

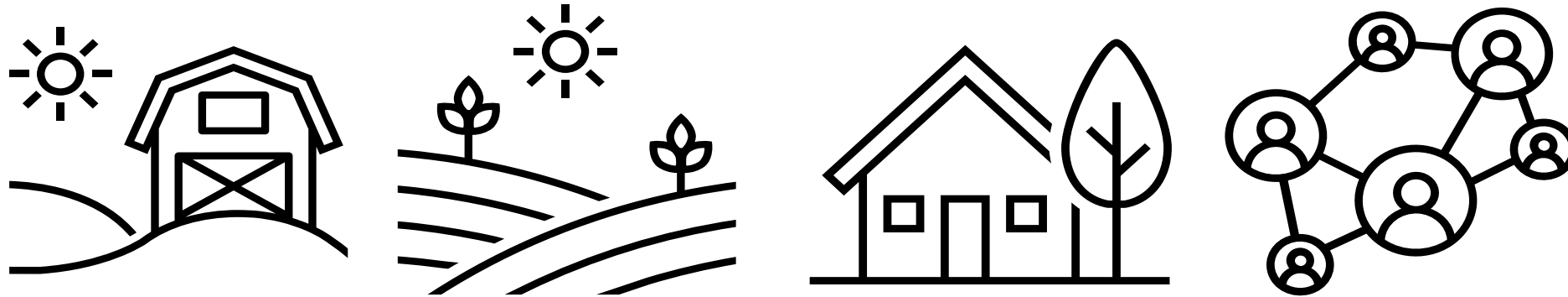
# OKC Development Codes Update

OKC Development Codes 101

[Development Codes Update | City of OKC](#)

Happy to be here today!

City of Oklahoma City Planning Department  
Exciting new project!



*Planning the future for our children and grandchildren*



This is exciting, but it's also a lot of this.....zoning, regulations, blah, blah blah

[Development Codes Update | City of OKC](#)

The collage features several documents from the City of Oklahoma City's development codes. On the left, a page titled 'Chapter 15 - DRAINAGE AND FLOOD CONTROL' is visible. In the center, the cover of 'THE CITY OF OKLAHOMA CITY SUBDIVISION REGULATIONS' is shown, featuring a photograph of a modern city skyline. On the right, a page titled 'ZONING DISTRICT CATEGORIES AND DESCRIPTIONS' lists various zoning codes such as R-1, R-2, C-1, and others, along with their respective descriptions. The documents are presented in a layered, overlapping fashion.



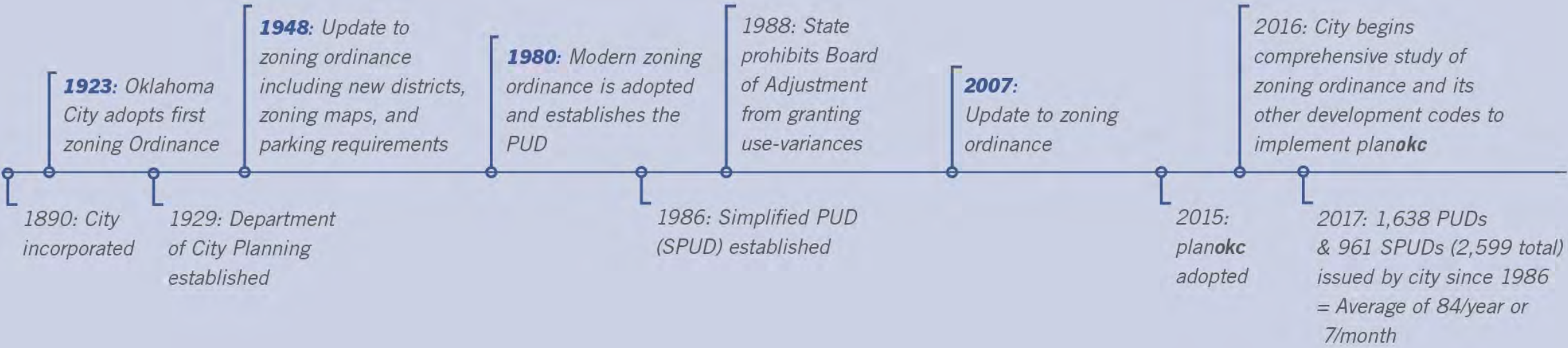
# Today's discussion

- Overview of current zoning code
- Understand key code terms
- Understand why the code needs to be updated
- Understand how you can be informed and involved



# Have we updated our Codes before?

## Oklahoma City Zoning History



Source: City of Oklahoma City Planning Department



# Points to consider in our development...



Areas of Oklahoma established as Indian Territory for relocated tribes



Settlement of Oklahoma City (Unassigned lands)

Capitol Hill annexed into the City of Oklahoma City, levee constructed



City segregation ordinance; Deep Deuce develops as center of Black commerce and culture

Redlining of Black areas of the City by Federal agencies



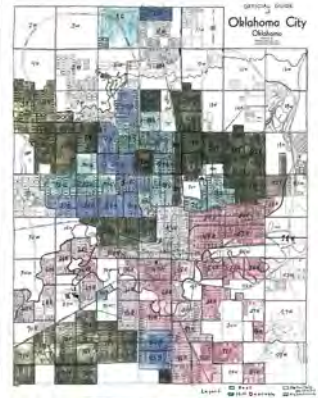
Creation of medical district zone in NE

Decline of Deep Deuce with I-235, desegregation and suburbs



Vietnamese community grows with immigration

1996 Asian District is formed

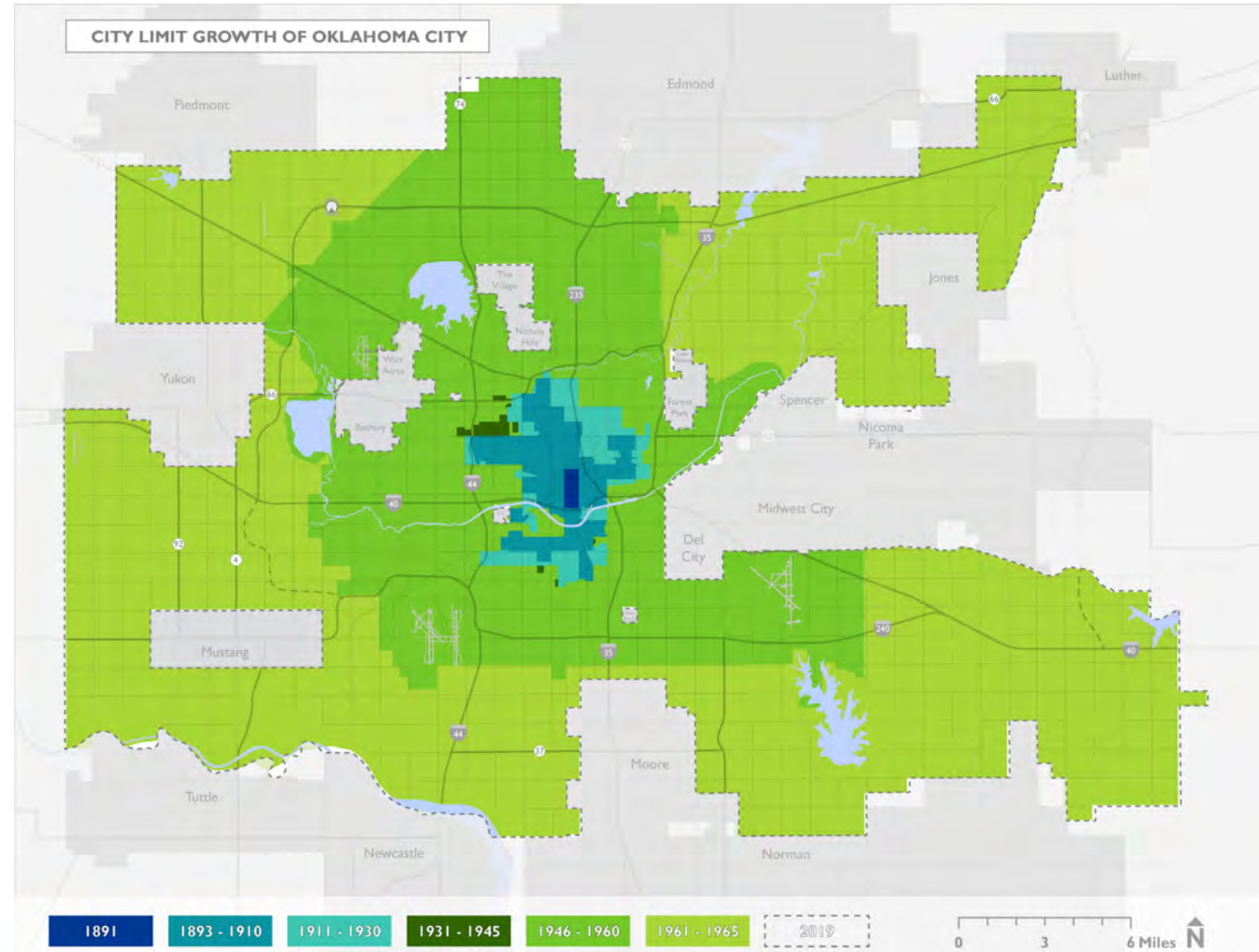




# Points to consider in our development...

Major annexations  
of land in the 1960s

we are the 8<sup>th</sup> largest  
city in the nation, 621  
sq miles; while we are  
only 22<sup>nd</sup> in terms of  
population



# Here we go – Code #5



Keeping all the data points in mind and understanding today's challenges, we embark on updating our zoning code for the 5<sup>th</sup> time in our City's history and we need YOU!!!







