



STAFF REPORT
The City of Oklahoma City
Planning Commission
April 14, 2022

Item No. IV. 9.

(PUD-1889) Application by Sig, LLC., to rezone 9211 SE 44th Street from the R-1 Single-Family Residential District to the PUD-1889 Planned Unit Development District. Ward 4.

I. GENERAL INFORMATION

A. Contacts

1. Applicant/Developer Representative

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

B. Case History

This application was originally submitted as a request for the I-2 District (PC-10785) and has been converted to a PUD.

C. Reason for Request

This application is to permit a modified industrial 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.

Comprehensive Plan Land Use Typology Layer: Urban Future (UF)

The UF layer maintains agricultural land and large acreage estates until the area is ready for urbanization. The purpose of the UF designation is to retain land in a condition that provides the most flexibility for developing at urban densities in the future and ensures the most efficient, sustainable delivery of services. Land assembly is one of the most difficult tasks associated with effective land development. To the extent parcels become fragmented, the potential to efficiently urbanize UF areas is compromised due to the challenges of land assembly. Urban Future areas may have access to the City's public water supply or sanitary sewer systems but not both, and typically don't have urban levels of fire service.

These areas present opportunities to increase service levels over time and responsibly manage the public costs of growth. Urban services, including City water and sewer, are not intended to be provided to UF areas until the designation is removed through an amendment to planokc. Commercial and light industrial uses may be appropriate provided they do not negatively impact agricultural operations and character or the potential to eventually urbanize.

2. Size of Site: 10.0 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-1/AE-1	R-1/AE-1	R-1/AE-1	R-1/AE-1	I-1/AE-1
Land Use	Undeveloped	Residential	Residential	Undeveloped	Undeveloped

- 4. Development Context:** The subject site is located on the north side of SE 44th Street, east of S Douglas Boulevard. Tinker Air Force Base is located west of S Douglas Blvd. The site is undeveloped, zoned R-1, and within the AE-1 Overlay. To the north and east are homes zoned R-1. To the west is an undeveloped R-1 parcel that is also within the AE-1 Overlay which prohibits new single-family residential. The application has been converted from a request for the I-2 District to a PUD that would allow commercial and industrial uses.

II. SUMMARY OF PUD APPLICATION

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the **I-2, “Moderate Industrial” District** shall govern this PUD except as herein modified below:

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

- Administrative and Professional Offices (8300.1)
- Adult Day Care Facilities (8300.2)
- Agricultural Supplies and Services (8300.4)
- Alcoholic Beverage Retail Sales (8300.5)
- Animal Sales and Services: Grooming (8300.8)
- Animal Sales and Services: Kennel and Veterinary, General (8300.10)
- Animal Sales and Services: Kennel and Veterinary, Restricted (8300.11)
- Automotive: Parking Garages (8300.12)
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Automotive and Equipment: Cleaning and Repairs, Light Equipment (8300.14)

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- Automotive and Equipment: Heavy Repairs, Heavy Equipment (8300.15)
- Automotive Auction (8300.16)
- Automotive and Equipment: Sales and Rentals, Farm and Heavy Equipment (8300.19)
- Automotive and Equipment: Sales and Rentals, Trucks, Manufactured (Mobile) Homes and Recreational Vehicles (8300.20)
- Automotive and Equipment: Storage (8300.21)
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Communications Services: Limited (8300.29)
- Construction Sales and Services (8300.31)
- Convenience Sales and Personal Services (8300.32)
- Cultural Exhibits (8250.5)
- Custom Manufacturing (8350.3)
- Eating Establishments: Sitdown (8300.37)
- Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
- Food and Beverage Retail Sales (8300.41)
- Greenhouse (8150.6.3)
- Hoop House (8150.6.5)
- Horticulture (8150.7)
- Industrial, Moderate (8350.7)
- Industrial, Light (8350.8)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- 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)
- Personal Storage (8300.60)
- Repair Services: Consumer (8300.61)
- Research and Development (8350.10)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)
- Retail Sales and Services: Pawn Shops (8300.65)
- Transportation Facilities: Surface, Restricted (8400.4)
- Wholesaling, Storage and Distribution: Restricted (8350.16)

All other conditional, accessory, special or special exception uses not specifically prohibited shall be permitted subject to the review and approval processes specified in the Zoning Code.

