

Planning Commission Minutes
August 22, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 8:05 a.m. on August 19, 2024)

13. (SPUD-1661) Application by Mathew Barber and Paul Thetford to rezone 2200 NW 12th Street and 1215 North Barnes Avenue from R-2 Medium-Low Density Residential District to SPUD-1661 Simplified Planned Unit Development District. Ward 6.

The applicant was present. There were no protestors present.

Technical Evaluation:

1. Garages shall be set back at least 18 feet from the back of sidewalk.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.

MOVED BY GOVIN, SECONDED BY PENNINGTON

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



STAFF REPORT
The City of Oklahoma City
Planning Commission
August 22, 2024

Item No. IV. 13.

(SPUD-1661) Application by Mathew Barber and Paul Thetford to rezone 2200 NW 12th Street and 1215 North Barnes Avenue from R-2 Medium-Low Density Residential District to SPUD-1661 Simplified Planned Unit Development District. Ward 6.

I. GENERAL INFORMATION

A. Contacts

1. Applicant Representative

Name Charles Allen
Company Allen Engineering Service, Inc.
Phone (405) 840-9901
Email callen@aeswins.com

B. Case History

This is a new application.

C. Reason for Request

The purpose of this request is to allow one single-family home and one duplex.

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: (7000 Square Feet)

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-2	SPUD-1402	R-2	R-2	R-2
Land Use	Residential	Residential	Residential	Residential	Residential

II. SUMMARY OF SPUD APPLICATION

This site will be developed in accordance with the regulation of the **R-2, Medium-Low Density Residential District** (OKC Zoning Ordinance, 2020), except that the following restrictions will apply:

1. The following uses are permitted within this SPUD:

Permitted Use Units:

Single-family Residential (8200.14), and
Two-family Residential (8200.16).

2. Minimum lot size: 3,000 square feet. No more than two lots shall be created by administrative deed approval.
3. Maximum lot coverage: 60%
4. Density: 2200 NW 12th Street – one (1) single-family residence
1215 N. Barnes Avenue – one (1) two-family residence
5. Minimum lot width: 40 feet
6. Maximum Building Height: 35 Feet and two and one-half stories
7. Maximum Building Size: Per base zoning district.
8. Maximum Number of Buildings: Two (2)
9. Building Setback Lines

	<u>2200 NW 12th Street</u>	<u>1215 N. Barnes Avenue</u>
North: 25' Front	5' Side	
South: 5' Rear	0' Side	
East: 0' Side	15' Front	
West: 5' Side	0' Rear	

10. Sight-proof Screening: No sight-proof screening shall be required for this SPUD.
11. Landscaping: The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.
12. Signs:
 - 12.1 Freestanding Accessory Signs: No freestanding accessory signs or pole signs will be allowed in this SPUD. Electronic Message Display signs shall not be permitted in this SPUD.
 - 12.2 Attached Signs: Attached signs will be in accordance with the base zoning district regulations.
 - 12.3 Non-accessory Signs: Non-accessory signs are specifically prohibited in this SPUD.

13. Access: Access to the property may be from a maximum of one drive up to 12 feet in width from NW 12th Street, and one driveway up to 26 feet wide for a duplex or 12 feet wide for a single-family residence from N. Barnes Avenue
14. Sidewalks: An existing sidewalk is located along N. Barnes Avenue. A sidewalk will be installed along NW 12th Street in accordance with the City of Oklahoma City Standard Details and Specifications. Any sidewalk removed in this SPUD shall be replaced.

II. Other Development Regulations:

1. Architecture: Exterior building wall finish of buildings, exclusive of windows and doors, shall consist of a minimum 80% brick veneer, split face block, rock or stone masonry. EIFS, stucco, wood, or concrete-board shall be permitted. Exposed metal or exposed concrete block finish buildings shall not be permitted.
2. Open Space: Yard requirements in this SPUD shall be as shown on Exhibit B, Master Development Plan.
3. Street Improvements: N/A
4. 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. Dumpsters: Dumpsters are not permitted except during construction. Residential trash collection will be utilized to serve this site.
6. Parking: One parking space per dwelling unit shall be required. Garages may count toward the parking requirement provided they meet the minimum design standards for a parking space.
7. Lot Line Adjustment: Lot line adjustment shall be allowed by administrative deed approval. Platting or re-platting shall not be required for the SPUD.
8. Maintenance: Maintenance of the common areas, private drainage easements, and islands/medians in the development shall be the responsibility of the property owner or Property Owners Association. 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 common areas intended for the use of conveyance of storm water, 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 to meet the requirements specified above.
9. 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:	Master Development Plan
Exhibit C:	Architectural Site Plan
Exhibit D:	Floor Plan
Exhibit E:	Elevations