# What is in the Code now?

Base districts \* Special purpose districts \* Use Units  
\* Bulk Standards\* Parking \* Landscaping \* Screening  
\* Site Development \* Administration

ARTICLE I. Title and Intent  
ARTICLE II. Definitions  
ARTICLE III. Administrative Bodies and Officials  
ARTICLE IV. Administrative Procedures  
ARTICLE V. Zoning Districts  
ARTICLE VI. Zoning Base Districts  
ARTICLE VII. Special Purpose Districts  
ARTICLE VIII. Use Unit Classifications  
ARTICLE IX. Use Standards  
ARTICLE X. Off-street Parking, Loading and Access  
ARTICLE XI. Landscaping and Screening Regulations  
ARTICLE XII. Site Development Standards  
ARTICLE XIII. Zoning Overlay Districts  
ARTICLE XIV. Planned Unit Development  
ARTICLE XV. Nonconformities  
APPENDIX A. District Boundaries



# What is in the Code now?

**Base districts** \* Special purpose districts \* Use  
Units \* Bulk Standards\* Parking \* Landscaping &  
Screening \* Site Development \* Administration

**Base districts = Basic building blocks of  
the code**

## Base districts = Basic building blocks of the code

### BASE ZONING DISTRICTS: 26

#### AGRICULTURAL AND RESIDENTIAL

AA	Agricultural
RA2	Single-Family Two-Acre Rural Residential
RA	Single-Family One-Acre Rural Residential
R-1	Single-Family Residential (6,000 sf min.)
R-1ZL	Single-Family Residential Zero Lot Line
R-2	Medium-Low Density Residential
R-3	Medium Density Residential
R-3M	Medium Density Multiple-Family Residential
R-4M	Medium-High Density Multiple-Family Residential
R-4	General Residential
R-MH-1	Manufactured (Mobile) Home Subdivision
R-MH-2	Manufactured (Mobile) Home Park

#### OFFICE AND COMMERCIAL DISTRICTS

O-1	Limited Office
O-2	General Office
RC	Rural Commercial
NB	Neighborhood Business
C-1	Neighborhood Commercial
C-2	Shopping Center
C-3	Community Commercial
C-4	General Commercial
C-CBD	Central Business
C-HC	Highway Commercial

#### INDUSTRIAL DISTRICTS

TP	Technology Park
I-1	Light Industrial
I-2	Moderate Industrial
I-3	Heavy Industrial