9.0 SPECIAL CONDITIONS:

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

9.1 ARCHITECTURAL REGULATIONS

The façade regulations shall be governed by the I-2 regulations.

Metal buildings shall be permitted within this PUD.

9.2 LANDSCAPING REGULATIONS

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

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.

To minimize light spillover on residential uses, outdoor lights within the development 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.

9.4 SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot-high sight-proof screen shall be required along boundaries adjacent to residential uses and where development occurs. Said sight-proof screen may be constructed of stucco, brick, stone, wood, steel/iron and/or any combination thereof and shall be solid and opaque. Additionally, a landscape buffer of no less than 15 feet shall be required where development occurs next to established residential uses. Within the landscape buffer, a mixture of existing trees and newly planted evergreens on 25-foot centers shall be required.

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 the view of primary vehicle and pedestrian circulation systems. Said enclosure shall be a minimum of 50 feet from any residential use.

9.6 DRAINAGE REGULATIONS

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

9.7 VEHICULAR ACCESS REGULATIONS

Vehicular access into this PUD shall be via a maximum of two (2) drives from SE 44th St.

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

Lots may be platted/subdivided and there shall be no minimum lot size. A platted lot may be split administratively but is not permitted to include any adjacent common area/private driveway. The resulting lot is permitted to take access from the platted common area/private drive and to conform to the regulations within this PUD. A split lot is not required to have frontage on an approved street.

9.8 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS

Five-foot wide sidewalks shall be constructed along SE 44th St. Said sidewalks shall be 6-foot wide if the sidewalk is constructed adjacent to the curb, subject to the policies/procedures of the Public Works Department. All sidewalks shall be in place prior to any occupancy certificates being issued.

9.9 PARKING REGULATIONS

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

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

Pervious paving may be used for parking areas, driveways, pathways, and plazas subject to Public Works review and approval. Where connected to public rights-of-way the access drive apron will be constructed of hard surface paving meeting City code for driveway construction. A hard surface border is required around the perimeter of pervious paving areas. Maintenance of the pervious paving is required, and a maintenance plan must be provided when construction documents are submitted for permitting.

9.10 SIGNAGE REGULATIONS

9.10.1 *Freestanding Accessory Signs*

All signs shall be monument with a maximum height of twelve (12) feet and a maximum sign area of one hundred and twenty-five (100) square feet. The signs shall be covered with a material consistent with the buildings they serve. All signs shall have no less than 25 square feet of landscaping at the base.

A sign that contains the name of any business located within this PUD is deemed accessory, even if the sign is not placed on the parcel where the business is located, as long as the business and the sign are located within this PUD. Billboards shall not be permitted within this PUD.

9.10.2 *Attached Signage*

Attached signs shall be in accordance with the I-2 “Moderate Industrial” District regulations with the following exceptions:

9.10.3 *Electronic Message Display Signs*

Electronic Message Display Signs shall not be permitted within this PUD.

9.11 ROOFING REGULATIONS

All structures in this PUD shall have Class C roofing or better.

9.12 SETBACK REGULATIONS

The following setbacks shall apply unless neighboring property is zoned for commercial or industrial uses. If that occurs, setbacks shall be per the base zoning district.

North Boundary:	100 feet
East Boundary:	25 feet
West Boundary:	15 feet

South Boundary: 25 feet

There shall be no internal setbacks except as required by the Oklahoma City Fire Code.

9.13 HEIGHT REGULATIONS

The maximum building height for structures within this PUD shall be 35 feet.

9.14 LOT COVERAGE

Maximum lot coverage shall be per I-2, “Moderate Industrial” District regulations.

