

RESOLUTION NO. 2025-1580

A RESOLUTION TO AMEND THE ZONING DISTRICT OF OKLAHOMA COUNTY, OKLAHOMA

WHEREAS, the Oklahoma County Planning Commission did on the 17th day of April 2025, held a public hearing to approve/deny a Planned Unit Development (PUD), amending the zoning **FROM: I – Industrial District** **TO: (PUD-2025-02)**, on a tract of land known as **NW 192nd St. & Portland Ave.**, and as provided in Title 19 O.S., §868.16, legally described as follows:

A part of the Southeast Quarter (SE/4) of Section Twenty-three (23), Township Fourteen (14) North, Range Four (4) West of the Indian Meridan, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southeast corner of said SE/4; Thence North 00°16’22” West along the East line of said SE/4 a distance of 313.80 feet; Thence North 89°58’04” West 32.95 feet to the POINT OF BEGINNING; Thence continuing North 89°58’04” West parallel to the South section line of said section a distance of 257.97 feet; Thence South 00°16’22” East parallel to the East section line of said section a distance of 248.80 feet; Thence South 89°58’04” East parallel to said South section line a distance of 216.81 feet; Thence North 44°17’55” East a distance of 58.65 feet; Thence North 00°16’22” West parallel to the East section line of said section a distance of 206.80 feet to the point of beginning.

Location: NW 192nd St. & Portland Ave. (County Highway. District #3)

PROPOSED USE: The proposed PUD would allow seasonal fireworks sales on a parcel with an existing gas station/convenience store and retail center. If approved, the proposed PUD would encompass approximately 1.45 acres.

WHEREAS, the Planning Commission recommended approval of the Planned Unit Development.

And

NOW, THEREFORE, BE IT RESOLVED THAT THE FOLLOWING RECOMMENDATIONS OF THE OKLAHOMA COUNTY PLANNING COMMISSION TO APPROVE

the request of SATVAM LLC to change the zoning

FROM: I – Industrial District **TO:** PUD-2025-02,

THE BOARD OF COUNTY COMMISSIONERS OF OKLAHOMA COUNTY, hereby (approves) (denies) the zoning change to **PUD-2025-02** the above-described land.

INTRODUCED, and read in open meeting of the Board of County Commissioners of Oklahoma County,

Oklahoma this _____ day of _____, 2025.

APPROVED: **BOARD OF COUNTY COMMISSIONERS
OKLAHOMA COUNTY, OKLAHOMA**

Stacey Trumbo, P.E.
County Engineer **Chairman**

ATTEST: _____
Member

Maressa Treat, County Clerk **Member**

APPROVED as to form and legality this _____ day of _____, 2025.

Assistant District Attorney

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Location: NW 192nd St. & Portland Ave. (County Highway. District #3)

PROPOSED USE: The proposed PUD would allow seasonal fireworks sales on a parcel with an existing gas station/convenience store and retail center. If approved, the proposed PUD would encompass approximately 1.45 acres.

WHEREAS, the Planning Commission recommended approval of the Planned Unit Development.

And

NOW, THEREFORE, BE IT RESOLVED THAT THE FOLLOWING RECOMMENDATIONS OF THE OKLAHOMA COUNTY PLANNING COMMISSION TO APPROVE

the request of SATVAM LLC to change the zoning

FROM: I – Industrial District **TO: PUD-2025-02**,

THE BOARD OF COUNTY COMMISSIONERS OF OKLAHOMA COUNTY, hereby (approves) (denies) the zoning change to **PUD-2025-02** the above-described land.

INTRODUCED, and read in open meeting of the Board of County Commissioners of Oklahoma County,

Oklahoma this _____ day of _____, 2025.

APPROVED:

**BOARD OF COUNTY COMMISSIONERS
OKLAHOMA COUNTY, OKLAHOMA**

Stacey Trumbo, P.E.
County Engineer

Chairman

ATTEST:

Member

Maressa Treat, County Clerk

Member

APPROVED as to form and legality this 29 day of April, 2025.

