

(The agenda was filed with the City Clerk of The City of Oklahoma City at 10:13 a.m. on April 25, 2022.)

11. (SPUD-1386) Application by David Box to rezone 1612 and 1614 NW 17th Street from the SPUD-930 Simplified Planned Unit Development District, R-2 Medium-Low Density Residential District and Gatewood Urban Conservation District to the SPUD-1386 Simplified Planned Unit Development District and Gatewood Urban Conservation District. Ward 6.

The applicant was present. There were protestors present.

Amended Technical Evaluation:

1. The Master Design Statement shall be modified to state “This SPUD shall be developed in accordance with the regulations of the **R-4 General Residential District and Gatewood Urban Conservation District** (OKC Zoning Ordinance, 2020), except as modified herein.”
2. The number of dwelling units shall be limited to ~~42~~ 16 one bedroom dwelling units.
3. Building height shall be limited to 2½ stories and 35 feet.
4. The front (north) setback shall be ~~25 feet~~ consistent with the existing structures to the east and west inclusive of front porches.
5. All parking shall be located to the rear of structures that front NW 17th Street.
6. A maximum of one driveway shall be allowed on NW 17th Street, subject to the Gatewood UCD width requirements.
7. Amend Architectural Regulations to state: “Buildings facing NW 17th St. shall be designed with front porches. ~~and/or balconies~~.”
8. Add to Architectural Regulations that “all primary residential structures shall have either a gable or hipped roof with at least a ten-degree pitch.”
9. Sidewalks shall be repaired or replaced as necessary.
10. Landscaped areas amounting to at least ten percent of the required off-street parking shall be provided. In addition, there shall be planted at least one tree, at least two inches in caliper, for every 25 feet of property frontage abutting NW 17th Street.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION, AS AMENDED.

MOVED BY HIGHSMITH, SECONDED BY HINKLE

Planning Commission Minutes
April 28, 2022

(The agenda was filed with the City Clerk of The City of Oklahoma City at 10:13 a.m. on April 25, 2022.)

AYES: CRAVENS, CLAIR, PRIVETT, HINKLE, HIGHSMITH,
LAFORGE;
NAY: POWERS;
ABSENT: PENNINGTON



STAFF REPORT
The City of Oklahoma City
Planning Commission
April 28, 2022

Item No. IV. 11.

(SPUD-1386) Application by David Box to rezone 1612 and 1614 NW 17th Street from the SPUD-930 Simplified Planned Unit Development District, R-2 Medium-Low Density Residential District and Gatewood Urban Conservation District to the SPUD-1386 Simplified Planned Unit Development District and Gatewood Urban Conservation District. Ward 6.

I. GENERAL INFORMATION

A. Contacts

1. Applicant/Developer Representative

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

B. Case History

This application was continued from the February 24, March 24, and April 14, 2022, meeting.

C. Reason for Request

This application is to permit a multifamily 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: 0.321 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	SPUD-930 R-2/UCD	R-2/UCD	R-2/UCD	R-1/R-2 UCD	R-2 UCD

Land Use	Undev/Res	Residential	Residential	Res/Com	Residential
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4. Development Context: The subject site is located on the south side of NW 17th Street between N Blackwelder and N McKinley Avenues in the Gatewood neighborhood. The east half of the subject site is developed with a home and zoned R-2. The west half of the property is undeveloped and zoned SPUD-930. Abutting on the west is a home also within SPUD-930, which was approved in January 2017 to allow the existing home and up to three more new homes - one behind the existing house and two more on the vacant parcel that is part of this application. At the time of review, the home to the west was under consideration for rezoning from SPUD-930 to SPUD-1401 to allow events. To the north and east are residential uses zoned R-2. The subject site backs up to an alley and a 4-plex that fronts NW 16th Street. The subject site and all surrounding property is within the Gatewood Urban Conservation District (UCD). The Plaza District is located to the southwest along NW 16th Street. The SPUD is requested to assumably demolish the existing home and construct multiple apartment buildings.

