

Planning Commission Minutes
January 11, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 8:03 a.m. on January 8, 2024)

17. (SPUD-1591) Application by SHARE Foundation to rezone 1601 NE 15th Street from R-1 Single-Family Residential District to SPUD-1591 Simplified Planned Unit Development District. Ward 7.

Amended Technical Evaluation:

1. ~~One driveway is permitted per 50 feet of frontage.~~

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION
AS AMENDED.**

MOVED BY GOVIN, SECONDED BY MEEK

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

ABSENT: CLAIR



STAFF REPORT
The City of Oklahoma City
Planning Commission
January 11, 2024

Item No. IV. 17.

(SPUD-1591) Application by SHARE Foundation to rezone 1601 NE 15th Street from R-1 Single-Family Residential District to SPUD-1591 Simplified Planned Unit Development District. Ward 7.

I. GENERAL INFORMATION

A. Contacts

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 single-family or two-family (attached or detached) 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: 0.14 acres

3. Zoning and Land Use

| | Subject Site | North | East | South | West |
|-----------------|---------------------|--------------|-------------|--------------|-------------|
| Zoning | R-1 | R-1 | R-1 | R-1 | R-1 |
| Land Use | Undeveloped | Residential | Residential | Undeveloped | Residential |

II. SUMMARY OF SPUD APPLICATION

This site will be developed in accordance with the regulation of the **R-2, “Medium Low Density Residential” District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

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

- Community Recreation: Property Owners Association (8250.3)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Single-Family Residential (8200.14)
- Two-Family Residential (8200.16), units are not required to be attached

A maximum of two dwelling units are permitted within the SPUD.

2. Maximum Building Height:

The maximum height of any building shall be 35 feet.

3. Maximum Building Size:

N/A

4. Maximum Number of Buildings:

The maximum number of buildings shall be per the base zoning.

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 3,000 square feet.

7. Minimum Lot Width:

The minimum lot width within this SPUD shall be 25 feet.

8. Building Setback Lines:

Front Yard: 15 feet
Side Yard: 5 feet
Rear Yard: 10 feet
Corner Side Yard: 5 feet

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

3. Sight-proof Screening:

Sight-proof fencing shall not be required for this SPUD.

4. Landscaping:

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

5. Signs:

Signage shall not be permitted for this SPUD.

6. Vehicular Access:

Access may be taken from NE 15th Street and/or N Jordan Avenue.

7. Sidewalks:

Sidewalks shall be per the base zoning district.

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:

N/A

3. Street Improvements:

N/A

4. Site Lighting:

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

5. Dumpsters:

N/A

6. Parking:

One (1) parking space per unit shall be required within this SPUD. Garages shall not be required within this SPUD. However, any garage, carport or other parking facility that is constructed, with the exception of driveway paving, shall be located behind the front wall of any primary dwelling.

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, except that drives shall be limited to 12 feet in width.

7. Maintenance:

N/A

8. Drainage:

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

9. Platting:

All land within this SPUD shall be contained within a Final Plat or subdivided via administrative lots splits if minimum requirements are met and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the SPUD.

Lot lines may be adjusted to realign the location of homes prior to the platting stage.

10. Other:

10.1 Common Areas: Not Required

III. SUPPORTING DOCUMENTS

Exhibit A: Legal Description
Exhibit B: Conceptual Site Plan

I. 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: 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. Streets, Traffic and Drainage Maintenance

c. Stormwater Quality Management

d. Traffic Management *

8. Utilities

a. Engineering

b. Solid Waste Management

The City can provide service for up to 3 units on a single water meter. Any more than 3 units on the same water meter will have to be serviced by a private hauler. A dumpster could be utilized provided there is not enough frontage space for cart placement.

c. Water/Wastewater Quality

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 build two dwelling units on the 0.14 acre, or 14 du/acre.

Automobile Connectivity:

- Maintain and enhance the connectivity of the street network.

The SPUD does not propose changes to the street network.

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.
- Discourage widening of neighborhood streets and increasing curb radii.

A sidewalk exists along NE 15th Street. A sidewalk would not be required to be constructed along N Jordan Avenue, a neighborhood street. Constructing a sidewalk along N Jordan Avenue would increase pedestrian connectivity. Two driveways within 50 feet of frontage along NE 15th Street may decrease pedestrian connectivity.

- 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 residential uses adjacent to existing low intensity residential uses, “Building Scale and Site Design” is a potential compatibility issue 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 would allow single-family and/or two-family (detached or attached) residential uses. The proposal does limit driveway widths to 12 feet, similar to existing drives on NE 15th Street. However, the concept plan shows two driveways within 50 feet of frontage due to the allowance of the 25-foot lot splits, while the remainder of the street has one driveway per 50 feet. Plan conformance would be strengthened if only one driveway were allowed per every 50' of lot frontage so as not to interrupt the rhythm of 50-foot lot widths that exist on the block, while still meeting the goal of increasing density. On a corner lot, this would allow one drive on NE 15th Street and another on N Jordan Avenue to accommodate the increased density.*

3) Service Efficiency:

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

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

- Riparian area: 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.

5) Transportation System: This site is located at the corner of NE 15th Street and N Jordan Avenue, both Neighborhood Streets in the Urban Medium LUTA. The nearest transit (bus) service is located within ½-mile to the west on N Lottie Avenue.

