(The agenda was filed with the City Clerk of The City of Oklahoma City at 2:55 p.m. on June 7, 2024)

13. (PUD-2015) Application by South Santa Fe, LLC to rezone 8100 South Santa Fe Avenue from PUD-597 Planned Unit Development and R-1 Single-Family Residential Districts to PUD-2015 Planned Unit Development District. Ward 4.

**Amended Technical Evaluation:**

1. Revise section 9.12 ~~Add Section 9.19~~ Sidewalk Regulations to add: Sidewalks, if required, shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction of this PUD.

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.**
MOVED BY PRIVETT, SECONDED BY LAFORGE
AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, GOVIN, PENNINGTON, NOBLE, LAFORGE

**STAFF REPORT**
**The City of Oklahoma City**
**Planning Commission** **Item No. IV. 13.**
**June 13, 2024**

**(PUD-2015) Application by South Santa Fe, LLC to rezone 8100 South Santa Fe Avenue from PUD-597 Planned Unit Development and R-1 Single Family Residential Districts to PUD-2015 Planned Unit Development District. Ward 4.**

# I. GENERAL INFORMATION

## A. Contacts

### 1. Applicant/Developer Representative

| | |
|---|---|
| Name | Mark 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 office, commercial, and industrial uses and 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: 17.9 acres

### 3. Zoning and Land Use

| | Subject Site | North | East | South | West |
|---|---|---|---|---|---|
| **Zoning** | PUD-597 | I-1/R-1/I-1/O-2 | R-MH-2 | R-1 | R-1/AA |
| **Land Use** | Commercial/ Industrial | Undeveloped | Residential | Residential/ Religious Institution | Residential/ Undeveloped |

## II. SUMMARY OF PUD APPLICATION

The use and development regulations of the **I-2, "Moderate Industrial" District** shall govern 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:

The following shall be the only uses permitted:

- Administrative and Professional Offices (8300.1)
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Automotive and Equipment Cleaning and Repairs, Light Equipment (8300.14)*
- Automotive and Equipment: Automobile Dealerships and Malls (8300.18)
- Automotive and Equipment: Storage (8300.21)*
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Cultural Exhibits (8250.5)
- Custom Manufacturing (8350.3)
- Industrial, Light (8350.8)*
- Laundry Services (8300.48)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Outdoor Sales and Display, and Outdoor Storage (8300.54)*
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Personal Storage (8300.60)
- Repair Services: Consumer (8300.61)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)
- Wholesaling, Storage and Distribution: Restricted (8350.16)*

*These uses shall be located a minimum of 130 feet from all property lines adjacent to property developed as residential.

## 9.1 ARCHITECTURAL REGULATIONS

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.

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

The existing structures shall be permitted and deemed in conformance with this PUD.

## 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.

The existing 50-foot greenbelt shall be maintained and replanted along the south PUD boundary.

Within the greenbelt (where abutting single family residential) evergreen trees shall be planted and spaced in a manner to provide an impervious visual barrier. Trees shall be a minimum of 6 feet in height at the time of planting.

## 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.

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 screen shall be required along boundaries developed as residential uses. Said sight-proof screen may be constructed of stucco, brick, stone, wood, and/or any combination thereof and shall be solid and opaque.

## 9.5 PLATTING REGULATIONS

Subdivision of land within this PUD 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

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

## 9.8 VEHICULAR ACCESS REGULATIONS

There shall be a maximum of four (4) access points from S Santa Fe Avenue permitted in this PUD. The four (4) existing drives shall be permitted.

Lots within this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD 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 drive. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation. Private shared access drives shall have a minimum pavement width of twenty (20) feet for one-way drives and twenty-four (24) feet for two-way drives.

## 9.9 PARKING REGULATIONS

The number and 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.

The existing 125 parking spaces shall be deemed in conformance and shall meet the parking requirement.

