Sales
- 8300.48 Laundry Services
- 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
- 8300.53 Medical Services: Restricted
- 8300.55 Participant Recreation and Entertainment: Indoor
- 8300.59 Personal Services: Restricted
- 8300.61 Repair Services: Consumer
- 8300.62 Research Services: Restricted
- 8300.63 Retail Sales and Services: General
- 8200.13 Senior Independent Living
- 8300.69 Spectator Sports and Entertainment: Restricted
- 8200.14 Single-Family Residential

The use and development regulations of the **R-2 Medium-Low Density Residential District** shall govern **Tract 2**, except as herein modified.

All uses within the R-2 District shall be permitted within Tract 2.

## **9.0 SPECIAL CONDITIONS**

The following special conditions shall be made a part of this PUD:

### **9.1 FAÇADE REGULATIONS**

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

### **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 LIGHTING REGULATIONS**

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

### **9.4 SCREENING REGULATIONS**

Screening shall be in accordance with the base zoning district. Said screening shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood and shall be solid and opaque.

### **9.5 SUBDIVISION REGULATIONS**

Subdivision shall conform to the Oklahoma City Subdivision Regulations, as amended.

### **9.6 DRAINAGE REGULATIONS**

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

**9.7 DUMPSTER REGULATIONS**

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 residential zoning district or use.

Trash collection facilities in this PUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

**9.8 ACCESS REGULATIONS**

Access for both Tract 1 and Tract 2 shall be taken from S. Walker Ave.

**9.9 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, 2020, as amended.

**9.10 SIGNAGE REGULATIONS**

**9.10.1 FREESTANDING SIGNS**

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

**9.10.2 ATTACHED SIGNS**

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

**9.10.3 OFF-PREMISE / BILLBOARD SIGNS**

Off-Premise signs will be prohibited.

**9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)**

Electronic Message Display signs will be prohibited.

**9.11 ROOFING REGULATIONS**

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

**9.12 SIDEWALK REGULATIONS**

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) 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 (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

#### **9.13 HEIGHT REGULATIONS**

The base zoning district regulations shall regulate heights of structures in this PUD.

#### **9.14 SETBACK REGULATIONS**

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district.

#### **9.15 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.

#### **9.16 COMMON AREAS**

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.

#### **9.17 SPECIFIC PLAN**

A specific plan shall be required for commercial development.

#### **10.0 DEVELOPMENT SEQUENCE**

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

#### **11.0 EXHIBITS**

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

- Exhibit A - Legal Description
- Exhibit B - Conceptual Master Development Plan
- Exhibit C - Topography Plan
- Exhibit D - Tract 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 (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): (Moore)**
- 7. Oklahoma Department of Transportation (ODOT):**

#### **B. City Departments**

- 1. Airports: \***
- 2. Central Oklahoma Transportation and Parking Authority (COTPA):**
- 3. Fire (OCFD): \***
- 4. Information Technology/Geographic Support (IT/GIS):**
- 5. Parks and Recreation:**
- 6. Police (OCPD):**
- 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 the applicable requirements of the Oklahoma City Municipal Code, as amended
- 2) Storm sewers in accordance with the City of Oklahoma City's Drainage Ordinance, will be required. For developments abutting section line roads where rainfall-runoff exceeds the capacity of the City of Oklahoma City's standard ditch detail, the installation of enclosed storm sewers and/or concrete channels will be necessary. These improvements must be positioned to provide a minimum clearance of 35 feet

from the centerline of the section line road. Concrete channels must be located entirely outside the public right-of-way.

- 3) A flood and/or drainage study will be required to establish finished floor elevations, common lot areas, and private drainage easements. This study must be reviewed and approved by the Public Works Department.
- 4) A Corps of Engineers 404 permit must be submitted for any work conducted in The Waters of the United States.
- 5) Plans for drainage improvements within private drainage easements and/or common areas must be submitted for review. Building permits will not be issued until construction is complete. For subdivisions abutting a stream, private drainage easements and/or common areas along the stream must, at a minimum, encompass the entire FEMA-mapped Zone AE and floodway within the limits of the development.
- 6) Place the following note on the plat and construction plans: Maintenance of the common areas, private drainage easements, and islands/medians shall be the responsibility of the Property Owners Association and/or the adjacent property owners. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the drainage related common areas and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner that meets the requirements specified above.
- 7) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 8) Sediment and erosion control measures shall be provided for any construction in accordance with Oklahoma Statutes Title 27A, OAC 606 - OPDES Standards, and the City of Oklahoma City Municipal Code, as amended.  
  
