

Planning Commission Minutes  
May 26, 2022

(The agenda was filed with the City Clerk of The City of Oklahoma City at 1:59 p.m. on May 23, 2022.)

8. (PUD-1887) Application by Chisholm Creek Partners, LLC., to rezone 12601 North Western Avenue from the R-1 Single Family Residential District to the PUD-1887 Planned Unit Development District. Ward 87.

The applicant was present. There were no protestors present.

Amended Technical Evaluation:

1. Pedestrian connection to the north directly into the Chisolm Creek development or to the stub street to the west.
2. Commercial uses shall only be permitted within 850 feet from North Western Avenue

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

MOVED BY CLAIR, SECONDED BY POWERS

AYES: CRAVENS, CLAIR, POWERS, PRIVETT, HINKLE, GOVIN, LAFORGE;

ABSENT: FRALEY, PENNINGTON



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**May 26, 2022**

**Item No. IV. 8.**

**(PUD-1887) Application by Chisholm Creek Partners, LLC., to rezone 12601 North Western Avenue from the R-1 Single Family Residential District to the PUD-1887 Planned Unit Development District. Ward 8.**

**I. GENERAL INFORMATION**

**A. Contacts**

**1. Applicant/Developer Representative**

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

**B. Case History**

This application was continued from the April 14, 2022, meeting.

**C. Reason for Request**

This application is to permit a modified residential development.

**D. Existing Conditions**

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

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

**2. Size of Site: 49.38 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>	R-1	PUD-1515	PUD-707 R-1	SPUD-1058 PUD-1496	PUD-1134
<b>Land Use</b>	Res/Nursery	Residential	Undeveloped	Sen. Living Church	Industrial

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

### **8.1 USE AND DEVELOPMENT REGULATION**

This PUD shall consist of two Tracts.

#### **TRACT ONE**

The use and development regulations of the **R-1ZL, “Single-Family Residential Zero Lot Line” District** shall govern Tract 1, except as herein modified.

The following uses shall be the only uses permitted within this Tract:

- Artistic Graphics (8250.1)
- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Cultural Exhibits (8250.5)
- Family Day Care Homes (8300.40)
- Greenhouse (8150.6.3)
- Home Garden (8150.6.4)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Murals (8250.16)
- Rainwater Harvesting (8150.7.1)
- Roof Garden (8150.7.2)
- Single-Family Residential (8200.14) units may be attached or detached
- Three- and Four-Family Residential (8200.15)
- Two-Family Residential (8200.16)
- Multifamily residential (8200.12) (no more than 4 units attached per structure)

Setbacks: There shall be no interior setbacks within this tract, except as required by the City of Oklahoma City Fire Code.

Minimum Lot Size: 3,500 sf

Density: The maximum density of this tract shall be 15 dwelling units per acre.

Height: Maximum of 35 feet

**TRACT 2**

The use and development regulations of the **R-4, “General Residential” District** and the **C-3, “Community Commercial” District** shall govern Tract 2, except as herein modified.

The following uses shall be the only uses permitted within this Tract:

- Administrative and Professional Offices (8300.1)
- Alcoholic Beverage Retail Sales (8300.5)
- Animal Sales and Services: Grooming (8300.8)
- Animal Sales and Services: Kennels and Veterinary, Restricted (8300.11)
- Automotive: Parking Garages (8300.12)
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Community Garden (8150.6.1)
- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Convenience Sales and Personal Services (8300.32)
- Cultural Exhibits (8250.5)
- Custom Manufacturing (8350.3)
- Dwelling Units and Mixed Uses (8200.2)
- Eating Establishments: Fast Food (8300.35) This use unit is further restricted to “fast casual” eateries with no drive thru. “Fast casual” is defined as a restaurant with a central ordering point rather than a server.
- Eating Establishments: Sitdown (8300.37)
- Eating Establishments: Sitdown, Alcohol Permitted (8300.38)
- Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
- Family Day Care Homes: (8300.40)
- Food and Beverage Retail Sales (8300.41)
- Greenhouse (8150.6.3)
- Group Residential (8200.3)
- Home Garden (8150.6.4)
- Library Services and Community Centers (8250.11)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Lodging Accommodations: Commercial Lodging (8300.51)
- Lodging Accommodations: Home Sharing (8300.51.1)
- Low Impact Institutional: Neighborhood-Related (8250.14)

- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Multiple-Family Residential (8200.12)
- Participant Recreation and Entertainment: Indoor (8300.55)
- Payday or Title Loan Agencies (8300.57)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Rainwater Harvesting (8150.7.1)
- Repair Services: Consumer (8300.61)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)
- Roof Garden (8150.7.2)
- Senior Independent Living (8200.13)
- Single-Family Residential (8200.14)
- Three- and Four-Family Residential (8200.15)
- Two-Family Residential (8200.16)

Commercial uses shall only be permitted within 500 feet of N Western Ave.

Setbacks: There shall be no interior setbacks within this tract, except as required by the City of Oklahoma City Fire Code.

Density: Tract 2 shall have a maximum density of 32 dwelling units per acre.

Height: Maximum of 70 feet.

## **9.0 SPECIAL CONDITIONS:**

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

### **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, rock, stone, concrete, stucco, concrete-board, architectural metal or stone masonry. No more than 30% EIFS or wood shall be permitted. Buildings shall be oriented such that the backs of buildings are not facing toward any street.

### **9.2 LANDSCAPING REGULATIONS**

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

### **9.3 LIGHTING REGULATIONS**

To minimize light spillover on residential uses, outdoor lights within any office or commercial use 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 PUD boundaries where adjacent to residential uses. Said sight-proof screen may be constructed of stucco, brick, stone, wood, steel/iron and/or any combination thereof and shall be solid and opaque. In addition to the screening, a landscape buffer of 15 feet shall be required with evergreen planting on 20-foot centers where development is adjacent to single family residential.

### **9.5 DUMPSTER REGULATIONS**

Dumpsters shall be consolidated where practical and 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 use.

### **9.6 DRAINAGE REGULATIONS**

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

### **9.7 VEHICULAR ACCESS REGULATIONS**

Access to this PUD shall be via a maximum of three (3) drives from N Western Ave. One (1) Boulevard Entrance shall be permitted.

A Boulevard Entrance is defined as an entrance into the development with a dual road separated by a landscape median. Entry signage shall be permitted to be placed with the median.

### **9.8 PARKING REGULATIONS**

The design and number of parking facilities for this PUD shall be in accordance with Chapter 59 Article X of the Oklahoma City Municipal Code, 2020, as amended, except as follows:

This PUD shall require a minimum of one parking space per residential dwelling unit.

For any proposed residential units, attached or detached garages shall count toward meeting parking requirements, provided each parking space in a garage shall be a minimum of 8½ feet by 18 feet.

Proposed uses are not required to have off-street parking located on the same site as adjacent to the structure it serves. If on-site parking is not provided for a proposed use/structure, locations and parking calculations for all structures in this PUD shall be provided with the building permit application.

## **9.9 SIGNAGE REGULATIONS**

### **9.9.1 Freestanding Accessory Signs**

All freestanding signs within this PUD shall be ground (monument) signs with the maximum size being 8 feet high and 100 square feet (the square footage area of signage may be increased during the specific plan stage with approval by Planning Commission) in area and shall have no less than 25 square feet of landscaping at the base. The signs shall be covered with a material consistent with the commercial buildings they serve. Pole signs and billboards shall not be permitted.

A sign that contains the name of any business and/or multi-family development located within this PUD is deemed accessory, even if the sign is not placed on the parcel where the business and/or multifamily development is located, as long as the business and/or multi-family development and the sign are located within this PUD.

### **9.9.2 Attached Signs**

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

Canopy signs shall be permitted for each business use in the PUD and shall be mounted on the building facade with uniform height and style letters not to exceed 24 inches in height and backlit.

### **9.9.3 Electronic Message Display Signs**

Electronic Messaging Display signs (EMDs) shall be specifically prohibited in this PUD.

**9.9.4 Decorative Artwork & Architectural Elements**

Decorative artwork and architectural elements shall be permitted in this PUD. Artwork/architectural elements may include but are not limited to fountains, individual art pieces, decorative entry elements, etc. The decorative artwork/architectural elements shall not exceed 40 feet in height, must have a minimum 14 feet clearance in height (for archways) and be located a minimum of 15 feet from the curb of any adjacent street.

