

Planning Commission Minutes
November 10, 2022

(The agenda was filed with the City Clerk of The City of Oklahoma City at 4:45 p.m. on November 04, 2022)

15. (SPUD-1463) Application by Independent School District Number 2 to rezone 9501 South Western Avenue from the R-1 Single Family Residential, Districts to the SPUD-1463 Simplified Planned Unit Development District. Ward 5.

Applicant was present. No protestors were present.

Amended Technical Evaluation;

1. Street serving the development shall be a minimum of 26 feet in width or no parking must be provided on both sides.
2. Delete the following in Section 10. Sidewalks: ~~“Sidewalks shall be constructed on the Property's 94th Street frontage only to the extent the same are depicted on the Conceptual Site Plan (Exhibit B).”~~ and add “Sidewalks along SW 94th Street shall be repaired or replaced as necessary to meet Public Works requirements.”

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.

MOVED BY HINKLE, SECONDED BY POWERS

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

ABSENT: LAFORGE



STAFF REPORT
The City of Oklahoma City
Planning Commission
November 10, 2022

Item No. IV. [!{{{item.number}}}!].

(SPUD-1463) Application by Independent School District Number 2 to rezone 9501 South Western Avenue from the R-1 Single Family Residential, Districts to the SPUD-1463 Simplified Planned Unit Development District. Ward 5.

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 youth housing and social services.

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: 4.72 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-1	R-1	R-1	R-2	R-1
Land Use	Undeveloped	Residential	School	Duplexes	Residential

4. Development Context: The subject site is located on the south side of SW 94th Street, west of S Western Ave. to the north and south are single-family homes zoned R-1, and abutting on the south is a duplex community.

The subject site is part of the Sky Ranch Elementary School campus (Moore Public Schools), which is located to the east. The SPUD is requested for up to 45 two-family homes and services for homeless and displaced young adults.

II. SUMMARY OF PUD APPLICATION

This SPUD provides for the continued operation of existing services, housing, and other programs for the benefit of children and young adults who are without parental supervision and would otherwise be homeless, as well as those engaged in the child welfare system and at risk of homelessness.

Moore Public Schools, and the Moore Public Schools Foundation, through a partnership with Bridges, provides programs and services that focus on meeting housing and basic needs; education and job assistance; mentoring and life skills development; prevention and intervention services; and therapeutic care. See Exhibit B Conceptual Site Plan.

1. The Use and Development Regulations of the **R-4 General Residential District** shall govern this SPUD, except as herein modified herein. In addition to those uses permitted by right in the **R-4 General Residential District** the following uses shall also be permitted within this SPUD:

Administrative and Professional Offices (8350.1)

Adult Day Care Facilities (8300.2)

Child Care Centers (8300.25)

Community Garden (8150.6.1)

Home Garden (8150.6.4)

Outdoor Sales and Display, and Outdoor Storage (8300.54)

Residential Facilities for Dependent and Neglected Children (8250.17)

to include those existing uses specifically identified in Section 1.0 herein as Family Junction Emergency Youth Shelter and Community Intervention Center (CIC), Supporting Kids in Independent Living (SKIL), Skills Education Program (SEP), Therapeutic Care, and Juvenile Re-Entry for Oklahoma County (JROC) Program, and similar future uses.

Urban Farm (8150.9)

Participant Recreation and Entertainment: Indoor (8300.55)

On-site training and education for minors and young adults shall be permitted. Such authority shall include the phased construction and operation of facilities to accommodate such uses.

Housing for homeless and displaced young adults shall be permitted. Such authority shall include the phased construction and operation of up to 45 transitional two-family homes for homeless and displaced young adults.

A conceptual site plan that depicts the locations of existing and the proposed uses of the Property, marked as Exhibit B, is attached.

2. Maximum Building Height:

The maximum building height within this SPUD shall be 25 feet.

3. Maximum Building Size:

The maximum building size within this SPUD shall be a 10,000 ft.² community building.

4. Maximum Number of Buildings:

There shall be no maximum number of buildings within this SPUD.

