

Planning Commission Minutes
October 24, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:35 a.m. on October 21, 2024)

22. (PUD-2030) Application by Skyline River Front, LLC and Exchange Avenue Properties, LLC to rezone 1501 Exchange Avenue from I-2 Moderate Industrial, I-3 Heavy Industrial, SPUD- 827 Simplified Planned Unit Development, and SRODD Scenic River Overlay Design Districts to PUD-2030 Planned Unit Development, and SRODD Scenic River Overlay Design Districts. Ward 6.

Amended Technical Evaluation:

1. Screening shall be per base zoning and SRODD regulations and guidelines.
2. Modify Garage Setback Regulations to state: Within Tract 1, front-facing garages may be located no less than 18 feet from the back edge of the sidewalk. For residential lot widths less than 30 feet, the maximum driveway width shall be 12 feet.
3. Subdivision shall be per Oklahoma City Subdivision Regulations, as amended.
4. Revise minimum driveway spacing to 200 feet.
5. Driveways no longer in use on Exchange Avenue shall be closed and curbed.
6. Amend first sentence of Section 9.16 to state: Amend to “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.
7. Replace second to last statement in Section 9.8 Access with: Lots within this PUD will be required to have frontage on an approved street, except that for multi-family residential development on one parcel, access may be permitted to be from a private drive. The private drive shall be placed within a common area designated for access purposes. A Property Owners Association, through the use of recorded Covenants and Restrictions, shall govern maintenance of the private drives. Private drives shall meet requirements of the City of Oklahoma City Public Works Department and ADA requirements.
8. Delete the following from the Master Design Statement: A sign that contains the name of any business and/or multi-family development located within this PUD shall be deemed accessory, even if the sign is not placed on the parcel where the business and/or multi-family development is located, if the business and/or multi-family development and the sign are located within this PUD.
9. The setback along Exchange Avenue shall be 15 feet to maintain a 10-foot separation between street trees and water lines.

The applicant was present. There were protestors present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY GOVIN, SECONDED BY NOBLE

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

ABSENT: PENNINGTON



STAFF REPORT
The City of Oklahoma City
Planning Commission
October 24, 2024

Item No. IV. 22.

(PUD-2030) Application by Skyline River Front, LLC and Exchange Avenue Properties, LLC to rezone 1501 Exchange Avenue from I-2 Moderate Industrial, I-3 Heavy Industrial, SPUD-827 Simplified Planned Unit Development, and SRODD Scenic River Overlay Design Districts to PUD-2030 Planned Unit Development and SRODD Scenic River Overlay Design Districts. Ward 6.

I. GENERAL INFORMATION

A. Contacts

Applicant's Representative

Earnest Isch
Isch and Associates, Inc.
(405) 286-5696
geisch@ischandassociates.com

B. Case History

This application was deferred from the September 26, 2024, Planning Commission hearing date.

C. Reason for Request

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

D. Existing Conditions

1. **Size of Site:** 5.41 Acres

2. **Zoning and Land Use**

	Subject Site	North	East	South	West
Zoning	I-2 / I-3 / SPUD- 827/SRODD	SPUD-496 / SRODD	SPUD-496 / SRODD	I-2 / I-3 / SRODD	SPUD-827 / SRODD
Land Use	Warehouse	Boat House/ Dock	Boat House/ Dock	Warehouse	Boat House/ Dock

3. Comprehensive Plan Land Use Typology Area: Urban – Medium (UM)

UM applies to fully urbanized areas of the city, most of which were built prior to the 1960s. Developments are expected to be larger in scale and have greater intensity and mixture of uses than developments found in UL. Development within UM areas should support efficient transit usage and provide pedestrian and bicycle access to retail, services, parks, and other destinations. Priorities for the UM areas include “infill” developments on vacant lots, rehabilitation of underutilized property, and development that supports revitalization of distressed neighborhoods.

II. SUMMARY OF PUD APPLICATION

8.1.....USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the **R-4 General Residential and SRODD Scenic River Overlay Design Districts** shall govern Tract 1 of this PUD, and **C-1 Neighborhood Commercial and SRODD Scenic River Overlay Design Districts** shall govern Tract 2 of this PUD, except as herein modified, including conditional, special permit, special exception, alcohol beverage consumption requirements and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

9.0.....SPECIAL CONDITIONS

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

TRACT I

Permitted Use(s):

- 8150.6.1 Community Garden
- 8150.6.2 Composting
- 8150.6.4 Home Garden
- 8150.7.2 Roof Garden
- 8200.8 Model Home
- 8200.12 Multiple-Family Residential
- 8200.14 Single-Family Residential, further permitted to allow attached single-family townhomes.
- 8200.15 Three- and Four-Family Residential
- 8200.16 Two-Family Residential
- 8250.3 Community Recreation: Property Owners Association
- 8250.13 Light Public Protection and Utility: Restricted
- 8250.16 Murals

STAFF REPORT
The City of Oklahoma City
Planning Commission
October 24, 2024
PUD-2030

Item No. 22.