# Zones: Base Districts -Residential



**AA, R-A, RA2- Rural Residential,  
1 to 5 acre lots**



**R-1- Single-Family Residential,  
6,000 sf lots**



**R1-ZL- Zero Lot Line,  
4,000 sf lots**





# Zones: Base Districts -Residential



**R-2/R-3 – Single-Family, 5,000 sf lots, or 2-3 units attached**



**R-4– Multiple Units attached or detached, R-MH - Manufactured Home Parks**



# Zones: Base Districts -Office



**O-1- Limited Office**



**O-2- General Office**



**TP- Technology Park - campus**





# Zones: Base Districts -Commercial



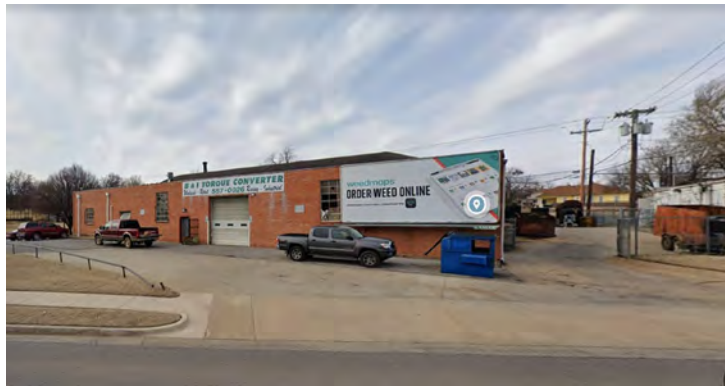
**C-1- Neighborhood Commercial**



**C-2 - Commercial center**



**C-3 - Commercial**



**C-4- Heavy Commercial**



**NB- Neighborhood Business,  
C-CBD – Central Business District**



**RC – Rural Commercial**



# Zones: Base Districts -Industrial



**I-1- Light Industrial –all inside**



**I-2- Moderate Industrial – some outside work and storage**

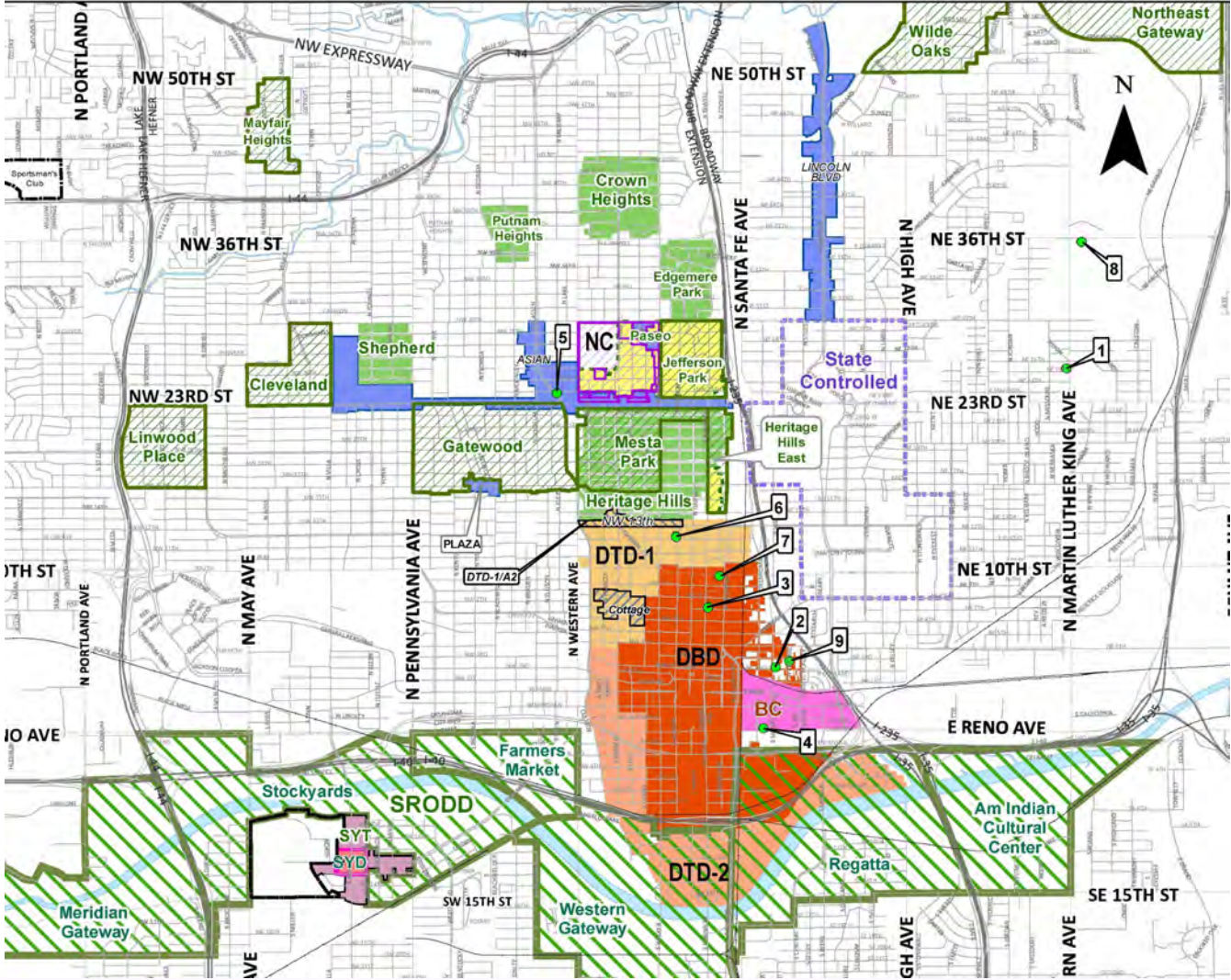


**I-3- Heavy Industrial – noise, smoke, dust, odor**





# Special Purpose Zones



**Downtown**

**Bricktown**

**Historic Preservation**

**Neighborhood Conservation**

**Stockyards City**

# Overlays

**Scenic River**

**Urban Design/ Asian, Plaza, Lincoln, Uptown 23<sup>rd</sup>, Paseo, Capital Hill**

**Northeast 23<sup>rd</sup>**

**Urban Conservation**

**Manufactured Home parks**

**Airport Environs**

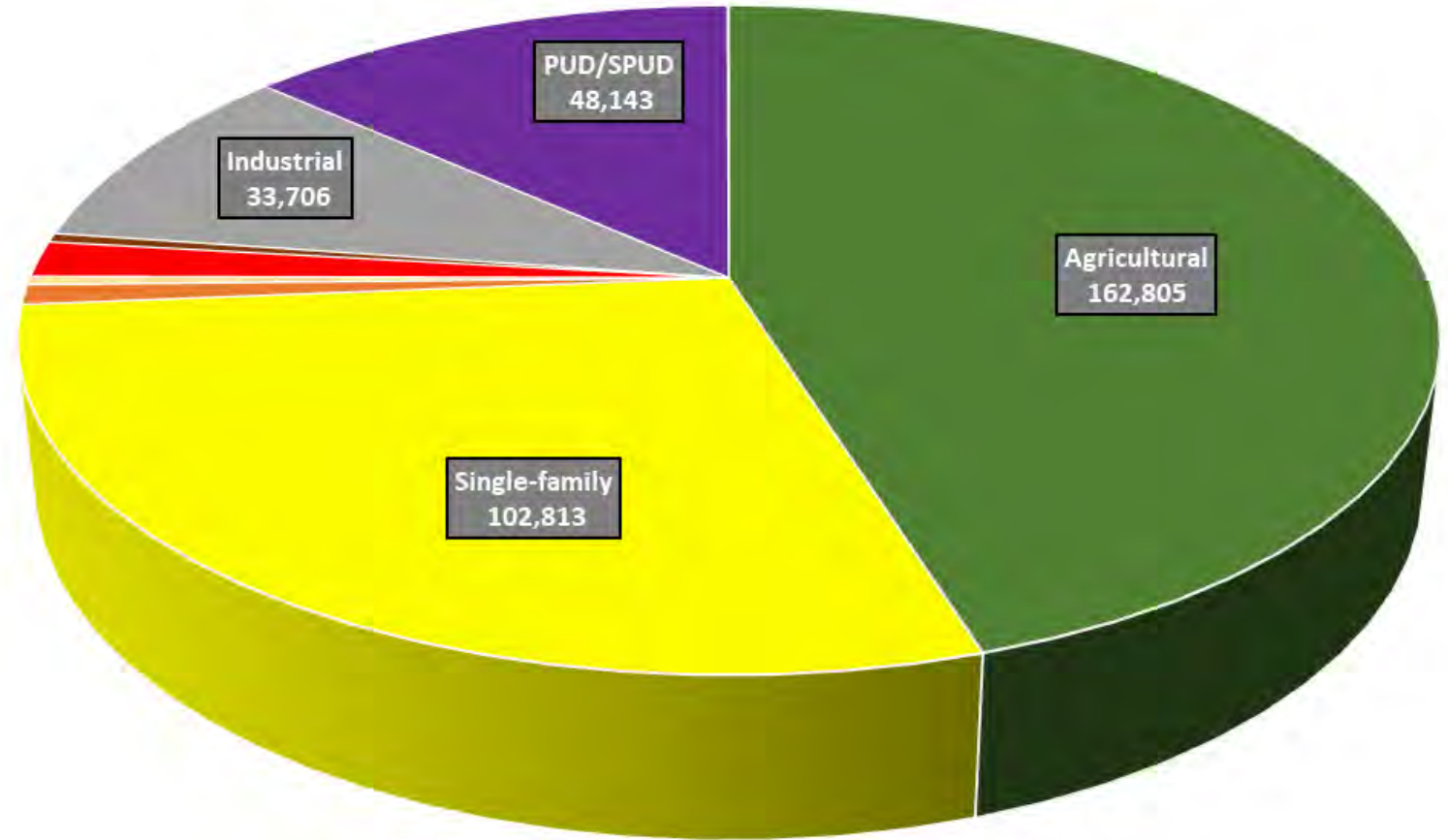




# Base Districts – How much of each?

Zoning by Acres across City

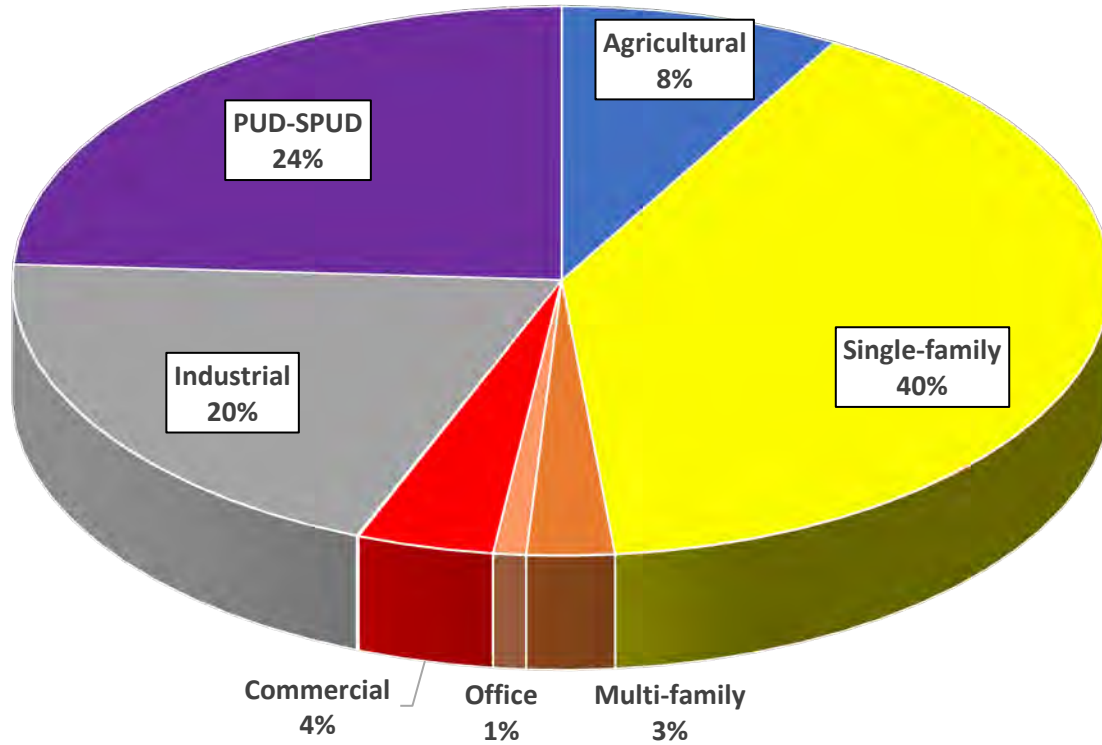
Zoning	Percent
Agricultural	45%
Single-family	29%
Multi-family	1%
Office	< 1%
Commercial	2%
Downtown	< 1%
Industrial	9%
PUD/SPUD	13%
Other	< 1%



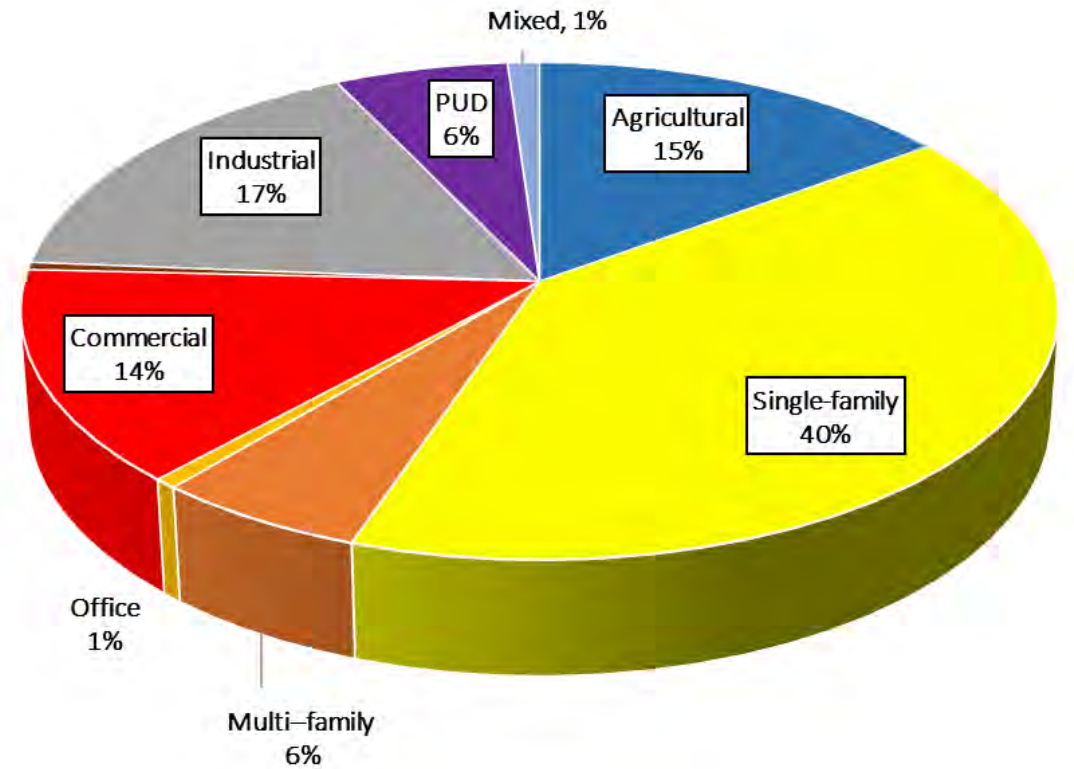
- 360,000 acres of zoned land, 621 square miles



# How do we compare?



- Oklahoma City urbanized area



- San Antonio







# What is in the Code now?

Base districts \* Special purpose districts \* **Use Units**  
\* Use Standards \* Parking \* Landscaping & Screening  
\* Site Development \* Special zoning \* Administration

**Use Units = a.k.a. *Land Uses*, A list of all the types of residential, commercial and industrial items classified for zoning: eating establishments, medical offices, retail sales, custom manufacturing, etc.**

# Use Units



Drive thru or Food Sales? too specific



Neighborhood Convenience or Personal Service? too vague

- **More than 118 commercial and industrial uses, 25 pages of the code**
- Some uses too specific: Fast Food must have both on and off-premise consumption
- Some uses are too vague: Convenience Sales and Personal Services: retail under 10,000 square feet, vs. Personal Services: General

# Use Units



Video arcades and Health Clubs



- **More than 118 commercial and industrial uses**

[ARTICLE VIII. - USE UNIT CLASSIFICATIONS | Code of Ordinances | Oklahoma City, OK | Municode Library](#)

- Some descriptions reflect a reaction to the use:  
**Participant Recreation: Indoor** billiards, health clubs, video arcades
- **Medical Services** with sales vs not with sales; (apothecaries/marijuana sales);
- **Personal Services: General** (massage parlors; personal trainers, ticket offices, tattoo parlors) vs. **Personal Services: Restricted** (reducing salons; masonic lodge, meeting halls, travel agencies)





# What is in the Code now?

Base districts \* Special purpose districts\* Use Units \*  
**Bulk Standards** \* Parking \* Landscaping \* Screening \*  
Site Development \* Administration

**Bulk Standards** = How tall? How big? How far setback from the street or adjacent property?

# Base Districts-Bulk Standards



**Lot Coverage – 100%**



**Lot Coverage – 50%**



**Building Setbacks, most zones  
25 feet from property line**



**Building Height**



**Density, how many units on an acre**



# What is in the Code now?

Base districts \* Special purpose districts\* Use Units \*  
Bulk Standards \* **Parking** \* Landscaping \* Screening \*  
Site Development \* Administration

**Parking = How many spaces are required?  
How many driveways? Driveway width?**



# Parking, Loading and Access Regulations

**Parking Tables, per use, per square footage, per employee**



**Access: How many driveways?**



**Current code allows two drives per “frontage” regardless of frontage, with separation between drives based on the Council-adopted 2008 Functional Classification Plan for OKC streets**



# What is in the Code now?

Base districts \* Special purpose districts\* Use Units\*  
Bulk Standards \* Parking \* **Landscaping** \* **Screening** \*  
Site Development \* Administration

**Landscaping = Point system for how much landscaping on the lot, depends on how much development**

**Screening = Ways of shielding commercial/industrial from adjacent property or street**



# Landscaping



## Landscape Point Requirements

**1 point per 200 sf of building, minimum 25 points plus one tree per 40 LF on the street**



## Parking Lot Points

**2 points for each required space;  
1 point for each additional space**



# Screening



**Screening between commercial and residential:**

**1) Fence plus landscaping 2) Visual barrier plantings 3) Wooded area at least 20 feet in width**





# What is in the Code now?

Base districts \* Special Purpose Districts \* Use Units \*  
Bulk Standards \* Parking \* Landscaping & Screening \*  
Site Development \* **Administration**

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APPENDIX A. District Boundaries

# Administrative Procedures

## Public Notice

- Who receives the notice (300 feet from project)
- What is in the notice
- Goes to “owner”

### NOTICE OF HEARING

CASE NUMBER: SPUD-1340

DATE OF HEARING: August 26, 2021

This notice is to inform you that H&H Real Estate, LLC has filed an application with the City of Oklahoma City to change the zoning designation of their property. The only property to be rezoned is outlined on the map on the reverse side of this notice.

To review copy of the Proposed Master Design Statement for this SPUD visit [www.okc.gov/districts](http://www.okc.gov/districts).

