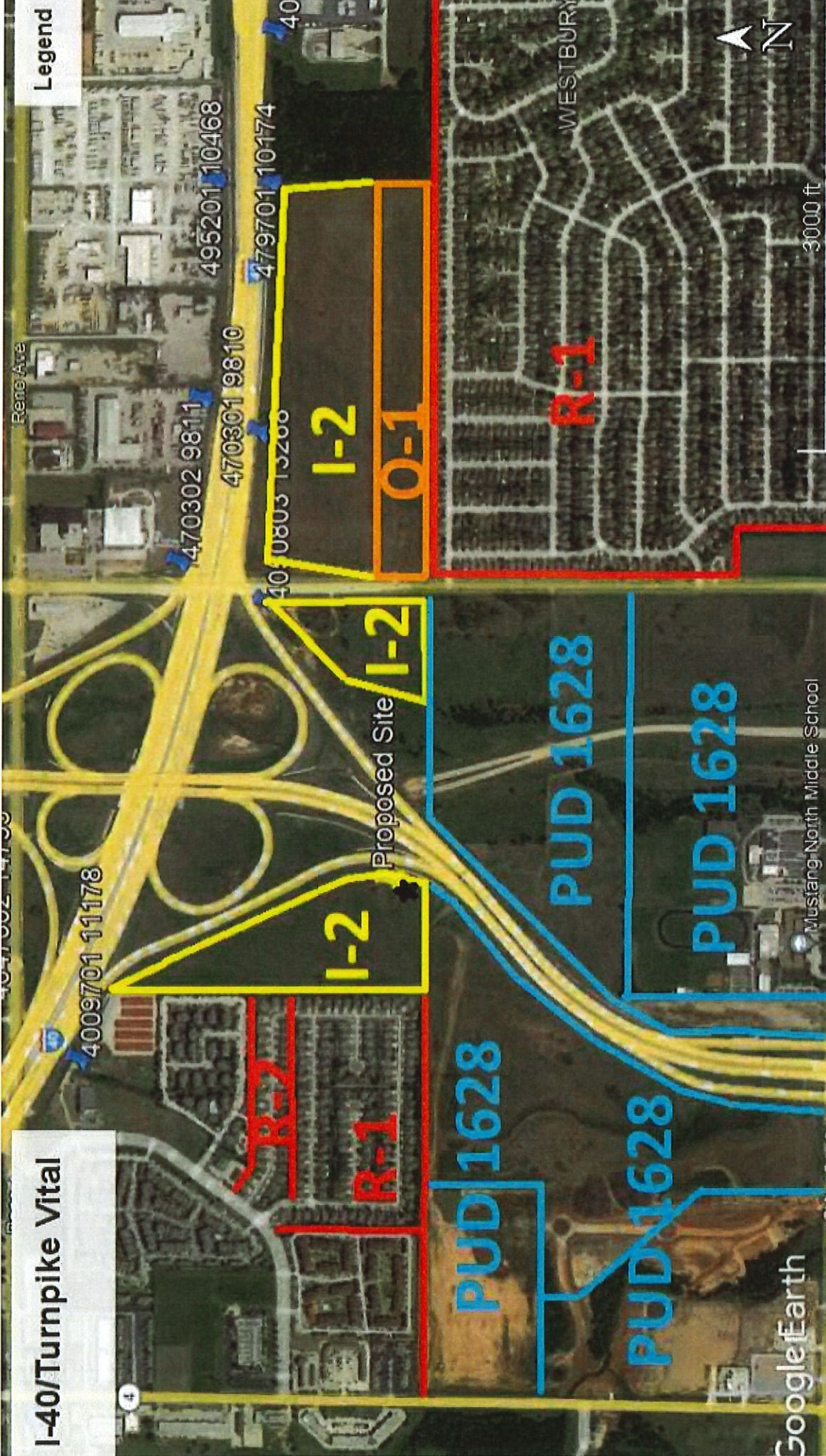


I-40/Turnpike Vital

Legend



Google Earth

Mustang-North Middle School

PUD 1628

PUD 1628

PUD 1628

PUD 1628

I-2

O-1

R-1

I-2

I-2

Proposed Site

3000 ft

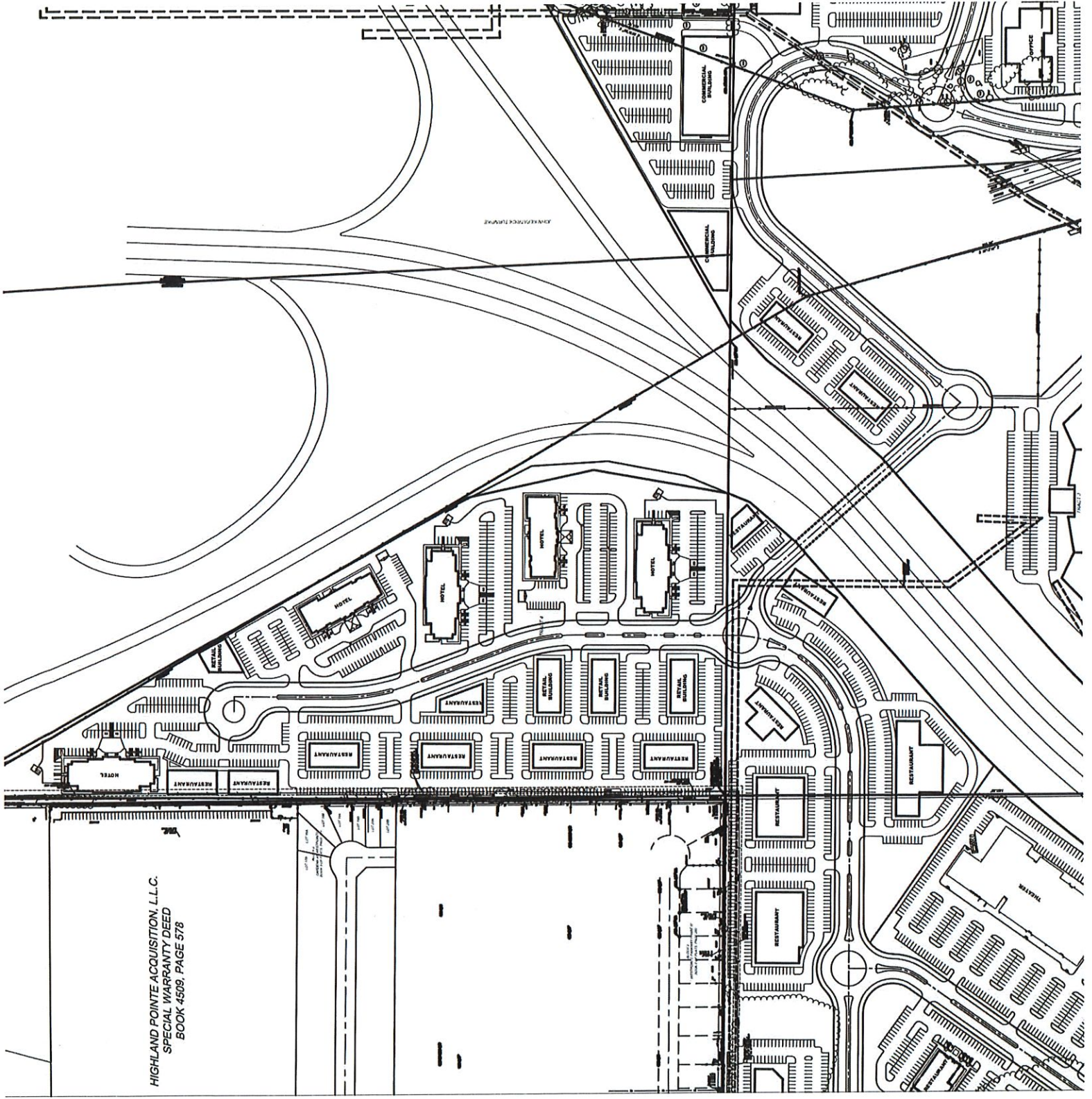


WESTBURY

Reno Ave

I-40

HIGHLAND POINTE ACQUISITION, L.L.C.
SPECIAL WARRANTY DEED
BOOK 4509, PAGE 578





The City of Oklahoma City
Planning Commission
STAFF REPORT
March 23, 2017

(PUD-1628) Application by Cedar Group, LLC, to rezone 1520 South Mustang Road from AA Agricultural District to PUD-1628 Planned Unit Development District. Ward 3.

I. GENERAL INFORMATION

A. Contacts

1. Applicant and/or Developer

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

B. Case History

This application was deferred from the January 12, 2017 and the February 23, 2017 Planning Commission meetings.

C. Reason for Request

The purpose of this request is to allow for the creation of a mixed-use 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: 254.32 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	AA	PUD-287 (R-4 Base), R-1 & I-2	R-1 & C-3	PUD-998 (C-3 Base) C-3, AA & PUD-791 (C-3 Base)	O-2, RM-3 & PUD-824 (R-4 Base)
Land Use	Agricultural	Apartments, Residential & Undeveloped	Residential & Undeveloped	Church, School & Undeveloped	Undeveloped

4. Development Context: The subject site is located north of SW 15th Street between S Mustang Road and S Sara Road. The proposed development site is currently zoned AA and undeveloped. The SPUD would rezone nearly 250 acres to a modified C-3 PUD. The conceptual plan shows a combination of retail, medical, office, restaurants, and hotel developments. A stream and its associated floodway and floodplain traverse the southwest portion of the subject area. The proposed extension of the Kilpatrick Turnpike bisects the site.

