

Planning Commission Minutes  
July 14, 2022

(The agenda was filed with the City Clerk of The City of Oklahoma City at 4:46 p.m. on July 8, 2022.)

22. (SPUD-1424) Application by 8150, LLC., to rezone 300 NW 62nd Street from the SPUD-657 District to the SPUD-1424 Simplified Planned Unit Development District. Ward 2.

The applicant was present. There were no protestors present.

Amended Technical Evaluation:

1. Section II.8. Add the following statement to the end of paragraph:  
“Development of the parcel will be in compliance with chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.”
2. Manufacturing is restricted to indoor only.

The applicant was present. There were no protestors present.

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

MOVED BY POWERS, SECONDED BY PRIVETT

AYES: CLAIR, POWERS, FRALEY, PRIVETT, HINKLE, GOVIN,  
PENNINGTON, NOBLE;

ABSENT: LAFORGE



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**July 14, 2022**

**Item No. IV. 22.**

**(SPUD-1424) Application by 8150, LLC., to rezone 300 NW 62<sup>nd</sup> Street from the SPUD-657 District to the SPUD-1424 Simplified Planned Unit Development District. Ward 2.**

**I. GENERAL INFORMATION**

**A. Contacts**

**1. Applicant/Developer Representative**

Name	James Thiessen
Company	Combs Thiessen, PLLC.
Phone	405-445-3076
Email	james@CombsThiessen.com

**B. Case History**

This is a new application.

**C. Reason for Request**

This application is to permit an office and light industrial development.

**D. Existing Conditions**

**1. 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.

**Comprehensive Plan Land Use Typology Layer: Transit Oriented (TO)**

The TO layer encourages higher density development, higher levels of transportation system connectivity, and concentrations of housing and commercial activity around areas designated as mass transit stops. The intent is to create unique, mixed-use districts with housing and employment opportunities around the City’s future transit network. TO areas are characterized by a walkable environment, close proximity of buildings, and minimal land used for parking.

These nodes of high intensity may be located within lower-intensity areas. Construction at higher intensity maximizes efficiency of the current and future transit system and minimizes reliance on private automobiles. The TO layer is applied within 1/4 mile of a node identified on the Land Use Plan.

**2. Size of Site:** 0.4648 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>	SPUD-657	R-1	I-2	O-2 SPUD-605	R-1
<b>Land Use</b>	Commercial	Restaurant	Med Lab	Office	Undeveloped

**4. Development Context:** The subject site is located on the west side of N Harvey Avenue, south of NW 63rd Street. In 2012, the property was rezoned to SPUD-657 to allow office uses and site is currently developed with an office building. To the north across NW 62nd Street is a restaurant zoned I-1. East of the site, across N Harvey Avenue are a medical lab and warehouses in the I-2 District. To the south are offices in the O-1 District and SPUD-605. Land to the west is undeveloped and zoned R-1. The new SPUD mirrors the existing SPUD-657 except that it adds Custom Manufacturing (8350.3) as a permitted use and removes Dwelling Units and Mixed Use.

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

- 1.** This site will be developed in accordance with the regulation of the **0-2 General Office District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

Administrative and Professional Office (8300.1)

Custom manufacturing (8350.3)

Business Support Services (8300.24)

Medical Services: Restricted (8300.53)

Personal Services: Restricted (8300.59)

Personal Services: General (8300.58)

Research Services: Restricted (8300.62)

**2. Maximum Building Height:**

Two stories and 30 feet

**3. Maximum Building Size:**

6,500 square feet

**4. Maximum Number of Buildings:**

One

**5. Building Setback Lines**

Front Yard: (east) 15 feet

Rear Yard: (north) 25 feet

Side Yard: (south) 5 feet

Corner Side (west) 10 feet  
Yard:

**6. Sight-proof Screening:**

Site-proof screening is not required.

**7. Landscaping:**

Except as otherwise provided herein, landscaping shall comply with the landscape ordinance in effect at the time of development. Residential buffer will not be required.