**9.10 SIDEWALK REGULATIONS**

Sidewalks shall be constructed along all public and private streets, excluding any rear access alleyways that are constructed within this PUD.

**9.11 ROOFING REGULATIONS**

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

**9.12 SETBACK REGULATIONS**

Internal setbacks shall be as defined within each development tract.

Exterior PUD setbacks:

Northern Boundary: 20 feet

Eastern Boundary: 15 feet

Western Boundary: 20 feet, or 50 feet where a building abuts an R-1 District and exceeds 35 feet in height.

Southern Boundary: 20 Feet

**9.13 OPEN SPACE**

In order to preserve the existing physical characteristics and environmental features of the land, this PUD shall require a minimum 15% of the subject property be reserved for open space and maintained by the POA and the HOA required to be created pursuant to this PUD.

**9.14 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 laws or rules as they shall apply to the site will be adhered to fully.



#### **9.15 COMMON AREAS**

Maintenance of the common areas in the development shall be the responsibility of the owner(s) of said property or the relevant POA or HOA. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or create 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.

#### **9.16 PLATTING REGULATIONS**

Platting is only required for single family residential lots and shall be contained within a preliminary and final plat and any plat dedications shall be approved by the City Planning Commission, prior to construction of any such single-family residences.

#### **9.17 SPECIFIC PLAN REQUIREMENTS**

No building permits for occupiable structures shall be issued in this PUD nor shall construction commence until a Specific Plan, including all items listed in Section 59-4150C of the Oklahoma City Municipal Code, 2020, as amended, as well as those imposed by this Design Statement shall have been approved by the Planning Commission except as follows:

This specific plan shall include the sidewalk/pedestrian plan that includes pedestrian connections throughout the development.

#### **9.18 GENERAL DESIGN AND DEVELOPMENT GUIDELINES**

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 apply but shall not supersede any regulation set forth in this Design Statement.

#### **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 warranted and described within this PUD.

**11.0 EXHIBITS:**

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

- A: Legal Description
- B: Conceptual Site Plan
- C: Tract 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**
- 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) 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 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.
- 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.

**c. Stormwater Quality Management**

**d. Traffic Management \***

**8. Utilities**

**a. Engineering**

**Paving**

**Wastewater Availability**

- 1) An existing 8" and 18" 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.
- 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) All existing unused wastewater services must be abandoned at the wastewater main.
- 6) Proposed wastewater main(s) must be located in a twenty (20) foot wide easement.
- 7) No trees, signs, dumpster, fences, and/or structures shall be permitted within any proposed or existing utility easement.
- 8) All wastewater mains must have a minimum cover of six (6) feet and a depth no greater than eighteen (18) feet.

**b. Solid Waste Management**

- 1) **(TRACT 1)** The City can provide service for up to 3 units on a single water meter. Any more than 3 units on the same meter will have to be serviced by a private hauler. A dumpster could be utilized provided there is not enough frontage space for cart placement.
- 2) **(TRACT 2)** The City cannot service contact private hauler.

**c. Water/Wastewater Quality**

**Water Availability**

- 1) An existing 8", 12" and 36" 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.
- 3) Dead-end water mains must be avoided where applicable.
- 4) All existing unnecessary water services must be abandoned at the water main.
- 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 and fire protection systems which require water pressure in excess of 25 psi.
- 6) 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.
- 7) All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 8) A 12-inch water main is required to be looped through the development to provide adequate water supply and fire flow protection. Connection to two (2) separate active water mains is required to prevent partial or total shut-off of water supply when a pipeline failure occurs within the proposed development.
- 9) 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.
- 10) All domestic and fire suppression services must have separate water service connections.
- 11) 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**

#### **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.
- Avoid concentrations of apartment complexes. Instead, integrate multifamily units into neighborhoods with mixes of housing types or in mixed-use developments.

Density: The Urban Low Intensity LUTA outlines a floor to area ratio (FAR) of 0.2 to 1.0 for non-residential developments. The UL LUTA outlines a density range of 4 to 8 dwelling units per acre for single family, and 15 to 30 dwelling units per acre for multifamily.

