

Planning Commission Minutes  
August 8, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:31 a.m. on August 5, 2024)

16. (SPUD-1646) Application by Collective Strategies, LLC to rezone 400 SE 27th Street from R-2 Medium-Low Density Residential and MH Manufactured Home Overlay Districts to SPUD-1646 Simplified Planned Unit Development District. Ward 4.

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL.**

MOVED BY PRIVETT, SECONDED BY PENNINGTON

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



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**August 8, 2024**

**Item No. IV. 16.**

**(SPUD-1646) Application by Collective Strategies, LLC to rezone 400 SE 27th Street from R-2 Medium-Low Density Residential and MH Manufactured Home Overlay Districts to SPUD-1646 Simplified Planned Unit Development District. Ward 4.**

**I. GENERAL INFORMATION**

**A. Contacts**

**1. Applicant/Developer Representative**

Name	Nick Singer
Company	Collective Strategies LLC
Phone	405-416-3126
Email	Singer.a.nick@gmail.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.

**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: .32 acres**

**3. Zoning and Land Use**

	<b>Subject Site</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Zoning</b>	R-2/MH	R-2/MH	R-2/MH	R-2/MH	R-2/MH
<b>Land Use</b>	Undeveloped	Residential	Residential	Residential	Residential

**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:

Multiple-Family Residential (8200.12), Limited to 10 dwellings.  
Single-Family Residential (8200.14)  
Three- and Four-Family Residential (8200.15)  
Two-Family Residential (8200.16)

**1.1 Minimum Lot Size:** The minimum lot size shall be 14,000 square feet.

**1.2 Minimum Lot Width:** The minimum lot width shall be 100 feet.

2. **Maximum Building Height:** Maximum height of any building within this SPUD shall be 2.5 Stories and 35 feet.

3. **Maximum Building Size:** The coverage of buildings within this SPUD shall be limited to 35%.

4. **Maximum Number of Buildings:** 3

**5. Building Setback Lines**

Front Yard:	15'
Rear Yard:	5'
Side Yard:	5'
Corner Side Yard:	5'

6. **Sight-proof Screening:** Not required.

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

- a) Trees shall be planted along SE 27<sup>th</sup> Street and South Stiles Avenue at one medium or large tree per 50 feet of street frontage.
  - b) A 10-foot landscape buffer consisting of a minimum of 2 large trees and 16 shrubs shall be planted on the east side of the SPUD boundary.
8. **Signs:** No freestanding signs shall be permitted. Identification signs and attached signs per the base zoning district are permitted.
  9. **Access:** One driveway off SE 27<sup>th</sup> Street and one driveway off South Stiles Avenue may be permitted. The site may be accessed from the alley, if the alley is constructed to meet City standards along the boundary of the SPUD.
  10. **Sidewalks:** Five-foot sidewalks are required along SE 27<sup>th</sup> Street and South Stiles Avenue. 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 buildings will be clad in brick with vinyl windows and railings. Each building wall that faces a street shall have a minimum of 30% transparency.  

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.
2. **Open Space:** There shall be a minimum of 30% open space, defined as no buildings or paving, required for this SPUD.
3. **Street Improvements:** The alley will be paved to allow access to parking spaces and parking along the east side of the development. The alley shall be constructed to meet City standards.
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:** Trash collection facilities in this PUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

- a. All dumpsters shall be screened from view from the right-of-way of any public or private street, and from any adjacent residential zone or use.
  - b. Dumpsters shall be screened to a height sufficient to shield dumpster from sight on three sides by using a single opaque material wall or fence, or by using a combination of opaque materials, berming, and/or evergreen landscaping that provides the required screening effect and on the fourth side screened by a solid gate of height sufficient to shield dumpster from sight.
    1. The gate shall remain closed except when trash pick-ups occur.
    2. Dumpsters may also be screened by the wall(s) of a principal or accessory structure. Chain-link fencing with woven slats of opaque material is not acceptable for screening dumpsters.
    3. Dumpsters shall be located at least 25 feet from adjacent residential uses.
- 6. Parking:** The subject parcel shall meet the design requirements of the Oklahoma City Municipal Code, 2020, as amended, except that the residential parking ratio for this SPUD shall be one (1) space per dwelling.
- a. Permeable paving may be used for parking areas, driveways and pathways, subject to Public Works Review and approval.
    1. Where connected to public rights-of-way that access drive apron will be constructed of hard surface paving meeting City code for driveway construction.
    2. A hard surface border is required around the perimeter of permeable paving areas.
    3. Maintenance of the permeable paving is required, and a maintenance plan must be provided when construction documents are submitted for permitting.
    4. Gravel drives shall not be permitted.
- 7. Maintenance:**
- Maintenance of all common areas, private drainage easements, and islands/medians in the development and maintenance of all amenities located within the common areas shall be the responsibility of the owner(s) of said property.
- 8. Drainage:**
- 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.

