



## OKC Development Codes Update

**Urban Low Focus Group/December 14, 2021**

**Meeting Notes**

**NE 122<sup>nd</sup> Library, 5600 NW 122<sup>nd</sup> Street**

### **Comments related to Streets:**

- Difficult for HOA to maintain private streets
- If streets are not maintained, post office refuses to deliver mail so have to put up group mailboxes at the edge of the subdivision
- If streets are not maintained difficult for emergency services to get into the neighborhood, which causes insurance companies to raise rates, and can increase problems with mortgages/neighborhood stability
- More education is needed about private streets and maintenance responsibilities
- There is a public perception that gated communities are safer

### **Comments related to Trash:**

- Older neighborhoods have concrete pads alongside the homes for a designated place to put trash cans
- Trash cans blowing around/being toppled in the wind is a nuisance

### **Comments related to Housing types:**

- “Workforce housing” and “Missing Middle” housing are more descriptive terms than “affordable housing”

- Patio homes and condos maintain better marketability over time than duplexes, according to a local realtor's survey
- Accessory housing (ADU/smaller second home) on lots would be OK, as long as they don't change the look of the neighborhood
- Accessory housing unit on a lot can create parking problems, particularly on narrow streets
- Smaller homes allow for less storage inside, garage becomes storage and cars park on the street
- Garages need to be setback far enough so that trucks don't park over the sidewalks
- Summerfield neighborhood (NW 122<sup>nd</sup> and Meridian) has a variety of housing types, duplexes, condos, apartments, single-family, that is maintained very well, would like to see more of this diversity of housing that works; Summerfield Community Association

*PLANNING DEPARTMENT NOTE: Some characteristics of this neighborhood: Built in the 1980s through 2005, through a planned unit development approved in 1979 that deleted setback requirements for the townhomes in the development. Meridian Avenue through this neighborhood is a Boulevard style with tree lined median. Lots range from 2,000 to 14,000 square feet. The housing types are mixed together, except that the apartment complex is at the edge of the development along the arterial. The neighborhood is dotted with parklets and useable-open space of 2.7% and 4% undeveloped/drainage open space. In addition, a central recreation facility is run by a private company bringing the total open space of the development up to 10%. This neighborhood is completely surrounded on the south by 100 acres of Bluff Creek Park. One connection to the park is available from the eastern section of the neighborhood. Otherwise, the lack of bridges over Bluff Creek and fences prevents the neighborhood having access to the park from the neighborhood. An OKC bike facility is planned that may create a connection over the creek into the west side of the park from the neighborhood. An area in the center of the neighborhood, originally envisioned as an elementary school, was built as a private indoor tennis center that is now a privately-operated indoor soccer center.*

- On the south side of I-240 separate gated apartment complexes grew up along the highway and are not integrated into the neighborhood and do not add to the community's appearance.
- According to a recent realtor's survey, people want intergenerational housing, but most HOA covenants limit number of units per lot to 1, so could nullify zoning for something like ADUs.

**Comments related to Amenity/Open Space:**

- The OKC trail system should be integrated into the neighborhoods  
*PLANNING DEPARTMENT NOTE: bikewalkokc, the city's alternative transportation plan, envisions connections through neighborhoods. Subdivision rules currently do not require the dedication of space for the trails to go through the subdivision when it is platted.*
- Amenity spaces should be integrated across subdivisions so that larger areas for recreation exist
- Small businesses should be allowed within neighborhoods like day care, small store to meet local needs, you should be able to walk there and "live within your community"
- Farmland is being bought by marijuana producers, driving up the cost of surrounding farmland

**Comments related to common area maintenance in subdivisions (HOAs):**

- HOA fees are often initially set too low for the collection of enough funds to maintain drainage and amenity spaces; after HOA takes over difficult to raise HOA fees
- HOAs need education on how to maintain drainage areas
- Developers don't maintain spaces before handing them over to HOA, leaving HOA more work to do with less funds. State does not require developers to divulge financial information to HOA about prior maintenance and maintenance costs.

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