

Planning Commission Minutes  
May 9, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 4:56 p.m. on May 3, 2024)

13. (SPUD-1625) Application by Omega Investments, LLC to rezone 1801 NW 14th Street from SPUD-1225 Simplified Planned Unit Development District to SPUD-1625 Simplified Planned Unit Development District. Ward 6.

**Amended Technical Evaluation:**

1. ~~Amend the number of driveways permitted on North Indiana Avenue to one (1).~~ Commercial spaces shall be limited to 600 feet of gross leasable area.
2. Amend II. 3. as follows: ~~A private drive may be constructed within the existing platted alley.~~ The existing alley must be improved to allow access to the northern lot of this SPUD. Such improvements will be constructed in accordance with the applicable City paving standards.
3. One drive per structure shall be permitted.

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.**

MOVED BY GOVIN, SECONDED BY LAFORGE

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



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**May 9, 2024**

**Item No. IV. 13.**

**(SPUD-1625) Application by Omega Investments, LLC to rezone 1801 NW 14<sup>th</sup> Street from SPUD-1225 Simplified Planned Unit Development District to SPUD-1625 Simplified Planned Unit Development District. Ward 6.**

**I. GENERAL INFORMATION**

**A. Contacts**

**1. Applicant/Developer Representative**

Name	Mark Zitzow
Company	Johnson & Associates
Phone	405-235-8075
Email	mzitzow@jaokc.com

**B. Case History**

This is a new application.

**C. Reason for Request**

The purpose of this application is to allow single-family residential with work/live units on multiple lots.

**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: .18 acres**

**3. Zoning and Land Use**

	<b>Subject Site</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Zoning</b>	SPUD-1225	R-1	R-2	R-2	R-1
<b>Land Use</b>	Undeveloped	Undeveloped	Residential	Residential	Residential

**II. SUMMARY OF SPUD APPLICATION**

- 1.** This site will be developed in accordance with the regulation of **R-1 “Single-Family Residential” District** (OKC Zoning Ordinance, 2010), except that the following restrictions will apply:

The following uses shall be the only uses allowed within this SPUD:

- Single Family Residential (8200.14)
- Live/Work Units (8200.4). Small-scale commercial and office work space uses, primarily used by the residents of the dwelling, shall be permitted within this SPUD on the ground floor of the structure.
- Community Recreation: Property Owners Association (8250.3)

**2. Maximum Building Height:**

The maximum height of any building shall be 35 feet.

**3. Minimum Lot Size:**

1,990 square feet

**4. Maximum Building Size:**

There shall be no maximum building size within this SPUD.

**5. Minimum Lot Width:**

40 feet

**6. Maximum Building Coverage:**

75%

**7. Maximum Number of Buildings:**

Three (3), does not include accessory structures.

**8. Building Setback Lines:**

14 <sup>th</sup> Street:	15 feet (front porch may encroach 5 feet into setback)
Indiana Ave.:	5 feet
Alley Setback:	5 feet

Setback between subject parcel and adjacent lot (west): 5 feet

Setbacks between internally divided parcels: 0 feet, except as required by building and fire codes.

**9. Sight-proof Screening & Fencing:**

Sight-proof fencing shall not be required for this SPUD.

**10. Landscaping:**

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

**11. Signs:**

Signage will not be permitted for this parcel.

**12. Access:**

One access point shall be permitted from NW 14<sup>th</sup> Street. Two driveways shall be permitted from Indiana Avenue in addition to the driveway permitted via the existing platted alley. Shared access via adjacent tracts may occur with recorded cross access agreements. Access shall also be permitted from the existing platted alley subject to the approval of the Public Works Department.

**13. Parking Regulations:**

The subject parcel shall meet the requirements of the Oklahoma City Municipal Code, 2020, as amended, with the exception that garages shall count toward meeting the minimum parking requirements, provided each parking space in a garage shall be a minimum of 8½ feet wide by 18 feet deep. Driveways shall be a minimum 18 feet in length from the back of sidewalk.

One parking space per unit shall be required. On-street parking shall be deemed sufficient and shall meet the City of Oklahoma City parking requirement for any proposed commercial space on the ground floor of each unit.