9.15 PUBLIC IMPROVEMENTS

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

9.16 COMMON AREAS

Maintenance of the common areas in the development shall be the responsibility of the developer. 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.

9.17 SPECIFIC PLAN, PLATTING & PERMITTING REQUIREMENTS

No building permits shall be issued in within this PUD until a specific plan, including all items listed in Section 59-14200 of the Oklahoma City Municipal Code, 2020 as amended shall have been approved by the Planning Commission.

There shall be no platting requirements within this PUD.

9.18 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

Specific information and plans for General Design and Development Guidelines are contained in Chapter 59, Section 14200.4, for density, amenities, relationship to abutting uses, site design, safety, and circulation systems.

10.0 DEVELOPMENT SEQUENCE:

Developmental phasing shall be allowed as a part of the development of this PUD. Required traffic improvements shall be permitted to be constructed in conjunction with the phased development of this PUD, as approved by the City's Traffic Division.

11.0 EXHIBITS:

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

- A: Legal Description
- B: Conceptual Site Plan

III. REVIEW COMMENTS

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

A. Outside Agencies

- 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) Mid-Del**
- 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) 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

Wastewater Availability

- 1) No wastewater service is available for proposed improvements, private on-site sewage disposal systems are required in accordance to ODEQ rules and

regulations. On-site sewage disposal system must be installed by an ODEQ certified installer and inspected by ODEQ.

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) An existing 16" water main(s) is adjacent to the subject site(s) and a service connection will be permitted in accordance with City Standard Specifications. A separate service connection and meter is required for each building/structure.
- 2) The developer may make an application under the Policy "A-1" program to the Oklahoma City Water Utility Trust (OCWUT) for purchase of construction costs for an oversized water main extension larger than 12-inch. Approval will be subject to funds available for improvements.
- 3) The developer may make an application under the Policy "A-1" program to the Oklahoma City Water Utility Trust (OCWUT) for purchase of construction costs for an oversized water main extension larger than 12-inch. Approval will be subject to funds available for improvements
- 4) Minimum ten (10) foot horizontal separation required for wastewater mains and five (5) foot for other mains. Minimum two (2) foot vertical separation required for all crossings.
- 5) Dead-end water mains must be avoided where applicable.
- 6) All existing unnecessary water services must be abandoned at the water main.
- 7) 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.

- 8) Proposed water main(s) must be located within a utility easement or right-of-way. No trees, signs, dumpster, fences, and/or structures shall be permitted within any proposed or existing utility easement.
- 9) All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 10) A 12-inch water main is required to be looped through the development to provide adequate water supply and fire flow protection. Connection to two (2) separate active water mains is required to prevent partial or total shut-off of water supply when a pipeline failure occurs within the proposed development.
- 11) All existing and proposed meters must meet current specifications and standard details and be located in the right-of-way or utility easement within grassy areas outside of sidewalks, driveways, streets and/or paving.
- 12) All domestic and fire suppression services must have separate water service connections.
- 13) Fire hydrants maximum spacing is 500 foot and must be located within 10 foot of a hard surface (i.e. sidewalk, street, and/or paving).
- 14) A 16" water main extension is required along SE 44th St.

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. Public water is available to the site, but public sewer is not.

Location:

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

planokc classifies SE 44th Street as a neighborhood 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 proposed regulations could allow 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.
- Primary entrance points should be aligned with access points immediately across the street.
- Provide vehicular connectivity between adjacent developments.
- Horizontally mixed-use developments should have connectivity between land uses.

The subject site has frontage on a Section Line Road that is classified as a neighborhood street in planokc. No changes to the street network related to this application are requested. Since the original application was submitted, a request to close S Douglas Avenue south of SE 44th Street has been approved.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.
- Horizontally mixed-use developments should have public sidewalk connectivity between land uses.

The PUD requires sidewalks on SE 44th Street.