II. SUMMARY OF PUD APPLICATION

This SPUD shall be developed in accordance with the regulations of the **R-4 General Residential District** (OKC Zoning Ordinance, 2020), except as modified herein:

1. The following uses shall be permitted within this SPUD:

- Community Recreation: Property Owner’s Association (8250.3)
- Multiple-Family Residential (8200.12)
- Two-Family Residential (820016)
- Three-and Four-Family Residential (8200.15)

2. Maximum Building Height:

The maximum building height within this SPUD shall be three stories.

3. Maximum Building Size:

The maximum building size within this SPUD shall be governed by the base zoning district.

4. Density:

There shall be a maximum of sixteen (16) dwelling units permitted within this SPUD.

5. Building Setback Lines

North: 15 feet
South: 20 feet
East: 5 feet
West: 5 feet

6. Sight-Proof Screening:

Screening requirements shall be governed by the base zoning district.

7. Landscaping:

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

8. Signs:

Sign requirements shall be governed by the base zoning district.

9. Access:

Access shall be permitted from NW 17th St. and the rear alley.

II. Other Development Regulations

1. Architecture:

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum of 70% brick veneer, rock or stock masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie).

Buildings facing NW 17th St. shall be designed with porches and/or balconies.

2. Street Improvements:

N/A.

3. Other:

3.1 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.

3.2 Dumpsters:

Dumpster(s) shall be consolidated where practical and shall be screened by a fence or masonry wall of sufficient height that screens the dumpster(s) from view.

3.3 Drainage:

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

3.4 Parking:

There shall be a minimum of one (1) parking space per dwelling unit within this SPUD.

3.5 Common Areas:

Maintenance of all common areas in the development and maintenance of all amenities located within the common areas shall be the responsibility of the owner(s) of said property.

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

- 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 existing unused wastewater services must be abandoned at the wastewater main.
- 3) No trees, signs, dumpster, fences, and/or structures shall be permitted within any proposed or existing utility easement.

b. Solid Waste Management

- 1) The City can provide service for up to 3 units on a single water meter. Any more than 3 units on the same meter will have to be serviced by a private hauler. A dumpster could be utilized provided there is not enough frontage space for cart placement.

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) All existing unnecessary water services must be abandoned at the water 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.

National, state, and local permitting require basic best management practices for stormwater management. Exhibits indicate the intent to demolish one home and build three new buildings across two residential parcels (four lots). The Gatewood UCD states that “redevelopment on lots abutting a local or collector street, property frontage shall be as platted, with the narrower end of the lot abutting the street as the front of the lot. Buildings shall face the front of the lot.”

Density: The Urban Medium Intensity LUTA outlines a density range of 10 to 40 dwelling units per acre.

On a 0.32-acre subject site, this range would be 3 to 12 du/acre. The current zoning code would allow a density of one dwelling unit per 1,250 square feet in the R-4 District (11 dwelling units). The SPUD proposes up to 16 units, above both the LUTA range and R-4 District standards.

Automobile Connectivity:

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

The existing home has one driveway. The SPUD proposes access from NW 17th Street and the alley but does not provide details about how many driveways would be allowed on NW 17th Street, nor how wide they will be. The exhibit indicates a shared drive with the property on the west and some parking in the front yard. The Gatewood UCD requires all parking for the R-4 District to be located in the rear yard. Driveways are limited to 12 feet for one-way and 20 feet for two-way.

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.

Sidewalks are available on NW 17th Street but may need repaired.

- 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 multi-family residential uses adjacent to existing low intensity residential uses, “Building Scale and Site Design” is a 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. *According to the conceptual plan the proposed 15-foot setback would align new buildings with the porch setback to east and west, but would still be forward of adjacent homes in this mid-block location. The SPUD should honor the Gatewood UCD requirements of a 25-foot front (north) setback, a maximum building height of 35 feet, and the UCD landscaping, building orientation, and architectural regulations. The Gatewood UCD also requires primary residential structures to have either a gable or hipped roof with at least a ten-degree pitch.*

