



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

**Item No. IV. 20.**

**(SPUD-1352) Application by David Box, to rezone 1505 NW 19<sup>th</sup> Street from the R-1 Single Family Residential District to the SPUD-1352 Simplified Planned Unit Development District. Ward 6.**

**I. GENERAL INFORMATION**

**A. Contacts**

**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 a modified residential development.

**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: 0.34 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 0.34-acre subject site is located on the north side of NW 19<sup>th</sup> Street between N McKinley and N Douglas Avenues. The site and all adjacent land is zoned R-1 and within the Gatewood Urban Conservation District (UCD). Northwest 19<sup>th</sup> Street is developed with homes. Classen SAS is one block east. The Plaza District is three blocks to the southwest. SPUD-1094, located a block west, has been developed with a one-story multifamily community. The subject site is comprised of two residential parcels. The SPUD is requested renovate one home, remove and replace the other, and build two new garage apartments behind each one.

## **II. SUMMARY OF SPUD APPLICATION**

This SPUD shall be developed in accordance with the regulations of the **R-1 Single-Family Residential District and the Gatewood Urban Conservation District (UCD)** (OKC Zoning Ordinance, 2020), except as modified herein:

**1. The following uses shall be permitted within this SPUD:**

Community Recreation: Property Owner's Association (8250.3)  
Light Public Protection and Utility: Restricted (8250.13)  
Low Impact Institutional: Residential-Oriented (8200.5)  
Single-Family Residential (8200.14)

**2. Maximum Building Height:**

The maximum building height within this SPUD shall be 35' for all structures.

**3. Maximum Building Size:**

The maximum building size within this SPUD shall be governed by the base zoning district, except that each accessory garage building footprint shall be permitted to be 800 square feet.

**4. Maximum Number of Buildings:**

There shall be two (2) single-family homes within this SPUD. New homes shall face the front of the lot. Additionally, each single-family structure shall be permitted a two-story detached garage. All detached accessory building shall be located behind the rear wall of the main structure on the property. Each detached garage shall be permitted to have a residential living space within.

**5. Building Setback Lines**

Front: 25 feet

Side: 5 feet (except that the garage intended to serve the west home shall not have a side yard setback from the east interior lot line pursuant to the site plan)

Rear: 5 feet

**6. Sight-Proof Screening:**

Per 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:**

There shall be no signs permitted in this SPUD.

**9. Access:**

Access shall be taken from NW 19<sup>th</sup> St. and there shall be a maximum of two driveways. The maximum width of any new driveway shall be 12 feet.

**10. Sidewalk Regulations:**

The existing sidewalk shall be deemed to conform to any applicable sidewalk regulations.

**II. Other Development Regulations**

**1. Architecture:**

Per base zoning and Gatewood UCD.

**2. Street Improvements: N/A**

**3. Other:**

**3.1 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.

**3.2 Dumpsters: N/A**

**3.3 Drainage:**

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

**3.4 Parking:**

Parking shall be in compliance with the Oklahoma City parking ordinances. The garages shall count toward meeting parking requirements, provided each parking space in a garage shall be a minimum of 8 ½ feet by 18 feet.

**I. Supporting Documents:**

Exhibit A: Legal Description  
Exhibit B: 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: No objections.

**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 19<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: No objections.

**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.

*National, state, and local permitting require basic best management practices for stormwater management.*

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 seeks to renovate an existing home, remove and replace a second home, and allow garage apartments behind both. A reduced side and rear setback and slight lot reconfiguration is requested to achieve the desired site plan. Four dwelling units over 0.34 acres would be 11 du/acre, within the UM range.*

Automobile Connectivity:

- Protect existing traditional street grid and reconnect it where possible.
- No changes to the street system are proposed.*

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.
- Sidewalks are present along the subject site.*

- 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 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 two new 2-story garage apartments behind a new and an existing home. New construction would have the same front setback as other homes on the block, with a reduced setback in the rear.*



- 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 19<sup>th</sup> Street, a local/neighborhood street within the Urban Medium LUTA. Transit (bus) service is available nearby on NW 16<sup>th</sup> Street, N Classen Blvd, and NW 23<sup>rd</sup> Street.
- 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)
  - 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 SPUD is requested to build two new garage apartments behind two homes on NW 19<sup>th</sup> Street near Bauer Ave in the Gatewood UCD. The proposed development site includes one home that will be renovated and one that will be removed and replaced with new construction. The SPUD allows a shallower rear and side setback but would comply with the front setback. The Gatewood UCD includes a roof pitch requirement and a maximum driveway width of 12 feet for one-way drives that is retained in the SPUD. The proposal to increase density in the Urban Medium LUTA is in conformance density ranges and comprehensive plan goals to provide a mixture of residential housing types and infill development in UM areas.

**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.*

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**November 18, 2021**  
**SPUD-1352**

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*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.**

*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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