

Planning Commission Minutes
February 27, 2025

(The agenda was filed with the City Clerk of The City of Oklahoma City at 4:58 p.m. on February 21, 2025)

10. (SPUD-1673) Application by Wesley D White and Cheryl A White to rezone 11744 Hope Road from AA Agricultural District to SPUD-1673 Simplified Planned Unit Development District. Ward 3.

Amended Technical Evaluation:

1. ~~A maximum of one dwelling unit is allowed.~~

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL SUBJECT TECHNICAL EVALUATION AS AMENDED.

MOVED BY MEEK, SECONDED BY GOVIN

AYES: CLAIR, POWERS, MEEK, PRIVETT, GOVIN

NAY: NEWMAN, NOBLE

ABSENT: PENNINGTON, LAFORGE



STAFF REPORT
The City of Oklahoma City
Planning Commission
February 27, 2025

Item No. IV. 10.

(SPUD-1673) Application by Wesley D White and Cheryl A White to rezone 11744 Hope Road from AA Agricultural District to SPUD-1673 Simplified Planned Unit Development District. Ward 3.

I. GENERAL INFORMATION

A. Contacts

1. Applicant Representative

Name Charles Allen
Company Allen Engineering Service, Inc.
Phone (405) 840-9901
Email callen@aeswins.com

B. Case History

This application was deferred from the October 10, 24, December 12, 2024, and the January 9 and January 23, 2025, Planning Commission hearing dates.

C. Reason for Request

The purpose of this application is to allow up to four residential dwellings on a common lot.

D. Existing Conditions

1. Size of Site: 5 Acres

2. Zoning and Land Use

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

3. Comprehensive Plan Land Use Typology Area: Rural – Low Intensity (RL)

Rural – Low Intensity applies to areas where large-lot neighborhoods and residential acreages/estates may remain with no expectation of urbanization or provision of urban infrastructure such as water or sewer. RL areas are predominantly composed of residential and agricultural uses but may support commercial and light industrial uses provided they do not negatively impact the rural residential character.

II. SUMMARY OF SPUD APPLICATION

This site will be developed in accordance with the use and development regulations of the **AA, Agricultural District** (OKC Zoning Ordinance, 2020), except that the following restrictions will apply:

1. The following uses are the only uses permitted within this SPUD:

Single-family Residential (8200.14),
Manufactured Home Residential (8200.6) – limited to a maximum of three (3) manufactured homes.
Manufactured (Mobile) Home Residential (8200.7) – limited to one existing mobile home. Should the mobile home be removed, the replacement shall be a manufactured or single-family residence.
Animal Raising: Personal (8150.5)
Community Garden (8150.6.1)
Composting (8150.6.2)
Greenhouse (8150.6.3)
Home Garden (8150.6.4)
Hoop House (8150.6.5)
Rainwater Harvesting (8150.7.1)
Row & Field Crops (8150.8)
2. Minimum parcel size: 5 Acres.
3. Maximum lot coverage: The total building coverage within this SPUD shall be a maximum of 5% or 10,890 square feet.
4. Density: A maximum of four (4) detached Dwelling Units are allowed within this SPUD.
5. Minimum lot width: 150 feet.
6. Maximum Building Height: 2 ½ stories and 35 feet.
7. Building Setback Lines
North: 50' Front
South: 25' Rear
East: 25' Side
West: 25' Side, except that the existing carport may encroach within the setback. Should the carport be removed, new structures shall meet 25-foot setback.

8. Sight-proof Screening: No sight-proof screening shall be required for this SPUD.
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. Existing, healthy trees shall be preserved within setbacks to the maximum extent possible.
10. Signs: No signs allowed.
11. Access: Access to the property shall be from Hope Road.
12. Sidewalks: No sidewalks shall be required for this SPUD.

