

Planning Commission Minutes
December 9, 2021

(The agenda was filed with the City Clerk of The City of Oklahoma City at 9:04 a.m. on December 6, 2021.)

27. (PUD-1867) Application by AICCM Land Development, LLC., to rezone 659 First Americans Boulevard from the R-1 Single Family residential and I-3 Heavy Industrial District to the PUD-1867 Planned Unit Development District. Ward 7.

The applicant was present. There were no protestors present.

Amended Technical Evaluation:

1. Master Design Statement revised December 7, 2021.
2. Amend second paragraph in Section 9.18 General Design and Development Guidelines to: In addition to the guidelines set forth in Chapter 59, the following guidelines ~~may be applicable~~ apply at the time of building permit for phases 1 and 2 or a specific plan:
3. Amend Section 9.10.4 Decorative Artwork, Architectural Elements (excluding building elements) and Temporary Signage

The use of large projection screens shall not be considered signage (signage shall not be permitted to be projected) and shall be permitted within this PUD. The use of projection screens shall not be directed toward the river or First Americans Blvd/S Eastern Ave. and should be internally facing to the OKANA development. Projection cannot exceed ~~5535~~ feet in height. ~~“Internal” shall mean that~~ No projection is located on the north or east facades of any building in Phase 1. The intended use of protection would be for interactive art exhibits, movies or other entertainment related activities.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION, AS AMENDED.

MOVED BY PENNINGTON, SECONDED BY LAFORGE

AYES: CRAVENS, CLAIR, POWERS, COFFEY, PRIVETT,
HINKLE, PENNINGTON, LAFORGE;

ABSENT: HIGHSMITH



STAFF REPORT
The City of Oklahoma City
Planning Commission
December 9, 2021

Item No. IV. 27.

(PUD-1867) Application by AICCM Land Development, LLC., to rezone 659 First Americans Boulevard from the R-1 Single Family residential and I-3 Heavy Industrial District to the PUD-1867 Planned Unit Development District. Ward 7.

I. GENERAL INFORMATION

A. Contacts

Applicant/Developer Representative

Name Mark Zitzow
 Company Johnson And Associates
 Phone 405-235-8075
 Email mzitzow@jaokc.com

B. Case History

This is a new application.

C. Reason for Request

This application is to permit a mixed-use development.

D. Existing Conditions

1. Comprehensive Plan Land Use Typology Area: Urban – Medium (UM)

UM applies to fully urbanized areas of the city, most of which were built prior to the 1960s. Developments are expected to be larger in scale and have greater intensity and mixture of uses than developments found in UL. Development within UM areas should support efficient transit usage and provide pedestrian and bicycle access to retail, services, parks, and other destinations. Priorities for the UM areas include “infill” developments on vacant lots, rehabilitation of underutilized property, and development that supports revitalization of distressed neighborhoods.

2. Size of Site: 121.25 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-1/I-3	R-1/I-3	R-1/I-2	I-2/I-3	R-1
Land Use	Museum	Industrial	Industrial	Industrial	Undeveloped

II. SUMMARY OF PUD APPLICATION

The development regulations of the “**C-3, Community Commercial**” District shall govern this PUD except as herein modified below.

Only the following uses (including special permit, special exception, accessory and conditional uses within the C-3, “Community Commercial” District, subject to their appropriate conditions and review procedures for public hearings where applicable) shall be permitted:

- Dwelling Units Above the Ground Floor (8200.2)
- Live/Work Units (8200.4)
- Multiple-Family Residential (8200.12)
- Artist Graphics (8250.1)
- Community Recreation: General (8250.2)
- Community Recreation: Restricted (8250.4)
- Cultural Exhibits (8250.5)
- Library Services and Community Centers (8250.11)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Murals (8250.16) subject to applicable reviews
- Administrative and Professional Office (8300.1)
- Alcoholic Beverage Retail Sales (8300.5)
- Automotive: Parking Garages (8300.12)
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Communications Services: Antennas (8300.27)
- Animal Sales and Services: Horse Stables (8300.9)
- Convenience Sales and Personal Services (8300.32)
- Eating Establishments: Fast Food (8300.35)
- Eating Establishments: Sit-down (8300.37)
- Eating Establishments: Sit-down, Alcohol Permitted (8300.38)
- Participant Recreation and Entertainment: Indoor (8300.55)
- Participant Recreation and Entertainment: Outdoor (8300.56)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Food and Beverage Retail Sales (8300.41)
- Lodging Accommodations: Campgrounds (8300.50) (including RV campgrounds)
- Lodging Accommodations: Commercial Lodging (8300.51)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Outdoor Sales and Display, and Outdoor Storage (8300.54), accessory to a use permitted within this PUD
- Personal Services: General (8300.58)

