

Planning Commission Minutes
September 26, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 9:00 a.m. on September 23, 2024)

7. (SPUD-1668) Application by Cynthia Ann Murdock and Jack P Murdock Revocable Living Trust to rezone 6901 South Main Street from AA Agricultural District to SPUD-1668 Simplified Planned Unit Development District. Ward 3.

Amended Technical Evaluation:

1. Maneuvering the right-of-way shall be permitted for approved angled parking.
2. ~~Specify direction (north, south, east, west) in Section 5. Building Setback Lines.~~ Setbacks shall be as follows: East: 0 feet; West: 15 feet; South: 10 feet; North: 0 feet.
3. Septic system shall not be aerobic.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY MEEK, SECONDED BY GOVIN

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

ABSENT: LAFORGE



STAFF REPORT
The City of Oklahoma City
Planning Commission
September 26, 2024

Item No. IV. 7.

(SPUD-1668) Application by Cynthia Ann Murdock and Jack P Murdock Revocable Living Trust to rezone 6901 South Main Street from AA Agricultural District to SPUD-1668 Simplified Planned Unit Development District. Ward 3.

I. GENERAL INFORMATION

A. Contacts

1. Applicant

Name Jack P. Murdock
Phone (405) 826-1190
Email jprovider@aol.com

B. Case History

This is a new application.

C. Reason for Request

The purpose of this application is to allow industrial use and development.

D. Existing Conditions

1. Size of Site: 0.25 Acres

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	AA	AA	I-1	AA	I-1
Land Use	Office	Office	Auto Repair	Residential	Storage

3. Comprehensive Plan Land Use Typology Area: Urban - Low (UL)

UL applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation.

II. SUMMARY OF SPUD APPLICATION

This site will be developed in accordance with the regulations of the **I-1 Light Industrial District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following uses will be the only uses permitted on this site:

8300.14	Automotive and Equipment: Cleaning and Repairs, Light Equipment
8300.21	Automotive and Equipment: Storage
8300.24	Business Support Services
8300.31	Construction Sales and Services
8300.60	Personal Storage
8300.61	Repair Services: Consumer
8300.63	Retail Sales and Services: General
8350.3	Custom Manufacturing
8350.8	Industrial, Light
8350.15	Wholesaling, Storage and Distribution: General

1.1 Minimum Lot Size: 11,000 square feet

1.2 Minimum Lot Width: 70 feet

2. Maximum Building Height: The maximum building height shall be per base zoning.

3. Maximum Building Size: 7,000 square feet

4. Maximum Number of Buildings: There shall be one building within this SPUD.
Accessory buildings and structures shall be permitted.

5. Building Setback Lines for New Structures:

Front Yard: 0 feet, in-line with neighboring buildings

Rear Yard: 15 feet

Side Yard: 10 feet

Corner Side Yard: 5 feet

6. Sight-proof Screening: The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

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

8. **Signs:**

8.1 **Free standing accessory signs**

Free standing signs shall be permitted per base zoning, except that no pole signs will be allowed.

8.2 **Attached Signs**

Attached signs shall be permitted per base zoning.

8.3 **Non-Accessory Signs**

Non-accessory signs shall not be permitted within this SPUD.

8.4 **Electronic Message Display signs**

Electronic Message Display signs shall not be permitted within this SPUD.

9. **Access:**

Access may be taken from one driveway on Dudley Street and one driveway on South Main Street.

10. **Sidewalks:**

Sidewalk requirements shall be those in place at the time of development. 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:** Per Base Zoning District

2. **Open Space:** Per Base Zoning 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 shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences. Dumpsters shall be a minimum of 50 feet away from any residential use.

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

6. Parking:

The design of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended. Angled parking on Main St. side following Traffic Division Requirements.

7. 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 may cause a blockage of flow or an adverse effect on the functioning of any storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements on the site.

8. 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: 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 (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: Western Heights**
- 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.

b. Streets, Traffic and Drainage Maintenance

c. Stormwater Quality Management

d. Traffic Management *

8. Utilities

a. Engineering

b. Solid Waste Management

- 1) The City cannot provide service, contact private hauler.

c. Water/Wastewater Quality

Water Availability

1. An existing 12-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 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.

Wastewater Availability

1. No public wastewater service is available for the development. A private on-site wastewater disposal system is required in accordance with ODEQ rules and regulations. Applicants is responsible for obtaining all required City and ODEQ Permits. On-site wastewater disposal system must be installed by an ODEQ certified installer and inspected by ODEQ.
2. Lot size does not meet requirements of 0.50 acres for public water and private septic. Recommend denial unless current system has septic.

9. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Developments should be served by urban water and sewer utility systems.

National, state, and local permitting require basic best management practices for stormwater management. Public water is available on the site; however, access to public sewer is not available nearby.

Density: The Urban Low Intensity LUTA outlines a floor to area ratio (FAR) of 0.2 to 1.0 for non-residential developments. *The current floor to area ratio of the site is approximately 0.22. The SPUD regulations could provide for continued development within the Urban Low Intensity LUTA range.*

Automobile Connectivity:

- Keep existing alleys open and functional.

The subject abuts a platted alley. The SPUD regulations allow one access point along both South Main Street and Dudley Street. The conceptual plan for the development illustrates the primary parking for the site would be located behind the new building and accessed via the drive along Dudley Street.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.

