

Planning Commission Minutes  
August 10, 2023

(The agenda was filed with the City Clerk of The City of Oklahoma City at 8:00 a.m. on August 7, 2023)

18. (PUD-1963) Application by Salazar Commercial to rezone 11503 SW 29th Street from AA Agricultural District to PUD-1963 Simplified Planned Unit Development District. Ward 3.

Amended Technical Evaluation:

1. Section 7.7 - Delete 1st sentence as property within this PUD is not located in a mapped FEMA floodplain.
2. Modify Section 9.6 as shown- Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Private drainageways Drainage 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 or private drainage easements. Such drainageways 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.
3. ~~Delete the following uses from Tract 2: (Building Maintenance Services (8300.23), Medical Services: General (8300.52), Repair Services: Consumer (8300.61), and Wholesaling, Storage & Distribution: Restricted (8350.16).~~ There will be a minimum of two lots in the commercial tract.
4. All residential structures shall have front-facing doors that address the street.

The applicant was present. There were no protestors present.

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

MOVED BY MEEK, SECONDED BY PRIVETT

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



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**August 10, 2023**

**Item No. IV. 18.**

**(PUD-1963) Application by Salazar Commercial to rezone 11503 SW 29th Street from AA Agricultural District to PUD-1963 Simplified Planned Unit Development District. Ward 3.**

**I. GENERAL INFORMATION**

**A. Contacts**

**1. Applicant/Developer Representative**

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

**B. Case History**

This is a new application.

**C. Reason for Request**

The purpose of this application is to allow single-family and/or duplex development on Tract 1, and commercial/office/warehouse uses and development on Tract 2.

**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: 30.03 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>	AA	R-1	O-2, SPUD-1474 & SPUD-1412	AA	R-1
<b>Land Use</b>	Agricultural	Residential	Undeveloped	Residential	Residential

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

### **8.1.....USE AND DEVELOPMENT REGULATIONS**

The development regulations of the **R-2 Medium-Low Density Residential District** shall govern **Tract 1**, and the **C-3 Community Commercial District** shall govern **Tract 2** of 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.

### **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 in;

#### **Residential**

**Tract 1:** Model Home (8200.8),  
Model Home Accessory Parking Lot (8200.9),  
Single-Family Residential (8200.14),  
Two-Family Residential (8200.16),  
Community Recreation: Property Owners Association (8250.3),  
Family Day Care Homes (8300.40),

#### **Commercial**

**Tract 2:** Administrative & Professional Office (8300.1)  
Alcoholic Beverage Retail Sales (8300.5)  
Animal Sales & Service (8300.8)  
Building Maintenance Services (8300.23)  
Business Support Services (8300.24)  
Child Care Centers (8300.25)  
Communications Services: Limited (8300.29)  
Convenience Sales & Personal Services (8300.32)  
Custom Manufacturing (8350.3)  
Dwelling Units & Mix Use (8200.2)  
Eating Establishments: Drive-In (8300.34)  
Eating Establishments: Fast Food (8300.35)  
Eating Establishments: Fast Food, With Drive-Thru Order Window (8300.36)  
Eating Establishments: Sitdown, Alcohol Not Permitted (8300.37)  
Eating Establishments: Sitdown, Alcohol Permitted (8300.38)  
Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)  
Food & Beverage Retail Sales (8300.41)  
Library Services & Community Centers (8250.11)

Light Public Protection & Utility: General (8250.12)  
Light Public Protection & Utility: Restricted (8250.13)  
Low Impact Institutional: Neighborhood Related (8250.14)  
Medical Services: General (8300.52)  
Medical Services: Restricted (8300.53)  
Participant Recreation and Entertainment: Indoor (8300.55)  
Personal Services: General (8300.58)  
Personal Services: Restricted (8300.59)  
Repair Services: Consumer (8300.61)  
Research Services: Restricted (8300.62)  
Personal Storage (8300.60)  
Retail Sales and Services: General (8300.63)  
Wholesaling, Storage & Distribution: Restricted (8350.16)

\*All call boxes shall be a minimum of 150-ft from any residential use or zoning.

9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type finish. A maximum 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal R panels or exposed concrete block buildings shall not be permitted.

Buildings shall be oriented such that the backs of buildings are not facing towards 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.

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. Existing healthy, mature trees shall be protected in this PUD and shall be preserved when practical. the areas of tree preservation shall be Indicate on future plats.

9.3 ..... LIGHTING REGULATIONS

The 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

Sight-proof screening shall be required for this PUD in accordance with the City of Oklahoma City's ordinances in place at the time of development.

9.5 ..... PLATTING REGULATIONS

All land within this PUD shall be contained within a final plat and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the 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 Tract 1 of this PUD. Dumpsters shall be permitted in Tract 2 of this PUD and shall be screened from view in accordance with the City of Oklahoma City's ordinances in place at the time of development. Dumpsters shall be located at least 50 feet from residentially zoned or developed property.

9.8 ..... ACCESS REGULATIONS

There shall be four (4) access points to this PUD. One (1) from SW 29<sup>th</sup> Street, two (2) connecting streets to Crystal Pine Drive and Sugar Pine Drive in the Canyon Creek development and one (1) connecting street to SW 27<sup>th</sup> Street in the Fireside Creek development. There shall be no access to arterial streets from individual lots within this PUD. "Limits of No Access" along SW 29<sup>th</sup> Street shall be clearly shown on the Final Plat.

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 for Tract 1 in this PUD. Parking requirements for Tract 2 in this PUD shall be in accordance with Section 59-10600, Off-Street Parking Requirements.

