

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.)

17. (SPUD-1419) Application by Irish Restoration Company, LLC., to rezone 2141 and 2145 NW 30th Street from the R-1 Single Family Residential District to the SPUD-1419 Simplified Planned Unit Development District. Ward 2.

The applicant was present. There were no protestors present.

Technical Evaluation:

1. New homes must be oriented toward a street.
2. Amend side yard setback to 5 feet instead of 3 feet.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.

MOVED BY POWERS, SECONDED BY HINKLE

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. 17.

(SPUD-1419) Application by Irish Restoration Company, LLC., to rezone 2141 and 2145 NW 30th Street from the R-1 Single Family Residential District to the SPUD-1419 Simplified Planned Unit Development District. Ward 6.

I. GENERAL INFORMATION

A. Contacts

1. Applicant/Developer Representative

Name David M Box
Company Williams, Box, Forshee & Bullard PC
Phone 405-232-0080
Email dmbox@wbfbllaw.com

B. Case History

This is a new application.

C. Reason for Request

This application is to permit a modified single family residential development (4 homes).

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: 0.3519 acres

3. Zoning and Land Use

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

- 4. Development Context:** The subject site is located at the northeast corner of NW 30th Street and N Barnes Avenue, one block west of N Pennsylvania Ave. The site is developed with two homes oriented to NW 30th Street. Both homes also have frontage along N Cashion Place on the north (the north/rear of the properties). Across the street to the south are residences zoned Historic Preservation (HP) in the Shepherd neighborhood. To the east, north, and west are homes zoned R-1. Approximately 100 feet to the east is SPUD-1257 which was approved in 2020 to allow the conversion of an existing church into a youth shelter, and the construction of a new apartment building, although redeveloped has not occurred. The SPUD is requested to reduce the minimum lot size in the R-1 District to allow four homes on the site, with two new homes along N Cashion Place.

II. SUMMARY OF PUD APPLICATION

- 1.** This SPUD shall be developed in accordance with the use and development regulations of the **R-1 Single-Family Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:
The following use(s) will be the only use(s) permitted on this site:

8200.14	Single-Family Residential
8250.3	Community Recreation: Property Owners Association

- 2. Maximum Building Height:**

All existing improvement located on Tracts 2 and 4 shall be deemed to conform to any applicable height regulations.

In the event of a new structure within the SPUD, the maximum building height shall be in accordance with the base zoning district.

- 3. Maximum Building Size:**

All existing improvement located on Tracts 2 and 4 shall be deemed to conform to any applicable building size regulations.

In the event of a new structure within the SPUD, the maximum building size shall be in accordance with the base zoning district.

- 4. Maximum Number of Buildings:**

There shall be a maximum of four (4) dwelling units permitted within the SPUD with accessory buildings permitted based upon applicable regulations for the R-1 district.

- 5. DENSITY**

There shall be a maximum of four dwelling units permitted within this SPUD. The minimum lot size within this SPUD shall be 3,800 square feet.

6. LOT SPLITS

This SPUD shall permit the issuance of three (3) lot splits to create a total of four (4) lots without the need to plat.

7. Building Setback Lines

Existing structures within this SPUD shall be permitted to remain and shall be deemed to conform to any applicable regulations.

In the event that new structures are built within this SPUD, the following shall apply:

Front: 25 feet
Rear: 5 feet
Corner Side-Yard: 15 feet
Interior Side-Yard: 3 feet

8. Sight-proof Screening:

All existing screening shall be permitted to remain on site and shall be deemed to conform to any requirements contained within this SPUD.

In the event of a new structure within this SPUD, screening regulations shall be in accordance with the base zoning.

9. Landscaping:

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

10. Signs:

Signs shall not be permitted within this SPUD.

11. Access:

Access shall be taken from NW 30th and Cashion Place. There shall be a maximum of one drive from NW 30th and one drive from Cashion Place.

12. Sidewalks

Sidewalks shall not be required as there are no sidewalks within this neighborhood.

II. Other Development Regulations:

1. Architecture:

All existing structures within this SPUD shall be permitted to remain on site and shall be deemed to conform to any architectural requirements.

In the event of any new structure within this SPUD, exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie).

No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

2. Open Space:

Per R-1 regulations.

