

Planning Commission Minutes
October 10, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 3:51 p.m. on October 4, 2024)

11. (PUD-2029) Application by Notley Trust to rezone 8512 SW 29th Street from R-1 Single-Family Residential District to PUD-2029 Planned Unit Development District. Ward 3.

Amended Technical Evaluation:

1. Access shall be required along the south PUD boundary in a manner that meets Fire Department requirements. ~~and allows residents in the planned subdivision to the south (Buffalo Farms Phase 2) to access SW 29th Street.~~
2. Modify Section 9.4 Screening Regulations to state: No less than an 8-foot-high wall shall be required along the east, west and south boundary of this parcel. Said wall shall be constructed entirely of masonry on a continuous footing. No less than a 6-foot and no greater than an 8-foot wrought iron fence shall be required along the northern boundary line of this PUD.
3. Developer shall be required to pay for and install the widening of SW 29th Street from County Line Road east to tie into the existing four-lane section and the installation of signalization at the intersection of SW 29th Street and County Line Road prior to the issuance of a certificate of occupancy for any structure on site. The SW 29th Street widening shall be to a 4-lane section and shall include dedicated left-turn lanes on all four approaches at the intersection of SW 29th Street and County Line Road. All design and construction shall be in accordance with the requirements of the Public Works Department and all applicable City of Oklahoma City standards and specifications. These special conditions shall not be administratively amended.
4. Modify the last sentence of Section 9.2 Landscaping Regulations to state: Said landscape buffer shall consist of 6-inch caliper trees on maximum 40-foot centers.

The applicant was present. There were protestors present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY MEEK, SECONDED BY NEWMAN

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

NAY: CLAIR

ABSENT: POWERS



STAFF REPORT
The City of Oklahoma City
Planning Commission
October 10, 2024

Item No. IV. 11.

(PUD-2029) Application by Notley Trust to rezone 8512 SW 29th Street from R-1 Single-Family Residential District to PUD-2029 Planned Unit Development District. Ward 3.

I. GENERAL INFORMATION

A. Contacts

Applicant's Representative

Kaitlyn Turner
Williams, Box, Forshee, and Bullard P.C.
(405) 232-0080
kturner@wbfbllaw.com

B. Case History

This application was deferred from the September 12, 2024 Planning Commission hearing date, and again from the September 26, 2024 meeting in order for the applicant to coordinate with City staff regarding a potential street widening. No additional information or changes to the PUD were received as of the date of this report.

C. Reason for Request

The purpose of this application is to allow multi-family residential use and development.

D. Existing Conditions

1. Size of Site: 25.69 Acres

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-1	PUD-1660	R-1	PUD-1941	PUD-1941
Land Use	Residential	Undeveloped	Residential	Undeveloped	Undeveloped

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

The use and development regulations of the **R-4 General Residential District** shall govern this PUD, except as herein modified.

All uses within the R-4 District shall be permitted within this PUD.

There shall be a maximum of 16 units per acre within this PUD.

9.0.....SPECIAL CONDITIONS

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

9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 60% brick veneer and masonry. A maximum of 40% cementitious siding (including, but not limited to, the brand commonly known as James Hardie) and wood material shall be permitted. In no instance shall EIFS (Exterior Insulation Finish System) material exceed 5% of the overall exterior building wall finish for each structure. 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. In addition, a 20-foot landscape buffer shall be required along the east boundary line. Said landscape buffer shall consist of 6-inch caliper trees to provide additional screening.

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

No less than a six-foot and no greater than an eight-foot-high wall shall be required along the west and south boundary of this parcel where it is adjacent to any residential use. Said wall shall be constructed entirely of stucco, brick, masonry block, or stone on a continuous footing, or may be constructed of wood. No less than an eight-foot-high masonry wall shall be required along the east boundary. No less than a six-foot and no greater than an eight-foot-high wrought iron fence shall be required along the northern boundary line of this PUD.

9.5 SUBDIVISION REGULATIONS

Subdivision shall conform with the City of 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

The main access to the property shall be off SW 29th St. Up to two access points may be permitted off SW 29th St. A secondary/emergency access shall be permitted to the south. All access points shall meet OKC Subdivision Regulations for separation. No access shall be permitted off of S. Eagle Ln.

