



STAFF REPORT
The City of Oklahoma City
Planning Commission
May 22, 2025

Item No. IV. 10.

(SPUD-1731) Application by Herschel L Brown and Doris L Brown to rezone 1130 NE 25th Street from R-1 Single-Family Residential, PUD-388 Planned Unit Development and HNO Healthy Neighborhood Overlay Districts to SPUD-1731 Simplified Planned Unit Development and HNO Healthy Neighborhood Overlay Districts. Ward 7.

I. GENERAL INFORMATION

A. Contacts

Applicant

Name Herschel L Brown
Phone 405-831-1026
Email Traumab64@gmail.com

B. Case History

This is a new application.

C. Reason for Request

The purpose of this application is to allow a home, an accessory dwelling unit, and accessory buildings.

D. Existing Conditions

- 1. Size of Site:** 0.85 Acres
- 2. Zoning and Land Use**

	Subject Site	North	East	South	West
Zoning	R-1/PUD-388	R-1	R-1	R-4	R-4
Land Use	Residential	Undeveloped	Undeveloped	Undeveloped	Apartments

3. 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.

II. SUMMARY OF SPUD APPLICATION

1. This site will be developed in accordance with the regulations of the **R-1 Single-Family Residential District** (Oklahoma City Municipal Code, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted within this SPUD:

8200.14. Single-Family Residential
(A maximum of two (2), detached, Single-Family dwelling units are permitted within this SPUD)

1.1 Minimum Lot Size: 0.80 acres

1.2 Minimum Lot Width: 40 feet

2. **Maximum Building Height:** Per the base zoning district regulations.
3. **Maximum Building Size:**
Bldg. 1: 9,000 square feet
Bldg. 2: 750 square feet
Bldg. 3: 750 square feet
Bldg. 4: 400 square feet
4. **Maximum Number of Buildings:** Four (4). Existing structures are permitted to locate, approximately, as shown on Exhibit B.
5. **Building Setback Lines**

Front Yard: Per the base zoning district regulation.
Rear Yard: Per the base zoning district regulation.
Side Yard: Per the base zoning district regulation.
Corner Side Yard: Per the base zoning district regulation.
6. **Sight-proof Screening:** Per the base zoning district regulations.
7. **Landscaping:** Per the base zoning district regulations.

8. **Signs:** Signage within this SPUD shall be in accordance with the base zoning district regulations, except that Off-Premise / Billboard and EMD signs shall be prohibited.
9. **Access:** One access point on N.E. 25th Street
10. **Sidewalks:** Not required.

II. Other Development Regulations:

1. **Architecture:** Per the base zoning district regulations.
2. **Lot Coverage:** Per the base zoning district regulations.
3. **Street Improvements:** Not required. Except that should the parent property be subdivided, improvements for frontage and access shall be provided in accordance with the Subdivision Regulations, as amended.
4. **Site Lighting:** Per the base zoning district regulations.
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:** Per the base zoning district regulations .
7. **Maintenance:** Maintenance of common areas, private drainage easements, private drives, and islands/medians in this SPUD shall be the responsibility of the property owner
8. **Drainage:** Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.
9. **Other:** Existing gravel parking shall be permitted to remain.

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: 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 Engineering staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to the applicable requirements of the Oklahoma City Municipal Code, as amended.
2. Storm sewers, in accordance with the City of Oklahoma City's Drainage Ordinance, will be required. For developments abutting section line roads where rainfall-runoff exceeds the capacity of the City of Oklahoma City's standard ditch detail, the installation of enclosed storm sewers and/or concrete channels will be necessary.

These improvements must be positioned to provide a minimum clearance of 35 feet from the centerline of the section line road. Concrete channels must be located entirely outside the public right-of-way.

3. A flood/drainage study will be required to establish finished floor elevations, common lot areas, and private drainage easements. This study must be reviewed and approved by the Public Works Department.
4. A U.S. Corps of Engineers Section 404 permit must be submitted for any work conducted in The Waters of the United States.
5. Plans for drainage improvements within private drainage easements and/or common areas must be submitted for review. Building permits will not be issued until construction is complete. For subdivisions abutting a stream, private drainage easements and/or common areas along the stream must, at a minimum, encompass the entire FEMA-mapped Zone AE and floodway within the limits of the development.
6. Place the following note on the plat and construction plans: *Maintenance of the common areas, private drainage easements, and islands/medians shall be the responsibility of the Property Owners Association and/or the adjacent property owners. 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 drainage related common areas 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 that meets the requirements specified above.*
7. Drainage easements shall be clearly designated as either public or private in the owner's dedication, on the plat, and/or in the plat notes.
8. Sediment and erosion control measures shall be provided for any construction in accordance with Oklahoma Statutes Title 27A, OAC 606 - OPDES Standards, and the City of Oklahoma City Municipal Code, as amended.

