

Planning Commission Minutes
July 25, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 3:47 p.m. on July 19, 2024)

10. (SPUD-1645) Application by Sam Gresham to rezone 1620 NW 29th Street from R-1 Single-Family Residential District to SPUD- 1645 Simplified Planned Unit Development District. Ward 2.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL

MOVED BY POWERS, SECONDED BY GOVIN

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

ABSENT: MEEK, NEWMAN



STAFF REPORT
The City of Oklahoma City
Planning Commission
July 25, 2024

Item No. IV. 10.

(SPUD-1645) Application by Sam Gresham to rezone 1620 NW 29th Street from R-1 Single-Family Residential District to SPUD-1645 Simplified Planned Unit Development District. Ward 2.

I. GENERAL INFORMATION

A. Contacts

1. Applicant/Developer Representative

Name	Sam Gresham
Company	Sam Gresham Architects
Phone	405-209-1609
Email	sam@samgreshamarchitect.com

B. Case History

This is a new application.

C. Reason for Request

The purpose of this application is to allow two-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: 0.16 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-1	R-1	R-1	R-2	SPUD-892
Land Use	Residential	Residential	Residential	Residential	Residential

II. SUMMARY OF SPUD APPLICATION

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

The following Use Units shall be permitted in this SPUD:

- 8200.13 Senior Independent Living
 - 8200.14 Single Family Residential
 - 8200.16 Two Family Residential: Dwelling units may be attached or detached
2. Maximum Building Height: Thirty-five (35) feet and two stories.
 3. Maximum Building Size: Per R-2 base zoning
 4. Maximum Number of Buildings: Per R-2 base zoning.
 5. Building Setback Lines:
 - Front Yard: 20 feet
 - Side Yard: 5 feet
 - Rear yard: 10 feet
 6. Sight-proof Screening: A 6’-0” tall sight proof wood fence will be installed along the east and south property lines and a 4’-0” tall decorative wood picket fence along the north property line.
 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: Signs shall not be permitted in the SPUD
 9. Access: There shall be one (1) driveway , a maximum of 12’-0” in width, from NW 29th Street.
 10. Sidewalks: Any new sidewalks, if required, or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal requirements at the time of construction of this SPUD.

II. Other Development Regulations:

1. Architecture: Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick, brick veneer, masonry, rock, concrete, stone, stucco, stone masonry, concrete board, architectural metal or wood,

or other similar finishes. A maximum of 30% EIFS material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

2. Open Space: Unless modified herein, yard requirements in this SPUD shall be the same as the base-zoning district, R-2.
3. Street Improvements: N/A
4. Other:

- 4.1 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.

All lighting shall be internal and shall not affect adjacent properties.

- 4.2 Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal code 2020, as amended.
- 4.3 Parking: The design and number of parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended, except that 2 spaces per dwelling unit shall be provided.
- 4.4 Common Areas: Maintenance of all common areas, private drainage easements, and islands/medians shall be the responsibility of the Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that may 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. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner that meets the requirements specified above.
- 4.5 Drainage Regulations: Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances as amended.

- III. Supporting Documents
Exhibit A – Legal Description
Exhibit B – 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 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.

c. Stormwater Quality Management

d. Traffic Management*

8. Utilities

a. Engineering

Wastewater Availability

- 1) An existing 42-inch/60-inch wastewater main(s) is within the required distance to the subject site and will be required to be extended to the furthest property line for any proposed development.

- 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 12-inch water main(s) is within the required distance to the subject site and the developer will be required to extend a 12-inch or larger water main along street frontage and will be required to extend the water system to each lot or site within the development in accordance with City Standard Specifications and Private Development Design Manual.
- 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) Will be mastered meter and will only provide 3 poly cart or contact private hauler.

b. Solid Waste Management

- 1) The City can provide service for up to 3 units on a single water meter. Any more than 3 units on the same 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.

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 allow residential development with R-2 base zoning. The allowed uses include single- and two-family residential and senior independent living. The conceptual plan for the SPUD illustrates two single-family residences, one fronting NW 29th Street and another at the rear of the property. Two dwelling units on the 0.16-acre site would have a density of 12.5 du/acre.

