

ORDINANCE NO. 28,076

AN ORDINANCE AMENDING CHAPTER 59, SECTION 5150 OF THE OKLAHOMA CITY MUNICIPAL CODE, 2020, TO INCLUDE ADDITIONAL TERRITORY WITHIN THE PUD PLANNED UNIT DEVELOPMENT DISTRICT ~~AND DECLARING AN EMERGENCY.~~ *AKS*

EMERGENCY ORDINANCE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY:

SECTION 1. That Chapter 59, Section 5150 of The Oklahoma City Municipal Code, 2020, be amended to change the boundaries of the PUD Planned Unit Development District, as shown upon the District Map to include therein the following described property:

THE NORTHEAST QUARTER (NE/4) OF THE NORTHWEST QUARTER (NW/4) OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP THIRTEEN (13) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, IN OKLAHOMA COUNTY, OKLAHOMA, **LESS AND EXCEPT** THE FOLLOWING DESCRIBED TRACT: A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION 26, TOWNSHIP 13 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN, IN OKLAHOMA COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING at the Northeast corner of said Northwest Quarter (NW/4); THENCE N90°00'00"W along the North line of said Northwest Quarter (NW/4), a distance of 1,331.55 feet to the POINT OF BEGINNING; THENCE S00°55'09"E a distance of 661.73 feet; THENCE S89°50'48"W a distance of 13.02 feet; THENCE N00°43'07"W a distance of 661.73 feet to a point on the North line of said Northwest Quarter (NW/4); THENCE N90°00'00"E along the North line of said Northwest Quarter (NW/4), a distance of 10.70 feet to the POINT OF BEGINNING. **AND** The North Half (N/2) of the West Half (W/2) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Twenty-six (26), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma. **AND** Tract 2 A tract of land in the Northwest Quarter (NW/4) of Section Twenty-six (26), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: COMMENCING at the Northeast corner of said Northwest Quarter (NW/4); THENCE N90°00'00"W along the North line of said Northwest Quarter (NW/4), a distance of 1,331.55 feet to the POINT OF BEGINNING; THENCE S00°55'09"E a distance of 661.73 feet; THENCE S89°50'48"W a distance of 13.02 feet; THENCE N00°43'07"W a distance of 661.73 feet to a point on the North line of said Northwest Quarter (NW/4); THENCE N90°00'00"E along the North line of said Northwest Quarter (NW/4), a distance of 10.70 feet to the POINT OF BEGINNING.

SECTION 2. (EMERGENCY) ~~WHEREAS~~, it being immediately necessary for the preservation of the peace, health, safety, and public good of Oklahoma City and the inhabitants thereof that the provisions of the ordinance be put into full force and effect, an emergency is hereby declared to exist by reason whereof this ordinance shall take effect, and be in full force from and after its passage as provided by law.

INTRODUCED AND READ in open meeting of the Council of The City of Oklahoma

City, Oklahoma, on this 21ST day of APRIL, 2026.

PASSED by the Council and **SIGNED** by the Mayor of The City of Oklahoma City,

Oklahoma, this 19TH day of MAY, 2026.

ATTEST:

Amy K Simpson
CITY CLERK



David Holt
MAYOR

REVIEWED for form and legality.

Susan Randall
ASSISTANT MUNICIPAL COUNSELOR



MEMORANDUM

Council Agenda
Item No. XI. C
5/19/2026

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Ordinance on final hearing (emergency) recommended for approval (five affirmative votes required for approval) (PUD-2132), rezoning 1120 East Hefner Road from PUD-285 Planned Unit Development and PUD-2031 Planned Unit Development Districts to PUD-2132 Planned Unit Development District. Ward 7.

Planning Commission recommended approval subject to the Summary of Technical Evaluation.

Applicant:

David M. Box, Box Law Group, PLLC
The Academy of Classical Christian Studies, Inc.
Hefner Land Group, LLP

Purpose:

The purpose of this application is to allow office and institutional uses, and specifically to expand the existing school.

Background:

On March 26, 2026, the Planning Commission recommended approval of the application subject to the amended Summary of Technical Evaluation contained in the Planning Commission staff report, as follows. The applicant has agreed with these conditions, and the PUD document has been amended accordingly.

Amended Technical Evaluation:

1. Modify Section 9.4 to state: Sight-proof screening shall not be required. If installed, a fence or wall may be constructed per the base zoning district regulations, except that front yard fences along East Hefner Road shall be allowed a maximum height up to 8 feet tall and chain link is not allowed.
2. ~~Lighted outdoor facilities shall be located no closer than 20 feet to any property line that adjoins a residential use, and all lighting shall be arranged so that there will be no annoying glare directed or reflected toward adjacent property.~~ There shall be no light poles within 20 feet of the property line abutting residential use. Where light is provided, it shall be full cutoff with no light spillover beyond the property line.
3. Add to Section 9.7 that dumpster enclosures may not be located within the front yard setback along East Hefner Road.

4. Modify Section 9.9 to state: 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, 2020, as amended, except that there shall be no additional parking required for Participant Recreation or Spectator Sports and Entertainment uses (use units 8300.55, 8300.56, 8300.67 and 8300.69). ~~Spectator sports shall not occur simultaneously with other campus functions.~~

Protests:

None

Previous Action:

The Ordinance was introduced April 21, 2026 and set for final hearing May 19, 2026. Appropriate notice was published and mailed.

Review:

Planning Department

Recommendation: Ordinance be adopted.

CASENO	NAME 1	MALING ADDRESS	CITY	STATE	ZIP CODE
PUD-2132	BOX LAW GROUP, PLLC, DAVID BOX	525 NW 11TH ST, STE 205	OKLAHOMA CITY	OK	73103
PUD-2132	OKLAHOMA CITY PUBLIC SCHOOLS, SCOTT RANDALL	PO BOX 36609	OKLAHOMA CITY	OK	73136
PUD-2132	BILES RUSSELL S	10708 N KELLEY AVE	OKLAHOMA CITY	OK	73131-2031
PUD-2132	DAR PROPERTIES LLC	15335 NE 234TH ST	LUTHER	OK	73054-9325
PUD-2132	FIVE ACRES LLC	4999 W CHARTER OAK RD	EDMOND	OK	73025-1923
PUD-2132	GREGORY JOSEPH	10724 N KELLEY AVE	OKLAHOMA CITY	OK	73131
PUD-2132	HEFNER LAND GROUP LLP	1328 E HEFNER RD	OKLAHOMA CITY	OK	73131-1626
PUD-2132	JAHCO OKLAHOMA PROPERTIES II LLC	1008 E HEFNER RD	OKLAHOMA CITY	OK	73131-1628
PUD-2132	KALIDY LLC	PO BOX 226	EDMOND	OK	73083-0226
PUD-2132	LINKSUS LLC	PO BOX 21037	OKLAHOMA CITY	OK	73156
PUD-2132	RED DEVELOPMENT LLC	PO BOX 3850	EDMOND	OK	73083
PUD-2132	ROAR FAMILY TRUST	2516 NW 60TH ST	OKLAHOMA CITY	OK	73112-7113
PUD-2132	SIMONS RANDAL	10500 N KELLEY AVE	OKLAHOMA CITY	OK	73131-2035
PUD-2132	THE ACADEMY OF CLASSICAL CHRISTIAN STUDIES INC	1120 E HEFNER RD	OKLAHOMA CITY	OK	73131-1600
PUD-2132	YNY PROPERTIES LLC	3425 HIDDEN LEAF DR	EDMOND	OK	73012-5300

APPROVED
05-19-2026

BY THE CITY COUNCIL
Wynne H. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT
PUD-2132

MASTER DESIGN STATEMENT FOR
N Kelley Ave. & E Hefner Rd.

February 10, 2026
March 12, 2026
March 26, 2026

PREPARED FOR:

The Academy of Classical Christian Studies, Inc.
1120 E Hefner Rd.
Oklahoma City, OK 73131
405-478-2077
staylor@theacademyok.org

PREPARED BY:

BOX LAW GROUP, PLLC
David Box
Kaitlyn Turner
525 NW 11th St., Ste. 205
Oklahoma City, OK 73103
405-652-0099 Phone
david@boxlawgroup.com
kaitlyn@boxlawgroup.com

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of N Kelley Ave. & E Hefner Rd., consisting of 20.14 acres, is located within the Northwest Quarter (NW/4) of Section 26, Township 13 N, Range 3 W, of the Indian Meridian, Oklahoma County, Oklahoma.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the property comprising this PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

SECTION 3.0 OWNER/DEVELOPER

The owners of this property are The Academy of Classical Christian Studies, Inc., and Hefner Land Group, LLP. The developer of this property is The Academy of Classical Christian Studies, Inc.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned PUD-285 and PUD-2031. Surrounding properties are zoned and used for:

North: PUD-1443 and PUD-2057 Districts and used for commercial development.
East: PUD-1268 District and is currently undeveloped.
South: R-1 District and is currently undeveloped.
West: O-2 and R-1 Districts and used for commercial and residential development (including outdoor storage), respectively.

