

Planning Commission Minutes
August 25, 2022

(The agenda was filed with the City Clerk of The City of Oklahoma City at 9:34 a.m. on August 22, 2022.)

13. (PUD-1907) Application by 14744 N Council Road, LLC., to rezone 14744 N Council Road from the PUD-717 District to the PUD-1907 Planned Unit Development District. Ward 8.

The applicant was present. There were no protestors present.

Technical Evaluation:

1. Indicate method of fire protection in the PUD, water tank, fire hydrant, or fire suppression per the subdivision regulations.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.

MOVED BY NOBLE, SECONDED BY POWERS

AYES: CLAIR, POWERS, FRALEY, GOVIN, PENNINGTON, LAFORGE, NOBLE;

ABSENT: PRIVETT, HINKLE



STAFF REPORT
The City of Oklahoma City
Planning Commission
August 25, 2022

Item No. IV. 13.

(PUD-1907) Application by 14744 N Council Road, LLC., to rezone 14744 North Council Road from the PUD-717 District to the PUD-1907 Planned Unit Development District. Ward 8.

I. GENERAL INFORMATION

A. Contacts

1. Applicant/Developer Representative

Name Charles Allen
Company Allen Engineering Services
Phone 405-840-9901
Email callen@aeswins.com

B. Case History

This is a new application.

C. Reason for Request

This application is to permit 2 additional residences on a 5 acre lot.

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: 5.10 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	PUD-717	PUD-1521	PUD-1755	PUD-1755	PUD-717
Land Use	Undeveloped	Residential	Residential	Residential	Residential

4. Development Context: The subject site is located on a private, gated drive that intersects N Council Road, south of NW 150th Street. The private drive serves a total of seven homes within a community that was zoned to PUD-717 in 1999.

The existing PUD prescribes a maximum number of lots (7) and a minimum lot size for each parcel ranging from 1.45 acres to 5.10 acres. The new PUD requests to rezone only the 5.10-acre parcel at the east end of the development to allow two new lots to be created. The minimum lot size within the new PUD would be 1.2 acres. Walnut Creek runs along the east and south boundaries of the subject site. Land to the north and south is zoned for residential subdivisions under PUD-1521 (2014) and PUD-1755 (2020).

II. SUMMARY OF PUD APPLICATION

The use and development regulations of the **RA Single-family One-Acre Rural Residential District** shall govern this PUD, except as herein modified, including conditional, special permit, special exception, alcohol beverage consumption requirements and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

The minimum lot size shall be 1.2 acres. The maximum density shall be 3 lots on the 5.10 acre tract and maximum lot coverage shall be 50% for this PUD.

9.0 SPECIAL CONDITIONS

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

Permitted Use(s):

The following uses shall be the only uses permitted:

Single-Family Residential (8200.14), and

Community Recreation: Property Owners Association (8250.3).

9.1 FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, drivet, rock, stone, stucco, or wood, or other similar type finish approved by the Planning Director of the City of Oklahoma City. Buildings finished with EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal R panels or exposed concrete block buildings shall not be permitted.

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.

All practical means shall be used to preserve existing large trees on residential lots and common areas.

Unique natural resources, such as significant vegetation, watercourses, or native rock outcroppings and other natural features that create desirable and functional environments for patrons, pedestrians and occupants shall be preserved when practical.

9.3 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section m59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

9.4 SCREENING REGULATIONS

No sight-proof screening shall be required for this PUD.

9.5 PLATTING REGULATIONS

Tracts within this PUD shall be created by individual legal descriptions and deeds to be submitted for deed approval. Platting shall not be required for this PUD.

9.6 DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Drainage ways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for PUD, provided the PUD is platted with drainage areas confined to common areas. Such drainage ways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owners.

9.7 DUMPSTER REGULATIONS

Dumpsters shall not be permitted in this PUD.

9.8 ACCESS REGULATIONS

Access to individual lots within the PUD shall be permitted to be from the existing private drive and cul-de-sac.

No pedestrian system shall be required in this PUD.

