

Planning Commission Minutes  
January 25, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 8:14 a.m. on January 22, 2024)

5. (PC-10918) Application by Crooked Oak Schools and Oklahoma City Parks and Recreation, to rezone 2307 SE 22nd Street from R-1 Single- Family Residential and AE-2 Airport Environs Zone Two Overlay Districts to I-2 Moderate Industrial and AE-2 Airport Environs Zone Two Overlay Districts. Ward 4.

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL.**

MOVED BY PRIVETT, SECONDED BY MEEK

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



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**January 25, 2024**

**Item No. IV. 5.**

**(PC-10918) Application by Crooked Oak Schools and Oklahoma City Parks and Recreation, to rezone 2307 SE 22nd Street from R-1 Single-Family Residential and AE-2 Airport Environs Zone Two Overlay Districts to I-2 Moderate Industrial and AE-2 Airport Environs Zone Two Overlay Districts. Ward 4.**

**I. GENERAL INFORMATION**

**A. Contacts**

**Applicant's Representative**

Purvi Patel  
Wallace Design  
(405) 536-2032  
Purvi.patel@wallace.design

**B. Case History**

This is a new application.

**C. Reason for Request**

The purpose of this request is to allow industrial uses, specifically athletic facilities and a parks maintenance facility.

**D. Existing Conditions**

**1. Size of Site: 40 Acres**

**2. Zoning and Land Use**

	<b>Subject Site</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Zoning</b>	R-1 / AE-2	I-2 / AE-2	I-3	PUD-1721	I-2 / AE-2
<b>Land Use</b>	Parks Maint.	Warehouse	Undeveloped	Trosper Park	Ballfield

**3. 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.

## **II. 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 Water Resources Board (OWRB)**
- 5. School District (Crooked Oak)**
- 6. Oklahoma Department of Transportation (ODOT)**
- 7. Oklahoma Natural Gas (ONG)**
- 8. Oklahoma Electric Cooperative (OEC)**

### **B. City Departments**

- 1. Airports**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 3. Fire (OCFD)**
- 4. Information Technology/Geographic Support (IT/GIS)**
- 5. Parks and Recreation**
- 6. Police (OCPD)**
- 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) Flood Study will be required to show no rise in FEMA Q 100 and the City of Oklahoma City Q 100 water surface elevation, compared pre-and post-development.
- 5) A portion of subject property is situated within a F.E.M.A. Flood Plain. Therefore, the establishment of Minimum Finish Floor Elevation for each lot within the flood plain will be required (100-year) frequency plus 1'. The Public Works Department Engineering staff shall approve these elevations prior to the filing of the final plat.
- 6) A floodplain activity permit must be submitted for any work contemplated in The Waters of the United States.
- 7) A Corps of Engineers 404 permit must be submitted with plans for any work contemplated within the floodplain, creek, or channel (waters of the United States) included in the case limits.
- 8) 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.

- 9) 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.
- 10) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 11) Construction within the limits of this PC 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.
- 12) 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.
- 13) All private roads /streets will have private storm sewer systems.
- 14) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.

**8. Streets, Traffic and Drainage Maintenance**

**9. Stormwater Quality Management**

**10. Traffic Management \***

**11. Utilities**

**a. Wastewater Comments \***

**b. Water Comments \***

**c. Solid Waste Management**

**12. Planning**

**a. Comprehensive Plan Considerations**

**1) LUTA Development Policies:**

Site Design:

- Avoid developing within or modification of 100-year floodplains or floodways.
- Where possible, provide a continuous system of open space along stream corridors or other appropriate areas that link neighborhoods and park lands.
- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Developments should be served by urban water and sewer utility systems.

*Floodway and 100-year floodplain are present on 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.*

Density: The Urban Low Intensity LUTA outlines a floor to area ratio (FAR) of 0.2 to 1.0 for non-residential developments. *The proposed I-2 District could allow a FAR within the UL LUTA range but the application is proposed for recreational/athletic/park uses.*

Automobile Connectivity:

- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system.
- Limit number of dead-end streets and cul-de-sacs.
- Provide vehicular connectivity between adjacent developments.
- Horizontally mixed-use developments should have connectivity between land uses.

*The site is located along the north side of SE 22<sup>nd</sup> Street, a neighborhood street that primarily serves industrial uses. The site has one improved drive along SE 22<sup>nd</sup> Street. The rezoning request is proposed to allow an athletics facility for Crooked Oak Schools and a maintenance facility for the Oklahoma City Parks and Recreation Department. The Parks Department has an existing facility on the site. Any new access would be per Code requirements.*

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. *The rezoning request is proposed to allow an athletic facility for Crooked Oak Schools and a maintenance facility for Oklahoma City Parks in an area with industrial uses and a golf course. No potential compatibility issues were identified.*
- 3) **Service Efficiency:**
  - Water: *Served – Close to Service or Served*
  - Sewer: *Served – Open Sewer Sheds or Served*
  - Fire Service: *Urban Service Level*
- 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 for Crooked Oak Creek is present in the southeastern portion of the subject site. 100-year floodplain is present. The development is required to comply with all City, State, and Federal requirements within the floodplain. Plan conformance would be strengthened by maintaining separation between development and the floodplain.*
  - 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.
- 5) **Transportation System:** This site is located on the north side of SE 22<sup>nd</sup> Street, a Neighborhood Street in the Urban Low LUTA. Transit (bus) service is not available in the nearby area. Access to the City trail system is available to the east, along the S Grand Boulevard Trail.
- 6) **Other Development Related Policies**
  - 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)
- 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 on the north side of SE 22<sup>nd</sup> Street, east of S Eastern Avenue. The site is zoned R-1 and developed with two buildings associated with the Oklahoma City Parks and Recreation Department. The subject site is located within the Urban Low Intensity Land Use Typology Area. The adjacent properties on the north, east, and west are located within an area where the comprehensive plan applies the Heavy Industrial Land Use Typology Layer (HI). North of the site is zoned I-2 and developed with industrial / warehouse uses. Crooked Oak Creek runs along the eastern boundary of the site, with undeveloped I-3 property further east. Riparian area and 100-year floodplain are located adjacent to Crooked Oak Creek, partially on the subject site. The development is required to comply with all City, State, and Federal requirements within the floodplain. South of the subject site is zoned PUD-1721 and is the site of Trosper Golf Course. Adjacent to the subject site on the west is zoned I-2 and developed with athletic facilities for Crooked Oak Schools.