The surrounding area is predominantly residential uses and zoning. To the north are single family and multifamily developments and undeveloped industrial zoned land. Across Sara Road to the east are single family developments, and commercial at the corner of Sara Road and SW 15th Street. Across SW 15th Street to the south are a mixture of uses and zoning – commercial, single family and multifamily. To the west across S Mustang Road is undeveloped land with office, multifamily and commercial zoning. Mustang North Middle School and Mustang Creek Elementary are surrounded by Tracts 1, 3 and 2 of the proposed development.

II. SUMMARY OF PUD APPLICATION

8.1 USE AND DEVELOPMENT REGULATIONS

The planned unit development shall consist of six (6) tracts as follows:

8.1.1 TRACT 1

Tract 1 consists of roughly 41.92 acres. The use and development regulations of the **C-3, Community Commercial District** shall govern Tract 1, except as herein modified. Accessory uses are allowed subject to compliance of the conditions and review procedures required by the zoning ordinance.

The following uses will be permitted in **Tract 1**:

The City of Oklahoma City
Planning Commission
STAFF REPORT
March 23, 2017
PUD-1628

- 8300.1. Administrative and Professional Offices
- 8300.24. Business Support Services
- 8200.2. Dwelling Units and Mixed Use
- 8300.34. Eating Establishments: Drive-In, limited to use as an accessory use to the hospital or other primary medical uses.
- 8300.35. Eating Establishments: Fast Food, limited to use as an accessory use to the hospital or other primary medical uses.
- 8300.36. Eating Establishments: Fast Food, with Drive-Thru Order Window, limited to use as an accessory use to the hospital or other primary medical uses.
- 8300.37. Eating Establishments: Sitdown, Alcohol Not Permitted, limited to use as an accessory use to the hospital or other primary medical uses.
- 8300.38. Eating Establishments: Sitdown, Alcohol Permitted, limited to use as an accessory use to the hospital or other primary medical uses.
- 8300.39. Eating Establishments: Sitdown, Limited Alcohol Permitted, limited to use as an accessory use to the hospital or other primary medical uses.
- 8300.40. Family Day Care Homes
- 8250.10 High Impact Institutional (limited to Tract 1)
- 8300.49. Lodging Accommodations: Bed and Breakfast
- 8300.51. Lodging Accommodations: Commercial Lodging
- 8300.52. Medical Services: General
- 8300.53. Medical Services: Restricted
- 8300.58. Personal Services: General
- 8300.59. Personal Services: Restricted
- 8300.63. Retail Sales and Services: General
- 8200.13. Senior Independent Living

8.1.2 TRACT 2

Tract 2 consists of roughly 32.43 acres. The use and development regulations of the **C-3, Community Commercial District** shall govern Tract 2, except as herein modified. Accessory uses are allowed subject to compliance of the conditions and review procedures required by the zoning ordinance.

The following uses will be permitted in **Tract 2**:

- 8300.1. Administrative and Professional Offices
- 8300.5. Alcoholic Beverage Retail Sales. However, no more than a total of 2 liquor stores shall be permitted within the entirety of this PUD.
- 8300.11. Animal Sales and Services: Kennels and Veterinary, Restricted
- 8300.14. Automotive and Equipment: Cleaning and Repairs, Light Equipment
- 8300.24. Business Support Services
- 8300.32. Convenience Sales and Personal Services
- 8200.2. Dwelling Units and Mixed Use

The City of Oklahoma City
Planning Commission
STAFF REPORT
March 23, 2017
PUD-1628

- 8300.34. Eating Establishments: Drive-In
- 8300.35. Eating Establishments: Fast Food
- 8300.36. Eating Establishments: Fast Food, with Drive-Thru Order Window
- 8300.37. Eating Establishments: Sitdown, Alcohol Not Permitted
- 8300.38. Eating Establishments: Sitdown, Alcohol Permitted
- 8300.39. Eating Establishments: Sitdown, Limited Alcohol Permitted
- 8300.41. Food and Beverage Retail Sales
- 8300.45. Gasoline Sales, Large
- 8300.48. Laundry Services. Establishments primarily engaged in the provision of laundering, dry cleaning or dyeing services other than those classified as Convenience Sales and Personal Services (59-8300.32)
- 8300.54. Outdoor Sales and Display, and Outdoor Storage, limited to use as an accessory use.
- 8300.58. Personal Services: General
- 8300.59. Personal Services: Restricted
- 8300.63. Retail Sales and Services: General

8.1.3 TRACT 3

Tract 3 consists of roughly 62.13 acres. The use and development regulations of the **C-3, Community Commercial District** shall govern Tract 3, except as herein modified. Accessory uses are allowed subject to compliance of the conditions and review procedures required by the zoning ordinance.