*The proposed development is located on an arterial street. The PUD proposes single through four-family residential on Tract 1 limited to 15 du/acre, and multifamily and mixed-use development on Tract 2 up to 32 du/acre for an overall density within the LUTA range. National, state, and local permitting require basic best management practices for stormwater management. Public water and sewer are available.*

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.
- 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.
- Subdivisions with more than 50 units should have at least two points of entrance / egress no closer than 300 feet apart.
- Horizontally mixed-use developments should have connectivity between land uses.

*Access is limited to three points from N Western Ave. No connection to the street stub in the northwest corner of the site is proposed (NW 129<sup>th</sup> Street). As designed, all traffic will depend on N Western Ave, including residents and customers wishing to turn left to access the Turnpike. The connection to the street stub would be required if the site were developed as zoned. The connection would be beneficial to the development as it would allow traffic to (eventually) access Highland Park Blvd and have access to Memorial Rd, Pennsylvania Ave, May Ave and Quail Springs without having to use the Western/Memorial/Turnpike intersection. However, it would also mean all traffic generated by the new development would be using the residential street.*

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 required on all public and private streets. Future Specific Plans require a pedestrian plan that shows connections throughout the development.*

- 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 medium and high density residential and commercial 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 setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building’s orientation to the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height.



*The PUD proposes apartment buildings up to 70 feet tall within Tract 2, which abuts residential zoning and development on the west. Due to the pond and detention facility that provide separation from the subdivision, the potential compatibility triggers are identified on the northwest corner of the site. The PUD requires screening, a landscape buffer, and an increased setback of 50 feet where a building abuts an R-1 District and exceeds 35 feet in height.*

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. *No triggers requiring mitigation were identified.*

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. *No triggers requiring mitigation were identified.*

- 3) **Service Efficiency:**
  - Water: *Served or Close to Service*
  - Sewer: *Served or Within an Open Sewer Shed*
  - Fire Service: *Urban Service Level*
- 4) **Environmentally Sensitive Areas:** The following apply to the proposed development site:
  - Riparian Areas: Riparian areas are vegetated areas adjacent to streams, lakes, ponds, and wetlands that are composed of a mixture of trees, shrubs, and grasses. These areas may also contain floodplain. The comprehensive plan recommends a 100-foot buffer from stream banks. *Riparian area is present on the subject site. Floodplain is not present. The area encompassing the existing stream and pond would not be developed.*
  - Upland Forests: N/A
  - Vulnerable Aquifers: N/A
- 5) **Transportation System:** This site is located off N Western Ave, a Major Arterial Street in the Urban Low LUTA. The nearest transit (bus) service is located along N Pennsylvania Ave and N Hefner Rd.

**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)
- Regional-, community-, and neighborhood-scale retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores that draws on the following principles:
  - Concentrate access for new retail development at shared primary entrance points. Primary entrance points should be aligned with access points immediately across intersecting roads. Limit curb cuts on primary highways and arterials.
  - Provide pedestrian circulation, including sidewalks and median breaks along interior and exterior fronting roads and within parking lots.
  - Encourage coordinated development of retail centers in order to facilitate internal pedestrian and vehicle circulation and optimal center performance (SU-27)
- Commercial buildings should be built at the street rather than behind a parking lot in order to promote pedestrian circulation, multipurpose shopping trips, and walkable and attractive streetscapes. Large-scale commercial buildings with parking in front should screen parking lots with coordinated development of out-parcels (pad sites) and with landscaping. (SU-28)
- New neighborhood-scale retail should be located within new residential growth areas to serve daily shopping needs and limit trip distances. In newly developing areas, this retail format is preferred to the existing linear development patterns along arterials. (SU-30)
- Higher density multifamily development should be located in areas near employment or educational centers where street and transit systems have, or will soon have capacity to support the added trips. (SU-48)
- 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)
- 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)
- Encourage unified planning for all adjoining land owned or controlled by a project's developer to ensure proper circulation and land use relationships (SU-47)

**b. Plan Conformance Considerations**

The subject site is located on the west side of N Western Avenue, north of NW 122<sup>nd</sup> Street, next to Top Golf. The PUD proposes a mixed-use development with a variety of housing types. Access points are limited to three on N Western Avenue, in conformance with the comprehensive plan. Ideally there would other access points north, west and/or south, but options are limited due to existing development. The PUD's gross density is consistent with the Urban Low LUTA range and the development provides mitigation measures where abutting the residential subdivision to its west.

