

Planning Commission Minutes
April 25, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 4:59 p.m. on April 19, 2024)

14. (PUD-2007) Application by Ordermatic Business Park, LLC to rezone 340 Eckroat Street from I-1 Light Industrial, I-2 Moderate Industrial, AE-1 Airport Environs Zone One and AE-2 Airport Environs Zone Two Overlay Districts to PUD-2007 Planned Unit Development, AE-1 Airport Environs Zone One and AE-2 Airport Environs Zone Two Overlay Districts. Ward 7.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL.

MOVED BY CLAIR, SECONDED BY NOBLE

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



STAFF REPORT
The City of Oklahoma City
Planning Commission
April 25, 2024

Item No. IV. 14.

(PUD-2007) Application by Ordermatic Business Park, LLC to rezone 340 Eckroat Road Street from I-1 Light Industrial, I-2 Moderate Industrial, AE-1 Airport Environs Zone One and AE-2 Airport Environs Zone Two Overlay Districts to PUD-2007 Planned Unit Development, AE-1 Airport Environs Zone One and AE-2 Airport Environs Zone Two Overlay Districts. Ward 7.

I. GENERAL INFORMATION

A. Contacts

1. Applicant/Developer Representative

Company	Williams, Box, Forshee & Bullard P.C.
Phone	405-232-0080
Email	dmbox@wbfbllaw.com

B. Case History

This is a new application.

C. Reason for Request

The purpose of this application is to allow industrial development with shared access.

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.

2. Size of Site: 8.14 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	I-1/I-2/AE-1/AE-2	ROW / AE-1	R-1/PUD-842/I-2 AE-1/AE-2	I-1 / AE-2	R-1 / AE-2
Land Use	Industrial	I-40	Commercial	Industrial	Residential

II. SUMMARY OF PUD APPLICATION

The use and development regulations of the I-2 District shall govern this PUD, except as herein modified.

All of the uses permitted within I-2 shall be permitted within this PUD.

9.0.....SPECIAL CONDITIONS

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

9.1.....FAÇADE REGULATIONS

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, façade regulations shall be in accordance with the base zoning district.

9.2 LANDSCAPING REGULATIONS

The existing landscaping shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, landscaping regulations shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

9.3 LIGHTING REGULATIONS

The existing lighting shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, lighting regulations 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

The existing screening shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, screening regulations shall be in accordance with the base zoning district.

9.5 PLATTING REGULATIONS

Platting shall not be required within this PUD.

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

The existing dumpsters shall be permitted to remain and deemed to conform to applicable regulations.

9.8 ACCESS REGULATIONS

There may be access from SE 4th St., S. Eckroat St., and Reno Ave. Shared access shall be permitted in lieu of platting.

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 existing parking shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the design and number of all parking facilities shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

9.10 SIGNAGE REGULATIONS

The existing signage shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the following shall apply:

9.10.1 FREESTANDING ACCESSORY SIGNS

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

9.10.2 ATTACHED SIGNS

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

9.10.3 NON-ACCESSORY SIGNS

Non-Accessory signs shall not be permitted.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs shall not be permitted.

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

Sidewalks shall not be required within this PUD.

9.13 HEIGHT REGULATIONS

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, height regulations shall be in accordance with the base zoning district.

9.14 SETBACK & LOT REGULATIONS

Existing setbacks shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, yard requirements shall be in accordance with the base zoning district.

Frontage shall not be required within this PUD. The subject property may be divided into eight (8) lots.

9.15 PUBLIC IMPROVEMENTS

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

9.16 COMMON AREAS

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the

common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

9.17 SPECIFIC PLAN

A specific plan shall not be required.

10.0 DEVELOPMENT SEQUENCE

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

11.0 EXHIBITS

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

- Exhibit A - Legal Description
- Exhibit B - Conceptual Master Development Plan
- Exhibit C - Topography 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: Crooked Oak**
- 7. Oklahoma Department of Transportation (ODOT)**

B. City Departments

- 1. Airports**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA)**

3. **Fire:** Common drive/areas need to be spelled out clearly and connect the private drive from S Eckroat to Reno Ave.