The following uses will be permitted in **Tract 3**:

- 8300.1. Administrative and Professional Offices
- 8300.5. Alcoholic Beverage Retail Sales. However, no more than a total of 2 liquor stores shall be permitted within the entirety of this PUD.
- 8300.11. Animal Sales and Services: Kennels and Veterinary, Restricted
- 8300.14. Automotive and Equipment: Cleaning and Repairs, Light Equipment
- 8300.24. Business Support Services
- 8300.32. Convenience Sales and Personal Services
- 8200.2. Dwelling Units and Mixed Use.
- 8300.34. Eating Establishments: Drive-In
- 8300.35. Eating Establishments: Fast Food
- 8300.36. Eating Establishments: Fast Food, with Drive-Thru Order Window
- 8300.37. Eating Establishments: Sitdown, Alcohol Not Permitted
- 8300.38. Eating Establishments: Sitdown, Alcohol Permitted
- 8300.39. Eating Establishments: Sitdown, Limited Alcohol Permitted
- 8300.41. Food and Beverage Retail Sales
- 8300.45. Gasoline Sales, Large

**The City of Oklahoma City
Planning Commission
STAFF REPORT
March 23, 2017
PUD-1628**

- 8300.48. Laundry Services. Establishments primarily engaged in the provision of laundering, dry cleaning or dyeing services other than those classified as Convenience Sales and Personal Services (59-8300.32)
- 8300.54. Outdoor Sales and Display, and Outdoor Storage, limited to use as an accessory use.
- 8300.58. Personal Services: General
- 8300.59. Personal Services: Restricted
- 8300.63. Retail Sales and Services: General

8.1.4 TRACT 4

Tract 4 consists of roughly 52.39 acres. The use and development regulations of the **C-3, Community Commercial District** shall govern Tract 4, except as herein modified. Accessory uses are allowed subject to compliance of the conditions and review procedures required by the zoning ordinance.

The following uses will be permitted in **Tract 4**:

- 8300.1. Administrative and Professional Offices
- 8300.5. Alcoholic Beverage Retail Sales. However, no more than a total of 2 liquor stores shall be permitted within the entirety of this PUD.
- 8300.24. Business Support Services
- 8200.2. Dwelling Units and Mixed Use.
- 8300.34. Eating Establishments: Drive-In, limited to use as an accessory use.
- 8300.35. Eating Establishments: Fast Food, limited to use as an accessory use.
- 8300.36. Eating Establishments: Fast Food, with Drive-Thru Order Window, limited to use as an accessory use.
- 8300.37. Eating Establishments: Sitdown, Alcohol Not Permitted, limited to use as an accessory use.
- 8300.38. Eating Establishments: Sitdown, Alcohol Permitted, limited to use as an accessory use.
- 8300.39. Eating Establishments: Sitdown, Limited Alcohol Permitted, limited to use as an accessory use.
- 8300.41. Food and Beverage Retail Sales
- 8300.45. Gasoline Sales, Large, limited to an accessory use.
- 8300.54. Outdoor Sales and Display, and Outdoor Storage, limited to use as an accessory use.
- 8300.58. Personal Services: General
- 8300.59. Personal Services: Restricted
- 8300.63. Retail Sales and Services: General

8.1.5 TRACT 5

Tract 5 consists of roughly 34.38 acres. The use and development regulations of the **C-3, Community Commercial District** shall govern Tract 5, except as herein

**The City of Oklahoma City
Planning Commission
STAFF REPORT
March 23, 2017
PUD-1628**

modified. Accessory uses are allowed subject to compliance of the conditions and review procedures required by the zoning ordinance.

The following uses will be permitted in **Tract 5**:

- 8300.1. Administrative and Professional Offices
- 8300.5. Alcoholic Beverage Retail Sales. However, no more than a total of 2 liquor stores shall be permitted within the entirety of this PUD.
- 8300.8. Animal Sales and Services: Grooming
- 8300.11. Animal Sales and Services: Kennels and Veterinary, Restricted
- 8300.24. Business Support Services
- 8300.25. Child Care Centers. This use does not include Family Day Care Homes (8300.40)
- 8300.32. Convenience Sales and Personal Services
- 8300.33. Drinking Establishments: Sitdown, Alcohol Permitted, subject to review procedure in time at time of permitting.
- 8200.2. Dwelling Units and Mixed Use.
- 8300.34. Eating Establishments: Drive-In
- 8300.35. Eating Establishments: Fast Food
- 8300.36. Eating Establishments: Fast Food, with Drive-Thru Order Window
- 8300.37. Eating Establishments: Sitdown, Alcohol Not Permitted
- 8300.38. Eating Establishments: Sitdown, Alcohol Permitted
- 8300.39. Eating Establishments: Sitdown, Limited Alcohol Permitted
- 8300.41. Food and Beverage Retail Sales
- 8300.48. Laundry Services. Establishments primarily engaged in the provision of laundering, dry cleaning or dyeing services other than those classified as Convenience Sales and Personal Services (59-8300.32)
- 8300.54. Outdoor Sales and Display, and Outdoor Storage, limited to use as an accessory use.
- 8300.60. Personal Storage. Subject to the Oklahoma City Design Guidelines for storage units.
- 8300.63. Retail Sales and Services: General
- 8200.13. Senior Independent Living

8.1.6 TRACT 6

Tract 6 consists of roughly 69.63 acres. The use and development regulations of the **C-3, Community Commercial District** shall govern Tract 6, except as herein modified. Accessory uses are allowed subject to compliance of the conditions and review procedures required by the zoning ordinance.

