

Planning Commission Minutes
April 14, 2022

(The agenda was filed with the City Clerk of The City of Oklahoma City at 9:30 a.m. on April 11, 2022.)

16. (PUD-1882) Application by First Liberty Bank, to rezone 15027 North MacArthur Boulevard from the R-2 Medium-Low Density Residential, O-1 Limited Office, and C-3 Community Commercial Districts to the PUD-1882 Planned Unit Development District. Ward 8.

The applicant was present. There were no protestors present.

Amended Technical Evaluation:

- ~~1. Limit access points to one on NW 150th Street and align with commercial driveway on the north.~~
- ~~2. Limit access points to two on N MacArthur Blvd.~~
3. Delete Use Unit 8300.12 Automotive: Parking Garages.
4. The Planning Commission reserves the right to review the location of drives at Specific Plan stage.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION, AS AMENDED.

MOVED BY PENNINGTON, SECONDED BY HINKLE

AYES: CRAVENS, CLAIR, PRIVETT, HINKLE, PENNINGTON, LAFORGE;

ABSENT: POWERS, HIGHSMITH



STAFF REPORT
The City of Oklahoma City
Planning Commission
April 14, 2022

Item No. IV. 16.

(PUD-1882) Application by First Liberty Bank, to rezone 15027 North MacArthur Boulevard from the R-2 Medium-Low Density Residential, O-1 Limited Office, and C-3 Community Commercial Districts to the PUD-1882 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 February 24, and March 24, 2022, meetings.

C. Reason for Request

This application is to permit a mixed office and commercial 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: 12.85 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-2/O-1/C-3	PUD-1012	PUD-518	R-1	R-1
Land Use	Undeveloped	Com/Res	Residential	Undeveloped	Undev/Res

4. Development Context: The subject site is located at the southwest corner of N MacArthur Blvd and NW 150th Street. The site is zoned R-2 and O-1 with C-3 at the corner.

The site is undeveloped. To the north, across NW 150th St, is the Deer Creek Village subdivision and a CVS pharmacy at the corner. To the east across N MacArthur is Gallardia. To the south and west of the subject site is the planned Annecy subdivision(s) zoned R-1. The northeast corner of the intersection is developed with a home but was rezoned to PUD-1651 in 2017. The 117-acre PUD for “St Helena” includes a 12-acre commercial tract at the corner, a 9-acre R-4 (assisted living) tract north of the commercial tract, an 8-acre office tract to the east along NW 150th Street, and 87 acres of standard R-1 regulations behind (north) of the other tracts. The proposed PUD is requested to allow for a commercial and office park development.

II. SUMMARY OF PUD APPLICATION

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the **C-3, “Community Commercial” District** shall govern this PUD, except as modified below.

The following uses shall be made a part of this PUD:

- Administrative and Professional Offices (8300.1)
- Adult Day Care Facilities (8300.2)
- Alcoholic Beverage Retail Sales (8300.5)
- Animal Sales and Services: Grooming (8300.8)
- Animal Sales and Services: Kennel 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)
- Communications Services: Limited (8300.29)
- 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 Use (8200.2)
- Eating Establishment: Drive In (8300.34)
- Eating Establishment: Fast Food (8300.35)
- Eating Establishment: Fast Food, with Drive-Thru Order Window (8300.36)
- Eating Establishment: Sitdown (8300.37)
- Eating Establishment: Sitdown, Alcohol Permitted (8300.38)

- Eating Establishment: Sitdown, limited Alcohol Permitted (8300.39)
- Food and Beverage Retail Sales (8300.41)
- Funeral and Interment Services: Undertaking (8300.44)
- Gasoline Sales, Large (8300.45)
- Gasoline Sales. Small: Restricted (8300.46)
- Greenhouse (8150.6.3)
- Hoop House (8150.6.5)
- Laundry Services (8300.48)
- Library Services and Community Centers (8250.11)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Live/Work Units (8200.4)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Medical Services: General (830.52)
- Medical Services: Restricted (8300.53)
- Participant Recreation and Entertainment: Indoor (8300.55)
- Payday or Title Loan Agencies (8300.57)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Repair Services: Consumer (8300.61)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)
- Senior Independent Living (8200.13)

All conditional and special permit use regulations shall apply to this PUD including the ability to apply for special event permits for outdoor events held within this PUD.

