

Planning Commission Minutes
May 9, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 4:56 p.m. on May 3, 2024)

10. (SPUD-1620) Application by Oaken Properties, LLC and MD Properties, LLC to rezone 1532 NW 30th Street from R-1 Single- Family Residential District to SPUD-1620 Simplified Planned Unit Development District. Ward 2.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL.

MOVED BY POWERS, SECONDED BY MEEK

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, GOVIN, PENNINGTON,
NOBLE, LAFORGE



STAFF REPORT
The City of Oklahoma City
Planning Commission
May 9, 2024

Item No. IV. 10.

(SPUD-1620) Application by Oaken Properties, LLC and MD Properties, LLC to rezone 1532 NW 30th Street from R-1 Single-Family Residential District to SPUD-1620 Simplified Planned Unit Development District. Ward 2.

I. GENERAL INFORMATION

A. Contacts

1. Applicant/Developer Representative

Company	Williams, Box, Forshee & Bullard PC
Phone	405-232-0080
Email	dmbox@wbflaw.com

B. Case History

This is a new application.

C. Reason for Request

The purpose of this application is to allow multi-family residential development and uses.

D. Existing Conditions

1. Comprehensive Plan Land Use Typology Area: Urban – Medium (UM)

UM applies to fully urbanized areas of the city, most of which were built prior to the 1960s. Developments are expected to be larger in scale and have greater intensity and mixture of uses than developments found in UL. Development within UM areas should support efficient transit usage and provide pedestrian and bicycle access to retail, services, parks, and other destinations. Priorities for the UM areas include “infill” developments on vacant lots, rehabilitation of underutilized property, and development that supports revitalization of distressed neighborhoods.

2. Size of Site: .16 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-1	R-4	R-1	R-1	R-1
Land Use	Residential	Apartments	Residential	Residential	Residential

II. SUMMARY OF SPUD APPLICATION

- 1. This site will be developed in accordance with the regulation of the R-3 Medium Density Residential District (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:**

All uses within the R-3 District shall be permitted on this site.

- 2. Maximum Building Height:**

The existing structure shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum building height shall be in accordance with the base zoning district.

- 3. Maximum Building Size:**

The existing structure shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum building size shall be in accordance with the base zoning district.

- 4. Maximum Number of Buildings:**

The existing structure shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum number of buildings shall be in accordance with the base zoning district.

- 5. Minimum Lot Width: 50 feet**

- 6. Building Setback Lines**

The existing setback lines shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the setback regulations shall be in accordance with the base zoning district.

No parking shall be located within the front yard setback except on the driveway meeting applicable regulations included herein.

- 7. Sight-Proof Screening:**

The existing screening shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the screening requirements shall be in accordance with the base zoning district.

8. Landscaping:

The existing landscaping shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

9. Signs:

9.1 Freestanding Accessory Signs

Freestanding signs will be prohibited.

9.2 Attached Signs

Attached signs will be prohibited.

9.3 Non-Accessory Signs

Non-accessory signs will be prohibited.

9.4 Electronic Message Display Signs

Electronic Message Display signs will be prohibited.

10. Access:

One driveway with a maximum width of 10 feet shall be permitted from NW 30th Street.

11. Sidewalks:

The existing sidewalks along NW 30th St. shall be permitted to remain and deemed to conform to applicable regulations. 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 of this SPUD.

II. Other Development Regulations:

1. Architecture:

The existing structure shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

2. Open Space: N/A.

3. Street Improvements: N/A.

4. Site Lighting:

The existing lighting shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, site lighting shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

5. Dumpsters:

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

6. Parking:

Existing parking shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the design and number of all parking facilities shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

7. Maintenance:

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

8. Drainage:

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

III. Supporting Documents

- Exhibit A: Legal Description
- Exhibit B: Conceptual Site Plan

III. REVIEW COMMENTS

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk indicates that the agency, department, and/or division responded with no adverse comments.

A. Outside Agencies

- 1. Oklahoma City-County Health Department**
- 2. Oklahoma City Urban Renewal Authority (OCURA)**
- 3. Oklahoma Gas and Electric (OGE)**
- 4. Oklahoma Natural Gas:** Please contact OKIE-ONE 1-800-522-6543 a minimum of 48 hours prior to excavation for the exact location of our facilities.
- 5. Oklahoma Water Resources Board (OWRB)**
- 6. School District: Oklahoma City**
- 7. Oklahoma Department of Transportation (ODOT)**

B. City Departments

- 1. Airports**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 3. Fire***
- 4. Information Technology/Geographic Support**
- 5. Parks and Recreation**
- 6. Police**
- 7. Public Works**
 - a. Engineering**
 - b. Streets, Traffic and Drainage Maintenance**

Storm Sewer Availability

- 1) The Public Works Drainage Division staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to chapter 16 of the Oklahoma City Municipal Code.
- 2) Storm sewers in accordance with the City's Drainage Ordinance will be required. Development abutting section line roads with drainage flows that exceed the capacity of OKC standard ditch detail (D-100) will necessitate the installation of enclosed storm sewer and/or concrete channel. These improvements shall be placed

to provide a minimum of 35' clearance distance from the centerline of the section. Concrete channels must be entirely outside public right-of-way.

