

ORDINANCE NO. 28,088

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 Southwest Quarter (SW/4) and the Northwest Quarter (NW/4) of Section Twenty-Three (23), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: BEGINNING at the Southeast Corner of said Southwest Quarter (SW/4); THENCE North 89°56'33" West, along and with the South Line of said Southwest Quarter (SW/4), a distance of 1,453.61 feet to the southeast corner of the plat of HEFNER WOODS OFFICE PARK; THENCE North 00°03'27" East, along and with the east line of said plat of HEFNER WOODS OFFICE PARK and the east line of a tract of land recorded in Book 12,595, Page 1,267 (Sports Center Tract), a distance of 931.57 feet; THENCE along and with the northeasterly line of said Sports Center Tract, on a non-tangent curve to the right having a radius of 540.37 feet, a chord bearing of North 28°21'11" West, a chord distance of 15.41 feet and an arc length of 15.41 feet; THENCE North 68°37'19" West, continuing along and with the northeasterly line of said Sports Center Tract, a distance of 36.92 feet to a point on the southerly right-of-way of N.E. 111th Street; THENCE North 20°11'10" West, along and with the easterly line of the plat of HEFNER WOODS ON THE LAKE PHASE 1, a distance of 60.00 feet to a point on the northerly right-of-way of N.E. 111th Street; THENCE continuing along and with the easterly line of said plat on a curve to the right having a radius of 558.87 feet, a chord bearing of South 75°25'52" West, a chord distance of 102.74 feet and an arc length of 102.89 feet; THENCE North 00°01'44" West, continuing along and with said east line, a distance of 1,122.99 feet; THENCE North 44°50'26" East, continuing along and with said east line, a distance of 21.17 feet; THENCE South 89°58'16" West, along and with the north line of said plat, a distance of 577.82 feet; THENCE North 37°21'41" East, a distance of 310.72 feet; THENCE North 80°14'50" East, a distance of 56.33 feet; THENCE North 00°01'44" West, a distance of 244.81 feet; THENCE North 00°01'47" West, a distance of 375.12 feet; THENCE North 46°48'19" East, a distance of 544.41 feet; THENCE North 19°08'24" East, a distance of 260.42 feet; THENCE North 00°16'16" West, a distance of 42.85 feet; THENCE South 89°43'54" East, a distance of 1,433.70 feet; THENCE South 00°15'28" East, along and with the east line of said Northwest Quarter (NW/4), a distance of 1,037.33 feet to the Southeast Corner of said Northwest Quarter (NW/4); THENCE South 00°18'05" East, along and with the east line of said Southwest Quarter (SW/4), a distance of 2,622.19 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 5TH day of MAY, 2026.

PASSED by the Council and **SIGNED** by the Mayor of The City of Oklahoma City, Oklahoma, this 2ND day of JUNE, 2026.

ATTEST:

Amy K Simpson
CITY CLERK



David Holt
MAYOR

REVIEWED for form and legality.

Dustin H. Parson
ASSISTANT MUNICIPAL COUNSELOR



MEMORANDUM

Council Agenda
Item No. XI. F
6/2/2026

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

1. Amendment to the Master Design Statement dated May 14, 2026, revising Section 8.6.3. to add park benches and outdoor workout equipment to the types of amenities that may be provided to meet useable open space requirements, and Section 8.6.4. regarding tree preservation.
2. Ordinance on final hearing (emergency) recommended for approval (five affirmative votes required for approval) (PUD-2137), rezoning 1325 East Hefner Road from PUD-2057 Planned Unit Development District to PUD-2137 Planned Unit Development District. Ward 7.

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

Applicant:

Mark Grubbs, Grubbs Consulting, LLC
Kalidy, LLC

Purpose:

The purpose of this application is to allow single-family residential development, specifically on 4,400 square foot lots.

Background:

On April 9, 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. ~~Residential development on lots 40 feet in width shall be limited to a single-car garage.~~
2. At least one street stub shall be provided to the east, and one street stub provided to the north.
3. Trees will be preserved within platted common areas to the greatest extent possible.
4. Modify Common Area Regulations to state: Usable open space or amenities, as defined as splash pads, pickleball courts or playgrounds, shall be located within 1,320 feet *walkable distance, along sidewalks or trails,* from every lot within the PUD.
5. The following amenities shall be required: splash pad, double pickleball courts, and a playground.
6. There shall be a minimum of 24% open space provided within the PUD.
7. Modify Landscaping Regulations to remove the requirement for a tree to be located between the curb and sidewalk and instead require one tree to be planted between the sidewalk and the residence, and one tree planted in the backyard.

Protests:

1 Protests, 1 Legal, 0.15%

Previous Action:

The Ordinance was introduced May 5, 2026 and set for final hearing June 2, 2026. Appropriate notice was published and mailed.

Review:

Planning Department

Recommendation: Ordinance be adopted.

APPROVED
06-02-2026

BY THE CITY COUNCIL
Amy K. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT
PUD-2137

**MASTER DESIGN STATEMENT FOR
HEFNER WOODS**

**February 26, 2026
March 30, 2026
April 16, 2026
May 14, 2026**

PREPARED FOR:

**GM Land Group LLC
1800 S. Sara Road
Yukon, OK 73099**

PREPARED BY:

**Grubbs Consulting LLC
1800 S. Sara Road
Yukon, OK 73099
Phone: (405) 265-0641
mark.grubbs@gc-okc.com**

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EXHIBIT A – Legal Description of PUD Property (attached hereto and made a part hereof)

EXHIBIT B – Master Development Plan (attached hereto and made a part hereof)

SECTION 1.0 INTRODUCTION

This Planned Unit Development consists of 138.77 acres and is located north of Hefner Road and east of Kelley Avenue, in the Southwest and Northwest Quarters of Section 23, Township 13 North, Range 3 West of the Indian Meridian in Oklahoma County, Oklahoma.

SECTION 2.0 LEGAL DESCRIPTION

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

SECTION 3.0 OWNER/DEVELOPER

The developer of this property is GM Land Group LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is occupied with ponds and paved private streets. The property is currently zoned PUD-2057 Planned Unit Development District, permitting single family residential development with modified lot sizes, building setbacks and architectural requirements. Surrounding properties are zoned and used for:

North: PUD-1443 & PUD-1529/vacant

East: PUD-1436 & R-1/office and residences

South: PUD-2031, PUD-1468 & PUD-1268/residence and vacant

West: PUD-1443, SPUD-1723 & PUD-1529/offices and residences

SECTION 5.0 PHYSICAL CHARACTERISTICS

The elevation of the subject property ranges from 1182 feet in the southeast to 1100 feet in the northwest. Slope analysis reveals that the property mostly runs downhill from the east/southeast to the west/northwest. There is flood plain affecting the property in the northwest portion.

SECTION 6.0 CONCEPT

The concept for this PUD is to provide an urban residential development.

6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS

The following represents variations to the R-1 base zoning district of the Oklahoma City Zoning Ordinance, 2020, as amended:

§ 59-6100.3, Table 6100.2 – minimum lot size and lot width for single family is reduced, and the maximum lot coverage is slightly increased.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The property abuts Hefner Road, a major arterial street, and NE 111th Street on the west and Crest Place on the east, both designated as private streets.

7.2 SANITARY SEWER

Public sanitary sewer facilities are currently available and will be extended throughout the development.

7.3 WATER

Public water facilities are currently available and will be extended throughout the development.

7.4 FIRE PROTECTION

The nearest fire station to this property is Station 22, located approximately three miles to the southwest at 333 NW 92nd Street.

7.5 GAS SERVICE, ELECTRICAL SERVICE, 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 unavailable to this site.

7.7 DRAINAGE

A portion of the property in the northwest area of the site is within a FEMA Flood Plain.

