

Planning Commission Minutes
June 23, 2022

(The agenda was filed with the City Clerk of The City of Oklahoma City at 8:26 a.m. on June 21, 2022.)

15. (SPUD-1408) Application by Chrisscott, LP, to rezone 1110 NW 56th Street from the PUD-914 District to the SPUD-1408 Simplified Planned Unit Development District. Ward 2.

The applicant was present. There were no protestors present.

Technical Evaluation:

1. The west building setback shall be increased to 12 feet.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.

MOVED BY POWERS, SECONDED BY FRALEY

AYES: CRAVENS, POWERS, FRALEY, HINKLE, GOVIN, PENNINGTON;

ABSENT: CLAIR, PRIVETT, LAFORGE



STAFF REPORT
The City of Oklahoma City
Planning Commission
June 23, 2022

Item No. IV. 15.

(SPUD-1408) Application by Chrisscott, LP, to rezone 1110 NW 56th Street from the PUD-914 District to the SPUD-1408 Simplified Planned Unit Development District. Ward 2.

I. GENERAL INFORMATION

A. Contacts

1. Applicant/Developer Representative

Name Bill Shdeed
Phone 405-842-3630
Email marshallhomra@gmail.com

B. Case History

This application was continued from the May 26, and June 9, 2022 meetings.

C. Reason for Request

This application is to permit an office or single-family residence.

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: 0.4017 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	PUD-914	SPUD-1052	PUD-914/C-3	PUD-914	R-1
Land Use	Undeveloped	Residential	Plot/Rest	Office	Residential

- 4. Development Context:** The subject site is located on the south side of NW 56th Street, west of N Western Avenue in the Meadowbrook Acres neighborhood. The site abuts a creek and is undeveloped. West of the creek is a residence and across the street to the north are four single-family residences with a shared drive zoned SPUD-1052. The subject site was rezoned to PUD-914 in 2003 to allow office development. Abutting the site on the east is a paved parking lot serving an office building located to the southeast along Western Ave, both within PUD-914. Along N Western Avenue are commercial and office uses, with a Sonic and the Split T retail center at the end of the block. The SPUD is requested to allow either a home or an office building on the narrow subject site.

II. SUMMARY OF PUD APPLICATION

- 1.** This site will be developed in accordance with the development regulations of the **O-1 Limited Office 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:

- Single-Family Residential (8200.14)
- Administrative and Professional Offices (8300.1)

- 2. Maximum Building Height:** The maximum building height shall be two stories and thirty-five feet (35 ft.).
- 3. Maximum Building Size:** The maximum building size for development on this site shall be 4,000 sf.
- 4. Maximum Number of Buildings:** There shall only be one building allowed on this site.
- 5. Building Setback Lines:**
- | | |
|-------------|--------|
| Front Yard: | 25 ft. |
| Rear Yard: | 25 ft. |
| West Yard: | 5 ft. |
| East Yard: | 5 ft. |
- 6. Sight-Proof Screening:** If the site is developed residentially, no sight-proof screening or fencing shall be required. If the site is developed for office use, then sight-proof screening shall be provided to screen the site from adjoining residential property to the west. This screening shall consist of a vegetative barrier of Nelly Stevens or similar evergreen plantings 4 to 8 feet in height.

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.
8. **Signs:** There shall be no free-standing signage. If the property is developed for office use, wall-mounted lettering is permitted to be attached only to the east face of the office structure; provided the lettering is not internally illuminated. Back-lit lettering not to exceed 100 nits is permitted. All free-standing signage is prohibited. Monument signs, pole signs, non-accessory signs and Electronic Message Display signs are prohibited. Additionally, wall signage shall be off (dark) at 7:00 pm.
9. **Sidewalks:** Sidewalks will not be required.

II. Other Development Regulations:

1. **Architecture:** Exterior building wall finish on all four (4) sides of all structures shall consist of a minimum of 70% brick veneer, rock or stone masonry, concrete fiber board, architectural metal panels, exclusive of windows and doors. Specifically, the rear (west and south sides) of the structure shall not be of lesser material (such as cinder block) than the north and east sides of the structure.

If the site is developed residentially, the residential structure shall be required to have main entry doors facing NW 56th Street. The front building line of the residence shall align visually with the predominant front building line of residences along NW 56th Street to the west.