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)
- 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 northeast corner of NE 15th Street and N Jordan Ave in the Culbertson East Highland neighborhood. The site and surrounding area is zoned R-1 and developed with single-family homes. The SPUD would allow single-family or two-family (duplex or detached), on the site. 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. It also limits drives to 12 feet similar to drives that exist in the neighborhood. The SPUD requests a minimum lot width of 25 feet. Plan conformance for compatibility and pedestrian connectivity would be strengthened if only one drive were allowed per 50 feet of frontage to maintain the cadence of driveways that currently exist on the street. This would allow one driveway per lot, with one driveway on NE 15th Street and one on N Jordan Ave.

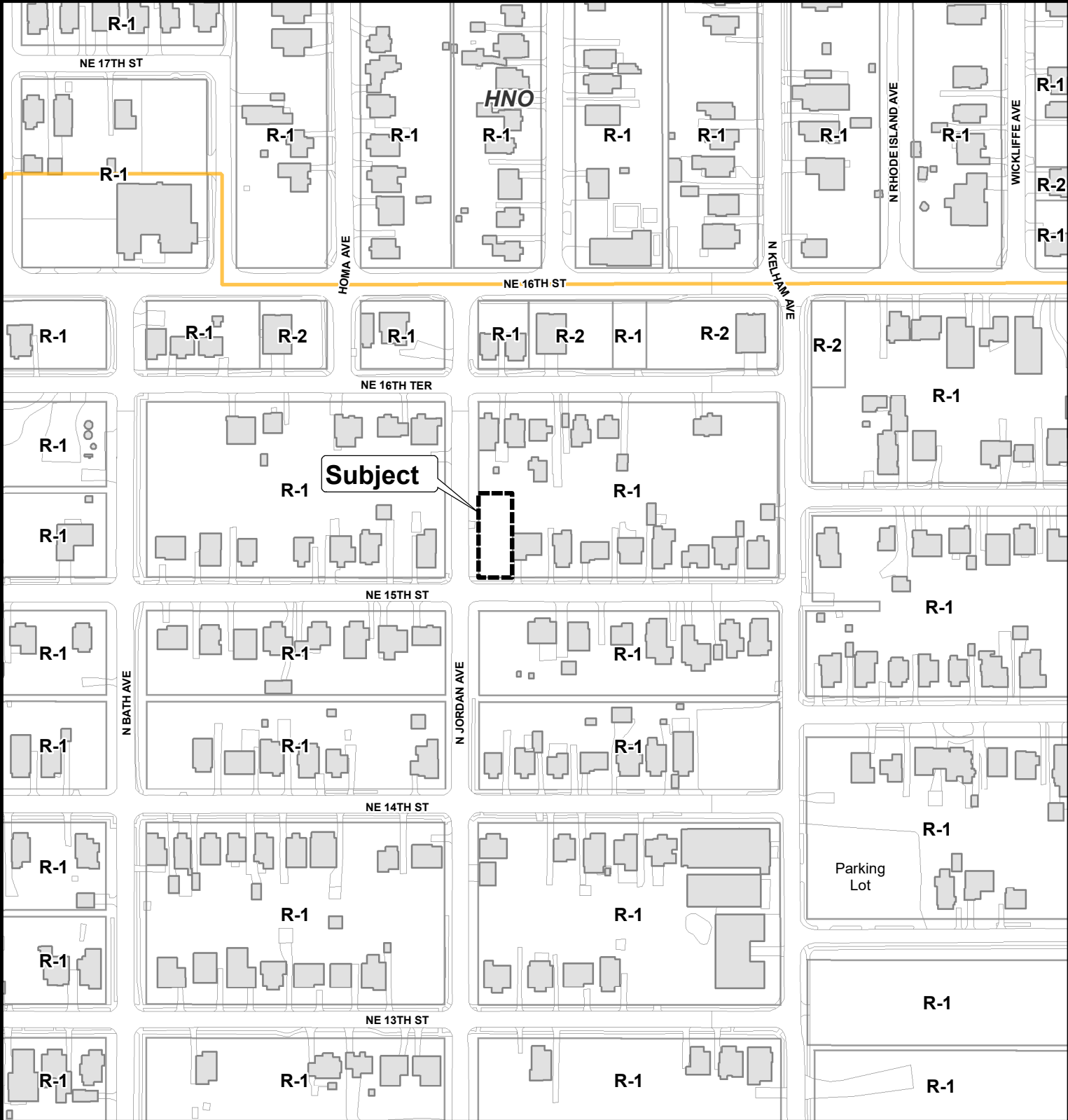
II. STAFF RECOMMENDATION

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 subject to the following Technical Evaluation:

1. One driveway is permitted per 50 feet of frontage.

Case No: SPUD-1591 Applicant: SHARE Foundation
Existing Zoning: R-1
Location: 1601 NE 15th St.

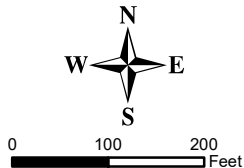


Note: "Subject" is located approximately 1,896' West of N Martin Luther King Ave.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development





SPUD-1591
1601 NE 15th St.

Exhibit B
Conceptual Site Plan
+/-0.14 Acres



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8076

ENGINEERS SURVEYORS PLANNERS

1/4/24

Conceptual site plan showing feasible option
permitted under proposed rezoning

Case No: SPUD-1591 Applicant: SHARE Foundation
Existing Zoning: R-1
Location: 1601 NE 15th St.



Aerial Photo from 2/2022

Note: "Subject" is located approximately 1,896' West of N Martin Luther King Ave.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development

