

Planning Commission Minutes
August 8, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:31 a.m. on August 5, 2024)

14. (SPUD-1647) Application by TAF Construction, LLC to rezone 3800 SW 27th Place from R-1 Single-Family Residential, I-2 Moderate Industrial and AE-2 Airport Environs Zone Two Overlay Districts to SPUD-1647 Simplified Planned Unit Development and AE-2 Airport Environs Zone Two Overlay Districts. Ward 3.

Amended Technical Evaluation.

1. Specify the minimum lot size will be 3,900 square feet.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY MEEK, SECONDED BY NEWMAN

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



STAFF REPORT
The City of Oklahoma City
Planning Commission
August 8, 2024

Item No. IV. 14.

(SPUD-1647) Application by TAF Construction, LLC to rezone 3800 SW 27th Place from R-1 Single-Family Residential, I-2 Moderate Industrial and AE-2 Airport Environs Zone Two Overlay Districts to SPUD-1647 Simplified Planned Unit Development and AE-2 Airport Environs Zone Two Overlay Districts. Ward 3.

I. GENERAL INFORMATION

A. Contacts

1. Applicant/Developer Representative

| | |
|---------|-------------------------------------|
| Company | Williams, Box, Forshee & Bullard PC |
| Phone | 405-232-0080 |
| Email | dmbox@wbfbllaw.com |

B. Case History

This application was continued at the July 25, 2024 Planning Commission meeting.

C. Reason for Request

The purpose of this application is to allow single-family residential development.

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: 3.38 acres

3. Zoning and Land Use

| | Subject Site | North | East | South | West |
|-----------------|---------------------|--------------|-------------|----------------------------|-------------|
| Zoning | R-1/I-2/AE-2 | R-1/AE-2 | I-2/AE-2 | I-2/AE-2 | R-1/AE-2 |
| Land Use | Undeveloped | Church | Residential | Warehouses/ Undeveloped | Church |

II. SUMMARY OF SPUD APPLICATION

- 1.** This site will be developed in accordance with the regulation of the **R-1 Single-Family Residential District** and **AE-2 Airport Environs Zone 2** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

All uses within the R-1 District shall be permitted within this SPUD.

- 2. Maximum Building Height:**

The maximum building height shall be in accordance with the base zoning district.

- 3. Maximum Building Size and Lot Width:**

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

The minimum lot width shall be forty feet (40').

- 4. Maximum Number of Buildings:**

The maximum number of buildings shall be in accordance with the base zoning district.

- 5. Building Setback Lines**

| | |
|-------------|---------|
| Front Yard: | 25 feet |
| Rear Yard: | 15 feet |
| Side Yard: | 5 feet |

- 6. Sight-Proof Screening:**

Sight-proof screening shall be in accordance with the base zoning district.

- 7. Landscaping:**

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

- 8. Signs:**

- 8.1 Freestanding Accessory Signs**

Freestanding signs will be in accordance with the base zoning district regulations.

- 8.2 Attached Signs**

Attached signs will be in accordance with the base zoning district regulations.

- 8.3 Non-Accessory Signs**

Non-accessory signs will be prohibited.

8.4 Electronic Message Display Signs

Electronic Message Display signs will be prohibited.

9. Access:

Access may be taken from SW 27th Pl. and S. Quapah Ave that shall be constructed to City standards. A maximum of one (1) driveway per lot shall be permitted. Driveways shall be a maximum of 18 feet in width.

10. Sidewalks

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (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. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

II. Other Development Regulations:

1. Architecture:

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, LP smart siding, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

2. Open Space:

There shall be a minimum open space of 40% per lot within this SPUD. Open space is defined as space with no structures or impervious paving.

3. Street Improvements:

Public improvements shall be made by the property owner throughout the SPUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

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. All exterior lighting for this SPUD shall be shielded.

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:

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

7. Maintenance:

Maintenance of the common areas in the development shall be the responsibility of the property owner 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 to meet the requirements specified above.

8. Drainage:

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**
- 2. Oklahoma City Urban Renewal Authority (OCURA)**
- 3. Oklahoma Gas and Electric (OGE)**
- 4. Oklahoma Natural Gas:** Please contact OKIE-ONE 1-800-522-6543 a minimum of 48 hours prior to excavation for the 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:** Lighting should be shielded to avoid the potential hazard of upward reflections toward aircraft.
- 2. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 3. Fire:** Requires access from a street. No streets serving the eastern portion of site.
- 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) 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.
- 11) The unimproved portion of South Quapaw Avenue between Lots 16 and 17 will need to be vacated in accordance with the City of Oklahoma Municipal Code.
- 12) Section I.9 Access: Please confirm if access will be provided from South Quapaw Avenue.
- 13) Amend Section II.7 Maintenance: Maintenance of the common areas, private drainage easements, and islands/medians in the development shall be the responsibility of the property owners and/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.

c. Stormwater Quality Management

d. Traffic Management*

8. Utilities

a. Engineering

Wastewater Availability

- 1) No sewer currently available. A wastewater extension is required to be able to service this development.
- 2) Line capacity is not guaranteed and must be checked by the Engineer of Record and reviewed by the City.