The following uses will be permitted in **Tract 6**:

- 8300.1. Administrative and Professional Offices

**The City of Oklahoma City
Planning Commission
STAFF REPORT
March 23, 2017
PUD-1628**

8300.5. Alcoholic Beverage Retail Sales. However, no more than a total of 2 liquor stores shall be permitted within the entirety of this PUD.

8300.8. Animal Sales and Services: Grooming

8300.24. Business Support Services

8300.32. Convenience Sales and Personal Services

8300.33. Drinking Establishments: Sitdown, Alcohol Permitted, subject to review procedure in time at time of permitting.

8200.2. Dwelling Units and Mixed Use.

8300.34. Eating Establishments: Drive-In

8300.35. Eating Establishments: Fast Food

8300.36. Eating Establishments: Fast Food, with Drive-Thru Order Window

8300.37. Eating Establishments: Sitdown, Alcohol Not Permitted

8300.38. Eating Establishments: Sitdown, Alcohol Permitted

8300.39. Eating Establishments: Sitdown, Limited Alcohol Permitted

8300.41. Food and Beverage Retail Sales

8300.45. Gasoline Sales, Large

8300.48. Laundry Services. Establishments primarily engaged in the provision of laundering, dry cleaning or dyeing services other than those classified as Convenience Sales and Personal Services (59-8300.32)

8300.52. Medical Services: General

8300.53. Medical Services: Restricted

8300.54. Outdoor Sales and Display, and Outdoor Storage, limited to use as an accessory use.

8300.63. Retail Sales and Services: General

9.0 SPECIAL CONDITIONS

The following special conditions shall be made a part of this planned unit development:

9.1 FACADE REGULATIONS

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, rock, stone, stucco, or wood. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

Buildings shall be oriented such that the backs of buildings are not facing towards any street.

9.2 LANDSCAPING REGULATIONS

The development shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except as modified herein.

**The City of Oklahoma City
Planning Commission
STAFF REPORT
March 23, 2017
PUD-1628**

The overall landscape plan shall be approved along with the parking lot plan review. A separate landscape plan shall be approved with each building permit for the developed area only.

Landscape Buffers to include: (1) a sight-proof fence or wall as described in Section 9.4 and a minimum 5' landscape buffer with either a minimum 9 landscaping points installed for every 25 linear feet of abutment to a residential district or use 3" caliper trees spaced a maximum of 25 feet on center shall be installed along the property line(s) abutting any residential district or use.

In addition to the requirements of the Landscaping Ordinance, a minimum 20 foot landscape buffer with either a minimum nine landscaping points installed for every 25 linear feet of abutment or 3" caliper trees spaced a maximum of 25 feet on center shall be installed along the arterial and collector street boundaries.

Unique natural resources, such as significant vegetation, watercourses, or native rock outcroppings and other natural features that create desirable and functional environments for patrons, pedestrians and occupants shall be included in the subsequent Specific Plan.

Existing healthy, mature trees shall be protected in this PUD when practical and shall be included in the subsequent Specific Plan.

9.3 ROOFING REGULATIONS

The subject property shall meet all requirements of the City of Oklahoma City's applicable Ordinances in place at the time of development, except as modified herein.

9.4 SCREENING REGULATIONS

There shall be required a fence to serve as a buffer along the north portions of Tracts 4 and 5. Said fence shall be a no less than six-foot and no greater than an eight-foot high wall. Said wall shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood, with brick columns with footings on 24' centers and shall be solid and opaque.

9.5 DUMPSTER REGULATIONS

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

9.6 ACCESS REGULATIONS

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

**The City of Oklahoma City
Planning Commission
STAFF REPORT
March 23, 2017
PUD-1628**

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

A pedestrian system shall be organized and shown in the PUD Master Plan to provide adequate and continuous safe pedestrian circulation within the development by defining walkways and distinguishing areas of foot traffic from vehicular movements. Pedestrian connections with adjacent sidewalks and public transportation stops shall be shown. Pedestrian access to the Common Areas shall be provided from the residential Tracts.

