

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)

16. (SPUD-1468) Application by Catholic Charities of the Archdiocese of Oklahoma City, Inc. and Lindsay L. Ocker to rezone 2133 SW 11th Street from the R-4 General Residential District to the SPUD-1468 Simplified Planned Unit Development District. Ward 6.

Applicant was present. No protestors were present.

**RECOMMENDED APPROVAL.**

MOVED BY GOVIN, 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. 16.**

**(SPUD-1468) Application by Catholic Charities of the Archdiocese of Oklahoma City, Inc. and Lindsay L. Ocker to rezone 2133 SW 11th Street from the R-4 General Residential District to the SPUD-1468 Simplified Planned Unit Development District. Ward 6.**

**I. GENERAL INFORMATION**

**A. Contacts**

**1. Applicant/Developer Representative**

Name        Mark Grubbs  
Company    Grubbs Consulting LLC  
Phone       405-265-0641  
Email        mark.grubbs@gc-okc.com

**B. Case History**

This is a new application.

**C. Reason for Request**

This application is to permit a women's shelter.

**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: .68 acre**

**3. Zoning and Land Use**

	<b>Subject Site</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Zoning</b>	R-4	R-4	R-4	O-1	I-2 & R-4
<b>Land Use</b>	Church	Vacant	Residential	Vacant	Commercial

- 4. Development Context:** The subject is located on the east side of S Youngs Blvd and stretches from SW 10<sup>th</sup> Street to SW 11<sup>th</sup> Street. The site is zoned R-4 and developed with a church and related structures. Surrounding zoning is R-4, O-2, I-1 and I-2. Adjacent to the east are single-family homes. To the north, across SW 10<sup>th</sup> St, are vacant lots. To the west, across S Youngs Blvd, in the Stockyards City Transitional Development Overlay District (SYT) are warehouses, auto repair uses and a house. To the south across SW 11<sup>th</sup> Street is a parking lot for the Baptist Mission Center, which is located immediately south of the parking lot. The subject site is within the Scenic River Overlay Design District (SRODD) and subject to design review. The rezoning is requested in order to redevelop the site with new structures and a parking area for the existing use as a Women's Development Center. The SPUD proposes a modified O-2 base and maintains the SRODD regulations, guidelines, and design review process.

## **II. SUMMARY OF PUD APPLICATION**

This site will be developed in accordance with the regulation of the **O-2 General Office District** (OKC Zoning Ordinance, 2020, as amended) and shall be subject to the regulations, guidelines and design review procedures of the Scenic River Overlay Design District (SRODD), except that the following restrictions will apply:

1. The following use(s) will be the only use(s) permitted on this site:
  - a) Administrative and Professional Offices (8300.1)
  - b) Child Care Centers (8300.25)
  - c) Community Recreation: General (8250.2)
  - d) Community Recreation: Restricted (8250.4)
  - e) Dwelling Units and Mixed Uses (8200.2)
  - f) Emergency Shelter & Feeding Site (8250.7) {Limited to women and children only and functions related to a women's shelter}
  - g) Greenhouse (8150.6.3)
  - h) Lodging Accommodations: Bed and Breakfast (8300.49)
  - i) Lodging Accommodations: Commercial Lodging (8300.51)
  - j) Low Impact Institutional: Neighborhood Related (8250.14)
  - k) Medical Services: Restricted (8300.53)
  - l) Personal Services: General (8300.58)
  - m) Personal Services: Restricted (8300.59)
  - n) Retail Sales & Services: General (8300.63) {Limited to used goods, merchandise and services associated with a women's shelter}
  - o) Accessory buildings {Limited to a receiving and/or storage buildings associated with a women's shelter}

**2. Maximum Building Height:**

- a) Building height must comply with the O-2 General Office development regulations.

**3. Maximum Building Size:**

- a) Building size must comply with the O-2 General Office development regulations.

**4. Maximum Number of Buildings:**

- a) Number of buildings must comply with the O-2 General Office development regulations.

