



STAFF REPORT
The City of Oklahoma City
Planning Commission
February 9, 2023

Item No. IV. 13.

(PUD-1867 SP02) Application by AICCM Land Development, LLC, for a Specific Plan pursuant to the approval of PUD-1867 located at 659 First Americans Boulevard. Ward 7.

I. GENERAL INFORMATION

A. Contacts

Applicant

Name	Mark Zitzow
Company	Johnson And Associates
Phone	405-235-8075
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B. Case History

PUD-1867 (The OKANA Resort) was recommended for approval by the Planning Commission on December 9, 2021, approved at City Council on February 1, 2022, and administratively amended on December 16, 2022 clarifying the Planning Commission's review and approval of architectural materials through a Specific Plan.

C. Reason for Request

The amended PUD-1867 allows the use of materials other than those stated in Section 9.14 Architectural Regulations if the request is reviewed and approved by the Planning Commission through a Specific Plan application. The applicant requests approval of Dryvit HDCI (High Durability Continuous Insulation). Approval would allow this material to be utilized in a major portion of the exterior building finishes in the OKANA Resort.

II. SPECIFIC PLAN SUMMARY

The PUD states the following:

SECTION 9.1 ARCHITECTURAL REGULATIONS:

All structures constructed within this PUD shall comply with the following architectural standards: Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of materials such as brick, brick veneer, stucco, reinforced EFIS, rock, stone masonry, architectural metal, architectural concrete such as tilt-up concrete panels, precast concrete panels, and split face concrete block, exterior grade, decay-resistant, solid wood, composite wood or cement-board. The use of simulated stucco products such as EIFS shall be limited to that of an accent material that does not exceed 20 percent of the wall surface area on any side of the building. Accessory storage structures shall be permitted within this PUD. Said storage

structures shall be permitted an exterior finish of Cementous coated flat metal panels. unless reviewed and approved by the Planning Commission through a specific plan application.

Additional materials shall be permitted on a case-by-case basis, provided that product warranties and product specifications submitted as part of the development proposal guarantee that the proposed material is equivalent to one of the materials listed above.

The applicant provided the following:

The proposed façades of the Hotel, Conference FEC, Indoor Waterpark and Lagoon Outbuildings feature a unique type of reinforced EFIS material that is exceedingly durable and aesthetically pleasing. Reinforced EIFS offers a wide range of finish options over continuous insulation, impact resistant layers of mesh and acrylic base coats, a drainage plane, and a continuous weather barrier on the exterior wall sheathing. The standard approach to EFIS provides a maximum impact resistance of 90-150 inch-pounds and is typically used in high traffic areas such as a ground floor.

In contrast, the OKANA Resort basis of design system is Dryvit HDCI (High Durability Continuous Insulation). The system employs an Ultra High Impact Mesh Assembly over the entire EIFS cladding wall areas – not just at the ground level to achieve much higher impact resistance over the standard system. This system was selected to provide greater hail resistance in Oklahoma City. The Ultra-High Impact classification when tested and measured by the EIFS industry adopted testing standard measures 352 inch-pounds of force resistance, twice as resistant as the standard approach to EFIS. Should any repairs be necessary, the manufacturer will warrant the HDCI EIFS for a 20-year period against impact damage from normal wear and tear / exposure. If an impact damage is experienced, the manufacturer will take care of the repair at no cost to the owner during the 20-year warranty period.

The proposed EFIS material is not new to Oklahoma City, nor is it new to design districts. This material has been successfully built on various projects, such as the Aloft Hotel in Deep Deuce. This demonstrates that precedents exists that this type of EFIS can be considered a higher quality material and meets the alternatives as outlined in the zoning code. The code and the PUD read: Additional materials shall be permitted on a case-by-case basis, provided that product warranties and product specifications submitted as part of the development proposal guarantee that the proposed material is equivalent to one of the materials listed above.

All this information is provided within this application and prove the proposed material is equivalent to the others noted. Per the approved and amended PUD-1867, the Planning Commission can approve any materials not specifically listed in the Master Design Statement. With this approval, the abovementioned combination of materials is permitted in Section 9.1 of PUD-1867.

III. COMMENTS FROM CITY DEPARTMENTS

This application was submitted to the following departments for review and comment:

- Fire: No objection

Staff's review of the Specific Plan for the development indicates the proposal is consistent with the PUD-1867 Master Design Statement and Master Development Plan.

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