

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)

14. (PUD-2059) Application by Raven Investments, LLC to rezone 17902 South Western Avenue from AA Agricultural District to PUD-2059 Planned Unit Development District. Ward 5.

Amended Technical Evaluation:

1. References to Indian Hills Rd. shall also include SW 179th Street.
2. Modify the PUD exhibits (and plat, as applicable) to reflect the approved regulations in the PUD.
3. Modify the Master Design Statement to require a minimum amount of open space commensurate with the PUD conceptual plan.
4. Include the following under Section 8.1: Tract 1 shall consist of a minimum of thirty (30) acres that will be used for commercial development, in accordance with the regulations set forth herein. If a portion of Tract 1 is purchased for right-of-way, turnpike, etc., the boundary between Tract 1 and Tract 2 will be administratively adjusted as needed to allow for the required thirty (30) acre commercial tract. There must be a minimum of 30 acres developed in accordance with the C-3 District that has frontage on an arterial street or turnpike within this PUD.
5. For Tract 1: Delete Use Unit 8150.6.3 Greenhouse, and 8150.6.5 Hoop House from the list of permitted uses.
6. For Tract 2: Include that the minimum frontage of lots within this Tract shall be 46 feet, limited to a maximum of 20% of the lots, and all other lots shall have a lot width greater than 46 feet, and the lots along the north PUD boundary line shall have a minimum frontage of 67 feet. Single-family residential development shall be permitted to be developed at 65% lot coverage.
7. For Tract 2: limit the number of single-family homes to 5 dwelling units per acre.
8. For Tract 2: Add that Accessory Dwelling Units (ADUs) are only permitted on 20% of any given platted block.
9. Include the following under Section 9.2: All existing mature, healthy trees within the above-referenced 50-foot landscape buffer shall remain to the greatest extent possible.
10. Include the following under Section 9.4: A six-foot decorative masonry wall shall be required along South Western Avenue. If the trees are removed within the 50-foot landscape buffer along the north PUD boundary line, a six-foot decorative masonry wall shall be required along said north PUD boundary line. For lots abutting the landscaped buffer defined in Section 9.2, there shall be a four-foot (4') split rail fence or four-foot (4') Ameristar black metal decorative fence between the lot line and the

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landscape buffer. The decorative masonry wall and four-foot fence referenced herein shall be maintained by a Homeowners Association.

11. Include the following under Section 9.9: Each single-family dwelling shall have a two-car garage. Garages shall be permitted to count toward meeting one parking space of the required parking count.
12. Revise the front-yard setback for Tract 2 to seven (7) feet (maintaining that all garages will have a minimum 20' front-yard setback).
13. Include the following under Section 9.16: Maintenance of the common areas, private drainage easements, private drives and islands / medians, and ADA compliant pathway, if any, in the development shall be the responsibility of the Homeowners Association. In the event of an ADA compliant pathway, it shall be no wider than five feet (5') and must be located at least twenty feet (20') from the north PUD boundary. There shall be a minimum of 40 acres of open space within this PUD.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY NEWMAN, SECONDED BY POWERS

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. 14.

(PUD-2059) Application by Raven Investments, LLC to rezone 17902 South Western Avenue from AA Agricultural District to PUD-2059 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 deferred from the March 27 and April 10, 2025 Planning Commission hearing dates. This application is associated with C-7721, an application for the Preliminary Plat of Western Hills Addition.

On March 27, 2025, the Planning Commission approved an amendment to the comprehensive plan (CPA-2025-01), changing the Land Use Typology Area (LUTA) on the subject site to the Urban Low Intensity LUTA.

C. Reason for Request

The purpose of this application is to allow a mixed-use development including single-family residential, multifamily residential, and office/commercial uses.

D. Existing Conditions

1. Size of Site: 176 Acres

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	AA	AA	R-1/PUD-925	City of Norman	AA
Land Use	Undeveloped	Residential	Residential	Undeveloped	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 PUD APPLICATION

8.1 USE AND DEVELOPMENT REGULATIONS

There shall be two (2) Tracts within this PUD as follows:

Tract 1: The use and development regulations of the **C-3 Community Commercial District** and the **R-4 General Residential District** shall govern Tract 1, except as herein modified.

The following uses shall be permitted within Tract 1:

- 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 & Veterinary, Restricted
- 8300.13 Automotive: Parking Lots, as a Principal Use (this use is limited to allow shared parking amongst multiple users for uses located within Tract 1 of this PUD)
- 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
- 8250.5 Cultural Exhibits
- 8350.3 Custom Manufacturing
- 8200.2 Dwelling Units and Mixed Use
- 8300.34 Eating Establishments: Drive-In
- 8300.35 Eating Establishments: Fast Food
- 8300.36 Eating Establishments: Fast Food, With Drive-Thru Order Window [there shall be a minimum of 150 feet between speaker boxes and residential uses]
- 8300.38 Eating Establishments: Sitdown, Alcohol Permitted
- 8300.39 Eating Establishments: Sitdown, Limited Alcohol Permitted
- 8300.41 Food and Beverage Retail Sales
- 8300.45 Gasoline Sales, Large
- 8150.6.3 Greenhouse
- 8150.6.5 Hoop House
- 8300.48 Laundry Services
- 8250.11 Library Services and Community Centers
- 8250.12 Light Public Protection & Utility: General
- 8250.13 Light Public Protection & Utility: Restricted
- 8250.14 Low Impact Institutional: Neighborhood-Related
- 8300.52 Medical Services: General
- 8300.53 Medical Services: Restricted