2. **Open Space:** N/A
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. If the site is developed for office use, lighting shall be specifically located and directed to prevent spillover onto surrounding residential properties; pole mounted lighting is not permitted. Site lighting shall not exceed 0.75-foot candles sustained.
5. **Dumpsters:** Dumpster(s) shall not be permitted in this SPUD. The single-family residence or the administrative and professional office shall utilize the City of Oklahoma City waste pick up services.

6. Parking:

6.1 Administrative and Professional Office Parking: If the property developed for office use, then off-site parking shall be provided at a rate of 15 parking spaces per building. Fifteen parking spaces per building shall be deemed to meet all parking requirements.

6.2 Single Family Residential Parking: If the property is developed for a single-family residential use, then two parking spaces in addition to a garage shall be provided for the property.

6.3 On Street Parking: There shall be no on-street parking or inset parking permitted along NW 56th Street.

7. Access: If this property is developed for residential use, there shall be one private access point from NW 56th Street. If the site is developed for office use, access will be taken from NW 56th Street through the shared driveway, which is in common ownership with this site, in accordance with the cross-access agreements of record. Access to the SPUD is as shown on the master development plan map (Exhibit B) as further described below.

8. Maintenance: Maintenance of all common areas in the development and maintenance of all amenities located within the common areas shall be the responsibility of the owner(s) of said property.

9. Drainage: Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Private drainageways will be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code which includes certain allowances in constructions standards for special planned unit developments. Such private drainageways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owners.

10. Other: Development of this parcel will comply with Chapter 16 (Drainage Ordinance) of the Oklahoma City Municipal Code, 2010, as amended. Every effort will be made by the developer to work with the City of Oklahoma City to move the City forward with the completion of the necessary drainage improvements at N. Western Avenue and NW 56th Street.

III. Supporting Documents:

Exhibit A: Legal Description

Exhibit B: Survey

Exhibit C: Residential Master Development Plan

Exhibit D: Office Master Development 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 be advised ONG has an underground or aboveground facility in the area. If you need our facilities relocated to accommodate your excavation or construction, ONG will provide you a cost estimate. Prior to excavation, please contact OKIE-ONE 1-800-522-6543 a minimum of 48 hours prior for exact location of our facilities.
- 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**

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) 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.

c. Stormwater Quality Management

d. Traffic Management*

8. Utilities

a. Engineering

Paving

Wastewater Availability

- 1) An existing 8" wastewater main(s) is adjacent to the subject site(s) and a service connection will be permitted in accordance with City Standard Specifications. A separate service connection is required for each building/structure.
- 2) All wastewater mains must flow within the existing drainage basin. Proposed wastewater mains that will flow to another drainage basin across a ridgeline will not be allowed.
- 3) Minimum ten (10) foot horizontal separation required for water mains and five (5) foot for other crossings. Minimum two (2) foot vertical separation required for all crossings.
- 4) The developer will be required to extend the wastewater collection system to each lot or site within the subdivision or land improvements in accordance with City Standard Specifications and the current Subdivision Regulations.

- 5) Proposed minimum lot size does not meet the current 30,000 square foot minimum lot size for lots with on-site sewage disposal systems. On-site aerobic sewage disposal systems require a minimum twenty-five (25) foot setback from the property line or public property.

b. Solid Waste Management

- 1) The City can provide service, providing there is sufficient space for the truck to maneuver to service the addition.
- 2) The City can provide solid waste collection services to commercial customers providing refuse is not excess of 270 gallons per customer per pick up § 49-30 (a). Otherwise the customer will have to utilize a private hauler for dumpster service.

c. Water/Wastewater Quality

Water Availability

- 1) An existing 6" water main(s) is adjacent to the subject site(s) and a service connection will be permitted in accordance with City Standard Specifications. A separate service connection and meter is required for each building/structure.
- 2) The developer will be required to extend a minimum 16-inch water main (or larger as recommended by the approved current water master plan) along section line streets and will be required to extend the water system to each lot or site within the subdivision or land improvements in accordance with City Standard Specifications and the current Subdivision Regulations.
- 3) The developer may make an application under the Policy "A-1" program to the Oklahoma City Water Utility Trust (OCWUT) for purchase of construction costs for an oversized water main extension larger than 12-inch. Approval will be subject to funds available for improvements.
- 4) Minimum ten (10) foot horizontal separation required for wastewater mains and five (5) foot for other mains. Minimum two (2) foot vertical separation required for all crossings.
- 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 and fire protection systems which require water pressure in excess of 25 psi.

