

Planning Commission Minutes  
April 27, 2023

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:37 a.m. on April 24, 2023)

11. (SPUD-1522) Application by Tectonic Design Build, LLC, to rezone 6901 North Shartel Avenue from R-1 Single-Family Residential District to SPUD-1522 Simplified Planned Unit Development District. Ward 2.

Amended Technical Evaluation:

1. The garage setback on North Shartel Avenue shall be a minimum of 18 feet from the back of ~~curb~~ sidewalk.

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.**

MOVED BY POWERS, SECONDED BY CLAIR

AYES: CLAIR, POWERS, FRALEY, HINKLE, GOVIN, PENNINGTON, NOBLE;

ABSENT: PRIVETT, LAFORGE



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**April 27, 2023**

**Item No. IV. 11.**

**(SPUD-1522) Application by Tectonic Design Build, LLC., to rezone 6901 North Shartel Avenue from R-1 Single-Family Residential District to SPUD-1522 Simplified Planned Unit Development District. Ward 2.**

**I. GENERAL INFORMATION**

**A. Contacts**

**1. Applicant/Developer Representative**

Name Mark Zitzow  
Company Johnson And Associates  
Phone 405-235-8075  
Email mzitzow@jaokc.com

**B. Case History**

This is a new application.

**C. Reason for Request**

This application is to permit two single-family residential detached homes.

**D. Existing Conditions**

**1. Comprehensive Plan Land Use Typology Area: Urban – Low Intensity (UL)**

UL applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation.

**2. Size of Site: 0.16 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-1	I-2	I-2	SPUD-841	R-1
<b>Land Use</b>	Undeveloped	Residential	Personal Storage	Office	Residential

**II. SUMMARY OF SPUD APPLICATION**

This site will be developed in accordance with the regulation of **R-1 “Single-Family Residential” District** (OKC Zoning Ordinance, 2020), except that the following

restrictions will apply:

**1. Uses Permitted**

The Use and Development regulations of the R-1 “Single-Family Residential” District shall govern this SPUD, except as modified below.

The following uses shall be the only uses allowed within this SPUD:

- Community Recreation: Property Owners Association (8250.3)
- Family Day Care Homes (8300.40)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Model Home (8200.8)
- Single-Family Residential (8200.14)

**2. Maximum Building Height:**

Maximum height of any building shall be 35 feet.

**3. Minimum Lot Size:**

The minimum lot size within this SPUD shall be 3,000 sf.

**4. Minimum Lot Width:**

The minimum lot width within this SPUD shall be 50 feet.

**5. Maximum Building Coverage:**

The maximum building coverage within this SPUD shall be 75%.

**7. Building Setback Lines:**

North: 10 feet  
East (N Shartel Ave): 10 feet  
West: 5 feet  
South (NW 68<sup>th</sup> St): 20 feet

Setbacks between internally divided parcel shall be zero (0) feet, except as required by building and fire codes.

The setbacks contained within this SPUD shall superseded any platted setbacks.

**8. Sight-proof Screening:**

Sight-proof fencing shall not be required for this SPUD. However, a up to a 6-foot fence shall be permitted along N Shartel Ave.

**9. Landscaping:**

The subject site shall meet all requirements of Oklahoma City's Landscaping Ordinance in place at the time of development.

**10. Signs:**

Signage shall not be permitted for this SPUD.

**11. Vehicular Access:**

Two (2) driveways shall be permitted from N Shartel Ave.

**12. Sidewalks:**

Five-foot sidewalks shall be constructed on N Shartel Ave. and NW 68<sup>th</sup> St. or 6-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. All sidewalks shall be in place prior to any occupancy certificates being issued.

**II. OTHER DEVELOPMENT REGULATIONS:**

**1. Architecture:**

Exterior building wall finish on all main structures (excluding the accessory structures), exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board, stucco or stone masonry. No more than 30% EIFs, wood or architectural metal shall be permitted. Architectural regulations do not apply to accessory structures.

**2. Open Space:**

N/A

**3. Street Improvements:**

N/A

**4. Platting:**

All land within this SPUD shall be contained within a Final Plat or subdivided via administrative lots splits if minimum requirements are met and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the SPUD.

Lot lines may be adjusted to realign the location of homes prior to the platting stage.

**5. Drainage:**

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

**6. Parking:**

The design and number of all parking facilities in this SPUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

**7. Other:**

**7.1 Lighting:** N/A

**7.2 Dumpsters:** N/A

**7.3 Common Areas:** Not Required

**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 be advised ONG has an underground or aboveground facility in the area. If you need our facilities relocated to accommodate your excavation or construction, ONG will provide you a cost estimate. 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(s) Oklahoma City**
- 7. Oklahoma Department of Transportation (ODOT)**

**B. City Departments**

- 1. Airports**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 3. Fire:** Objection, zoning cannot supersede the platted setback. There are civil liability issues.
- 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) 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.