STAFF REPORT

The City of Oklahoma City

Planning Commission

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PUD-2059

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- 8200.12 Multiple-Family Residential [limited to a maximum of 648 dwelling units]
- 8300.55 Participant Recreation and Entertainment: Indoor
- 8300.58 Personal Services: General
- 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

Tract 2: The use and development regulations of the **R-1 General Residential District** shall govern Tract Two (2) of this PUD, except as herein modified.

The minimum lot size shall be 5,000 square feet. The minimum frontage of lots within this Tract shall be 46 feet, except the lots along the north PUD boundary line shall have a minimum frontage of 67 feet. Single-family residential development shall be permitted to be developed at 75% lot coverage. Lot coverage shall be defined as the portion of a lot or site covered or permitted to be covered by principal and accessory building(s) or structure(s), including driveways and any other impervious surface.

Accessory uses are allowed subject to the compliance of the conditions and review procedures required by the zoning ordinance.

The following uses shall be permitted within Tract 2:

- 8250.3 Community Recreation: Property Owners Association
- 8250.13 Light Public Protection and Utility: Restricted
- 8200.5 Low Impact Institutional: Residential-Oriented
- 8200.8 Model Home
- 8200.9 Model Home Accessory Parking Lot (This use shall be permitted to be on an adjacent lot or a lot that is separated from the lot in which the Model Home is located)
- 8200.14 Single-Family Residential (There shall be a maximum of 500 single family lots within Tract 2)
- 8500.2 Permitted Temporary Uses. Temporary Buildings, On-Site. As Sales Trailer. Sales office in Model home garage, which will be converted back to a garage before occupied as a residence by homeowner.

Accessory Dwelling Units, defined as a dwelling unit that is accessory to a Principal Dwelling on the same parcel and includes a building or part of a building that provides complete independent living facilities for one (1) or more people, including permanent provisions for living, sleeping, eating, cooking, and sanitation, may be permitted within Tract 2 subject to the setback regulations and lot coverage regulations as defined herein.

9.0 SPECIAL CONDITIONS

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

9.1 FAÇADE REGULATIONS

Façade regulations shall be in accordance with the base zoning regulations.

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. In addition, there shall be a 50-foot landscape buffer along the north PUD boundary line and east PUD boundary line where adjacent to existing residential uses.

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 of each respective tract shall regulate the screening requirements. A six-foot masonry wall shall be required along S. Western Ave.

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 may be taken from Indian Hills Rd. and S. Western Ave. There shall be connectivity between tracts within this PUD. There will be connection to stub streets to the north or east of this development.

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, except that parking and maneuvering adjacent to a platted common lot will be permitted in the public street right-of-way upon receipt of a revocable permit. Garages shall be permitted to count toward meeting the required parking count. All parking spaces shall be located off of the right-of-way on private property. The plat shall indicate the location where maneuvering will be permitted within this PUD. However, the development may reduce the parking requirements within any commercial development of this PUD by 15%.

9.10 SIGNAGE REGULATIONS

All signage shall be in accordance with the base zoning district regulations.

9.11 ROOFING REGULATIONS

Roofing regulations shall be in accordance with the base zoning district.

9.12 SIDEWALK REGULATIONS

Five-foot sidewalks shall be constructed on the arterial street or six-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four-foot sidewalks shall be constructed on the interior streets and five-foot sidewalks shall be required on collector streets prior to any occupancy certificates being issued.

Interior pedestrian pathways and bikeways shall be provided in this Planned Unit Development and shall connect residential tracts to adjacent Common Areas.

9.13 HEIGHT REGULATIONS

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

9.14 SETBACK REGULATIONS

For Tract One (1):

The base zoning district shall govern the setbacks within this Tract, except that for any multi-family development within this Tract, the R-4 General Residential District shall govern said development.

For Tract Two (2):

Front: 5 feet, except all garages will have a minimum 20' front yard setback.

Rear: 10 feet

Side: 0 feet or 6 feet [there shall be a minimum of 6 feet between dwelling units and shall be illustrated on the final plat]

Corner Side: 10 feet

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 be required for multi-family and 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

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: 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 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) Sidewalk 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

- 1) The proposed access requires sight distance verification on SW 179 Street. Please mark the proposed driveway location, provide the measured sight distance and notify Traffic Services for verification.

8. Utilities

a. Solid Waste Management

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

b. Water Availability

- 1) An existing 12-inch water main(s) is located adjacent to the subject site(s).
- 2) A 12-inch water main is required to be loop through the development to provide adequate water supply and fire flow protection. Connection to two (2) separate active water mains is required to prevent partial or total shut-off of water supply when a pipeline failure occurs.
- 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.
- 10) Plat may be revised after review and approval of utility plans.