**8. Signs:**

**8.1 Free standing accessory signs**

One freestanding sign will be allowed within this SPUD and shall be a ground (monument) sign with the maximum size being six feet high and 15-feet wide with 90 square feet in area and shall have no less than 25 square feet of landscaping at the base. The sign shall be covered with a material consistent with the commercial building it serves. No pole signs will be allowed.

**8.2 Attached signs**

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

**8.3 Non-Accessory Signs**

Non-accessory signs are specifically prohibited in this SPUD.

**8.4 Electronic Message Display signs**

Electronic Message Display signs are specifically prohibited in this SPUD.



**9. Access:**

There may be one access point from NW 62nd Street and one access point from North Harvey Avenue in this SPUD.

**10. Sidewalks**

There are currently no sidewalks in SPUD-657 and none are contemplated at this time.

**II. Other Development Regulations:**

**1. Architecture:**

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, split-faced masonry units, rock or stone masonry. No more than 30% EIFS, stucco, wood, or concrete-board 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.

Buildings are consistent with Exhibits A-D

**2. Open Space:**

Unless modified herein, yard requirements in this SPUD shall be the same as the base-zoning district.

**3. Street Improvements:**

N/A

**4. Site Lighting:**

The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

**5. Dumpsters:**

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.

**6. Parking:**

The number and location of all parking spaces are as shown on the site plan Exhibit D. These parking spaces shall be deemed to satisfy the required parking for all uses within this SPUD.

**7. Maintenance:**

Maintenance of all common areas in the development and maintenance of all amenities located within the common areas shall be the responsibility of the owner(s) of said property. 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 property

areas intended for the use of conveyance of storm water, and/or drainage easements shown.

**8. Drainage:**

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 property areas intended for the use of conveyance of storm water, and/or drainage easements shown.

**9. Other:**

None

**III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Schematic Site Plan

Exhibit C: Site Rendering

Exhibit D: Elevation Rendering

Exhibit E: Recorded Deed with Exhibits

**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 be advised ONG has an underground or aboveground facility in the area. If you need our facilities relocated to accommodate your excavation or construction, ONG will provide you a cost estimate. 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(s) 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) Plans for drainage improvements within the private drainage reserves and/or common areas must be submitted for review, and payment of inspection fees shall be made prior to construction. Building permits will not be issued until construction is complete. If a subdivision abuts a stream, the private drainage easements and/or common area along stream shall extend to flow line of stream at a minimum.
- 5) Place the following note on the plat and construction plans: Maintenance of the Common Areas and/or Private Drainage Easements shall be the responsibility of the property owner. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent shall be placed within the common areas and/or drainage easements shown.
- 6) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 7) Construction within the limits of this SPUD will require an erosion control plan in accordance with EPA Storm Water Discharge permitting: CFR Vol. 57, No. 175, September 9, 1992. A copy of the EPA Notice of Intent (NOI) will be required prior to the issuance of work orders or permits for construction activities disturbing an area of 1/2 acre or greater.
- 8) Sidewalk shall be installed for all new construction and/or at the time of a residential use to a more intense use on all lots having frontage on public streets classified as a major or minor arterial.
- 9) All private roads /streets will have private storm sewer systems.
- 10) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.
- 11) Section II.8. Add the following statement to the end of paragraph: "Development of the parcel will be in compliance with chapter 16 of the Oklahoma City Municipal Code, 2020, as amended." This should be added as a TE or a revised Spud submitted before the PC Meeting.

**c. Stormwater Quality Management**

**d. Traffic Management\***

**8. Utilities**

**a. Engineering**

**Paving**

**Wastewater Availability**

- 1) An existing 8" wastewater main(s) is adjacent to the subject site(s) and a service connection will be permitted in accordance with City Standard Specifications. A separate service connection is required for each building/structure.
- 2) All wastewater mains must flow within the existing drainage basin. Proposed wastewater mains that will flow to another drainage basin across a ridgeline will not be allowed.
- 3) Minimum ten (10) foot horizontal separation required for water mains and five (5) foot for other crossings. Minimum two (2) foot vertical separation required for all crossings. All wastewater mains must have a minimum cover of six (6) feet and a depth no greater than eighteen (18) feet.
- 4) The developer will be required to extend the wastewater collection system to each lot or site within the subdivision or land improvements in accordance with City Standard Specifications and the current Subdivision Regulations.
- 5) Proposed minimum lot size does not meet the current 30,000 square foot minimum lot size for lots with on-site sewage disposal systems. On-site aerobic sewage disposal systems require a minimum twenty-five (25) foot setback from the property line or public property.

