PUD-2135

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ORDINANCE NO. 28,077

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:

A Tract of land being a part of the Northeast Quarter (NE/4) of Section Eleven (11), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, more particularly described as follows: COMMENCING at the southeast corner of said North Half (N/2) of the Northeast Quarter (NE/4); THENCE S89°48'27"W a distance of 338.81 feet to a point on the west right-of-way line of North Portland Avenue also being the POINT OF BEGINNING; THENCE continuing S89°48'27"W a distance of 2,315.50 feet (measured); THENCE N00°27'18"W to a point on the north line of said section a distance of 1,311.22 feet (measured); THENCE N89°43'50"E along said section line a distance of 165.00 feet (measured); THENCE S00°27'18"E to a point on the south right-of-way line of N.W. 150th Street a distance of 59.75 feet (measured); THENCE along said right-of-way the following Seven (7) courses: 1. N89°44'09"E a distance of 313.58 feet; 2. S84°29'43"E a distance of 149.23 feet; 3. N89°44'09"E a distance of 278.53 feet; 4. Southeasterly along a curve to the right having a radius of 7,579.44 feet (said curve subtended by a chord which bears S86°02'52"E a distance of 161.64 feet) for an arc distance of 164.64 feet; 5. Southeasterly along a curve to the left having a radius of 7,699.44 feet (said curve subtended by a chord which bears S87°08'54"E a distance of 459.89 feet) for an arc distance of 459.96 feet; 6. S83°51'54"E a distance of 504.99 feet; 7. S47°55'37"E to a point on the west right-of-way line of North Portland Avenue a distance of 45.34 feet; THENCE along said right of way the following Three (3) courses: 1. Southeasterly along a curve to the right having a radius of 7,939.44 feet (said curve subtended by a chord which bears S10°02'12"E a distance of 342.93 feet) for an arc distance of 342.93 feet; 2. S17°21'28"E a distance of 496.38 feet; 3. Southeasterly along a curve to the right having a radius of 7,389.44 feet (said curve subtended by a chord which bears S10°23'48"E a distance of 308.07 feet) for an arc distance of 308.09 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:

CITY CLERK

MAYOR

REVIEWED for form and legality.

ASSISTANT MUNICIPAL COUNSELOR

ADOPTED SUBJECT TO THE SUMMARY OF TECHNICAL EVALUATION.

MEMORANDUM

Council Agenda
Item No. XI. D
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-2135), rezoning 3748 NW 150th Street from I-1 Light Industrial and PUD-164 Planned Unit Development District to PUD-2135 Planned Unit Development District. Ward 8.
Planning Commission recommended approval subject to the Summary of Technical Evaluation.

Applicant:
David M. Box, Box Law Group, PLLC
Neeha, Inc.
Kajal Inn, Inc.

Purpose:
The purpose of this application is to allow commercial use development.

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 uses as follows:
   - Outdoor Sales & Display & Outdoor Storage (8300.54) is permitted only if it is accessory to another permitted use and is limited to no more than 20% of the prescribed parking area of the permitted use, unless otherwise defined through a subsequent Specific Plan.
   - Participant Recreation and Entertainment: Indoor (8300.55), allows ancillary outdoor activities such as mini golf, sports courts, patios, etc.
2. Modify Section 9.4 Screening Regulations to state: Per Code, except, no less than an eight-foot wall shall be required along the west boundary of the PUD where adjacent to existing single-family residential. Said wall shall be constructed entirely of stucco, brick, stone, or other masonry / cementitious material, including precast, and shall be solid and opaque, subject to Public Works' approval. The wall shall match in style and material as the development to the south.

3. Add to Section 9.12 Sidewalk Regulations that ~~sidewalks will be required along interior *drives* as well as streets. Pedestrian connections will be required from sidewalks along streets to streets and drives within the PUD, and south to the Scheels site. A pedestrian circulation plan shall be included with the PUD Specific Plan.~~ a site-wide pedestrian system shall be organized and shown with the first Specific Plan to provide adequate and continuous safe pedestrian circulation within the development and between buildings by defining walkways and distinguishing areas of foot traffic from vehicular movements. Interior pedestrian pathways will be landscaped. Sidewalks are not required on Portland Avenue. Pedestrian access to the south shall be provided.
4. Pad sites along NW 150th Street and North Portland Avenue frontages shall be located along street frontages, with parking ~~located on the sides or rear~~ limited in front of the buildings to two rows of parking and a drive aisle. ~~No parking is allowed between buildings that front arterial streets and the right-of-way except for fire/emergency and ADA required spaces~~.
5. The traffic signal shown on Exhibit B shall be required. ~~At least one street shall connect through the development from the signal on NW 150th Street to North Portland Avenue~~.
6. ~~Two vehicular connections shall be located along the south boundary of the PUD and stub to the proposed development on the south. The applicants/developers shall coordinate to align locations and allow mutual access~~.
7. ~~Platting shall be required~~.
8. Add to Section 9.9 Parking Regulations: Municipal Code calculations per Chapter 59 for parking requirements within this PUD shall be a recommended number of spaces provided in lieu of a minimum.
9. Dumpsters are prohibited within the west 100 feet of the PUD.
10. The provision for wood and architectural metal shall be moved from the 70% allowance to the 30% allowance.

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	MAILING ADDRESS	CITY	STATE	ZIPCODE
PUD-2135	BOX LAW GROUP, DAVID BOX	525 NW 11TH ST, STE 205	OKLAHOMA CITY	OK	73103
PUD-2135	REMINGTON HOA	3720 REMINGTON PLACE RD	NORMAN	OK	73072
PUD-2135	MONTICELLO HOA	14909 JEFFERSON LN	OKLAHOMA CITY	OK	73134
PUD-2135	EDMOND SCHOOL DISTRICT, BRETT TOWNE	1001 W DANFORTH	EDMOND	OK	73003
PUD-2135	DEER CREEK SCHOOL DISTRICT, DR JASON PEREZ, SUPERINTENDENT	20701 N MACARTHUR BLVD	EDMOND	OK	73012
PUD-2135	405 DEVELOPMENTS LLC	3222 SW 119TH ST	OKLAHOMA CITY	OK	73170-4505
PUD-2135	A E W IRREV TRUST	4131 NW 122ND ST, Unit 150	OKLAHOMA CITY	OK	73120
PUD-2135	ALVARADO MIGUEL ANGEL CHIRINOS, ABREU MARIA A LOGINOV	15200 HILL BRANCH RD	EDMOND	OK	73013-7808
PUD-2135	ANDREWS MARGARET J TRUST	14916 JEFFERSON LN	OKLAHOMA CITY	OK	73134-1833
PUD-2135	B SQUARED INVESTMENTS LLC	19700 N MACARTHUR BLVD	EDMOND	OK	73012-9300
PUD-2135	BAGENSKI PHILIP FRANKLIN, BAGENSKI STACY DIANE	3121 NW 163RD CT	EDMOND	OK	73013
PUD-2135	BIELSTEIN DIANNE A	15016 MONTICELLO DR	OKLAHOMA CITY	OK	73134-1836
PUD-2135	BLASIUS JULIE CAM THUY, BUI VI NGOC	4112 NW 151ST ST	EDMOND	OK	73013
PUD-2135	BRYAN TRAVIS, BRYAN TORREYA	14904 MONTICELLO DR	OKLAHOMA CITY	OK	73134
PUD-2135	CASWELL BENNIE M, CASWELL WANDA K	15017 N JEFFERSON LN	OKLAHOMA CITY	OK	73134
PUD-2135	CHUGON ROBERT L JR & VIVIAN C REV LIV TRUST	4104 NW 146TH TER	OKLAHOMA CITY	OK	73134-1752
PUD-2135	DALKE RICHARD E & LEANNE K TRS, DALKE JOINT REV TRUST	4109 NW 146TH ST	OKLAHOMA CITY	OK	73134-1746
PUD-2135	DAVENPORT JAMES C & ALICIA CO TRS, DAVENPORT FAMILY TRUST	15001 JEFFERSON LN	OKLAHOMA CITY	OK	73134
PUD-2135	DAVIS JIMMIE & AMY	14608 PONY RD	OKLAHOMA CITY	OK	73134-1705
PUD-2135	DAVIS WILLIAM R TRS C/O JAMES STOUT, TRUSTEE, DAVIS WILLIAM R & MARTHA R FAMILY TRUST	26112 S DURANGO DR	CLAREMORE	OK	74019-2458
PUD-2135	DAY RANDY K TRS, DAY RANDY K FAMILY TRUST	605 STURTZ CIR	NORMAN	OK	73072
PUD-2135	ECHOLS JUSTIN FITZGERALD, ECHOLS ARA ANNE	14604 PONY RD	OKLAHOMA CITY	OK	73134-1705
PUD-2135	EDGECREEK LLC	32 NW 144TH CIRCLE, Unit A	EDMOND	OK	73013
PUD-2135	EFE MEHMET, ILHAN OZGE	15108 HILL RANCH RD	EDMOND	OK	73013
PUD-2135	ELLIOTT JIM, MONTANA ELLIOTT KATHY	14909 JEFFERSON LN	OKLAHOMA CITY	OK	73134-1830
PUD-2135	FREEMAN JACKIE & SHONDERLA	4108 NW 151ST ST	EDMOND	OK	73013-9252
PUD-2135	GHOUL WINDY TRUST	211 N ROBINSON N1630	OKLAHOMA CITY	OK	73102
PUD-2135	GIBSON DAVID B & ALETHEA E REV TRUST	15000 JEFFERSON LN	OKLAHOMA CITY	OK	73134-1831
PUD-2135	GUSTAS BRIAN D, GUSTAS KATHLEEN R & ANDREWS MARGARET J	4305 NW 143RD ST	OKLAHOMA CITY	OK	73134-1728
PUD-2135	HAJMIRSADEGHI AHMAD	14620 PONY RD	OKLAHOMA CITY	OK	73134-1705
PUD-2135	HARDER CHERYL & ALLAN	14901 JEFFERSON LN	OKLAHOMA CITY	OK	73134-1830

PUD-2135	HENDRICKS RONALD W & SHARON L LIV TRUST	4109 NW 150TH TER	OKLAHOMA CITY	OK	73134-1834
PUD-2135	HENLEY ROBERT N, HENLEY CAROLYN M	4112 NW 148TH TER	OKLAHOMA CITY	OK	73134-1826
PUD-2135	HERNANDEZ MICHELLE RENEE	14900 JEFFERSON LN	OKLAHOMA CITY	OK	73134-1833
PUD-2135	HIGGS TRACY	14517 FOSSIL CREEK LN	OKLAHOMA CITY	OK	73134
PUD-2135	HPA BORROWER 2017 1 LLC	PO BOX 4900	SCOTTSDALE	AZ	85261
PUD-2135	HWY 74 NORTH DEVELOPMENT LLC	9211 LAKE HEFNER PKWY, Unit 110	OKLAHOMA CITY	OK	73120-6501
PUD-2135	JENNINGS RICHARD M, ASBURY JENNINGS DONNA S	15009 JEFFERSON LN	OKLAHOMA CITY	OK	73134
PUD-2135	KANAGA DUSTY S & LISA D TRS, KANAGA 2018 REV TRUST	4105 NW 146TH TER	OKLAHOMA CITY	OK	73134
PUD-2135	KINSEY ANTHONY R	14628 PONY RD	OKLAHOMA CITY	OK	73134
PUD-2135	KORBER LISA B	15005 JEFFERSON LN	OKLAHOMA CITY	OK	73134-1832
PUD-2135	LEIB ERAN JACOB & ORIT HENDLER	946 ARLINGTON CT	SUNNYVALE	CA	94087
PUD-2135	LOEFFLER DIANA G TRS, LOEFFLER DIANA G LIVING TRUST	4122 E AGAVE RD	PHOENIX	AZ	85044-4672
PUD-2135	LONE OAK INC	32 NW 144TH CIR STE B	EDMOND	OK	73013-2506
PUD-2135	LONE OAK RE HOLDINGS LLC	15101 CROWN AT LONE OAK RD	EDMOND	OK	73013
PUD-2135	LONG JOHN ROBERT	14904 JEFFERSON LN	OKLAHOMA CITY	OK	73134
PUD-2135	MADSEN JILL A	15008 MONTICELLO DR	OKLAHOMA CITY	OK	73134
PUD-2135	MAYA INN INC, HEENA HOTEL LLC & KAJAL INN INC	3048 N GRAND BLVD	OKLAHOMA CITY	OK	73107
PUD-2135	MCCARTNEY KATHY L	14624 PONY RD	OKLAHOMA CITY	OK	73134
PUD-2135	MCDILL LAURA, FARHANG FARID	15016 JEFFERSON LN	OKLAHOMA CITY	OK	73134-1831
PUD-2135	MCDOWELL KURT A & ANGELA A	4100 NW 146TH ST	OKLAHOMA CITY	OK	73134-1745
PUD-2135	MCGEE BERYL L	4113 NW 150TH TER	OKLAHOMA CITY	OK	73134-1834
PUD-2135	MOHN FATHOM MICHELLE	15112 HILL BRANCH RD	EDMOND	OK	73013
PUD-2135	MONTICELLO HOMEOWNERS ASSOCIATION	15025 MONTICELLO DR	OKLAHOMA CITY	OK	73134-1837
PUD-2135	MOORE SHEILA RENEE TRS, MOORE S FAMILY TRUST	15012 JEFFERSON LN	OKLAHOMA CITY	OK	73134
PUD-2135	MOSELEY HOWARD DON & KAREN SUE CO TRS, MOSELEY DON & KAREN LIV TRUST	4100 NW 148TH TER	OKLAHOMA CITY	OK	73134-1826
PUD-2135	NEEHA INC C/O CHAMPION HOTELS	3048 N GRAND BLVD	OKLAHOMA CITY	OK	73107-1818
PUD-2135	NEWTON KEITH A	4105 NW 150TH TER	OKLAHOMA CITY	OK	73134-1834
PUD-2135	NOCKELS DAVID M & KATHLEEN A	4101 NW 145TH ST	OKLAHOMA CITY	OK	73134-1704
PUD-2135	ORTIZ GABRIELLE, SOLOMON LEAH NICOLE ISEBELLE	14612 PONY RD	OKLAHOMA CITY	OK	73134-1705
PUD-2135	OSSENKOP MICHAEL & DEBORAH FAMILY REV TRUST	15008 JEFFERSON LN	OKLAHOMA CITY	OK	73134-1831
PUD-2135	PALUSKA MICHAEL R JOINT LIV TRUST, PALUSKA DOROTHY M JOINT LIV TRUST	4101 NW 150TH TER	OKLAHOMA CITY	OK	73134

PUD-2135	PARKER DANIEL J	15012 MONTICELLO DR	OKLAHOMA CITY	OK	73134-1836
PUD-2135	RII 1SC OKC I LLC	32 W 200 S, Unit 216	SALT LAKE CITY	UT	84101
PUD-2135	ROGER GARY L II & BELINDA K	14916 MONTICELLO DR	OKLAHOMA CITY	OK	73134-1835
PUD-2135	ROW ELISE MCCAULEY	14900 MONTICELLO DR	OKLAHOMA CITY	OK	73134
PUD-2135	SEAMAN DAVID R & ELIZABETH C REV LIV TRUST	4104 NW 146TH ST	OKLAHOMA CITY	OK	73134-1745
PUD-2135	SELBY DAVID & NANCY FAMILY TRUST	14913 JEFFERSON LN	OKLAHOMA CITY	OK	73134-1830
PUD-2135	SMITH NORMA S	4105 NW 146TH ST	OKLAHOMA CITY	OK	73134-1746
PUD-2135	SPARK BRIXTON LLC	3140 W BRITTON RD, Unit 204	OKLAHOMA CITY	OK	73120
PUD-2135	SPENCE JOE & JUDY C REV LIV TRUST	14921 JEFFERSON LN	OKLAHOMA CITY	OK	73134-1830
PUD-2135	STOCKTON JACK A & SHARON ANN TRS, STOCKTON FAMILY TRUST	15024 JEFFERSON LN	OKLAHOMA CITY	OK	73134-1831
PUD-2135	SUITOR ROSEMARY A REV TRUST	1021 NW GRAND BLVD	OKLAHOMA CITY	OK	73118-6039
PUD-2135	SULTZBACH HAROLD K & MARCELLA TRS, SULTZBACH H K & M J REV LIV TRUST	4100 NW 146TH TER	OKLAHOMA CITY	OK	73134-1752
PUD-2135	SWISHER MICHELE A	15000 MONTICELLO DR	OKLAHOMA CITY	OK	73134-1836
PUD-2135	SZIJARTO JOSEPH E & JANET R REV TRUST	4101 NW 146TH ST	OKLAHOMA CITY	OK	73134
PUD-2135	THAGARD MICHAEL D, THAGARD SCOTTY G, THAGARD RICKY D	14925 JEFFERSON LN	OKLAHOMA CITY	OK	73134-1830
PUD-2135	WILLIAMS GILBERT R & RUBY L	4101 NW 146TH TER	OKLAHOMA CITY	OK	73134-1719
PUD-2135	YOUNGLAS ROBERT	4116 NW 148TH TER	OKLAHOMA CITY	OK	73134-1826

APPROVED
05-19-2026
BY THE CITY COUNCIL
CITY CLERK

THE CITY OF OKLAHOMA CITY

PLANNED UNIT DEVELOPMENT DISTRICT

PUD-2135

MASTER DESIGN STATEMENT FOR

SH 74 & NW 150th St.