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

SECTION 5.0 PHYSICAL CHARACTERISTICS

The property is currently developed with The Academy of Classical Christian Studies and a single-family residence. The site consists of landscaping throughout. The property slopes downward from southeast to northwest.

SECTION 6.0 CONCEPT

The concept for this PUD is to modify the existing base zoning to a base zoning that will permit additional development associated with The Academy of Classical Christian Studies.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is E Hefner Rd. The nearest street to the east is N Eastern Ave. The nearest street to the south is NE 101st St. The nearest street to the west is N Kelley Ave.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains.

7.3 WATER

Water facilities for this property are available. Water services will be provided from public mains.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 22 located at 333 NW 92nd St. It is approximately 2.6 miles from this PUD development.

7.5 GAS, ELECTRICAL, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development.

7.6 PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

7.7 DRAINAGE

The property within this Planned Unit Development is not within a FEMA flood plain.

7.8 COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban-Low Intensity land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the area standards.

SECTION 8.0.....SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those, which are in effect at the time of development of this PUD, provided, however, that the density and or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, 2020, as amended, in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject

to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1.....USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the **O-2 General Office District** shall govern this PUD, except as herein modified.

The following uses shall be permitted:

8300.1	Administrative and Professional Offices
8300.25	Child Care Centers
8300.29	Communications Services: Limited
8250.2	Community Recreation: General
8250.3	Community Recreation: Property Owners Association
8250.4	Community Recreation: Restricted
8300.32	Convenience Sales and Personal Services
8250.5	Cultural Exhibits
8250.11	Library Services and Community Centers
8250.14	Low Impact Institutional: Neighborhood-Related
8200.5	Low Impact Institutional: Residential-Oriented
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8250.15	Moderate Impact Institutional
8250.16	Murals
8300.55	Participant Recreation and Entertainment: Indoor
8300.56	Participant Recreation and Entertainment: Outdoor [accessory to Low or Moderate Impact Institutional]
8300.67	Spectator Sports and Entertainment: General [accessory to Low or Moderate Impact Institutional]
8300.69	Spectator Sports and Entertainment: Restricted

9.0.....SPECIAL CONDITIONS

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

9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all buildings shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, architectural metal panels, fiber cement siding, wood, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted. Façade regulations do not apply to portable/pre-manufactured buildings

9.2 LANDSCAPING REGULATIONS

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

9.3 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended. There shall be no light poles within twenty feet (20') of the property line abutting residential use. Where light is provided, it shall be full cutoff with no light spillover beyond the property line.

9.4 SCREENING REGULATIONS

Sight-proof screening shall not be required. If installed, a fence or wall may be constructed per the base zoning district regulations, except that front yard fences along E Hefner Road shall be allowed a maximum height up to 8 feet tall and chain link is not allowed.

9.5 SUBDIVISION REGULATIONS

Subdivision shall conform to the Oklahoma City Subdivision Regulations, as amended.

9.6 DRAINAGE REGULATIONS

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

9.7 DUMPSTER REGULATIONS

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use. Dumpsters may be located in parking areas subject to the requirements set forth herein. Dumpster enclosures may not be located within the front yard setback along E Hefner Road.

Trash collection facilities in this PUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

9.8 ACCESS REGULATIONS

Access may be taken from E Hefner Rd. via a maximum of four driveways.

9.9 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, 2020, as amended, except that there shall be no additional parking required for Participant Recreation or Spectator Sports and Entertainment uses (use units 8300.55, 8300.56, 8300.67 and 8300.69).

9.10 SIGNAGE REGULATIONS

Sign regulations shall be per Code.

9.11 ROOFING REGULATIONS

Each structure in this PUD shall have Class C roofing or better.

9.12 SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department.

9.13 HEIGHT REGULATIONS

Maximum building height shall be as follows:

- If within 35' of R-1 zoning: 25 feet and one-story
- If within 50' of R-1 zoning: 45 feet and two stories
- If over 50' of R-1 zoning: 60 feet and three stories

9.14 SETBACK REGULATIONS

Setback regulations from PUD boundary shall be as follows:

- North: 25 feet
- South: 25 feet
- East: 10 feet
- West: 15 feet where adjacent to R-1; 10 feet where adjacent to O-2

9.15 PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.16 COMMON AREAS

Maintenance of the common areas, private drainage easements, and islands / medians in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

9.17 SPECIFIC PLAN

A specific plan shall be required for any new development requiring commercial building permits.