ADDRESS: 8820 S Pennsylvania Avenue

CURRENT ZONING: C-3 Community Commercial District

PROPOSED USE: The purpose of this request is to change the existing zoning to permit multi-family residential use and development.

**LEGAL DESCRIPTION:** Legal description from Warranty Deed filed at Book 9491, Page 1265-1288, in the Office of the County Clerk, Oklahoma County, Oklahoma. A part of Lots Two (2), Three (3), Four (4), and Five (5) Block Three (3), of P.B. ODOM'S SOUTH PENN 6TH ADDITION to Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the Southeast corner of said Lot 5, Block 3; THENCE due North along the East line of said Lot 5, for a distance of 353.72 feet to the POINT OF BEGINNING; THENCE South 89°33'52" West for a distance of 105.03 feet; THENCE South 25°15'11" West for a distance of 57.15 feet; THENCE North 89°06'24" West for a distance of 1.55 feet; THENCE Northwestly along a curve to the left whose tangent (Chord) measured bears North 56°28'34" West (14.09 feet measured) and having a radius of 25.47 feet for a (arc measured) distance of 14.90 feet; THENCE West for a distance of 255.00 feet to a point on the West line of Lot 2, of said Block 3; THENCE due North along the West line of Lot 2 for a distance of 20.00 feet; THENCE East and parallel to the North line of Lot 2 a distance of 42.00 feet; THENCE due North and parallel to the West line of Lot 2 a distance of 193.85 feet; THENCE due East along the North line of said Lots 2 thru 5, Block 3, for a distance of 358.00 feet to the Northeast corner of said Lot 5 Block 3; THENCE due South along the East line of said Lot 5 for a distance of 165.61 feet to the POINT OF BEGINNING.

AND

The South 20.00 feet of the North 210.00 feet of Lot One (1), Block Three (3) of P.B. ODOM'S SOUTH PENN 6TH ADDITION to Oklahoma County, Oklahoma, SUBJECT to a non-exclusive easement for ingress and egress across the South 20.00 feet of the North 210.00 feet of Lot One (1), Block Three (3) and the South 20.00 feet of the West 42.00 feet of the North 213.85 feet of Lot Two (2), Block Three (3), of P.B. ODOM'S SOUTH PENN 6TH ADDITION to Oklahoma City, Oklahoma County, Oklahoma.

**Your property is not included within the area proposed to be rezoned.** This notice is being provided to you because you own property nearby. You are not required to attend the hearing, but if you wish to you may. You can also have someone appear on your behalf. Should you wish to provide the Commission with information supporting or opposing the rezoning of this property, please consider the following. You may present brief written materials, graphics, maps, pictures, etc. to the Commission at the hearing to illustrate a point regarding a proposed zoning change. Lengthy written materials in support or opposition of the application should be submitted to the city staff at the address below by **noon on Friday August 20, 2021**, to be delivered to the Commission members that afternoon.

Following the hearing, the Planning Commission forwards its recommendations to the City Council where an ordinance to rezone the subject property is scheduled for a final public hearing. You will receive notice by mail of the final Council hearing from the City Clerk.

#### LOCATION OF PUBLIC HEARING

A PUBLIC HEARING will be held by the Oklahoma City Planning Commission at 1:30 p.m. on Thursday, August 26, 2021, in the Council Chambers, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma.

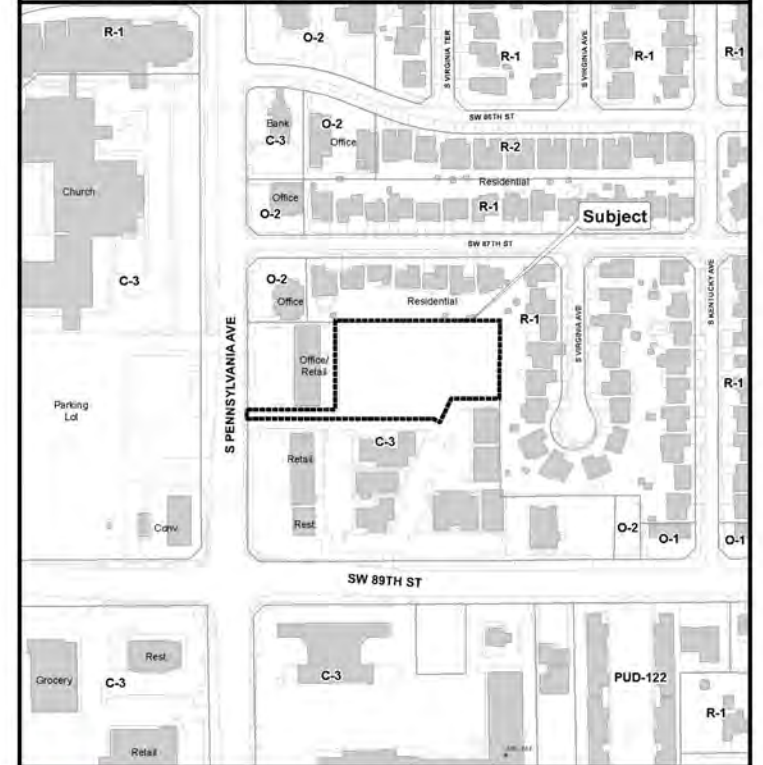
The agenda and staff report for this meeting will be posted at following link:

[https://okc.primegov.com/public\\_portal](https://okc.primegov.com/public_portal)

Please conduct your business with us by phone or email, as our offices are closed to public access.

City of Oklahoma City Development Services Department  
420 West Main Street, Suite 910, Oklahoma City, Oklahoma 73102  
Ph: (405) 297-2623 Email: [spdv@cityofoklahoma.gov](mailto:spdv@cityofoklahoma.gov)

Case No: SPUD-1340 Applicant: David M. Box - Williams, Box, Forshee & Bullard  
Existing Zoning: C-3  
Location: 8820 S. Pennsylvania Ave.



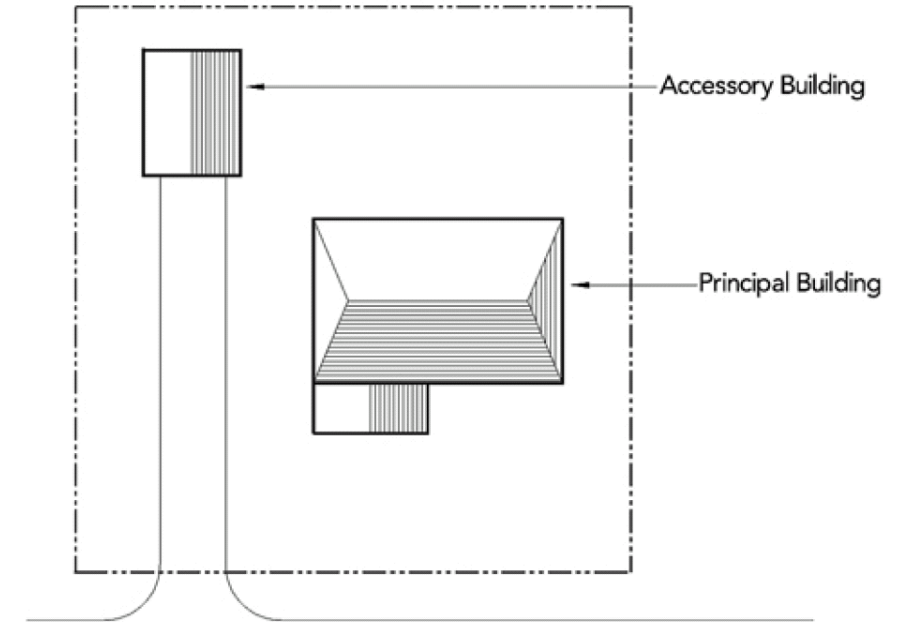
Simplified Planned  
Unit Development





# Definitions

- *Family*: One or more persons related by blood or marriage, including adopted children, or a group of, not to exceed, five unrelated persons (not related by blood or marriage), occupying the premises and living as a single non-profit housekeeping unit, as distinguished from a group occupying a boardinghouse, lodging house or hotel.
- *Structure*: Anything constructed or erected, the use of which requires permanent location on the ground, or which is attached to something having a permanent location on the ground. This includes, but is not limited to, main and accessory buildings, advertising signs, billboards, poster panels, fences, walls, driveways, sidewalks and parking areas.




# How do all these regulations work together?

- Use units assigned to Zones
- Signs assigned to Zones
- Parking assigned to Uses
- Compatibility with adjacent uses
- Size, height of structure by Zones
- Landscaping and Screening by use and zone



Landscaping, uses, signs, parking, compatibility





Why are we changing  
the code now?

# Planokc

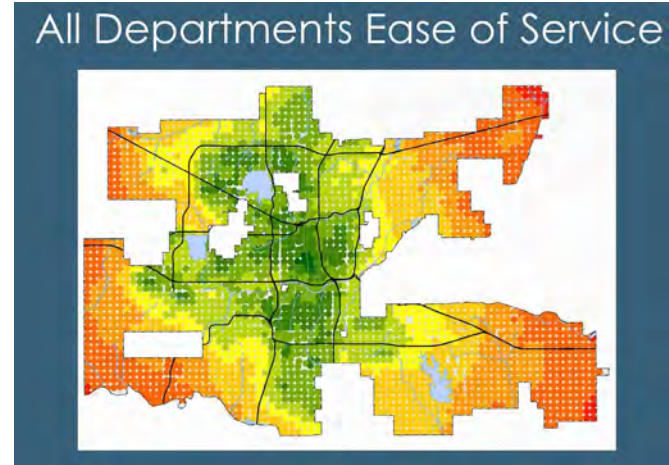
[planokc.org](http://planokc.org)

