

Planning Commission Minutes
February 13, 2025

(The agenda was filed with the City Clerk of The City of Oklahoma City at 4:45 p.m. on February 7, 2025)

18. (SPUD-1706) Application by Bradley Addison and Rebecca Addison to rezone 11700 Ecker Drive from AA Agricultural District to SPUD-1706 Simplified Planned Unit Development District. Ward 7.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL.

MOVED BY PENNINGTON, SECONDED BY NOBLE

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

ABSENT: LAFORGE



STAFF REPORT
The City of Oklahoma City
Planning Commission
February 13, 2025

Item No. IV. 18.

(SPUD-1706) Application by Bradley Addison and Rebecca Addison to rezone 11700 Ecker Drive from AA Agricultural District to SPUD-1706 Simplified Planned Unit Development District. Ward 7.

I. GENERAL INFORMATION

A. Contacts

1. Applicant

Name Bradley & Rebecca Addison
Phone 405-537-5303
Email Bradadd75@yahoo.com

B. Case History

This is a new application.

C. Reason for Request

The purpose of this application is to allow a 5-acre parcel to be split into two lots.

D. Existing Conditions

1. Size of Site: 5 Acres

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	AA	AA	AA	SPUD-1458	AA
Land Use	Residential	Residential	Residential	Residential	Residential

3. Comprehensive Plan Land Use Typology Area: Rural – Medium Intensity (RM)

Rural – Medium is similar to the Rural-Low Typology Area except that it allows higher housing densities. These areas are usually near a fire station. Rural-Medium areas are often located adjacent to Urban-Low and Urban Reserve typologies, which are areas intended to urbanize in the future. While there is no expectation for urban services, RM areas have limited potential to connect to City water or sewer service, and may become more integrated into the urbanized area in the distant future. Commercial and light industrial uses may be appropriate provided they do not negatively impact the rural residential character.

II. SUMMARY OF SPUD APPLICATION

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

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

All AA Agricultural District uses shall be permitted subject to conditions for approval.

- 1.1 **Minimum Lot Size:** Two-Acres (87,120 square feet)
 - 1.2 **Minimum Lot Width:** 150 feet (North Ecker Drive)
 - 1.3 **Maximum Lot Coverage:** 35%.
2. **Maximum Building Height:** Per base zoning district regulations.
3. **Maximum Building Size:** Per base zoning district regulations.
4. **Maximum Number of Buildings:** Per base zoning district regulations.
5. **Building Setback Lines:** Per base zoning district regulations.
6. **Sight-proof Screening:** Per base zoning district regulations.
7. **Landscaping:** Per base zoning district regulations.
8. **Signs:** Per base zoning district regulations.
9. **Access:** Access shall be from North Ecker Drive in accordance with base zoning district regulations and Public Works policies, procedures, and regulations.
10. **Sidewalks:** Per base zoning district regulations.

II. Other Development Regulations:

1. **Architecture:** Per base zoning district regulations.

2. **Open Space:** Per base zoning district regulations.
3. **Street Improvements:** Per base zoning district regulations.
4. **Site Lighting:** Per base zoning district regulations.
5. **Dumpsters:** Per base zoning district regulations.
6. **Parking:** Per base zoning district regulations.
7. **Maintenance:** Per base zoning district regulations.
8. **Drainage:** Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances.

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 (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:** Oakdale
7. **Oklahoma Department of Transportation (ODOT)**

B. City Departments

1. Airports

2. Central Oklahoma Transportation and Parking Authority (COTPA)

3. Fire

Single Family Residential under 5 Acres needs water supply (tanks or hydrant) or fire suppression system.

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) 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.
- 4) 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.
- 5) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 6) 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.

- 7) 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.
- 8) All private roads /streets will have private storm sewer systems.
- 9) 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. Engineering

b. Solid Waste Management

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

c. 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:

- Design buildings and sites to complement the character of surrounding areas and not detract from the open character of the landscape.
- Utilize Best Management Practices (BMP) for stormwater.

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

Density: The Rural Medium LUTA outlines a minimum lot size of 2 acres and a gross density of 0.5 du/acre or below. Smaller lots (1-2 acres) may be appropriate in cluster developments provided the maximum gross density of the project is maintained. *The SPUD requests a minimum lot size of 2 acres, aligning with the minimum outlined by the Rural Medium LUTA.*

- 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, “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 residential lot sizes in UL are less than 60% of directly adjacent residential lots, 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 subject site abuts 4.65- to 5.22-acre parcels. The SPUD proposes a minimum lot size of 2 acres which the comprehensive plan finds compatible adjacent to 5-acre parcels. Building setbacks and maximum building height would be per the existing AA District. Lot coverage is proposed at 35 percent compared to the 5 percent allowed for residential parcels in AA or 30 percent allowed in rural residential districts (RA, RA2).*