A City of Oklahoma City Land Disturbance Permit and an ODEQ Construction Permit are required for land disturbance activities exceeding one (1) acre, as specified by the above-referenced regulations. Additionally, a City of Oklahoma City Land Disturbance Permit is required for any construction activity, regardless of the amount of land disturbed, unless exempt under the ordinance.
- 9) Sidewalks shall be installed for all new construction in accordance with the Municipal Code. 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.
- 10) All private roads and streets shall have a private storm sewer system.
- 11) Label Common Area B as a Private Drainage Easement on the Preliminary Plat.



**b. Stormwater Quality Management**

**c. Traffic Services \***

**8. Utilities**

**a. Engineering**

**Paving**

**b. Solid Waste Management**

- 1) Tract 1 - The City cannot provide service, contact private hauler.
- 2) Tract 2 - The City can provide residential service provided there is sufficient space for the truck to maneuver to service the addition.

**c. Water/Wastewater Quality**

**Water Availability**

- 1) An existing 8-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 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-inch wastewater main(s) is located adjacent to the subject site(s).
- 2) Line capacity is not guaranteed and must be checked by the Engineer of Record and reviewed by the City.
- 3) The developer will be required to extend the City wastewater collection system to and across each lot or site within the subdivision in accordance with the City Standard Specifications and Private Development Design Manual.
- 4) Minimum ten (10) feet horizontal separation is required from water mains and five (5) feet for other utilities. Minimum two (2) feet vertical separation required for all crossings. All wastewater mains must have a minimum cover of four (4) feet and depth no greater than eighteen (18) feet. Developer is responsible for remediating any failure to maintain the minimum four (4) feet of cover.
- 5) Wastewater main(s) must be centrally located in a twenty (20) feet wide easement or larger if necessary. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
- 6) All existing unused private wastewater service connections must be abandoned and capped at the main in accordance with City Standard Specifications and Private Development Design Manual.
- 7) Plat may be revised after review and approval of utility plans.
- 8) Wastewater extension is required along S Walker Ave.

**9. Planning**

**a. Comprehensive Plan Considerations**

**1) LUTA Development Policies:**

Site Design:

- Where possible, provide a continuous system of open space along stream corridors or other appropriate areas that link neighborhoods and park lands.
- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Developments should be served by urban water and sewer utility systems.

*A small stream intersects the northeast corner of the site. The conceptual plan for the development indicates the area surrounding the stream as Common Area B. Plan conformance would be strengthened by specifying this area would be preserved in the Master Design Statement. 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 the east side of South Walker 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. UL LUTA outlines a density range of 4 to 8 dwelling units per acre for single family residential. *The PUD regulations could provide for a FAR within the Urban Low Intensity LUTA range. The PUD is requested for mixed-use development, including one commercial tract and a residential tract. The conceptual plan illustrates 15 duplex lots. The proposed 30 units on 7.3 acres would be 4.11 du/acre.*

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.
- Protect existing traditional street grid and reconnect it where possible.
- 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.
- Horizontally mixed-use developments should have connectivity between land uses.

*The subject site is currently served via one partially improved curb cut along South Walker Avenue, leading to an unimproved drive. The conceptual plan for the development is labeled as a preliminary plat, but staff does have an application for a plat at this location. The plan illustrates extending SW 85th Street east of S Walker Avenue to provide access to all lots before terminating at a cul-de-sac. The site abuts, encompasses, unimproved right-of-way for SW 85th Street, SW 86th Street, and South Harvey Avenue.*

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 currently available on the subject site but are required along all streets by the PUD 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 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 PUD regulations propose the R-2 requirements for setbacks, maximum building height, and lot coverage but show duplexes on the conceptual plan. The proposed C-3 District requires step-downs in height, an increase in setbacks on the side and rear, and additional screening and landscaping requirements where adjacent residential districts.*