**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.*

**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**May 26, 2022**  
**PUD-1887**

**Item No. 8.**

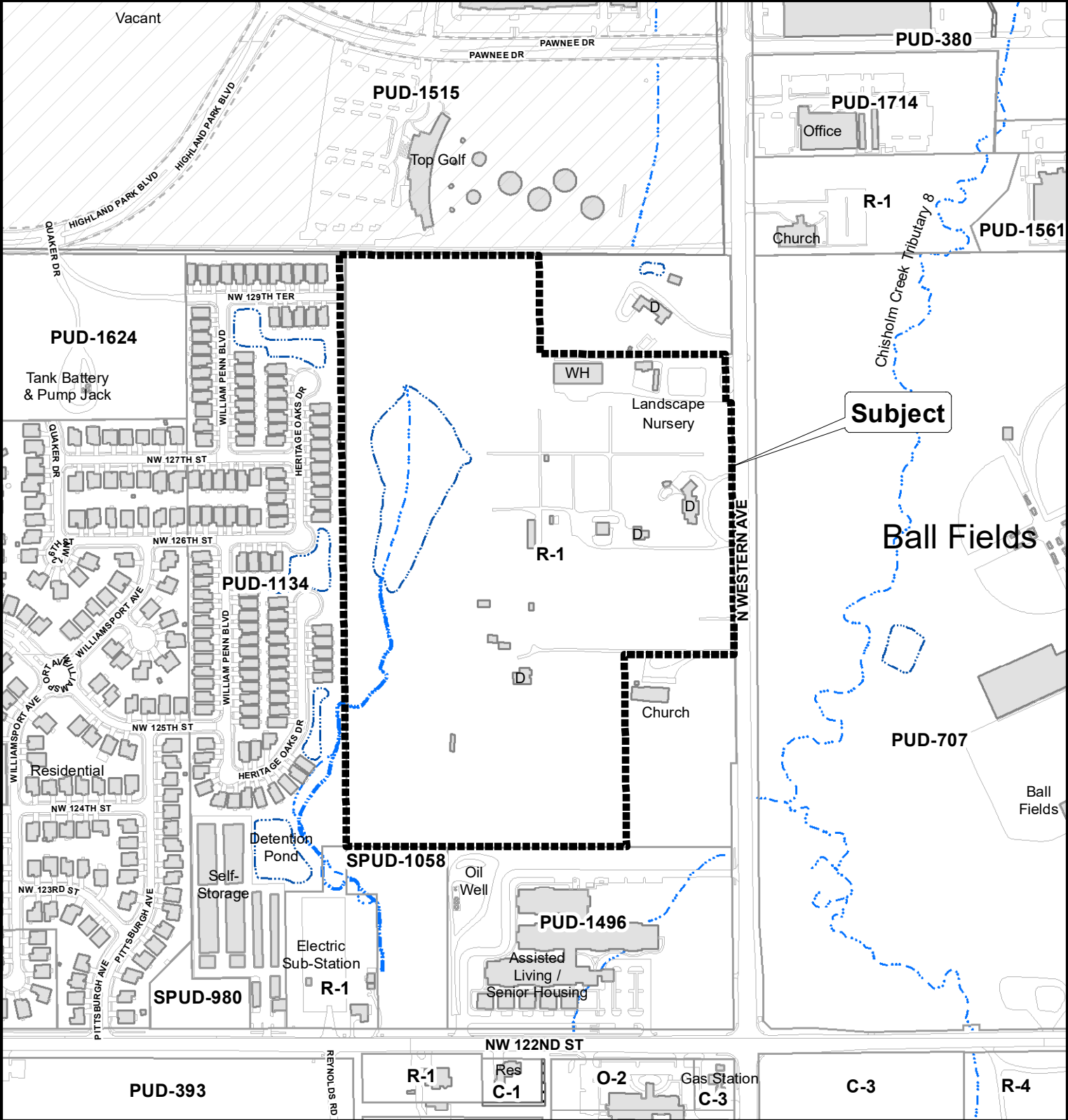
*The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.*