- 11) Easement between lots needs to be 20-feet
- 12) Extension along S Santa Fe Ave and SW 179th Street is required.

c. Wastewater Availability

- 1) An existing 8-inch/15-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) Easement between lots needs to be 20-feet.
- 9) Wastewater extension along SW 179th St is required.

9. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Large-scale (20+ acres or 50 or more single family units) residential subdivisions should provide a diversity of home sizes, lot sizes, price points, architectural styles, and density ranges.
- 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 is available, and a connection to the wastewater system will be required by Utilities.

Location:

- Locate uses that generate high traffic volumes along arterial streets, frontage roads, and interstates.
- Avoid concentrations of apartment complexes. Instead, integrate multifamily units into neighborhoods with mixes of housing types or in mixed-use developments.

The subject site is located at the northeast corner of South Western Avenue and SW 179th Street, both arterial streets. The PUD proposes single-family, accessory dwellings, and multi-family residential as part of a large mixed-use development, which also allows commercial uses. A preliminary plan indicates a future turnpike extension would be located near SW 179th Street.

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, and 15 to 30 dwelling units per acre for multifamily. *The PUD regulations could provide a FAR within the Urban Low LUTA range. Tract 1, on the south, is proposed to allow commercial (C-3 base) and residential (R-4) development, with a maximum of 648 dwelling units. Tract 2, on the north, proposes 5,000 square foot minimum lot sizes with 75% lot coverage. A maximum of 500 single-family lots would be allowed on Tract 2, encompassing approximately 113.94 acres for 4.4 du/acre. Tract 2 would also conditionally allow each lot to have an accessory dwelling unit, for a density of 8.8 du/acre if all lots could meet the conditions. The total gross density allowed within the 176-acre site would be 9.3 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.
- 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.
- Subdivisions with more than 50 units should have at least two points of entrance / egress no closer than 300 feet apart.
- Horizontally mixed-use developments should have connectivity between land uses.

The subject site is located at the northeast corner of South Western Avenue and SW 179th Street, both arterial streets. The PUD is associated with a preliminary plat

that provides connections through and between tracts. The PUD commits to connectivity between tracts, and to provide connections to any street stubs to the north and east.

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. The PUD requires sidewalks along all streets and interior pedestrian pathways and bikeways connecting residential to common areas.

- 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”, “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 is requested for a mixed-use development adjacent to existing homes that abut the north and east boundaries of the PUD. Potential lot size compatibility issues are identified where the requested 4,000 square foot lots would be located next to larger platted lots (primarily 6,000-8,000 square feet on the east, and 5+ acres on the north.) The proposed lot coverage of 75% will differ from the residential lots to the east (50% maximum) and the AA lots to the north (5% maximum for residential uses). The PUD has been modified since first submitted to address these differences by requiring a 50-foot landscape buffer along the north and east PUD boundary lines where adjacent to existing residential uses and modifying the lot width for lots abutting the north boundary from 46 feet to 67 feet. All other regulations will be per the base zoning district.*

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 at the northeast corner of South Western Avenue and SW 179th Street, both arterial streets.*

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 proposed PUD allows several commercial uses that trigger potential operational impacts near residential. The PUD has been designed so that the non-residential and multifamily residential uses are located in Tract 1, which is within the south portion of the PUD. The land across the streets to the south and west of Tract 1 is currently undeveloped. The intent of the PUD is an interconnected, walkable mixed-use development. Where abutting the planned but undeveloped residential outside the PUD boundary to the east, a 50-foot landscape buffer is required.*

3) Service Efficiency:

- Water: *Close to Service or Served*
- Sewer: *Open Sewer Sheds or 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: 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. 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 at the northeast corner of South Western Avenue and SW 179th Street, both arterial streets. Transit (bus) service is not available nearby. According to Streetlight data, last collected in 2022, South Western Avenue had 6,906 average daily trips, with a capacity of 22,000. Traffic data was not available for SW 179th Street at the time of review.

6) Other Development Related Policies

- 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)
- Ensure proper access to and between subdivisions in order to offer a choice in routes for residents, multiple access points for emergency responders, and to reduce vehicle congestion at arterial intersections. (C-32)
- 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 overall landscape character and natural landforms (rolling hills, native vegetation, etc.) to the greatest extent possible. (G-4)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- 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)
- 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. New residential subdivisions should achieve a mixture of housing types within a unified development. (SU-4)
- 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)
- 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. Large-scale commercial buildings with parking in front should screen parking lots with coordinated development of out-parcels (pad sites) and with landscaping. (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)
- 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)
- Higher density multifamily development should be located in areas near employment or educational centers where street and transit systems have, or will soon have capacity to support the added trips. (SU-48)

b. Plan Conformance Considerations

The 176-acre subject site is located at the northeast corner of South Western Avenue and SW 179th Street (Indian Hills Road). The site is zoned AA and undeveloped. Land south of SW 179th Street is undeveloped and located within the City of Norman. Abutting the site to the north is AA zoned land developed with residences on parcels ranging from 5.1 to 7-3 acres. Land to the northeast is developed as single-family residential and zoned R-1 and PUD-925. Abutting to the southeast, fronting SW 179th Street, is undeveloped land that was rezoned from AA to R-1 in 2020. Across South Western Avenue, to the west, are a 79-acre parcel utilized for agricultural purposes and a 5-acre residential subdivision, both of which are zoned AA.

