

Planning Commission Minutes
March 28, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 4:37 p.m. on March 22, 2024)

9. (SPUD-1612) Application by Christopher Gold to rezone 3121 NW 20th Street from R-1 Single-Family Residential and UC Urban Conservation Overlay Districts to SPUD-1612 Simplified Planned Unit Development and UC Urban Conservation Overlay Districts. Ward 6.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL.

MOVED BY GOVIN, SECONDED BY NOBLE

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



STAFF REPORT
The City of Oklahoma City
Planning Commission
March 28, 2024

Item No. IV. 9.

(SPUD-1612) Application by Christopher Gold to rezone 3121 NW 20th Street from R-1 Single-Family Residential and UC Urban Conservation Overlay Districts to SPUD-1612 Simplified Planned Unit Development and UC Urban Conservation Overlay Districts. Ward 6.

I. GENERAL INFORMATION

A. Contacts

1. Applicant/Developer Representative

Name	Chris Gold
Phone	405-410-7657
Email	christopher.gold@ouhealth.com

B. Case History

This is a new application.

C. Reason for Request

The purpose of this application is to allow the addition of one accessory dwelling unit to the existing single-family residence.

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: .28 acres (12,353.9 square feet)

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-1/UCD	R-1/UCD	R-1/UCD	R-1/UCD	R-1/UCD
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-1 Single-Family Residential District** and the **Linwood Place Urban Conservation District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:
 - 1.1 **Minimum Lot Size:** Per base zone.
 - 1.2 **Minimum Lot Width:** Per the base zone.
2. **Maximum Building Height:** The Primary dwelling shall be per the base zone. The building with an accessory dwelling in the northern part of the SPUD shall be limited to 24' in height.
3. **Maximum Building Size:** The total ground floor square footage in the SPUD shall not exceed the base zone Lot Coverage requirements, inclusive of driveway paving. Porches and patios shall not count toward lot coverage requirements.
4. **Maximum Number of Buildings:** Two buildings with dwellings shall be allowed in this SPUD.
5. **Building Setback Lines:** Per the base zone and the Linwood UCD.
6. **Sight-proof Screening:** Sight-proof screening shall not be required.
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:** Signs are prohibited.
9. **Access:** Access shall be from NW 20th Street.
10. **Sidewalks:** A five-foot sidewalk shall remain along NW 20th Street

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 metal or exposed concrete block buildings shall not be permitted.

2. Open Space:

Per the base zone.

3. Street Improvements:

None

4. Site Lighting:

The site lighting shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2023, as amended.

- 5. Parking:** The design of all parking facilities in this SPUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended. A total of (3) parking spaces shall be required within this SPUD. Garages shall not be required, however, any garage, carport or other parking facility that is constructed, with the exception of driveway paving, shall be located behind the front wall of a primary dwelling.
- 6. Maintenance:** N/A
- 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: Site Plan
Exhibit C: Floor Plan
Exhibit D: Mortgage Inspection Report

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) Amend Section I.10 Sidewalks to read: A five-foot sidewalk shall remain along NW 20th Street. 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 add an accessory dwelling to the rear of the property. The proposed SPUD would allow two dwelling units on a 0.28-acre site, or 7.14 du/acre.

Automobile Connectivity:

- Maintain and enhance the connectivity of the street network.

The subject site currently has one improved drive from NW 20th Street. The SPUD Master Design Statement proposes retaining existing access.

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.

Sidewalks are currently available along NW 20th Street and are required 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, “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 requested accessory dwelling would be located at the rear of the property, proposing only a slight increase in footprint from the existing garage. Setbacks, orientation, building size or frontage, lot coverage, and height variation do not appear to significantly differ from adjacent development. The SPUD regulations are in conformance with the Linwood Place Urban Conservation District. No triggers requiring mitigation measures were identified.*

- 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 along the north side of NW 20th Street, a Neighborhood Street in the Urban Medium LUTA. The nearest transit (bus) service is located within a quarter mile to the north 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)
- 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 was constructed in approximately 1919 according to the 1996 Linwood Place Neighborhood Intensive Survey. The structure is identified as contributing to the Linwood Place Historic District. The district received a formal Determination of Eligibility from the National Register of Historic Places in 1993. *The SPUD is proposed to allow the addition of one accessory dwelling unit to the existing single-family residence. The City's preservation plan, preserveokc, supports retention of the existing residential structure on the site.*

b. Plan Conformance Considerations

The subject site is located along the north side of NW 20th Street, between North Land Avenue and North Drexel Avenue. The site, and all surrounding property, is zoned R-1 and developed with single-family residential. The site is located within the Linwood Place Urban Conservation District.