Tract I Bulk Regulations

Minimum Lot Size:

The minimum lot size within Tract 1 shall be 1,300 square feet.

Maximum Lot Coverage:

The maximum lot coverage within Tract 1 shall be 70%.

Maximum Building Height:

The maximum building height within Tract 1 shall be 45 feet.

Density:

There shall be a maximum of 60 lots within this tract.

Minimum Lot Width:

The minimum lot width within Tract 1 shall be 22 feet.

Setbacks:

Exchange Avenue:

Front: 10 feet

Interior Side Yard: None

Corner Side Yard: 5 feet

Rear: 10 feet

Usable Open Space – A minimum of 10 percent in Tract 1 shall be usable open space.

TRACT II

Permitted Use(s):

- 8150.6.1 Community Garden
- 8250.1 Artistic Graphics
- 8250.4 Community Recreation: Restricted
- 8250.5 Cultural Exhibits
- 8250.13 Light Public Protection and Utility: Restricted
- 8250.16 Murals
- 8300.32 Convenience Sales and Personal Services
- 8300.37 Eating Establishments: Sitdown
- 8300.38 Eating Establishments: Sitdown, Alcohol Permitted
- 8300.39 Eating Establishments: Sitdown, Limited Alcohol Permitted
- 8300.41 Food and Beverage Retail Sales
- 8300.63 Retail Sales and Services
- 8350.8 Industrial, Light; further limited to a brewery or taproom.

Tract II Bulk Regulations

Minimum Lot Size:

The minimum lot size within Tract 2 shall be per the base zoning district and Scenic River Overlay Design District requirements.

Maximum Lot Coverage:

The maximum lot coverage within Tract 2 shall be per the base zoning district and Scenic River Overlay Design District requirements.

Maximum Building Height:

The maximum building height within Tract 2 shall be per the base zoning district and Scenic River Overlay Design District requirements.

Minimum Lot Width:

The minimum lot width within Tract 2 shall be per the base zoning district and Scenic River Overlay Design District requirements.

Setbacks:

Setbacks within Tract 2 shall be per the base zoning district.

9.1.....FAÇADE REGULATIONS

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

Buildings shall be oriented such that the backs of buildings are not facing towards any street.

9.2 LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the City of Oklahoma City’s Landscaping Ordinance and Scenic River Overlay Design District requirements in place at the time of development. Landscaping will be provided along the Exchange Ave. frontage and within the project. Trees shall be provided along Exchange Ave. and shall be planted a minimum of 10 feet clear of the water line in the Exchange Ave. right of way.

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, and Scenic River Overlay Design District requirements.

To minimize light spillover on residential uses, outdoor lights within any office or commercial or industrial tracts will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

9.4 SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot-high sight proof fence or wall shall be required along the boundary of Tract 2 where it is adjacent to any residential use. Said wall shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood, with brick columns with footings on 20-foot centers and shall be solid and opaque.

9.5 SUBDIVISION 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.

9.6 DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances.

9.7 DUMPSTER REGULATIONS

Dumpsters shall be consolidated and located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences, subject to Scenic River Overlay Design District requirements. Dumpsters within Tract 2 shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

9.8 ACCESS REGULATIONS

There shall be a maximum of three (3) access points from Exchange Avenue in this PUD.

Driveways within and adjacent to this PUD shall have a minimum of one hundred twenty (120) feet of separation from driveway centerline to driveway centerline and shall meet all City design standards.

Streets or driveways on adjacent property within 200 feet of this Planned Unit Development shall be shown on the Master Development Plan.

There shall be "Limits of No Access" on the Exchange Ave. frontage except for the access and exit drives as shown the Master Plan.

One access to this PUD/Tract shall be via a divided street with central landscaped medians. A minimum 20-foot pavement lane shall be required on either side of said median.

Lots within this PUD will be required to have frontage on an approved private street. drive. The private streets shall be placed within a common area designated for access purposes. A Property Owners Association, through the use of recorded Covenants and Restrictions, shall govern maintenance of the private streets.

Shared access shall be required between tracts within this PUD.

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.

For Tract 1, parking spaces within garages may be used to satisfy the parking requirement.

9.10 SIGNAGE REGULATIONS

A sign that contains the name of any business and/or multi-family development located within this PUD shall be deemed accessory, even if the sign is not placed on the parcel where the business and/or multifamily development is located, if the business and/or multi-family development and the sign are located within this PUD.

All signage shall conform to Scenic River Overlay Design District requirements.

