



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

**Item No. 14.**

**(PUD-1828) Application by Mass Development, LLC., to rezone 3244 NW 150<sup>th</sup> Street from the PUD-702 District to the PUD-1828 Planned Unit Development District. Ward 8.**

**I. GENERAL INFORMATION**

**A. Contacts**

**Applicant/Developer Representative**

Name        Mark Zitzow  
Company     Johnson And Associates  
Phone        405-235-8075  
Email        mzitzow@jaokc.com

**B. Case History**

This application was originally presented to the Planning Commission on July 8, 2021 and recommended for approval. The PUD was subsequently modified to add the multifamily residential use and recommended for approval by the Planning Commission on September 23, 2021. The application has again been modified to address bulk regulations.

**C. Reason for Request**

This application is to permit office and residential 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: 19.49 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-702	I-2	PUD-302	C-3	O-2
<b>Land Use</b>	OilWell/Parking	Industrial	Commercial	Church/School	Church/School

- 4. Development Context:** The 19.49-acre subject site is undeveloped and located on the south side of NW 150<sup>th</sup> Street, east of Portland Avenue and Lake Hefner Parkway. Parkway Center Avenue bisects the subject site and leads to an office development that fronts N Portland Avenue. Francis Tuttle and Crossings Community Church are located to the west. To the east of the site is a daycare center. Across NW 150<sup>th</sup> Street to the east is undeveloped I-2 zoned land, and to the northeast are apartments and developing garden homes. The subject site is part of a larger PUD-702 zoned in 1999 for office and light manufacturing. The remainder of PUD-702 to the south is undeveloped. The PUD is requested to allow single-family, two-family, and/or multi-family residential uses in addition to the already permitted office uses. The light industrial use would be removed.

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

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

The use and development regulations of the **O-2, “General Office” District** shall govern this PUD, except as modified below.

All uses within the O-2, “General Office” District shall be permitted in this SPUD in addition to the following:

- Community Garden (8150.61)
- Community Recreation: Property Owners Association (8250.3)
- Composting (8150.6.2)
- Light-Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Residential Oriented (8200.5)
- Rainwater Harvesting (8150.7.1)
- Single Family Residential (8200.14)
- Two-Family Residential (8200.16) two-family structures shall not be required to be attached
- Multiple-Family Residential (8200.12)

### **9.0 SPECIAL CONDITIONS:**

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

### **9.1 ARCHITECTURAL REGULATIONS**

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick, brick veneer, rock, concrete, stucco, concrete-board, architectural metal or stone masonry. No more than 30% EIFS or wood shall be permitted.

Exposed metal or exposed concrete block shall not be permitted. Buildings are permitted to be constructed of tilt-up concrete or colored split fade block. Office and Commercial development buildings shall be oriented such that the backs of buildings are not facing toward any street.

## **9.2 LANDSCAPING REGULATIONS**

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

## **9.3 LIGHTING REGULATIONS**

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

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

## **9.4 SCREENING REGULATIONS**

No less than a six-foot and not greater than an eight-foot-high wall may be permitted along the boundary of this PUD where office or commercial uses are adjacent to any residential use outside the PUD boundary. Said wall shall be constructed of stucco, brick, stone, wood, or iron and/or any combination thereof and shall be solid and opaque.

## **9.5 DUMPSTER REGULATIONS**

Dumpsters shall be consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets.

## **9.6 DRAINAGE REGULATIONS**

Drainage improvements, if required, will be in accordance to 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 VEHICULAR ACCESS REGULATIONS**

Access to this PUD shall be from the existing street, Parkway Center Avenue.

For O-2, “General Office”, Development, the access regulations shall be per the base zoning and drives must meet a minimum separation requirements. Shared access via adjacent tracts may occur with recorded cross access agreements.

Lots within this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD is 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 right-of-way width of 20 feet for one-way and 24 feet for two-way drives.

## **9.8 PARKING REGULATIONS**

The design and number of all parking facilities in this PUD shall be in accordance with Chapter 59 Article X of the Oklahoma City Municipal Code, 2020, as amended, with the exception that garages shall count toward meeting the minimum parking requirements, provided each parking space in a garage shall be a minimum of 8½ feet wide by 18 feet deep and that each unit shall only require one parking space. Driveways shall be a minimum 18 feet in length from the back of curb.

