

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.)

14. (SPUD-1441) Application by Larson Management Company, to rezone 929 SW 88th Street from the C-3 Community Commercial District to the SPUD-1441 Simplified Planned Unit Development District. Ward 5.

The applicant was present. There were no protestors present.

Technical Evaluation:

1. Remove “Triplex” from Lot 5 on Exhibit B.
2. South Klein shall be improved per City standards.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.

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 8, 2022

Item No. IV. 14.

(SPUD-1441) Application by Larson Management Company, to rezone 929 SW 88th Street from the C-3 Community Commercial District to the SPUD-1441 Simplified Planned Unit Development District. Ward 5.

I. GENERAL INFORMATION

A. Contacts

1. Applicant/Developer Representative

Name Aaron Evans
Company Evans Fine Homes
Phone 405-627-5801
Email aaron@evansfinehomes.com

B. Case History

This application was continued from the August 25, 2022 meeting.

This application is associated with C-7470 the preliminary plat of Village Place Townhomes.

C. Reason for Request

This application is to permit duplex and triplex development.

D. Existing Conditions

1. 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.

2. Size of Site: 2.75 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	C-3	C-3	C-3	C-3	R-1
Land Use	Undeveloped	Com/Indus	Commercial	Commercial	Residential

- 4. Development Context:** The subject site is located on the north side of SW 88th Street, west of S. Western Avenue. The subject site abuts three streets (SW 88th, SW 87th, and S Klein Ave), but only SW 87th Street is paved. The site is surrounded by C-3 zoned uses on the north, east and south. Across the S Klein Ave right-of-way to the west is a home with a driveway in the right-of-way. The SPUD is requested for a residential development that would include duplex and triplexes.

II. SUMMARY OF PUD APPLICATION

- 1.** The address for this site is 929 SW 88th Street. This site will be developed in accordance with the regulations of the **R-2 Medium-Low Density Zoning District** (OKC Zoning Ordinance, 2020, as amended), except that the following Zoning Restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

- Single-Family Residential (8200.14)
- Three- and Four-Family Residential (8200.15)
- Two-Family Residential (8200.16)
- Community Recreation: Property Owners Association (8250.3)
- Community Garden (8150.6.1)

- 2. Maximum Building Height:** 35'.

- 3. Maximum Building Size:**

Triplices: 3,350 square feet per floor, including garages. These may be one or two story.

Duplexes: 2,250 square feet per floor, including garages. These may be one or two story.

Single-family detached dwellings 2,250 square feet per floor, including garages.

The lots for duplexes will have a minimum lot size of 4,800 square feet, maximum lot coverage of 50%, and minimum lot width of 60 feet.

The three lots on which a triplex may be built (only Lots 1, 11 and 12) will have a minimum lot size of 6,800 square feet, maximum lot coverage of 50%, minimum lot width of 85 feet, minimum corner side yard of 5 feet (Klein Avenue has a 60' r-o-w).

The lots for single-family detached dwellings will have a minimum lot size of 4,000 square feet, maximum lot coverage of 50%, and minimum lot width of 50 feet.

NOTE: each dwelling unit will have at least a single car garage.

NOTE: The lot coverage percentage is the floor area of the building, not including driveways, patios, sidewalks, or other hard surfaces.

- 4. Maximum Number of Buildings:** Seventeen: three (3) triplex structures and up to fourteen (14) duplex structures and/or single-family structures. There will not be more than 37 dwelling units in the SPUD. Each dwelling unit and its narrow lot can be sold separately from the rest of the units in the building. Such units will be constructed to the appropriate Fire Protection safety code.

5. Building Setback Lines

Front Yard: 20'

Rear Yard: 10'

Side Yard: 5'

Corner Side Yard: 5'

6. Sight-proof Screening:

The developer will install sight proof screening along both the west and north boundary of the SPUD as a buffer next to the existing commercial uses. An individual homeowner may choose to install a privacy fence elsewhere.