- Personal Services: Restricted (8300.59)
- Repair Services: Consumer (8300.61)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)
- Spectator Sports and Entertainment: General (8300.67)
- Spectator Sports & Entertainment: High Impact (8300.68)
- Spectator Sports and Entertainment: Restricted (8300.69)
- Aboveground Flammable Liquid Storage: Restricted (8350.2)
- Custom Manufacturing (8350.3)
- Research and Development (8350.10)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Light Industrial (8350.8) further restricted to a small brewery, micro-brewery or artist in residence.

Specifically prohibited:

- Eating Establishments: Drive-In (8300.34)
- Eating Establishments with Drive Thru window

9.0 SPECIAL CONDITIONS:

The following special conditions shall be made a part of this PUD:

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.

Accessory storage structures shall be permitted within this PUD. Said storage structures shall be permitted an exterior finish of cementous coated flat metal panels.

9.2 LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance, except that a minimum of 60 percent of the required Site Points shall be used for landscaping in the front and side yards, which shall include any other yard that is visible from and/or backs onto riverfront open space or trails.

In addition to meeting the City's Landscape Requirements as set forth in Article XI, the following regulations shall apply:

Street trees (minimum 2" caliper) shall be required and shall be spaced a maximum of 40 feet on center, however, where insufficient right-of-way exists to accommodate the required sidewalk and five-foot buffer, street trees shall not be required. A revocable permit is required for any landscaping within the public rights-of-way or utility easements along private street frontages.

All parking lot islands shall contain a minimum of one two-inch caliper deciduous tree.

9.3 LIGHTING REGULATIONS

- 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, 2020, as amended and updated with the following: Parking areas to have an average of 1fc, minimum level of 0.25 with a uniformity ratio better than 20:1. Pedestrian walkways and common areas to have an average of 2fc, minimum level of 1fc with a uniformity ratio better than 18:1.
- 9.3.2 Spot lighting will be permitted in conjunction with the operation of recreation and entertainment and community recreation uses.
- 9.3.3 Up-lighting shall be permitted on buildings, structures, living screens, vegetation including trees, art and signage.
- 9.3.4 The mounting height of light fixtures within parking areas shall be limited to 20 feet.
- 9.3.5. The mounting height of walkway light fixtures shall not exceed 14 feet in height (pedestrian-scale).
- 9.3.6 Building mounted neon lighting is only allowed when recessed or contained in a cap or architectural reveal.

9.4 SCREENING REGULATIONS

Screening for this PUD shall not be required as there are no residential or low impact uses that neighbor the site. However, all screening shall be required around any mechanical equipment (except cooling towers) or storage areas to screen from public view or a public street. Rooftop Mechanical units shall be positioned such that they are not visible from the street, sidewalk or public open spaces. If they can not be positioned such, they must be screened.

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 the view of primary vehicle and pedestrian circulation systems. Temporary trash receptacles are permitted. These receptacles will be serviced by a private company and will be removed after each event.

Where perimeter fencing or walls are provided, such fences shall be constructed of durable, easily maintained materials such as, but not limited to Stone or simulated stone; Ornamental metal; Brick; Chain link with manufacturer applied finish in green or black only; or Treated, stained or painted wood panels.

9.5 DRAINAGE REGULATIONS

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9.6 VEHICULAR ACCESS REGULATIONS

Access into this PUD may be via S Eastern Ave./First Americans Blvd or alternative access points determined in the future. Future access points may be created.

9.7 RESTROOM FACILITY REGULATIONS

Temporary restroom facilities shall be permitted during construction and must be within the construction zone. Temporary restrooms shall be permitted for events and shall be installed within one day of the event beginning and removed within one day of the end of the event. Permanent and/or handicap accessible restroom facilities shall also be provided.

9.8 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS

Five-foot wide sidewalks shall be constructed along any public street where development occurs. Said sidewalks shall be 6-foot wide if the sidewalk is constructed adjacent to the curb, subject to the policies/ procedures of the Public Works Department. All sidewalks shall be in place prior to any occupancy certificates being issued.

A pedestrian system shall be organized to provide adequate and continuous safe pedestrian circulation within the development by defining walkways and distinguishing areas of foot traffic from vehicular movements.

