



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**January 11, 2024**

**Item No. IV. 7.**

**(PC-10912) Application by Ruben Medina, Irma Medina, Blanca M. Alonso and Efren Alonso, to rezone 8109 South Council Road from R-MH-2 Manufactured (Mobile) Home Park District to AA Agricultural District. Ward 3.**

**I. GENERAL INFORMATION**

**A. Contacts**

**Applicant**

Ruben Medina  
(405) 837-6116  
Blanca-alonso@outlook.com

**B. Case History**

This is a new application.

**C. Reason for Request**

The purpose of this application is to allow a single-family residence.

**D. Existing Conditions**

**1. Size of Site (5 Acres)**

**2. Zoning and Land Use**

	<b>Subject Site</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Zoning</b>	R-MH-2	R-MH-2	AA	R-MH-2	R-MH-2
<b>Land Use</b>	Residential	Undeveloped	Barn	Residential	Undeveloped

**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. 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 Water Resources Board (OWRB)**
- 5. School District (Western Heights)**
- 6. Oklahoma Department of Transportation (ODOT)**
- 7. Oklahoma Natural Gas (ONG)**
- 8. Oklahoma Electric Cooperative (OEC)**

### **B. City Departments**

- 1. Airports**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 3. Fire (OCFD)**
- 4. Information Technology/Geographic Support (IT/GIS)**
- 5. Parks and Recreation**
- 6. Police (OCPD)**
- 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) A U.S. Corps of Engineers 404 permit must be submitted with plans for any work contemplated within the floodplain, creek, or channel (waters of the United States) included in the case limits.
- 5) 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.
- 6) 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.
- 7) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 8) Construction within the limits of this PC 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.

9) 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.

10) All private roads /streets will have private storm sewer systems.

11) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.

## **8. Streets, Traffic and Drainage Maintenance**

## **9. Stormwater Quality Management**

## **10. Traffic Management \***

## **11. Utilities**

### **a. Wastewater Comments**

### **b. Water Comments**

### **c. Solid Waste Management**

## **12. 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 proposed AA District requires a minimum lot size of 5 acres, consistent with the RM LUTA. One pre-*

*manufactured home is present on the subject site. The site is allowed one residence on the 5-acre property.*

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating agricultural or low intensity residential uses adjacent to existing low intensity residential, “Building Scale and Site Design” are potential compatibility issues identified by the comprehensive plan.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if residential lot sizes within Rural Medium areas are less than 40% 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 proposed AA District requires a minimum lot size of 5 acres. The existing R-MH-2 District allows a minimum lot size of 2.5 acres, however the zoning district does not permit the requested single-family residential use. Lot coverage allowed in the AA District is 5 percent for residential uses, compared to 75% in the surrounding R-MH-2 District. The maximum building height in the AA District is 45 ft and 35 ft within the R-MH-2 District. Setbacks for the AA District are as follows: front 50 ft, side and rear 25 ft. The existing R-MH-2 District has setback requirements of the following: front 25 ft, interior side yards: 10 ft, corner side yards: 15 ft, and rear 10 ft. The abutting lot on the north is developed with one single-family home on 5 acres and the abutting on the south is a 10-acre parcel developed with a single-family home and one pre-manufactured home fronting S Council Road.*

- 3) **Service Efficiency:**
- Water: *Served – Close to Service or Served*
  - Sewer: *Not Served – Open Sewer Sheds or Served*
  - Fire Service: *Rural Service Level*
- 4) **Environmentally Sensitive Areas:** The following apply to the proposed development site:
- Riparian areas: Riparian areas are vegetated areas adjacent to streams, lakes, ponds, and wetlands that are composed of a mixture of trees, shrubs, and grasses. These areas may also contain floodplain. The comprehensive plan recommends a 100-foot buffer from stream banks.

*Riparian area is present through the central portion of the subject site, in a wooded area. Floodplain is not present. Plan conformance could be strengthened by maintaining healthy, existing trees along the riparian corridor.*

- Upland Forests: N/A
- Vulnerable Aquifers: N/A

**5) Transportation System:** This site is located on the west side of S Council Road, a Minor Arterial Street in the Rural Medium LUTA. Transit (bus) service is not available.

**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 west side of S Council Road, between SW 74<sup>th</sup> Street and SW 89<sup>th</sup> Street. The site, and all abutting property is zoned R-MH-2. The subject site is developed with one pre-manufactured home on 5 acres. The abutting lot on the north is developed with one single-family home on 5 acres, followed by the Westmoor manufactured home community. The abutting property on the south is a 10-acre parcel developed with a single-family home and one pre-manufactured home fronting S Council Road. West of the site is a 31-acre undeveloped property.

The application seeks to rezone the site from R-MH-2 to the AA District because the existing R-MH-2 District does not allow the requested single-family residential use. The proposed AA District requires a minimum lot size of 5 acres, consistent with the comprehensive plan's Rural Medium Land Use Typology.

#### **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.**

**taj**