

Planning Commission Minutes  
January 25, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 8:14 a.m. on January 22, 2024)

10. (PUD-1989) Application by Iron Bull Capital, LLC to rezone 9430 SW 15th Street from AA Agricultural and PUD-1512 Planned Unit Development Districts to PUD-1989 Planned Unit Development District. Ward 3.

**Amended Technical Evaluation:**

1. Amend parking regulations to require two parking spaces per lot and the garage space may count toward this requirement.
2. ~~Off-street~~ Inset guest parking shall be provided at a rate of two spaces per every 10 dwellings units for lots of 30-foot width.
3. Maneuvering in the right-of-way shall be allowed within this PUD to access on-street angled parking spaces. Establishment of angled parking spaces is subject to obtaining necessary approvals, including from Traffic & Transportation Commission and City Council, as required.

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.**

MOVED BY MEEK, SECONDED BY POWERS

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

NAY: NEWMAN



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**January 25, 2024**

**Item No. IV. 10.**

**(PUD-1989) Application by Iron Bull Capital, LLC to rezone 9430 SW 15th Street from AA Agricultural and PUD-1512 Planned Unit Development Districts to PUD-1989 Planned Unit Development District. Ward 3.**

**I. GENERAL INFORMATION**

**A. Contacts**

**1. Applicant/Developer Representative**

Name        Mark W. Zitzow  
Company     Johnson & Associates  
Phone        405-235-8075  
Email        mzitzow@jaokc.com

**B. Case History**

This is a new application.

**C. Reason for Request**

The purpose of this application is to allow residential development.

**D. Existing Conditions**

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

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

**2. Size of Site: 16.98 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>	AA / PUD-1512	R-1 / PUD-1512	R-1 (PUD- 1974 pending)	AA	R-1 / PUD-1512
<b>Land Use</b>	Undeveloped	Creek / Industrial	Residential U/C	Undeveloped	Creek / Industrial

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

The use and development regulations of the **R-1, “Single Family Residential” District** shall govern this PUD except as herein modified below.

### **9.0 SPECIAL CONDITIONS:**

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

#### **Permitted Uses:**

- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Family Day Care Homes (8300.40)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Low Impact Institutional: Neighborhood Related (8250.14)
- Model Home (8200.8)
- Single-Family Residential (8200.14)

All other conditional, accessory, special or special exception uses not specifically prohibited shall be permitted subject to the review and approval processes specified in the Zoning Code.

### **9.1 ARCHITECTURAL REGULATIONS**

Exterior building wall finish on all primary structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board or stone masonry. No more than 30% stucco, wood or other non-masonry materials shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted on primary structures.

All 30-foot lots shall be limited to a one car garage and driveway no wider than 12 feet in width.

### **9.2 LANDSCAPING REGULATIONS**

The subject site shall meet all requirements of the City of Oklahoma City’s Landscaping Ordinance in place at the time of development, except as otherwise noted.

### **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**

Screening shall be per the base zoning district.

**9.5 PLATTING REGULATIONS**

Platting shall be per the City of Oklahoma City Subdivision Regulations.

**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**

Not Applicable.

**9.8 VEHICULAR ACCESS REGULATIONS**

Access shall be per the City of Oklahoma City Subdivision and Zoning Regulations.

**9.9 PARKING REGULATIONS**

The design of all parking facilities in this PUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended. Only one space shall be required per lot and the garage space may count toward this requirement.

All garages shall be placed at least 18 feet from the back of the sidewalk.

Maneuvering in the right-of-way shall be permitted within this PUD.

**9.10 SIGNAGE REGULATIONS**

Signage shall be per the base zoning district.

**9.11 ROOFING REGULATIONS**

All structures in this PUD shall have Class C roofing or better.

**9.12 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS**

Internal sidewalks shall be required per code. All sidewalks shall be in place prior to any occupancy certificates being issued.

**9.13 HEIGHT REGULATIONS**

The maximum building height for structures shall be per the base zoning district.

**9.14 SETBACK REGULATIONS**

Setbacks for individual lots shall be:

Front: 15 feet, driveways and garages shall be provided no less than 18 from the back of the sidewalk.