7.8 COMPREHENSIVE PLAN

The planOKC Land Use Plan identifies the property as being within the Urban Low Intensity LUTA. The uses proposed in the 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 this PUD. Planning and zoning regulations will be those which are in effect at the time of development of this PUD. 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 Municipal 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 Municipal 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, 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 **R-1 Single Family Residential District** shall regulate development, except for the following modifications:

1. Uses shall be limited to the following, subject to their appropriate review procedures:
 - a. Child Care Centers (8300.25) {SPECIAL EXCEPTION}
 - b. Community Garden (8150.6.1) {CONDITIONAL USE}
 - c. Community Recreation: Property Owners Association (8250.3)
 - d. Community Recreation: Restricted (8250.4) {CONDITIONAL USE}
 - e. Family Day Care Homes (8300.40)
 - f. Home Garden (8150.6.4) {CONDITIONAL USE}
 - g. Hoop House (8150.6.5) {CONDITIONAL USE}
 - h. Library Services & Community Centers (8250.11) {CONDITIONAL USE}
 - i. Light Public Protection and Utility: Restricted (8250.13)
 - j. Low Impact Institutional: Neighborhood Related (8250.14) {CONDITIONAL USE}
 - k. Low Impact Institutional: Residential Oriented (8200.5)
 - l. Model Home (8200.8)
 - m. Model Home Accessory Parking Lot (8200.9) {CONDITIONAL USE}
 - n. Rainwater Harvesting (8150.7.1) {CONDITIONAL USE}
 - o. Roof Garden (8150.7.2) {CONDITIONAL USE}
 - p. Single Family Residential (8200.14)
 - q. Urban Farm (8150.9) {CONDITIONAL USE}

2. Minimum lot size for single family dwellings shall be 4,400 square feet.
3. Minimum lot width for single family dwellings shall be 40 feet.
4. Maximum lot coverage for single family dwellings shall be 65%.
5. Single family residential development on lots 40 feet in width shall be limited to a maximum driveway width of 18 feet.

8.2 LANDSCAPE & SCREENING REGULATIONS

1. All requirements of the City of Oklahoma City's Landscaping and Screening Ordinance in place at the time of development shall apply, unless otherwise noted herein.
2. There shall be an unimproved buffer (common area) along the east boundary of the PUD, as depicted on Exhibit B, Master Development Plan Map.
3. A cedar capped fence, minimum six feet in height, with masonry columns placed on maximum 40-foot centers, shall be provided along the west and northwest boundary of that part of the common area located in the southeastern portion of the PUD property described in paragraph 8.2.2 above, the location more specifically depicted on Exhibit B, Master Development Plan Map. Said fence shall not interfere with sight distance issues along Hefner Road.
4. For Single Family Residential 8200.14, there shall be one tree planted between the residence and sidewalk, and one tree planted in the back yard.
5. There shall be a minimum 30' landscape buffer along the east boundary of the PUD.

8.3 ACCESS REGULATIONS

Access shall be per subdivision regulations, as amended. At least one street stub shall be provided to the east, and one street stub provided to the north. Crest Place, the existing local street slightly encroaching the eastern boundary of the PUD property shall remain. Access to Crest Place from the limits of the PUD shall not be permitted.

8.4 SIGN REGULATIONS

Signage shall conform to the Oklahoma City Municipal Code, 2020, as amended.

8.5 PARKING REGULATIONS

The design and number of all parking facilities shall comply with Chapter 59 of the OKC Municipal Code, except parking for common area uses constructed for property owners within each residential development area shall not be required. If parking for common area uses is provided, maneuvering shall be allowed within the right-of-way.

8.6 COMMON AREA REGULATIONS

1. The easternmost unimproved buffer area, as noted in paragraph 8.2.2 above and depicted on Exhibit B, Master Development Plan, is reserved as common area. This common area shall be improved in appearance by removing unwanted trees and grading. No structures shall be permitted. Public utility improvements shall be permitted.
2. Maintenance of the common areas, private drainage easements, and islands/medians within street rights-of-way shall be the responsibility of the 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 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.
3. There shall be a minimum of 24% open space provided within the PUD. Useable open space or amenities, as defined as splash pads, double pickleball courts, playground, park bench, or outdoor workout equipment shall be located within 1320' walkable distance, along sidewalks or trails, from every lot within the PUD. The following amenities shall be required: splash pad, double pickleball courts, and playground. Other amenities such as park benches, and/or outdoor workout equipment shall be permitted to meet the required 1320' walkable distance, along sidewalks or trails, from every lot within the PUD.
4. Healthy, mature trees shall be preserved within platted common areas to the greatest extent possible.

8.7 PLATTING REGULATIONS

Platting shall be per subdivision regulations.

8.8 FAÇADE/ARCHITECTURAL REGULATIONS

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick, brick veneer, masonry, rock, concrete, stone, stucco, stone masonry, concrete-board, architectural metal or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

8.9 LIGHTING REGULATIONS

Site lighting shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code.

8.10 DRAINAGE REGULATIONS

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

8.11 DUMPSTER REGULATIONS

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

8.12 ROOFING REGULATIONS

Every primary structure shall have Class C roofing or better.

8.13 SIDEWALK REGULATIONS

Five-foot wide sidewalks shall be constructed along the arterial street with each development parcel. Said sidewalks shall be 6-foot wide if the sidewalk is constructed adjacent to the curb, subject to the policies/procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets/drives prior to any occupancy certificates being issued. All sidewalks shall be in place prior to any occupancy certificates being issued.

8.14 HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures unless otherwise noted herein.

8.15 SETBACK REGULATIONS

Building setbacks shall be the same as the base-zoning district, unless otherwise noted herein.

8.16 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.

SECTION 9.0 DEVELOPMENT SEQUENCE

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

SECTION 10.0 EXHIBITS

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

EXHIBIT A: LEGAL DESCRIPTION OF PUD PROPERTY

EXHIBIT B: MASTER DEVELOPMENT PLAN MAP

PUD-2137 EXHIBIT A - LEGAL DESCRIPTION

WOODS AT SILVERHORN

A tract of land being a part of the Southwest Quarter (SW/4) and the Northwest Quarter (NW/4) of Section Twenty-Three (23), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: BEGINNING at the Southeast Corner of said Southwest Quarter (SW/4); THENCE North 89°56'33" West, along and with the South Line of said Southwest Quarter (SW/4), a distance of 1,453.61 feet to the southeast corner of the plat of HEFNER WOODS OFFICE PARK; THENCE North 00°03'27" East, along and with the east line of said plat of HEFNER WOODS OFFICE PARK and the east line of a tract of land recorded in Book 12,595, Page 1,267 (Sports Center Tract), a distance of 931.57 feet; THENCE along and with the northeasterly line of said Sports Center Tract, on a non-tangent curve to the right having a radius of 540.37 feet, a chord bearing of North 28°21'11" West, a chord distance of 15.41 feet and an arc length of 15.41 feet; THENCE North 68°37'19" West, continuing along and with the northeasterly line of said Sports Center Tract, a distance of 36.92 feet to a point on the southerly right-of-way of N.E. 111th Street; THENCE North 20°11'10" West, along and with the easterly line of the plat of HEFNER WOODS ON THE LAKE PHASE 1, a distance of 60.00 feet to a point on the northerly right-of-way of N.E. 111th Street; THENCE continuing along and with the easterly line of said plat on a curve to the right having a radius of 558.87 feet, a chord bearing of South 75°25'52" West, a chord distance of 102.74 feet and an arc length of 102.89 feet; THENCE North 00°01'44" West, continuing along and with said east line, a distance of 1,122.99 feet; THENCE North 44°50'26" East, continuing along and with said east line, a distance of 21.17 feet; THENCE South 89°58'16" West, along and with the north line of said plat, a distance of 577.82 feet; THENCE North 37°21'41" East, a distance of 310.72 feet; THENCE North 80°14'50" East, a distance of 56.33 feet; THENCE North 00°01'44" West, a distance of 244.81 feet; THENCE North 00°01'47" West, a distance of 375.12 feet; THENCE North 46°48'19" East, a distance of 544.41 feet; THENCE North 19°08'24" East, a distance of 260.42 feet; THENCE North 00°16'16" West, a distance of 42.85 feet; THENCE South 89°43'54" East, a distance of 1,433.70 feet; THENCE South 00°15'28" East, along and with the east line of said Northwest Quarter (NW/4), a distance of 1,037.33 feet to the Southeast Corner of said Northwest Quarter (NW/4); THENCE South 00°18'05" East, along and with the east line of said Southwest Quarter (SW/4), a distance of 2,622.19 feet to the POINT OF BEGINNING.

