



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**February 09, 2023**

**Item No. IV. 16.**

(PC-10865) Application by Tulsi Khushal, LLC, to rezone 621 North Idaho Avenue from R-1 Single-Family Residential District to R-2 Medium-Low Density Residential District. Ward 7.

**I. GENERAL INFORMATION**

**A. Contacts**

**Applicant**

Pritesh Patel, Tulsi Khushal, LLC  
(405) 226-7945  
Pspatel0402@gmail.com

**B. Case History**

This is a new application.

**C. Reason for Request**

The purpose of this request is to modify the existing residential based zoning to permit two-family residential use and development.

**D. Existing Conditions**

**1. Size of Site (0.17)**

**2. 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-2
<b>Land Use</b>	Undeveloped	Undeveloped	Residential	Residential	Undeveloped

**3. Comprehensive Plan Land Use Typology Area: Urban – High (UH)**

UH applies to densely built urban areas, including regional attractors with major employment concentrations, high density residential living, and related commercial and service uses. UH areas have the highest mixture and intensity of land uses and development activity outside of the Downtown core.

The development intensity of UH supports various types of mass transit, from bus to rail, and is an ideal setting for large and small office buildings due to close proximity to other businesses and transportation networks.

**4. Development Context:** The subject site is located on the west side of N Idaho Avenue between NE 5<sup>th</sup> Street and NE 6<sup>th</sup> Street, in an area generally north of NE 4th

Street and west of N Lottie Avenue. The site is undeveloped and zoned R-1. The subject site is on a block that is split between R-2 zoning on the west (facing N Stonewall Ave), and R-1 zoning on the east (facing N Idaho Ave). The surrounding blocks have a mix of developed single-family residences and undeveloped lots. Page Woodson is located a block to the west. The subject site and surrounding area are also within the Innovation District Land Use Plan area. The requested R-2 District would allow one single-family home or a duplex.

## **II. 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 (OCCHD)**
- 2. Oklahoma City Urban Renewal Authority (OCURA)**
- 3. Oklahoma Gas and Electric (OGE)**
- 4. Oklahoma Water Resources Board (OWRB)**
- 5. School District (Oklahoma City)**
- 6. Oklahoma Department of Transportation (ODOT)**
- 7. Oklahoma Natural Gas (ONG)**
- 8. Oklahoma Electric Cooperative (OEC)**

### **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**

**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 PC 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) Sidewalks 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.

**8. Streets, Traffic and Drainage Maintenance**

**9. Stormwater Quality Management**

**10. Traffic Management**

**11. Utilities**

- a. **Wastewater Comments \***
- b. **Water Comments \***
- c. **Solid Waste Management**

No Solid Waste Management services needed.

**12. 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 whenever possible.

Density: The Urban High LUTA outlines a density range of 40 to 100 dwelling units (du) per acre.

*National, state, and local permitting require basic best management practices for stormwater management. The R-2 District would allow up to two dwelling units on the 0.17-acre site, or 12 du/acre.*

Automobile Connectivity:

- Maintain and enhance the connectivity of the street network.
- Keep existing alleys open and functional.

*No changes to the alley are proposed. Access would be per existing code.*

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.
- Preserve and expand the pedestrian and bicycle networks.

*Sidewalks are not currently available on the subject site or in the immediate area.*

- 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 low intensity residential uses, “Building Scale and Site Design” is a potential compatibility issue identified by the comprehensive plan. Projects in higher intensity LUTAs (UH) 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 buildings immediately adjacent to single-family residential exceed a ratio of 3:1 in height; 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; or if the overall massing of proposed projects dramatically exceeds that of adjacent uses. *No triggers requiring mitigation were identified.*

- 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 is located off N Idaho Avenue, a Neighborhood Street. The nearest transit (bus) service is located to the south, along NE 4<sup>th</sup> Street. Access to the City trail system is available to the southeast at the Katy Trail along NE 4<sup>th</sup> Street.
- 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.
  - Encourage redevelopment and infill development on vacant, underutilized, and brownfield sites in urbanized areas. (SU-19)
  - 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)

7) **Other Considerations: Innovation District**

The subject site is within the Land Use Plan for the Innovation District and Capitol Environs, which was adopted as an amendment to the comprehensive plan on November 18, 2021. The subject site is within the Neighborhood Typology, which encompasses the area east of the site, while the land west of N Stonewall Ave is designated as General Urban. The Plan states, “Neighborhood areas should be the lowest density, with primarily historic and existing single-family detached homes and “house scale” multifamily such as duplexes and fourplexes. Existing neighborhoods could be identified with opportunities to infill. Parcels are typically deep with narrow street frontages. Setbacks and front yards vary. This development type should have the lowest pedestrian and vehicular activity due to its predominance of less intense residential uses and limited amount of office, retail and dining.”

**b. Plan Conformance Considerations**

The subject site is located on the west side of N Idaho Avenue between NE 5<sup>th</sup> and NE 6<sup>th</sup> Streets. Land north, south and east is zoned R-1. The subject site abuts R-2 zoned land on the west. The general area is within the Innovation District, and the subject site is assigned the Neighborhood Typology in the Land Use Plan, as noted above. This request would allow a duplex to be built on a vacant lot in the JFK Neighborhood. The proposal is consistent with comprehensive plan goals to provide a mixture of residential housing types and infill development on vacant lots.

#### **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.**

**taj**