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 the east side of South Walker Avenue, an arterial street in the Urban Low Intensity LUTA. No other compatibility issues related to traffic were identified on the subject site.*

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 a commercial tract on the front (west) side of the site, with residential behind the commercial (east). The PUD proposes a C-3 base for the western tract. The surrounding area is primary zoned for residential or office uses in this mid-block location, with commercial zoning located farther north and south.*

3) **Service Efficiency:**

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

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

- **Riparian Areas:** Riparian areas are vegetated areas adjacent to streams, lakes, ponds, and wetlands that are composed of a mixture of trees, shrubs, and

grasses. These areas may also contain floodplain. The comprehensive plan recommends a 100-foot buffer from stream banks. *Riparian area is present on the subject site in the form of a small stream that intersects the northeast corner of the site. Floodplain is not present. The conceptual plan for the development indicates the area surrounding the stream as Common Area B. Plan conformance would be strengthened by specifying this area would be preserved in the Master Design Statement. National, state, and local permitting require basic best management practices for stormwater management.*

- Upland Forests: N/A
- Vulnerable Aquifers: N/A

**5) Transportation System:** This site is located along the east side of South Walker Avenue, a Major Arterial Street in the Urban Low LUTA. The nearest transit (bus) service is located just south of the site, along South Walker Avenue. According to Streetlight data, last collected in 2022, South Walker Avenue had 10,147 average daily trips, with a capacity of 22,000.

**6) Other Development Related Policies**

- Support diversity and integration of housing unit types and sizes in all land use typology areas in order to meet the diverse needs of households of different sizes, generational needs, incomes, and preferences. (SU-4)
- 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)
- Avoid under-grounding streams to the greatest extent possible. Where feasible, encourage the re-surfacing of buried streams. Limit the use of culverts or other structures that alter natural streams, and require designs that minimize impacts to stream health and function. (G-11)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- Incorporate natural features (such as ponds, lakes, streams, rock outcroppings, stands of mature trees, and/or sizeable individual trees) into the design of all residential, commercial, and industrial projects rather than eliminating, hiding, or limiting access to those features. (E-31)
- Encourage unified planning for all adjoining land owned or controlled by a project's developer to ensure proper circulation and land use relationships (SU-47)

**b. Plan Conformance Considerations**

The subject site is located along the east side of South Walker Avenue, north of SW 89th Street. The site is zoned R-1 and currently undeveloped. The land is owned by the property owner to the north, Draper Park Christian Church. Land to the north, east, and south are zoned R-1. Land to the northeast and east is undeveloped and the abutting land to the south is developed with single-family residential development fronting South Walker Avenue and SW 87th Street to the south. Across South Walker Avenue, to the west, are offices zoned PUD-213, single-family residential and duplex units zoned R-2, and undeveloped O-2 zoned land. The site abuts, or is located within, unimproved right-of-way for SW 85th Street, SW 86th Street, and South Harvey Avenue.

The PUD is requested with two tracts. Tract 1, along S Walker Ave, is requested for commercial uses with a C-3 base. Some of the proposed uses include retail, convenience sales, restaurants, childcare, indoor participant recreation and spectator sports, and office/medical uses, and would retain the allowance for single-family residential. Tract 2, located east of Tract 1, is proposed with an R-2 base and would allow a single-family or two-family residential subdivision. The conceptual plan

submitted indicates a preliminary plat, but this is not an active application. Access would be via a new street that would extend east and provide access to the proposed residential lots.

The proposed commercial uses would be located in an area surrounded by residential and office uses. The O-2 base district may be more appropriate. The application has been modified and new notice sent since the PUD application was first submitted, to clarify that Tract 2 allows both single-family and duplex development, and to clarify that a Specific Plan will be required for commercial development.