Automobile Connectivity:

- Keep alleys open and functional.
- Primary entrance points should be aligned with access points immediately across the street.

The subject site is currently served by one driveway along NW 29th Street. The SPUD Master Design Statement calls for the retention of one drive and the conceptual plan illustrates that it will remain in a similar location.

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.

Sidewalks are currently available on the subject site and required by the SPUD.

- 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” 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 is requested to allow residential development with R-2 base zoning. The allowed uses include single- and two-family residential and senior independent living. The conceptual plan for the SPUD illustrates two single-family residences, one fronting NW 29th Street and another at the rear of the property. The proposed building height for the development matches the adjacent R-1 and R-2 zoning to the east and south. The SPUD utilizes the base R-2 District for maximum building size and number of buildings. The proposed setback on the north is 20 feet, although the conceptual plan indicates a new residence setback 25 feet, consistent with the abutting homes.*

- 3) **Service Efficiency:**

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

- 4) **Environmentally Sensitive Areas:** No ESAs were identified on the subject site.

- 5) **Transportation System:** This site is located along the south side of NW 29th Street, a Neighborhood Street in the Urban Low LUTA. The nearest transit (bus/BRT) service is located within a half mile to the east, along North Classen 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)
- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- Share parking between contiguous developments. (C-31)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- 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 along the south side of NW 29th Street, west of North Blackwelder Avenue. The site is zoned R-1 and developed with a single-family residence and detached garage. Land to the north, across NW 29th Street, and to the east is developed with a mixture of single-family residential and duplex development in the R-1 District. Abutting the site to the south are single-family homes zoned R-2. West of the site was rezoned from R-1 to SPUD-892 in 2016 to allow for two additional dwelling units and off-street parking to be developed behind the two existing single-family homes fronting NW 29th Street.

The SPUD is requested to allow two-family residential and senior independent living use and development with R-2 base zoning. The SPUD site plan contemplates two detached units, one fronting NW 29th Street and the other to the rear of the lot, similar to the development to the west of the site, which is also owned by the applicant. The SPUD proposes requiring a six-foot-tall fence along the east and south property lines, and a four-foot-tall picket fence along the north property line. The SPUD proposes limiting certain exterior architectural materials and requires two parking spaces per dwelling unit, which the site plan indicates will be placed to the rear of the dwelling fronting NW 29th Street. No conformance issues were identified.

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.

STAFF REPORT
The City of Oklahoma City
Planning Commission
July 25, 2024
SPUD-1645

Item No. IV. 10.

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.

