



STAFF REPORT
The City of Oklahoma City
Planning Commission
January 12, 2023

Item No. IV. 20.

(PUD-1715 SP02) Application by Oak Land and Development for a Specific Plan pursuant to the approval of PUD-1715 located at 5001 North Pennsylvania Avenue Ward 2.

I. GENERAL INFORMATION

A. Contacts

Applicant

Name David M Box
Company Williams, Box, Forshee & Bullard PC
Phone 405-232-0080
Email dmbox@wbflaw.com

B. Case History

PUD-1715 was recommended for approval by the Planning Commission on June 13, 2019 and approved at City Council on August 13, 2019.

C. Reason for Request

The purpose of this request is to permit installation of an attached sign (wall mounted video display) for The Hotel at Oak. The Revised Tract One of PUD-1715, The Oak development, allows for a mixed-use mall type development with apartments, hotels (8300.51 Lodging Accommodations: Commercial Lodging) and parking garages.

D. Existing Conditions

	Subject Site	North	East	South	West
Zoning	PUD-1715 (C-3 Base)	R-1/C-3	R-1/C-3	R-3/R-1	R-1
Land Use	Off/Res	Res/Com	Res/Com	Res/Church	Residential

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
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 SUMMARY

The proposed attached sign (41 foot by 21 foot wall mounted video display) will be in the eastern area (Tract One) of the 16 plus acre Oak PUD-1715, The display will be mount approximately 53 feet above grade on the proposed hotel building.

SECTION 9.8 SIGNS REGULATIONS

Signage within this PUD shall be reviewed and approved at the Specific Plan stage.

However, the following shall apply:

- Seasonal street light banners and other such temporary banners/signs shall be permitted in this PUD.*
- Sign area shall be that area in which actual letters are located; the remainder of the sign shall be considered background and not count towards the sign area calculation. Monument signs with a split base shall be permitted if all portions of the sign support structure are covered in a material consistent with the structures located in this PUD or consistent with an established development "theme". The support structure shall be considered background or ornamentation and shall not be included in the calculation for overall sign area. Ground-mounted directional signs that are less than 8 square feet shall be considered incidental and allowed within this PUD.*
- A sign that contains the name of any business and/or multi-family development located within this PUD is 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*
- Freestanding signs shall provide a Landscaped Area containing one (1) point per two (2) square feet of sign or fraction thereof located within 10 feet of the base of any freestanding accessory sign. This landscaping may be applied to fulfill Site or Parking Point requirements.*
- Within the southernmost sixty (60) feet of Tracts three (3) and four (4), no south facing exterior signs shall be permitted.*

SECTION 9.9 DECORATIVE ARTWORK & ARCHITECTURAL ELEMENTS

Decorative artwork and architectural elements shall be permitted throughout the PUD area. Artwork/architectural elements may include but is not limited to fountains, individual art pieces, decorative entry elements, etc. The decorative artwork/architectural elements shall not exceed 40 feet in height, must have a minimum 14 feet vehicular clearance in height (for archways) and be

located a minimum of 15 feet from the curb of any adjacent street. Sight triangles shall be observed at all intersections.

SECTION 9.10 LIGHTING REGULATIONS

The site lighting in this PUD shall, at a minimum, meet the requirements of Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2010, as amended. A Lighting Plan in accordance with Section 59-14200.4E(2) shall be reviewed and approved as part of the subsequent Specific Plan.

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

SECTION 9.11 SETBACK REGULATIONS

A zero (0) foot setback shall be permitted within this PUD. Further, the bulk standards contained within Table 6200.2 shall not apply.

SECTION 9.12 HEIGHT REGULATIONS

In Tract 1, the maximum building height shall be permitted to be one hundred and twenty (120) feet.

In Tract 2, the maximum building height shall be permitted to be ninety (90) feet.

In Tract 3, the maximum building height shall be permitted to be one hundred and sixty (160) feet.

In Tract 4, the maximum building height shall be permitted to be seventy-five (75) feet, except that the parking structure within Tract 4 shall have a maximum height of sixty (60) feet.

SECTION 9.14

No building permits shall be issued in this PUD until a specific plan, including all items listed in Section 59-14150C.1 & 2 of the Oklahoma City Municipal Code, 2010, as amended shall have been approved by the Planning Commission. Additionally, building design and placement, lighting, landscaping, signage, dumpster and decorative art placement, parking and pedestrian and vehicular access will be determined at the specific plan stage. Applications for building permits in 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, sidewalks, pedestrian pathways and landscaping proposed for the building(s) for which a building permit is requested.

The following information will be provided at the time of the Specific Plan:

- *Techniques used to minimize the mass of buildings that directly face adjacent residentially zoned property. Such techniques may include stepping down in height, increase landscaping, and/ or architectural vegetative and artistic treatments. Methods of screening vehicle headlight and parking garage vents from public view via architectural, artistic or vegetative treatments.*
- *Building designs with no more than 15 feet of linear blank frontage facing Northwest Expressway and N Pennsylvania Avenue.*
- *Distinctive design for buildings at the corner of Northwest Expressway and N Pennsylvania Avenue.*
- *Streetscapes within all the tracts that accommodate pedestrian safety and comfort, including sidewalks shown on the pedestrian circulation plan in Exhibit B.*

SECTION 9.17 VARIANCES

Any portion of this PUD shall be eligible for an application to the Oklahoma City Board of Adjustment for a variance to any provision contained herein.

SECTION 9.17 DEVELOPMENT SEQUENCE

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

Staff's review of the Specific Plan for the development indicates the proposal is consistent with the PUD-1715 Master Design Statement and Master Development Plan.

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