**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.

**c. Water/Wastewater Quality**

**Water Availability**

- 1) An existing 2" and 6" water main(s) is adjacent to the subject site(s) and a service connection will be permitted in accordance with City Standard Specifications. A separate service connection and meter is required for each building/structure.
- 2) Minimum ten (10) foot horizontal separation required for wastewater mains and five (5) foot for other mains. Minimum two (2) foot vertical separation required for all crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 3) Dead-end water mains must be avoided where applicable. All existing unnecessary water services must be abandoned at the water main.
- 4) 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 and fire protection systems which require water pressure in excess of 25 psi.
- 5) Proposed water main(s) must be located within a utility easement or right-of-way. No trees, signs, dumpster, fences, and/or structures shall be permitted within any proposed or existing utility easement.
- 6) All existing and proposed meters must meet current specifications and standard details and be located in the right-of-way or utility easement within grassy areas outside of sidewalks, driveways, streets and/or paving.
- 7) All domestic and fire suppression services must have separate water service connections. Fire hydrants maximum spacing is 500 foot and must be located within 10 foot of a hard surface (i.e. sidewalk, street, and/or paving).

**9. Planning**

**a. Comprehensive Plan Considerations**

*The subject site is within the Urban Medium LUTA (UM) and within an area where the Transit Oriented Layer (TO) applies. Policies for both are listed below.*

1) **LUTA Development Policies:**

Site Design (UM):

- Utilize Best Management Practices (BMP) for stormwater.
- Design buildings to include facades, storefront windows, and attractive signage and lighting to create pedestrian-scale visual interest.

Site Design and Building Form (TO):

- Project design should accommodate easy travel by walking, biking, and transit to transit stops.
- Uses should minimize land area used for parking.
- Incorporate shallow building setbacks and wide sidewalks to accommodate pedestrian activity.
- Development should have direct pedestrian access on each block face that they occupy.
- Incorporate commercial uses at street level to maintain an active, pedestrian friendly streetscape.

*National, state, and local permitting require basic best management practices for stormwater management. The SPUD is requested to allow a new use in an existing structure.*

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 existing building has a FAR of 0.23, but the SPUD regulations could allow for development within the UM LUTA range.*

Automobile Connectivity (UM & TO):

- Maintain and enhance the connectivity of the street network. (UM)
- Primary entrance points should be aligned with access points immediately across the street. (UM)
- Connect the vehicular and pedestrian networks between individual developments. (TO)

*No changes to access or the street network are proposed.*

Pedestrian Connectivity (UM & TO):

- Provide sidewalk connections to nearby uses. (UM)
- Provide safe and direct pedestrian and bicycle access from adjacent public streets and trails. (TO)

*Sidewalks were not required at the time the site was developed and are not contemplated or required with the change of use.*

- 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, office, or residential uses or zoning,

“Building Scale and Site Design”, “Traffic”, and “Operational Impact” are potential compatibility issues identified by the comprehensive plan. Projects in higher intensity LUTAs (UM) may be more appropriate for significant transitions of density, scale and mass. *The new SPUD maintains the provisions of the existing SPUD except to allow the custom manufacturing use. No new compatibility issues are identified with the addition of the use.*

**3) Service Efficiency:**

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

**4) Environmentally Sensitive Areas:** No ESAs were identified on the site.

**5) Transportation System:** This site is located along N Harvey Ave, a Neighborhood Street in the Urban Medium LUTA. The nearest transit (bus) service is located to the northeast, along NE 63<sup>rd</sup> Street.