7. Landscaping:

A 10-foot-wide landscaping buffer will be provided along the east boundary of the PUD, such that a form of evergreen tree will be planted on 20 foot centers along that eastern boundary. Other than that, the individual lots shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except as modified herein.

8. Signs:

- 8.1 Free standing accessory signs** - There shall be no freestanding signs, except for up to two residential development identification signs permitted along S.W. 88th Street. Signs shall be a maximum of 10 feet in height with a maximum display area of 60 square feet. Freestanding signs shall be required be covered with a facade material consistent with the residential buildings it serves.
- 8.2 Attached signs**-Not larger than 12 square feet, not to be illuminated in any manner, must be mounted to the building, and only proclaim the type of home based business.
- 8.3 Non-Accessory Signs**-Not allowed.

8.4 Electronic Message Display Signs-Not allowed.

9. Access: The subject development shall take access from S.W. 88th and Klein Avenue.

10. Sidewalks: A sidewalk will be provided along all public streets, and all streets will be public streets. An off-site sidewalk would be constructed from the east edge of the development to Western Avenue along SW 88th, in order to facilitate access to the nearest public transit stop (pending that property owner's approval).

II. Other Development Regulations:

1. Architecture: The base zoning district shall govern façade regulations within this SPUD; however, the following materials shall be permitted within the SPUD: Brick, wood, metal, ceramic, stone, concrete, composite, stucco/plaster, and solid surface.

2. Open Space: Each individual lot will provide for its own open space.

3. Street Improvements: The design and improvement of the streets in this SPUD shall be in accordance with applicable Oklahoma City Municipal Codes. All streets shall be public streets.

4. Site Lighting: The subject parcel shall meet all requirements of the City of Oklahoma City's applicable Ordinances in place at the time of development.

5. Dumpsters: It is not anticipated that dumpsters would be utilized in this residential development. Rather, it is the intent to utilize the City's "big blue" trash cans (polycarts) for each lot's solid waste service.

6. Parking: The design and number 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.

Attached or detached garages shall count toward meeting parking requirements, provided each parking space in a garage shall be a minimum of 8½ feet by 18 feet.

7. Maintenance: The developer or the lot owners shall be responsible for maintenance of any public improvements.

8. Drainage: The subject parcel shall meet all requirements of the City of Oklahoma City's applicable Ordinances in place at the time of development, except as modified herein. Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9. Other: Not applicable.

III. Supporting Documents

Exhibit A: Legal Description
Exhibit B: Master Development 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) Moore**
- 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 and 15" 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.

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 8" 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:

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

Location:

- Avoid concentrations of apartment complexes. Instead, integrate multifamily units into neighborhoods with mixes of housing types or in mixed-use developments.

Density: The Urban Low Intensity LUTA outlines a density range of 4 to 8 dwelling units per acre for single family, and 15 to 30 dwelling units per acre for multifamily.

National, state, and local permitting require basic best management practices for stormwater management. Public water and sewer are available. The SPUD proposes duplex and triplex development. The proposed 37 dwelling units over the 2.75-acres site would be 13 du/acre.

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.
- Limit number of dead-end streets and cul-de-sacs.
- Protect existing traditional street grid and reconnect it where possible.

The SPUD has frontage on three neighborhood streets. One is improved; one will be improved to provide access to the proposed development; and the other is unimproved, used by a commercial business, and will not be accessed by the proposed residential development.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.

The SPUD requires sidewalks along all streets within the development, as well as pursuing a sidewalk connection east to Western Ave.

- 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 (west), “Building Scale and Site Design”, is a potential compatibility issue identified by the comprehensive plan. Additionally, the subject site is adjacent to C-3 zoned and commercially used property on the north, east and south. The comprehensive plan states that in some cases a proposed project may need to take measures to reduce the impact of an existing use.