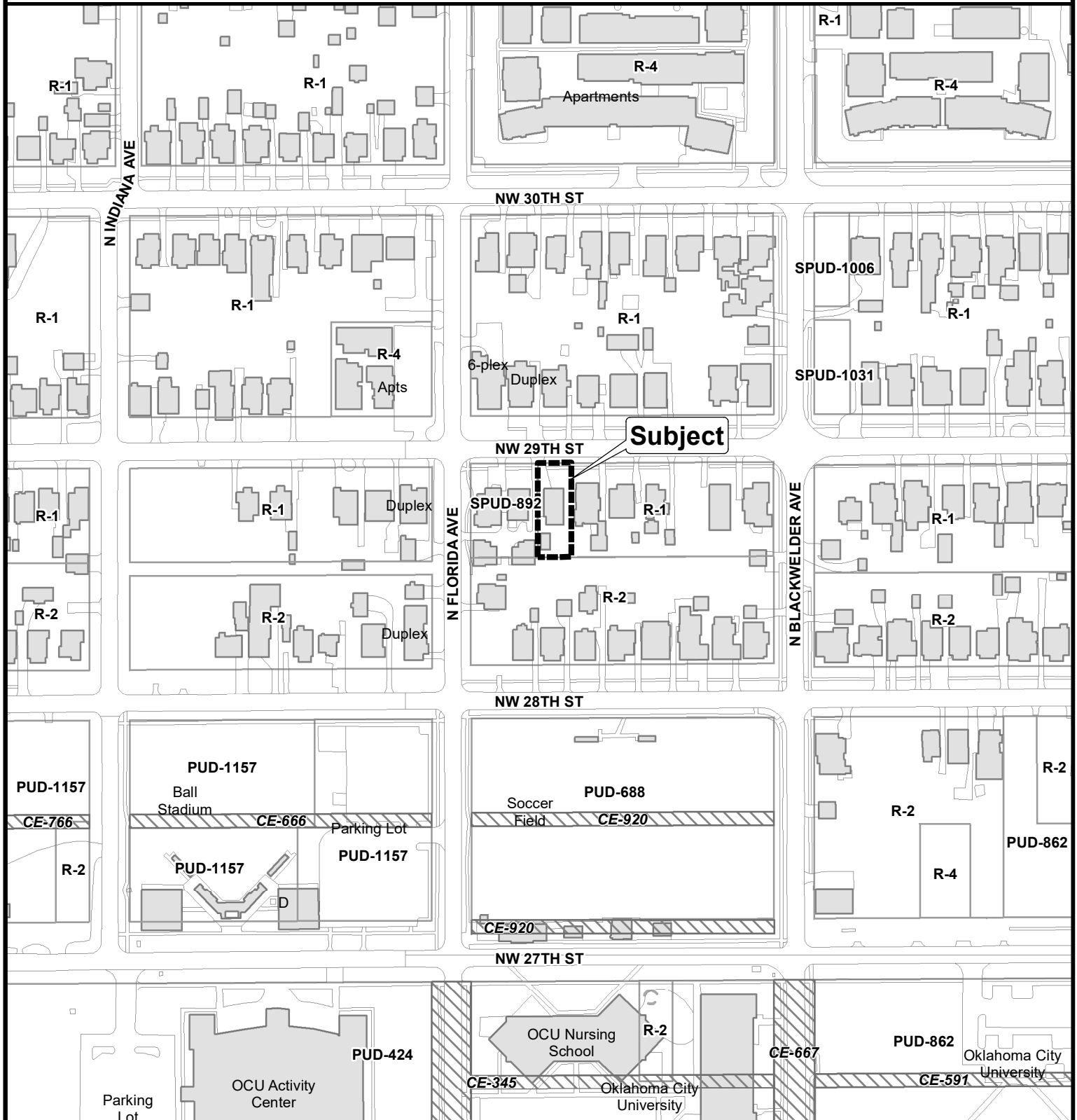
bd

Case No: SPUD-1645

Applicant: Sam L. Gresham

Existing Zoning: R-1

Location: 1620 NW 29th St.

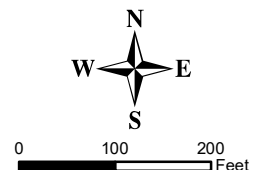


Note: "Subject" is located approximately 2,100' North of NW 23rd St.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