**c. Stormwater Quality Management**

**d. Traffic Management\***

**8. Utilities**

**a. Engineering**

**Paving**

**Wastewater Availability**

- 1) An existing 8" wastewater main(s) is located adjacent to the subject site(s).
- 2) An existing 8" 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.
- 3) Line capacity is not guaranteed and must be checked by the Engineer of Record and reviewed by the City.
- 4) 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.
- 5) 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.
- 6) 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.
- 7) 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.
- 8) Proposed minimum lot size does not meet the required 3/4 acre lot size for private wastewater and private water systems.
- 9) Existing 8" public wastewater main ends in the nw corner of existing lot 32, proposed lot split cuts the south half of the lot off from being directly adjacent

to the public wastewater main (within 100' of public main required to extend public main to sit 10' into south half of lot, providing 5' separation between wye & property line & wye & manhole) or (allow 5' private easement agreement for private utilities-must be filed with the county prior to lot split)

**b. Solid Waste Management**

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

**a. Water/Wastewater Quality**

**Water Availability**

- 1) An existing 6" water main(s) is located adjacent to the subject site(s).
- 2) An existing 6" 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.
- 3) A 12-inch water main is required to be loop through the development to provide adequate water supply and fire flow protection. Connection to two (2) separate active water mains is required to prevent partial or total shut-off of water supply when a pipeline failure occurs.
- 4) 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.
- 5) 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.
- 6) 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.

- 7) 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.
- 8) 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.
- 9) 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).
- 10) Supply capacity for development is not guarantee and will be reviewed at time of review of construction documents.
- 11) 6" public main extension required-connect to 6" main south of NW 68th street & extend to north property line, end with a fire hydrant will require WA plans be submitted to private development for extension prior to connecting for service

## **9. Planning**

### **a. Comprehensive Plan Considerations**

#### **1) LUTA Development Policies:**

##### Site Design:

- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Developments should be served by urban water and sewer utility systems.

Density: The Urban Low Intensity LUTA outlines a density range of 4 to 8 dwelling units per acre for single family residential.

*National, state, and local permitting require basic best management practices for stormwater management. Public water and sewer are available. The SPUD would allow two dwellings on the 0.16-acre site, or 12 du/acre. The Urban Medium LUTA is located south of NW 67<sup>th</sup> Street and supports 10-40 du/acre.*

##### Automobile Connectivity:

- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system.

*The site is served by one unimproved drive along NW 68<sup>th</sup> Street.*

**Pedestrian Connectivity:**

- Provide sidewalk connections to adjacent development.

*Sidewalks are not available in the immediate area.*

- 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 residential uses adjacent to existing low intensity residential uses, “Building Scale and Site Design” is a potential compatibility issue identified by the comprehensive plan. The comprehensive plan also states that in some cases a proposed project may need to take measures to reduce the impact of an existing use, and specifically identifies placing residential uses next to an industrial use as an example. In this situation the proposed residential uses would be adjacent to I-2 zoning on the north and east. The property to the north is developed with a home.

**Building Scale and Site Design:** The comprehensive plan calls for mitigation measures for new projects if residential lot sizes in UL are less than 60% of directly adjacent residential lots, 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 would allow two new homes. The setback on NW 68<sup>th</sup> Street will be 20 feet, and 10 feet along N Shartel Ave. Conceptual plans show both lots taking access from North Shartel Ave. The garage setback should be at least 18 feet on Shartel to avoid parking over the right of way/sidewalk.*

- 3) **Service Efficiency:**

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

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

- 5) **Transportation System:** This site is located at the northwest corner of NW 68<sup>th</sup> Street and N Shartel Avenue, both Industrial Streets in the Urban Low LUTA. The nearest transit (bus) service is located to the west, along N Western 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)
- 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)
- Support and incentivize the adaptive use of existing buildings, infill development, and brownfield development. (G-10)
- 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 at the northwest corner of NW 68<sup>th</sup> Street and N Shartel Avenue. The site was previously developed with home but is now vacant. The subject site, along with the lot adjacent to the west, was zoned from R-1 to SPUD-1324 in 2021 to allow light industrial development but returned to the R-1 District in 2022 (PC-10832). Land abutting to the north is developed with a residence but zoned I-2. To the east, across N Shartel Avenue, are industrial uses zoned I-2. Across the street to the south is an office/warehouse developed under SPUD-841. The lot adjacent to the west would continue to be zoned R-1. Development in the area is a mix of residential, office, and industrial uses, with heavier industrial uses including outdoor storage located to the north, and residential zoning and development to the south. New residences are being built along the north side of NW 68<sup>th</sup> Street. Classen Boulevard and Ballet Oklahoma are a block to the west. The new SPUD would allow two new homes to be constructed on separate lots on a corner parcel.