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. *The site abuts C-3 zoned commercial uses on all sides, except on the west where the site is across unimproved right-of-way from a home. It was unclear at the time of review how access to the existing home would be affected, as the home’s driveway is currently within the right-of-way which would need to be improved to serve the new development. The SPUD requests reduced lot sizes for triplexes (6,800 sf instead of 7,000) and duplexes (4,800 instead of 6,000). A 10-foot landscape buffer is required on the east side of the development.*

- 3) **Service Efficiency:**

- Water: *Served*
- Sewer: *Fully Served Area*
- Fire Service: *Urban Response*

- 4) **Environmentally Sensitive Areas:** No ESAs were identified on the proposed development site.

- 5) **Transportation System:** This site is located off SW 88th Street, a Neighborhood Street, and has frontage along unimproved portions of SW 87th Street and S Klein Ave, classified as a Neighborhood Streets in the Urban Low LUTA. The nearest transit (bus) service is located two blocks away at SW 89th Street and S Western 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)
 - Encourage redevelopment and infill development on vacant, underutilized, and brownfield sites in urbanized areas. (SU-19)
 - 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)
 - Ensure proper access to and between subdivisions in order to offer a choice in routes for residents, multiple access points for emergency responders, and to reduce vehicle congestions at arterial intersections. (C-32)

b. Plan Conformance Considerations

The subject site is located on the north side of SW 88th Street, west of S. Western Avenue. The subject site abuts three neighborhood streets but only SW 88th Street is paved. The SPUD would allow a mix of housing types and is associated with C-7470, the Preliminary Plat of Village Place Townhomes, which illustrates duplexes and triplexes. A maximum of 37 dwelling units are allowed, for a density of 13 du/acre. The SPUD has been modified since first submitted to establish a 20-foot front setback.

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. Remove “Triplex” from Lot 5 on Exhibit B.
2. South Klein shall be improved per City standards.

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.

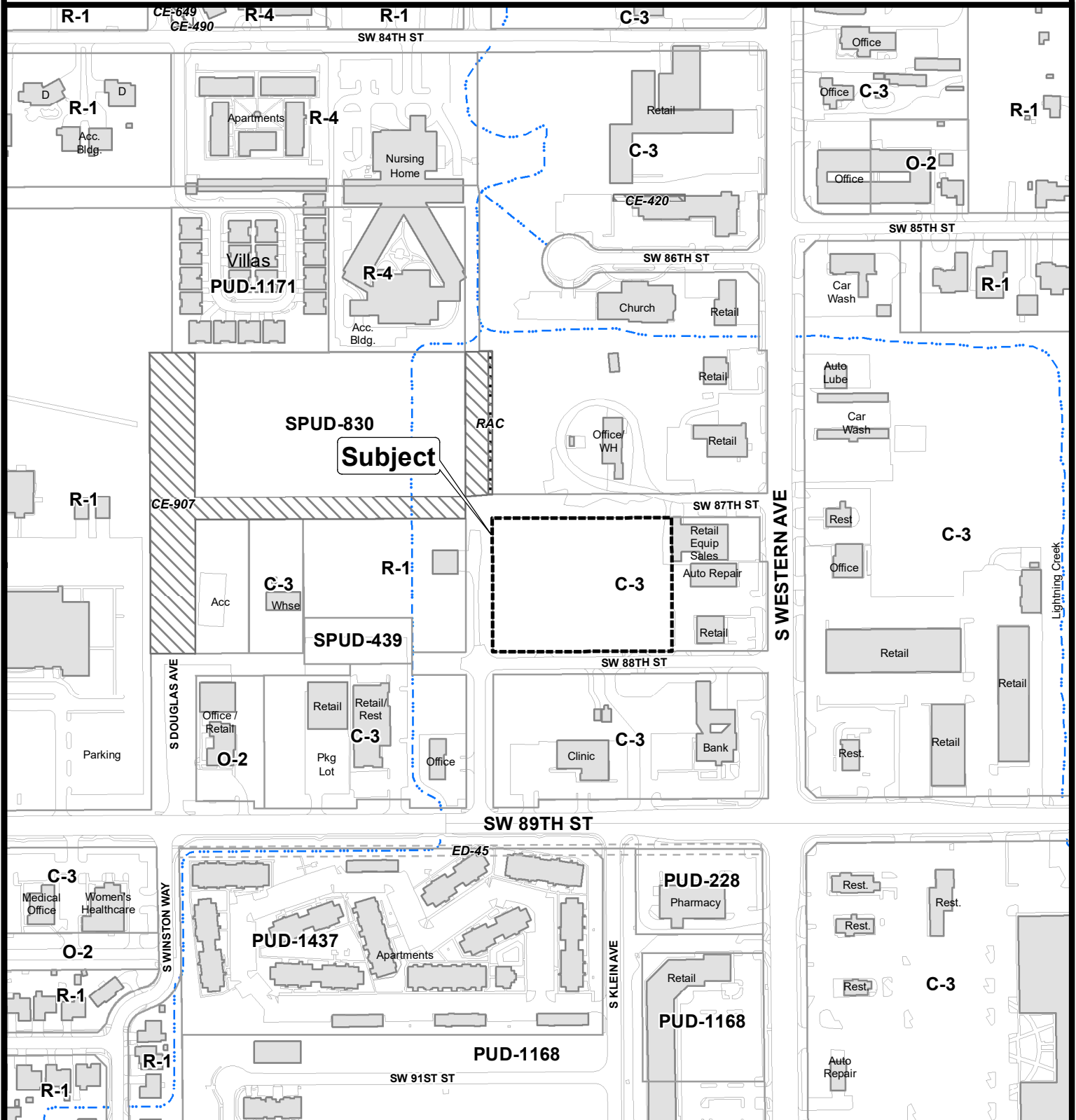
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Case No: SPUD-1441