10.0 DEVELOPMENT SEQUENCE

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

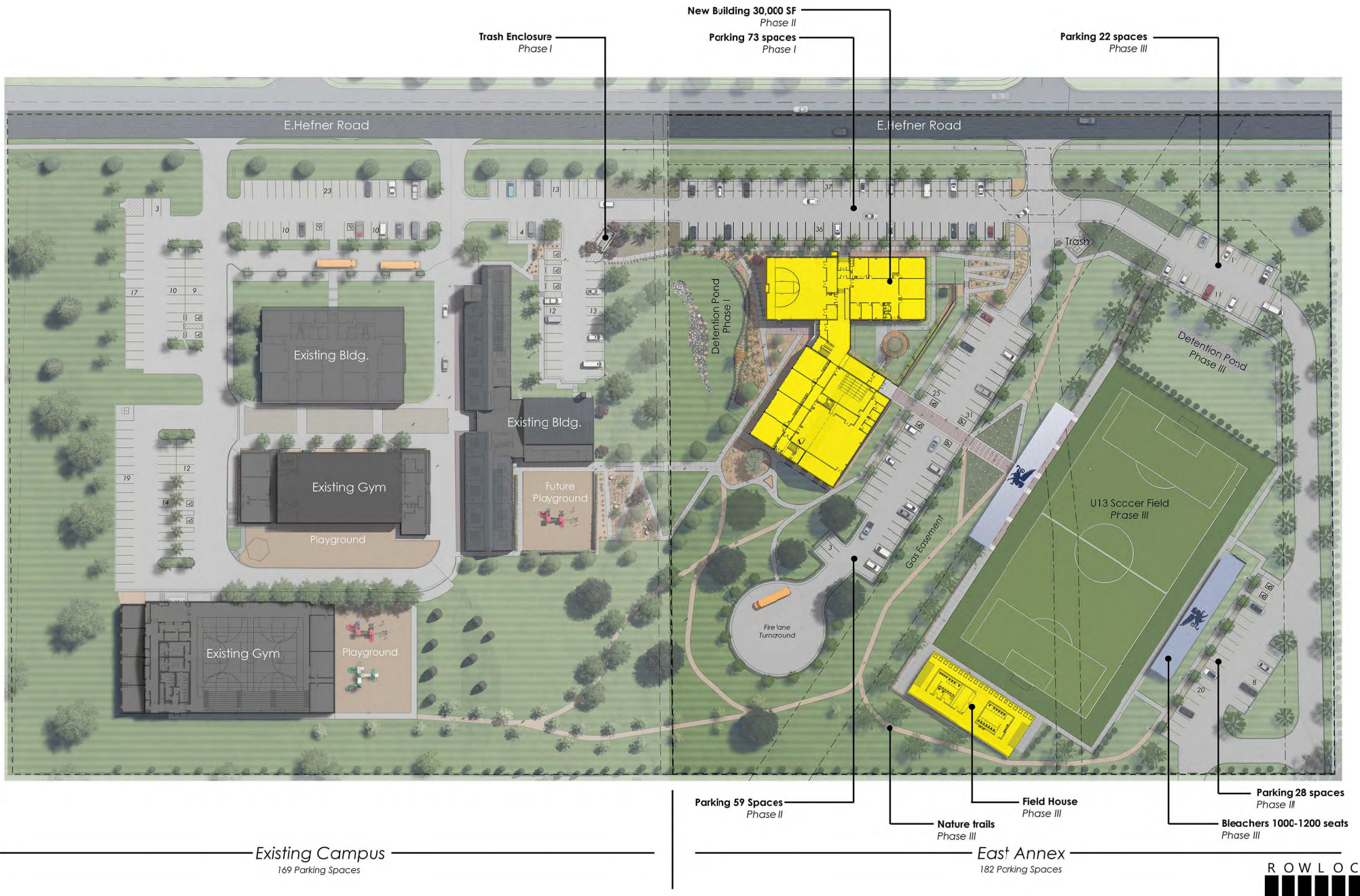
11.0 EXHIBITS

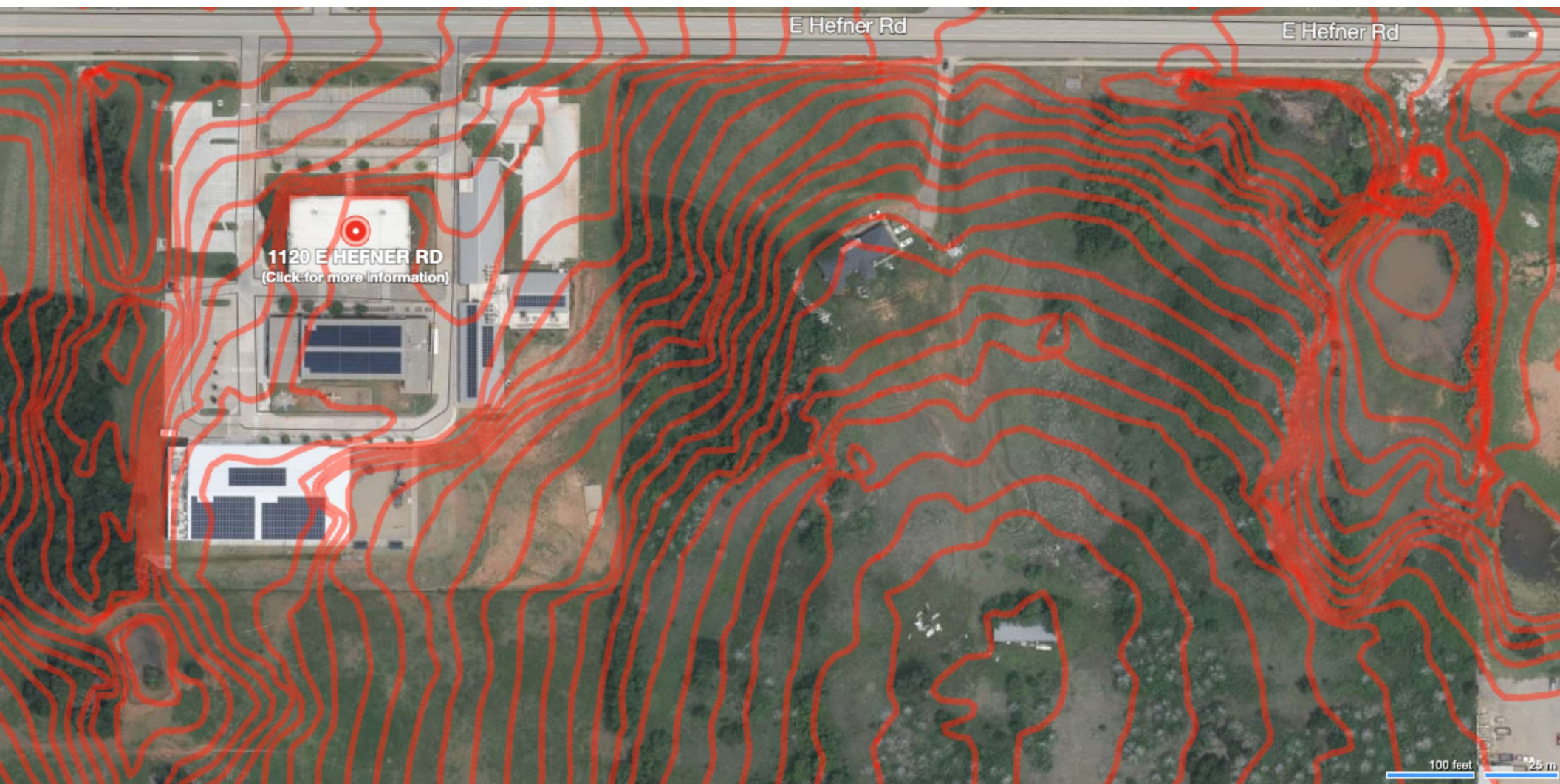
The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

- Exhibit A - Legal Description
- Exhibit B - Conceptual Master Development Plan
- Exhibit C - Topography Plan

PUD-2132 Exhibit A – Legal Description

THE NORTHEAST QUARTER (NE/4) OF THE NORTHWEST QUARTER (NW/4) OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP THIRTEEN (13) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, IN OKLAHOMA COUNTY, OKLAHOMA, **LESS AND EXCEPT** THE FOLLOWING DESCRIBED TRACT: A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION 26, TOWNSHIP 13 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN, IN OKLAHOMA COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING at the Northeast corner of said Northwest Quarter (NW/4); THENCE N90°00'00"W along the North line of said Northwest Quarter (NW/4), a distance of 1,331.55 feet to the POINT OF BEGINNING; THENCE S00°55'09"E a distance of 661.73 feet; THENCE S89°50'48"W a distance of 13.02 feet; THENCE N00°43'07"W a distance of 661.73 feet to a point on the North line of said Northwest Quarter (NW/4); THENCE N90°00'00"E along the North line of said Northwest Quarter (NW/4), a distance of 10.70 feet to the POINT OF BEGINNING. **AND** The North Half (N/2) of the West Half (W/2) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Twenty-six (26), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma. **AND** Tract 2 A tract of land in the Northwest Quarter (NW/4) of Section Twenty-six (26), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: COMMENCING at the Northeast corner of said Northwest Quarter (NW/4); THENCE N90°00'00"W along the North line of said Northwest Quarter (NW/4), a distance of 1,331.55 feet to the POINT OF BEGINNING; THENCE S00°55'09"E a distance of 661.73 feet; THENCE S89°50'48"W a distance of 13.02 feet; THENCE N00°43'07"W a distance of 661.73 feet to a point on the North line of said Northwest Quarter (NW/4); THENCE N90°00'00"E along the North line of said Northwest Quarter (NW/4), a distance of 10.70 feet to the POINT OF BEGINNING.





CASE NUMBER: PUD-2132

This notice is to inform you that **David M. Box, Box Law Group, PLLC, on behalf of The Academy of Classical Christian Studies, Inc., and Hefner Land Group, LLP**, filed an application with The City of Oklahoma City to change the zoning designation of the property to PUD-2132 Planned Unit Development District. The City Council will consider this zoning application at a public hearing on May 19, 2026. The only property to be rezoned is outlined on the attached map. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

Agenda and case materials are available online at <https://okc.primegov.com/public/portal>.

LEGAL DESCRIPTION:

THE NORTHEAST QUARTER (NE/4) OF THE NORTHWEST QUARTER (NW/4) OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP THIRTEEN (13) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, IN OKLAHOMA COUNTY, OKLAHOMA, **LESS AND EXCEPT** THE FOLLOWING DESCRIBED TRACT: A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION 26, TOWNSHIP 13 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN, IN OKLAHOMA COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING at the Northeast corner of said Northwest Quarter (NW/4); THENCE N90°00'00"W along the North line of said Northwest Quarter (NW/4), a distance of 1,331.55 feet to the POINT OF BEGINNING; THENCE S00°55'09"E a distance of 661.73 feet; THENCE S89°50'48"W a distance of 13.02 feet; THENCE N00°43'07"W a distance of 661.73 feet to a point on the North line of said Northwest Quarter (NW/4); THENCE N90°00'00"E along the North line of said Northwest Quarter (NW/4), a distance of 10.70 feet to the POINT OF BEGINNING. **AND** The North Half (N/2) of the West Half (W/2) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Twenty-six (26), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma. **AND** Tract 2 A tract of land in the Northwest Quarter (NW/4) of Section Twenty-six (26), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: COMMENCING at the Northeast corner of said Northwest Quarter (NW/4); THENCE N90°00'00"W along the North line of said Northwest Quarter (NW/4), a distance of 1,331.55 feet to the POINT OF BEGINNING; THENCE S00°55'09"E a distance of 661.73 feet; THENCE S89°50'48"W a distance of 13.02 feet; THENCE N00°43'07"W a distance of 661.73 feet to a point on the North line of said Northwest Quarter (NW/4); THENCE N90°00'00"E along the North line of said Northwest Quarter (NW/4), a distance of 10.70 feet to the POINT OF BEGINNING.

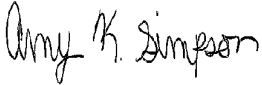
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

You are not required to attend the hearing, but if you wish to you may. You can also have someone appear on your behalf.

If you object to the rezoning of the property, you can file legal written protest no later than three days prior to the hearing, with the Office of the City Clerk, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102.

Dated this 21st day of April 2026.