A pedestrian connection shall be provided to the public trail along the river.

9.9 PARKING REGULATIONS

There shall be no minimum number of parking spaces required for any use within this PUD. All efforts will be made to accommodate visitors and employees by providing parking; however, this shall not be a requirement during the building permit stage.

If parking is provided, it shall be designed per Code (59-10250, Parking area construction standards), except that pervious paving may be used for parking areas, driveways, pathways, and plazas subject to Public Works review and approval. Where connected to public rights-of-way the access drive apron will be constructed of hard surface paving meeting City code for driveway construction.

A hard surface border is required around the perimeter of pervious paving areas. Maintenance of the pervious paving is required, and a maintenance plan must be provided when construction documents are submitted for permitting.

Parking structures should be designed to incorporate a comparable level of architectural detailing and quality of materials as found on primary buildings on the site.

Surface parking shall be prohibited within 100 feet of the floodway of the river or any tributary waterway unless appropriately screened from the River.

Paving and striping will not be required for this PUD on gravel paving or grass surfaces, intended to be utilized for parking.

9.10 SIGNAGE REGULATIONS

9.10.1 Freestanding Signs

There shall be up to two (2) 25-foot tall maximum height project identification (freestanding) signs in this PUD. Maximum sign area shall be 200 square feet. Should the sign moratorium be lifted, the freestanding signage within this PUD shall be permit up to 250 square feet per sign.

Ground (monument) User identification signs shall have a maximum size being 8-feet high and a maximum sign area of 150 square feet.

Traditional pole signs and billboards shall be prohibited.

Ground-mounted directional signs (outside of the public rights-of-way) that are 25 square feet or less shall be considered incidental and allowed within this PUD without approval.

Signage shall be calculated based on the area of the letters and logos and shall not be calculated by the structure it is attached/mounted to.

Flag poles shall be permitted with no height restriction.

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 the PUD.

9.10.2 Attached Signage

Attached signs will be in accordance with the base zoning district regulations. Additionally, attached signage is permitted up to 18% of each building side.

The use of large projection screens shall not be considered signage and shall be permitted within this PUD. The use of projection screens shall not be directed toward the river or the First Americans Museum and should be internally facing to the OKANA development.

9.10.3 Electronic Message Display Signs

EMD I, II & III signage shall be permitted within this PUD but any signage over 30 square feet shall not be directed toward the river or the First Americans Museum. EMD Signage shall be restricted to a total of 2,000 square feet for the entire PUD (directional and wayfinding signage shall not count toward that restriction).

9.10.4 Decorative Artwork, Architectural Elements (excluding building elements) and Temporary Signage

Decorative artwork and architectural elements shall be permitted in this PUD. Artwork/architectural elements may include but is not limited to live projection murals and videos, fountains, individual art pieces, decorative entry elements, etc. Any decorative artwork/architectural elements (excluding architectural elements attached to buildings) that are permanent in nature shall not exceed 40 feet in height, must have a minimum 14 feet clearance in height (for archways) and be located a minimum of 15 feet from the curb of any adjacent street. Only permanent art pieces installations shall be required to obtain approval from the Oklahoma City Arts Commission. Live projection murals and video shall not be considered permanent.

9.10.5 Temporary Signage

Temporary signage within this PUD shall be permitted and not required to be approved through the design review staff or the RDC Committee. Temporary signage includes: promotional banners/signage, directional wayfinding for events, sponsorship banners, specialized racing markers for onetime events, etc. Temporary signage shall not remain in place for more than 60 consecutive days. There is no limitation on placement, number or size of individual temporary signage.

9.11 ROOFING REGULATIONS

All non-metal structures in this PUD shall have Class C roofing or better.

9.12 SETBACK REGULATIONS

There shall be no setback regulations except for those required to meet The City of Oklahoma City Building and Fire Code.

9.13 HEIGHT REGULATIONS

There shall be no minimum or maximum height restriction within this PUD. However, the project will be designed with respect to the existing First Americans Museum, and not restrict views from the River or Highway corridor north of the project.

9.14 LOT COVERAGE

Maximum lot coverage shall be 100%.

9.15 PUBLIC IMPROVEMENTS

The Owner shall make reasonable 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.

9.16 COMMON AREAS

Maintenance of the common areas in the development shall be the responsibility of the business or property owner's 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.

9.17 PLATTING & PERMITTING REQUIREMENTS

9.17.1 Platting shall not be required for this PUD.

9.17.2 Due to the level of detail provided herein; a Specific Plan shall not be required for the eastern portion of the public PUD which is noted as phase 1 and 2 on the Conceptual Site Plan.

