



STAFF REPORT
The City of Oklahoma City
Planning Commission
November 18, 2021

Item No. IV. 38.

(PUD-1855) Application by Edmond Trinity Christian Church, to rezone 1320 NW 178th Street from the R-1 Single Family Residential District to the PUD-1855 Planned Unit Development District. Ward 8.

I. GENERAL INFORMATION

A. Contacts

Applicant/Developer Representative

Name Artan Musliu
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B. Case History

This is a new application.

C. Reason for Request

This application is to permit an office and commercial development.

D. Existing Conditions

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

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

2. Size of Site: 3.85 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-1	R-1/PUD-1026	PUD-1633	R-1	R-1
Land Use	Undeveloped	Residential	Personal Storage	Residential	Church

4. Development Context: The 3.85-acre subject site is located on the southwest corner of NW 178th St and Griffin Dr, which is located between N Pennsylvania Ave and N Western Ave.

The subject site is zoned R-1 and undeveloped. North of the subject site, across NW 178th St, is a senior independent living center and a single-family residential neighborhood. To the east, across Griffin Dr, are PUD-1633, which is undeveloped and allows for a mix of office and commercial uses along the arterial street, and SPUD-828 to its south, which is developed with a self-storage facility under a C-3 base. Adjacent on the south of the subject site is a single-family residential neighborhood. To the west of the site is a church. The NW 178th St corridor is primarily zoned R-1 and developed with residential neighborhoods and churches, with commercial uses and zoning closer to the arterial intersection. The PUD is requested for development of retail, commercial and professional office space uses.

II. SUMMARY OF PUD APPLICATION

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the **C-3 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 following C-3 “Community Commercial District” uses will be prohibited:

Use Unit 8200.2	Dwelling Units and Mixed Uses
Use Unit 8300.3	Adult Entertainment Uses
Use Unit 8300.11	Animal Sales and Serv.: Kennel and Vet, Restricted
Use Unit 8300.12	Automotive: Parking Garage
Use Unit 8300.13	Automotive: Parking Lot as a Primary Use
Use Unit 8300.22	Bingo Parlor
Use Unit 8300.44	Funeral and Internment: Undertaking
Use Unit 8300.45	Gasoline Sales: Large
Use Unit 8300.46	Gasoline Sales: Small: Restricted
Use Unit 8300.49	Bed and Breakfast
Use Unit 8300.51	Lodging Accommodations: Commercial Lodging
Use Unit 8150.6.3	Greenhouse
Use Unit 8150.6.5	Hoop House
Use Unit 2701	Horticulture
Use Unit 8300.65	Retail Sales and Services: Pawn Shops
Use Unit 8200.13	Senior Independent Living
Use Unit 8300.69	Spectator Sports and Entertainment: Restricted

- 8.1.1 No use regulation shall be allowed, within the THE VILLAGE OKC Planned Unit Development that allows for the growing, manufacture, sale or distribution of products related to or containing THC or CBD or its by-products, Vaping equipment or tools and or the growth, handling or distribution of marijuana and any of its secondary products.
- 8.1.2 No structures will be permitted over two stories and thirty-five feet in height.
- 8.1.3 Building setbacks shall be a minimum of 25 feet along N.W. 178th Street, Griffin Drive and the boundary with Griffin Park Subdivision.
- 8.1.4 Parking and drives are permitted within the setbacks.

9.0 SPECIAL CONDITIONS

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

Permitted Use(s):

Use Unit 8300.1	Administrative and Professional Offices
Use Unit 8300.2	Adult Day Care Facilities
Use Unit 8300.4	Agricultural Supplies and Services
Use Unit 8300.5	Alcoholic Beverage Retail Sales
Use Unit 8300.8	Animal Sales and Services: Grooming
Use Unit 8300.24	Business Support Services
Use Unit 8300.25	Child Care Centers
Use Unit 8300.29	Communications Services: Limited
Use Unit 8300.32	Convenience Sales and Personal Services
Use Unit 8250.5	Cultural Exhibits
Use Unit 8350.3	Custom Manufacturing
Use Unit 8300.34	Eating Establishments: Drive-Ins (Limited per Sec. 9.14)
Use Unit 8300.35	Eating Establishments: Fast Food
Use Unit 8300.36	Eating Establishments: Fast Food, with Drive-Thru Order Window (Limited per Sec. 9.14)
Use Unit 8300.37	Eating Establishments: Sitdown
Use Unit 8300.38	Eating Establishments: Sitdown, Alcohol Permitted
Use Unit 8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted
Use Unit 8300.41	Food and Beverage Retail Sales
Use Unit 8300.48	Laundry Services
Use Unit 8250.11	Library Services and Community Centers
Use Unit 8250.12	Light Public Protection and Utility: General
Use Unit 8250.13	Light Public Protection and Utility: Restricted

