

Planning Commission Minutes
August 8, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:31 a.m. on August 5, 2024)

21. (PUD-2014) Application by RSH Investments, LLC, Beaverdale Investments, LLC, 485 Fall Creek, LLC, Oakdale Holdings, LLC, Grandview Holdings, LLC, Zella Capital, LLC and Shattuck Interests, LLC to rezone 2140 South County Line Road from PUD-1757 Planned Unit Development and PUD-1840 Planned Unit Development Districts to PUD-2014 Planned Unit Development District. Ward 3.

Amended Technical Evaluation:

1. A sight-proof fence and a landscape buffer, minimum five feet in width, with either a minimum of nine points of landscaping installed for every 25 linear feet of abutment or medium trees spaced a maximum of 25 feet on center, shall be located along the entire length of the eastern boundary of this PUD.
2. Existing trees and native understory shall remain undisturbed and shall be preserved within the 1.3-acre area in the southeastern corner of this PUD.
3. Revise Section 9 to remove the option for 3,600 square foot lots and 30-foot lots widths, and remove the references to lot widths less than 40 feet.

The applicant was present. There were protestors present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY MEEK, SECONDED BY PRIVETT

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



STAFF REPORT
The City of Oklahoma City
Planning Commission
August 8, 2024

Item No. IV. 21.

(PUD-2014) Application by RSH Investments, LLC, Beaverdale Investments, LLC, 485 Fall Creek, LLC, Oakdale Holdings, LLC, Grandview Holdings, LLC, Zella Capital, LLC and Shattuck Interests, LLC to rezone 2140 South County Line Road from PUD-1757 Planned Unit Development and PUD-1840 Planned Unit Development Districts to PUD-2014 Planned Unit Development District. Ward 3.

I. GENERAL INFORMATION

A. Contacts

1. Applicant/Developer Representative

Name	Brad Reid
Company	LTS Engineering Services
Phone	405-365-5690
Email	brad.reid@ltses.com

B. Case History

This application was continued from the June 27 and July 25, 2024 Planning Commission meetings.

This application is associated with CPA-2024-00004, a request to amend the comprehensive plan and remove the existing Employment Land Use Typology Layer from the subject site.

C. Reason for Request

The purpose of this application is to allow single-family residential development.

D. Existing Conditions

1. Comprehensive Plan Land Use Typology Area: Urban – Low Intensity (UL)

UL applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation.

Comprehensive Plan Land Use Typology Layer: Employment (EM)

The Employment layer reserves priority areas within the city for large industrial and business development essential for Oklahoma City's economic stability and future growth. The EM designation provides a competitive advantage for attracting new

companies and retaining existing companies that need to expand. This designation maintains large acreages (typically 25 acres or above) to maximize clustering for specialization, synergy, transportation efficiency, and knowledge exchange. Appropriate uses within EM include those that generate employment, such as manufacturing, office parks, and office/industrial flex space uses as well as industrial uses such as warehousing or distribution.

Multifamily is also appropriate when integrated as part of a holistic development that incorporates the aforementioned uses. Land uses such as single-family residential, service-related retail, K-12 schools or other civic uses, unless proven to support the primary activity or use, are not appropriate within this area.

2. Size of Site: 136.76 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	PUD-1757/ PUD-1840	PUD-1757/ PUD-1840	I-2	PUD-1660	PUD-1974/ R-1
Land Use	Undeveloped	Undeveloped	Storage Yard	Residential	Residential

II. SUMMARY OF PUD APPLICATION

The use and development regulations of the **R-1 Single-Family Residential District** for this Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020, as amended), except as modified in Section 9.0 Special Conditions.

9.0 SPECIAL CONDITIONS

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

- **Minimum Lot Area and Lot Width:**
 - Any lot abutting the adjoining properties on the south or along South County Line Road shall be a minimum lot area of Six Thousand (6,000) square feet with a minimum lot width of Fifty (50) feet at the building line.
 - A maximum of 300 lots shall be a minimum lot area of Three Thousand Six Hundred (3,600) square feet with a minimum lot width of Thirty (30) feet at the building line.
 - Remaining lots shall be a minimum lot size of Four Thousand (4,000) square feet and a minimum lot width of Forty (40) feet at the building line.
- **Front Yard Setback:** Twenty (20) feet.
- There shall be a minimum 50-foot common area buffer along the southern portion of the property.
- There shall be a minimum of 7% usable open space within this PUD. Usable Open Space is defined as a landscaped area for residents to occupy passively or use

actively, including passive spaces with trees, pathways for leisure, and spaces designed for active uses such as sports, exercise and play.