5. Building Setback Lines:

As depicted on the Conceptual Site Plan (Exhibit B) a ten-foot building line set back shall be required along the North, South, West, and East boundaries of the Property.

6. Sight-proof Screening:

Screening shall not be required within this SPUD.

7. Landscaping:

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

8. Signs:

9.1 Free Standing Accessory Signs

There shall be one (1) freestanding monument sign in this SPUD.

All freestanding signs within this SPUD shall be ground (monument) signs with the maximum size being eight feet high and 100 square feet in area and shall have no less than 25 square feet of landscaping at the base. No pole signs will be allowed.

9.2 Attached Signs

Attached signs will be in accordance with the base zoning district regulations.

9.3 Non-Accessory Signs

Non-Accessory signs will be in accordance with the base zoning district regulations.

9.4 Electronic Message Display signs

Electronic Message Display signs will be prohibited.

9. Access:

There shall be one access point from SW 94th Street.

With respect to the 45 transitional two-family homes and the common area building with administrative offices, access to a public street by means of an approved street shall not be required. A pedestrian system shall be organized and shown in the SPUD Master Plan to provide adequate and continuous safe pedestrian circulation within the development by defining walkways and distinguishing areas of foot traffic from vehicular movement.

10. Sidewalks

Interior pedestrian pathways and bikeways are proposed in this SPUD and are located and shown on the Conceptual Site Plan (Exhibit B). Subject to the policies and procedures of the Public Works Department, five-foot or six-foot sidewalks (if the sidewalk is constructed adjacent to the curb) shall be required as follows: Sidewalks shall be constructed on the Property's 94th Street frontage only to the extent the same are depicted on the Conceptual Site Plan (Exhibit B). Such construction shall occur contemporaneously with the construction of the first phase of transitional two-family homes as the same are contemplated herein.

I. Other Development Regulations:

1. Architecture:

A broad range of traditional and contemporary exteriors are planned for the transitional two-family homes to be constructed on the Property in accordance with the provisions of this SPUD. Consequently, a broad range of tradition and contemporary exterior materials shall be permitted for such homes, to include, but not be limited to, brick veneer masonry, drivet, rock, stone, stucco, EIFS (Exterior Insulation Finish System), wood, cement fiber board, exposed metal, exposed concrete block, and 3-D printed concrete.

2. Open Space:

The Open space will consist of a continuous rear yard behind all the buildings and include a detention facility at the northwest corner. This open area will be 35% of the total land.

3. Street Improvements:

N/A.

4. Site Lighting:

To minimize light spillover on residential uses, outdoor lights within any office or commercial or industrial tracts will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams, except on existing buildings.

5. Dumpsters:

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from view. Roll off dumpsters, without screening, shall be permitted to be on site during any construction on site.

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. With respect to the proposed 4.65 acres of proposed transitional houses, the young adults who will occupy such units will almost invariably not own an automobile, and therefore parking areas for each unit will not be required. The Master Development Plan depicts parking spaces that shall satisfy the required parking for all uses within this SPUD.

7. Maintenance:

Maintenance of the common areas 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 shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

8. Drainage:

The property within this Planned Unit Development is not located within the FEMA 100-year flood plain. A detention pond will be constructed on-site to mitigate increased runoff in accordance with the municipal code.

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

9. DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this SPUD.

II. Supporting Documents

EXHIBIT A: LEGAL DESCRIPTION

EXHIBIT B: CONCEPTUAL SITE PLAN

EXHIBIT C: CONCEPTUAL OPEN SPACE 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**

Street width and turn-around are not adequate for fire vehicles. If street is under 26 feet wide, no parking must be provided on both sides.
- 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.

a. Stormwater Quality Management

b. Traffic Management

8. Utilities

a. Engineering

Paving

- 1) Sight triangles are required at all intersections and minimum right of way standard widths must be granted.
- 2) Sidewalk shall be installed for all new construction on lots/ parcel having frontage on public streets. Additional easements must be granted if they are place beyond the current right of way.
- 3) (Section 9.9) Concrete approaches are required in the right of way vehicular access point. Paving and striping may be required for any working within the right of way.
- 4) (Section 9.10.5)Any placement of arches or other private structure placed in public easements must are subject to Revocable Permit approval.