Use Unit 8250.14	Low Impact Institutional: Neighborhood Related
Use Unit 8300.52	Medical Services: General
Use Unit 8300.53	Medical Services: Restricted
Use Unit 8300.55	Participant Recreation and Entertainment: Indoor
Use Unit 8300.87	Payday or Title Loan Agencies
Use Unit 8300.58	Personal Services: General
Use Unit 8300.59	Personal Services: Restricted
Use Unit 8300.61	Repair Services: Consumer
Use Unit 8300.62	Research Services: Restricted
Use Unit 8300.63	Retail Sales and Services: General

Any and all other “C” Conditional Uses, “SE” Special Exception Uses or “SP” Special Permit Uses, if desired, will follow the requirements set forth by the City of Oklahoma City Zoning and Planning, Development Services Division, for document submittal and Commission and Council hearing approval or denial.

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 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.

Exhibit D depicts the proposed building(s) footprints in the PUD.

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.

Landscape Buffers to include: (1) a sight-proof fence or wall as described in Section 9.4 and, (2) a minimum five (5) foot landscape buffer with either a minimum of nine (9) landscaping points installed for every twenty-five (25) linear feet of abutment to a residential district or use or three-inch (3”) trees spaced a maximum of twenty-five (25) feet on center shall be installed along the south property line(s) abutting the existing residential district.

Existing healthy, mature trees shall be protected in this PUD and shall be included in the subsequent Specific Plan.

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.

To minimize light spillover on residential uses, outdoor lights within any office or commercial or industrial tracts will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

A Lighting Plan in accordance with Section 59-14200.4.E.(2) shall be submitted as a part of the subsequent Specific Plan.

9.4 SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot-high wall shall be required along the boundary of this parcel where it is adjacent to southern-boundary (Griffin Park Subdivision) residential use. Said wall shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood, with brick columns with footings on 20' centers and shall be solid and opaque.

Sight-proof screening may consist of the side of a proposed building (if said building results in appropriate screening) and shall be a minimum of six feet in height. No building setback will be required if the building is used as screening.

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.

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

9.7 DUMPSTER REGULATIONS

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

9.8 ACCESS REGULATIONS

There shall be two (2) access points from NW 178th Street and three (3) access points from Griffin Drive in this PUD.

Driveways within and adjacent to this Tract/parcel shall have a minimum of two hundred (200) feet of separation from driveway centerline to driveway centerline and shall meet all City design standards.

Streets or driveways on adjacent property within two hundred (200) feet of this Planned Unit Development shall be shown on the Master Development Plan.

Access to this PUD/Tract shall be via a divided street with central landscaped medians. A minimum 20-foot pavement lane shall be required on either side of said median.

Lots within this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD may be permitted to be from a private drive. The private drive shall be placed within a common area 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 twenty (20) feet for one-way drives and twenty-four (24) feet for two-way drives.

A pedestrian system shall be organized and shown in the PUD Master Development Plan to provide adequate and continuous safe pedestrian circulation within the development by defining walkways and distinguishing areas of foot traffic from vehicular movements. Pedestrian connections with adjacent sidewalks and public transportation stops shall be shown.

9.9 PARKING REGULATIONS

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

An individual platted lot is not required to provide on-site parking. Required parking may be provided within a common area/private driveway.

Off-site shared parking shall be permitted in order to comply with parking requirements. Off-site parking is further limited to the boundaries of this PUD. On-street parking must be approved by the Streets Commission prior to development.

9.10 SIGNAGE REGULATIONS

There shall be two (2) freestanding signs in this PUD.

All freestanding signs within this PUD shall be ground (monument) signs with the maximum size being 12 feet high and 150 square feet in area and shall have no less than 25 square feet of landscaping at the base. The signs shall be covered with a material consistent with the commercial buildings they serve. No pole signs will be allowed.

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

Canopy signs shall be permitted for each business use in the PUD and shall be mounted on the building facade with uniform height and style letters not to exceed 30 inches high and backlit.

9.10.1 FREESTANDING ACCESSORY SIGNS

There shall be three (3) freestanding accessory signs in this PUD.

All freestanding accessory signs within this PUD shall be ground signs with the maximum size being eight (8) feet high and one hundred (100) square feet in area. The signs shall be covered with a material consistent with the building(s) they serve. No pole signs will be allowed.