**5. Building Setback Lines**

Front Yard: 25 feet (along SW 11<sup>th</sup> and SW 10<sup>th</sup> Streets)

Rear Yard: N/A

Side Yard: 5 feet along the east boundary

Corner Side Yard: 10 feet along Youngs Boulevard

**6. Sight-proof Screening and Fencing:**

- a) A sight proof fence shall be provided along the east boundary and shall be permitted to extend beyond the building limit line up to street right-of-way. Said fence shall be cedar planks and limited to eight feet in height.
- b) Fencing along the west, south and north boundaries of the site shall be permitted and shall be decorative metal and not exceed eight feet in height.
- c) Mechanical equipment shall be screened from view.

**7. Landscaping:**

- a) Site and parking lot landscaping shall be provided as shown on the Conceptual Site Plan, Exhibit B, and shall include street trees which shall be permitted to be planted within adjacent rights-of-way, subject to approval of a Revocable Permit.
- b) Parking lot landscaping shall be provided per SRODD regulations, except that perimeter screening and/or buffering shall not be required.

**8. Signs:**

8.1 Free standing accessory signs:

Free-standing accessory signs shall be subject to the SRODD sign regulations.

8.2 Attached signs:

Attached signs shall be subject to the SRODD sign regulations.

8.3 Non-Accessory Signs:

Non-accessory signs are prohibited.

8.4 Electronic Message Display signs:

Electronic message display signs are prohibited.

**9. Access:**

- a) Access shall be from two driveways off of SW 10<sup>th</sup> Street. West driveway shall be a minimum 60 feet from Youngs Boulevard, measuring centerline to centerline.
- b) The existing driveway along Youngs Boulevard shall be permitted to remain.
- c) Access to SW 11<sup>th</sup> Street shall not be permitted.

**10. Sidewalks**

- a) The sidewalk along both SW 11<sup>th</sup> Street and Youngs Boulevard shall be extended along the limits of the SPUD property per SRODD regulations, minimum 5 feet in width.
- b) The sidewalk along SW 10<sup>th</sup> Street shall be retained.

**I. Other Development Regulations:**

**1. Architecture:**

Building facades shall consist of a minimum of 70% brick, rock, stone or other masonry, exclusive of doors and windows, and be similar to the building elevations depicted in Exhibit C.

**2. Street Improvements:**

No street improvements will be required.

**3. Dumpsters:**

Dumpsters shall be screened from public view and shall be placed no closer than 10-feet from any residential structure or residentially zoned property.

**4. Parking:**

Parking shall conform to Chapter 59, Section 10600 of the OKC Municipal Code, except as otherwise provided herein:

- a) There shall be no more than ten parking spaces required for any use.

**5. Maintenance:**

Maintenance of all common areas and amenities shall be the responsibility of the owners of the property.

**6. Lighting:**

The site lighting shall be in accordance with the SRODD and Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

**7. Drainage**

Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Drainage ways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for SPUDS, provided the SPUD is developed with drainage areas confined to common areas or private drainage easements. Such drainage ways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owners.

**II. Supporting Documents**

Exhibit A: Legal Description  
Exhibit B: Conceptual Site Plan  
Exhibit C: Building Elevations

**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**

No objection.

**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 6” 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) An off-site sanitary sewer interceptor will be required to serve the proposed development and the particular drainage basin. The size, alignment and other design factors shall be in accordance with current City Standard Specifications. The developer may make an application under the Policy "B-1" program to the Oklahoma City Water Utilities Trust (OCWUT) for City participation of construction costs if an oversized sanitary sewer main is required to serve the drainage basin.  
Approval will be subject to funds available for improvements and will not be granted for oversized mains that are necessary to provide additional capacity for the proposed development(s).
- 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.
- 6) No wastewater service is available for proposed improvements, private on-site sewage disposal systems are required in accordance to ODEQ rules and regulations. On-site sewage disposal system must be installed by an ODEQ certified installer and inspected by ODEQ.
- 7) 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.