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(s) (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 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) 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.
- 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 Section II.8 Drainage: Drainage improvements will be in accordance with the applicable sections of the Code of Ordinances of the City of Oklahoma City, as amended.
- 12) Add to Section I.14 Sidewalks: Any 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.

b. Streets, Traffic and Drainage Maintenance

c. Stormwater Quality Management

d. Traffic Management

8. Utilities

a. Engineering

Paving

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) An existing 10-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 in excess of 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 must have a separate water meter and connection to the main.

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. 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 would allow a residential parcel to be split and a duplex to be built at the rear of the property, fronting North Barnes Avenue. Three dwelling units on the 0.16-acre site would be 18.75 du/acre.

Automobile Connectivity:

- Maintain and enhance the connectivity of the street network.

The subject site is currently served by one drive along both NW 12th Street and North Barnes Avenue. The SPUD regulations call for those driveways to remain. The driveway width of the rear structure would be 12 feet for a single-family residence or up to 26 feet wide for a duplex.

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.

Sidewalks are currently available along North Barnes Avenue. The SPUD regulations call for new sidewalks to be constructed along NW 12th Street and for replacement of any removed sidewalks on the site.

- 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 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. *The SPUD proposes to split the existing parcel to replace an existing one-story structure at the rear of the property with a new duplex. The SPUD regulations call for reducing the base R-2 rear setback from 10 feet to 0 feet, as noted for the side yard setback for the structure fronting North Barnes Avenue. The proposed duplex would have a maximum building height of 35 feet and two and a half stories, which matches the base R-2 height requirements. The abutting property to the south is two-stories at the point closest to the subject site.*

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., to promote increased water percolation and infiltration.

5) Transportation System: This site is located at the southwest corner of NW 12th Street, a Major Connector Street, and North Barnes Avenue, a Neighborhood Street, both in the Urban Low LUTA. The nearest transit (bus) service is located within a quarter mile of the site to the east, along North Pennsylvania Avenue.

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)
- 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)
- 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 City's comprehensive plan and the adopted historic preservation plan for Oklahoma City, ~~preserve~~**okc**, prioritizes protecting National Register-listed properties, local historic districts, and the unique character of historic resources. The subject site is located within the boundary of the Youngs-Englewood Historic District, determined eligible the National Register of Historic Places in 1992 for its architectural (Criterion C) significance. *Records indicate that the dwelling was constructed in 1925 and remodeled in 1950. Conformance would be achieved by retaining the primary residence. If the residence is removed, plan conformance would be strengthened by ensuring new development is compatible with adjacent historic development in the Youngs-Englewood Neighborhood.*

b. Plan Conformance Considerations

The subject site is located at the southwest corner of NW 12th Street and North Barnes Avenue. The site is zoned R-2 and developed with a home and a garage that is accessed from North Barnes Avenue. The northwest corner of the intersection was rezoned from R-2 to SPUD-1402 in 2022 to allow up to six dwelling units inside the existing home and/or any new buildings on the site. The other adjacent properties are zoned R-2, and the area contains a mixture of residential types, ranging from single-family residential to multi-family structures.

The SPUD proposes reduced lot sizes and setbacks in order to split the existing parcel into two lots, with an existing home on the north, and a new duplex on the south. Across North Barnes Avenue, to the east, is a duplex fronting NW 12th Street with a second duplex at the rear of the property and fronting North Barnes Avenue, similar to what is proposed in the new SPUD. 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 in the area. Plan conformance would be strengthened by ensuring a setback along North Barnes Ave is deep enough so cars will not be parked over the sidewalk.