Containing 6,045,171 square feet or 138.7780 acres, more or less.

Basis of Bearing: Oklahoma State Plane Coordinate System (North Zone, NAD83) using a bearing of North 89°56'33" West along the south line of the Southwest Quarter of Section 23, T13N, R3W. All distances are grid distances in U.S. Survey Feet.

CASENO	NAME 1	MAILING ADDRESS	CITY	STATE	ZIPCODE
PUD-2137	GRUBBS CONSULTING, LLC	1800 S SARA RD	YUKON	OK	73099
PUD-2137	OKLAHOMA CITY PUBLIC SCHOOLS, SCOTT RANDALL	PO BOX 36609	OKLAHOMA CITY	OK	73136
PUD-2137	BAF 1 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746
PUD-2137	BAF 2 LLC	5001 PLAZA ON THE LK, Unit 200	AUSTIN	TX	78746-1053
PUD-2137	BAF ASSETS 4 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746
PUD-2137	BAF ASSETS 5 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746
PUD-2137	BAF ASSETS 6 LLC	5001 PLAZA ON THE LK, Unit 200	AUSTIN	TX	78746-1053
PUD-2137	BARTHOLOMEW JOHN & PEGGY	12015 OLD MILL RD	OKLAHOMA CITY	OK	73131-7511
PUD-2137	BUTHION MICHEL J	1601 E HEFNER RD	OKLAHOMA CITY	OK	73131-1611
PUD-2137	DANCE UNLIMITED BUILDING LLC	1217 E HEFNER RD	OKLAHOMA CITY	OK	73113
PUD-2137	DAR PROPERTIES LLC	15335 NE 234TH ST	LUTHER	OK	73054-9325
PUD-2137	FIVE ACRES LLC	4999 W CHARTER OAK RD	EDMOND	OK	73025-1923
PUD-2137	FOREST SIDING SUPPLY LLC	PO BOX 18895	OKLAHOMA CITY	OK	73154
PUD-2137	FRYE SETH A & CHERISH	1220 NE 122ND ST	OKLAHOMA CITY	OK	73131
PUD-2137	GARRETT DAVID MICHAEL 2024 REV TRUST	11400 CREST PL	OKLAHOMA CITY	OK	73131-1609
PUD-2137	HEFNER LAND GROUP LLP	1328 E HEFNER RD	OKLAHOMA CITY	OK	73131-1626
PUD-2137	KALIDY LLC	PO BOX 226	EDMOND	OK	73083-0226
PUD-2137	KELLEY SPORTS LLC	6425 GRANDMARK DR	NICHOLS HILLS	OK	73116
PUD-2137	LINKSUS LLC	PO BOX 21037	OKLAHOMA CITY	OK	73156
PUD-2137	NUVEEN ERIK JOHN	2100 NW 63RD ST	OKLAHOMA CITY	OK	73116-5111
PUD-2137	PARADISE ON THE LAKE ASSOCIATION INC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746
PUD-2137	PATCHIN TIMOTHY J	11605 CREST PL	OKLAHOMA CITY	OK	73131-1636
PUD-2137	PROPHECY WATCHERS INC	PO BOX 20530	OKLAHOMA CITY	OK	73156-0530
PUD-2137	RALSTON DAVID & GAIL TRS, SHADY FAMILY TRUST	11521 CREST PL	OKLAHOMA CITY	OK	73131-1634
PUD-2137	RED DEVELOPMENT LLC	PO BOX 3850	EDMOND	OK	73083
PUD-2137	SJS PROPERTIES LLC	900 NW 16TH ST	OKLAHOMA CITY	OK	73106
PUD-2137	THE ACADEMY OF CLASSICAL CHRISTIAN STUDIES INC	1120 E HEFNER RD	OKLAHOMA CITY	OK	73131-1600
PUD-2137	WYNN ON EASTERN LLC	6600 OAK HERITAGE TRL	EDMOND	OK	73025-2772

CASE NUMBER: PUD-2137

This notice is to inform you that **Mark Grubbs, Grubbs Consulting, LLC, on behalf of Kalidy, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to PUD-2137 Planned Unit Development District. The City Council will consider this zoning application at a public hearing on June 2, 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 Southwest Quarter (SW/4) and the Northwest Quarter (NW/4) of Section Twenty-Three (23), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: BEGINNING at the Southeast Corner of said Southwest Quarter (SW/4); THENCE North 89°56'33" West, along and with the South Line of said Southwest Quarter (SW/4), a distance of 1,453.61 feet to the southeast corner of the plat of HEFNER WOODS OFFICE PARK; THENCE North 00°03'27" East, along and with the east line of said plat of HEFNER WOODS OFFICE PARK and the east line of a tract of land recorded in Book 12,595, Page 1,267 (Sports Center Tract), a distance of 931.57 feet; THENCE along and with the northeasterly line of said Sports Center Tract, on a non-tangent curve to the right having a radius of 540.37 feet, a chord bearing of North 28°21'11" West, a chord distance of 15.41 feet and an arc length of 15.41 feet; THENCE North 68°37'19" West, continuing along and with the northeasterly line of said Sports Center Tract, a distance of 36.92 feet to a point on the southerly right-of-way of N.E. 111th Street; THENCE North 20°11'10" West, along and with the easterly line of the plat of HEFNER WOODS ON THE LAKE PHASE 1, a distance of 60.00 feet to a point on the northerly right-of-way of N.E. 111th Street; THENCE continuing along and with the easterly line of said plat on a curve to the right having a radius of 558.87 feet, a chord bearing of South 75°25'52" West, a chord distance of 102.74 feet and an arc length of 102.89 feet; THENCE North 00°01'44" West, continuing along and with said east line, a distance of 1,122.99 feet; THENCE North 44°50'26" East, continuing along and with said east line, a distance of 21.17 feet; THENCE South 89°58'16" West, along and with the north line of said plat, a distance of 577.82 feet; THENCE North 37°21'41" East, a distance of 310.72 feet; THENCE North 80°14'50" East, a distance of 56.33 feet; THENCE North 00°01'44" West, a distance of 244.81 feet; THENCE North 00°01'47" West, a distance of 375.12 feet; THENCE North 46°48'19" East, a distance of 544.41 feet; THENCE North 19°08'24" East, a distance of 260.42 feet; THENCE North 00°16'16" West, a distance of 42.85 feet; THENCE South 89°43'54" East, a distance of 1,433.70 feet; THENCE South 00°15'28" East, along and with the east line of said Northwest Quarter (NW/4), a distance of 1,037.33 feet to the Southeast Corner of said Northwest Quarter (NW/4); THENCE South 00°18'05" East, along and with the east line of said Southwest Quarter (SW/4), a distance of 2,622.19 feet to the POINT OF BEGINNING.

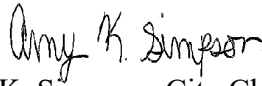
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

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 5th day of May 2026.

SEAL


Amy K. Simpson, City Clerk

The seal of the City of Oklahoma City is a circular emblem. It features a central shield with a cross, surrounded by a wreath. The words "SEAL OF THE CITY OF OKLAHOMA CITY" are inscribed around the perimeter of the seal.