**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) The developer will be required to extend a minimum 16-inch water main (or larger as recommended by the approved current water master plan) along section line streets and will be required to extend the water system to each lot or site within the subdivision or land improvements in accordance with City Standard Specifications and the current Subdivision Regulations. The developer may make an application under the Policy “A-1” program to the Oklahoma City Water Utility Trust (OCWUT) for purchase of construction costs for an oversized water main extension larger than 12-inch. Approval will be subject to funds available for improvements.
- 3) A 12-inch water main is required to be looped through the development to provide adequate water supply and fire flow protection. 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.
- 4) 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.
- 5) Dead-end water mains must be avoided where applicable. All existing unnecessary water services must be abandoned at the water main.
- 6) 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.
- 7) 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.

- 8) 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.
- 9) 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).
- 10) No water service is available for proposed improvements, private on-site water systems are required. The developer will provide an inter (on-site) 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**

### **a. Comprehensive Plan Considerations**

#### **1) LUTA Development Policies:**

##### Site Design:

- Utilize Best Management Practices (BMP) for stormwater.
- Incorporate commercial uses at street level to maintain an active, pedestrian friendly streetscape.
- Design buildings to include facades, storefront windows, and attractive signage and lighting to create pedestrian-scale visual interest.

##### Location:

- Mixture of density, lot size and building scale is appropriate as long as land use compatibility is achieved.

##### Automobile Connectivity:

- Maintain and enhance the connectivity of the street network.
- Keep alleys open and functional.
- Primary entrance points should be aligned with access points immediately across the street.

##### Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.

*National, state, and local permitting require basic best management practices for stormwater management. Sidewalks are available on portions of the subject site.*

*The SPUD proposes maintaining the sidewalk along SW 10<sup>th</sup> Street and extending sidewalks along SW 11<sup>th</sup> Street and S Youngs Boulevard. The SPUD maintains the SRODD regulations, guidelines, and design review process.*

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. The SPUD is requested to redevelop an existing use and maintains the existing design district review requirements. No compatibility issues were identified. Projects in higher intensity LUTAs (UM) may be more appropriate for significant transitions of density, scale and mass.
- 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 has frontage along SW 11<sup>th</sup> Street, SW 10<sup>th</sup> Street, and S Youngs Boulevard, all Neighborhood Streets in the Urban Medium LUTA. The nearest transit (bus) service is located to the south along Exchange Avenue. Access to the City trail system is available to the north.
- 6) **Other Development Related Policies**
  - 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 is located on the east side of S Youngs Blvd between SW 10<sup>th</sup> Street and SW 11<sup>th</sup> Street, within the Urban Medium LUTA. The rezoning is requested to redevelop a church site with new structures and a parking area for the existing use as a Women's Development Center. No compatibility issues were identified with the request.

The site is zoned R-4 and within the Scenic River Overlay Design District (SRODD) which requires design review. The SPUD proposes a modified O-2 base and maintains the SRODD regulations, guidelines, and design review process.