#### **IV. STAFF RECOMMENDATION**

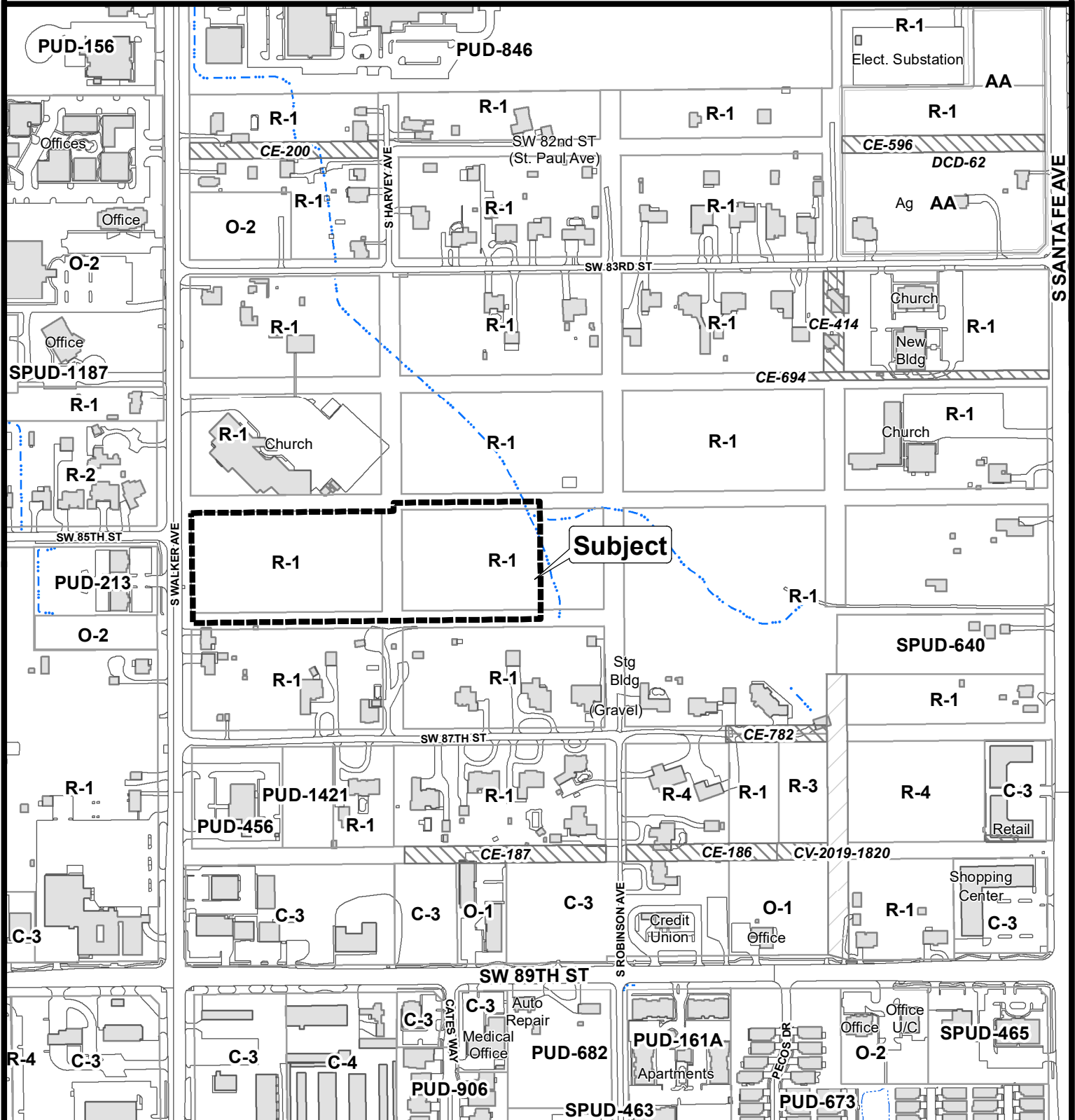
*Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the 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 PUD may be required during either Divisions review of construction plans and prior to City Council approval.

gjh

Case No: PUD-2054      Applicant: Draper Park Christian Church, Inc.  
Existing Zoning: R-1  
Location: 8612 S. Walker Ave.