SPUD-1645

Exhibit B

Master Development Plan

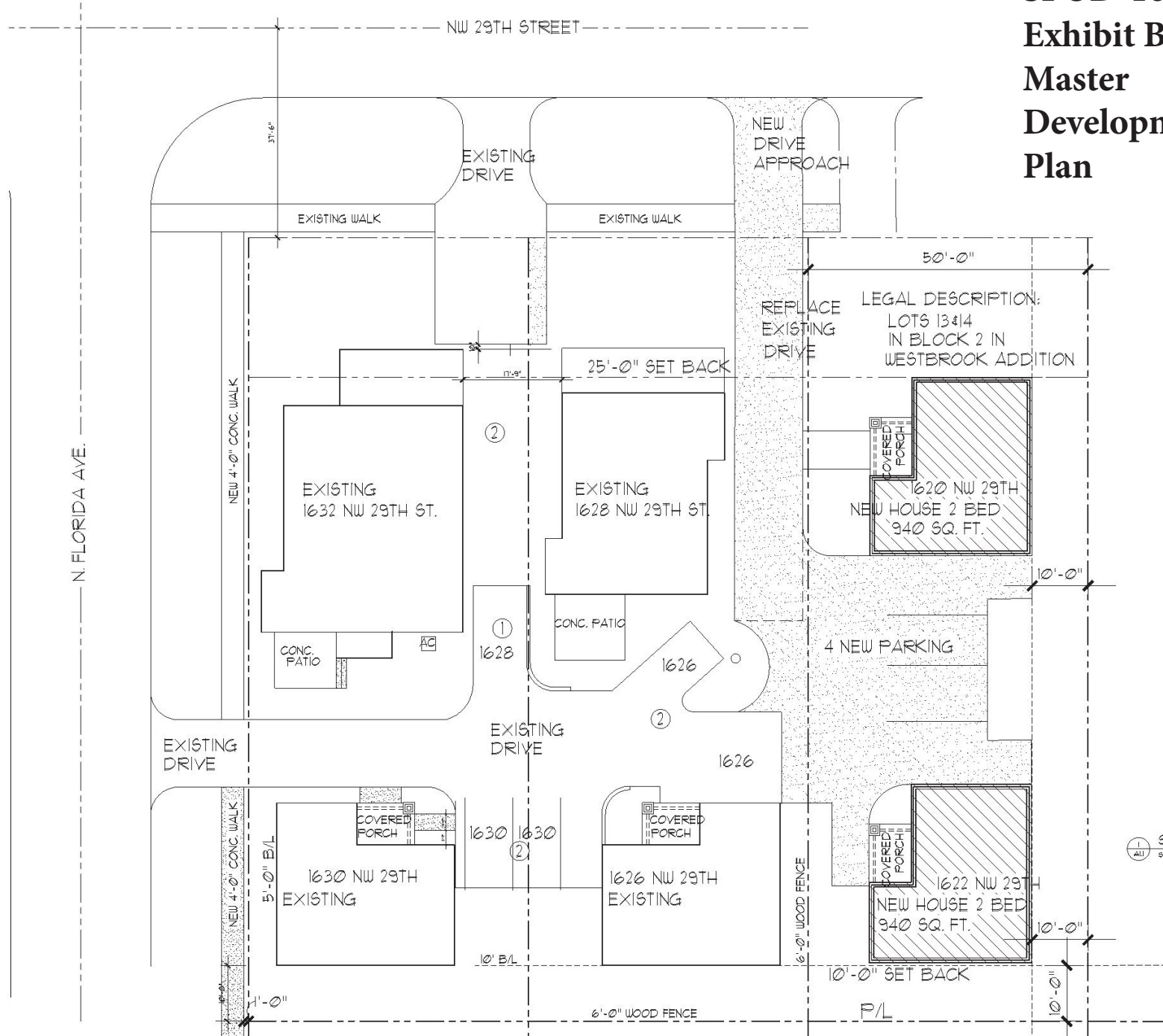
NEW HOUSE
1020 NW 29th Street
OKLAHOMA CITY, OK 73106



SITE PLAN
1620 NW 29TH STREET

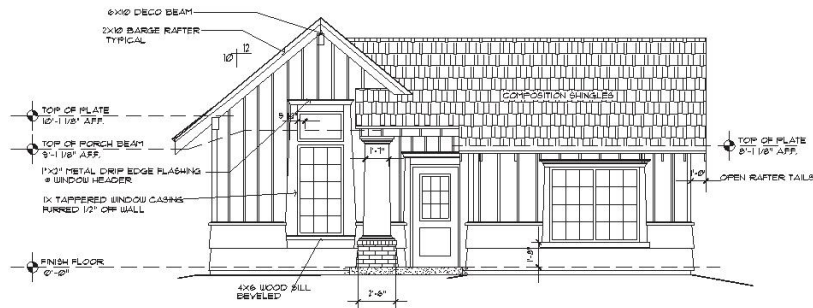
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DATE 04.11.24
DRAWING NO.