9.7 PARKING REGULATIONS

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

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

9.8 SIGNAGE REGULATIONS

9.8.1 FREESTANDING SIGNS

There shall be a Signage Plan required at the Specific Plan stage for all freestanding signs. The Planning Commission shall have the authority to grant, conditionally grant, or deny any Signage Plan submitted, subject to the enumerated regulations set forth in this Section.

9.8.1.1 Height

As of the date of this PUD, the future elevation of the Turnpike is uncertain. Therefore the height of all freestanding signs for parcels abutting the Turnpike shall be governed by the Signage Plan subject to review at the Specific Plan stage.

All other parcels shall be permitted up to 20 feet in height for freestanding signs. The Planning Commission may, at its discretion at the Specific Plan stage, approve a Signage Plan for any parcel permitting freestanding signs above 20 feet in height.

Pole signs shall be specifically prohibited in this PUD.

9.8.1.2 Dimensions, number and location

**The City of Oklahoma City
Planning Commission
STAFF REPORT
March 23, 2017
PUD-1628**

The dimensions, number and location of all freestanding signs shall be governed by the Signage Plan subject to review at the Specific Plan stage.

9.8.1.3 Landscaping

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.

9.8.2 ATTACHED SIGNS

Attached signs shall be in accordance with the regulations for C-3 base zoning.

9.8.3 NON-ACCESSORY SIGNS

Non-accessory signs are specifically prohibited in 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.

9.8.4 ELECTRONIC MESSAGE DISPLAY SIGNS

Electronic Message Display signs shall be governed by the Signage Plan subject to review at the Specific Plan stage.

9.9 LIGHTING REGULATIONS

The development shall meet all requirements of the City of Oklahoma City's applicable Ordinances in place at the time of development, except as modified herein.

A Lighting Plan in accordance with Section 59-14200.4E (2) shall be submitted as a part of the subsequent Specific Plan.

9.10 SIDEWALK REGULATIONS

Five-foot sidewalks shall be constructed on the arterial street with each development parcel, subject to the policies and procedures of the Public Works Department. Four-foot sidewalks shall be constructed on the interior streets and five-foot sidewalks shall be required on collector streets prior to any occupancy certificates being issued.

The City of Oklahoma City
Planning Commission
STAFF REPORT
March 23, 2017
PUD-1628

Interior pedestrian pathways and bikeways are proposed in this Planned Unit Development and shall connect residential tracts to adjacent Common Areas and Commercial Districts and shall be shown on the Master Development Plan.

9.11 HEIGHT REGULATIONS

The development shall meet all requirements of the City of Oklahoma City's applicable Ordinances in place at the time of development, except as modified herein.

A multi-story commercial building adjacent to the boundary of residential properties shall be designed so that the wall facing residential properties contains either no upper story window or upper story windows with opaque glass.

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

9.12 SETBACK REGULATIONS

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

The following uses shall not be permitted within 150 feet of residentially zoned or used property:

- Convenience Sales and Personal Services (8300.32)
- Eating Establishments: Drive In (8300.34)
- Eating Establishments: Fast Food with Drive Through Order Windows (8300.36)
- Gasoline Sales. Large (8300.45)
- Gasoline Sales. Small: Restricted (8300.46)

9.13 PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the planned unit development 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.

9.14 SPECIFIC PLAN AND FINAL PLAT

Platting shall not be required for this PUD.

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

9.15 COMMON AREAS

Maintenance of all common areas in the development and maintenance of all amenities located within the common areas shall be the responsibility of the owner(s) of said

**The City of Oklahoma City
Planning Commission
STAFF REPORT
March 23, 2017
PUD-1628**

property. 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.

The boundary of the common area shall be adjusted, if necessary, to ensure that the common area covers the entire 100-year flood plain.

9.16 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.

10.0 DEVELOPMENT SEQUENCE

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

11.0 EXHIBITS

The following exhibits are attached and incorporated into this planned unit development:

- EXHIBIT A-1 Tract 1 Legal Description
- EXHIBIT A-2 Tract 2 Legal Description
- EXHIBIT A-3 Tract 3 Legal Description
- EXHIBIT A-4 Tract 4 Legal Description
- EXHIBIT A-5 Tract 5 Legal Description
- EXHIBIT A-6 Tract 6 Legal Description
- EXHIBIT B Conceptual Plan
- EXHIBIT C Master Development Map
- EXHIBIT D Topographic Survey

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.

**The City of Oklahoma City
Planning Commission
STAFF REPORT
March 23, 2017
PUD-1628**

A. Outside Agencies

- 1. Oklahoma City-County Health Department**
- 2. Oklahoma City Urban Renewal Authority (OCURA)**
- 3. Oklahoma Gas and Electric (OGE)**
- 4. Oklahoma Water Resources Board (OWRB)**
- 5. School District(s) Mustang Public School District**
- 6. 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**
- 6. Police**
- 7. Public Works**
 - a. Engineering**
 - b. Streets, Traffic and Drainage Maintenance**

Storm Sewer Availability

- 1) 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.

