

Planning Commission Minutes
January 23, 2025

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:30 a.m. on January 21, 2025)

21. (SPUD-1702) Application by Green Oaks Partners, LLC to rezone 1500 NW 46th Street from R-1 Single-Family Residential District to SPUD-1702 Simplified Planned Unit Development District. Ward 2.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL.

MOVED BY POWERS, SECONDED BY GOVIN

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



STAFF REPORT
The City of Oklahoma City
Planning Commission
January 23, 2025

Item No. IV. 21.

(SPUD-1702) Application by Green Oaks Partners, LLC to rezone 1500 NW 46th Street from R-1 Single-Family Residential District to SPUD-1702 Simplified Planned Unit Development District. Ward 2.

I. GENERAL INFORMATION

A. Contacts

1. Applicant Representative

Name Samuel Day
Company Dryline Architecture
Phone 405-370-0684
Email samday@drylinearch.com

B. Case History

This is a new application.

C. Reason for Request

The purpose of this application is to allow residential development.

D. Existing Conditions

1. Size of Site: 11,350 Square Feet

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-1	SPUD-1472	R-1	R-1	R-1
Land Use	Residential	Residential	Residential	Residential	Residential

3. 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.

II. SUMMARY OF SPUD APPLICATION

1. This site will be developed in accordance with the regulation of the **R-1 Single-Family 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:

8200.14 Single-Family Residential*

8200.16 Two-Family Residential*

* Maximum density of 1 dwelling unit / 1250 square feet

1.1 Minimum Lot Size: 2500 Square Feet

1.2 Minimum Lot Width: 30 Feet

2. **Maximum Building Height:** 3 stories or 35 Feet

3. **Maximum Building Size:** 3,500 Square Feet

4. **Maximum Number of Buildings:** 2 per lot

5. **Building Setback Lines**

Front Yard: 25 Feet

Rear Yard: 8 Feet

Side Yard: 3 Feet

Corner Side
Yard: 12 Feet

6. **Sight-proof Screening:** Per base zoning district regulations.

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

8. **Signs:** Per base zoning district regulations.

9. **Access:** Access shall be permitted from McKinley Avenue.
10. **Sidewalks:** A minimum of a five-foot sidewalk shall be constructed next to the project property line on 46th Street and McKinley Avenue.

II. Other Development Regulations:

1. **Architecture:** Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, wood, fiber cement, metal or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. If corrugated metal is used it shall be a minimum of 7/8" deep and 24 gauge.
2. **Open Space:** Per base zoning district regulations.
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.
5. **Trash Collection:** Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.
6. **Parking:** No less than one off-street parking space per building shall be provided.
7. **Maintenance:** Property owners are responsible for the perpetual maintenance of the property.
8. **Drainage:** The development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

III. Supporting Documents

Exhibit A: Legal Description
Exhibit B: Site 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 (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(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

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.
- 11) Add to Section I.10 Access: Driveway widths and spacing will comply with the requirements and policies of the City of Oklahoma City Public Works Department.

b. Stormwater Quality Management

c. Traffic Services *

8. Utilities

a. Engineering

b. Solid Waste Management

- 1) The City can provide service, providing there is sufficient space for the truck to maneuver to service the addition.

c. Water/Wastewater Quality

Water Availability *

Wastewater Availability*

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 for residential development, including allowance of single- and two-family residential. The SPUD regulations allow one dwelling unit per 1,250 square feet and a maximum number of 2 buildings per lot. The conceptual plan for the development illustrates two residential structures fronting NW 46th Street with attached garages at the rear (south) that are accessed via individual drives from North McKinley Avenue. Four dwelling units on the 0.26-acre site would be 15 du/acre.

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 subject site is currently served by one improved curb cut along North McKinley Avenue and a small portion of an abutting driveway along NW 46th Street. The SPUD regulations request access be taken only from North McKinley Avenue. The conceptual plan for the development illustrates two access points along North McKinley Avenue, one serving the east residence and another that wraps around the east residence to serve the western residence.

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.

Sidewalks are not currently available on the subject site but are required along both NW 46th Street and North McKinley Avenue by the SPUD regulations.

- 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 for residential development,*

including allowance of single- and two-family residential. The conceptual plan for the development illustrates two single-family residences fronting NW 46th Street with attached garages at the rear (south) that are accessed via North McKinley Avenue. The SPUD proposes maintaining the base R-1 front (north) setback of 25 feet. The SPUD regulations call for reducing the interior side (west) setback from 5 feet to 3 feet, the corner side (east) setback from 15 feet to 12 feet, and the rear (south) setback from 10 feet to 8 feet, compared to the base R-1 District. The SPUD proposes altering the R-1 District maximum building height from 2 ½ stories and 35 feet to 3 stories and 35 feet. Metal would be allowed; EIFS would be limited to 30 percent.

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 at the southwest corner of NW 46th Street and North McKinley Avenue, both Neighborhood Streets in the Urban Low LUTA. The nearest transit (bus and BRT) service is located along North Classen Boulevard, and also along Northwest Expressway at Blackwelder.