9.10.1 FREESTANDING SIGNS

Freestanding signs shall be in accordance with the base zoning district and Scenic River Overlay Design District, except the maximum sign height shall be ten (10) feet and the maximum sign face shall be fifty (50) square feet. No pole signs shall be permitted within this PUD.

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 shall not be permitted.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMDs)

Electronic Message Display signs shall not be permitted.

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed on all streets within 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 requirements.

Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction of this PUD.

Interior pedestrian pathways and bikeways are made part of this Planned Unit Development and shall connect residential tracts to adjacent common area(s) as shown on the Master Development Plan.

9.13 HEIGHT REGULATIONS

Height regulations are defined within each development tract in Section 9.0 of this document.

9.14 SETBACK REGULATIONS

Setbacks are defined within each development tract in Section 9.0 of this document.

9.14.1 GARAGE SETBACK REGULATIONS

Within Tract 1, front facing garages may be located no less than ten (10) feet from the back edge of the curb. A garage that extends beyond the front wall of a dwelling shall be required two (2), one and a half (1 ½) inch caliper trees, or one (1) three (3) inch caliper tree in the front yard or between the sidewalk and street curbing, provided the area is a minimum of five (5) feet in width.

9.15 PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.16..... COMMON AREAS

Maintenance of the common areas 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

Due to the requirement for design review, a Specific Plan is not required.

10.0 DEVELOPMENT SEQUENCE

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

11.0 EXHIBITS

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

Exhibit A - Legal Description

Exhibit B – Master Development Plan

Exhibit C – Proposed Building Elevations

Exhibit D – Topographic Survey.

III. REVIEW COMMENTS

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

A. Outside Agencies

- 1. Oklahoma City-County Health Department (OCCHD):**
- 2. Oklahoma City Urban Renewal Authority (OCURA):**
- 3. Oklahoma Gas and Electric (OGE):**
- 4. Oklahoma Natural Gas (ONG):**
- 5. Oklahoma Water Resources Board (OWRB):**
- 6. School District(s): Oklahoma City**
- 7. Oklahoma Department of Transportation (ODOT):**

B. City Departments

- 1. Airports:**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA):**
- 3. Fire (OCFD): ***
- 4. Information Technology/Geographic Support (IT/GIS):**
- 5. Parks and Recreation:**
- 6. Police (OCPD):**
- 7. Public Works:**

a. Engineering

Storm Sewer Availability

- 1) The Public Works 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) Flood Study will be required to show no rise in FEMA Q 100 and the City of Oklahoma City Q 100 water surface elevation, compared pre-and post-development.
- 5) A portion of subject property is situated within a F.E.M.A. Flood Plain. Therefore, the establishment of Minimum Finish Floor Elevation for each lot within the flood plain will be required (100-year) frequency plus 1'. The Public Works Department Engineering staff shall approve these elevations prior to the filing of the final plat.
- 6) A floodplain activity permit must be submitted for any work contemplated in The Waters of the United States.
- 7) 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.

- 8) 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.
- 9) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 10) 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.
- 11) 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.
- 12) All private roads /streets will have private storm sewer systems.
- 13) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.
- 14) Section 7.7 Drainage: Amend to "The property within this Planned Unit Development is within a FEMA 100-year flood plain."
- 15) Section 9.16 Common Areas: Amend to "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 that meets the requirements specified above."
- 16) Exchange Avenue is shown on the Functional Classification Plan as a Major Arterial. Revise minimum driveway spacing to 200 feet.
- 17) The Master Development Plan shows 3 drives onto Exchange Avenue. Revise the Master Development Plan to show only 2 drives to make it consistent with the PUD language. *[Revised by applicant to allow three drives]*

b. Streets, Traffic and Drainage Maintenance

c. Stormwater Quality Management

d. Traffic Management *

8. Utilities

a. Engineering

Paving

b. Solid Waste Management

Single Family

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

Multi-Family

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

Commercial

The City cannot provide service, contact private hauler.

c. Water/Wastewater Quality

Water Availability

1. An existing 6-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.
11. System will be mastered metered.

Wastewater Availability

1. An existing 12-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 guarantee 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. Internal system will be considered private.

9. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Avoid developing within 100-year floodplains or floodways.
- Utilize Best Management Practices (BMP) for stormwater.
- Structured parking may be appropriate to achieve desired intensity levels.
- Incorporate commercial uses at street level to maintain an active, pedestrian friendly streetscape.
- Design buildings to include facades, storefront windows, and attractive signage and lighting to create pedestrian-scale visual interest.

Floodway is minimally present at the northwest corner of the subject site. The development is required to comply with all City, State, and Federal requirements within floodplain or floodway areas.

Location:

- Mixture of density, lot size and building scale is appropriate as long as land use compatibility is achieved.