9.9 PARKING REGULATIONS

Attached or detached garages shall count toward meeting parking requirements, provided each parking space in a garage shall be a minimum of 8 ½ feet by 18 feet.

9.10 SIGNAGE REGULATIONS

Signs shall be prohibited in this PUD.

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

No pedestrian sidewalks shall be required within this PUD.

9.13 HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures in this PUD.

9.14 SETBACK REGULATIONS

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

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

No common area shall be required in this PUD

9.17 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

General Design and Development Guidelines shall not be required for this PUD

9.18 SPECIFIC PLAN AND FINAL PLAT

Specific Plan approval shall not be required for this PUD.

Final Platting shall not be required for this PUD

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 – Plat of Survey
- Exhibit C – Master Development 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) DeerCreek**
- 7. Oklahoma Department of Transportation (ODOT)**

B. City Departments

1. Airports

2. Central Oklahoma Transportation and Parking Authority (COTPA)

3. Fire

- 1) Objection, need to show fire protection method, water tank, fire hydrant, or fire suppression per the subdivision regulations. Show which alternative is to be used.

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) Flood Study will be required to show no rise in FEMA Q 100 and the City of Oklahoma City Q 100 water surface elevation, compared pre-and post-development.
- 5) A portion of subject property is situated within a F.E.M.A. Flood Plain. Therefore, the establishment of Minimum Finish Floor Elevation for each lot within the flood plain will be required (100-year) frequency plus 1'. The Public Works Department Engineering staff shall approve these elevations prior to the filing of the final plat.
- 6) A floodplain activity permit must be submitted for any work contemplated in The Waters of the United States.
- 7) 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.
- 8) 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.
- 9) 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.
- 10) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 11) 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.
- 12) 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.

- 13) All private roads /streets will have private storm sewer systems.
- 14) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.
- 15) Section 7.7, 2nd Sentence- “Zone A” should be Zone AE.
- 16) Section 9.6- delete paragraph and replace with statement: All drainage design for this development shall be in accordance with the applicable requirements of chapter 16 of the Oklahoma City Municipal Code that are in effect at the time the plans are submitted for review.

c. Stormwater Quality Management

d. Traffic Management*

8. Utilities

a. Engineering

Paving

Wastewater Availability

- 1) An existing 8” wastewater main(s) is adjacent to the subject site(s) and a service connection will be permitted in accordance with City Standard Specifications. A separate service connection is required for each building/structure.
- 2) All wastewater mains must flow within the existing drainage basin. Proposed wastewater mains that will flow to another drainage basin across a ridgeline will not be allowed.
- 3) Minimum ten (10) foot horizontal separation required for water mains and five (5) foot for other crossings. Minimum two (2) foot vertical separation required for all crossings. All wastewater mains must have a minimum cover of six (6) feet and a depth no greater than eighteen (18) feet.
- 4) The developer will be required to extend the wastewater collection system to each lot or site within the subdivision or land improvements in accordance with City Standard Specifications and the current Subdivision Regulations.

- 5) Proposed wastewater main(s) must be located in a twenty (20) foot wide easement. No trees, signs, dumpster, fences, and/or structures shall be permitted within any proposed or existing utility easement.
- 6) Proposed minimum lot size does not meet the current 30,000 square foot minimum lot size for lots with on-site sewage disposal systems. On-site aerobic sewage disposal systems require a minimum twenty-five (25) foot setback from the property line or public property.

b. Solid Waste Management

- 1) The City can provide 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" water main(s) is adjacent to the subject site(s) and a service connection will be permitted in accordance with City Standard Specifications. A separate service connection and meter is required for each building/structure.
- 2) Minimum ten (10) foot horizontal separation required for wastewater mains and five (5) foot for other mains. Minimum two (2) foot vertical separation required for all crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 3) Dead-end water mains must be avoided where applicable. All existing unnecessary water services must be abandoned at the water main.
- 4) In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The developer will be responsible for any failure of domestic and fire protection systems which require water pressure in excess of 25 psi.
- 5) Proposed water main(s) must be located within a utility easement or right-of-way. No trees, signs, dumpster, fences, and/or structures shall be permitted within any proposed or existing utility easement.