9.10 SIGNAGE REGULATIONS

9.10.1 ..... FREESTANDING ACCESSORY SIGNS

A maximum of two residential development identification signs shall be permitted per access point to a public street or connecting street from adjacent residential developments. Signs shall be a maximum of 8 feet in height with a maximum display area of 120 square feet (actual sign letters/characters shall not exceed 40 square feet; the remainder of the sign display area may be used for background/ornamentation; support columns shall not be counted towards the overall sign display area).

Signage within the Commercial Tract 2 shall be in accordance with the C-3, Community Commercial District base zoning, except that freestanding signs shall be ground/monument signs, each a maximum of 8 feet high and up to a maximum 100 square feet in area. Freestanding signs shall be required to have a landscaped base of no less than 25 square feet in area and shall be covered with a material consistent with the residential buildings it serves.

9.10.2 ..... ATTACHED SIGNS

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

9.10.3 ..... NON-ACCESSORY SIGNS

Non-Accessory signs shall be prohibited in this PUD.

9.10.4 ..... ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display 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

Sidewalks shall be required on all streets 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**

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

**9.17 ..... SPECIFIC PLAN AND FINAL PLAT**

Specific Plan approval shall only be required for the Commercial Tract 2 in this PUD.

Platting is required for Tract 1 of 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 Descriptions

Exhibit B – Plat of Survey

Exhibit C – Master Development Plan

Exhibit D – Residential Exhibits

**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**
- 5. Oklahoma Water Resources Board (OWRB)**
- 6. School District(s) Mustang**
- 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) Plans for drainage improvements within the private drainage reserves and/or common areas must be submitted for review, and payment of inspection fees shall be made prior to construction. Building permits will not be issued until construction is complete. If a subdivision abuts a stream, the private drainage easements and/or common area along stream shall extend to flow line of stream at a minimum.
- 5) Place the following note on the plat and construction plans: Maintenance of the Common Areas and/or Private Drainage Easements shall be the responsibility of the property owner. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent shall be placed within the common areas and/or drainage easements shown.
- 6) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 7) Construction within the limits of this PUD will require an erosion control plan in accordance with EPA Storm Water Discharge permitting: CFR Vol. 57, No. 175, September 9, 1992. A copy of the EPA Notice of Intent (NOI) will be required prior to the issuance of work orders or permits for construction activities disturbing an area of 1/2 acre or greater.
- 8) Sidewalks shall be installed for all new construction and/or at the time of a residential use to a more intense use on all lots having frontage on public streets classified as a major or minor arterial.
- 9) All private roads /streets will have private storm sewer systems.
- 10) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.
- 11) Section 7.7 -Delete 1st sentence as property within this PUD is not located in a mapped FEMA floodplain.
- 12) Modify Section 9.6 as shown- Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Private drainageways Drainage 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 or private drainage easements. Such drainageways 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.

**c. Stormwater Quality Management**

**d. Traffic Management**

**8. Utilities**

**a. Engineering**

**Paving**

**Wastewater Availability**

- 1) An existing 8" wastewater main(s) is located adjacent to the subject site(s).
- 2) Line capacity is not guaranteed and must be checked by the Engineer of Record and reviewed by the City.
- 3) The developer will be required to extend the City wastewater collection system to and across each lot or site within the subdivision in accordance with the City Standard Specifications and Private Development Design Manual.
- 4) Minimum ten (10) feet horizontal separation is required from water mains and five (5) feet for other utilities. Minimum two (2) feet vertical separation required for all crossings. All wastewater mains must have a minimum cover of four (4) feet and depth no greater than eighteen (18) feet. Developer is responsible for remediating any failure to maintain the minimum four (4) feet of cover.
- 5) Wastewater main(s) must be centrally located in a twenty (20) feet wide easement or larger if necessary. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
- 6) All existing unused private wastewater service connections must be abandoned and capped at the main in accordance with City Standard Specifications and Private Development Design Manual.
- 7) WASTEWATER MAIN EXTENSION IS REQUIRED ALONG SW 19TH STREET.

**b. Solid Waste Management**

- 1) The City can provide residential service provided there is sufficient space for the truck to maneuver to service the addition. The City can also provide solid waste collection services to commercial customers providing refuse is not in excess of 270 gallons per customer per pick up § 49-30 (a). Otherwise the customer will have to utilize a private hauler.

**a. Water/Wastewater Quality**

**Water Availability**

- 1) An existing 16" water main(s) is located adjacent to the subject site(s).
- 2) An existing 12" water main(s) is within the required distance to the subject site and the developer will be required to extend a 12-inch or larger water main along street frontage and will be required to extend the water system to each lot or site within the development in accordance with City Standard Specifications and Private Development Design Manual.
- 3) Minimum ten (10) feet horizontal separation required from wastewater mains and five (5) feet for other utilities. Minimum two (2) foot vertical separation required for all utility crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 4) Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
- 5) Dead-end water mains must be avoided when possible. All existing unused water services must be capped and abandoned at the water main in accordance with the City Standard Specifications.
- 6) In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The developer will be responsible for any failure of domestic or fire protection systems which require water pressure in excess of 25 psi. The developer is responsible for installing pressure reducers if necessary for protection of developer's service lines, plumbing, and fixtures.
- 7) All existing and/or proposed water meters must be located in the right-of-way and/or utility easement within grassy areas outside of sidewalks, driveways, streets, and paving.
- 8) All domestic and fire suppression services must have a separate water service connection. Fire hydrant spacing shall not exceed 500 feet and must be located within ten (10) feet of a hard surface (i.e. sidewalk, street, paving).
- 9) Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.
- 10) Existing 16-in water main along SW 29th street is available to be tapped and extend throughout the development with a 12-in main.

## **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.
- 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 has frontage along SW 29<sup>th</sup> Street, an arterial street.*

Density: The Urban Low Intensity LUTA outlines a floor to area ratio (FAR) of 0.2 to 1.0 for non-residential developments. 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 PUD proposes commercial development and residential development on two tracts with regulations that could allow for densities within these ranges.*

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.

