

Planning Commission Minutes
December 14, 2023

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:35 a.m. on December 11, 2023)

11. (SPUD-1580) Application by Chrisscott, L.P. to rezone 306 NW 63rd Street from SPUD-503 Simplified Planned Unit Development District to SPUD-1580 Simplified Planned Unit Development District. Ward 2.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL.

MOVED BY CLAIR, SECONDED BY GOVIN

AYES: CLAIR, MEEK, GOVIN, PENNINGTON, NOBLE, LAFORGE

ABSENT: POWERS, PRIVETT, NEWMAN



STAFF REPORT
The City of Oklahoma City
Planning Commission
December 14, 2023

Item No. IV. 11.

(SPUD-1580) Application by Chrisscott, L.P. to rezone 306 NW 63rd Street from SPUD-503 Simplified Planned Unit Development District to SPUD-1580 Simplified Planned Unit Development District. Ward 2.

I. GENERAL INFORMATION

A. Contacts

1. Applicant/Developer Representative

Name	Marshall Homra
Company	Chrisscott, L.P.
Phone	405-985-2227
Email	marshallhomra@gmail.com

B. Case History

This is a new application.

C. Reason for Request

The purpose of this application is to allow a medical office.

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.

Comprehensive Plan Land Use Typology Layer: Transit Oriented (TO)

The TO layer encourages higher density development, higher levels of transportation system connectivity, and concentrations of housing and commercial activity around areas designated as mass transit stops. The intent is to create unique, mixed-use districts with housing and employment opportunities around the City’s future transit network. TO areas are characterized by a walkable environment, close proximity of buildings, and minimal land used for parking. These nodes of high intensity may be located within lower-intensity areas. Construction at higher intensity maximizes efficiency of the current and future transit system and minimizes reliance on private automobiles. The TO layer is applied within 1/4 mile of a node identified on the Land Use Plan.

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2. **Size of Site:** 0.15 acre

3. **Zoning and Land Use**

	Subject Site	North	East	South	West
Zoning	SPUD-503	I-2	I-1	I-1	I-2
Land Use	Office/Billboard	Office	Retail	Commercial	Parking

II. SUMMARY OF SPUD APPLICATION

1. This site will be developed in accordance with the development regulations of the **I-1 Light Industrial 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:

- Medical Services General (8300.52)
- Medical Services Restricted (8300.53)
- Administrative and Professional Office (8300.1)
- Wholesaling, Storage, & Distribution: Restricted (8350.16)

2. **Maximum Building Height:** The maximum building height shall be two stories.

3. **Maximum Building Size:** Per ordinance.

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: none

West Yard: none

East Yard: none

6. **Sight-Proof Screening:** N/A

7. **Landscaping:** Except as otherwise provided herein, landscaping shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development. Street frontage trees will not be required.

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8. Signs:

8.1 Freestanding Signs: One freestanding accessory sign shall be allowed within this SPUD and shall be a ground (monument) sign with the maximum size being eight feet high and 100 square feet in area and shall have no less than 25 square feet of landscaping at the base. The sign shall be covered with a material consistent with the building it serves. No accessory pole signs will be allowed.

8.2 Attached Signs: Attached signs shall be per the base district.

8.3 Electronic Message Display: EMD signs shall not be allowed.

8.4 Non-Accessory Signage shall be limited to the current billboard on the site. No new billboards/non-accessory signs shall be permitted.

9. Access: There shall be one access point along the north boundary from NW 63d. Street.

II. Other Development Regulations:

1. **Architecture:** Exterior building wall finish shall consist of a maximum 70% brick veneer, masonry, rock, stone, stucco, architectural metal, glass and/or wood or other similar type. Building finished with EIFS (Exterior Insulation Finish System) material shall be permitted.

2. **Open Space:** N/A

3. **Street Improvements:** N/A

4. Other:

Along the NW 63rd Street frontage, two required parking spaces are permitted to encroach the right-of-way.