- 6) All existing and proposed meters must meet current specifications and standard details and be located in the right-of-way or utility easement within grassy areas outside of sidewalks, driveways, streets and/or paving.
- 7) All domestic and fire suppression services must have separate water service connections. Fire hydrants maximum spacing is 500 foot and must be located within 10 foot of a hard surface (i.e. sidewalk, street, and/or paving).
- 8) 8" waterline extension to 12" along Council Rd is required.

9. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Avoid developing within or modification of 100-year floodplains or floodways.
- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Developments should be served by urban water and sewer utility systems.

Floodway and 100-year floodplain are present on the subject site. The development is required to comply with all City, State, and Federal requirements within the floodplain. The subject site is within an existing development not served by public water and sewer. Connections would be per the Utilities Dept.

Density: The Urban Low Intensity LUTA outlines a density range of 4 to 8 dwelling units per acre for single family. *The PUD seeks to split a 5.10-acre parcel to allow two additional lots which would be a density of 0.58.*

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.
- Development fronting arterials should take access from intersecting streets where possible.

Access would be from the existing private drive.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.

Sidewalks are not present nor required on the private drive.

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating low intensity residential development adjacent to existing low intensity residential development, “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. *No triggers requiring mitigation were identified.*
- 3) **Service Efficiency:**
- Water: *Available, not served*
 - Sewer: *Within Open Shed*
 - Fire Service: *Rural 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. Floodplain is present along the south and east boundaries.*
 - Upland Forests: N/A
 - Vulnerable aquifers: N/A
- 5) **Transportation System:** This site does not have frontage on a public street. Access is from a private drive that intersects N Council Road, a Major Arterial Street in the Urban Low LUTA. Transit (bus) service is not available.
- 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. (SU-4)

- 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 a private, gated drive that intersects N Council Road, south of NW 150th Street. The private drive serves a total of seven homes within a community that was zoned to PUD-717 in 1999. The new PUD requests to rezone only the 5.10-acre parcel at the east end of the development to allow two new lots to be created, with a minimum lot size of 1.2 acres. No new compatibility issues were identified with the request.

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.