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) 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.
- 3) 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.
- 4) 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.
- 5) System will be considered private.

b. Solid Waste Management

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

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) 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.

- 4) 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.
- 5) 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.
- 6) 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).
- 7) The developer will be required to extend a minimum 12-inch water main (or larger as recommended by the approved current water master plan) along section line streets.
- 8) A 12-inch water main is required to be looped through the development to provide adequate water supply and fire flow protection.
- 9) Connection to two (2) separate active water mains is required to prevent partial or total shut-off of water supply when a pipeline failure occurs within the proposed development.
- 10) A separate service connection and meter is required for each building unit and/or structure(s).
- 11) No water service is available for proposed improvements, private on-site water systems is required. The developer will provide an internal (on-site) private water distribution system capable of supply water to each lot or tract within the proposed subdivision or land development in accordance with City Standard Specifications and the current Subdivision Regulations.

9. Planning

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.

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. *The SPUD is requested for up to 45 duplexes over the 4.72-acre site, or 19 du/acre. The R-4 District standards allow 34 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.
- Primary entrance points should be aligned with access points immediately across the street.
- Provide vehicular connectivity between adjacent developments.
- Horizontally mixed-use developments should have connectivity between land uses.

The proposed housing will be accessed from one cul-de-sac street/drive that provides access to SW 94th Street. Connections west and south are not possible due to existing development, and to the east is the school.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.
- Horizontally mixed-use developments should have public sidewalk connectivity between land uses.

Sidewalks are present along SW 94th Street but may need repair.

- 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/multifamily or institutional uses adjacent to existing low intensity residential, “Building Scale and Site Design” and “Traffic” are potential compatibility issue identified by the comprehensive plan.

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 SPUD is requested for a duplex development that will operate as multifamily development on one parcel. Building height is limited to 25 feet and a 10-foot setback around the site is provided that will remain as open space.*

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.*

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 94th Street, , a Neighborhood Street within the Urban Low LUTA. Transit (bus) service is available one block east along S Western Avenue with a stop located in front of the elementary school.

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)
- Encourage unified planning for all adjoining land owned or controlled by a project's developer to ensure proper circulation and land use relationships (SU-47)

b. Plan Conformance Considerations

The subject site is located on the south side of SW 94th Street, west of S Western Avenue within the Urban Low LUTA. To the north and south are single-family homes zoned R-1, and abutting on the south is a duplex community. The subject site is part of the Sky Ranch Elementary School campus (Moore Public Schools), which is located to the east. The SPUD is requested for up to 45 two-family homes and services for homeless and displaced young adults. The request is made by Moore Public Schools, and the Moore Public Schools Foundation, through a partnership with Bridges to provide “programs and services that focus on meeting housing and basic needs; education and job assistance; mentoring and life skills development; prevention and intervention services; and therapeutic care.”

No building scale compatibility issues were identified with the request. The SPUD requires sidewalks on SW 94th Street per the provided Exhibit B, but they already exist. The SPUD should commit to repairing or replacing them as necessary as construction occurs.

V. 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. Street serving the development shall be a minimum of 26 feet in width or no parking must be provided on both sides.
2. Delete the following in Section 10. Sidewalks: “Sidewalks shall be constructed on the Property's 94th Street frontage only to the extent the same are depicted on the Conceptual Site Plan (Exhibit B).” and add “Sidewalks along SW 94th Street shall be repaired or replaced as necessary to meet Public Works requirements.”

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.

