

Planning Commission Minutes  
August 22, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 8:05 a.m. on August 19, 2024)

14. (SPUD-1664) Application by Blue Mountain Realty, LLC to rezone 1912 NW 12th Street from R-2 Medium-Low Density Residential District to SPUD-1664 Simplified Planned Unit Development District. Ward 6.

**Technical Evaluation:**

1. Delete the following: *Home Sharing: Upon attaining the proper license, as described in Chapter 13 Article XII of the OKC municipal code as amended, home-sharing shall be allowed.*
2. Specify the minimum or maximum number of parking spaces provided for all uses in the SPUD.
3. Amend Section II.6 Maintenance: The owner shall provide for the perpetual maintenance of common open space, recreation areas, and sidewalks privately owned and serving the project. Maintenance of the common areas, private drainage easements, and islands/medians in the development shall be the responsibility of the property owners or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall 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. Amend Section I.11 Sidewalks: A minimum of five-foot sidewalks shall be constructed on local streets, including reconstructing existing and/or damaged sidewalks. Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction of this SPUD.

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.**

MOVED BY GOVIN, SECONDED BY PENNINGTON

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



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**August 22, 2024**

**Item No. IV. 14.**

**(SPUD-1664) Application by Blue Mountain Realty, LLC to rezone 1912 NW 12<sup>th</sup> Street from R-2 Medium-Low Density Residential District to SPUD-1664 Simplified Planned Unit Development District. Ward 6.**

**I. GENERAL INFORMATION**

**A. Contacts**

**1. Applicant Representative**

Name Adam Lanman  
Company Adam Lanman AIA  
Phone (405) 820-7191  
Email adam@atelieral.com

**B. Case History**

This is a new application.

**C. Reason for Request**

The purpose of this request is to allow multifamily 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: 0.31 Acres**

**3. Zoning and Land Use**

	<b>Subject Site</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Zoning</b>	R-2	R-2	R-2	R-2	R-2
<b>Land Use</b>	Residential	Residential	Church	Residential	Residential

## II. SUMMARY OF SPUD APPLICATION

1. This site will be developed in accordance with the regulation of the **R-4 General 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:

*8150.6.1. Community Garden*  
*8150.6.4. Home Garden*  
*8150.7.1. Rainwater Harvesting*  
*8250.3 Community Recreation: Property Owners Association*  
*8200.12 Multiple-Family Residential*  
*8200.14 Single-Family Residential*  
*8200.15 Three – and Four- Family Residential*  
*8200.16 Two-Family Residential*

2. **Maximum Building Height:** 35 feet
3. **Maximum Building Size:** Not to exceed 2,000 sf per building
4. **Maximum Number of Buildings:** There shall be a maximum of four buildings within this SPUD.
5. **Density:**

There shall be a maximum of nine (9) dwelling units within this SPUD

6. **Building Setback Lines**

West:	5 ft (existing structures that exceed setback shall be allowed, new construction shall not be allowed in within the 5'-0" setback)
East:	5 ft (existing structures that exceed setback shall be allowed, new construction shall not be allowed in within the 5'-0" setback)
South:	0 ft
North:	20 ft excluding porches

7. **Sight-proof Screening:** No less than a six-foot and no greater than an eight-foot-high fence or wall shall be required along the East, South, and West boundary of the parcel where it is adjacent to any residential zoning or use. Said wall shall be constructed of brick, stone, wood, metal, or other decorative material and/or any combination thereof and shall be solid and opaque. The fence may not be a chain link. Side yard fencing shall not extend past the front of the building units and may return to the building units or patio areas in line or behind the front plane of the building units and/or patio.
8. **Landscaping:** The subject parcel shall meet City Landscape requirements in place at the time of development.

**9. Signs:**

**9.1 Freestanding Accessory Signs**  
Prohibited

**9.2 Attached Signs**  
Prohibited

**9.3 Non-Accessory Signs**  
Non-accessory signs shall be prohibited.

**9.4 Electronic Message Display Signs**  
Electronic Message Display signs shall be prohibited.

**10. Access:** Access will be via the existing two-way driveway from NW 12<sup>th</sup> Street

**11. Sidewalks:** A minimum of five-foot sidewalks shall be constructed on local streets, including reconstructing existing and/or damaged sidewalks.

**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, architectural metal, or wood and cementitious siding (including but not limited to the brand commonly known as James Hardie), or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted.

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

**3. Home Sharing:** Upon attaining the proper license, as described in Chapter 13 Article XII of the OKC municipal code as amended, home-sharing shall be allowed.

**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:** Carts per city of OKC

**6. Parking:** No changes to existing parking. The existing parking on the lot shall be deemed appropriate for the SPUD

**7. Maintenance:** The owner shall provide for the perpetual maintenance of common open space, recreation areas, and sidewalks privately owned and serving the project.

**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: Conceptual 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: 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) Amend Section II.7 Maintenance: The owner shall provide for the perpetual maintenance of common open space, recreation areas, and sidewalks privately owned and serving the project. Maintenance of the common areas, private drainage easements, and islands/medians in the development shall be the responsibility of the property owners or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall 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.
- 12) Amend Section I.11 Sidewalks: A minimum of five-foot sidewalks shall be constructed on local streets, including reconstructing existing and/or damaged sidewalks. Any new sidewalks or repair/replacement of existing sidewalks shall be

provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction of this SPUD.