- Any lot with a width of less than Forty (40) feet shall be located within 600 feet of a minimum of four (4) inset parking spaces.
- Any lot with a width less than Forty (40) feet at the front building line shall be located a maximum of 1,350 feet, by either sidewalk or pathway, from a usable open space, as defined herein, of at least 2,500 square feet in size.

9.1 FAÇADE REGULATIONS

All structures within this PUD shall be pursuant to the base zoning district.

Lots with a width of less than Forty (40) feet at the front building line shall have garages limited to one-car width. Two-car width garages shall be prohibited.

9.2 LANDSCAPING REGULATIONS

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

9.3 SCREENING REGULATIONS

The base zoning district shall regulate the screening requirements. A 6-foot privacy fence shall be required along the frontage of the S County Line Road. This fence shall be owned and maintained by the property owner's association.

9.4 PLATTING REGULATIONS

All land within this PUD shall be contained within a final plat and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the PUD.

9.5 ACCESS REGULATIONS

Access to the property will be from South County Line Road, which is a two-lane minor arterial street paved to rural standards. Access from South County Line Road shall align with SW 18th Street. Street stubs will be constructed to the south and to the north. A street stub on the southern boundary of the PUD shall connect to Barry Burn.

Access points within and adjacent to this Tract/parcel shall have a minimum of two hundred (200) feet of separation from driveway centerline to driveway centerline and shall meet all City design standards.

Lots within this PUD will be required to have frontage on an approved street that shall be constructed to meet all City design standards.

9.6.1 SIGNAGE REGULATIONS

9.6.2 FREESTANDING ACCESSORY SIGNS

Per base zoning district regulations.

9.6.3 ATTACHED SIGNS

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

9.6.4 NON-ACCESSORY SIGNS

Non-Accessory signs shall be prohibited within this PUD.

9.6.5 ELECTRONIC MESSAGE DISPLAY SIGNS

Electronic Message Display signs shall be prohibited within this PUD.

9.7 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.

9.8 SETBACK REGULATIONS

Setbacks within this PUD shall be:

Front: 20 feet.
Side: 5 feet
Rear: 10 feet

9.9 HEIGHT REGULATIONS

All structures within this PUD shall be pursuant to the base zoning district regulations.

9.10 LOT COVERAGE

Maximum lot coverage shall be 60%

9.11 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.

Maneuvering within the Right of Way shall be permitted within this PUD to access on-street parking spaces. Inset parking shall be provided at a rate of two (2) spaces per every ten (10) dwelling units for lots less than thirty (30) feet in width at the front building line.

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 and ADA regulations. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

9.13 DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Private drainage ways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for PUD, provided the PUD is platted with drainage areas confined to common areas. Such drainage ways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owners.

9.14 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.

9.15 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 may 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 that meets the requirements specified above.

10.0 EXHIBITS

- Exhibit A: Legal Description
- Exhibit B: Master Development Plan – Conceptual

III. REVIEW COMMENTS

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk indicates that the agency, department, and/or division responded with no adverse comments.

A. Outside Agencies

- 1. Oklahoma City-County Health Department**
- 2. Oklahoma City Urban Renewal Authority (OCURA)**
- 3. Oklahoma Gas and Electric (OGE)**
- 4. Oklahoma Natural Gas:** Please contact OKIE-ONE 1-800-522-6543 a minimum of 48 hours prior to excavation for the exact location of our facilities.
- 5. Oklahoma Water Resources Board (OWRB)**
- 6. School District:** Western Heights
- 7. Oklahoma Department of Transportation (ODOT)**

B. City Departments

- 1. Airports**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 3. Fire***
- 4. Information Technology/Geographic Support**
- 5. Parks and Recreation**
- 6. Police**
- 7. Public Works**
 - a. Engineering**
 - b. Streets, Traffic and Drainage Maintenance**

Storm Sewer Availability

- 1) The Public Works Drainage Division staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to chapter 16 of the Oklahoma City Municipal Code.