- 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 along NW 17th Street, a Neighborhood Street within the Urban Medium LUTA. The nearest transit (bus) service is located on NW 16th Street.
- 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)
 - Encourage redevelopment and infill development on vacant, underutilized, and brownfield sites in urbanized areas. (SU-19)
 - Encourage the adaptive reuse of underutilized structures and the revitalization of older, economically distressed neighborhoods. (SU-21)
 - Higher density multifamily development should be located in areas near employment or educational centers where street and transit systems have, or will soon have capacity to support the added trips. (SU-48)
 - 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)
 - Share parking between contiguous developments. (C-31)
 - 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 proposed SPUD contemplates demolition of 1612 NW 17th Street, a contributing structure to the Gatewood East National Register District. The proposal to demolish and redevelop the site has the potential to impact the character of the Gatewood East National Register District, listed in the National Register of Historic Places in 2004 for its historic (Criterion A) and architectural (Criterion C) significance. The nomination also notes the neighborhood's significant association with early city builders including Anton Classen, John Shartel, and G.A. Nichols. The nomination notes that at the time of designation, 81% of the structures were contributing to the district, meaning they retained their historic appearance and architectural integrity.

The comprehensive plan calls for protecting the unique character of National Register-listed properties or districts and local Historic Districts and ensuring that development and redevelopment is compatible with historic resources and character. Conformance with the comprehensive plan and the adopted historic preservation plan for Oklahoma City, preserveokc, would be achieved by preserving the existing structure and ensuring new development is consistent with the Gatewood Historic District.

b. Plan Conformance Considerations

The 0.32-acre subject site is located on the south side of NW 17th Street between N Blackwelder and N McKinley Avenues in the Gatewood Urban Conservation District. The east half of the subject site is developed with a home and zoned R-2. The west half of the property is undeveloped and zoned SPUD-930. Abutting on the west is a home also within SPUD-930, which was approved in January 2017 to allow the existing home and up to three more new homes - one behind the existing house and two more on the vacant parcel that is part of this application. The new SPUD seeks to demolish the existing home and construct up to 16 dwelling units (50 du/acre) in three apartment buildings. No details/renderings of proposed buildings were provided.

The proposal triggers potential building scale and site design issues, and is not consistent with the Urban Medium LUTA density range which calls for 10-40 du/acre. Conformance with the comprehensive plan would be strengthened by preserving the existing home, limiting the number of dwelling units to 12, and complying with the Gatewood UCD Regulations, attached for reference. Specifically, the front (north) setback should be 25 feet, the building height should be limited to 35 feet, all parking should be located in the rear (south), and new construction should be compatible with the neighborhood.

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. The Master Design Statement shall be modified to state “This SPUD shall be developed in accordance with the regulations of the **R-4 General Residential District and Gatewood Urban Conservation District** (OKC Zoning Ordinance, 2020), except as modified herein:”
2. The number of dwelling units shall be limited to 12.
3. Building height shall be limited to 2 ½ stories and 35 feet.
4. The front (north) setback shall be 25 feet.
5. All parking shall be located to the rear of structures that front NW 17th Street.
6. A maximum of one driveway shall be allowed on NW 17th Street, subject to the Gatewood UCD width requirements.
7. Amend Architectural Regulations to state: “Buildings facing NW 17th St. shall be designed with front porches. ~~and/or balconies~~.”
8. Add to Architectural Regulations that “all primary residential structures shall have either a gable or hipped roof with at least a ten-degree pitch.”
9. Sidewalks shall be repaired or replaced as necessary.
10. Landscaped areas amounting to at least ten percent of the required off-street parking shall be provided. In addition, there shall be planted at least one tree, at least two inches in caliper, for every 25 feet of property frontage abutting NW 17th Street.

STAFF REPORT
The City of Oklahoma City
Planning Commission
April 28, 2022
SPUD-1386

Item No. IV. 11.

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-1386 Applicant: David M. Box on behalf of applicant
Existing Zoning: SPUD-930 / R-2 / UCD
Location: 1614 NW 17th St. and 1612 NW 17th St.



