



OKC Development Codes Update

Wilde Oaks UCD

Code Update Focus Group

June 24, 2023

Agenda

- Wilde Oaks UCD current zoning and Discussion about UCD
- Why a new zoning code?
- What happens to UCD in new code?
- planokc LUTA approach to new code
- Discussion of new code





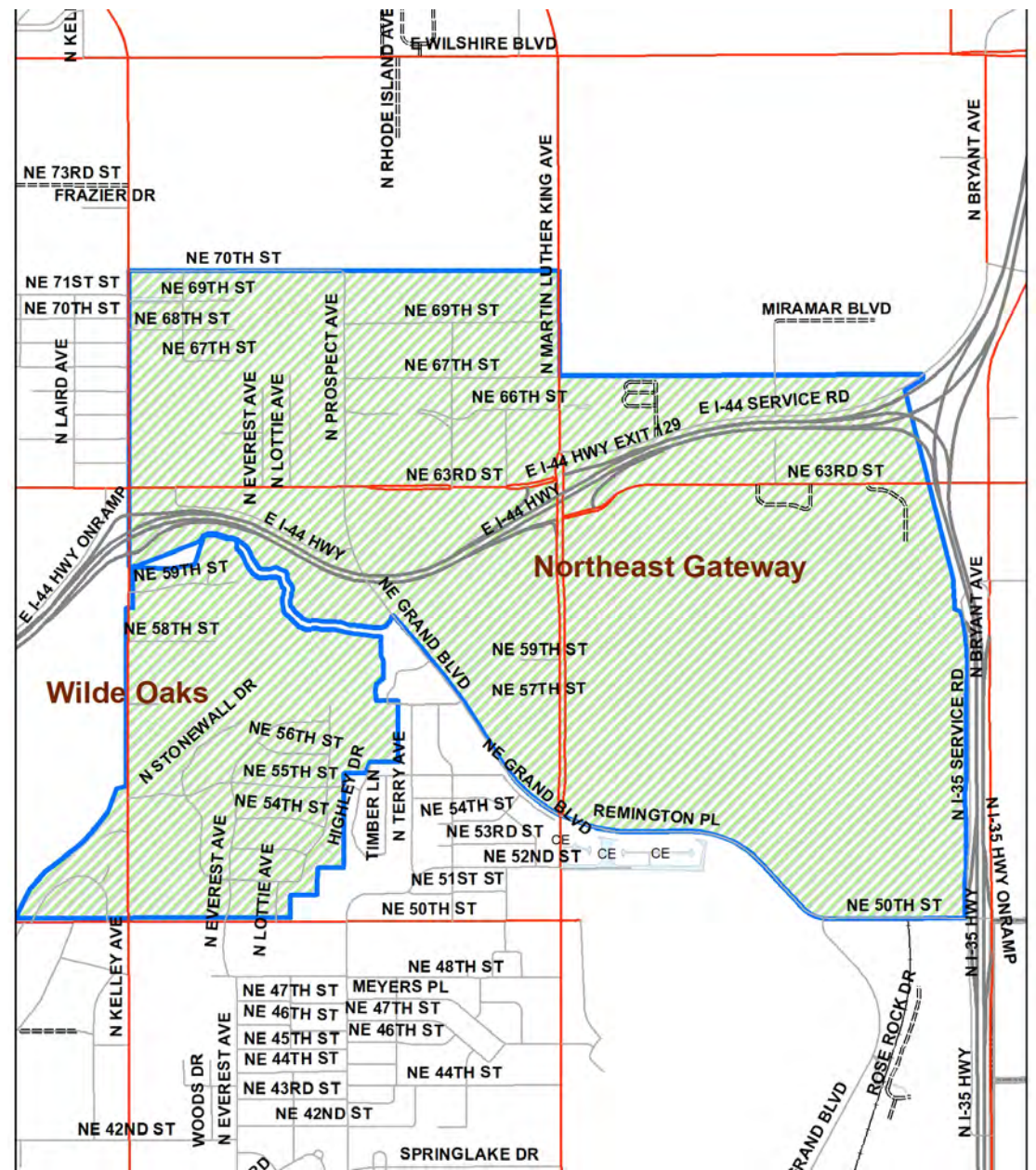
Wilde Oaks UCD neighborhoods:

