



STAFF REPORT
The City of Oklahoma City
Planning Commission
October 13, 2022

Item No. IV. 8.

(PUD-1780-SP01) Application by Northwest Haymaker, LLC., for a Specific Plan pursuant to the approval of PUD-1780 located at 11300 West Britton Road Ward 1.

I. GENERAL INFORMATION

A. Contacts

1. Applicant

Name	Mark Grubbs
Company	Grubbs Consulting LLC
Phone	405-265-0641
Email	mark.grubbs@gc-okc.com

B. Case History

PUD-1780 was recommended for approval by the Planning Commission on October 20, 2020 and approved at City Council on December 8, 2020.

C. Reason for Request

The purpose of the approved PUD-1780 is to accommodate a modified commercial development with options for RV storage and senior living. PUD-1780 has a base zoning of C-3, "Community Commercial" District. This application is for a Personal Storage (8300.60) facility, an acceptable use within PUD-1780.

D. Existing Conditions

	Subject Site	North	East	South	West
Zoning	PUD-1780	R-1	AA	AA	C-4
Land Use	Com/Res	Residential	Undeveloped	Undeveloped	Undeveloped

II. COMMENTS FROM OTHER DEPARTMENTS

This application was submitted to the following department, divisions/and or agencies for review and comment:

Fire
Solid Waste Management
Water Utilities*
Public Works

Traffic Management *
Drainage

An asterisk indicates departments, divisions and/or agencies that responded and which had no adverse comments.

III. SPECIFIC PLAN

Architectural Regulations

Façade Regulations: Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of at least 70% brick, brick veneer, rock or stone masonry (including pre-cast concrete and tilt slab construction), dryvit, rock, stucco, wood or other similar type finish. Architectural materials compatible with the overall development (i.e. architectural metal panels, architectural concrete such as tilt-up concrete panels or split face concrete block, exterior grade decay resistant solid wood, cement board or EIFS) shall be permitted. This combination of materials is proposed for the personal storage buildings. (Section 10)

PUD-1780 Section 10

- a) Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of at least 70% brick, brick veneer, rock or stone masonry (including pre-cast concrete and tilt slab construction), dryvit, rock, stucco, wood or other similar type finish. Architectural materials compatible with the overall development (i.e. architectural metal panels, architectural concrete such as tilt-up concrete panels or split face concrete block, exterior grade decay resistant solid wood, cement board or EIFS) shall be permitted.*

Landscaping and Screening Regulations

The landscaping has been designed to meet all requirements of The City of Oklahoma City Landscaping Ordinance. The proposed plan provides adequate landscaping for the proposed Personal Storage use. Street trees are provided along both Britton Road and Mustang Road. This is in conformance with the PUD as well. (Section 11)

PUD-1780 Section 11

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

- b) A sight proof fence shall not be required along the east/southeast PUD boundary where the OG&E easement abuts R-1 zoning.*
- c) A landscape buffer shall be provided between the buildings and single-family lots to the southeast. The landscape buffer may be placed along the rear of the developed area, or small trees and large shrubs may be planted along the neighborhood street if permitted by the utility company.*

SIGN REGULATIONS

The site is limited to ground signs which will not exceed twelve feet in height and 120 square feet in display area (maximum 10 feet wide). A minimum of 25 square feet of area around the base of said sign shall consist of landscaping. The proposed sign for the Personal Storage use will be in conformance with these requirements. (Section 12)

PUD-1780 Section 12

- a) The site shall be limited to ground signs only. Limited to two per arterial frontage. Said signs shall be limited to twelve feet in height and 120 square feet in display area (maximum 10 feet wide). A minimum of 25 square feet of area around the base of said sign shall consist of landscaping.*
- b) A sign that contains the name of any business located within the 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.*
- c) EMD signs are prohibited.*
- d) Non-accessory signs (billboards) are prohibited.*

ACCESS REGULATIONS

Driveways along both Britton Road and Mustang Road are required to be spaced at least 200 feet apart, measuring centerline to centerline. The Personal Storage facility is proposed only one drive, which is in conformance with the PUD requirement. (Section 13)

PUD-1780 Section 13

- a) Driveways along both Britton Road and Mustang Road shall be limited to two per arterial frontage and have a minimum separation of 200 feet, measuring centerline to centerline.*

- b) Access to individually platted lots may be permitted to be from a private drive. The private drive shall be placed within a platted private access easement or a platted common area designated for access purposes. A property owners association through the use of recorded covenants and restrictions shall regulate maintenance of the private drives.*

PARKING REGULATIONS

This section relates to shared parking for platted lots which is not applicable to the Personal Storage use. (Section 14)

PUD-1780 Section 14

- a) An individual platted lot is not required to provide on-site parking. Required parking may be provided within a common area/private access easement. Off-site shared parking shall be permitted in order to comply with parking requirements. Off-site parking is further limited to the boundaries of the PUD.*

COMMON AREA REGULATIONS

This section relates to common areas and private drainage easements which are not applicable to the Personal Storage use. (Section 15)

PUD-1780 Section 15

- a) Maintenance of common areas and private drainage easements is the responsibility of the property owner's association and/or property owners within the PUD, and as depicted within covenants and restrictions filed as separate documents. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent, shall be placed within drainage related common areas or drainage easements.*

DUMPSTER REGULATIONS

This section regulates the location of dumpsters in the PUD. The proposed Personal Storage use will not utilize dumpsters; therefore, this section is not applicable to the proposed use. (Section 16)

PUD-1780 Section 16

- a) 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*

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shall be placed no closer than 50 feet from all property lines adjacent to residential zoning.

Staff's review of the Specific Plan, for the proposed development, is consistent with the Master Development Statement and Master Development Plan for PUD-1780.

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