- 6) Proposed water main(s) must be located within a utility easement or right-of-way. No trees, signs, dumpster, fences, and/or structures shall be permitted within any proposed or existing utility easement.
- 7) All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 8) All existing and proposed meters must meet current specifications and standard details and be located in the right-of-way or utility easement within grassy areas outside of sidewalks, driveways, streets and/or paving.
- 9) All domestic and fire suppression services must have separate water service connections. Fire hydrants maximum spacing is 500 foot and must be located within 10 foot of a hard surface (i.e. sidewalk, street, and/or paving).

9. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Utilize Best Management Practices (BMP) for stormwater.
- Design buildings to include facades, storefront windows, and attractive signage and lighting to create pedestrian-scale visual interest.

Location:

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

The SPUD would allow either one home or an office building between a parking lot and a neighborhood. National, state, and local permitting require basic best management practices for stormwater management.

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 SPUD proposes an office building or home. A driveway would be permitted on NW 56th Street if developed as residential, otherwise access will be from the existing driveway on the east.

Pedestrian Connectivity:

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

The SPUD requires sidewalks on NW 56th Street.

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. The subject site is zoned for an office use now. No new compatibility issues were identified for the SPUD that is limited to office or a residence. Projects in higher intensity LUTAs (UM) may be more appropriate for significant transitions of density, scale and mass.
- 3) **Service Efficiency:**
 - Water: *Served*
 - Sewer: *Fully Served*
 - Fire Service: *Urban Service Level*
- 4) **Environmentally Sensitive Areas:** No ESAs were identified on the site.
- 5) **Transportation System:** This site is located off NW 56th St, a Neighborhood Street in the Urban Low LUTA. The nearest transit (bus) service is located to the west along N Classen Blvd. A multi-use trail is planned to the east near NW Grand Blvd, with a route to be determined at a later date.
- 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)
 - 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)

b. Plan Conformance Considerations

The subject site is located on NW 56th Street, just west of N Western Avenue. The SPUD is requested to build either a home or an office on a vacant parcel within the Meadowbrook Acres neighborhood. The proposal 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. The site is narrow and located next a creek. The existing PUD requires a 12-foot setback from the west that should also be maintained.

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.

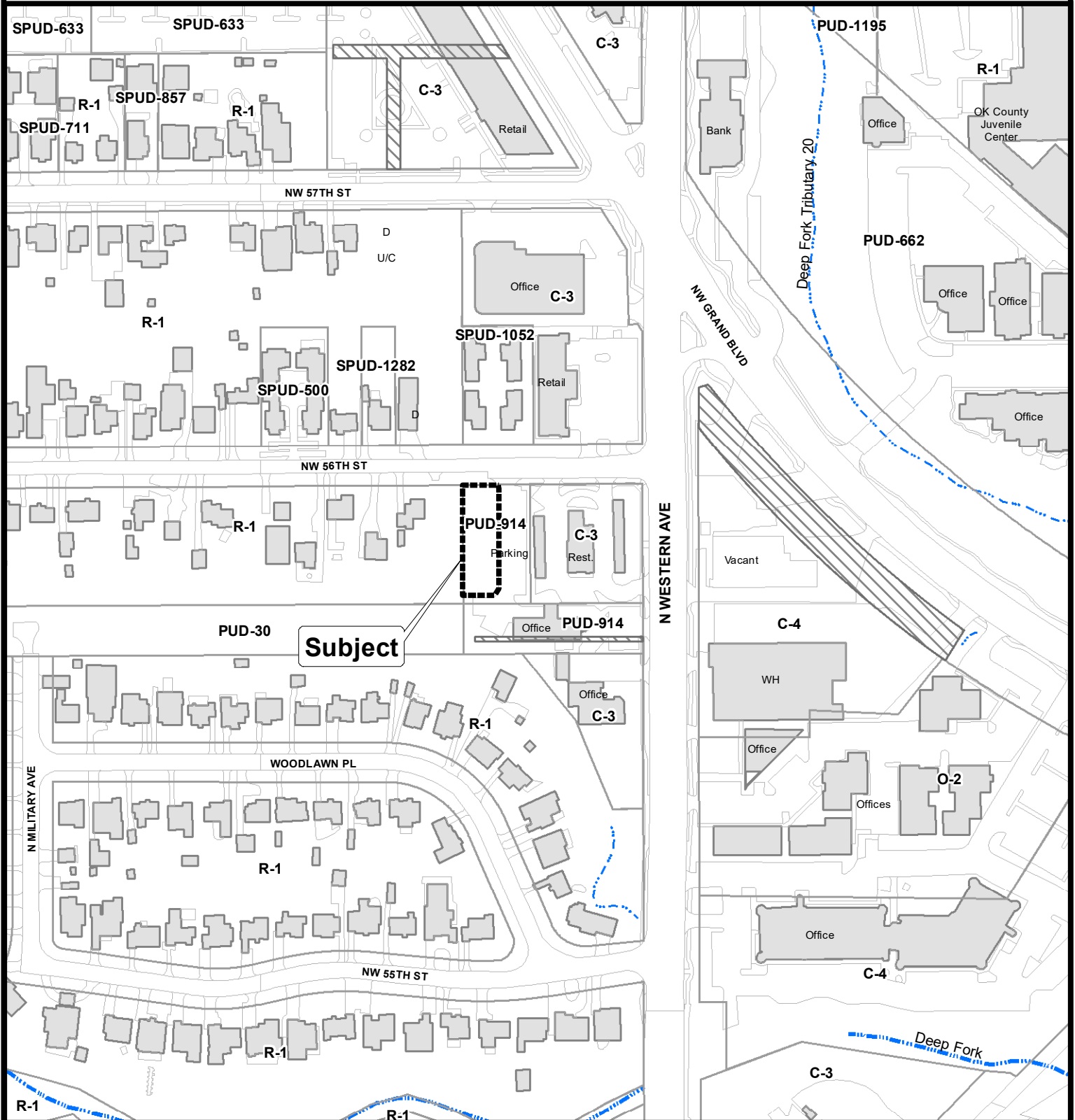
Approval of the application subject to the following Technical Evaluation(s):