The SPUD is proposed to allow the addition of one accessory dwelling unit to the existing single-family residence, with R-1 Single-Family Residential District base zoning and UC Urban Conservation District overlay zoning. The proposal to increase density is in conformance with the density ranges and comprehensive plan goals to provide a mixture of residential housing types within the Urban Medium LUTA.

IV. STAFF RECOMMENDATION

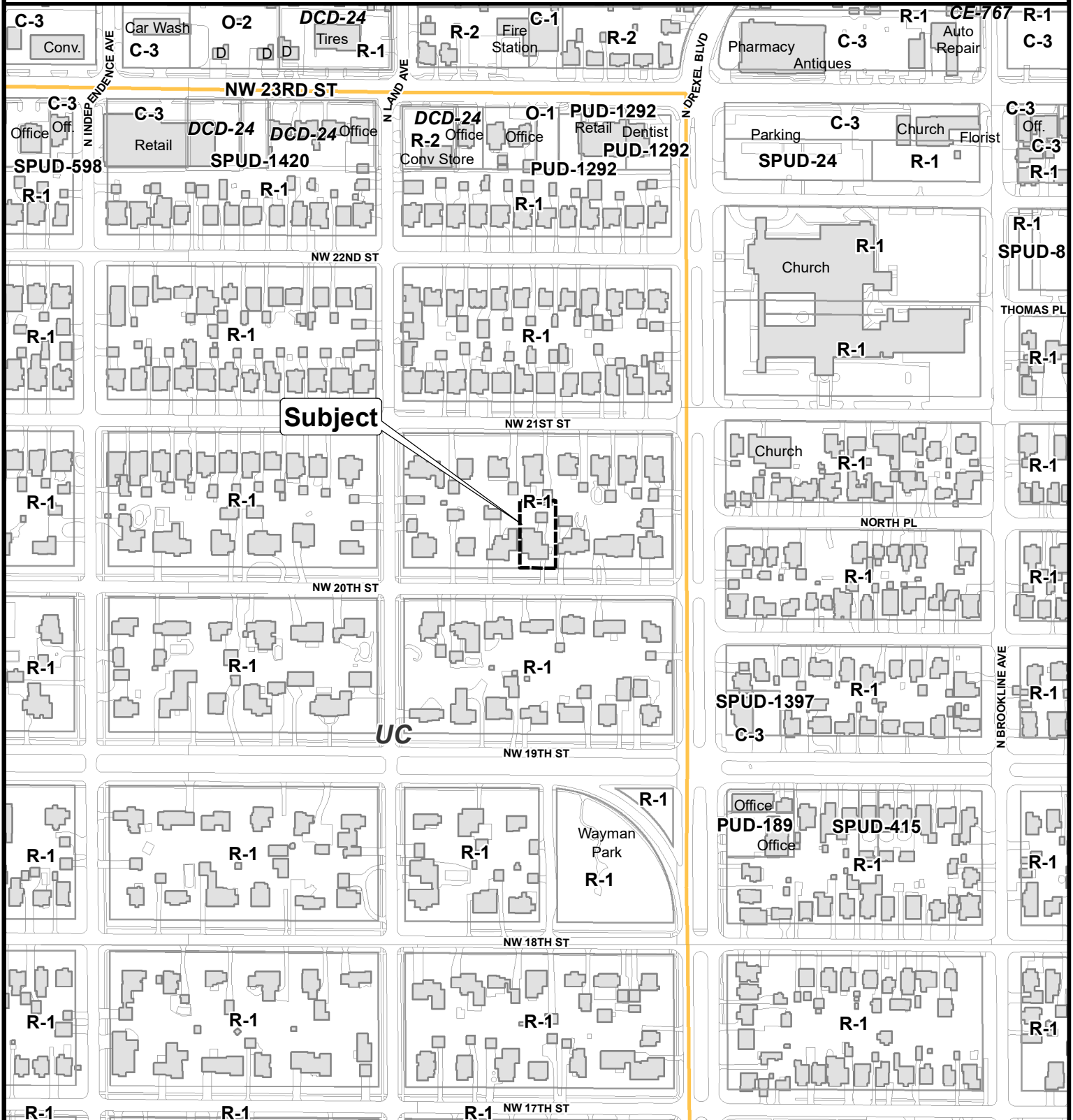
Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning 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.