STAFF REPORT

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- 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.
- 7) Plat may be revised after review and approval of utility plans.

Water Availability

- 1) An existing 6-inch water main(s) is located adjacent to only half the subject site(s). A waterline extension is required to serve the complete development.
- 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.
- 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 more than 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) Plat may be revised after review and approval of utility plans.

b. Solid Waste Management

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

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.

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

Density: The Urban Low Intensity LUTA outlines a density range of 4 to 8 dwelling units per acre for single family. *The SPUD proposes to reduce the base R-1 minimum lot width from 50 to 40 feet. The conceptual plan for the development illustrates 28 single-family lots with 41-foot lot widths. 28 dwelling units over 3.38 acres is 8.28 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.
- Limit number of dead-end streets and cul-de-sacs.
- Protect existing traditional street grid and reconnect it where possible.
- Primary entrance points should be aligned with access points immediately across the street.

The subject site currently does not have improved access. The site abuts unimproved right-of-way for South Roff Avenue, South Quapah Avenue, and SW 27th Place is partially installed along the western portion of the subject site. The SPUD proposes one driveway per lot along either SW 27th Place or South Quapah Avenue. The conceptual plan appears to place lots over unimproved right-of-way, which would not be permitted.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.

Sidewalks are not currently available on the subject site but are required along all streets by the SPUD regulations.

- 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 or Industrial, “Building Scale and Site Design” and “Operational Impact” are potential compatibility issues identified by the comprehensive plan.

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 regulations utilize the base R-1 District for maximum building height, maximum number of buildings, sight-proof screening, and landscaping. The SPUD proposes to reduce the base R-1 minimum lot width from 50 to 40 feet. The conceptual plan for the development illustrates 28 single-family lots with 41-foot lot widths. The SPUD proposes the bulk standards for corner side yard setbacks on all lots of 15 feet, opposed to interior side yards of 5 feet on the internal lots. The SPUD proposes to reduce the rear setback from 10 to 5 feet.*

Operational Impact: The comprehensive plan calls for mitigation measures if new projects propose uses that generate noise levels above those found in typical residential settings, have detectable odors, spill light above that found in typical residential settings, or operate after 10 p.m. within proximity to residential uses. When located near residential uses, the comprehensive plan calls for containing operating effects (including noise and odor) within building walls, using vertical screening to block any mechanical equipment and service areas, and directing light away from adjacent residential areas. *The comprehensive plan 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. The SPUD regulations do not specifically identify any mitigation measures from industrial development to the east and south.*

- 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 SW 27th Place, a Neighborhood Street in the Urban Low LUTA. The nearest transit (bus) service is located southeast of the site along both South Portland Avenue and SW 29th Street.
- 6) Other Development Related Policies**
- Encourage the integration and mixing of land uses in urban areas. (SU-1)
 - 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)

b. Plan Conformance Considerations

The subject site is located along the south side of SW 27th Place, west of South Portland Avenue. The site consists of two parcels, spanning from right-of-way for South Roff Avenue east of South Quapah Avenue. SW 27th Place is one-lane between South Roff and South Quapah Avenues and does not extend east of South Quapah Avenue, although right-of-way exists. South Quapah Avenue does not extend south of SW 27th Place; the SPUD site plan contemplates a lot with the right-of-way of South Quapah Avenue that traverses the site, although the easement has not been vacated and closed. The subject site currently does not have improved access. Both parcels are undeveloped. The eastern portion is zoned I-2, and the western portion is zoned R-1.

Land north and west of the site is zoned R-1 and developed with single-family residential or undeveloped. Land to the east and south are zoned I-1 and I-2 and developed with industrial uses and undeveloped.

The SPUD is requested to allow single-family residential development with R-1 base and AE-2 overlay zoning. The SPUD proposes lot widths of 40 feet, 40% open space per lot and a rear yard setback of 15 feet; all other bulk standards are per R-1 base zoning. The SPUD proposes prohibiting non-accessory and electronic message display (EMD) signage and requires four-foot sidewalks along interior streets. Streets will be improved for the new development.

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 Division's review of construction plans and prior to City Council approval.