SEAL


Amy K. Simpson, City Clerk



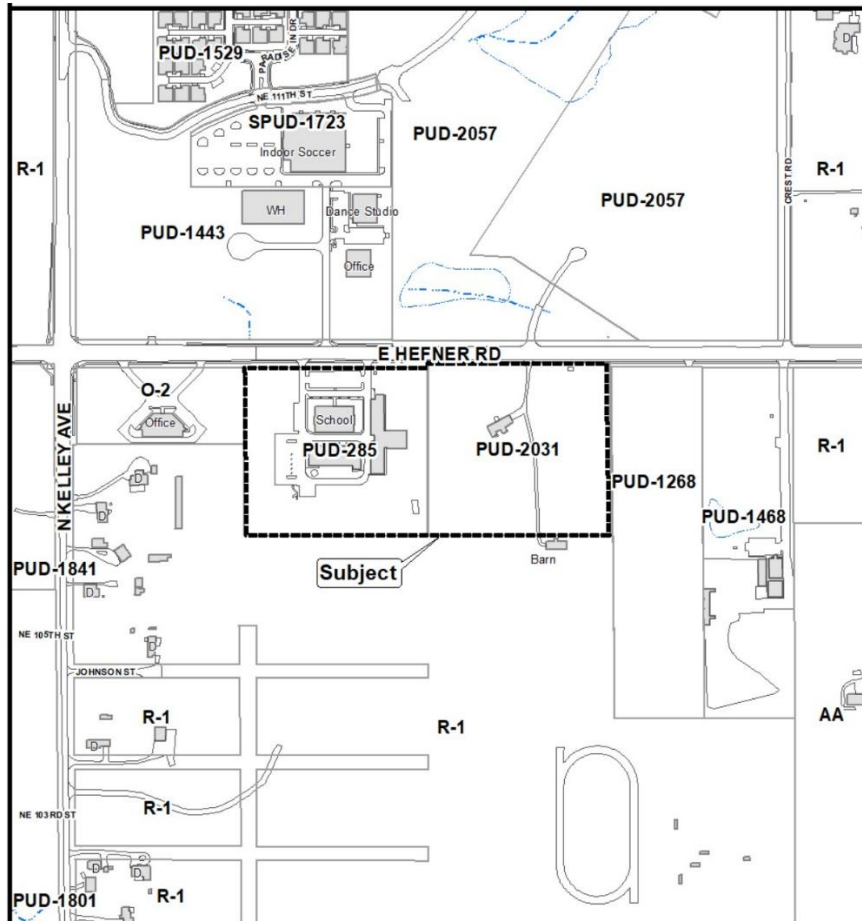
PROPOSED ZONING CHANGE:

CASE NUMBER: PUD-2132

FROM: PUD-285 Planned Unit Development and PUD-2031 Planned Unit Development Districts

TO: PUD-2132 Planned Unit Development District

ADDRESS OF PROPERTY: 1120 East Hefner Road



PROPOSED USE: The purpose of this application is to allow office and institutional uses, and specifically to expand the existing school.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulations of the modified **O-2 General Office District**(OKC Zoning Ordinance, 2020).

Should you have any questions or concerns regarding this application please call:

The City of Oklahoma City

Planning Department

420 West Main Street, Suite 910

Oklahoma City, Oklahoma 73102

(405) 297-2623

subdivisionandzoning@okc.gov

FOR PUBLICATION ONLY

CASE NUMBER: PUD-2132

LOCATION: 1120 East Hefner Road

NOTICE IS HEREBY GIVEN, that the City Council of Oklahoma City will hold a public hearing on a proposed ordinance, extending the limits of PUD-2132 Planned Unit Development District from PUD-285 Planned Unit Development and PUD-2031 Planned Unit Development Districts. A public hearing will be held by the City Council on May 19, 2026. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

Agenda and case materials are available online at <https://okc.primegov.com/public/portal>.

Under the terms of said ordinance, the limits of and boundaries of the PUD Planned Unit Development District would be extended to include the following described property:

LEGAL DESCRIPTION:

THE NORTHEAST QUARTER (NE/4) OF THE NORTHWEST QUARTER (NW/4) OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP THIRTEEN (13) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, IN OKLAHOMA COUNTY, OKLAHOMA, **LESS AND EXCEPT** THE FOLLOWING DESCRIBED TRACT: A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION 26, TOWNSHIP 13 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN, IN OKLAHOMA COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING at the Northeast corner of said Northwest Quarter (NW/4); THENCE N90°00'00"W along the North line of said Northwest Quarter (NW/4), a distance of 1,331.55 feet to the POINT OF BEGINNING; THENCE S00°55'09"E a distance of 661.73 feet; THENCE S89°50'48"W a distance of 13.02 feet; THENCE N00°43'07"W a distance of 661.73 feet to a point on the North line of said Northwest Quarter (NW/4); THENCE N90°00'00"E along the North line of said Northwest Quarter (NW/4), a distance of 10.70 feet to the POINT OF BEGINNING. **AND** The North Half (N/2) of the West Half (W/2) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Twenty-six (26), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma. **AND** Tract 2 A tract of land in the Northwest Quarter (NW/4) of Section Twenty-six (26), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: COMMENCING at the Northeast corner of said Northwest Quarter (NW/4); THENCE N90°00'00"W along the North line of said Northwest Quarter (NW/4), a distance of 1,331.55 feet to the POINT OF BEGINNING; THENCE S00°55'09"E a distance of 661.73 feet; THENCE S89°50'48"W a distance of 13.02 feet; THENCE N00°43'07"W a distance of 661.73 feet to a point on the North line of said Northwest Quarter (NW/4); THENCE N90°00'00"E along the North line of said Northwest Quarter (NW/4), a distance of 10.70 feet to the POINT OF BEGINNING.

PROPOSED USE: The purpose of this application is to allow office and institutional uses, and specifically to expand the existing school.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulations of the modified **O-2 General Office District**(OKC Zoning Ordinance, 2020).

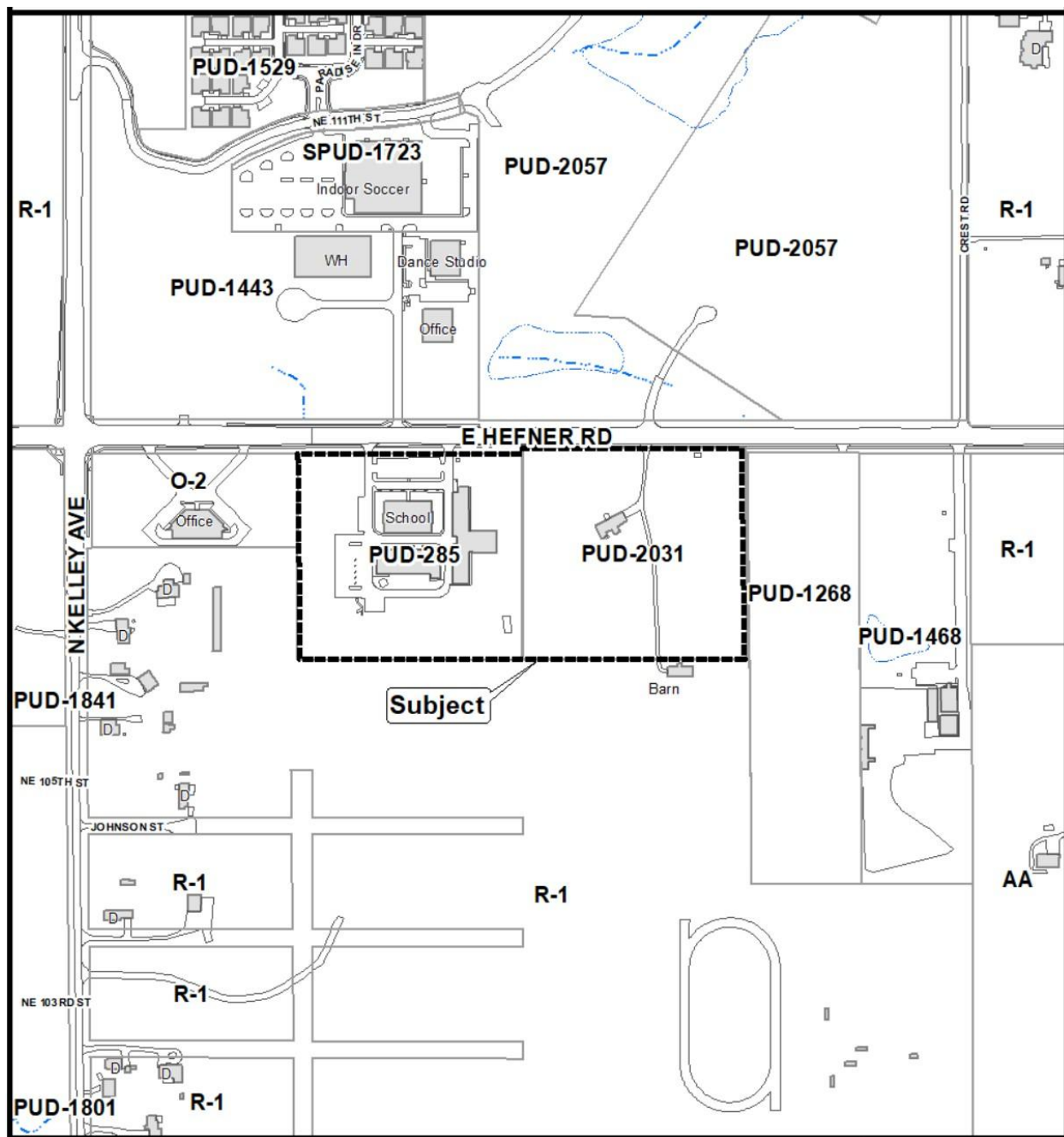
Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to said hearing, any owner of property within the district affected, or any owner of property within a 300-foot radius of the exterior boundary of the subject property, may make legal written protest by filing the same with the Office of the City Clerk, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102.