February 12, 2026
March 20, 2026
March 30, 2026

PREPARED FOR:

Mazaheri Properties, LLC
3000 W Memorial Rd., Ste. 225
Oklahoma City, OK 73120
(405) 250-0693
philip@mazaheriproperties.com

PREPARED BY:

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David Box
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SECTION 1.0 ..... INTRODUCTION

The Planned Unit Development (PUD) of SH 74 & NW 150th St., consisting of 61.076 acres, is located within the Northeast Quarter (NE/4) of Section 11, Township 13 N, Range 4 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 owner of this property is Kajal Inn, Inc., and Neeha, Inc. The developer of this property is Mazaheri Properties, LLC.

SECTION 4.0 ..... SITE AND SURROUNDING AREA

The subject property is presently zoned for I-1 and PUD-164 Districts. Surrounding properties are zoned and used for:

North: PUD-706 District and is currently undeveloped.
East: State Highway 74
South: PUD-2094 District and is currently undeveloped.
West: PUD-534 and R-1 Districts and used for residential development.

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 undeveloped and consists of dense trees and landscaping. The dominant soil group for the property area is silt loam with a variable degree of ground slopes ranging from less than one percent to around twelve percent. The silt loam soil group is further categorized in various subgroups such as; Ashport, Bethany, Norge, Renfrow, and Renthin. The other minor soil groups found within the property area are Grainola-Ashport, Grainola-Ironmound, Renthin silty clay loam with a range of slopes from one percent to five percent. These soils have moderate to low infiltration rate and low to high surface runoff potential when thoroughly wet. The property area ultimately slopes in northerly direction to the downstream storm water collection system of NW 150th Street.

SECTION 6.0 .....CONCEPT

The concept for this PUD is to change the existing base zoning to a base zoning that will permit a commercial development.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 ..... STREETS

The nearest street to the north is NW 150th St. The nearest street to the east is N Portland Ave./SH 74. The nearest street to the south is W Memorial Rd. The nearest street to the west is Jefferson Ln.

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 15 located at 2817 NW 122nd St. It is approximately 3 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 **C-3 Community Commercial District** shall govern this PUD, except as herein modified.

The following uses are the only uses allowed within this PUD:

- Administrative and Professional Office (8300.1)
- Adult Day Care Facilities (8300.2)
- Alcoholic Beverage Retail Sales (8300.5)
- Animal Sales and Services: Grooming (8300.8)
- Animal Sales and Services: Kennels and Veterinary, Restricted (8300.11)
- Automotive: Parking Garages (8300.12)
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Communication Services: Limited (8300.29).
- Community Recreation: Restricted (8250.4)
- Convenience Sales and Personal Services (8300.32)
- Cultural Exhibits (8250.5)
- Custom Manufacturing (8350.3)
- Drinking Establishments: Sitdown, Alcohol Permitted (8300.33)
- Dwelling Units and Mixed Use (8200.2)
- Eating Establishments: Drive-In (8300.34)
- Eating Establishments: Fast Food (8300.35)
- Eating establishments: Fast Food with Drive-thru Order Window (8300.36)
- Eating Establishments: Sitdown, Alcohol Not Permitted (8300.37)
- Eating Establishments: Sitdown, Alcohol Permitted (8300.38)
- Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
- Food and Beverage Retail Sales (8300.41)
- Gasoline Sales, Large (8300.45)
- Laundry Services (8300.48)
- Library Services and Community Centers (8250.11)
- Light Public Protection and Utility: General (8250.12)

- Light Public Protection and Utility: Restricted (8250.13)
- Lodging Accommodations: Bed and Breakfast (8300.49)
- Lodging Accommodations: Commercial Lodging (8300.51)
- Low Impact Institutional: Neighborhood Related (8250.14)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Murals (8250.16)
- Outdoor Sales & Display & Outdoor Storage (8300.54) [is permitted only if it is accessory to another permitted use and is limited to no more than 20% of the prescribed parking area of the permitted use, unless otherwise defined through a subsequent Specific Plan]
- Participant Recreation and Entertainment: Indoor (8300.55) [allows ancillary outdoor activities such as mini golf, sports courts, patios, etc.]
- 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)
- Retail Sales and Services: Outdoor Swap Meets (8300.64). This use unit shall be further restricted to the use of a Farmer's Market. Outdoor sales and display associated with the Farmer's Market shall be permitted and considered accessory to that use.
- Spectator Sports and Entertainment: Restricted (8300.69)

All Conditional and Special Permit uses must be subject to their appropriate conditions and review procedures for public hearing where applicable.

The following uses shall not be located within 150 feet of residential used property:

- Eating Establishments: Drive-In (8300.34)
- Eating Establishments: Fast Food with Drive-thru Order Window (8300.36)
- Ancillary outdoor activities (including but not limited to mini golf, sports courts, etc.)

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 structures shall consist of a minimum 70% brick veneer, finished pre-cast concrete, masonry, rock, stone, stucco, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System), wood, and architectural metal shall be permitted. Exposed concrete block buildings shall not be permitted.

9.2 ..... LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development. There shall be a 15-foot landscape buffer along the west PUD boundary line where adjacent to residential use. Said buffer shall be comprised of trees a minimum of 7 feet in height at the time of planting.

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.

To minimize light spillover on residential uses, outdoor lights within any office or commercial or industrial tracts will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

9.4 ..... SCREENING REGULATIONS

Per Code, except, no less than an eight-foot wall shall be required along the west boundary of the PUD where adjacent to existing single-family residential. Said wall shall be constructed entirely of stucco, brick, stone, or other masonry / cementitious material, including precast, and shall be solid and opaque, subject to Public Works approval. The wall shall match in style and material as the development to the south.

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. Screening shall not be required for trash compactors attached to structures and shall be located no closer than 50 feet from property lines adjacent to residential zoning district or use. Dumpsters are prohibited within the west 100 feet of the PUD.

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 shall be per the subdivision regulations.

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. Municipal Code calculations per Chapter 59 for parking requirements within this PUD shall be a recommended number of spaces provided in lieu of a minimum.

Pad sites along NW 150th Street and N Portland Avenue frontages shall be located along street frontages, with parking limited in front of the buildings to two rows of parking and a drive aisle.

The traffic signal shown on Exhibit B shall be required.

9.10 ..... SIGNAGE REGULATIONS

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. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued. A site-wide pedestrian system shall be organized and shown with the first Specific Plan to provide adequate and continuous safe pedestrian circulation within the development and between buildings by defining walkways and distinguishing areas of foot traffic from vehicular movements. Interior pedestrian pathways will be landscaped. Sidewalks are not required on Portland Ave. Pedestrian access to the south shall be provided.

9.13 ..... HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures in this PUD, except the maximum height within this PUD shall be 60 feet.

9.14 ..... SETBACK REGULATIONS

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

West PUD boundary: 50 feet
South PUD boundary: 0 feet

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, private drives, 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 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:

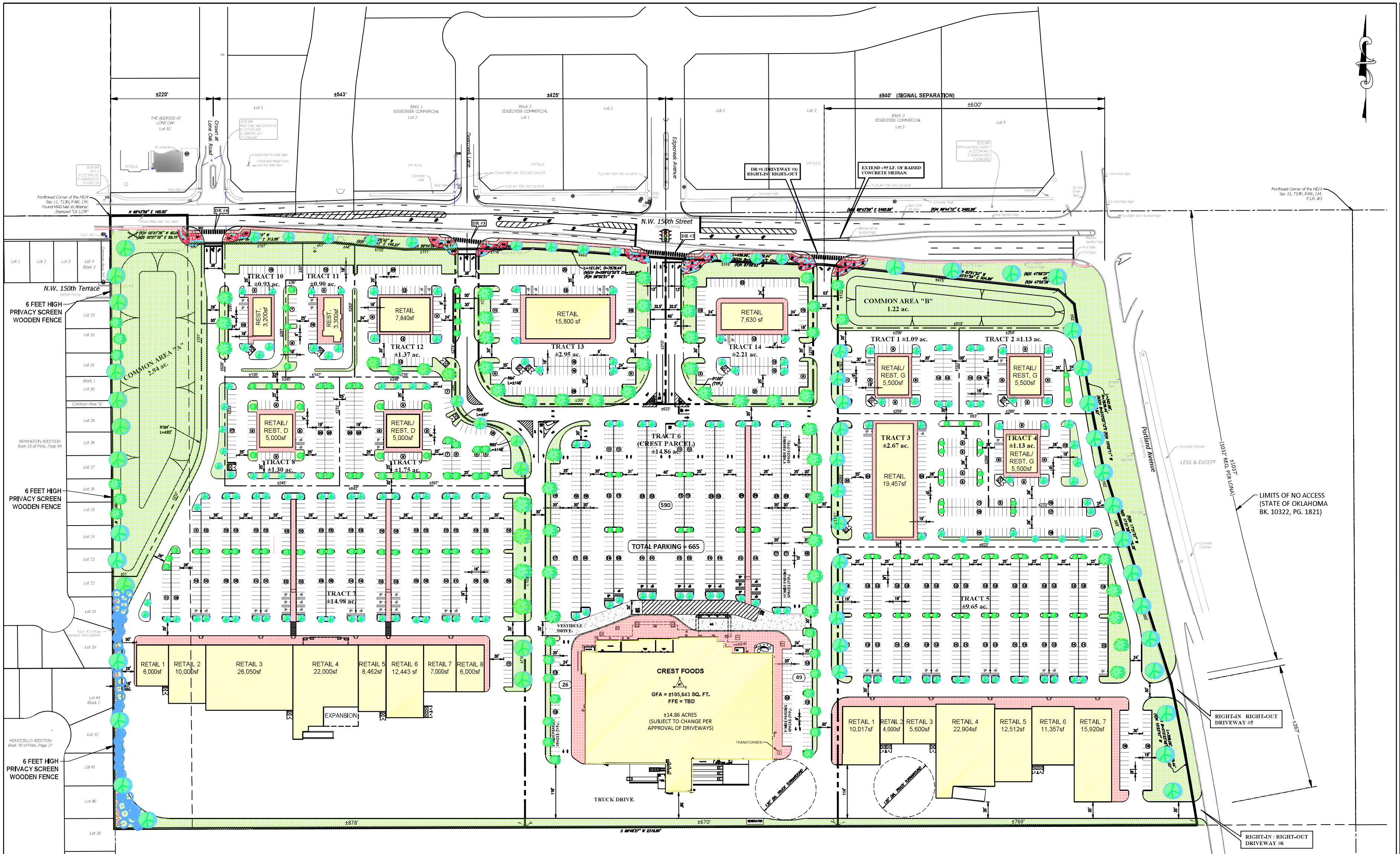
Exhibit A - Legal Description
Exhibit B - Conceptual Master Development Plan
Exhibit C - Topography Plan

PUD-2135 EXHIBIT A - LEGAL DESCRIPTION

A Tract of land being a part of the Northeast Quarter (NE/4) of Section Eleven (11), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, more particularly described as follows: COMMENCING at the southeast corner of said North Half (N/2) of the Northeast Quarter (NE/4); THENCE S89°48’27”W a distance of 338.81 feet to a point on the west right-of-way line of North Portland Avenue also being the POINT OF BEGINNING; THENCE continuing S89°48'27"W a distance of 2,315.50 feet (measured); THENCE N00°27'18"W to a point on the north line of said section a distance of 1,311.22 feet (measured); THENCE N89°43'50"E along said section line a distance of 165.00 feet (measured); THENCE S00°27'18"E to a point on the south right-of-way line of N.W. 150th Street a distance of 59.75 feet (measured); THENCE along said right-of-way the following Seven (7) courses: 1. N89°44'09"E a distance of 313.58 feet; 2. S84°29'43"E a distance of 149.23 feet; 3. N89°44'09"E a distance of 278.53 feet; 4. Southeasterly along a curve to the right having a radius of 7,579.44 feet (said curve subtended by a chord which bears S86°02'52"E a distance of 161.64 feet) for an arc distance of 164.64 feet; 5. Southeasterly along a curve to the left having a radius of 7,699.44 feet (said curve subtended by a chord which bears S87°08'54"E a distance of 459.89 feet) for an arc distance of 459.96 feet; 6. S83°51'54"E a distance of 504.99 feet; 7. S47°55'37"E to a point on the west right-of-way line of North Portland Avenue a distance of 45.34 feet; THENCE along said right of way the following Three (3) courses: 1. Southeasterly along a curve to the right having a radius of 7,939.44 feet (said curve subtended by a chord which bears S10°02'12"E a distance of 342.93 feet) for an arc distance of 342.93 feet; 2. S17°21'28"E a distance of 496.38 feet; 3. Southeasterly along a curve to the right having a radius of 7,389.44 feet (said curve subtended by a chord which bears S10°23'48"E a distance of 308.07 feet) for an arc distance of 308.09 feet to the POINT OF BEGINNING.

Said tract of land containing 2,660,474.8 square feet or 61.076 acres, more or less.

The basis of bearing for said legal description has been established by the East Line of Section 11 using a S 00°18’34” E bearing.



ACREAGE & PARKING COUNT SUMMARY			
TRACT I.D.	USE	ACREAGE	PARKING COUNT
1	OUTPARCEL - RETAIL/RESTAURANT	±1.09	67
2	OUTPARCEL - RETAIL/RESTAURANT	±1.13	56
3	OTHERS - RETAIL	±2.67	145
4	OTHERS - RETAIL/RESTAURANT	±1.13	65
5	POWER CENTER	±9.65	514
6	CREST PARCEL	±14.86	665
7	POWER CENTER	±14.98	581
8	OTHERS - RETAIL/RESTAURANT	±1.30	92
9	OTHERS - RETAIL/RESTAURANT	±1.75	121
10	OUTPARCEL - DRIVE THRU RESTAURANT	±0.93	31
11	OUTPARCEL - DRIVE THRU RESTAURANT	±0.90	43
12	OUTPARCEL - RETAIL	±1.37	74
13	OUTPARCEL - RETAIL	±2.95	157
14	OUTPARCEL - RETAIL	±2.21	74
COMMON AREA "A"	DETENTION	±2.94	
COMMON AREA "B"	DETENTION	±1.22	
TOTAL		±61.08	2685

PUD-2135 Exhibit B

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CREST FRESH MARKET™

CREST FRESH MARKET™ IS A REGISTERED TRADEMARK OF CREST DISCOUNT FOODS, INC.