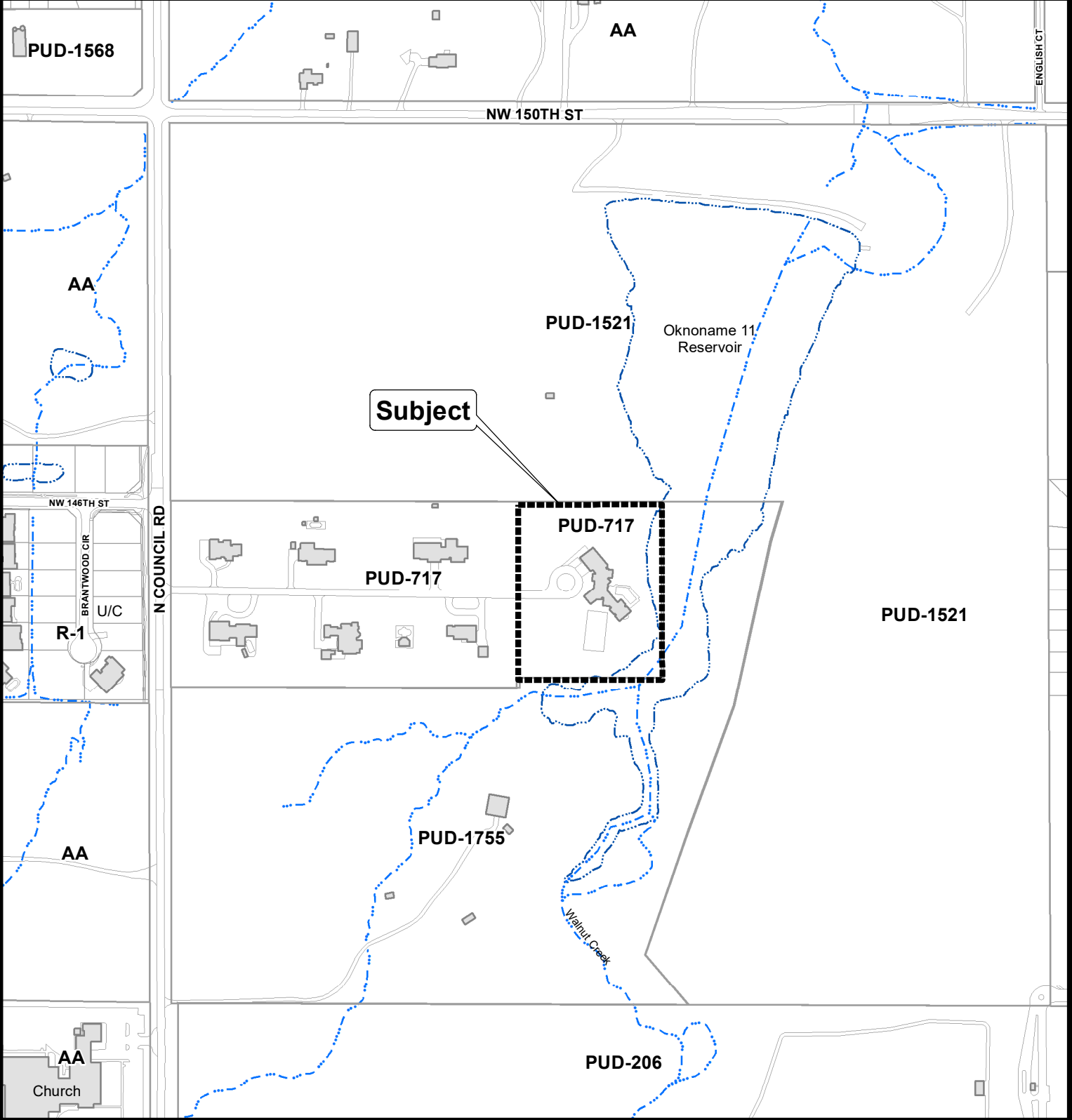
Approval of the application subject to the following Technical Evaluations:

1. Indicate method of fire protection in the PUD, water tank, fire hydrant, or fire suppression per the subdivision regulations.

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.

cl

Case No: PUD-1907
Applicant: 14744 N Council, LLC
Existing Zoning: PUD-717
Location: 14744 N. Council Rd.



The City of
OKLAHOMA CITY

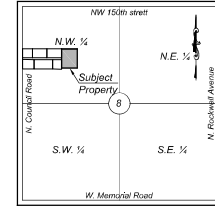
Planned Unit Development



0 200 400
Feet

Plat of Survey

Part of the Northwest Quarter of Section 8, Township 13 North, Range 3 West Oklahoma County, Oklahoma



Basis of Bearings:
S 00°07'55" E, on the
West line of the NW/4
Sec. 8, T 13 N, R 4 W.

Legal Description

A tract in the Northwest Quarter (NW/4) of Section Eight (8), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Said tract being the East 426.83 feet of the following described tract: Commencing at a point located from the Northwest corner (NW/C) of the Northwest Quarter (NW/4) of said Section 8, South 00°07'55" East along the West line of Northwest Quarter (NW/4) a distance of 1150.59 feet to the point or place of beginning; thence South 89°53'00" East and parallel to the North line of said Northwest Quarter (NW/4) a distance of 1493.17 feet; Thence South 00°07'55" East and parallel to the West line of said Northwest Quarter (NW/4) a distance of 520.48 feet; Thence North 89°53'00" West and parallel to the North line of said Northwest Quarter (NW/4) a distance of 1493.17 feet to a point on the West line of said Northwest Quarter (NW/4); Thence North 00°07'55" West along the West line of said Northwest Quarter (NW/4) a distance of 520.48 feet to the point or place of beginning.