Since initial submission of the PUD and associated plat, the Planning Commission approved an amendment to the comprehensive plan (CPA-2025-01), changing the Land Use Typology Area (LUTA) on the subject site to the Urban Low Intensity LUTA.

The PUD is requested for a mixed-use development that includes two Tracts. Tract 1 would allow commercial and multifamily residential uses under a C-3 and R-4 base zoning district. Tract 2 proposes a modified R-1 District that would allow single-family residential development and accessory dwellings provided setbacks and lot coverage were met. The PUD proposes a specific side yard setback of 0' or 6', a reduced front yard setback of 5 feet with a requirement that garages be set back at least 20 feet, and has been modified to change the minimum lot size from 4,000 to 5,000 square feet, and the maximum lot coverage from 76% to 75%. Potential lot size and lot coverage compatibility issues are identified where the PUD abuts larger developed and planned

residential lots on the north and east. The PUD has been modified since first submitted to address these differences by requiring a 50-foot landscape buffer along the north and east PUD boundary lines where adjacent to existing residential uses, and requiring wider lots along the north boundary of the PUD.

The proposed development is associated with the preliminary plat of Western Hills Addition which indicates, like the PUD, plans for an interconnected mixed-use development. The proposal is consistent with the newly-designated Urban Low Intensity LUTA policies that call for providing a diversity of home sizes, lot sizes and density ranges, integrating multifamily units into mixed-use developments, and providing vehicular and pedestrian connections throughout the development. The conceptual plans indicate common areas that are intended to serve as green space for the community and a green space plan has been provided, but the PUD does not require a minimum amount and should specify one in the Master Design Statement.

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. References to Indian Hills Rd. shall also include SW 179th Street.
2. Modify the PUD exhibits (and plat, as applicable) to reflect the approved regulations in the PUD.
3. Modify the Master Design Statement to require a minimum amount of open space commensurate with the PUD conceptual plan.

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.

