

Planning Commission Minutes  
September 22, 2022

(The agenda was filed with the City Clerk of The City of Oklahoma City at 4:38 p.m. on September 16, 2022.)

7. (SPUD-1442) Application by Oklahoma City Urban Renewal Authority, to rezone 508 N Kelley Avenue from the R-2 Medium-Low Residential and PUD-1550 Districts to the SPUD-1442 Simplified Planned Unit Development District. Ward 7.

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL.**

MOVED BY HINKLE, SECONDED BY POWERS

AYES: POWERS, HINKLE, GOVIN, PENNINGTON, LAFORGE,  
NOBLE;

ABSENT: CLAIR, FRALEY, PRIVETT



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**September 22, 2022**

**Item No. IV. 7.**

**(SPUD-1442) Application by Oklahoma City Urban Renewal Authority, to rezone 508 N Kelley Avenue from the R-2 Medium-Low Residential and PUD-1550 Districts to the SPUD-1442 Simplified Planned Unit Development District. Ward 7.**

**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 September 8, 2022 meeting.

**C. Reason for Request**

This application is to permit a Multi-use development.

**D. Existing Conditions**

**1. Comprehensive Plan Land Use Typology Area: Urban – High (UH)**

UH applies to densely built urban areas, including regional attractors with major employment concentrations, high density residential living, and related commercial and service uses. UH areas have the highest mixture and intensity of land uses and development activity outside of the Downtown core.

The development intensity of UH supports various types of mass transit, from bus to rail, and is an ideal setting for large and small office buildings due to close proximity to other businesses and transportation networks.

**Innovation District Land Use Plan: General Urban**

On November 18, 2021, the Planning Commission approved the Oklahoma City Innovation District Land Use Plan as an amendment to the comprehensive plan. The subject site is within an area designated “General Urban”.

General Urban areas should be made up primarily of horizontally mixed residential and commercial uses in a variety of building forms and have a density ranging from 2 to 4 stories.

## STAFF REPORT

The City of Oklahoma City  
Planning Commission  
September 22, 2022  
SPUD-1442

Item No. IV. 7.

Single-unit and multi-unit residential uses should be integrated with low-scale commercial buildings. Commercial uses should occur in a variety of building forms that may contain a mixture of uses within the same structure. Residential uses should be primarily located along local residential streets. Commercial uses should be primarily located along mixed-use arterial and connector streets but may be located at or between intersections of local neighborhood streets.

2. **Size of Site:** 0.6629 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>	PUD-1550 R-2	PUD-1550	PUD-1550	PUD-1550	PUD-1550 R-2
<b>Land Use</b>	Undeveloped	Off/Apt	Residential	Commercial	Residential

4. **Development Context:** The subject site is comprised of two parcels located north of NE 4th Street and east of N Kelley Avenue. The western parcel is zoned R-2 and the eastern parcel is zoned PUD-1550 (Tract 4). The surrounding area to the north and east is also zoned PUD-1550, which was approved in 2014 for a mixed-use development that incorporates the historic Page Woodson School building. Since the original PUD was approved, the school building has been converted to apartments, a performing arts venue (Auditorium at the Douglass) has opened, several multi-story apartment buildings have been constructed, and the streets have been reconnected and constructed with on-street parking.

This proposal would zone both parcels into a new SPUD that mirrors the surrounding PUD with minor modifications. Differences between the SPUD and existing PUD are the allowance for a standalone parking lot serving the Page Woodson development and expansion of the types of restaurants and building materials allowed. The existing PUD already allows daycare, medical services, small restaurants, grocery stores, retail stores, the auditorium and multifamily residential. Land to the east across N High Avenue is part of PUD-1550 that has not been developed. To the west across N Kelley Avenue are homes zoned R-2. Across NE 4th Street to the south is one home and land zoned PUD-1700 (2019) and C-4. Booker T. Washington Park is located across the street to the southeast.

## II. SUMMARY OF PUD APPLICATION

This site will be developed in accordance with the regulation of **R-4, “General Residential” for residential uses** and **C-3, “Community Commercial” District for commercial and office uses** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

## **STAFF REPORT**

**The City of Oklahoma City  
Planning Commission  
September 22, 2022  
SPUD-1442**

**Item No. IV. 7.**

### **1. Uses Permitted**

The Use and Development regulations of the R-4, “General Residential” and C-3, “Community Commercial” District shall govern this SPUD, except as modified below.