bd

Case No: SPUD-1612 Applicant: Christopher James Gold
Existing Zoning: R-1 / UC
Location: 3121 NW 20th St.



Note: "Subject" is located approximately 1,642' West of N. May Ave.

Simplified Planned Unit Development



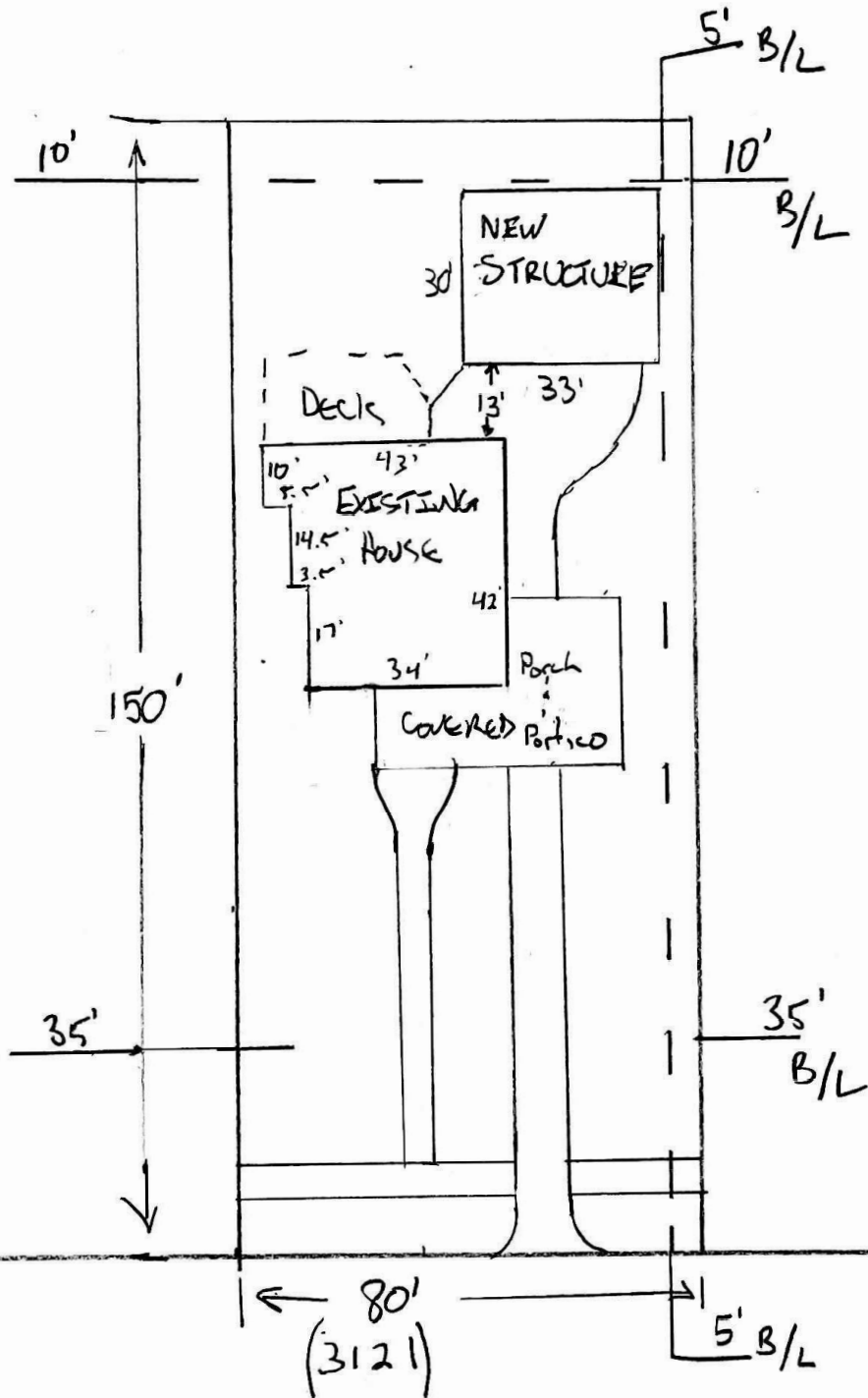
The City of
OKLAHOMA CITY



0 150 300 Feet

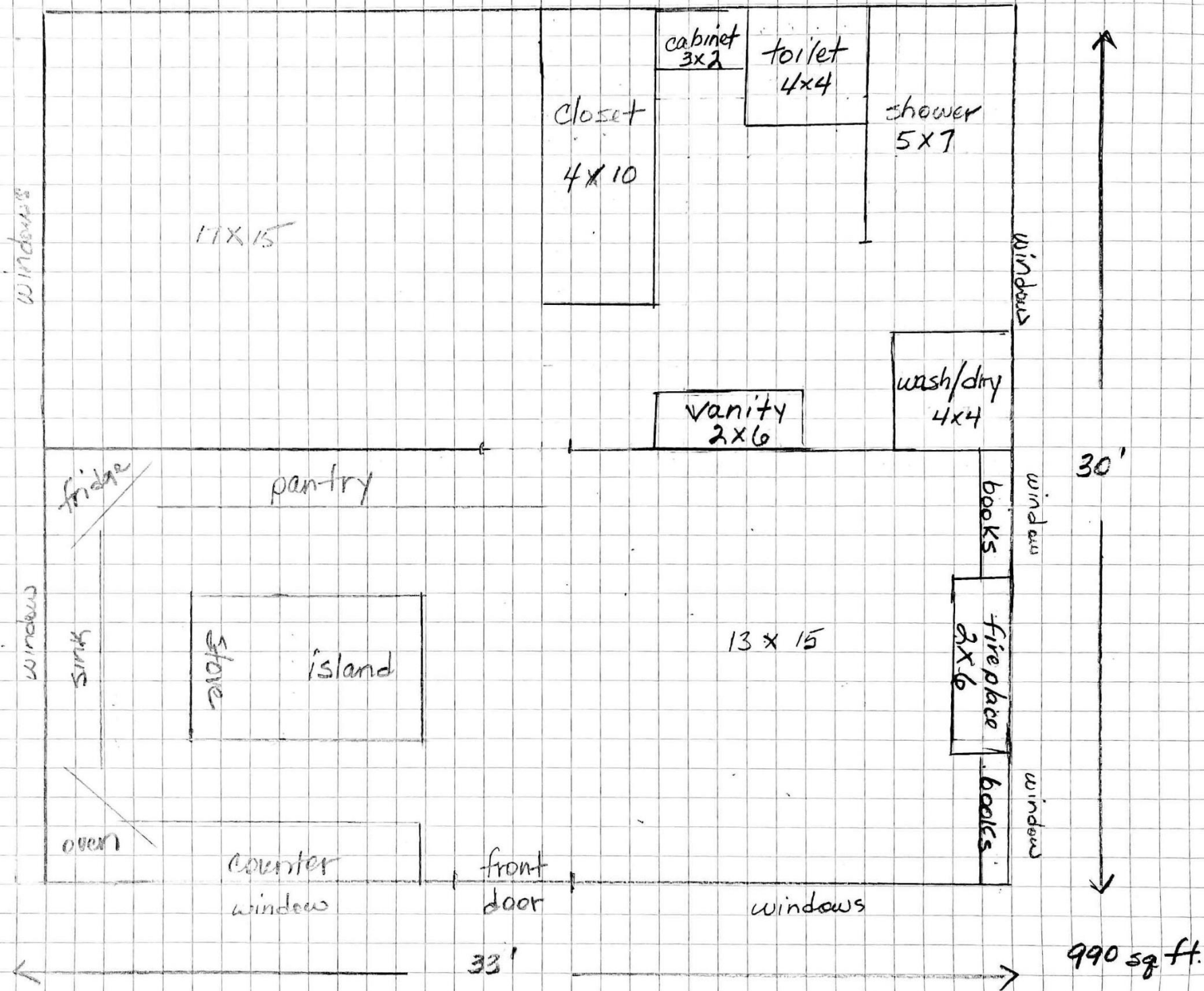
SITE PLAN

LOT 12, Block 40 of
LINWOOD PL ADDITION



N.W. 20th ST

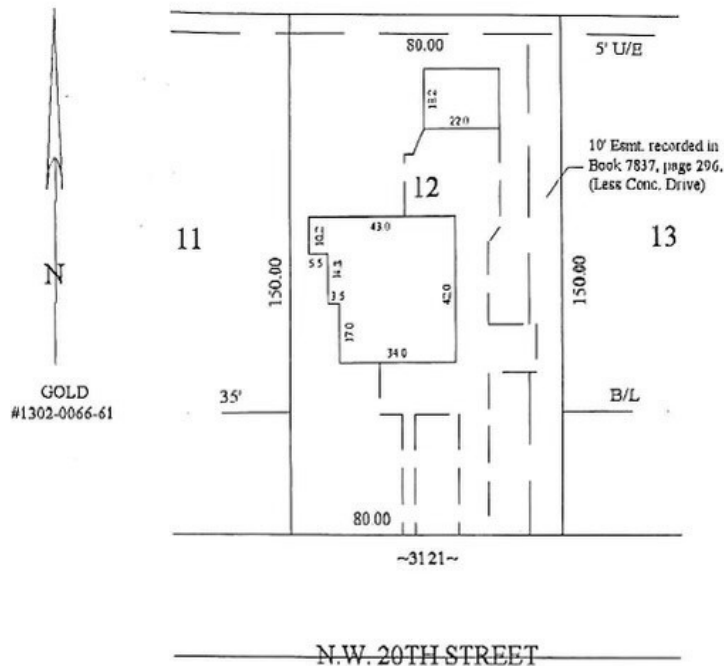
SPUD-1612
Exhibit C



Subject property lies within the boundaries of Flood Zone "X", an Area of Minimal Flood Hazard as shown on Community-Panel Number 40109C0280H dated 12-18-2009.

SPUD-1612
Exhibit D

BLOCK 40 LINWOOD PLACE ADDITION



Rules and Regulations recorded in Book 3065, pages 621 to 645 affect subject property as stated in the filed instrument.

MORTGAGE INSPECTION REPORT

