

Planning Commission Minutes
January 9, 2025

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:30 a.m. on January 6, 2025)

9. (PUD-2049) Application by Grubbs Consulting, LLC to rezone 11301 North County Line Road from R-1 Single-Family Residential District to PUD-2049 Planned Unit Development District. Ward 1.

The applicant was present. There were no protesters present.

Technical Evaluation:

1. At least one street stub is required to the north, west, and south.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.

MOVED BY LAFORGE, SECONDED BY MEEK

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

ABSENT: GOVIN, PENNINGTON, NOBLE



STAFF REPORT
The City of Oklahoma City
Planning Commission
January 9, 2025

Item No. IV. 9.

(PUD-2049) Application by Grubbs Consulting, LLC to rezone 11301 North County Line Road from R-1 Single-Family Residential District to PUD-2049 Planned Unit Development District. Ward 1.

I. GENERAL INFORMATION

A. Contacts

Applicant

Mark Grubbs
Grubbs Consulting, LLC
405-2650641
Mark.grubbs@gc-okc.com

B. Case History

This is a new application.

C. Reason for Request

The purpose of this application is to allow residential development.

D. Existing Conditions

- 1. Size of Site:** 72.48 Acres
- 2. Zoning and Land Use**

	Subject Site	North	East	South	West
Zoning	R-1	R-1	PUD-782	AA	AA
Land Use	Undeveloped	Residential	Residential	Undeveloped	Undeveloped

- 3. 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.

II. SUMMARY OF PUD APPLICATION

8.1 USE AND DEVELOPMENT REGULATIONS

- a) The PUD permits residential development in accordance with the use and development regulations of the R-1 Single Family Residential District, except as otherwise amended herein.:
 - 1) Minimum lot size for single family dwellings shall be 4,500 square feet.
 - 2) Minimum lot width for single family dwellings shall be 40 feet.
 - 3) Maximum lot coverage shall be 70%.

8.2 LANDSCAPE & SCREENING REGULATIONS

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

8.3 ACCESS REGULATIONS

- a) Access shall be from County Line Road, with future secondary access points provided via street stubs to the undeveloped properties to the west, north and south.

8.4 SIGN REGULATIONS

- a) Signs shall comply with the OKC Municipal Code.

8.5 PARKING REGULATIONS

- a) Parking shall comply with Chapter 59 of the OKC Municipal Code, except parking for common area uses constructed for property owners within each development area shall not be required.

8.6 COMMON AREA REGULATIONS

- a) Maintenance of the common areas, private drainage easements and islands / medians in public rights of way shall be the responsibility of the property owner's association and/or property owners. 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 drainage related common areas and/or drainage areas 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.

8.7 PLATTING & SPECIFIC PLAN REGULATIONS

- a) Platting shall be required for single family residential development.
- b) A Specific Plan shall not be required.

8.8 FAÇADE/ARCHITECTURAL REGULATIONS

- a) Facades for residential development shall comply with the Oklahoma City Municipal Code.

8.9 LIGHTING REGULATIONS

- a) The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code.

8.10 DRAINAGE REGULATIONS

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

8.11 DUMPSTER REGULATIONS

- a) Trash collection facilities in this PUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

8.12 ROOFING REGULATIONS

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

8.13 SIDEWALK REGULATIONS

- a) Sidewalks shall be in accordance with the City of Oklahoma City Municipal Code requirements.

8.14 HEIGHT REGULATIONS

- a) The base zoning district regulations shall regulate heights of structures in this PUD unless otherwise noted herein

8.15 PUBLIC IMPROVEMENTS

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

8.16 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

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

SECTION 9.0 DEVELOPMENT SEQUENCE

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

SECTION 10.0 EXHIBITS

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

EXHIBIT A: LEGAL DESCRIPTION

EXHIBIT B: MASTER DEVELOPMENT PLAN MAP

EXHIBIT C: CONCEPTUAL PLAN MAP

III. REVIEW COMMENTS

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

A. Outside Agencies

- 1. Oklahoma City-County Health Department (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): Piedmont**
- 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) 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.
- 5) 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.
- 6) 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.
- 7) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 8) 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.

- 9) 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.
- 10) All private roads /streets will have private storm sewer systems.
- 11) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.
- 12) Amend Section 8.13 Sidewalk regulations to read: “Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curd, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.”

b. Stormwater Quality Management

c. Traffic Services *

8. Utilities

a. Engineering

b. Solid Waste Management

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

c. Water/Wastewater Quality

Water Availability

- 1) An existing 12-inch water main(s) is located adjacent to the subject site(s).
- 2) A 12-inch water main is required to be loop 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 in excess of 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) WA-2023-00044 has been submitted for review.