The City of  
OKLAHOMA CITY

# Planned Unit Development

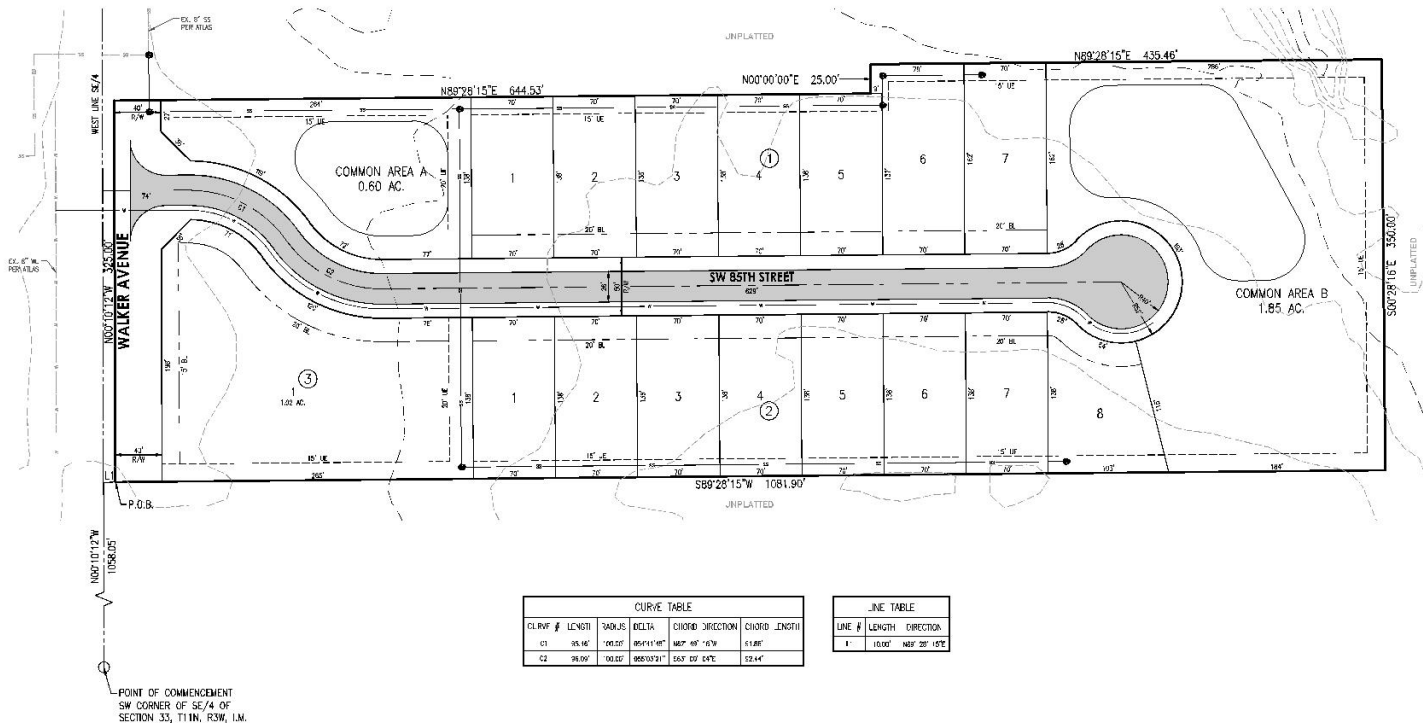
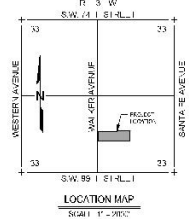
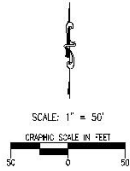


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Feet



PRELIMINARY PLAT  
OF  
**WALKER & SW 83RD**  
A PART OF THE SE/4 OF SECTION 33, T11N, R3W, I.M.  
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

PUD-2054 Exhibit B



**LEGEND**

|        |                              |
|--------|------------------------------|
| P.O.B. | POINT OF BEGINNING           |
| EX.    | EXISTING                     |
| BL.    | BUILDING LIMIT LINE          |
| UE.    | UTILITY EASEMENT             |
| IF.    | IRRAWAY EASEMENT             |
| R/W.   | RIGHT OF WAY                 |
| (DR.)  | DRAINAGE RELATED COMMON AREA |

**COMMON AREAS:**

|                 |            |
|-----------------|------------|
| C/A 'A' (DR.)   | 0.60 ACRES |
| C/A 'B' (DR.)   | 1.55 ACRES |
| TOTAL C/A (SIF) | 2.45 ACRES |