Side: 5 feet

Rear: 10 feet

**9.15 LOT COVERAGE**

The maximum lot coverage shall be 60%.

**9.16 LOT WIDTH**

The minimum lot width within this PUD shall be 30 feet.

**9.17 LOT SIZE**

The minimum lot size for this PUD shall be 3,000 sf.

**9.18 PUBLIC IMPROVEMENTS**

The Developer shall make public improvements throughout the PUD as may be 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.

**9.19 COMMON AREAS**

Maintenance of the common areas in the development shall be the responsibility of the developer. 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.

## **9.20 GENERAL DESIGN AND DEVELOPMENT GUIDELINES**

Specific information and plans for General Design and Development Guidelines are contained in Chapter 59, Section 14200.4, for density, amenities, relationship to abutting uses, site design, safety, and circulation systems.

## **9.21 SPECIFIC PLAN AND PERMITTING REQUIREMENTS**

A specific plan shall not be required for this PUD.

## **10.0 DEVELOPMENT SEQUENCE:**

Developmental phasing shall be allowed as a part of the development of this PUD. Required traffic improvements shall be permitted to be constructed in conjunction with the phased development of this PUD, as approved by the City's Traffic Division.

## **11.0 EXHIBITS:**

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

- A: Legal Description
- B: Conceptual Master Development 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**
- 2. Oklahoma City Urban Renewal Authority (OCURA)**
- 3. Oklahoma Gas and Electric (OGE)**
- 4. Oklahoma Natural Gas:** Prior to excavation, please contact OKIE-ONE 1-800-522-6543 a minimum of 48 hours prior for exact location of our facilities.
- 5. Oklahoma Water Resources Board (OWRB)**
- 6. School District: Mustang**
- 7. Oklahoma Department of Transportation (ODOT)**

### **B. City Departments**

- 1. Airports**

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

**Storm Sewer Availability**

- 1) The Public Works Drainage Division staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to chapter 16 of the Oklahoma City Municipal Code.
- 2) Storm sewers in accordance with the City's Drainage Ordinance will be required. Development abutting section line roads with drainage flows that exceed the capacity of OKC standard ditch detail (D-100) will necessitate the installation of enclosed storm sewer and/or concrete channel. These improvements shall be placed to provide a minimum of 35' clearance distance from the centerline of the section. Concrete channels must be entirely outside public right-of-way.
- 3) A flood and/or drainage study will be required to establish finished floor elevations, common lot areas or private drainage easements. A final plat should not be submitted until the study has been reviewed and approved by the Public Works Department.
- 4) 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) The subject property is situated within a FEMA 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's Engineering staff shall approve these elevations prior to the filing of the final plat.
- 6) A floodplain activity permit must be submitted with plans for any work contemplated within 200 feet of a mapped FEMA floodplain.
- 7) A Corps of Engineers 404 permit must be submitted with plans for any work contemplated within The Waters of the United States.
- 8) 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.

- 9) 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.
- 10) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 11) 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.
- 12) 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.
- 13) All private roads /streets will have private storm sewer systems.
- 14) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.

**c. Stormwater Quality Management**

**d. Traffic Management\***

**8. Utilities**

**a. Engineering**

**Wastewater Availability**

- 1) An existing 8" wastewater main(s) is located adjacent to the subject site(s).
- 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.

**Water Availability**

- 1) An existing 12" water main(s) is within the required distance to the subject site and the developer will be required to extend a 12-inch or larger water main along street frontage and will be required to extend the water system to each lot or site within the development in accordance with City Standard Specifications and Private Development Design Manual.
- 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
- 7) 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.
- 8) 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.
- 9) 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).

10) Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.

**b. Paving**

**c. Solid Waste Management**

**9. Planning**

**a. Comprehensive Plan Considerations**

**1) LUTA Development Policies:**

Site Design:

- Avoid developing within or modification of 100-year floodplains or floodways.
- Large-scale (20+ acres or 50 or more single family units) residential subdivisions should provide a diversity of home sizes, lot sizes, price points, architectural styles, and density ranges.
- Where possible, provide a continuous system of open space along stream corridors or other appropriate areas that link neighborhoods and park lands.
- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Developments should be served by urban water and sewer utility systems.

