



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**June 13, 2024**

**Item No. IV. 14.**

**(PUD-2017) Application by Belmont Point, LLC to rezone 601 North Czech Hall Road from PUD-1666 Planned Unit Development District to PUD-2017 Planned Unit Development District. Ward 3.**

**I. GENERAL INFORMATION**

**A. Contacts**

**1. Applicant/Developer Representative**

Name	Mark Grubbs
Company	Grubbs Consulting, LLC
Phone	405-265-0641
Email	Mark.grubbs@gc-okc.com

**B. Case History**

This is a new application.

**C. Reason for Request**

The purpose of this application is to allow office and commercial 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.

**2. Size of Site: 10.37 acres**

**3. Zoning and Land Use**

	<b>Subject Site</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Zoning</b>	PUD-1666	PUD-1666/ PUD-1728/ PUD-1145	R-1/ AA	R-1	PUD-1671
<b>Land Use</b>	Undeveloped	Hotel/ Grocery Store/ Clinic	Undeveloped/ Electrical Substation	Religious Institution/ Residential	Undeveloped

## **II. SUMMARY OF PUD APPLICATION**

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

The following uses shall be the only uses permitted:

1. Administrative and Professional Offices (8300.1)
2. Adult Day Care Facilities (8300.2)
3. Alcoholic Beverage Retail Sales (8300.5)
4. Animal Sales and Services: Grooming (8300.8)
5. Animal Sales and Services: Kennel and Veterinary, Restricted (8300.11)
6. Automotive: Parking Garages (8300.12)
7. Automotive: Parking Lots as a Principal Use (8300.13)
8. Automotive and Equipment: Cleaning and Repairs, Light Equipment (8300.14)
9. Building Maintenance Services (8300.23)
10. Business Support Services (8300.24)
11. Child Care Centers (8300.25)
12. Community Recreation: General (8250.2)
13. Community Recreation: Restricted (8250.4)
14. Community Recreation: Property Owners Association (8250.3)
15. Convenience Sales and Personal Services (8300.32)
16. Cultural Exhibits (8250.5)
17. Custom Manufacturing (8350.3)
18. Dwelling Units and Mixed Uses (8200.2)
19. Eating Establishments: Drive-In (8300.34)\*
20. Eating Establishments: Fast Food (8300.35)\*
21. Eating Establishments: Fast Food with Drive-Thru Order Window (8300.36)\*
22. Eating Establishments: Sitdown (8300.37)
23. Eating Establishments: Sitdown, Alcohol Permitted (8300.38)
24. Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
25. Food and Beverage Retail Sales (8300.41)
26. Funeral and Interment Services: Undertaking (8300.44)
27. Library Services and Community Centers (8250.11)
28. Lodging Accommodations: Bed and Breakfast (8300.49)
29. Lodging Accommodations: Commercial Lodging (8300.51)
30. Low Impact Institutional: Neighborhood Related (8250.14)
31. Medical Services: Restricted (8300.53)
32. Participant Recreation and Entertainment: Indoor (8300.55)
33. Personal Services: General (8300.58)
34. Personal Services: Restricted (8300.59)
35. Personal Storage (8300.60)
36. Research Services: Restricted (8300.62)
37. Retail Sales & Services: General (8300.63)\*\*

38. Senior Independent Living (8200.13)

\* The building and/or speaker box location for these uses shall be located at least 100 feet from any residential zoning district or use.

\*\*Garden centers or other permanent outside sales areas of a retail store are permitted provided the sales area is located behind the front building lines and is screened so that it cannot be seen from any property. Special sales merchandise may be temporarily displayed outdoors provided the display shall be limited to the private sidewalk in front of the store and no required parking lot area shall be used as a display or sales area.

8.2 LANDSCAPE & SCREENING REGULATIONS

All requirements of the City of Oklahoma City's Landscaping and Screening Ordinance in place at the time of development shall apply, except as otherwise noted herein.

- a. There shall be an open space buffer, minimum 50 feet in depth, along that portion of the south boundary abutting residential zoning. Parking and access drives shall be permitted within the open space buffer.
- b. No less than a six foot and no greater than an eight-foot high fence or wall shall be required along the boundary of this parcel where it is adjacent to any residential use.

8.3 ACCESS AND PARKING REGULATIONS

- a. Shared access between the adjoining properties along the north and west boundaries of this PUD shall be permitted.
- b. Lots within this PUD are not required to have frontage on an approved street. Individual lots are allowed cross access for the purpose of parking and maneuvering via a cross-access agreement.
- c. An individual platted lot is not required to provide on-site parking. Required parking may be provided within a common area/shared parking easement.
- d. Platted lots are permitted to have shared access.
- e. Access to individual lots within this PUD shall be permitted from a private drive. The private drive shall be placed within a common area or private shared access easement designated for access purposes. The property owner and/or the property owners association shall be responsible for maintenance of private drives.

- f. Parking shall comply with ordinance requirements except that parking calculations for the use unit Lodging Accommodations: Commercial Lodging (8300.51) shall be one space for each rental unit/room, with no other parking calculation applying

#### **8.4 SIGN REGULATIONS**

Signage shall be per base zoning.