Density: The non-residential Floor to Area Ratio (FAR) range for the UM LUTA is 0.4 to 1.2 with a typical FAR of 1. The Urban Medium Intensity LUTA outlines a density range of 10 to 40 dwelling units per acre. *The current floor to area ratio of the site is approximately 0.05. The PUD regulations could provide for new development within the Urban Medium Intensity LUTA.*

Automobile Connectivity:

- Maintain and enhance the connectivity of the street network.
- For projects on sites 5 acres and larger that propose new public or private streets, maintain, create, and enhance an overall network that is highly connected, and avoid dead end streets and cul-de-sacs.
- Limit curb cuts on arterial streets and where possible, concentrate access for retail development 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.

The subject site currently has multiple improved curb cuts along Exchange Avenue, some of which are located adjacent to protected portions of the bicycle lane. The PUD requests three driveways on Exchange.

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.

Sidewalks are currently available on the subject site, along Exchange Avenue. The PUD regulations require sidewalks along all streets, and any repair or replacement to meet City and ADA requirements. It was unclear how easily residents will be able to walk to trail and proposed dog park.

- 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 uses, “Operational

Impact” is a potential compatibility issue identified by the comprehensive plan. Projects in higher intensity LUTAs (UM) may be more appropriate for significant transitions of density, scale and mass.

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. The PUD does not offer specific mitigation measures for abutting industrial development to the west but does require no less than a six-foot and no greater than an eight-foot-high sight-proof fence or wall along the boundary of Tract 2 where it is adjacent to any residential use. Said wall shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood, with brick columns with footings on 20-foot centers and shall be solid and opaque. Screening should meet the SRODD regulations and guidelines.*

3) Service Efficiency:

- Water: *Served*
- Sewer: *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 minimally present on the subject site in the form of floodway from the Oklahoma River. The development is required to comply with all City, State, and Federal requirements within floodplain or floodway areas.*
- 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 along the north side of Exchange Avenue, a Minor Arterial Street in the Urban Medium LUTA. The nearest transit (bus) service is located just northeast of the site, along Exchange Avenue. Access to the City trail system is available just north of the subject site, along the Oklahoma River Trail. According to Streetlight data, last collected in 2022, Exchange Avenue had 4,610 average daily trips, with a capacity of 22,000.

6) Other Development Related Policies

- Encourage the integration and mixing of land uses in urban areas. (SU-1)
- 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)
- Encourage redevelopment and infill development on vacant, underutilized, and brownfield sites in urbanized areas. (SU-19)
- 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)
- Share parking between contiguous developments. (C-31)
- Require that new development tie into the park and trail system by providing linkages to existing parks or dedicating new park land. Connect existing parks and neighborhoods to create a continuous system of open spaces, for example along stream corridors. (P-18)
- Support and incentivize the adaptive use of existing buildings, infill development, and brownfield development. (G-10)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- Initiate new efforts to reduce sign clutter and improve the aesthetics of signs, while allowing for adequate and visible business identification (E-14)

b. Plan Conformance Considerations

The subject site is located along the north side of Exchange Avenue, in an area generally located east of South Pennsylvania Avenue and south of Interstate 40 and the

Oklahoma River. The site is currently zoned as the I-2 and I-3 Districts and within the Scenic River (Stockyards) Urban Design Overlay District. The subject site is developed on the west side with three industrial buildings that most recently served as a propane business. The eastern portion of the site is primarily undeveloped with remaining portions of building foundation. North and east of the subject site are zoned R-1 and SPUD-496 and are utilized for parking and access to the Oklahoma River Trail, the Exchange Landing for the Oklahoma River Cruises, and the University of Oklahoma Boathouse. Across Exchange Avenue, to the south, and west of the site are a mixture of I-2 and I-3 zoned properties utilized for office / warehouse and outdoor storage uses.

The PUD is requested to allow a mixed-use, multi-tract development that utilizes base C-1 and R-4 Districts while maintaining the Urban Design requirements of the Scenic River (Stockyards) Overlay Design District. The conceptual plans for the development illustrate townhomes, residential amenities, and a dog park. The PUD retains the design district regulations and design review process. Some changes are needed to the Master Design Statement to specify that screening shall be per the SRODD, increase the setbacks for garages, increase the setback along Exchange Avenue in order to ensure trees can be planted without conflicting with water lines, modify sign regulations to be per Code, and clarify access. The Public Works Dept has requested driveways meet a 200-foot separation and any driveways no longer in use be closed and curbed.

This rezoning application is subject to review by the Urban Design Commission (UDC). The UDC is scheduled to make a recommendation on the application on October 23rd, 2024. Their recommendation and any proposed conditions will be conveyed to the Planning Commission.

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 Evaluations:

1. Screening shall be per base zoning and SRODD regulations and guidelines.
2. Modify Garage Setback Regulations to state: Within Tract 1, front facing garages may be located no less than 18 feet from the back edge of the sidewalk. For residential lot widths less than 30 feet, the maximum driveway width shall be 12 feet.
3. Subdivision shall be per Oklahoma City Subdivision Regulations, as amended.
4. Revise minimum driveway spacing to 200 feet.
5. Driveways no longer in use on Exchange Avenue shall be closed and curbed.

