



STAFF REPORT
The City of Oklahoma City
Planning Commission
June 13, 2024

Item No. IV. 19.

(SPUD-1634) Application by Russell Fox to rezone 1514 NW 17th Street from R-1 Single-Family Residential and UC Urban Conservation Overlay Districts to SPUD-1634 Simplified Planned Unit Development District. Ward 6.

I. GENERAL INFORMATION

A. Contacts

1. Applicant/Developer Representative

Name	Ken Fitzsimmons
Company	TASK design
Phone	405-625-2115
Email	ken@task-design.com

B. Case History

This is a new application.

C. Reason for Request

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

D. Existing Conditions

1. 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.

2. Size of Site: .16 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-1/UC	R-3/UC	R-1/UC	R-1/ UC	R-1/ UC
Land Use	Residential	Residential	Residential	Residential	Residential

II. SUMMARY OF SPUD APPLICATION

This site will be developed in accordance with the regulation of the **R-4 General Residential District** and the **Gatewood Urban Conservation District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

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

- 8200.12 multi-family residential
- 8200.14 single-family residential
- 8200.15 three- and four-family residential
- 8200.16 two-family residential, except that dwellings may be attached or detached
- 8250.16.1 murals

2. Maximum Building Height: Two and half stories and 35 feet.

3. Maximum Building Size: The maximum building coverage shall not exceed 60%, excluding paving and areas covered by front porches or decks. Maximum lot coverage shall meet the base zone. A minimum of 25% open area shall be provided which may include pervious paving.

4. Maximum Number of Buildings: There shall be a maximum of up to two structures. There shall be a maximum of up to four dwelling units total on the property. Existing house to remain unless damaged beyond feasible repair. Existing house may be developed into a duplex. Existing garage may be demolished or renovated/ added on to accommodate additional dwelling units.

5. Building Setback Lines

- Front (Northwest 17th): 25 feet (front porch may encroach up to 6 feet)
- Rear (South Alley): 0 feet
- West: New structures and additions to be setback 3 feet minimum. Where existing garage or house is less than 3 feet from property line then additions may align with existing west side walls.
- East: New structures and additions to be setback 3 feet minimum. Where existing garage or house is less than 3 feet from property line then additions may align with existing east side walls.

6. Sight-proof Screening: Sight-proof screening shall not be required. A fence up to 8 feet tall may be permitted along property lines. Fence may be constructed of materials per below II.1 Architecture regulations. If new parking, facing neighbors, is provided, then a 3-foot-wide minimum landscape buffer to be provided, in addition to a new 6-foot-tall minimum solid fence, in front of the parking spaces.

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 :** No signage allowed.
9. **Access:** Access shall be permitted from the existing driveway on NW 17th Street and one driveway from the rear alley.
10. **Sidewalks:** Existing sidewalk along NW 17th to remain. No new sidewalks required. If the sidewalk is damaged during construction, the 4-foot sidewalk will be repaired to City standards as approved by Public Works and shall meet ADA requirements.

II. OTHER DEVELOPMENT REGULATIONS:

1. Architecture

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick, brick veneer, masonry, rock, concrete, stone, stucco, stone masonry, concrete-board, architectural metal or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Architectural metal may include corrugated or other profiles with exposed fasteners. Masonry may include burnished or split face concrete block. Prefabricated barn or garage kit type structures that are not site specific or standard grey exposed concrete block buildings shall not be permitted.

Roof may be of any configuration, material or pitch.

2. Street Improvements: N/A

3. 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.

4. Dumpsters

No dumpsters shall be permitted.

5. Parking

Existing parking shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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, with the exceptions that one parking space per dwelling unit is required and garages and covered parking shall count toward meeting the minimum parking requirements, provided each parking space in a garage or covered parking area shall be a minimum of 8½ feet wide by 18 feet deep.

A minimum aisle width of 22 feet shall be allowed for maneuvering for parking. A minimum aisle width of 10 feet shall be allowed for shared access drive to onsite parking. No minimum distance required between house and access drive(s) with a concrete curb or engineered barrier or foundation that extends 18 inches minimum above drive.

Pervious paving, which may include compacted gravel, may be used for parking areas, driveways, pathways, and plazas. New gravel drives, within the ROW, shall not be permitted. Where connected to public rights-of-way the access drive apron will be constructed of hard surface paving meeting City code for driveway construction. A hard surface border may be required around the perimeter of pervious paving areas. Maintenance of the pervious paving is required, and a maintenance plan must be provided when construction documents are submitted for permitting.