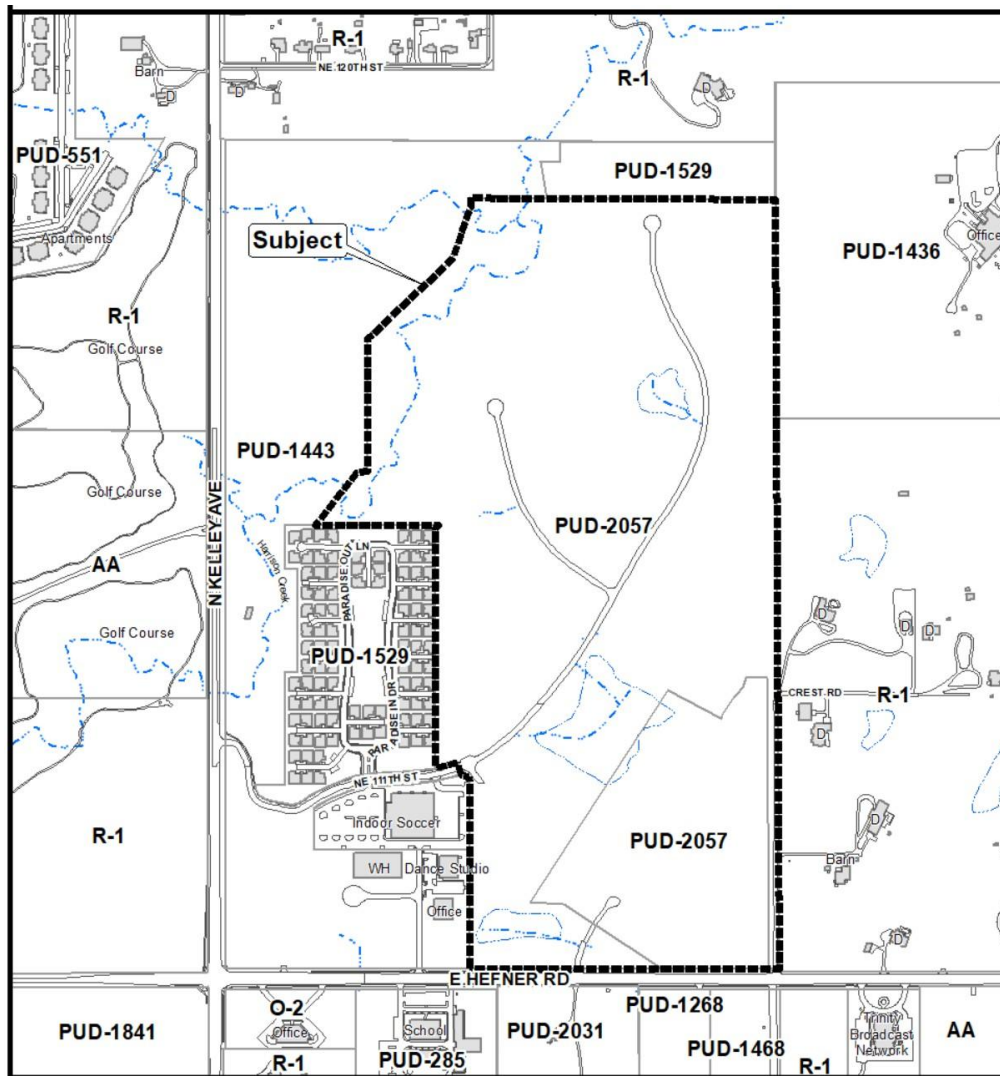
PROPOSED ZONING CHANGE:

CASE NUMBER: PUD-2137

FROM: PUD-2057 Planned Unit Development District

TO: PUD-2137 Planned Unit Development District

ADDRESS OF PROPERTY: 1325 East Hefner Road



PROPOSED USE: The purpose of this application is to allow single-family residential development, specifically on 4,400 square foot lots.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **R-1 Single Family Residential 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-2137

LOCATION: 1325 East Hefner Road

NOTICE IS HEREBY GIVEN, that the City Council of Oklahoma City will hold a public hearing on a proposed ordinance, extending the limits of PUD-2137 Planned Unit Development District from PUD-2057 Planned Unit Development District. A public hearing will be held by the City Council on June 2, 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 Southwest Quarter (SW/4) and the Northwest Quarter (NW/4) of Section Twenty-Three (23), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: BEGINNING at the Southeast Corner of said Southwest Quarter (SW/4); THENCE North 89°56'33" West, along and with the South Line of said Southwest Quarter (SW/4), a distance of 1,453.61 feet to the southeast corner of the plat of HEFNER WOODS OFFICE PARK; THENCE North 00°03'27" East, along and with the east line of said plat of HEFNER WOODS OFFICE PARK and the east line of a tract of land recorded in Book 12,595, Page 1,267 (Sports Center Tract), a distance of 931.57 feet; THENCE along and with the northeasterly line of said Sports Center Tract, on a non-tangent curve to the right having a radius of 540.37 feet, a chord bearing of North 28°21'11" West, a chord distance of 15.41 feet and an arc length of 15.41 feet; THENCE North 68°37'19" West, continuing along and with the northeasterly line of said Sports Center Tract, a distance of 36.92 feet to a point on the southerly right-of-way of N.E. 111th Street; THENCE North 20°11'10" West, along and with the easterly line of the plat of HEFNER WOODS ON THE LAKE PHASE 1, a distance of 60.00 feet to a point on the northerly right-of-way of N.E. 111th Street; THENCE continuing along and with the easterly line of said plat on a curve to the right having a radius of 558.87 feet, a chord bearing of South 75°25'52" West, a chord distance of 102.74 feet and an arc length of 102.89 feet; THENCE North 00°01'44" West, continuing along and with said east line, a distance of 1,122.99 feet; THENCE North 44°50'26" East, continuing along and with said east line, a distance of 21.17 feet; THENCE South 89°58'16" West, along and with the north line of said plat, a distance of 577.82 feet; THENCE North 37°21'41" East, a distance of 310.72 feet; THENCE North 80°14'50" East, a distance of 56.33 feet; THENCE North 00°01'44" West, a distance of 244.81 feet; THENCE North 00°01'47" West, a distance of 375.12 feet; THENCE North 46°48'19" East, a distance of 544.41 feet; THENCE North 19°08'24" East, a distance of 260.42 feet; THENCE North 00°16'16" West, a distance of 42.85 feet; THENCE South 89°43'54" East, a distance of 1,433.70 feet; THENCE South 00°15'28" East, along and with the east line of said Northwest Quarter (NW/4), a distance of 1,037.33 feet to the Southeast Corner of said Northwest Quarter (NW/4); THENCE South 00°18'05" East, along and with the east line of said Southwest Quarter (SW/4), a distance of 2,622.19 feet to the POINT OF BEGINNING.

PROPOSED USE: The purpose of this application is to allow single-family residential development, specifically on 4,400 square foot lots.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **R-1 Single Family Residential District**(OKC Zoning Ordinance, 2020).