1. The west building setback shall be increased to 12 feet.

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.

cl

Case No: SPUD-1408 Applicant: Chrisscott, LP
Existing Zoning: PUD-914
Location: 1110 NW 56th St.

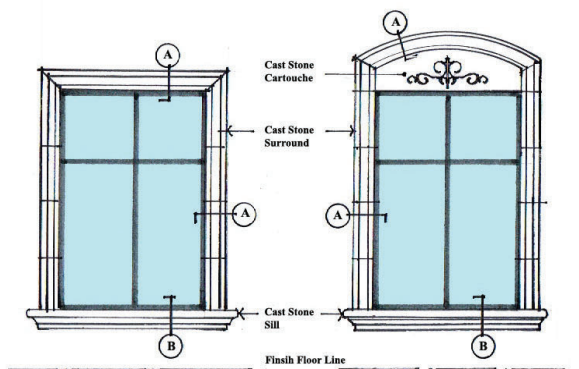


The City of
OKLAHOMA CITY

Simplified Planned Unit Development

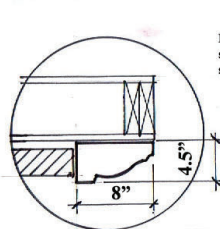


0 100 200 Feet

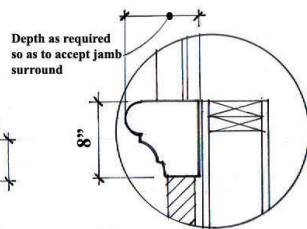


TYPICAL WINDOW SURROUND
SCALE: 3/8" = 1'-0"

OPTIONAL WINDOW SURROUND
SCALE: 3/8" = 1'-0"



A JAMB/ HEAD DET.
SCALE: 1-1/2" = 1'-0"



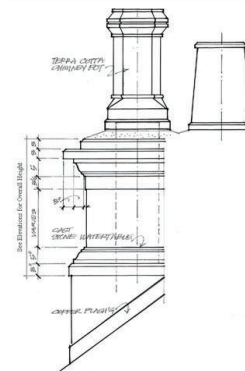
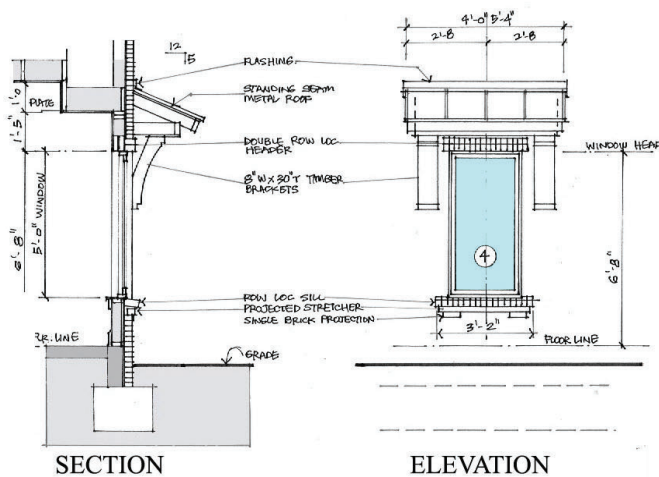
B SILL DET.
SCALE: 1-1/2" = 1'-0"

