

Planning Commission Minutes
April 24, 2025

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:59 a.m. on April 21, 2025)

9. (PUD-2062) Application by Terrahoma, Inc to rezone 16300 SE 52nd Street from AA Agricultural District to PUD-2062 Planned Unit Development District. Ward 4.

Amended Technical Evaluation:

1. The maximum lot coverage shall be 30 percent.
2. Strike “drivet” from allowed façade materials
3. ~~Sidewalk requirements are subject to Public Works regulations policies and procedures.~~
4. ~~The PUD shall address water tank supply or individual fire sprinkler systems.~~

The applicant was present. There were no protesters present.

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

MOVED BY PRIVETT, SECONDED BY PENNINGTON

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

ABSENT: GOVIN



STAFF REPORT
The City of Oklahoma City
Planning Commission
April 24, 2025

Item No. IV. 9.

(PUD-2062) Application by Terrahoma, Inc to rezone 16300 SE 52nd Street from AA Agricultural District to PUD-2062 Planned Unit Development District. Ward 4.

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.

C. Reason for Request

The purpose of this application is to allow two residential lots.

D. Existing Conditions

1. Size of Site: 5.08 Acres

2. Zoning and Land Use

| | Subject Site | North | East | South | West |
|-----------------|---------------------|--------------|-------------|--------------|-------------|
| Zoning | AA | AA | AA | AA | AA |
| Land Use | Undeveloped | Residential | Residential | Residential | Residential |

3. Comprehensive Plan Land Use Typology Area: Rural – Low Intensity (RL)

Rural – Low Intensity applies to areas where large-lot neighborhoods and residential acreages/estates may remain with no expectation of urbanization or provision of urban infrastructure such as water or sewer. RL areas are predominantly composed of residential and agricultural uses but may support commercial and light industrial uses provided they do not negatively impact the rural residential character.

II. SUMMARY OF PUD APPLICATION

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the AA District shall govern this PUD, except as herein modified.

All uses within the AA District shall be permitted within this PUD.

9.0 SPECIAL CONDITIONS

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

The minimum lot size within this PUD shall be 2.5 acres and there shall be 1 dwelling unit per 2.5 acres. The maximum lot coverage shall be 50%.

9.1 FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, drivet, architectural metal, 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

The base zoning district shall regulate the screening requirements.

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

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 shall be taken from SE 52nd St.

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

All signage within this PUD shall be in accordance with the base zoning district.

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

Sidewalks shall not be required within this PUD.

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, private drives 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 not be required.

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

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): (Choctaw/Nicoma Park)**

7. Oklahoma Department of Transportation (ODOT):

B. City Departments

1. Airports: *

2. Central Oklahoma Transportation and Parking Authority (COTPA):

3. Fire (OCFD): Objection-provide comment in the PUD to address water tank supply or individual fire sprinkler systems.

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 Engineering 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/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) 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.
- 5) 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.

- 6) Drainage easements shall be clearly designated as either public or private in the owner's dedication, on the plat, and/or in the plat notes.
- 7) 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.

- 8) 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.
- 9) All private roads and streets shall have a private storm sewer system.

b. Stormwater Quality Management

c. Traffic Services *

8. Utilities

a. Engineering

b. Solid Waste Management

- 1) The City can provide service, providing there is sufficient space for the truck to maneuver to service the addition.
- 2) The City can provide service for up to 3 units on a single water meter. Any more than 3 units on the same meter will have to be serviced by a private hauler. A dumpster could be utilized provided there is not enough frontage space for cart placement.

c. Water/Wastewater Quality

Water Availability

- 1) No water service is available for proposed development, private on-site water system is required. The developer must provide a water distribution system that is capable

of supplying water to each lot or tract within the development in accordance with ODEQ and OWRB. Well permits must be obtained from OWRB and a copy of the permit must be filed with the Utilities Department. No private water source or groundwater source may be connected to any service or system connected to the City water system.

Wastewater Availability

- 1) No public wastewater service is available for the development. A private on-site wastewater disposal system is required in accordance with ODEQ rules and regulations. Applicants is responsible for obtaining all required City and ODEQ Permits. On-site wastewater disposal system must be installed by an ODEQ certified installer and inspected by ODEQ.

9. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Design new buildings to compliment the character of surrounding areas and not detract from the open character of the landscape.
- Utilize Best Management Practices (BMP) for stormwater whenever possible.

National, state, and local permitting require basic best management practices for stormwater management.

Density: The Rural Low LUTA outlines a minimum lot size of 5 acres (gross density of 0.2 du/acre) for residential. *The PUD is requested to split the existing property into two lots with a minimum lot size of 2.5 acres. Two dwelling units on the 5.08-acre site would be 0.39 du/acre.*

- 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 residential uses or zoning, “Building Scale and Site Design” is a potential compatibility issue identified by the comprehensive plan.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if 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 maintains the base AA requirements for setbacks and maximum building height.*

3) Service Efficiency:

- Water: *Not Served*
- Sewer: *Not Served*

- Fire Service: *Longer Than Rural Response*
- 4) **Environmentally Sensitive Areas:** The following apply to the proposed development site:
 - Riparian Areas: N/A
 - Upland Forests: The subject area is within the upland forest ESA. The comprehensive plan directs to preserve the Cross Timbers and upland forests, including native understory, to the maximum extent practical. When new-growth or re-growth upland forest trees are removed during construction, trees and other native plants should be replanted on-site. New trees should be planted in clusters that mimic the original tree canopy. The comprehensive plan defines mitigation hierarchy in the following priority: 1) Avoidance and minimization, 2) Restoration, 3) Offset. *planokc identifies Upland Forest on the far eastern portion of the subject site. When less than 60% of the site is covered, the plan has a preservation goal of 100%. Plan conformance would be strengthened by maintaining healthy, mature trees as possible, especially in Upland Forest areas.*
 - Vulnerable Aquifers: The aquifer in this area is considered moderately 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. Low impact development techniques include, but are not limited to, using pervious surface materials wherever possible for the construction of driveways, parking areas, sidewalks, patios, etc., to promote increased water percolation and infiltration.
- 5) **Transportation System:** This site is located off SE 52nd Street, a private Neighborhood Street in the Rural Low LUTA. Transit (bus) service is not available nearby.
- 6) **Other Development Related Policies**
 - Ensure that development in rural areas is consistent with local design and scale and does not detract from the open character of the landscape. (SU-45)
 - Preserve overall landscape character and natural landforms (rolling hills, native vegetation, etc.) to the greatest extent possible. (G-4)
 - Incorporate natural features (such as ponds, lakes, streams, rock outcroppings, stands of mature trees, and/or sizable individual trees) into the design of all residential, commercial, and industrial projects rather than eliminating, hiding, or limiting access to those features. (E-31)
 - Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)

b. Plan Conformance Considerations

The subject site is located along the south side of SE 52nd Street, east of South Indian Meridian. The site and all surrounding land are zoned AA. The subject site is currently undeveloped, and all abutting lots are developed with single-family residential. Lots

south of SE 52nd Street range from 3.47- to 12-acres and lots north of SE 52nd Street range from 2.85- to 17.6-acres.

The PUD is requested to split the existing property into two lots with a minimum lot size of 2.5 acres and 50 percent lot coverage. The site is within the Rural Low Intensity Land Use Typology Area, which, like the site's existing AA District zoning, call for a minimum lot size of 5 acres. In a typical rural residential zoning (RA and RA2) the maximum lot coverage is 30 percent. Plan conformance would be strengthened by limiting lot coverage and maintaining healthy, mature trees on the site. If two lots are allowed, consideration should be given to the existing tree line on the site, which would create a natural boundary for the lot split and better opportunity to preserve trees. To accomplish this, the minimum lot size of the western lot would need to be allowed to be 1.3 acres.

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.