CREST FOODS STORE

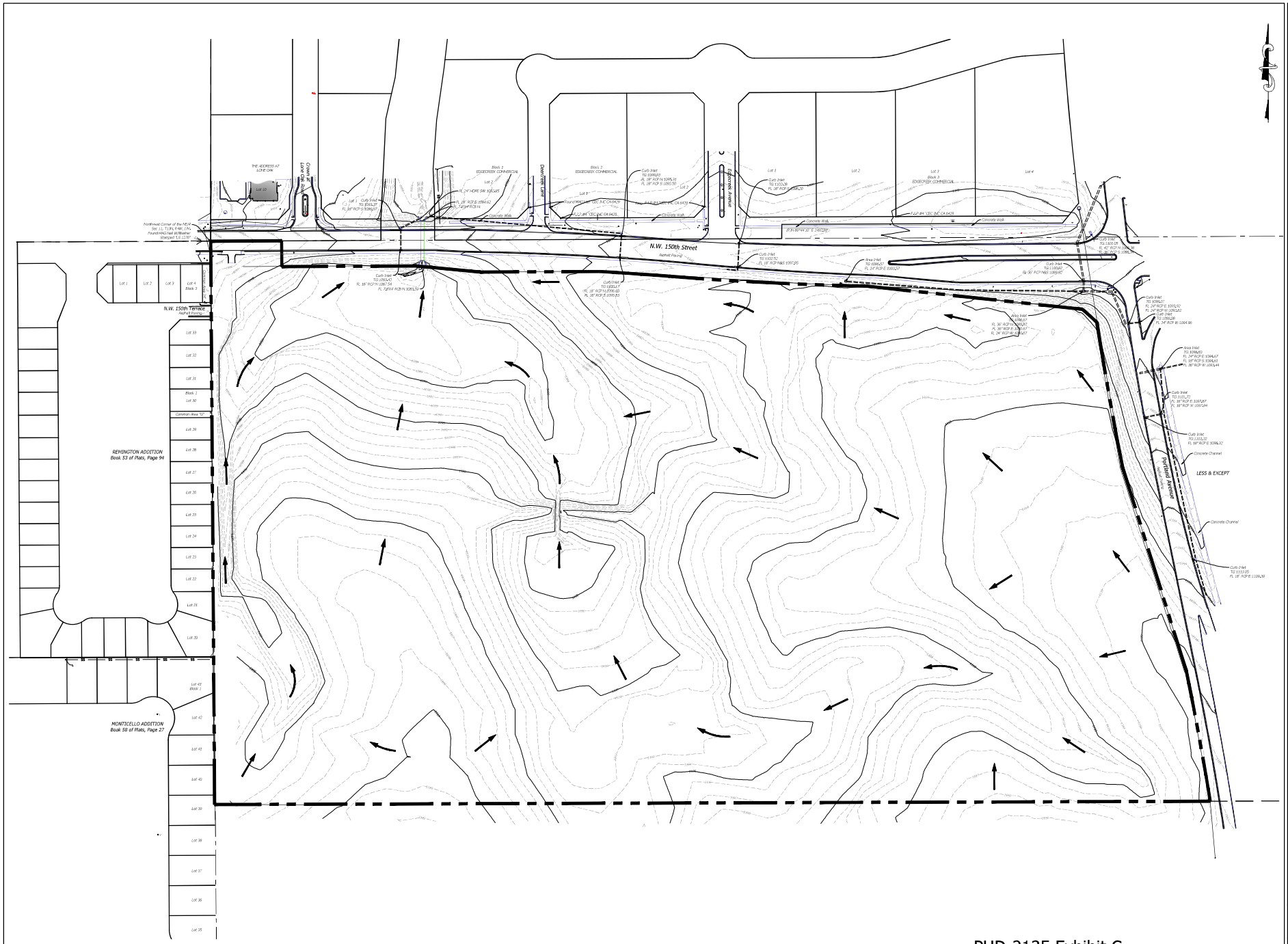
N.W. 150th & PORTLAND (SW CORNER)
OKLAHOMA CITY, OKLAHOMA

SMC Consulting Engineers, P.C.

PROJECT NO.: 6469.00
DATE: 02/06/2026
SCALE: 1"=80'
ENGINEER: MUHAMMAD A. KHAN, P.E.
P.E. NUMBER: 18318

SITE PLAN EXHIBIT

SHEET NO.
EXHIBIT



PUD-2135 Exhibit C

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GRAPHIC SCALE

80 0 40 80

(IN FEET)

1 inch = 80 ft.

CREST FRESH MARKET™

CREST FRESH MARKET™ IS A REGISTERED TRADEMARK OF CREST DISCOUNT FOODS, INC.

NOT VALID FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
MUHAMMAD ASHRAF KHAN
18318
OKLAHOMA

UNLESS SIGNED IN BLUE INK

CREST FOODS STORE

N.W. 150th & PORTLAND (SW CORNER)
OKLAHOMA CITY, OKLAHOMA

SMC Consulting Engineers, P.C.
915 North 161st E. Avenue, Tulsa, OK 74116
Phone: 918.252.0101 Fax: 918.252.0144
Website: www.smcokc.com
Oklahoma Certificate of Authorization No. 6,464 exp. 6/30/2027

No.	Revision	By	Date

PROJECT NO.: 6469.00
DATE: 02/12/2026
SCALE: 1"=80'
DRAWN BY: TN
ENGINEER: MUHAMMAD A. KHAN, P.E.
P.E. NUMBER: 18318

TOPOGRAPHIC PLAN

SHEET NO.
EXHIBIT C

CASE NUMBER: PUD-2135

This notice is to inform you that **David M. Box, Box Law Group, PLLC, on behalf of Neeha, Inc. and Kajal Inn, Inc.,** filed an application with The City of Oklahoma City to change the zoning designation of the property to PUD-2135 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:

A Tract of land being a part of the Northeast Quarter (NE/4) of Section Eleven (11), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, more particularly described as follows: COMMENCING at the southeast corner of said North Half (N/2) of the Northeast Quarter (NE/4); THENCE S89°48'27"W a distance of 338.81 feet to a point on the west right-of-way line of North Portland Avenue also being the POINT OF BEGINNING; THENCE continuing S89°48'27"W a distance of 2,315.50 feet (measured); THENCE N00°27'18"W to a point on the north line of said section a distance of 1,311.22 feet (measured); THENCE N89°43'50"E along said section line a distance of 165.00 feet (measured); THENCE S00°27'18"E to a point on the south right-of-way line of N.W. 150th Street a distance of 59.75 feet (measured); THENCE along said right-of-way the following Seven (7) courses: 1. N89°44'09"E a distance of 313.58 feet; 2. S84°29'43"E a distance of 149.23 feet; 3. N89°44'09"E a distance of 278.53 feet; 4. Southeasterly along a curve to the right having a radius of 7,579.44 feet (said curve subtended by a chord which bears S86°02'52"E a distance of 161.64 feet) for an arc distance of 164.64 feet; 5. Southeasterly along a curve to the left having a radius of 7,699.44 feet (said curve subtended by a chord which bears S87°08'54"E a distance of 459.89 feet) for an arc distance of 459.96 feet; 6. S83°51'54"E a distance of 504.99 feet; 7. S47°55'37"E to a point on the west right-of-way line of North Portland Avenue a distance of 45.34 feet; THENCE along said right of way the following Three (3) courses: 1. Southeasterly along a curve to the right having a radius of 7,939.44 feet (said curve subtended by a chord which bears S10°02'12"E a distance of 342.93 feet) for an arc distance of 342.93 feet; 2. S17°21'28"E a distance of 496.38 feet; 3. Southeasterly along a curve to the right having a radius of 7,389.44 feet (said curve subtended by a chord which bears S10°23'48"E a distance of 308.07 feet) for an arc distance of 308.09 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.

Amy K. Simpson

SEAL

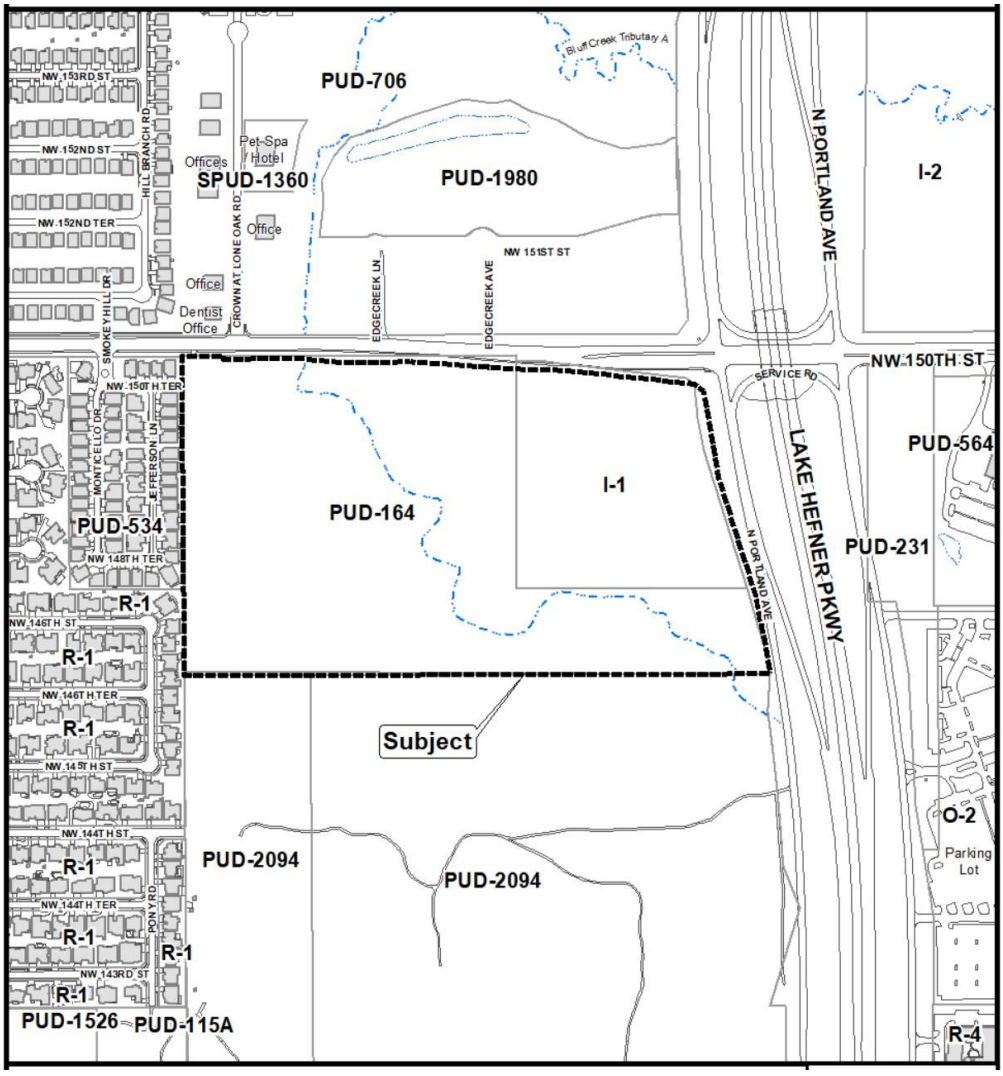
Amy K. Simpson, City Clerk

PROPOSED ZONING CHANGE: **CASE NUMBER:** PUD-2135

FROM: I-1 Light Industrial and PUD-164 Planned Unit Development District

TO: PUD-2135 Planned Unit Development District

ADDRESS OF PROPERTY: 3748 NW 150th Street



PROPOSED USE: The purpose of this application is to allow commercial use development.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulations of the modified **C-3 Community Commercial 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-2135

LOCATION: 3748 NW 150th Street

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-2135 Planned Unit Development District from I-1 Light Industrial and PUD-164 Planned Unit Development District. 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:

A Tract of land being a part of the Northeast Quarter (NE/4) of Section Eleven (11), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, more particularly described as follows: COMMENCING at the southeast corner of said North Half (N/2) of the Northeast Quarter (NE/4); THENCE S89°48'27"W a distance of 338.81 feet to a point on the west right-of-way line of North Portland Avenue also being the POINT OF BEGINNING; THENCE continuing S89°48'27"W a distance of 2,315.50 feet (measured); THENCE N00°27'18"W to a point on the north line of said section a distance of 1,311.22 feet (measured); THENCE N89°43'50"E along said section line a distance of 165.00 feet (measured); THENCE S00°27'18"E to a point on the south right-of-way line of N.W. 150th Street a distance of 59.75 feet (measured); THENCE along said right-of-way the following Seven (7) courses: 1. N89°44'09"E a distance of 313.58 feet; 2. S84°29'43"E a distance of 149.23 feet; 3. N89°44'09"E a distance of 278.53 feet; 4. Southeasterly along a curve to the right having a radius of 7,579.44 feet (said curve subtended by a chord which bears S86°02'52"E a distance of 161.64 feet) for an arc distance of 164.64 feet; 5. Southeasterly along a curve to the left having a radius of 7,699.44 feet (said curve subtended by a chord which bears S87°08'54"E a distance of 459.89 feet) for an arc distance of 459.96 feet; 6. S83°51'54"E a distance of 504.99 feet; 7. S47°55'37"E to a point on the west right-of-way line of North Portland Avenue a distance of 45.34 feet; THENCE along said right of way the following Three (3) courses: 1. Southeasterly along a curve to the right having a radius of 7,939.44 feet (said curve subtended by a chord which bears S10°02'12"E a distance of 342.93 feet) for an arc distance of 342.93 feet; 2. S17°21'28"E a distance of 496.38 feet; 3. Southeasterly along a curve to the right having a radius of 7,389.44 feet (said curve subtended by a chord which bears S10°23'48"E a distance of 308.07 feet) for an arc distance of 308.09 feet to the POINT OF BEGINNING.

PROPOSED USE: The purpose of this application is to allow commercial use development.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:
This site will be developed in accordance with the regulations of the modified **C-3 Community Commercial District** (OKC Zoning Ordinance, 2020).