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 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.

- 8) 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.
- 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) Amend Section 9.12 Sidewalk Regulations: ~~Sidewalks will not be required under this SPUD.~~ 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 8-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 12-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 cannot provide service, contact private hauler.

9. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Utilize Best Management Practices (BMP) for stormwater.

National, state, and local permitting require basic best management practices for stormwater management.

Location:

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

Density: The non-residential Floor to Area Ratio (FAR) range for the UM LUTA is 0.4 to 1.2 with a typical FAR of 1. *The subject site currently has a FAR within or below the Urban Medium LUTA range. The PUD regulations could allow for the development to remain within that range.*

Automobile Connectivity:

- Limit curb cuts on arterial streets and where possible, concentrate access for retail development at shared entrance points.
- Development fronting arterials should take access from intersecting streets where possible.

The subject site currently has one access from East Reno Avenue, an arterial street, and proposes for the allowance of access from this street. Existing drives also remain allowed along Eckroat Street and SE 4th Street.

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.

Sidewalks are not currently available on the subject site and are not required 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. The subject site is already primarily zoned I-2. The PUD would rezone the remaining I-1 District to I-2, and is specifically requested to allow shared access so that individual buildings can be sold. No new compatibility issues were identified.
- 3) Service Efficiency:**
 - Water: *Served*
 - Sewer: *Served – Open Sewer Sheds or Served*
 - Fire Service: *Urban Response*
- 4) Environmentally Sensitive Areas:** The following apply to the proposed development site:
 - Riparian Areas: N/A
 - 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 has frontage along East Reno Avenue, a Minor Arterial Street, and Eckroat Street and SE 4th Street, both Neighborhood Streets, all

of which are in the Urban Medium LUTA. Transit (bus) service is not available nearby.

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)
- Support and incentivize the adaptive use of existing buildings, infill development, and brownfield development. (G-10)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- Initiate new efforts to reduce sign clutter and improve the aesthetics of signs, while allowing for adequate and visible business identification (E-14)

b. Plan Conformance Considerations

The subject site is located at the southeast corner of Eckroat Street and East Reno Avenue, in an area generally located east of South Interstate 35 and south of East Interstate 240. The site is currently zoned I-1 and I-2 and developed as an industrial business park consisting of multiple office/warehouse buildings. Across East Reno Avenue, to the north, are the North Canadian River and ramps for the Interstate 35 and Interstate 40 Interchanges. The Tinker Diagonal street runs adjacent to the site at the northeast corner, towards the southeast. East of the site are R-1, I-1 and PUD-842, which form the outdoor storage area for a rock and stone business that abuts the site. Across SE 4th Street, to the south, is a recycling facility zoned I-1 and I-2. West of Eckroat Street is a single-family residence zoned R-1. The subject site is within the Airport Environs 1 (AE-1) and 2 (AE-2) Overlay areas for Tinker Air Force Base.

The PUD is requested to rezone a portion of the site from I-1 to I-2, as most of the site is currently zoned I-2, and to allow shared access among potential lots, as contemplated in Exhibit B. No new compatibility issues have been identified.