- 2) Storm sewers in accordance with the City's Drainage Ordinance will be required. Development abutting section line roads with drainage flows that exceed the capacity of OKC standard ditch detail (D-100) will necessitate the installation of enclosed storm sewer and/or concrete channel. These improvements shall be placed to provide a minimum of 35' clearance distance from the centerline of the section. Concrete channels must be entirely outside public right-of-way.
- 3) A flood and/or drainage study will be required to establish finished floor elevations, common lot areas or private drainage easements. A final plat should not be submitted until the study has been reviewed and approved by the Public Works Department.
- 4) Sidewalks shall be installed for all new construction and/or at the time of a residential use to a more intense use on all lots having frontage on public streets classified as a major or minor arterial.
- 5) All private roads /streets will have private storm sewer systems.
- 6) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.
- 7) Add Section 9.13 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 may 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 that meets the requirements specified above.

c. Stormwater Quality Management

d. Traffic Management*

8. Utilities

a. Engineering

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.

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 looped 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 more than 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.

b. Solid Waste Management

- 1) The City can provide service, providing there is sufficient space for the truck to maneuver to service the addition.

9. Planning

a. Comprehensive Plan Considerations

The application site is within the Urban Low LUTA and within an area where the comprehensive plan applies the ‘Employment’ Land Use Typology Layer. An application to lift the EM layer accompanies the application (CPA-2024-00004). Policies for both are listed below.

1) LUTA Development Policies:

Site Design (UL):

- 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.
- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Developments should be served by urban water and sewer utility systems.

The existing Employment Layer does not support the proposed residential uses.

Location (UL):

- Locate uses that generate high traffic volumes along arterial streets, frontage roads, and interstates.

Density: The Urban Low Intensity LUTA outlines a density range of 4 to 8 dwelling units per acre for single family. The Employment Reserve Layer does not contemplate density ranges.

The PUD is requested to develop single-family residential with a modified R-1 base zoning on a 137-acre site. National, state, and local permitting require basic best management practices for stormwater management. Public water and sewer are available. The subject site is located along South County Line Road and allows a connection to the north along SW 15th Street, both arterial streets. The PUD proposes three different minimum lot areas and lot widths, 6,000 sf and minimum 50 ft lot width along the south and west boundaries, a maximum of 300 lots with

3,600 sf minimum lot size and 30 ft lot width, and the remaining lots would have a minimum lot size of 4,000 sf and 40 ft lot width. The PUD proposes 60% lot coverage, compared to the 50% allowed in the base R-1 District. The conceptual plan for the development illustrates 1,040 lots on the 138.31-acre site for a density of 7.52 du/acre.

Automobile Connectivity (UL):

- 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.
- 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.

The subject site is located along the east side of South County Line Road, a minor arterial street. The PUD Master Design Statement proposes access from South County Line Road, but does not specify an amount or location, aside from requiring alignment with SW 18th Street. The conceptual plan for the development illustrates two additional access points along South County Line Road near the northern and southern extents of the subject site. The PUD requires connections installed north and south of the site for ongoing or planned development.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development. (UL / EM)

Sidewalks are not currently available on the subject site, but are required along South County Line Road, and on internal 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 industrial or residential uses or zoning, “Building Scale and Site Design” 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 proposes three different minimum lot areas and lot widths, 6,000 sf and minimum 50 ft lot width along the south and west boundaries, a maximum of 300 lots with 3,600 sf minimum lot size and 30 ft lot width, and the remaining lots would have a minimum lot size of 4,000 sf and 40 ft lot width. The PUD proposes 60% lot coverage, compared to the 50% allowed in the base R-1 District. Where abutting lot sizes in excess of 6,000 square feet, the proposed lots would typically require a minimum lot size of no less than 75% of the average lot size of abutting lots (up to 7,500 sf). In this case, larger lots would be required along the south boundary of the site. Instead, the PUD proposes a 50-foot buffer.*

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 comprehensive plan states that in some cases, a proposed project may need to take measures to reduce the impact of an existing use, and specifically identifies placing residential uses next to an industrial use as an example. In this case, the comprehensive plan supports employment uses on the subject site, and the land abutting the site on the north and east is zoned for industrial uses. If approved, the new PUD would impose additional development standards for new development in industrial districts, such as screening, landscape buffers, increased setbacks, and step-downs in height, that are not required today. The proposed subdivision would need to take measures to buffer residents from the operational impacts of industrial uses.*

