

Planning Commission Minutes  
June 23, 2022

(The agenda was filed with the City Clerk of The City of Oklahoma City at 8:26 a.m. on June 21, 2022.)

14. (SPUD-1404) Application by Jeremy Wilson, to rezone 1138-1140 NW 1st Street from the R-3 Medium Density Residential and SPUD-906 District to the SPUD-1404 Simplified Planned Unit Development District. Ward 6.

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL.**

MOVED BY GOVIN, SECONDED BY PENNINGTON

AYES: CRAVENS, POWERS, FRALEY, HINKLE, GOVIN,  
PENNINGTON;

ABSENT: CLAIR, PRIVETT, LAFORGE



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**June 23, 2022**

**Item No. IV. 14.**

**(SPUD-1404) Application by Jeremy Wilson, to rezone 1138-1140 NW 1<sup>st</sup> Street from the R-3 Medium Density Residential and SPUD-906 District to the SPUD-1404 Simplified Planned Unit Development District. Ward 6.**

**I. GENERAL INFORMATION**

**A. Contacts**

**1. Applicant/Developer Representative**

Name        Jeremy Wilson  
Phone        405-808-1355  
Email        wagpasty@gmail.com

**B. Case History**

This application was continued from the May 26, 2022 meeting.

**C. Reason for Request**

This application is to permit medium density residential development.

**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: 0.2525 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>	R-3/SPUD-906	PUD-1304	I-2	SPUD-906	I-2
<b>Land Use</b>	Undeveloped	Off/Whse	Undeveloped	Undeveloped	Commercial

**4. Development Context:** The subject site is located at the southeast corner of NW 1<sup>st</sup> Street and N Klein Ave, a block west of N Western Ave.

To the north is PUD-1304 which was approved in 2007 and allows I-2 uses and group residential (R-4) and is currently developed with office/retail building. To the west is an office/warehouse zoned I-2. Northwest of the site and the street intersection is a duplex zoned R-3. To the east is undeveloped R-3 zoned land. To the south across a public alley is SPUD-906, which was approved in 2016 and allows modified I-2 uses. The subject site's southwest corner is also within SPUD-906 and the balance of the site is zoned R-3. The SPUD would allow four single family homes.

## **II. SUMMARY OF PUD APPLICATION**

This site will be developed in accordance with the regulation of the **R-3 Medium Density Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

- 1. All uses permitted within the R-3 District are permitted on this site.**
- 2. Maximum Building Height:** 3 stories, max of 50 ft tall, may have a rooftop deck, terrace, and/or shade structure(s)
- 3. Maximum Building Size:** 3,500 square feet per dwelling unit.
- 4. Maximum Number of Buildings:** A maximum of four (4) dwelling units shall be allowed. Units may be attached or detached.
- 5. Building Setback Lines:** There shall be no setbacks required except as required by building and fire code. The area within sight-triangles may be developed.
- 6. Sight-proof Screening:** Sight-proof screening is not required, but if installed shall meet the requirements of the base zoning district.
- 7. Landscaping:** The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.
- 8. Signs:**
  - 8.1 Freestanding accessory signs:** Freestanding signs shall not be permitted
  - 8.2 Attached signs:** Per base zoning district.
  - 8.3 Non-Accessory Signs:** Not permitted.
  - 8.4 Electronic Message Display signs:** Not permitted.
- 9. Access:** Access to all dwelling units shall be from the alley. No new driveways will be permitted on NW 1<sup>st</sup> Street.
- 10. Sidewalks:** Sidewalks shall be provided and shall be repaired or replaced as necessary to meet Public Works requirements

**I. Other Development Regulations:**

- 1. Architecture:** Per the base district. Homes shall be oriented toward a street.
- 2. Open Space:** Per the base district.
- 3. Street Improvements:** N/A
- 4. Site 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.
- 6. Parking:** The design and number of all parking facilities in this SPUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended. Parking for individual units shall be located behind the homes that front NW 1<sup>st</sup> Street. Garages may count toward the parking requirement.
- 7. Maintenance:** N/A
- 8. Drainage:** Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.
- 9. Other:**
  - 9.1 Minimum Lot Size:** 3,000 sf
  - 9.2 Maximum Lot Coverage:** 100%
  - 9.3 Minimum Lot Width:** 25 ft

**III. Supporting Documents**

- Exhibit A:** Legal Description
- Exhibit B:** Site Plan
- Exhibit C:** Conceptual Renderings

**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 be advised ONG has an underground or aboveground facility in the area. If you need our facilities relocated to accommodate your excavation or construction, ONG will provide you a cost estimate. Prior to excavation, please contact OKIE-ONE 1-800-522-6543 a minimum of 48 hours prior for exact location of our facilities.
- 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**
  - 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) 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.

