

Published in The Journal Record SEPTEMBER 30, 2026

ORDINANCE NO. 28,156

AN ORDINANCE AMENDING CHAPTER 59, SECTION 5150 OF THE OKLAHOMA CITY MUNICIPAL CODE, 2020, TO INCLUDE ADDITIONAL TERRITORY WITHIN THE C-3 COMMUNITY COMMERCIAL 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 C-3 Community Commercial District, as shown upon the District Map to include therein the following described property:

A tract of land situated within the Northwest Quarter (NW/4) of Section Nine (9), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows: BEGINNING at the Northwest corner of said NW/4; Thence S89°44'33"E with the North line of said NW/4 a distance of 325.08 feet; Thence S00°59'33"E a distance of 2,142.47 feet; Thence N89°31'17"W a distance of 325.11 feet; Thence N00°59'33"W with the West line of said NW/4 a distance of 105.80 feet; Thence N89°00'32"E a distance of 43.00 feet; Thence N00°59'28"W a distance of 774.69 feet; Thence N12°18'01"W a distance of 50.99 feet; Thence S89°00'32"W a distance of 33.03 feet; Thence N00°59'33"W with the West line of said NW/4 a distance of 1,210.73 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 1ST day of SEPTEMBER, 2026.

PASSED by the Council and **SIGNED** by the Mayor of The City of Oklahoma City, Oklahoma, this 29TH day of SEPTEMBER, 2026.

ATTEST:

Amy K Simpson
CITY CLERK



David Holt
MAYOR

REVIEWED for form and legality.

Susan Ransall
ASSISTANT MUNICIPAL COUNSELOR



MEMORANDUM

Council Agenda
Item No. XI. C
9/29/2026

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) (PC-11007), rezoning 15000 Piedmont Road from AA Agricultural District to C-3 Community Commercial District. Ward 1.

Applicant:

Kendall W. Dillon, PE, Crafton Tull and Associates
WLW Properties LLC

Purpose:

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

Background:

On August 13, 2026, the Planning Commission approved CPA-26-00012, an amendment to the Comprehensive Plan removing the Urban Future Land Use Typology Layer from the subject site and surrounding area.

On August 13, 2026, the Planning Commission recommended approval of the application.

Protest:

None

Previous Action:

The Ordinance was introduced September 1, 2026 and set for final hearing September 29, 2026. Appropriate notice was published and mailed.

Review:

Planning Department

Recommendation: Ordinance be adopted.



The City of Oklahoma City
Planning Department, Subdivision and Zoning
420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102
Phone: (405) 297-2623 – Web: <https://www.okc.gov>

APPLICATION FOR REZONING

Redistricting

NW 150th Street & N Piedmont Road

Project Name

15000 PIEDMONT RD

Address / Location of Property to be Rezoned

Rezone from AA to C-3 Commercial

Purpose Statement / Proposed Development

C-3 Commercial

Proposed Zoning District

Staff Use Only	11007
Case No.: PC	
File Date:	6-22-26
Ward No.:	1
Nbhd. Assoc.:	-----
School District:	Piedmont
Extg Zoning:	AA
Overlay:	

Vacant

Present Use of Property

15.17±

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☒ 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☒ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☒ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative, if Applicant is not the Property Owner of record.
- ☒ 4.) One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☒ 5.) One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☒ 6.) Maps, Site Plan and, or Survey Exhibits must be Letter size (8.5" x 11"), 600dpi minimum resolution, and in a .pdf file format. Photographic file formats of drawings, maps, or other documents will not be accepted.
- ☒ 7.) A filing fee of \$1630.00 must be remitted within One (1) business day of submittal confirmation. (Online payment preferred.)

Property Owner Information (if other than Applicant):

NW 12th Partners, LLC.

Name

3510 Joshua Lane

Mailing Address

Moore, OK 73165

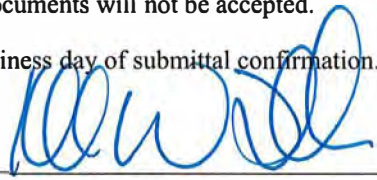
City, State, Zip Code

(405) 435-1800

Phone

davin@77companies.com

Email


Signature of Applicant

Kendall W. Dillon, PE Crafton Tull

Applicant's Name (please print)

300 Pointe Parkway Blvd.

Applicant's Mailing Address

Yukon, OK 73099

City, State, Zip Code

405-787-6270

Phone

Kendall.Dillon@craftontull.com

Email cc: Jessica.Murphy@craftontull.com

Submit your Application by Email to Subdivisionandzoning@OKC.gov
Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.