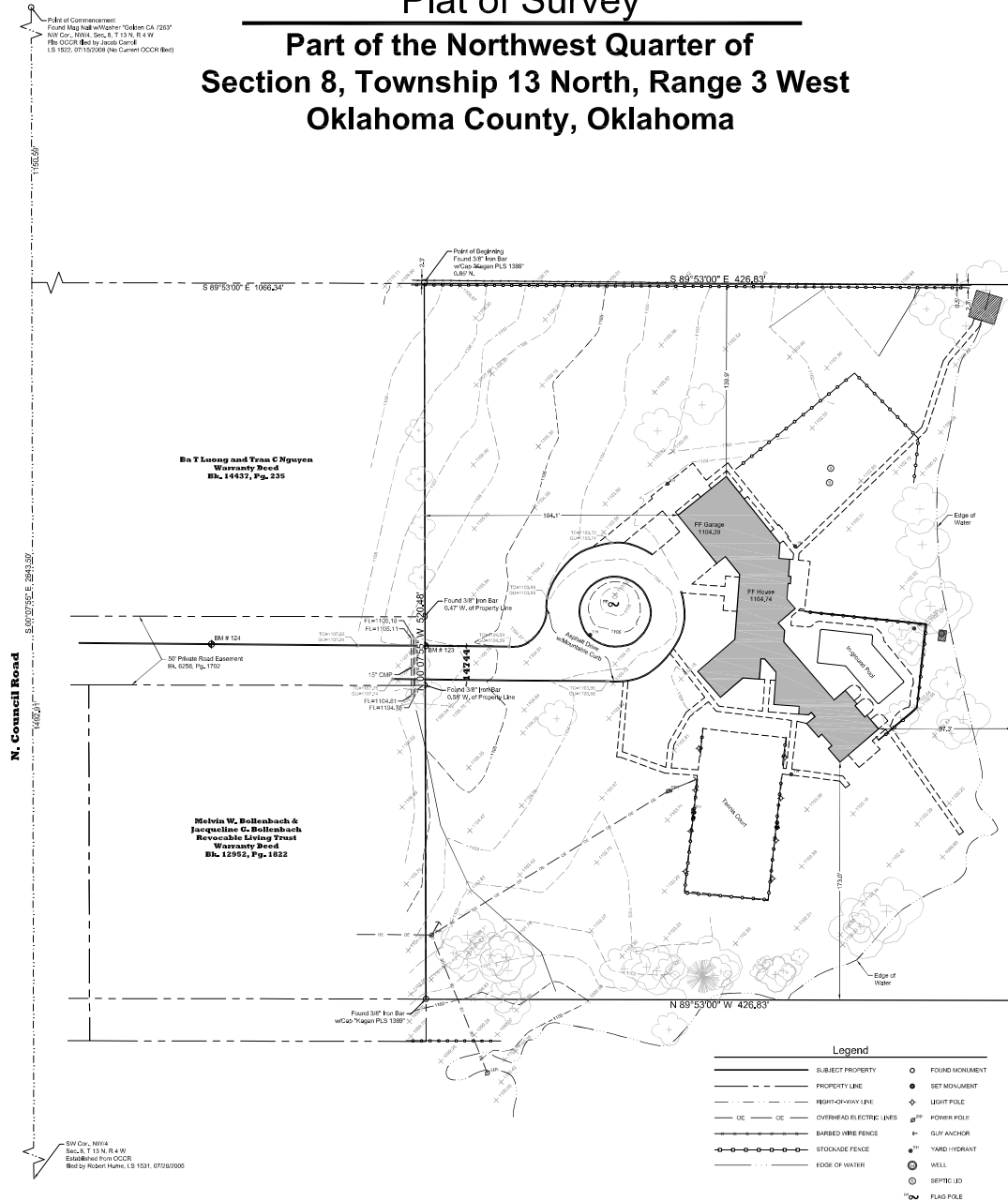
Surveyor's Notes

- This Survey meets the requirements of the Oklahoma Minimum Standards for the Practice of Land Surveying which was adopted by the Board of Registration for Professional Engineers and Land Surveyors September 14, 2018.
- Date of Field Work: March 8, 2021
- This Survey was performed without the benefit of a Title Commitment. Surveyor not liable for Easements contained in abstract or by title search performed by the title company that may or may not cross the subject property.