**b. Plan Conformance Considerations**

The subject site is located on the west side of N Harvey Avenue, south of NW 63<sup>rd</sup> Street. The property is zoned SPUD-657 (2012) which to allows office uses, and is developed with an office building. The new SPUD mirrors the existing SPUD-657 regulations except that is adds *Custom Manufacturing (8350.3)* as a permitted use. No new compatibility issues were identified with the addition of the use.

**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(s):**

1. Section II.8. Add the following statement to the end of paragraph: “Development of the parcel will be in compliance with chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.”



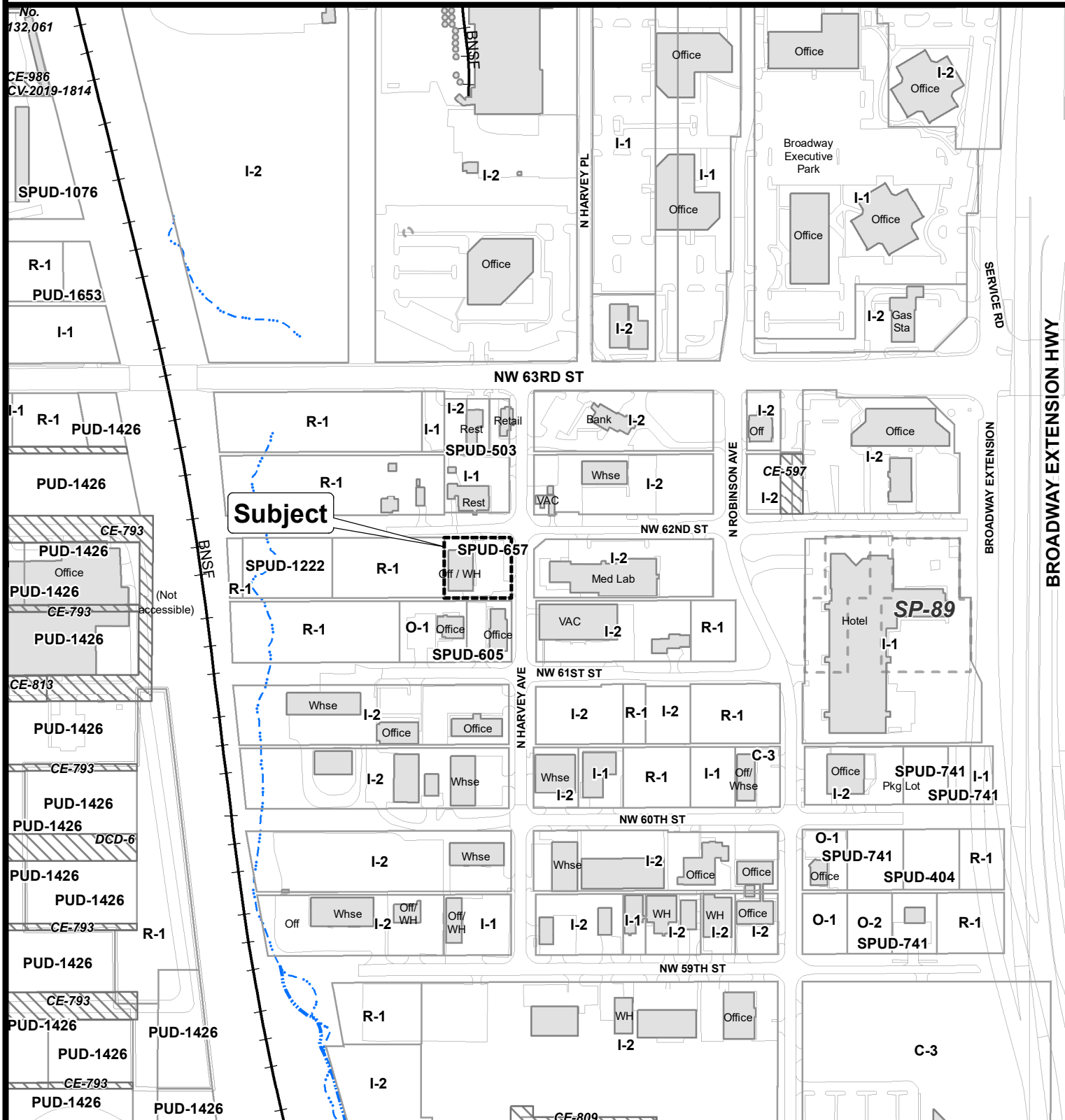
**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**July 14, 2022**  
**SPUD-1424**

**Item No. IV. 22.**

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

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Case No: SPUD-1424      Applicant: 8150, LLC  
Existing Zoning: SPUD-657  
Location: 300 NW 62nd St.



