

Planning Commission Minutes  
June 23, 2022

(The agenda was filed with the City Clerk of The City of Oklahoma City at 8:26 a.m. on June 21, 2022.)

7. (PC-10824) Application by David A and Carol A Aduddel, to rezone 2217 SE 59th Street from the R-1 Single-Family Residential District and the R-MH-2 Manufactured (Mobile) Home Park District to the R-MH-2 Manufactured (Mobile) Home Park District. Ward 4.

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL.**

MOVED BY HINKLE, SECONDED BY POWERS

AYES: CRAVENS, POWERS, FRALEY, HINKLE, GOVIN,  
PENNINGTON;

ABSENT: CLAIR, PRIVETT, LAFORGE



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**June 23, 2022**

**Item No. IV. 7.**

(PC-10824) Application by David A and Carol A Aduddel, to rezone 2217 SE 59<sup>th</sup> Street from the R-1 Single-Family Residential District and the R-MH-2 Manufactured (Mobile) Home Park District to the R-MH-2 Manufactured (Mobile) Home Park District. Ward 4.

**I. GENERAL INFORMATION**

**A. Contacts**

**Applicant**

David A and Carol A Aduddel  
(405) 659-0378  
dacaprop@aol.com

**B. Case History**

This is a new application.

**C. Reason for Request**

The purpose of this request is to permit a mobile home park use and development.

**D. Existing Conditions**

**1. Size of Site (11.2 Acres)**

**2. 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 /<br>R-MH-2     | R-MH-2       | R-1         | R-1 / R-2    | R-MH-2      |
| <b>Land Use</b> | Residential         | Residential  | Vacant      | Residential  | Residential |

**3. 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.

- 4. Development Context:** The subject site is located on the north side of SE 59<sup>th</sup> Street, between S Eastern Avenue and S Bryant Avenue. Adjacent on the north and west is a manufactured home community zoned R-MH-2. To the east are 54 acres of undeveloped land zoned R-1. Across SE 59<sup>th</sup> Street to the south is R-1 zoned land and the Southeast OKC Landfill (PUD-1458).

The majority of the subject site is zoned R-MH-2, which allows a manufactured (mobile) home park, and approximately 1.6 acres of the subject site is zoned R-1. The proposal would rezone the entire site into the R-MH-2 District.

## **II. 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 Water Resources Board (OWRB)**
- 5. School District (Oklahoma City)**
- 6. Oklahoma Department of Transportation (ODOT)**
- 7. Oklahoma Natural Gas (ONG)**
- 8. Oklahoma Electric Cooperative (OEC)**

### **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 PC 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.

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

**9. Stormwater Quality Management**

**10. Traffic Management**

**11. Utilities**

**a. Engineering**

**Wastewater Availability**

- 1) An existing 8" wastewater main(s) is adjacent to the subject site(s) and a service connection will be permitted in accordance with City Standard Specifications. A separate service line connection is required for each building/structure.
- 2) All wastewater mains must flow within the existing drainage basin. Proposed wastewater mains that will flow to another drainage basin across a ridgeline will not be allowed.
- 3) Minimum ten (10) foot horizontal separation required for water mains and five (5) foot for other crossings. Minimum two (2) foot vertical separation required for all crossings. All wastewater mains must have a minimum cover of six (6) feet and a depth no greater than eighteen (18) feet.
- 4) The developer will be required to extend the wastewater collection system to each lot or site within the subdivision or land improvements in accordance with City Standard Specifications and the current Subdivision Regulations.

- 5) Proposed wastewater main(s) must be located in a twenty (20) foot wide easement. No trees, signs, dumpster, fences, and/or structures shall be permitted within any proposed or existing utility easement. All existing unused wastewater services must be abandoned at the wastewater main.
- 6) Sewer will need to be extended to the east property line.

**b. Solid Waste Management**

No Solid Waste Management services needed.

**c. Water/Wastewater Quality**

**Water Availability**

- 1) An existing 20" water main(s) is adjacent to the subject site(s) and a service connection will be permitted in accordance with City Standard Specifications. A separate service connection and meter is required for each building / structure.
- 2) A 12-inch water main is required to be looped 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 within the proposed development.
- 3) Minimum ten (10) foot horizontal separation required for water mains and five (5) foot for other crossings. Minimum two (2) foot vertical separation required for all crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 4) Dead-end water mains must be avoided where applicable. All existing unnecessary water services must be abandoned at the water main(s).
- 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 and fire protection systems which require water pressure in excess of 25 psi.
- 6) Proposed water main(s) must be located within a utility easement and/or right-of-way. No trees, signs, dumpsters, fences, and/or structures shall be permitted within any proposed or existing utility easement.

