

Planning Commission Minutes
January 23, 2025

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:30 a.m. on January 21, 2025)

22. (SPUD-1703) Application by City Care, Inc. to rezone 100 North Allen Street from SPUD-978 Simplified Planned Unit Development District to SPUD-1703 Simplified Planned Unit Development District. Ward 6.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL.

MOVED BY GOVIN, SECONDED BY PRIVETT

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



STAFF REPORT
The City of Oklahoma City
Planning Commission
January 23, 2025

Item No. IV. 22.

(SPUD-1703) Application by City Care, Inc. to rezone 100 North Allen Street from SPUD-978 Simplified Planned Unit Development District to SPUD-1703 Simplified Planned Unit Development District. Ward 6.

I. GENERAL INFORMATION

A. Contacts

1. Applicant Representative

Name	Mark Zitzow
Company	Johnson & Associates
Phone	405-235-8075
Email	mzitzow@jaokc.com

B. Case History

This is a new application.

C. Reason for Request

The purpose of this application is to allow multifamily residential development.

D. Existing Conditions

1. Size of Site: 0.68 Acres

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	SPUD-978	R-1/SPUD-978	R-1	R-1	R-1/C-3
Land Use	Residential	Residential	Residential	Residential	Residential/Office

3. 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.

II. SUMMARY OF SPUD APPLICATION

1. This site will be developed in accordance with the regulation of the **R-4, “General Residential” District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

- Community Recreation: Property Owners Association (8250.3)
- Family Day Care Homes (8300.40)
- Group Residential (8200.3)*
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Residential-Oriented (8200.5)*
- Multiple-Family Residential (8200.12)*
- Senior Independent Living (8200.13)*
- Single-Family Residential (8200.14)*
- Three- and Four-Family Residential (8200.15)*
- Two-Family Residential (8200.16)*

* Maximum density of 30 dwelling units permitted within this SPUD

2. **Maximum Building Height:**

The maximum height of any building shall be 35 feet.

3. **Maximum Building Size:**

Per base zoning district regulations.

4. **Maximum Number of Buildings:**

Per base zoning district regulations. Separation between structures shall be in accordance with fire code and building code requirements.

5. **Maximum Building Coverage:**

The maximum building coverage within this SPUD shall be 60%.

6. **Minimum Lot Size:**

The minimum lot size within this SPUD shall be per code.

7. Minimum Lot Width:

The minimum lot width within this SPUD shall be 50-feet.

8. Building Setback Lines:

Northern Boundary:	5-feet
N Tuttle St:	10-feet
NW 1 st Terr:	10-feet
N Allen St:	10-feet

Setbacks between internally divided parcels shall be zero (0) feet, except as required by building and fire codes.

9. Sight-proof Screening:

Sight-proof fencing shall be per code.

10. Landscaping:

The subject site shall meet all requirements of Oklahoma City's Landscaping Ordinance in place at the time of development.

11. Signs:

Signage shall be per code.

12. Vehicular Access:

Access shall be per the subdivision regulations.

13. Sidewalks:

Five-foot sidewalks shall be constructed on NW 1st Terrace, N Allen Street, and N Tuttle Street or 6-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. All sidewalks shall be in place prior to any occupancy certificates being issued.

For existing sidewalks, should said sidewalks be damaged or removed during construction, the developer shall be required to make the necessary repairs and/or replace them if necessary.

II. OTHER DEVELOPMENT REGULATIONS:

1. Architecture:

Exterior building wall finish on all main structures (excluding the accessory structures), exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board, stucco or stone masonry. No more than 30% EIFs, wood or architectural metal shall be permitted. Architectural regulations do not apply to accessory structures.

2. Open Space:

Per base zoning district regulations.

3. Street Improvements:

N/A

4. Site Lighting:

The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

5. Dumpsters:

Where applicable, dumpsters shall be consolidated where practical and within an area screened by a fence or masonry wall of sufficient height to screen the dumpster from view. Said dumpster shall not be permitted within 50-feet of all property lines adjacent to residential uses.

6. Parking:

The design of all parking facilities in this SPUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

0.75 parking spaces per dwelling unit shall be required. On-street parking shall be permitted to meet off-street parking requirements.

7. Maintenance:

Maintenance of the common areas, private drainage easements, and islands/medians in the development shall be the responsibility of the property owners of Property Owners Association.

8. Drainage:

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

9. Subdivision:

Subdivision shall be in accordance with the Oklahoma City Subdivision Regulations, 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 (OCCHD)**
- 2. Oklahoma City Urban Renewal Authority (OCURA)**
- 3. Oklahoma Gas and Electric (OGE)**
- 4. Oklahoma Natural Gas (ONG)**
- 5. Oklahoma Water Resources Board (OWRB)**
- 6. School District(s) 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

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) Sidewalk 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.

b. Stormwater Quality Management

c. Traffic Services *

8. Utilities

a. Engineering

b. Solid Waste Management

- 1) The City cannot provide service, contact private hauler.

c. Water/Wastewater Quality

Water Availability

1. An existing 6-inch/8-inch/12-inch water main(s) is located adjacent to the subject site(s).
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 more than 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.