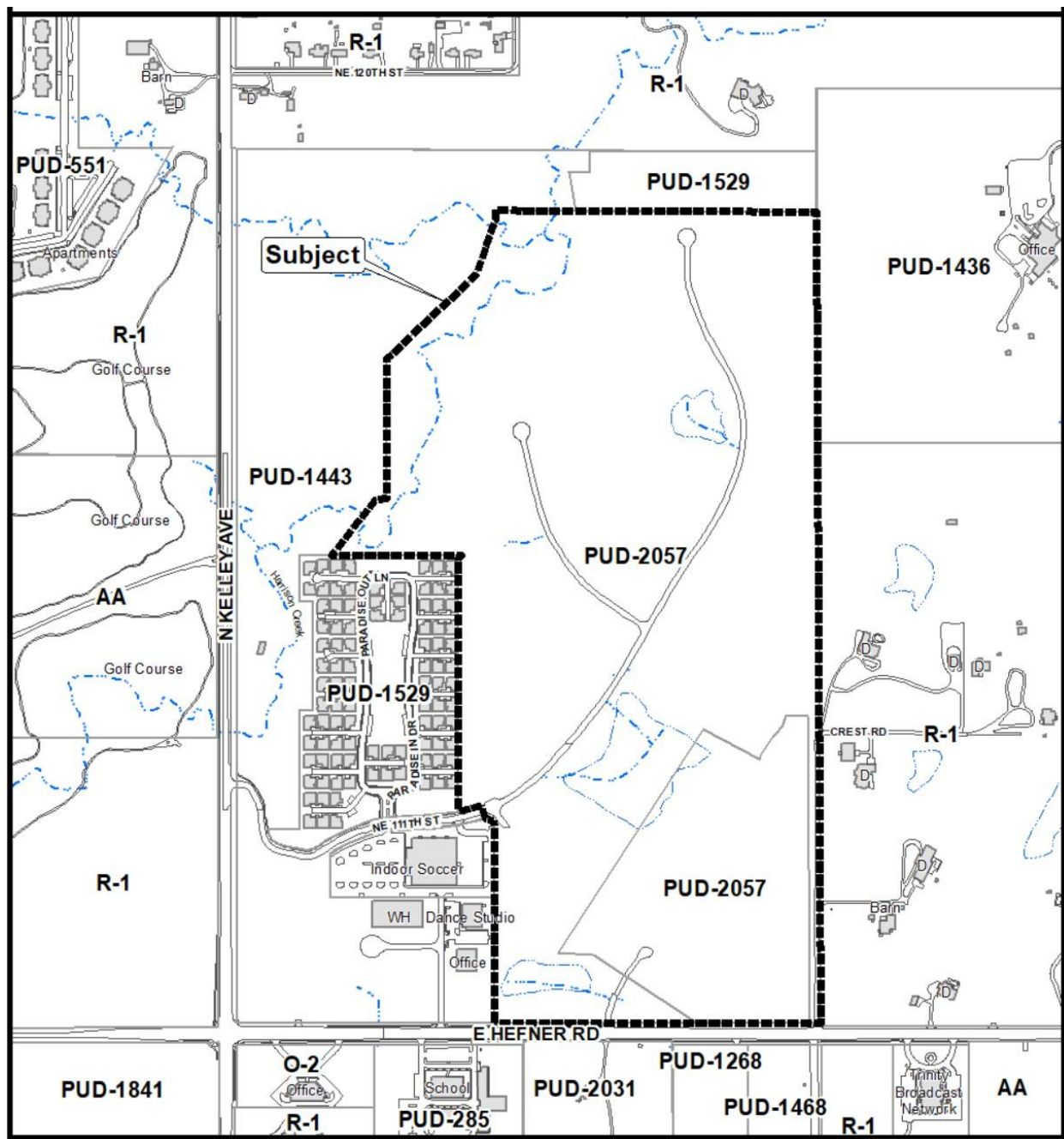
Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to 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 5th day of May 2026.

SEAL

Amy K. Simpson, City Clerk



Planning Commission Minutes
April 9, 2026

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:34 a.m. on April 6, 2026)

7. (PUD-2137) Application by Kalidy LLC, to rezone 1325 East Hefner Road from PUD-2057 Planned Unit Development District to PUD-2137 Planned Unit Development District. Ward 7.

Amended Technical Evaluation:

1. ~~Residential development on lots 40 feet in width shall be limited to a single car garage.~~
2. At least one street stub shall be provided to the east, and one street stub provided to the north.
3. Trees will be preserved within platted common areas to the greatest extent possible.
4. Modify Common Area Regulations to state: Usable open space or amenities, as defined as splash pads, pickleball courts or playgrounds, shall be located within 1,320 feet *walkable distance, along sidewalks or trails,* from every lot within the PUD.
5. The following amenities shall be required: splash pad, double pickleball courts, and a playground.
6. There shall be a minimum of 24% open space provided within the PUD.
7. Modify Landscaping Regulations to remove the requirement for a tree to be located between the curb and sidewalk and instead require one tree to be planted between the sidewalk and the residence, and one tree planted in the backyard.

The applicant was present. There are no protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY NOBLE, SECONDED BY POWERS

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

ABSENT: HARRISON



STAFF REPORT
The City of Oklahoma City
Planning Commission
April 9, 2026

Item No. IV. 7.

(PUD-2137) Application by Kalidy LLC, to rezone 1325 East Hefner Road from PUD-2057 Planned Unit Development District to PUD-2137 Planned Unit Development District. Ward 7.

A. GENERAL INFORMATION

1. Contacts

Applicant's Representative

Mark Grubbs
Grubbs Consulting, LLC
405-265-0641

2. Case History

This is a new application.

3. Reason for Request

The purpose of this application is to allow single-family residential development, specifically on 4,400 square foot lots.

B. EXISTING CONDITIONS

- 1. Size of Site:** 138.77 Acres
- 2. School District:** Oklahoma City
- 3. Zoning and Land Use:**

	Subject Site	North	East	South	West
Zoning	PUD-1443 PUD-1529	PUD-1443 PUD-1529	R-1 PUD-1436 PUD-1443	PUD-285 PUD-1268 PUD-1468 PUD-2031	PUD-1443 PUD-1529 SPUD-1723
Land Use	Undeveloped	Undeveloped	Residential / Commercial	School / Residential	Residential / Commercial

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 R-1 Single Family Residential District shall regulate development, except for the following modifications:

1. Uses shall be limited to the following, subject to their appropriate review procedures:
 - a. Child Care Centers (8300.25) {SPECIAL EXCEPTION}
 - b. Community Garden (8150.6.1) {CONDITIONAL USE}
 - c. Community Recreation: Property Owners Association (8250.3)
 - d. Community Recreation: Restricted (8250.4) {CONDITIONAL USE}
 - e. Family Day Care Homes (8300.40)
 - f. Home Garden (8150.6.4) {CONDITIONAL USE}
 - g. Hoop House (8150.6.5) {CONDITIONAL USE}
 - h. Library Services & Community Centers (8250.11) {CONDITIONAL USE}
 - i. Light Public Protection and Utility: Restricted (8250.13)
 - j. Low Impact Institutional: Neighborhood Related (8250.14) {CONDITIONAL USE}
 - k. Low Impact Institutional: Residential Oriented (8200.5)
 - l. Model Home (8200.8)
 - m. Model Home Accessory Parking Lot (8200.9) {CONDITIONAL USE}
 - n. Rainwater Harvesting (8150.7.1) {CONDITIONAL USE}
 - o. Roof Garden (8150.7.2) {CONDITIONAL USE}
 - p. Single Family Residential (8200.14)
 - q. Urban Farm (8150.9) {CONDITIONAL USE}
2. Minimum lot size for single family dwellings shall be 4,400 square feet.
3. Minimum lot width for single family dwellings shall be 40 feet.
4. Maximum lot coverage for single family dwellings shall be 65%.
5. Single family residential development on lots 40 feet in width shall be limited to a maximum driveway width of 18 feet.

8.2 LANDSCAPE & SCREENING REGULATIONS

1. All requirements of the City of Oklahoma City's Landscaping and Screening Ordinance in place at the time of development shall apply, unless otherwise noted herein.
2. There shall be an unimproved buffer (common area) along the east boundary of the PUD, as depicted on Exhibit B, Master Development Plan Map.

3. A cedar capped fence, minimum six feet in height, with masonry columns placed on maximum 40-foot centers, shall be provided along the west and northwest boundary of that part of the common area located in the southeastern portion of the PUD property described in paragraph 8.2.2 above, the location more specifically depicted on Exhibit B, Master Development Plan Map. Said fence shall not interfere with sight distance issues along Hefner Road.
4. For Single-Family Residential 8200.14, there shall be one tree planted between the street curb and sidewalk, and one tree planted between the sidewalk and residence.
5. There shall be a minimum 30' landscape buffer along the east boundary of the PUD.

8.3 ACCESS REGULATIONS

Access shall be per subdivision regulations, as amended. Crest Place, the existing local street slightly encroaching the eastern boundary of the PUD property shall remain. Access to Crest Place from the limits of the PUD shall not be permitted.

8.4 SIGN REGULATIONS

Signage shall conform to the Oklahoma City Municipal Code, 2020, as amended.