Wastewater Availability

- 1) An existing 12-inch/15-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.
- 8) SD-2023-00048 has been submitted for review.

9. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- 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.

Location:

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

National, state, and local permitting require basic best management practices for stormwater management. Public water and sewer are available. The subject site is located along the west side of North County Line Road, an arterial street in the Urban Low Intensity LUTA.

Density: The Urban Low Intensity LUTA outlines a density range of 4 to 8 dwelling units per acre for single family. *The associated preliminary plat, Whispering Bend (C-7707) proposes 326 single-family residential lots and 14 common areas on 72.48 acres for a density of 4.5 du/acre.*

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.
- Primary entrance points should be aligned with access points immediately across the street.
- 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.

The subject site does not currently have improved access. The PUD proposes access along North County Line Road but does not specify a quantity or location. The associated preliminary plat illustrates one access point along North County Line Road. The PUD allows connections to the north, south, and west; however, only connections to the north and west are shown in the preliminary plat.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.

Sidewalks are not currently available on the subject site. The PUD maintains the base R-1 regulations for sidewalk requirements.

- 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 agricultural or residential uses or zoning, “Building Scale and Site Design” is a potential compatibility issue 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 seeks to modify the base R-1 regulations to allow a single-family subdivision with a minimum lot size of 4,500 sf (compared to 6,000 sf); a minimum lot width of 40 feet (compared to 50 feet), and a maximum lot coverage of 70% (compared to 50%). Potential compatibility issues are identified where platted lots existing to the north that are more than 60% the proposed minimum lot size. Code typically requires the minimum lot size to be 75% of the abutting lot, up to 7,500 square feet. The proposed development allocates approximately 20 acres of the subdivision as common area.*

- 3) Service Efficiency:**

- Water: *Served*
- Sewer: *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 in the form of Tributary 3 of Deer Creek. Floodplain is not present. The PUD regulations do not address the riparian area. However, the associated preliminary plat illustrates that development will primarily remain outside the*

riparian area. The development is required to comply with all City, State, and Federal requirements regarding stormwater management.

- Upland Forests: N/A
 - Vulnerable Aquifers: N/A
- 5) Transportation System:** This site is located along the west side of North County Line Road, a Major Arterial Street in the Urban Low LUTA. Transit (bus) service is not available nearby. According to Streetlight data, last collected in 2022, North County Line Road had 5,937 average daily trips, with a capacity of 10,000.
- 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. (C-32)
 - 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)

b. Plan Conformance Considerations

The subject site is located along the west side of North County Line Road, between NW 122nd Street and West Hefner Road. The site is currently zoned R-1 and undeveloped. The site abuts single-family residences in the AA and R-1 Districts along North County Line Road. North of the site is zoned R-1 and is undergoing development as the Nichols Creek single-family residential neighborhood. Across North County Line Road, to the east, is developed as single-family residential within PUD-782. South and west of the subject site are primarily undeveloped AA parcels. A preliminary plat for this site was approved on September 8, 2022, and a final plat for phase 1 was approved on July 13, 2023. The proposed preliminary plat reduces the lot sizes and increases the lot count in accordance with this PUD. The revised plat also slightly alters the street layout.

The purpose of this PUD is to allow single-family residential development with modifications to the base R-1 District. The PUD proposes a minimum lot size of 4,500 square feet, minimum lot width of 40 feet, and maximum lot coverage of 70%. The subject site is within the Urban Low LUTA and the proposed density according to the revised preliminary plat is within the UL range at 4.5 dwelling units per acre. Approximately 27% of the site is planned as common area. The conceptual plan and proposed preliminary plat indicate street connections to the developing subdivision to the north, a stub to the west, and one connection to County Line. The subject site was previously within the Employment Land Use Typology Layer. In 2022, the Planning Commission approved an amendment to the comprehensive plan, removing the layer and designating the site as Urban Low Intensity (CPA-22-00003). The land west and south still remains within the Employment Layer and is zoned AA. While designated as 'Employment,' a street stub should still be provided in both directions.

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. At least one street stub is required to the north, west, and south.

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.

STAFF REPORT
The City of Oklahoma City
Planning Commission
January 9, 2025
PUD-2049

Item No. 9.