Assistant District Attorney

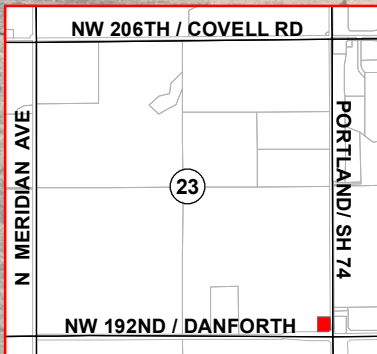
OKLAHOMA COUNTY PLANNING COMMISSION
PLANNED UNIT DEVELOPMENT (PUD-2025-02)
NW 192ND ST & N. PORTLAND AVE
LOCATION: NW 192ND & PORTLAND
PROPOSED USE: FWS ON INDUSTRIAL LOT

Industrial (I)

PORTLAND | SH 74

NW 192ND ST

Oklahoma City



SECTION 23, T-14-N, R-4-W
LOCATION MAP



**OKLAHOMA COUNTY
ENGINEERING & PLANNING**

320 Robert S. Kerr, Suite 201
Oklahoma City, Ok 73102-3431
County Engineer : Stacey Trumbo, P. E.

Date:
MARCH 2025

Scale: **1" = 100'**
1 : 1,200

Drawn By:
SCM

OKLAHOMA COUNTY
PLANNED UNIT DEVELOPMENT
DESIGN STATEMENT FOR

NW 192nd St. and N Portland Ave

March 3, 2025

Applicant:

SATVAM, LLC
19401 N Portland Ave.
Collinsville, OK, 74021

Prepared by:

Johnson & Associates
1 East Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075
mzitzow@jaokc.com
6036

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1.0 INTRODUCTION:

The Planned Unit Development (PUD) of NW 192nd Street and N Portland Avenue consists of approximately +/-1.45 acres and is located at the northwest corner of NW 192nd St. & N Portland Ave.

2.0 LEGAL DESCRIPTION:

The legal description of the property comprising the proposed PUD of NW 192nd St. and N Portland Ave. is described in Exhibit A and is made a part of this Design Statement.

3.0 OWNER/DEVELOPER:

The developer of this property described in Section 2.0 is SATVAM, LLC. Johnson & Associates prepared this PUD document.

4.0 SITE AND SURROUNDING AREA:

The subject property is approximately 1.45 acres. The site is presently zoned as I, Industrial District. This subject property is currently developed as a gas station/convenience store and retail center. The surrounding properties are zoned as:

North: North of the subject property is zoned as I, Industrial. The property is undeveloped.

East: Directly east of the subject site is N Portland Ave. Beyond N Portland Ave. is the City of Oklahoma City and is zoned as AA, Agricultural.

South: South of the subject site is NW 192nd St. Beyond NW 192nd St. is the City of Oklahoma City and is zoned as PUD-1535, with a base zoning of C-3, Community Commercial

West: West of the subject site is zoned I, Industrial. The property is undeveloped.

5.0 PHYSICAL CHARACTERISTICS:

The subject site is currently developed as a gas station/convenience store and retail center. No portion of the site is within the FEMA floodplain.

6.0 CONCEPT:

The intent of this Planned Unit Development is to permit the temporary establishment and sale of fireworks in a temporary structure to be placed on the southern edge of the property. The remaining property will remain the same and be deemed in conformance as it is currently developed.

7.0 SERVICE AVAILABILITY:

7.1 STREETS

This PUD is served by NW 192nd Street and N Portland Ave.

7.2 SANITARY SEWER

Sewer is available on site.

7.3 WATER

Water is currently on site.

7.4 FIRE PROTECTION

Fire protection will be provided by the Deer Creek Fire Department. The nearest fire station is located at 20855 N Meridian Ave., approximately 2 miles northwest of the subject site.

7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

Proper coordination with all utility providers for the extension of services will be made in conjunction with this development.

7.6 PUBLIC TRANSPORTATION

N/A

7.7 DRAINAGE

The property shall be deemed to be in conformance with the Oklahoma County drainage regulations. Should further permanent development occur on the property, all Oklahoma County drainage regulations shall be followed.

