



MINUTES

Development Codes Update

Stakeholder Advisory Team Special Meeting

Date: November 4, 2021
Time: 9:30 a.m.
Location: Oklahoma City Community Foundation, 1000 N Broadway

The agenda was filed with the City Clerk of The City of Oklahoma City at 2:44 p.m. on October 27, 2022. The meeting presentation and the meeting video recording are available at okc.gov/codeupdate.

1. CALL TO ORDER

Geoff Butler called the meeting to order at 9:32 a.m.

2. ROLL CALL

Members Present: Jessica Black, Todd Booze, Ofelia Cancio, Jorge Charneco, Joel Dixon, Clay Farha, AJ Kirkpatrick, Ricardo Montoya, Nikki Nice, Jim Parrack, Emily Pomeroy, Mark Zitzow.

Members Absent: Santiago Arazate, Allison Barta-Bailey, Gary Brooks, Andy Burnett, Nathan Cao, James Cooper, Scott Cravens, Jonathan Dodson, Chris Fleming, Asa Highsmith, Julie Hornbeek, Andrew Hwang, Mark Livingston, David Lloyd, Kenyon Morgan, Janis Powers, Todd Stone, Deemah Ramadan, Tim Strange, Bryce Thompson, Marcus Ude.

Staff Present: Geoff Butler, Planning Director; Lisa Chronister, Assistant Planning Director; Katie Friddle, Principal Planner; Marilyn Lamensdorf, Program Planner; Jonathan Land, Senior Planner; Cameron Conyers, Associate Planner; Brett Karp, Planning intern.

Consultants Present: Mark White, White & Smith, LLC, Planning and Law Group; Bret Keast, Kendig Keast Collaborative.

3. INTRODUCTION

Geoff Butler, Planning Director, welcomed the Team and explained that the group had not met for a while due to the need to fast-track the sign portion of the code. A Supreme Court ruling in April reversed a decision related to content neutral sign language and further lengthened the sign code update process as planning and legal staff worked to revise the code. The City Council held hearings on the sign code in September and October and deferred the item to January 2023 to allow time to address concerns from the American Civil Liberties Union about signs in the right of way and from mural artists about processes for approval of murals.

Stakeholder Advisory Team Special Meeting

Minutes - Page 2 of 5

November 4, 2022

4. PRESENT URBAN MEDIUM ZONE APPROACH

Consultants and staff gave a presentation explaining the proposal for new residential zones in the Urban Medium LUTA area of planokc, the City's Comprehensive Plan. The presentation explained the concept for an Urban Medium-Single Dwelling (UM-SD) zone. The one zone would have three development choices, depending on the property's location. The intention of the zone is "One Zone, Many Options."

Staff and the code update consultants who are writing the code explained that staff is prioritizing Urban Medium areas of the city for three reasons. 1) planokc laid out a vision for the Urban Medium area of "medium" development intensity because it already has city services; new services don't have to be added as they do when new neighborhoods are built at the edges of the city. However, the City's current zoning districts do not allow the type of intensity envisioned for the UM area. 2) The City has seen a proliferation of special zoning requests called Simplified Planned Unit Development (SPUD) to build the more dense housing types envisioned in planokc. The problem with SPUDs, however, is that each one is individually negotiated, and the outcome is unpredictable to adjoining residents and to the zoning applicants.

3) Development types of smaller lot single family, duplexes, quadplexes and garage apartments were built in the Urban Medium areas of the city during the 1920s to the 1940s. These dwellings still exist in the Urban Medium areas but many of the forms on the ground are not legal under the City's current zones. For those structures to be maintained, zones that allow their form are needed.

Staff and consultants have spent the past year listening to residents and builder/developers to determine what is needed to both increase housing in the core area of the City and to respect existing neighborhood character. Staff held 10 open houses at libraries across the City to gain more input and interest in a survey about residential housing types and lot design. The current survey closes Nov. 11th and staff will provide more results by city area at the next SAT meeting. Staff also has analyzed current conditions and examined SPUD zones that requested more density to determine what is needed to both build more units in the core and keep neighborhood character. The input process led the staff to some guiding principles for the new zone rules.

- Provide flexibility without negotiation
- Accommodate different housing types and promote housing affordability
- Protect neighborhood character and ensure compatibility with current neighborhood character form having distinct height, setbacks, lot coverage, street frontage and regular spacing of driveways.
- Support infill development

Stakeholder Advisory Team Special Meeting

Minutes - Page 3 of 5

November 4, 2022

- Guide density to appropriate locations. Plan **okc** envisions a level of density for the UM LUTA that ranges from 10 to 40 dwelling units per acre. The zones should guide the range (ie. Where do single dwellings fit and where do multi-dwelling types fit?)
- Protect stormwater quality and reduce quantity
- Ensure predictability

Staff and consultants explained the concept for the new Urban Medium single-dwelling zone which is based on the above principles. The zone allows three types of development patterns. The three types depend on whether the site is in the middle of a block, on a corner, or whether the lot could have access to an alley so that vehicles can park behind the buildings and not disrupt the sidewalks and walkability along the street. The three building types are allowed on streets identified in plan **okc** as "Neighborhood" Streets. The three forms are:

- 1) Standard Options: Anywhere in an area that would be zoned "UM-SD" an owner may build two dwellings on a lot with either a primary home and a smaller "accessory" dwelling in the rear on a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet. The owner may also build an attached duplex and may split the duplex into two ownerships of 25 feet lot width or more. The "accessory" dwelling may not be split into a second separate lot. A single home is also allowed. This is proposed to be called "Pattern 1."
- 2) Alley Options: On a lot that can be accessed via a constructed alley, the owner may build up to two buildings and four dwellings. Lots that have constructed alley access may be split for smaller single dwellings to 25-foot lot widths. Parking would be accessed from the alley and/or from one single drive allowed for every 50 feet of lot frontage (which means small lot homes would need to share a drive from the front). About one-third of existing residences in the Urban Medium LUTA are located on a platted alley, although most are not built. This is proposed to be termed "Pattern 2."
- 3) Corner Options: On a corner lot, an owner may build up to two buildings and four dwellings. More intensity is proposed at corners due to their ability to provide a driveway on each street front and essentially split up the parking areas. This may have the form of one quadplex with parking in the rear, two duplexes, a single dwelling and accessory dwellings or small-lot single dwellings split into lots with 25-foot of frontage. This is proposed to be called "Pattern 3" and allows the most density in the UM-SD zone.