9.9 PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

9.10 SIGNAGE REGULATIONS

9.10.1 FREESTANDING ACCESSORY SIGNS

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

9.10.2 ATTACHED SIGNS

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

9.10.3 NON-ACCESSORY SIGNS

Non-Accessory signs are prohibited.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs are prohibited.

9.11 ROOFING REGULATIONS

Roofing for all structures to conform to adopted Building Code requirements.

9.12 SIDEWALK REGULATIONS

Five (5) foot sidewalks, with a five (5) foot landscaped buffer, 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. An internal pedestrian circulation plan shall be shown on subsequent Specific Plans.

9.13 HEIGHT REGULATIONS

The maximum height within this PUD shall be three (3) stories and forty feet (40'). The base R-4 District step-downs in building height shall apply.

9.14 SETBACK REGULATIONS

Setback regulations shall be in accordance with the base zoning district except that the setback along the eastern boundary of the PUD shall be 70 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

A minimum of 20 percent of the PUD site shall usable open space. Maintenance of the common areas, private drainage easements, and islands/medians in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

9.17 SPECIFIC PLAN

A Specific Plan shall be required per 59-14150.D. The buildings within 100 feet of the east boundary line shall be oriented so the broad side of the building faces north and south.

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: Western Heights**
- 7. Oklahoma Department of Transportation (ODOT):**

B. City Departments

- 1. Airports:**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA):**
- 3. Fire (OCFD):**

Over 200 units requires a second drive, not just emergency drive. Fire Code requires drives to be ½ the diagonal distance, as shown too close to each other.

- 4. Information Technology/Geographic Support (IT/GIS):**
- 5. Parks and Recreation:**

6. Police (OCPD):

7. Public Works:

a. Engineering

Storm Sewer Availability

- 1) The Public Works Drainage Division staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to 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) Plans for drainage improvements within the private drainage reserves and/or common areas must be submitted for review, and payment of inspection fees shall be made prior to construction. Building permits will not be issued until construction is complete. If a subdivision abuts a stream, the private drainage easements and/or common area along stream shall extend to flow line of stream at a minimum.
- 5) Place the following note on the plat and construction plans: Maintenance of the Common Areas and/or Private Drainage Easements shall be the responsibility of the property owner. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent shall be placed within the common areas and/or drainage easements shown.
- 6) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 7) Construction within the limits of this PUD will require an erosion control plan in accordance with EPA Storm Water Discharge permitting: CFR Vol. 57, No. 175, September 9, 1992. A copy of the EPA Notice of Intent (NOI) will be required prior to the issuance of work orders or permits for construction activities disturbing an area of 1/2 acre or greater.
- 8) Sidewalk shall be installed for all new construction and/or at the time of a residential use to a more intense use on all lots having frontage on public streets classified as a major or minor arterial.
- 9) All private roads /streets will have private storm sewer systems.
- 10) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.

b. Streets, Traffic and Drainage Maintenance

c. Stormwater Quality Management

d. Traffic Management *

8. Utilities

a. Engineering

Water Availability

- 1) An existing 30-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) Will be considered commercial and mastered metered. Internal system will be private.

Wastewater Availability

- 1) An existing 8-inch wastewater main(s) is within the required distance to the subject site and will be required to be extended to the furthest property line for any proposed development.
- 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) This will be considered commercial and internal system will be private.

b. Solid Waste Management

The City cannot service. Contact private hauler.

9. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

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

National, state, and local permitting require basic best management practices for stormwater management. Public water is available, and sewer is proposed to be extended to the site.

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 along the south side of SW 29th Street, an arterial street in the Urban Low Intensity LUTA.

Density: The Urban Low Intensity 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 allows up to a maximum of 16 du/acre on the 25+ acre site.*

Automobile Connectivity:

- 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.

The subject site currently has one improved curb cut along SW 29th Street leading to an unimproved drive for accessing the oil and gas equipment on site. The PUD regulations call for up to two access points along SW 29th Street and a secondary / emergency access to the south. The conceptual plan for the development illustrates one boulevard-style drive along SW 29th Street and an emergency access along South Eagle Lane; however, the Master Design Statement has been revised since initial submission to shift that access to the south. The Fire Department requires two access points (not just emergency access) for the number of dwelling units proposed.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.