Wastewater Availability

1. An existing 8-inch/12-inch wastewater main(s) is located adjacent to the subject site(s).
2. Line capacity is not guarantee 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.

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 for residential development, including allowances for single- through multi-family residential, family day care homes, group residential, and senior independent living. The SPUD utilizes the base R-4 District, which allows 34 du/acre. The SPUD proposes a maximum of 30

dwelling units. 30 dwelling units on the 0.75-acre site would be 40 du/acre. The conceptual plan for the development illustrates 5 structures on the west side of a surface parking lot, identified as 2 stories tall and 1,715 square feet each, with a playground centrally located between them. The east side of the surface parking lot contains two additional structures.

Automobile Connectivity:

- Maintain and enhance the connectivity of the street network.
- Primary entrance points should be aligned with access points immediately across the street.

The subject site does not currently have improved access from the abutting streets. The SPUD proposes utilizing access in conformance with Subdivision Regulations but does not specify quantity or locations of drives. The conceptual plan for the development illustrates one drive along NW 1st Terrace that serves surface parking for the development at the center of the site. The site plan also illustrates a row of surface parallel parking along North Allen Street, which could be counted toward the parking requirement per the MDS.

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.

Sidewalks are not currently available on the subject site. The SPUD regulations require sidewalks along North Allen Street, NW 1st Terrace, and North Tuttle Street, including repair if sidewalks are damaged.

- 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” and “Traffic” 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 for residential development, including allowances for single- through multi-family residential, family day care homes, group residential, and senior independent living. The SPUD utilizes the base R-4 District regulations for maximum building size, number of buildings, lot size, screening, and landscaping. The SPUD proposes maintaining the base R-4 interior side (north) setback of 5 feet. The SPUD regulations call for reducing the front (west) setback from 25 feet to 10 feet, the corner side (south) setback from 15 feet to 10 feet, and the rear (east) setback from 15 feet to 10 feet, compared to the base R-4 District. The SPUD proposes a maximum building coverage of 60%. The*

base R-4 District does not have a maximum lot coverage amount but does require 40% open space. The SPUD regulations propose a maximum building height of 35 feet, compared to the base R-4 requirement of 20 feet and one story within 60 feet of the adjacent R-1 District, and between 60 – 75 feet the height should not exceed a 45-degree bulk plane, measured from a point 35 feet above grade at the 75 feet mark. Outside 75 feet the base R-4 District does not have a maximum height requirement.

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 along the east side of North Allen Street, with additional frontage along NW 1st Terrace and North Tuttle Street. The conceptual plan for the development illustrates one drive along NW 1st Terrace that serves surface parking for the development at the center of the site. The site plan also illustrates a row of surface parallel parking along North Allen Street. No new compatibility issues requiring mitigation measures related to traffic were identified.*

3) Service Efficiency:

- Water: *Served*
- Sewer: *Fully Served*
- Fire Service: *Urban Response*

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

- Riparian Areas: N/A
- Upland Forests: N/A
- Vulnerable Aquifers: The aquifer in this area is considered highly vulnerable to depletion. The comprehensive plan recommends preserving natural open spaces and utilizing low impact development techniques whenever possible in new developments in order to maintain water quality and allow for the infiltration of stormwater onsite. Low impact development techniques include, but are not limited to, using pervious surface materials wherever possible for the construction of driveways, parking areas, sidewalks, patios, etc., to promote increased water percolation and infiltration.

5) Transportation System: This site is located along the east side of North Allen Street, with additional frontage along NW 1st Terrace and North Tuttle Street, all of which are Neighborhood Streets in the Urban Low LUTA. The nearest transit (bus) service is located within a quarter mile to the east, along General Pershing 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. (SU-4)
- Encourage redevelopment and infill development on vacant, underutilized, and brownfield sites in urbanized areas. (SU-19)

- 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)
- Share parking between contiguous developments. (C-31)
- Support and incentivize the adaptive use of existing buildings, infill development, and brownfield development. (G-10)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)

b. Plan Conformance Considerations

The subject site is located along the east side of North Allen Street, with additional frontage along NW 1st Terrace and North Tuttle Street. The site is in Westlawn Gardens, generally located south and west of General Pershing Blvd, north of its transition into W Main Street. The site, along with land to the northeast, was rezoned from R-1 and C-1 to SPUD-978 in 2017 to allow a mixed-use development containing duplexes, commercial, and park space specifically as housing for mothers with children. The subject site consists primarily of Tracts 2 and 3 of the existing SPUD, which allowed the commercial and park aspects of the previous application. Tract 1, which encompasses the land to the northeast of the subject site, has been developed with three duplexes and would remain zoned as part of SPUD-978. The site abuts additional R-1 zoned, single-family residential development to the north, fronting North Allen Street. Land to the east, across North Tuttle Street, and south, across NW 1st Terrace, are zoned R-1 and either undeveloped or developed with single-family residential. Land to the west, across North Allen Street, is zoned R-1 and C-3, with single-family residential and a vacant commercial structure, respectively.