The internal two-way access drive along the east boundary of the property shall have a width of twelve (12) feet.

A minimum of five (5) parking spaces shall be provided, which is deemed to satisfy the parking requirements for the uses proposed.

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III. Supporting Documents:

- Exhibit A: Legal Description
- Exhibit B: Site Plan
- Exhibit C: Building Appearance
- Exhibit D: Aerial Map Photo

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:** 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:** 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

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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.

b. Streets, Traffic and Drainage Maintenance

c. Stormwater Quality Management

d. Traffic Management*

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8. Utilities

a. Engineering

Wastewater Availability

- 1) An existing 8" wastewater main is located adjacent to the subject sites.
- 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.

Water Availability

- 1) An existing 6" and 8" water mains are located adjacent to the subject site.
- 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.

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- 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 in excess of 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. Planning

a. Comprehensive Plan Considerations

1. LUTA Development Policies:

Site Design:

- Utilize Best Management Practices (BMP) for stormwater.
- Incorporate commercial uses at street level to maintain an active, pedestrian friendly streetscape.
- 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.

Density: The non-residential Floor to Area Ratio (FAR) range for the UM LUTA is 0.4 to 1.2 with a typical FAR of 1.

National, state, and local permitting require basic best management practices for stormwater management. The SPUD is requested to add a use inside an existing building.

2. **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. The SPUD is requested for a medical office inside an existing building. The existing SPUD allows administrative offices, but not medical. No new compatibility issues were identified. Projects in higher intensity LUTAs (UM) may be more appropriate for significant transitions of density, scale and mass.

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3. **Service Efficiency:**
 - Water: *Served*
 - Sewer: *Fully Served Area*
 - Fire Service: *Urban Response*
4. **Environmentally Sensitive Areas:** No ESAs were identified on the proposed development site.
5. **Transportation System:** This site is located off NW 63rd Street, an arterial street within the Urban Medium LUTA. The nearest transit (bus) service is located to the east along the southbound Broadway Extension Service Road.
6. **Other Development Related Policies**
 - Encourage the adaptive reuse of underutilized structures and the revitalization of older, economically distressed neighborhoods. (SU-21)
 - Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
 - Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
 - Support and incentivize the adaptive use of existing buildings, infill development, and brownfield development. (G-10)
 - Initiate new efforts to reduce sign clutter and improve the aesthetics of signs, while allowing for adequate and visible business identification (E-14)
 - 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 a 6,750 square foot parcel located on the south side of NW 63rd Street, west of N Harvey Ave. The Broadway Extension Service Road is approximately 1,000 feet to the east. The subject site is developed with a small office building and a billboard. The site was zoned to SPUD-503 in March 2009. The existing SPUD allows three uses: *Administrative and Professional Office*; *Wholesale Storage & Distribution*; and *Non-Accessory Signs*. The rezoning is needed to add medical office uses to allow a change of use for a chiropractor. No other uses are added. The existing billboard towers over the building and would remain, but no new billboards would be permitted. The subject site abuts I-1 zoned land on the east and south, and I-2 zoned land on the west. Across NW 63rd Street to the north is the Harvey Parkway office building, zoned I-2. Surrounding uses include commercial, office, parking, retail and banks. No new compatibility issues were identified with the addition of the medical office use.

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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.