BOOK PAGE BOOK PAGE
2677 279 2681 822

When recorded return to
John R. Preston
609 South Kelly Avenue, Suite A3
Edmond, Oklahoma 73003-5696

TAX ADDRESS:
WLW Properties LLC
12805 St. Johns Place
Oklahoma City, OK 73142

EXEMPT: 68 O.S. §3202.4, 3201.A & 3201.B



Doc # 2003002572
DATE 01/28/03 11:50:37
Filing Fee \$15.00
Documentary Tax \$0.00
State of Oklahoma
County of CANADIAN
CANADIAN County Clerk
PHILLIS BLAIR

WARRANTY DEED

Know all men by these Presents:

That Wanda Whittaker, also known as Wanda L. Whittaker and Wanda L. Cooper, a widow and single person, grantor, in consideration of the sum of Five Dollars, in hand paid, the receipt of which is hereby acknowledged, and for the purpose of transferring real property owned by grantor to grantor's revocable living trust, does hereby grant, bargain, sell, and convey unto **WLW Properties LLC**, an Oklahoma limited liability company, grantee, all of grantor's right, title, and interest in and to the following described real property and premises, situate in **Canadian County**, State of Oklahoma, to wit:

The Northeast Quarter (NE/4) and the Northwest Quarter (NW/4) of Section Nine (9), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian, Canadian County, Oklahoma, less and except prior conveyances,

together with all the improvements thereon and the appurtenances thereunto belonging, and warrants the title to same.

To have and to hold said described premises unto the grantee, its successors and assigns forever, so that neither the said grantor, nor any person in the grantor's name and behalf, hereafter shall or will claim or

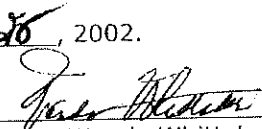
Num. Index _____
B & P.N. Index _____
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Num. Index _____
B & P.N. Index _____
Margin _____

BOOK	PAGE	BOOK	PAGE
26771	280	2681	823

demand any right or title to the said premises or any part thereof; but they and everyone of them shall by these presents be excluded and forever barred.

Signed and delivered on November 26, 2002.


Wanda Whittaker

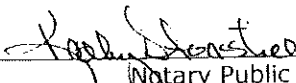
ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) ss.
COUNTY OF OKLAHOMA)

Before me, KATHY STOCKSTILL, a notary public, in and for this state, on November 26, 2002, personally appeared Wanda Whittaker, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.



Notary Seal
Not Shown


Notary Public

My Commission Expires: Dec 26, 2004
My Commission Number: 00019289

NOTICE TO COUNTY CLERK, COUNTY TREASURER, AND COUNTY ASSESSOR:

The transfer made by this Warranty Deed is a transfer, without consideration, from an individual to that same individual's wholly-owned limited liability company. Accordingly, no documentary stamp tax is required to be paid on this transfer, per 68 O.S. §3202.4, and additionally pursuant to 68 O.S. §3201.A and 68 O.S. §3201.B., since no sale is involved. Consideration less than \$100.00.



- 2 -

Doc # 2003003622
Bk 2681
Pg 822-823
DATE 02/05/03 15:40:49
Filing Fee \$15.00
Documentary Tax \$0.00
State of Oklahoma
County of CANADIAN
CANADIAN County Clerk
PHYLLIS BLAIR

C-3 Rezoning

A tract of land situated within the Northwest Quarter (NW/4) of Section Nine (9), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Piedmont, Canadian County, Oklahoma, being more particularly described as follows:

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N12°18'01"W a distance of 50.99 feet; thence

S89°00'32"W a distance of 33.03 feet; thence

N00°59'33"W with the West line of said NW/4 a distance of 1210.73 feet to the POINT OF BEGINNING.

Said tract contains 660,868 Sq Ft or 15.17 Acres, more or less.

WLW Properties, LLC
14408 North Piedmont Road
Piedmont, Oklahoma 73078

June 11, 2026

The City of Oklahoma City
Planning and Zoning Department
420 West Main, Suite 900
Oklahoma City, Oklahoma 73102

RE: Proposed NW 150th and N. Piedmont Road

To Whom It May Concern:

This letter will provide NW 12th Partners, LLC., and Crafton Tull & Associates, Inc. authorization to act as agents on our behalf in the matters of rezoning, platting and planning of tracts of land being a part of the Northeast Quarter (NE/4) and the Northwest Quarter (NW/4) of Section Nine (9), Township Thirteen North (T13N), Range Five West (R5W), of the I.M., Canadian County, Oklahoma and generally located NW 150th and N. Piedmont Road.

WLW Properties, LLC


By: Sharon Bumgardner
Title: Manager

CTA Project #26604600

***NW 12th Partners, LLC.
3510 Joshua Lane
Moore, OK 73165
(405) 435-1800
davin@77companies.com***

The City of Oklahoma City
Planning and Zoning Department
420 West Main, Suite 900
Oklahoma City, OK 73102

RE: Proposed NW 150th and N. Piedmont Rd.

To Whom It May Concern:

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By: Davin Methvin
Title: Manager

CTA Project #26604600

CERTIFICATE

The undersigned bonded abstractor in and for CANADIAN County, Oklahoma, does hereby certify that attached as Exhibit "B" hereto is a list of owners and their addresses of property adjoining within **600** feet of the land described on Exhibit "A" attached hereto according to the records maintained in the Office of the County Treasurer of Oklahoma County, Oklahoma.

Executed at Oklahoma City, Oklahoma this 9 day of June, 2026.

AMERICAN EAGLE ABSTRACT OF CANADIAN
COUNTY



JESSICA LOUK
MANAGER

State of Oklahoma)
) ss.
County of Oklahoma)

This instrument was acknowledged before me on 6-9-26, by Jessica Louk,
Manager.