For further information call (405) 297-2623.

Dated this 21st day of April 2026.

SEAL

Amy K. Simpson, City Clerk



Planning Commission Minutes
March 26, 2026

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:48 a.m. on March 23, 2026)

13. (PUD-2132) Application by The Academy of Classical Christian Studies Inc. and Hefner Land Group LLC, to rezone 1120 East Hefner Road from PUD-285 Planned Unit Development and PUD-2031 Planned Unit Development Districts to PUD-2132 Planned Unit Development District. Ward 7.

Amended Technical Evaluation:

1. Modify Section 9.4 to state: Sight-proof screening shall not be required. If installed, a fence or wall may be constructed per the base zoning district regulations, except that front yard fences along East Hefner Road shall be allowed a maximum height up to 8 feet tall and chain link is not allowed.
2. ~~Lighted outdoor facilities shall be located no closer than 20 feet to any property line that adjoins a residential use, and all lighting shall be arranged so that there will be no annoying glare directed or reflected toward adjacent property. There shall be no light poles within 20 feet of the property line abutting residential use. Where light is provided, it shall be full cutoff with no light spillover beyond the property line.~~
3. Add to Section 9.7 that dumpster enclosures may not be located within the front yard setback along East Hefner Road.
4. Modify Section 9.9 to state: 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, 2020, as amended, except that there shall be no additional parking required for Participant Recreation or Spectator Sports and Entertainment uses (use units 8300.55, 8300.56, 8300.67 and 8300.69). ~~Spectator sports shall not occur simultaneously with other campus functions.~~

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, MILNER, HARRISON, NOBLE

ABSENT: LAFORGE



STAFF REPORT
The City of Oklahoma City
Planning Commission
March 26, 2026

Item No. IV. 13.

(PUD-2132) Application by The Academy of Classical Christian Studies Inc and Hefner Land Group LLC, to rezone 1120 East Hefner Road from PUD-285 Planned Unit Development and PUD-2031 Planned Unit Development Districts to PUD-2132 Planned Unit Development District. Ward 7.

A. GENERAL INFORMATION

1. Contacts

Applicant's Representative

David Box
Box Law Group, PLLC
405-652-1411

2. Case History

This is a new application.

3. Reason for Request

The purpose of this application is to allow office and institutional uses, and specifically to expand the existing school.

B. EXISTING CONDITIONS

1. Size of Site: 20.14 Acres

2. School District: Oklahoma City

3. Zoning and Land Use:

	Subject Site	North	East	South	West
Zoning	PUD-285 PUD-2031	PUD-1443 PUD-2057	PUD-1268	R-1	O-2 R-1
Land Use	School	Commercial	Undeveloped	Undeveloped	Office Residential

4. 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.

C. SUMMARY OF PUD APPLICATION:

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the **O-2 General Office District** shall govern this PUD, except as herein modified.

The following uses shall be permitted:

- 8300.1 Administrative and Professional Offices
- 8300.25 Child Care Centers
- 8300.29 Communications Services: Limited
- 8250.2 Community Recreation: General
- 8250.3 Community Recreation: Property Owners Association
- 8250.4 Community Recreation: Restricted
- 8300.32 Convenience Sales and Personal Services
- 8250.5 Cultural Exhibits
- 8250.11 Library Services and Community Centers
- 8250.14 Low Impact Institutional: Neighborhood-Related
- 8200.5 Low Impact Institutional: Residential-Oriented
- 8300.52 Medical Services: General
- 8300.53 Medical Services: Restricted
- 8250.15 Moderate Impact Institutional
- 8250.16 Murals
- 8300.55 Participant Recreation and Entertainment: Indoor
- 8300.56 Participant Recreation and Entertainment: Outdoor [accessory to Low or Moderate Impact Institutional]
- 8300.67 Spectator Sports and Entertainment: General [accessory to Low or Moderate Impact Institutional]
- 8300.69 Spectator Sports and Entertainment: Restricted

9.0 SPECIAL CONDITIONS

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

9.1 FAÇADE REGULATIONS

Exterior building wall finish on all buildings shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, architectural metal panels, fiber cement siding, wood, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted. Façade regulations do not apply to portable/pre-manufactured buildings

9.2 LANDSCAPING REGULATIONS

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

9.3 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

9.4 SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot-high wall or fence shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall or fence shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood and shall be solid and opaque. No screening shall be required in the event structures are greater than 100 feet away from R-1 zoning.

9.5 SUBDIVISION REGULATIONS

Subdivision shall conform to the Oklahoma City Subdivision Regulations, as amended.

9.6 DRAINAGE REGULATIONS

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

9.7 DUMPSTER REGULATIONS

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use. Dumpsters may be located in parking areas subject to the requirements set forth herein.

Trash collection facilities in this PUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

9.8 ACCESS REGULATIONS

Access may be taken from E Hefner Rd. via a maximum of four driveways.

9.9 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, 2020, as amended, except that there shall be a minimum of 50 parking spaces per building for Spectator Sports and Entertainment uses (use units 8300.67 and 8300.69). Spectator sports shall not occur simultaneously with other campus functions.

9.10 SIGNAGE REGULATIONS

Sign regulations shall be per Code.

9.11 ROOFING REGULATIONS

Each structure in this PUD shall have Class C roofing or better.

9.12 SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department.

9.13 HEIGHT REGULATIONS

Maximum building height shall be as follows:

- If within 35' of R-1 zoning: 25 feet and one-story
- If within 50' of R-1 zoning: 45 feet and two stories
- If over 50' of R-1 zoning: 60 feet and three stories

9.14 SETBACK REGULATIONS

Setback regulations from PUD boundary shall be as follows:

- North: 25 feet
- South: 25 feet
- East: 10 feet
- West: 15 feet where adjacent to R-1; 10 feet where adjacent to O-2

9.15 PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.16 COMMON AREAS

Maintenance of the common areas, private drainage easements, and islands / medians in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

9.17 SPECIFIC PLAN

A specific plan shall be required for any new development requiring commercial building permits.

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

Exhibit A - Legal Description
Exhibit B - Conceptual Master Development Plan
Exhibit C - Topography Plan

D. REVIEW COMMENTS

The following are comments received for this application from City of Oklahoma City departments/divisions and/or outside agencies.

- 1. Airports: ***
- 2. Fire (OCFD):** No objection.

3. Public Works Department:

a. Traffic Services: No objection.

b. Engineering - Storm Sewer Availability:

- 1) The Public Works Engineering staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to the applicable requirements of the Oklahoma City Municipal Code, as amended.
- 2) Storm sewers, in accordance with the City of Oklahoma City's Drainage Ordinance, will be required. For developments abutting section line roads where rainfall-runoff exceeds the capacity of the City of Oklahoma City's standard ditch detail, the installation of enclosed storm sewers and/or concrete channels will be necessary. These improvements must be positioned to provide a minimum clearance of 35 feet from the centerline of the section line road. Concrete channels must be located entirely outside the public right-of-way.
- 3) A flood/drainage study will be required to establish finished floor elevations, common lot areas, and private drainage easements. This study must be reviewed and approved by the Public Works Department.
- 4) A U.S. Corps of Engineers Section 404 permit must be submitted for any work conducted in The Waters of the United States.
- 5) Plans for drainage improvements within private drainage easements and/or common areas must be submitted for review. Building permits will not be issued until construction is complete. For subdivisions abutting a stream, private drainage easements and/or common areas along the stream must, at a minimum, encompass the entire FEMA-mapped Zone AE and floodway within the limits of the development.
- 6) Place the following note on the plat and construction plans: *Maintenance of the common areas, private drainage easements, and islands/medians shall be the responsibility of the Property Owners Association and/or the adjacent property owners. 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 drainage related common areas 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 that meets the requirements specified above.*
- 7) Drainage easements shall be clearly designated as either public or private in the owner's dedication, on the plat, and/or in the plat notes.

- 8) Sediment and erosion control measures shall be provided for any construction in accordance with Oklahoma Statutes Title 27A, OAC 606 - OPDES Standards, and the City of Oklahoma City Municipal Code, as amended.

A City of Oklahoma City Land Disturbance Permit and an ODEQ Construction Permit are required for land disturbance activities exceeding one (1) acre, as specified by the above-referenced regulations. Additionally, a City of Oklahoma City Land Disturbance Permit is required for any construction activity, regardless of the amount of land disturbed, unless exempt under the ordinance.

- 9) Sidewalks shall be installed for all new construction in accordance with the Municipal Code. Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction.
- 10) All private roads and streets shall have a private storm sewer system.
- 11) Amend Section 9.12 Sidewalk Regulations to include: Any repair/replacement of existing sidewalks along E. Hefner Road shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction.