Pervious paving may be used for parking areas, driveways, pathways, and plazas subject to Public Works review and approval. Where connected to public rights-of-way the access drive apron will be constructed of hard surface paving meeting City code for driveway construction. A hard surface border is required around the perimeter of pervious paving areas. Maintenance of the pervious paving is required, and a maintenance plan must be provided when construction documents are submitted for permitting.

## 9.10 SIGNAGE REGULATIONS

Signage within this PUD shall be per the base zoning district regulations, except as otherwise noted.

The existing signs shall be allowed to remain and deemed to conform to the sign regulations. In the event the sign is removed or destroyed, it shall meet the sign regulations in effect at the time of permitting.

Non-accessory signs/billboards shall not be permitted.

Electronic Message Display (EMD) signs shall not be permitted.

## 9.11 ROOFING REGULATIONS

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

## 9.12 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS

Should the subject property be redeveloped, five-foot wide sidewalks shall be constructed along S Santa Fe Avenue with each development parcel. Said sidewalks shall be 6-foot wide if the sidewalk is constructed adjacent to the curb, subject to the policies/procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued. All sidewalks shall be in place prior to any occupancy certificates being issued.

## 9.13 HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures in this PUD.

## 9.14 SETBACK REGULATIONS

The PUD boundary setbacks shall be as follows:

North: 25 feet
East: 15 feet
West: 25 feet

South: 25 feet; For the specified use units noted above by an asterisk where abutting property developed as residential: 130 feet

There shall be no internal setbacks except those required by Building and Fire Codes.

## 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 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 shall be required at the Specific Plan stage.

## 9.18 SPECIFIC PLAN

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: 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:** 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: Oklahoma City**
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) 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) A Corps of Engineers 404 permit must be submitted with plans for any work contemplated within the floodplain, creek, or channel (waters of the United States) included in the case limits.

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) 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.

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.

15) Add Section 9.19 Sidewalk Regulations: Sidewalks, if required, shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction of this PUD.

**c. Stormwater Quality Management**

**d. Traffic Management***

**8. Utilities**

**a. Engineering**

**Wastewater Availability**

1) An existing 10-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 30-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:

- Avoid developing within or modification of 100-year floodplains or floodways.
- 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.

*Floodplain may be present along the far northeast portion of the site, but a flood study would be required. The development is required to comply with all City, State,*

*and Federal requirements within the floodplain. 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 east side of S Santa Fe Avenue, 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 current FAR of the development on site is below or within the UL LUTA range. If new development were to occur the PUD regulations, including proposed increased setbacks and the base I-2 District height restrictions adjacent to residential uses, could allow for a FAR within the LUTA range.*

Automobile Connectivity:

- Limit number of dead-end streets and cul-de-sacs.
- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- Development fronting arterials should take access from intersecting streets where possible.
- 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 currently has two improved access points along S Santa Fe Avenue, the northern providing access to parking for the business along S Santa Fe Avenue and the southern serving the eastern portion of the site. Two additional curb cuts are located along South Santa Fe Avenue, towards the southern extent of the site frontage. These access points serve the primarily undeveloped R-1 property included alongside PUD-597 in the proposal.*

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 not currently available along S Santa Fe Avenue; however, they would be required along South Santa Fe Avenue if the site were to be redeveloped.*

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 PUD regulations do not alter the base I-2 District limiting building height to 35 feet and requiring landscaping when adjacent to the AA and R-1 Districts. No less than a six-foot and no greater than an eight-foot-high sight proof screen are required along boundaries that are adjacent to residential development. The I-2 District requires a 25-foot setback when adjacent to the AA and R-1 District, which the PUD regulations match on the north and south. The PUD proposes a 15-foot setback on the east.*

Traffic: Mitigation measures should be used if the development is inconsistent with the Street Typology, or would substantially exceed the average daily traffic of existing, adjacent uses. *The PUD proposes uses that could produce truck traffic on the site. It was unknown at the time of review what type or frequency of truck traffic would occur on the site. The subject site is located along the east side of South Santa Fe Avenue, a major arterial street.*