Surveyor's Certificate

I, Curtis Lee Hale, a Licensed Land Surveyor, do hereby certify that a careful survey has been made under my supervision on the above described property as shown on the annexed plat hereto and there are no encroachments except if shown hereon. This Survey was made for the above stated purpose only and no other responsibility is hereby assumed. Dated at Oklahoma City, Oklahoma on this 11th day of March, 2020.

Curtis Lee Hale
Curtis Lee Hale, L.S. 1084



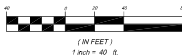
Benchmark

OKC GPS Sta., No. 360
2" Aluminum Cap located approximately 2800 feet West of the centerline of Council Road and 13 feet North of the centerline of NW 178th Street.
Elev.=1099.36

BM # 123
Cut "X" on the North side of drive at the West property line.
Elev.=1106.90

BM # 124
Cut "X" on the North side of private drive mountable curb 155' West of the West property line.
Elev.=1111.16

GRAPHIC SCALE



THE UTILITIES AS SHOWN ON THIS DRAWING WERE LOCATED FROM THE INFORMATION AVAILABLE. THIS IS NOT A GUARANTEE NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES WHETHER SHOWN ON THIS AND PROTECT SAME UTILITIES FROM ANY DAMAGE.

SW Cor., NW/4
Sec. 8, T 13 N, R 4 W
Established from OCCOR
Bld by Robert Hume, L.S. 1531, 07/08/2005

NO.	REVISION/ISSUE	DATE

Mr. Jason Martin
c/o Apollo Building Systems, Inc.
101 Industrial Boulevard
Moore, Oklahoma 73160

Land Surveying and Planning
1601 SW 89th Street, Building C, Suite 200
Oklahoma City, Oklahoma 73159
C. Lee Hale, L.S. 1084
C. Lee Hale, L.S. 1084
www.alsurvey.com



Part of the Northwest Quarter
Section 8, Township 13 North
Range 4 West of the Indian Meridian
Oklahoma County, Oklahoma
Plat of Survey