- 3) A flood and/or drainage study will be required to establish finished floor elevations, common lot areas or private drainage easements. A final plat should not be submitted until the study has been reviewed and approved by the Public Works Department.
- 4) Plans for drainage improvements within the private drainage reserves and/or common areas must be submitted for review, and payment of inspection fees shall be made prior to construction. Building permits will not be issued until construction is complete. If a subdivision abuts a stream, the private drainage easements and/or common area along stream shall extend to flow line of stream at a minimum.
- 5) Place the following note on the plat and construction plans: Maintenance of the Common Areas and/or Private Drainage Easements shall be the responsibility of the property owner. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent shall be placed within the common areas and/or drainage easements shown.
- 6) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 7) Construction within the limits of this SPUD will require an erosion control plan in accordance with EPA Storm Water Discharge permitting: CFR Vol. 57, No. 175, September 9, 1992. A copy of the EPA Notice of Intent (NOI) will be required prior to the issuance of work orders or permits for construction activities disturbing an area of 1/2 acre or greater.
- 8) Sidewalks shall be installed for all new construction and/or at the time of a residential use to a more intense use on all lots having frontage on public streets classified as a major or minor arterial.
- 9) All private roads /streets will have private storm sewer systems.
- 10) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.
- 11) Add the following sentence to Section I.10 Sidewalks: Any 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 of this SPUD.

c. Stormwater Quality Management

d. Traffic Management*

8. Utilities

a. Engineering

Wastewater Availability*

Water Availability*

b. Solid Waste Management

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

9. Planning

a. Comprehensive Plan Considerations

1) **LUTA Development Policies:**

Site Design:

- Maintain historical lot and block sizes where possible and appropriate.
- Utilize Best Management Practices (BMP) for stormwater.

Location:

- Mixture of density, lot size and building scale is appropriate as long as land use compatibility is achieved.

Density: The Urban Medium Intensity LUTA outlines a density range of 10 to 40 dwelling units per acre.

National, state, and local permitting require basic best management practices for stormwater management. The SPUD is requested to allow the existing single-family residence to remain, while contemplating potential for new development on the site under an R-3 base, including all the uses within the R-3 District. Single- through Four-Family Residential is allowed by the R-3 District. The maximum density allowed, four dwelling units, over 0.16 acres would have a density of 25 du/acre.

Automobile Connectivity:

- Maintain and enhance the connectivity of the street network.

The subject site currently takes access from NW 30th Street via one improved drive. The SPUD regulations propose the allowance of only the one existing drive but do not specify a location. The SPUD conceptual plan illustrates the drive in the existing location.

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.

Sidewalks are currently available on the subject site, along NW 30th Street, and are required by the SPUD regulations.

- 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 Low Intensity Residential, “Building Scale and Site Design” are potential compatibility issues identified by the comprehensive plan. Projects in higher intensity LUTAs (UM) may be more appropriate for significant transitions of density, scale and mass.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if 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 SPUD is requested to allow the existing single-family residence to remain, while contemplating potential for new development on the site under an R-3 base, including all the uses within the R-3 District. Single- through Four-Family Residential is allowed by the R-3 District. The base R-3 District would maintain similar setbacks and maximum building height as the existing R-1 District. Lot coverage is not directly contemplated in the SPUD Master Design Statement. The R-3 District allows 100 percent lot coverage but requires a minimum 25 percent yard area.*

- 3) **Service Efficiency:**
 - Water: *Served*
 - Sewer: *Fully Served*
 - Fire Service: *Urban Response*
- 4) **Environmentally Sensitive Areas:** No ESAs were identified on the site.
- 5) **Transportation System:** This site is located along the south side of NW 30th Street, a Minor Connector Street in the Urban Medium LUTA. The nearest transit (bus) service is located within a quarter mile to the east, along North Classen Boulevard.
- 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)
 - Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)

- Protect the unique character of National Register-listed properties or districts and local Historic Districts and ensure that development and redevelopment is compatible with historic resources and character. (E-29)

7) **Other Considerations: Historic Resources**

This property has been identified previously as contributing to a potential historic district, Military Park, which has an official Determination of Eligibility for the National Register of Historic Places via previous survey efforts and federal review processes. **preserveokc** supports using zoning to encourage the reuse and revitalization of historic resources, such as by maintaining or implementing zoning for historic resources that is compatible with the existing, established physical character, and identifying and addressing zoning requirements that inhibit the redevelopment of historic resources (policy 3.3.1). The proposed SPUD Site Plan indicates that the intent is to retain the existing, historic primary structure. Additional development at the site should be compatible with, and sensitive to, the existing, established physical character of the surrounding properties, block, and district.