**b. Streets, Traffic and Drainage Maintenance**

**c. Stormwater Quality Management**

**d. Traffic Management \***

**8. Utilities**

**a. Engineering**

**b. Solid Waste Management**

**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 to allow single- through multi-family residential uses with R-4 base zoning. The Master Design Statement calls for a maximum of 9 dwelling units in a maximum of four buildings. The conceptual plan for the development illustrates the existing duplexes along NW 12th Street would remain, along with an existing garage apartment and storage structure. The existing two-story structure at the rear of the property is proposed to be renovated into four efficiency apartments. Nine dwelling units on a 0.31-acre site would be a density of 29 du/acre.*

Automobile Connectivity:

- Maintain and enhance the connectivity of the street network.
- Keep alleys open and functional.

*The subject site is currently served by one two-way drive along NW 12th Street. The SPUD regulations call for the existing drive to remain. A partially improved platted alley is located south of the subject site; however, alley access is not contemplated in the SPUD.*

**Pedestrian Connectivity:**

- Provide sidewalk connections to nearby uses.

*Sidewalks are currently available on the subject site. The SPUD regulations call for replacement of any removed sidewalks on the site.*

- 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 uses or zoning, “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 Master Design Statement calls for a 5-foot setback on the east and west, with existing structures being permitted within that setback distance. The setback for the rear is proposed at zero, with the R-4 standard being 15 feet. The SPUD proposes a maximum building height of 35 feet, matching the allowance in the existing and abutting R-2 District, but taller than the base R-4 District would allow adjacent to the R-2 District. The base R-4 District would typically require step downs in height, 20 ft and one-story abutting or within 60 feet of a residential district. In this case, the SPUD is requested to renovate an existing structure and add density.*

- 3) Service Efficiency:**

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

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

- Riparian Areas: 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. Low impact development techniques include, but are not



limited to, using pervious surface materials wherever possible for the construction of driveways, parking areas, sidewalks, patios, etc., to promote increased water percolation and infiltration.

**5) Transportation System:** This site is located along the south side of NW 12th Street, a Neighborhood Street in the Urban Low LUTA. The nearest transit (bus) service is located within a quarter mile of the site to the west, along North Pennsylvania 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)
- 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)
- Protect the unique character of National Register-listed properties or districts and local Historic Districts and ensure that development and redevelopment is compatible with historic resources and character. (E-29)

**7) Other Considerations: Historic Resources**

The City's comprehensive plan and the adopted historic preservation plan for Oklahoma City, preserveokc, prioritize protecting National Register-listed properties, local historic districts, and the unique character of historic resources. A 1992 Intensive Level Survey of Classen Ten Penn identified a potential historic district. Demolition and incompatible infill development in subsequent years has compromised the integrity of the potentially historic neighborhood, but Classen Ten Penn appears to retain sufficient historic significance and architectural integrity to be considered a potential historic resource (district). *Records indicate that the primary duplex structures along NW 12th Street were constructed in 1921. Conformance would be achieved by retaining the primary structures. If the duplexes are removed, plan conformance would be strengthened by ensuring new development is compatible with adjacent historic development in the Classen Ten Penn Neighborhood.*

**b. Plan Conformance Considerations**

The subject site is located along the south side of NW 12th Street, between North Virginia Avenue and North Kentucky Avenue. The site is generally located north of NW 10th Street and east of North Pennsylvania Avenue. The subject site and all surrounding land are zoned R-2. The site is developed with two duplexes along NW 12th Street and a two-story building, garage apartment, and storage building at the rear of the property. Abutting the site on the east is a church. Across NW 12th Street, to the north, and abutting the property to the south and west, are a mixture of duplex and single-family residential development.

The SPUD is requested renovate an existing building to add four dwelling units (efficiency units) at the back of a property in the Classen Ten Penn neighborhood. The SPUD would allow up to nine total dwelling units within a maximum of four buildings, and each building is a maximum of 2,000 square feet. 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 in the area. The provision to allow homesharing needs to be removed. Any request for homesharing would need to follow the process at the time of the request. Additionally, the Master Design Statement should specify the number of parking spaces to be provided/retained.

**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 Evaluations:**

1. Delete the following: *Home Sharing: Upon attaining the proper license, as described in Chapter 13 Article XII of the OKC municipal code as amended, home-sharing shall be allowed.*
2. Specify the minimum or maximum number of parking spaces provided for all uses in the SPUD.
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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.