8.5 PARKING REGULATIONS

The design and number of all parking facilities shall comply with Chapter 59 of the OKC Municipal Code, except parking for common area uses constructed for property owners within each residential development area shall not be required. If parking for common area uses is provided, maneuvering shall be allowed within the right-of-way.

8.6 COMMON AREA REGULATIONS

1. The easternmost unimproved buffer area, as noted in paragraph 8.2.2 above and depicted on Exhibit B, Master Development Plan, is reserved as common area. This common area shall be improved in appearance by removing unwanted trees and grading. No structures shall be permitted. Public utility improvements shall be permitted.
2. Maintenance of the common areas, private drainage easements, and islands/medians within street rights-of-way shall be the responsibility of the 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 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.

3. There shall be a minimum of 15% open space provided within the PUD. Useable open space shall be located within 1320' from every lot within the PUD.

8.7 PLATTING REGULATIONS

Platting shall be per subdivision regulations.

8.8 FAÇADE/ARCHITECTURAL REGULATONS

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick, brick veneer, masonry, rock, concrete, stone, stucco, stone masonry, concrete-board, architectural metal or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

8.9 LIGHTING REGULATIONS

Site lighting shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code.

8.10 DRAINAGE REGULATIONS

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

8.11 DUMPSTER REGULATIONS

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

8.12 ROOFING REGULATIONS

Every primary structure shall have Class C roofing or better.

8.13 SIDEWALK REGULATIONS

Five-foot wide sidewalks shall be constructed along the arterial street with each development parcel. Said sidewalks shall be 6-foot wide if the sidewalk is constructed adjacent to the curb, subject to the policies/procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets/drives prior to any occupancy certificates being issued. All sidewalks shall be in place prior to any occupancy certificates being issued.

8.14 HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures unless otherwise noted herein.

8.15 SETBACK REGULATIONS

Building setbacks shall be the same as the base-zoning district, unless otherwise noted herein.

8.16 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.

SECTION 9.0 DEVELOPMENT SEQUENCE

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

SECTION 10.0 EXHIBITS

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

- EXHIBIT A: LEGAL DESCRIPTION OF PUD PROPERTY
- EXHIBIT B: MASTER DEVELOPMENT PLAN MAP

D. REVIEW COMMENTS

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

- 1. Airports: ***
- 2. Fire (OCFD):** No objection.
- 3. Public Works Department:**
 - a. Traffic Services:** No objection.
 - b. Engineering - Storm Sewer Availability:**

- 1) The Public Works Engineering staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to the applicable requirements of the Oklahoma City

Municipal Code, as amended.

- 2) Storm sewers, in accordance with the City of Oklahoma City's Drainage Ordinance, will be required. For developments abutting section line roads where rainfall-runoff exceeds the capacity of the City of Oklahoma City's standard ditch detail, the installation of enclosed storm sewers and/or concrete channels will be necessary. These improvements must be positioned to provide a minimum clearance of 35 feet from the centerline of the section line road. Concrete channels must be located entirely outside the public right-of-way.
- 3) A flood/drainage study will be required to establish finished floor elevations, common lot areas, and private drainage easements. This study must be reviewed and approved by the Public Works Department.
- 4) A flood study will be required to demonstrate that there is no rise in the 100-year rainfall runoff, as established by the Federal Emergency Management Agency (FEMA) and the City of Oklahoma City, when comparing pre-development and post-development conditions.
- 5) The subject property is located within a FEMA-designated Zones A and AE (100-year floodplain). As a result, minimum finished floor elevations must be established for each lot within or adjacent to the floodplain. These elevations must be based on the 100-year water surface elevation, as determined by either the City of Oklahoma City urbanized study or the FEMA study—whichever is more restrictive or imposes higher standards—plus one (1) foot. The Public Works Department's Engineering staff must review and approve these elevations prior to any development.
- 6) A Floodplain Activity Permit must be submitted along with plans for any work proposed within 200 feet of a mapped FEMA Zone AE floodplain.
- 7) A U.S. Corps of Engineers Section 404 permit must be submitted for any work conducted in The Waters of the United States.
- 8) 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.
- 9) 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.

10) 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.

11) 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.

12) 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.

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

4. Utilities Department:

a. Solid Waste Management:

1) The City can provide service, providing there is sufficient space for the truck to maneuver to service the addition.

b. Water Availability:

1) An existing 12-inch water main(s) is within the required distance to the subject site and the developer will be required to extend a 12-inch or larger water main along street frontage and will be required to extend the water system to each lot or site within the development in accordance with City Standard Specifications and Private Development Design Manual.

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 must 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.

c. Wastewater Availability:

- 1) An existing 8-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.

5. Planning Department:

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Avoid developing within or modification of 100-year floodplains or floodways.
- 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.
- Large-scale (20+ acres or 50 or more single family units) residential subdivisions should provide a diversity of home sizes, lot sizes, price points, architectural styles, and density ranges.
- Developments should be served by urban water and sewer utility systems.

Floodway and 100-year floodplain associated with Harrison Creek are present on the subject site. The development is required to comply with all City, State, and Federal requirements within the floodplain. Plan conformance would be strengthened by maintaining the riparian area in a natural state and keeping all structures and impervious paving at least 100 feet from the creek bank. Public water and sewer are available on or adjacent to the site.

Location:

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

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

Density: The Urban Low Intensity LUTA outlines a floor to area ratio (FAR) of 0.2 to 1.0 for non-residential developments. UL LUTA outlines a density range of 4 to 8 dwelling units per acre for single family residential development. *The PUD proposes single-family residential development with a modified R-1 base. The site*

was preliminarily platted as Hefner Woods Phase 2 in 2025 (C-7719). An upcoming preliminary plat has been filed for the site, Woods at Silverton (C-7799), and illustrates 627 single-family dwellings and 8 common areas on 138.78 acres for a density of 4.52 du/acre.

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.
- Provide vehicular connectivity between adjacent developments.
- Subdivisions with more than 50 units should have at least two points of entrance / egress no closer than 300 feet apart.

The subject site is located along the north side of East Hefner Road, an arterial street in the Urban Low LUTA. The PUD proposes utilizing Subdivision Regulations, as amended, for access. Access to Crest Place on the east from the PUD is not permitted. Northeast 111th Street, which is a private neighborhood street that is installed on the subject site, connects to North Kelley Avenue. Potential issues are identified with access to the proposed public streets from a private street. The developer will need to have legal access to the private street for the access to satisfy the subdivision regulations.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.

Sidewalks are not currently available on the subject site but are required by the PUD regulations along all streets 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 the existing surrounding uses, “Building Scale and Site Design” is a potential compatibility issue identified by the comprehensive plan.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if residential lot sizes in UL are less than 60% of directly adjacent residential lots, the 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 seeks to modify the base R-1 regulations to allow a single-family subdivision with a minimum lot size of 4,400 sf (compared to 6,000 sf); a minimum lot width of 40 feet (compared to 50 feet), and a maximum lot coverage of*

65% (compared to 50%). The subject site abuts 8- to 10-acre residential parcels to the east and 4,000- to 5,400-sf lots to the west. Potential compatibility issues are identified adjacent to the larger residential lots. The PUD offers some mitigation by requiring a minimum 30-foot landscape buffer along the eastern boundary of the site. Common area is proposed in the southeast portion of the site to provide additional buffering between the larger lots. The PUD regulations maintain the base R-1 requirements for setbacks and maximum building height.