*Floodway, 100- and 500-year floodplain are present on the subject site. The development is required to comply with all City, State, and Federal requirements within the floodplain. Public water and sewer are available are proposed to be extended to the site.*

Density: The Urban Low Intensity LUTA outlines a density range of 4 to 8 dwelling units per acre for single family.

*The PUD regulations could provide a density within the UL LUTA range.*

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.
- Provide vehicular connectivity between adjacent developments.
- Subdivisions with more than 50 units should have at least two points of entrance / egress no closer than 300 feet apart.

*Access is proposed per the Subdivision Regulations. The PUD conceptual plan shows a connection via the Bellflower Estates subdivision on the east to SW 15th Street and S County Line Road.*

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.

*Sidewalks are required within new urban subdivisions and are required on internal streets by the PUD regulations.*

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating the proposed uses adjacent to existing Low Intensity Residential, “Building Scale and Site Design” are potential compatibility issues identified by the comprehensive plan. When locating the proposed single family residential near industrial uses or zoning, the comprehensive plan identifies potential “Operational” impacts.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if residential lot sizes in UL are less than 60% of directly adjacent residential lots, the setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building’s orientation to the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *The PUD proposes an R-1 base with reduced lot sizes of a minimum 3,000 square feet and 30-foot-wide lots. The conceptual plan shows lots on the northern half of the site would be similarly configured to match the neighboring lots on the east. The proposed lot sizes on the southern half of the site could be smaller than those allowed on the lots abutting to the east, however they would be located within the same development.*

Operational Impact: The comprehensive plan states that in some cases, a proposed project may need to take measures to reduce the impact of an existing use, and specifically identifies placing residential uses next to an industrial use as an example. *In this case, the remaining portion of PUD-1512 (Tract 3), to the northwest, allows a contaminated water treatment facility, light industrial, outdoor sales and display, and outdoor storage, and underground injection wells: disposal wells. The proposed development may need to take measures to buffer itself from current or future development to the northwest. Mustang Creek provides separation.*

- 3) **Service Efficiency:**

- Water: *Served – Close to Service or Served*
- Sewer: *Served – Open Sewer Sheds or Served*
- Fire Service: *Urban Service Level*

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

- Riparian Areas: Riparian areas are vegetated areas adjacent to streams, lakes, ponds, and wetlands that are composed of a mixture of trees, shrubs, and

grasses. These areas may also contain floodplain. The comprehensive plan recommends a 100-foot buffer from stream banks. *Riparian area is present along the northern and western boundary of the site in the form of Mustang Creek. Floodway, 100- and 500-year floodplain are present on the site. The conceptual plan for the development locates the proposed residential uses outside the floodway, but likely within existing floodplain. Plan conformance would be strengthened by maintaining a 100-foot buffer between development and the stream bank.*

- Upland Forests: N/A
  - Vulnerable Aquifers: The aquifer in this area is considered highly vulnerable to depletion. The comprehensive plan recommends preserving natural open spaces and utilizing low impact development techniques whenever possible in new developments in order to maintain water quality and allow for the infiltration of stormwater onsite.
- 5) **Transportation System:** This site proposes a connection via the Bellflower Estates subdivision on the east to SW 15<sup>th</sup> Street, a Major Arterial Street, and S County Line Road, a Minor Arterial Street, both in the Urban Low LUTA. Transit (bus) service is not available nearby.
- 6) **Other Development Related Policies**
- Support diversity and integration of housing unit types and sizes in all land use typology areas in order to meet the diverse needs of households of different sizes, generational needs, incomes, and preferences. New residential subdivisions should achieve a mixture of housing types within a unified development. (SU-4)
  - Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
  - Improve the functionality and efficiency of the street network by:
    - Providing direct connections from residential developments to nearby places and to each other.
    - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
    - Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
    - Reducing block sizes and use of dead-end streets.
    - Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
  - Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
  - Ensure proper access to and between subdivisions in order to offer a choice in routes for residents, multiple access points for emergency responders, and to reduce vehicle congestions at arterial intersections. Contiguous developments should share access whenever feasible. (C-32)
  - 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)