**c. Stormwater Quality Management**

**d. Traffic Management\***

**8. Utilities**

**a. Engineering**

**Paving**

**Wastewater Availability**

- 1) An existing 12” wastewater main(s) is adjacent to the subject site(s) and a service connection will be permitted in accordance with City Standard Specifications. A separate service connection is required for each building/structure.
- 2) All wastewater mains must flow within the existing drainage basin. Proposed wastewater mains that will flow to another drainage basin across a ridgeline will not be allowed.
- 3) Minimum ten (10) foot horizontal separation required for water mains and five (5) foot for other crossings. Minimum two (2) foot vertical separation required for all crossings. All wastewater mains must have a minimum cover of six (6) feet and a depth no greater than eighteen (18) feet.
- 4) The developer will be required to extend the wastewater collection system to each lot or site within the subdivision or land improvements in accordance with City Standard Specifications and the current Subdivision Regulations.
- 5) Proposed wastewater main(s) must be located in a twenty (20) foot wide easement. No trees, signs, dumpster, fences, and/or structures shall be permitted within any proposed or existing utility easement.
- 6) An 8” sewer extension along N Klein Ave. is required to serve lots 21-24.

**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 6" water main(s) is adjacent to the subject site(s) and a service connection will be permitted in accordance with City Standard Specifications. A separate service connection and meter is required for each building/structure.
- 2) Minimum ten (10) foot horizontal separation required for wastewater mains and five (5) foot for other mains. Minimum two (2) foot vertical separation required for all crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 3) 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 and fire protection systems which require water pressure in excess of 25 psi.
- 4) Proposed water main(s) must be located within a utility easement or right-of-way. No trees, signs, dumpster, fences, and/or structures shall be permitted within any proposed or existing utility easement.
- 5) All existing and proposed meters must meet current specifications and standard details and be located in the right-of-way or utility easement within grassy areas outside of sidewalks, driveways, streets and/or paving.
- 6) All domestic and fire suppression services must have separate water service connections. Fire hydrants maximum spacing is 500 foot and must be located within 10 foot of a hard surface (i.e. sidewalk, street, and/or paving).
- 7) An 8" extension is required along N Klein Ave to service lots 21 and 22.

## 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.

*The SPUD is requested to build four new homes on originally platted 25-foot lots. Four dwelling units over 0.32 acres is a density of 12 du/acre. National, state, and local permitting require basic best management practices for stormwater management.*

##### Automobile Connectivity:

- Protect existing traditional street grid and reconnect it where possible.
- Keep alleys open and functional.

*The site will be developed with access to all driveways/garages from the alley on the south side of the property, in conformance with the comprehensive plan.*

##### Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.
- Discourage widening of neighborhood streets and increasing curb radii.

*Sidewalks are required along both street frontages.*

- #### 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating low or medium intensity residential adjacent to existing low intensity residential uses or zoning, “Building Scale and Site Design” is a potential compatibility issue identified by the comprehensive plan. Additionally, the comprehensive plan states that in some cases, such as locating residential near industrial, a proposed project should mitigate for uses that could create operational impacts. 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 would allow a reduced lot size, lot width, and setbacks, and allow a building height up to 50 feet in order to construct four new homes on traditionally platted 25-foot lots. The proposed setbacks and building height are the same as allowed in SPUD-906 which includes a portion of the subject site as well as the land to the south. No homes are located nearby. The land abutting on the east is undeveloped and zoned R-3, which allows single-family, duplex, triplexes or a quadplex. Land north, east and south is zoned for industrial uses.*

**3) Service Efficiency:**

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

**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.

**5) Transportation System:** This site is located off NW 1<sup>st</sup> Street, identified as an industrial street in planokc, and N Klein Ave, a neighborhood street within the Urban Medium LUTA. The nearest transit (bus) service is a block south along W Main Street.

**6) Other Development Related Policies**

- 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 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)

**b. Plan Conformance Considerations**

The subject site is located at the southeast corner of NW 1<sup>st</sup> Street and N Klein Ave. The SPUD proposes reduced lot sizes, widths and setbacks, and a taller building height in order to build four new single-family residences. The homes would be built on existing platted 25-foot lots. All homes would be oriented toward the street and accessed from the east-west alley on the south side of the site. 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.