II. Other Development Regulations:

1. Architecture: Architecture shall meet the base zoning requirements in place at the time of building permit submittal, except that the following shall apply to manufactured homes:

Manufactured homes must meet the following conditions for approval:

- (1) Minimum width: 24 feet.
 - (2) Exterior veneer material must be compatible with at least 50 percent of the existing homes on the block face, unless the number of vacant lots exceeds the number of existing homes.
 - (3) The roof of each home must be a gable or hip type, with at least Class C shingle roofing material.
 - (4) The roof of each home must meet a minimum of a 3:12 slope.
 - (5) Each home must be attached to a continuous concrete or concrete block foundation with crawl space, adequate access and ventilation in accordance with the current adopted code for single-family dwellings.
2. Street Improvements: A Fire Apparatus Access Road Turnaround in accordance with the 2018 International Fire Code, Appendix D, Fire Apparatus Access Road shall be provided and approved by the Fire Marshal. Driving surface shall be allowed to be a minimum of 6-inch compacted crushed rock.

3. 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: Dumpsters are not permitted except during construction. Residential trash collection will be utilized to serve this site.
5. Lot Line Adjustment: No lot line adjustment shall be allowed by administrative deed approval for this SPUD. Platting or re-platting shall not be required for this SPUD.
6. Maintenance: Maintenance of the common areas, private drainage easements, and islands/medians 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.
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: Master Development 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 (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): Mustang**

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) Sidewalk 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.

b. Stormwater Quality Management

c. Traffic Services *

8. Utilities

a. Solid Waste Management

- 1) 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.

b. Water/Wastewater Quality

Water Availability

- 1) No water service is available for proposed development, private on-site water system is required. The developer must provide a water distribution system that is capable of supplying water to each lot or tract within the development in accordance with ODEQ and OWRB. Well permits must be obtained from OWRB and a copy of the permit must be filed with the Utilities Department. No private water source or groundwater source may be connected to any service or system connected to the City water system.

Wastewater Availability

- 1) No public wastewater service is available for the development. A private on-site wastewater disposal system is required in accordance with ODEQ rules and regulations. Applicants is responsible for obtaining all required City and ODEQ Permits. On-site wastewater disposal system must be installed by an ODEQ certified installer and inspected by ODEQ.

9. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Utilize Best Management Practices (BMP) for stormwater whenever possible.

National, state, and local permitting require basic best management practices for stormwater management.

Density: The Rural Low LUTA outlines a minimum lot size of 5 acres (gross density of 0.2 du/acre) for residential. *The parcel meets the minimum lot size of acres, but the number of dwelling units requested on the parcel would exceed the Rural Low LUTA density range. The comprehensive plan supports one dwelling unit per 5 acres. The proposed 4 dwellings on a 5-acre parcel for a density of 0.8 du/acre is not consistent with Rural Low LUTA range.*

- 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 Agriculture or Low Intensity Residential uses or zoning, “Building Scale and Site Design” is a potential compatibility issue identified by the comprehensive plan.

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 maintains the AA District’s maximum lot coverage (5% for residential uses, or 0.25-acres of development on the 5-acre parcel), and proposes altering the AA maximum building height of 45 feet to 35 feet and 2 ½ stories. Setbacks are proposed at 25 feet from the east, south, and west boundaries, and 50 feet from the north. The SPUD maintains the AA minimum lot width of 150 feet, which appears to be sufficient per the plat.*

3) Service Efficiency:

- Water: *Not Efficient to Serve*
- Sewer: *Need for Major Investment*
- Fire Service: *Longer than Rural 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 off Hope Road, a private Neighborhood Street in the Urban Low LUTA. Transit (bus) service is not available nearby.