A City of Oklahoma City Land Disturbance Permit and an ODEQ Construction Permit are required for land disturbance activities exceeding one (1) acre, as specified by the above-referenced regulations. Additionally, a City of Oklahoma City Land Disturbance Permit is required for any construction activity, regardless of the amount of land disturbed, unless exempt under the ordinance.

9. Sidewalks shall be installed for all new construction in accordance with the Municipal Code. 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.

10. All private roads and streets shall have a private storm sewer system.

b. Stormwater Quality Management

c. Traffic Services *

8. Utilities

a. Solid Waste Management

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

b. Water Availability

1. An existing 2-inch water main(s) is located adjacent to the subject site(s).
2. Minimum ten (10) feet horizontal separation required from wastewater mains and five (5) feet for other utilities. Minimum two (2) foot vertical separation required for all utility crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
3. Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
4. Dead-end water mains must be avoided when possible. All existing unused water services must be capped and abandoned at the water main in accordance with the City Standard Specifications.
5. In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The developer will be responsible for any failure of domestic or fire protection systems which require water pressure more than 25 psi. The developer is responsible for installing pressure reducers if necessary for protection of developer's service lines, plumbing, and fixtures.
6. All existing and/or proposed water meters must be located in the right-of-way and/or utility easement within grassy areas outside of sidewalks, driveways, streets, and paving.
7. All domestic and fire suppression services must have a separate water service connection. Fire hydrant spacing shall not exceed 500 feet and must be located within ten (10) of a hard surface (i.e. sidewalk, street, paving).

8. Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.
9. Plat may be revised after review and approval of utility plans.

c. Wastewater Availability

1. An existing 8-inch wastewater main(s) is located adjacent to the subject site(s).
2. Line capacity is not guaranteed and must be checked by the Engineer of Record and reviewed by the City.
3. The developer will be required to extend the City wastewater collection system to and across each lot or site within the subdivision in accordance with the City Standard Specifications and Private Development Design Manual.
4. Minimum ten (10) feet horizontal separation is required from water mains and five (5) feet for other utilities. Minimum two (2) feet vertical separation required for all crossings. All wastewater mains must have a minimum cover of four (4) feet and depth no greater than eighteen (18) feet. Developer is responsible for remediating any failure to maintain the minimum four (4) feet of cover.
5. Wastewater main(s) must be centrally located in a twenty (20) feet wide easement or larger if necessary. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
6. All existing unused private wastewater service connections must be abandoned and capped at the main in accordance with City Standard Specifications and Private Development Design Manual.
7. Plat may be revised after review and approval of utility plans.

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 accommodate a change in use

of the primary structure from a congregate care and convalescence facility to single-family residential, with the additional requirement of a maximum of two, detached, single-family units permitted. The site is currently developed with a larger, single-family residence and a smaller dwelling unit.

Automobile Connectivity:

- Maintain and enhance the connectivity of the street network.

The subject site is currently served via one drive from NE 25th Street. The SPUD proposes maintaining the existing one drive along NE 25th Street.

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.

Sidewalks are not currently available on the subject site and are not 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 residential uses or zoning, “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. *No new compatibility issues were identified.*

- 3) **Service Efficiency:**

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

- 4) **Transportation System:** This site is located off NE 25th Street, a Neighborhood Street in the Urban Medium LUTA. The nearest transit (bus) service is located roughly one-quarter mile to the southeast along NE 23rd Street.

- 5) **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)
- 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)

b. Plan Conformance Considerations

The subject site is located off NE 25th Street, in an area generally located west of North Lottie Avenue. The site is zoned as part of PUD-388, which was approved in 1991 for a congregate care and convalescence facility. The subject site is currently developed with a single-family residence, a smaller dwelling, and two accessory buildings. Abutting land to the north and west is zoned R-1 and undeveloped. The area east of the site contains a mixture of single-family residences, a church, and undeveloped lots. South of the site is undeveloped and zoned R-4. The site and the surrounding area are within the Healthy Neighborhoods Overlay District (HNO) which does not apply to residential uses and is not affected by this rezoning application.

The SPUD is requested to accommodate a change in use of the primary structure from a congregate care and convalescence facility to a single-family residence, and allow an existing accessory dwelling. No compatibility issues were identified with the request.

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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