3. Street Improvements:

N/A

4. Site Lighting:

All existing lighting on Tracts 2 and 4 shall be deemed to conform to any applicable lighting requirements.

In the event of a new structure within this SPUD, the site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section m59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

5. Dumpsters:

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

6. 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: 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

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 8" 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 minimum lot size does not meet the current 30,000 square foot minimum lot size for lots with on-site sewage disposal systems. On-site aerobic sewage disposal systems require a minimum twenty-five (25) foot setback from the property line or public property. All existing unused wastewater services must be abandoned at the wastewater main.
- 6) 8" wastewater main will need to be extended to the properties.

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) Dead-end water mains must be avoided where applicable. All existing unnecessary water services must be abandoned at the water main.
- 4) 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.
- 5) 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.
- 6) 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.
- 7) 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).

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 four residential lots to be split so two new homes could be built along N Cashion Place. Four dwelling units over 0.36 acre is 11 du/acre.

Automobile Connectivity:

- Maintain and enhance the connectivity of the street network.
- Protect existing traditional street grid and reconnect it where possible.

No changes are proposed to the street network. The existing homes share a driveway, and the SPUD requires the two new homes to share access.

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.

Sidewalks are not available in the neighborhood and the SPUD does not require them. Northwest 30th Street is under consideration for sidewalk installation.

- 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, “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 subject site has triple street frontage. The two existing homes face NW 30th Street and have backyards along Cashion Place. The SPUD would allow a reduced lot size in order to split the lots and allow two new homes to be built along Cashion Place.*

The new homes will meet standard R-1 setbacks except that the interior side yard is proposed at 3 feet instead of 5 feet. It is assumed but not specified in the Master Design Statement that the two new homes will be oriented toward the street.

- 3) Service Efficiency:**
 - Water: *Fully served*
 - Sewer: *Fully Served*
 - Fire Service: *Urban Service Level*
- 4) Environmentally Sensitive Areas:** No ESAs were identified on the site.
- 5) Transportation System:** The south boundary of the subject site is located along NW 30th Street, a Connector Street. The west boundary is located along N Barnes Ave, a Neighborhood Street, and the north boundary is located along N Cashion Place, also a Neighborhood Street within the Urban Medium LUTA. Transit (bus) service is located one block east on N Pennsylvania Ave.
- 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. New residential subdivisions should achieve a mixture of housing types within a unified development. (SU-4)
 - Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
 - 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 stretches between NW 30th Street and Cashion Place, and also has frontage along the east side of N Barnes Ave. The site is developed with two homes that share a drive from NW 30th Street. The existing homes are undergoing a renovation. The SPUD is requested to reduce the lot size requirement in the R-1 District to 3,800 square feet so the lots can be split and two new homes built along Cashion Place. The SPUD allows the creation of the new lots to be done administratively, which will require information about how sewer will be provided to all lots and approval from the Utilities Department.

The proposal to increase density within 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. Plan conformance would be strengthened by preserving trees along N Barnes Avenue.

The site plan did not show the placement of the homes to be constructed. The two new homes should face the street.

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.