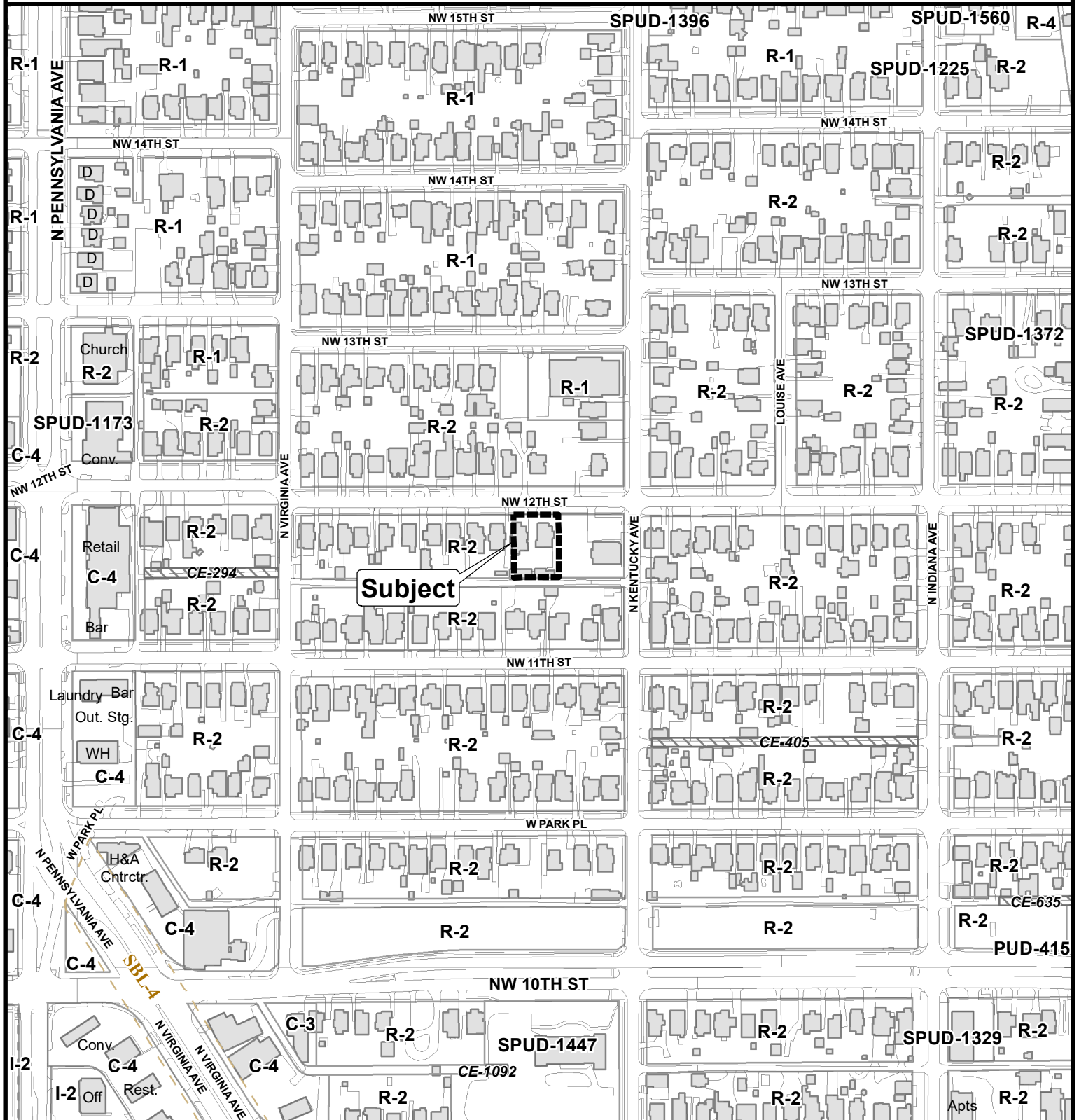
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**Case No: SPUD-1664**

**Applicant: Blue Mountain Realty, LLC**

**Existing Zoning: R-2**

**Location: 1912 NW 12th St.**



The City of  
OKLAHOMA CITY

## Simplified Planned Unit Development



0 150 300  
Feet

NW 12TH STREET

KENTUCKY AVE.

No Changes

R2

R2

Exist.  
Duplex  
1,667 sf

Existing Drive

Exist.  
Duplex  
1,195 sf

5 spaces

Existing parking  
and paving to remain

Renovate to  
(4) efficiency units  
SF remains  
920 sf / floor

4 spaces

Exist.  
2-story building  
920 sf / floor

Exst.  
Garage  
Apt.

Exst.  
Storage

No Changes

R2

20'-0" ALLEY - PAVED

R2

R2

R2

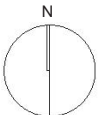
R2

R2

R2

R2

01: SITE PLAN | SCALE: 1"=40'-0"



LEGAL DESCRIPTION:

1916 NW 12<sup>TH</sup> STREET, OKLAHOMA CITY, OKLAHOMA 73106: BAUMANS ADDITION 005 000 LOTS 9 & 10

1912 NW 12<sup>TH</sup> STREET, OKLAHOMA CITY, OKLAHOMA 73106: BAUMANS ADDITION 005 000 LOTS 7 & 8



**Case No: SPUD-1664      Applicant: Blue Mountain Realty, LLC**  
**Existing Zoning: R-2**  
**Location: 1912 NW 12th St.**



Aerial Photo from 2/2022



The City of  
OKLAHOMA CITY

## Simplified Planned Unit Development



0 150 300  
Feet