



STAFF REPORT
The City of Oklahoma City
Planning Commission
June 12, 2025

Item No. IV. 30.

(SPUD-1734) Application by CR Homes, LLC to rezone 1300 NW 22nd Street from R-1 Single-Family Residential and UC Urban Conservation Districts to SPUD-1734 Simplified Planned Unit Development and UC Urban Conservation Districts. Ward 6.

I. GENERAL INFORMATION

A. Contacts

1. Applicant Representative

Name Fallon Brooks
Company Jollybird Design
Phone 415-518-1175
Email fallon@jollybird.design

B. Case History

This is a new application.

C. Reason for Request

The purpose of this application is to allow residential use and development, specifically a duplex and an accessory dwelling unit.

D. Existing Conditions

1. Size of Site: 7,000 Square Feet

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-1 / UC	R-1/ UC	R-1/ UC	R-1/ UC	R-1/ UC
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.

Comprehensive Plan Land Use Typology Layer: Transit - Oriented (TO)

The TO layer encourages higher density development, higher levels of transportation system connectivity, and concentrations of housing and commercial activity around areas designated as mass transit stops. The intent is to create unique, mixed-use districts with housing and employment opportunities around the City’s future transit network. TO areas are characterized by a walkable environment, close proximity of buildings, and minimal land used for parking. These nodes of high intensity may be located within lower-intensity areas. Construction at higher intensity maximizes efficiency of the current and future transit system and minimizes reliance on private automobiles. The TO layer is applied within 1/4 mile of a node identified on the Land Use Plan.

II. SUMMARY OF SPUD APPLICATION

1. This site will be developed in accordance with the regulation of the **R-2 Single-Family Residential District** (OKC Zoning Ordinance, 2010, as amended), except as modified herein.

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

Single-Family Residential (8200.14)

Two-Family Residential (8200.16), except that units may be attached or detached.

2. **Maximum Building Height:** Per R-2 Regulations.
3. **Maximum Building Size:** Per R-2 Regulations.
4. **Building Setback Lines:**

East / Corner Side:	0’
West:	5’
North (NW 22 nd St):	20’
South (Alley):	0’
Internal Setbacks:	3’

5. **Lot Size**

The Minimum lot size within this SPUD shall be 7,000 square feet and the minimum lot width shall be 50 feet.

6. Lot Coverage

Maximum lot coverage shall not exceed 70%.

7. Density

There shall be a maximum of three (3) dwelling units permitted within this SPUD.

8. Landscaping:

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

9. Signs:

Per R-1

10. Access:

Access shall be permitted from N Ellison Ave.

11. Sidewalks:

5' sidewalks on Ellison and NW 22nd Streets are existing.

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, or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed concrete block buildings shall not be permitted.

2. Open Space:

There shall be a minimum of 30% open space, defined as no buildings or paving, per lot.

3. Street Improvements:

N/A

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. Dumpsters:

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended, except that dumpsters shall not be allowed for trash collection.

6. Parking:

There shall be 6 parking spaces within this SPUD, interior garage parking spaces, and tandem parking may be counted toward the parking requirements.

7. Maintenance:

Maintenance of all common areas in the development and maintenance of all amenities located within the common areas shall be the responsibility of the owner(s) of said property. 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.

8. Drainage:

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

9. Site Proof Screening:

A minimum 6' high fence or wall shall be erected between storage facility space and the residential yard spaces.

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Site Plan and Renders of Proposed Structures

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 Engineering staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to the applicable requirements of the Oklahoma City Municipal Code, as amended.
2. Storm sewers, in accordance with the City of Oklahoma City's Drainage Ordinance, will be required. For developments abutting section line roads where rainfall-runoff exceeds the capacity of the City of Oklahoma City's standard ditch detail, the installation of enclosed storm sewers and/or concrete channels will be necessary. These improvements must be positioned to provide a minimum clearance of 35 feet from the centerline of the section line road. Concrete channels must be located entirely outside the public right-of-way.
3. A flood/drainage study will be required to establish finished floor elevations, common lot areas, and private drainage easements. This study must be reviewed and approved by the Public Works Department.
4. Plans for drainage improvements within private drainage easements and/or common areas must be submitted for review. Building permits will not be issued until construction is complete. For subdivisions abutting a stream, private drainage

easements and/or common areas along the stream must, at a minimum, encompass the entire FEMA-mapped Zone AE and floodway within the limits of the development.