**Approval of the application.**

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

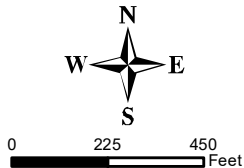
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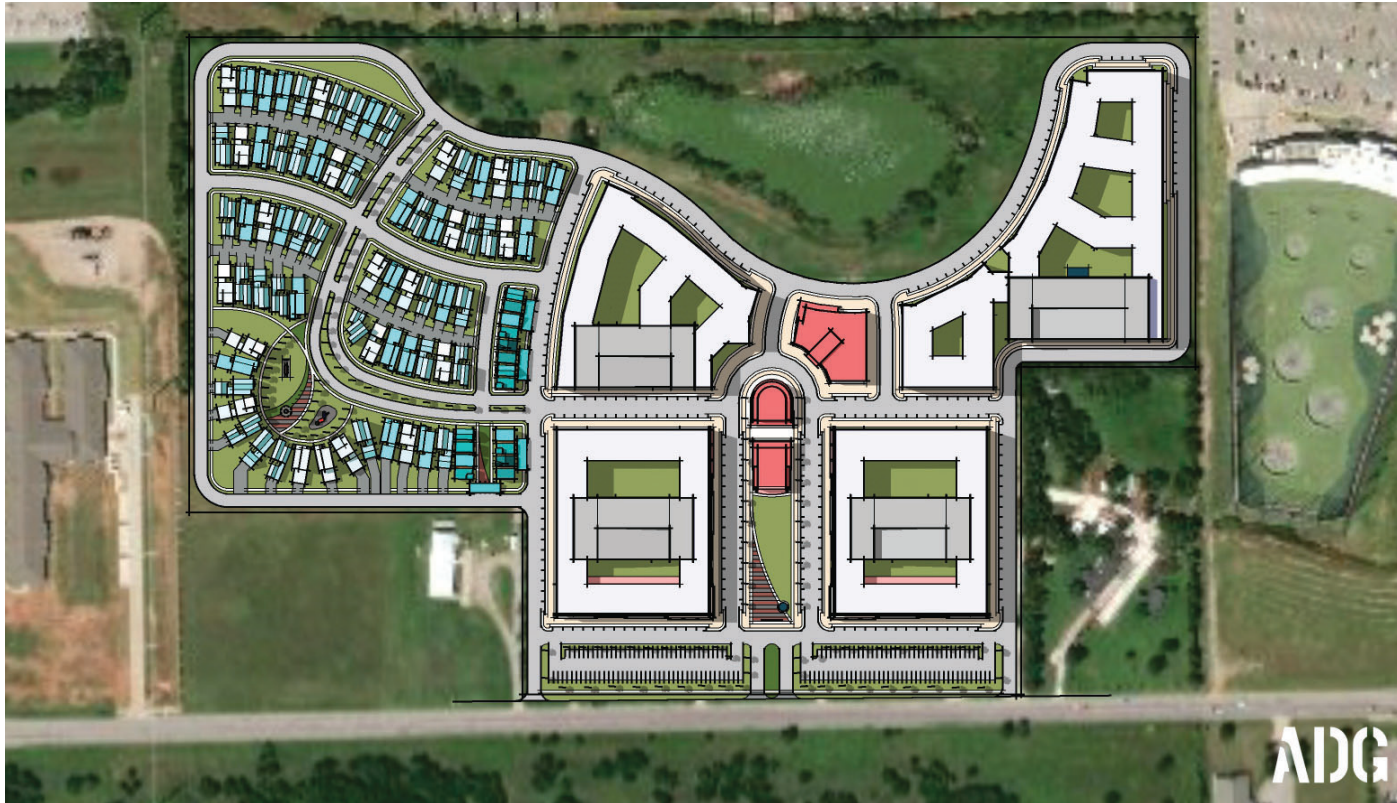
Case No: PUD-1887   Applicant: Chisholm Creek Partners, LLC  
Existing Zoning: R-1  
Location: 12601 N. Western Ave.