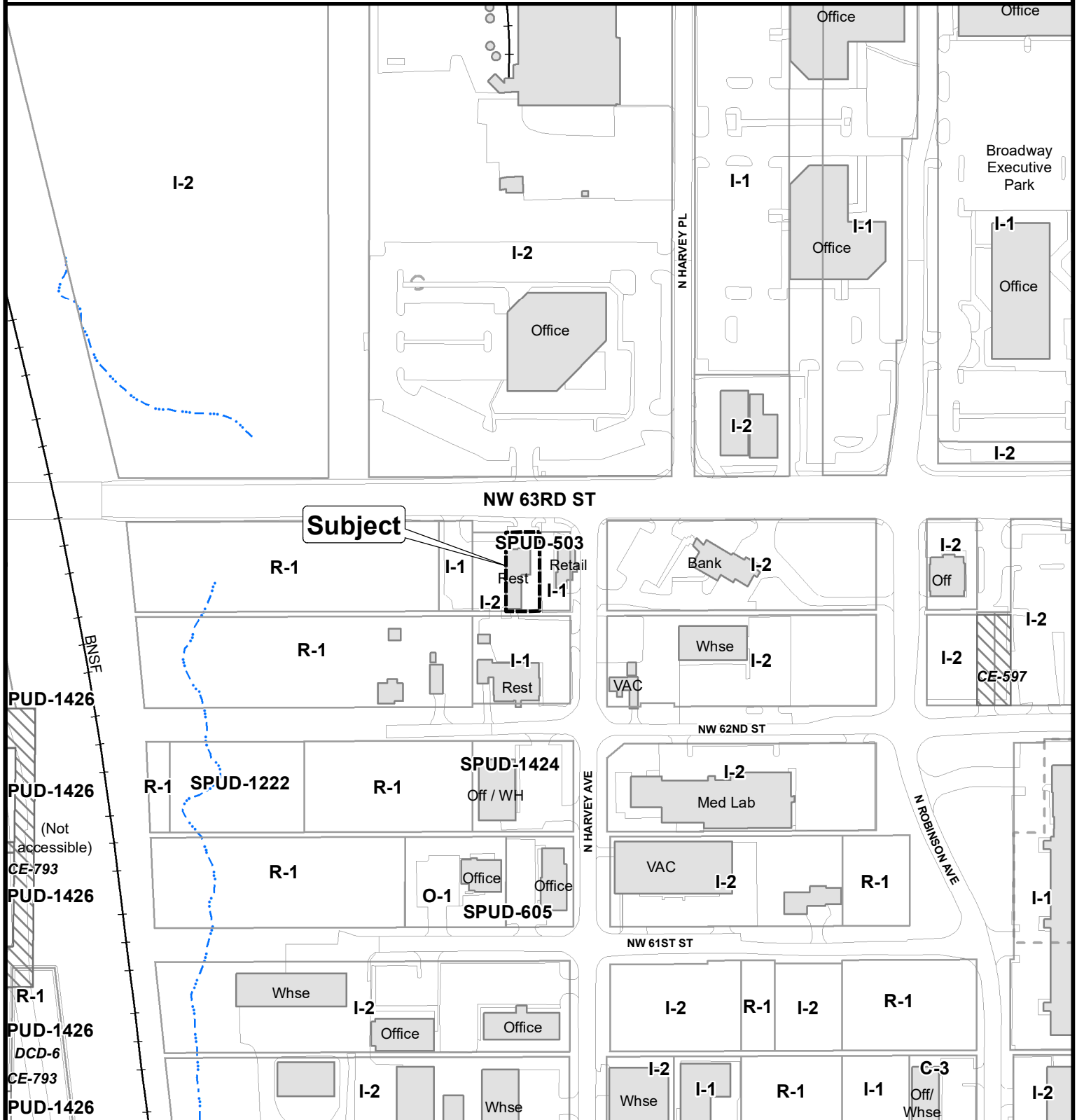
SW

Case No: SPUD-1580

Applicant: Chrisscott, L.P.

Existing Zoning: SPUD-503

Location: 306 NW 63rd St.