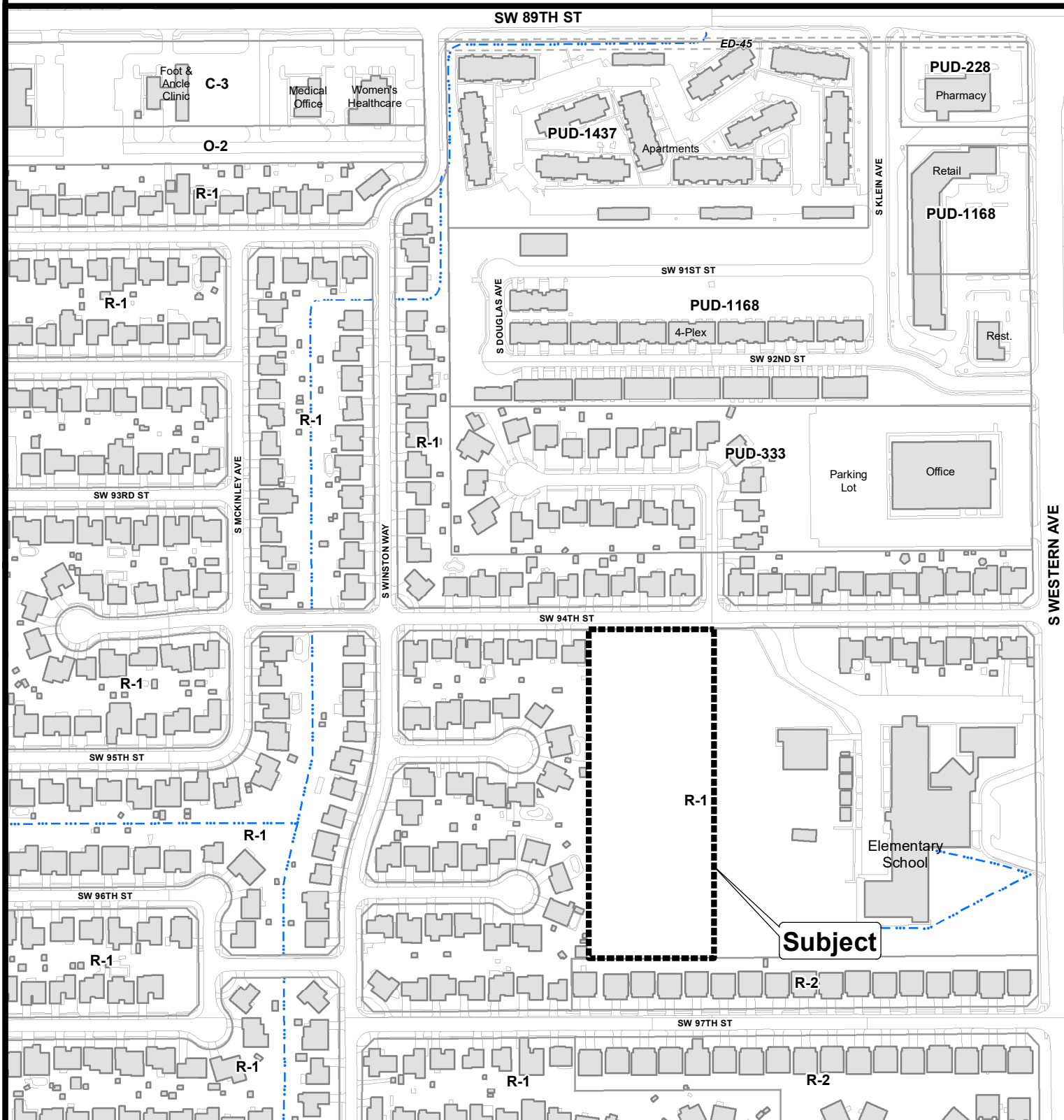
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Case No: SPUD-1463

Applicant: Independent School District No. 2

Existing Zoning: R-1

Location: 9501 S. Western Ave.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



0 150 300
Feet

INDIANA AVE.