## Our land plan for the future



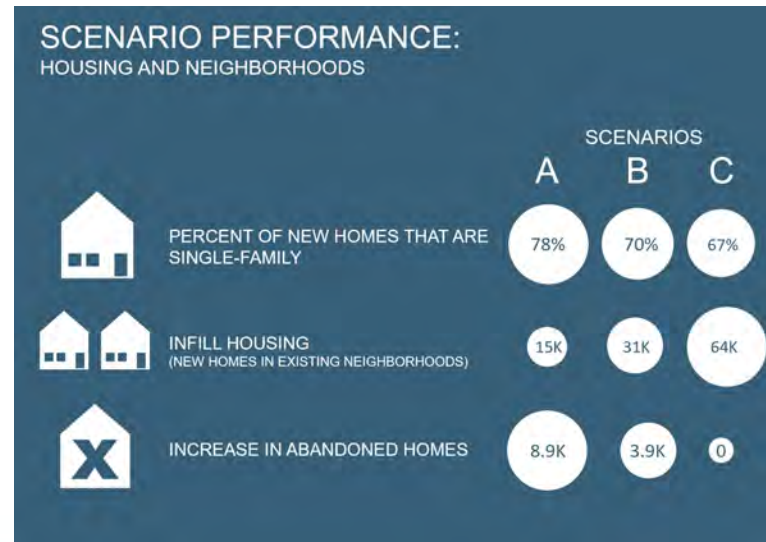


# How did we achieve Land Use Plan



**2010-2015**  
**We met. Lots.**

**We discussed**  
**where we should**  
**grow.**



**We compared**  
**scenarios of**  
**growth.**

**Major themes**  
**emerged.**

# Desired planokc outcomes

## Zoning related topics

Integrate uses while ensuring compatibility

Allow increased densities where appropriate

Mitigate negative impacts of compact development

Integrate residential unit types and sizes

Improve transportation system connectivity

Increase walkability

Revise parking standards + prohibit new surface parking downtown

Facilitate cluster/conservation subdivisions

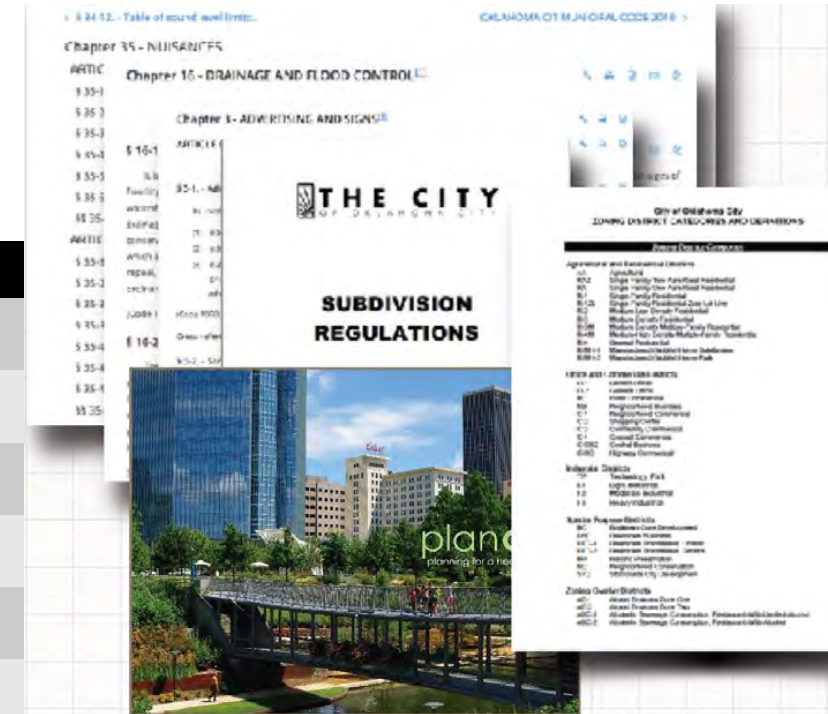
Ensure adequate and quality open space and streetscapes

Preserve environmental/water quality + reduce flood risk

Increase landscaping amount and quality

Establish citywide design regulations to ensure functional and aesthetic minimums

Establish/Improve design standards





# Planokc and LUTAs



Comprehensive Plan set up Land Use Typologies Areas (LUTAs) to guide development in diverse OKC

**Rural Low/Medium** – Rural Development

**Urban Low** – Outside the Core Development

**Urban Medium** – Inside the Core Development

**Urban High-Downtown** – Downtown Development

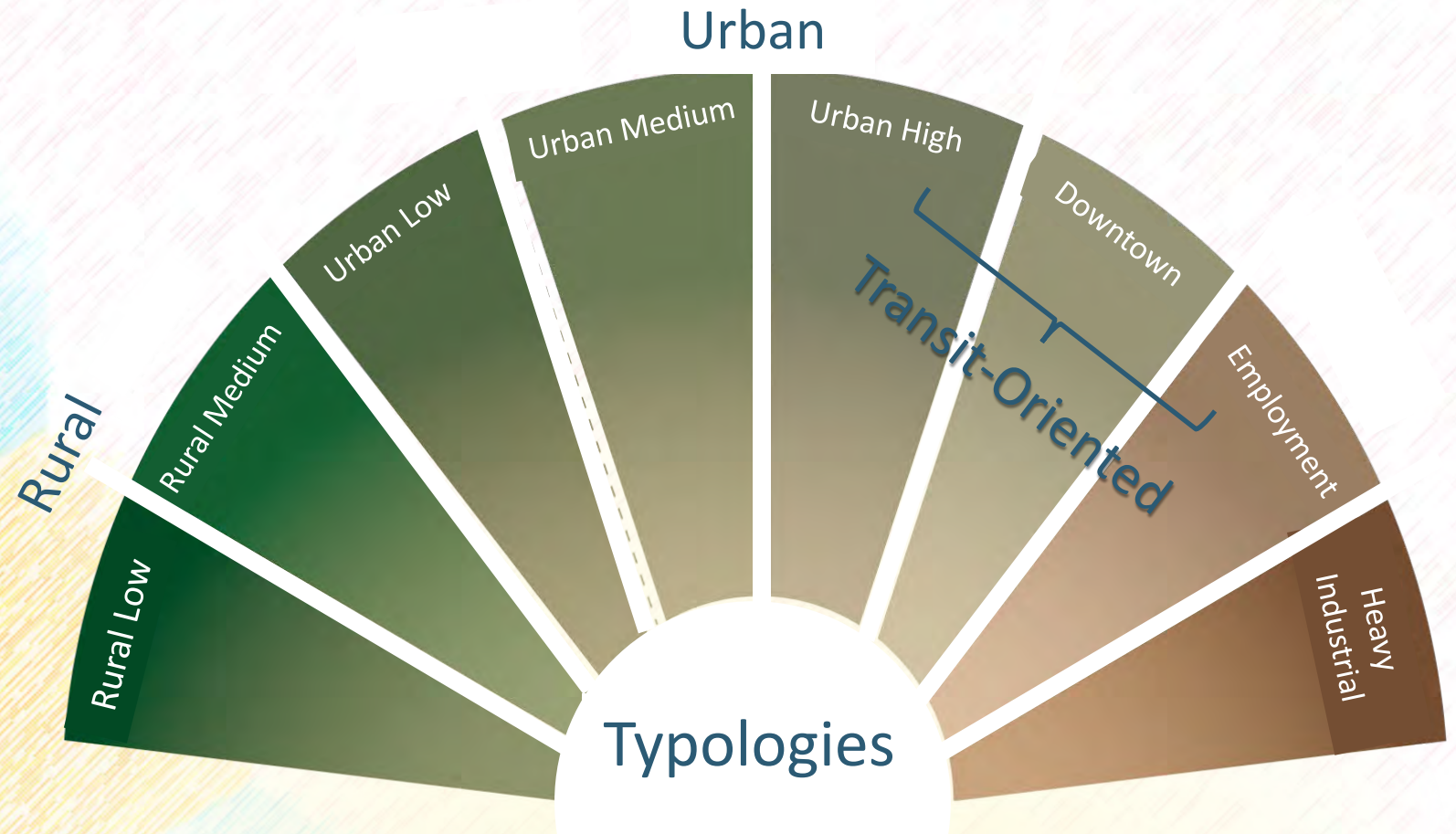






# LUTAS as the Basis for the Approach

The LUTAs form a continuum from rural to urban where the relative balance between the natural and built environments defines its intensity and character.





“Context” relates to where you are on the continuum of rural to urban, where are the buildings on the lot, how high are the buildings, where is the parking, how much parking is needed, etc. It varies by context.

Rural

Rural Medium

Urban Low

Urban Medium

Urban

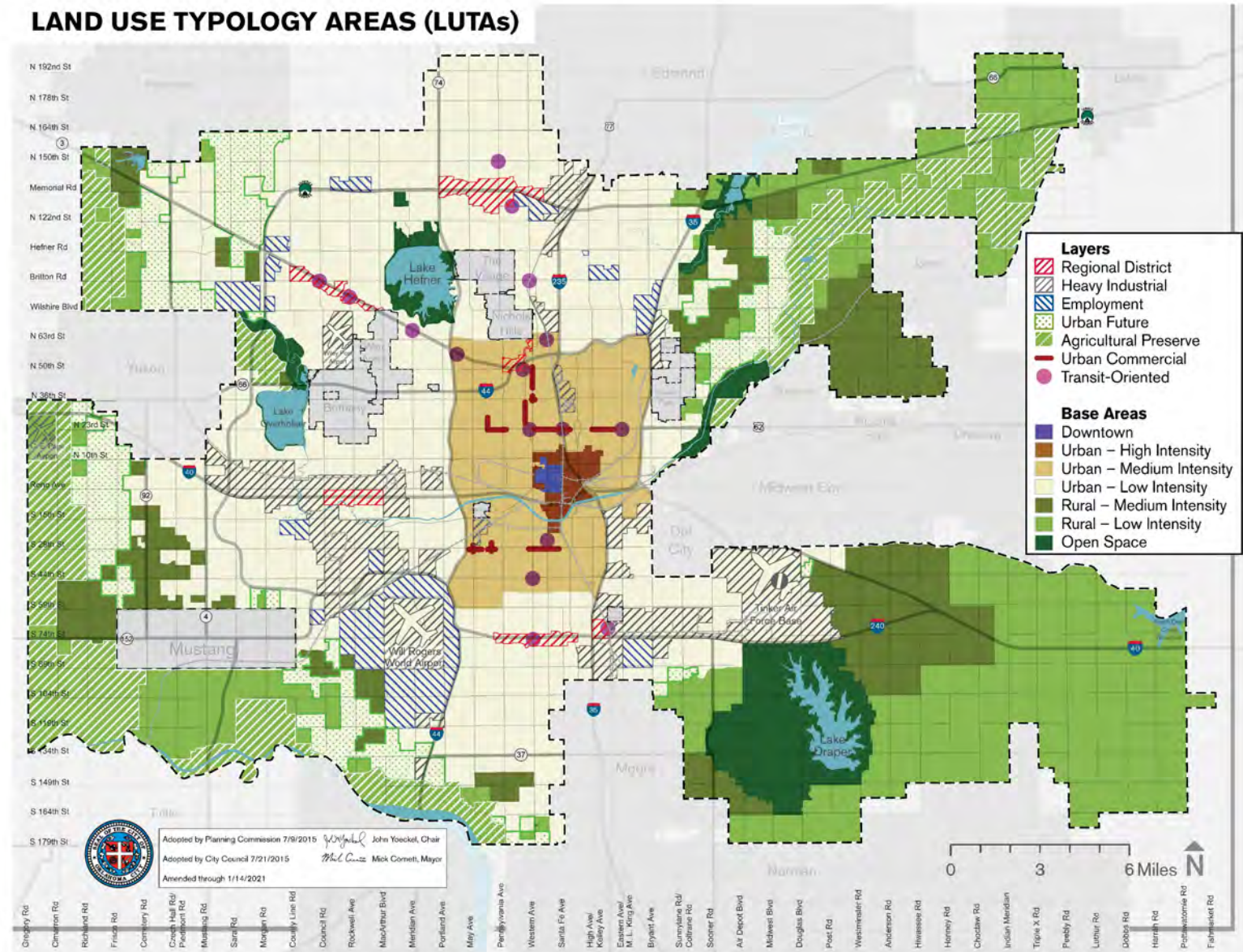
Urban High

Downtown





# Land Use Plan



NOT zoning!