b. Plan Conformance Considerations

The subject site is located along the south side of NW 30th Street, east of North Blackwelder Avenue. The site is developed with a single-family residence and is zoned R-1. The nearby area is a mixture of residential uses with varying zoning and density. Across NW 30th Street to the north is an apartment complex zoned R-4. Abutting the site on the east, south, and west are R-1 zoned properties developed with single-family residential and duplexes. Further west, along North Blackwelder Avenue are SPUD-1006 and SPUD-1031, which were approved in 2017 and 2018 for two duplexes on each site. Oklahoma City University is located two blocks south of the subject site.

The SPUD is requested to allow R-3 uses in an existing residence. The SPUD prohibits parking within the front yard setback and prohibits signage. The SPUD proposes retaining the existing residence and, if redeveloped in the future, will follow R-3 District base zoning for use, bulk, height, screening and number of buildings. Under existing Code, the R-3 District allows up to a fourplex. The SPUD modifies the lot width to allow any of the allowed housing types on the existing 50-foot wide lot. The proposal to increase density in the Urban Medium LUTA is in conformance with UM density ranges and comprehensive plan goals to provide a mixture of residential housing types in the area.

IV. 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.

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

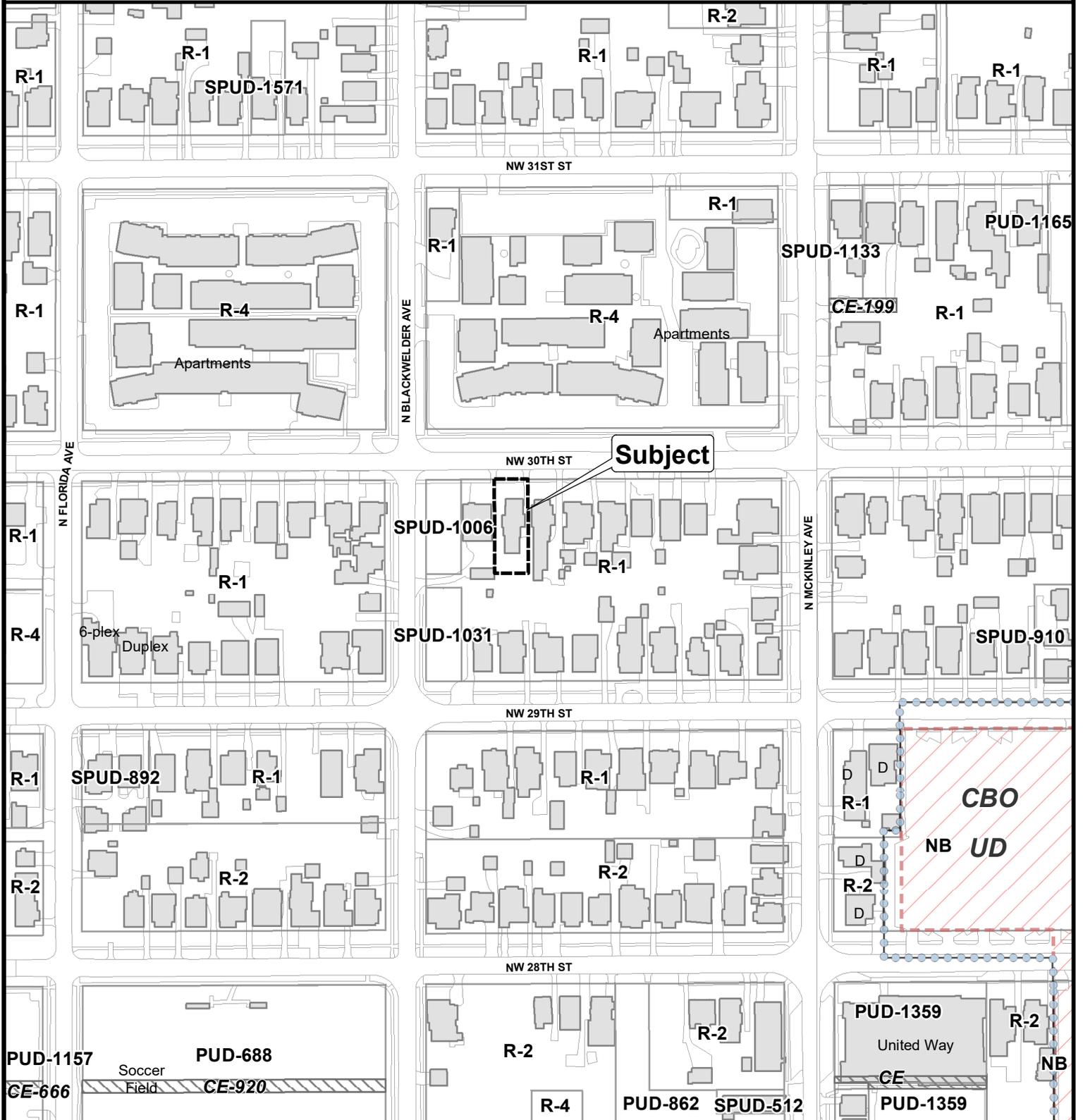
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Case No: SPUD-1620