Applicant: Larsen Management, Inc.

Existing Zoning: C-3

Location: 929 SW 88th St.

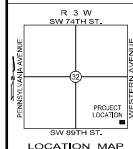


The City of
OKLAHOMA CITY

Simplified Planned Unit Development



0 150 300
Feet



- | LEGEND | |
|--------|------------------------|
| —SS | SANITARY SEWER LINE |
| —W | WATER LINE |
| —OHE | OVERHEAD ELECTRIC |
| —G/S | EXISTING GAS SERVICE |
| ⊙ | SANITARY SEWER MANHOLE |
| ⊙ | STORM SEWER MANHOLE |
| ⊙ | POWER POLE |
| ⊙ | GUY ANCHOR |
| ☆ | LIGHT POLE |
| ☆ | FIRE HYDRANT |
| WM ⊙ | WATER VALVE |
| ⊙ | WATER METER |
| GM ⊙ | GAS VALVE |
| ⊙ | GAS METER |
| EM ⊙ | ELECTRIC METER |
| ⊙ | TELEPHONE PEDESTAL |
| ⊙ | MONITOR WELL |
| ⊙ | SIGN |
| ⊗ | TRAFFIC SIGNAL POLE |
| ⊗ | TRAFFIC SIGNAL BOX |
| —X | FENCE |
| ⊙ | SET IRON PIN |
| ⊙ | FOUND IRON PIN |
| ⊙ | REINCHMARK |