This PUD shall require 150 feet of separation from residential uses for large gas sales uses and drive-thru uses.

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, concrete, stucco, concrete-board, architectural metal or stone masonry. No more than 30% EIFS, wood or other materials not listed 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 parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

A 15-foot landscape buffer shall be required adjacent to residentially zoned property. Said buffer shall consist of evergreen plantings on 20-foot centers. Plantings shall be of mature height at the time of installation.

9.3 LIGHTING REGULATIONS

To minimize light spillover on residential uses, outdoor lights within this PUD 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.

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

9.4 SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot-high sight proof screen shall be required along boundaries 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.

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 two (2) drives from NW 150th St. and three (3) drives from N MacArthur Blvd.

9.8 PARKING REGULATIONS

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

If development within this SPUD utilizes the “Commercial District” scheme of development where parking is screened behind or to the sides of structures, the parking requirement for said development shall be reduced by 15%. Parking can be met through shared parking agreements among adjacent office/retail uses.

9.9 SIGNAGE REGULATIONS

9.9.1 Freestanding Accessory Signs

Free standing signage shall be per the base zoning district.

9.9.2 Attached Signage

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

9.9.3 Non-Accessory Signs

Non-accessory signs are specifically prohibited in this PUD.

9.9.4 Electronic Message Display Signs

Electronic Message Display Signs are specifically prohibited in this PUD.

9.10 SIDEWALK REGULATIONS

Five-foot sidewalks shall be constructed along NW 150th St. and N MacArthur Blvd. or six-foot-wide sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department.

9.11 HEIGHT REGULATIONS

Maximum building height shall be per the base zoning district.

9.12 LOT REGULATIONS

The maximum lot coverage shall be per the base zoning district.

9.13 SETBACK REGULATIONS

NW 150th St.: 25 feet
N MacArthur Blvd.: 25 feet
South: 15 feet
West: 15 feet

There shall be no internal setback regulations except for those required to meet The City of Oklahoma City Building and Fire Code.

9.14 OPEN SPACE REGULATIONS

N/A

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.

9.17 SPECIFIC PLAN, PLATTING & PERMITTING REQUIREMENTS

Specific plan shall 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 Site 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 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) Deer Creek**
- 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

- 1) Driveway spacing should meet the requirements of the subdivision Regulations. Proposed driveway on NW 150th St should align with the existing driveway on the north side of NW 150th St.

8. Utilities

a. Engineering

Paving

Wastewater Availability

- 1) An existing 15" 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) An off-site sanitary sewer interceptor will be required to serve the proposed development and the particular drainage basin. The size, alignment and other design factors shall be in accordance with current City Standard Specifications. The developer may make an application under the Policy "B-1" program to the Oklahoma City Water Utilities Trust (OCWUT) for City participation of construction costs if an oversized sanitary sewer main is required to serve the drainage basin. Approval will be subject to funds available for improvements and will not be granted for oversized mains that are necessary to provide additional capacity for the proposed development(s).
- 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.
- 9) Will be required to extend main along NW 150th St.

b. Solid Waste Management

c. Water/Wastewater Quality

Water Availability

- 1) An existing 12" 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) 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 water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 7) 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.
- 8) 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.
- 9) All domestic and fire suppression services must have separate water service connections.
- 10) 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:

- 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.

National, state, and local permitting require basic best management practices for stormwater management. Public water and sewer are available.

Location:

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

The subject site is located at the southwest corner of two arterial streets.

Density: The Urban Low Intensity LUTA outlines a floor to area ratio (FAR) of 0.2 to 1.0 for non-residential developments. *The PUD regulations could provide a FAR within the LUTA range.*

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 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.
- Horizontally mixed-use developments should have connectivity between land uses.