7.8 MASTER LAND USE PLAN

The Northwest Oklahoma County Master Land Use Plan Map designates this parcel to be Agricultural/Open Land. However, the site is already developed and zoned as Industrial.

8.0 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the "I", Industrial District shall govern this site, except as herein modified, including accessory, unless otherwise noted herein. All uses on site currently shall be deemed in conformance with this PUD.

All the uses permitted in the "I", Industrial District shall be permitted in this PUD. In addition, the following use/uses shall be permitted.

- Fireworks Sales, Retail

Bulk Standards

Minimum Lot Size: Per base zoning.

Maximum Lot Coverage: Per base zoning.

Minimum Lot Width: Per base zoning.

Setbacks:

Front Yard: Section Line Road: 150'

Collector/Local Street: 100'

Side yard: Per base zoning except that temporary structures (i.e. firework stand), shall have a 0' building setback. Existing buildings shall be deemed in conformance.

Rear Yard: Per base zoning.

9.0 SPECIAL CONDITIONS:

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

9.1 ARCHITECTURAL REGULATIONS

Exterior building wall finish on all new structures, exclusive of windows and doors, shall consist of 70% brick, brick veneer, rock, concrete, stucco, concrete-board, architectural metal or stone masonry. No more than 30% EIFS, wood or other materials not listed shall be permitted.

Exterior building wall finishes for accessory structures within residential uses shall match the architectural style of the main structure.

Metal buildings, included coated metal, shall be permitted for the Personal Storage use only.

All existing buildings shall be deemed to be in conformance with the architectural regulations. Fueling canopies shall not be considered a structure in this PUD.

Architectural regulations shall not be applied to temporary structures.

9.2 LANDSCAPING REGULATIONS

The PUD shall be landscaped in accordance with the provisions of Article III, of the Zoning Development Standards. The current development and landscaping shall be deemed in conformance.

9.3 LIGHTING REGULATIONS

The design site lighting in this PUD shall be in accordance with Oklahoma County Regulations.

To minimize light spillover on residential uses, outdoor lights will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades or other appropriate methods of directing light beams. The current development shall be deemed to be in conformance.

9.4 SCREENING REGULATIONS

There shall be no screening requirements given the site is surrounded by similar industrial zoning and use.

9.5 DUMPSTER REGULATIONS

The current development shall be deemed to be in conformance.

9.6 DRAINAGE REGULATIONS

The proposed drainage will comply with the current Oklahoma County Drainage Regulations.

9.7 VEHICULAR ACCESS REGULATIONS

One (1) access point currently exists from NW 192nd St., and one (1) access point exists from N Portland Ave. No additional access points shall be developed with this PUD.

9.8 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS

Sidewalks shall not be required with this PUD.

Sidewalks along section line roads shall not be required unless redevelopment of the site occurs.

9.9 PARKING REGULATIONS

The design and number of all parking facilities for this PUD shall be in accordance with the Oklahoma County Regulations. The current property shall be deemed to be in conformance. Firework stands shall not be required to provide additional parking.

9.10 SIGNAGE REGULATIONS

The signage regulations within this PUD shall be per the base zoning district. The existing signage shall be deemed to be in conformance.

9.11 ROOFING REGULATIONS

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

9.12 HEIGHT REGULATIONS

The maximum building height for structures within this PUD shall be per the base zoning district.

9.13 COMMON AREAS

N/A

10.0 DEVELOPMENT SEQUENCE:

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

11.0 EXHIBITS:

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

A: Legal Description

B: Conceptual Site Plan

Legal Description

A part of the Southeast Quarter (SE/4) of Section Twenty-three (23), Township Fourteen (14) North, Range Four (4) West of the Indian Meridan, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southeast corner of said SE/4; Thence North 00°16'22" West along the East line of said SE/4 a distance of 313.80 feet;

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As described in Book 14682, Page 1189, Oklahoma County, Oklahoma.