6) Other Development Related Policies

- Ensure that development in rural areas is consistent with local design and scale and does not detract from the open character of the landscape. (SU-45)
- Preserve overall landscape character and natural landforms (rolling hills, native vegetation, etc.) to the greatest extent possible. (G-4)
- Incorporate natural features (such as ponds, lakes, streams, rock outcroppings, stands of mature trees, and/or sizable individual trees) into the design of all residential, commercial, and industrial projects rather than eliminating, hiding, or limiting access to those features. (E-31)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)

b. Plan Conformance Considerations

The subject site is located along Hope Road, in an area generally located north of SW 104th Street and east of South Czech Hall Road. The site is zoned AA and developed with two dwellings and an accessory garage structure. Land to the north and west, along both sides of Hope Road, is zoned AA and developed with residences on roughly 5 acres. Abutting land to the east is zoned RA and developed with homes on 1.33- to 2.3-acre parcels. Land to the south and southwest is zoned AA and developed with residences on 10- to 16.12-acre parcels. To the southwest along SW 104th Street is PUD-1919, which was approved in March of 2023 and allows up to 8 residential lots with a minimum lot size of three-quarter acre.

The SPUD is requested to allow up to four homes on a 5-acre common lot/parcel. Lot splits would not be allowed. Public water and sewer are not available. The subject site is located at the end of Hope Road, a private street. The subject site and the surrounding area are within an area that the comprehensive plan designates as “Rural Low Intensity”. Within these areas, the plan calls for a minimum lot size of 5 acres. The site’s existing AA District is consistent with this designation. The proposed 4 dwellings on a 5-acre parcel, resulting in a density of 0.8 du/acre is not consistent with the LUTA.

The SPUD Master Design Statement and conceptual plan have been modified since first submitted to include the following changes: Remove the two-family residential use, allow up to four dwellings and clarify the types of housing to include mobile and manufactured homes, establish conditions for manufactured homes, establish a total maximum building coverage of 10,890 square feet on the 5-acre parcel, reduce the

maximum building height from 45 feet to 35 feet, adjust the west setback to address a carport, add a statement regarding tree preservation, prohibit signs, and adjust the driveway/turnaround to meet Fire Dept requirements.

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. A maximum of one dwelling unit is allowed.

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.

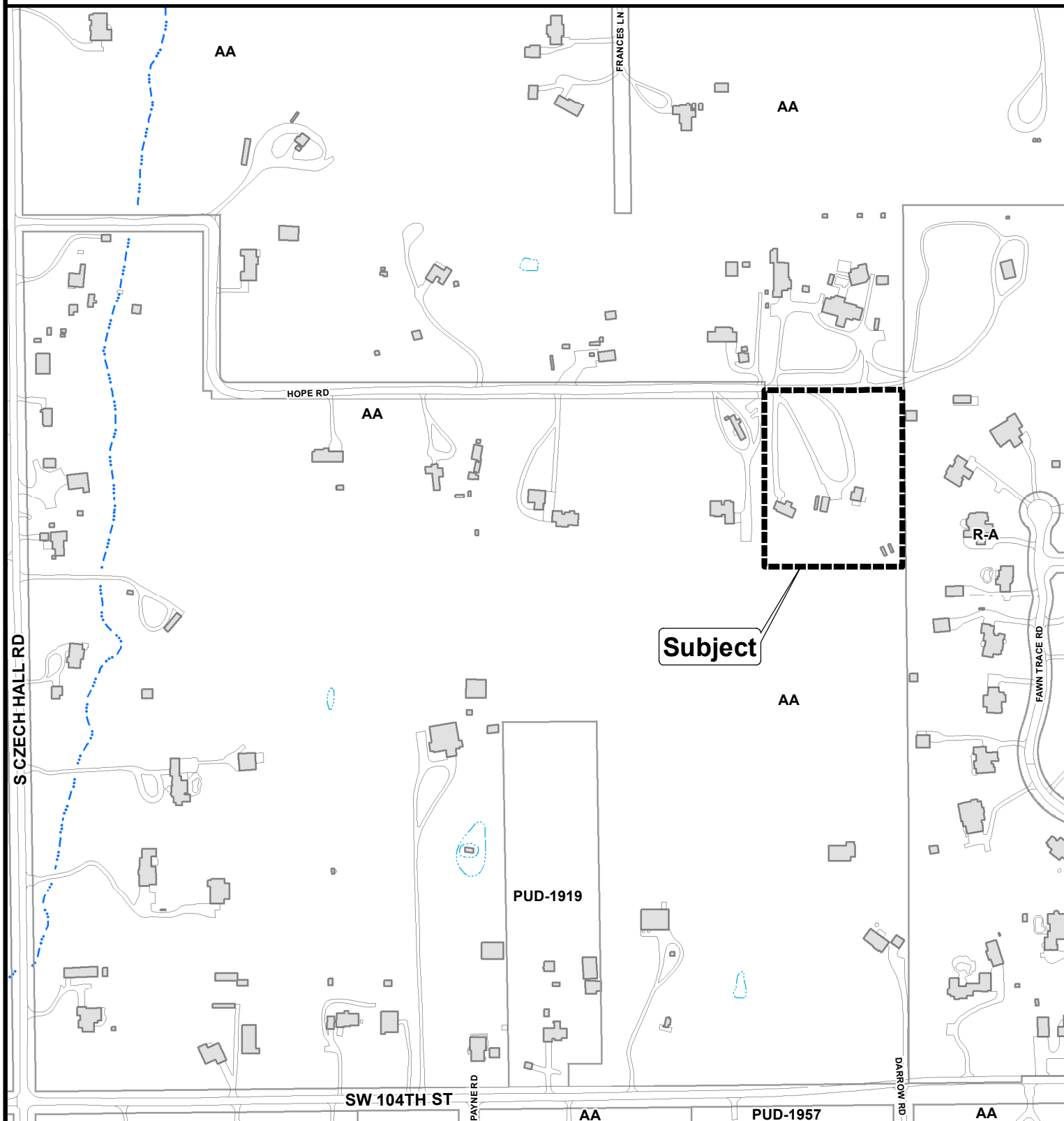
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Case No: SPUD-1673