MASTER DEVELOPMENT PLAN

TO SERVE
VILLAGE PLACE TOWNHOMES

A PART OF THE SE/4, SEC. 32, T11N, R3W, I.M.
CITY OF OKLAHOMA CITY OKLAHOMA COUNTY OKLA



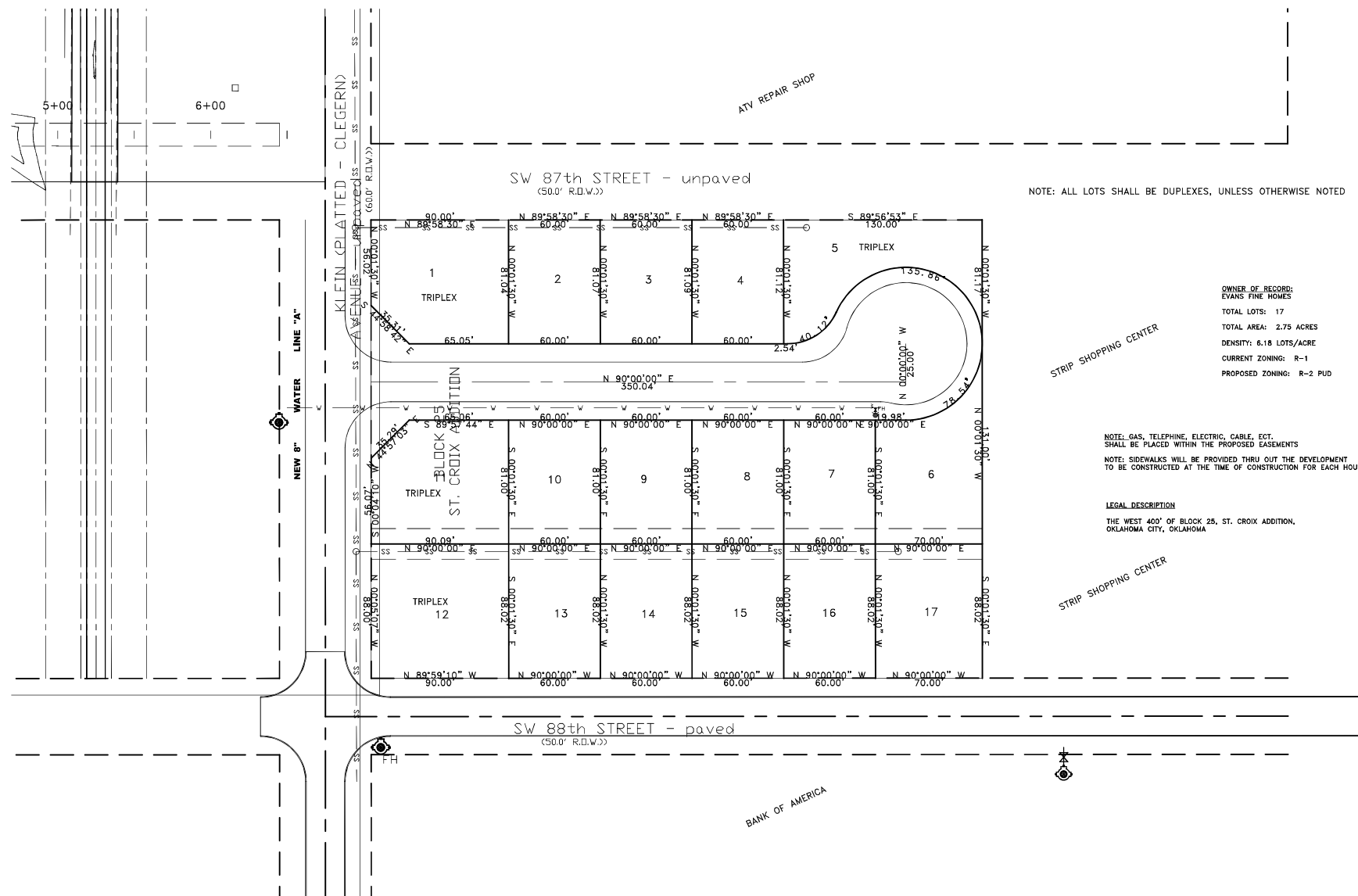
www.rmorrisengineering.com
617 N.W. 27TH ST. MOORE, OK 73160
(405) 942-2775 DEC (405) 942-2322 FAX



DATE	6-28-22
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MASTER DEVELOPMENT PLAN
TO SERVE
VILLAGE PLACE
TOWNHOMES

SHEET NO. 1 OF 1



Case No: SPUD-1441

Applicant: Larsen Management, Inc.

Existing Zoning: C-3

Location: 929 SW 88th St.



Aerial Photo from 2/2020



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



0 150 300
Feet