6. 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. 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.

7. 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**
- 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

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) Add to Section I.9 Access: The existing alley may be improved to allow access. Such improvements will be constructed in accordance with the applicable City paving standards.
- 12) Add to Section I.10 Sidewalks: ~~No new sidewalks required.~~ 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 of this SPUD.

c. Stormwater Quality Management

d. Traffic Management

8. Utilities

a. Engineering

Wastewater Availability*

Water Availability*

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:

- Maintain historical lot and block sizes where possible and appropriate.
- Utilize Best Management Practices (BMP) for stormwater.

Location:

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

Density: The Urban Medium Intensity LUTA outlines a density range of 10 to 40 dwelling units per acre.

National, state, and local permitting require basic best management practices for stormwater management. The SPUD is requested to allow the existing, detached garage to either be demolished or renovated to accommodate additional dwelling units on the site and for the primary dwelling to potentially be used as a duplex. The proposed SPUD would allow a maximum of up to four dwelling units on a 0.16-acre site, or 25 du/acre.

Automobile Connectivity:

- Maintain and enhance the connectivity of the street network.
- Keep alleys open and functional.
- Primary entrance points should be aligned with access points immediately across the street.

The site abuts a platted, improved alley to the south, which provides access to the rear of the property and an existing garage. The SPUD Master Design Statement proposes maintaining the one access from the existing driveway along NW 17th Street and one new driveway from the platted alley.

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.

Sidewalks are available on the subject site and throughout the neighborhood. The SPUD requires that the sidewalk be repaired if damaged during construction.

- 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 uses or zoning, “Building Scale and Site Design” are potential compatibility issues identified by the comprehensive plan. Projects in higher intensity LUTAs (UM) may be more appropriate for significant transitions of density, scale and mass.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if the setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building’s orientation to the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of

adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *The SPUD is requested to allow the existing single-family residence to remain, while contemplating potential for new development on the site under an R-4 base. The SPUD proposes matching the Gatewood UCD requirements of a 25-foot front (north) setback and a maximum building height of 35 feet; however, the development seeks to decrease the side and rear setbacks and remove the base R-4 District requirement for screening adjacent to single-family residential uses.*

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., in order to promote increased water percolation and infiltration.

5) Transportation System: This site is located along the south side of NW 17th Street, a Neighborhood Street in the Urban Low LUTA. The nearest transit (bus) service is located within a quarter mile of the site to the southwest, along NW 16th Street.

6) Other Development Related Policies

- Support diversity and integration of housing unit types and sizes in all land use typology areas in order to meet the diverse needs of households of different sizes, generational needs, incomes, and preferences. 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)
- 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 existing residence at 1624 NW 17th Street was built in 1926 according to the 2004 National Register of Historic Places Nomination for the Gatewood East Historic District. The residence is listed as a contributing resource to the district. 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 property was identified within the nomination as a duplex. The nomination does not mention the garage, and the 1955 edition of the Sanborn Fire Insurance maps illustrates a small “autohouse” on the rear of the property; however, the size and layout appear to be different than the existing garage.

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 Classen Ten Penn Historic District.*

b. Plan Conformance Considerations

The subject site is located along the south side of NW 17th Street, east of North McKinley Avenue, in the Gatewood Urban Conservation District. The site is zoned R-1 and developed with a single-family residence and detached garage. Land to the east, south, and west is zoned R-1 and developed with single-family residential. Across NW 17th Street, to the north, is primarily developed with multi-family residential structures zoned R-3. A community garden has been formed on a vacant lot northwest of the site.

The SPUD is requested to allow single- to four-family residential development with R-4 base and Gatewood UCD overlay zoning on .16 acres in the Gatewood neighborhood. The SPUD proposes allowing a maximum of two structures and four dwelling units. The SPUD indicates that the existing single-family home will be retained for possible use as a duplex and the existing garage may be renovated or demolished to allow additional dwelling units. The SPUD proposes a maximum building coverage of 60%, excluding front porches and decks, and a minimum open area of 25%, including pervious paving. The SPUD proposes allowing the use of corrugated metal and burnished or split-face concrete block but prohibits the use non-site-specific prefabricated building kit structures and exposed standard grey concrete block. The SPUD proposes that a roof can be of any material, configuration or pitch. 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.

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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