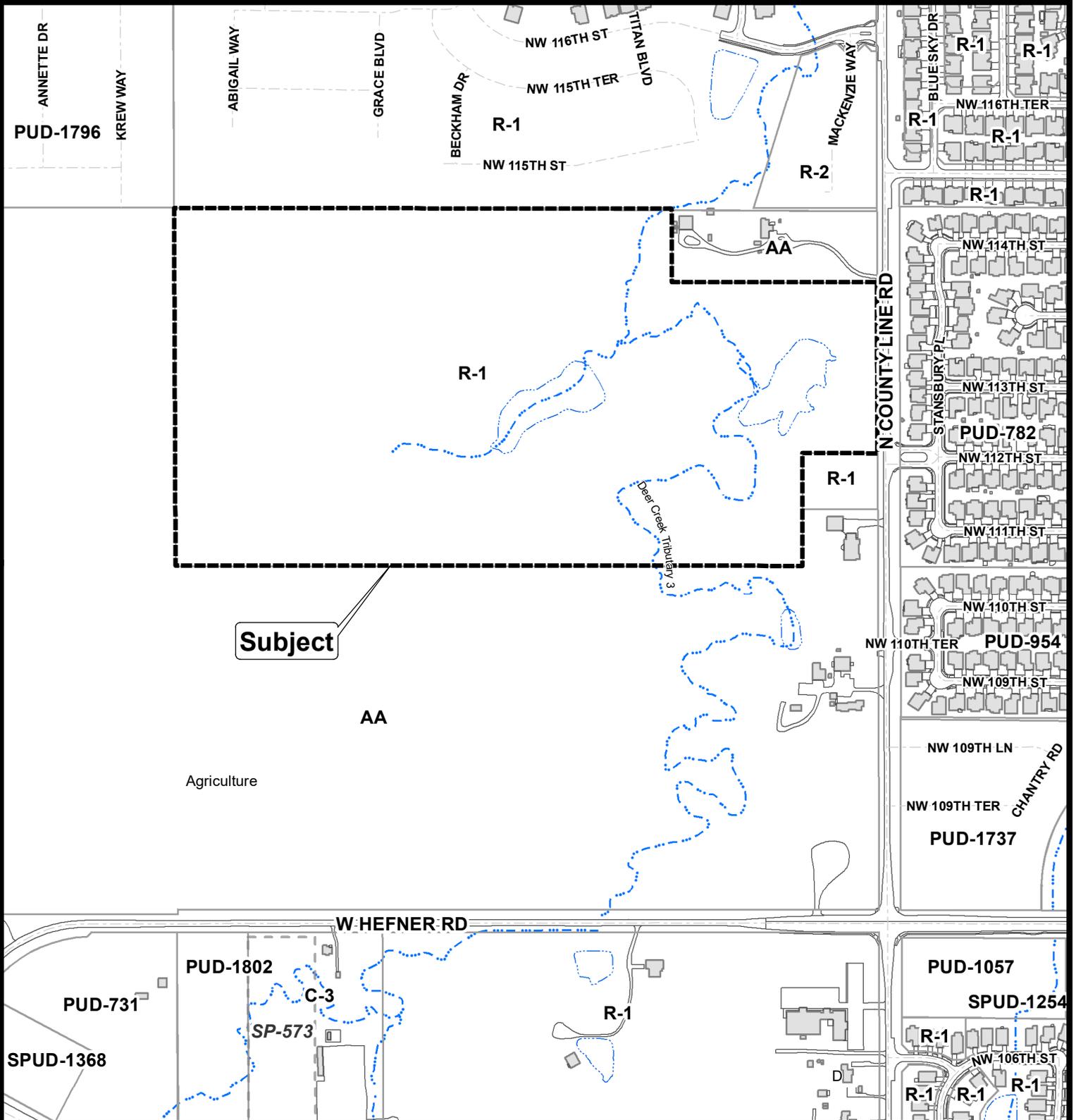
gjh

Case No: PUD-2049

Applicant: Grubbs Consulting, LLC

Existing Zoning: R-1

Location: 11301 N. County Line Rd.