Sidewalks are not currently available on the subject site. The PUD requires sidewalks with a 5-foot landscape buffer along SW 29th Street.

- #### 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” and “Traffic” 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. *Conceptual plans indicate two phases of development, Phase 1 would consist of 10 buildings with a club house, recreational amenities, and locations specified for mail and trash. Phase 2 would add 5 additional buildings on the west side of the site. The PUD establishes a 70-foot setback along the eastern boundary, with a 20-foot-wide landscape buffer consisting of 6-inch caliper trees to provide additional screening next to homes on Eagle Drive and that face the subject site. The PUD requires no less than a six-foot and no greater than an eight-foot-high wall along the south and west boundaries adjacent to any residential use and no less than an eight-foot-high masonry wall along the eastern boundary. No less than an eight-foot-high wrought iron fence is required along the northern boundary. Buildings within 100 feet of the east boundary line are required to be oriented so the broad side of the building faces north and south. The base R-4 District requires 40 percent open space and the PUD regulations propose a minimum of 20 percent usable open space for the site. The PUD proposes a maximum building height of 40 feet and three stories. The PUD maintains the step-downs in building height required by the base R-4 District where adjacent to the R-1 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 PUD proposes taking access from SW 29th Street, an arterial street in the Urban Low LUTA. At the time of review, the conceptual plan indicated all traffic would use SW 29th Street. A second permanent access will be required.*

3) Service Efficiency:

- Water: *Close to Service or Served*
- Sewer: *Open Sewer Sheds*
- Fire Service: *Urban 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 off SW 29th Street, a Minor Arterial Street, with frontage along South Eagle Lane, a Neighborhood Street, both in the Urban Low LUTA. Transit (bus) service is not available nearby. According to Streetlight data, last collected in 2022, SW 29th Street had 4,769 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. (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)
- 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)
- 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 in routes for residents, multiple access points for emergency responders, and to reduce vehicle congestions at arterial intersections. (C-32)
- 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)

b. Plan Conformance Considerations

The subject site is located along the south side of SW 29th Street, between South County Line Road and South Council Road. South Eagle Lane abuts the site on the east. The site is zoned R-1 and primarily used for agricultural purposes with some outbuildings and oil and gas equipment. A small pond in the center of the site and is proposed to be utilized for stormwater detention. Across SW 29th Street to the north is undeveloped land zoned for a gated single-family residential neighborhood (PUD-1660). The neighborhood located east of the site is zoned R-1 and has parcels ranging primarily from 1.5- to 3-acres. Land to the south and west is zoned as part of PUD-1941, a mixed-use development incorporating commercial at the arterial intersection, senior independent living, duplexes and single-family residential. The home at the northwest corner of the site is on the same parcel as the subject site, but is not included in the rezoning request.

The PUD is requested for a multifamily residential development with a modified R-4 base district, allowing up to 16 dwelling units per acre on the 25+ acre site (400 units). Conceptual plans indicate two phases of development, Phase 1 would consist of 10 buildings with a club house, recreational amenities, and locations specified for mail and trash. Phase 2 would add 5 additional buildings on the west side of the site. The parking requirement would be per the base R-4 District regulations. The PUD establishes a 70-foot setback along the eastern boundary, with a 20-foot landscape buffer consisting of 6-inch caliper trees to provide additional screening against the neighborhood to the east. Dumpsters are required to be located within an area screened by a fence or masonry wall and placed no closer than 50 feet from any property line adjacent to residential uses or zoning. The application has been modified since first submitted to address façade regulations and limit the use of EIFS to 5 percent; require an 8-foot tall masonry wall along the east boundary; clarify landscape regulations; and address screening on the north. Access has been modified to remove the secondary / emergency access east to South Eagle Lane and instead require it to the south. However, the Fire Department will require a second permanent entrance for more than 200 units. The planned single-family subdivision to the south relies on access north to meet access requirements for the Subdivision Regulations. If approved, a permanent secondary access should be provided so that residents in the planned Buffalo Farms subdivision to the south can access SW 29th Street.

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. Access shall be required along the south PUD boundary in a manner that meets Fire Department requirements and allows residents in the planned subdivision to the south (Buffalo Farms Phase 2) to access SW 29th Street.

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.