The area noted as Future phases on the Conceptual Site Plan shall be required to submit a specific plan to be reviewed and approved by planning for the overall site layout with general architectural renderings and signage similar to the level of detail provided for Phase 1 and 2 and provided with this PUD.

9.17.3 This PUD shall supersede all requirements of the Scenic River Overlay Design District, and therefore, no regulations or requirements contained within Scenic River Overlay Design District shall apply to any development within this PUD. Additionally, there shall be no requirement for site plan/ architectural review or approval by the Riverfront Design Committee or Urban Design staff within the Oklahoma City Planning Department. However, the Planning Director shall review the building permit submission for compliance with the PUD and regulations contained herein.

9.18 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

Specific information and plans for General Design and Development Guidelines are contained in Chapter 59, Section 14200.4, for density, amenities, relationship to abutting uses, site design, safety, and circulation systems.

10.0 DEVELOPMENT SEQUENCE:

Developmental phasing shall be allowed as a part of the development of this PUD. Required traffic improvements shall be permitted to be constructed in conjunction with the phased development of this PUD, as approved by the City's Traffic Division.

11.0 EXHIBITS:

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

- A: Legal Description
- A-1: Property Boundary Depiction
- B: Master Development Plan
- C: Conceptual Renderings

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) Crooked Oak**
- 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**
- 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. 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) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.

c. Stormwater Quality Management

d. Traffic Management

8. Utilities

a. Engineering

Paving

Wastewater Availability

- 1) An existing 66" wastewater main(s) is adjacent to the subject site(s) and a service connection will be permitted in accordance with City Standard Specifications. A separate service line connection is required for each building/structure.
- 2) No trees, signs, dumpster, fences, and/or structures shall be permitted within any proposed or existing utility easement.
- 3) All wastewater mains must have a minimum cover of six (6) feet and a depth no greater than eighteen (18) feet.
- 4) The developer will be required to extend the wastewater collection system to each lot or site within the subdivision or land improvements in accordance with City Standard Specifications and the current Subdivision Regulations.
- 5) A separate wastewater service line is required for each living unit and/or structure(s).

b. Solid Waste Management

- 1) The City cannot service, contact private hauler.

c. Water/Wastewater Quality

Water Availability

- 1) An existing 12” water main(s) is adjacent to the subject site(s) and a service connection will be permitted in accordance with City Standard Specifications.
- 2) The developer may make an application under the Policy “A-1” program to the Oklahoma City Water Utility Trust (OCWUT) for purchase of construction costs for an oversized water main extension larger than 12-inch. Approval will be subject to funds available for improvements.
- 3) Dead-end water mains must be avoided where applicable.
- 4) 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.
- 5) All existing and proposed meters must meet current specifications and standard details and be located in the right of-way or utility easement within grassy areas outside of sidewalks, driveways, streets and/or paving.
- 6) All domestic and fire suppression services must have separate water service connections.
- 7) Fire hydrants maximum spacing is 500 foot and must be located within 10 foot of a hard surface (i.e. sidewalk, street, and/or paving).
- 8) Proposed water main(s) must be located within a utility easement and/or right-of-way.
- 9) No trees, signs, dumpster, fences, and/or structures shall be permitted within any proposed or existing utility easement.
- 10) All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.

- 11) 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 section line streets.
- 12) A 12-inch water main is required to be looped through the development to provide adequate water supply and fire flow protection.
- 13) Connection to two (2) separate active water mains is required to prevent partial or total shut-off of water supply when a pipeline failure occurs within the proposed development.
- 14) A separate service connection and meter is required for each building unit and/or structure(s).

9. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Utilize Best Management Practices (BMP) for stormwater.
- Incorporate commercial uses at street level to maintain an active, pedestrian friendly streetscape.
- Design buildings to include facades, storefront windows, and attractive signage and lighting to create pedestrian-scale visual interest.

The PUD site surrounds the First Americans Museum campus adjacent to the Oklahoma River. The subject site is within the Scenic River Overlay Design District (SRODD). The PUD incorporates some of the regulations of the SRODD intended to address the above policies, but requests to remove the site from the design district. National, state, and local permitting require basic best management practices for stormwater management.