NOTARY PUBLIC

My commission expires:
Order No.: 2606-0063-49

"EXHIBIT A"

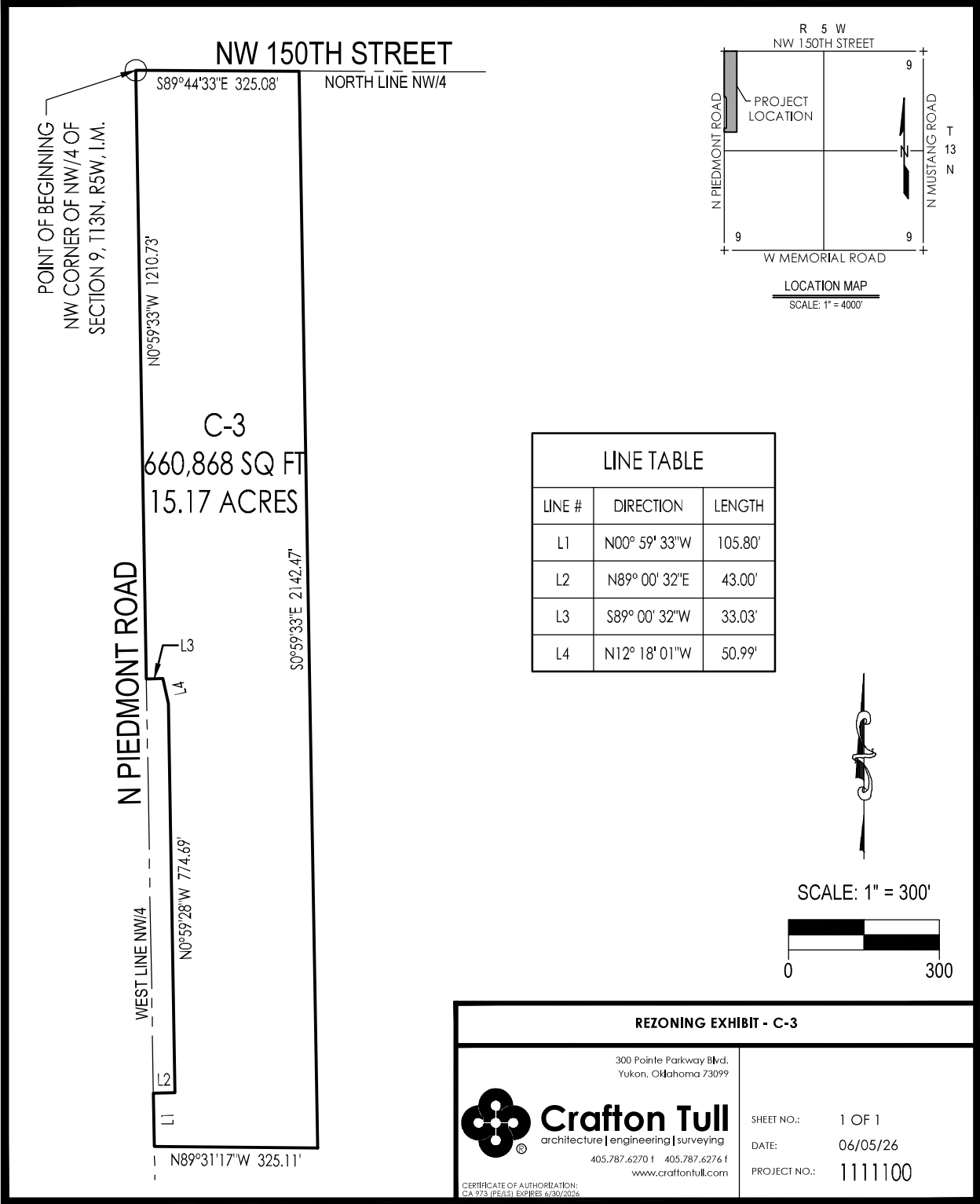
C-3 Rezoning

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N00°59'33"W with the West line of said NW/4 a distance of 105.80 feet; thence
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N00°59'28"W a distance of 774.69 feet; thence
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N00°59'33"W with the West line of said NW/4 a distance of 1210.73 feet to the POINT OF BEGINNING.