- Avoid under-grounding streams to the greatest extent possible. Where feasible, encourage the re-surfacing of buried streams. Limit the use of culverts or other structures that alter natural streams, and require designs that minimize impacts to stream health and function. (G-11)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- Incorporate natural features (such as ponds, lakes, streams, rock outcroppings, stands of mature trees, and/or sizeable individual trees) into the design of all residential, commercial, and industrial projects rather than eliminating, hiding, or limiting access to those features. (E-31)
- Encourage unified planning for all adjoining land owned or controlled by a project's developer to ensure proper circulation and land use relationships (SU-47)

**a. Plan Conformance Considerations**

The subject site is located south of SW 15th Street and west of S County Line Road. The site is undeveloped and zoned AA on the south and within Tract 3 PUD-1512 on the north. The remaining portion of PUD-1512 (Tract 3), northwest of Mustang Creek, allows a water treatment facility, light industrial, outdoor sales and display, and outdoor storage, and underground injection wells: disposal wells. Land abutting on the east was rezoned from AA to R-1 in 2022 (PC-10778). The rezoning was a companion case with an approved request to lift the Employment layer on the site (CPA-2021-00013). The northwest portion of that land, adjacent to the subject site on the east, was then rezoned to PUD-1974 (Bellflower Addition) on January 2, 2024 to allow similar residential development as proposed in this new PUD. As of the date of this report, PUD-1974 was within its effective period (30 days).

The proposed PUD's conceptual plan shows a connection through the Bellflower development on the east to SW 15th Street and S County Line Road. Land to the south is undeveloped and would remain zoned AA. Mustang Creek runs along the western and northern boundaries of the subject site. Floodway, 100- and 500-year floodplain are present on the site. The conceptual plan for the development locates the proposed residential uses outside the floodway, but likely would require modification of the floodplain.

The PUD is requested for an R-1 base with reduced lot sizes of a minimum 3,000 square feet and 30-foot-wide lots. The conceptual plan shows lots on the northern half of the site would be similarly configured to match the neighboring lots on the east. The proposed lot sizes on the southern half of the site could be smaller than those allowed on the lots abutting to the east, however they would be located within the same development. The PUD also requests a reduced front setback of 15 feet instead of 20 feet but requires garages to be at least 18 feet back from the back of

sidewalk. Access and open space would be per the Subdivision Regulations. This PUD (Bellflower West) mirrors the requirement in PUD-1974 (Bellflower Addition) that all 30-foot lots shall be limited to a one car garage and driveway no wider than 12 feet in width. The new PUD, however, proposes that the parking requirement be reduced to one parking space per lot instead of two.