- 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 and industrial uses adjacent to existing low intensity residential uses or zoning, “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 subject site is adjacent to R-1 zoned property on the west, east and north. The proposed I-2 base district allows 100 percent lot coverage compared to 50 percent in surrounding R-1 Districts. In this case, the R-1 parcel to the west is undeveloped and within Tinker's AE-1 Overlay. Most homes to the east front Dees Street and are approximately 500 feet away from the subject property. Homes along SE 44th Street are approximately 200 feet away. The nearest home to the north is over 250 feet away. The PUD establishes a 100-foot setback from the north boundary and a 25-foot setback from the east, limits building height to 35 feet, and requires screening with a 15-foot landscape buffer where adjacent to a residential use.*

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 subject site is located on SE 44th Street which the comprehensive plan identifies as a Neighborhood Street. A request to close Douglas Blvd south of SE 44th Street was recently approved (CE-1057). Since SE 44th Street terminates west of S Douglas Blvd due to Tinker AFB, approval of the street closure means traffic generated by the proposed development would likely use Douglas Blvd to access I-40 on the north.*

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 original request for the I-2 Moderate Industrial District triggered potential operational impacts next to residential uses. The application has been converted to a PUD that requires a 100-foot setback on the north, a 25-foot setback on the east, a 15-foot landscape buffer where adjacent to a residential use, restricts sign height and prohibits electronic message display (EMD), and eliminates some allowed uses including gas stations and drive through uses.*

3) Service Efficiency:

- Water: *Available*
- Sewer: *Not served*
- Fire Service: *Rural Service Level*

- 4) Environmentally Sensitive Areas:** The following apply to the proposed development site:
- Riparian areas: N/A
 - Upland Forests: The subject area is within the upland forest ESA. The comprehensive plan directs to preserve the Cross Timbers and upland forests, including native understory, to the maximum extent practical. When new-growth or re-growth upland forest trees are removed during construction, trees and other native plants should be replanted on-site. New trees should be planted in clusters that mimic the original tree canopy. The comprehensive plan defines mitigation hierarchy in the following priority: 1) Avoidance and minimization, 2) Restoration, 3) Offset. *Upland forest is present along the northern boundary of the site. When less than 60 percent covered, the comprehensive plan has a preservation goal of 100 percent. The PUD commits to a 100-foot setback on the north.*
 - Vulnerable aquifers: The aquifer in this area is considered moderately 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 SE 44th Street, a Neighborhood Street. Transit Service is not available nearby.
- 6) Other Development Related Policies**
- Prioritize and concentrate development where facilities, infrastructure, and services have capacity and in areas where the Police and Fire Departments are best able to respond. Guide the location and timing of development through the proactive and strategic installation of infrastructure. (SU-14)
 - 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)
- 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)

b. Plan Conformance Considerations

The 10-acre subject site is located on the north side of SE 44th Street, east of S Douglas Blvd. Tinker Air Force Base is located west of S Douglas Blvd. The subject site is zoned R-1 and within the AE-1 Overlay. New single-family residential uses are prohibited in AE-1 zones. The site is also within an area where the comprehensive plan applies the “Urban Future” Land Use Typology Layer. Commercial and light industrial uses may be appropriate in these areas provided they do not negatively impact agricultural operations and character or the potential to eventually urbanize.

The request for industrial uses is consistent with the uses and zoning to the west along the S Douglas Blvd corridor, provided the development is deemed compatible with airport/base operations. However, the proposal also triggers potential compatibility issues related to building scale, traffic, and operational impacts where adjacent to residences on the east and north. The application has been modified since first submitted to a PUD that requires a 100-foot setback on the north, a 25-foot setback on the east, screening with a 15-foot landscape buffer where adjacent to a residential use, restricts sign height and prohibits EMD signs, and eliminates some allowed uses including gas stations and drive through uses.

IV. STAFF RECOMMENDATION

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

Approval of the application.

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

Should this application be approved, 17-foot of additional easement should be requested at the along SE 44th St. to bring the right-of-way width to the standard set by the subdivision regulations

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