Note: "Subject" is located approximately 1,265' West of Broadway Extension

Simplified Planned Unit Development



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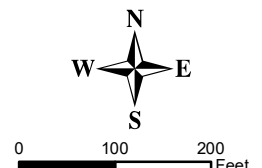


EXHIBIT B

SITE PLAN

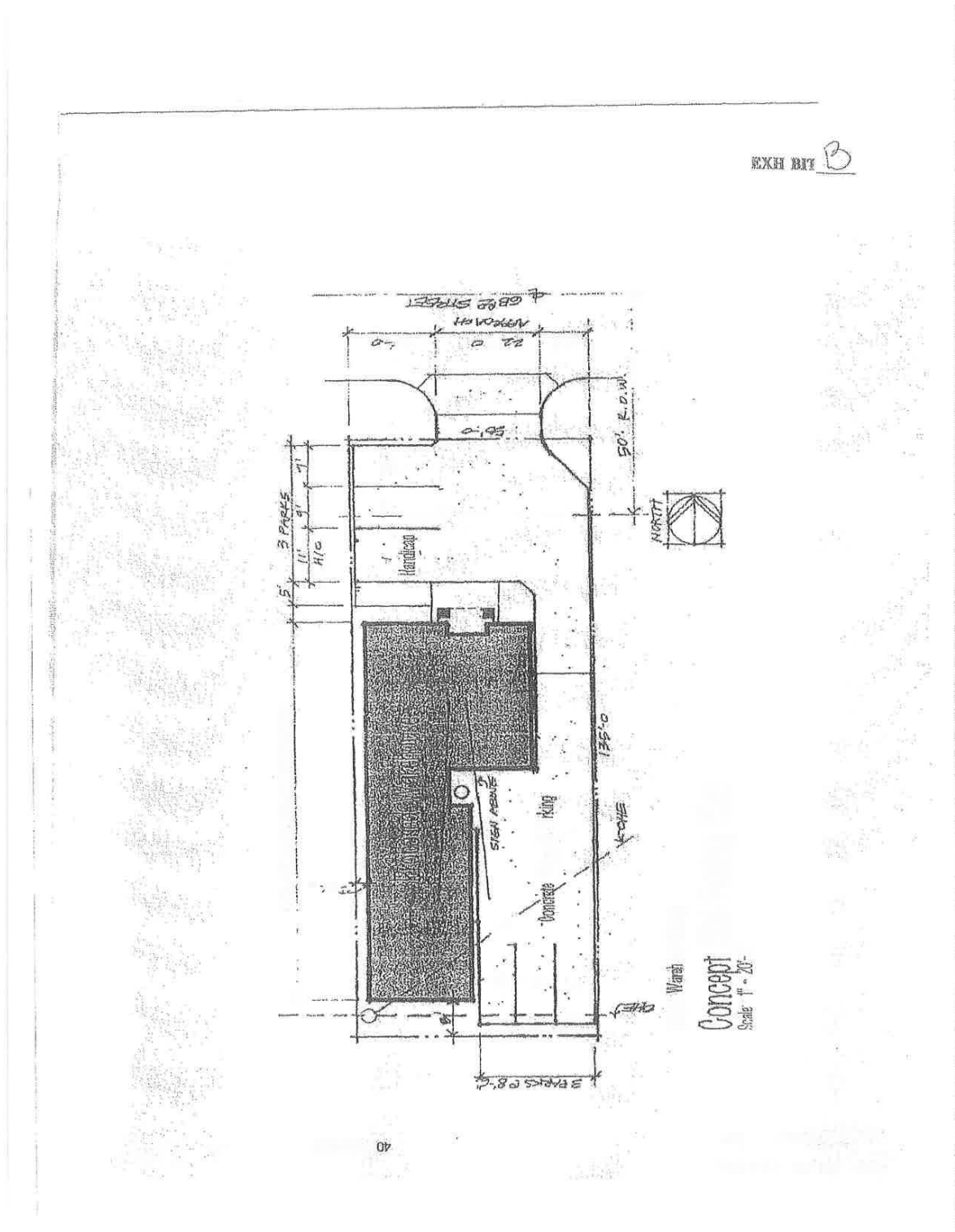


EXHIBIT C
BUILDING APPEARANCE