*The subject site currently has no improved access from SW 29<sup>th</sup> Street. The PUD proposes four total access points, one along SW 29<sup>th</sup> Street, one connecting the property to the Fireside Creek subdivision on the west along SW 27<sup>th</sup> Street, and two connecting the site to the Canyon Creek subdivision on*

*the north along Crystal Pine Drive and Sugar Pine Drive. The northern residential tract is connected to the commercial / office tract and SW 29<sup>th</sup> Street via one access drive.*

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 not available on the subject site but are required along all streets by the PUD.*

- 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 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 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. *The PUD’s base C-3 regulations allow greater lot coverage (100%) than the adjacent residential uses. The Master Design Statement does not alter the base zoning district regulations that require increased setbacks and screening where adjacent to a residential district.*

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. *The proposed development is located along SW 29<sup>th</sup> Street, an arterial street, just west of S Mustang Road (Highway 4). 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 proposed commercial Tract 2 could have operational impacts where adjacent to residential uses or zoning on the north and west. The PUD proposes more intense uses than those recently approved in the abutting SPUDs on the east. Removing uses that generate operational impacts would be more consistent with the area.*

**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: 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 SW 29<sup>th</sup> Street, a Minor Arterial Street in the Urban Low LUTA. Transit (bus) service is not available.

**6) Other Development Related Policies**

- Encourage the integration and mixing of land uses in urban areas. (SU-1)
- 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)
- Prioritize maintaining the strength of existing commercial nodes and corridors over providing new areas for commercial development. (SU-23)
- 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

- pints 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)
- Neighborhood-scale retail should be developed at the median breaks or intersections of major or minor connectors. (SU-31)
- 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)
- 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)
- 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 along the north side of SW 29<sup>th</sup> Street, west of S Mustang Road. The site is zoned AA and undeveloped aside from a few agricultural outbuildings. Abutting the site on the north is the Canyon Creek subdivision which is zoned R-1 and developed with single-family residential. Abutting the subject site on the east and located along S Mustang Road, are SPUD-1412 (2022) and PUD-1474 (2023) that allow retail, office, restaurant, and limited commercial uses. The northwest corner of S Mustang Road and SW 29<sup>th</sup> Street is zoned O-2 and developed with a medical office. Across SW 29<sup>th</sup> Street to the south is zoned AA and primarily developed with single-family residential. West of the subject site was rezoned from AA to R-1 in 2021 and has been platted as Fireside Creek. Construction is underway on the new subdivision.

The PUD proposes residential (single-family and duplex) development on the northern Tract 1, and office, commercial and warehousing uses on Tract 2, along SW 29<sup>th</sup> Street. The PUD reduces sign height and size, provides internal connections between tracts, and connects to other street stubs except one in Fireside Creek that is planned to stub to the proposed commercial Tract 2. Potential operational impacts are identified with some of the uses allowed in Tract 2 that would abut residential, and that are more intense than those recently approved in the abutting SPUDs on the east. Removing uses that generate operational impacts would be more consistent with the area.

**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) Section 7.7 -Delete 1st sentence as property within this PUD is not located in a mapped FEMA floodplain.



- 2) Modify Section 9.6 as shown- Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Private drainageways Drainage 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 or private drainage easements. Such drainageways 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.
- 3) Delete the following uses from Tract 2: (Building Maintenance Services (8300.23), Medical Services: General (8300.52), Repair Services: Consumer (8300.61), and Wholesaling, Storage & Distribution: Restricted (8350.16).

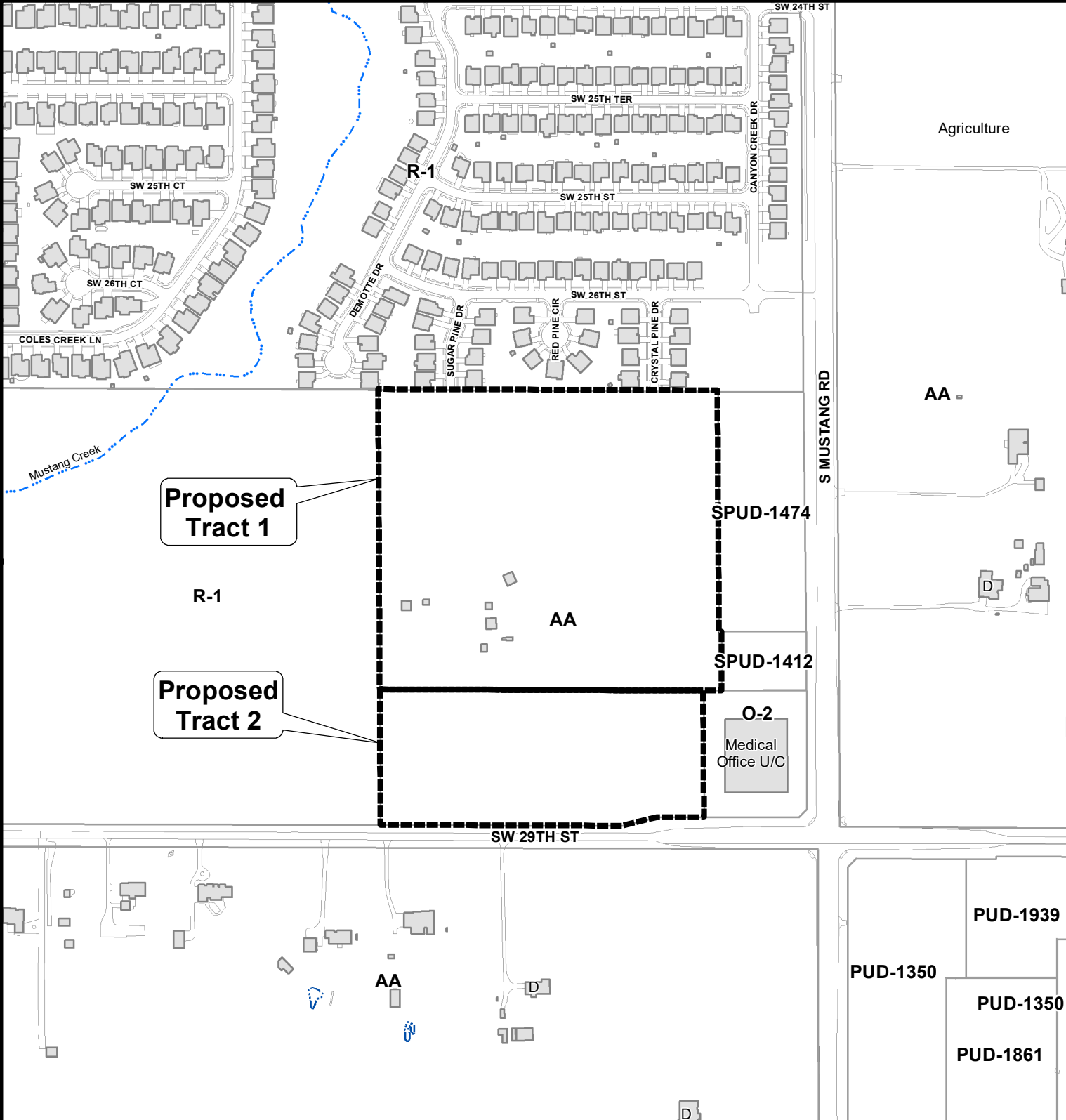
All Engineering Division and Water/Wastewater Utilities Division requirements must be met. Additional changes to the PUD may be required during either Divisions review of construction plans and prior to City Council approval.