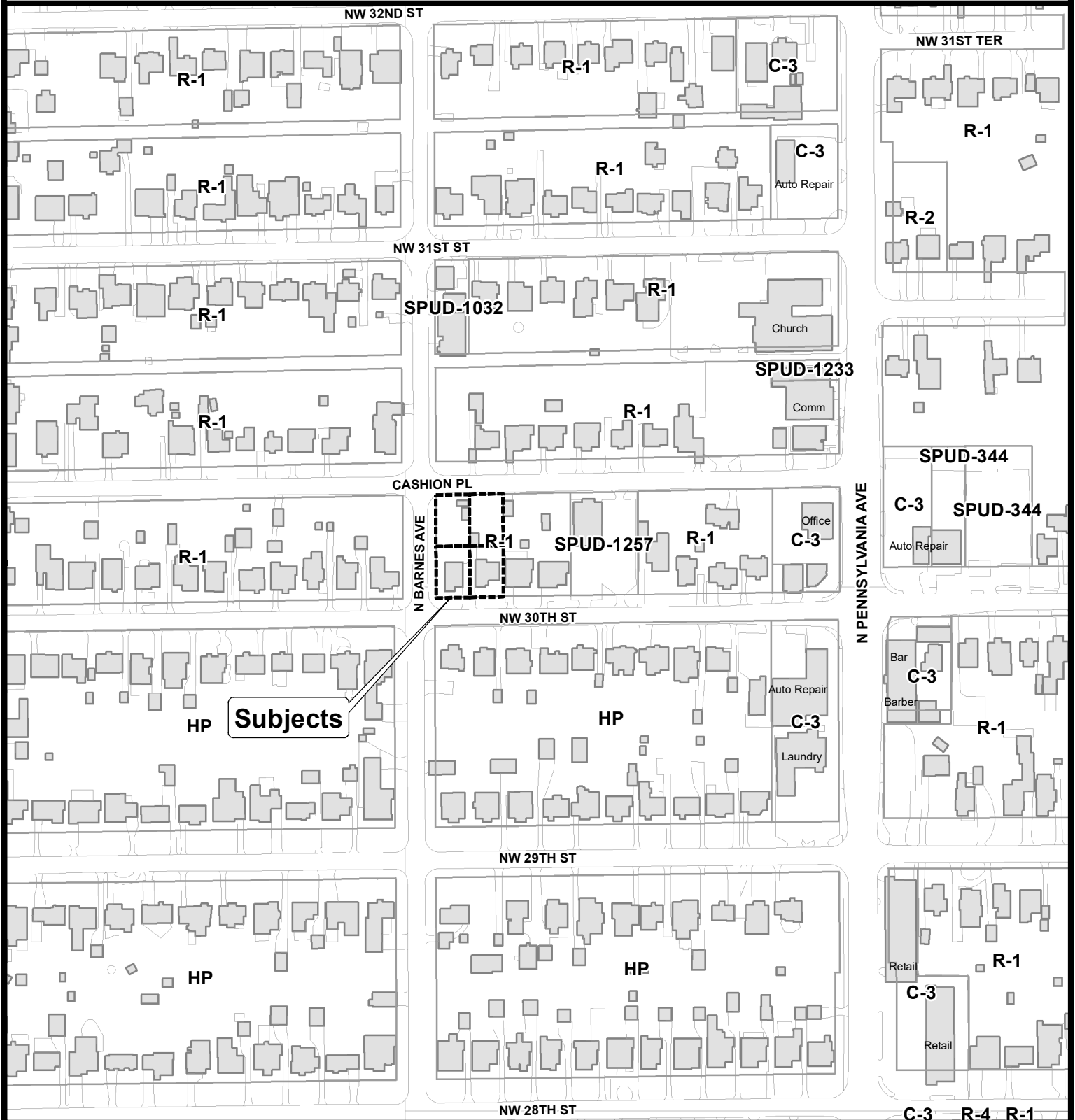
Approval of the application subject to the following Technical Evaluation(s):

- 1.** New homes must be oriented toward a street.
- 2.** Amend side yard setback to 5 feet instead of 3 feet.

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-1419 Applicant: Irish Restoration Company, LLC
Existing Zoning: R-1
Location: 2141 & 2145 NW 30th St.