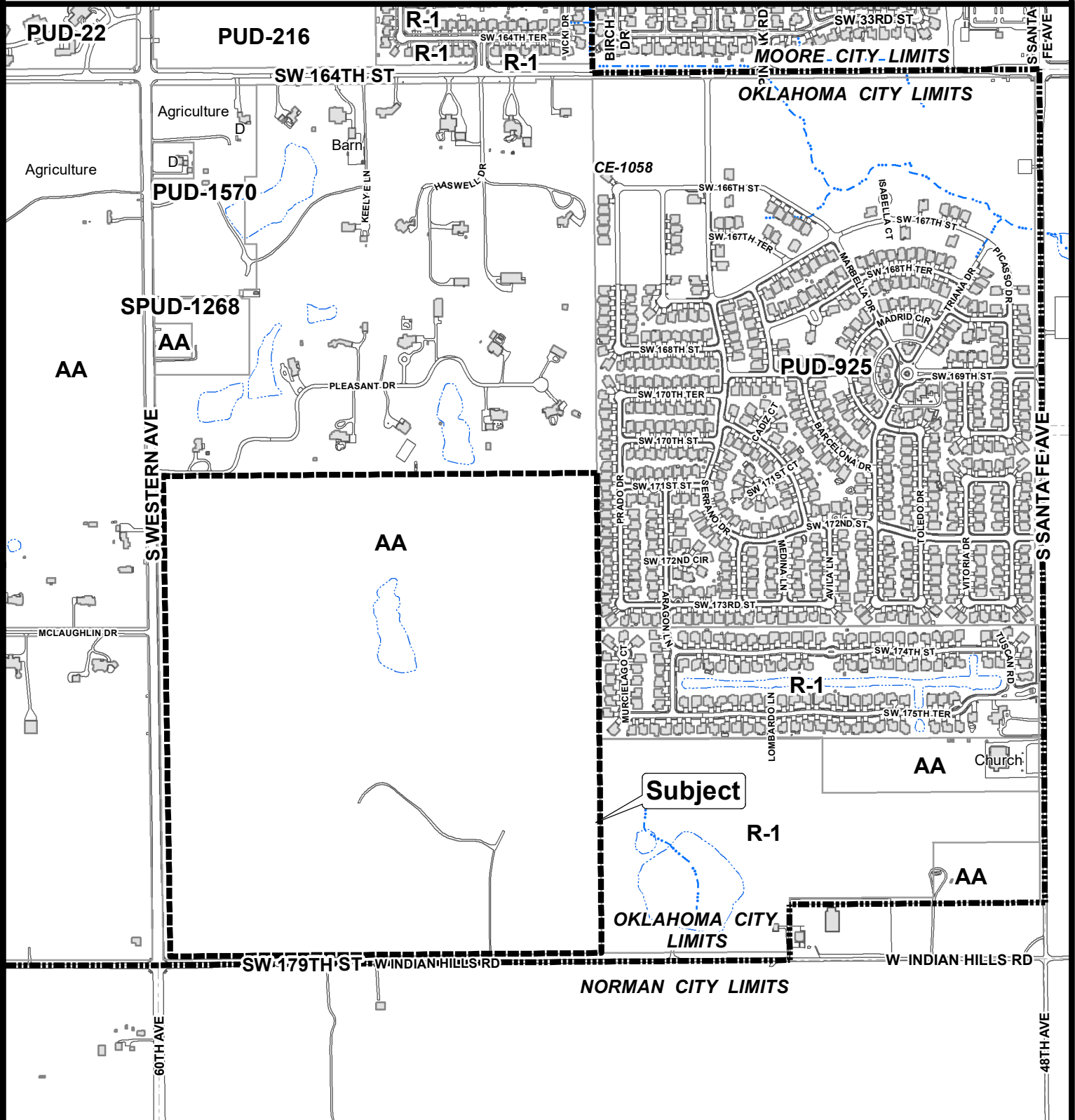
gjh

Case No: PUD-2059

Applicant: Raven Investments, LLC

Existing Zoning: AA

Location: 17902 S. Western Ave.