- 3) **Service Efficiency:**

- Water: *Not Served*
- Sewer: *Not Served*
- Fire Service: *Rural Response*

- 4) **Environmentally Sensitive Areas:** The following apply to the proposed development site:

- Riparian Areas: N/A
- Upland Forests: The subject area is within the upland forest ESA. The comprehensive plan directs to preserve the Cross Timbers and upland forests, including native understory, to the maximum extent practical. When new-growth or re-growth upland forest trees are removed during construction, trees and other native plants should be replanted on-site. New trees should be planted in clusters that mimic the original tree canopy. The comprehensive plan defines mitigation

hierarchy in the following priority: 1) Avoidance and minimization, 2) Restoration, 3) Offset. *Upland Forest is present on the western portion of the site. When 60 percent or less of the site is covered, the plan has a preservation goal of 100%. The SPUD does not address tree preservation but is requested to build an additional home on the site. Lot coverage is limited to 35 percent. Plan conformance would be strengthened by retaining healthy, mature trees, especially within Upland Forest areas.*

- **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 along the east side of Ecker Drive, a private Neighborhood Street in the Urban Low LUTA. Transit (bus) service is not available nearby.
- 6) Other Development Related Policies**
- Preserve overall landscape character and natural landforms (rolling hills, native vegetation, etc.) to the greatest extent possible. (G-4)
 - 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)
 - 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)

b. Plan Conformance Considerations

The subject site is located along the east side of Ecker Drive, a private street located south of NE 122nd Street and west of North Air Depot Boulevard. The subject site is zoned AA and developed with a single-family residence. Parcels to the north, east, and west, across Ecker Drive, are zoned AA and developed with single-family residences on roughly 5 acres. Abutting the site to the south is SPUD-1458, which was approved in 2022 with similar regulations that allow two lots. SPUD-1345 and SPUD-1431, along Ecker Drive to the north, also have similar regulations.

The SPUD is requested to split a 5-acre parcel into two lots, each at least two acres in size. The proposed lot size is consistent with the Rural Medium LUTA and with the regulations approved in SPUD-1458 to the south and SPUD-1345 / SPUD-1431 to the north. Fire reports that single family residential under 5 acres needs a water supply (tanks or hydrant) or fire suppression system.

Plan conformance would be strengthened by retaining healthy, mature trees, especially within Upland Forest areas.

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.

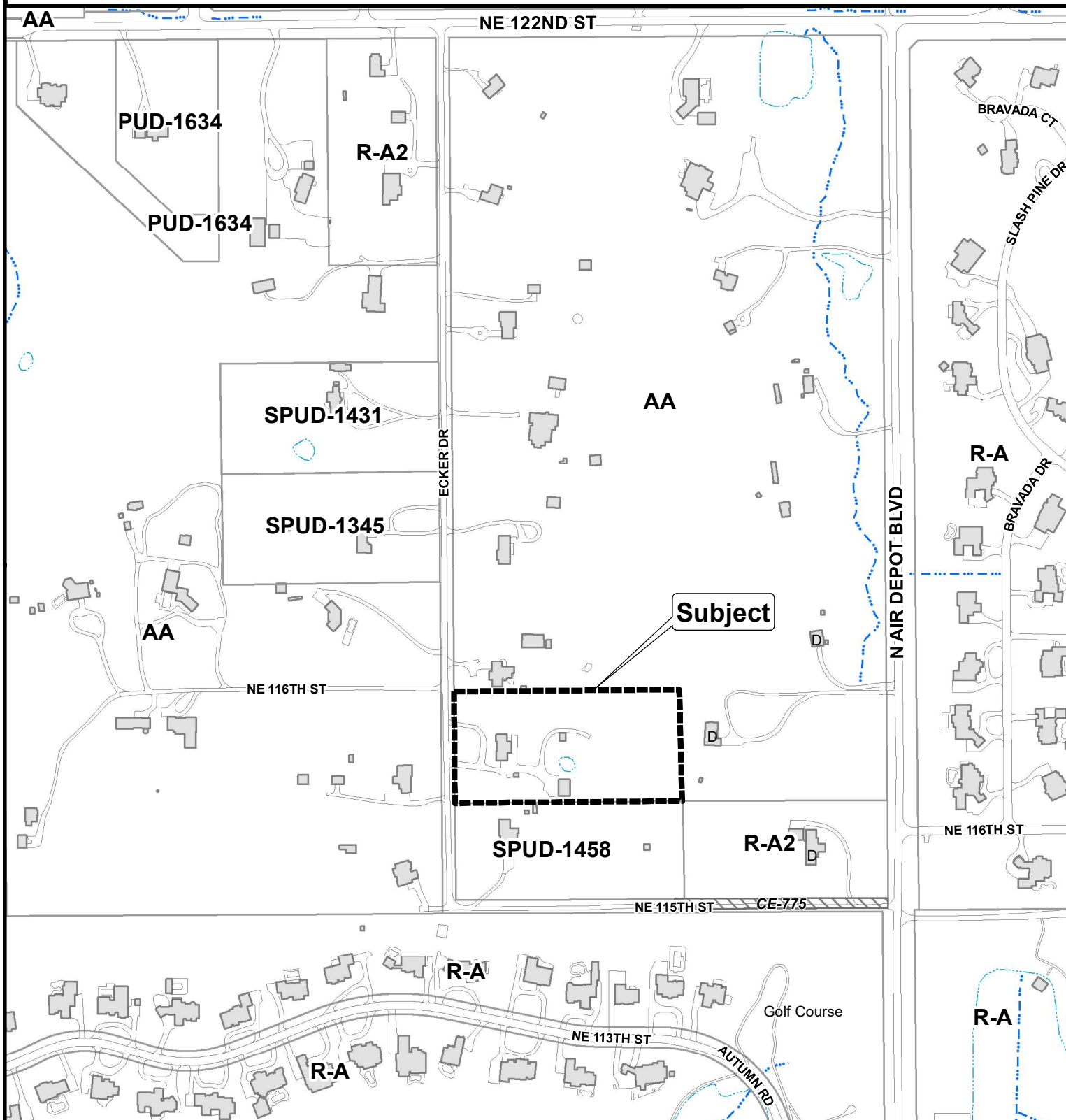
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Case No: SPUD-1706