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 parking shall be permitted in order to comply with parking requirements.

## **9.9 SIGNAGE REGULATIONS**

For O-2, “General Office”, Development, the sign regulations shall be per the base zoning.

A maximum of two residential development identification signs shall be permitted per access point to a public street. 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).

#### **9.9.3 Non-Accessory Signs**

Non-accessory signs are specifically prohibited in this PUD.

#### **9.9.4 *Electronic Message Display Signs***

Electronic Message Display Signs are specifically prohibited in this PUD.

### **9.10 SIDEWALK REGULATIONS**

Five-foot sidewalks shall be constructed with each development parcel or six-foot-wide sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department.

There is an existing five-foot sidewalk along NW 150<sup>th</sup> Street. If said sidewalk is damaged or removed during construction the developer shall be required to make the necessary repairs and/or replace if necessary. Sidewalks shall be constructed along Parkway Center Avenue and along residential streets.

### **9.11 HEIGHT REGULATIONS**

The maximum building height shall be 40 feet.

### **9.12 LOT REGULATIONS**

#### Size:

For O-2, "General Office", Development the regulations shall be per the base zoning.

Single family: 5,000 sf

Two Family: 5,000 sf (2,500 sf per unit)

#### Width:

For O-2, "General Office", Development the regulations shall be per the base zoning.

For residential development: 50 feet

Coverage:

For O-2, “General Office”, Development the regulations shall be per the base zoning.

For residential development: 80% per lot

Density:

For multi-family, there shall be a no more than 450 units permitted within this PUD.

**9.13 SETBACK REGULATIONS**

For O-2, “General Office”, Development, the regulations shall be per the base zoning.

For residential development, the following setbacks will apply per lot:

Front Yard: Minimum of 10 feet, except for the required 18 feet for a parking space within the driveway.

Side Yard: Minimum of 5 feet

Rear Yard: Minimum of 10 feet

Setback between internally divided parcel 0 feet, except as required by building and fire codes.

Fireplaces, bay windows, entryways, patios, patio covers, and other similar appurtenances may encroach up to two feet into the side yard setback and up to five feet into the rear yard setback. However, such appurtenances shall not extend into a utility easement, right-of-way, or across a property line.

**9.14 OPEN SPACE REGULATIONS**

The development shall provide a minimum of 15% open space designated as common area, excluding paved streets. The areas may be located surrounding riparian blue line streams and their associated tree stands. The open space areas may include recreational amenities and required drainage facilities and shall retain mature healthy tree stands.

**9.15 PUBLIC IMPROVEMENTS**

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

## **9.16 COMMON AREAS**

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility shall be placed within the common areas intended for the use of conveyance of storm water and/or drainage easements.

## **9.17 SPECIFIC PLAN, PLATTING & PERMITTING REQUIREMENTS**

A Specific Plan is not required.

For O-2, "General Office", Development, the regulations shall be per the base zoning and platting shall not be required.

Platting is only required for all single or two family residential lots and shall be contained within a preliminary and final plat and any plat dedications shall be approved by the City Planning Commission, prior to construction of any such single family residences.

## **10.0 DEVELOPMENT SEQUENCE:**

Developmental phasing shall be allowed as a part of the development of this PUD.

## **11.0 EXHIBITS:**

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

EXHIBIT A: Legal Description  
EXHIBIT B: Master Development Plan

## **III. REVIEW COMMENTS**

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk indicates that the agency, department, and/or division responded with no adverse comments.

### **A. Outside Agencies**

#### **1. Oklahoma City-County Health Department**

**2. Oklahoma City Urban Renewal Authority (OCURA)**

**3. Oklahoma Gas and Electric (OGE)**

- 4. Oklahoma Natural Gas:** Please be advised ONG has an underground or aboveground facility in the area. If you need our facilities relocated to accommodate your excavation or construction, ONG will provide you a cost estimate. Prior to excavation, please contact OKIE-ONE 1-800-522-6543 a minimum of 48 hours prior for exact location of our facilities.