The following uses shall be the only uses allowed within this SPUD:

- Administrative and Professional Office (8300.1)
- Animal Sales and Services: Grooming (8300.8)
- Automotive: Parking Lots, as a principal use (8300.13) ancillary to the use by or for the Page Woodson Development.
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Community Recreation: Property Owners Association (8250.3)
- Congregate Care Housing and Convalescent Homes (8200.1)
- Cultural Exhibits (8250.5)
- Dwelling Units and Mixed Uses (8200.32)
- Eating Establishments: Fast Food 2 (8300.35)
- Eating Establishments: Sitdown (8300.37)
- Eating Establishments: Sitdown, Alcohol Permitted (8300.38)
- Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
- Food and Beverage Sales (8300.41)
- Library Services and Community Centers (8250.14)
- Live/Work Units (8200.4)
- Low-Impact Institutional: Neighborhood-Related (8250.14)
- Medical Services: General (8300.63)
- Multiple-Family Residential (8200.12), including any related accessory/ancillary use including, but not limited to a clubhouse and recreation area.
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Retail Sales and Services: General (8300.63)
- Repair Services: Consumer (8300.61)
- Senior Independent Living (8200.13)
- Single-Family Residential (8200.14)
- Three- and Four-Family Residential (8200.15)
- Two-Family Residential (8200.16)

## STAFF REPORT

The City of Oklahoma City  
Planning Commission  
September 22, 2022  
SPUD-1442

Item No. IV. 7.

**2. Maximum Building Height:**

Maximum building height shall be 5 stories for residential structures. All other stand-alone structures utilized for uses other than residential shall be in accordance with the base zoning district regulations.

Any restaurant use shall be permitted a maximum of 35 feet.

**3. Maximum Lot Coverage:**

There shall be no maximum lot coverage within this SPUD.

**4. Building Setback Lines:**

There shall be no setbacks required for this SPUD except those required by the fire or building codes.

**5. Sight-proof Screening:**

Sight-proof screening shall not be required for this SPUD.

**6. Landscaping:**

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

**7. Signs:**

**7.1 *Freestanding Accessory Signs***

Freestanding signs are permitted for each use according to the base zoning district regulations.

All signs within this SPUD shall be ground (monument) signs. Maximum height of signs shall be 8 feet. All signage shall be covered with a material consistent with the building they serve.

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

## STAFF REPORT

The City of Oklahoma City  
Planning Commission  
September 22, 2022  
SPUD-1442

Item No. IV. 7.

### 7.2 *Attached Signs*

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

### 7.3 *Non-Accessory Signs*

Non-accessory signs shall be specifically prohibited in this SPUD.

### 7.4 *Electronic Message Display Signs*

No Electronic Message Display signs shall be permitted in this SPUD.

## 8. **Parking:**

The design of all parking facilities in this SPUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended. Covered parking structures for any proposed residential units are permitted to be located along property lines with no further setback requirements.

One space per unit shall be the requirement for multifamily development.

There shall be no parking requirements for commercial or office uses incorporated into multi-use/residential structures.

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.

Joint parking within tracts is permitted with appropriate provision of pedestrian crossing points, to include striping.

Proposed uses are not required to have off-street parking located on the same site as the structure. Off street parking may be provided by parking lots or garages located adjacent to the structure it serves.

If development within this PUD 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%. This reduction shall be in addition to reductions permitted within the zoning ordinance.

## 9. **Vehicular Access:**

Lots within this SPUD will not be required to have frontage on an approved street.

## STAFF REPORT

The City of Oklahoma City  
Planning Commission  
September 22, 2022  
SPUD-1442

Item No. IV. 7.

Access to individual lots within the SPUD may be permitted to be from a private drive. The private drive shall be placed within a common area or easement designated for access purposes. A Property Owners Association through the use of recorded Covenants and Restrictions shall govern maintenance of the private drive. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation. Private shared access drives shall have a minimum pavement width of 20 feet for one-way drives and 24 feet for two-way drives. All zoning district building setbacks shall be eliminated for lots so developed. Platted building setbacks shall be enforced.

### 10. Sidewalks:

Five-foot sidewalks shall be required along N Kelley Ave. and High Ave. Six-foot sidewalks shall be required if said sidewalk is adjacent to the street.

