

Planning Commission Minutes
March 14, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 8:07 a.m. on March 11, 2024)

17. (SPUD-1608) Application by Andrew Deb Addington to rezone 2769 NW 21st Street from R-2 Medium-Low Density Residential District to SPUD-1608 Simplified Planned Unit Development District. Ward 6.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL.

MOVED BY GOVIN, SECONDED BY CLAIR

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



STAFF REPORT
The City of Oklahoma City
Planning Commission
March 14, 2024

Item No. IV. 17.

(SPUD-1608) Application by Andrew Deb Addington to rezone 2769 NW 21st Street from R-2 Medium-Low Density Residential District to SPUD-1608 Simplified Planned Unit Development District. Ward 6.

I. GENERAL INFORMATION

A. Contacts

1. Applicant/Developer 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 multiple residential dwellings.

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: 0.17 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-2	R-2	R-2	R-2	R-2
Land Use	Residential	Residential	Residential	Residential	Residential

II. SUMMARY OF SPUD APPLICATION

1. This site will be developed in accordance with the regulation of the **R-3 Medium Density Residential 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:

Single-Family Residential (8200.14)
Two-Family Residential (8200.16)
Three and Four Family Residential (8200.15)
2. **Maximum Building Height:**

Maximum building height shall be 2½ stories and 30 feet.
3. **Minimum Lot Size:**

The minimum lot size within this SPUD shall be 7,200 square feet.
4. **Maximum Lot Coverage:**

Maximum Lot Coverage within this SPUD shall not exceed 60%.
5. **Maximum Building Size:**

No building within this SPUD shall have a footprint in excess of 1,800 square feet, excluding porches.
6. **Maximum Number of Buildings:**

There shall be a maximum of two (2) buildings totaling three units allowed within this SPUD.
7. **Building Setback Lines:**

Front Yard (NW 21st Street):	25 feet
Rear Yard:	15 feet
West Yard:	0 feet
East Yard:	5 feet
8. **Sight-proof Screenings:**

Sight-proof screening shall be in accordance with the base zoning district.
9. **Landscaping:**

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

10. Signs:

There shall be no signs within this SPUD.

11. Access:

One access shall be permitted from N. Ross Ave. The maximum width of the driveway shall be 22 feet.

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, 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:

A minimum of 40% open space, defined as no buildings or impervious surfaces, shall be preserved.

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.

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, except that there shall be a maximum of four (4) parking spaces required within this SPUD.

7. Maintenance:

Maintenance of the common areas in the development shall be the responsibility of the property owner. 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: 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

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) Label Common Areas B and C as “Private Drainage Easement”.

b. Stormwater Quality Management

c. Traffic Management*

8. Utilities

a. Engineering

Wastewater Availability

Each unit must have a separate wastewater connection to the main.

Water Availability

Each unit must have a separate water meter and connection to the main.

b. Solid Waste Management

- 1) The City can provide service, providing there is sufficient space for the truck to maneuver to service the addition.
- 2) The City can provide service for up to 3 units on a single water meter. Any more than 3 units on the same meter will have to be serviced by a private hauler. A dumpster could be utilized provided there is not enough frontage space for cart placement.

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 single-family residence while adding a two-story accessory duplex to the rear of the property, accessed from North Ross Avenue. The proposed three units over 0.17 acres would have a density of 17.6 du/acre.

Automobile Connectivity:

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

The subject site currently takes access from North Ross Avenue, where an existing carport and garage are located. The SPUD proposes maintaining the existing allowance of one drive and now includes a total of four parking spaces. The conceptual plan for the development displays the drive being located just north of the existing access, with parking located on the north side of the drive.

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.

Sidewalks are currently available along both street frontages.

- 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, “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 is requested to allow the existing single-family residence while adding a two-story accessory duplex to the rear of the property, accessed from North Ross Avenue. The proposed setbacks are similar, or the same, as nearby development. The duplex would take access from North Ross Avenue, which matches existing garages and accessory buildings in the neighborhood. Building size, street frontage, lot coverage, and building height do not dramatically differ from adjacent development.

- 3) **Service Efficiency:**

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

- 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.

