

Planning Commission Minutes
June 27, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 4:53 p.m. on June 21, 2024)

9. (PC-10940) Application by Fine Rentals For U, LLC, to rezone 1500 NE 25th Street from R-1 Single-Family Residential and HNO Healthy Neighborhood Overlay Districts to R-3 Medium Density Residential and HNO Healthy Neighborhood Overlay Districts Ward 7.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL.

MOVED BY CLAIR, SECONDED BY MEEK

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

ABSENT: LAFORGE



STAFF REPORT
The City of Oklahoma City
Planning Commission
June 27, 2024

Item No. IV. 9.

(PC-10940) Application by Fine Rentals For U, LLC, to rezone 1500 NE 25th Street from R-1 Single-Family Residential and HNO Healthy Neighborhood Overlay Districts to R-3 Medium Density Residential and HNO Healthy Neighborhood Overlay Districts Ward 7.

I. GENERAL INFORMATION

A. Contacts

Applicant

Aisha Brown
Fine Rentals For U LLC
404-729-0913
finerentalsforu@gmail.com

B. Case History

This is a new application.

C. Reason for Request

The purpose of this request is to allow development of a triplex.

D. Existing Conditions

1. Size of Site 0.17 Acres

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-1/HNO	R-1/HNO	R-1/HNO	R-1/HNO	R-1/HNO
Land Use	Undeveloped	Residential	Residential	Residential	Residential

3. Comprehensive Plan Land Use Typology Area: Urban – Medium (UM)

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 (Oklahoma City)**
- 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) 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 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.
- 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.

8. Streets, Traffic and Drainage Maintenance

9. Stormwater Quality Management

10. Traffic Management *

11. Utilities

a. Wastewater Comments

No objections. Using existing services established.

b. Water Comments

No objections. Using existing services established.

c. Solid Waste Management

No Solid Waste Management services needed.

12. 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 R-3 District allows only attached residential products. Three dwelling units on the 0.17-acre site would have a density of 17.65 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 does not currently have improved access. Automobility connectivity would be subject to Code and cannot be stipulated in a base zoning request.

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.

Sidewalks are not available on the subject site. Sidewalk requirements would be per Code.

- 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” are potential compatibility issues 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. *Lot coverage may exceed that of adjacent single-family residential uses. R-1 zoning limits lot coverage to 50%. R-3 allows 100% lot coverage. However, R-1 and R-3 zones are required to have the same minimum 25 percent yard area. The R-3 zone would maintain similar setbacks and heights as the R-1 zone, which would limit the building size.*

- 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.

- 5) **Transportation System:** This site is located at the southeast corner of NE 25th Street, a Neighborhood Street, and North Prospect Avenue, a Connector Street in the Urban Medium LUTA. The nearest transit (bus) service is located within a quarter mile to the south, along NE 23rd Street.
- 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)
 - Maintain existing alleys or construct new alleys where feasible to provide trash collection service and parking behind primary buildings and minimize curb cuts along the primary street frontage. (C-8)
 - 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)
 - Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
 - 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 southeast corner of NE 25th Street and North Prospect Avenue, generally located between North Kelley Avenue and North Martin Luther King Avenue. Northeast 25th Street continues and also intersects the site on the west, near the southern boundary of the subject site. An unimproved platted alley is located along the southern boundary of the property. The site and all surrounding land are zoned R-1. The subject site is undeveloped and within the Healthy Neighborhood Overlay District, which would not be affected by the rezoning. Adjacent properties are developed with single-family residential. East of the site along North Jordan Avenue, between NE 24th and NE 26th Streets, was rezoned from R-1 to SPUD-1116 in 2019 to allow renovation of the Marcus Garvey school building and school grounds for senior housing and related uses.

The proposed R-3 District is requested to allow a triplex on a vacant lot within an existing neighborhood. The proposed density is in conformance with the Urban Medium density ranges and comprehensive plan goals to provide a mixture of residential housing types and infill development on vacant lots. It is unknown how the site will be designed. If the site is not developed with a triplex, the R-3 District would also allow a single-family or two-family attached (duplex) to be constructed 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.