Consultants explained that the exact dimensional standards for the development types are still being explored and that specific measurement ideas are needed from the Stakeholder Advisory Team and other focus groups. Staff and consultants held focus groups with developers and residents on November 3, 2022, and concepts about measurements for height, lot coverage and lot width were the most discussed topics.

Stakeholder Advisory Team Special Meeting

Minutes - Page 4 of 5

November 4, 2022

Staff explained that residential development intensity and “density” are expressed in terms of dwelling units per acre (du/acre). Currently, in the Urban Medium areas most lots only have one dwelling on them, although there are duplexes, triplexes, quadplexes and apartments. Staff explained that currently the Urban Medium zone has an overall density of 6 dwelling units per acre (6 du/acre), even including existing apartments. The concepts above would bring the Urban Medium density to about 13 dwelling units per acre (13 du/acre), within the Urban Medium plan **okc** vision but on the low end of that vision.

Staff and consultants also explained that higher density UM zones are being drafted that would increase housing in certain areas to up to the 40 dwelling units per acre envisioned in plan **okc**. These are being discussed for higher capacity streets and where regular transit (bus) and the new bus rapid transit will be available. These zones are proposed to be named UM-Multi-Dwelling (UM-MD) and UM-Mixed Use (UM-MX) and will be explained at the next Stakeholder Advisory Team meeting early next year. Other UM zones to be explained and discussed at the next meeting will calibrate neighborhood service/retail, office and light industrial zoning for the UM area.

5. DISCUSSION

The SAT members discussed the concepts being presented during the presentation and after the presentation. The following points for consideration were raised:

- Construction of alleys may be complex due to fences and structures that have been placed illegally within the public right of way platted for the alley and due to overhead power lines there. SAT members commented that the City may need a funding program that would help residents move their fences out of the public right of way areas. Staff explained that focus group participants from neighborhoods also brought up this concern.
- Why wouldn't it be OK if quadplexes were built mid-block without an alley if the design included only one shared driveway. Staff responded that they were trying to protect neighborhood character with the alley provision but would look into mid-block options without an alley to continue to meet the guiding principle of flexibility for development.
- The UM-SD proposal doesn't seem to increase density enough in the core. Staff explained that the UM area has about 60,000 dwellings currently, so UM-SD zones as proposed could, in theory, at least double that number. Staff needs to continue analysis of population projections and determine how many units are needed in the future. Also, the UM-Multi-Dwelling, UM-Mixed Uses, and Urban High zones yet to be completed will be the areas contemplated for higher density.
- Increasing density may create issues with more parked cars and so regulations for how parking is laid out and required will be important to maintain neighborhood character. Concerns are related to number of cars parked in driveways and cars being parked in backyards adjacent to neighbor backyard amenities. Staff explained that required designs being discussed include placing parking behind the front wall of residences and additional landscaping between parking and other structures to better screen the areas.

Stakeholder Advisory Team Special Meeting

Minutes - Page 5 of 5

November 4, 2022

- SAT participants asked about how tall the buildings will be allowed to be. Staff and consultants are continuing to study height. Proposals include a height limit on the back accessory dwellings and the design that allows a second dwelling in what is now the back of a lot. Many existing homes are one story and less than 20 feet tall, although 35 feet is allowed in today's R-1, R-2 and R-3 zones. The 35-foot height limit is measured today for a pitched-type roof as the location of the midpoint between the eaves and the highest point of the building, and for a flat roof to the highest point. Staff is looking at best practices and considering today's neighborhood character and resident comments that some new dwelling heights seem incompatible. Analysis also includes looking at the definition of height measurement. The intent for the UM-SD zone is to remain at two stories to fit into the existing character. The UM-MD and UM-MX zones would have higher height allowances up to and beyond 35 feet. SAT members mentioned that accessory dwelling unit heights need to be high enough to allow existing garages to be converted into a two-story garage apartment.
- SAT participants questioned whether existing 25-foot front yard setbacks needed to be maintained in front yards and on corners. Some would like to see more flexibility for setbacks where possible. Staff reiterated that flexibility is a key goal but lot coverage limits are trying to be maintained to prevent flooding and protect stormwater quality which can be worsened by more sediment flow into the stormwater system if there are less green elements to absorb and clean stormwater before flowing off a lot.
- SAT discussed whether there should be fewer requirements for "open space" on a development if it is near a public park. Staff explained that they were looking at that possibility but that green elements, such as trees, always should be part of site development for screening, neighborhood character, and resident mental health which has been proven to be better with increased trees/landscaping.

6. PUBLIC COMMENT

There were no requests for public comment.

7. MEETING SCHEDULE DISCUSSION

Stakeholder Advisory Team members discussed the meeting schedule for 2023 and had the following comments/direction for staff.

- The next meeting will be held in February and discuss all the rest of the proposed UM zones.
- SAT members would like to have in-person meetings with a Zoom option for increased scheduling flexibility.
- SAT members would like to have some materials in advance to review prior to the meeting.

8. ADJOURN

The meeting was **adjourned at 11:40 a.m.**