Should this application be approved, 17-foot of additional easement should be requested along SW 29<sup>th</sup> St. to bring the right-of-way width to the standard set by the subdivision regulations.

cl

Case No: PUD-1963      Applicant: Salazar Commercial Properties, LLC

Existing Zoning: AA      Location: 11503 SW 29th St.



The City of  
OKLAHOMA CITY

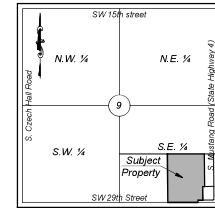
# Planned Unit Development



0 200 400 Feet

# Plat of Survey

## Part of the Southeast Quarter of Section 9, Township 11 North, Range 5 West City of Oklahoma City, Canadian County, Oklahoma



Vicinity Map  
Section 9, Township 11N, Range 5W  
Not To Scale

### Legal Descriptions

#### Residential Tract 1

A tract of land in the South Half (S/2) of the Southeast Quarter (SE/4) of Section Nine (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on June 28, 2023, with metes and bounds as follows:

Commencing at the Southeast corner of said SE/4; Thence North 89°46'22" West as the Basis of Bearing on the South line of said SE/4 a distance of 500.00 feet; Thence North 00°13'38" East a distance of 60.00 feet; Thence South 89°46'22" East and parallel to the South line of said SE/4 a distance of 134.37 feet; Thence North 00°21'13" West and parallel to the East line of said SE/4 a distance of 375.00 feet to the Point of Beginning;

Thence North 89°46'22" West and parallel to the South line of said SE/4 a distance of 959.39 feet; Thence North 00°18'53" West a distance of 890.75 feet to a point on the South line of Block 10, Canyon Creek Estates, Phase 3; Thence South 89°49'15" East on the South line of Blocks 10 & 12, of Canyon Creek Estates, Phase 3 a distance of 1006.78 feet; Thence South 00°21'13" East and parallel to the East line of said SE/4 a distance of 716.87 feet; Thence North 89°38'41" East a distance of 7.00 feet; Thence South 00°21'13" East and parallel to the East line of said SE/4 a distance of 174.24 feet; Thence South 89°38'41" West a distance of 55.00 feet to the Point of Beginning. This description contains 898.655 square feet or 20.63 acres, more or less. Subject to Easements and Rights-of-Way of record.

#### Commercial Tract 2

A tract of land in the South Half (S/2) of the Southeast Quarter (SE/4) of Section Nine (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on June 28, 2023, with metes and bounds as follows:

Commencing at the Southeast corner of said SE/4; Thence North 89°46'22" West as the Basis of Bearing on the South line of said SE/4 a distance of 500.00 feet to the Point of Beginning; Thence continuing North 89°46'22" West a distance of 824.70 feet; Thence North 00°18'53" West a distance of 435.00 feet; Thence South 89°46'22" East and parallel to the South line of said SE/4 a distance of 959.39 feet; Thence South 00°21'13" East and parallel to the East line of said SE/4 a distance of 375.00 feet; Thence North 89°46'22" West and parallel to the South line of said SE/4 a distance of 134.37 feet; Thence South 00°13'38" West a distance of 60.00 feet to the Point of Beginning. This description contains 409.298 square feet or 9.40 acres, more or less. Subject to Easements and Rights-of-Way of record.

### Benchmarks

OKC GPS Sta. 384

2" diameter aluminum cap located approximately 95 feet East of the centerline of a church driveway and 28 feet South of the centerline of SW 15th Street.