**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. The garage setback on N Shartel Avenue shall be a minimum of 18 feet from the back of curb.

**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**April 27, 2023**  
**SPUD-1522**

**Item No. IV. 11.**

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.

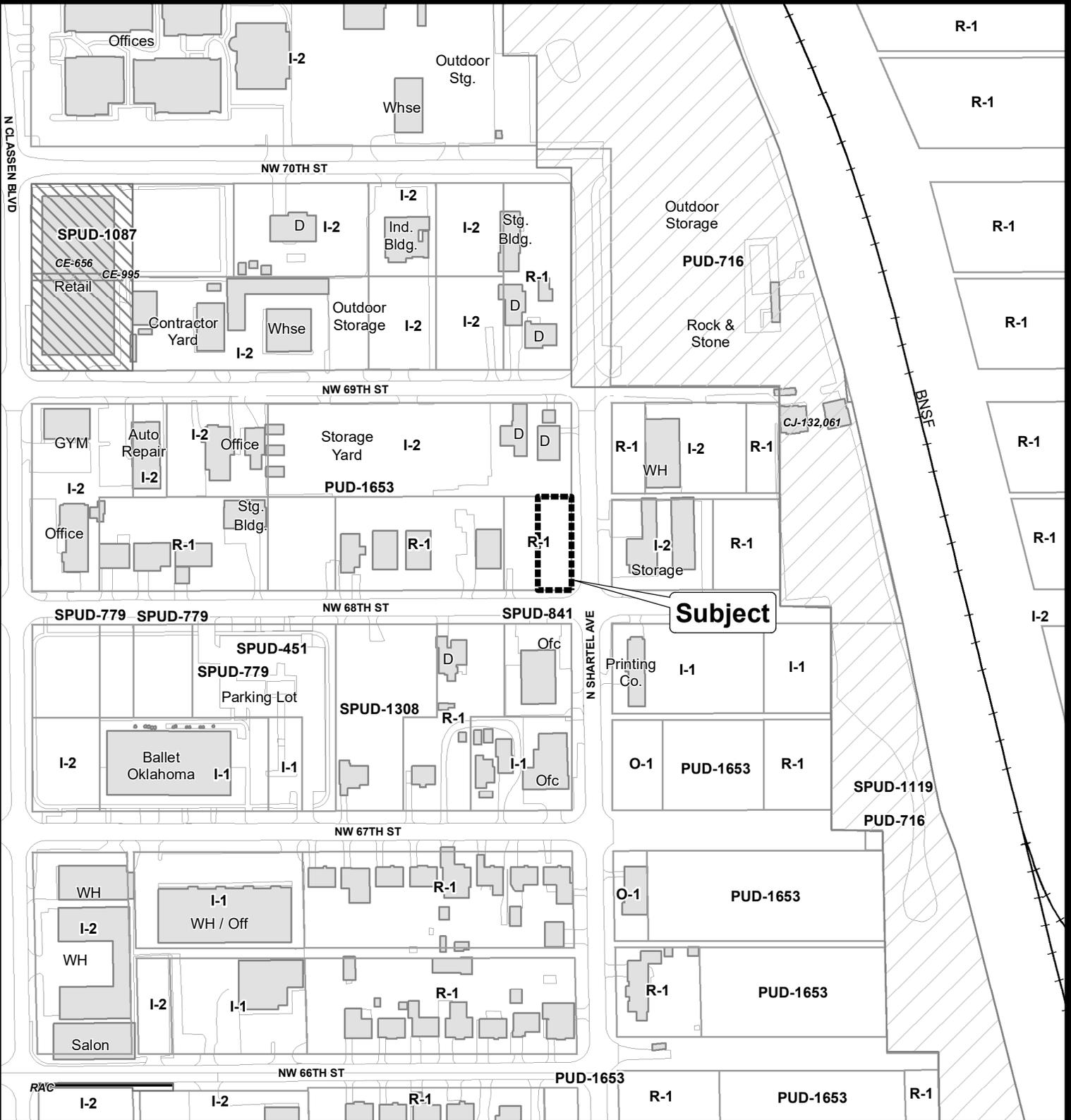
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Case No: SPUD-1522

Applicant: Tectonic Design Build, LLC

Existing Zoning: R-1

Location: 6901 N. Shartel Ave.