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 Evaluation:

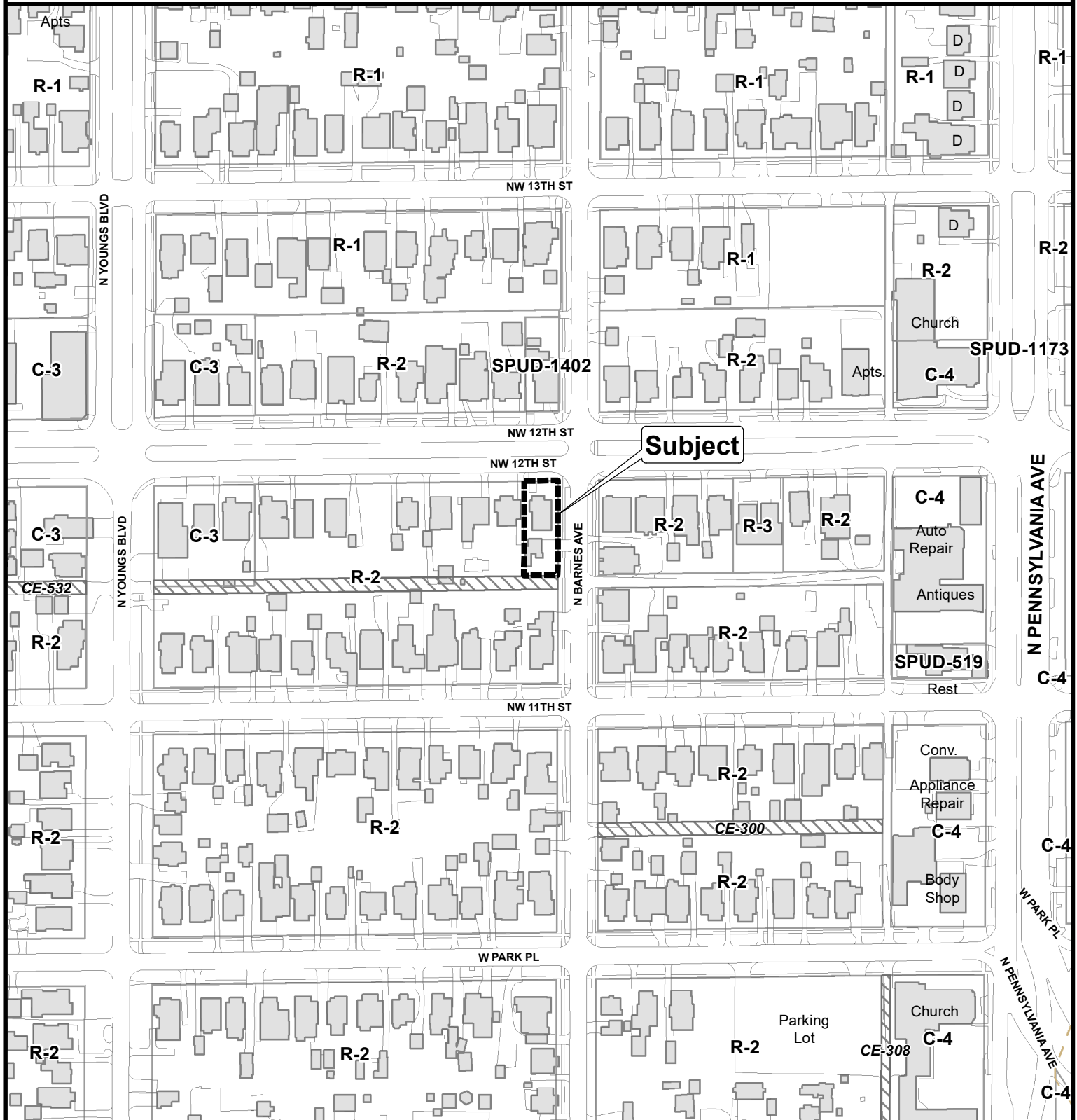
1. Garages shall be set back at least 18 feet from the back of sidewalk.

Case No: SPUD-1661

Applicant: Matthew Barber and Paul Thetford

Existing Zoning: R-2

Location: 2200 NW 12th St. and 1215 N. Barnes Ave.