Why can't *Chapter 59-*  
*Zoning and Planning Code*  
meet **planokc** goals?



# Base zone standards lack character definition

TABLE 6100.2: AGRICULTURAL AND RESIDENTIAL ZONING DISTRICTS BULK STANDARDS

BULK	R-1ZL <sup>1, 10</sup>	R-2 <sup>1</sup>	R-3 <sup>1</sup>
<b>Minimum Lot Width</b>	Single-Family: 40 ft Single-Family Corner Lots: 50 ft Other: 100 ft	Single-Family: 50 ft Two-Family: 50 ft or 1du/30 ft Other: 100 ft	Single-Family: 50 ft Two-Family: 50 ft or 1du/30 ft Other: 100 ft
<b>Maximum Height <sup>5, 6</sup></b>	2½ stories or 35 ft	2½ stories or 35 ft	2½ stories or 35 ft
<b>YARDS (Additional applicable yard regulations are found in Section 59-12100.3)</b>			
<b>Front Yard</b>	25 ft <sup>8</sup>	25 ft <sup>8</sup>	25 ft <sup>8</sup>
<b>Side Yard</b>	Single-Family: Zero ft from one interior lot line and 10 ft from opposite line Corner Side Yards: 10 ft	Interior Side Yards: 5 ft Corner Side Yards: 15 ft Interior Lot Line of Individual Structures that Coincides with the Party Wall Separating the Units: 0 ft	Interior Side Yards: 5 ft Corner Side Yards: 15 ft Interior Lot Line of Individual Structures that Coincides with the Party Wall Separating the Units: 0 ft
<b>Rear Yard</b>	10 ft	10 ft	10 ft

- **Homogeneity of Districts**

- Minimal or no differences in the bulk or placement of buildings despite where you are in the City
  - limits available development forms in the City


# Base zones are not tailored to character context

**TABLE 6100.1: AGRICULTURAL AND RESIDENTIAL DISTRICTS USE REGULATIONS**

KEY: P = Permitted // C = Conditional // SE = Special Exception // SP = Special Permit // V = Variance

	AA	RA2	RA	R-1	R-1ZL	R-2	R-3	R-3M	R-4M	R-4	R-MH-1	R-MH-2
Community Recreation: Property Owners Association	P	P	P	P	P	P	P	P	P	P	P	
Family Day Care Homes	P	P	P	P	P	P	P	P	P	P	P	P
Light Public Protection and Utility: Restricted	P	P	P	P	P	P	P	P	P	P	P	P
Low Impact Institutional: Residential-Oriented	P	P	P	P	P	P	P	P	P	P		
Single-Family Residential	P	P	P	P	P	P	P	P	P	P	P	

- **Uses** – Current zones primarily about land uses
  - No context for uses
  - E.g. Single-family allowed in all zones
  - Uses are “cumulative” as zones intensify; creates uncertainty about compatibility

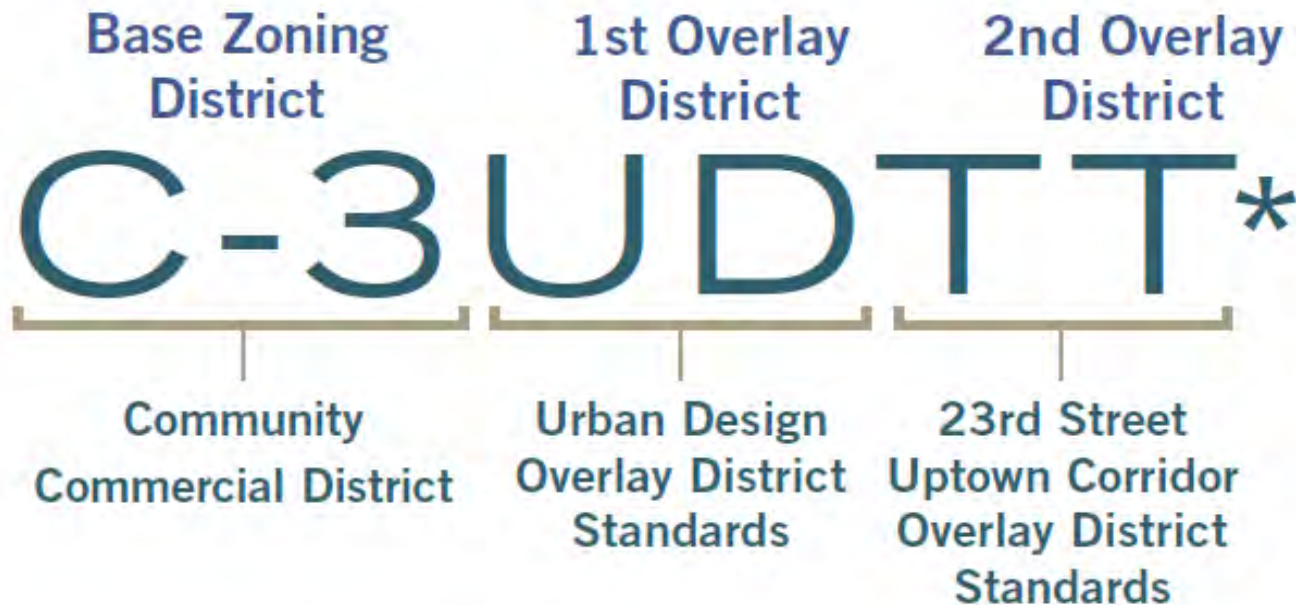


Other issues with  
*Chapter 59- Zoning and  
Planning Code* to  
consider



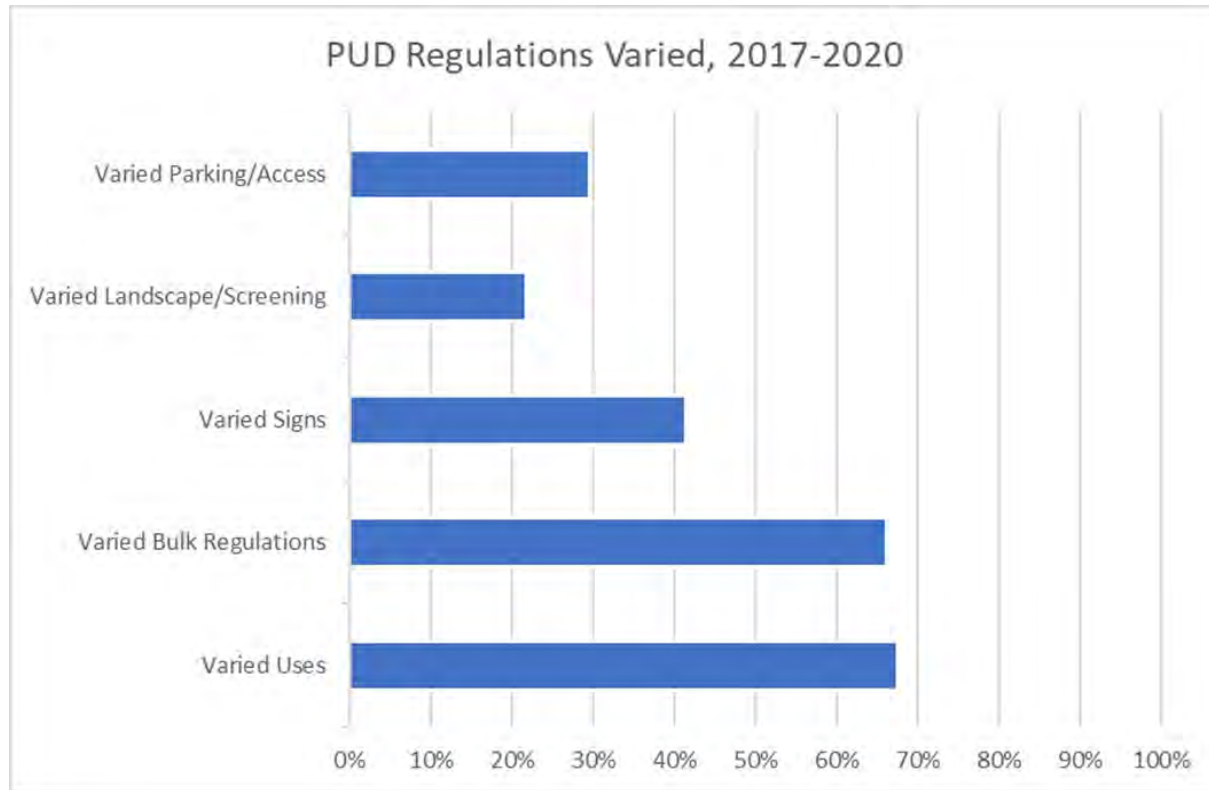
Overlays try to fix context in some places but are confusing

### Deciphering Zoning District Names



- 20 overlay/special purpose districts
  - Staff and review committees make decisions about “character”
  - Standards for building form may be vague
  - Confusion about what is required, especially for small developers/businesses
  - Where there are no overlays, neighbors are concerned about “character”

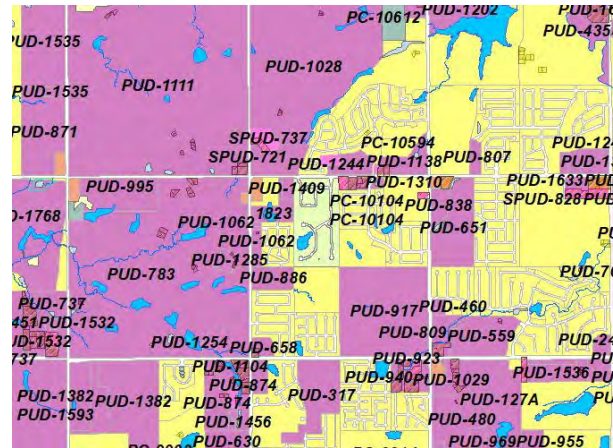
# PUDs and SPUDs try to fix code problems but are burdensome



- **PUDs/SPUDs** – Planned Unit Development and Simple Planned Unit Development
- Of 150 recent PUDs, item most varied was commercial uses next to residential uses
- The same Uses and Bulk Standards (primarily auto uses, lot sizes, setbacks and parking) are varied similarly over and over again

# PUDs and SPUDs try to fix code problems but are burdensome

- 24% of our urbanized area is PUD-SPUD
- 2,400 PUD and SPUD ordinances have been adopted
- Over 55 square miles of PUD-SPUD zoning in OKC = the city of St. Louis!