Pervious paving may be used for parking subject to Public Works review and approval. Where connected to public rights-of-way the access drive apron will be constructed of hard surface paving meeting City code for driveway construction. A hard surface border is required around the perimeter of pervious paving areas.

Maintenance of the pervious paving is required, and a maintenance plan must be provided when construction documents are submitted for permitting.

**14. Sidewalks:**

There is an existing 5-foot sidewalk along NW 14<sup>th</sup> Street. Should the existing sidewalk be damaged or removed during construction, the developer shall be required to repair/reinstall said sidewalk. A 5-foot sidewalk will be installed along N Indiana Avenue.

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.

**II. OTHER DEVELOPMENT REGULATIONS:**

**1. Architecture:**

Exterior building wall finish on all main structures (excluding the accessory structures), exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board, stucco or stone masonry. No more than 30% EIFS, wood or architectural metal, shall be permitted. Architectural regulations do not apply to accessory structures.

If the home on the southernmost lot does not have its front facing NW 14<sup>th</sup> Street than it shall have an architectural feature along NW 14<sup>th</sup> Street providing the appearance of a front porch or similar feature. This porch or feature shall be permitted to encroach 5 feet into the setback.

**2. Open Space: N/A**

**3. Street Improvements:**

A private drive may be constructed within the existing platted alley subject to Public Works review and approval.

**4. Platting:**

All land within this SPUD shall be contained within a Final Plat or subdivided via administrative lots splits if minimum requirements are met and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the SPUD.

Lot lines may be adjusted to realign the location of homes prior to the platting stage.

**5. Other:**

**5.1 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.

**5.2 Dumpsters:** No dumpsters shall be permitted within this SPUD.

**5.3 Common Areas:** Not Required

**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**
- 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:** Adding more street parking will further limit fire truck access.
- 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) Add to Section I.14 Sidewalks: 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.
- 12) Add Section II.6 Drainage: Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.
- 13) Amend Section II.3 Street Improvements: ~~A private drive may be constructed within the existing platted alley.~~ The existing alley may be improved to allow access to the northern lot of this SPUD. Such improvements will be constructed in accordance with the applicable City paving standards.

**c. Stormwater Quality Management**

**d. Traffic Management\***

**8. Utilities**

**a. Engineering**

**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.

- 8) Each unit must have a separate wastewater connection to the main.
- 9) Private easement agreement or wastewater extension will be required.

**Water Availability**

- 1) An existing 6-inch water main(s) is located adjacent to the subject site(s).
- 2) 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.
- 10) Each unit may have a separate water 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.

**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.
- Incorporate commercial uses at street level to maintain an active, pedestrian friendly streetscape.
- Design buildings to include facades, storefront windows, and attractive signage and lighting to create pedestrian-scale visual interest.

*National, state, and local permitting require basic best management practices for stormwater management. The SPUD allows small-scale commercial and office work spaces to be located on the ground level, as part of live/work units in the development.*

Location:

- Mixture of density, lot size and building scale is appropriate as long as land use compatibility is achieved.

Density: The non-residential Floor to Area Ratio (FAR) range for the UM LUTA is 0.4 to 1.2 with a typical FAR of 1. The Urban Medium Intensity LUTA outlines a density range of 10 to 40 dwelling units per acre. *The SPUD regulations could provide a floor to area ratio and density levels within the Urban Medium Intensity LUTA range. The SPUD is proposed to allow development of three single-family residences on a 0.18-acre site, a density of 16.67 du/acre.*

Automobile Connectivity:

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

*The site abuts an existing, platted alley to the west. The SPUD regulations propose one drive along NW 14th Street, one from the alley, and two along North Indiana Avenue. Shared access will also be allowed via any approved cross access agreements. The SPUD regulations propose a private drive in the alley. Plan conformance would be strengthened by maintaining the public alley and easement and allowing for improvement to Public Works standards to allow access to the site.*

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.