3) Service Efficiency:

- Water: *Served – Close to Service or Served*
- Sewer: *Fully Served – Open Sewer Sheds or 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 southeastern portion of the site. Floodplain is not present. Plan conformance would be strengthened by maintaining stream buffers in a natural or enhanced state and keeping all structures impervious paving at least 100 feet from the stream bank.*
- 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., in order to promote increased water percolation and infiltration.
- 5) Transportation System:** This site is located along the east side of South County Line Road, a Minor Arterial Street in the Urban Low LUTA. Transit (bus) service is not available nearby. According to Streetlight data, last collected in 2022, South County Line Road at this location had 3,855 average daily trips, with a capacity of 10,000.
- 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. New residential subdivisions should achieve a mixture of housing types within a unified development. (SU-4)
 - 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)
 - Ensure proper access to and between subdivisions in order to offer a choice of routes for residents, multiple access points for emergency responders, and to reduce vehicle congestion at arterial intersections. Contiguous developments should share access whenever feasible. (C-32)
 - 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 property is situated on the east side of South County Line Road, south of SW 15th Street. Currently undeveloped, the site is encompassed by two prior Planned Unit Developments (PUDs). PUD-1757 is located on the south and west portions of the subject site and was rezoned from R-1 to allow a multi-tract industrial warehouse development, with I-2 base zoning along SW 15th Street and I-1 base zoning next to residential development south and west of the site. Situated at the northeast corner of the site, PUD-1840 was rezoned from PUD-1757 for similar industrial uses, with modifications to access points. The land between the subject site and SW 15th Street to the north would retain its existing PUD-1757 and PUD-1840 zoning. These PUDs were specifically negotiated to accommodate the 'Employment' Land Use Typology Layer that encompasses the subject site. East of the site, existing industrial businesses are zoned I-2. South of the site, PUD-1660 (2018) allows for single-family residential development with minimum 15,000 sf lots, which is underway. Across South County Line Road to the west are existing and planned single-family residential neighborhoods zoned R-1 and PUD-1974.

The PUD is requested to allow over 1,000 single-family residential lots on 137 acres with R-1 base zoning on lots of various sizes. The PUD requires lots with minimum sizes of 6,000 square feet and 50-foot widths along the South County Line Road and the southern boundary of the site adjacent to a residential development. The PUD also requires a 50-foot common area buffer along the southern boundary of the site. The PUD would allow a minimum lot size of 3,600 square feet and lot width of 30 feet on a maximum of 300 lots, with the remainder of lots having a minimum lot size of 4,000 square feet and lot width of 40 feet. The PUD requires that lots with widths less than 40 feet have a one-car garage and requires a minimum of four inset parking spaces within 600 feet on any lot less than 40 feet wide. Lots less than 40 feet wide must also be located within 1,350 feet (approximately a quarter mile) of a usable open space with a minimum size of 2,500 square feet. The PUD requires 7% (approximately 9.5 acres) of the site to be usable open space, defined as passive spaces with trees or active spaces for sports, exercise or play. The PUD does not require a landscape buffer along South County Line Road but instead requires a 6-foot privacy fence that would be maintained by the property owner's association. The PUD requires street connections to the north and south and requires alignment to existing streets to the south and on South County Line Road.

The application site is within the Urban Low LUTA and within an area where the comprehensive plan applies the Employment (EM) Land Use Typology Layer. The plan designates the land adjacent to the east as Heavy Industrial. **planokc** does not support single-family residential development within the EM Layer. Appropriate uses within the EM Layer include those that generate employment, such as manufacturing, office parks, and industrial uses. An application to lift the EM Layer accompanies this application (CPA-2024-00004).

The proposed application is not in conformance with the comprehensive plan and should be denied, retaining this site for future employment growth. If the amendment to the comprehensive plan is approved and the PUD application is also approved, plan conformance would be strengthened by, at a minimum, requiring a buffer between the site and adjacent heavy industrial uses to the east and preserving existing trees and native understory within the Riparian Area, totaling approximately 1.3 acres, in the southeast corner of the site.

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.

Denial of the application.