3) Service Efficiency:

- Water: *Close to Service or Served*
- Sewer: *Open Sewer Sheds or Served*
- Fire Service: *Urban Response*

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

- **Riparian Areas:** Riparian areas are vegetated areas adjacent to streams, lakes, ponds, and wetlands that are composed of a mixture of trees, shrubs, and grasses. These areas may also contain floodplain. The comprehensive plan recommends a 100-foot buffer from stream banks. *Riparian area is located along the northwest portion of the site in the form of floodway and 100-year floodplain of Harrison Creek. The development is required to comply with all City, State, and Federal requirements within the floodplain. Multiple ponds are located on the subject site, with riparian area identified near the pond at the southwest corner of the site. Plan conformance would be strengthened by maintaining the riparian area in a natural state and keeping all structures and impervious paving at least 100 feet from the creek bank. A minimum 30-foot landscape buffer is required by the PUD regulations along the eastern boundary of the site.*
- **Upland Forests:** The subject area is within the upland forest ESA. The comprehensive plan directs to preserve the Cross Timbers and upland forests, including native understory, to the maximum extent practical. When new-growth or re-growth upland forest trees are removed during construction, trees and other native plants should be replanted on-site. New trees should be planted in clusters that mimic the original tree canopy. The comprehensive plan defines mitigation hierarchy in the following priority: 1) Avoidance and minimization, 2) Restoration, 3) Offset. *Upland Forest is present on the northern portion of the site. When 60 percent or less of the site is covered, the plan has a preservation goal of 100%. Plan conformance would be strengthened by adding language for the preservation of healthy, mature trees, specifically in upland forest areas. The PUD regulations propose one tree planted between the street curb and sidewalk and one tree planted between the sidewalk and residences for the Single-Family Residential use. A minimum 30-foot landscape buffer is required by the PUD regulations along the eastern boundary of the site, in addition to the required common area locaiton.*

5) Transportation System: The subject site is located along the north side of East Hefner Road, a Major Arterial Street in the Urban Low LUTA. Crest Road, a Neighborhood Street, is located parallel to the southern portion of the eastern PUD

boundary. Access to Crest Place from the PUD is not permitted. Northeast 111th Street, which is a private neighborhood street that is installed on the subject site, connects to North Kelley Avenue. The nearest transit (bus) service is located southwest of the site, near the intersection of North Kelley Avenue and East Britton Road. According to Streetlight data, last collected in 2022, East Hefner Road had 4,911 average daily trips, with a capacity of 22,000.

6) Other Development Related Policies

- Support diversity and integration of housing unit types and sizes in all land use typology areas in order to meet the diverse needs of households of different sizes, generational needs, incomes, and preferences. New residential subdivisions should achieve a mixture of housing types within a unified development. (SU-4)
- 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)
- 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 congestion 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 along the north side of East Hefner Road, east of North Kelley Avenue. Northeast 111th Street, which is a private neighborhood street that is installed on the subject site, connects to North Kelley Avenue. The site was rezoned from PUD-1443 and PUD-1529 to PUD-2057 in 2025 to allow single-family residential development on two tracts, with a minimum lot size of 5,000 square feet in Tract 1, and a minimum lot size of one acre in Tract 2 where the PUD site abuts 8- to 10-acre residential parcels. A portion of PUD-1529, southwest of the site, not included in the previous rezoning application has been developed with a gated residential community. A portion of land to the west was recently rezoned from SPUD-902 to SPUD-1723 to allow for additional commercial uses inside the existing indoor soccer facility. To the east is R-1 zoned land developed with large-lot single-family residences and undeveloped land, and PUD-1436 a 95-acre PUD approved in 2011 for a construction company. Across East Hefner Road, to the south, are undeveloped land zoned for office and agricultural uses within PUD-1268, PUD-285 which has an R-1 base and is developed with a Christian school, and PUD-2031 which currently contains a single-family residence but allows office and commercial development with a C-3 base. The land encompassing PUD-285 and PUD-2031 is undergoing rezoning (PUD-2132) for expansion of the existing school.

The PUD seeks to modify the base R-1 regulations to allow a single-family subdivision with a minimum lot size of 4,400 sf (compared to the standard 6,000 sf for the R-1 District and the currently approved 5,000 sf lots); a minimum lot width of 40 feet; and a maximum lot coverage of 65%. The site was preliminarily platted as Hefner Woods Phase 2 in 2025 (C-7719). The plat was approved for 456 single-family residential lots with a gross residential density of 3.29 dwelling units per acre.

A new plat application has been filed and is anticipated to be heard by the Planning Commission at a later date. The Woods at Silverton (C-7799), proposes 627 single-family dwellings for a density of 4.52 du/acre.

Riparian area is located along the northwest portion of the site in the form of floodway and 100-year floodplain of Harrison Creek. The development is required to comply with all City, State, and Federal requirements within the floodplain. Upland Forest is also present on the northern portion of the site. When 60 percent or less of the site is covered, the plan has a preservation goal of 100%. Plan conformance would be strengthened by adding language for the preservation of healthy, mature trees, specifically in upland forest areas. The PUD requires one new tree planted between the street curb and sidewalk and one tree planted between the sidewalk and residences for the Single-Family Residential use. A minimum 30-foot landscape buffer is required by the PUD regulations along the eastern boundary of the site, along with the common area as shown on the conceptual site plan.

The changes requested from the existing PUD include reconfiguring the lot layout, reducing the minimum lot size from 5,000 to 4,400 sf, decreasing the amount of common area from 20% to 15%, and removing the central common area/pond. The changes are expected to result in an additional 171 lots accessed from the same two streets. Access to Kelly will need to be granted/required/secured as NE 111th Street is private. The PUD should require street stubs to the north and east, per the Subdivision Regulations. (The recently approved PUD-2057 requires one stub to the east, and the companion plat was granted a variance to the requirement for a connection to the north.) The proposed PUD requires useable open space located within 1320' from every lot within the PUD. The Master Design Statement should specify this is a walkable distance, and that trees preserved within the PUD, specifically within common areas.

E. STAFF RECOMMENDATION

Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning Commission. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.

Approval of the application subject to the following Technical Evaluation:

1. Residential development on lots 40 feet in width shall be limited to a single-car garage.
2. At least one street stub shall be provided to the east, and one street stub provided to the north.
3. Trees will be preserved within platted common areas.
4. Modify Common Area Regulations to state: Useable open space shall be located within 1,320 feet *walkable distance, along sidewalks or trails*, from every lot within the PUD.

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.