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)
- 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 southwest corner of NW 46th Street and North McKinley Avenue, west of North Classen Boulevard. The site is currently undeveloped and zoned R-1. Across NW 46th Street, to the north, was rezoned from R-1 to SPUD-1472 in 2023 to bring two residential structures into zoning compliance and add a driveway. All other surrounding land is zoned R-1. Flower Garden Park is located at the northeast corner of the intersection and stretches to North Classen Boulevard. All other adjacent land is zoned R-1 and developed with single-family residential.

The SPUD is requested for residential development, including allowance of single- and two-family residential. The conceptual plan for the development illustrates two residential structures fronting NW 46th Street with attached garages at the rear (south) that are accessed via individual driveways from North McKinley Avenue. The SPUD maintains the front (north) setback of 25 feet along NW 46th Street, with conceptual plans indicating the eastern building setback slightly more, creating the potential for all residents to have views toward the park. The SPUD requests reduced setbacks on all other sides, reduced lot sizes and lot widths, and a building height of 3 stories and 35 feet. The proposed architectural regulations would allow metal, including corrugated with conditions, as a primary material, but limit EIFS to 30%. Both materials are allowed in the base R-1 district for residential uses.

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 in UM areas. The developer will need to work with the Utilities Dept. to ensure proper sewer access to both lots in the proposed configuration.

IV. STAFF RECOMMENDATION

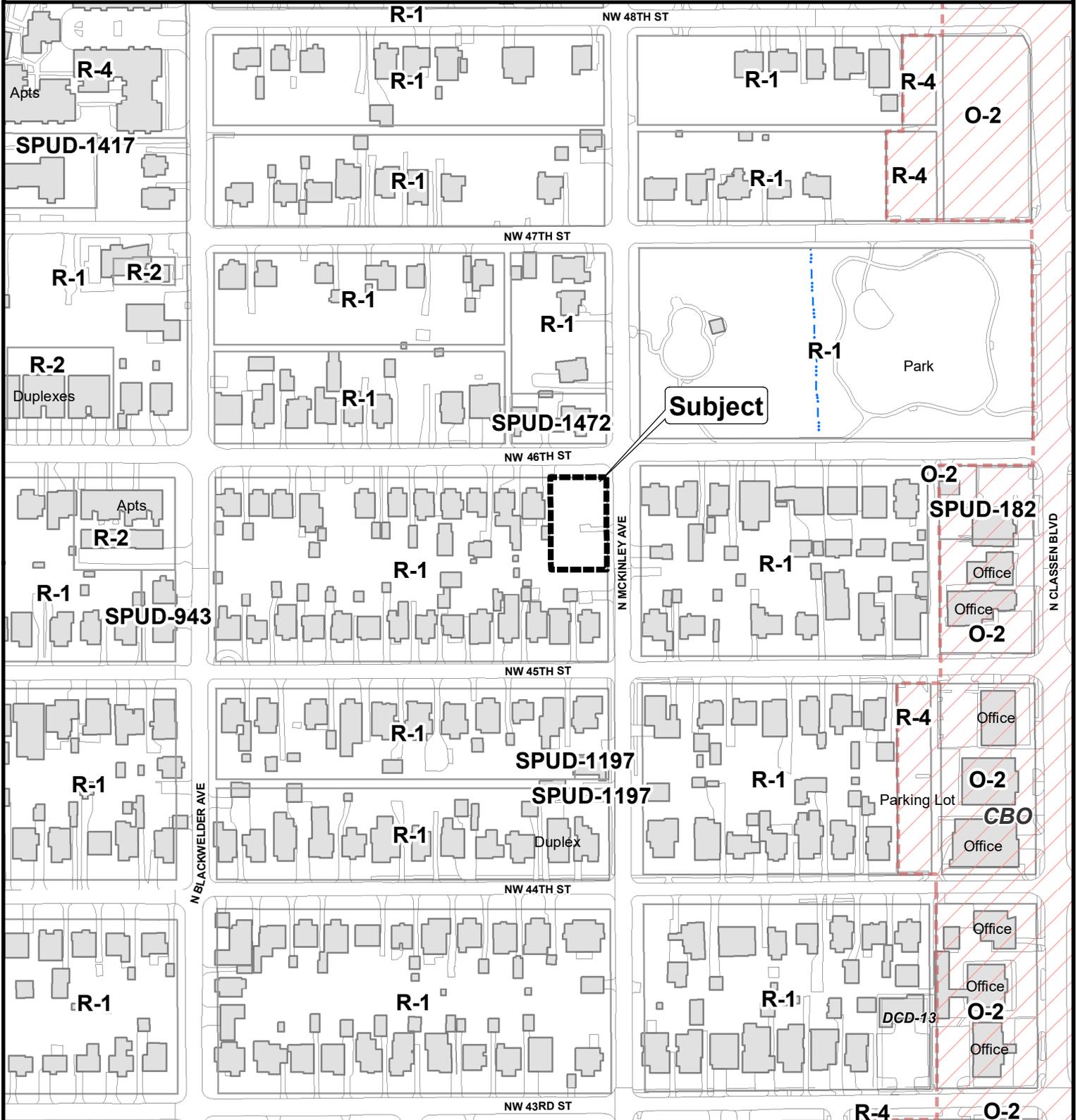
Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning 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.