Applicant: Bradley Addison and Rebecca Addison

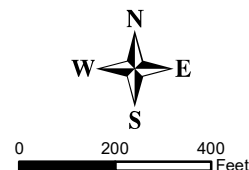
Existing Zoning: AA

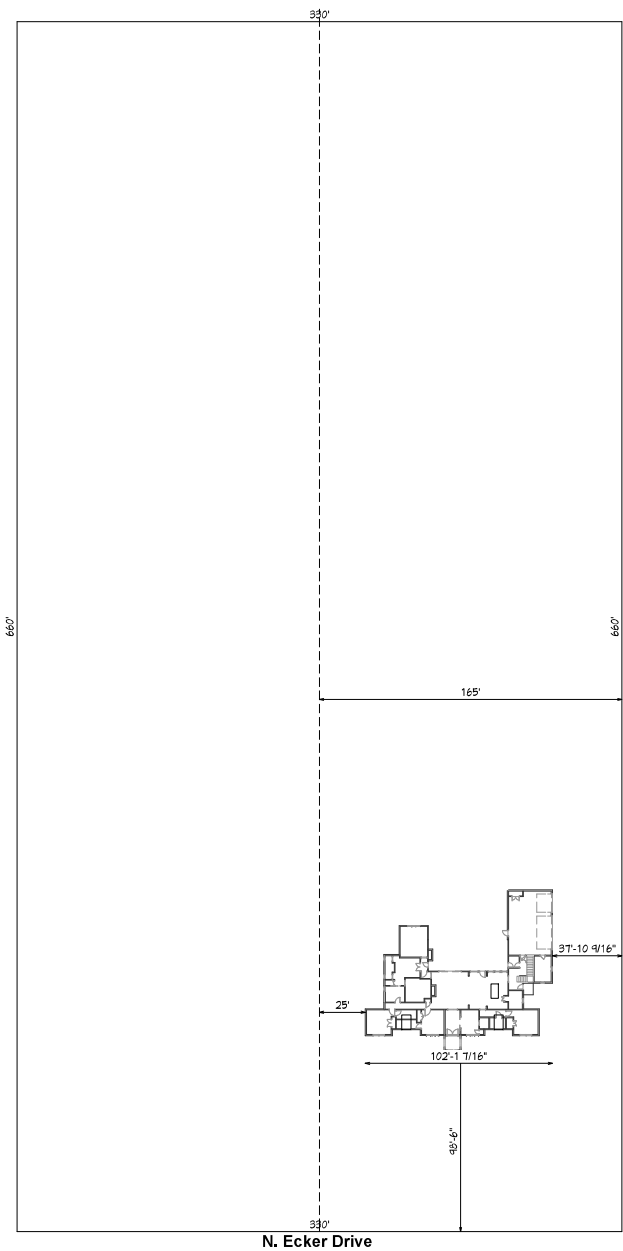
Location: 11700 Ecker Dr.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development





Plot Plan View



2233 N. East Dr.
405.608.5119
Kulanga, OK 73044
email@construcsol.com
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Brad & Rebecca Addison
11100 N. Ecker Dr. Edmond OK 73013

Site Plan

SHEET NUMBER
1
REVISIONS

Case No: SPUD-1706

Applicant: Bradley Addison and Rebecca Addison

Existing Zoning: AA

Location: 11700 Ecker Dr.



Aerial Photo from 2/2022



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



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Feet