A11

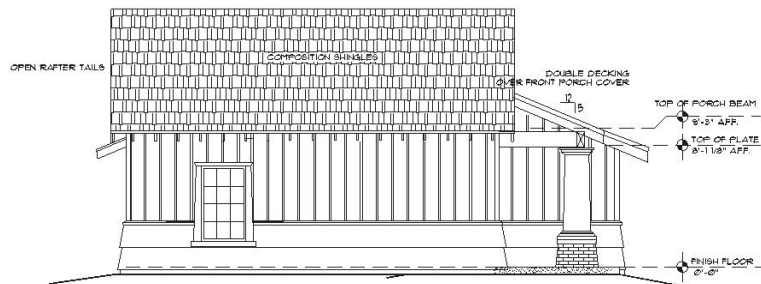


1 SITE PLAN
SCALE: 1/8"=1'-0"

SPUD-1645 Exhibit B Continued



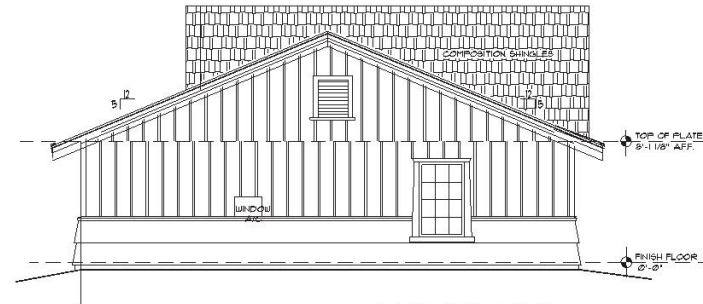
1 NORTH ELEVATION
SCALE: 1/4"=1'-0"



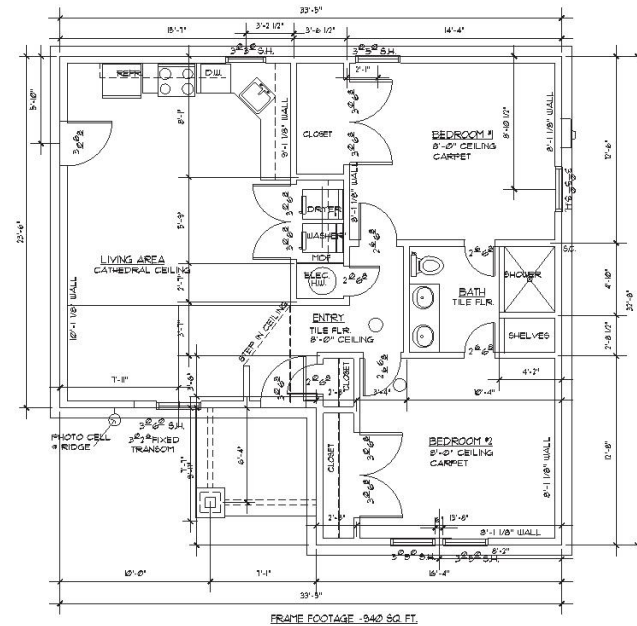
2 WEST ELEVATION
SCALE: 1/4"=1'-0"



4 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



3 EAST ELEVATION
SCALE: 1/4"=1'-0"



5 FLOOR PLAN
SCALE: 1/4"=1'-0"

NEW HOUSE
1620 NW 29th STREET
OKLAHOMA CITY, OK. 73106

SAM GRESHAM
ARCHITECTURE
400 NW 23rd St., Suite 8
Oklahoma City, OK 73103
405.299.998



ELEVATIONS AND FLOOR PLAN
1620 NW 29TH STREET

1/11/2011 07:00 PM
1/11/2011 10:10 AM

PROJECT #: 210032
DATE: 04.11.14
DRAWING NO.

A21

Case No: SPUD-1645

Applicant: Sam L. Gresham

Existing Zoning: R-1

Location: 1620 NW 29th St.



Aerial Photo from 2/2022

Note: "Subject" is located approximately 2,100' North of NW 23rd St.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



0 100 200
Feet