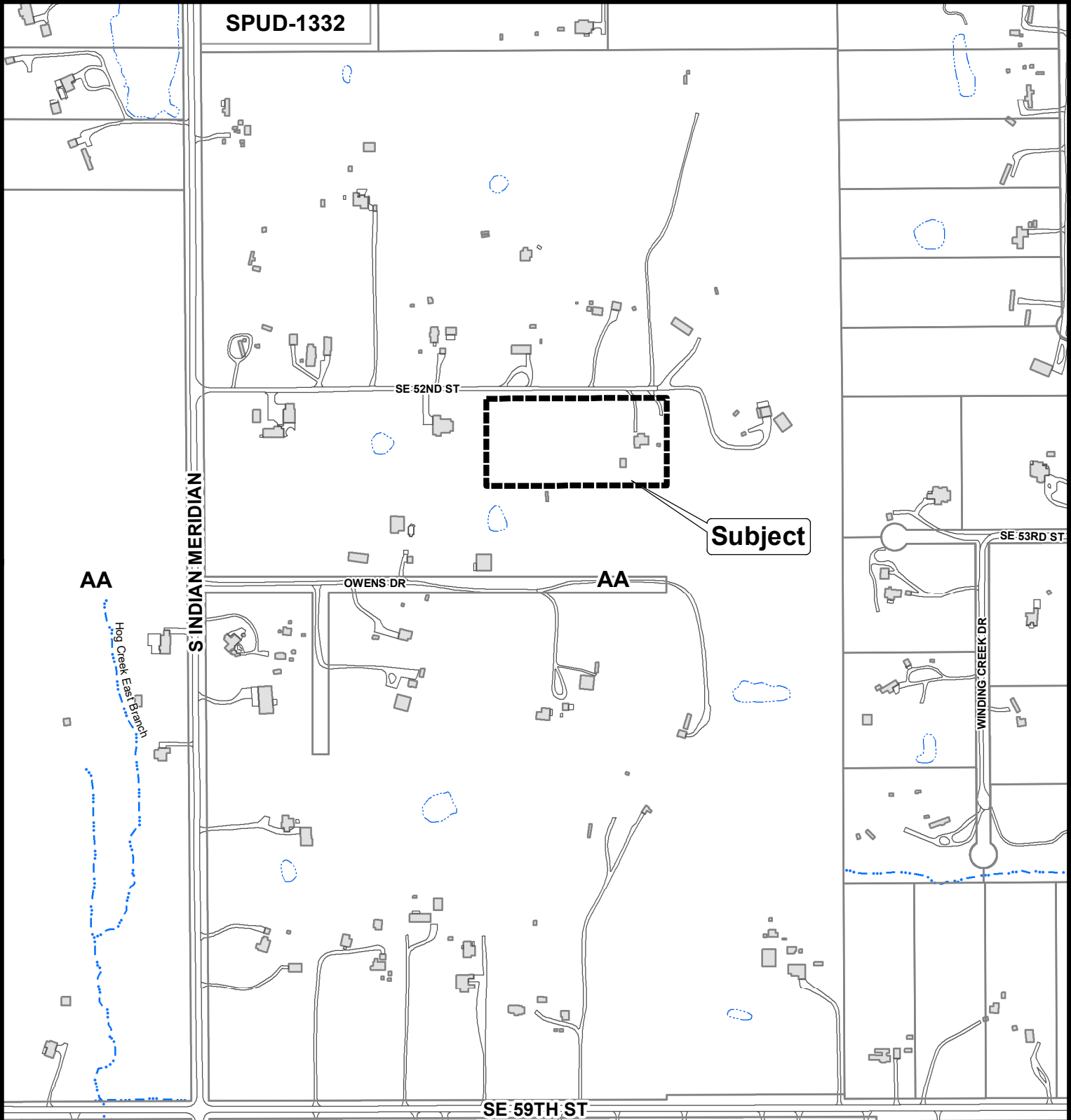
Approval of the application subject to the following Technical Evaluation:

1. The maximum lot coverage shall be 30 percent.
2. Strike "drivet" from allowed façade materials
3. Sidewalk requirements are subject to Public Works regulations policies and procedures.
4. The PUD shall address water tank supply or individual fire sprinkler systems.

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-2062 Applicant: Terrahoma, Inc.
Existing Zoning: AA
Location: 16300 SE 52nd St.