6. Amend first sentence of Section 9.16 to state: Amend to “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.
7. Replace second to last statement in Section 9.8 Access with: Lots within this PUD will be required to have frontage on an approved street, except that for multifamily residential development on one parcel, access may be permitted to be from a private drive. The private drive shall be placed within a common area designated for access purposes. A Property Owners Association, through the use of recorded Covenants and Restrictions, shall govern maintenance of the private drives. Private drives shall meet requirements of the City of Oklahoma City Public Works Department and ADA requirements.
8. Delete the following from the Master Design Statement: A sign that contains the name of any business and/or multi-family development located within this PUD shall be deemed accessory, even if the sign is not placed on the parcel where the business and/or multifamily development is located, if the business and/or multi-family development and the sign are located within this PUD.

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.

taj



STAFF REPORT

Urban Design Commission

October 23, 2024

Case No. PUD-2030
Property Address 1501 Exchange Ave
Applicant Name Isch and Associates for Skyline Riverfront, LLC
1913 West 33rd St
Edmond, OK 73013
District I-2 and I-3/SRODD (Stockyards)

A. ITEMS FOR CONSIDERATION

1. Recommendation

To provide a recommendation to the Planning Commission for a request to rezone from I-2 and I-3/Scenic River (Stockyards) to Planned Unit Development (PUD-2030).

B. BACKGROUND

1. Location

The subject site is located on the north side of Exchange Ave just west of where it intersects with SW 8th St.

2. Site History/Existing Conditions

The existing site is largely vacant with the exception of the remnants of a building foundation that was perhaps constructed in 1938. The site is fenced. The western edge of the subject site includes three older single-story industrial buildings and this portion of the site was most recently used for a butane and propane business that stored numerous propane tanks at the rear portion of the site.

3. Surrounding Environment

To the east, there is a property fronting on the south bank of the Oklahoma River that is owned by the City. This site is vacant but landscaped with sod and trees. To the north, there is another property that also fronts on the south bank of the river that is occupied by a surface parking lot and the University of Oklahoma Boathouse.

To the south, across Exchange Ave, there are several single-story warehouse type buildings. To the west, there is a mostly vacant fenced lot with an older single-story building that appears to be unoccupied. The fenced lot is presently used for storage of semi-trailers.

4. Intended Use

8300.37, Eating Establishments: Sitdown

5. SPUD Overview

Per Section 59-4250.5.H., "The Urban Design Commission shall have the opportunity to comment upon and make recommendations on actions undertaken

by other City boards, committees, and commissions with respect to the effect of such actions upon the District.” For this reason, staff has placed this item on the agenda to allow the Commission the opportunity to consider the proposal and provide a recommendation to the Planning Commission on the Simplified Planned Unit Development (SPUD) application.

The PUD is necessary because the property is currently zoned I-2 and I-3 which does not permit the proposed residential uses and also because the standards for the proposed residential development for things like lot size and lot width are significantly different than any current residential zoning district that the City has. In addition, there is a proposed commercial aspect to the project so the proposed PUD will allow for this mixed use.

Staff has coordinated with the applicant on the content and direction of the PUD document. The attached PUD document is still a draft document which reflects most of the corrections that staff has directed. This attached draft is the PUD document that the Commission is making a recommendation on to the Planning Commission. Because the draft has not been revised to address all the issues identified by staff, Section D of this staff report details the remaining concerns and identifies how this draft should be modified to properly address that issue.

Perhaps most significant for Urban Design Commission’s review, the MDS for the proposed PUD maintains the design review requirements of the Urban Design Overlay District. Accordingly, any and all exterior modifications at the subject site will remain under the purview of the Urban Design Commission and subject to the applicable Certificate of Approval provisions. Certificate of Approval applications for future development within the PUD area will be subject to administrative or Commission review and approval pursuant to the standard Scenic River thresholds for those reviews.

C. ITEMS IN COMPLIANCE

1. Unless noted below in Section D. Issues and Considerations, all other case items of this proposal comply with the Development Regulations and Guidelines of the Scenic River Overlay Design District zoning ordinance as referenced below:

None

Note: All other Regulations and Guidelines of the Urban Design Overlay zoning ordinance not listed above are either not applicable to this case or apply to elements of this project to be considered as a separate case at a later date.