Interior pedestrian pathways and/or bikeways proposed in this SPUD shall connect residential units to adjacent Common Areas and commercial/office areas and shall be shown on the Specific Plan.

## II. OTHER DEVELOPMENT REGULATIONS:

### 1. Architecture:

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, EIFS, rock, stone, stucco, wood, architectural metal, Hardy Board or other similar type single finish of combination thereof approved by the Director of Development Services of the City of Oklahoma City.

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

### 2. Open Space:

N/A

### 3. Street Improvements:

N/A

### 4. Platting:

Platting is not required for this SPUD.

### 5. Other:

## **STAFF REPORT**

**The City of Oklahoma City  
Planning Commission  
September 22, 2022  
SPUD-1442**

**Item No. IV. 7.**

### **5.1 Lighting:**

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

To minimize light spillover on single-family residential uses, outdoor lights within the development will be directed away from any adjacent single-family residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

### **5.2 Dumpsters:**

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 primary vehicle and pedestrian circulation systems.

### **5.3 Common Areas:**

Maintenance of any common areas shall be the responsibility of the property owner or Property Owners Association.

### **5.4 Public Improvements:**

The property owner shall make public improvements throughout the SPUD as may be 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.

## **III. SUPPORTING DOCUMENTS**

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**



## **STAFF REPORT**

**The City of Oklahoma City  
Planning Commission  
September 22, 2022  
SPUD-1442**

**Item No. IV. 7.**

- 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

## STAFF REPORT

The City of Oklahoma City  
Planning Commission  
September 22, 2022  
SPUD-1442

Item No. IV. 7.

improvements planned within the proposed area shall be subject to chapter 16 of the Oklahoma City Municipal Code.

- 2) Storm sewers in accordance with the City's Drainage Ordinance will be required. Development abutting section line roads with drainage flows that exceed the capacity of OKC standard ditch detail (D-100) will necessitate the installation of enclosed storm sewer and/or concrete channel. These improvements shall be placed to provide a minimum of 35' clearance distance from the centerline of the section. Concrete channels must be entirely outside public right-of-way.
- 3) A flood and/or drainage study will be required to establish finished floor elevations, common lot areas or private drainage easements. A final plat should not be submitted until the study has been reviewed and approved by the Public Works Department.
- 4) Plans for drainage improvements within the private drainage reserves and/or common areas must be submitted for review, and payment of inspection fees shall be made prior to construction. Building permits will not be issued until construction is complete. If a subdivision abuts a stream, the private drainage easements and/or common area along stream shall extend to flow line of stream at a minimum.
- 5) Place the following note on the plat and construction plans: Maintenance of the Common Areas and/or Private Drainage Easements shall be the responsibility of the property owner. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent shall be placed within the common areas and/or drainage easements shown.
- 6) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 7) Construction within the limits of this 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.
- 8) 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.
- 9) All private roads /streets will have private storm sewer systems.

## **STAFF REPORT**

**The City of Oklahoma City  
Planning Commission  
September 22, 2022  
SPUD-1442**

**Item No. IV. 7.**

10) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.

11) Section II.5.5 Add the 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 6" and 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.

## **STAFF REPORT**

**The City of Oklahoma City  
Planning Commission  
September 22, 2022  
SPUD-1442**

**Item No. IV. 7.**

### **b. Solid Waste Management**

- 1) The City cannot provide service, contact private hauler.

### **c. Water/Wastewater Quality**

#### **Water Availability**

- 1) An existing 6" and 8" 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).

## STAFF REPORT

The City of Oklahoma City  
Planning Commission  
September 22, 2022  
SPUD-1442

Item No. IV. 7.

### 9. Planning

#### a. Comprehensive Plan Considerations

##### 1) LUTA Development Policies:

###### Site Design:

- Maintain historical lot and block sizes where possible and appropriate.
- Provide parking in structured garages, decks, or parking lots set to the side or rear of a property.
- Incorporate commercial uses at street level to maintain an active, pedestrian friendly streetscape.
- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Design buildings to include façades, storefront windows, and attractive signage and lighting to create pedestrian-scale interest.

Density: The typical non-residential Floor to Area Ratio (FAR) range for the Urban High LUTA is 1.5, with a minimum of 0.80.

