



The City of Oklahoma City
Planning Commission
STAFF REPORT
May 27, 2021

(PUD-1822) Application by Premium Land, LLC., to rezone 2350 North Sara Road from the R-1 Single Family Residential District to the PUD-1822 Planned Unit Development District. Ward 1.

I. GENERAL INFORMATION

A. Contacts

Applicant/Developer Representative

Name Kendall Dillion
Company Crafton Tull
Phone 405-787-6270
Email Kendall.dillon@craftontull.com

B. Case History

This is a new application.

C. Reason for Request

This application is to permit multifamily 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: 15.66 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-1	SPUD-650/R-1	R-1	I-2/R-1	I-2
Land Use	Undeveloped	Undev/Res	Undeveloped	Residential	Residential

4. Development Context: The 15-acre subject site is located at the southeast corner of S Sara Road and NW 23rd Street, east of the Kilpatrick Turnpike and west of Lake Overholser and Route 66 Park. The site was zoned to the R-1 District and platted in 2021. The PUD is requested for a multifamily residential development.

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The land east and south would remain zoned R-1, and a new preliminary plat has been submitted that includes the subject site and a revised subdivision layout (Overholser Run, C-7305). Across the street to the north is a commercial corner zoned SPUD-650 that remains a single-family residence. Across the street to the west is a duplex neighborhood.

The PUD's only variation to the R-4 District is limiting the density of the project to 24 dwelling units per acre instead of the 34 allowed by the R-4 base zone.

II. SUMMARY OF PUD APPLICATION

The use and development regulations of the **R-4 General Residential District** shall govern this tract, except as herein modified, including accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

9.0 SPECIAL CONDITIONS

The following special conditions shall be made a part of this PUD:
The maximum permitted density shall be 24 dwelling units per acre.

9.1 FAÇADE REGULATIONS

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 40% brick veneer, rock, stone, cement board, or masonry product. Exposed metal or exposed concrete block buildings shall not be permitted.

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

The site lighting in this PUD shall be in accordance with 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 submitted as a part of the subsequent Specific Plan.

9.4 SCREENING REGULATIONS

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

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9.5 PLATTING REGULATIONS

Platting shall not be required.

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 PUDS, 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. Detention shall be provided outside this Tract but within the overall development.

9.7 DUMPSTER REGULATIONS

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

9.8 ACCESS REGULATIONS

There shall be a maximum of one access point from N. Sara Rd and one access point from NW 23rd Street.

Driveways within this PUD shall have a minimum of 200 feet of separation from driveway centerline to driveway centerline and shall meet all City design standards.

Access to this PUD may include a divided street or drive with central landscaped medians.

Streets or driveways on adjacent property within 200 feet of this Planned Unit Development shall be shown on the Master Development Plan.

There shall be "Limits of No Access" within 200 feet of the corner of S.W. 29th Street and Sara Road, along both S.W. 29th Street and Sara Road.

9.9 PARKING REGULATIONS

The parking in this PUD shall be in accordance with Multiple-Family Residential within Chapter 59, Article X, Section 5910600 of the Oklahoma City Municipal Code, 2010, as amended.

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9.10 SIGNAGE REGULATIONS

9.10.1 FREESTANDING SIGNS

There shall be 2 freestanding signs in this PUD.

All freestanding signs within this PUD shall be ground signs. Signs will be 10 feet in height and 100 square feet in area. No pole signs will be allowed.

All free-standing accessory 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. Turf grass shall not be used to satisfy this requirement.

9.10.2 ATTACHED SIGNS Attached signs will be in accordance with the base zoning district regulations.

9.10.3 NON-ACCESSORY SIGNS Non-accessory signs are specifically prohibited in this PUD.

9.10.4 ELECTRONIC MESSAGE DISPLAY SIGNS Electronic Message Display shall be prohibited in this PUD.

9.11 ROOFING REGULATIONS Every structure in this PUD shall have Class C roofing or better.

9.12 SIDEWALK REGULATIONS

Five-foot sidewalks shall be constructed along N.W. 23rd Street and N. Sara Road with each development parcel or 6-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department.

9.13 HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures in this PUD.

9.14 SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district.

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9.15 PERMIT REQUIREMENTS

Applications for building permits 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 parking and landscaping proposed for the building for which a building permit is requested.

9.16 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.