4. Utilities Department:

a. Solid Waste Management:

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

b. Water Availability:

- 1) An existing 12-inch water main(s) is located adjacent to the subject site(s).
- 2) Minimum ten (10) feet horizontal separation required from wastewater mains and five (5) feet for other utilities. Minimum two (2) foot vertical separation required for all utility crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 3) Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.

- 4) Dead-end water mains must be avoided when possible. All existing unused water services must be capped and abandoned at the water main in accordance with the City Standard Specifications.
 - 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 or fire protection systems which require water pressure in excess of 25 psi. The developer is responsible for installing pressure reducers if necessary for protection of developer's service lines, plumbing, and fixtures.
 - 6) All existing and/or proposed water meters must be located in the right-of-way and/or utility easement within grassy areas outside of sidewalks, driveways, streets, and paving.
 - 7) All domestic and fire suppression services must have a separate water service connection. Fire hydrant spacing shall not exceed 500 feet and must be located within ten (10) of a hard surface (i.e. sidewalk, street, paving).
 - 8) Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.
 - 9) Plat may be revised after review and approval of utility plans.
- c. Wastewater Availability:**
- 1) An existing 10-inch wastewater main(s) is located adjacent to the subject site(s).
 - 2) Line capacity is not guaranteed and must be checked by the Engineer of Record and reviewed by the City.
 - 3) The developer will be required to extend the City wastewater collection system to and across each lot or site within the subdivision in accordance with the City Standard Specifications and Private Development Design Manual.
 - 4) Minimum ten (10) feet horizontal separation is required from water mains and five (5) feet for other utilities. Minimum two (2) feet vertical separation required for all crossings. All wastewater mains must have a minimum cover of four (4) feet and depth no greater than eighteen (18) feet. Developer is responsible for remediating any failure to maintain the minimum four (4) feet of cover.
 - 5) Wastewater main(s) must be centrally located in a twenty (20) feet wide easement or larger if necessary. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
 - 6) All existing unused private wastewater service connections must be abandoned and capped at the main in accordance with City Standard Specifications and Private Development Design Manual.

7) Plat may be revised after review and approval of utility plans.

5. Planning Department:

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Where possible, provide a continuous system of open space along stream corridors or other appropriate areas that link neighborhoods and park lands.
- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Developments should be served by urban water and sewer utility systems.

A small stream is located along the western boundary of the site. The western half of the site is developed with a school. The conceptual plan indicates that new development would occur entirely outside, and not in proximity to, the stream corridor. National, state, and local permitting require basic best management practices for stormwater management. Public water and sewer are available.

Location:

- Locate uses that generate high traffic volumes along arterial streets, frontage roads, and interstates.

The subject site is located along the south side of East Hefner Road, an arterial street in the Urban Low LUTA.

Density: The Urban Low Intensity LUTA outlines a floor to area ratio (FAR) of 0.2 to 1.0 for non-residential developments. *The current FAR of the site is approximately 0.04. The PUD regulations could continue to provide a FAR within or below the Urban Low Intensity LUTA range.*

Automobile Connectivity:

- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system.
- Limit number of dead-end streets and cul-de-sacs.
- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- Development fronting arterials should take access from intersecting streets where possible.
- Primary entrance points should be aligned with access points immediately across the street.
- Provide vehicular connectivity between adjacent developments.
- Horizontally mixed-use developments should have connectivity between land uses.

The subject site is located along the south side of East Hefner Road, a Major Arterial Street in the Urban Low LUTA. The site currently has three improved access points along East Hefner Road. The PUD regulations propose utilizing a maximum of four driveways from East Hefner Road. The conceptual plan for the development

illustrates a configuration of driveways similar to the existing layout (three), with a connection between existing and proposed parking areas.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.
- Within parking lots, provide pedestrian access ways separated from vehicle aisles.
- Horizontally mixed-use developments should have public sidewalk connectivity between land uses.

Sidewalks are currently available along East Hefner Road and are required along the arterial by the PUD regulations. The conceptual plan illustrates pedestrian connectivity between existing and proposed development.

- 2) Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating the proposed uses adjacent to existing agricultural or residential uses or zoning, “Building Scale and Site Design”, “Traffic”, and “Operational Impact” are potential compatibility issues identified by the comprehensive plan.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building’s orientation to the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *The PUD is requested to allow expansion of an existing school in accordance with the regulations of the O-2 District. The western half of the site is developed with a school. A future playground is shown on the western half of the conceptual plan. Two new structures, additional detention areas, and a soccer field are illustrated on the eastern half of the site. The PUD regulations propose the following setbacks: 25 feet on the north and south, 10 feet on the east, and the west setback is structured where it allows 10 feet adjacent to the O-2 District and 15 feet adjacent to the R-1 District. Maximum building height is proposed to be tiered based on proximity to the R-1 District. Within 35 feet of the R-1 District, a maximum building height of 25 feet and one story is proposed. Within 50 feet of the R-1 District, 45 feet and two stories would be permitted. If over 50 feet from the R-1 District, the maximum building height permitted would be 60 feet and three stories.*

Traffic: Mitigation measures should be used if the development is inconsistent with the Street Typology or would substantially exceed the average daily traffic of existing, adjacent uses. *The subject site is located along the south side of East Hefner Road, a Major Arterial Street in the Urban Low LUTA. No triggers requiring mitigation measures related to traffic were identified.*

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 is requested to allow expansion of an existing school in accordance with the regulations of the O-2 District. The site abuts R-1 zoning to the south and southwest. The PUD limits many of the permitted uses allowed by the base O-2 District; however, some of the proposed uses such as outdoor recreation uses may create operational impacts not typically found in residential settings. The Master Design Statement specifies that no less than a six-foot and no greater than an eight-foot-high wall or fence shall be required along the boundary of the site where adjacent to residential uses. Additional language is added that no screening is required if structures are greater than 100 feet from the R-1 District. The Master Design Statement specifies that dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential uses or zoning. The PUD maintains the base O-2 District requirements for landscaping and site lighting. Additional mitigation measures regarding outdoor high intensity lighting should be added consistent with Code requirements for the Spectator Sports and outdoor participation uses.*

3) Service Efficiency:

- Water: *Served*
- Sewer: *Served*
- Fire Service: *Urban Response*

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. These areas may also contain floodplain. The comprehensive plan recommends a 100-foot buffer from stream banks. *Riparian area is present on the western portion of the subject site adjacent to a small stream. The western half of the site is developed with a school. The conceptual plan indicates that new development would occur entirely outside, and not in proximity to, the stream corridor. National, state, and local permitting require basic best management practices for stormwater management.*

5) Transportation System: The subject site is located along the south side of East Hefner Road, a Major Arterial Street in the Urban Low LUTA. The nearest transit (bus) service is located southwest of the site, along East Britton Road. According to Streetlight data, last collected in 2022, East Hefner Road had 4,911 average daily trips, with a capacity of 22,000.

6) Other Development Related Policies

- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- Improve the functionality and efficiency of the street network by:
 - Providing direct connections from residential developments to nearby places and to each other.
 - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
 - Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
 - Reducing block sizes and use of dead-end streets.
 - Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
- Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
- Share parking between contiguous developments. (C-31)
- Avoid under-grounding streams to the greatest extent possible. Where feasible, encourage the re-surfacing of buried streams. Limit the use of culverts or other structures that alter natural streams, and require designs that minimize impacts to stream health and function. (G-11)
- 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 subject site is located along the south side of East Hefner Road, east of North Kelley Avenue. The site is made up of PUD-285, which has an R-1 base and is developed with The Academy of Classical Christian Studies, and PUD-2031, which was approved for office and commercial development with a C-3 base in 2024 but is still currently developed with a single-family residence. Across East Hefner Road, to the north, are PUD-1443, which allows commercial/industrial uses, and PUD-2057 which allows single-family residential development. *(As of the time of this report, PUD-2057 was under consideration to be rezoned to PUD-2137 to allow smaller residential lots.)* Abutting the site on the east is undeveloped land zoned for office and agricultural uses within PUD-1268. South of the site is zoned R-1 and primarily undeveloped aside from a barn. West of the site are an office building zoned O-2 and single-family residences zoned R-1 that front North Kelley Avenue.

The PUD is requested with an O-2 base district, and would allow expansion of the existing school. A future playground is shown on the western half of the conceptual

plan. Two new structures, additional detention areas, and a soccer field are illustrated on the eastern half of the site. The PUD regulations propose the following setbacks: 25 feet on the north and south, 10 feet on the east, and the west setback is structured where it allows 10 feet adjacent to the O-2 District and 15 feet adjacent to the R-1 District. Maximum building height is proposed to be tiered based on proximity to the R-1 District. Within 35 feet of the R-1 District, a maximum building height of 25 feet and one story is proposed. Within 50 feet of the R-1 District, 45 feet and two stories would be permitted. If over 50 feet from the R-1 District, the maximum building height permitted would be 60 feet and three stories.