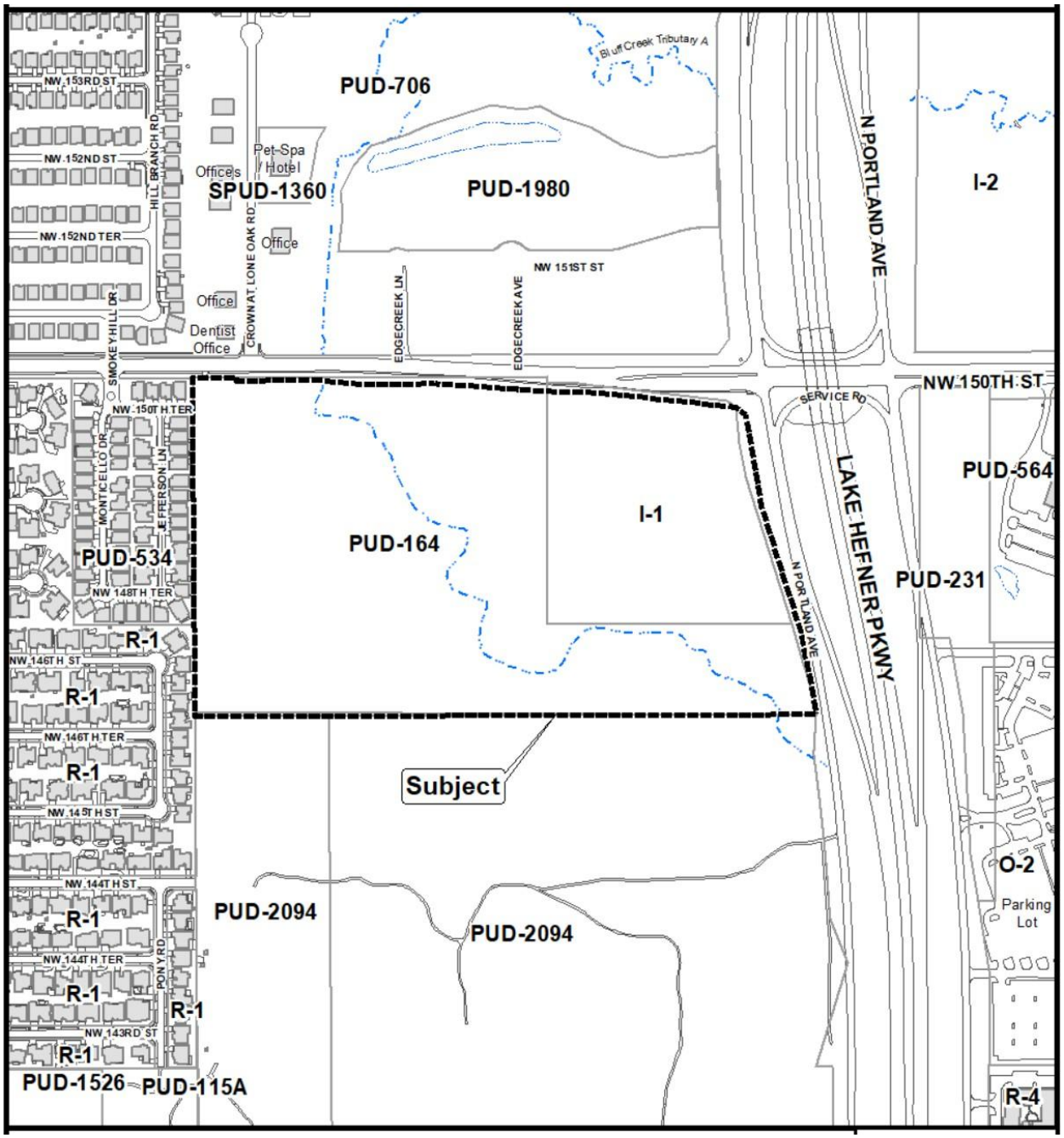
Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to 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


PUD-706
Bluff Creek Tributary A
NW 153RD ST
NW 152ND ST
NW 152ND TER
HILL BRANCH RD
Offices
Pet-Spa / Hotel
SPUD-1360
CROWN AT LONE OAK RD
Office
PUD-1980
I-2
N PORTLAND AVE
NW 151ST ST
EDGECREEK LN
EDGECREEK AVE
Office
Dentist Office
SMOKEY HILL DR
NW 150TH TER
NW 150TH ST
SERVICE RD
PUD-564
I-1
PUD-164
MONTICELLO DR
JEFFERSON LN
PUD-534
NW 148TH TER
PUD-231
LAKE HEFNER PKWY
N PORTLAND AVE
R-1
NW 146TH ST
R-1
NW 146TH TER
R-1
Subject
NW 145TH ST
O-2
Parking Lot
NW 144TH ST
PUD-2094
PUD-2094
R-1
NW 144TH TER
PONY TRL
R-1
R-1
NW 143RD ST
R-1
PUD-1526
PUD-115A
R-4

Howard, Gabriel J

From: Corie Brashears <[redacted]
Sent: Wednesday, March 25, 2026 3:58 PM
To: PL, Subdivision and Zoning
Cc: [redacted]
Subject: Development being proposed under PUD-2135

You don't often get email from [redacted] Learn why this is important

To: Oklahoma City Planning Staff, Commissioner Noble, and Councilman Stonecipher:

As a resident of Remington Addition, which is adjacent to the property affected by **PUD-2135**, I have reviewed the details of the PUD and have no issue with it as stated, other than, the property provided a higher end level of businesses and retail, aesthetically. It is hopeful, the property area not reflect a degrading image but more of an uplifting and broad area with inviting establishments. It has been brought to my attention that the City Planning Staff has requested that vehicular connection be permitted to the development to the south (covered by **PUD-2094**, also adjacent to Remington Addition).

This was a concern that was expressed and discussed previously during the hearing for approval of PUD-2094. **The Staff request will do nothing but cause a detrimental impact to the traffic flow on NW 150th Street, as well as to the proposed internal parking lots detailed in PUD-2135.**

I respectfully request that you approve PUD-2135 with the condition that vehicular connection to the south development **be prohibited**.

Respectfully,
Corie and Brandon Brashears

Howard, Gabriel J

From: Travis Bryan <[redacted]
Sent: Wednesday, March 25, 2026 1:38 PM
To: PL, Subdivision and Zoning
Subject: ATTN.

You don't often get email from [redacted] Learn why this is important

I am a neighbor in **support** of PUD-2135, but I strongly oppose Staff's request to allow vehicular connection to the property to the south (PUD-2094). This was a concern that was expressed and discussed previously with PUD-2094. The request will do nothing but cause a detrimental impact to the traffic on NW 150th St. and to the proposed internal parking lots for PUD-2135. We respectfully request that you approve PUD-2135 with the condition that vehicular connection to the south shall be **prohibited.**

This topic was discussed at length and should have been documented in the official transcripts. I would like the issue to be readdressed in tomorrow's meeting. The intersection at Hwy 74 and NW 150th is already inundated with accidents, as well as numerous accidents on NW 150th as well. With the current speed limits at these locations, the influx of the amount of traffic to be incurred will be catastrophic.

Regards,
Travis Bryan
Monticello HOA President

--



Howard, Gabriel J

From: Torreya Bryan <[redacted]>
Sent: Wednesday, March 25, 2026 12:58 PM
To: PL, Subdivision and Zoning
Subject: ATTENTION

You don't often get email from [redacted] Learn why this is important

Oklahoma City Planning Staff, Commissioner Noble, and Councilman Stonecipher:

I am a neighbor in **support** of PUD-2135, but I strongly oppose Staff's request to allow vehicular connection to the property to the south (PUD-2094). This was a concern that was expressed and discussed previously with PUD-2094. The request will do nothing but cause a detrimental impact to the traffic on NW 150th St. and to the proposed internal parking lots for PUD-2135. We respectfully request that you approve PUD-2135 with the condition that vehicular connection to the south shall be **prohibited.**

Regards,
Torreya Bryan
Monticello Resident

--



www.toribryanrealtor.com

https://drive.google.com/file/d/1SdS4g2KTh4mgYwVW61FisDgUnjWGFtxX/view?usp=sharing

Howard, Gabriel J

From: Linda Bull <[redacted]
Sent: Wednesday, March 25, 2026 4:55 PM
To: PL, Subdivision and Zoning
Cc: [redacted]
Subject: The proposal that vehicular connection be permitted between the properties affected by PUD-2135 and PUD-2094

You don't often get email from [redacted] Learn why this is important

To: Oklahoma City Planning Staff, Commissioner Noble, and Councilman Stonecipher:

I am a resident of Remington Addition, which is adjacent to the property affected by **PUD-2135.** The City Planning Staff has requested that vehicular connection be permitted to the development to the south (covered by **PUD-2094,** also adjacent to Remington Addition).

I feel that this will cause a detrimental impact to the traffic flow on NW 150th Street, as well as to the proposed internal parking lots detailed in PUD-2135.

I respectfully request that you approve PUD-2135 with the condition that vehicular connection to the south development **be prohibited.**

Respectfully,

Linda Bull, Remington addition resident
4208 NW 147th St
Oklahoma city, OK 73134-1813

Howard, Gabriel J

From: [redacted]
Sent: Wednesday, March 25, 2026 3:04 PM
To: PL, Subdivision and Zoning
Subject: PUD 2135

You don't often get email from [redacted] Learn why this is important

I live in the Remington Addition which is next to the property listed in PUD 2135
I don't have a problem with the plan as presented.
However, I have heard that the City Planning Staff has requested that there be a traffic connection directly from the Scheels development to the south through Crest to 150th.
The traffic on 150th is already very heavy and the Crest development will add to that.
Allowing traffic from Scheels would be even worse. Added traffic in the Crest parking lot will make it dangerous to pedestrians as well.
Please do not allow this connection.

Sandra Clapp
4208 NW 143rd St.

Howard, Gabriel J

From: Richard Dalke <[redacted]
Sent: Wednesday, March 25, 2026 1:45 PM
To: PL, Subdivision and Zoning
Subject: New Crest Store PUD-2135

You don't often get email from [redacted] Learn why this is important

I am an 84-year-old neighbor to a new proposed Crest store in something called PUD-2135. I live in the Remington Addition. Crest is my favorite place to grocery shop. I support PUD-2135 for its construction. I do NOT want streets going through the parking lot where I will be shopping. I understand that PUD-2094 was approved with the condition that vehicular traffic from the North was prohibited. My wife and I respectfully request that you approve PUD-2135 with the condition that vehicular connection to the south shall be prohibited.

Richard Dalke
4109 NW 146 Street
OKC

Howard, Gabriel J

From: Ben Farhang <[redacted]
Sent: Wednesday, March 25, 2026 2:19 PM
To: PL, Subdivision and Zoning
Subject: Oklahoma City Planning Staff, Commissioner Noble, and Councilman Stonecipher

You don't often get email from [redacted] Learn why this is important

Hello

I am a neighboring resident who supports PUD-2135; however, I strongly oppose Staff's request to allow a vehicular connection to the property to the south (PUD-2094). This issue was previously raised and addressed during the PUD-2094 process, and it should not be reopened. Allowing this connection would directly and negatively impact traffic conditions on NW 150th Street and would compromise the functionality and safety of the proposed internal parking areas for PUD-2135. We urge approval of PUD-2135 only with the explicit condition that any vehicular connection to the southern property be strictly prohibited.

Howard, Gabriel J

From: Ben Farhang <[redacted]
Sent: Wednesday, March 25, 2026 2:17 PM
To: PL, Subdivision and Zoning
Subject: Oklahoma City Planning Staff, Commissioner Noble, and Councilman Stonecipher:

You don't often get email from [redacted] Learn why this is important

Oklahoma City Planning Staff, Commissioner Noble, and Councilman Stonecipher:

I am a neighbor in **support** of PUD-2135, but I strongly oppose Staff's request to allow vehicular connection to the property to the south (PUD-2094). This was a concern that was expressed and discussed previously with PUD-2094. The request will do nothing but cause a detrimental impact to the traffic on NW 150th St. and to the proposed internal parking lots for PUD-2135. We respectfully request that you approve PUD-2135 with the condition that vehicular connection to the south shall be **prohibited.**

Best,
Ben Farhang

Howard, Gabriel J

From: cassi jones <[redacted]
Sent: Wednesday, March 25, 2026 1:51 PM
To: PL, Subdivision and Zoning
Subject: PUD-2135

You don't often get email from [redacted] Learn why this is important

Oklahoma City Planning Staff, Commissioner Noble, and Councilman Stonecipher,

I am a neighbor in support of PUD-2135, but I strongly oppose Staff's request to allow vehicular connection to the property to the south (PUD-2094). This was a concern that was expressed and discussed previously with PUD-2094. The request will do nothing but cause a detrimental impact to the traffic on NW 150th St. and to the proposed internal parking lots for PUD-2135. We respectfully request that you approve PUD-2135 with the condition that vehicular connection to the south shall be prohibited.

Cassaundra Franklin
4216 NW 146TH ST
Oklahoma City, OK 73134

Howard, Gabriel J

From: CAMERON HAJMIRSADEGHI <[redacted]
Sent: Wednesday, April 1, 2026 9:09 AM
To: PL, Subdivision and Zoning
Cc: [redacted]
Subject: Re: Oklahoma City Planning Staff, Commissioner Noble, and Councilman Stonecipher: PUD 2135

You don't often get email from [redacted] Learn why this is important

To Whom It May Concern,

I am writing to express my concerns regarding the proposed addition of south access from Crest and Scheels to NW 150th street as part of the PUD2135 consideration. While I understand the intent to improve connectivity and accommodate development, I strongly believe this change would have negative consequences for the surrounding residential community.

The introduction of additional commercial street access intersecting with established neighborhood entry and exit points raises significant traffic and safety concerns. Currently, neighborhood access points are designed primarily for residential use, with predictable traffic flow patterns. Introducing a direct connection to a major roadway such as Highway 150 would likely increase through-traffic, including non-local and potentially higher-speed vehicles, into what is intended to be a residential environment.

This change could lead to increased congestion at key entry and exit points, particularly during peak commuting hours. Residents may experience substantial delays when entering or leaving the neighborhood, impacting daily commutes to work, school transportation, and access for emergency services. The added traffic volume may also increase the risk of accidents, as local streets are not typically designed to accommodate the flow and behavior of commercial or cut-through traffic.

Additionally, the integration of commercial access with residential infrastructure can diminish the quality of life for residents. Increased noise levels, reduced pedestrian safety, and a higher likelihood of traffic conflicts are all concerns that should be carefully considered. Neighborhood streets should remain safe and efficient for residents, not serve as extensions of commercial traffic routes.

I respectfully urge the planning commission to reconsider or more thoroughly evaluate the potential impacts of this proposed access point. Alternative solutions that preserve the integrity and safety of

residential access—such as limiting connectivity to commercial-only corridors or implementing traffic mitigation measures—should be explored.

Thank you for your time and consideration of this matter. I appreciate your commitment to responsible planning and the well-being of the community.

Sincerely,

Cameron Hajmirsadeghi

Remington Addition Resident

Howard, Gabriel J

From: Cheryl Harder <[redacted]>
Sent: Wednesday, March 25, 2026 6:47 PM
To: PL, Subdivision and Zoning
Subject: Request for Approval - PUD - 2135

You don't often get email from [redacted] Learn why this is important

I am a neighbor in **support** of PUD-2135, but I strongly oppose Staff's request to allow vehicular connection to the property to the south (PUD-2094). This was a concern that was expressed and discussed previously with PUD-2094. The request will do nothing but cause a detrimental impact to the traffic on NW 150th St. and to the proposed internal parking lots for PUD-2135.

We respectfully request that you approve PUD-2135 with the condition that vehicular connection to the south shall be **prohibited.**

Regards,

Cheryl Harder
14901 Jefferson Ln.

Howard, Gabriel J

From: Ron Hendricks <[redacted]
Sent: Wednesday, March 25, 2026 9:05 PM
To: PL, Subdivision and Zoning
Subject: PUD 2135

You don't often get email from [redacted] Learn why this is important

Oklahoma City Planning Staff, Commissioner Noble, and Councilman Stonecipher:

Gentlemen;

I live in the Monticello housing addition (immediately west of the vacant land that is up for rezoning, I believe it is identified as PUD 2135).

I am not opposed to the rezoning, however; I am greatly concerned for the additional traffic it will create on NW 150. There is already so much traffic that at certain times of the day it is VERY difficult to exit Monticello Drive with a left turn to go west. It is equally difficult and dangerous to make a left turn, East bound, onto NW 150 from Smokey Hills Dr (may be also known as Hill Branch Rd).

If this rezoning is approved it MUST come with traffic controls at the intersection of NW 150 & Monticello/Smokey Hills Dr. There is also a great need for a left turn lane from NW 150 into these two housing additions.

I am also opposed to the suggested drive between the PUD 2135 & PUD 2094.

Hopefully you will consider the needs of the many residents who will be effected by these zoning changes.

Sincerely

Ron Hendricks

4109 NW 150 Terrace

Oklahoma City, OK 73134

405-550-3224

--
Ron Hendricks
Cell/text/WhatsApp 405/550-3224
If you want to be removed from future mailings, reply with, "Remove"
Please visit my new website:EQUIPMENT-BROKERS.COM

Howard, Gabriel J

From: Sharon Hendricks <[redacted]
Sent: Wednesday, March 25, 2026 9:12 PM
To: PL, Subdivision and Zoning
Subject: PUD2135

You don't often get email from [redacted] Learn why this is important

Oklahoma City Planning Staff, Commissioner, Noble, and Councilman Stonecipher:

Gentlemen;

I live in the Monticello housing addition (immediately west of the vacant land that is up for rezoning, I believe it is identified as PUD 2135).

I am not opposed to the rezoning, however; I am greatly concerned for the additional traffic it will create on NW 150. There is already so much traffic that at certain times of the day it is VERY difficult to exit Monticello Drive with a left turn to go west. It is equally difficult and dangerous to make a left turn, East bound, onto NW 150 from Smokey Hills Dr (may be also known as Hill Branch Rd).

If this rezoning is approved it MUST come with traffic controls at the intersection of NW 150 & Monticello/Smokey Hills Dr. There is also a great need for a left turn lane from NW 150 into these two housing additions.