**5. Oklahoma Water Resources Board (OWRB)**

**6. School District(s) 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) A Corps of Engineers 404 permit must be submitted with plans for any work contemplated within the floodplain, creek, or channel (waters of the United States) included in the case limits.
- 5) Plans for drainage improvements within the private drainage reserves and/or common areas must be submitted for review, and payment of inspection fees shall be made prior to construction. Building permits will not be issued until construction is complete. If a subdivision abuts a stream, the private drainage easements and/or common area along stream shall extend to flow line of stream at a minimum.
- 6) Place the following note on the plat and construction plans: Maintenance of the Common Areas and/or Private Drainage Easements shall be the responsibility of the property owner. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent shall be placed within the common areas and/or drainage easements shown.
- 7) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 8) Construction within the limits of this SPUD will require an erosion control plan in accordance with EPA Storm Water Discharge permitting: CFR Vol. 57, No. 175, September 9, 1992. A copy of the EPA Notice of Intent (NOI) will be required prior to the issuance of work orders or permits for construction activities disturbing an area of 1/2 acre or greater.
- 9) Sidewalk shall be installed for all new construction and/or at the time of a residential use to a more intense use on all lots having frontage on public streets classified as a major or minor arterial.

10) All private roads /streets will have private storm sewer systems.

11) Detention Determination

- A detention requirement determination will not be issued at the Preliminary Plat stage unless the development is located within the current “detention required area”.
- Prior to the preparation of a Final Plat and Construction Plans, the Engineer or Developer may contact the Public Works Engineering Department and receive a Detention Determination for that individual Final Plat
  - This Detention Determination will be specific to the single Final Plat under consideration
  - The Detention Determination will be valid for a period of six (6) months
  - If the Final Plat and Construction Plans have not been submitted, reviewed, and approved by the Public Works Engineering Department within that 6 month time frame, the Detention Determination will be void and a new Detention Determination must be requested.
  - If construction has not started on the development within six (6) months of the approval of the construction plans, the Detention Determination will be void and a new Detention Determination must be requested.
- For new commercial developments that do not require hearings before the PC or CC, the Engineer or Developer may contact the Public Works Engineering Department and receive a Detention Determination for that commercial development.

**c. Stormwater Quality Management**

**d. Traffic Management**

**8. Utilities**

**a. Engineering**

**Paving**

- 1) Need 50' of total ROW from the Centerline of NW 150 St. Sidewalks required along all private driveways shown that are functioning as access to individual lots.

**Sanitary Sewer Availability**

- 1) An existing 8” 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 flow within the existing drainage basin. Proposed sewer mains that will flow to another drainage basin across a ridgeline will not be allowed.
- 3) All sanitary sewer mains must have a minimum cover of 6 feet and a depth no greater than 18 feet.
- 4) 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.
- 5) No trees, signs, dumpsters, or fences within 10 feet of any existing or proposed sanitary sewer main.
- 6) All existing unnecessary sanitary sewer services must be abandoned at the sanitary sewer main.
- 7) Additional Comments: public sanitary sewer main extension required. Side lot easements must total 20 feet.

**b. Solid Waste Management**

- 1) The City can provide service, providing there is sufficient space for the truck to maneuver to service the addition.
- 2) The City can provide service for up to 3 units on a single water meter. Any more than 3 units on the same meter will have to be serviced by a private hauler. A dumpster could be utilized provided there is not enough frontage space for cart placement.
- 3) 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" water main in the street right-of-way of NW 150<sup>th</sup> St.

- 2) The developer will be required to extend a minimum 12-inch water main (or larger as recommended by the approved Current Water Master Plan) along the section line street, border or perimeter of the development and/or all interior water mains for domestic use and fire flow protection.
- 3) 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.
- 4) Dead-end water mains must be avoided. Connection to at least two active feeder or grid water mains will be necessary to prevent partial or total shut-off of water supply when a pipeline failure occurs within the proposed development.
- 5) 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.
- 6) No trees, signs, dumpsters or fences within 10 feet of any existing or proposed water main.
- 7) 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.
- 8) Additional Comments: public water main extension required.

## **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.

- Where possible, provide a continuous system of open space along stream corridors or other appropriate areas that link neighborhoods and park lands
- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Developments should be served by urban water and sewer utility systems.