Elev.=1262.54

### 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 28th day of June, 2023.

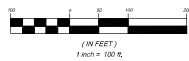
Curtis Lee Hale, LS 1084



Date 6-28-23

Basis of Bearings:  
N 00°21'19" W, on the  
East line of the SE/4  
Sec. 9, T 11 N, R 5 W

GRAPHIC SCALE



### Legend

- |                         |                        |
|-------------------------|------------------------|
| ○ FOUND MONUMENT        | ○ GAS LINE MARKER      |
| ● SET MONUMENT          | ○ VENT PIPE            |
| ○ 3/8" IRON BAR W/ CAP  | ○ WATER METER          |
| ○ HALE & ASSOC. CA 819* | ○ WATER VALVE          |
| ○ BOLLARD               | ○ FIRE HYDRANT         |
| □ TELEPHONE PEDESTAL    | ○ FIBER OPTIC PULL BOX |
| □ FIBER OPTIC PULL BOX  | ○ SIGN                 |
| ○ POWER POLE            |                        |
- 
- |     |                              |
|-----|------------------------------|
| --- | SUBJECT PROPERTY             |
| --- | PROPERTY LINE                |
| --- | RIGHT-OF-WAY LINE            |
| --- | EASEMENT LINE                |
| --- | SECTION LINE                 |
| --- | OVERHEAD ELECTRIC LINES      |
| --- | UT                           |
| --- | UNDERGROUND GAS LINE         |
| --- | UNDERGROUND TELEPHONE LINE   |
| --- | UNDERGROUND FIBER OPTIC LINE |
| --- | WATER LINE                   |
| --- | BARBED WIRE FENCE            |
| --- | STEEL FENCE                  |
| --- | STOCKADE FENCE               |
| --- | TREELINE                     |

### Statement of Encroachments

- (A) Stockade fence encroaches property line as shown.  
(B) Curb lined asphalt roads encroach property line.

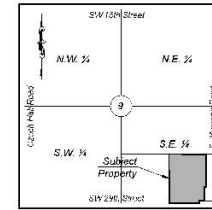


THE UTILITIES SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THIS IS NOT A GUARANTEE NOR WARRANTY TO BE THE COMPLETE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER KNOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.

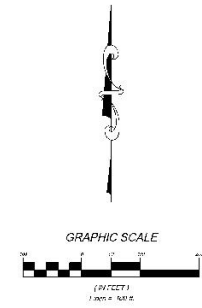
PROJECT NAME	
Part of the Southeast Quarter Section 9, Township 11 North Range 5 West of the Indian Meridian Canadian County, Oklahoma Plat of Survey	
PROJECT NO.	6765.1
FILE	6765-1.dwg
DATE	8/2/2022
DRAWN BY	JMS
CHECKED BY	CLH
DATE	CH, ML
DATE	1
OF 1	

# Exhibit "C"

## Salazar's SW 29th Street Master Development Plan



Vicinity Map  
Section 9, Township 11N, Range 5W  
Not To Scale



Zoning & Land Use Code  
Zoning: AA, Agricultural



OKIE 811  
Call before you dig  
The Oklahoma Department of Transportation (ODOT) is the official provider of OKIE 811. OKIE 811 is a free, 24-hour service that connects callers to the appropriate utility company for their area. Callers can report a problem or request a service, and OKIE 811 will dispatch the appropriate utility company to the location. OKIE 811 is available to all Oklahomans, regardless of whether they are a resident or a business owner. For more information, visit the OKIE 811 website at [www.okie811.com](http://www.okie811.com).

REVISIONS	DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	
82	
83	
84	
85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	

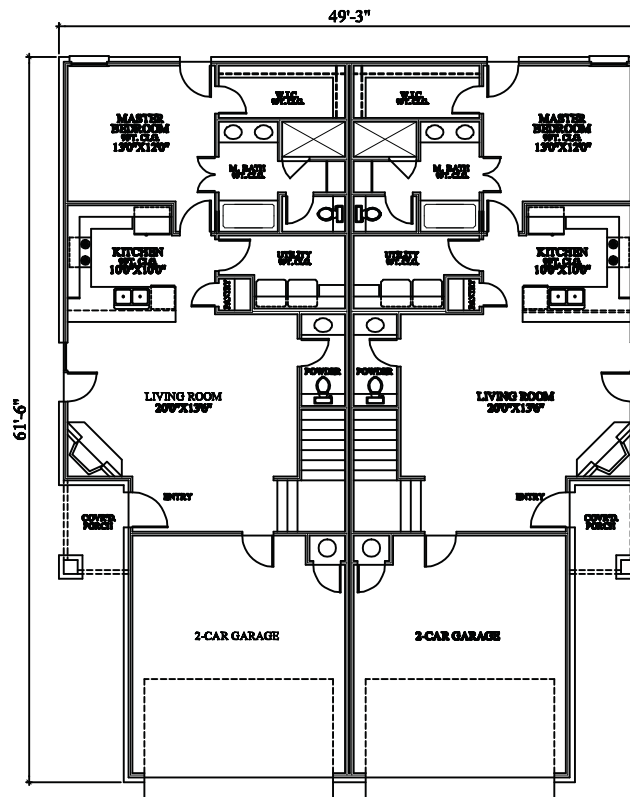
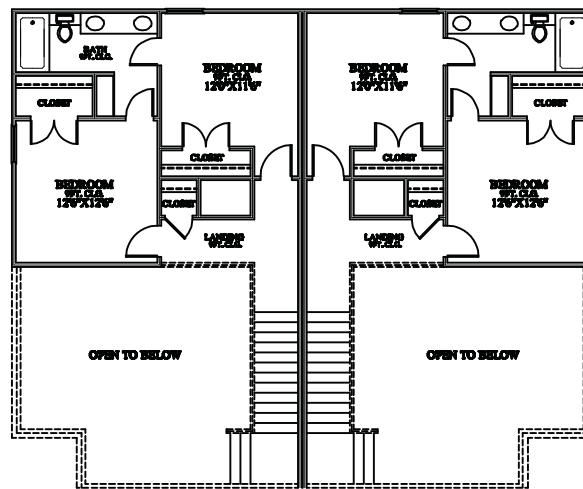
Salazar Commercial Properties, L.L.C.  
209 E. Main Street  
Yukon, Oklahoma 73099  
(405) 265-4242