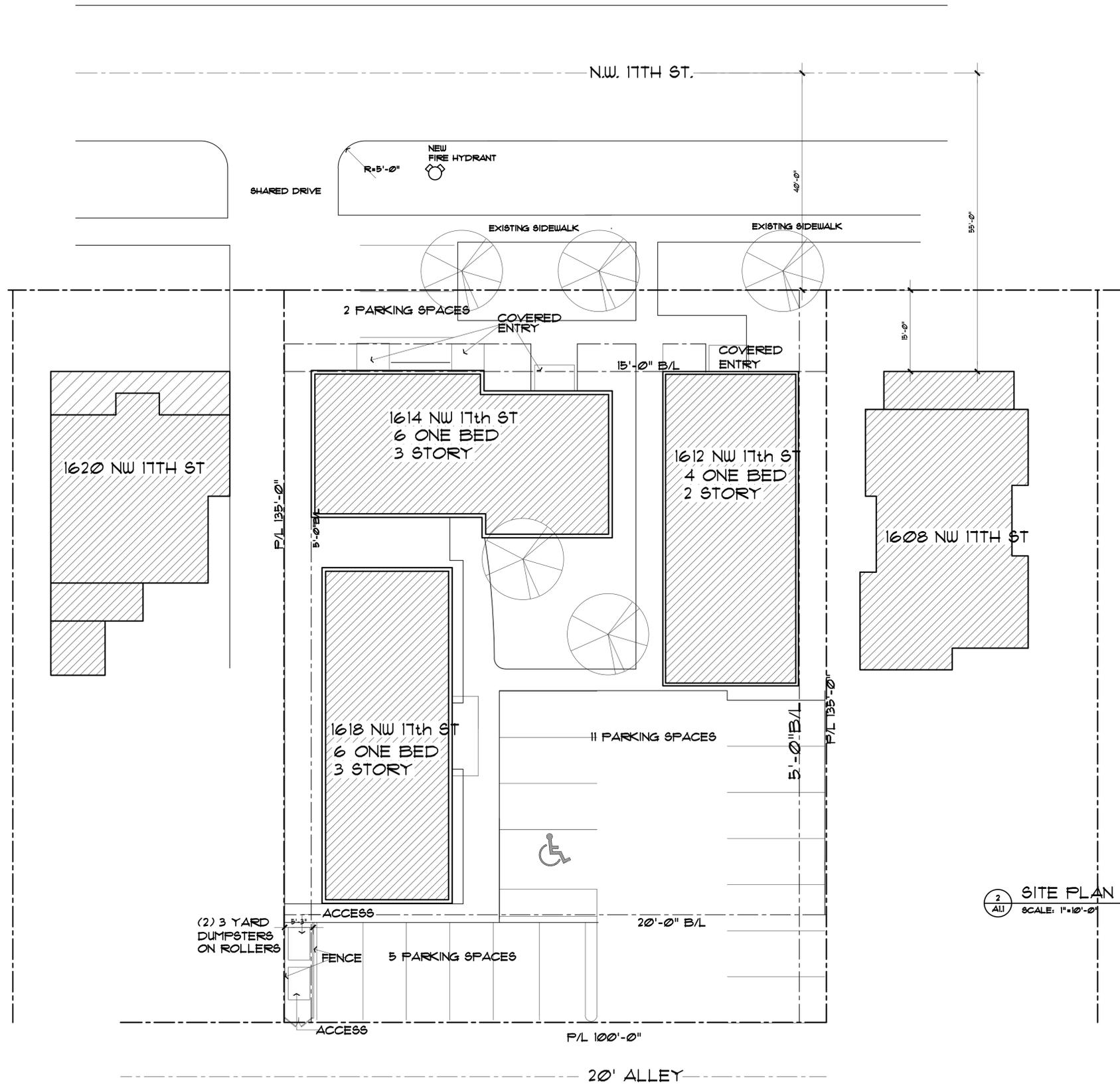
Note: "Subject" is located approximately 2,306' south of NW 23rd St. and 2,230' west of N. Western Ave.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development





2 SITE PLAN
 ALL SCALE: 1"=10'-0"



PLAZA VILLAGE
 1614 NW 17TH ST.
 OKLAHOMA CITY, OKLAHOMA

SAM GRESHAM
 ARCHITECTURE
 400 NW 23rd St., Suite B
 Oklahoma City, OK 73103
 405.842.2998