- 7) All existing and proposed meters must meet current specifications and standard details and be located in the right of-way or utility easement within grassy areas outside of sidewalks, driveways, streets and/or paving.
- 8) All domestic and fire suppression services must have separate water service connections. Fire hydrants maximum spacing is 500 foot and must be located within 10 foot of a hard surface (i.e. sidewalk, street, and/or paving).
- 9) Water main will need to be extended to serve the property.

## **12. 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.

*National, state, and local permitting require basic best management practices for stormwater management. Public water and sewer are available.*

##### Location:

- Locate uses that generate high traffic volumes along arterial streets, frontage roads, and interstates.

*The subject site is located along an arterial street.*

Density: The Urban Low Intensity LUTA outlines a density range of 4 to 8 dwelling units per acre for single family, and 15 to 30 dwelling units per acre for multifamily. *The R-MH-2 District allows up to 10 manufactured (mobile) homes per 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.
- Limit number of dead-end streets and cul-de-sacs.
- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- Development fronting arterials should take access from intersecting streets where possible.
- Provide vehicular connectivity between adjacent developments.

*Access cannot be defined in a base zoning request and would be per Code.*

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.
- Within parking lots, provide pedestrian access ways separated from vehicle aisles.
- Horizontally mixed-use developments should have public sidewalk connectivity between land uses.

*Sidewalks are not available nor planned for SE 59<sup>th</sup> Street.*

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. *No compatibility issues were identified when placing R-MH-2 next to an existing R-MH-2 District. When locating the proposed R-MH-2 District adjacent to low intensity residential uses or zoning, "Building Scale and Site Design" is a potential compatibility issue identified by the comprehensive plan. Additionally, the comprehensive plan states that in some cases, such as residential locating near industrial, a proposed project should mitigate for uses that could create operational impacts. Across the street to the south is PUD-1458 which allows the landfill. The PUD requires a landscape buffer along SE 59<sup>th</sup> Street.*

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if 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 proposal would expand the R-MH-2 zoning that is present on the west and north, as well as on most of the subject site, to include the southeast corner of the subject site. The R-1 District to the east is undeveloped and unplatted. No triggers requiring mitigation were identified.*

- 3) **Service Efficiency:**

- Water: *Served*
- Sewer: *Served or Within an Open Sewer Shed*
- Fire Service: *Urban Service Level*

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

- Riparian areas: *N/A*



- Upland Forests: The subject area is within the upland forest ESA. The comprehensive plan directs to preserve the Cross Timbers and upland forests, including native understory, to the maximum extent practical. When new-growth or re-growth upland forest trees are removed during construction, trees and other native plants should be replanted on-site. New trees should be planted in clusters that mimic the original tree canopy. The comprehensive plan defines mitigation hierarchy in the following priority: 1) Avoidance and minimization, 2) Restoration, 3) Offset. *Upland Forest is present on site. Plan conformance would be strengthened by preserving and protecting existing trees. Tree preservation cannot be stipulated in a base zoning request.*
- Vulnerable aquifers: The aquifer in this area is considered moderately 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.

5) **Transportation System:** This site is located off SE 59<sup>th</sup> Street, a Major Arterial Street, and Foster Road, a Neighborhood Street, within the Urban Low LUTA. The nearest transit (bus) service is located at the arterial intersections to the east and west (SE 59<sup>th</sup>/Bryant and SE 59<sup>th</sup>/Eastern). Bike lanes are planned for SE 59<sup>th</sup> Street in the future.

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)
- 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)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- 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 11-acre subject site is located on the north side of SE 59<sup>th</sup> Street, between S Eastern Avenue and S Bryant Avenue. The majority of the site is zoned R-MH-2, which allows a manufactured (mobile) home park, and with approximately 1.6 acres in the southeast corner zoned R-1. The proposal would rezone the entire site to the R-MH-2 District consistent with the zoning on the north and west.