EXHIBIT B

Account	Owner	Mailing Address	Legal Description
090031525	SIMPSON,MARK STEVEN ETAL	PO BOX 487.PIEDMONT.OK.73078-0487	T13N R05W S04 SW4 A#1 - BEING ALL SW4
090031528	SIMPSON,MARK STEVEN ETAL	PO BOX 487.PIEDMONT.OK.73078-0487	T13N R05W S04 SE4 A#1 PT SE4 - BEG @ N
090031892	SIMPSON,MARK STEVEN ETAL	PO BOX 487.PIEDMONT.OK.73078-0487	T13N R05W S05 SE4 A#1 PT SE4 - BEG 88.0
090031893	STATE OF OKLAHOMA DEPT OF TRANS	LEGAL DIVISION-BUSINESS OFFICE.200 NE 21ST ST.OKLAHOMA CITY.OK.73105-0000	T13N R05W S05 SE4 A#2 PT SE4 - BEG @ S
090031944	HAROLD ROTHER FARMS INC	469 TONY ST.BURLINGTON.CO.80807-	T13N R05W S08 NE4 A#1 - BEING ALL NE4
090031945	STATE OF OKLAHOMA DEPT OF TRANS	LEGAL DIVISION-BUSINESS OFFICE.200 NE 21ST ST.OKLAHOMA CITY.OK.73105-0000	T13N R05W S08 NE4 A#2 PT NE4 - BEG @
090031953	BURTON,JOE C REVOCABLE TRUST	14213 PIEDMONT RD.PIEDMONT.OK.73078-0000	T13N R05W S08 SE4 A#1 PT SE4 - BEG @ N
090031965	WLW PROPERTIES LLC	% SHARON BUMGARDNER.14408 N PIEDMONT RD.PIEDMONT.OK.73078-0000	T13N R05W S09 NE4 A#1 - BEING ALL NE4
090031966	WLW PROPERTIES LLC	% SHARON BUMGARDNER.14408 N PIEDMONT RD.PIEDMONT.OK.73078-0000	T13N R05W S09 NW4 A#1 - BEING ALL NW
090031967	BUMGARDNER TRUST	14408 N PIEDMONT RD.PIEDMONT.OK.73078-0000	T13N R05W S09 NW4 A#2 PT NW4 - BEG
090031968	STATE OF OKLAHOMA DEPT OF TRANS	LEGAL DIVISION-BUSINESS OFFICE.200 NE 21ST ST.OKLAHOMA CITY.OK.73105-0000	T13N R05W S09 NW4 A#3 PT NW4 - BEG 33
090031970	ARDEN & ASSOCIATES LLC	PO BOX 127.PIEDMONT.OK.73078-0000	T13N R05W S09 SW4 A#7 PT SW4 - BEG 449
090031971	FUNK,NEDRA R TRUST	PO BOX 179.PIEDMONT.OK.73078-0000	T13N R05W S09 SW4 A#1 PT NW4 SW4 - BE
090031972	FUNK,NEDRA R TRUST	PO BOX 179.PIEDMONT.OK.73078-0000	T13N R05W S09 SW4 A#4 - BEING THE E/2
090031974	STATE OF OKLAHOMA DEPT OF TRANS	LEGAL DIVISION-BUSINESS OFFICE.200 NE 21ST ST.OKLAHOMA CITY.OK.73105-0000	T13N R05W S09 SW4 A#5 PT SW4 - BEG 33
090031975	STUTSMAN,ALBERT C JR*	19 KINGSBURY PL.ST LOUIS.MO.63112-	T13N R05W S09 SE4 A#1 PT SE4 - BEING T
090031976	FUNK,NEDRA R TRUST	PO BOX 179.PIEDMONT.OK.73078-0000	T13N R05W S09 SE4 A#2 PT SE4 - BEG @ N
090138523	DTW REVOCABLE TRUST DTD 8/28/2018	PO BOX 304.PIEDMONT.OK.73078-	T13N R05W S09 SW4 A#9 PT SW4 - BEG @
090151192	PREMIUM LAND LLC	PO BOX 6718.EDMOND.OK.73083	T13N R05W S04 SW4 A#2 PT SW4 - BEG 533



Caseno	Owner	Mailing Address	City	Zipcode
PC-11007	KENDALL W DILLON, PE, CRAFTON TULL	300 POINTE PARKWAY BLVD	YUKON, OK	73099
PC-11007	NW 12TH PARTNERS, LLC	3510 JOSHUA LN	MOORE, OK	73165
PC-11007	PIEDMONT SCHOOL DISTRICT, JAMES WHITE	615 EDMOND RD NW	PIEDMONT, OK	73078
PC-11007	ARDEN & ASSOCIATES LLC	PO BOX 127	PIEDMONT, OK	73078
PC-11007	BUMGARDNER TRUST	14408 N PIEDMONT RD	PIEDMONT, OK	73078
PC-11007	BURTON,JOE C REVOCABLE TRUST	14213 PIEDMONT RD	PIEDMONT, OK	73078
PC-11007	DTW REVOCABLE TRUST DTD 8/28/2018	PO BOX 304	PIEDMONT, OK	73078
PC-11007	FUNK,NEDRA R TRUST	PO BOX 179	PIEDMONT, OK	73078
PC-11007	HAROLD ROTHER FARMS INC	469 TONY ST	BURLINGTON, CO	80807
PC-11007	PREMIUM LAND LLC	PO BOX 6718	EDMOND, OK	73083
PC-11007	SIMPSON,MARK STEVEN ETAL	PO BOX 487	PIEDMONT, OK	73078
PC-11007	STATE OF OKLAHOMA DEPT OF TRANS LEGAL DIVISION-BUSINESS OFFICE	200 NE 21ST ST	OKLAHOMA CITY, OK	73105
PC-11007	STUTSMAN,ALBERT C JR*	19 KINGSBURY PL	ST LOUIS, MO	63112
PC-11007	WLW PROPERTIES LLC, SHARON BUMGARDNER	14408 N PIEDMONT RD	PIEDMONT, OK	73078