The City of Oklahoma City
Planning Commission
STAFF REPORT
March 23, 2017
PUD-1628

- 2) Detention will be required for any improvements that result in additional hard surface area causing increased runoff.
- 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 portion of subject property is situated within a F.E.M.A. Flood Plain. Therefore, the establishment of Minimum Finish Floor Elevation for each lot within the flood plain will be required (100-year) frequency plus 1'. The Public Works Department Engineering staff shall approve these elevations prior to the filing of the final plat.
- 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. 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) 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.
- 8) A Corps of Engineers 404 permit must be submitted with plans for any work contemplated within the floodplain, creek, or channel (waters of the United States) included in the case limits.

c. Stormwater Quality Management

d. Traffic Management *

**The City of Oklahoma City
Planning Commission
STAFF REPORT
March 23, 2017
PUD-1628**

8. Utilities

**a. Engineering
Sanitary Sewer Availability**

- 1) An existing 8, 10 and 21-inch 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) No structures within 20 feet of any existing or proposed sanitary sewer main.
- 7) Proposed sanitary sewer main(s) must be in a dedicated easement. No other utilities will be allowed within the dedicated easement.
- 8) All existing unnecessary sanitary sewer services must be abandoned at the sanitary sewer main.
- 9) No direct connections will be allowed to the existing 21-inch or the 48-inch main under construction.

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 12-inch water main in the street right-of-way of South Sara Road, SW 18th Street and South Mustang Road.
- 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) No structures within 20 feet of any existing or proposed water main or fire hydrant.
- 8) Proposed water main(s) must be in a dedicated easement. No other utilities will be allowed within the dedicated easement.
- 9) 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.

- 10) Special valving will be required to separate service areas for booster station 9 and booster station 14.

9. Planning

a. Comprehensive Plan Considerations

1) LUTA Policies:

Site Design: The comprehensive plan calls for the following:

- Avoid developing within or modification of 100-year floodplains or floodways. *A stream and its associated floodway and floodplain are within Tracts 4 and 6 of the subject area and are placed within common area.*
- Utilize Best Management Practices (BMP) for stormwater whenever possible. *The site plan illustrates bioswales and detention areas.*
- Design buildings to include facades, storefront windows, and attractive signage and lighting to create pedestrian-scale visual interest. *The Specific Plan will address the design of buildings and pedestrian-scale visual interest.*

Location: The comprehensive plan recommends uses that generate high traffic volumes be located along arterial streets, frontage roads, and interstates. *The proposed development at full build out would likely generate significant traffic volumes and is located on Major and Minor Arterial streets. The proposed turnpike extension includes an interchange at SW 15th Street.*

Density: The non-residential Floor to Area Ratio (FAR) range for the UL LUTA 0.2 to 0.5. *Based on the information at the time of review, the proposed development would be within this range.*

Automobile Connectivity: The comprehensive plan calls for the following

- 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.
- Retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores.
- Provide vehicular connectivity between adjacent developments.

The City of Oklahoma City
Planning Commission
STAFF REPORT
March 23, 2017
PUD-1628

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

The PUD Master Design Statement specifies a minimum driveway separation on arterial streets of 200 feet; however; the conceptual plan shows multiple curb cuts along the Major and Minor Arterial Streets – nine (9) along SW 15th, eight (8) along Sara Road, and nine (9) along S Mustang. There are six (6) existing curb cuts along the north side of SW 15th serving Mustang North Middle School and Mustang Creek Elementary School. The site plan illustrates an internal boulevard system that connects to the arterials. The boulevards should be utilized as the primary access points, and the additional access points along arterials should be limited.

Pedestrian Connectivity: The comprehensive plan outlines for the following:

- 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.

The PUD provides for sidewalks along arterial streets as each parcel is developed. The internal pedestrian circulation system is unclear from the provided site plan and PUD language, yet a Specific Plan is required prior to development. Internal pedestrian circulation will be addressed at that time.

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories or typologies. The development proposes a mix of office and retail from high to low intensities. On the northern portion of the development these uses abut single and multifamily developments. When placing high and medium intensity retail uses near existing low and high intensity residential uses, the comprehensive plan identifies “Building Scale and Site Design”, “Operational Impact” and “Traffic” as potential compatibility issues.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if buildings immediately adjacent to single-family residential exceed a ratio of 3:1 in height; or the overall massing of proposed non-residential uses dramatically exceeds that of adjacent uses. Mitigation measures are also called for when massing of proposed retail, commercial or residential exceeds that of adjacent uses, including size of building, street

The City of Oklahoma City
Planning Commission
STAFF REPORT
March 23, 2017
PUD-1628

frontage, and overall utilization of the site.