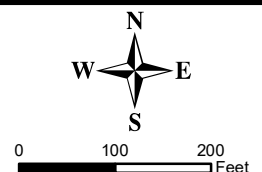


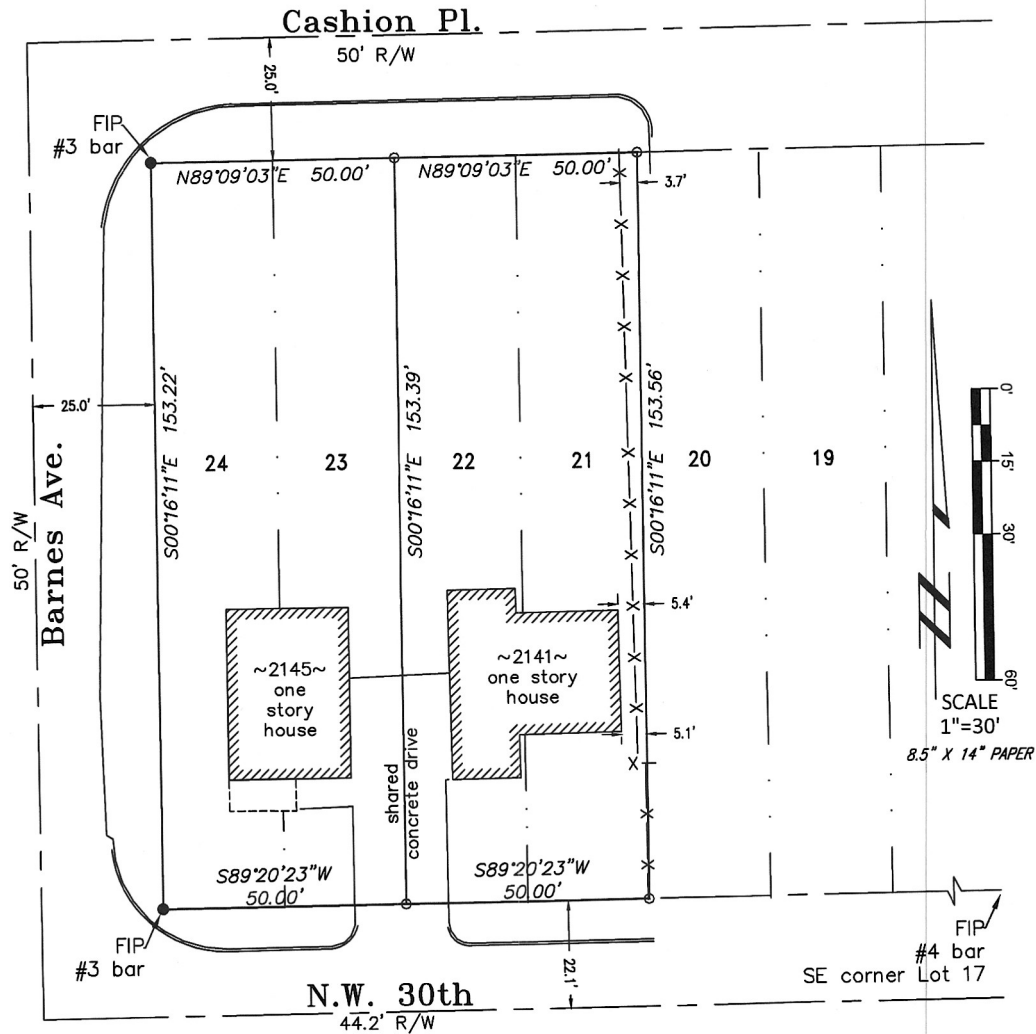
Note: "Subject" is located approximately 2,480' South of NW 36th St.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development





SURVEYOR'S CERTIFICATE
October 27, 2021

I, Michael A. Dawson, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the field work was completed as of the date set forth above and that an on the ground survey was made under my supervision of a tract of land described as follows:

LEGAL DESCRIPTIONS

Lots Twenty-one (21) and Twenty-two (22) of Block Sixteen (16), in AMENDED PLAT OF THE EAST HALF OF WEST POINT ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.
AND
Lots Twenty-three (23) and Twenty-four (24) of Block Sixteen (16), in AMENDED PLAT OF THE EAST HALF OF WEST POINT ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

I further certify that the property corners were set or found as shown.

This survey meets the Oklahoma Minimum Standards for the practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts which an accurate and current title search may disclose.