The PUD allows up to three access points on N MacArthur Boulevard and two on NW 150th Street. Plan conformance would be strengthened by providing a shared drive/street between the commercial corner and office uses that connects to both arterial streets so that traffic circulation happens interior to the site instead of on the arterial streets and intersection. Plan conformance would also be strengthened by specifying that driveway spacing will meet the minimum requirements of the Subdivision Regulations and aligning one of the access points with the existing driveway on the north side of NW 150th 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.

The PUD requires sidewalks along NW 150th St and N MacArthur Blvd. Pedestrian connections between uses should be provided at the specific plan stage.

- 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 office and commercial uses adjacent to existing agricultural uses or residential zoning, “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 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 commercial and office development at an arterial intersection. The site is already primarily zoned for non-residential development. Mitigation for differences lot coverage with the abutting R-1 zoned land is proposed with a 15-foot landscape buffer with evergreen plantings on 20-foot centers.*

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.

The subject site is currently zoned for C-3 uses on the corner and office and duplex uses behind it. The proposed PUD would allow office and commercial uses on the entire site. The conceptual plan indicates a commercial user on the corner with an office park behind it, although any permitted use could be developed on the property. Some uses may have operational impacts adjacent to the planned residential to the south. Mitigation is proposed with the placement of a landscape buffer adjacent to residential and a 150-foot setback for large gas sales and drive-thru uses. The proposed PUD would allow freestanding signs per Code, which could allow illuminated signs taller than the subdivision fence to the east. The PUD does not allow EMD signs.

3) Service Efficiency:

- Water: *Close to Service or Served*
- Sewer: *Open Sewer Sheds or Served*
- 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 in the form of an intermittent stream is present on the northwest portion of the subject site. Floodplain is not present. The site plan indicates stormwater detention in this area and along the southern boundary of the site.*
- Upland Forests: N/A
- Vulnerable Aquifers: N/A

5) Transportation System: This site is located at the southwest corner of N MacArthur Blvd and NW 150th Street, both Major Arterial Streets within the Urban Low LUTA. The nearest transit (bus) service is located to the southeast at the intersection of N Meridian Ave and W Memorial Rd. A multi-use trail is planned south of the John Kilpatrick Turnpike, near Spring Creek, with a route to be determined at a later date.

6) Other Development Related Policies

- Favor commercial development clustered in nodes at arterial or collector intersections or along brief “main street” style corridors over commercial development extending in a linear pattern for long distances along highway, arterial, or collector corridors. (SU-25)
- 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)
- 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)

- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- Incorporate natural features (such as ponds, lakes, streams, rock outcroppings, stands of mature trees, and/or sizeable individual trees) into the design of all residential, commercial, and industrial projects rather than eliminating, hiding, or limiting access to those features. (E-31)
- Initiate new efforts to reduce sign clutter and improve the aesthetics of signs, while allowing for adequate and visible business identification (E-14)

b. Plan Conformance Considerations

The subject site is located at the southwest corner of N MacArthur Blvd and NW 150th Street. The site is zoned R-2 and O-1 with C-3 at the corner. The PUD is requested for a commercial and office development. Signs would be per Code. The conceptual plan indicates a commercial user on the corner with an office park behind it. The PUD has been modified since first submitted to reduce the number of driveways per street frontage and increase the setback from residential for gas stations and drive-through uses. Plan conformance would be strengthened by providing a shared drive/street between the commercial corner and office uses that connects to both arterial streets, so that traffic circulation happens interior to the site instead of on the arterial streets and intersection.

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 Evaluations:

1. Limit access points to one on NW 150th Street and align with commercial driveway on the north.
2. Limit access points to two on N MacArthur Blvd.