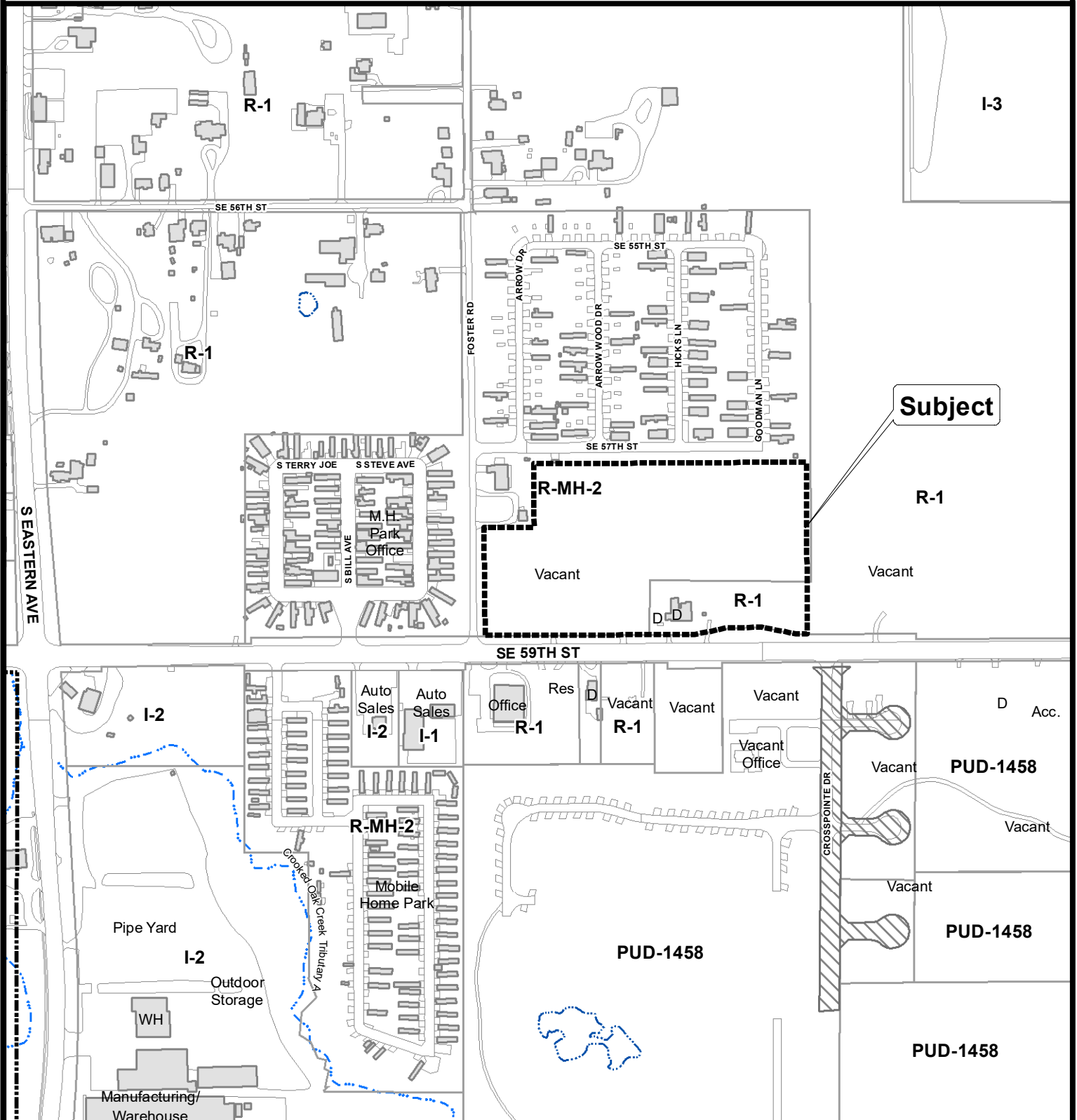
**IV. STAFF RECOMMENDATION**

*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.**

taj

**Case No: PC-10824    Applicant: Carol A. & David A. Aduddell**  
**Existing Zoning: R-MH-2 / R-1    Proposed zoning: R-MH-2**  
**Location: 2217 SE 59th St.**



The City of  
OKLAHOMA CITY

## Rezoning Application



0 200 400 Feet

OWNERS:  
Storacoam Armcoated LLC  
720 S. Colorado Blvd.  
Suite 1100N  
Denver, CO  
Attn: Mr. R132125800



<sup>1</sup>Seahorse Corner Southwest Cooper Station 24, 11 E. & 17, (C. 20) Not found in place as per reference and with Obituary Department of Denver on 1-11-22 by P. E. HALL, Consulting Geologist

- Iron Pin
- ✱ — Power Pole
- ✱ — Fire Hydrant
- ✱ — Water Valve
- ✱ — Water Meter
- ✱ — Sanitary Sewer Manhole
- ✱ — Storm Drain Inlet
- — Police Direction Arrow
- ✱ — Sanitary Sewer Cleanout
- — Guy Anchor
- ✱ — Gas Valve
- ✱ — Telephone Facelot
- ✱ — Area Light
- — Guy Anchor
- ✱ — Storm Sewer Manhole
- ✱ — Airtight Vault
- ✱ — Communication Pole
- ✱ — Electric Meter
- ✱ — Fence U/L



The underground utilities shown have been located from field survey information. The surveyor makes NO guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor does NOT further warrant that the underground utilities shown are in the actual location indicated, though he does certify that they are located as accurately as possible from the information available. The surveyor has NOT physically located the underground utilities.