**9. Other: N/A**

**III. Supporting Documents**

Exhibit A: Legal Description:

Exhibit B: Site Plan and Render of Proposed Structure (Planning set)

**IV. 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) Amend Section II.7 Maintenance: Maintenance of all common areas, *private drainage easements, and islands/medians* in the development and maintenance of

all amenities located within the common area shall be the responsibility of the owner(s) of the said property.

- 12) Add to Section I.9 Access: The existing alley shall be improved to allow access. Such improvements will be constructed in accordance with the applicable City paving standards.

**c. Stormwater Quality Management**

**d. Traffic Management\***

**8. Utilities**

**a. Engineering**

**Wastewater Availability**

- 1) An existing 8-inch wastewater main(s) is located adjacent to the subject site(s).
- 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.

**Water Availability**

- 1) An existing 4-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.
- 9) Plat may be revised after review and approval of utility plans.
- 10) Each unit must have a separate water meter and connection to the main.

**b. Solid Waste Management**

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

**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 proposes limiting multi-family residential use to a maximum of three structures, with a possible total of 10 dwelling units. The SPUD also allows single- through four-family residential uses. The maximum 10 dwelling units on the 0.32-acre site would be a density of 31.25 du /acre.*

Automobile Connectivity:

- Maintain and enhance the connectivity of the street network.
- Keep alleys open and functional.

*The subject site does not currently have improved access. The SPUD regulations call for one driveway from both SE 27th Street and South Stiles Avenue, with alley access permitted if the alley is improved to City standards.*

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.

*Sidewalks are currently available along both SE 27th Street and South Stiles Avenue but are in a state of disrepair or vegetative overgrowth. The SPUD regulations require sidewalks that meet Code and ADA requirements at the time of construction.*

- 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 uses or zoning, “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 proposes reducing the front, rear, and corner side yard setback requirements by 10 feet each to 15 feet, 5 feet, and 5 feet, respectively. The SPUD does not specify if the proposed structures would orient a specific street. The base R-4 District does not have a maximum lot coverage. The SPUD proposes a maximum building size of 35% with an open space requirement of 30%. The Master Design Statement calls for the development to have a maximum building height of 2.5 stories and 35 feet, matching the allowable height in the surrounding R-2 District. The R-4 District would typically require a maximum*

*building height of 20 feet and one story where abutting the R-2 District with incremental height increases moving away from adjacent development.*

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 SE 27th Street and South Stiles Avenue, both Neighborhood Streets in the Urban Medium LUTA. Access to major arterials, South Central Avenue and SE 29th Street, are available within a block or two.*

**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 at the southeast corner of SE 27th Street and South Stiles Avenue, both Neighborhood Streets in the Urban Low LUTA. The nearest transit (bus) service is located south of the site, along SE 29th Street.

**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)
- 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 at the southeast corner of SE 27th Street and South Stiles Avenue, in an area generally located east of South Shields Boulevard. The site and all surrounding property are zoned R-2. The subject site is undeveloped. The surrounding area is a mixture of single-family residential and undeveloped lots.

The SPUD is requested to allow multi-family residential development with R-4 base zoning limited to a maximum of 10 dwelling units and three buildings. The SPUD proposes a minimum lot size of 14,000 square feet (the size of the site) and a minimum lot width of 100 feet. The SPUD proposes a maximum building coverage of 35% and a minimum open space of 30%. The SPUD would require trees to be planted along both streets and a 10-foot landscape buffer along the east boundary of the site. The SPUD would prohibit freestanding signs. The SPUD would allow one driveway per street and would allow access from the alley if it is constructed to City standards. The SPUD would require any dumpsters to be screened and located at least 25 feet from adjacent residential uses. The SPUD proposes allowing permeable paving and would prohibit gravel drives. 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 and infill development on vacant lots.