5) **Transportation System:** This site is located at the northeast corner of NW 21st Street and N Ross Avenue, both Neighborhood Streets in the Urban Medium LUTA. The nearest transit (bus) service is located north of the site, along NW 23rd 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. (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)
- Share parking between contiguous developments. (C-31)
- 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)
- 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)

7) **Other Considerations: Historic Resources**

The existing residence was constructed in 1930 according to the Oklahoma County Assessor's website. The structure was identified as within the boundary of a potential Crestwood Historic District in a 1994 Reconnaissance Survey. The district maintains a formal Determination of Eligibility from the National Register of Historic Places. The 1932 Edition of the Sanborn Fire Insurance Maps of Oklahoma City illustrates a 1-story, frame "autohouse" in the vicinity of the existing garage. No changes are indicated in subsequent editions of the maps.

The City's preservation plan, preserveokc, supports the preservation of the existing residence on the subject site.

b. Plan Conformance Considerations

The subject site is located at the northeast corner of NW 21st Street and North Ross Avenue, generally located east of North May Avenue, in the Crestwood neighborhood. The site, and all surrounding land, is zoned R-2. All adjacent lots are developed with single-family residences.

The SPUD is requested to allow development of an accessory two-story duplex. The SPUD retains the existing lot size and single-family home. The proposal to increase density is in conformance with density ranges and comprehensive plan goals to provide a mixture of residential housing types within the Urban Medium Land Use Typology Area.

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 Divisions review of construction plans and prior to City Council approval.