9.17 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 shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

9.18 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200.4 for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall be required at the Specific Plan stage.

9.19 SPECIFIC PLAN AND FINAL PLAT

No building permits shall be issued in this PUD until a specific plan and final plat, including all items listed in Section 59-14150C of the Oklahoma City Municipal Code, 2010, as amended shall have been approved by the Planning Commission.

10.0 DEVELOPMENT SEQUENCE

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

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11.0 EXHIBITS

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

EXHIBIT A: LEGAL DESCRIPTIONS
EXHIBIT B: MASTER DEVELOPMENT PLAN
EXHIBIT C: TOPOGRAPHY MAP
EXHIBIT D: ILLUSTRATIVE 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) Yukon**
- 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

1. This development is located in the existing local park area, walking paths in the public right of way is encouraged to provide connection to existing park amenities.

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 floodplain activity permit must be submitted for any work contemplated in The Waters of the United States.
- 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.

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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.

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- 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*

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

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. No service will be provided for waste deemed uncollectable per ordinance § 49-21.(17). The City can also service residential customers providing there is sufficient space for the truck to maneuver to service the addition.

c. Water/Wastewater Quality

Water Availability

- 1) The subject site is adjacent to a 16” water main in the street right-of-way of NW 23rd 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:

- 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 R-4 District requires 40% common open space.

Location:

- Avoid concentrations of apartment complexes. Instead, integrate multifamily units into neighborhoods with mixes of housing types or in mixed-use developments.

The proposal places apartments adjacent to other housing types, but not connected to them. Plan conformance would be enhanced if multifamily units were integrated and connected to the neighborhood.

Density: UL 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 limits density to 24 du/acre, within the UL 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.

- Horizontally mixed-use developments should have connectivity between land uses.

The project limits curb cuts on the arterials. However, it is not proposed to be connected to the adjacent subdivision included in the same plat.

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 will be required along the perimeter of the project and internal pedestrian paths are shown on the conceptual plan.

- 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 multifamily residential adjacent to existing Residential Low Intensity zones, “Building Scale and Site Design” is a potential compatibility issue 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. *No triggers related to building height or setbacks were identified. The building size and building orientation will differ from adjacent single-family zones. The site plan indicates buildings will be placed on the interior of the site. Code requires 40 percent open space, screening, and landscape buffers between multifamily and single-family neighborhoods. The landscape ordinance offers choices for the landscape buffer on the east and south. Plan conformance would be enhanced if the option(s) selected were trees that will grow taller than the fence as the site will abut back yards.*

- 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: N/A
 - Upland Forests: N/A
 - Vulnerable aquifers: The aquifer in this area is considered highly 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. *The development will provide 40% common open space. Protection for the aquifer would be increased if the common open space were clustered together and a high percentage of the open space consisted of vegetation to assist with stormwater infiltration into the aquifer.*
- 5) **Transportation System:** This site is located off N Sara Road and NW 23rd Streets, a Minor Arterials in the Urban Low LUTA. *Sidewalks exist where development has occurred. Bus transit is not available nearby.*
- 6) **Other Development Related Policies**
- 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)
 - Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)

- Encourage unified planning for all adjoining land owned or controlled by a project's developer to ensure proper circulation and land use relationships (SU-47)

b. Plan Conformance Considerations

The PUD proposes a multifamily residential development at the southeast corner of NW 23rd Street and S Sara Road, adjacent to developing and existing single-family subdivisions. The subject site is associated with the (revised) Preliminary Plat of Overholser Run, which also includes the single-family development to the east and south. The PUD limits density to 24 dwelling units per acre, in conformance with the Urban Low Intensity LUTA density ranges. Plan conformance would be strengthened if the common open space were clustered together and a high percentage of the open space consisted of vegetation, and if the required landscape buffer on the east and south included trees.

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 subject to the following Technical Evaluations:

1. The landscape buffer required on the east and south boundaries shall consist of trees spaced a maximum 25 feet on center, or a series of evergreen plantings at least six feet in height and spaced in a manner to provide an impervious visual barrier.

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, an additional 25-foot sight-triangle right-of-way should be requested at the SE corner of N Sara Rd and NW 23rd St. along with a 17-foot of additional easement along N Sara Rd and NW 23rd St. to bring the right-of-way width to the standard set by the subdivision regulations.

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