**LOT COUNT:**

|                        |                                 |
|------------------------|---------------------------------|
| TWO FAMILY RESIDENTIAL | 15 LOTS (X) UNITS               |
| TWO-FAMILY RESIDENTIAL | 7.50 ACRES                      |
| RESIDENTIAL DENSITY    | 4.11 (D.U./AC.) - 0.24 (AC./DU) |
| COMMERCIAL             | 1 LG                            |
| COMMERCIAL             | 1.02 ACRES                      |

**CURVE TABLE**

| CHORD # | LENGTH  | RADIUS  | DELTA       | CHORD DIRECTION | CHORD LENGTH |
|---------|---------|---------|-------------|-----------------|--------------|
| C1      | 105.00' | 105.00' | 90° 00' 00" | N89°28'15"E     | 105.00'      |
| C2      | 105.00' | 105.00' | 90° 00' 00" | S89°28'15"W     | 105.00'      |

**LINE TABLE**

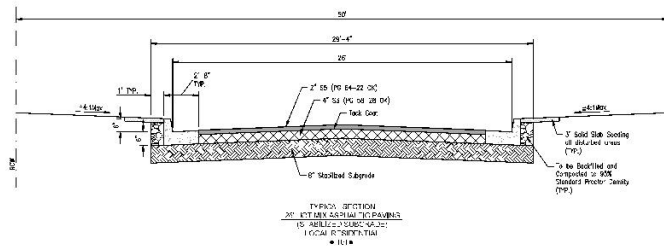
| LINE # | LENGTH  | DIRECTION   |
|--------|---------|-------------|
| 1      | 105.00' | N89°28'15"E |

**LEGAL DESCRIPTION**

A tract of land situated in the Southeast Quarter (SE/4) of Section Thirty-three (33), Township Eleven North (T11N), Range Three West (R3W), of the Indian Meridian (11th), Oklahoma City, Oklahoma County, Oklahoma, and being more particularly described as follows:

COMMENCING at the Southwest corner of said SE/4; thence N89°28'15"W a distance of 105.00 feet; thence N89°28'15"E a distance of 105.00 feet to the POINT OF BEGINNING; thence N89°28'15"E a distance of 325.00 feet; thence N89°28'15"E a distance of 64.53 feet; thence N89°28'15"E a distance of 25.00 feet; thence N89°28'15"E a distance of 435.46 feet; thence S89°28'15"W a distance of 350.00 feet; thence S89°28'15"W a distance of 1081.90 feet to the POINT OF BEGINNING.

Said tract contains 362.23 ± Sq Ft or 8.32 Acres, more or less.



- NOTES**
- Maintenance of the Common Areas and/or Islands/Vedians in Public Right-of-Way shall be the responsibility of the Property Owners Association. No structures, storage of material, grading, fill or other obstructions, either temporary or permanent shall be placed within the Drainage Related Common Areas and/or Drainage Areas except as otherwise permitted in writing. All structures, storage, and debris shall be removed if installed in a manner to meet the requirements specified above.
  - A sidewalk shall be required on each lot and must be installed prior to the issuance of an Occupancy Permit.
  - Sidewalks along Common Areas are the responsibility of the developer and must be installed prior to the issuance of any occupancy permits. All sidewalks shall be provided in accordance with sidewalk ordinances.
  - If the garage front is designed so that the garage door extends beyond the front wall of the dwelling, screening would be provided by planting either one 3 inch caliper deciduous tree or two 1.5 inch caliper trees in the front yard, prior to the issuance of a Certificate of Occupancy for the affected lot.
  - All existing and proposed easements tied to lot corners on final plat.

PROJECT OWNER AND DEVELOPER:  
Cub's Development Group, LLC  
PO Box 891714  
Oklahoma City, OK  
73189  
EMAIL: justfr\_rhodes@hotmail.com

**PRELIMINARY PLAT - WALKER & SW 83RD**

**Crafton Tull**

SHEET NO: 1 of 1  
DATE: 01/24/25  
PROJECT NO: 24610400



# PUD-2054 Exhibit D

| Line Table |               |        |
|------------|---------------|--------|
| Line #     | Direction     | Length |
| L1         | N89° 28' 15"E | 10.00' |