Note: "Subject" is located approximately 2,445' east of Classen Blvd.



The City of  
OKLAHOMA CITY

## Simplified Planned Unit Development



0 150 300  
Feet



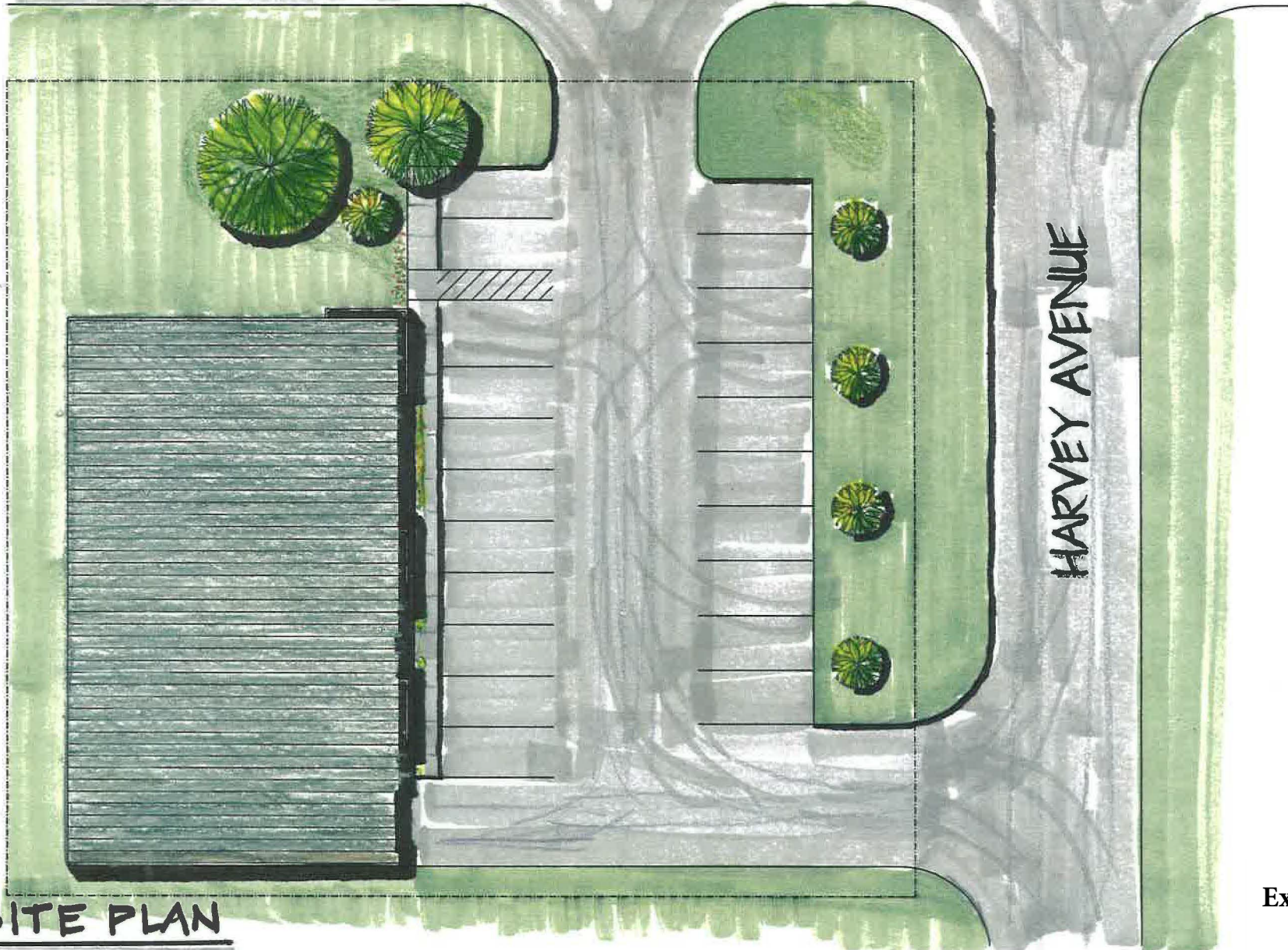


NW 62ND STREET

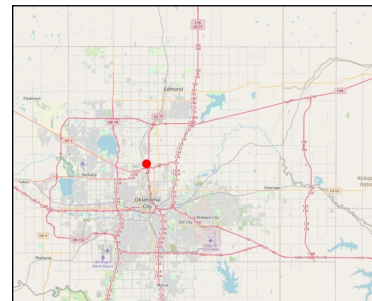
HARVEY AVENUE

SITE PLAN

Exhibit C







Legend

Notes

Enter Map Description



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WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