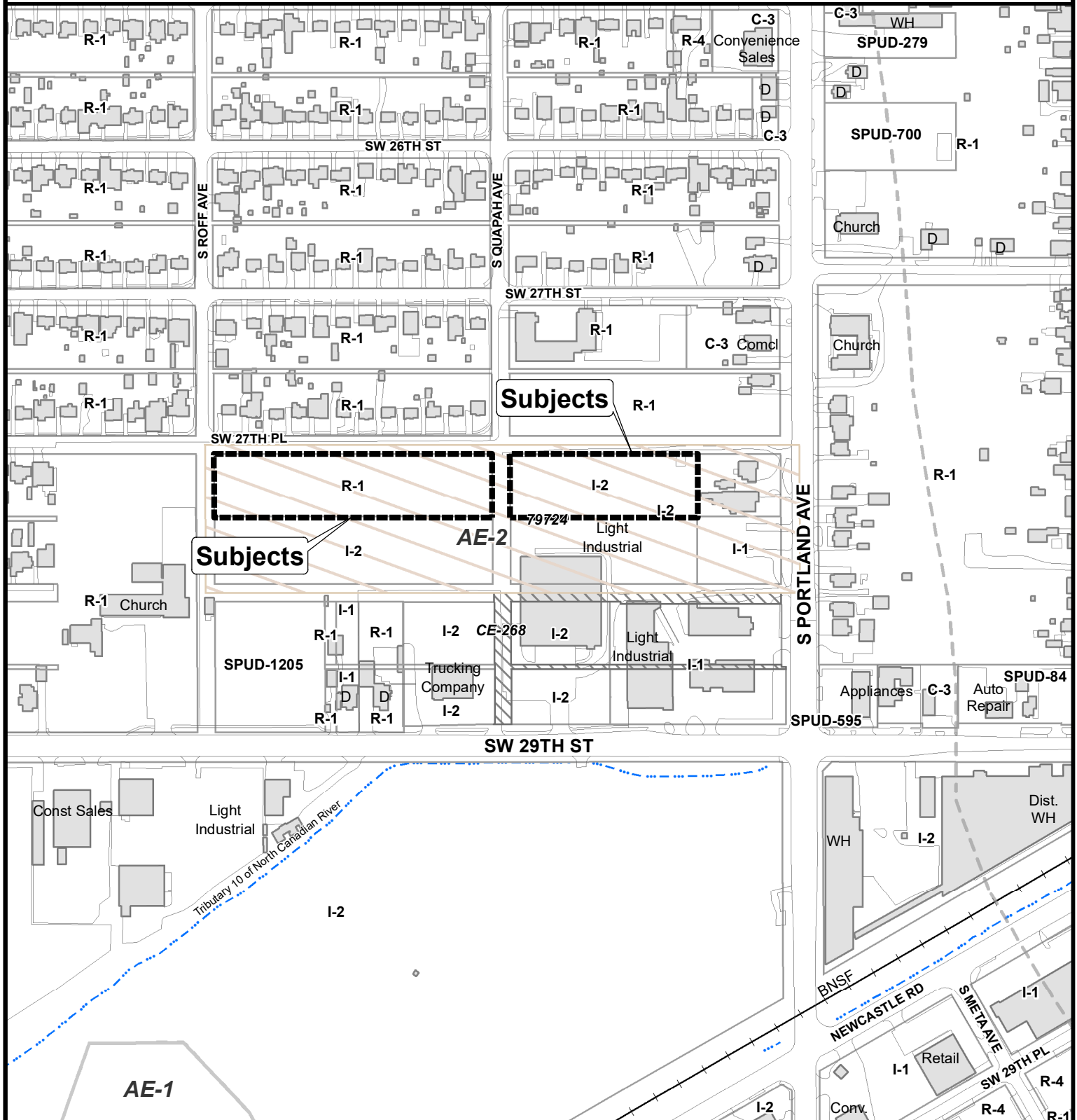
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Case No: SPUD-1647

Applicant: TAF Construction, LLC

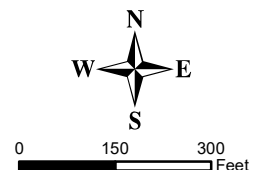
Existing Zoning: R-1 / AE-2 / I-2

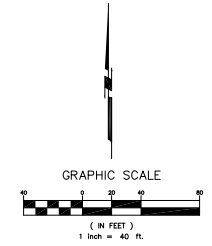
Location: 3800 SW 27th Pl.



The City of
OKLAHOMA CITY

Simplified Planned
Unit Development





3800 SW 27th PLACE

SHEET NUMBER
CON

Case No: SPUD-1647 Applicant: TAF Construction, LLC
Existing Zoning: R-1 / AE-2 / I-2
Location: 3800 SW 27th Pl.



Aerial Photo from 2/2022



The City of
OKLAHOMA CITY

Simplified Planned Unit Development