**V. 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.**

**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**August 8, 2024**  
**SPUD-1646**

**Item No. IV. 16.**

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.

bd

Case No: SPUD-1646

Applicant: Collective Strategies, LLC

Existing Zoning: R-2 / MH

Location: 400 SE 27th St.

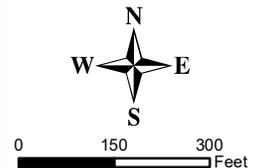


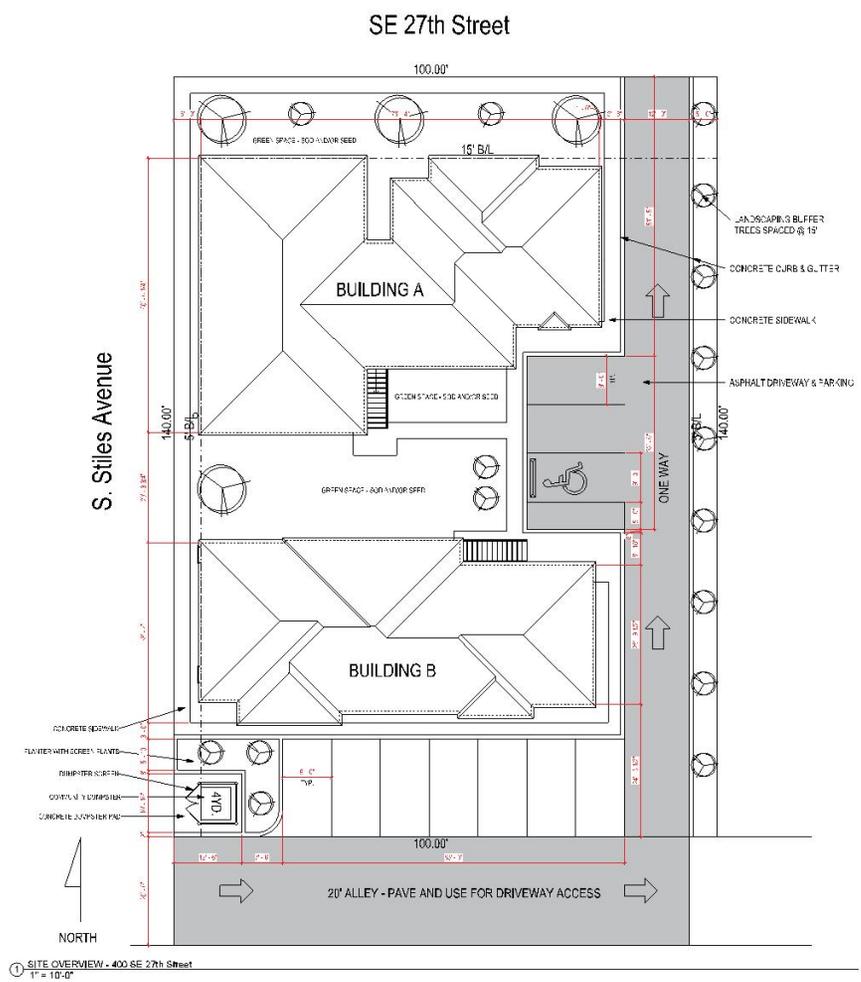
Note: "Subject" is located approximately 2,250' East of S. Santa Fe Ave.



The City of OKLAHOMA CITY

# Simplified Planned Unit Development





NOT FOR CONSTRUCTION



**SDG Architects**  
3619 Keweenaw Blvd.  
Little Rock, AR 72207  
501.782.9333 (P)13  
www.sdg-architects.com  
Architect of Record: Elizabeth Glasgow, AIA  
OK License # 05742  
OK C.O.A. # 02438

CONSULTANTS:

**10-Unit Affordable Housing - CS**  
400 27th Street Oklahoma City, OK

**BUILDING A & B**

No.	Description	Date

SCALE: 1" = 10'-0"



SCHEMATIC DESIGN DOCUMENTS  
"NOT FOR CONSTRUCTION"