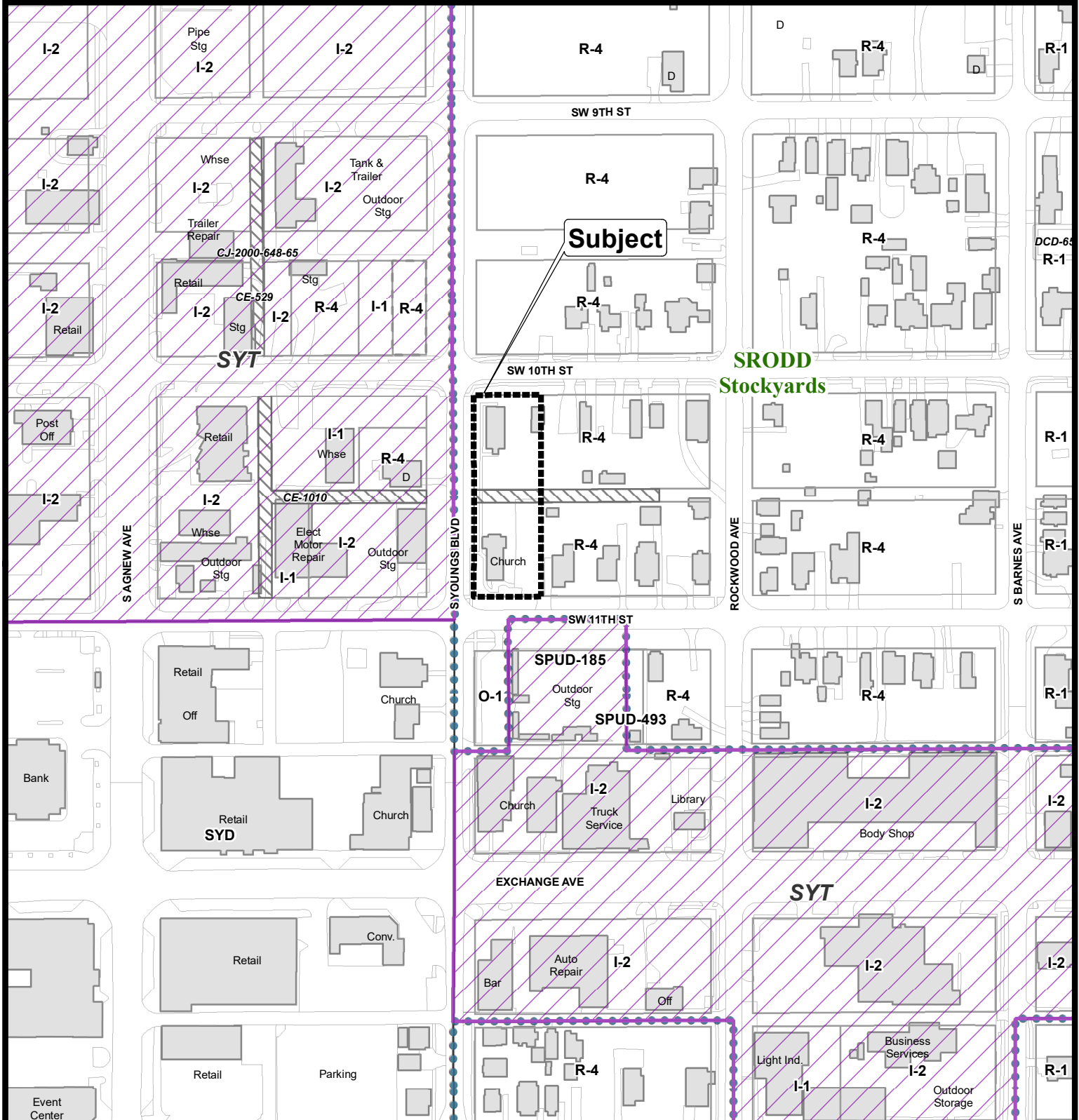
This SPUD application is subject to review by the Riverfront Design Committee (RDC). On November 3, 2022, the RDC recommended approval of the application.

**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.**

Case No: SPUD-1468      Applicant: Catholic Charities of the  
Archdiocese of Oklahoma City, Inc. / Lindsay L. Ocker  
Existing Zoning: R-4 / SRODD  
Location: 2133 SW 11th St.



The City of  
OKLAHOMA CITY

# Simplified Planned Unit Development



0 100 200  
Feet





**\*\*Improvements shown are conceptual only.**  
Final design to be determined at building permit stage.

**Proposed Site Plan**  
scale: 1"=40'-0"



M I A S S A R C H I T E C T S . B I G I D E A S .





M A S S   A R C H I T E C T S .   B I G   I D E A S .





M A S S   A R C H I T E C T S .   B I G   I D E A S .





M A S S   A R C H I T E C T S .   B I G   I D E A S .





**Case No: SPUD-1468      Applicant: Catholic Charities of the  
Archdiocese of Oklahoma City, Inc. / Lindsay L. Ocker**  
**Existing Zoning: R-4 / SRODD**  
**Location: 2133 SW 11th St.**



Aerial Photo from 2/2020



The City of  
OKLAHOMA CITY

## Simplified Planned Unit Development



0 100 200  
Feet