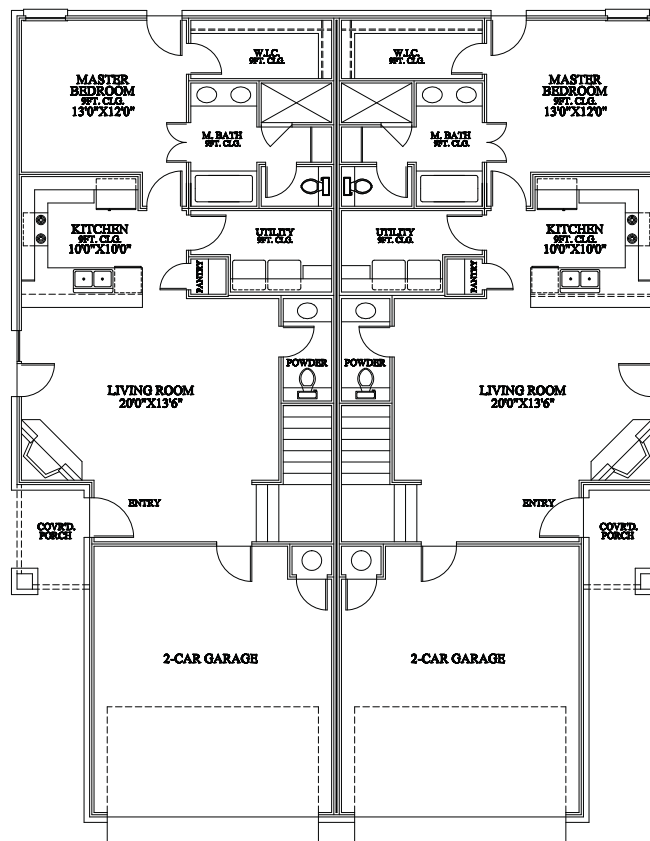
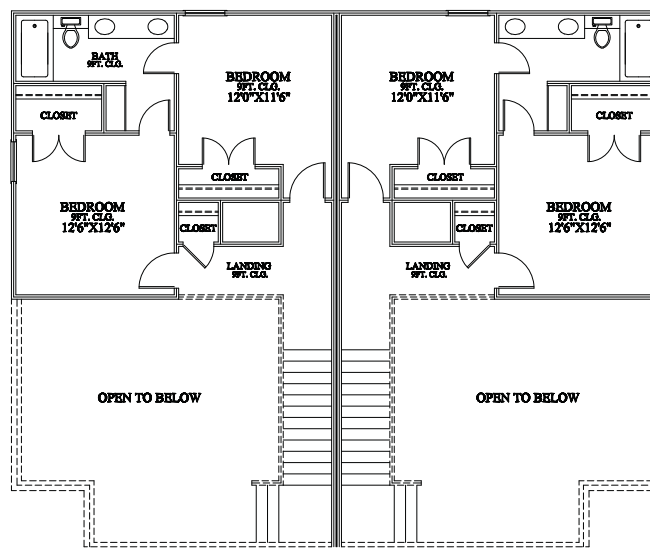
Salazar's SW 29th Street Development  
SW 29th Street & S. Mustang Road  
Oklahoma City, Canadian County  
Master Development Plan

MAP T. 11N	6785.1
MAP T. 11N	6785.1MOP
DATE	06-27-2023
DESIGNED BY	JMG
CHECKED BY	CWA
FILED BY	H&A

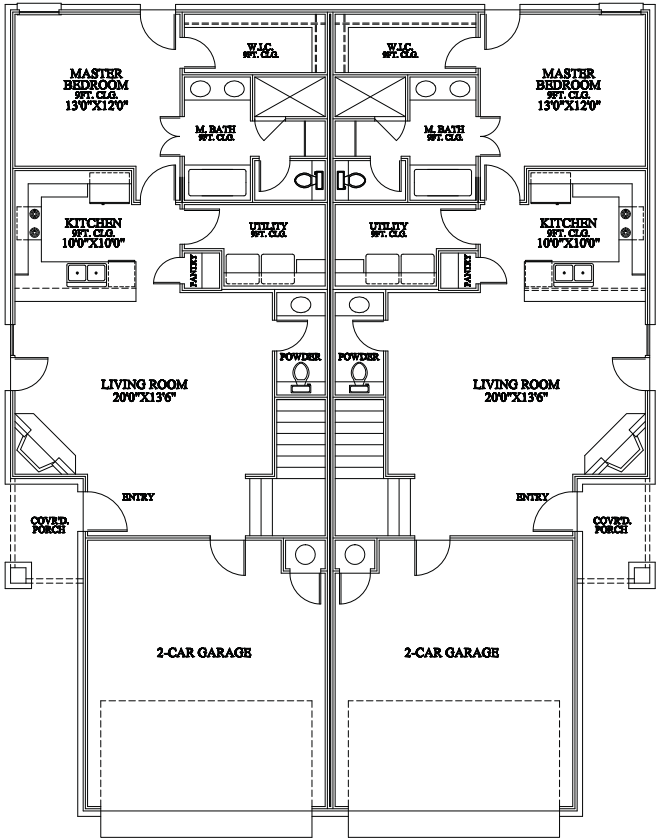
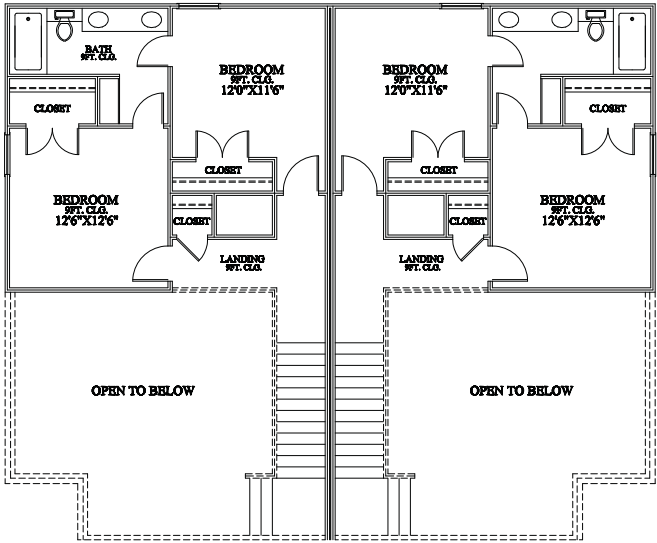
# Exhibit D