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. *Potential operational impacts related to noise, odor and light are identified when locating some of the proposed uses adjacent to the residences to the south. Mitigation is offered by the PUD regulations by maintaining, and replanting, the 50-foot greenbelt along the southern boundary required by the existing PUD, utilizing shielding for outdoor lighting, and requiring certain uses, including automotive cleaning and repair, light industrial, and outdoor storage, to be located a minimum of 130 feet from all property lines adjacent to residential.*

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: Riparian areas are vegetated areas adjacent to streams, lakes, ponds, and wetlands that are composed of a mixture of trees, shrubs, and grasses. These areas may also contain floodplain. The comprehensive plan recommends a 100-foot buffer from stream banks. *Riparian area is present on the subject site. Floodplain may be present along the far northeast portion of the site, but a flood study would be required. The development is required to comply with all City, State, and Federal requirements within the floodplain.*
   - Upland Forests: N/A
   - Vulnerable Aquifers: N/A

5) **Transportation System:** This site is located along the east side of S Santa Fe Avenue, a Major Arterial Street in the Urban Low LUTA. The nearest transit (bus) service is located adjacent to the site along S Santa Fe Avenue.

6) **Other Development Related Policies**
   - 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)
   - 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)
   - 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 east side of S Santa Fe Avenue, south of SE 79th Street. The area is generally located west of S Shields Boulevard and south of I-240. The site is developed with a hardware store fronting S Santa Fe Avenue and a warehouse with outdoor storage located behind the business. A portion of land immediately south of the hardware store is included in the proposal and is zoned R-1. The R-1 zoned property has been used for outdoor sales and storage/display and is otherwise undeveloped. The remainder of the subject site was rezoned from R-1, R-MH-2, O-2, and CUP-63 to PUD-597 in 1997 to allow office and warehouse development with an I-1 base. The zoning to the north is a mix of I-1, I-2, O-2, and R-1 with self-storage, an electrical business, and window supplier among the uses. Abutting the site to the east is R-MH-2 zoning that is part of the duplex development accessed from South Shields Boulevard. South of the site are a church and single-family residences zoned R-1. The west side of South Santa Fe Avenue is a mixture of AA, C-3, and R-1 zoning with single-family residential, a church, and commercial uses.

A request for the I-2 District was considered in 1997, but was withdrawn in favor PUD-597, which added provisions for a 50-foot greenbelt along the south property line, a 10-foot greenbelt abutting all other R-1 zoning, trees planted on 40-foot centers along Santa Fe, no truck maneuvering within the south 100 feet of the site, and architectural controls for buildings within the west 300 feet of the site.

The PUD is requested to allow office, commercial, and industrial uses and development with I-2 base zoning on 17.9 acres. The PUD requires replanting and maintenance of the 50-foot greenbelt of evergreen trees along the southern boundary required by the existing PUD, shielding for outdoor lighting, and requires certain uses, including automotive cleaning and repair, light industrial, and outdoor storage, to be located a minimum of 130 feet from all property lines adjacent to all property developed as residential. 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. Add Section 9.19 Sidewalk Regulations: Sidewalks, if required, shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction of this PUD.