*National, state, and local permitting require basic best management practices for stormwater management. The SPUD allows buildings along the street, residential building heights up to 5 stories, and heights of 35 feet for standalone restaurants.*

###### Automobile Connectivity:

- Maintain and enhance the connectivity of the street network.
- Avoid dead end streets.
- Protect existing traditional street grid and reconnect it where possible.
- Limit curb cuts on arterial streets and where possible, concentrate access for retail development at shared entrance points.

*Development within the SPUD site will take access from the existing street network. Since development started on the Page Woodson site, N Stonewall Avenue has been constructed through to NE 4<sup>th</sup> Street, N High Avenue has been constructed as a private street with interior parking that connects NE 4<sup>th</sup> Street and NE 6<sup>th</sup> Street, and NE 5<sup>th</sup> Street has been constructed in a similar manner to provide an east-west connection.*

###### Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.
- Preserve and expand the pedestrian and bicycle networks.
- For large-scale, block sized development, provide public connectivity via alley or internal sidewalks and streets.

*Sidewalks and internal pedestrian paths are required.*

- ##### 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use

## STAFF REPORT

The City of Oklahoma City  
Planning Commission  
September 22, 2022  
SPUD-1442

Item No. IV. 7.

categories. Projects in higher intensity LUTAs (UH) may be more appropriate for significant transitions of density, scale and mass. *The SPUD is requested for similar development as approved in PUD-1550. No new compatibility issues were identified.*

3) **Service Efficiency:**

- Water: *Served*
- Sewer: *Fully Served*
- Fire Service: *Urban Service Level*

4) **Environmentally Sensitive Areas:** The following apply to the proposed development site:

- Riparian Areas: N/A
- Upland Forests: N/A
- Vulnerable Aquifers: The aquifer in this area is considered highly vulnerable to depletion. The comprehensive plan recommends preserving natural open spaces and utilizing low impact development techniques whenever possible in new developments in order to maintain water quality and allow for the infiltration of stormwater onsite.

5) **Transportation System:** This site is located off NE 4<sup>th</sup> Street which is identified as High-Intensity Minor Arterial in the Innovation District Land Use Plan, and N Kelley Ave, a Medium-Intensity Connector. Transit (bus) service is located along NE 4<sup>th</sup> Street with bus stops near the subject sites. bikewalkokc identifies a potential trail along the rail line to the east that could connect to the Katy Trail.

6) **Other Development Related Policies**

- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- Improve the functionality and efficiency of the street network by:
  - Providing direct connections from residential developments to nearby places and to each other.
  - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
  - Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
  - Reducing block sizes and use of dead-end streets.
  - Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
- Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
- Share parking between contiguous developments. (C-31)
- 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

## STAFF REPORT

The City of Oklahoma City  
Planning Commission  
September 22, 2022  
SPUD-1442

Item No. IV. 7.

commercial buildings with parking in front should screen parking lots with coordinated development of out-parcels (pad sites) and with landscaping. (SU-28)

### **b. Plan Conformance Considerations**

The subject site is comprised of two parcels located north of NE 4<sup>th</sup> Street and east of N Kelley Avenue. The comprehensive plan assigns the Urban High LUTA to the subject site. In 2019, the Planning Commission adopted the Innovation District Land Use Plan as an amendment to the comprehensive plan, designating the subject site “General Urban.”

The subject site is within and surrounded by the Page Woodson development. The western parcel is zoned R-2, and the eastern parcel is zoned PUD-1550 (Tract 4). This proposal would zone both parcels into a new SPUD that mirrors the surrounding PUD with minor modifications. Differences between the existing PUD and new SPUD are the allowance for a standalone parking lot serving the Page Woodson development, and expansion of the types of restaurants and building materials allowed. No new compatibility issues were identified.

## **IV. STAFF RECOMMENDATION**

*Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning Commission. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.*