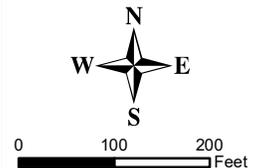


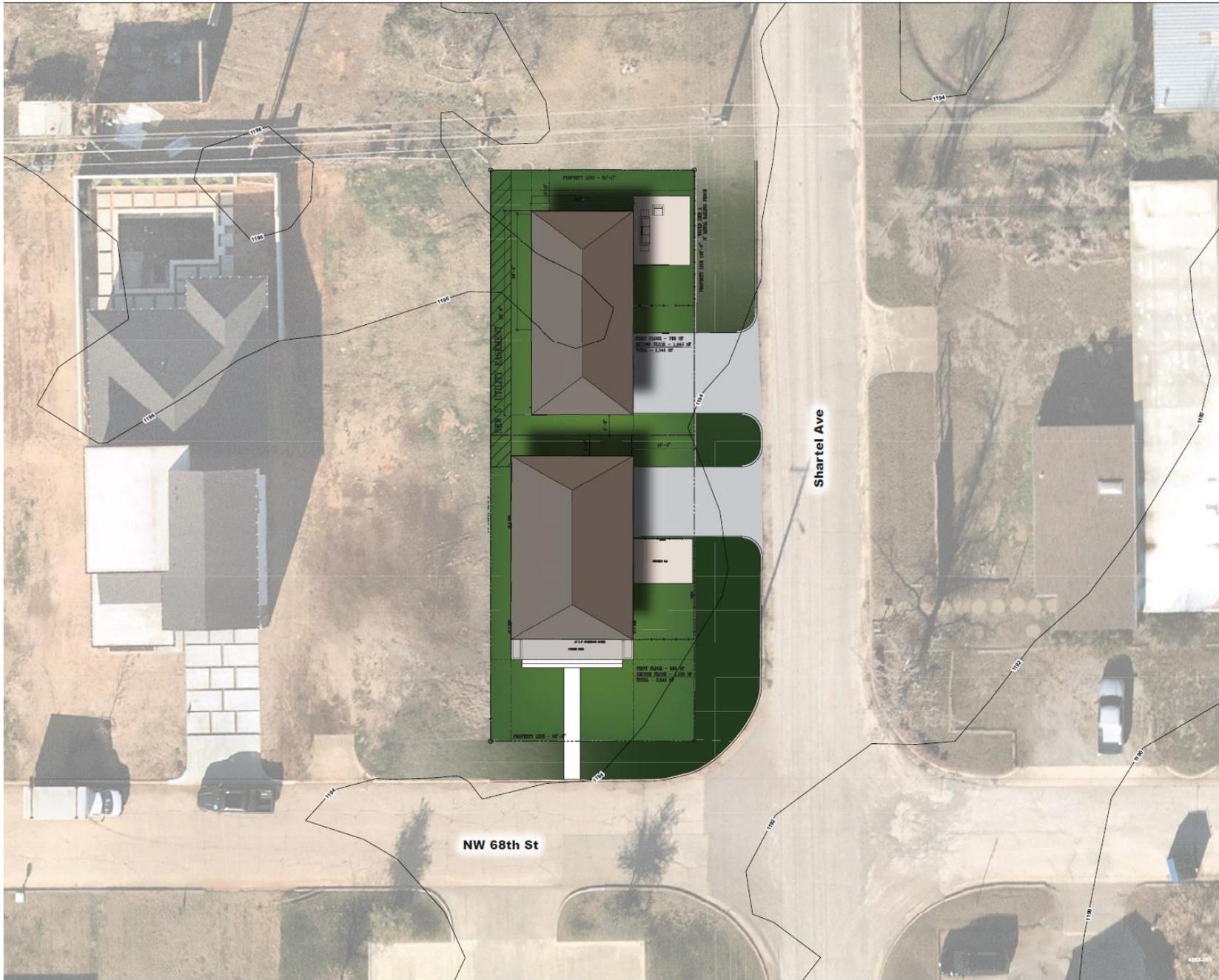
Note: "Subject" is located approximately 1,670' North of NW 63rd St. and 1,643' East of N. Western Ave.



The City of OKLAHOMA CITY

# Simplified Planned Unit Development





**6901 N Shartel Ave**

Exhibit B  
Conceptual Site Plan

+/-0.16 acres



Johnson & Associates  
11 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
(405) 232-6677 Fax (405) 232-6678

ENGINEERS SURVEYORS PLANNERS  
3/14/23  
Conceptual site plan showing feasible option  
permitted under proposed zoning

**Case No: SPUD-1522      Applicant: Tectonic Design Build, LLC**  
**Existing Zoning: R-1**  
**Location: 6901 N. Shartel Ave.**



Aerial Photo from 2/2022

Note: "Subject" is located approximately 1,670' North of NW 63rd St. and 1,643' East of N. Western Ave.

# Simplified Planned Unit Development



The City of  
OKLAHOMA CITY



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Feet