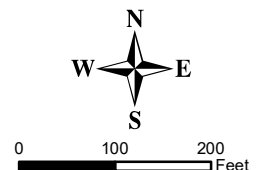


Note: "Subject" is located approximately 936' North of NW 10th St.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



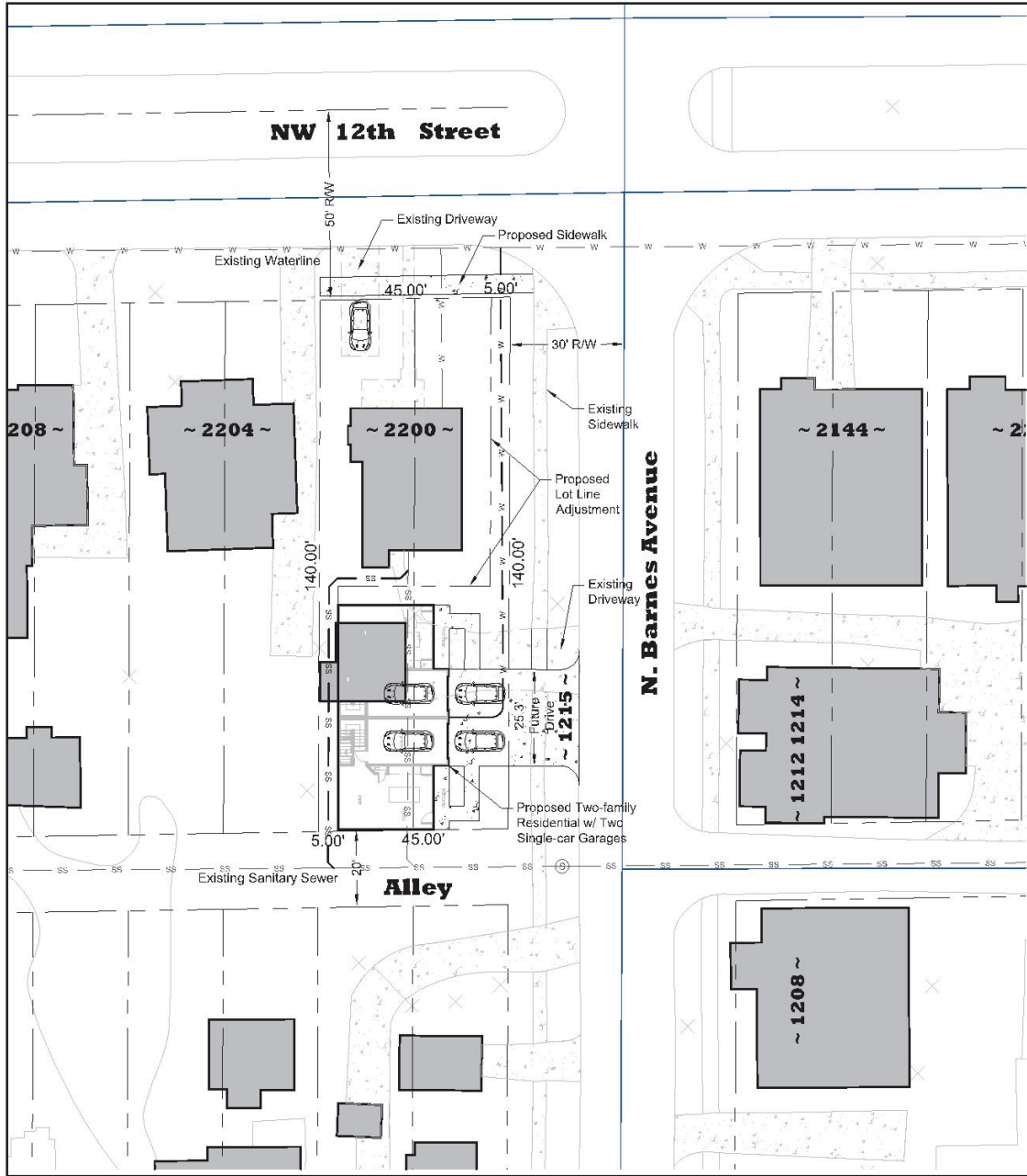
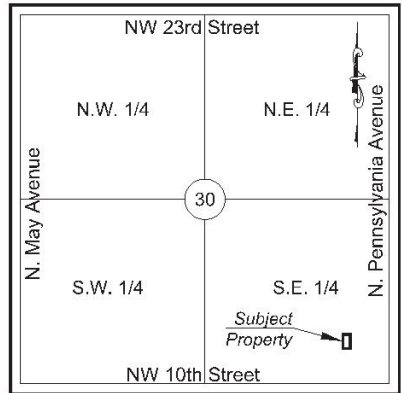
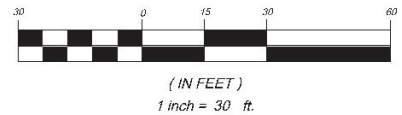