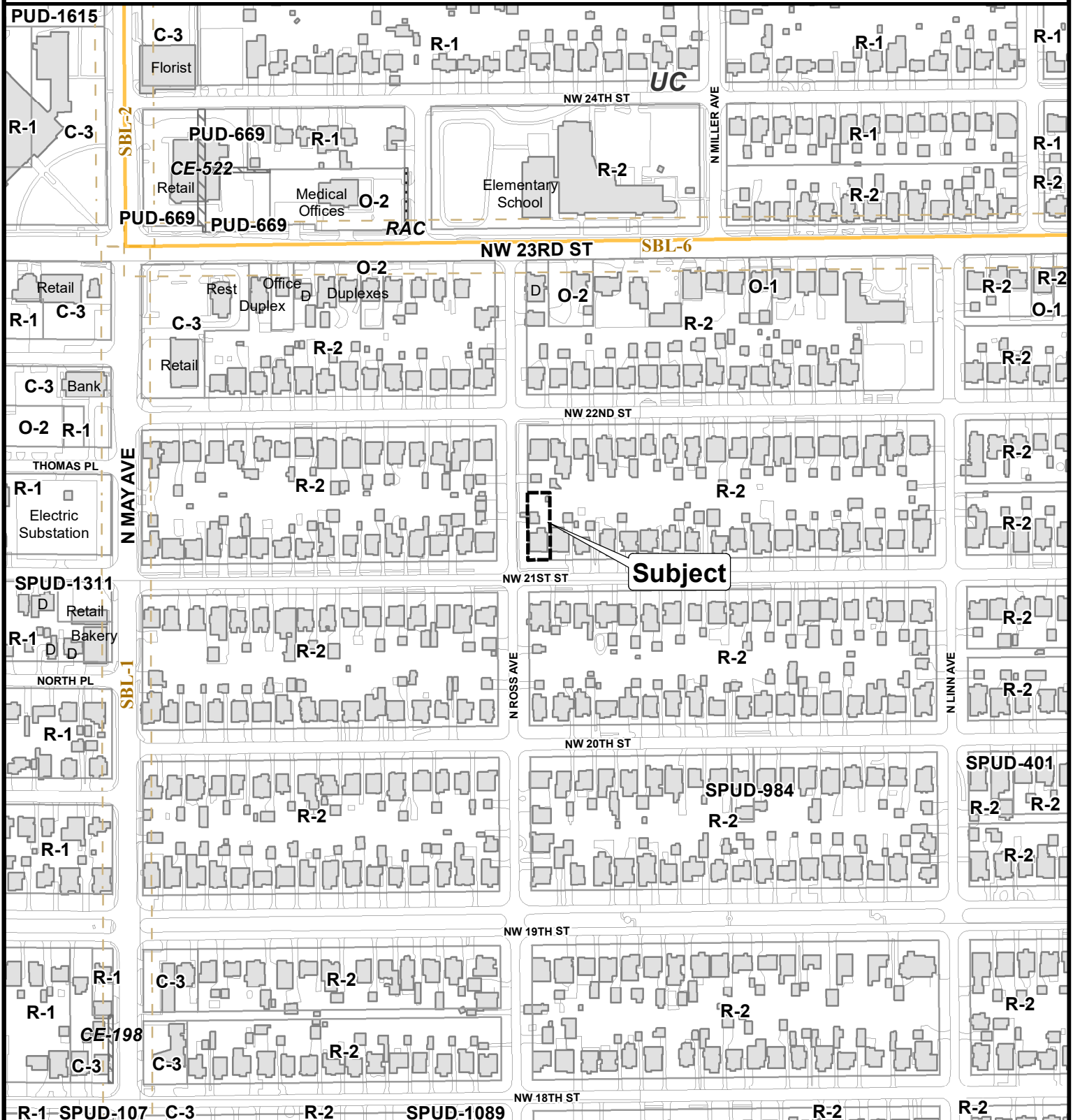
bd

Case No: SPUD-1608

Applicant: Andrew Deb Addington

Existing Zoning: R-2

Location: 2769 NW 21st St.



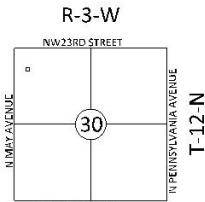
The City of
OKLAHOMA CITY

**Simplified Planned
Unit Development**



0 150 300
Feet

SPUD-1608 Exhibit B

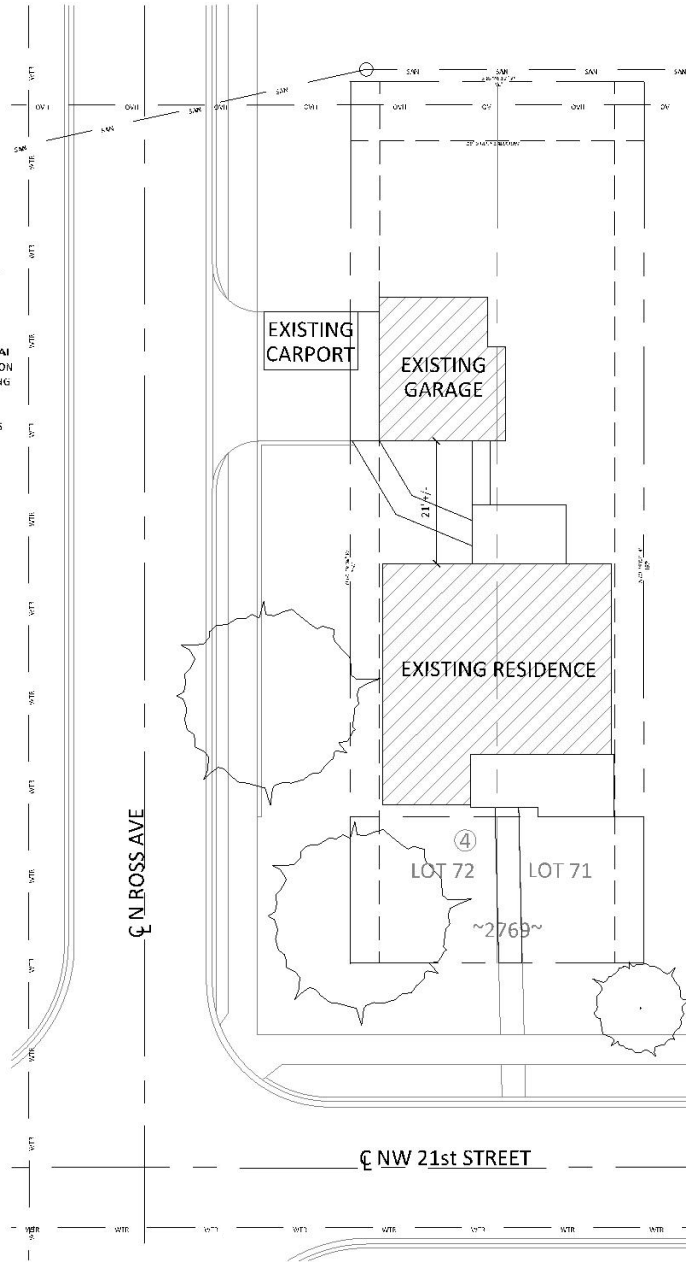


PROPERTY LEGAL DESCRIPTION:
A PART OF THE NW 1/4 OF SECTION 30, TOWNSHIP 12 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA. MORE SPECIFICALLY DESCRIBED AS: LOTS 71 AND 72, BLOCK 1 CRESTWOOD ADDITION.