Electronic Message Display signs are specifically prohibited in this PUD.

#### **8.5 COMMON AREA REGULATIONS**

- a. Maintenance of private drives, common areas and private drainage easements is the responsibility of the property owner's association and/or property owners within the PUD, and as depicted within covenants and restrictions filed as separate documents. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent, shall be placed within drainage related common areas or drainage easements.

#### **8.6 PLATTING & SPECIFIC PLAN REGULATIONS**

- a. No building permits shall be issued in this PUD until a specific plan, including all items listed in Section 59-14150 D. of the Oklahoma City Municipal Code, as amended, shall have been approved by the Planning Commission. A Specific Plan shall not be required for the construction of parking or private drives.

#### **8.7 FAÇADE/ARCHITECTURAL REGULATIONS**

- a. Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick, brick veneer, masonry, rock, concrete, stone, stucco, stone masonry, concrete-board, architectural metal or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

#### **8.8 LIGHTING REGULATIONS**

- a. To minimize light spill over on residential uses, outdoor lights shall be hooded or of a residential decorative street light design compatible with the adjacent residential development. Lighting within a single area may consist of some lights that are hooded and some which are residential in style. The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, as amended.

**8.9 DRAINAGE REGULATIONS**

- a. Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Drainageways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for PUDS, provided the PUD is developed with drainage areas confined to common areas or private drainage easements. Such drainageways 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.

**8.10 DUMPSTER REGULATIONS**

- a. Commercial dumpsters may be located on any portion of the development site, including in front of a building, but shall be screened from view by a 6 to 8 foot high fence or masonry wall. A commercial dumpster shall be set back a minimum of 60 feet from the south boundary.

**8.11 ROOFING REGULATIONS**

- a. Every primary structure in this PUD shall have Class C roofing or better.

**8.12 SIDEWALK REGULATIONS**

- a. Five-foot sidewalks shall be constructed on the arterial street with each development parcel or 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 requirements.

**8.13 HEIGHT AND SETBACK REGULATIONS**

- a. The base zoning district regulations shall regulate heights of structures unless otherwise noted herein.
- b. Building height shall be governed by the C-3 Community Commercial District regulations, except that maximum building height shall be five stories for office and commercial development. The setback height restrictions in C-3 shall not apply to the residential zoning within the boundaries of PUD-1666 and the west boundary (PUD-1671). Step-backs in height will apply where abutting the R-1 District.
- c. There shall be a minimum 50 foot building setback line along the south boundary of this PUD.

**8.14 PUBLIC IMPROVEMENTS**

- a. 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, except as modified herein.

**8.15 GENERAL DESIGN AND DEVELOPMENT GUIDELINES**

- a. Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200.4 for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall be required at the building permit stage.

**SECTION 9.0 DEVELOPMENT SEQUENCE**

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

**SECTION 10.0 EXHIBITS**

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

EXHIBIT A: LEGAL DESCRIPTION

EXHIBIT B: MASTER DEVELOPMENT PLAN MAP

**III. REVIEW COMMENTS**

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

**A. Outside Agencies**

- 1. Oklahoma City-County Health Department**
- 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: Yukon**

**7. Oklahoma Department of Transportation (ODOT)**

**B. City Departments**

**1. Airports**

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

**3. Fire:** Turnaround areas needed on street stubs.

**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) 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.

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- 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) 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.
- 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.
- 11) Section 8.9 Drainage Regulations- Delete following sentencea. Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. ~~Drainageways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for PUDS, provided the PUD is developed with drainage areas confined to common areas or private drainage easements. Such drainageways 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.~~

### 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) Minimum ten (10) feet horizontal separation required from wastewater mains and five (5) feet for other utilities. Minimum two (2) foot vertical separation required for all utility crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 3) Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
- 4) Dead-end water mains must be avoided when possible. All existing unused water services must be capped and abandoned at the water main in accordance with the City Standard Specifications.
- 5) In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The developer will be responsible for any failure of domestic or fire protection systems which require water pressure more than 25 psi. The developer is responsible for installing pressure reducers if necessary for protection of developer's service lines, plumbing, and fixtures.
- 6) All existing and/or proposed water meters must be located in the right-of-way and/or utility easement within grassy areas outside of sidewalks, driveways, streets, and paving.
- 7) All domestic and fire suppression services must have a separate water service connection. Fire hydrant spacing shall not exceed 500 feet and must be located within ten (10) of a hard surface (i.e. sidewalk, street, paving).
- 8) Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.
- 9) Plat may be revised after review and approval of utility plans.

**b. Solid Waste Management**

- 1) The City can provide solid waste collection services to commercial customers providing refuse is not excess of 270 gallons per customer per pick up § 49-30 (a). Otherwise, the customer will have to utilize a private hauler for dumpster service.