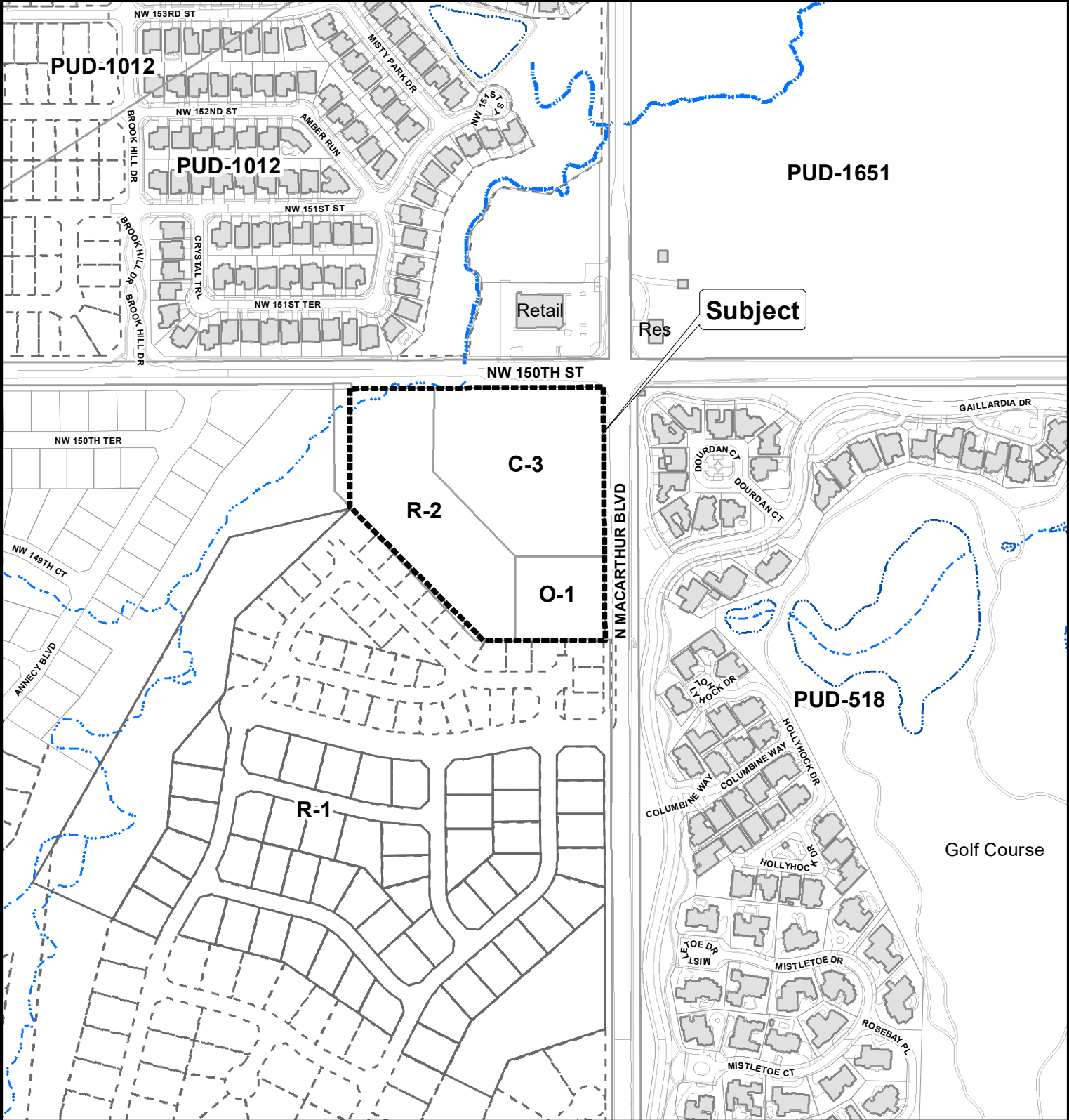
STAFF REPORT
The City of Oklahoma City
Planning Commission
April 14, 2022
PUD-1882

Item No. 16.

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-1882 Applicant: Mark W. Zitzow, Johnson & Associates
Existing Zoning: R-2 / C-3 / O-1
Location: 15027 N. MacArthur Blvd.



The City of
OKLAHOMA CITY

Planned Unit Development



0 200 400
Feet



PUD-
15027 N MacArthur Blvd.