**IV. STAFF RECOMMENDATION**

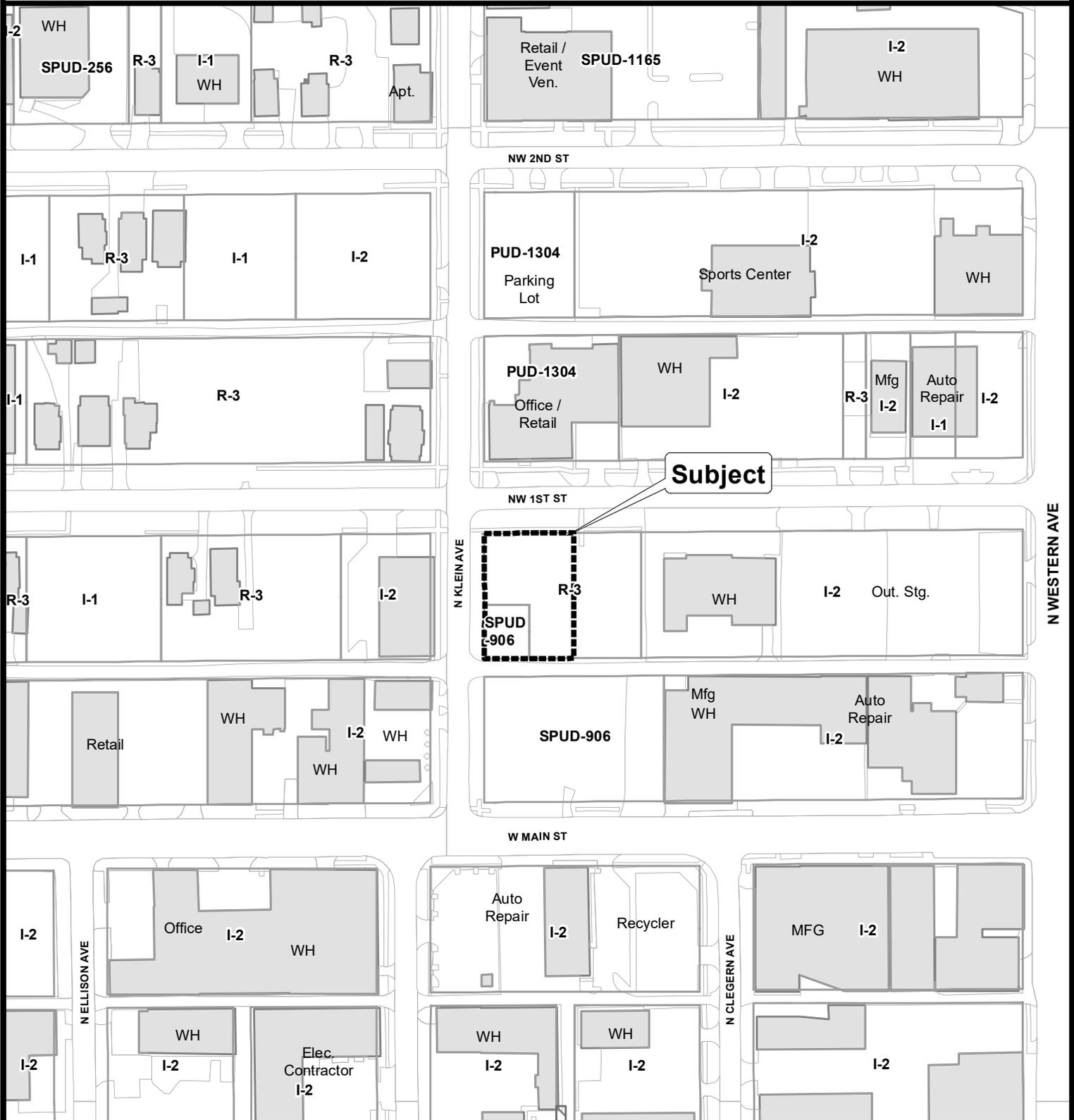
*Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the 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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**Case No: SPUD-1404 Applicant: Jeremy Wilson**  
**Existing Zoning: R-3 / SPUD-906**  
**Location: 1138-1140 NW 1st St.**



The City of  
**OKLAHOMA CITY**

# Simplified Planned Unit Development

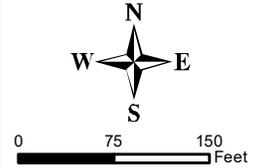
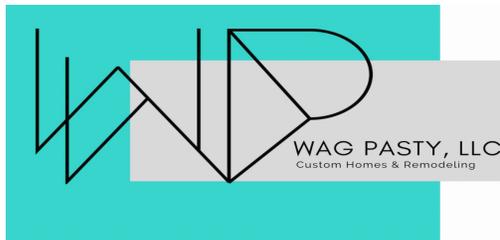