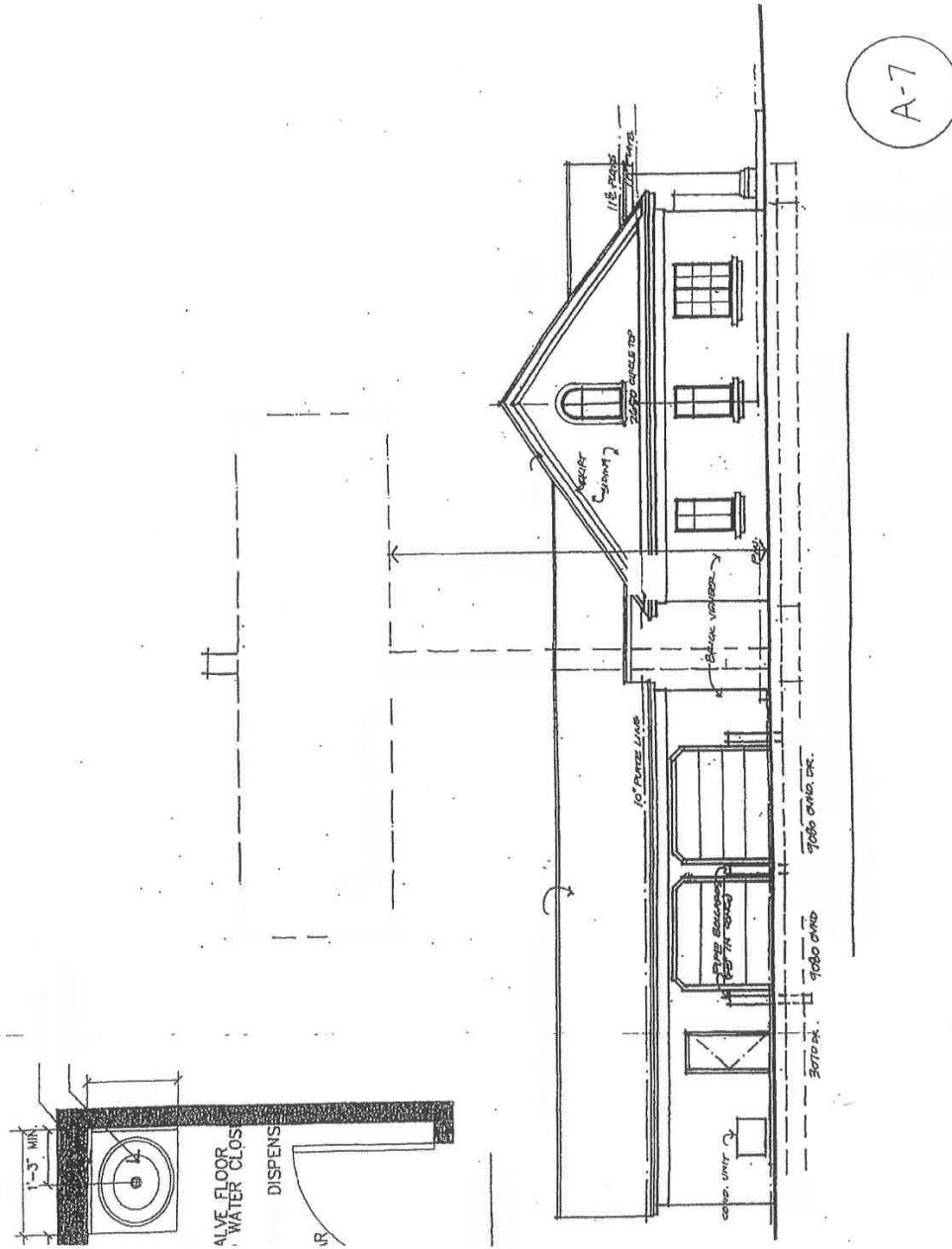


EXHIBIT D

AERIAL MAP PHOTO



Case No: SPUD-1580

Applicant: Chrisscott, L.P.

Existing Zoning: SPUD-503

Location: 306 NW 63rd St.



Aerial Photo from 2/2022

Note: "Subject" is located approximately 1,265' West of Broadway Extension

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