

Planning Commission Minutes
September 8, 2022

(The agenda was filed with the City Clerk of The City of Oklahoma City at 3:57 p.m. on September 2, 2022.)

1. (PC-10832) Application by Stalker Co, LLC, to rezone 805 NW 68th Street from the SPUD-1324 Simplified Planned Unit Development District to the R-1 Single-Family Residential District. Ward 2.

RECOMMENDED APPROVAL.

MOVED BY HINKLE, SECONDED BY POWERS

AYES: CLAIR, POWERS, FRALEY, PRIVETT, HINKLE, GOVIN,
NOBLE;

ABSENT: PENNINGTON, LAFORGE



STAFF REPORT
The City of Oklahoma City
Planning Commission
September 08, 2022

Item No. IV. 1.

(PC-10832) Application by Stalker Co, LLC, to rezone 805 NW 68th Street from the SPUD-1324 Simplified Planned Unit Development District to the R-1 Single-Family Residential District. Ward 2.

I. GENERAL INFORMATION

A. Contacts

Applicant

Randy Sudderth
(405) 250-4454
lynne@sudderthcollective.com

B. Case History

This is a new application.

C. Reason for Request

The purpose of this request is to change the existing light industrial based zoning to a residential based zoning.

D. Existing Conditions

1. Size of Site (0.32 Acre)

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	SPUD-1324	I-2	I-2	SPUD-841	R-1
Land Use	Residential	Residential	Storage	Office	Residential

3. Comprehensive Plan Land Use Typology Area: Urban – Low Intensity (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.

4. Development Context: The subject site is located at the northwest corner of NW 68th Street and N Shartel Avenue, one block east of N Classen Blvd. The site was previously developed with home but is now vacant. The subject site was zoned from R-1 to SPUD-1324 in 2021 to allow light industrial development. Land abutting to the north is developed with a residence but zoned I-2.

To the east, across N Shartel Avenue, are industrial uses zoned I-2. Across the street to the south is an office/warehouse developed under SPUD-841. Land adjacent on the west is zoned R-1 with a single-family residence currently under construction. Development in the area is a mix of residential, office, and industrial uses, with heavier industrial uses including outdoor storage located to the north, and residential zoning and development to the south. Ballet Oklahoma is a block to the west at N Classen Blvd, and new homes are being built between it and the subject site. This request would return the subject site's zoning to R-1 to allow single-family residential development.

II. REVIEW COMMENTS

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk indicates that the agency, department, and/or division responded with no adverse comments.

A. Outside Agencies

- 1. Oklahoma City-County Health Department (OCCHD)**
- 2. Oklahoma City Urban Renewal Authority (OCURA)**
- 3. Oklahoma Gas and Electric (OGE)**
- 4. Oklahoma Water Resources Board (OWRB)**
- 5. School District (Oklahoma City)**
- 6. Oklahoma Department of Transportation (ODOT)**
- 7. Oklahoma Natural Gas (ONG)**
- 8. Oklahoma Electric Cooperative (OEC)**

B. City Departments

- 1. Airports**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 3. Fire**
- 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 PC will require an erosion control plan in accordance with EPA Storm Water Discharge permitting: CFR Vol. 57, No. 175, September 9, 1992. A copy of the EPA Notice of Intent (NOI) will be required prior to the issuance of work orders or permits for construction activities disturbing an area of 1/2 acre or greater.
- 8) Sidewalks shall be installed for all new construction and/or at the time of a residential use to a more intense use on all lots having frontage on public streets classified as a major or minor arterial.
- 9) All private roads /streets will have private storm sewer systems.
- 10) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.

8. Streets, Traffic and Drainage Maintenance

9. Stormwater Quality Management

10. Traffic Management

11. Utilities

- a. **Wastewater Comments ***
- b. **Water Comments ***
- c. **Solid Waste Management**

No Solid Waste Management services needed.

12. 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 and sewer are available.

Density: The Urban Low Intensity LUTA outlines a density range of 4 to 8 dwelling units per acre for single family residential. *The proposed R-1 District allows for density within this range.*

Automobile Connectivity:

- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system.

The site is served by one unimproved drive along NW 68th Street. Access would be per Code.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.

Sidewalks are not available in the immediate area nor required.

- 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 residential uses adjacent to existing low intensity residential uses, “Building Scale and Site Design” is a potential compatibility issue identified by the comprehensive plan. The comprehensive plan also states that in some cases a proposed project may need to take measures to reduce the impact of an existing use, and specifically identifies placing residential uses next to an industrial use as an example. In this situation the proposed residential uses would be adjacent to I-2 zoning on the north and east. The property to the north is developed with a home.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if residential lot sizes in UL are less than 60% of directly adjacent residential lots, 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. *No triggers requiring mitigation were identified.*

Service Efficiency:

- Water: *Served*
- Sewer: *Fully Served*

- Fire Service: *Urban Service Level*
- 3) **Environmentally Sensitive Areas:** No ESAs were identified on the site.
- 4) **Transportation System:** This site is located at the northwest corner of NW 68th Street and N Shartel Avenue, both Industrial Streets in the Urban Low LUTA. The nearest transit (bus) service is located approximately two blocks west along N Western Avenue.
- 5) **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)
 - 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)

b. Plan Conformance Considerations

The proposed development site is located at the northwest corner of NW 68th Street and N Shartel Avenue. The site was previously developed with a home but is currently vacant. The subject site was zoned from R-1 to SPUD-1324 in 2021 to allow light industrial development. Approval of this application would return the zoning to the R-1 District. The proposed R-1 District is consistent with surrounding development.