INDEX of DRAWINGS:

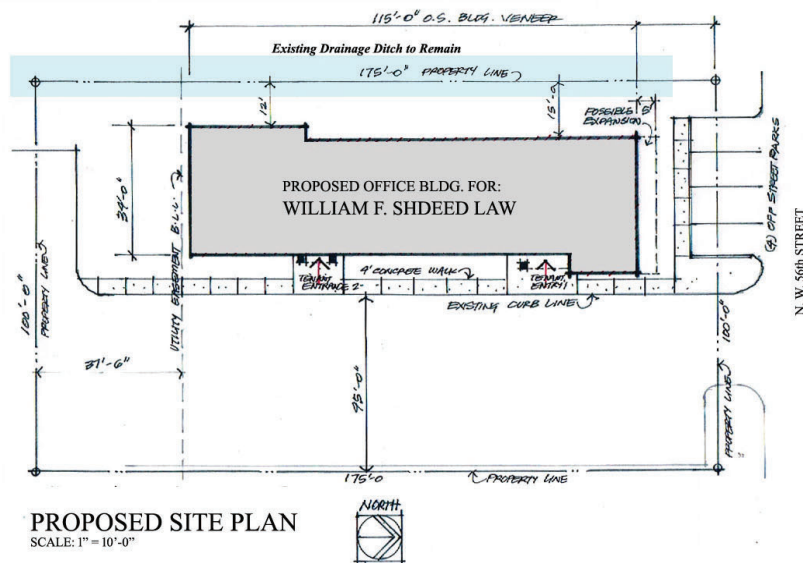
- A-1 Site plan, Details
- A-2 Floor Plan
- A-3 Roof Plan
- A-4 Elevations



Stephen K. Blair
FEBRUARY 20, 2020



CHIMNEY CAP DETAIL
SCALE: 1/2" = 1'-0"



PROPOSED SITE PLAN
SCALE: 1" = 10'-0"



These drawings are schematic in nature and are not intended to serve as complete construction documents. It is further intended by the absence of notes, details, specifications, etc. that the burden of meeting all codes and government regulations of the jurisdiction as well as meeting the acceptable standards of quality construction is totally the responsibility of the general contractor. It is the owners responsibility to obtain a contractor who, as evidenced by past work and references, is capable of constructing and fully completing a project of this type and size.

100'-0"

City Property

15'