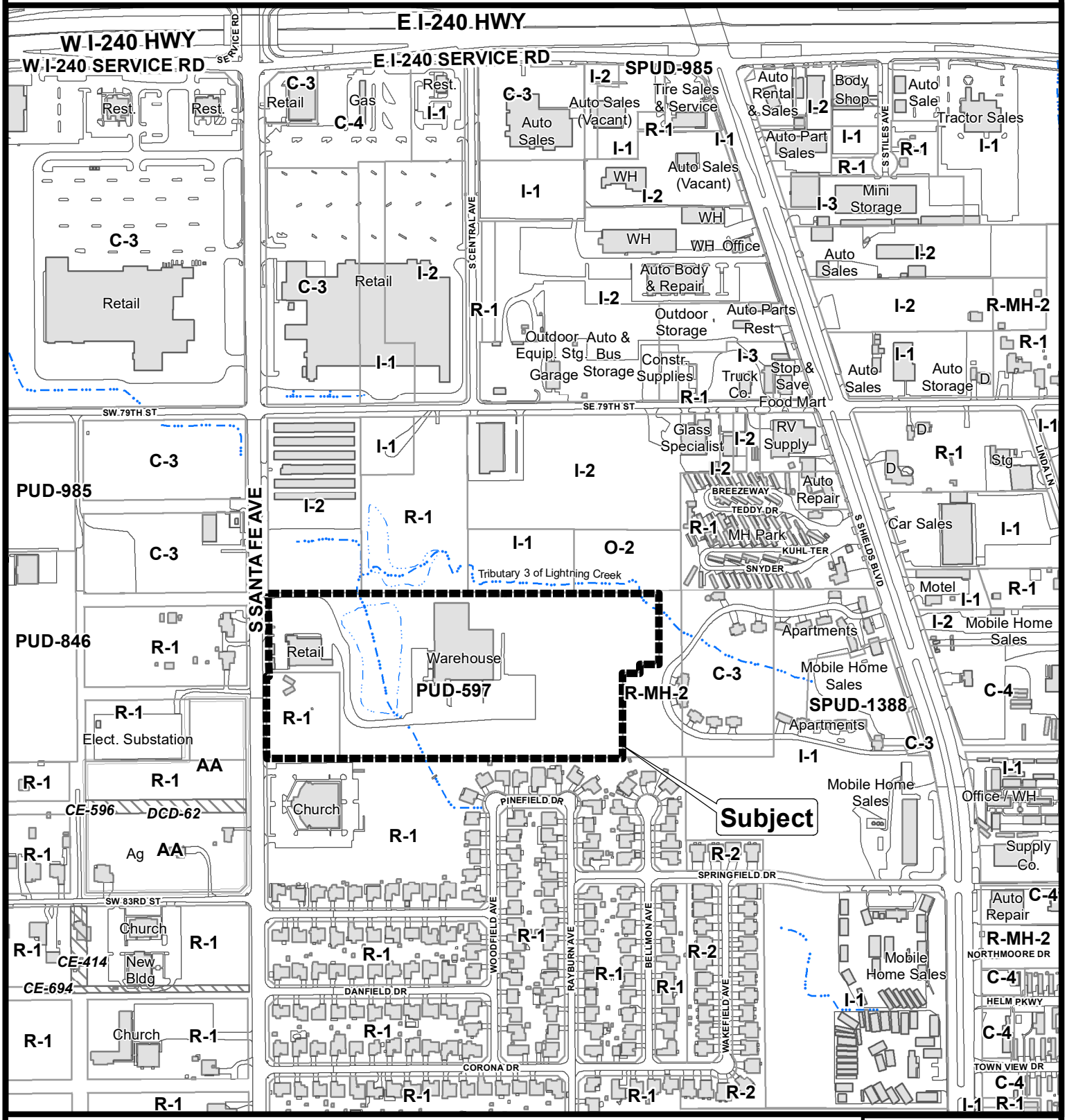
All Engineering Division and Water/Wastewater Utilities Division requirements must be met. Additional changes to the PUD may be required during either Division's review of construction plans and prior to City Council approval.