The City of  
OKLAHOMA CITY

# Planned Unit Development

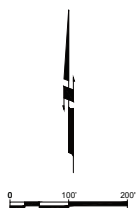
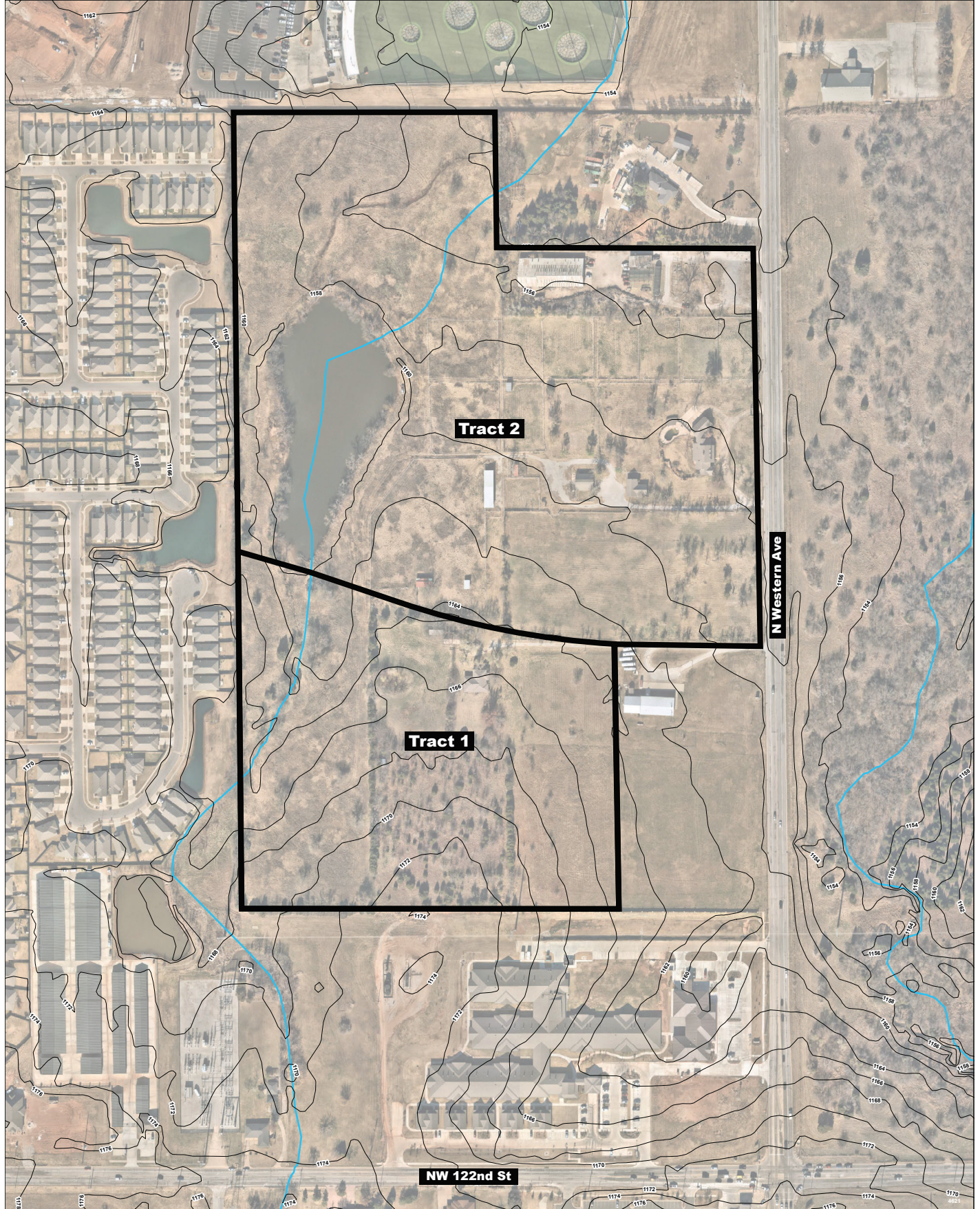