01.25.22

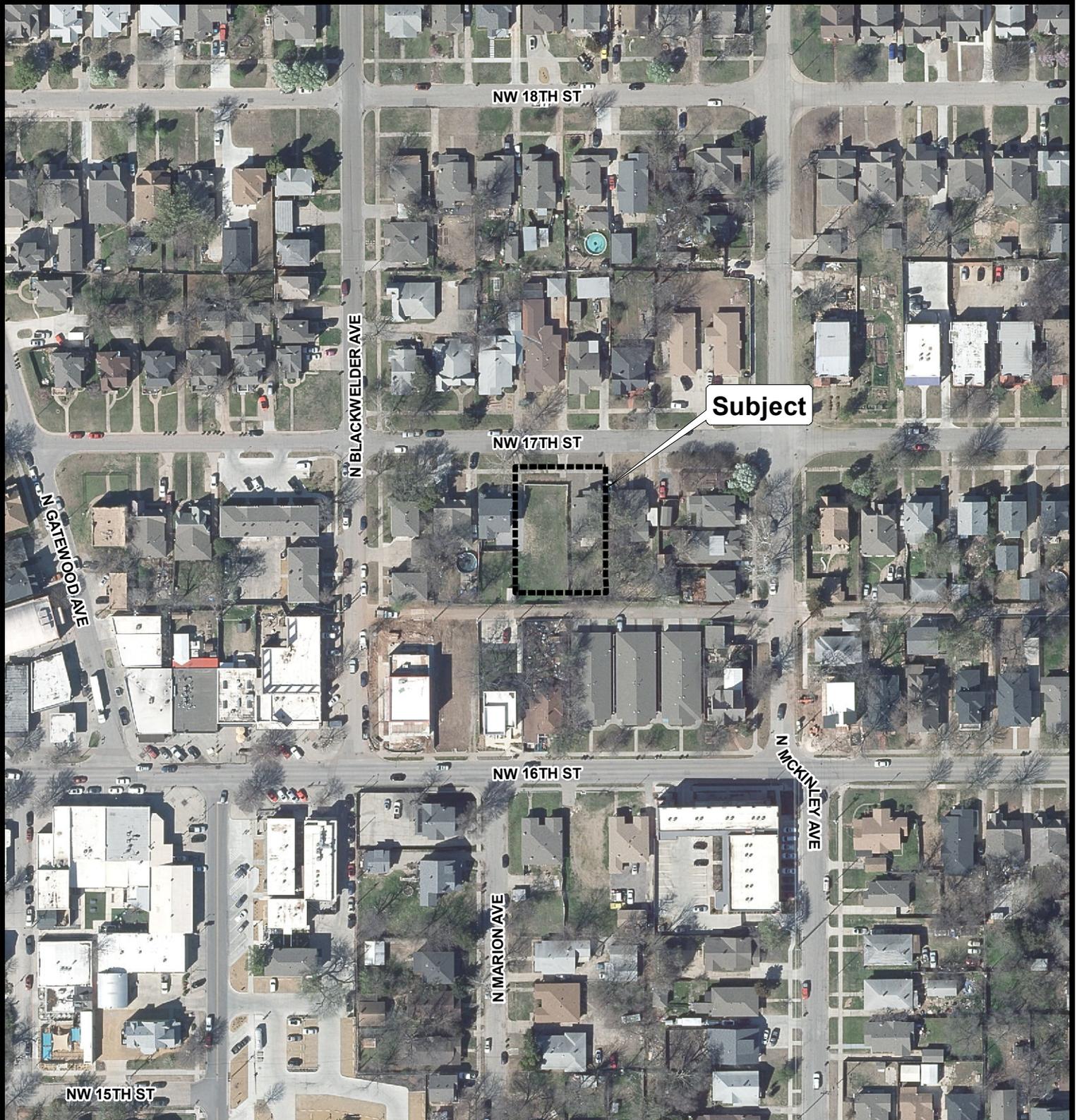
SITE PLAN

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PROJECT #: 210148
 DATE: 01.25.22
 DRAWING NO.

A11

Case No: SPUD-1386 Applicant: David M. Box on behalf of applicant
Existing Zoning: SPUD-930 / R-2 / UCD
Location: 1614 NW 17th St. and 1612 NW 17th St.



Aerial Photo from 2/2020

Note: "Subject" is located approximately 2,306' south of NW 23rd St. and 2,230' west of N. Western Ave.



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Simplified Planned Unit Development

