



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

(PUDSP-1674d) Application by Modern Element Building Company, for a Specific Plan pursuant to the approval of PUD-1674 located at 3800 NE 104th Street. Ward 7.

I. GENERAL INFORMATION

A. Contacts

Applicant

Name Brodie Tucker
Company Modern Elements Building Company
Phone 405-446-0619
Email brodie.tucker@modernelementbuild.com

B. Case History

PUD-1674 was recommended for approval by the Planning Commission on May 24, 2018 and approved at City Council on July 17, 2018.

C. Reason for Request

The request for Specific Plan to be reviewed and approved by the Planning Commission in order to proceed forward we construction on Lots 5 and 6 Block 1 of the Fusion Industrial Park, PUD-1674 Tract 2, which permits commercial and industrial uses. This is the proposal for the construction of the 4th building in the Fusion Industrial Park.

D. Existing Conditions

	Subject Site	North	East	South	West
Zoning	PUD-1674 (I-2 Base)	PUD-1674 (I-2 Base)	PUD-1674 (I-2 Base)	PUD-623 (C-HC Base)	PUD-1674 (C-3 Base)
Land Use	Undeveloped	Undeveloped	Undeveloped	Industrial	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 SUMMARY

The proposed development is located on Lots 5 and 6 Block 1 of the Fusion Industrial Park, PUD-1674 Tract 2, which permits commercial and industrial uses. Following are statements of compliance followed by the corresponding PUD section to which they relate.

Architectural

- The proposed project is designed as an elevated modern industrial park and features a unique combination of masonry and architectural metals. This design was contemplated during the PUD stage which permitted various construction materials associated with industrial development such as architectural metal, tilt up walls, pour in place concrete, and concrete block. Specifically, the front façade features brick detailing with horizontal architectural panels. The rear and side panels will complement the front but are a combination of poured colored concrete and vertically set metal adding a unique design to each façade. The rear of this property abuts U.S. Foods, a large industrial warehouse. This combination is permitted in the section 9.1 of PUD-1674. Additionally, the Planning Commission was granted the ability to approve alternative materials not listed for future projects if unique materials are desired. Any rooftop mechanical equipment is screened from view from the street by enclosure walls and rooftop screening enclosures in accordance with the PUD. (Section 9.1)

PUD-1674 Section 9.1

All structures constructed within this PUD shall comply with the following architectural standards:

- 9.1.1 Exterior building wall finish on all structures, excluding windows and doors, while predominantly holding consistent with an overall theme for the development through use of materials such as brick, brick veneer, EIFS, stucco, rock, stone, marble, glass block and masonry materials (including textured and painted concrete and tilt wall construction), shall also be permitted the flexibility to incorporate architectural materials compatible with the overall development (i.e. architectural metal and split face concrete block, wood or cement-board may also be permitted). Specific uses which propose to incorporate alternative materials not listed above will be reviewed by the Planning Commission through the Specific Plan process.*

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Landscaping

- The landscaping has been designed to meet all requirements of the City of Oklahoma City's Landscaping Ordinance. This proposed plan provides adequate open space for required landscaping. Additional open space will be provided in subsequent plans, specifically surrounding the detention pond. Future plans will indicate the 15% open space of the 37 acre PUD. As such, this requirement will be fulfilled during future development. Future common area can be seen in the plat. (Section 9.2)

PUD-1674 Section 9.2

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development. In addition the minimum landscape requirements, 15% of the site shall remain as open space with berms and evergreen trees in an effort to replace vegetation that was removed during site work.

Lighting

- Site lighting has been designed to be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2010, as amended. Outdoor lighting within the development are directed away from I-35 and nearby residential properties through the use of shields and shades. These buildings shall have no wall packs as per the approved PUD (Section 9.3)

PUD-1674 Section 9.3

9.3.1. 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.

9.3.2. To minimize light spillover on Interstate 35 and to nearby residential, outdoor lights within the development will be directed away from Interstate 35. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams. Wall packs shall not be permitted within this SPUD.