## Cont'd

- Entire swaths of the City have PUD zoning
- Difficult for neighbors to know what development is coming
- Effectively, this requires the City to administer thousands of ordinances instead of one
- “Good development” should be the rule, not the exception. In other words, the code should make good things easy



# Use Units



Traditional auto dealer



Also auto dealers?

- **More than 118 commercial and industrial uses**
- Some descriptions can't keep up: Difficult to interpret for new commerce and industry types
  - **Auto dealers**: changing industry
  - Food Access: **Horticulture, Hoop House, Aquaponics, Greenhouses** + retail sales of food grown on site
  - New forms of energy production: **Gasoline Sales** is defined specifically for petroleum
  - **Food trucks**: Outdoor Storage

# Parking, Loading and Access Regulations

**Parking requirements are the same throughout the City, except for certain special commercial districts where parking is not required**

TABLE 10600.2: PARKING REQUIREMENTS FOR USE CATEGORIES		
TABLE 10600.2 I: RETAIL <sup>1</sup>		
For the first 12,000 sf GLA		1 space/200 sf GLA
From 12,001 to 48,000 sf GLA		1 space/225 sf GLA
From 48,001 to 120,000 sf GLA		1 space/300 sf GLA
Over 120,001 sf GLA		1 space/325 sf GLA
8200.12	Multiple-Family Residential	
	Per Efficiency and One Bedroom Unit	1.5/du
	Per Two or More Bedroom Unit	2/du
8200.13	Senior Independent Living	0.5/du
8200.14	Single-Family Residential	2/du + garage
8200.15	Three- and Four-Family Residential	2/du
8200.16	Two-Family Residential	2/du + garage

**General requirements don't take into account:**

- **How wide are the streets? Would you walk or drive?**
- **How close are jobs and shopping and transit? Can you walk/bus there?**
- **Affordability of housing (if you don't need a car then monthly costs are lower)**
- **Need in sensitive areas for less pavement**



# Administrative Procedures

## Need to discuss

- Look at procedures that make it harder to develop in OKC, quicker permitting
- Notice distances
- Notice to actual house
- Mailing costs

### NOTICE OF HEARING

CASE NUMBER: SPUD-1340

DATE OF HEARING: August 26, 2021

This notice is to inform you that H&H Real Estate, LLC has filed an application with the City of Oklahoma City to change the zoning designation of their property. The only property to be rezoned is outlined on the map on the reverse side of this notice.

To review copy of the Proposed Master Design Statement for this SPUD visit [www.okc.gov/districts](http://www.okc.gov/districts).

ADDRESS: 8820 S Pennsylvania Avenue

CURRENT ZONING: C-3 Community Commercial District

PROPOSED USE: The purpose of this request is to change the existing zoning to permit multi-family residential use and development.

**LEGAL DESCRIPTION:** Legal description from Warranty Deed filed at Book 9491, Page 1265-1268, in the Office of the County Clerk, Oklahoma County, Oklahoma. A part of Lots Two (2), Three (3), Four (4), and Five (5) Block Three (3), of P.B. ODOM'S SOUTH PENN 6TH ADDITION to Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the Southeast corner of said Lot 5, Block 3; THENCE due North along the East line of said Lot 5, for a distance of 353.72 feet to the POINT OF BEGINNING; THENCE South 89°33'52" West for a distance of 105.03 feet; THENCE South 29°13'11" West for a distance of 57.15 feet; THENCE North 89°06'24" West for a distance of 1.55 feet; THENCE Northwestwardly along a curve to the left whose tangent (Chord measured) bears North 56°38'34" West (14.69 feet measured) and a having a radius of 25.47 feet for a (arc measured) distance of 14.90 feet; THENCE West for a distance of 255.00 feet to a point on the West line of Lot 2, of said Block 3; THENCE due North along the West line of Lot 2 for a distance of 20.00 feet; THENCE East and parallel to the North line of Lot 2 a distance of 42.00 feet; THENCE due North and parallel to the West line of Lot 2 a distance of 193.85 feet; THENCE due East along the North line of said Lots 2 thru 5, Block 3, for a distance of 358.00 feet to the Northeast corner of said Lot 5 Block 3; THENCE due South along the East line of said Lot 5 for a distance of 165.61 feet to the POINT OF BEGINNING.

AND

The South 20.00 feet of the North 210.00 feet of Lot One (1), Block Three (3) of P.B. ODOM'S SOUTH PENN 6TH ADDITION to Oklahoma County, Oklahoma; SUBJECT to a non-exclusive easement for ingress and egress across the South 20.00 feet of the North 210.00 feet of Lot One (1), Block Three (3) and the South 20.00 feet of the West 42.00 feet of the North 213.85 feet of Lot Two (2), Block Three (3), of P.B. ODOM'S SOUTH PENN 6TH ADDITION to Oklahoma City, Oklahoma County, Oklahoma.

Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby. You are not required to attend the hearing, but if you wish to you may. You can also have someone appear on your behalf. Should you wish to provide the Commission with information supporting or opposing the rezoning of this property, please consider the following. You may present brief written materials, graphics, maps, pictures, etc. to the Commission at the hearing to illustrate a point regarding a proposed zoning change. Lengthy written materials in support or opposition of the application should be submitted to the city staff at the address below by **noon on Friday August 20, 2021**, to be delivered to the Commission members that afternoon.

Following the hearing, the Planning Commission forwards its recommendations to the City Council where an ordinance to rezone the subject property is scheduled for a final public hearing. You will receive notice by mail of the final Council hearing from the City Clerk.

#### LOCATION OF PUBLIC HEARING

A PUBLIC HEARING will be held by the Oklahoma City Planning Commission at 1:30 p.m. on Thursday, August 26, 2021, in the Council Chambers, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma.

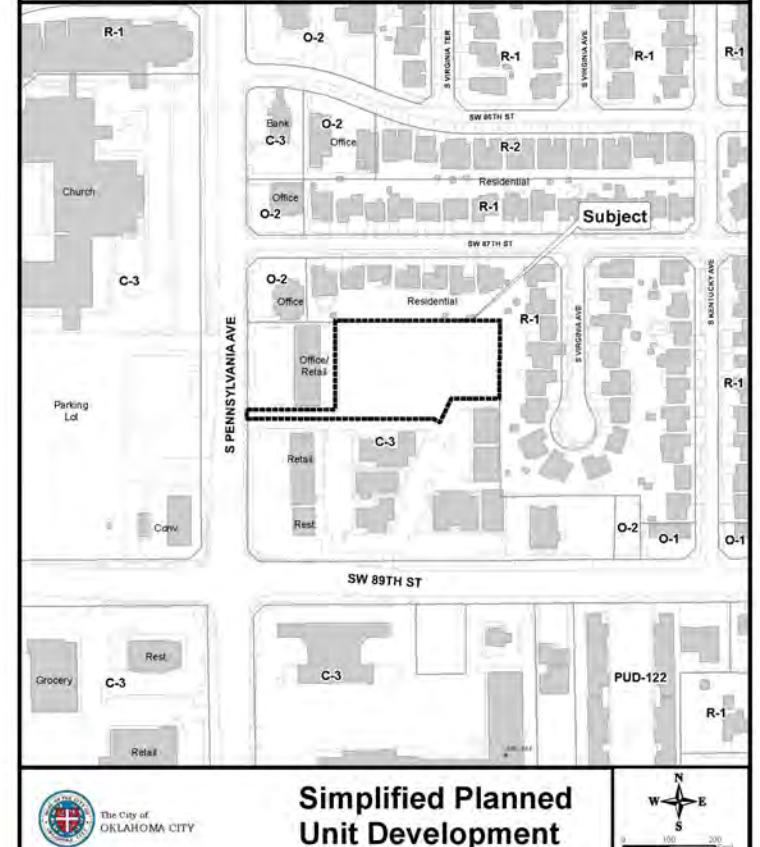
The agenda and staff report for this meeting will be posted at following link:

<https://okc.primegov.com/public-portal>

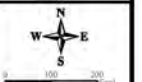
Please conduct your business with us by phone or email, as our offices are closed to public access.

City of Oklahoma City Development Services Department  
426 West Main Street, Suite 910, Oklahoma City, Oklahoma 73102  
Ph: (405) 297-2623 Email: [spud@cityofoklahoma.gov](mailto:spud@cityofoklahoma.gov)


Case No: SPUD-1340 Applicant: David M. Box - Williams, Box, Forshee & Bullard  
Existing Zoning: C-3  
Location: 8820 S. Pennsylvania Ave.



Simplified Planned  
Unit Development







What have we heard  
since **planokc**?