IV. STAFF RECOMMENDATION

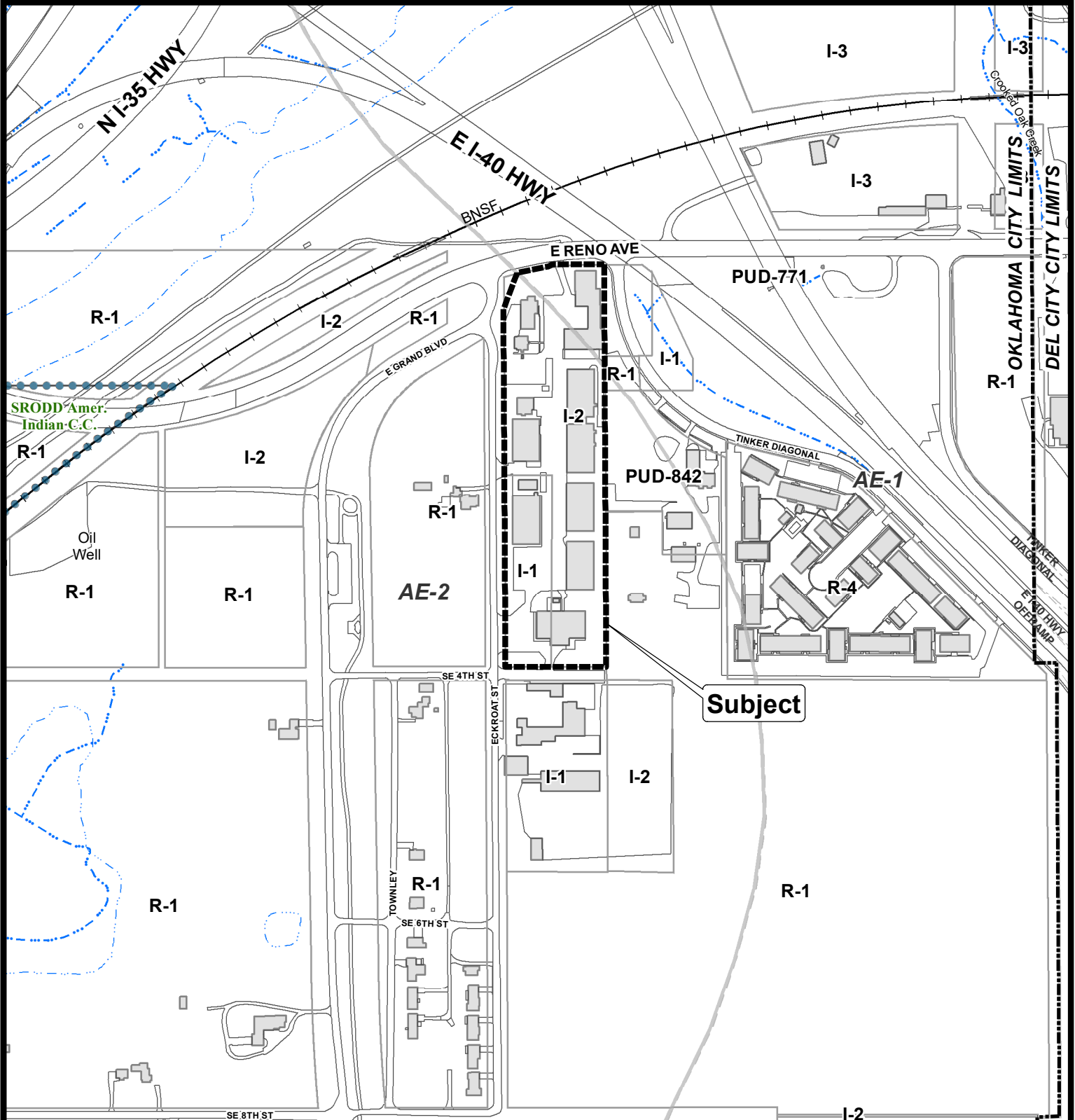
Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning 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.

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-2007 Applicant: Ordermatic Business Park, LLC
Existing Zoning: I-1 / I-2 / AE-1 / AE-2
Location: 340 Eckroat St.



Note: "Subject" is located approximately 1,330' West of S. Bryant Ave.



The City of
OKLAHOMA CITY

Planned Unit Development



0 200 400
Feet





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Existing Zoning: I-1 / I-2 / AE-1 / AE-2
Location: 340 Eckroat St.



Aerial Photo from 2/2022

Note: "Subject" is located approximately 1,330' West of S. Bryant Ave.



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Planned Unit Development



0 200 400
Feet