Tracts 4 and 5 of the proposed development are adjacent to single-family and multi-family residential uses. The PUD follows C-3 zoning, which limits building height to 20 feet and one story when abutting or within 35 feet of residential zoning. Per the PUD any multi story building adjacent to residential properties will either have no windows on the side facing residential, or the windows will have opaque glass. The PUD further provides sight-proof screening and landscaping where abutting a residential district or use, and prohibits convenience stores, drive-thrus and gas stations within 150 feet of residential uses or districts.

Operational Impact: The comprehensive plan calls for mitigation measures if new projects propose uses that generate noise levels above those found in typical residential settings, have detectable odors, spill light above that found in typical residential settings, or operate after 10 p.m. within proximity to residential uses. When located near residential uses, the comprehensive plan calls for containing operating effects (including noise and odor) within building walls, using vertical screening to block any mechanical equipment and service areas, and directing light away from adjacent residential areas. *The PUD provides screening where adjacent to residential, and uses will occur within buildings.*

Traffic: The comprehensive plan directs that mitigation measures should be used if the development is not compatible with the roadway typology, or would substantially exceed the average daily traffic of existing, adjacent uses. *The proposed development is compatible with the street typologies. At full build out the proposed development would likely increase the average daily traffic of existing uses. SW 15th Street and Sara Road are two-lane arterial streets in this location. SW 15th has a middle turn lane near the Mustang schools, and is four lanes from the existing turnpike entrance east to Sara Road. The PUD includes an internal boulevard system to assist with traffic flow. The east and west sides of the development will not connect, but both include connections to two arterial streets.*

3) Service Efficiency:

- Water: *Currently Served*
- Sewer: *Currently Served*

The City of Oklahoma City
Planning Commission
STAFF REPORT
March 23, 2017
PUD-1628

- Fire Service: *Urban Service Level*

4) **Environmentally Sensitive Areas:** The following apply to the proposed development site:

- Riparian areas: Riparian areas are vegetated areas adjacent to streams, lakes, ponds, and wetlands that are composed of a mixture of trees, shrubs, and grasses. The comprehensive plan recommends a 100-foot buffer from the stream bank and avoiding development in the floodplain. *The 100-year floodplain and floodway exist in Tract 6 and a small portion of Tract 4 of the PUD. The PUD contains language stating that the common area shall be adjusted, if necessary, to ensure that the common area covers the entire 100-year floodplain.*
- Upland Forests: *N/A*
- Vulnerable aquifers: *High Aquifer Vulnerability*
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 site plan illustrates bioswales for drainage, open space areas and landscape buffers, and trees/landscaping along arterial and collector streets. The PUD includes language on protecting existing healthy, mature trees and including significant vegetation, watercourses and other natural features in the Specific Plan as amenities for patrons.*

5) **Transportation System:** The site is located along SW 15th Street between S Mustang Road and S Sara Road. Mustang and SW 15th Street are both Major Arterial Streets in the Urban Low LUTA. Sara Road is a two-lane Minor Arterial Street. SW 15th Street is a two-lane street, with a middle turn lane near the Mustang Schools. *The proposed use is appropriate for this street typology. For these roadway typologies the comprehensive plan recommends the use of shared driveways, reduction of curb-cuts, and adequate commercial driveway length to move traffic off arterial streets. The multiple curb-cuts shown on the conceptual plan would increase stop-and-go traffic on the arterial streets.*

6) **Other Development Related Policies**

- Regional-, community-, and neighborhood-scale retail developments

**The City of Oklahoma City
Planning Commission
STAFF REPORT
March 23, 2017
PUD-1628**

should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores that draws on the following principles:

- Concentrate access for new retail development at shared primary entrance points. Primary entrance points should be aligned with access points immediately across intersecting roads. Limit curb cuts on primary highways and arterials.
- Provide pedestrian circulation, including sidewalks and median breaks along interior and exterior fronting roads and within parking lots.
- Encourage coordinated development of retail centers in order to facilitate internal pedestrian and vehicle circulation and optimal center performance. (SU-27)

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.

A. Approval of the application subject to the following Technical Evaluations:

- a. Conditions to achieve conformance with the comprehensive plan:
 1. Limit the number of curb cuts shown on the site plan through the use of shared driveways and the proposed boulevards as main access points to the proposed development.
- b. Technical Evaluations:
 1. 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.

The City of Oklahoma City
Planning Commission
STAFF REPORT
March 23, 2017
PUD-1628

2. Language allowing for bioswales shall be added to the PUD that will allow for bioswales to be developed for drainage, open space areas and landscape buffers, and trees/landscaping along arterial and collector streets.
3. A pedestrian plan shall be reviewed and approved at the Specific Plan stage.
4. Uses in Tract 4 described as “limited to use as an accessory use” must state that they are accessory to a primary retail use.
5. The last sentence in Section 9.1 must read: Buildings shall be oriented such that the backs of buildings are not fronting on an arterial street.

lg