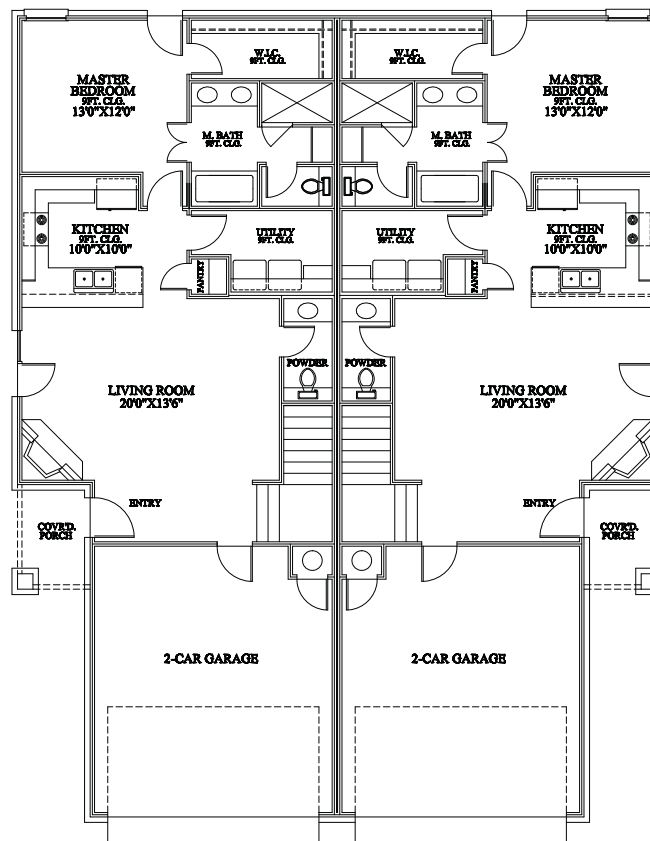
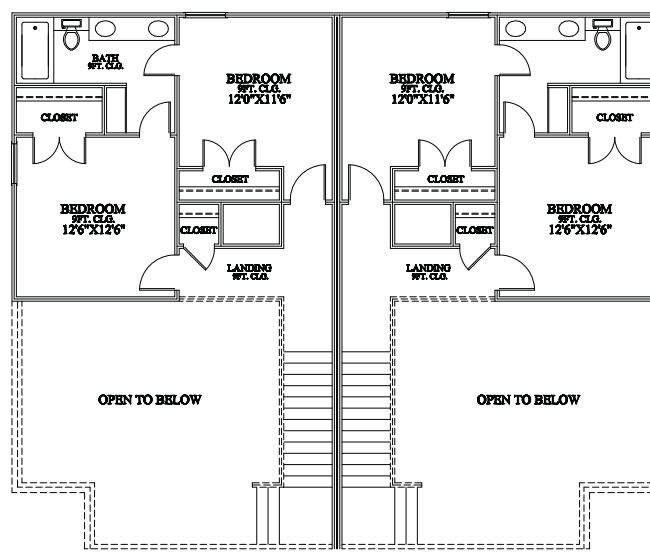
**Salazar Homes, Inc.-Plan-3060**  
Address: 11628 & 11630 NW 122nd Terrace  
Oklahoma City, Oklahoma





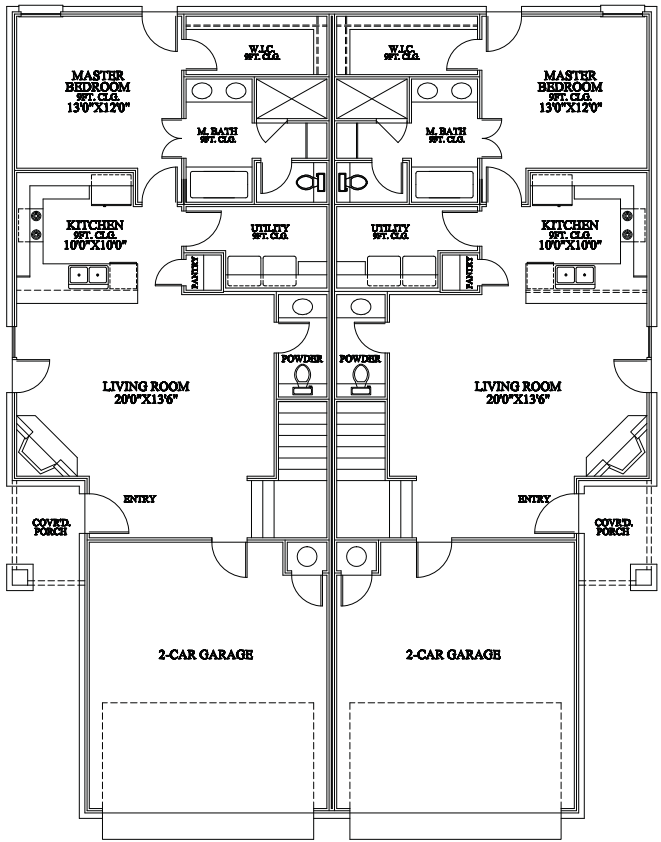
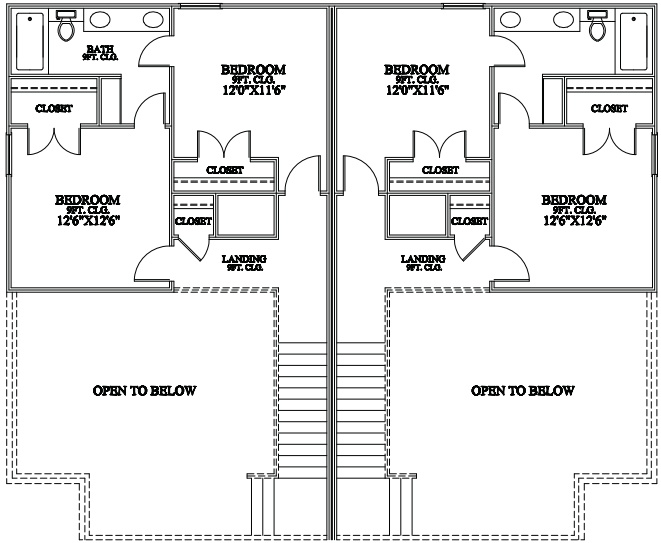