#### **IV. STAFF RECOMMENDATION**

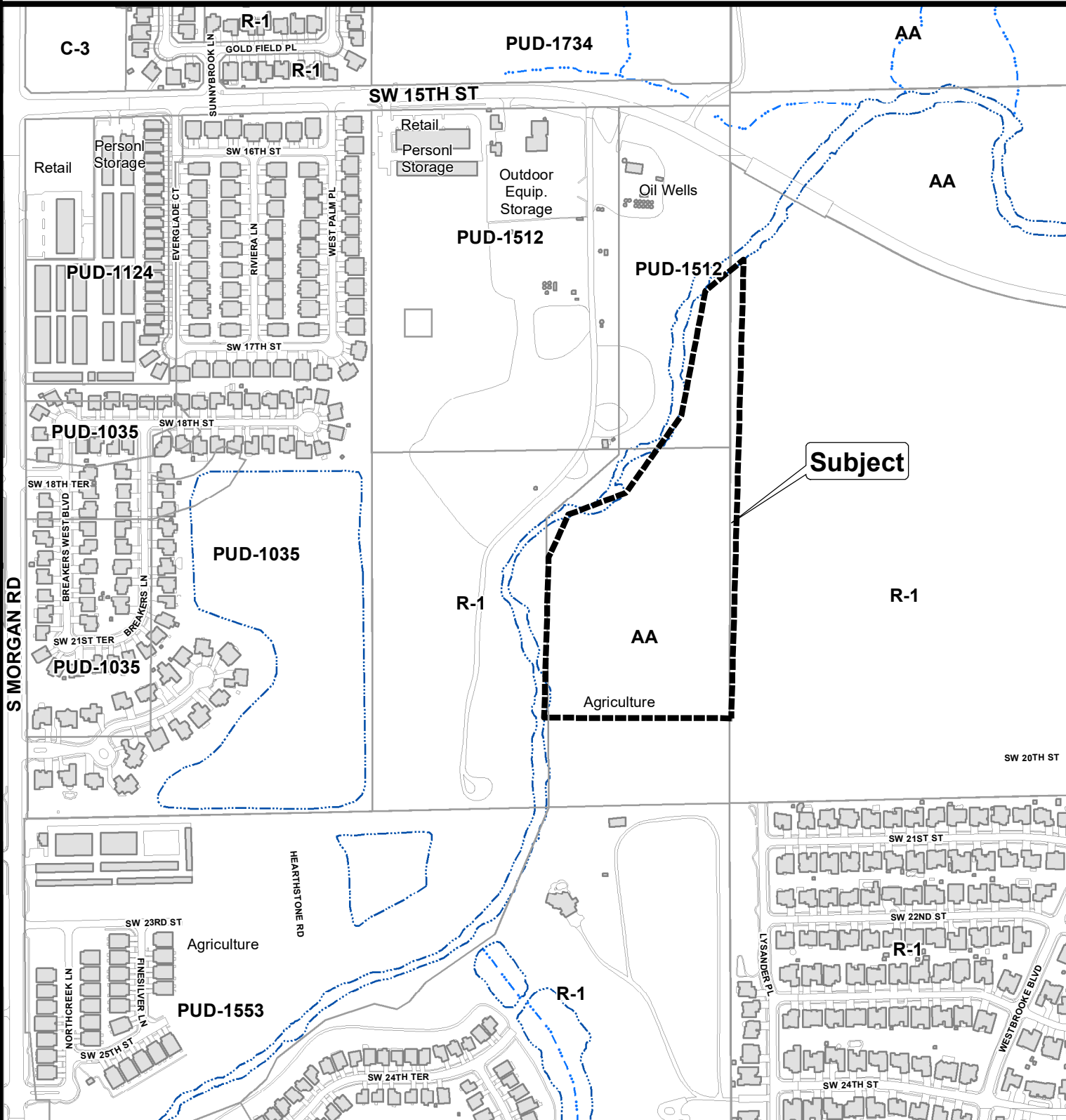
*Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the 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 parking regulations to require two parking spaces per lot and the garage space may count toward this requirement.
- 2) Off-street guest parking shall be provided at a rate of two spaces per every 10 dwellings.
- 3) Maneuvering in the right-of-way shall be allowed within this PUD to access on-street angled parking spaces. Establishment of angled parking spaces is subject to obtaining necessary approvals, including from Traffic & Transportation Commission and City Council, as required.

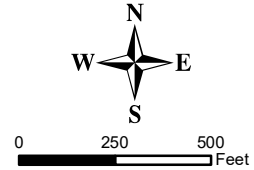
All Engineering Division and Water/Wastewater Utilities Division requirements must be met. Additional changes to the PUD may be required during either Divisions review of construction plans and prior to City Council approval.