2141 Contains ±7673.5 sq.ft.
2145 Contains ±7665.3 sq.ft.

BASIS OF BEARING IS GRID NORTH
BASED ON GPS OBSERVATIONS
OKLAHOMA NORTH ZONE

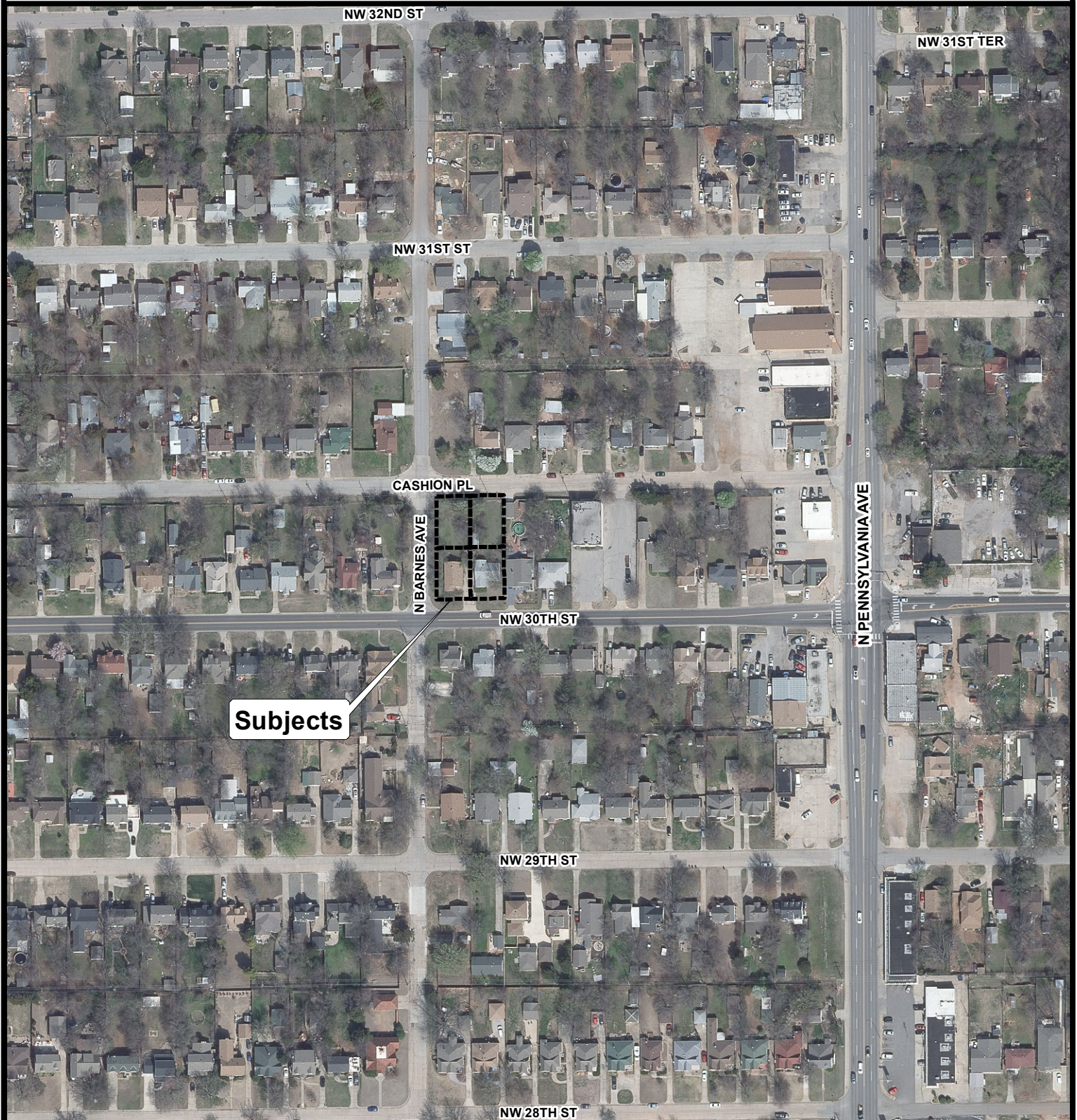
--- FENCE
FIP=FOUND IRON PIN AS NOTED
●=SET #3 IRON PIN WITH LS 1816 CAP, OR NAIL & WASHER STAMPED LS 1816
R/W=RIGHT OF WAY



MA Dawson
11/1/21

JOB NUMBER 21-380	REVISIONS	PATHFINDER SURVEYING	2141 & 2145 N.W. 30th OKC, OK.	SHEET 1 of 2
FIELD DATE 10/27/21		Oklahoma CA # 8003		
SCALE 1"=30'		PO Box 7433		
		Moore, Oklahoma 73153		
		Phone (405) 476-1469		
		Mike@Pathfindersurvey.com		
			PART OF THE NORTHEAST QUARTER SEC 19, T12N, R3W, I.M. OKLAHOMA COUNTY, OKLAHOMA	

Case No: SPUD-1419 Applicant: Irish Restoration Company, LLC
Existing Zoning: R-1
Location: 2141 & 2145 NW 30th St.



Aerial Photo from 2/2020

Note: "Subject" is located approximately 2,480' South of NW 36th St.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



0 100 200 Feet