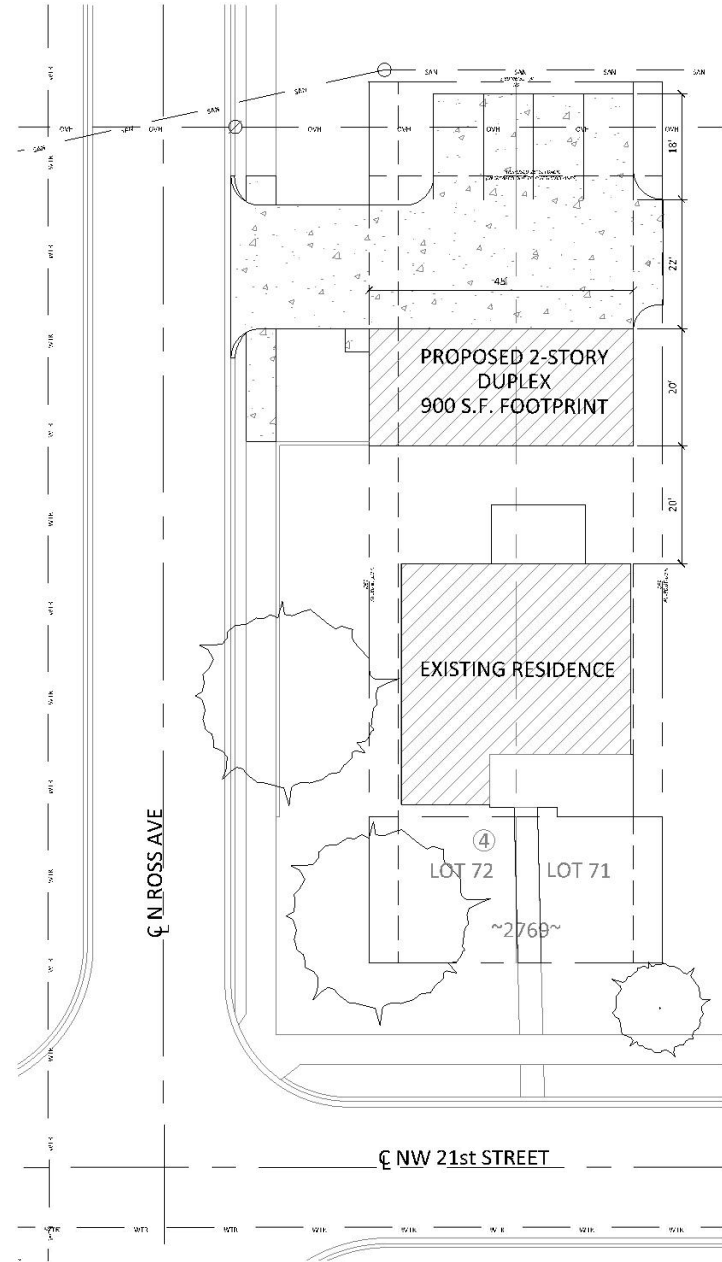
SITE NOTES:

- 1) ALL BEARINGS AND LOCATION INFORMATION ARE DIRECTLY FROM EXISTING PLAT OF CRESTWOOD. THIS SITE PLAN IS BASED ON PUBLICLY AVAILABLE INFORMATION AND IS NOT A LEGAL INSTRUMENT. IT IS FOR THE PURPOSE OF COMMUNICATING INTENT OF PROPERTY OWNER. PLEASE CONSULT A LICENSED PROFESSIONAL SURVEYOR FOR ACCURATE MEASUREMENTS AND PROPERTY DATA.
- 2) LOCATIONS OF ALL EXISTING UTILITIES ARE INFERRED BY LOCATION OF EXISTING METERS AND EASEMENTS. EXACT LOCATION WILL NEED TO BE PROVIDED BY DIALING 811 BEFORE ANY EXCAVATION WORK IS PERFORMED.
- 4) PLEASE CONSULT WITH A LICENSED PLUMBING CONTRACTOR TO DETERMINE LOCATION OF PROPOSED SEPTIC AND WELL SERVICES.
- 5) SEE PLAT FOR PROPERTY LINE CURVE DATA.