Exhibit "B" **Master Development Plan**



Vicinity Map
Section 30, Township 12N, Range 3W
Not To Scale


GRAPHIC SCALE



Legal Description

Joint Tenancy Warranty Deed, Book 13887, Page 259

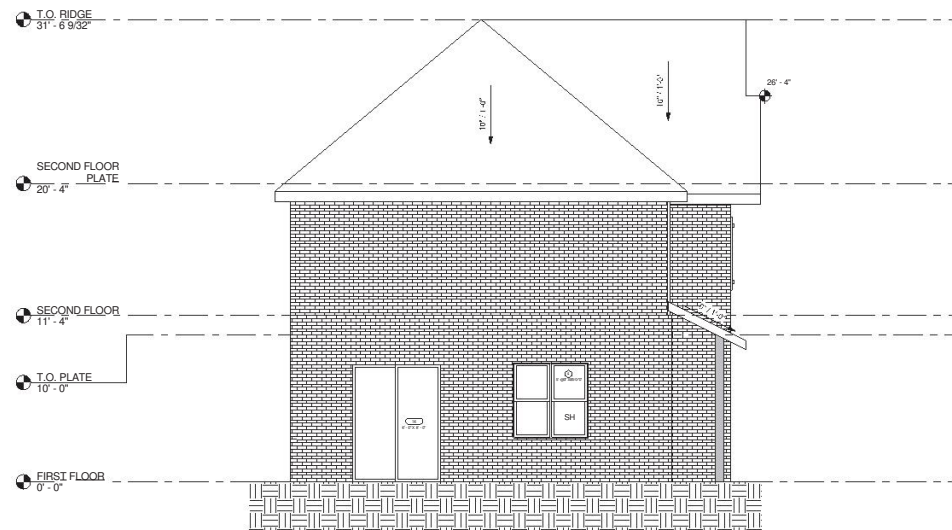
Lots Forty-seven (47) and Forty-eight (48), of Block Thirteen (13) in YOUNGS ENGLEWOOD ADDITION to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

DATE	
REVISION/ISSUE	
NO.	
Matthew Barber & Paul Thetford 423 NE 16th Street Oklahoma City, Oklahoma 73104 (918) 557-8599	
2200 NW 12th Street Oklahoma City, Oklahoma 73107 Young's Englewood Block 13, Lots 47 & 48 Exhibit B - Master Development Plan	
 ALLEN ENGINEERING SERVICES, INC. <small>11010 Glenhurst Drive, Suite 200 Oklahoma City, Oklahoma 73154 Tel: (405) 442-1111 Fax: (405) 442-1112</small>	
PROJECT NO. 6142.3	
TITLE 6142.3Pre	
DATE 07-10-2024	
DESIGNED BY JMS	
CHECKED BY CWA	
DATE N/A	
1	

A2.0



5217 (987,21



/07

DATE	REV	SET	DESCRIPTION

**ANTICIPATED VENEER
SQUARE FOOTAGES**
(INDIVIDUAL UNIT SF)

1 - 557 SF
2 - 785 SF
TOTAL - 1322 SF

**WADE
DESIGN GROUP**

P.O. Box 660 Cheapeake, Oklahoma 74436 - (405) 408-0830 - WADEDESIGNGROUP@GMAIL.COM