*Sidewalks are currently available along NW 14th Street. The SPUD regulations require sidewalks along both NW 14<sup>th</sup> Street and North Indiana Avenue.*

- 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. *No triggers related to height were identified. The SPUD proposes single-family residential on three new lots and 75% building coverage. Surrounding residential lots are limited to 50% lot coverage. One home appears to face NW 14<sup>th</sup> Street with a proposed 15-foot setback with a five-foot encroachment allowed for a porch. The right-of-way on NW 14<sup>th</sup> Street is 60 feet. Code requires a side setback of 15 feet on corner lots. The setback proposed on Indiana is five feet, with a garage setback of 18 feet from the back of sidewalk.*

- 3) **Service Efficiency:**
  - Water: *Served*
  - Sewer: *Fully Served*
  - Fire Service: *Urban 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., in order to promote increased water percolation and infiltration. *The PUD regulations call for the allowance of pervious paving for parking areas.*
- 5) **Transportation System:** This site is located at the northwest corner of NW 14th Street and North Indiana Avenue, both Neighborhood Streets in the Urban Medium LUTA. The nearest transit (bus) service is located to the north along NW 16th Street, in the Plaza District.

**6) Other Development Related Policies**

- Encourage the integration and mixing of land uses in urban areas. (SU-1)
- 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)
- Encourage redevelopment and infill development on vacant, underutilized, and brownfield sites in urbanized areas. (SU-19)
- 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)

**b. Plan Conformance Considerations**

The subject site is located at the northwest corner of NW 14th Street and North Indiana Avenue, one block south of the Plaza District. The site is undeveloped and was rezoned from R-1 to SPUD-1225 in 2020 to split the site into three residential lots with an R-1 base. North of the site is zoned R-1 and undeveloped. The property to the north is separated from the subject site by an unimproved 15-foot platted alley. Single-family homes are located east, south, and west of the site. Land to the east, across North Indiana Avenue, and to the south, across NW 14th Street, are zoned R-2, while the property to the west is zoned R-1.

The SPUD is requested to allow single-family residential with live/work units on up to three lots. The proposal to increase density in the Urban Medium LUTA is in conformance with UM density ranges and comprehensive plan goals to provide a mixture of residential housing types and infill development on vacant lots. This SPUD does not alter building height, maximum building size, or setbacks from the existing SPUD approved in 2020. However, the proposed setback on NW 14<sup>th</sup> Street will differ by approximately 10 feet compared to other structures on the same side of the street. Plan conformance could be strengthened by increasing the setback on NW 14<sup>th</sup> Street. Driveways should be limited to one on North Indiana Avenue. The alley must be paved to provide access to the proposed northern lot on the site.