The proposed I-2 District is requested to allow an athletic facility for Crooked Oak Schools and a maintenance facility for the Oklahoma City Parks and Recreation Department. The proposed rezoning is consistent with the surrounding area and the Heavy Industrial Land Use Typology Layer that surrounds the subject site.



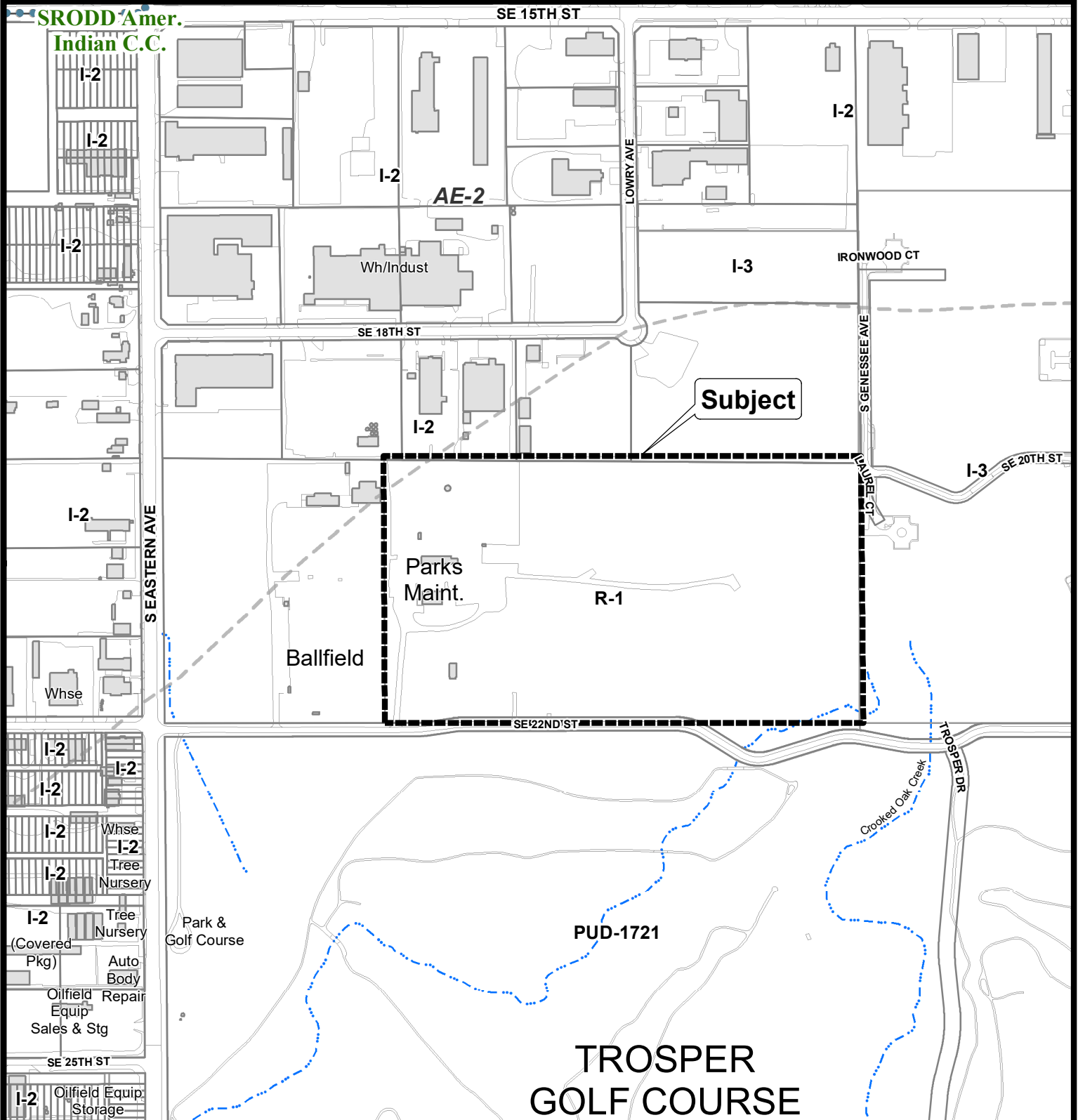
#### **IV. STAFF RECOMMENDATION**

*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.**

**taj**

Case No: PC-10918      Applicant: Crooked Oak Schools/ OKC Parks  
Existing Zoning: R-1 / AE-2      Location: 2307 SE 22nd St.  
Proposed zoning: I-2



The City of  
OKLAHOMA CITY

# Rezoning Application



0 250 500  
Feet



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Proposed zoning: I-2      Location: 2307 SE 22nd St.



Aerial Photo from 2/2022



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## Rezoning Application



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