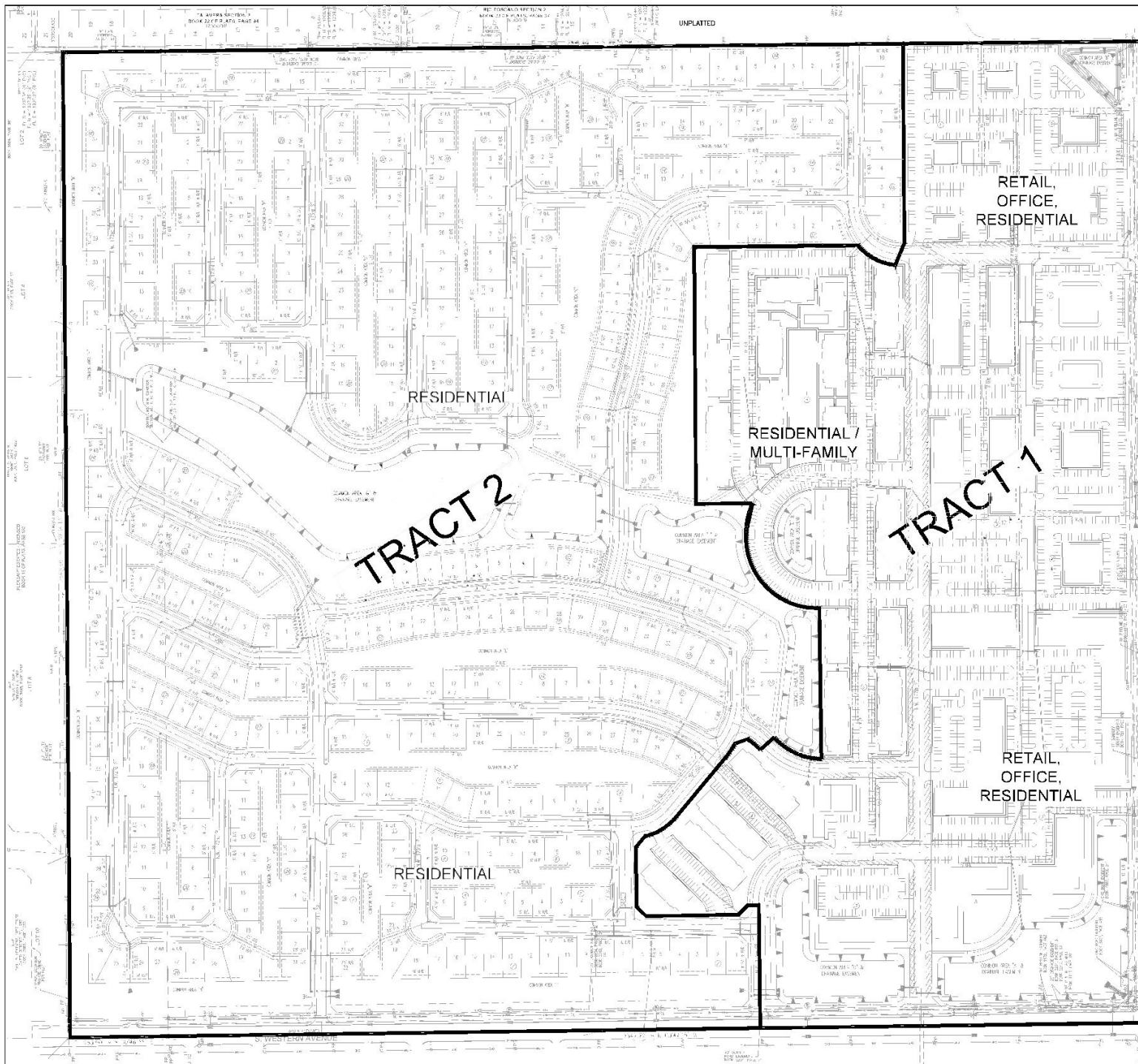


The City of
OKLAHOMA CITY

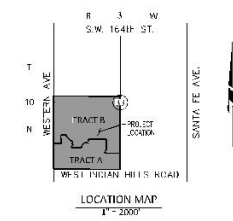
Planned Unit Development



0 400 800 Feet

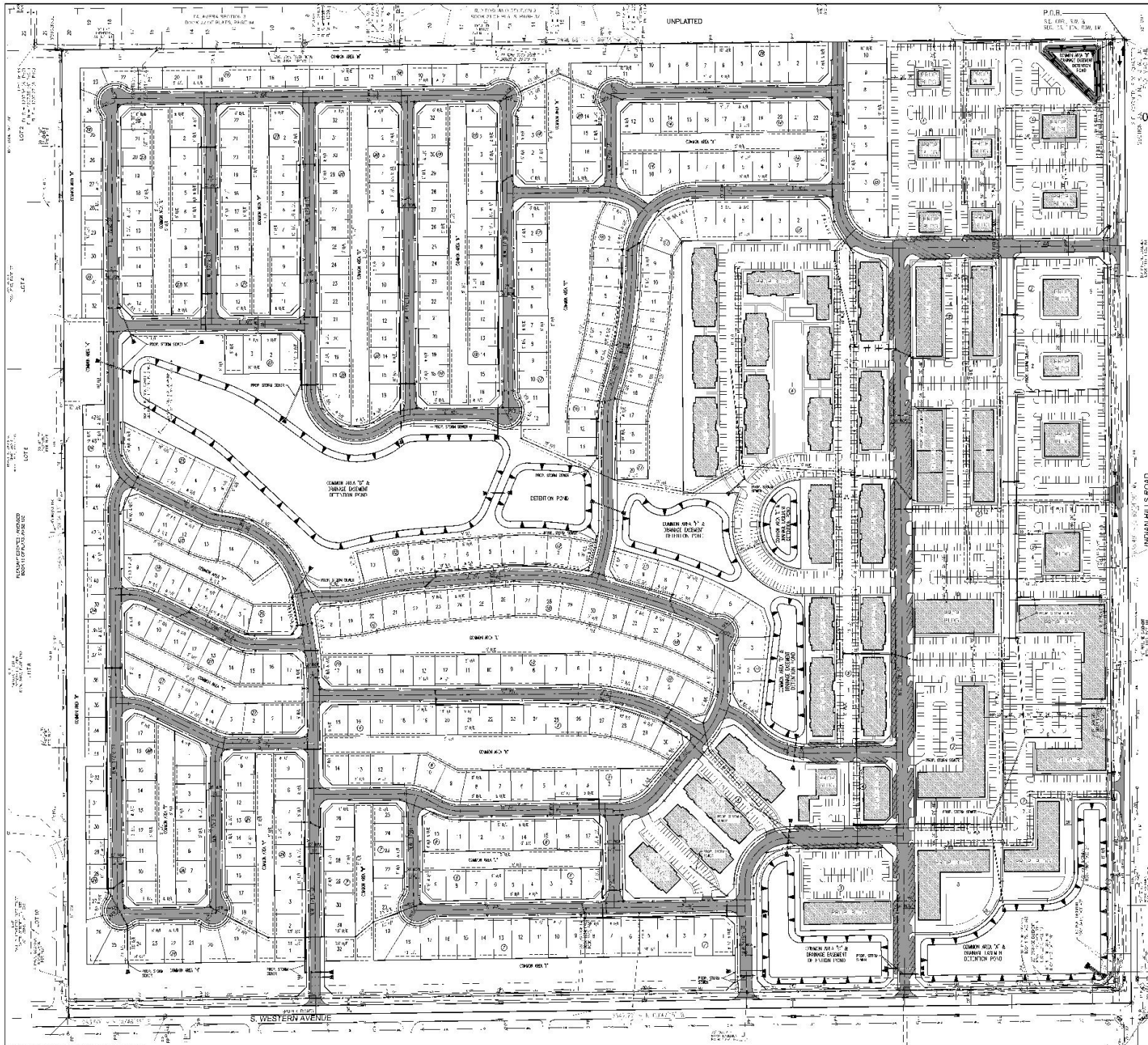


Master Zoning Exhibit
WESTERN HILLS
 A PLANNED UNIT DEVELOPMENT
 A PART OF THE W. 1/2, SECTION 33,
 T10N, R3W, L.M.
 OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA



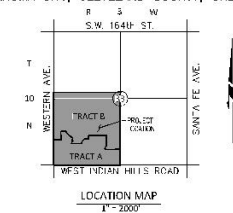
PUD-2059 EXHIBIT B

<p>OWNER: Brown Investments, LLC 111 W. 11th Street Oklahoma City, OK 73106</p> <p>ENGINEER: SMC Consulting Engineers, P.C. 815 W. 11th Street Oklahoma City, OK 73106</p>	
<p>WESTERN HILLS</p>	
<p>INDIAN HILLS RD. & 60TH AVE. N.W. OKLAHOMA CITY, OKLAHOMA</p>	
<p>SMC SMC Consulting Engineers, P.C. 815 W. 11th Street Oklahoma City, OK 73106 PHONE: (405) 233-1111 FAX: (405) 233-1112 WWW.SMC-OKLAHOMA.COM</p>	
<p>MASTER ZONING EXHIBIT</p>	
<p>1</p>	



Preliminary Site Plan **WESTERN HILLS**

A PLANNED UNIT DEVELOPMENT
 A PART OF THE W. 1/2, SECTION 33,
 T10N, R3W, L1M.
 OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA



PUD-2059 EXHIBIT B-1

SCALE: 1" = 100'

RESIDENTIAL LOTS - 473 LOTS
 COMMERCIAL / RETAIL LOTS - 20 LOTS
 MULTI-FAMILY / RESIDENTIAL - 3 LOTS
 OPEN SPACE AREA - 41.58 AC. ±

OWNER:
 Brown Investments, LLC
 122 Elm Street
 Moore, Oklahoma 73150

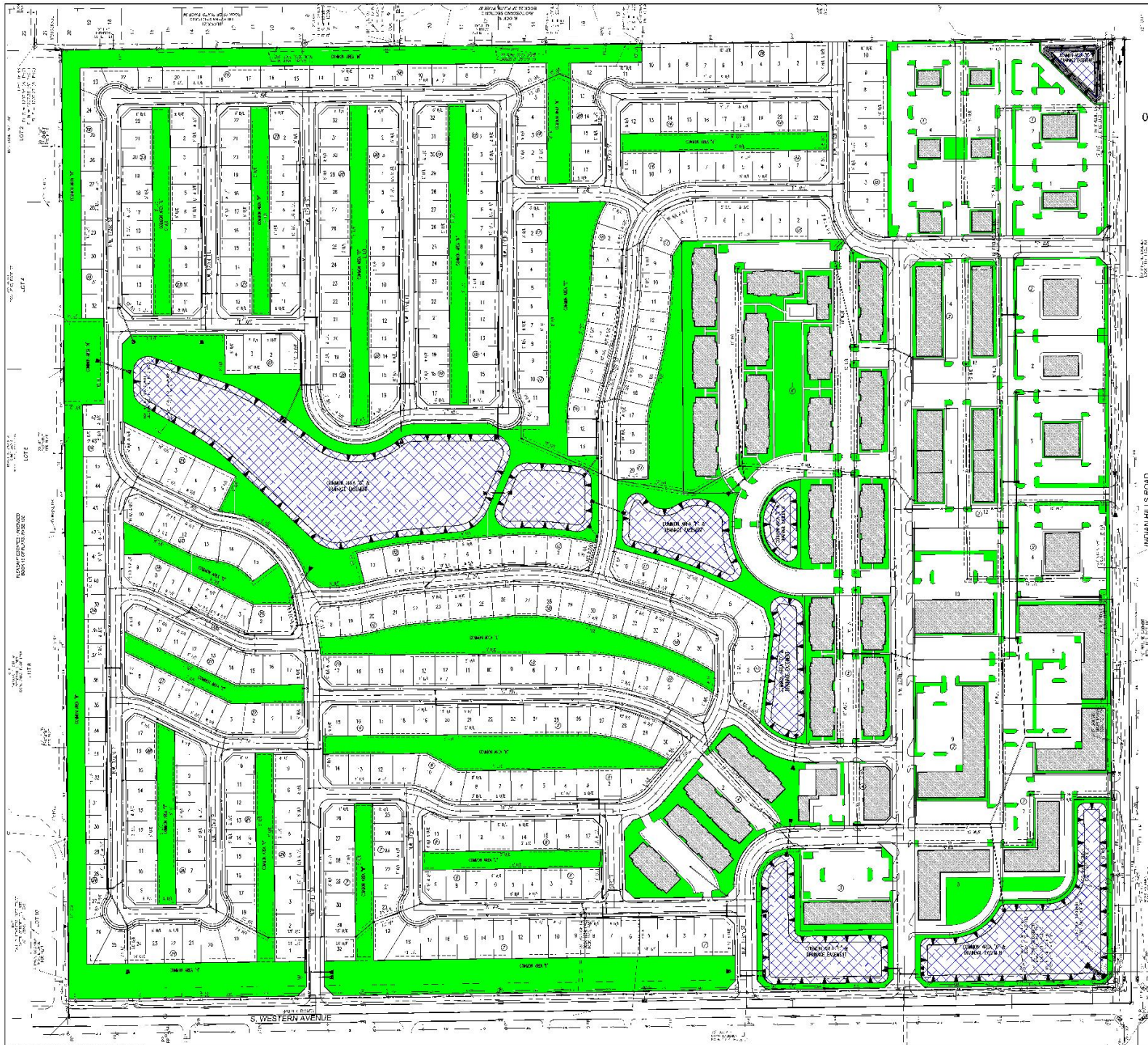
Engineer:
 SMC Consulting Engineers, P.C.
 815 W. Main Street
 Oklahoma City, OK 73106

WESTERN HILLS
INDIAN HILLS RD. & 80TH AVE. N.W.
OKLAHOMA CITY, OKLAHOMA

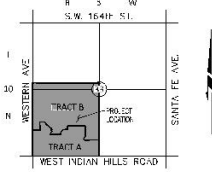
SMC
 SMC Consulting Engineers, P.C.
 815 W. Main Street
 Oklahoma City, OK 73106
 (405) 241-1111
 www.smccoe.com

DATE: 10/01/2019
 DRAWN BY: JMM
 CHECKED BY: JMM
 APPROVED BY: JMM
 PROJECT NO.: 2019-001

PRELIMINARY SITE PLAN
 1



Greenspace Exhibit
WESTERN HILLS
 A PLANNED UNIT DEVELOPMENT
 A PART OF THE W. 1/2, SECTION 33,
 T10N, R3W, L.M.
 OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA



LOCATION MAP
 1" = 2000'
 PUD-2059 EXHIBIT B-2

SCALE: 1" = 100'
 GREENSPACE AREA = 49.43 AC.± (28%)
 GREENSPACE

OWNER:
 Brown Investments, LLC
 122 Elm 7307
 Moore, Oklahoma 73150

Engineer:
 SMC Consulting Engineers, P.C.
 815 W. Main Street
 Oklahoma City, OK 73106

WESTERN HILLS

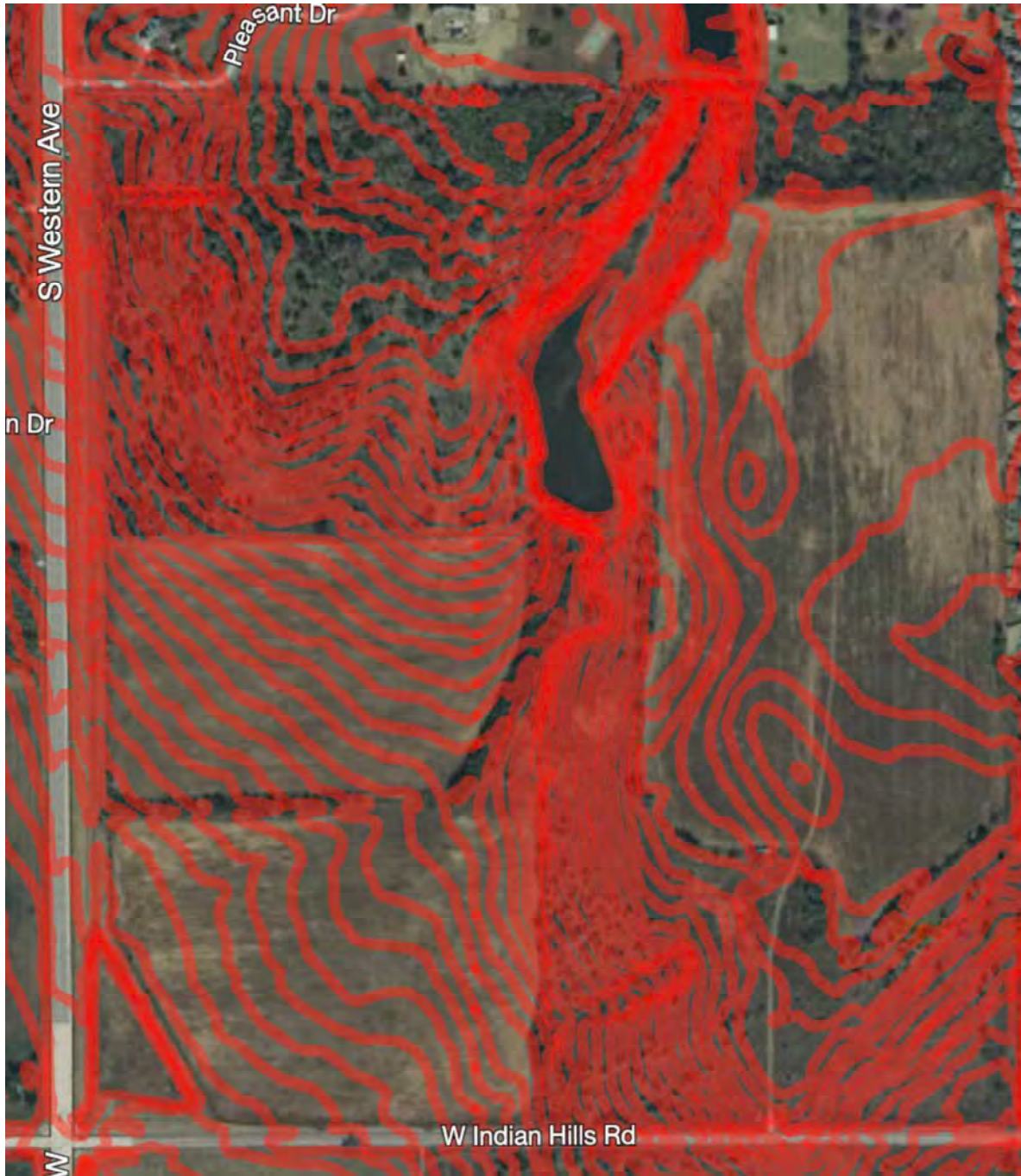
INDIAN HILLS RD. & 80TH AVE. N.W.
OKLAHOMA CITY, OKLAHOMA

SMC
 SMC Consulting Engineers, P.C.
 815 W. Main Street
 Oklahoma City, OK 73106
 (405) 233-1111
 www.smce.com

GREENSPACE EXHIBIT

1

PUD-2059 Exhibit C



Case No: PUD-2059

Applicant: Raven Investments, LLC

Existing Zoning: AA

Location: 17902 S. Western Ave.



Aerial Photo from 2/2022



The City of
OKLAHOMA CITY

Planned Unit Development



0 400 800 Feet