### **Approval of the application.**

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

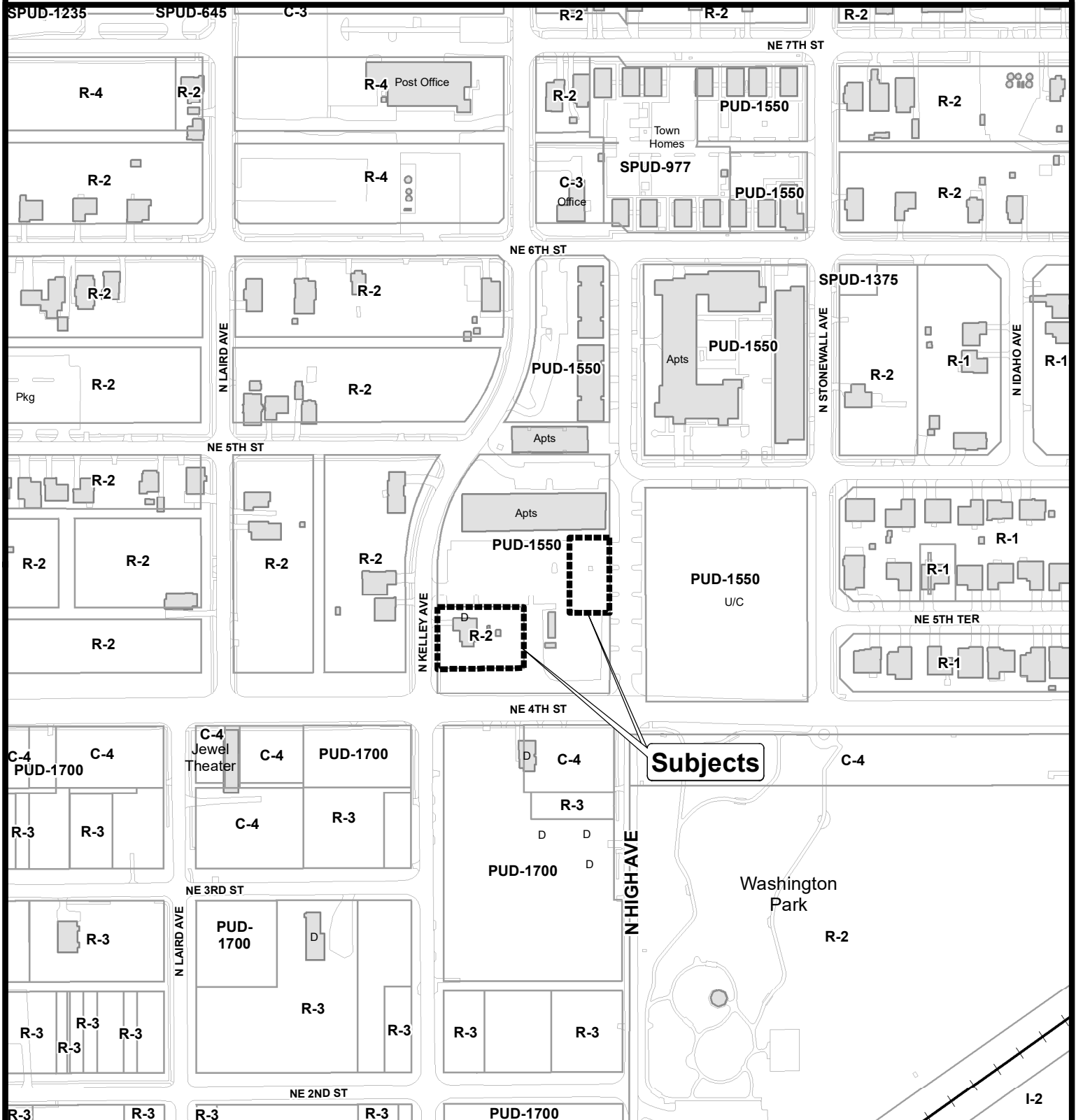
cl

**Case No: SPUD-1442**

**Applicant: Oklahoma City Urban Renewal Authority**

**Existing Zoning: R-2 / PUD-1550**

**Location: 508 N. Kelley Ave.**

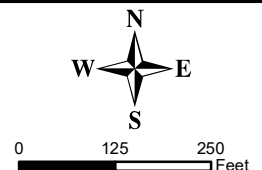


Note: "Subject" is located approximately 2,255' South of NE 10th St.