5. Place the following note on the plat and construction plans: *Maintenance of the common areas, private drainage easements, and islands/medians shall be the responsibility of the Property Owners Association and/or the adjacent property owners. 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 drainage related common areas 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.*
6. Drainage easements shall be clearly designated as either public or private in the owner's dedication, on the plat, and/or in the plat notes.
7. Sediment and erosion control measures shall be provided for any construction in accordance with Oklahoma Statutes Title 27A, OAC 606 - OPDES Standards, and the City of Oklahoma City Municipal Code, as amended.

A City of Oklahoma City Land Disturbance Permit and an ODEQ Construction Permit are required for land disturbance activities exceeding one (1) acre, as specified by the above-referenced regulations. Additionally, a City of Oklahoma City Land Disturbance Permit is required for any construction activity, regardless of the amount of land disturbed, unless exempt under the ordinance.

8. Sidewalks shall be installed for all new construction in accordance with the Municipal Code. 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.
9. All private roads and streets shall have a private storm sewer system.
10. Add to Section I.9 Access: Driveways onto Ellison Ave shall conform to the City of Oklahoma City driveway policies and regulations.
11. Add to Section I.11 Sidewalks: Any 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. Stormwater Quality Management

c. Traffic Services *

8. Utilities

a. Solid Waste Management

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

b. Water Availability

1. An existing 6-inch water main(s) is located adjacent to the subject site(s).
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.
10. Each unit must have a separate water meter and connection to the main.

c. Wastewater Availability

1. An existing 6-inch wastewater main(s) is located adjacent to the subject site(s).
2. Line capacity is not guarantee and must be checked by the Engineer of Record and reviewed by the City.
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.
8. Each unit must have a separate wastewater connection to the main.

9. Planning

a. Comprehensive Plan Considerations

The subject site is within the Urban - Medium Intensity (UM) Area and within an area where the Transit - Oriented (TO) Layer applies. Policies for both are listed below.

1) LUTA Development Policies:

Site Design:

- Maintain historical lot and block sizes where possible and appropriate. (UM)
- Utilize Best Management Practices (BMP) for stormwater. (UM)
- Project design should accommodate easy travel by walking, biking, and transit to the transit stop. (TO)
- Developments should have direct pedestrian access on each block face that they occupy. (TO)

Location:

- Mixture of density, lot size and building scale is appropriate as long as land use compatibility is achieved. (UM)

Density: The Urban Medium Intensity LUTA outlines a density range of 10 to 40 dwelling units per acre and within Transit-Oriented areas the density range is 15 to 60 dwelling units per acre.

National, state, and local permitting require basic best management practices for stormwater management. Sidewalks are currently available on both street frontages, but partially in disrepair. The SPUD requires five-foot sidewalks along NW 22nd Street and North Ellison Avenue. The SPUD proposes a maximum of three dwelling units, specifically a duplex and an accessory dwelling unit, on the 0.16-acre site, or 18.75 du/acre.

Automobile Connectivity:

- Protect existing traditional street grid and reconnect it where possible. (UM / TO)
- Maintain and enhance the connectivity of the street network. (UM)
- Keep alleys open and functional. (UM)

The subject site is located at the southwest corner of NW 22nd Street and North Ellison Avenue, both Neighborhood Streets in the Urban Medium LUTA and Transit Oriented Layer. The abutting alley to the south has been closed and vacated. The SPUD regulations propose access from North Ellison Avenue but do not specify a quantity or location. The conceptual plan for the development illustrates one wide drive along North Ellison Avenue leading to three garage/parking spaces for the development.

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses. (UM / TO)

Sidewalks are currently available on both street frontages, but partially in disrepair. The SPUD requires five-foot sidewalks along NW 22nd Street and North Ellison Avenue.