# What have we heard?

- 2021 Resident survey: top development issues of concern (+1,350 responses)
  1. Sidewalks, bike lanes and trails
  2. Community appearance
  3. Traffic flow
  4. Flooding
  5. Access to gathering spaces/nature





# What have we heard?

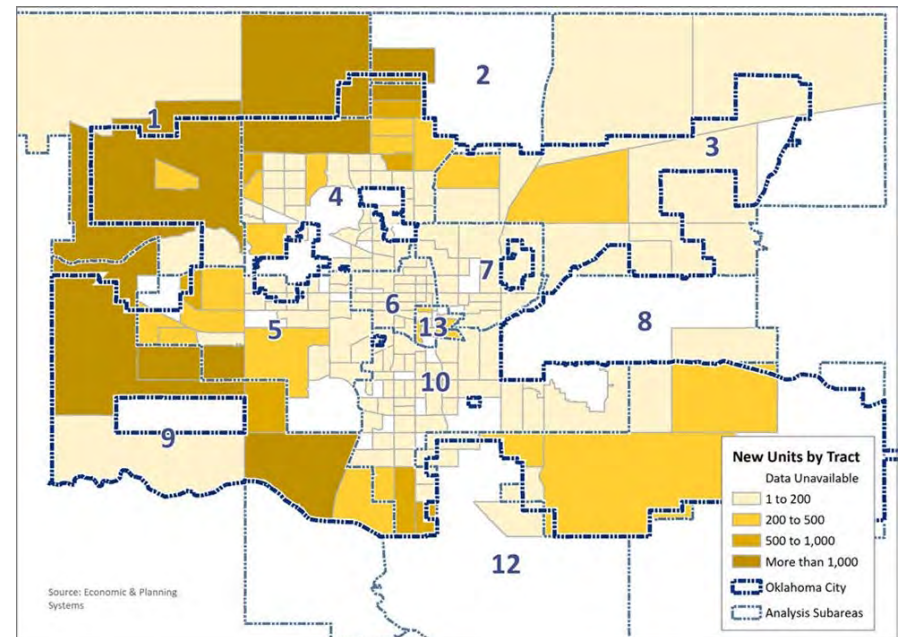
- We need zones to build mixed use for live/ work/shop
- Uses need updating and better assignments to zones
- Code needs to be calibrated by LUTA areas: Rural to Urban instead of the same across the city



# What have we heard?

- We need more housing choices (89% of homes built in last 10 years were single-family and outside the core)
- Residents still want single-family; but more people want single-family on smaller lots
- Safety, neighborhood character and price are most important choices for housing preference

<https://www.okc.gov/departments/planning/what-we-do/plans-studies/2021-housing-market-study-hms>

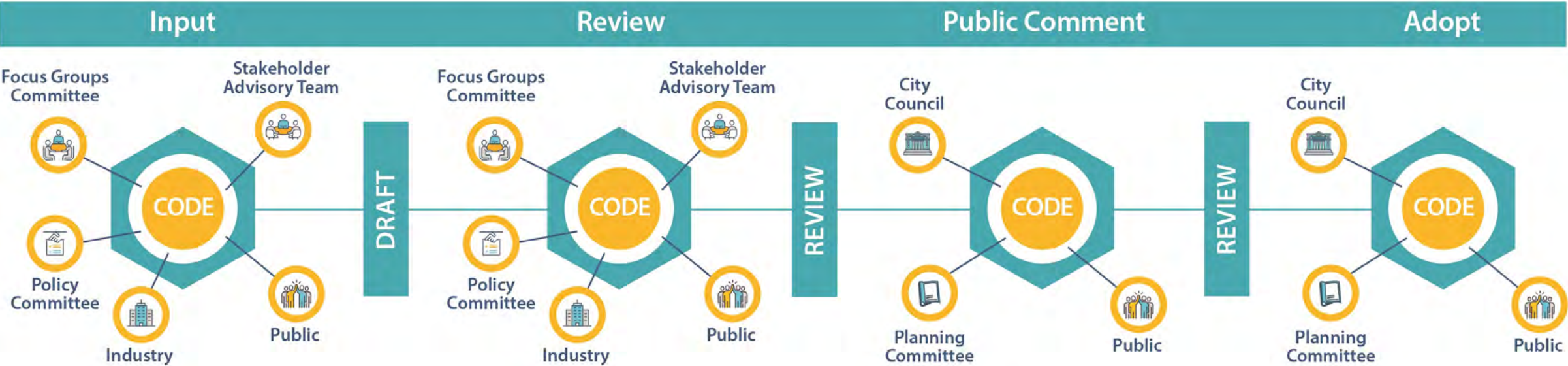




# Next Steps

- **Stay informed:** Sign up for emails at [Development Codes Update | City of OKC](https://okc.gov/codeupdate) (okc.gov/codeupdate) Scroll to Planning and click Code Update box.

## Process and Input



# Next Steps: Input and Review

- **Focus groups:**

  - Focus groups for residents by area of town

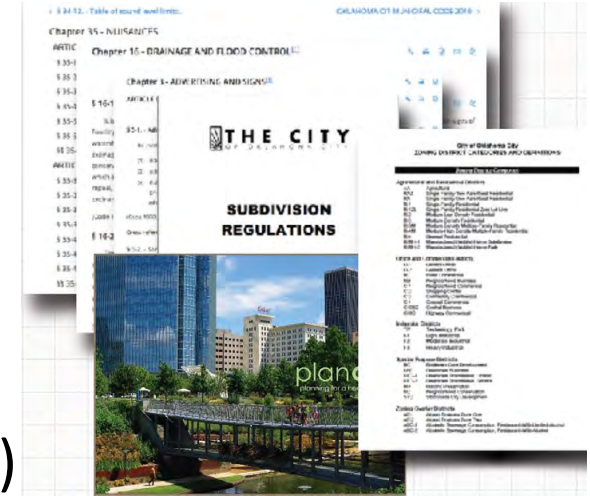
  - Focus groups by topic (parking, landscaping, flooding, trees, etc.)

- **Stakeholder Advisory Team (SAT) (meetings open to the public)**

- **Check-ins with public officials: (briefings at meetings open to the public)**

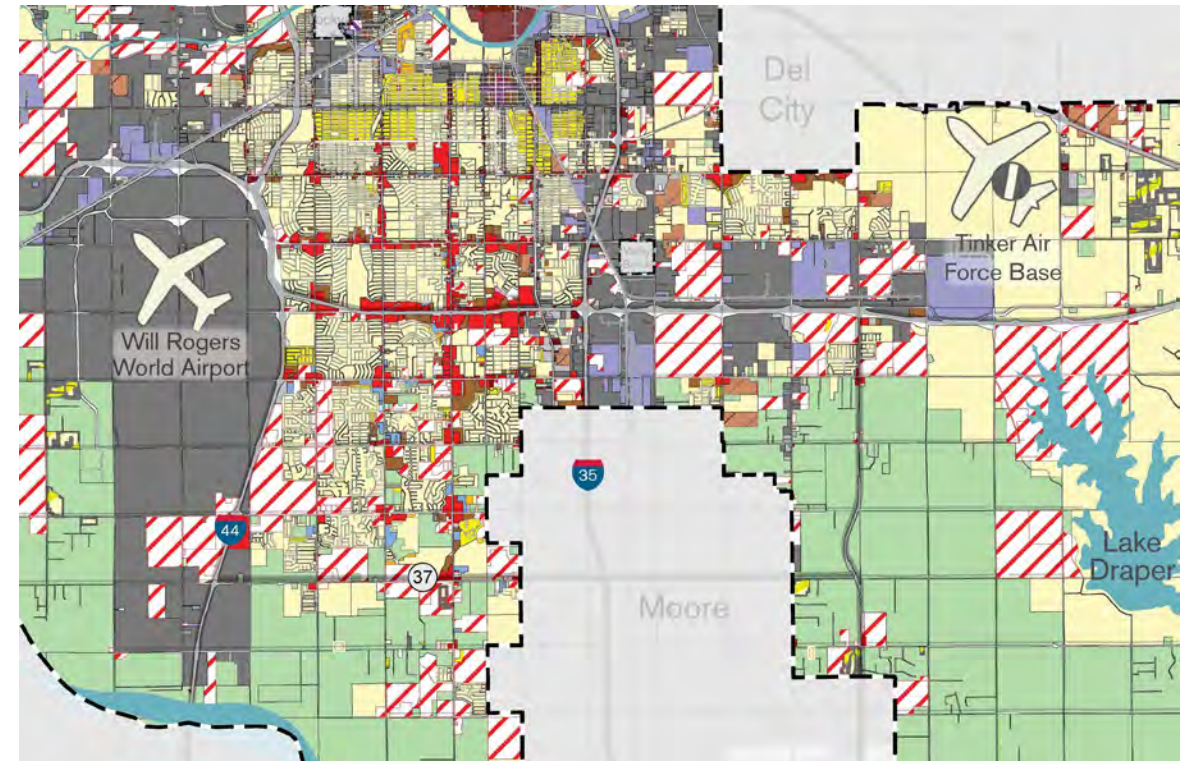
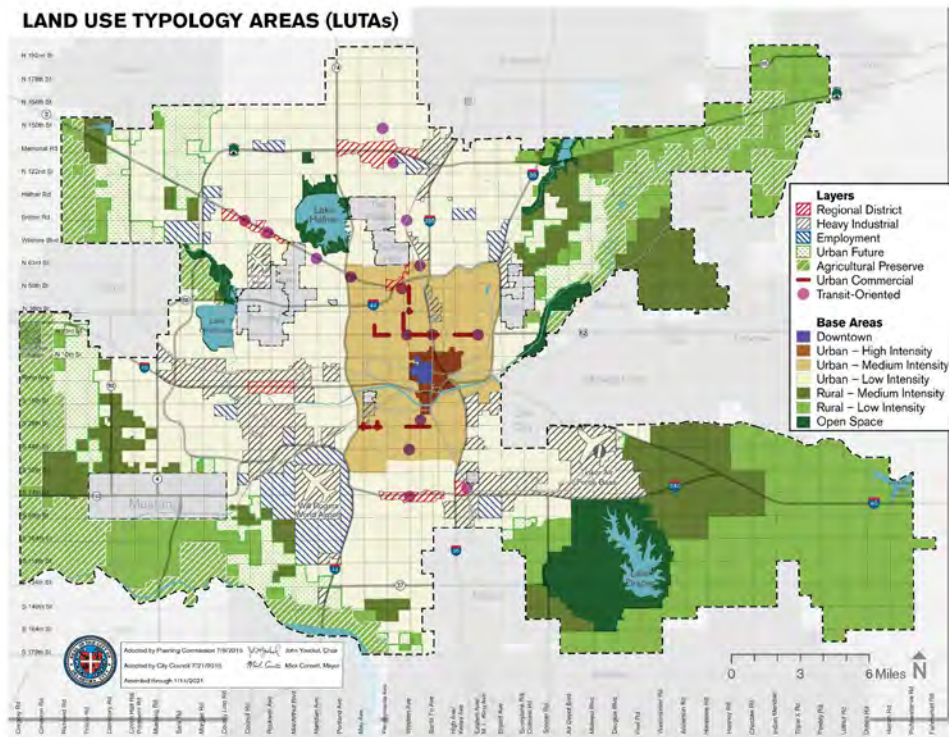
  - Planning Commission

  - City Council





# Last Step: Mapping 2023+



Planokc future land use map



Translates to new zoning map



# OKC Code Update

Marilyn Lamensdorf, AICP, CNUa

Program Planner, City of Oklahoma City Planning

405-297-1692

[CodeUpdate@okc.gov](mailto:CodeUpdate@okc.gov)

<https://www.okc.gov/departments/planning>