**PUD-1887**  
**12601 N Western Ave.**

Exhibit B  
 Conceptual Site Plan





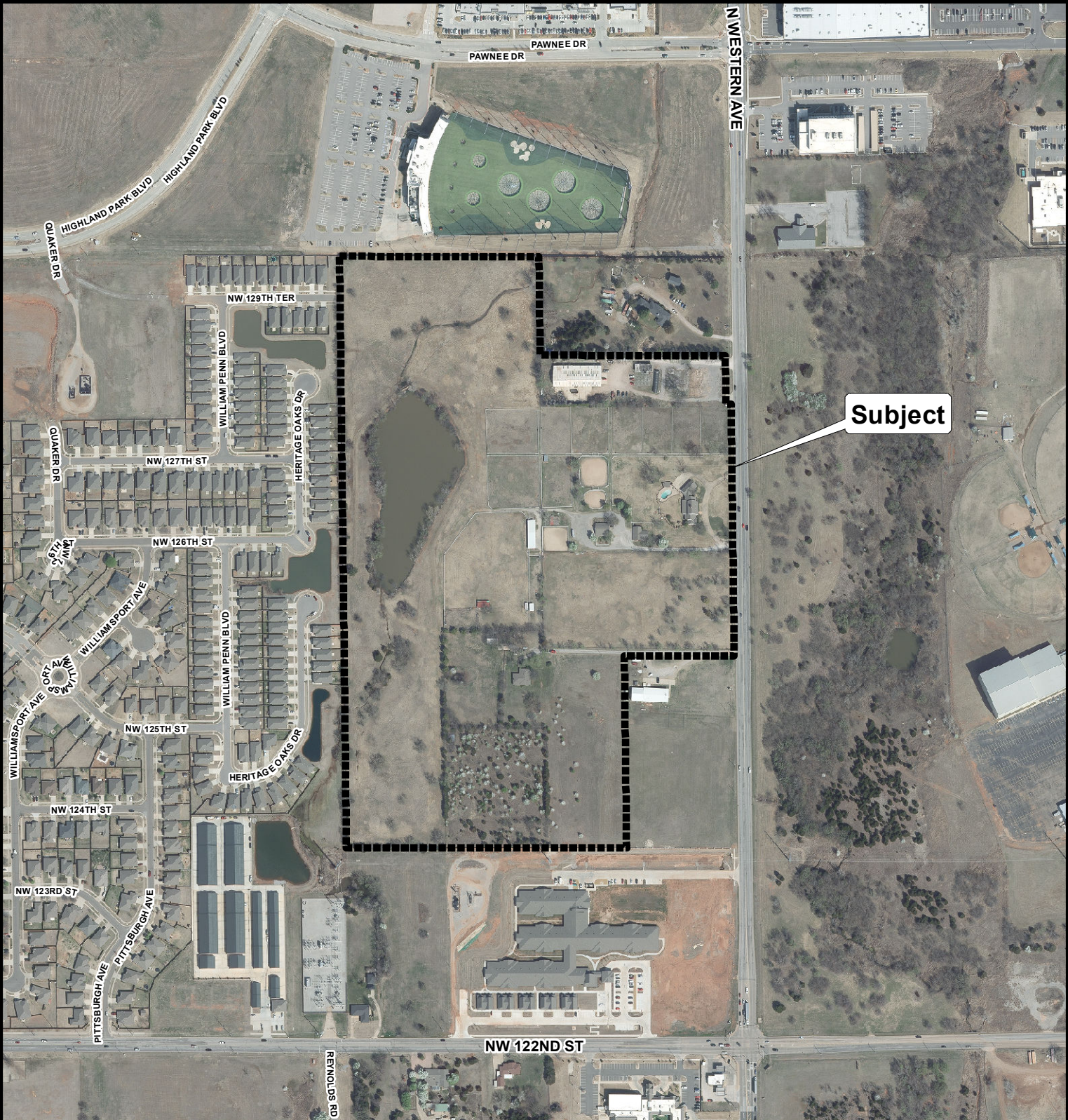
**PUD-1887 12601 N Western Ave.**

Exhibit C Tract Map

+/- 49.38 acres



Case No: PUD-1887   Applicant: Chisholm Creek Partners, LLC  
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Aerial Photo from 2/2020



The City of  
OKLAHOMA CITY

# Planned Unit Development



0      225      450  
Feet