CASE NUMBER: PC-11007

This notice is to inform you that **Kendall W. Dillon, PE, Crafton Tull and Associates, on behalf of WLW Properties LLC**, filed an application with the City of Oklahoma City to change the zoning designation of their property to the C-3 Community Commercial District. The City Council will consider this zoning application at a public hearing on September 29, 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 situated within the Northwest Quarter (NW/4) of Section Nine (9), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Piedmont, Canadian County, Oklahoma, being more particularly described as follows: BEGINNING at the Northwest corner of said NW/4; Thence S89°44'33"E with the North line of said NW/4 a distance of 325.08 feet; Thence S00°59'33"E a distance of 2,142.47 feet; Thence N89°31'17"W a distance of 325.11 feet; Thence N00°59'33"W with the West line of said NW/4 a distance of 105.80 feet; Thence N89°00'32"E a distance of 43.00 feet; Thence N00°59'28"W a distance of 774.69 feet; Thence N12°18'01"W a distance of 50.99 feet; Thence S89°00'32"W a distance of 33.03 feet; Thence N00°59'33"W with the West line of said NW/4 a distance of 1,210.73 feet to the POINT OF BEGINNING.

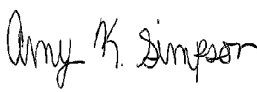
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

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 1st day of September 2026.

SEAL


Amy K. Simpson, City Clerk



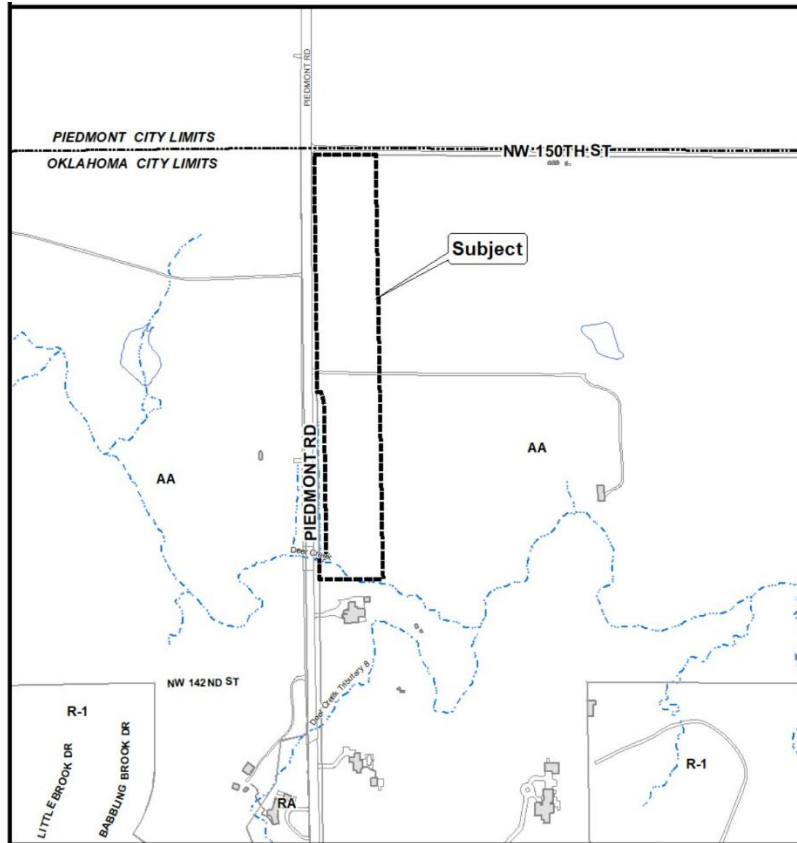
PROPOSED ZONING CHANGE:

CASE NUMBER: PC-11007

FROM: AA Agricultural District

TO: C-3 Community Commercial District

ADDRESS OF PROPERTY: 15000 Piedmont Road



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

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

C-3 Community Commercial District is intended for business activity that is located at the edge of residential areas but serves a larger trade area than the immediately surrounding residential neighborhoods.

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: PC-11007

LOCATION: 15000 Piedmont 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 the C-3 Community Commercial District from the AA Agricultural District. A public hearing will be held by the City Council on September 29, 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 C-3 Community Commercial District would be extended to include the following described property:

LEGAL DESCRIPTION:

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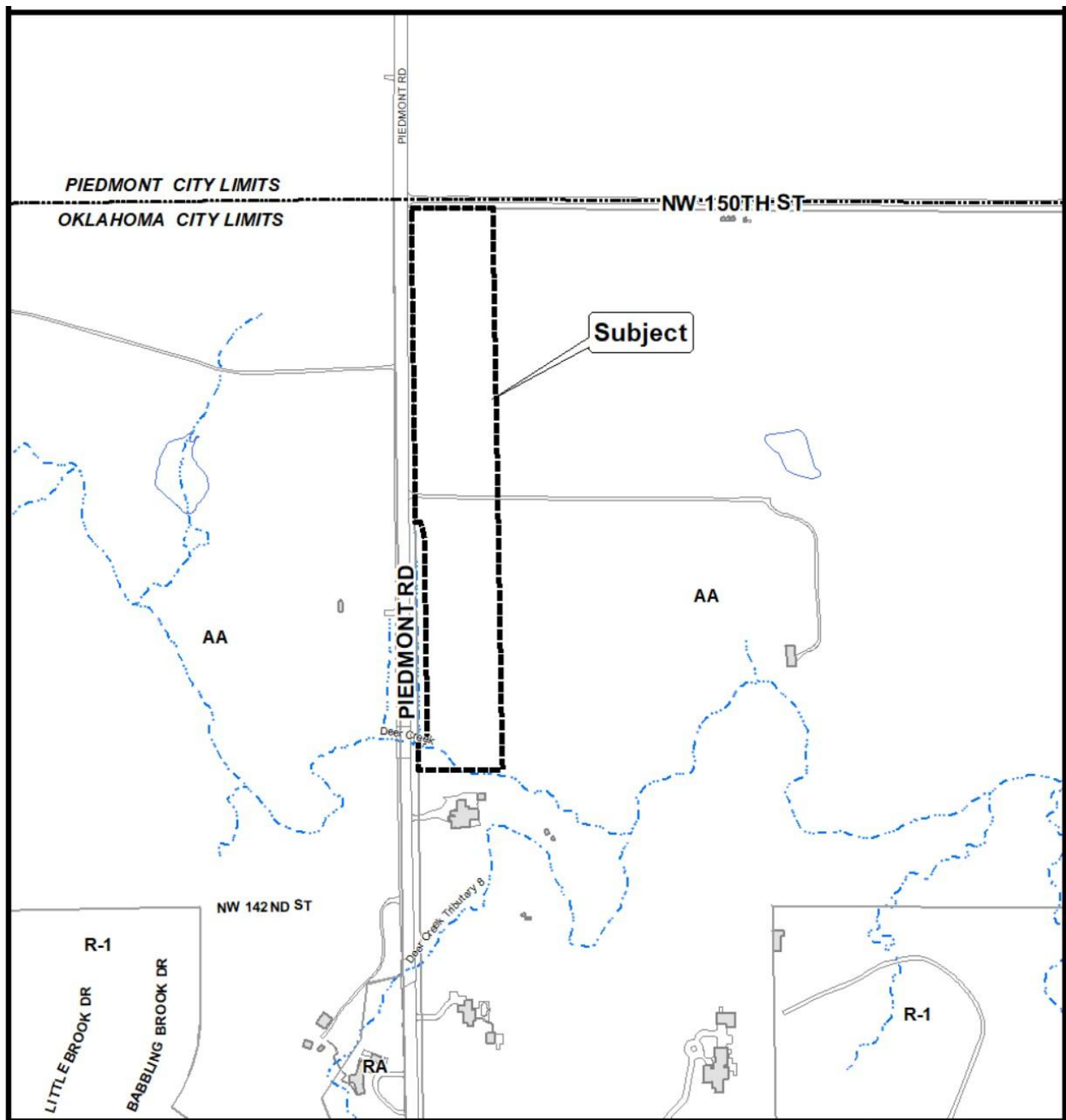
Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to 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 1st day of September 2026.

SEAL

Amy K. Simpson, City Clerk



Planning Commission Minutes
August 13, 2026

(The agenda was filed with the City Clerk of The City of Oklahoma City at 9:38 a.m. on August 10, 2026)

20. (PC-11007) Application by WLW Properties LLC, to rezone 15000 Piedmont Road from AA Agricultural District to C-3 Community Commercial District. Ward 1.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL.

MOVED BY NOBLE, SECONDED BY MEEK

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



STAFF REPORT
The City of Oklahoma City
Planning Commission
August 13, 2026

Item No. IV. 20.

(PC-11007) Application by WLW Properties LLC, to rezone 15000 Piedmont Road from AA Agricultural District to C-3 Community Commercial District. Ward 1.

A. GENERAL INFORMATION

1. Contacts

Applicant's Representative

Kendall Dillon
Crafton Tull
405-787-6270

2. Case History

This is a new application.

This application is associated with adjacent rezoning applications (PC-11006 and PC-11008), and a request to amend the comprehensive plan by removing the Urban Future Land Use Typology Layer from the application sites (CPA-26-00012).

3. Reason for Request

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

B. EXISTING CONDITIONS:

1. Size of Site: 15.17 Acres

2. School District: Piedmont

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	AA	Piedmont	AA	AA	AA
Land Use	Undeveloped	Undeveloped	Undeveloped	Residential	Undeveloped

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.

Comprehensive Plan Land Use Typology Layer: Urban Future (UF)

The UF layer maintains agricultural land and large acreage estates until the area is ready for urbanization. The purpose of the UF designation is to retain land in a condition that provides the most flexibility for developing at urban densities in the future and ensures the most efficient, sustainable delivery of services. Land assembly is one of the most difficult tasks associated with effective land development. To the extent parcels become fragmented, the potential to efficiently urbanize UF areas is compromised due to the challenges of land assembly. Urban Future areas may have access to the City's public water supply or sanitary sewer systems but not both and typically don't have urban levels of fire service. These areas present opportunities to increase service levels over time and responsibly manage the public costs of growth. Urban services, including City water and sewer, are not intended to be provided to UF areas until the designation is removed through an amendment to planokc. Commercial and light industrial uses may be appropriate provided they do not negatively impact agricultural operations and character or the potential to eventually urbanize.

C. REVIEW COMMENTS

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

1. Fire (OCFD): *

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) 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.