bd

**Case No: PUD-2015** **Applicant: Steve Cupit, South Sante Fe, LLC**

**Existing Zoning: PUD-597 / R-1**

**Location: 8100 S. Santa Fe Ave.**

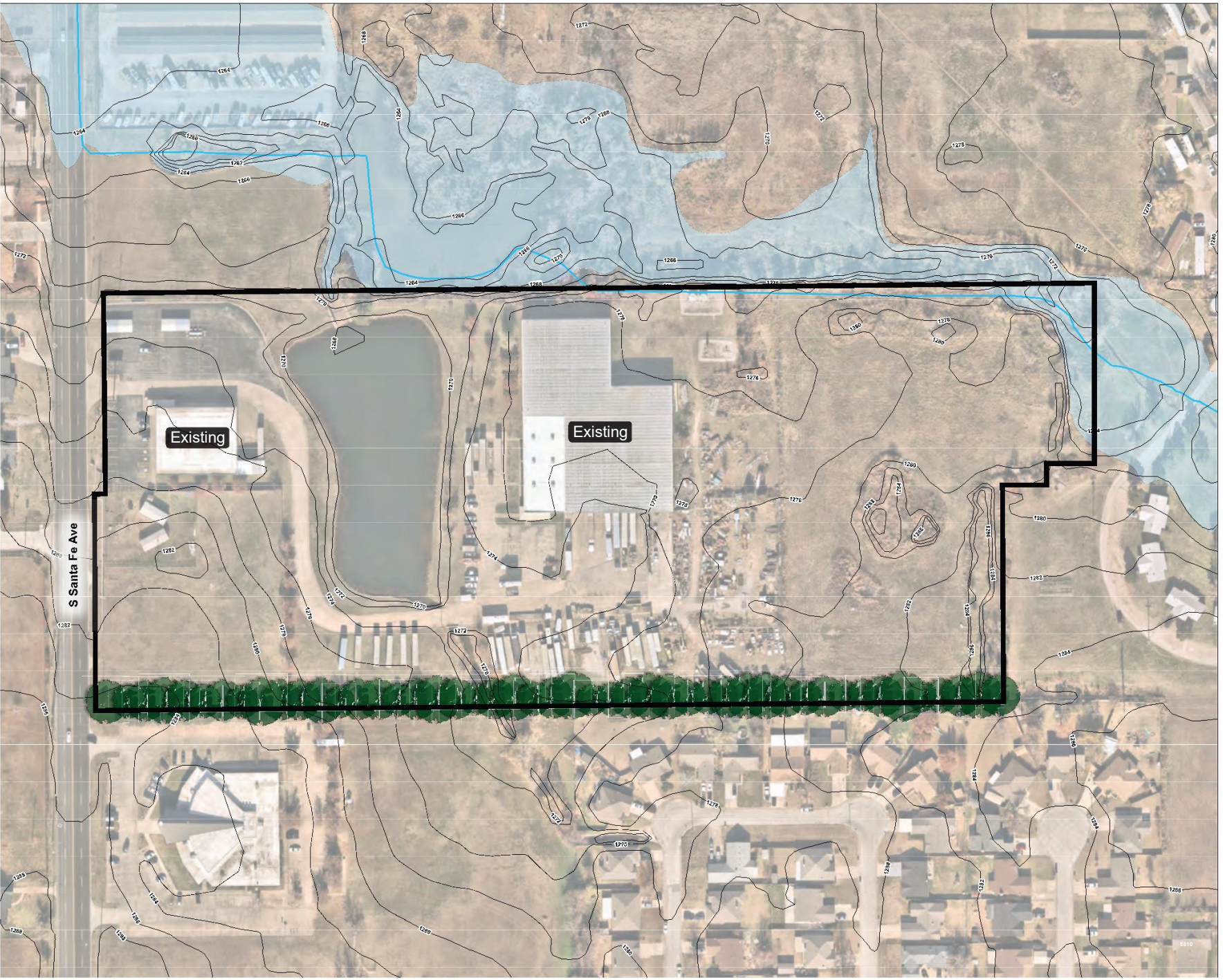


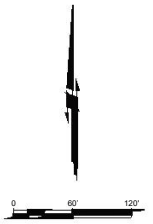

# Planned Unit Development

The City of OKLAHOMA CITY

N W E S

0 250 500 Feet




# PUD-2015
# 8100 S Santa Fe Ave

Exhibit B
Master Development Plan

+/-19.94 Acres

JOHNSON & ASSOCIATES

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078

ENGINEERS SURVEYORS PLANNERS

5/2/24

Conceptual site plan showing feasible option permitted under proposed rezoning

**Case No: PUD-2015** **Applicant: Steve Cupit, South Sante Fe, LLC**

**Existing Zoning: PUD-597 / R-1**

**Location: 8100 S. Santa Fe Ave.**

*Aerial Photo from 2/2022*

The City of OKLAHOMA CITY

# Planned Unit Development

N W E S

0 250 500 Feet