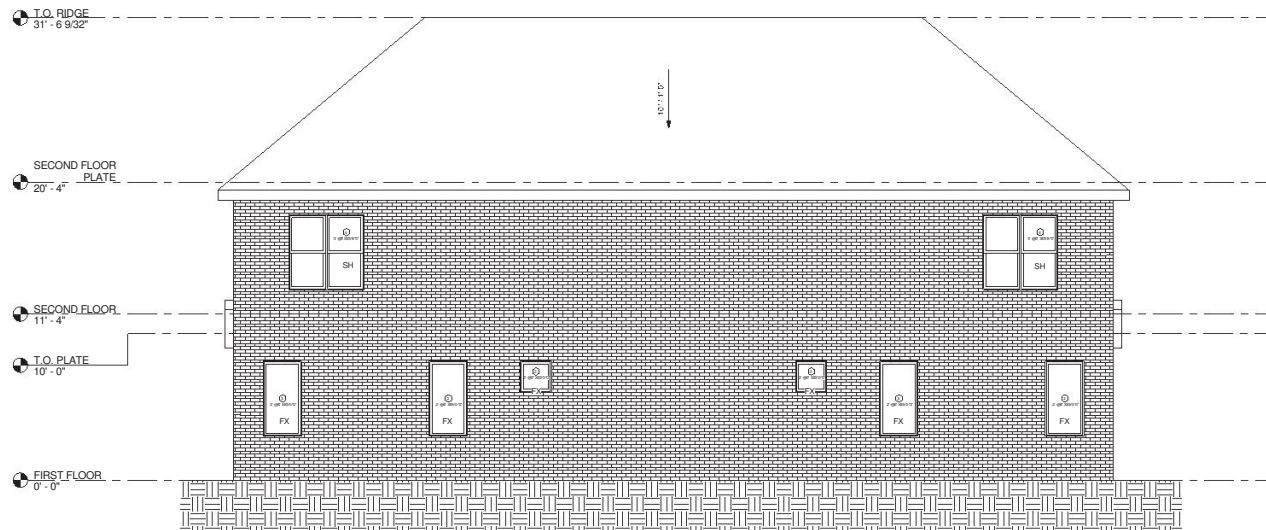
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N. BARNES DUPLEX
OKLAHOMA CITY, OK 73107

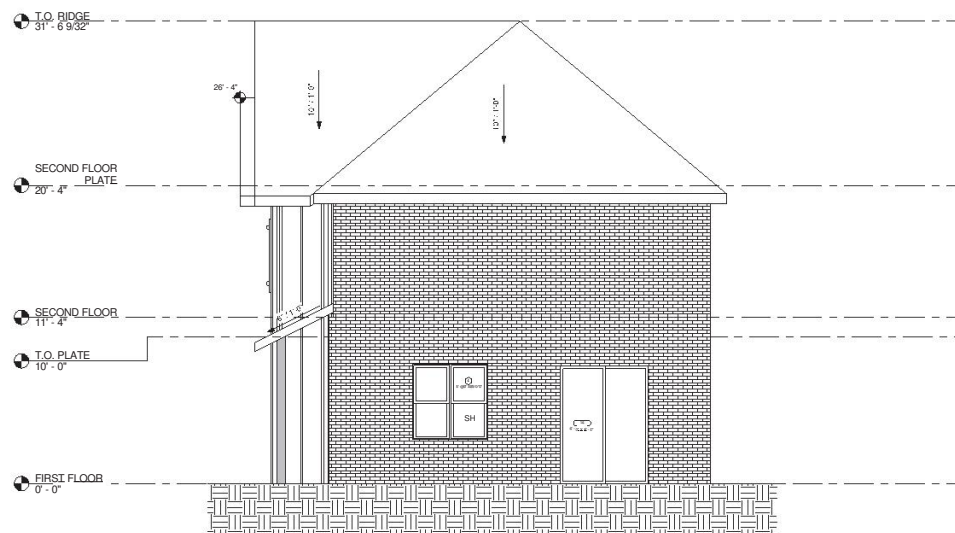
DESIGNED BY: J. STOLT
DRAWN BY: E. WALLACE

FRONT AND LEFT ELEVATION

A3.0



5(\$5)



5*+7

DATE	REV	SET	DESCRIPTION

**ANTICIPATED VENEER
SQUARE FOOTAGES**
(INDIVIDUAL UNIT SF)

1 - 557 SF
2 - 785 SF
TOTAL - 1322 SF

**WADE
DESIGN GROUP**

P.O. Box 660 Checotah, Oklahoma 74438 - (405) 408-0830 - WADECDRAWINGS@GMAIL.COM

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N. BARNES DUPLEX
OKLAHOMA CITY, OK 73107

DESIGNED BY: J. STOLT
DRAWN BY: E. WALLACE
CHECKED BY: J. STOLT

REAR AND RIGHT ELEVATION

A3.1

Exhibit E - Elevations

Case No: SPUD-1661

Applicant: Matthew Barber and Paul Thetford

Existing Zoning: R-2

Location: 2200 NW 12th St. and 1215 N. Barnes Ave.



Aerial Photo from 2/2022

Note: "Subject" is located approximately 936' North of NW 10th St.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



0 100 200 Feet