Applicant: Oaken Properties, LLC and MD Properties, LLC

Existing Zoning: R-1

Location: 1532 NW 30th St.



Note: "Subject" is located approximately 1,150' West of Classen Blvd. and 2,478' North of NW 23rd St.

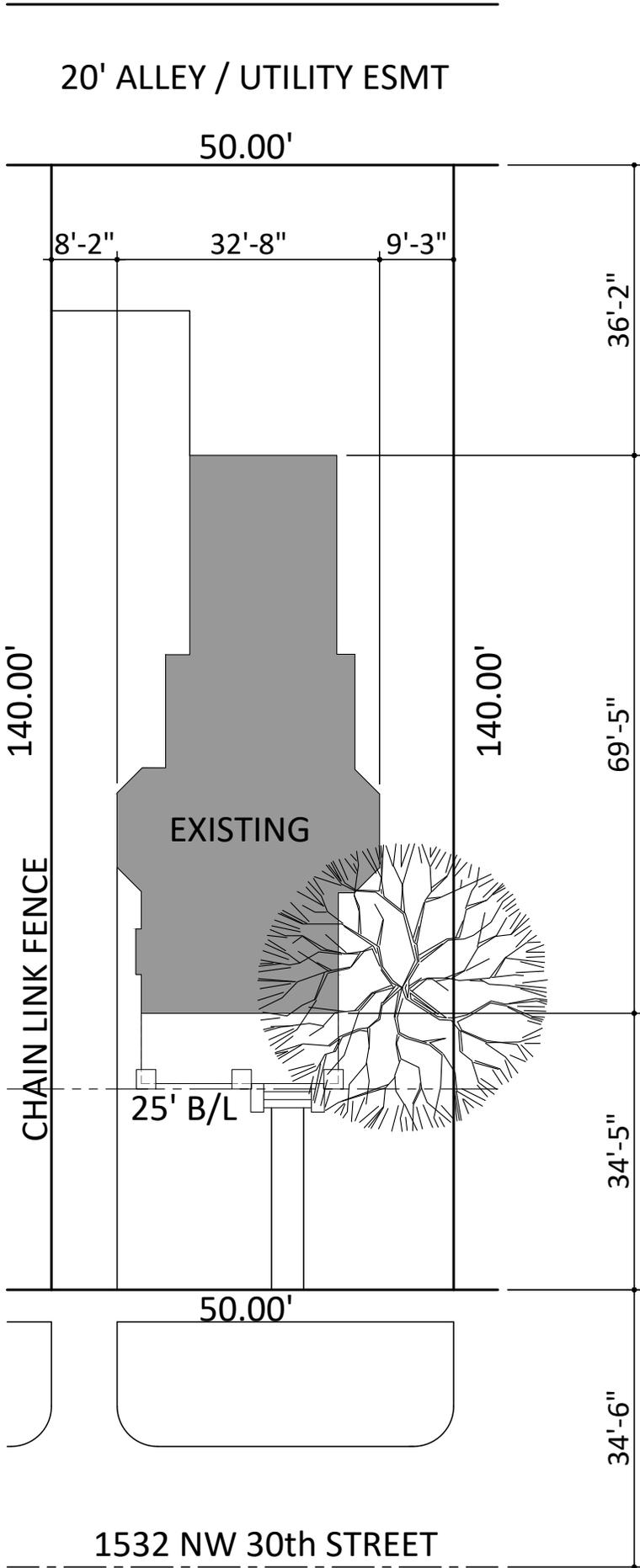
Simplified Planned Unit Development



The City of
OKLAHOMA CITY



0 100 200 Feet



SCALE: 1" = 20'

EPWORTH VIEW ADDITION
TO OKLAHOMA CITY
BLOCK 1, LOTS 5 & 6
OKLAHOMA CITY,
OKLAHOMA COUNTY,
OKLAHOMA

Case No: SPUD-1620

Applicant: Oaken Properties, LLC and MD Properties, LLC

Existing Zoning: R-1 Location: 1532 NW 30th St.



Aerial Photo from 2/2022

Note: "Subject" is located approximately 1,150' West of Classen Blvd. and 2,478' North of NW 23rd St.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development