3. Utilities Department:

a. 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) Minimum ten (10) feet horizontal separation required from wastewater mains and five (5) feet for other utilities. Minimum two (2) foot vertical separation required for all utility crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 3) Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
- 4) Dead-end water mains must be avoided when possible. All existing unused water services must be capped and abandoned at the water main in accordance with the City Standard Specifications.
- 5) In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of

all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The developer will be responsible for any failure of domestic or fire protection systems which require water pressure in excess of 25 psi. The developer is responsible for installing pressure reducers if necessary for protection of developer's service lines, plumbing, and fixtures.

- 6) All existing and/or proposed water meters must be located in the right-of-way and/or utility easement within grassy areas outside of sidewalks, driveways, streets, and paving.
- 7) All domestic and fire suppression services must have a separate water service connection. Fire hydrant spacing shall not exceed 500 feet and must be located within ten (10) of a hard surface (i.e. sidewalk, street, paving).
- 8) Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.
- 9) Plat may be revised after review and approval of utility plans.

b. Wastewater Availability:

- 1) An existing 27-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.

4. Planning Department:

a. Comprehensive Plan Considerations

The site is within the Urban Low Intensity LUTA and in an area where the comprehensive plan applies the Urban Future (UF) Layer. An application to amend planokc and remove the UF layer is associated with this request (CPA-26-00012). If the layer is lifted, Urban Low LUTA policies will apply.

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.
- Developments should be served by urban water and sewer utility systems.

Floodway and 100-year floodplain associated with Deer Creek are present on the southern portion of the subject site. The development is required to comply with all City, State, and Federal requirements within the floodplain. Public water and sewer are available south of the site.

Location:

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

The subject site is located at the southeast corner of Piedmont Road and NW 150th Street, both arterial streets 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. *The subject site is currently undeveloped. The proposed C-3 District could provide a FAR within, or below, the Urban Low Intensity LUTA range.*

Automobile Connectivity:

- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system.
- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- Development fronting arterials should take access from intersecting streets where possible.
- Retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores.

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

The subject site is located at the southeast corner of Piedmont Road and NW 150th Street, both arterial streets in the Urban Low Intensity LUTA. The site does not currently have improved access from either street. Access cannot be specified in a base zoning request and is per Code and Subdivision Regulations.

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 not currently available on the subject site. Sidewalk requirements would be per Code..

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating the proposed uses adjacent to existing agricultural or residential uses or zoning, “Building Scale and Site Design”, “Traffic”, and “Operational Impact” are potential compatibility issues identified by the comprehensive plan. Land to the east is included in two separate applications to rezone land from the AA District to R-1 (PC-11008) and R-2 (PC-11006), which would also trigger all three compatibility issues.

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 site currently abuts undeveloped AA land to the east and a single-family residence zoned AA to the south. Land to the east is included in two separate applications to rezone land from the AA District to R-1 (PC-11008) and R-2 (PC-11006). The proposed C-3 District would be subject to step-downs in height, increased setbacks, screening, and a landscape buffer adjacent to the AA District, or proposed R-1 / R-2 Districts. Mitigation measures beyond Code requirements cannot be stipulated in a base zoning request.*

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 southeast corner of Piedmont Road and NW 150th Street, both arterial streets in the Urban Low*

Intensity LUTA. No triggers requiring mitigation related to traffic were identified on the site.

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 currently abuts undeveloped AA land to the east and a single-family residence zoned AA to the south. Land to the east is included in two separate applications to rezone land from the AA District to R-1 (PC-11008) and R-2 (PC-11006). The C-3 District allows some uses, particularly gasoline sales, drive-thru facilities, and auto repair, that may create spill light, noise, or detectable odors above those found in typical residential settings. The C-3 District would be subject to screening and a landscape buffer adjacent to the AA District, or proposed R-1 / R-2 Districts. Mitigation measures beyond Code requirements cannot be stipulated in a base zoning request.*

3) Service Efficiency:

- Water: *Potential Connectivity or Close to Service*
- Sewer: *Open Sewer Sheds or Served*
- Fire Service: *Rural or Longer Than Rural Response Times*

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 south boundary of the site in the form of floodway and 100-year floodplain associated with Deer Creek. The development is required to comply with all City, State, and Federal requirements within the floodplain. Plan conformance could be strengthened by providing a continuous system of open space along the riparian corridor; however, this cannot be stipulated in a base zoning request.*

5) Transportation System: The subject site is located at the southeast corner of Piedmont Road, a Major Arterial Street, and NW 150th Street, a Minor Arterial Street. Transit (bus) service is not available nearby.

6) Other Development Related Policies

- 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. (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)
- 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)
- 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 southeast corner of Piedmont Road and NW 150th Street. The site, along with land to the east, south, and west is zoned AA. The subject site is currently undeveloped. Land to the north, across NW 150th Street, is utilized for agricultural purposes and located within the City of Piedmont. The property to the northeast has oil and gas extraction / storage equipment on a portion of the site but is otherwise used for agricultural purposes. Southeast of the site is undeveloped and primarily utilized for agricultural purposes and abutting the property to the south is a single-family residence. Land to the east is included in two separate applications to rezone land from the AA District to R-1 (PC-11008) and R-2 (PC-11006). All three applications are within the Urban Low Intensity LUTA and in an area where the comprehensive plan applies the Urban Future (UF) Layer. An application to amend planokc and remove the UF layer is associated with the requests (CPA-2026-00012). If the layer is lifted, Urban Low LUTA policies will apply.