Conceptual Site Plan
Exhibit B

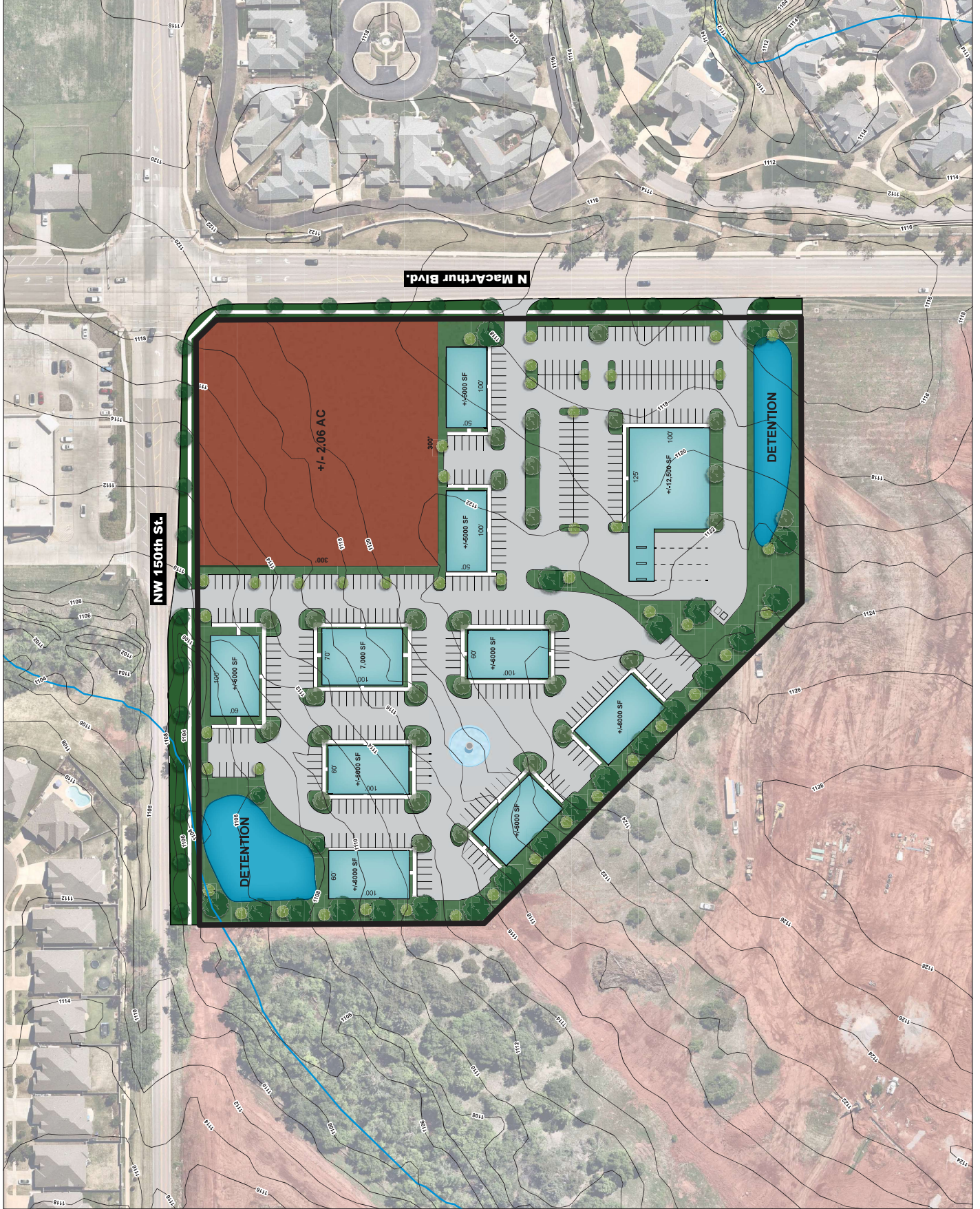
+/- 12.85 acres



Johnson & Associates
1 E Sheridan Ave, Suite 200
Mesa, AZ 85201
PH: 480.254.0001 FAX: 480.254.0001

DESIGNER: J&A
SUBMITTER: J&A
PLANNED: J&A

Conceptual site plan showing feasible option
permitted under proposed rezoning



Case No: PUD-1882 Applicant: Mark W. Zitzow, Johnson & Associates
Existing Zoning: R-2 / C-3 / O-1
Location: 15027 N. MacArthur Blvd.



Aerial Photo from 2/2020



The City of
OKLAHOMA CITY

Planned Unit Development