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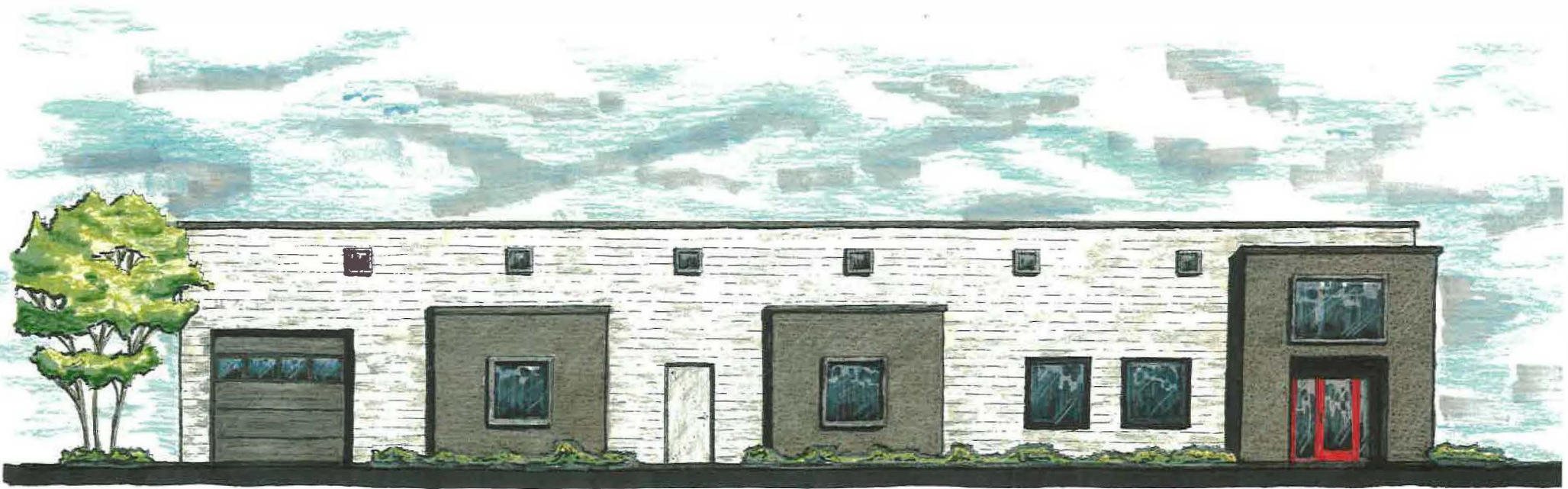


Exhibit D





Case No: SPUD-1424      Applicant: 8150, LLC  
Existing Zoning: SPUD-657  
Location: 300 NW 62nd St.



Aerial Photo from 2/2020

Note: "Subject" is located approximately 2,445' east of Classen Blvd.



The City of  
OKLAHOMA CITY

## Simplified Planned Unit Development



0 150 300  
Feet