The application seeks to rezone the site from AA to the C-3 District. The C-3 District allows some uses, particularly gasoline sales, drive-thru facilities, and auto repair, that may create spill light, noise, or detectable odors above those found in typical residential settings. The proposed C-3 District would be subject to step-downs in height, increased setbacks, screening, and a landscape buffer adjacent to the AA District, or proposed R-1 / R-2 Districts.

D. 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.

If CPA-26-00012 is denied, denial of the application.

If CPA-26-00012 is approved, approval of the application.

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

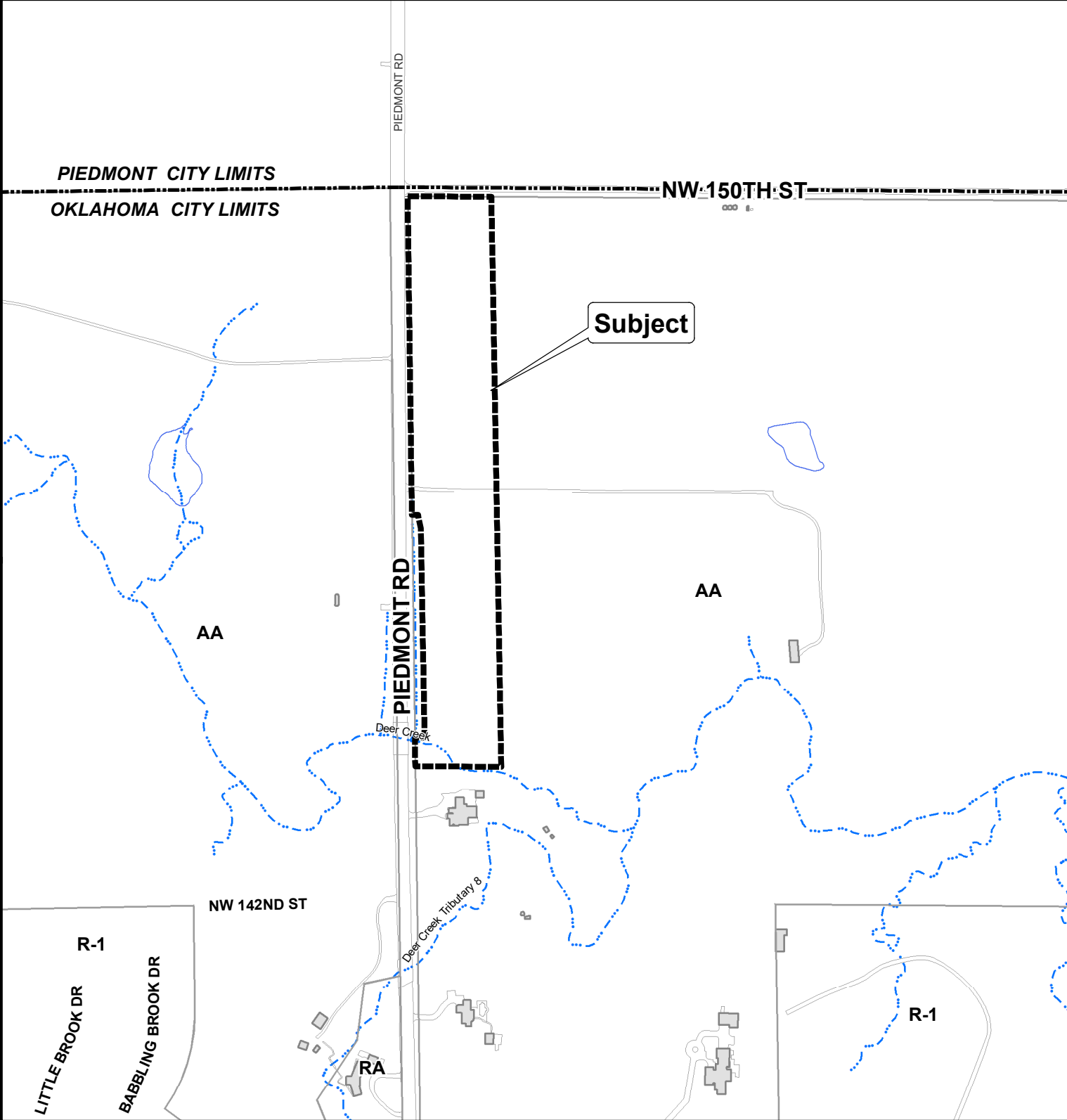
Case No: PC-11007

Applicant: WLW Properties, LLC

Existing Zoning: AA

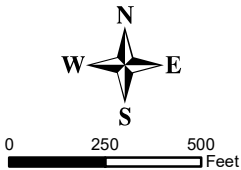
Proposed zoning: C-3

Location: 15000 Piedmont Rd.



The City of
OKLAHOMA CITY

Rezoning Application



Case No: PC-11007

Applicant: WLW Properties, LLC

Existing Zoning: AA

Proposed zoning: C-3

Location: 15000 Piedmont Rd.



Aerial Photo from 3/2025



The City of
OKLAHOMA CITY

Rezoning Application



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Feet