I am also opposed to the suggested drive between the PUD 2135 & PUD 2094.

Hopefully you will consider the needs of the many residents who will be effected by these zoning changes.

Sincerely

Sharon Hendricks

4109 NW 150 Terrace

Oklahoma City, OK 73134

Sharon

Howard, Gabriel J

From: Michelle Hernandez <[redacted]
Sent: Wednesday, March 25, 2026 12:24 PM
To: PL, Subdivision and Zoning

You don't often get email from [redacted] Learn why this is important

I am a neighbor in **support** of PUD-
strongly oppose Staff's request to al
connection to the property to the so
This was a concern that was expres
discussed previously with PUD-209
will do nothing but cause a detrime
the traffic on NW 150th St. and to th
internal parking lots for PUD-2135.
request that you approve PUD-2135
condition that vehicular connectior
shall be **prohibited.**

Thank you,

Michelle R. Hernandez
14900 Jefferson Lane
Oklahoma city, OK 73134

Howard, Gabriel J

From: Carolina King <[redacted]
Sent: Wednesday, March 25, 2026 2:59 PM
To: PL, Subdivision and Zoning
Cc: [redacted]
Subject: Re: PUD-2135

You don't often get email from [redacted] Learn why this is important

To: Oklahoma City Planning Staff, Commissioner Noble, and Councilman Stonecipher:

As a resident of Remington Addition, located next to the property impacted by PUD-2135, I've reviewed the proposal and do not have concerns with it as presented. However, I understand that City Planning Staff has suggested allowing a vehicular connection to the development to the south (PUD-2094), which also borders Remington Addition.

This specific issue was previously raised and discussed during the PUD-2094 approval process. Allowing this connection would negatively affect traffic flow along NW 150th Street and could create challenges within the internal parking layout outlined in PUD-2135.

For these reasons, I respectfully ask that PUD-2135 be approved with the condition that no vehicular connection to the southern development be allowed.

Howard, Gabriel J

From: Nita Liles <[redacted]>
Sent: Wednesday, March 25, 2026 2:45 PM
To: PL, Subdivision and Zoning

You don't often get email from [redacted] Learn why this is important

To: Oklahoma City Planning Staff, Commissioner Noble, and Councilman Stonecipher:

I live in the Remington Addition, which is adjacent to the property affected by **PUD-2135,** I have looked over the details of the PUD and have no issue with it as stated. But it has been brought to my attention that the City Planning Staff has requested that vehicular connection be permitted to the development to the south (covered by **PUD-2094,** also adjacent to Remington Addition).

The vehicular connection is a great concern to me after hearing it could be included in the PUD-2135.

This request will do nothing but cause a detrimental impact to the traffic flow on NW 150th Street. In addition to the proposed internal parking lots detailed in PUD-2135.

I respectfully request that you approve PUD-2135 with the condition that vehicular connection to the south development **be prohibited.**

Thank you for your time in evaluating my concerns.

Nita Liles
14701 Remington Way
Oklahoma City, Oklahoma

Howard, Gabriel J

From: Laure Majors <[redacted]
Sent: Wednesday, March 25, 2026 2:23 PM
To: PL, Subdivision and Zoning
Subject: Planning Commission Mtg, March 26th

You don't often get email from [redacted] Learn why this is important

March 25, 2026

Oklahoma City Planning Staff, Commissioner Noble, and **Councilman Stonecipher:**

I am a neighbor in **support** of PUD-2135, but I strongly oppose Staff's request to allow vehicular connection to the property to the south (PUD-2094). This was a concern that was expressed and discussed previously with PUD-2094. The request will do nothing but cause a detrimental impact to the traffic on NW 150th St. and to the proposed internal parking lots for PUD-2135. We respectfully request that you approve PUD-2135 with the condition that vehicular connection to the south shall be **prohibited.**

Sincerely,

Laure Majors
14921 Monticello Drive
Oklahoma City, OK 73134

Howard, Gabriel J

From: Jenn <[redacted]>
Sent: Wednesday, March 25, 2026 7:09 PM
To: PL, Subdivision and Zoning
Cc: [redacted]
Subject: PUD-2135 proposal

You don't often get email from [redacted] Learn why this is important

To: Oklahoma City Planning Staff, Commissioner Noble, and Councilman Stonecipher:

As a resident of Remington Addition, which is adjacent to the property affected by **PUD-2135,** I have reviewed the details of the PUD and have no issue with it as stated. HOWEVER, it has been brought to my attention that the City Planning Staff has requested that vehicular connection be permitted to the development to the south (covered by **PUD-2094,** also adjacent to Remington Addition).

This was a concern that was expressed and discussed previously during the hearing for approval of PUD-2094. **The Staff request will do nothing but cause a detrimental impact to the traffic flow on NW 150th Street, as well as to the proposed internal parking lots detailed in PUD-2135.**

I respectfully request that you approve PUD-2135 with the condition that vehicular connection to the south development **be prohibited.**

Thank you,

Jennifer

Howard, Gabriel J

From: Kathy McCartney <[redacted]
Sent: Wednesday, March 25, 2026 4:14 PM
To: PL, Subdivision and Zoning
Subject: PUD-2135

You don't often get email from [redacted] Learn why this is important

As a Remington resident that owns property immediately adjacent to the property designated PUD-2135, I would like to see the developer adhere to the same wall and tree requirements that were approved for PUD-2094 (8-foot concrete wall with 7-foot mature evergreens installed). I would also like to see the developer be required to clear the existing trees currently on the property that interfere with power lines and are hazards during inclement weather. (This is not currently being done on previously approved PUD-2094 property.) Since moving into the Remington Addition, maintenance of these trees, although outside Remington property lines, has been up to the Remington homeowner; I have had significant damage to my fence and gutters from frozen, fallen limbs.

The proposed vehicular access to PUD-2135, as drawn, includes four driveways opening directly on NW 150th. ScienceDirect.com states that each additional access point increases collision potential as much as 4 percent; with four access points, that is a 15-16 percent increase on top of an already high rate of collisions in this area. As there will also be a signal installed at the main access to NW 150th, I would also request left turns be banned from all but the main entrance with a designated left turn (only during arrow) added to the signaling device. The junction of NW 150th and the west/south access road to Portland has already been proven to be a dangerous, collision-prone intersection; left turns from access points other than one designated at the main entrance would elevate this danger.

It has also been brought to our attention that City Planning has requested an access connection be permitted to the PUD-2094 development. This concern was expressed previously during the hearing for approval of PUD-2094. This addition would do nothing but cause a detrimental impact to the traffic flow on NW 150th Street, as well as to the proposed internal parking lots detailed in PUD-2135.

I respectfully request that when you approve PUD-2135 the following amendments/requirements be included:

- The wall along the west side of the property be amended to match that of PUD-2094,
- All but the main entrance to the complex be barred from left hand turns,
- A left turn at arrow only be added to the proposed traffic signal to be installed at the main entrance to PUD-2135, and
- a vehicular connection to PUD-2094 be prohibited.

Respectfully,

Kathy McCartney

“To be a Christian means to forgive the inexcusable, because God has forgiven the inexcusable in you“ – C. S. Lewis

Howard, Gabriel J

From: Ben Miles <[redacted]
Sent: Wednesday, March 25, 2026 2:45 PM
To: PL, Subdivision and Zoning
Subject: PUD-2135

You don't often get email from [redacted] Learn why this is important

Good afternoon, OKC planning staff, Councilman Stonecipher and Commissioner Noble:
I am a resident of the Remington neighborhood which is west of the planned Crest development under PUD-2135. I want to express my support for PUD-2135. I cannot, however, support the idea that the there be a connection for vehicular traffic between the Crest development and the Scheels development to the south (PUD 2094). This issue was brought up during the approval of the PUD 2094 and I believed then and still believe now that such a connection will only increase the traffic on 150th Street and contribute to the near weekly car accidents that occur at 150th Street and Portland. The increased traffic in the area due to Scheels on the Hefner Parkway service road is going to be bad enough, but to have that traffic cut through the Crest parking lot so it can have access to 150th Street will have an adverse impact on our neighborhood resulting in additional traffic issues.
Again, I support the approval of PUD-2135, but only to the extent the vehicular connection is excluded from the approval.
Thank you for your consideration.
Thank you,
Benjamin D. Miles | Director
MCCOY & ORTA
100 N. Broadway, 26th Floor
Oklahoma City, OK 73102
D. 405.230.1041 | C. 405.212.7725
[redacted] | www.mccoy-orta.com
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Howard, Gabriel J

From: Melissa Miles <[redacted]
Sent: Wednesday, March 25, 2026 2:12 PM
To: PL, Subdivision and Zoning
Subject: PUD-2135

You don't often get email from [redacted] Learn why this is important

Dear Oklahoma City Planning Staff, Commissioner Noble, Councilman Stonecipher:

I am a resident of Remington, a neighborhood just west of the new Crest complex. I am in **support** of PUD-2135, but I strongly oppose Staff's request to allow vehicular connection to the property to the south (PUD-2094). This was a concern that was expressed and discussed previously with PUD-2094. The request will do nothing but cause a detrimental impact to the traffic on NW 150th St. and to the proposed internal parking lots for PUD-2135. **Frequent car accidents occur at the 150th and Portland intersection, especially eastbound, as it is**. I respectfully request that you approve PUD-2135 with the condition that vehicular connection to the south shall be **prohibited.**

Thank you for your attention to this matter.

Sincerely,

Melissa Miles

Sent from my iPhone

Howard, Gabriel J

From: Sheila Moore <[redacted]
Sent: Wednesday, March 25, 2026 10:28 PM
To: PL, Subdivision and Zoning
Subject: Respectful Opposition to Vehicular Connection with Southern Property (PUD-2094)

You don't often get email from [redacted] Learn why this is important

To: OKC Planning Staff, Commissioner Noble, and Councilman Stonecipher:

As a homeowner in the Monticello Addition, I support (PUD-2135). However, I respectfully oppose the request to allow vehicular connection to the southern property (PUD-2094), consistent with the concerns previously raised during discussions of PUD-2094 .

With all due respect, I ask that PUD-2135 be approved with the condition that any vehicular connection to the southern property (PUD-2094) be strictly prohibited. This restriction would help mitigate the detrimental impact on traffic along NW 150th Street and to the proposed internal parking lots for PUD-2135.

Respectfully,

Sheila Moore

Howard, Gabriel J

From: Nat Munson <[redacted]
Sent: Wednesday, March 25, 2026 5:44 PM
To: PL, Subdivision and Zoning
Cc: [redacted]
Subject: Connectivity Concerns with PUD-2135

You don't often get email from [redacted] Learn why this is important

I am a resident of Remington, which is adjacent to the property affected by PUD-2135 and PUD-2094. It is my understanding that the City Planning Staff is pushing for vehicular connectivity between PUD-2135 and the development to the south (covered by PUD-2094, also adjacent to Remington Addition).

This issue of connectivity was discussed at some length during the meeting for PUD-2094 with Box Law Group and the engineers. In my opinion the City Plannin Staff request will do more harm than good by creating a significant safety issue for traffic on NW 150th Street which is already an issue.

Please check all the accident reports at 150th & Portland along with 150th & Remington Way. These accidents are horrific and have been witnessed by most residents living in Remington.

I respectfully request that you approve PUD-2135 **with the condition that vehicular connectivity to the south development (Scheel's) be prohibited.**

Thank You!

Natalie Munson

4316 NW 143rd St

OKC, OK 73134

405-570-9197

Howard, Gabriel J

From: [redacted]
Sent: Wednesday, March 25, 2026 1:23 PM
To: PL, Subdivision and Zoning
Subject: Connectivity Concerns with PUD-2135

You don't often get email from [redacted] Learn why this is important

To: Oklahoma City Planning Staff, Commissioner Noble, and Councilman Stonecipher:

I am a resident of Remington, which is adjacent to the property affected by PUD-2135. I attended a meeting last night to hear about the proposed PUD. I have no issue with the PUD as it was presented. However, it is my understanding that the City Planning Staff is pushing for vehicular connectivity between PUD-2135 and the development to the south (covered by PUD-2094, also adjacent to Remington Addition).

This issue of connectivity was discussed at some length during the hearing for PUD-2094. In my opinion the Staff request will do more harm than good by creating a significant safety issue for traffic on NW 150th Street which is already an issue.

I respectfully request that you approve PUD-2135 with the condition that vehicular connectivity to the south development be prohibited.

Thank You!

Tim Munson
RHOA President
4316 NW 143rd Street
Oklahoma City, OK 73134

Howard, Gabriel J

From: Gabrielle Ortiz <[redacted]
Sent: Wednesday, March 25, 2026 12:11 PM
To: PL, Subdivision and Zoning
Subject: Remington Resident

You don't often get email from [redacted] Learn why this is important

Oklahoma City Planning Staff,Commissioner Noble, and Councilman Stonecipher:

I am a neighbor in **support** of PUD-2135, but I strongly oppose Staff's request to allow vehicular connection to the property to the south (PUD-2094). This was a concern that was expressed and discussed previously with PUD-2094. The request will do nothing but cause a detrimental impact to the traffic on NW 150th St. and to the proposed internal parking lots for PUD-2135. We respectfully request that you approve PUD-2135 with the condition that vehicular connection to the south shall be **prohibited.**

Sincerely,

Gabrielle Ortiz

Howard, Gabriel J

From: David Osborne <[redacted]
Sent: Wednesday, March 25, 2026 11:42 AM
To: PL, Subdivision and Zoning
Subject: PUD-2135 Opinion

You don't often get email from [redacted] Learn why this is important

I am a neighbor in **support** of PUD-2135, but I strongly oppose Staff's request to allow vehicular connection to the property to the south (PUD-2094). This was a concern that was expressed and discussed previously with PUD-2094. The request will do nothing but cause a detrimental impact to the traffic on NW 150th St. and to the proposed internal parking lots for PUD-2135. We respectfully request that you approve PUD-2135 with the condition that vehicular connection to the south shall be **prohibited.**

David C. Osborne
405-706-9378
4120 NW 144th St.
Oklahoma City, OK 73134

Howard, Gabriel J

From: Laken Palmer <[redacted]
Sent: Wednesday, March 25, 2026 2:50 PM
To: PL, Subdivision and Zoning
Cc: [redacted]
Subject: PUD-2135

You don't often get email from [redacted] Learn why this is important

To: Oklahoma City Planning Staff, Commissioner Noble, and Councilman Stonecipher:

As a resident of the Remington Addition, adjacent to the property affected by PUD-2135, I have reviewed the proposal and have no concerns with it as presented. However, I understand that City Planning Staff has requested a vehicular connection to the development to the south (PUD-2094), which also borders Remington Addition.

This issue was previously raised and discussed during the approval process for PUD-2094. Allowing this connection would likely have a negative impact on traffic flow along NW 150th Street, as well as on the functionality of the internal parking areas outlined in PUD-2135.

For these reasons, **I respectfully request that PUD-2135 be approved with the condition that vehicular access to the southern development is not permitted**.

Thank you for your time and consideration.

Laken Palmer
[redacted]

Howard, Gabriel J

From: Dotty Paluska <[redacted]
Sent: Wednesday, March 25, 2026 5:02 PM
To: PL, Subdivision and Zoning
Subject: PUD-2135 PUD-2094 Hearing this Thursday, March 26, at 1:30pm at Council Chambers, Municipal Bldg OKC

You don't often get email from [redacted] Learn why this is important

To: All OKC Planning Staff, Commissioner Noble, and Councilman Stonecipher:

I am Dotty Paluska, Homeowner, living in Monticello Addition at NW 150th St and Portland Ave.
I am in **support** of PUD-2135, but I strongly oppose Staff's request to allow vehicular connection to the property
to the south (PUD-2094). This was a concern that was expressed and discussed previously with PUD-2094.

The request will do nothing but cause a detrimental impact to the traffic on NW 150th Street (that is already overrun
with too much traffic) and to the proposed internal parking lots for PUD-2135.