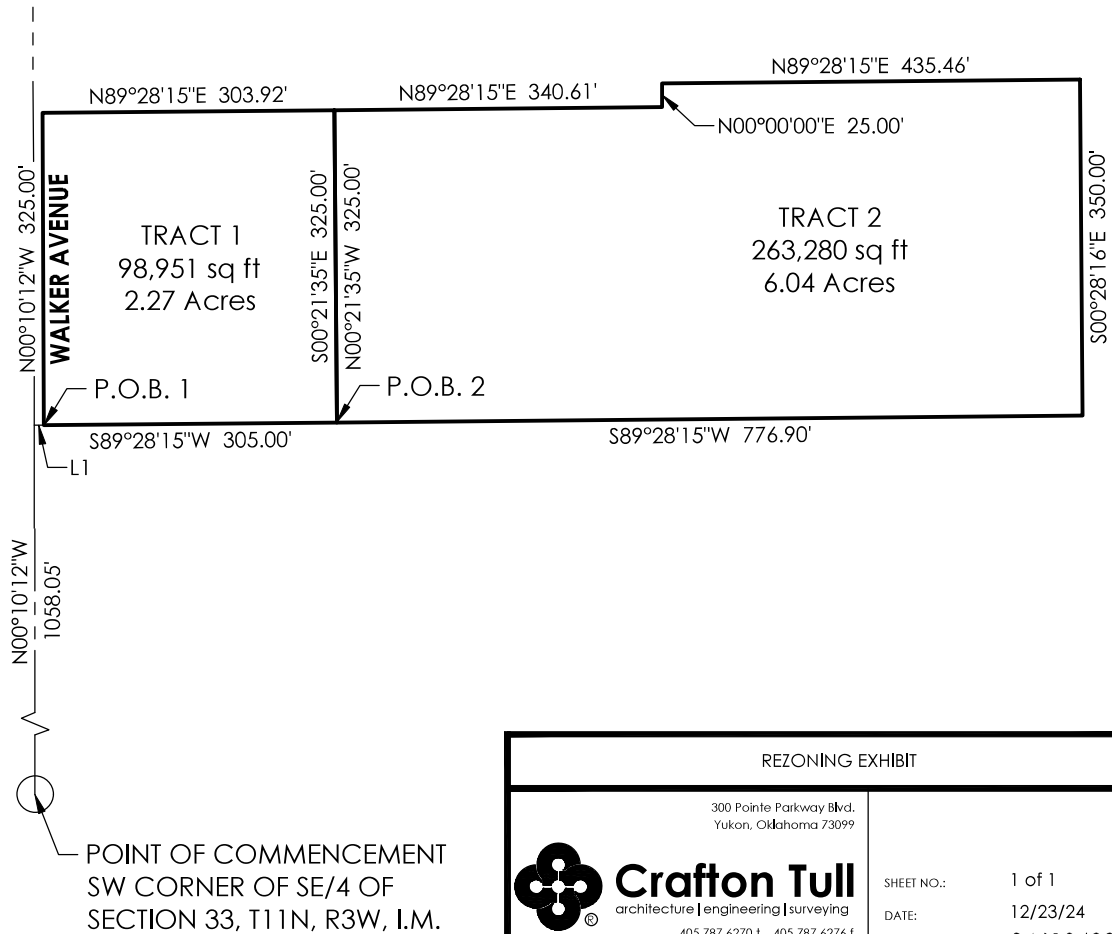
## LEGEND

P.O.B. POINT OF BEGINNING

SCALE: 1" = 200'



BASIS OF BEARING = WEST LINE OF THE  
SE/4 OF SECTION 33, T11N, R3W, I.M.  
(N00°10'12"W)



## REZONING EXHIBIT



**Crafton Tull**  
architecture | engineering | surveying

300 Pointe Parkway Blvd.  
Yukon, Oklahoma 73099  
405.787.6270 | 405.787.6276 | www.craftontull.com

CERTIFICATE OF AUTHORIZATION:  
CA 973 (PE/LS) EXPIRES 6/30/2026

SHEET NO.: 1 of 1  
DATE: 12/23/24  
PROJECT NO.: 24610400



Case No: PUD-2054      Applicant: Draper Park Christian Church, Inc.  
Existing Zoning: R-1  
Location: 8612 S. Walker Ave.



Aerial Photo from 2/2022



The City of  
OKLAHOMA CITY

## Planned Unit Development



0 200 400  
Feet