Applicant: Wesley D. White and Cheryl A. White

Existing Zoning: AA

Location: 11744 Hope Rd.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development

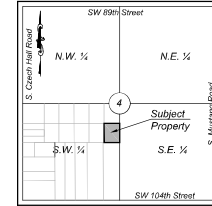
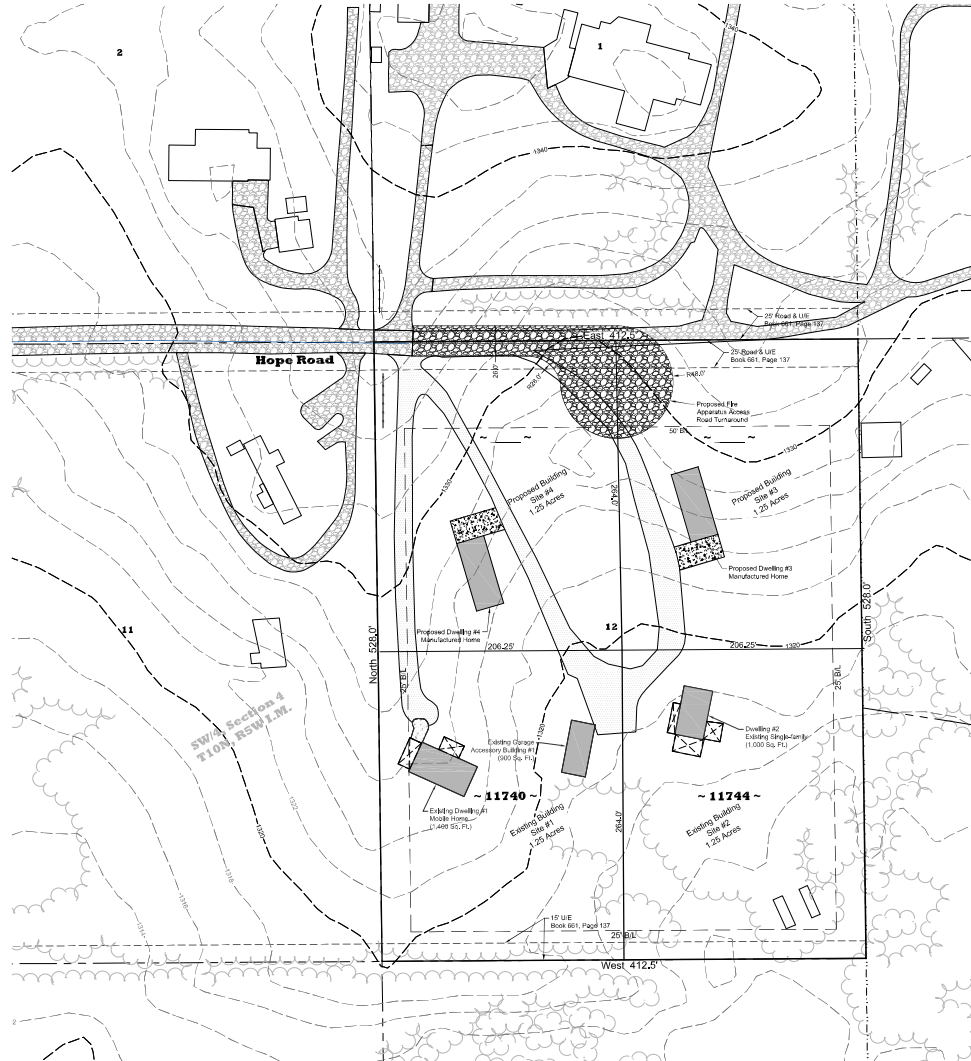