D. ISSUES AND CONSIDERATIONS

1. **Development Regulations**
This proposal does not comply with the Development Regulations of the Scenic River Overlay Design District zoning ordinance as follows:

- a. **RE: Landscaping**

- 1) Description: The applicant has not provided adequate spacing/setbacks along the Exchange Ave project frontage to provide the room necessary for the required street trees.
- 2) Reference: §13500.5.J.(2)(a)2.i., Landscaping and Screening Regulations

“In addition to meeting the City’s Landscaping Requirements as set forth in Article XI, the following regulations shall apply:

- i. Street trees (minimum 2” caliper) shall be required for all types of development within the SRODD and shall be spaced a maximum of 40 feet on-center, however where insufficient right-of-way exists to accommodate the required sidewalk and five foot buffer, street trees shall not be required. A revocable permit is required for any landscaping within the public rights-of-way or utility easements along private street frontages.”*

- 3) Considerations: The bulk regulations contained in the MDS for this project specify a 10 foot setback along the north side of Exchange Ave. This means that the space between the fence proposed along Exchange Ave and the first structures located inside that fence could be as little as 10 feet. There is already an underground water line located in this setback area along Exchange Ave. Trees need to be spaced a minimum of at least 10 feet away from a water line.

In order to ensure that there is enough room to plant the required street trees a minimum distance from the existing water line, and that there is adequate room for them to grow between the boundary fencing and the proposed residential structures, staff recommends that the minimum setback along Exchange Ave be changed from 10 feet to 25 feet.