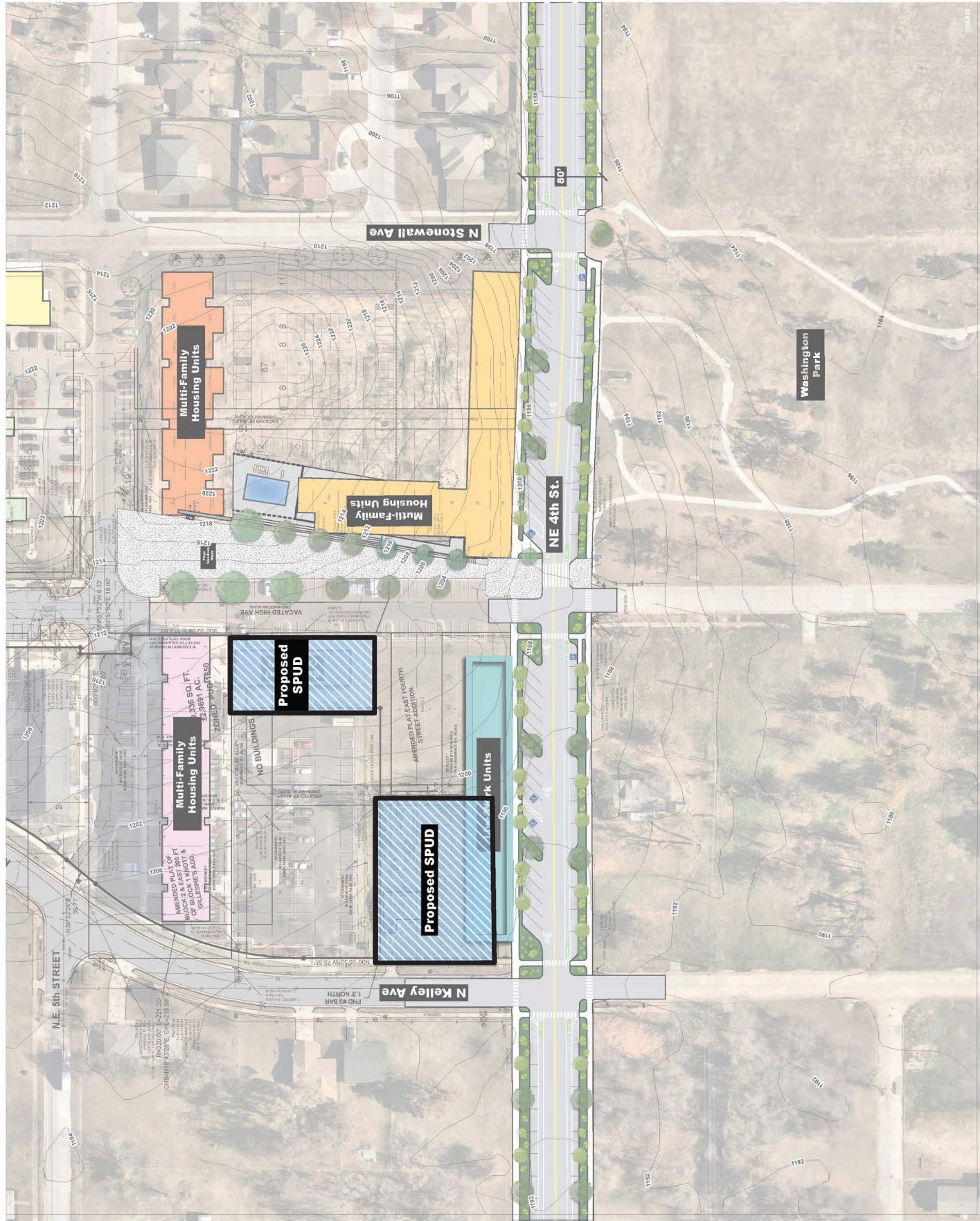


The City of  
OKLAHOMA CITY

# Simplified Planned Unit Development







**SPUD- 1442**

**508 N Kelley Ave.**

**Exhibit B**  
**Conceptual Site Plan**  
**+/- 0.6629 acres**

**JA**  
**JOHNSON & ASSOCIATES**  
Johnson & Associates  
1 E. Sheridan Ave., Suite 200  
Olathe, KS 66061  
Phone: 781.922.1100  
Fax: 781.922.1101  
www.ja-ks.com  
JOHNSON & ASSOCIATES  
7/19/22  
Conceptual site plan showing feasible option  
permitted under proposed zoning



Case No: SPUD-1442

Applicant: Oklahoma City Urban Renewal Authority

Existing Zoning: R-2 / PUD-1550

Location: 508 N. Kelley Ave.



Aerial Photo from 2/2020

Note: "Subject" is located approximately 2,255' South of NE 10th St.



The City of  
OKLAHOMA CITY

# Simplified Planned Unit Development



0 125 250 Feet