All freestanding accessory signs shall provide a Landscaped Area containing one (1) point of landscaping per two (2) square feet of sign or fraction thereof located within ten (10) feet of the base of any freestanding accessory sign. This landscaping may be applied to fulfill Site or Parking point landscaping requirements. Turf grasses shall not be used to satisfy this requirement.

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

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 will be in accordance with the base zoning district regulations.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD’S)

Electronic Message Display signs will be in accordance with the base zoning district regulations.

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

Interior pedestrian pathways and bikeways are made part of this Planned Unit Development and shall connect residential tracts to adjacent common area(s) as shown on the Master Development Plan.

9.13 HEIGHT REGULATIONS

A multi-story commercial building adjacent to the boundary of residential properties shall be designed so that the wall facing residential properties contains either upper story window(s) with opaque glass, or no upper story window(s).

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.

The following uses shall not be permitted within 150 feet of residentially used property:

Eating Establishments: Drive-In (8300.34).

Eating Establishments: Fast Food with Drive-Through Order Windows (8300.36).

9.15 PERMIT REQUIREMENTS

Applications for building permits in the commercial or industrial part(s) of this PUD must include an overall PUD site plan that depicts the location of the proposed building permit and the size and address of all existing buildings as well as all existing parking and landscaping in the commercial/industrial part(s) of this PUD and including parking and landscaping proposed for the building for which a building permit is requested.

9.16 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.

9.17 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.

9.18 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200.4 for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall be required at the Specific Plan stage.

Due to the façade, landscaping, parking, access, architectural regulations, sidewalk, and screening detail provided in the Master Development Plan, a Specific Plan approval is not required.

9.19 SPECIFIC PLAN AND FINAL PLAT

No building permits shall be issued in this PUD until a Specific Plan and Final Plat, including all items listed in Section 59-14150C of the Oklahoma City Municipal Code, (2020), as amended shall have been approved by the Planning Commission.

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
Plan Sheet 1 – Master Development Plan
Plan Sheet 2 – Topography
Plan Sheet 3 – Land Use

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

c. Stormwater Quality Management

d. Traffic Management

8. Utilities

a. Engineering

Paving

Sanitary Sewer Availability

- 1) An existing 10" sanitary sewer main(s) is adjacent to the subject site and a connection will be permitted in accordance with City Standard Specifications.
- 2) All sanitary sewer mains must have a minimum cover of 6 feet and a depth no greater than 18 feet.

- 3) The developer will be required to extend a gravity sanitary sewer collection system to each lot or site within the subdivision or land improvement in accordance with City Standard Specifications and the current Subdivision Regulations. No private or public lift stations will be allowed.
- 4) Proposed sanitary sewer main(s) must be in a dedicated easement. No other utilities will be allowed within the dedicated easement.

b. Solid Waste Management

- 1) The City can provide solid waste collection services to commercial customers providing refuse is not excess of 270 gallons per customer per pick up § 49-30 (a). Otherwise the customer will have to utilize a private hauler for dumpster service.

c. Water/Wastewater Quality

Water Availability

- 1) The subject site is adjacent to a 12" and 8" water main in the street right-of-way of NW 178th St and Griffins Ave.
- 2) The developer will provide an internal (on-site) water distribution system capable of supplying water to each lot or tract within the proposed subdivision or land development in accordance with City Standard Specifications and the current Subdivision Regulations.
- 3) 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.
- 4) All existing and proposed meters must meet current Meter Specifications. Meters must be in a grassed area. All domestic and fire suppression services must have separate water service connections. All existing unnecessary water services must be abandoned at the water main.
- 5) Additional Comments: Water line relocation required and partial release of easement required.

9. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- 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.

Location:

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

The subject site is located along NW 178th St, 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. *The PUD would allow for development within this range.*

Automobile Connectivity:

- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system.
- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- Development fronting arterials should take access from intersecting streets where possible.
- Primary entrance points should be aligned with access points immediately across the street.
- Retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores.
- Provide vehicular connectivity between adjacent developments.
- Horizontally mixed-use developments should have connectivity between land uses.

The PUD requests two access points on NW 178th Street, the arterial, and up to three from Griffin Drive. While the comprehensive plan does support access from streets that intersect an arterial street, Griffin Drive also serves a residential neighborhood and driveways should be limited to a maximum of two. It was unclear at the time of review if the southern driveway was requested to remain for access to the church or if it would be relocated to serve the new development.