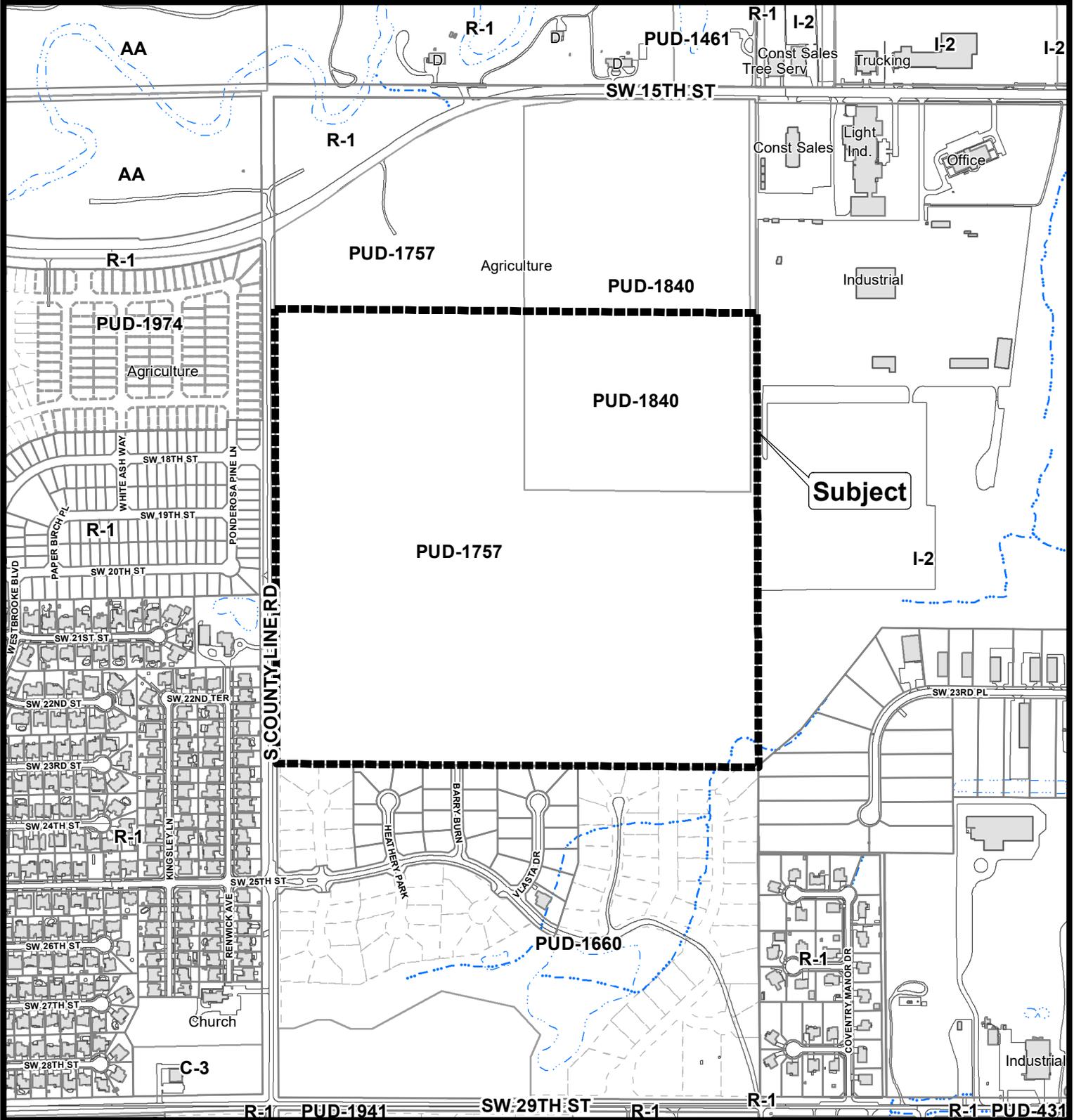
If approved, subject to the following Technical Evaluations:

1. A sight-proof fence and a landscape buffer, minimum five feet in width, with either a minimum of nine points of landscaping installed for every 25 linear feet of abutment or medium trees spaced a maximum of 25 feet on center, shall be located along the entire length of the eastern boundary of this PUD.
2. Existing trees and native understory shall remain undisturbed and shall be preserved within the 1.3-acre area in the southeastern corner of this PUD.