Point of entry of the utilities were NOT determined at the time of survey. UTILITIES LOCATED BY VISUAL OBSERVATION ONLY. Before this construction is started, call: Call-O-Call Before You Dig 408-642-5532.

To: Old Republic National Life Insurance Company  
Old Republic Life Company of Oklahoma  
David A. Koudal and Coral A. Koudal, husband and wife

This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2022 Minimum Standard Data Requirements for ALA/NPS and the Survey, jointly maintained and adopted by ALA and NPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 10, 11, 12, 13, 14, 15, and 16 (Temporarily deleted in relation to the subject but of property any future acquisitions or services benefiting the survey's property and contained in Record Documents provided to the surveyor as part of the Schedule 'A' of Tabla A General. The field work was completed on 19 January 2022.

Date Signed: 1. 09 22

A part of the Southwest Quarter of the Southwest Quarter of Section 24, T. 11 N., R. 3 W., S. 4. Oklahoma County, Oklahoma, being more particularly described as follows: Beginning at the Southwest Corner of the Southwest Quarter of the Southwest Quarter of said Section 24, thence S. 89° 11' E., along the West line of the Southwest Quarter of said Section 24, a distance of 275.00 feet; thence N. 88° 58' E., and parallel with the South line of the Southwest Quarter of said Section 24, a distance of 125.71 feet; thence S. 89° 11' E., and parallel with the West line of the Southwest Quarter of the Southwest Quarter of said Section 24, a distance of 164.67 feet; thence N. 89° 12' E., a distance of 603.40 feet to a point 25.00 feet East of the West line of the East Part of the East Part of the Southwest Quarter of the Southwest Quarter of said Section 24; thence S. 89° 12' E., 25.00 feet East of and parallel with the West line of

The above legal description is the same as listed in Old Republic National Life Insurance Company's contract with the Insurance, etc. Co. of New York, dated 10/15/1901.

334,827±18 Sq. yds Feet or 12.2<sup>±</sup> Acres, more or less.

By graphic plotting only, the subject tract is located in Flood Zone "X" (areas determined to be outside the 500 year floodplain) as shown on Flood Insurance Rate Map, Panel Number 40100C012H, with an effective date of December 10, 2009, which is the current map for this area.

The basis for the bearings shown on the above ground ALTA Survey, are based upon the South Line of the Southwest Quarter of Section 11, T. 11 N., R. 3 E. N., 14th. Oklahoma County, Oklahoma, being a S 89° 36' 00" W. bearing.

- The Act of Survey made the Women's Technical Secondary as located by the Board of Supervisors for Professional Diploma and Land Transfer for the State of Oklahoma.
- All the time of money to evidence or facilitate or build growth needed on the subject parcel.
- All the time of money, there are no charitable elements of such making way, building construction or building edifices whose amount months.
- All the time of money, there are no charitable elements of the site being used as a solid waste dump, nor any other use.
- All the time of money, the taxpayer had claims, after proposed or completed in the public street right of way.
- All the time of money, there are no charitable elements of such state or school construction.
- The described land has been located to SE, 28th Street and Foster Road, both publicly dedicated streets

SEC Reg. 17c-2 requires that the issuer of a security file a copy of the prospectus with the SEC. The issuer must also file a copy of the prospectus with the SEC. The issuer must also file a copy of the prospectus with the SEC.

- [illegible]

Further to item 6 (i) (N), the manager was not provided with a current Zoning Report.

Survey and Plot Inc

**James S. Yager**

Licensed Professional Land Surveyor

Certificate of Authorization Number 2778 [expired - 30 June 2021]  
1219 South de la Puente \* Austin TX 78746  
Michael City, Oklahoma 73155 Telephone: 409-727-9955 Fax: 409-727-4416  
FAX Name: C. SURVEY@JYSI.COM E-MAIL: JYSI@AOL.COM

Date of Survey: 10 January 2022

Page of Revisions:

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Case No: PC-10824    Applicant: Carol A. & David A. Aduddell  
Existing Zoning: R-MH-2 / R-1    Proposed zoning: R-MH-2  
Location: 2217 SE 59th St.



Aerial Photo from 2/2020



The City of  
OKLAHOMA CITY

## Rezoning Application



0 200 400 Feet