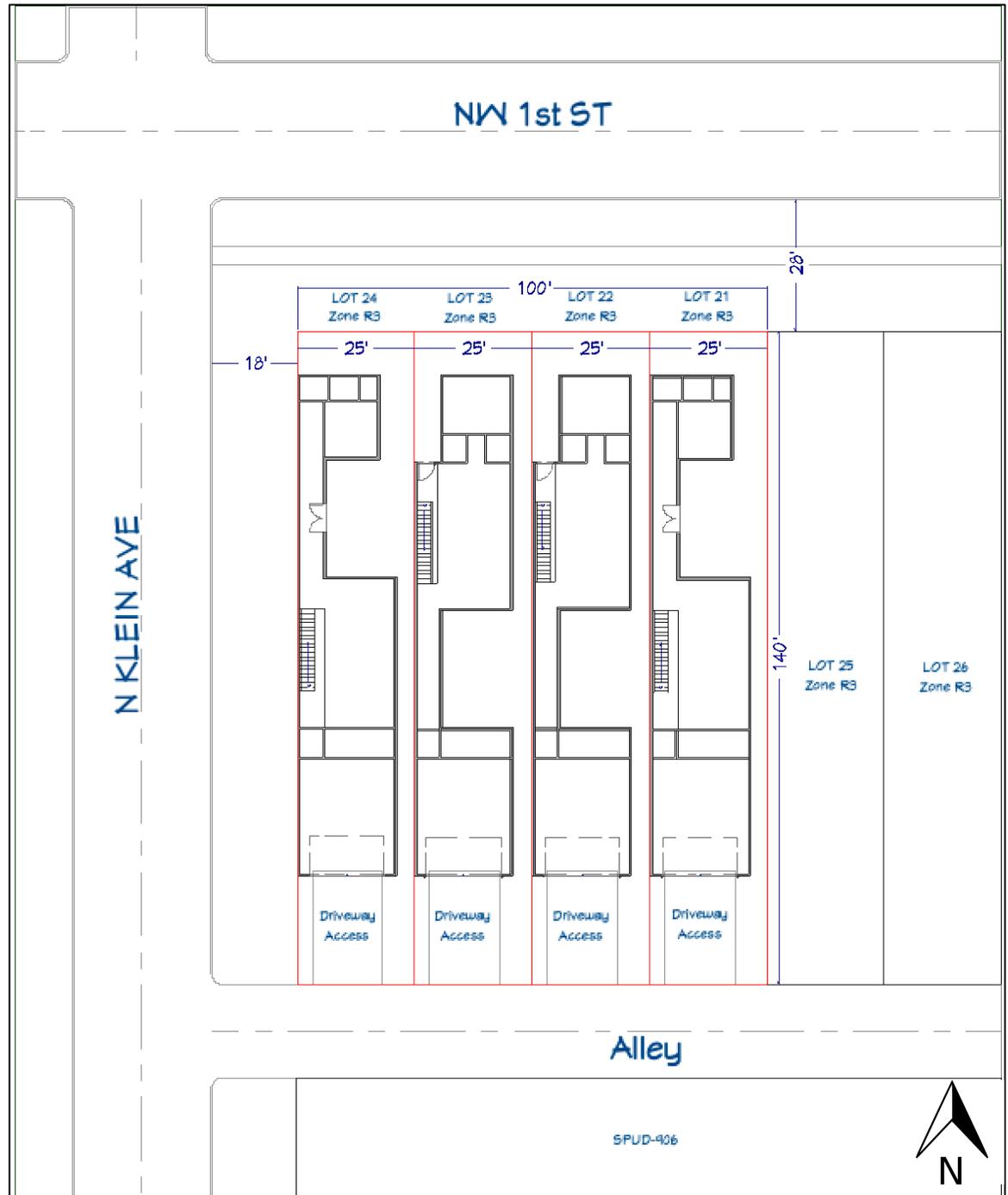
Exhibit B:  
**SITE PLAN CONCEPT**  
AT NW 1<sup>st</sup> ST & N KLEIN AVE

ZONE R3 PROPOSED  
SINGLE FAMILY HOMES

PLEASE NOTE THAT PLAN IS  
CONCEPTUAL. A SPECIFIC  
LAYOUT FOR EACH LOT TO BE  
DETERMINED.



PO BOX 18797  
Oklahoma City, OK 73154



**Case No: SPUD-1404    Applicant: Jeremy Wilson**  
**Existing Zoning: R-3 / SPUD-906**  
**Location: 1138-1140 NW 1st St.**



Aerial Photo from 2/2020



The City of  
**OKLAHOMA CITY**

# Simplified Planned Unit Development