We respectfully request that you approve PUD-2135 with the condition that vehicular connection to the south shall be
prohibited.

Thank You,
Dotty Paluska
[redacted]
4101 NW 150th Ter.
Okla City, OK 73134
(405) 550.4233

Howard, Gabriel J

From: Melinda Points <[redacted]>
Sent: Thursday, March 26, 2026 8:09 AM
To: PL, Subdivision and Zoning
Cc: [redacted]
Subject: PUD-2135

You don't often get email from [redacted] Learn why this is important

To: Oklahoma City Planning Staff, Commissioner Noble, and Councilman Stonecipher:

As a resident of Remington Addition, which is adjacent to the property affected by **PUD-2135,** I have reviewed the details of the PUD and have no issue with it as stated. HOWEVER, it has been brought to my attention that the City Planning Staff has requested that vehicular connection be permitted to the development to the south (covered by **PUD-2094,** also adjacent to Remington Addition).

This was a concern that was expressed and discussed previously during the hearing for approval of PUD-2094. **The Staff request will do nothing but cause a detrimental impact to the traffic flow on NW 150th Street, as well as to the proposed internal parking lots detailed in PUD-2135.**

I respectfully request that you approve PUD-2135 with the condition that vehicular connection to the south development **be prohibited.**

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Howard, Gabriel J

From: John Rieger <[redacted]
Sent: Wednesday, March 25, 2026 3:57 PM
To: PL, Subdivision and Zoning
Cc: [redacted]
Subject: PUD - 2135

You don't often get email from [redacted] Learn why this is important

To whom it may concern:

As a resident of Remington Addition, which is adjacent to the property affected by **PUD-2135,** I have reviewed the details of the PUD and have no issue with it as stated. HOWEVER, it has been brought to my attention that the City Planning Staff has requested that vehicular connection be permitted to the development to the south (covered by **PUD-2094,** also adjacent to Remington Addition). I am concerned that these two developments will have an adverse effect on the traffic flow on both the Hefner Pkwy/Hwy 74 service road and 150th Street. Especially if there is a connected or common drive between the two developments.

This was a concern that was expressed and discussed previously during the hearing for approval of PUD-2094. **The Staff request will do nothing but cause a detrimental impact to the traffic flow on NW 150th Street, as well as to the proposed internal parking lots detailed in PUD-2135.**

I respectfully request that you approve PUD-2135 with the condition that vehicular connection to the south development **be prohibited.**

Respectfully submitted,

John P. Rieger, Remington Resident

Howard, Gabriel J

From: John D. Robertson <[redacted]>
Sent: Wednesday, March 25, 2026 11:49 AM
To: PL, Subdivision and Zoning
Subject: Crest Development at NW 150th Street

You don't often get email from [redacted] Learn why this is important

Oklahoma City Planning Staff, Commissioner Noble, and Councilman Stonecipher:

I am a homeowner in the Remington addition. My wife and I support PUD-2135, but we strongly oppose the request to allow vehicular connection to the property to the south (PUD-2094). This was a concern that was expressed and discussed previously with PUD-2094. Vehicular connectivity to the south will do nothing but create additional traffic on NW 150th Street and, thus, negatively impact the values of the homes in Remington and Monticello.

My wife and I respectfully request that you approve PUD-2135 with the condition that vehicular connection to the south shall be **prohibited.**

John Robertson
4320 NW 143rd Street

HARTZOG CONGER CASON

John D. Robertson
Partner
P405-235-7000
[redacted]
201 Robert S Kerr Ave, Suite 1600
Oklahoma City, OK 73102
hartzoglaw.com|

This message, and any attachments, may contain information that is confidential and/or privileged. If you believe that this message has been sent to you in error, do not read, forward or copy it. Please reply to the sender that you have received the message in error and then delete it. Thank you.

Howard, Gabriel J

From: Belinda Rogers <[redacted]
Sent: Wednesday, March 25, 2026 1:35 PM
To: PL, Subdivision and Zoning
Subject: PUD-2135

You don't often get email from [redacted] Learn why this is important

Oklahoma City Planning Staff, Commissioner Noble, and Councilman Stonecipher:

I am a neighbor in **support** of PUD-2135, but I strongly oppose Staff's request to allow vehicular connection to the property to the south (PUD-2094). This was a concern that was expressed and discussed previously with PUD-2094. The request will do nothing but cause a detrimental impact to the traffic on NW 150th St. and to the proposed internal parking lots for PUD-2135. We respectfully request that you approve PUD-2135 with the condition that vehicular connection to the south shall be **prohibited.**

Respectfully,
Belinda Rogers, RN, CPHQ, CCFP, CRPF, CCTF, PMEC
Resident Monticello Addition

Howard, Gabriel J

From: Elizabeth Seaman <[redacted]
Sent: Wednesday, March 25, 2026 4:30 PM
To: PL, Subdivision and Zoning; [redacted]
Subject: PUD-2135 and PUD-2094

You don't often get email from [redacted] Learn why this is important

To: Oklahoma City Planning Staff, Commissioner Noble, and Councilman Stonecipher:

As a resident of Remington Addition, which is adjacent to the property affected by **PUD-2135,** I have reviewed the details of the PUD and have no issue with it as stated. HOWEVER, it has been brought to my attention that the City Planning Staff has requested that vehicular connection be permitted to the development to the south (covered by **PUD-2094,** also adjacent to Remington Addition).

This was a concern that was expressed and discussed previously during the hearing for approval of PUD-2094. **The Staff request will do nothing but cause a detrimental impact to the traffic flow on NW 150th Street, as well as to the proposed internal parking lots detailed in PUD-2135.**

I respectfully request that you approve PUD-2135 with the condition that vehicular connection to the south development **be prohibited.**

Thank you for your consideration.

David Seaman

Elizabeth Seaman

Howard, Gabriel J

From: SELBY DAVID <[redacted]
Sent: Wednesday, March 25, 2026 1:28 PM
To: PL, Subdivision and Zoning
Subject: PUD-2135 & and vehicular access to property from the south.

You don't often get email from [redacted] Learn why this is important

I have lived in the Monticello subdivision for over 20 years. During that time there has been an increase in the traffic in this area
which has made it much more difficult for entry and exit from the Monticello subdivision. There have also been numerous recent
accidents at the Portland and NW 150th interchange.

I understand that the OKC Planning Staff is recommending that vehicular traffic from the south (PUD-2094) be allowed into PUD-2135,
the location of the proposed Crest Grocery Store and other businesses. This would have a great impact on the NW 150th traffic
situation and also NW 150th and Portland interchange. **I and many of my neighbors oppose this recommendation from the
Planning Department.**

This would be a bad and detrimental decision that will impact on the existing traffic problems for residents living on or near NW 150th street.
This could also impact on the available parking and entry and exit in the new PUD 2135 area.

Your attention to this request is appreciated.

David Selby, USPHS (Ret)
(405) 752-0856

Howard, Gabriel J

From: Leah Solomon <[redacted]
Sent: Wednesday, March 25, 2026 12:51 PM
To: PL, Subdivision and Zoning
Subject: PUD-2094

You don't often get email from [redacted] Learn why this is important

As a neighboring resident, I recognize that growth and development are inevitable in our community. However, I strongly oppose Staff's request to allow a vehicular connection to the property to the south (PUD-2094). This concern was previously raised and discussed during the PUD-2094 process, and allowing this connection would create a detrimental impact on traffic along NW 150th Street, as well as negatively affect the safety and functionality of the proposed internal parking areas within PUD-2135.

In addition, we respectfully request that a landscaped buffer be required along the southern boundary of the property. A substantial tree-lined buffer is critical to help mitigate the expected noise and light pollution from this commercial development. Of particular concern is the rear loading dock for the grocery store, which will bring frequent truck traffic, increased noise levels, and continuous lighting. Without adequate screening, these impacts will directly affect the quality of life for residents in the Remington neighborhood.

For these reasons, we respectfully request that PUD-2135 include the following conditions: (1) vehicular access to the south be prohibited, and (2) a meaningful landscaped buffer be installed and maintained along the southern property line.

Howard, Gabriel J

From: [redacted]
Sent: Wednesday, March 25, 2026 12:14 PM
To: PL, Subdivision and Zoning
Subject: PUD-2135

You don't often get email from [redacted] Learn why this is important

I am a neighbor in **support** of PUD-2135, but I strongly oppose Staff's request to allow vehicular connection to the property to the south (PUD-2094). This was a concern that was expressed and discussed previously with PUD-2094. The request will do nothing but cause a detrimental impact to the traffic on NW 150th St. and to the proposed internal parking lots for PUD-2135. We respectfully request that you approve PUD-2135 with the condition that vehicular connection to the south shall be **prohibited.**

Sincerely,
Dorothy Stizza

Sent from my iPhone

Howard, Gabriel J

From: Tony Stizza <[redacted]
Sent: Wednesday, March 25, 2026 12:33 PM
To: PL, Subdivision and Zoning
Subject: PUD 2135 vehicular traffic

You don't often get email from [redacted] Learn why this is important

Dear OKC Planning Staff, Commissioner Noble and Councilman Stoneciper,

As a 25 year resident of Remington Addition who has been watching with concern as our traffic multiplies around the PUD 2135 development, I write to voice my concern over the proposal to allow traffic to cross over from PUD 2135 to PUD 2094. Traffic passing between the two developments could create great congestion on NW 150th as people realize they can access everything from that street. Prohibiting pass thru traffic to the south development might seem insignificant but to those of us who live in the immediate area and travel NW 150th both east and west we will appreciate any means to mitigate these traffic conditions. It's not as if there are no other options to access PUD 2094.

I am not anti-development, however, I am pro development management. Please when you approve PUD 2135, approve with the stipulation that vehicular traffic between the two developments be prohibited.

Thank you for your consideration.

Sincerely,

Tony Stizza
4205 NW 146th St.

Howard, Gabriel J

From: Joseph E Szijarto <[redacted]
Sent: Wednesday, March 25, 2026 6:47 PM
To: PL, Subdivision and Zoning
Cc: [redacted]
Subject: Planning Commision hearing regarding PUD-2135

You don't often get email from [redacted] Learn why this is important

As residents of the Remington Addition, which is directly west of the property affected by PUD-2135, we attended a Community Meeting at Francis Tuttle on Tuesday evening to hear the details of the development being proposed under PUD-2135. We have reviewed the details of the PUD and have no issue with it as stated. HOWEVER, it was brought to our attention that the City Planning Staff has requested that vehicular connection be allowed to the development to the south (covered by PUD-2094, also next to Remington Addition). If you think about it, such access will give vehicles a way to get out of the Scheels complex and directly onto NW 150th by "cutting through" the Crest parking lot. This may lead to overwhelming the traffic on that street, which is likely to increase further because of both developments.

I respectfully ask that you approve PUD-2135 with the condition that vehicular connection to the south (PUD-2094) be **prohibited.**

Thank You,

Joseph E Szijarto and Janet R Szijarto

4101 NW 146th St, OKC, OK 73134

Howard, Gabriel J

From: Paul T <[redacted]
Sent: Wednesday, March 25, 2026 2:21 PM
To: PL, Subdivision and Zoning
Cc: [redacted]
Subject: PUD-2195 - DISALLOW Vehicular Access from PUD-2094

You don't often get email from [redacted] Learn why this is important

To: Oklahoma City Planning Staff, Commissioner Noble, and Councilman Stonecipher:

As a resident of Remington Addition, which is adjacent to the property affected by **PUD-2135**, I have reviewed the details of the PUD and have no issue with it as stated. HOWEVER, it has been brought to my attention that the City Planning Staff has requested that vehicular connection be permitted to the development to the south (covered by **PUD-2094**, also adjacent to Remington Addition).

This was a concern that was expressed and discussed previously during the hearing for approval of PUD-2094. **The Staff request will do nothing but cause a detrimental impact to the traffic flow on NW 150th Street, as well as to the proposed internal parking lots detailed in PUD-2135.**

I respectfully request that you approve PUD-2135 with the condition that vehicular connection to the south development **be prohibited**.

Paul L. Thiel
4204 NW 145th Street
Oklahoma City, OK 73134

Howard, Gabriel J

From: Boggledmomrn <[redacted]>
Sent: Wednesday, March 25, 2026 2:29 PM
To: PL, Subdivision and Zoning
Cc: [redacted]
Subject: Re: PUD 2135

You don't often get email from [redacted] Learn why this is important

To: Oklahoma City Planning Staff, Commissioner Noble, and Councilman Stonecipher:

As a resident of Remington Addition, which is adjacent to the property affected by PUD-2135, I have reviewed the details of the PUD and have no issue with it as stated. However, I understand that the City Planning Staff has requested that vehicular connection be permitted to the development to the south (covered by PUD-2094, also adjacent to Remington Addition).

This was a concern that was expressed and discussed previously during the hearing for approval of PUD-2094. This request will do nothing but cause a detrimental impact to the traffic flow on NW 150th Street, as well as to the proposed internal parking lots detailed in PUD-2135.

I respectfully request that you approve PUD-2135 with the condition that vehicular connection to the south development be prohibited.

Thank you for your time.

Suzanne Webb
4300 NW 143rd St
Okc, Ok 73134

Howard, Gabriel J

From: Kelly Wienstroer <[redacted]
Sent: Wednesday, March 25, 2026 1:18 PM
To: PL, Subdivision and Zoning
Cc: Kelly Wienstroer
Subject: Concerned Remington Resident - 150th & Memorial Development.

You don't often get email from [redacted] Learn why this is important

Dear Planning Commission,

We are residents who live in the Remington addition South of 150th which is neighboring the PUD-2094 and PUD-2135 developments.

It is disappointing that both of these developments have been approved, considering the lacking infrastructure in this area. We have already experienced a high amount of blowing dust, noise, traffic on the Southbound access road and air pollution (fire odor) from the clearing of the nearby land for PUD-2094. Now there is the proposal of PUD-2135 to add another grocery store at 150th & Memorial. I can think of at least 6 groceries stores within 3 miles from us, including the superwalmart being built at Memorial and Rockwell.

We are pleading with the council to review these proposals from the lens of concern for OKC residents and taxpayers. This area is quickly becoming a traffic nightmare similar to Penn and Memorial with increased traffic congestion and accidents. Many young drivers travel this area as well going to Crossings Christian School, Francis Tuttle and Deer Creek High School.

We **strongly oppose** PUD-2135's request to allow vehicular connection to the property south of PUD-2135 (PUD-2094). This was a concern that was strongly expressed and discussed previously with PUD-2094. If the vehicular connection between these properties was allowed, it would have an extremely detrimental impact on the traffic of NW 150th and to the proposed internal parking lots of PUD-2135. We request if you do approve PUD-2135, **vehicular connect to the south shall be prohibited**.

Additionally, we request at least an 8' stone wall be built on the East side of the Monticello & Remington properties, at the developer's expense, at the **beginning** of the project to limit disruption to our previously peaceful neighborhoods.

Thank you for your consideration.

Kelly and Wade Wienstroer

14900 Remington Way, OKC OK 73134

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

14. (PUD-2135) Application by Neeha Inc. and Kajal Inn Inc., to rezone 3748 NW 150th Street from I-1 Light Industrial and PUD-164 Planned Unit Development Districts to PUD-2135 Planned Unit Development District. Ward 8.