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 available along NW 178th St. The Master Design Statement requires sidewalks along interior streets, but should be more specific about installing them along Griffin, and if sidewalks can be installed without losing the trees that line the street. The PUD states that interior pedestrian pathways and bikeways are made part of this PUD and shall connect residential tracts to adjacent common area(s) as shown, but this detail is not provided. It should be provided at the Specific Plan stage.

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating the proposed commercial uses adjacent to existing Low Intensity Residential, “Building Scale and Site Design”, “Traffic”, and “Operational Impact” are potential compatibility issues identified by the comprehensive plan.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building’s orientation to the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *The PUD limits building height to 35 feet. The C-3 District allows 100 percent lot coverage compared to 50 percent in the surrounding R-1 District. The conceptual plan indicated one commercial building placed along the west and south boundaries of the site, with parking along the street edges. Plan conformance would be strengthened if the setback on the south were increased and trees preserved within the setback.*

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. *Traffic is expected to increase on the residential street, but subject site is also located on an arterial street and the uses are consistent with the street typology.*

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 base C-3 District allows some uses that could create operational impacts near neighborhoods. The PUD offers mitigation by removing some uses, including gas stations, and requiring drive-in and drive-thru eating establishments to be located at least 150 feet from residentially used property. At the time of review, it was unclear how many and what size of freestanding signs were requested. A maximum 8-foot tall, 100 square feet monument/ground sign would help limit spill light on nearby residences and is consistent with the sign size approved in the PUD to the east.

3) Service Efficiency:

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

4) Environmentally Sensitive Areas: No ESAs were identified on the subject site.

5) Transportation System: This site is located at the corner of NW 178th St, a Major Arterial Street, and Griffin Dr, a Neighborhood Street, both in the Urban Low LUTA. Sidewalks are available along NW 178th St, but not along Griffin Dr. Bus transit is not available to the area. A multi-use trail is planned to the east, near Chisholm Creek. The route is to be finalized at a later date.

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)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- Regional-, community-, and neighborhood-scale retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores that draws on the following principles:

- Concentrate access for new retail development at shared primary entrance points. Primary entrance points should be aligned with access points immediately across intersecting roads. Limit curb cuts on primary highways and arterials.
- Provide pedestrian circulation, including sidewalks and median breaks along interior and exterior fronting roads and within parking lots.
- Encourage coordinated development of retail centers in order to facilitate internal pedestrian and vehicle circulation and optimal center performance (SU-27)
- Commercial buildings should be built at the street rather than behind a parking lot in order to promote pedestrian circulation, multipurpose shopping trips, and walkable and attractive streetscapes. Large-scale commercial buildings with parking in front should screen parking lots with coordinated development of out-parcels (pad sites) and with landscaping. (SU-28)
- New neighborhood-scale retail should be located within new residential growth areas to serve daily shopping needs and limit trip distances. In newly developing areas, this retail format is preferred to the existing linear development patterns along arterials. (SU-30)
- 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 proposal would allow new retail, commercial and professional office space development on the southwest corner of NW 178th St and Griffin Dr, which is generally located between N Pennsylvania Ave and N Western Ave. The NW 178th Street corridor is primarily zoned R-1 and developed with residential neighborhoods and churches, and commercial uses and zoning are located at the arterial intersections. The proposed PUD site would extend commercial uses farther down the corridor from N Western Avenue. Potential compatibility issues are identified where abutting the residential neighborhood to the south. Plan conformance would be strengthened by limiting driveways to one on NW 178th and two on Griffin Drive, providing a 30-foot setback from the south boundary of the PUD, and preserving trees within the setback. Plan conformance would also be strengthened by limiting freestanding signs to one monument sign on the arterial street, a maximum 8-foot tall and 100 square feet in area, consistent with the PUD to the east. At the time of review, it appeared a water line serving the church would conflict with the new building location. It was unclear how the lot would be split off from the church and if the road serving the church was still needed. Shared access between the sites should be provided, and sidewalks should be installed on Griffin Drive, ideally without having to remove healthy, mature trees along the street.

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 Evaluation:

1. Freestanding signs shall be limited to one, a maximum 8 feet tall and 100 square feet in area.
2. EMD and non-accessory signs/billboards shall be prohibited.
3. Driveways shall be limited to one on NW 178th Street and two on Griffin Drive.
4. A 30-foot buffer shall provided along the south boundary of the PUD and trees shall be preserved within the setback.
5. The MDS will specify that sidewalks will be installed along Griffin Drive and existing, healthy street trees will be preserved and protected to the extent possible.
6. Delete the language in Section 9.10 as it conflicts with Section 9.10.1.
7. Delete second paragraph in Section 9.18.

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

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