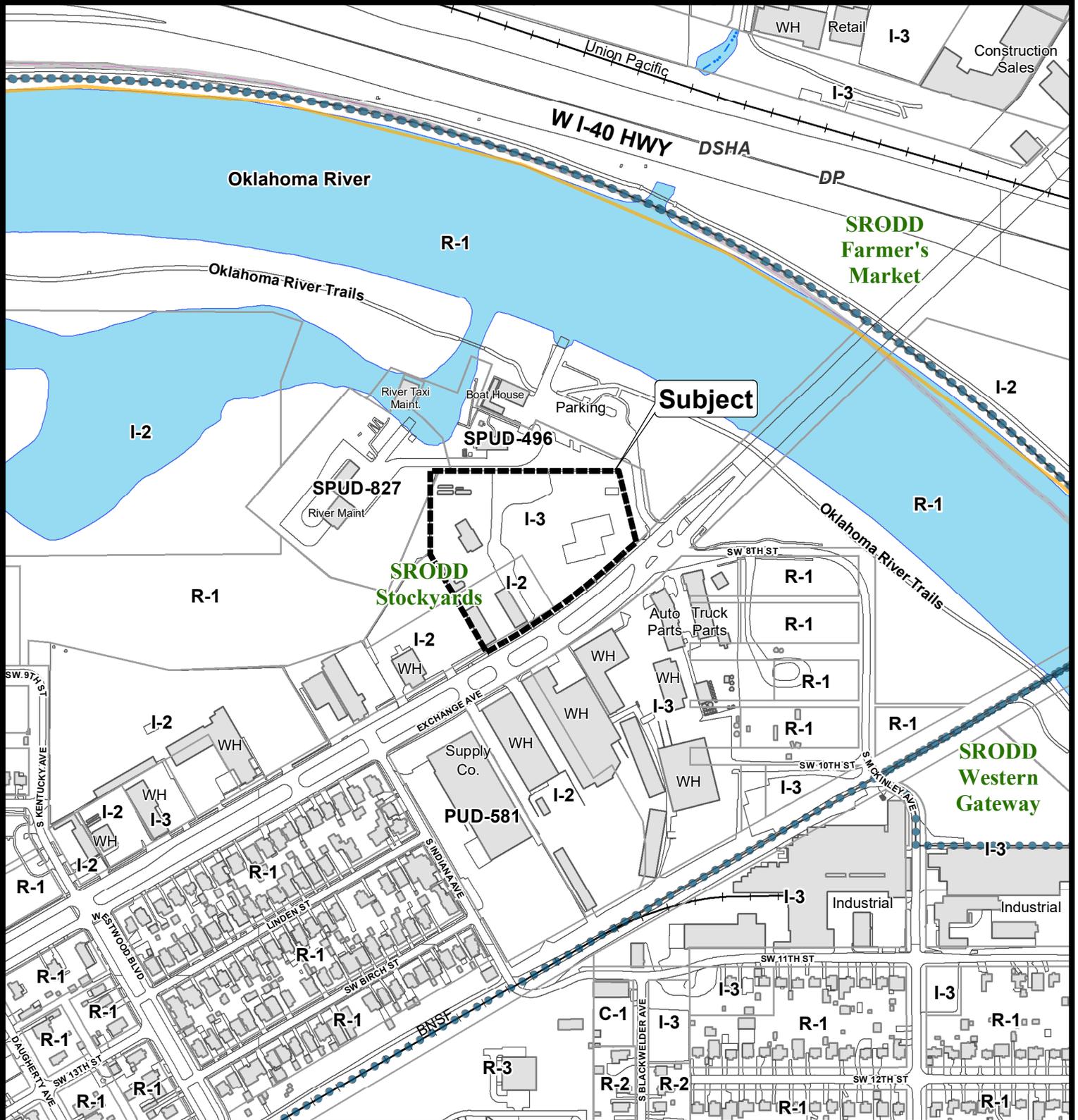
E. STAFF RECOMMENDATION

1. **Provide a recommendation of approval to the Planning Commission** on the application for a request to rezone from I-2 and I-3/SRODD to Planned Unit Development (PUD-2030) on the basis that the project complies with the intent of the Scenic River Overlay Design District zoning ordinance as reference in Section C and D of the Staff Report with the condition that:
 - a. The applicant shall revise the MDS for PUD-2030 to make the required setback along Exchange Ave 25 feet.

Note: Staff recommendations do not constitute Commission decisions.

Attachments: Zoning Map, Application, Design Statement, Drawings, Photos, Comments.

Case No: PUD-2030 Applicant: Skyline River Front, LLC and Exchange Avenue Properties, LLC
 Existing Zoning: I-3 / I-2 / SPUD-827 / SRODD
 Location: 1501 Exchange Ave.