Density: The non-residential Floor to Area Ratio (FAR) range for the Urban Medium Intensity LUTA is 0.4 to 1.2 with a typical FAR of 1. *The regulations in the PUD would allow development within this range.*

Automobile Connectivity:

- Maintain and enhance the connectivity of the street network.
- For projects on sites 5 acres and larger that propose new public or private streets, maintain, create, and enhance an overall network that is highly connected, and avoid dead end streets and cul-de-sacs.
- Limit curb cuts on arterial streets and where possible, concentrate access for retail development 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.

Access to the site is provided from S Eastern Avenue/First Americans Boulevard. Connectivity to the west, south and north is constrained by interstates, rivers and railroads.

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.
- Discourage widening of neighborhood streets and increasing curb radii.

The PUD commits to a sidewalk on a public street, an internal pedestrian network, and a connection to the public trail planned along the river.

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. Projects in higher intensity LUTAs (UM) may be more appropriate for significant transitions of density, scale and mass. The uses proposed in the PUD are intended to complement and support the newly opened First Americans Museum. No compatibility issues are identified by the comprehensive plan regarding the uses, but new development should showcase and honor the museum. The PUD's stated intent is to create an inviting and active development with elements specific to celebrating Native American cultural heritage.
- 3) **Service Efficiency:**
 - Water: *Close to Service*
 - Sewer: *Open Sewer Shed, servable*
 - 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.
- 5) **Transportation System:** This site is located off First Americans Boulevard/Eastern Avenue, a Major Arterial in the Urban Medium LUTA.

Bus transit is not available to the site, but the site is served by River Cruise (First Americans Exchange Landing). A public trail is also planned along the river.

6) Other Development Related Policies

- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
- Share parking between contiguous developments. (C-31)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- Incorporate natural features (such as ponds, lakes, streams, rock outcroppings, stands of mature trees, and/or sizeable individual trees) into the design of all residential, commercial, and industrial projects rather than eliminating, hiding, or limiting access to those features. (E-31)
- 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 121-acre subject site is located west of S Eastern Avenue, named First Americans Boulevard at this location, and south of the Oklahoma River. The PUD is requested for the land surrounding the newly completed First Americans Museum and contemplates a hotel, office buildings, retail, an indoor waterpark, lagoon, and parking. The site is zoned R-1 and I-3 and is within the Scenic River Overlay Design District (SRODD). The PUD incorporates some of the regulations of the design district, but requests to remove the site from the design review regulations and process. The PUD instead proposes that a specific plan be submitted, reviewed and approved by "planning" for the overall site layout with general architectural renderings and signage similar to the level of detail provided for Phase 1 and 2 and provided with this PUD. A Specific Plan is not required for Phase 1 and 2 due to the level of detail provided. The PUD also proposes building permits be reviewed by the Planning Director for compliance with the PUD.

The proposed development is consistent with the Urban Medium LUTA. However, the Zoning Code states that when rezoning is proposed within a special design district or design overlay district, the PUD should incorporate the development regulations and guidelines of the design district and be subject to the design review process for the design district.

The PUD application is subject to review and recommendation by the Riverfront Design Committee (RDC). On December 2, 2021, the RDC recommended approval of the application to the Planning Commission with the following condition:

The PUD shall incorporate the necessary wording to reflect that the PUD shall be left in the SRODD and shall comply with all regulations and guidelines of the SRODD. The master design statement will be required to be revised to incorporate this wording as directed by and approved by staff; and that the intent is to keep the site in the SRODD in order to review proposed uses, in order to review proposed building architecture, in order to review parking, in order to review landscaping, in order to review fencing requirements, and in order to review signage and lighting.

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 Evaluation:

1. Amend the Master Design Statement to state that development within the PUD will be subject to the Scenic River Overlay Design District regulations and design review process.

If TE 1 is deleted, continue the application to January 14, 2022 in order to modify the Master Design Statement to include more specific language regarding architecture, parking, landscaping, and screening consistent with the SRODD, and more specific language regarding the way in which this PUD will ensure compatibility with and sensitivity to the First Americans Museum. This may include, but is not limited to, revisions to Section 9.1, Architectural Regulations, Section 9.3, Lighting Regulations, Section 9.4, Screening Regulations, Section 9.10, Signage Regulations, Section 9.12, Setback Regulations, Section 9.13, Height Regulations, and Section 9.18, General Design and Development Guidelines, in order to address characteristics of new development including height, massing, setbacks, materials, orientation, and architectural design in relation to the First Americans Museum.