All Engineering Division and Water/Wastewater Utilities Division requirements must be met. Additional changes to the PUD may be required during either Division's review of construction plans and prior to City Council approval.

bd

Case No: PUD-2014 Applicants: RSH Investments, LLC and Beavertdale Investments, LLC
 and 485 Fall Creek, LLC and Oakdale Holdings, LLC and Grandview Holdings, LLC and
 Zella Capital, LLC and Shattuck Interests, LLC
 Existing Zoning: PUD-1757 / PUD-1840 Location: 2140 S. County Line Rd.



The City of
 OKLAHOMA CITY

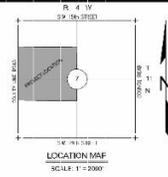
Planned Unit Development



0 350 700
 Feet

MASTER DESIGN PLAN
OF
SILVER SPRINGS
PART OF THE W/2 & SW OF SECTION 7, T11N, R24, 1.M.
CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

PUD-2014
Exhibit B



POINT OF COMMENCEMENT
NW CORNER OF NW/4 OF
SECTION 7, T11N, R24, 1.M.

POINT OF BEGINNING



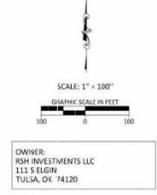
S. COUNTY LINE ROAD

ANTON'S LANDING

- NOTES**
1. NEUTRALITY OF THE OWNERS' FEES AND DISBURSEMENTS IN EXERCISE OF ANY RIGHT OF EASEMENT OF THE PROPERTY OWNER SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF ANY NECESSARY RECORDING FEES AND DISBURSEMENTS. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF ANY NECESSARY RECORDING FEES AND DISBURSEMENTS. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF ANY NECESSARY RECORDING FEES AND DISBURSEMENTS.
 2. ALL UTILITIES AND RECORDS EXISTING TO BE LOCATED SHALL BE SHOWN ON THIS PLAN.
 3. A RECORDING SHALL BE REQUIRED TO REGISTER THE MASTER PLAN. TO THE EXTENT OF ANY CONFLICTS BETWEEN ANY RECORDS EXISTING TO BE LOCATED ON THIS PLAN AND ANY RECORDS EXISTING TO BE LOCATED ON THIS PLAN, THE RECORDS EXISTING TO BE LOCATED ON THIS PLAN SHALL CONTROL.
 4. ALL UTILITY SERVICES SHALL BE 18" OR 24" DIAMETER UNLESS OTHERWISE NOTED.

LEGEND

BL	BUILDING LIMIT LINE	Minimum 30' Wide Lots
D/E	DRAINAGE EASEMENT	Minimum 40' Wide Lots
EX	EXISTING	Minimum 50' Wide Lots
L/A	LIMITS OF NO ACCESS	
R/W	RIGHT-OF-WAY	
U/E	UTILITY EASEMENT	
C/A	COMMON AREA	
L/A	LIMITS OF NO ACCESS	
---	EXISTING CONTOURS	
SS	SANITARY SEWER	
#	WATER LINES	



LEGAL DESCRIPTION:

A tract of land lying in the Northwest Quarter (NW/4) and the Southwest Quarter (SW/4) of Section 7, Township 11N, Range 24W, 19E, of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCE at the Northwest corner of the NW/4 of said Section 7, thence S89°58'30\"/>

LOT COUNT:

SINGLE-FAMILY RESIDENTIAL	1040 LOTS
SINGLE-FAMILY RESIDENTIAL	136.31 ACRES
RESIDENTIAL DIVERSITY	7.52 (2.1) AC. - 6.13 (AC./LOT)

MASTER DESIGN PLAN
OF
SILVER SPRINGS

LTS ENGINEERING SERVICES, LLC

OWNER:
RSH INVESTMENTS LLC
111 S. ELGIN
TULSA, OK 74120

DATE: 5/01/2024

SHEET: 1 OF 1

Case No: PUD-2014 Applicants: RSH Investments, LLC and Beavertdale Investments, LLC
and 485 Fall Creek, LLC and Oakdale Holdings, LLC and Grandview Holdings, LLC and
Zella Capital, LLC and Shattuck Interests, LLC
Existing Zoning: PUD-1757 / PUD-1840 Location: 2140 S. County Line Rd.



Aerial Photo from 2/2022



The City of
OKLAHOMA CITY

Planned Unit Development



0 350 700
Feet