Project number: 20252  
Date: 05.14.2024  
Drawn by: EAG  
Checked by: EAG

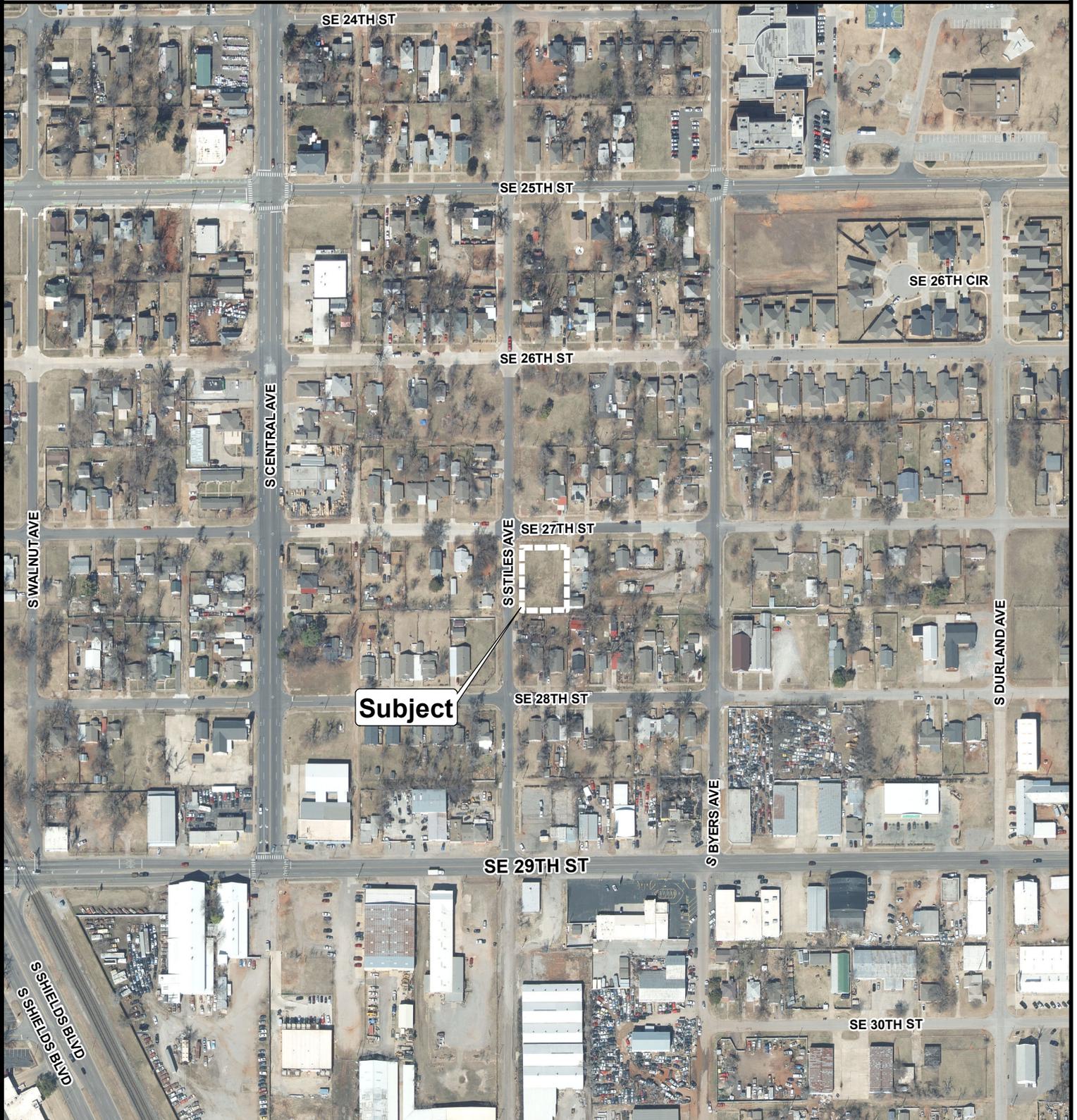
**A-001**  
**SITE OVERVIEW**

Case No: SPUD-1646

Applicant: Collective Strategies, LLC

Existing Zoning: R-2 / MH

Location: 400 SE 27th St.



Aerial Photo from 2/2022

Note: "Subject" is located approximately 2,250' East of S. Santa Fe Ave.



The City of OKLAHOMA CITY

# Simplified Planned Unit Development