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Feet

SPUD-1673

Exhibit B ~ Master Development Plan

Part of the SW/4, Section 4, T10N, R5W, I.M.
Oklahoma City, Canadian County, Oklahoma



Vicinity Map
Section 4, Township 10N, Range 5W
Not To Scale

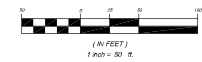
Legal Descriptions

Statutory Warranty Deed - Book 3292, Page 97

Part of the North half (N1/2) of the Southwest Quarter (SW/4) of Section Four (4), Township Ten (10) North, Range Five (5) West of the Indian Meridian, more particularly described as follows, to wit: Beginning at a point 1056 feet South and 2654.05 feet East of the Northwest corner (NWC) of Southwest Quarter (SW/4) salt point being in the East line of said SW/4; Thence North 528 feet; Thence West 412.5 feet; Thence South 528 feet; Thence East 412.5 feet to the Point of Beginning.



GRAPHIC SCALE



Legend

- | | | | |
|-------|----------------------|---|----------------------|
| — | SUBJECT PROPERTY | ⬤ | POWER POLE |
| - - - | PROPERTY LINE | ⬤ | TELEPHONE PEDISTAL |
| - - - | RIGHT-OF-WAY LINE | ⬤ | WELL |
| - - - | SECTION LINE | ⬤ | YARD HYDRANT |
| - - - | UNDERGROUND GAS LINE | ⬤ | SEPTIC TANK |
| - - - | BARBED WIRE FENCE | ⬤ | ELECTRIC TRANSFORMER |
| | | ⬤ | LIGHT POLE |



THE UTILITIES SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THIS IS NOT A GUARANTEE NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER KNOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.

REV	DESCRIPTION	DATE
1	Building Shown	01-24-2024
NO.		

Wesley D. & Cheryl A. White
11744 Hope Road
Mustang, Oklahoma 73064



White Property
11744 Hope Road
Oklahoma City, Oklahoma
SPUD-1673
Exhibit B ~ Master Development Plan

PROJECT NO.	6764
FILE	6764SPUD
DATE	08-27-2024
DRAWN BY	JMS
CHECKED BY	CWA
FIELD CREW	N/A

1
OF 1

Case No: SPUD-1673

Applicant: Wesley D. White and Cheryl A. White

Existing Zoning: AA

Location: 11744 Hope Rd.



Aerial Photo from 2/2022



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



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