Amended Technical Evaluation:

1. Modify uses as follows:
   - Outdoor Sales & Display & Outdoor Storage (8300.54) is permitted only if it is accessory to another permitted use and is limited to no more than 20% of the prescribed parking area of the permitted use, unless otherwise defined through a subsequent Specific Plan.
   - Participant Recreation and Entertainment: Indoor (8300.55), allows ancillary outdoor activities such as mini golf, sports courts, patios, etc.
2. Modify Section 9.4 Screening Regulations to state: Per Code, except, no less than an eight-foot wall shall be required along the west boundary of the PUD where adjacent to existing single-family residential. Said wall shall be constructed entirely of stucco, brick, stone, or other masonry / cementitious material, including precast, and shall be solid and opaque, subject to Public Works' approval. The wall shall match in style and material as the development to the south.
3. Add to Section 9.12 Sidewalk Regulations that ~~sidewalks will be required along interior *drives* as well as streets. Pedestrian connections will be required from sidewalks along streets to streets and drives within the PUD, and south to the Scheels site. A pedestrian circulation plan shall be included with the PUD Specific Plan~~. ~~a~~ site-wide pedestrian system shall be organized and shown with the first Specific Plan to provide adequate and continuous safe pedestrian circulation within the development and between buildings by defining walkways and distinguishing areas of foot traffic from vehicular movements. Interior pedestrian pathways will be landscaped. Sidewalks are not required on Portland Avenue. Pedestrian access to the south shall be provided.
4. Pad sites along NW 150th Street and North Portland Avenue frontages shall be located along street frontages, with parking ~~located on the sides or rear~~ limited in front of the buildings to two rows of parking and a drive aisle. ~~No parking is allowed between buildings that front arterial streets and the right-of-way except for fire/emergency and ADA required spaces~~.
5. The traffic signal shown on Exhibit B shall be required. ~~At least one street shall connect through the development from the signal on NW 150th Street to North Portland Avenue~~.

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

6. ~~Two vehicular connections shall be located along the south boundary of the PUD and stub to the proposed development on the south. The applicants/developers shall coordinate to align locations and allow mutual access~~.
7. ~~Platting shall be required~~.
8. Add to Section 9.9 Parking Regulations: Municipal Code calculations per Chapter 59 for parking requirements within this PUD shall be a recommended number of spaces provided in lieu of a minimum.
9. Dumpsters are prohibited within the west 100 feet of the PUD.
10. The provision for wood and architectural metal shall be moved from the 70% allowance to the 30% allowance.

The applicant was present. There were protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.
MOVED BY NOBLE, SECONDED BY MEEK
AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, MILNER, HARRISON, NOBLE
ABSENT: LAFORGE

STAFF REPORT
The City of Oklahoma City
Planning Commission **Item No. IV. 14.**
March 26, 2026

(PUD-2135) Application by Neeha, Inc, and Kajal Inn, Inc. to rezone 3748 NW 150th Street from I-1 Light Industrial and PUD-164 Planned Unit Development District to PUD-2135 Planned Unit Development District. Ward 8.

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 commercial use development.

B. EXISTING CONDITIONS

1. **Size of Site**: 61.076 Acres

2. **School District:** Edmond/Deer Creek

3. **Zoning and Land Use:**

	Subject Site	North	East	South	West
Zoning	I-1 PUD-164	PUD-706	ROW	PUD-2094	R-1 PUD-534
Land Use	Undeveloped	Undeveloped	SH 74 HWY	Undeveloped	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 **C-3 Community Commercial District** shall govern this PUD, except as herein modified.

The following uses are the only uses allowed within this PUD:

- Administrative and Professional Office (8300.1)
- Adult Day Care Facilities (8300.2)
- Alcoholic Beverage Retail Sales (8300.5)
- Animal Sales and Services: Grooming (8300.8)
- Animal Sales and Services: Kennels and Veterinary, Restricted (8300.11)
- Automotive: Parking Garages (8300.12)
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Communication Services: Limited (8300.29).
- Community Recreation: Restricted (8250.4)
- Convenience Sales and Personal Services (8300.32)
- Cultural Exhibits (8250.5)
- Custom Manufacturing (8350.3)
- Drinking Establishments: Sitdown, Alcohol Permitted (8300.33)
- Dwelling Units and Mixed Use (8200.2)
- Eating Establishments: Drive-In (8300.34)
- Eating Establishments: Fast Food (8300.35)
- Eating Establishments: Fast Food with Drive-thru Order Window (8300.36)
- Eating Establishments: Sitdown (8300.37)
- Eating Establishments: Sitdown, Alcohol Permitted (8300.38)
- Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
- Food and Beverage Retail Sales (8300.41)
- Gasoline Sales, Large (8300.45)
- Laundry Services (8300.48)
- Library Services and Community Centers (8250.11)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Lodging Accommodations: Bed and Breakfast (8300.49)
- Lodging Accommodations: Commercial Lodging (8300.51)
- Low Impact Institutional: Neighborhood Related (8250.14)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Murals (8250.16)
- Outdoor Sales & Display & Outdoor Storage (8300.54)

- Participant Recreation and Entertainment: Indoor (8300.55)
- 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)
- Retail Sales and Services: Outdoor Swap Meets (8300.64). This use unit shall be further restricted to the use of a Farmer's Market. Outdoor sales and display associated with the Farmer's Market shall be permitted and considered accessory to that use.
- Spectator Sports and Entertainment: Restricted (8300.69)

All Conditional and Special Permit uses must be subject to their appropriate conditions and review procedures for public hearing where applicable.

The following uses shall not be located within 150 feet of residential used property:

- Eating Establishments: Drive-In (8300.34)
- Eating Establishments: Fast Food with Drive-thru Order Window (8300.36)
- Ancillary outdoor activities (including but not limited to mini golf, sports courts, etc.)

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 structures shall consist of a minimum 70% brick veneer, finished pre-cast concrete, masonry, rock, stone, stucco, architectural metal, or wood, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed concrete block buildings shall not be permitted.

9.2 LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development. There shall be a 15-foot landscape buffer along the west PUD boundary line where adjacent to residential use. Said buffer shall be comprised of trees a minimum of 7 feet in height at the time of planting.

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.

To minimize light spillover on residential uses, outdoor lights within any office or commercial or industrial tracts will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

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.

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. Screening shall not be required for trash compactors attached to structures and shall be located no closer than 50 feet from property lines adjacent to residential zoning district or use.

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 shall be per the subdivision regulations.

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.

9.10 SIGNAGE REGULATIONS

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. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

9.13 HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures in this PUD, except the maximum height within this PUD shall be 60 feet.

9.14 SETBACK REGULATIONS

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

West PUD boundary: 50 feet
South PUD boundary: 0 feet

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, private drives, 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 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. **Fire (OCFD):** No objection.

2. **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) 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.

5) 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.*

6) 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.

7) 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.

8) 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.

9) All private roads and streets shall have a private storm sewer system.

10) All proposed Traffic Signals require approval through the Oklahoma City Traffic & Transportation Commission.

11) Plans and calculations for all proposed widening, turn bays, and restriping on NW 150th Street must be submitted, reviewed, and approved by the Public Works

Department.

3. 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) A 12-inch water main is required to be loop through the development to provide adequate water supply and fire flow protection. 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.

3) 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 mush have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.

4) 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.

5) 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.

6) 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.

7) 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.

8) 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).

9) Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.

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

11) Needs to be platted to have a public system internal to site.

c. Wastewater Availability:

1) An existing 12-inch wastewater main(s) is within the required distance to the subject site and will be required to be extended to the furthest property line for any proposed development.

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.

8) Each unit must have a separate wastewater connection to the main.

9) Needs to be platted to have public system internally to site.

4. Planning Department:

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

<u>Site Design:</u>

- 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 on the subject site, entering the site at the southeast corner of the site and flowing toward the northwest corner. National, state, and local permitting require basic best management practices for stormwater management. Public water and sewer are available on the site.

Location:

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

The subject site is located at the southwest corner of NW 150th Street and North Portland Avenue, both arterial streets 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 PUD regulations could provide a FAR within 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.
- Retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores.
- Provide vehicular connectivity between adjacent developments.
- Horizontally mixed-use developments should have connectivity between land uses.

The subject site is located at the southwest corner of NW 150th Street, a Major Arterial Street, and North Portland Avenue, a Minor Arterial Street. The site currently has one access point along NW 150th Street. A street stub from the abutting neighborhood to the west (NW 150th Terrace) terminates at the western PUD boundary. The PUD regulations propose utilizing Subdivision Regulations for access. The conceptual plan for the development illustrates four access points along NW 150th Street and two access points along North Portland Avenue. A traffic signal is proposed on NW 150th Street A connection to the stub street on the west is not shown. Land to the south was recently rezoned (PUD-2094) to include two tracts. Tract 1 of PUD-2094, to the southeast, allows similar commercial uses as proposed in the application, along with multi-family residential development. Tract 2 of PUD-2094, to the southwest, utilizes an R-2 base and allows single- through

four-family residential development. This PUD should be require connections to Tract 1 of PUD-2094.

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 NW 150th Street. The PUD requires sidewalks on arterial and internal streets within the development. Sidewalks should be required along drives within the 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 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 commercial development in accordance with the C-3 District. Land to the south was recently rezoned (PUD-2094) to include two tracts. Tract 1 of PUD-2094, to the southeast, allows similar commercial uses as proposed in the application, along with multi-family residential development. Tract 2 of PUD-2094, to the southwest, utilizes an R-2 base and allows single- through four-family residential development. The PUD utilizes the base C-3 District setback requirements on the north and east, with no setback required on the south and 50 feet permitted on the west. The maximum building height requested by the PUD regulations is 60 feet. The base C-3 District typically requires a maximum building height of 35 feet and 2 stories between 35 and 150 feet from the R-1 District, increasing to 6 stories beyond 150 feet.*

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 at the southwest corner of NW 150th Street, a Major Arterial Street, and North Portland Avenue, a Minor Arterial Street. 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 site abuts a single-family residential neighborhood to the west. Some of the proposed uses may create operational impacts not typically found in residential settings. The PUD requires the Convenience Sales and Personal Services, Eating Establishments: Drive-In, and Eating Establishments: Fast Food with Drive-thru Window uses to be located at least 150 feet away from residential uses. 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 PUD boundary where adjacent to any residential uses. The PUD regulations require dumpsters to be located within an area screened by a fence or masonry wall of sufficient height to screen the dumpster from public streets and residences and must be placed at least 50 feet from all property lines adjacent to residential uses or zoning. A 15-foot landscape buffer is required along the western boundary of the site where residential uses are located. The buffer is proposed with trees a minimum 7 feet in height at the time of planting. The PUD regulations require outdoor lights within any office, commercial, or industrial tracts to be directed away from any residential properties. Lights shall utilize shields, shades, or other appropriate methods of directing light beams.*

3) **Service Efficiency:**
   - Water: *Served*
   - Sewer: *Served*
   - Fire Service: *Rural or 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. *plan**okc** identifies riparian area along a small stream corridor on the site. National, state, and local permitting require basic best management practices for stormwater management.*

5) **Transportation System:** The subject site is located at the southwest corner of NW 150th Street, a Major Arterial Street, and North Portland Avenue, a Minor Arterial Street. The nearest transit (bus) service is located south of the site, along West Memorial Road. According to Streetlight data, last collected in 2022, NW 150th Street had 14,300 average daily trips, and North Portland Avenue had 2,541 average daily trips. The

6) **Other Development Related Policies**
   - Encourage the integration of different land uses in urban areas [by preventing] large areas of concentration of any particular land use such as multi-family or commercial. (SU-2)

- Favor commercial development clustered in nodes at arterial or collector intersections or along brief "main street" style corridors over commercial development extending in a linear pattern for long distances along highway, arterial, or collector corridors. (SU-25)
- Regional-, community-, and neighborhood-scale retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores that draws on the following principles:
  - Concentrate access for new retail development at shared primary entrance points. Primary entrance points should be aligned with access points immediately across intersecting roads. Limit curb cuts on primary highways and arterials.
  - Provide pedestrian circulation, including sidewalks and median breaks along interior and exterior fronting roads and within parking lots.
  - Encourage coordinated development of retail centers in order to facilitate internal pedestrian and vehicle circulation and optimal center performance (SU-27)
- Commercial buildings should be built at the street rather than behind a parking lot in order to promote pedestrian circulation, multipurpose shopping trips, and walkable and attractive streetscapes. Large-scale commercial buildings with parking in front should screen parking lots with coordinated development of out-parcels (pad sites) and with landscaping. (SU-28)
- New neighborhood-scale retail should be located within new residential growth areas to serve daily shopping needs and limit trip distances. In newly developing areas, this retail format is preferred to the existing linear development patterns along arterials. (SU-30)
- Neighborhood-scale retail should be developed at the median breaks or intersections of major or minor connectors. (SU-31)
- Wayfinding mechanisms and other place-making features should be strongly encouraged in new and existing commercial districts. (SU-32)
- 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)

- Ensure proper access to and between subdivisions in order to offer a choice in routes for residents, multiple access points for emergency responders, and to reduce vehicle congestions at arterial intersections. (C-32)
- 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 at the southwest corner of NW 150th Street and North Portland Avenue. The site is currently undeveloped and zoned as a mixture of the I-1 District and PUD-164, which allows office development in base I-1, O-1, and O-2 districts. Land to the south was recently rezoned (PUD-2094) to include two tracts. Tract 1 of PUD-2094, to the southeast, allows similar commercial uses as proposed in the application, along with multi-family residential development. Tract 2 of PUD-2094, to the southwest, utilizes an R-2 base and allows single- through four-family residential development. West of the site are a single-family residential neighborhood zoned R-1 and PUD-534, which was developed with a modified R-1 base. Land to the north, across NW 150th Street, is currently undeveloped and zoned within PUD-706, a 990-acre PUD approved in 1999 for the 16-tract Lone Oak. East of the site is North Portland Avenue, followed by Highway 74.

The PUD is requested to allow commercial development in accordance with the C-3 District. The PUD regulations utilize the base C-3 District setback requirements on the north and east, with no setback required on the south and 50 feet permitted on the west. The maximum building height requested by the PUD regulations is 60 feet. The base C-3 District typically requires a maximum building height of 35 feet and 2 stories between 35 and 150 feet from the R-1 District, increasing to 6 stories beyond 150 feet.

Some of the proposed uses may create operational impacts not typically found in residential settings. The Convenience Sales and Personal Services, Eating Establishments: Drive-In, and Eating Establishments: Fast Food with Drive-thru Window uses are required to be located at least 150 feet away from residential uses. 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 PUD boundary where adjacent to any residential uses. The PUD regulations require dumpsters to be located within an

area screened by a fence or masonry wall of sufficient height to screen the dumpster from public streets and residences and must be placed at least 50 feet from all property lines adjacent to residential uses or zoning.

Many of the following Technical Evaluations are requested to align with the PUD recently approved to the south for the Scheels site (PUD-2094). Cross access between the two planned retail centers is a necessity to mitigate traffic concerns on the arterial network. This PUD should not be approved without securing connection to the south. PUD-2094's only frontage is onto Portland Ave. No stubs south to Memorial are planned at this time. This proposed PUD will have access to both Portland and NW 150th Street. Neither PUD will connect west. *Commercial customers should not have to circle around Lake Hefner Parkway and/or through arterial street intersections to visit both locations.*

Additionally, parking areas should be located interior to the site, with buildings lining the street frontages and sidewalks that provide comfortable and safe pedestrain connections for visitors to the new retail centers. PUD-2094 to the south required a minimum of two streets that connect its Tracts 1 and 2 (east to west) and includes a statement that [the Scheels PUD] will not be prevented access to the north via stub streets or private access agreements. This proposed PUD should also have at least one street that connects from the traffic signal intersection at NW 150th Street, through the development, and to Portland Ave, as well as connections to the PUD on the south. A plat that includes the required streets in the Scheels site is scheduled for the April 9, 2026 Planning Commission meeting. Staff recommends this PUD application be continued to the same date, allowing both developers to coordinate on the location of the connections before plats are approved.

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.

Continue the application to April 9, 2026; or

Approval of the application subject to the following Technical Evaluation:

1. Modify uses as follows:
   - Outdoor Sales & Display & Outdoor Storage (8300.54) is permitted only if it is accessory to another permitted use and is limited to no more than 20% of the

prescribed parking area of the permitted use, unless otherwise defined through a subsequent Specific Plan.

- Participant Recreation and Entertainment: Indoor (8300.55), allows ancillary outdoor activities such as mini golf, sports courts, patios, etc.