PROJECT NAME

PROJECT NO.	6623-1
FILE	6623-1.dwg
DATE	3/10/2021
DRAWN BY	JMS
CHECKED BY	CLH
FIELD CHECK	CH

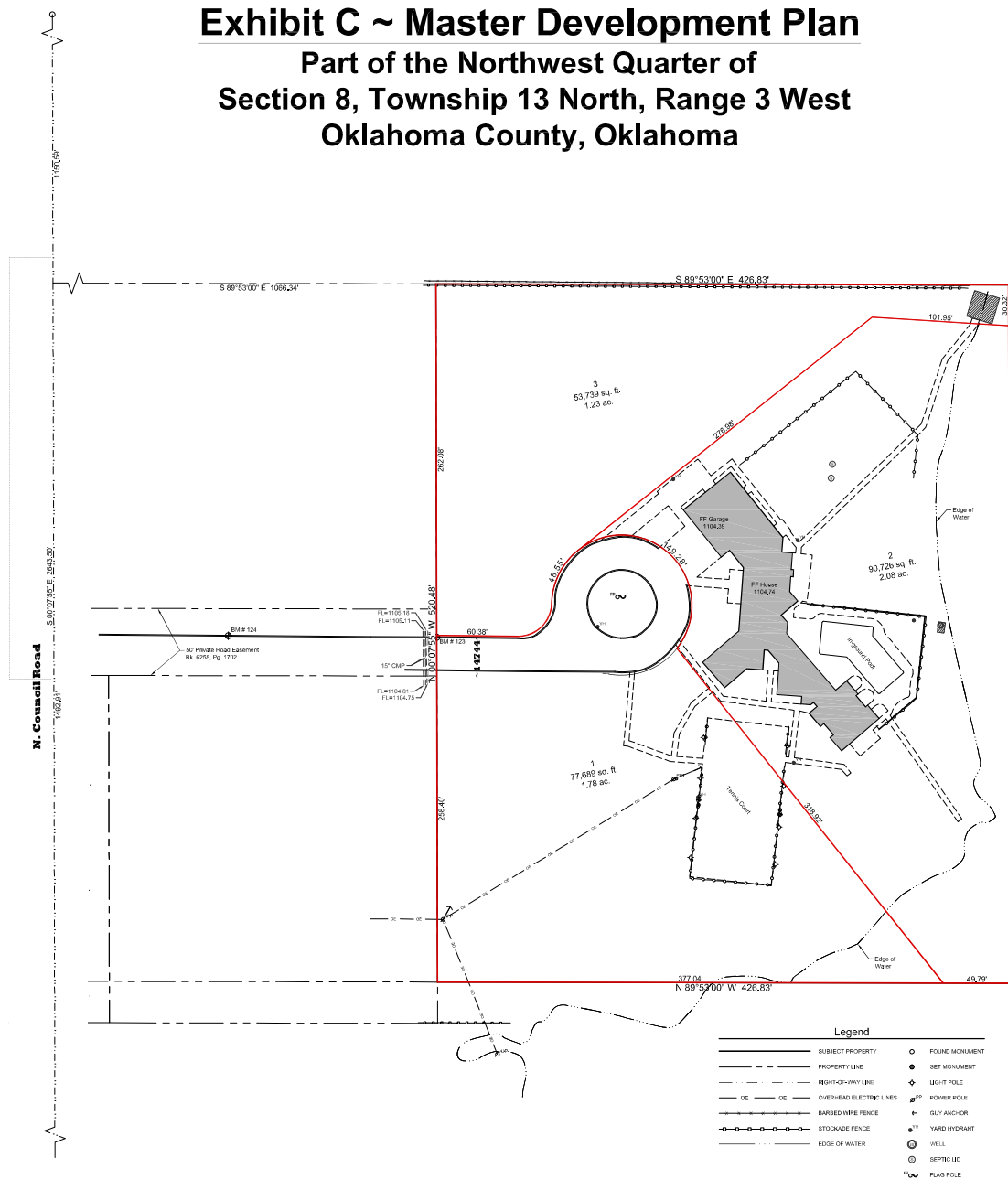
D-SET

1 OF 1

0 25 50 75 100

(IN FEET)

1 inch = 40 ft.



A tract in the Northwest Quarter (NW¼) of Section Eight (8), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Said tract being the East 426.83 feet of the following described tract commencing at a point located on the North line of the Northwest Quarter (NW¼) of Section Eight (8), South 07°05'55" East for a distance of 1150.59 feet to the point or place of beginning; Thence North 89°53'00" East and parallel to the North line of said Northwest Quarter (NW¼) a distance of 1493.17 feet to the point or place of beginning; Thence North 07°05'55" West and parallel to the West line of said Northwest Quarter (NW¼) a distance of 520.48 feet to the point or place of beginning; Thence North 89°53'00" West and parallel to the North line of said Northwest Quarter (NW¼) a distance of 1493.17 feet to a point on the West line of said Northwest Quarter (NW¼); Thence North 07°05'55" West and parallel to the West line of said Northwest Quarter (NW¼) a distance of 520.48 feet to the point or place of beginning.

[illegible]