# Exhibit D



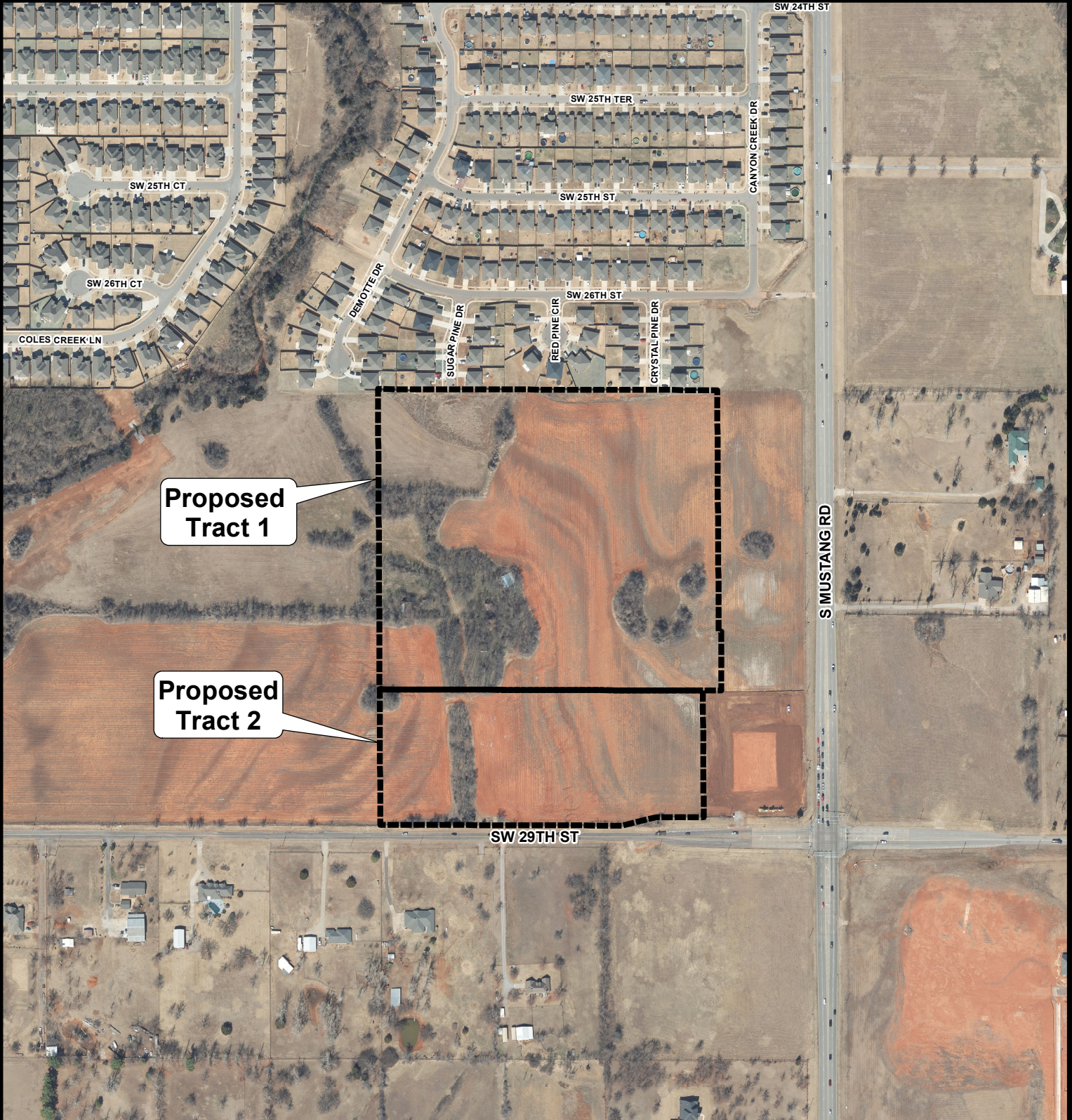
**Salazar Homes, Inc.**  
Address: 12209 & 12211 Angeles Way  
Oklahoma City, Oklahoma







Case No: PUD-1963      Applicant: Salazar Commercial Properties, LLC  
Existing Zoning: AA      Location: 11503 SW 29th St.



Aerial Photo from 2/2022



The City of  
OKLAHOMA CITY

# Planned Unit Development