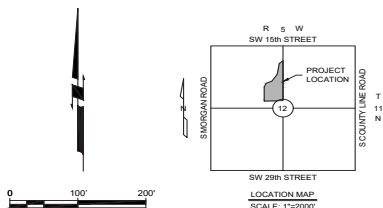
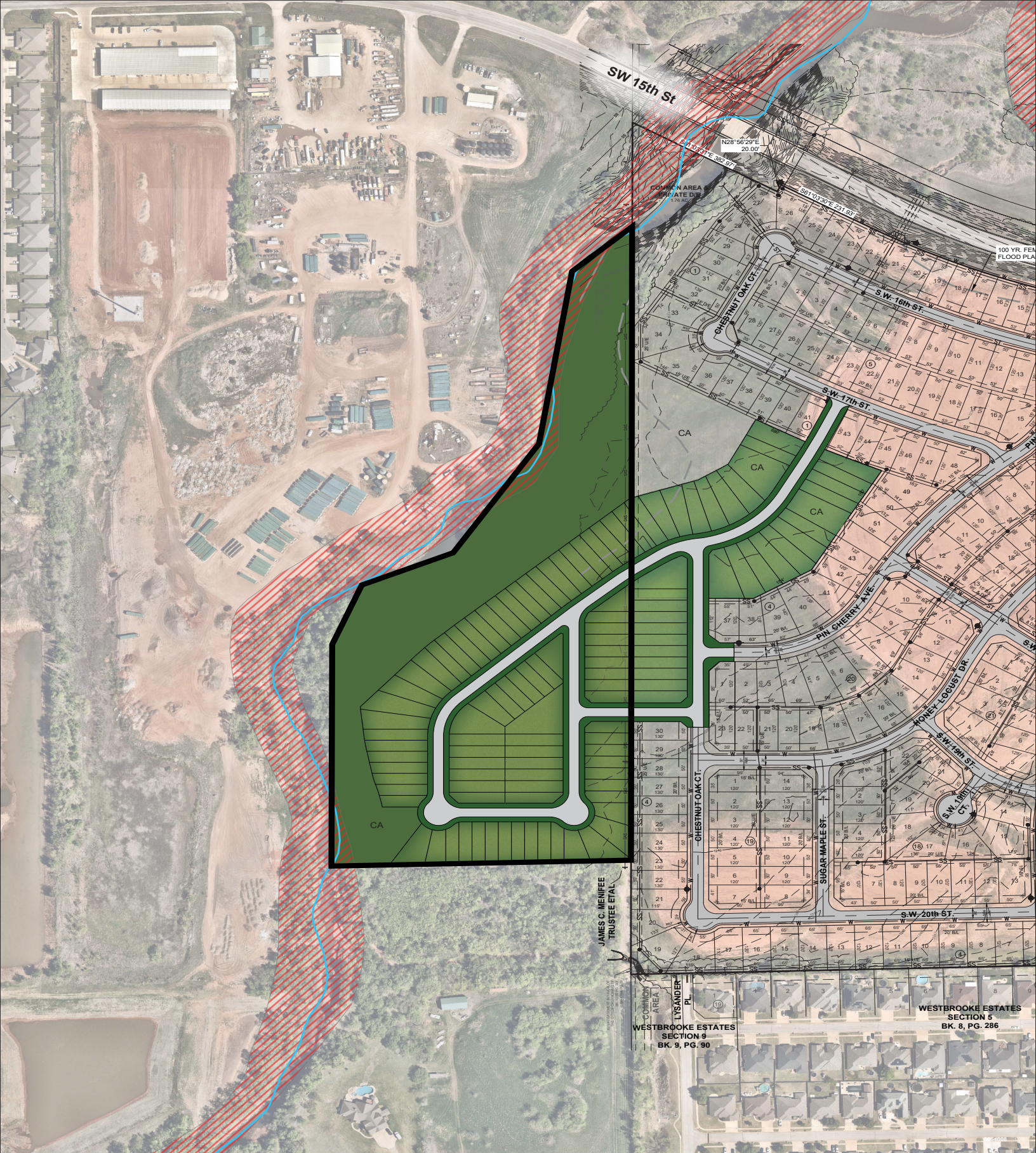
Case No: PUD-1989      Applicant: Iron Bull Capital, LLC  
Existing Zoning: AA / PUD-1512  
Location: 9430 SW 15th St.



The City of  
OKLAHOMA CITY

# Planned Unit Development





## PUD-1989 Bellflower West

Exhibit B  
Conceptual Master Development Plan

+/-16.9795 acres

**JA**  
JOHNSON & ASSOCIATES

Johnson & Associates  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
(405) 235-8875 FAX (405) 235-8878

ENGINEERS SURVEYORS PLANNERS  
12/14/23  
Conceptual site plan showing feasible option  
permitted under proposed rezoning

Case No: PUD-1989      Applicant: Iron Bull Capital, LLC  
Existing Zoning: AA / PUD-1512  
Location: 9430 SW 15th St.



Aerial Photo from 2/2022



The City of  
OKLAHOMA CITY

# Planned Unit Development