Should this application be approved, 17 feet of additional easement should be requested along SW 29th Street to bring the right-of-way width to the standard set by the Subdivision Regulations.

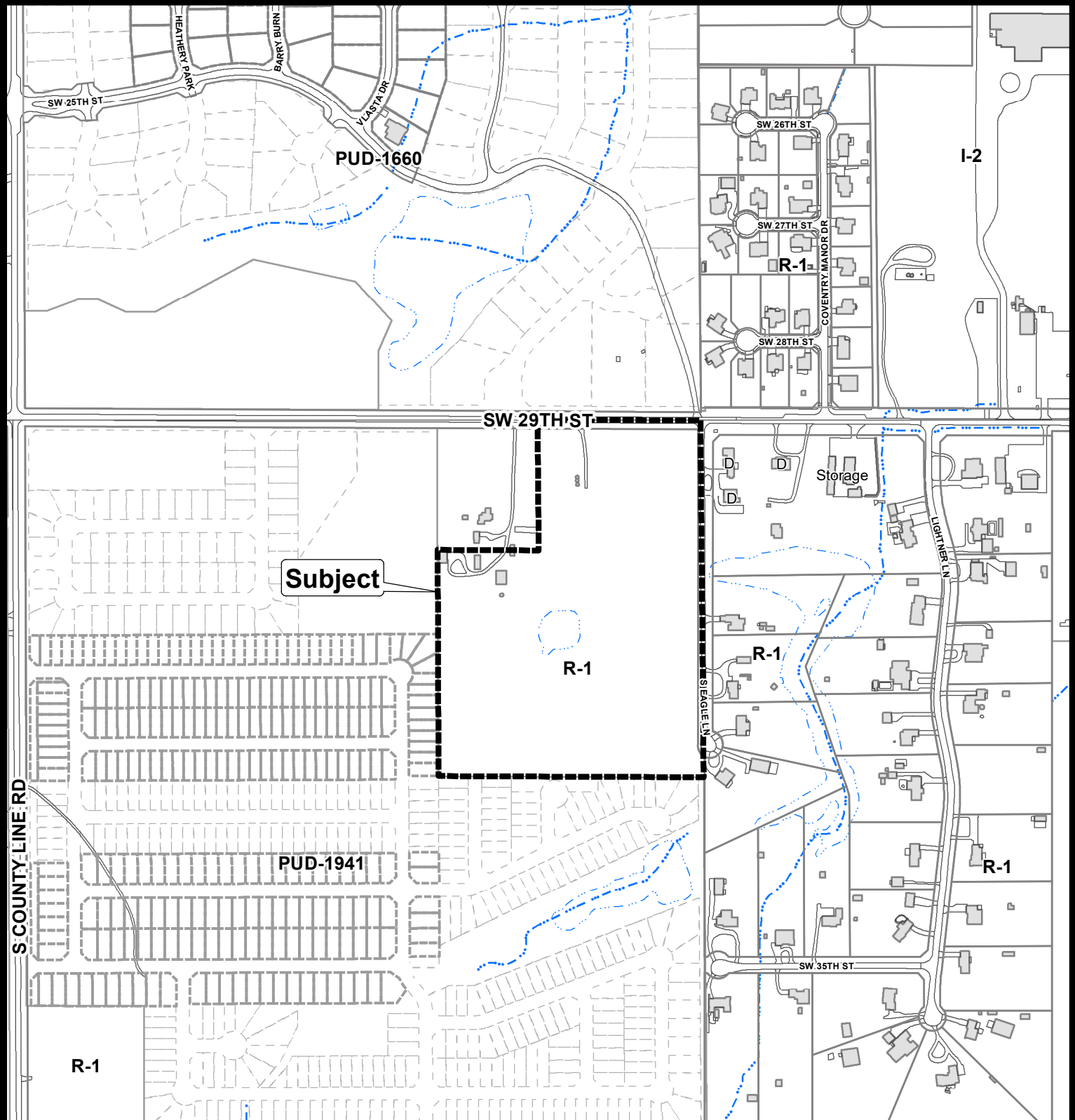
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Case No: PUD-2029

Applicant: Notley Trust

Existing Zoning: R-1

Location: 8512 SW 29th St.