EXISTING LOT COVERAGE: 2,646 S.F. 35%
PROPOSED LOT COVERAGE: 4,496 S.F. 60%



1 EXISTING SITE PLAN
C-1 1" = 10'



2 PROPOSED SITE PLAN
C-1 1" = 10'

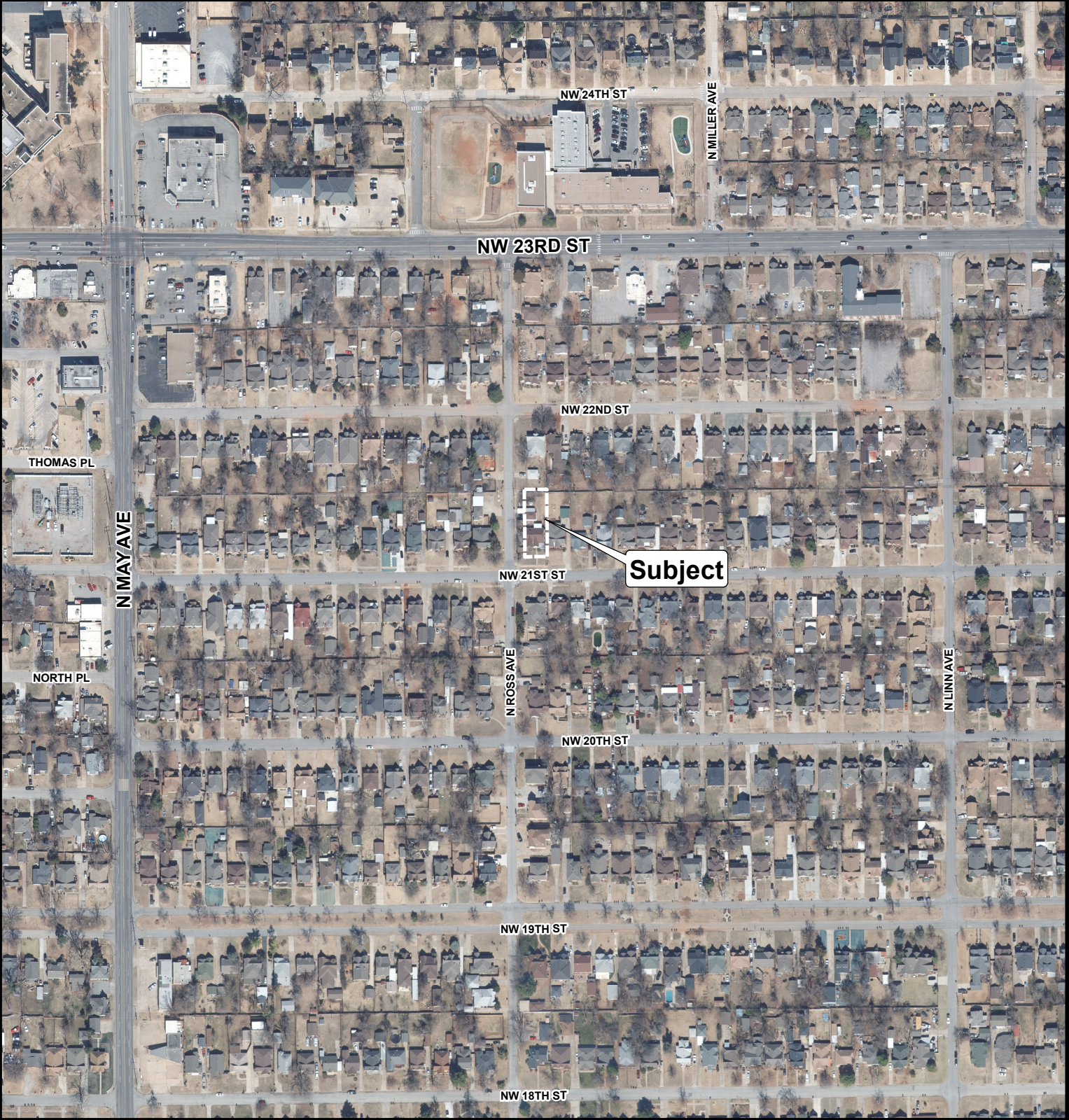


Case No: SPUD-1608

Applicant: Andrew Deb Addington

Existing Zoning: R-2

Location: 2769 NW 21st St.



Aerial Photo from 2/2022



The City of
OKLAHOMA CITY

Simplified Planned Unit Development