Drainage Regulations

- The development will meet all the drainage requirements of the City of Oklahoma City. The Final Plat and construction have been approved and are currently under construction. (Section 9.4)

PUD-1674 Section 9.4

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2010, as amended.

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Vehicular Access

- Access to these two tracts shall be from a public street (NE 104th Street) which leads from the I-35 Service Road. This road was included in the final plat “Fusion Industrial Park” which was previously accepted by the City Council. (Section 9.5)

PUD-1674 Section 9.5

9.5.1. The subject PUD will take access via two interior drives leading to the I-35 Service Road. Interior drives will permit access to and from various uses. There shall be a maximum of two driveways along Interstate 35 Service Road but shall be required to have 200 feet of separation from existing drives, centerline to centerline.

Pedestrian Access/Sidewalks

- The provided site plans include sidewalks along the public street. As the development continues to build out, a pedestrian system will connect the uses. (Section 9.6)

PUD-1674 Section 9.6

9.6.1. Sidewalks shall not be required along I-35 Service Road.

9.6.2. A pedestrian system shall be shown on each Specific Plan to provide adequate and continuous safe pedestrian circulation within the development by defining walkways and distinguishing areas of foot traffic from vehicular movements.

Parking

- The proposed building meets the required parking regulations of the City Municipal Code, Chapter 59. All required parking for this building is located on site. (Section 9.7)

PUD-1674 Section 9.7

9.7.1. The design and number of all parking facilities in this PUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2010, as amended.

Signs

- This PUD is proposing up to four attached signs totaling 330 sf. No monument signs are proposed with this application. The calculations for sign size is based on 95’ wide building width and 68’ set back allowing 330 sf of signage. (Section 9.8)

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PUD-1674 Section 9.8

9.8.2 *Attached Signs*

Attached building signs will be in accordance with the base zoning district regulations. Seasonal street light banners and other such temporary banners/signs shall be permitted in this PUD subject to an overall sign plan submitted at the time of the first Specific Plan.

Roofing

- Roofing materials are rated as Class C or better which is conformance with the approved PUD. (Section 9.9)

PUD-1674 Section 9.9

Every structure in this PUD shall have Class C roofing or better

Building Setbacks

- There were no interior setbacks required as part of this PUD that apply to the lot with a structure outlined in this specific plan. There are setbacks from the existing stream and west property line, the existing stream is not relevant to this application, the setback for the west property line requires no primary structures within 100' of the west property line. The building location meets that setback requirement. (Section 9.10)

PUD-1674 Section 9.10

There shall be a 25-foot front yard setback from I-35 Service Road and a 100' foot main structure setback from the west property line. There shall be no south side setback. There will be no Interior structure setbacks within this PUD except as required by Fire Code.

There shall be a minimum main structure setback from the stream bank of Harrison Creek of 100' within tract 2.

Dumpster Regulations

- This application proposes a shared dumpster location for this building and a future building to the West and will be located near the rear of the site. The dumpster will be enclosed by the proper screening (wooden fence/enclosure) preventing the dumpster from being visible to the street. (Section 9.11)

PUD-1674 Section 9.11

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 view.

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Screening Requirements

- This PUD does not require any screening and none is proposed for this application. The site is adjacent to the US Food Distribution Center which is a large industrial user. (Section 9.12)

PUD-1674 Section 9.12

There shall be no screening requirement for this PUD as the developer is adjacent to a large industrial operation to the south and controls the land abutting the property to the west and north.

Public Improvements

- Public improvements are under construction and approved as part of the final plat of “Fusion Industrial Park.” When completed, the necessary areas will be dedicated to the City of Oklahoma City (NE 104th Street). (Section 9.13)

PUD-1674 Section 9.13

The property owner 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.

Common Area

- Maintenance of the common areas will be maintained by the developer until a business association is formed. (Section 9.14)

PUD-1674 Section 9.14

Maintenance of the common areas in the development shall be the responsibility of the owner(s) of said property 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.

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Platting

- While not required, this property has been platted as the “Fusion Industrial Park”. (Section 9.15)

Staff’s review of the Specific Plan for the development indicates that the proposal is consistent with the technical requirements of the PUD-1674 Master Development Statement and Master Development Plan.

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