Move City Property back

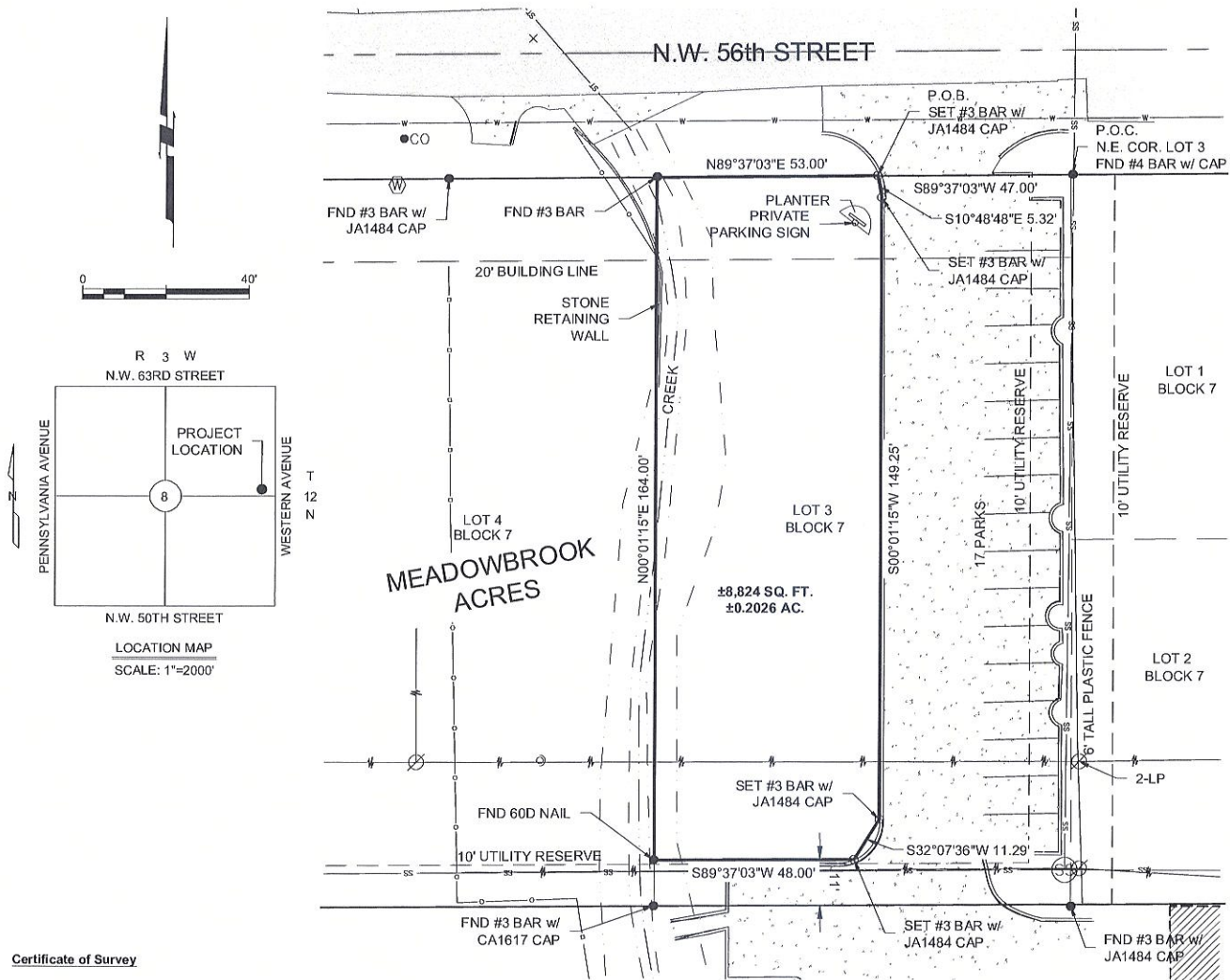
45'-0"

25'-0" B.L.L.

56th STREET

DECEMBER 10, 2021





Certificate of Survey

I, Matthew Johnson, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the accompanying survey accurately represents a careful survey performed under my supervision and that this plat of survey meets the Oklahoma Minimum Standards for the practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

Date: March 23, 2022

Matthew Johnson



Matthew Johnson, P.L.S.
Registration No. 1807

Legal Description:

A tract of land being a part of the Northeast Quarter (NE1/4) of Section Eight (8), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being a portion of Lot Three (3) Block Seven (7) as shown on the recorded plat MEADOWBROOK ACRES, being more particularly described as follows:

Commencing at the Northeast (NE) Corner of said Lot 3;
THENCE South 89°37'03" West, along and with the North line of said Lot 3, a distance of 47.00 feet to the POINT OF BEGINNING;
THENCE South 10°48'48" East, departing said North line, a distance of 5.32 feet;
THENCE South 00°01'15" West, a distance of 149.25 feet;
THENCE South 32°07'36" West, a distance of 11.29 feet;
THENCE South 89°37'03" West, parallel with and 11.00 feet North of the South line of said Lot 3, a distance of 48.00 feet to a point on the West line of said Lot 3;
THENCE North 00°01'15" East, along and with the West line of said Lot 3, a distance of 164.00 feet to the Northwest (NW) Corner of said Lot 3;
THENCE North 89°37'03" East, along and with the North line of said Lot 3, a distance of 53.00 feet to the POINT OF BEGINNING.