I, CHRISTOPHER D. HUGHES, a Professional Land Surveyor, hereby certify that I have prepared this Mortgage Inspection Report of: Lot Twelve (12), in Block Forty (40), of LINWOOD PLACE ADDITION to Oklahoma City, Oklahoma County, Oklahoma

according to the recorded plat thereof. I further certify that the improvements on the above described property, except utility connections, are entirely within the property, except as shown, there are no encroachments of the improvements thereon upon the adjoining property or of adjacent improvements upon the described property. This inspection was made for loan purposes only and no other responsibility is herein assumed. Fences and landscape features are not considered to be improvements for the purpose of this report.

The Mortgagee's inspection was prepared for identification purposes for the Mortgagee in connection with a new mortgage and it is not intended to represent a land or property line survey. No corners were set. Do not use for establishing fence or building lines. No responsibility is extended herein to the landowner or occupant.

The property is known as:
3121 N.W. 20th Street
Oklahoma City, Oklahoma



Christopher D. Hughes



Subscribed and sworn to before the undersigned, a Notary Public in and for the County and State of Oklahoma, this 16th day of February, 2013.
My Commission Expires: March 3, 2014.

Judy C. Hughes

Case No: SPUD-1612 Applicant: Christopher James Gold
Existing Zoning: R-1 / UC
Location: 3121 NW 20th St.



Aerial Photo from 2/2022

Note: "Subject" is located approximately 1,642' West of N. May Ave.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



0 150 300
Feet