- 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 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 SPUD proposes building setback lines as follows: 20 feet on the north (front), 0 feet on the east (corner side), 0 feet on the south (rear), and 5 feet on the west (side) with 3 feet proposed on internal setbacks. The base R-2 District typically requires 25 feet on the north (front) 15 feet on the east*

(corner yard), 10 feet on the south (rear), and 5 feet on the west (side). The SPUD allows a maximum lot coverage of 70% compared to the R-2 requirement of 50%. The SPUD proposes utilizing the base R-2 regulations for maximum building height and building size. The subject site is located within the Gatewood Urban Conservation District. The SPUD Master Design Statement should add language to clarify that development regulations shall meet the Gatewood UCD requirements.

3) Service Efficiency:

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

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

5) Transportation System: This site is located at the southwest corner of NW 22nd Street and North Ellison Avenue, both Neighborhood Streets in the Urban Medium LUTA and Transit Oriented Layer. The nearest transit (bus / BRT) service is located east of the site, along North Classen Boulevard.

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)
- 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 proposal for new development on the site has the potential to impact the character of the Gatewood East National Register District, listed in the National Register of Historic Places in 2004 for its historic (Criterion A) and architectural (Criterion C) significance. The nomination also notes the neighborhood's significant association with early city builders including Anton Classen, John Shartel, and G.A. Nichols. The nomination notes that at the time of designation, 81% of the structures were contributing to the district, meaning they retained their historic appearance and architectural integrity. The comprehensive plan calls for protecting the unique character of National Register-listed properties or districts and local Historic Districts and ensuring that development and redevelopment is compatible with historic resources and character. *Conformance with the comprehensive plan and the adopted historic preservation plan for Oklahoma City, preserveokc, would be achieved by and ensuring new development is consistent with the Gatewood East Historic District.*

b. Plan Conformance Considerations

The subject site is located at the southwest corner of NW 22nd Street and North Ellison Avenue, in an area generally located west of North Classen Boulevard. The site is currently zoned R-1 and undeveloped. Several mature trees cover the site. Land to the north, across NW 22nd Street, to the east, across North Ellison Avenue, and abutting to the south and west are zoned R-1 and within the Gatewood Urban Conservation District. Adjacent properties are developed with single-family residences, with varying residential products located in the nearby area. The northeast corner of the intersection is developed with a drugstore under the regulations of PUD-939 (2003). The subject site is within the Urban - Medium Intensity (UM) Area and within an area where the Transit - Oriented (TO) Layer applies.

The SPUD is requested to allow construction of a duplex with a detached over garage accessory dwelling unit. The SPUD proposes a maximum of three dwelling units, specifically a duplex and an accessory dwelling unit, on the 0.16-acre site, or 18.75 du/acre. 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 and infill development on vacant lots. The SPUD proposes building setback lines as follows: 20 feet on the north (front), 0 feet on the east (corner side), 0 feet on the south (rear), and 5 feet on the west (side) with 3 feet proposed on internal setbacks. The base R-2 District and Gatewood UCD typically require 25 feet on the north (front), 15 feet on the east (corner side yard), 10 feet on the south (rear), and 5 feet on the west (side). The SPUD proposes a maximum lot coverage of 70%.

The subject site is located within the Gatewood Urban Conservation District. The SPUD Master Design Statement should add language to clarify that development regulations shall meet the Gatewood UCD requirements. The regulations will require new builds to face the front of the lot, prohibit exposed metal on primary buildings, and that primary residential structures shall have either a gable or hipped roof with at least a ten-degree pitch. Modifications are needed to the Master Design Statement to clarify screening requirements, access, and the setback should be increased for the proposed garage to prevent parking over the sidewalk.

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 Evaluation:

1. The subject site shall be developed in accordance with the R-2 Medium-Low Density Residential and Gatewood UC Urban Conservation Overlay Districts.
2. The setback for garages shall be 20 feet from back of sidewalk.
3. Add to Access: Driveways onto Ellison Ave shall conform to the City of Oklahoma City driveway policies and regulations. No new driveways will be permitted onto NW 22nd Street.
4. Add to Architecture that the regulations of the Gatewood UCD will apply.
5. Add to Section I.11 Sidewalks: Any 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.
6. Screening requirements shall be per the base zoning district and the Gatewood UCD.

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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