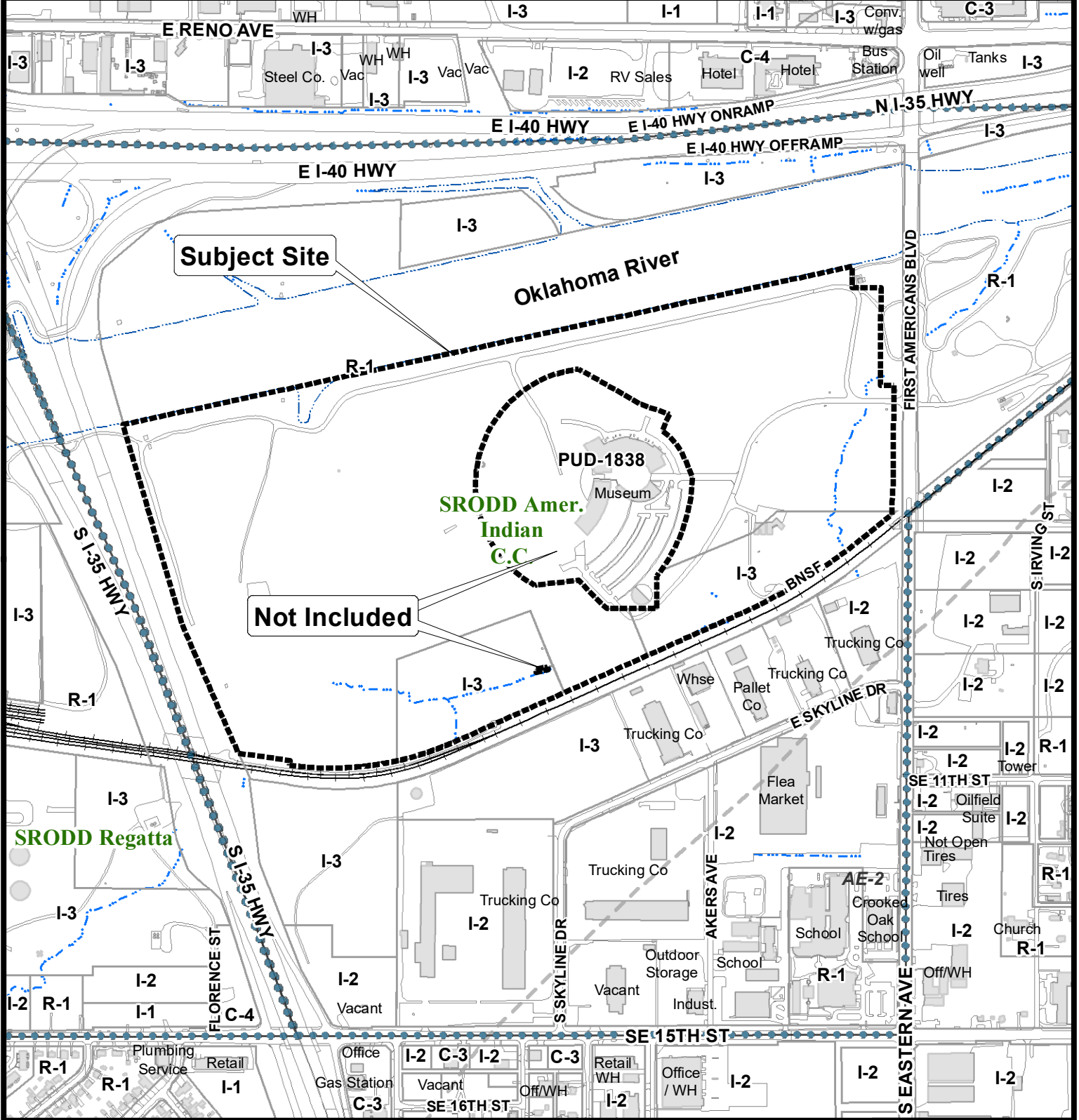
STAFF REPORT
The City of Oklahoma City
Planning Commission
December 9, 2021
PUD-1867

Item No. 27.

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.

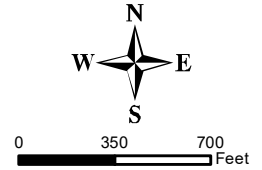
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Case No: PUD-1867
Applicant: AICCM Land Development, LLC
Existing Zoning: R-1 / I-3 / SRODD
Location: 659 First Americans Blvd.



The City of OKLAHOMA CITY

Planned Unit Development



Case No: PUD-1867
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Aerial Photo from 2/2020



The City of
OKLAHOMA CITY

Planned Unit Development

