



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**November 18, 2021**

**Item No. IV. 24.**

**(SPUD-1358) Application by Kaci Kaiser, to rezone 839 NW 47<sup>th</sup> Street from the R-1 Single Family Residential District to the SPUD-1358 Simplified Planned Unit Development District. Ward 2.**

**I. GENERAL INFORMATION**

**A. Contacts**

**Applicant/Developer Representative**

Name        Kaci Kaiser  
Phone       405-312-3264  
Email       kacikaizer@gmail.com

**B. Case History**

This is a new application.

**C. Reason for Request**

The purpose of this request is to split the subject property in order to build two homes.

**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: 0.241 acres**

**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-1	R-1	R-1	R-1	R-1
<b>Land Use</b>	Residential	Residential	Residential	Residential	Residential

- 4. Development Context:** The 0.24-acre subject site is located on the north side of NW 47<sup>th</sup> Street between N Francis and N Shartel Avenues. The site and the surrounding neighborhood are zoned R-1 and developed with homes. Douglas Park is located two blocks east and the Western Avenue corridor is one block west. The SPUD is requested to split the 75-foot-wide parcel into two new lots with 37.5-foot lot widths in order to build two homes.

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

This site will be developed in accordance with the regulation of the **R-1 Single Family Residential District** (OKC Zoning Ordinance, 2020), except that the following restrictions will apply:

- 1.** All uses permitted with the R-1 General Residential District shall be permitted within this SPUD.

- 2. Maximum Building Height:**

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

- 3. Maximum Number of Buildings:**

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

- 4. Maximum Building Size:**

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

- 5. Building Setback Lines:**

The building setback lines shared by the two proposed lots shall be 3 ft (as opposed to the required 5ft of the current R-1 zoning setbacks) and the sides shared with neighboring properties shall remain the same.

- 6. Sight-proof Screening:**

Sight-proof screening shall be required to meet the regulations of 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:**

- 8.1 FREESTANDING ACCESSORY SIGNS**

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

**8.2 ATTACHED SIGNS**

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

**8.3 NON-ACCESSORY SIGNS**

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

**8.4 ELECTRONIC MESSAGE DISPLAY SIGNS**

Electronic Message Display signs will be in accordance with the base zoning district regulations.

**9. Access:**

Access to the site shall be taken from NW 47th Ave. Two new driveways will be poured.

**10. Parking Regulations:**

The parking regulations shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020.

**11. Sidewalk Regulations:**

Sidewalks shall be required, subject to the policies and procedures of the Public Works Department.

**II. Other Development Regulations:**

**1. Architecture:**

Architecture will be in accordance with the base zoning district regulations.

**2. Open Space:**

N/A.

**3. Street Improvements:**

N/A.

**4. Other:**

**4.1 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.

**4.2 Drainage:**

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

**4.3 Dumpsters:**

Dumpsters will be in accordance with the base zoning district regulations.

**III. Supporting Documents:**

- Exhibit A: Legal Description
- Exhibit B: Existing Site Plan
- Exhibit C: 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**

**Sanitary Sewer Availability**

- 1) An existing 8" sanitary sewer main(s) is adjacent to the subject site and a connection will be permitted in accordance with City Standard Specifications.
- 2) All existing unnecessary sanitary sewer services must be abandoned at the sanitary sewer main.
- 3) Additional Comments: Separate sewer and connection required for each building.

**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) The subject site is adjacent to a 6" water main in the street right-of-way of NW 47<sup>th</sup> St.
- 2) 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.
- 3) All existing and proposed meters must meet current Meter Specifications. Meters must be in a grassed area. All domestic and fire suppression services must have separate water service connections. All existing unnecessary water services must be abandoned at the water main.
- 4) Additional Comments: Separate water connection and meter required for each building

**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.

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

*National, state, and local permitting require basic best management practices for stormwater management. The SPUD would allow two homes on the 0.24-acre parcel for a density of 8 du/acre, lower than the typical UM range. The new lot sizes would be 5,250 square feet each and the lot widths would be 37.5 feet each. Other homes on the street were built over two or three lots and are 50 to 75 feet wide. The conceptual plan indicates adherence to the 30-foot front building line.*

Automobile Connectivity:

- Protect existing traditional street grid and reconnect it where possible.
- Keep alleys open and functional.

*No changes to the alley are proposed.*

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.

*Sidewalks are not present in the neighborhood.*

2. **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating low or medium intensity residential adjacent to existing low intensity residential, “Building Scale and Site Design” is a potential compatibility issue 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. *The SPUD would allow a 10,000 square foot residential parcel to be split into two new lots and two new homes constructed. The SPUD seeks to modify the minimum lot width and setback between the new homes; all other setbacks and R-1 requirements would be the same, including the platted front building line. The SPUD would need to allow a lot size of 5,250 square feet to align with the site plan.*

3. **Service Efficiency:**

- Water: *Fully served*
- Sewer: *Fully Served*
- Fire Service: *Urban Service Level*

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

5. **Transportation System:** This site has frontage along NW 47<sup>th</sup> Street, a local/neighborhood street within the Urban Medium LUTA. Transit (bus) service is available approximately ½ mile west on N Classen Blvd

6. **Other Development Related Policies**

- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)



- 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)

**b. Plan Conformance Considerations**

The subject site is located on NW 47<sup>th</sup> Street between N Francis Ave and N Shartel Ave. The SPUD is requested to remove a single-family home and split the 10,000 square foot parcel into two lots in order to build two new homes. The proposal to increase density in the Urban Medium LUTA is in conformance with UM density ranges and comprehensive plan goals to provide a mixture of residential housing types. The SPUD proposes a minimum lot width of 37.5 feet and reduced interior setbacks; all other setbacks and the maximum building height would be per the R-1 District and/or as platted. The Master Design Statement needs to specify the lot width and a minimum lot size to achieve the desired site plan.

**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:**

1. Specify a minimum lot size of 5,000 square feet and a minimum lot width of 37.5 feet, consistent with site plan.
2. Modify Section 8. Signs to state signs are not permitted.
3. Modify Section 4.3 to state dumpsters are not permitted except during construction.

*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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