The City of
OKLAHOMA CITY

Planned Unit Development

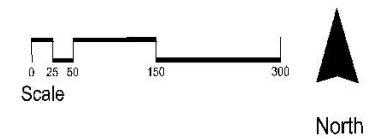


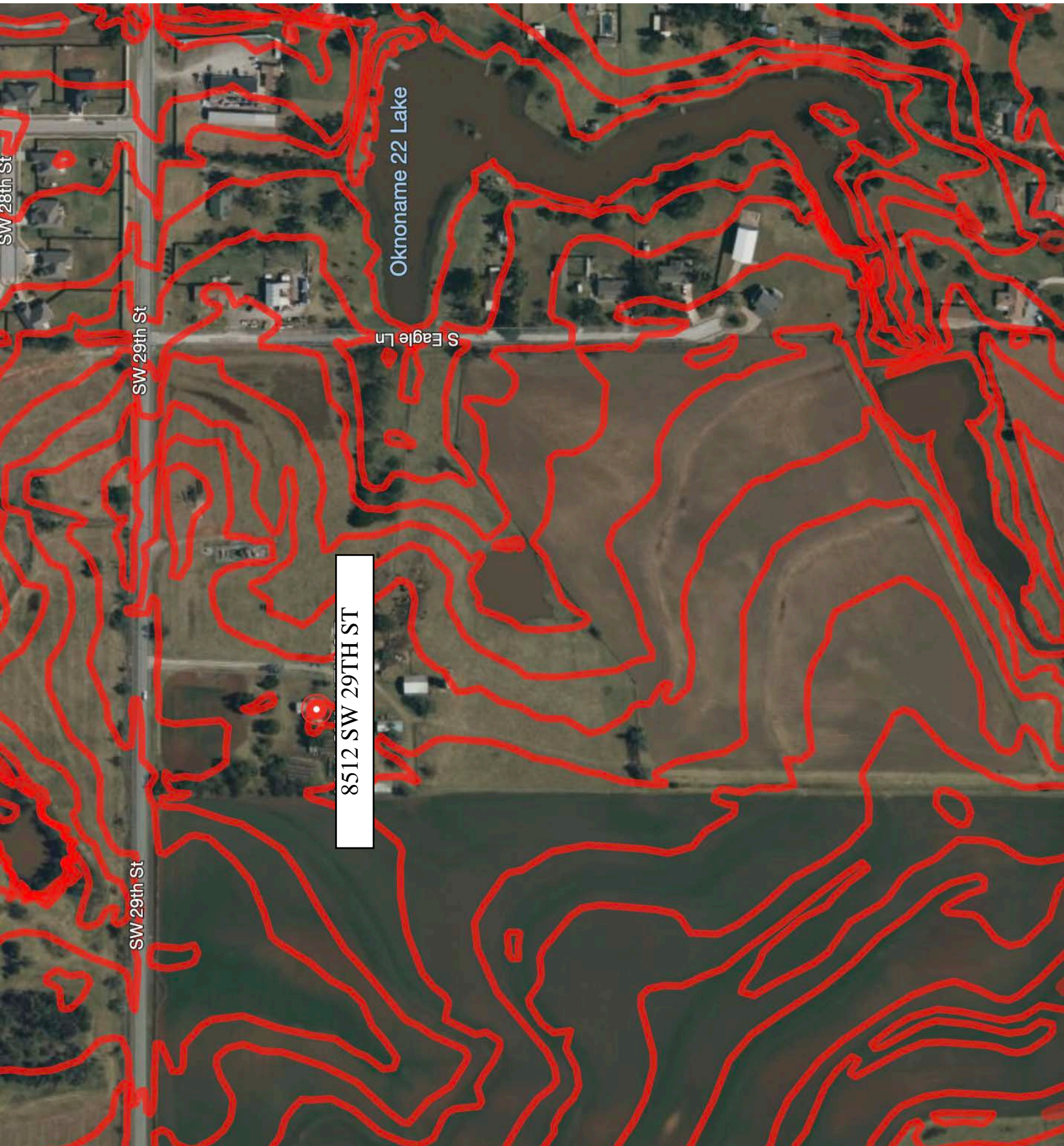
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RENDERED SITE PLAN

PUD-2029 Exhibit B
8512 SOUTHWEST 29th STREET
OKLAHOMA CITY, OKLAHOMA
9/3/24





Case No: PUD-2029

Applicant: Notley Trust

Existing Zoning: R-1

Location: 8512 SW 29th St.