14744 N. Council, L.L.C.
14744 N. Council Road
Oklahoma City, Oklahoma 73142



**14744 N. Council Road
Oklahoma City, Oklahoma 73142
Section 8, T13N, R4West
Exhibit C
Master Development Plan**

PROJECT NO.	6623,2
FILE	6623-2
DATE	07-06-2022
DRAWN BY	JMS
CHECKED BY	CWA
FIELD CROW	H&A

1 OF 1

BEFORE YOU DIG,
CALL OKIE

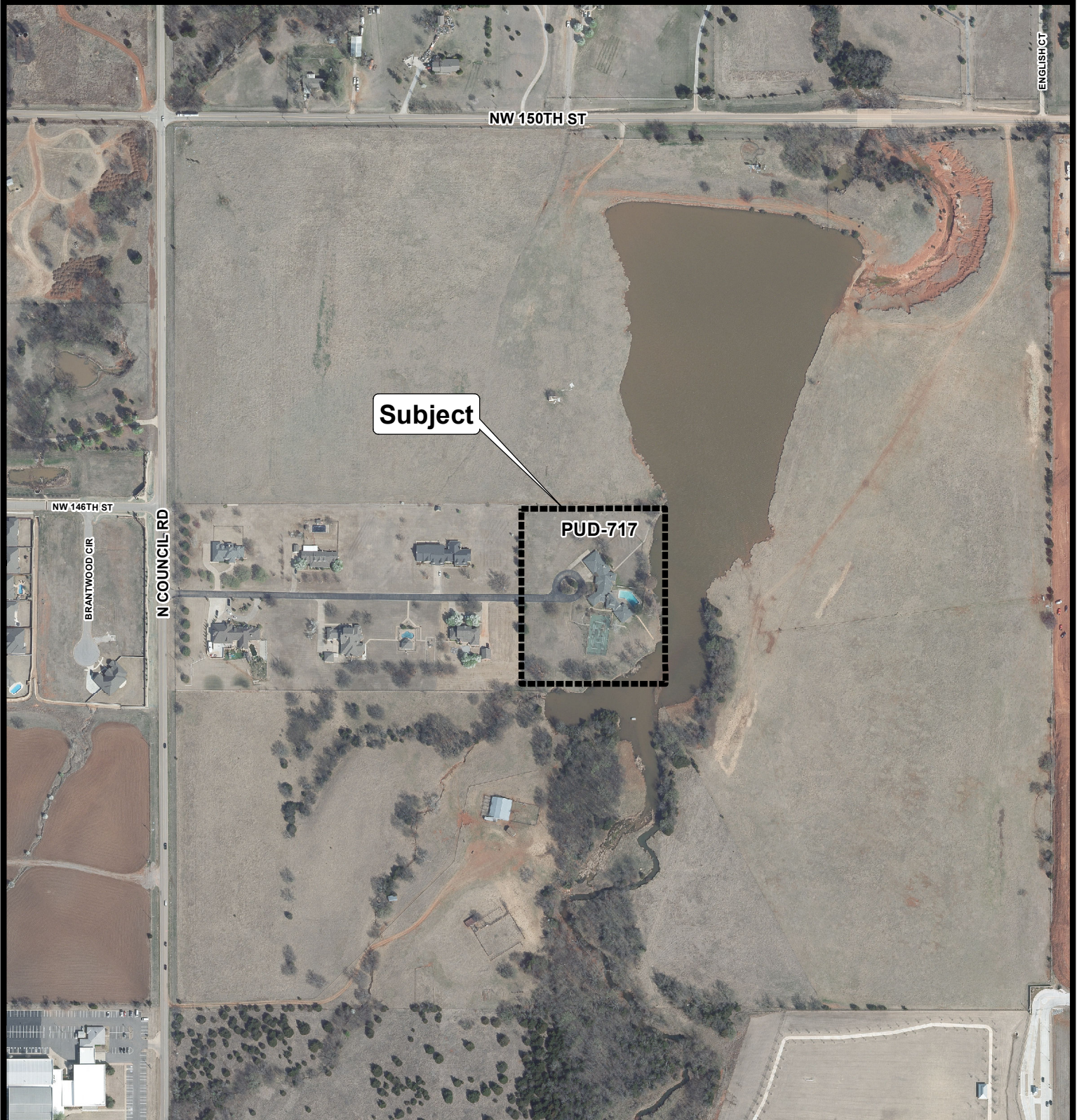


OKLAHOMA
ONE-CALL
SYSTEM, INC.

804-622-0200 (8643)
TULSA, (918) 732-0000 (8643)
OKC (405) 840-6022

THE UTILITIES AS SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE AT THE TIME THIS DRAWING WAS INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES HAS BEEN SHOWN (OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.

Case No: PUD-1907
Applicant: 14744 N Council, LLC
Existing Zoning: PUD-717
Location: 14744 N. Council Rd.



Aerial Photo from 2/2020



The City of
OKLAHOMA CITY

Planned Unit Development



0 200 400
Feet