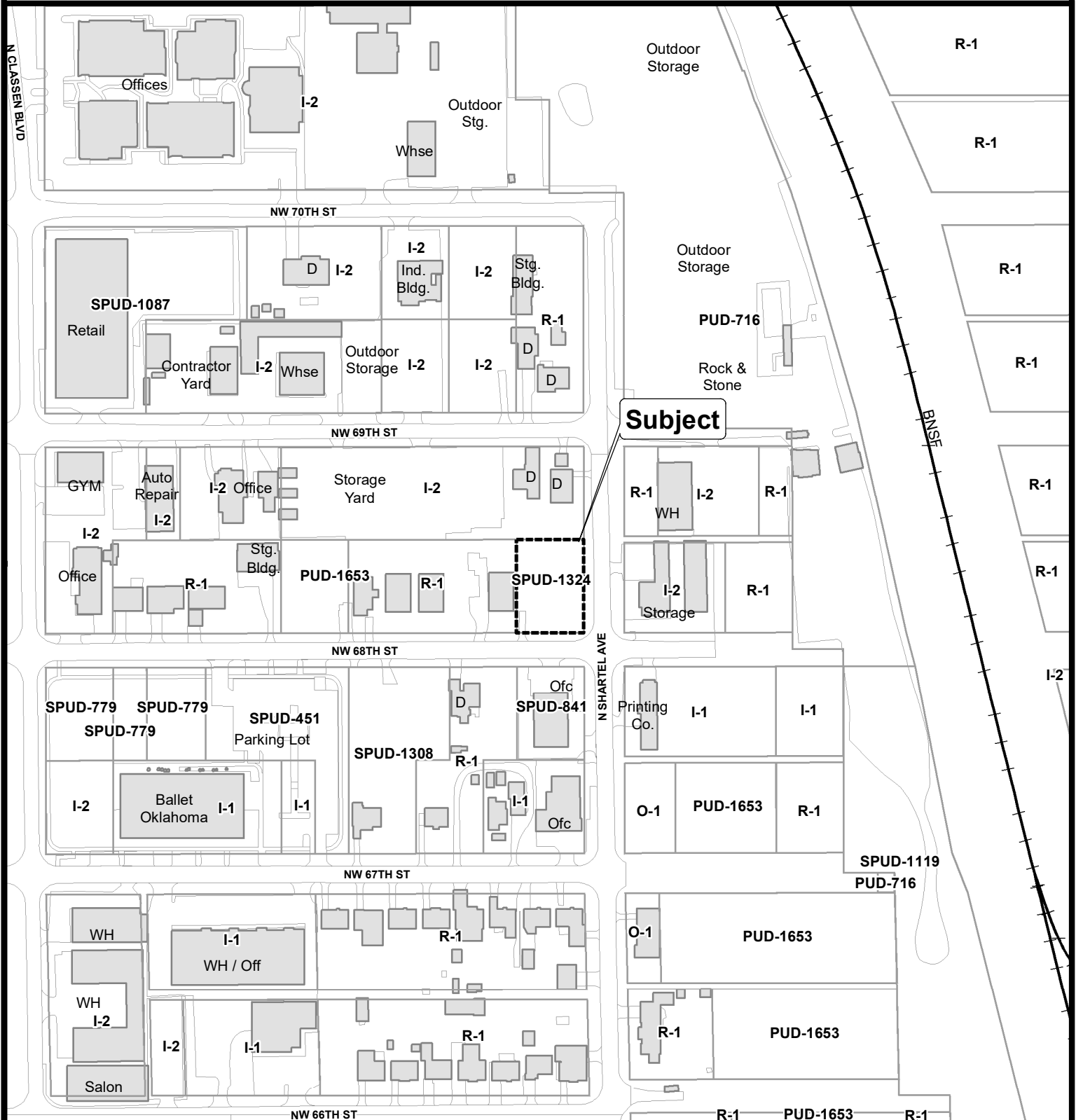
IV. STAFF RECOMMENDATION

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.

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Case No: PC-10832 Applicant: Stalker Co, LLC
Existing Zoning: SPUD-1324 Proposed zoning: R-1
Location: 805 NW 68th St.



Note: "Subject" is located approximately 1,673' North of NW 63rd St.



The City of
OKLAHOMA CITY

Rezoning Application



0 100 200 Feet

Case No: PC-10832 Applicant: Stalker Co, LLC
Existing Zoning: SPUD-1324 Proposed zoning: R-1
Location: 805 NW 68th St.



Aerial Photo from 2/2020

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Rezoning Application



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