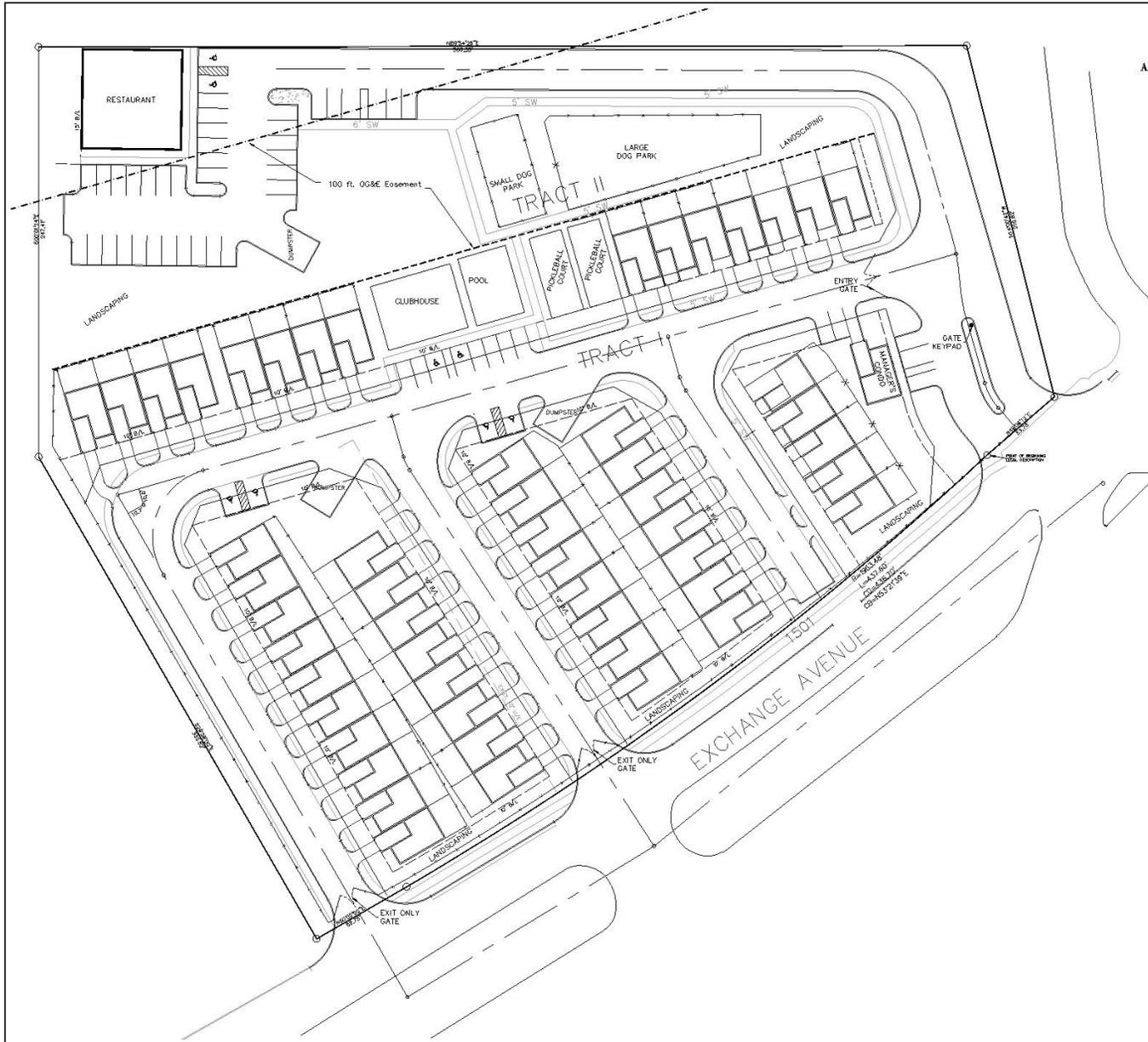
The City of OKLAHOMA CITY

Planned Unit Development



0 200 400 Feet

**PUD-2030 Exhibit B -
Master Development Plan**

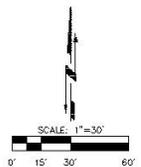


**MASTER PLAN
SKYLINE LANDING**
A PART OF THE W 1/2, SECTION 5
T11N, R3W, I.M.
Oklahoma County, Oklahoma



RESIDENTIAL UNIT COUNT

PHASE 1: 27 UNITS
PHASE 2: 26 UNITS



**MASTER PLAN
SKYLINE LANDING**
A PART OF THE W 1/2, SECTION 5
T11N, R3W, I.M.
Oklahoma County, Oklahoma

ISCH & ASSOCIATES, INC.
1913 N 33RD STREET SUITE 110 - EDMOND - OKLAHOMA 73013
PHONE: 405-296-5695 FAX: 405-920-6120
Certificate of Authorization No. 1139 Exp. Date: 6-30-25

GEI 8.13.2024

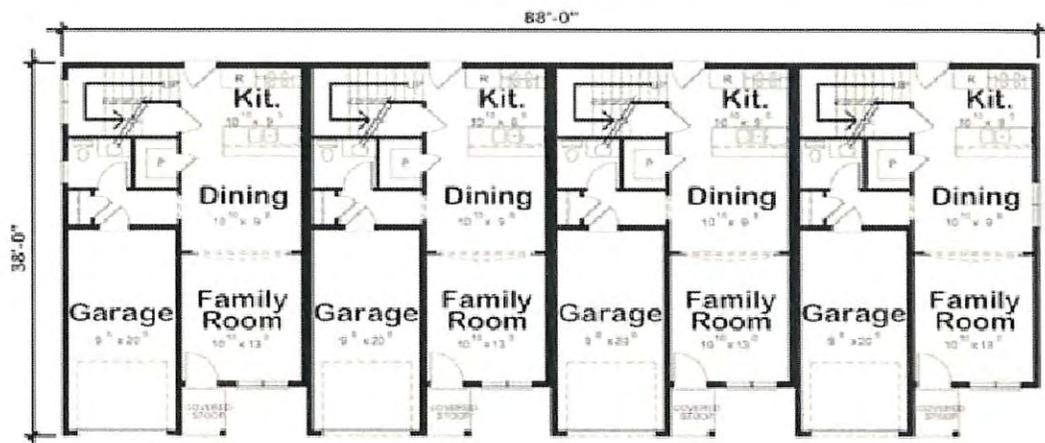
SHEET No. 1 PROJECT No. XXXX-XXXX

PUD-2030 Exhibit C - Proposed Building Elevations

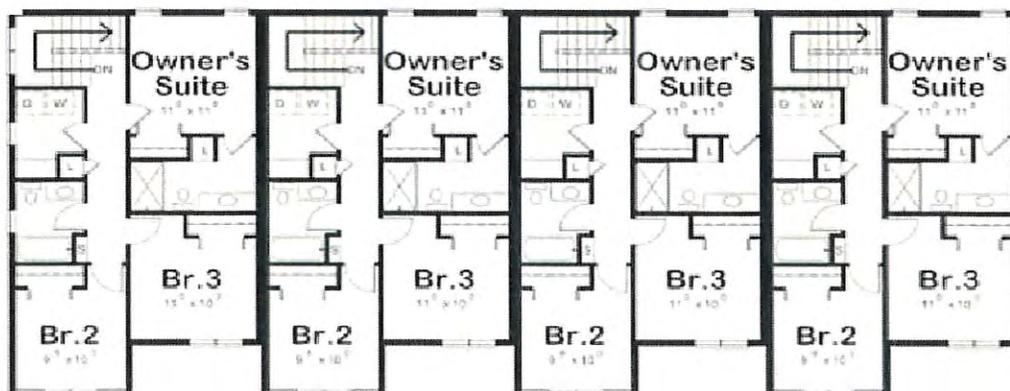
CONDO LIVING NEAR OKC RIVER FRONT
1501 EXCHANGE AVE , OKLAHOMA CITY OK 73108



1 Floor Plan First Story - Main Level



1 Floor Plan Second Story - Upper Level



Case No: PUD-2030 Applicant: Skyline River Front, LLC and Exchange Avenue Properties, LLC
Existing Zoning: I-3 / I-2 / SPUD-827 / SRODD
Location: 1501 Exchange Ave.



Aerial Photo from 2/2022



The City of
OKLAHOMA CITY

Planned Unit Development