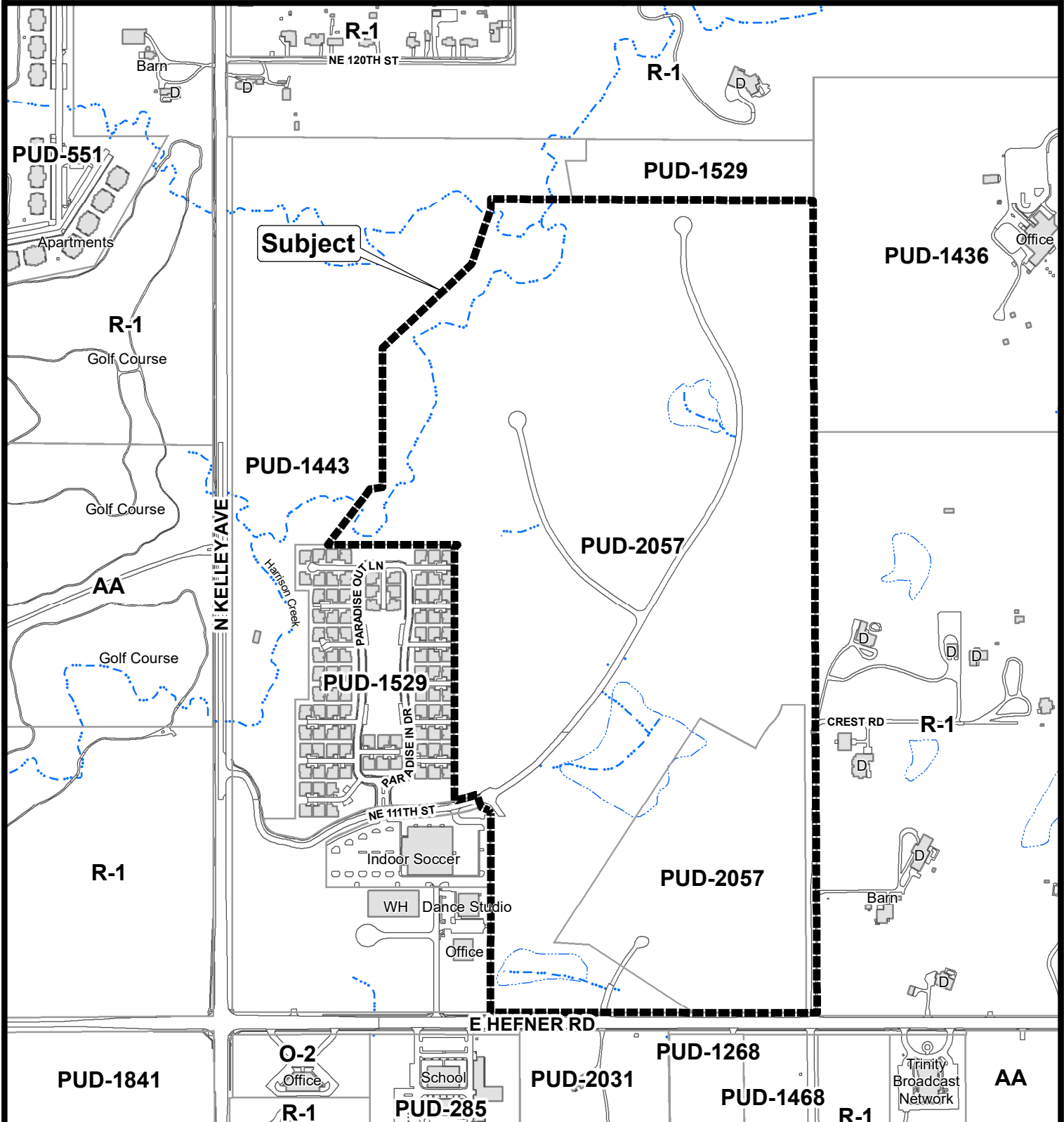
gjh

Case No: PUD-2137

Applicant: Kalidy, LLC

Existing Zoning: PUD-2057

Location: 1325 E. Hefner Rd.

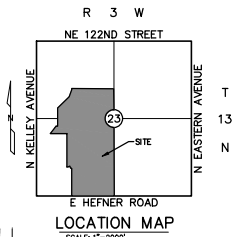
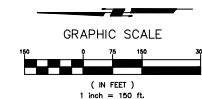
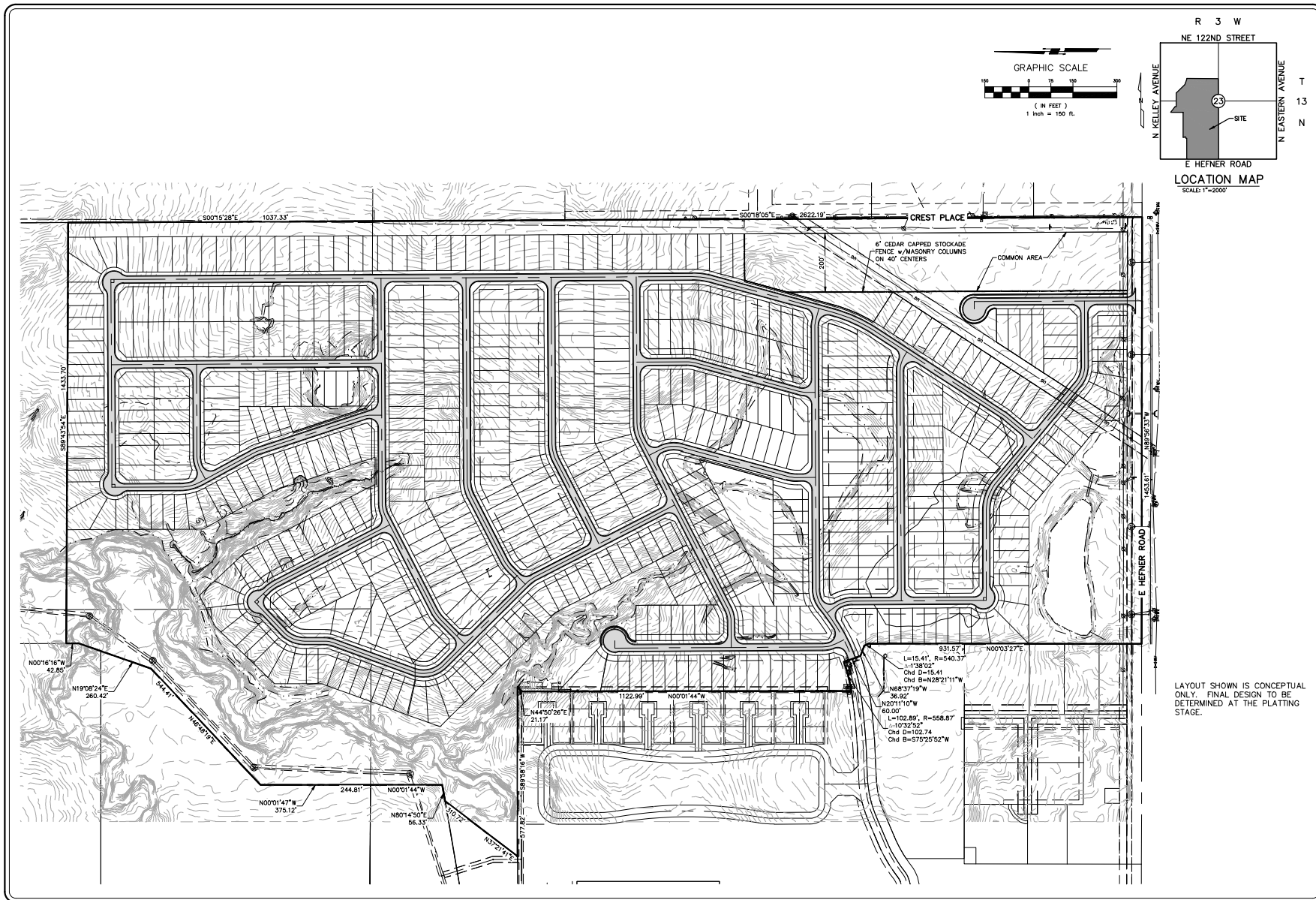


The City of
OKLAHOMA CITY

Planned Unit Development



0 300 600
Feet



LAYOUT SHOWN IS CONCEPTUAL ONLY. FINAL DESIGN TO BE DETERMINED AT THE PLATTING STAGE.

RUBBS CONSULTING, LLC
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WOODS AT SILVERHORN
 E HEFNER RD & N KELLEY AVE
 OKLAHOMA CITY, OKLAHOMA
MASTER DEVELOPMENT PLAN
EXHIBIT B

REVISIONS		DATE	
NO.	DESCRIPTION	NO.	DATE

SHEET NUMBER
EXH-B

Case No: PUD-2137

Applicant: Kalidy, LLC

Existing Zoning: PUD-2057

Location: 1325 E. Hefner Rd.



Aerial Photo from 3/2025



The City of
OKLAHOMA CITY

Planned Unit Development



0 300 600
Feet

Howard, Gabriel J

From: Erik Nuveen <>
Sent: Thursday, April 2, 2026 8:10 AM
To: PL, Subdivision and Zoning
Subject: Case number: PUD-2137

To whom it may concern,

I am the owner of 1401 E Hefner Rd property immediately adjacent to the named property in question. This has been going on for more than 10 years now. Every few years, another attempt to catch the neighbors sleeping. They try to modify the zoning to increase expansion of building permitted and decrease the size of the lots. No one could conclude any other than the fact this will decrease our property values immensely. I continue to try and sell my property, now in its tenth year of effort to sell. Each and every prospective buyer states that they will not with that property adjacent turning into low income housing and high volume traffic in the neighborhood.

As a physician and surgeon here in OKC for 25 years, I can tell you that this cyclical attempt to degrade property values must have some end. It's like some sort of slow death by a thousand cuts.

C: (405) 550-7522

Erik J. Nuveen, M.D., D.M.D., F.A.A.C.S.

President, Cosmetic Surgery Affiliates

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