The City of
OKLAHOMA CITY

Planned Unit Development



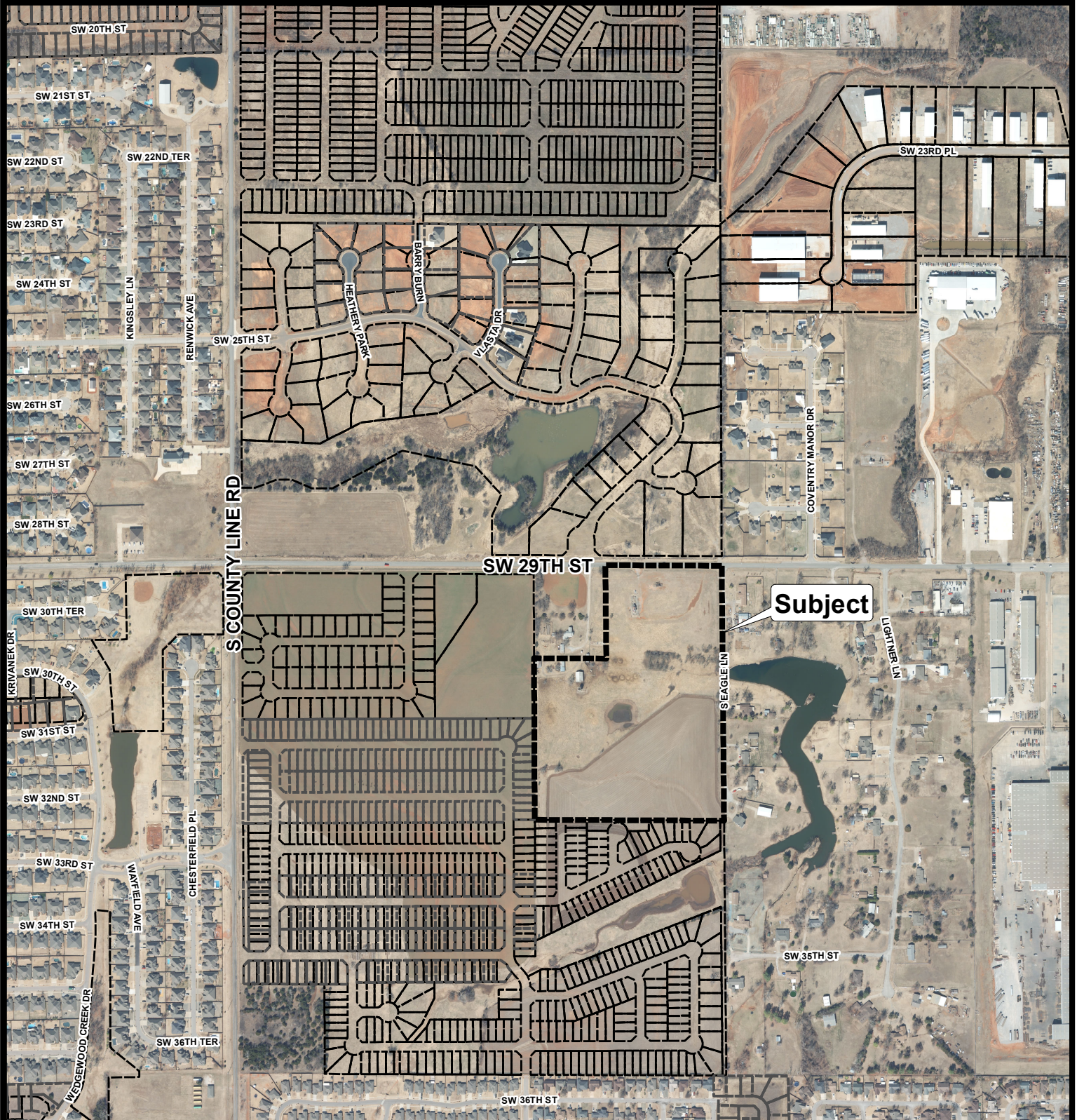
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Case No: PUD-2029

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The City of
OKLAHOMA CITY

Planned Unit Development



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