gjh

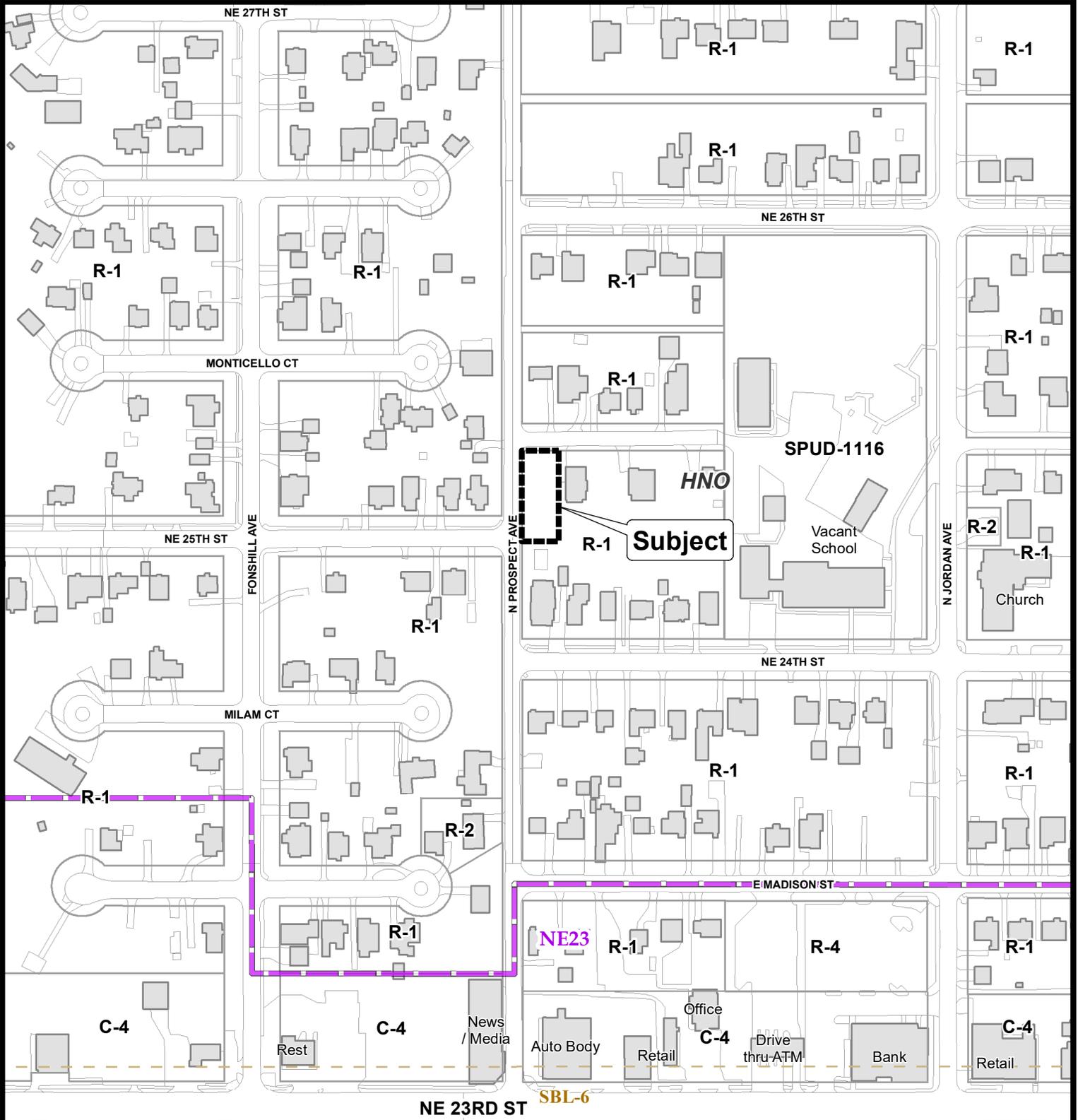
Case No: PC-10940

Applicant: Fine Rentals For U, LLC

Existing Zoning: R-1 / HNO

Proposed zoning: R-3 / HNO

Location: 1500 NE 25th St.



Note: "Subject" is located approximately 2,543' West of N. Martin Luther King Ave.



The City of OKLAHOMA CITY

Rezoning Application



0 100 200 Feet

Case No: PC-10940 Applicant: Fine Rentals For U, LLC
Existing Zoning: R-1 / HNO Proposed zoning: R-3 / HNO
Location: 1500 NE 25th St.



Aerial Photo from 2/2022

Note: "Subject" is located approximately 2,543' West of N. Martin Luther King Ave.



The City of
OKLAHOMA CITY

Rezoning Application



0 100 200
Feet