The site abuts R-1 zoning to the south and southwest. The PUD limits many of the permitted uses allowed by the base O-2 District; however, some of the proposed outdoor recreation uses may create operational impacts not typically found in residential settings. The Master Design Statement specifies that no less than a six-foot and no greater than an eight-foot-high wall or fence shall be required along the boundary of the parcel where adjacent to residential uses. Additional language is added that no screening is required if structures are greater than 100 feet from the R-1 District. Given the area, staff would support no fencing requirements for the eastern portion of the property, but the PUD may need to specify a fence height so that the “front yard” fence, if desired would not be interpreted to be a maximum height of 4 feet. The Master Design Statement specifies that dumpsters shall be located within an area screened from public streets and residences and placed no closer than 50 feet from all property lines adjacent to residential uses or zoning, but should also include language preventing dumpsters in the front yard along E Hefner Rd. Shared parking is encouraged, but clarification to the Master Design Statement regarding minimum vs. required parking may be needed.

E. 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:

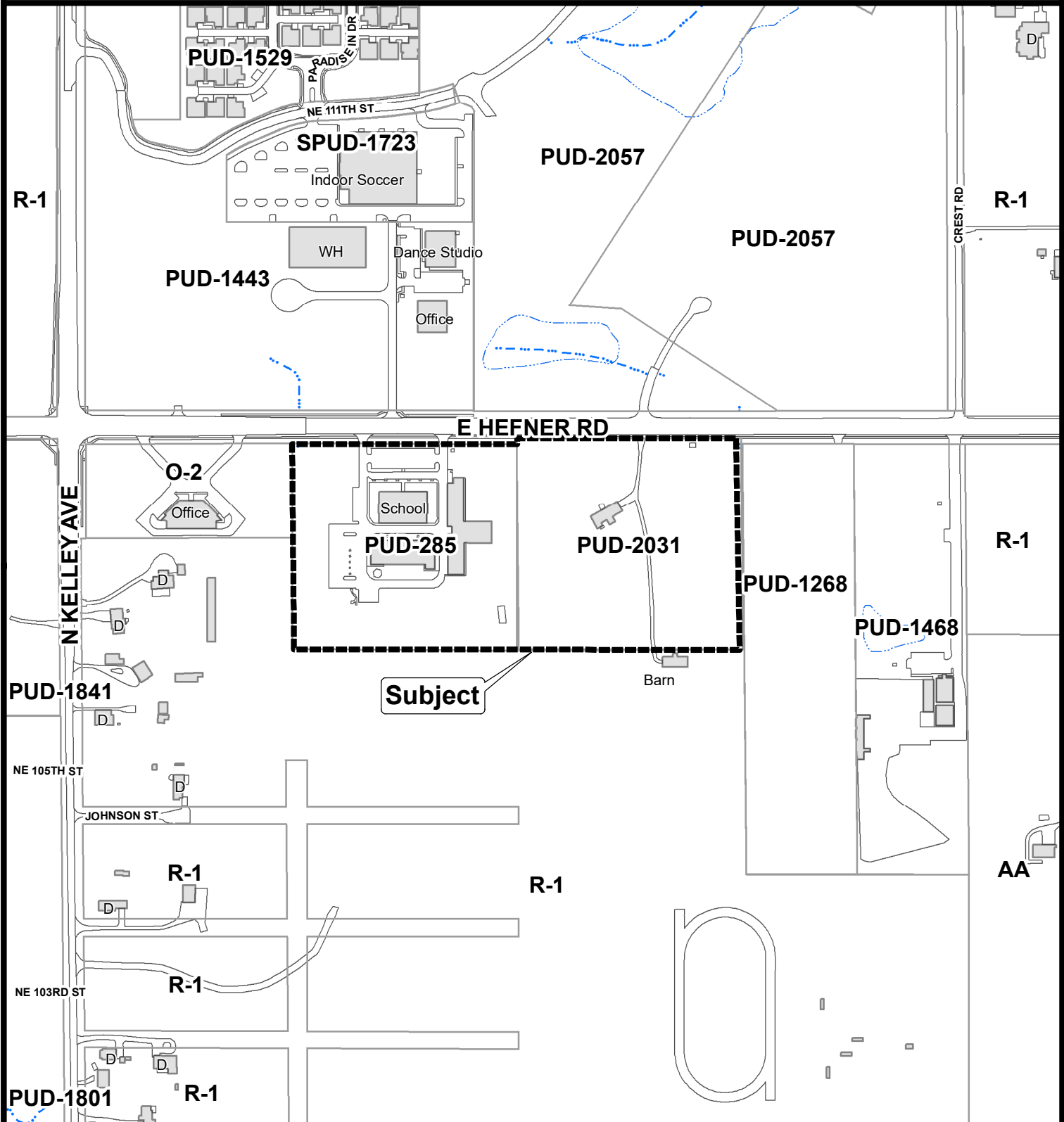
1. Modify Section 9.4 to state: Sight-proof screening shall not be required. If installed, a fence or wall may be constructed per the base zoning district regulations, except that front yard fences along E Hefner Road shall be allowed a maximum height up to 8 feet tall and chain link is not allowed.
2. Lighted outdoor facilities shall be located no closer than 20 feet to any property line that adjoins a residential use, and all lighting shall be arranged so that there will be no annoying glare directed or reflected toward adjacent property.

3. Add to Section 9.7 that dumpster enclosures may not be located within the front yard setback along E Hefner Road.
4. Modify Section 9.9 to state: 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, 2020, as amended, except that there shall be no additional parking required for Participant Recreation or Spectator Sports and Entertainment uses (use units 8300.55, 8300.56, 8300.67 and 8300.69). Spectator sports shall not occur simultaneously with other campus functions.

All Engineering Division and Water/Wastewater Utilities Division requirements must be met. Additional changes to the PUD may be required during either Divisions review of construction plans and prior to City Council approval.

gjh

**Case No: PUD-2132 Applicant: Hefner Land Group, LLP and
The Academy of Classical Christian Studies, Inc.**
Existing Zoning: PUD-285 / PUD-2031 Location: 1120 E. Hefner Rd.