**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.*

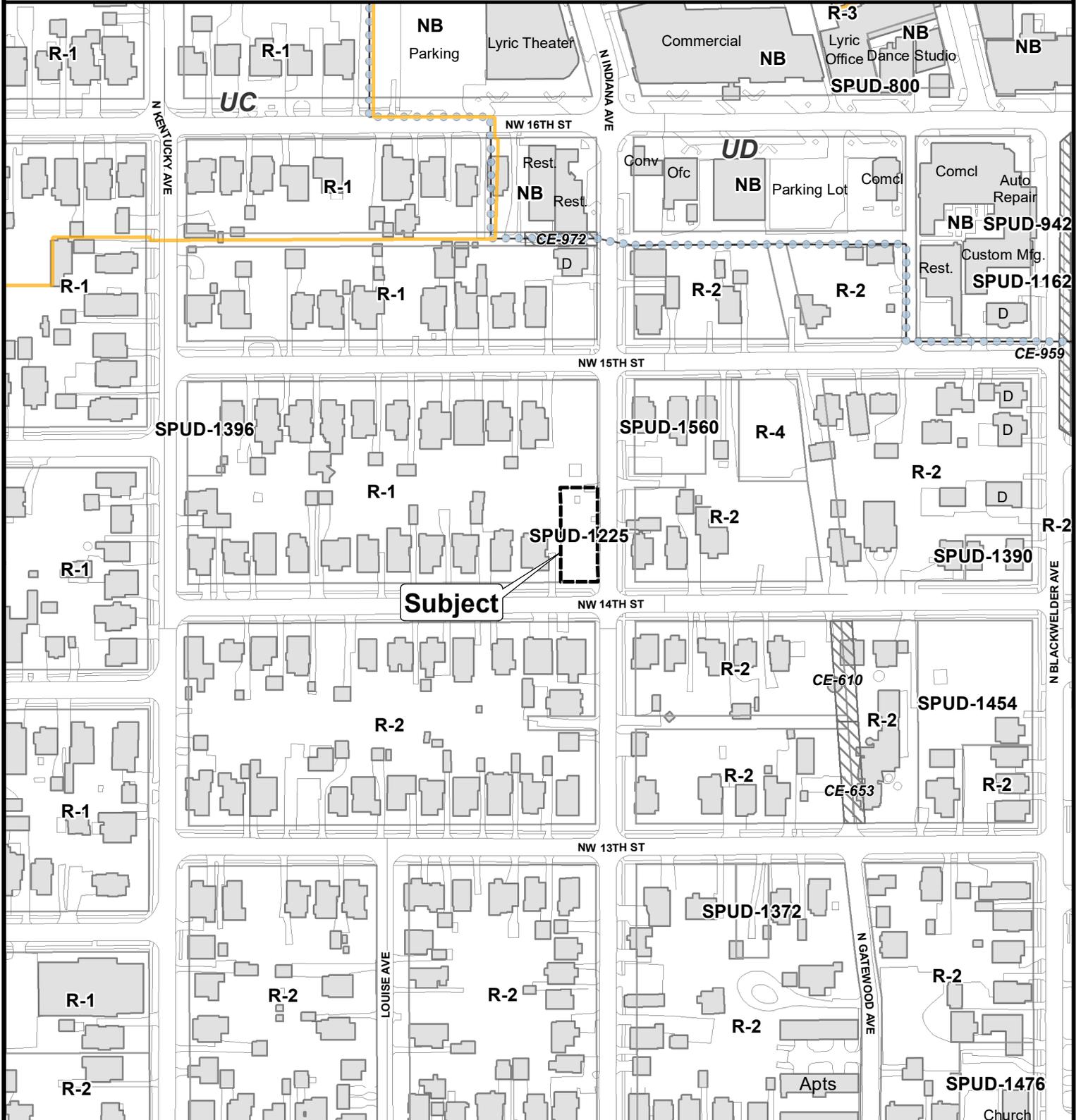
**Approval of the application subject to the following Technical Evaluations:**

1. Amend the number of driveways permitted on North Indiana Avenue to one (1).
2. Amend II. 3. as follows: ~~A private drive may be constructed within the existing platted alley.~~ The existing alley must be improved to allow access to the northern lot of this SPUD. Such improvements will be constructed in accordance with the applicable City paving standards.

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.

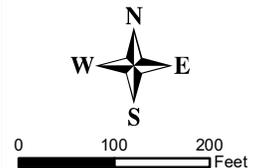
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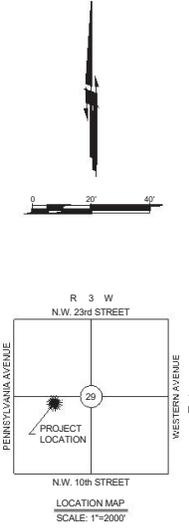
**Case No: SPUD-1625      Applicant: Omega Investments, LLC**  
**Existing Zoning: SPUD-1225**  
**Location: 1801 NW 14th St.**



The City of  
OKLAHOMA CITY

# Simplified Planned Unit Development





Conceptual site plan showing feasible option permitted under proposed rezoning

NO.	REVISIONS DESCRIPTION	DATE

Johanna & Associates, Inc.  
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1801 N.W. 14th STREET  
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA  
EXHIBIT B

Proj. No. 4312  
Date 04-30-19  
Scale 1"=200'  
Surveyed By [Signature]  
Drawn By WJM  
Approved By MJ

SHEET NUMBER  
**1**

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**Case No: SPUD-1625      Applicant: Omega Investments, LLC**  
**Existing Zoning: SPUD-1225**  
**Location: 1801 NW 14th St.**



Aerial Photo from 2/2022



The City of  
OKLAHOMA CITY

# Simplified Planned Unit Development