**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 and sewer are available.*

Location:

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

*The subject site is located along the west side of North Czech Hall Road, an arterial street.*

Density: The Urban Low Intensity LUTA outlines a floor to area ratio (FAR) of 0.2 to 1.0 for non-residential developments. *The PUD regulations, including maximum building heights for office and commercial development and a required open space buffer / maximum height step down adjacent to residential on the south, could provide a FAR within the Urban Low Intensity LUTA.*

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.
- 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.
- Horizontally mixed-use developments should have connectivity between land uses.

*The subject site is located along the west side of North Czech Hall Road. A private drive runs along the southern boundary of the site, with two other existing private drives extending vertically from this drive on the central and eastern portions of the site to access development to the north. The Master Design Statement states that shared access with the adjacent development will be allowed. The PUD*

*regulations do not specify location or quantity of drives external to the site, including to North Czech Hall Road.*

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 available on the subject site, along North Czech Hall Road, and required by the PUD regulations. Internal sidewalks are not contemplated by the PUD regulations or shown on the conceptual plan for the private drives on site.*

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating the proposed uses adjacent to existing Low Intensity Residential, “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 proposed Master Design Statement modifies the base C-3 height regulations, allowing for a maximum building height of five stories for commercial and office development. This exceeds the 3:1 height ratio with adjacent residential uses to the south. To mitigate the height differences, the PUD proposes a 50-foot building setback line along the south boundary. Parking and access drives would be permitted within this area, as part of an included open space buffer described in the landscape and screening regulations for the PUD.*

Traffic: Mitigation measures should be used if the development is inconsistent with the Street Typology, or would substantially exceed the average daily traffic of existing, adjacent uses. *The subject site is located along the west side of North Czech Hall Road, a major arterial street. Connections are provided to the north and west. No new compatibility issues requiring mitigation measures related to traffic were identified on the site.*

Operational Impact: The comprehensive plan calls for mitigation measures if new projects propose uses that generate noise levels above those found in typical residential settings, have detectable odors, spill light above that found in typical residential settings, or operate after 10 p.m. within proximity to residential uses. When located near residential uses, the comprehensive plan calls for containing operating effects (including noise and odor) within building walls, using vertical

screening to block any mechanical equipment and service areas, and directing light away from adjacent residential areas. *The PUD proposes uses that could create operational impacts adjacent to residential uses. Some mitigation is offered by the PUD regulations by requiring an a 50-foot building setback line along the south boundary, matching the 50-foot open space buffer which would allow only parking and access drives. The PUD requires building and/or speaker boxes for drive-thru fast-food restaurants to be located at least 100 feet from any residential zoning district or use. Screening and considerations for light spillover are also included in the Master Design Statement. Plan conformance would be strengthened by including mitigation measures for residential uses internal to the larger development.*

**3) Service Efficiency:**

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

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

- Riparian Areas: 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., in order to promote increased water percolation and infiltration.

**5) Transportation System:** This site is located along the west side of North Czech Hall Road a Major Arterial Street in the Urban Low LUTA. Transit (bus) service is not available nearby.

**6) Other Development Related Policies**

- 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)
- Prioritize maintaining the strength of existing commercial nodes and corridors over providing new areas for commercial development. (SU-23)
- 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)
- 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)
- Initiate new efforts to reduce sign clutter and improve the aesthetics of signs, while allowing for adequate and visible business identification (E-14)
- Encourage unified planning for all adjoining land owned or controlled by a project's developer to ensure proper circulation and land use relationships (SU-47)

**b. Plan Conformance Considerations**

The subject site is located on the west side of North Czech Hall Road, south of West Interstate 40. The subject site is currently undeveloped and zoned as PUD-1666, which

includes land to the north and allows office, commercial, limited residential, and hotels under O-2 base zoning. The character of the area is a mix of mostly commercial and residential to the south. To the north are an urgent care facility, a grocery store, and hotel zoned with the regulations of multiple PUDs. Across North Czech Hall Road, to the east, is an electrical substation on AA zoned land. South of the site are a religious institution and single-family residential, both zoned R-1. Abutting the site on the west is undeveloped land zoned PUD-1671, which has similar regulations as the current PUD-1666 on the site.

The PUD is requested to allow office and commercial development with C-3 base zoning on 10.55 acres. The PUD proposes eliminating height setback requirements along the western boundary, which is owned by the applicant and zoned for commercial and office uses similar to those proposed for the subject site. The PUD proposes a maximum building height of five (5) stories. To mitigate impacts on the abutting R-1 district to the south, the PUD proposes:

- maintaining height setback requirements when abutting an R-1 district
- distancing call/speaker boxes at least 100 feet from R-1 districts
- distancing dumpsters 60 feet from the PUD's southern boundary
- a 50-foot building setback along the PUD's southern boundary

The PUD proposes that outdoor sales areas of garden centers and other permanent outdoor sales areas be placed behind the front building line and screened from view from adjacent properties. Parking areas may not be used for outdoor sales displays. The Master Development Plan indicates that the shared private drive serving the PUD will connect to commercial development to the north and west. No conformance issues were identified.

#### **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. Amend Section 8.9 Drainage Regulations to read: Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances.

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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.

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