*National, state, and local permitting require basic best management practices for stormwater management. The PUD requires 15 percent open space which may include recreational amenities along the stream corridor, and preserves trees within common areas.*

Location:

- Locate uses that generate high traffic volumes along arterial streets, frontage roads, and interstates.
- Avoid concentrations of apartment complexes. Instead, integrate multifamily units into neighborhoods with mixes of housing types or in mixed-use developments.

*The PUD proposes single-family, two-family attached or detached, or multifamily residential. Apartments and garden homes are available north of NW 150<sup>th</sup> Street, as well as the single-family neighborhood of Esperanza, for a mix of housing types in the area.*

Density: The Urban Low Intensity LUTA outlines a floor to area ratio (FAR) of 0.2 to 1.0 for non-residential developments. The Urban Low Intensity 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 regulations could produce a FAR within the LUTA range. The PUD specifies a maximum number of multifamily units (450) for a density of 23 du/acre, within the LUTA range.*

Automobile Connectivity:

- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system.
- Limit 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.
- 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.

*Parkway Center Avenue provides automobile connectivity for the policies above, including connecting to commercial offerings to the south.*

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 existing on NW 150<sup>th</sup> Street. The PUD requires sidewalks on Parkway Center Ave and along new residential streets.*

- 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 residential or office uses adjacent to existing and zoned office and institutional uses, no potential compatibility issues identified by the comprehensive plan.
- 3) **Service Efficiency:**
  - Water: *Fully served*
  - Sewer: *Fully Served*
  - Fire Service: *Urban Service Level*
- 4) **Environmentally Sensitive Areas:** The following apply to the proposed development site:

Riparian areas: Riparian areas are vegetated areas adjacent to streams, lakes, ponds, and wetlands that are composed of a mixture of trees, shrubs, and grasses. These areas may also contain floodplain. The comprehensive plan recommends a 100-foot buffer from stream banks. *Riparian areas in the form of blue line streams, ponds, and riparian corridor tree stands, are present on the subject site. The Master Design Statement commits to 15 percent open space and preserves trees within the open space.*

  - Upland Forests: N/A
  - Vulnerable aquifers: N/A
- 5) **Transportation System:** This site is located along NW 150<sup>th</sup> Street, a Major Arterial Street in the Urban Low LUTA. Sidewalks are located along NW 150<sup>th</sup> Street.

The nearest bus service is located south of the site on Quail Springs Parkway and W Memorial Ave and serves Quail Springs Mall and Mercy Hospital.

**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)
- Higher density multifamily development should be located in areas near employment or educational centers where street and transit systems have, or will soon have capacity to support the added trips. (SU-48)
- 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)

- Avoid under-grounding streams to the greatest extent possible. Where feasible, encourage the re-surfacing of buried streams. Limit the use of culverts or other structures that alter natural streams, and require designs that minimize impacts to stream health and function. (G-11)

**b. Plan Conformance Considerations**

The subject site is located on the south side of NW 150<sup>th</sup> Street, east of N Portland Avenue which provides access to Lake Hefner Parkway. The proposed PUD would rezone the northern half of PUD-702 to allow residential development in addition to the office uses already permitted. The PUD was previously recommended for approval by the Planning Commission twice, first to allow multifamily residential in addition to single-family and two-family residential originally requested. The addition of the use required re-noticing and a new recommendation by the Planning Commission. The conceptual plan was also updated to indicate the site would be developed with apartment buildings on both sides of Parkway Center Ave. The most recent change to the Master Design Statement primarily modifies the bulk regulations for single-family residential to allow a minimum lot size of 3,000 square feet and lot width of 30 feet.

The site is near an educational center (Francis Tuttle), as well as employment uses and zoning. The PUD commits to installing sidewalks on Parkway Center Ave, an existing street that connects to businesses to the south along Portland Ave, in conformance with the comprehensive plan. Riparian areas in the form of ponds and streams are present on the site. The PUD commits to 15 percent open space and preserving trees in common areas, and to a design for multifamily or office uses where buildings and landscaping lined the streets as shown in the conceptual plan.

**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**



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**November 18, 2021**  
**PUD-1828**

**Item No. 14.**

*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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