

Planning Commission Minutes
October 24, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:35 a.m. on October 21, 2024)

16. (SPUD-1679) Application by Patriot Custom Homes, LLC to rezone 2324 West Park Place from R-2 Medium-Low Density Residential District to SPUD-1679 Simplified Planned Unit Development District. Ward 6.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL.

MOVED BY GOVIN, SECONDED BY MEEK

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

ABSENT: PENNINGTON



STAFF REPORT
The City of Oklahoma City
Planning Commission
October 24, 2024

Item No. IV. 16.

(SPUD-1679) Application by Patriot Custom Homes, LLC to rezone 2324 West Park Place from R-2 Medium-Low Density Residential District to SPUD-1679 Simplified Planned Unit Development District. Ward 6.

I. GENERAL INFORMATION

A. Contacts

1. Applicant Representative

Name	Elizabeth Smith
Company	Rieger Sadler Joyce
Phone	405-310-5274
Email	lsmith@rsjattorneys.com

B. Case History

This is a new application.

C. Reason for Request

The purpose of this application is to allow an accessory dwelling unit.

D. Existing Conditions

1. Size of Site: 0.17 Acres

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-2	R-2	R-2	R-2	R-2
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 regulations of the **R-2 Medium-Low Density Residential District** (OKC Zoning Ordinance, 2020, as amended), except as modified herein.

Any aspects of the existing improvements on the Property that are nonconforming with the provisions of this SPUD shall be subject to the provisions of Chapter 59, Article XV of the Oklahoma City Municipal Code, 2020, as amended.

The following use(s) will be the only use(s) permitted on this site:

All uses within the **R-2 District** shall be permitted within this SPUD including uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted.

2. **Maximum Building Height:**

Building height shall be in accordance with the base zoning district.

3. **Maximum Building Size:**

Maximum building size shall be in accordance with the base zoning district.

4. **Maximum Number of Buildings:**

There shall be a maximum of two (2) dwellings, and they may be attached or detached.

5. **Building Setback Lines:**

Setback shall be in accordance with the base zoning district.

6. **Sight-proof Screening:**

Screening requirements shall be in accordance with the base zoning district.

7. **Landscaping:**

Landscaping in this SPUD shall be in accordance with the Chapter 59, Article XI, Section 59-11250 of the Oklahoma City Municipal Code, 2020, as amended.

8. Signs:

8.1 Free standing accessory signs

Free standing accessory signs shall be in accordance with the base zoning district.

8.2 Attached signs

Attached signs shall be in accordance with the base zoning district.

8.3 Off-Premise Signs

Off-Premise signs shall be prohibited.

8.4 Electronic Message Display signs

Electronic Message Display signs shall be prohibited.

9. Access:

Access to the site shall be in accordance with the Oklahoma City Subdivision Regulations, Oklahoma City Municipal Code, 2020, as amended, and Public Works policies and procedures.

10. Sidewalks

Sidewalks shall be provided in accordance with Chapter 59, Article XII, Section 59-12100 of the Oklahoma City Municipal Code, 2020, as amended, and with Public Works policies and procedures.

I. Other Development Regulations:

1. Architecture:

A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

2. Open Space:

Open space requirements of the base zoning district shall be met.

3. Street Improvements:

N/A

4. Site Lighting:

N/A

5. Dumpsters:

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

6. Parking:

Parking shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

II. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Site Plan

Exhibit C: Aerial of Property

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.

b. Streets, Traffic and Drainage Maintenance

c. Stormwater Quality Management

d. Traffic Services *

8. Utilities

a. Engineering

Paving

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

- 1) No objections. Using existing services established.

Wastewater Availability

- 1) No objections. Using existing services established.

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 non-residential Floor to Area Ratio (FAR) range for the UM LUTA is 0.4 to 1.2 with a typical FAR of 1. 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 an existing accessory dwelling unit at the rear of the property. Two dwelling units on the 0.17-acre site is 11.76 du/acre.

Automobile Connectivity:

- Primary entrance points should be aligned with access points immediately across the street.

The subject site has an existing improved drive along West Park Place that serves the existing residence and accessory dwelling unit at the rear.

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.

Sidewalks are not currently available on the subject site. The SPUD proposes utilizing Code requirements for any changes to pedestrian access.

- 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” are potential compatibility issues 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 an existing accessory dwelling unit at the rear of the property. The SPUD regulations allow the existing structures to remain and would adhere to the base R-2 District regulations in the event of new development.*

- 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 West Park Place, a Neighborhood Street in the Urban Low LUTA. The nearest transit (bus) service is located just southeast of the site, along NW 10th Street.

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. The subject site is located within the boundary of the Youngs-Englewood Historic District, determined eligible the National Register of Historic Places in 1992 for its architectural (Criterion C) significance. *Records indicate that the primary residence was constructed in 1925. It was unclear at the time of review when the dwelling unit at the rear was constructed. The 1949 Edition of the Oklahoma City Sanborn Fire Insurance maps illustrate a one-story auto garage in the general location of the structure. The SPUD proposes retaining both structures. Conformance would be achieved by retaining the structures on site.*

b. Plan Conformance Considerations

The subject site is located along the south side of West Park Place, west of North Youngs Boulevard. The site is generally located north of NW 10th Street and east of North Villa Avenue. The subject site and all surrounding land are zoned R-1. The site is developed with a single-family residence and an accessory dwelling unit at the rear of the property.

The SPUD is requested for the continued use of an existing accessory dwelling unit on a 7,500 square foot lot containing a single-family residence in the Youngs-Englewood neighborhood. No new compatibility issues were identified with the request.

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-1679

Applicant: Patriot Custom Homes, LLC

Existing Zoning: R-2

Location: 2324 W. Park Pl.

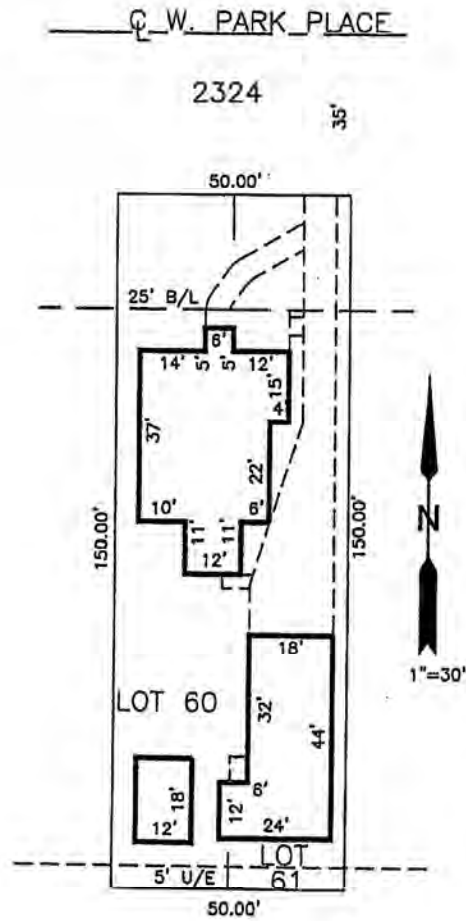


The City of
OKLAHOMA CITY

Simplified Planned Unit Development



0 100 200
Feet



SPUD-1679 Exhibit C

Aerial of Property



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Aerial Photo from 2/2022



The City of
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0 100 200 Feet