Subject

AA

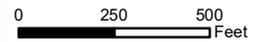
Agriculture

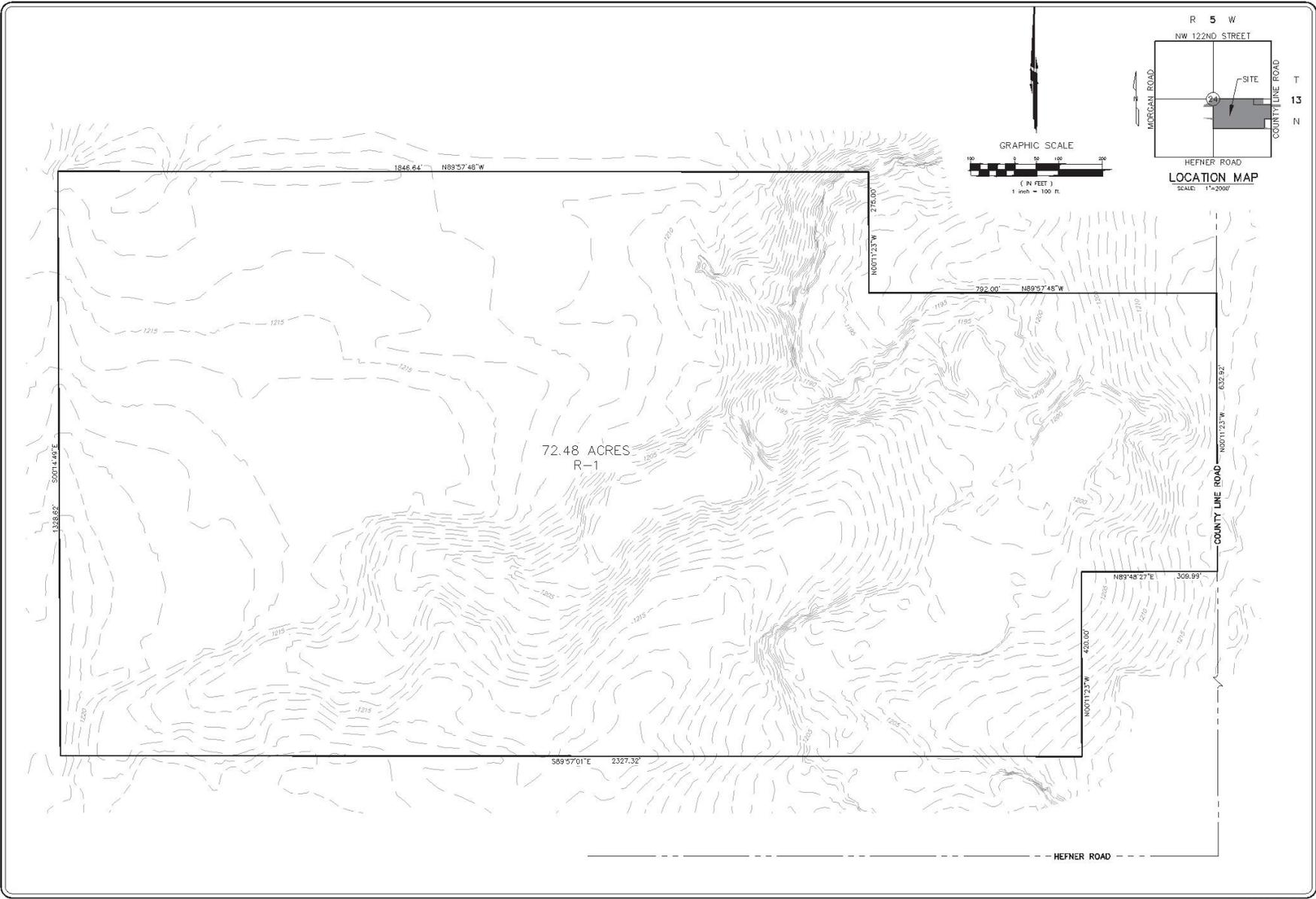
W HEFNER RD



The City of
OKLAHOMA CITY

Planned Unit Development





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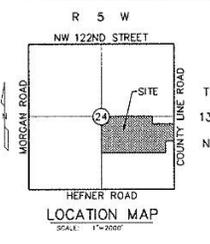
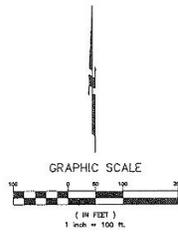
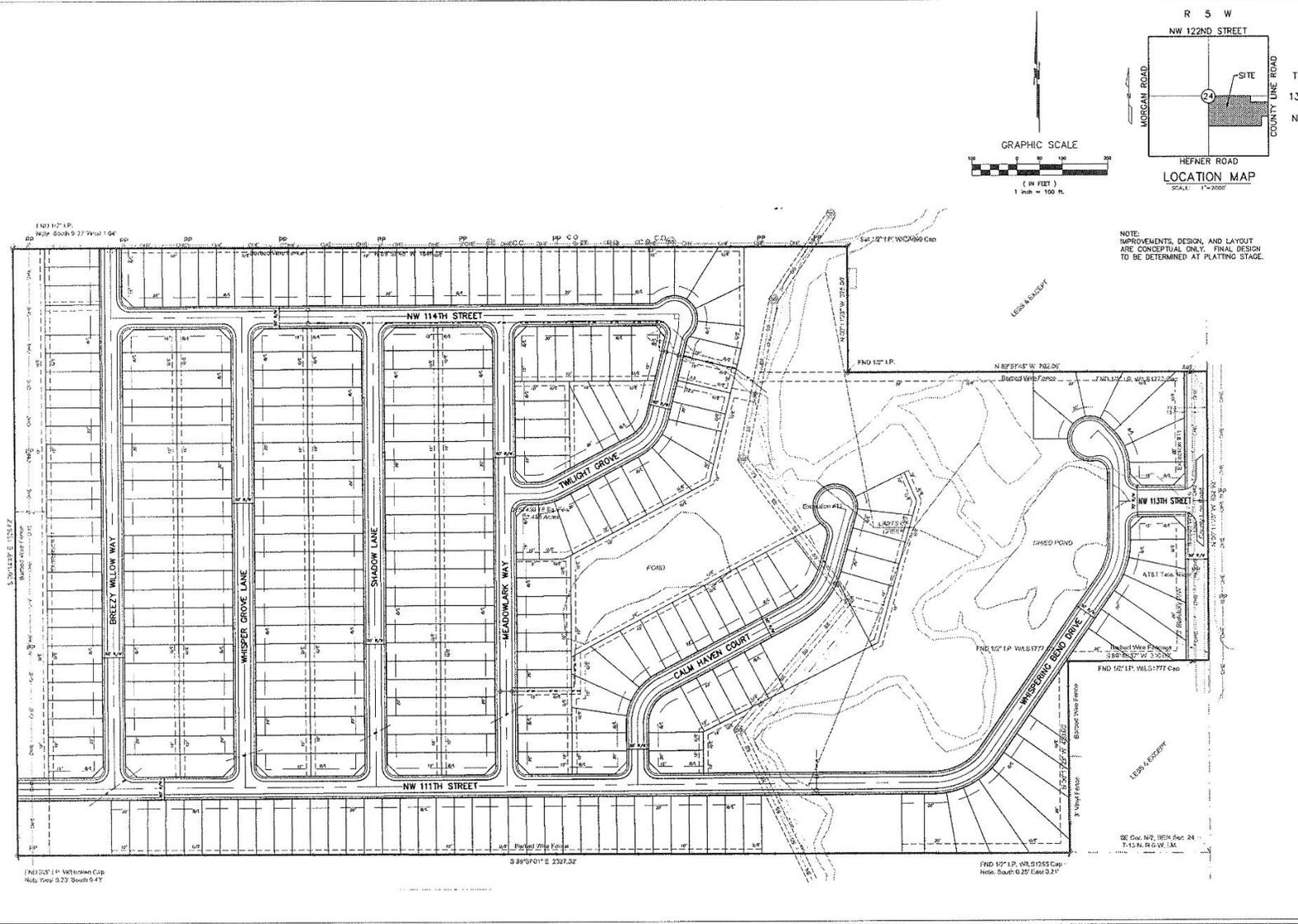


WHISPERING BEND
COUNTY LINE ROAD & HEFNER ROAD
OKLAHOMA CITY, OK
MASTER DEVELOPMENT PLAN

NO.	REVISIONS	DESCRIPTION	DATE

Proj. No.: 24-064
Date: 11/21/2024
Scale: (not) 1"=100'
Drawn By: JLD
Checked By: JLD
Approved By: JLD

SHEET NUMBER
EXH-B



NOTE:
 IMPROVEMENTS, DESIGN, AND LAYOUT
 ARE CONCEPTUAL ONLY. FINAL DESIGN
 TO BE DETERMINED AT PLATING STAGE.

1:813 1/2" = 1' P.
 N43° 50' 0" E 27' 10" W 1.04'

1:813 1/2" = 1' P. Whispering Bend
 N43° 50' 0" E 27' 10" W 1.04'

S 89° 0' 0" E 2327.32'

FIND 10' L.P. 676.51553 Cap
 N66° 50' 0" E 20' 0" 0.21'

SEE DRAWING 24, 25 & 26
 T-15 N. R-5 W. EX. 1

RUBBS CONSULTING, LLC
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WHISPERING BEND
 COUNTY LINE ROAD & HEFFNER ROAD
 OKLAHOMA CITY, OK
CONCEPTUAL PLAN
EXHIBIT C

NO.	DATE	REVISIONS

SHEET NUMBER
EXH-C

WHISPERING BEND

Case No: PUD-2049

Applicant: Grubbs Consulting, LLC

Existing Zoning: R-1

Location: 11301 N. County Line Rd.



Subject

Aerial Photo from 2/2022



The City of
OKLAHOMA CITY

Planned Unit Development



0 250 500
Feet