Sidewalks are not currently available on the subject site. The SPUD requires any repair / replacement of sidewalks to be accordance with Code and ADA requirements.

- 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, “Building Scale and Site Design”, “Traffic”, and “Operational Impact” 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 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 reduced setbacks from existing Code, but in some cases greater than the existing structure. The building is proposed along Main Street with parking provided behind it. The building height will be per Code, which will limit structures to one story and 20 feet adjacent to the AA District.*

Traffic: Mitigation measures should be used if the development is inconsistent with the Street Typology, or would substantially exceed the average daily traffic of existing, adjacent uses. *No triggers requiring mitigation were identified.*

Operational Impact: The comprehensive plan calls for mitigation measures if new projects propose uses that generate noise levels above those found in typical residential settings, have detectable odors, spill light above that found in typical residential settings, or operate after 10 p.m. within proximity to residential uses. When located near residential uses, the comprehensive plan calls for containing operating effects (including noise and odor) within building walls, using vertical screening to block any mechanical equipment and service areas, and directing light away from adjacent residential areas. *The area is sprinkled with residences, auto uses, agricultural and industrial uses.*

3) Service Efficiency:

- Water: *Served*
- Sewer: *Not Served – Open Sewer Sheds*
- Fire Service: *Urban Response*

4) Environmentally Sensitive Areas: No ESAs were identified on the subject site.

5) Transportation System: This site is located at the southwest corner of South Main Street and Dudley Street, both Neighborhood Streets in the Urban Low LUTA. Transit (bus) service is not available nearby.

6) Other Development Related Policies

- Favor commercial development clustered in nodes at arterial or collector intersections or along brief “main street” style corridors over commercial development extending in a linear pattern for long distances along highway, arterial, or collector corridors. (SU-25)
- Commercial buildings should be built at the street rather than behind a parking lot in order to promote pedestrian circulation, multipurpose shopping trips, and walkable and attractive streetscapes. (SU-28)
- New neighborhood-scale retail should be located within new residential growth areas to serve daily shopping needs and limit trip distances. In newly developing areas, this retail format is preferred to the existing linear development patterns along arterials. (SU-30)
- Neighborhood-scale retail should be developed at the median breaks or intersections of major or minor connectors. (SU-31)
- 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)

7) Other Considerations: Historic Resources

The City's comprehensive plan and the adopted historic preservation plan for Oklahoma City, preserve **okc**, prioritize protecting National Register-listed properties, local historic districts, and the unique character of historic resources. *Records indicate that the structure at the corner of the site was constructed in 1904, which would place it among the oldest remaining structures in Oklahoma City. The building appears to retain sufficient architectural defining features to be considered a potential historic resource. Conformance would be achieved by retaining this structure.*

b. Plan Conformance Considerations

The subject site is located at the southwest corner of South Main Street and Dudley Street, in an area generally located east of South Council Road between SW 59th Street and SW 74th Street. The site is in Wheatland, which was formerly a rural town that was annexed into Oklahoma City in the early 1900s. The area is a mix of AA and I-1 zoning. The subject site is zoned AA and developed with two commercial buildings. The northern building at the corner has an additional storefront on its south. Records indicate that the structure at the corner of the site was constructed in 1904, which would place it among the oldest remaining structures in Oklahoma City. Across Dudley Street to the north is an AA zoned residence that appears to have previously been a commercial structure. The northeast corner of the intersection is zoned AA and developed with a telecommunications facility. Across South Main Street, to the east, is an office / warehouse zoned I-1. Abutting the site on the south is a single-family residence zoned AA. West of the site, across the unimproved platted alley, is I-1 zoned property that is developed with a single-family residence and primarily used as outdoor storage.

The SPUD is requested to allow redevelopment of the site, and proposes an I-1 base with 10 uses, including retail, automotive repair and storage, personal storage, and light industrial uses. The Master Design Statement allows reduced setbacks in order to retain the "main street" setback along the street, and places parking behind the building. The

MDS should specify that maneuvering in the right-of-way is allowed in the event new on-street angled parking is approved. Additionally, the MDS should clarify which is the “front” and “rear” setback by direction to avoid confusion at permitting. The site is served by water but not sewer. The development will need to comply with ODEQ requirements for aerobic/septic systems.

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. Maneuvering the right-of-way shall be permitted for approved angled parking.
2. Specify direction (north, south, east, west) in Section 5. Building Setback Lines.

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.

taj

N

Dudley

LOT 16

Driveway Approach

10 FT

20 FT

~ = Property line

Proposed

Existing

Murdock-Wheatland 2024

Temp Parking

30 Ft

LOT 17

20'

100 Ft

10 Ft

Parking

LOT 18

60 Ft

Proposed 60'x100' Building

Temp Parking

LOT 19

50 Ft

10 Ft

W

20'

LOT 20

20'

20' Easement

1:8 Scale

1 inch = 8 Ft

S

Main St

E

Case No: SPUD-1668 Applicant: Cynthia Ann Murdock and Jack P. Murdock Revocable Living Trust
Existing Zoning: AA
Location: 6901 S. Main St.



Aerial Photo from 2/2022

Note: "Subject" is located approximately 2,151' North of SW 74th St.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development