The SPUD is requested for a residential development, including allowances for single-through multi-family residential, family day care homes, group residential, and senior independent living. The SPUD proposes reduced setbacks and reduced parking requirements from the base R-4 District and allows up to 30 dwelling units. The conceptual plan for the development illustrates 7 structures with a central parking lot and playground. The proposal is consistent with the development to the north and located near Mark Twain Park and Mark Twain Elementary, which are both within two blocks to the west.

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.

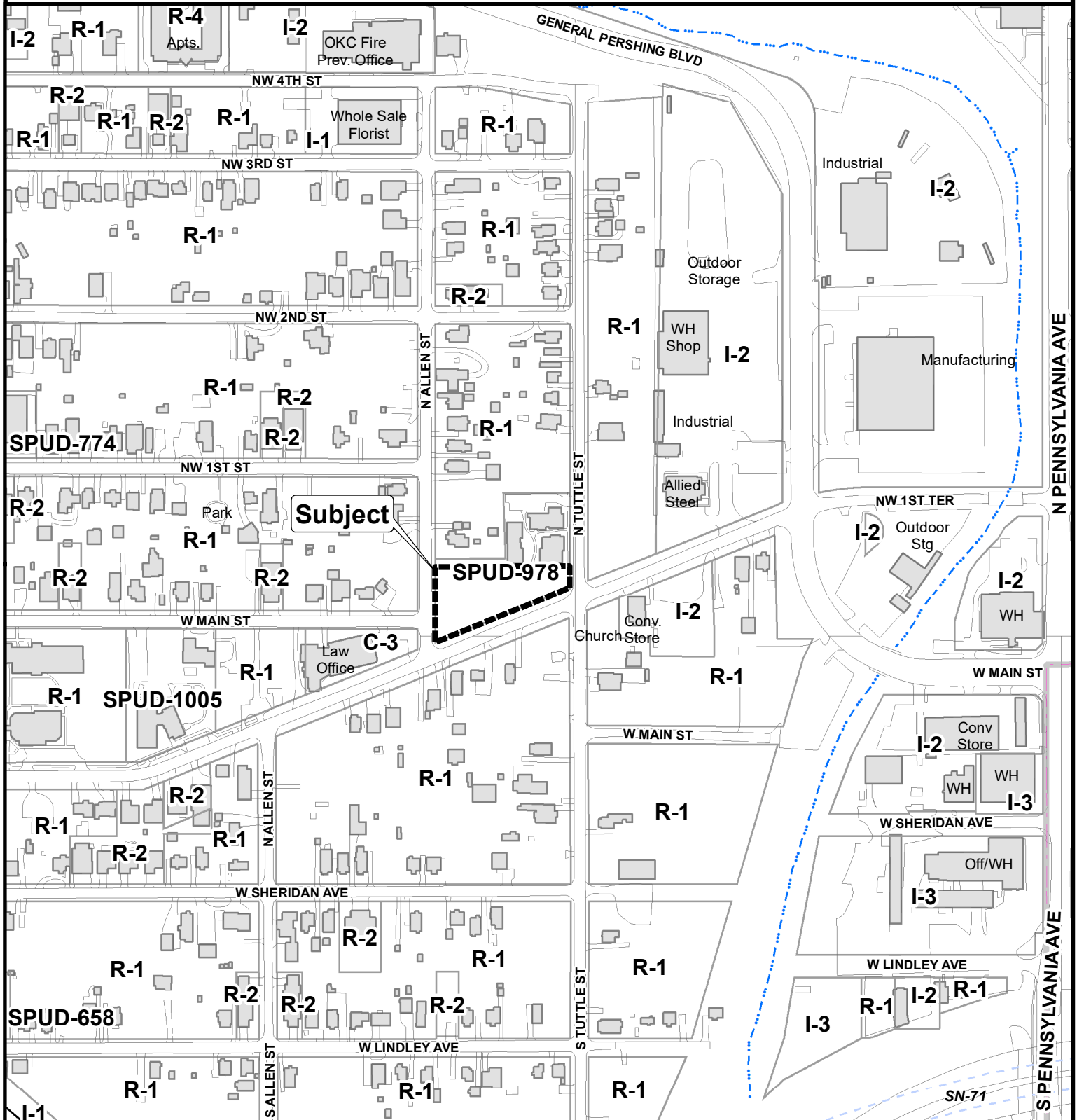
Approval of the application.

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

taj

Case No: SPUD-1703
Existing Zoning: SPUD-978
Location: 100 N. Allen St.

Applicant: City Care, Inc.

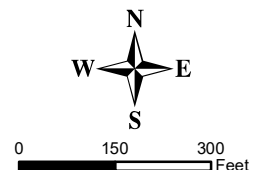


Note: "Subject" is located approximately 1,377' North of W. Reno Ave.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development





City Care
SPUD-1703
Exhibit B
Conceptual Site Plan



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-9875 FAX: (405) 235-9875

ENGINEERS SURVEYORS PLANNERS

12/10/24
Conceptual site plan showing feasible option
permitted under proposed rezoning

Case No: SPUD-1703

Applicant: City Care, Inc.

Existing Zoning: SPUD-978

Location: 100 N. Allen St.