ALLEY

P/L 50'-0"

6'-0" B/L

ENTRY

6'-0" 1/2"

ENTRY

KITCHEN

BEDROOM

LIVING

BATHROOM

CLOSET

B/L 5'-0"

P/L 59'-0"

P/L 59'-0"

4 PARKING SPACES

P/L 50'-0"

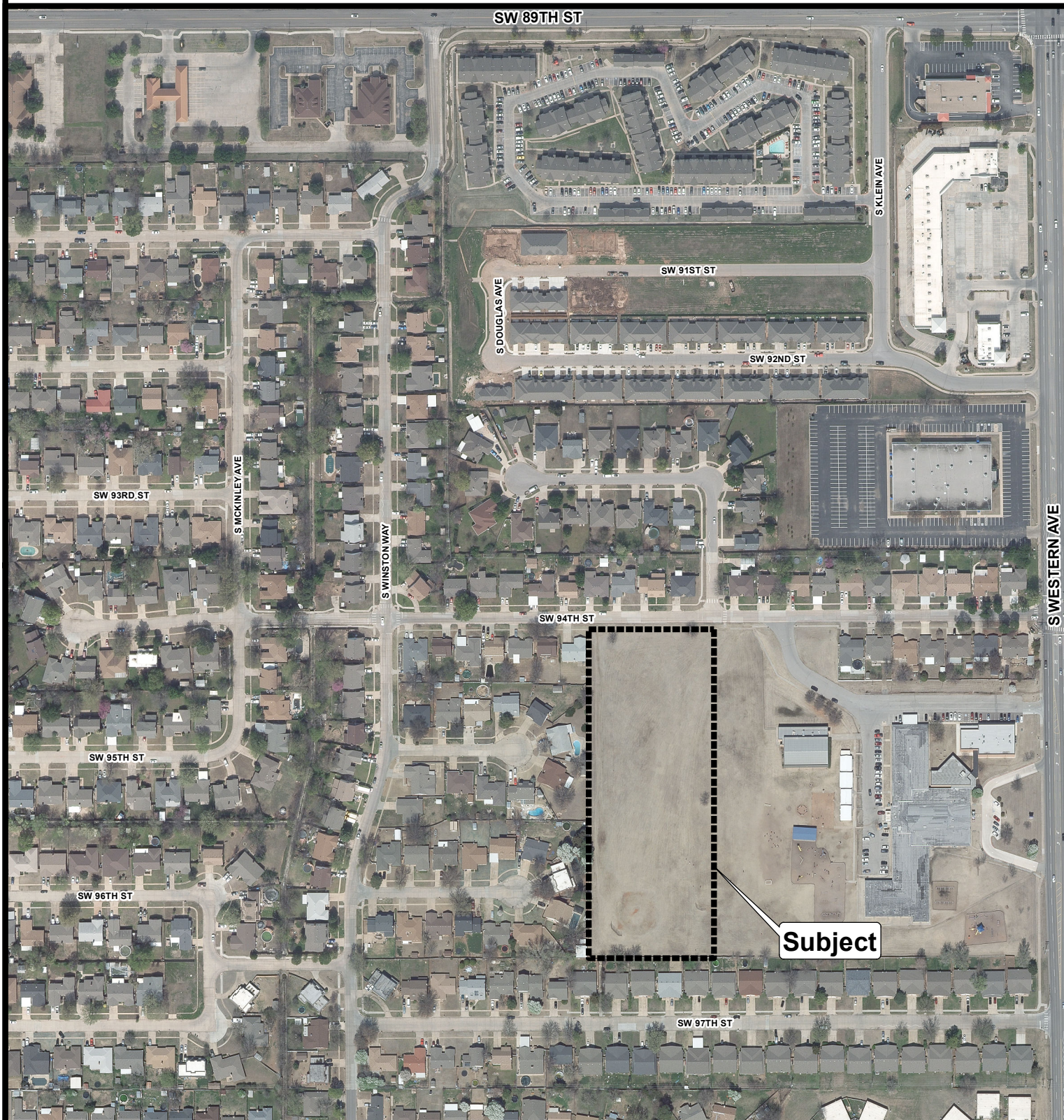
LEGAL DESCRIPTION:
THE NORTH 59.5' OF
LOTS 35 & 36, BLOCK 14
OF MILITARY Park ADDITION

Case No: SPUD-1463

Applicant: Independent School District No. 2

Existing Zoning: R-1

Location: 9501 S. Western Ave.



Aerial Photo from 2/2020



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



0 150 300
Feet