Containing 8,824 square feet or 0.2026 acres, more or less

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)
Date of Survey: March 22, 2022
Address: None provided

ACAD FILE: S:\Civil 3D\proj\5224\Working Folder\5224-Lot Pin Survey West.dwg, 3/23/2022 2:08 PM, Matt Johnson
XREFS LOADED: 5224-bdy.dwg

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Proj. No.: 5224
Date: 3-23-22
Scale: 1"=40'

LOT 3 BLOCK 7 MEADOWBROOK ACRES

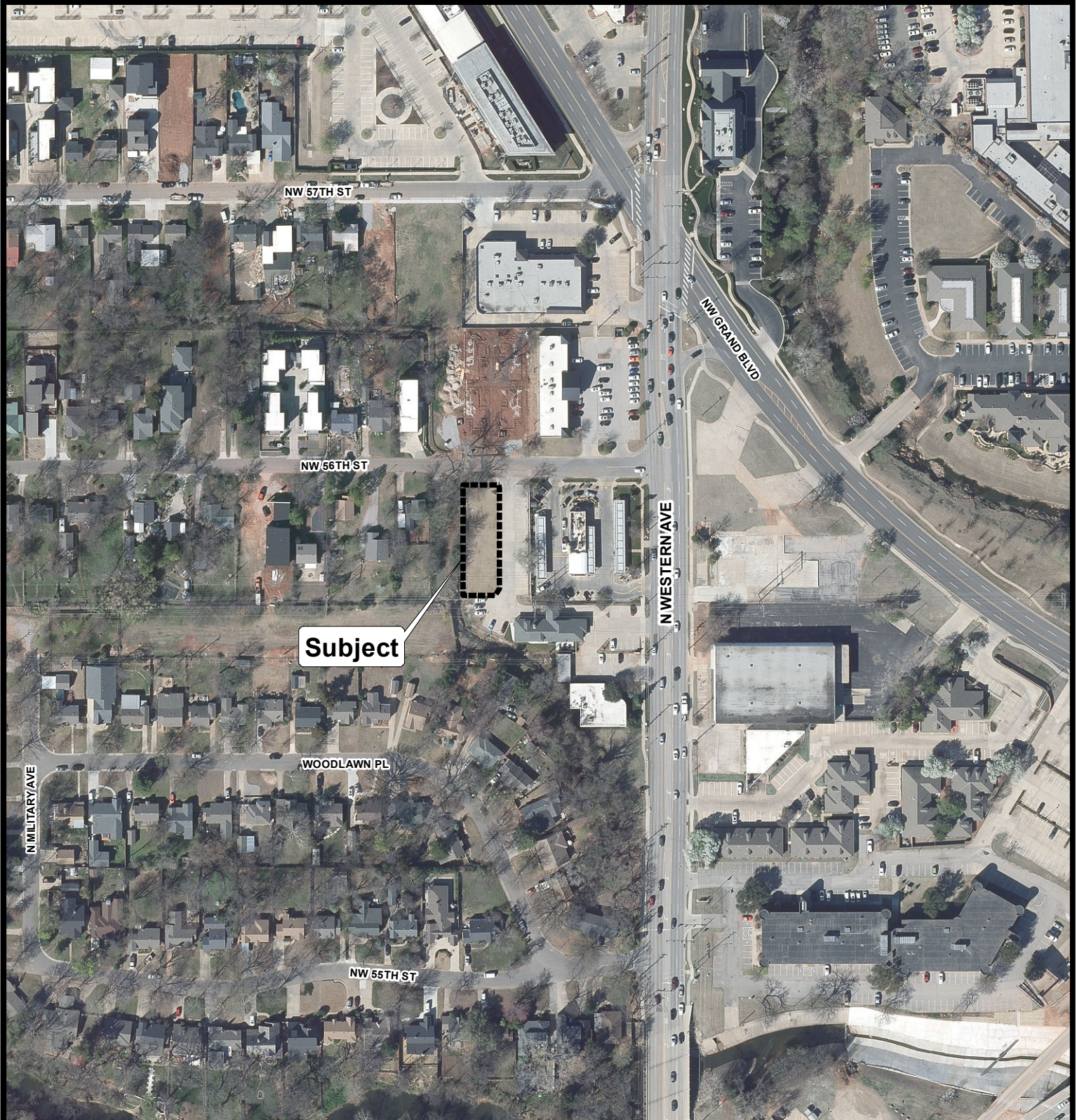
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

**WEST PORTION
LOT PIN SURVEY**



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jaokc.com
Certificate of Authorization #1484 Exp. Date: 05-30-2023
• ENGINEERS • SURVEYORS • PLANNERS •

Case No: SPUD-1408 Applicant: Bill Shdeed
Existing Zoning: PUD-914
Location: 1110 NW 56th St.



Aerial Photo from 2/2020



The City of
OKLAHOMA CITY

Simplified Planned Unit Development