2. Modify Section 9.4 Screening Regulations to state: Per Code, except, no less than an eight-foot wall shall be required along the west boundary of the PUD where adjacent to existing single-family residential. Said wall shall be constructed entirely of stucco, brick, stone, or other masonry / cementitious material, including precast, and shall be solid and opaque.
3. Add to Section 9.12 Sidewalk Regulations that sidewalks will be required along interior *drives* as well as streets. Pedestrian connections will be required from sidewalks along streets to streets and drives within the PUD, and south to the Scheels site. A pedestrain circulation plan shall be included with the PUD Specific Plan.
4. Pad sites along NW 150th Street and N Portland Avenue frontages shall be located along street frontages, with parking located on the sides or rear of the buildings. No parking is allowed between buildings that front arterial streets and the right-of-way except for fire/emergency and ADA required spaces.
5. The traffic signal shown on Exhibit B shall be required. At least one street shall connect through the development from the signal on NW 150th Street to N Portland Ave.
6. Two vehicular connections shall be located along the south boundary of the PUD and stub to the proposed development on the south. The applicants/developers shall coordinate to align locations and allow mutual access.
7. Platting shall be required.
8. Add to Section 9.9 Parking Regulations: Municipal Code calculations per Chapter 59 for parking requirements within this PUD shall be a recommended number of spaces provided in lieu of a minimum.

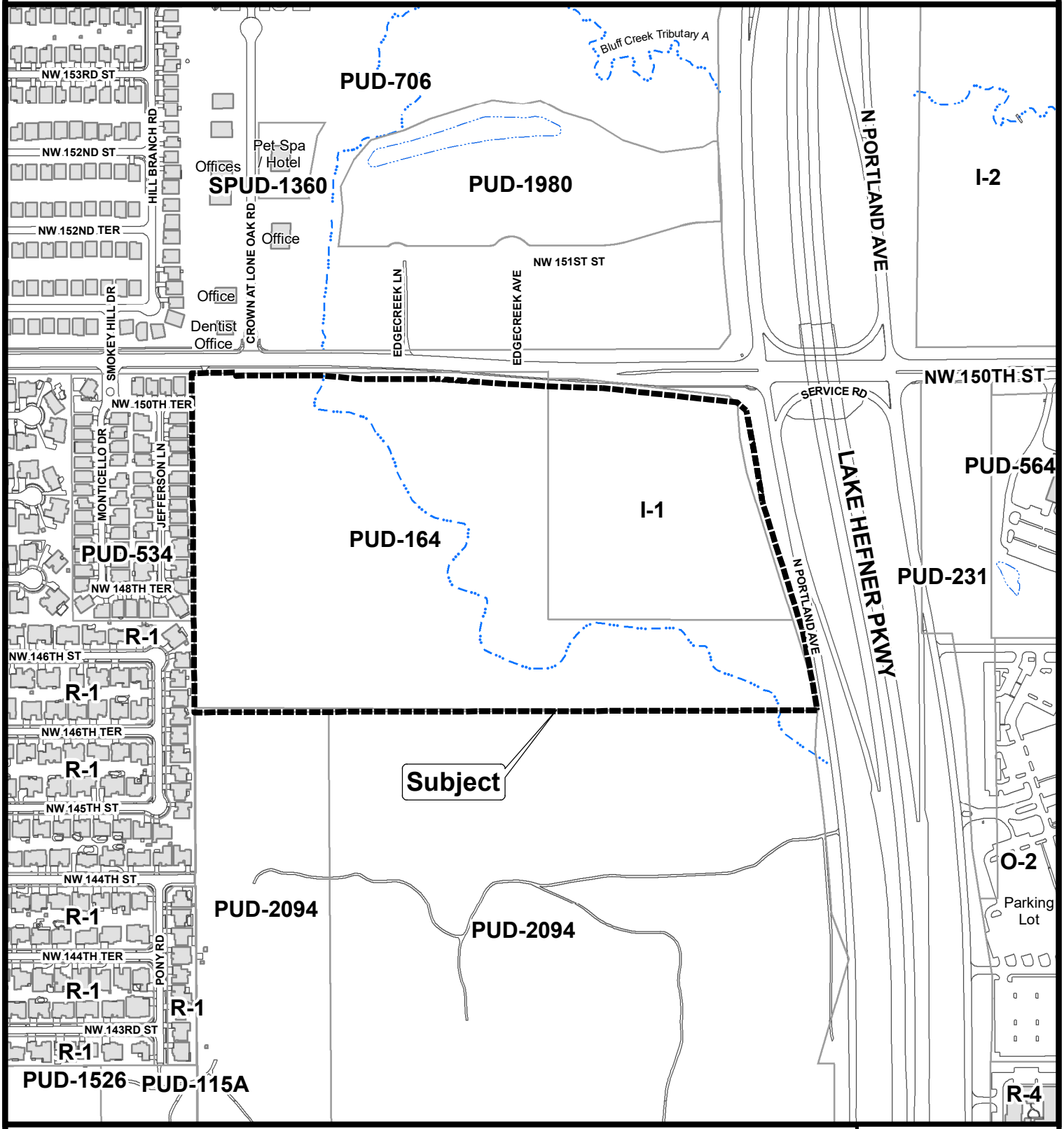
All Engineering Division and Water/Wastewater Utilities Division requirements must be met. Additional changes to the PUD may be required during either Divisions review of construction plans and prior to City Council approval.

gjh

Case No: PUD-2135 **Applicant: Neeha, Inc. and Kajal Inn, Inc.**

Existing Zoning: I-1 / PUD-164

Location: 3748 NW 150th St.

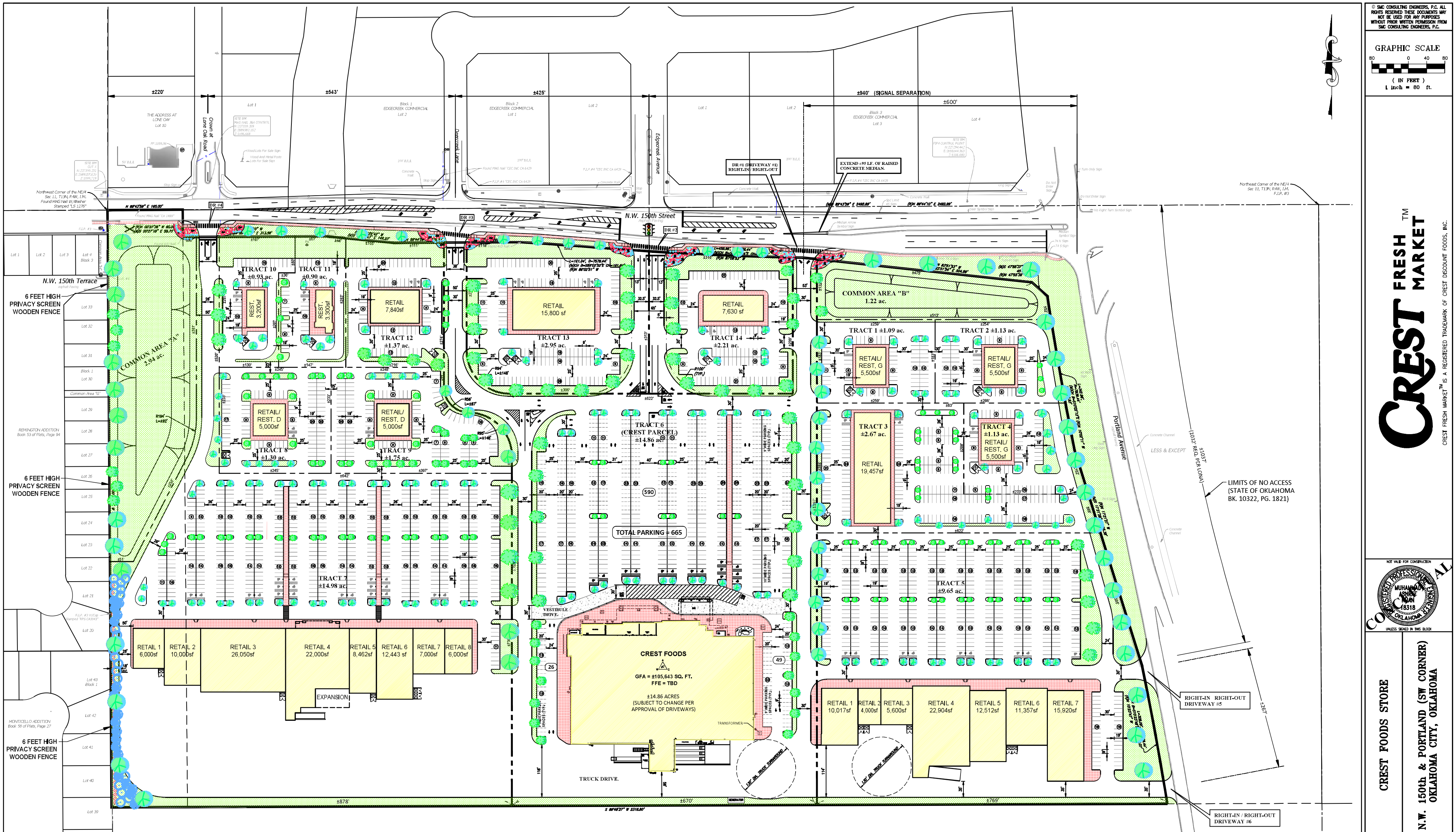


The City of OKLAHOMA CITY

Planned Unit Development

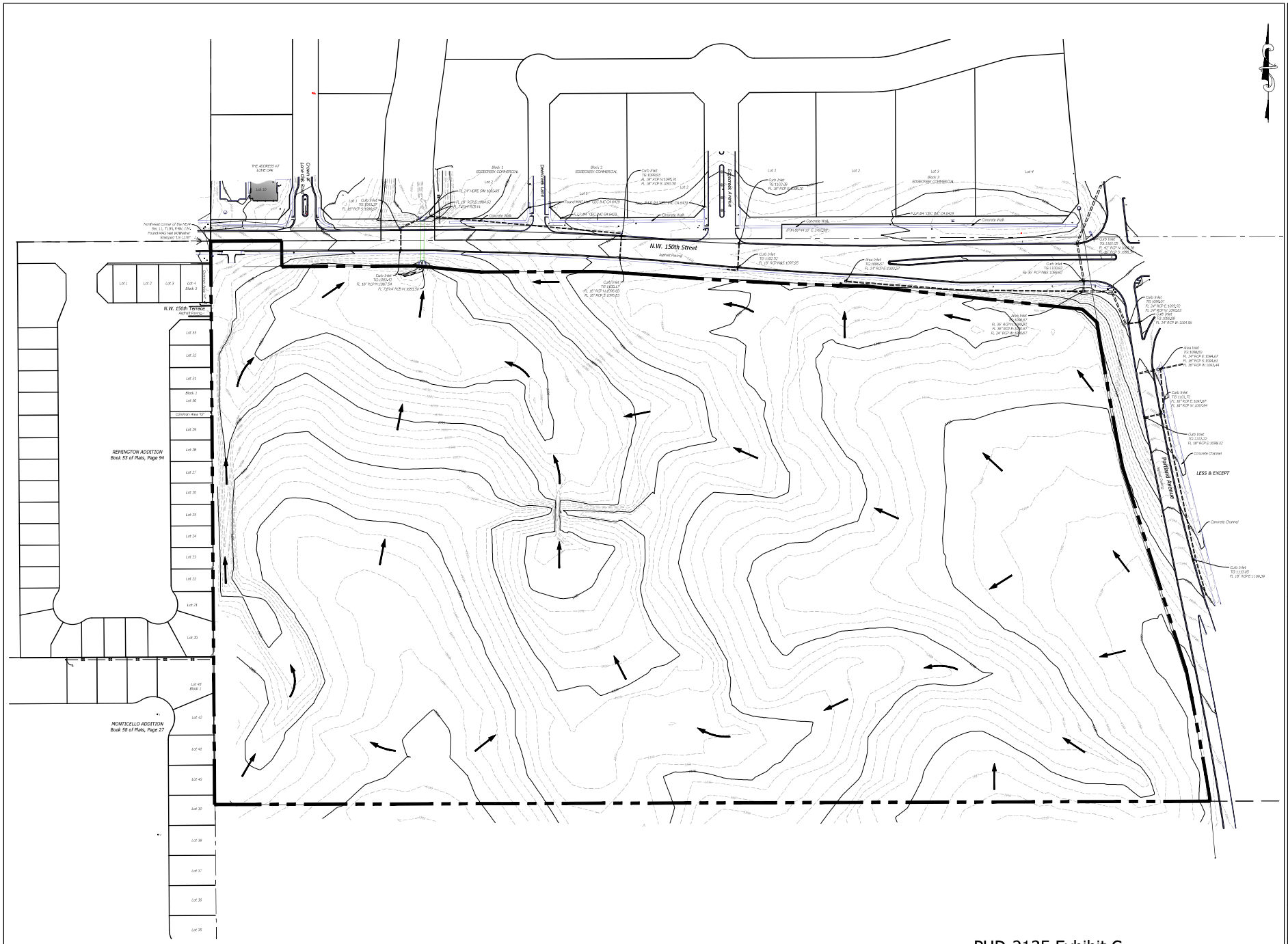
N W E S

0 250 500 Feet



ACREAGE & PARKING COUNT SUMMARY			
TRACT I.D.	USE	ACREAGE	PARKING COUNT
1	OUTPARCEL - RETAIL/RESTAURANT	±1.09	67
2	OUTPARCEL - RETAIL/RESTAURANT	±1.13	56
3	OTHERS - RETAIL	±2.67	145
4	OTHERS - RETAIL/RESTAURANT	±1.13	65
5	POWER CENTER	±9.65	514
6	CREST PARCEL	±14.86	665
7	POWER CENTER	±14.98	581
8	OTHERS - RETAIL/RESTAURANT	±1.30	92
9	OTHERS - RETAIL/RESTAURANT	±1.75	121
10	OUTPARCEL - DRIVE THRU RESTAURANT	±0.93	31
11	OUTPARCEL - DRIVE THRU RESTAURANT	±0.90	43
12	OUTPARCEL - RETAIL	±1.37	74
13	OUTPARCEL - RETAIL	±2.95	157
14	OUTPARCEL - RETAIL	±2.21	74
COMMON AREA "A"	DETENTION	±2.94	
COMMON AREA "B"	DETENTION	±1.22	
TOTAL		±61.08	2685

PUD-2135 Exhibit B



PUD-2135 Exhibit C

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GRAPHIC SCALE

80 0 40 80

(IN FEET)

1 inch = 80 ft.

CREST FRESH MARKET™

CREST FRESH MARKET™ IS A REGISTERED TRADEMARK OF CREST DISCOUNT FOODS, INC.

NOT VALID FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
MUHAMMAD ASHRAF KHAN
18318
OKLAHOMA

UNLESS SIGNED IN BLUE INK

CREST FOODS STORE

N.W. 150th & PORTLAND (SW CORNER)
OKLAHOMA CITY, OKLAHOMA

SMC Consulting Engineers, P.C.
915 North 161st E. Avenue, Tulsa, OK 74116
Phone: 918.252.0101 Fax: 918.252.0144
Website: www.smcokc.com
Oklahoma Certificate of Authorization No. 6,464 exp. 6/30/2027

No.	Revision	By	Date

PROJECT NO.: 6469.00
DATE: 02/12/2026
SCALE: 1"=80'
DRAWN BY: TN
ENGINEER: MUHAMMAD A. KHAN, P.E.
P.E. NUMBER: 18318

TOPOGRAPHIC PLAN

SHEET NO.
EXHIBIT C

Case No: PUD-2135 **Applicant: Neeha, Inc. and Kajal Inn, Inc.**

Existing Zoning: I-1 / PUD-164

Location: 3748 NW 150th St.



Aerial Photo from 3/2025

The City of OKLAHOMA CITY

Planned Unit Development

N W E S

0 250 500 Feet

Case No: PUD-2135 **Applicant: Neeha, Inc. and Kajal Inn, Inc.**

Existing Zoning: I-1 / PUD-164

Location: 3748 NW 150th St.



Aerial Photo from 3/2025

The City of OKLAHOMA CITY

Planned Unit Development

N W E S

0 400 800 Feet