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.

taj

Case No: SPUD-1702 Applicant: Green Oaks Partners, LLC
Existing Zoning: R-1
Location: 1500 NW 46th St.



Note: "Subject" is located approximately 1,321' South of the NW Expressway

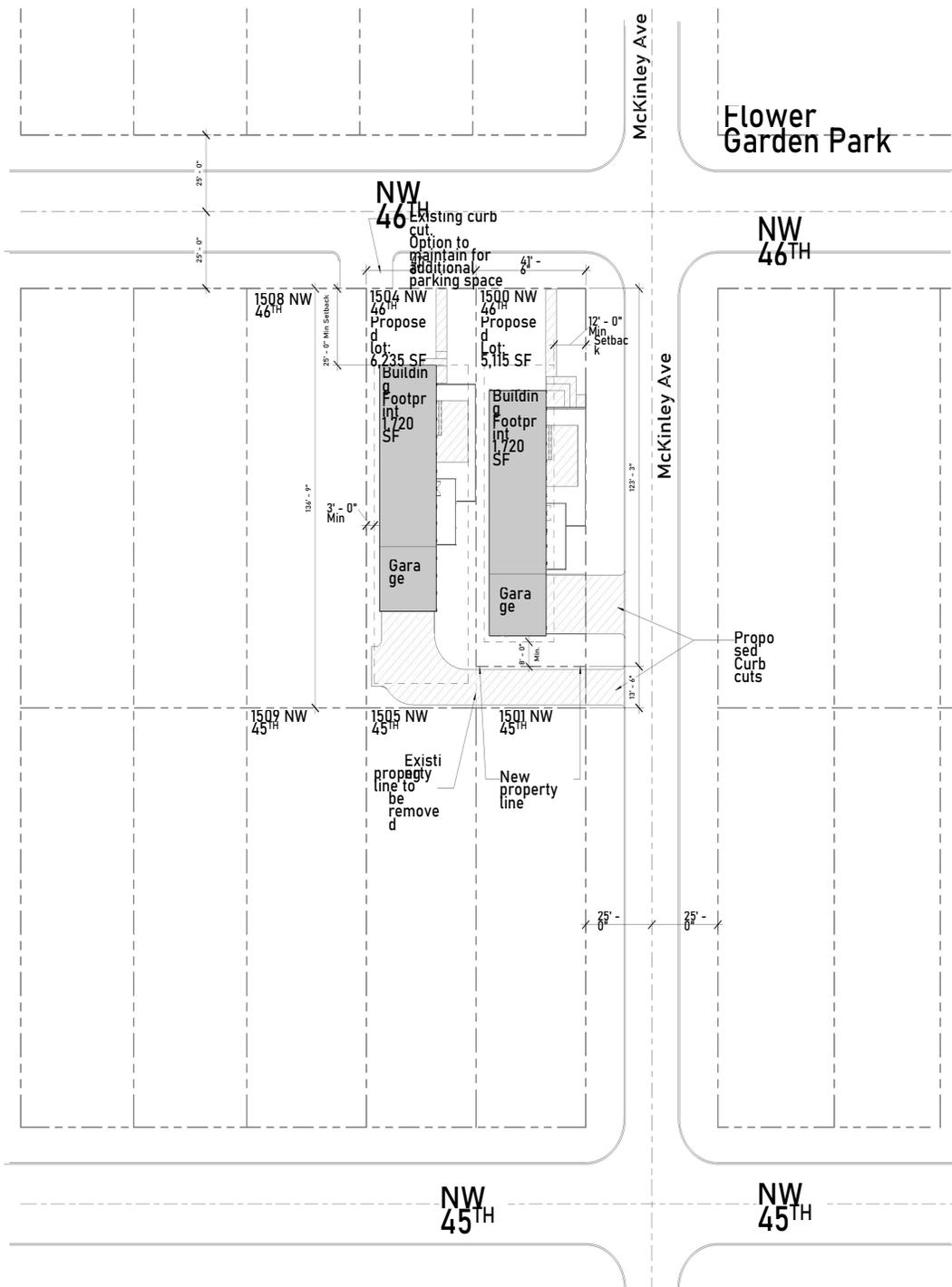
Simplified Planned Unit Development



The City of OKLAHOMA CITY



0 100 200 Feet

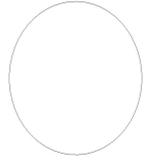


DRYLINE

405370
0684

Flower
Garden Park

NOT FOR CONSTRUCTION



**Flower
Garden
Homes**

Project 1500 NW
OKlahoma City,
OK 73118

Submissions

1 Site
Map
20'-0"

1.
Conceptual
Site
Plan

© COPYRIGHT
T 2024

Case No: SPUD-1702 Applicant: Green Oaks Partners, LLC
Existing Zoning: R-1
Location: 1500 NW 46th St.



Aerial Photo from 2/2022

Note: "Subject" is located approximately 1,321' South of the NW Expressway



The City of
OKLAHOMA CITY

Simplified Planned Unit Development