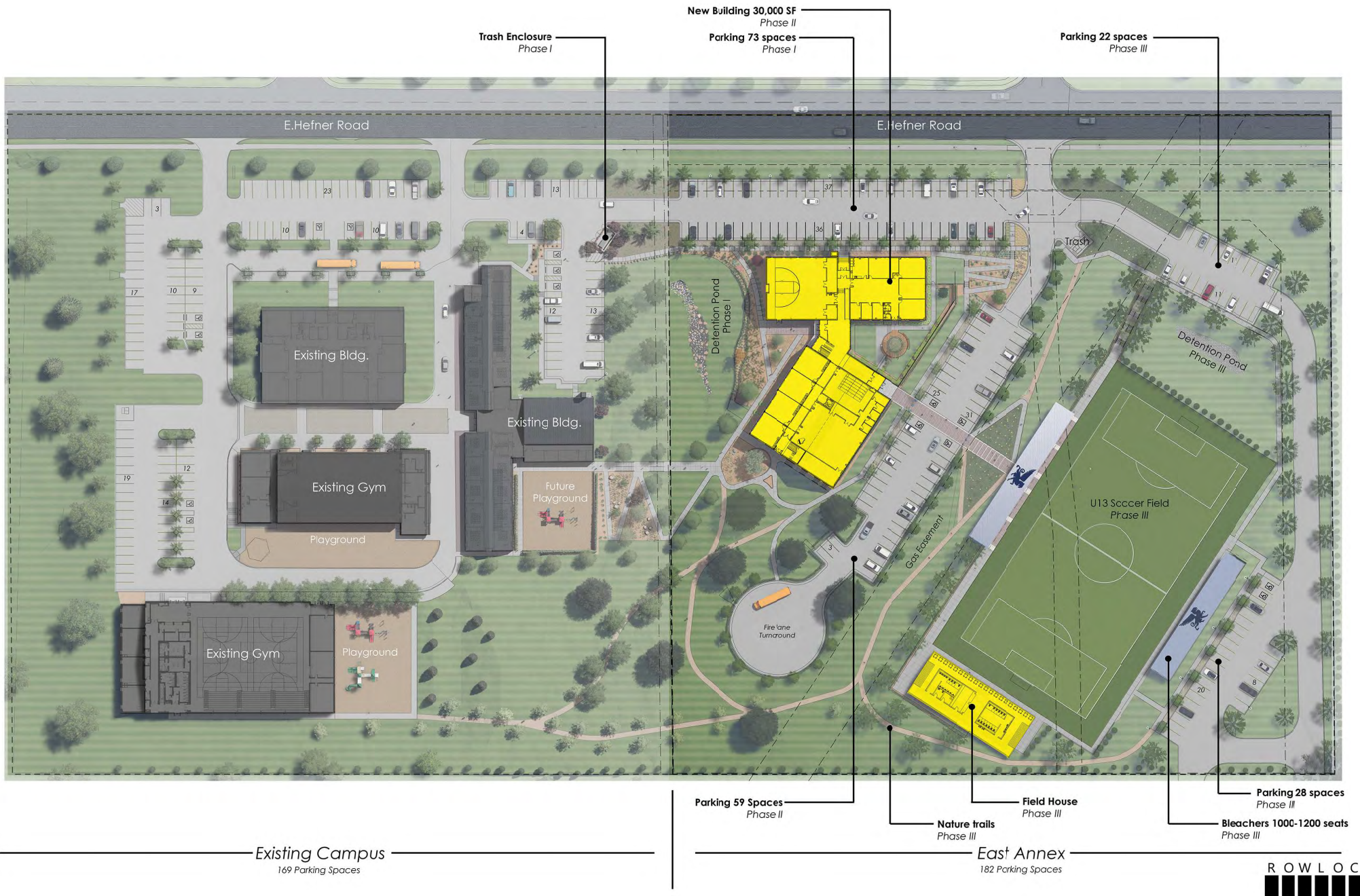


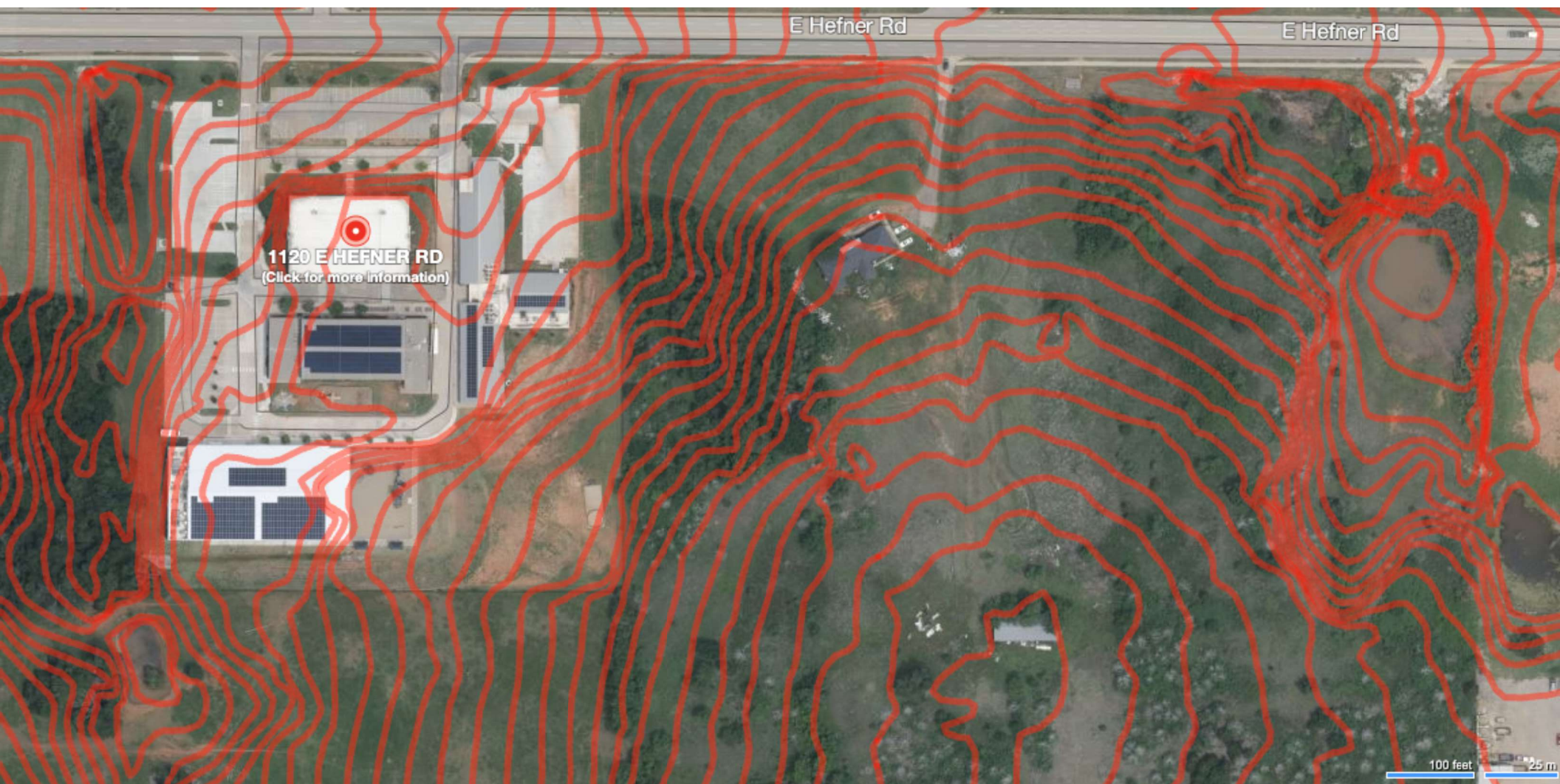
The City of
OKLAHOMA CITY

Planned Unit Development

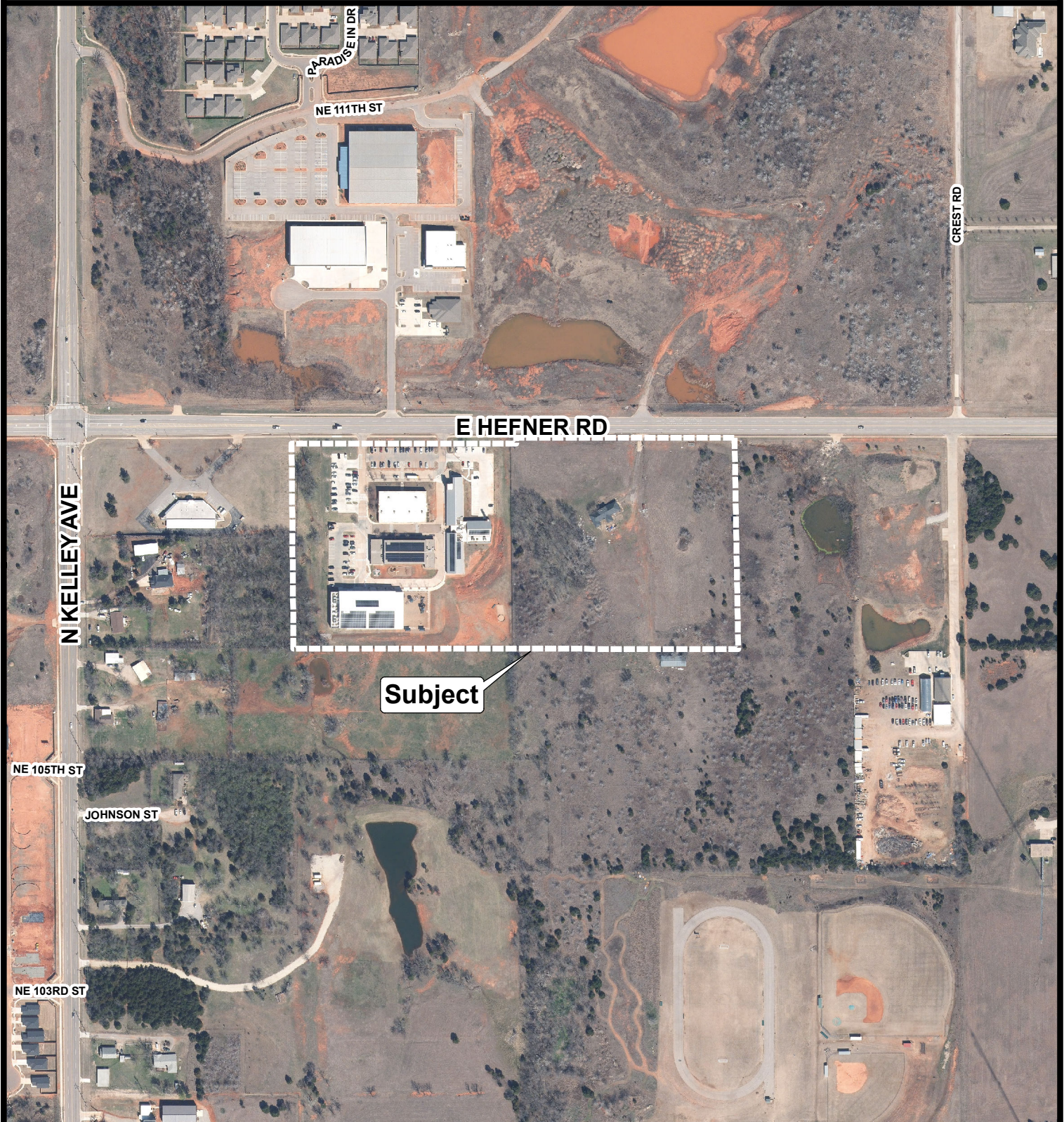


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Aerial Photo from 3/2025



The City of
OKLAHOMA CITY

Planned Unit Development



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