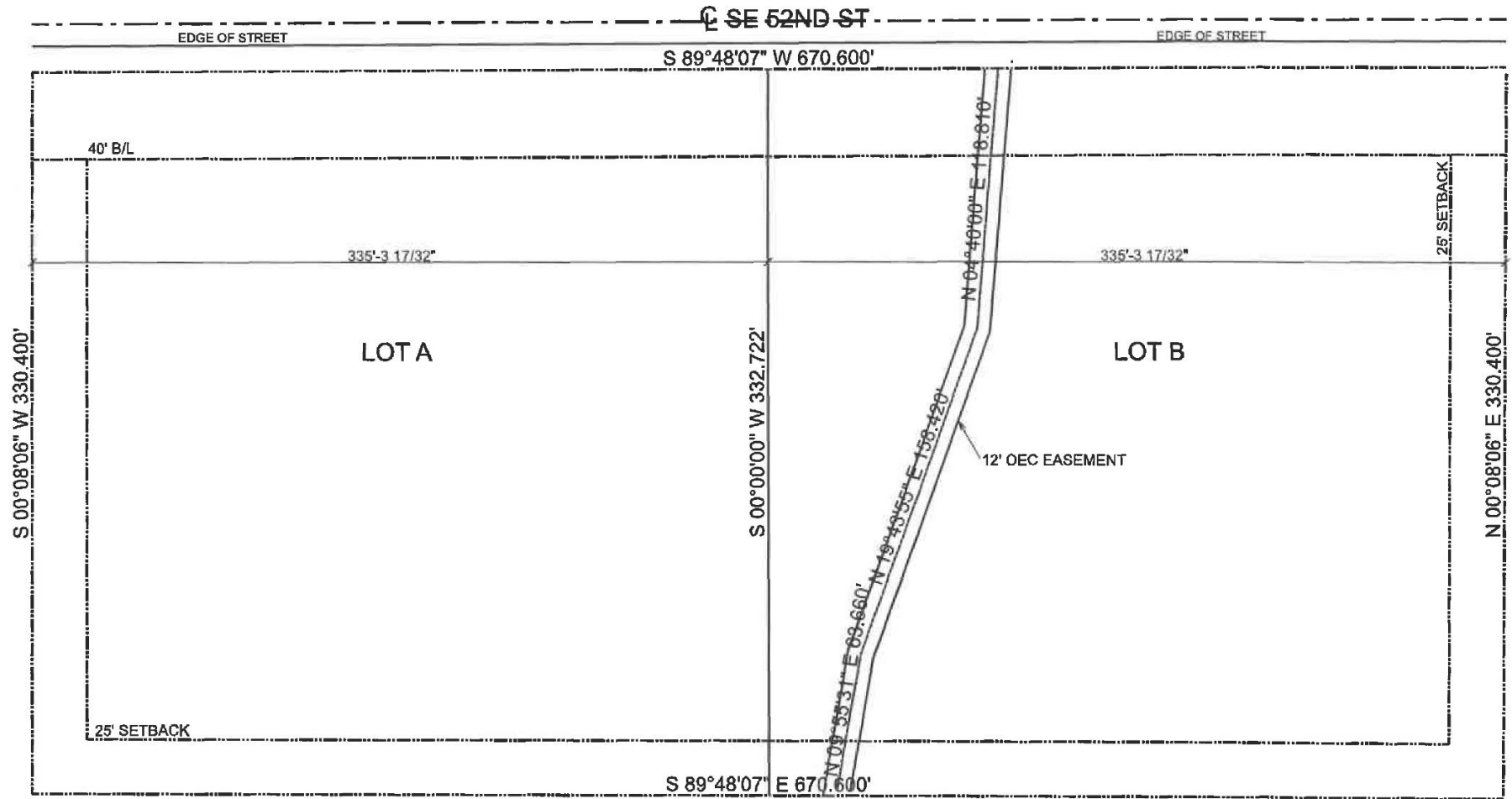


The City of
OKLAHOMA CITY

Planned Unit Development

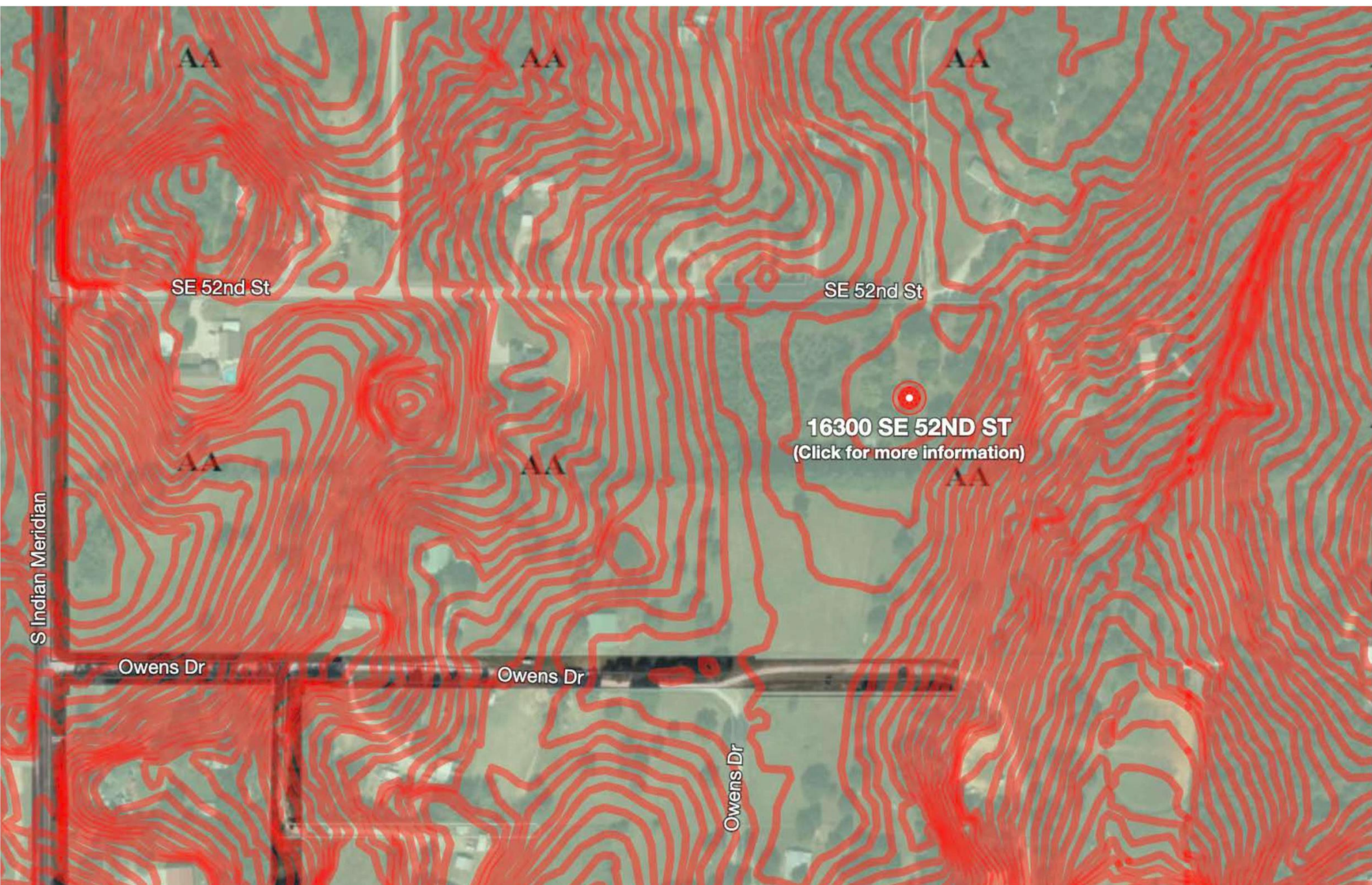


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|--|--|--|--------------------|------------------------------------|----------------------------|
| | | SWM & SON'S, INC. 14400 S.E. 29th St., CHOCTAW, OK. 73020 PH. 405-733-1169, FAX. 405-733-1170 | | CLIENT: - | DWG. NO. 1.1 |
| | | DATE: Tuesday, December 10, 2024 | | TITLE: 16300 SE 52ND | |
| | | DRAWN BY: NP | SCALE: 1" = 60.00' | | |
| | | | | | |



Case No: PUD-2062

Applicant: Terrahoma, Inc.

Existing Zoning: AA

Location: 16300 SE 52nd St.



Aerial Photo from 2/2022



The City of
OKLAHOMA CITY

Planned Unit Development



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