Existing Zoning & Development Patterns

UCD Overlay

Overlay Boundaries

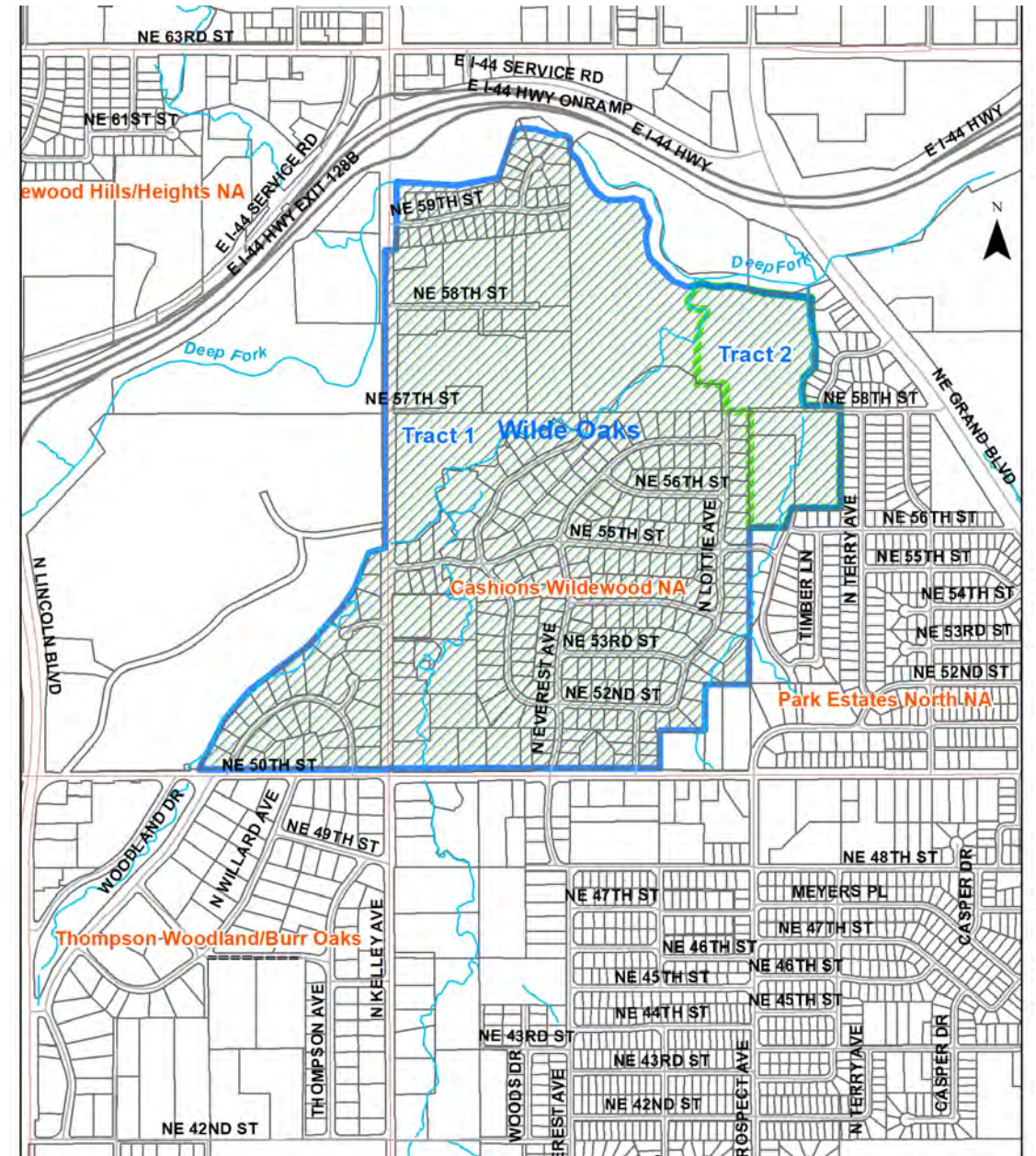
- Wilde Oaks UCD created in 1986
- Wilde Oaks UCD does not include Park Estates North to the east or Thompson – Woodlands to the south
- Northeast Gateway UCD created in 1981



UCD Overlay

Regulations

- **Steering Committee** as official advisory representative to the City on matters relating to the vitality and integrity of the UCD, including Capital Improvements Program (CIP); OKC Comp Plan (planokc); zoning cases within the UCD or within 300 feet of the UCD
- Only use allowed is **Single-Family Residential 8200.14** (One (1) dwelling unit on a lot unoccupied by any other dwelling unit or main building)
- Tract 1: **15,000 min sf lots**
- Tract 2: **12,000 min sf lots**



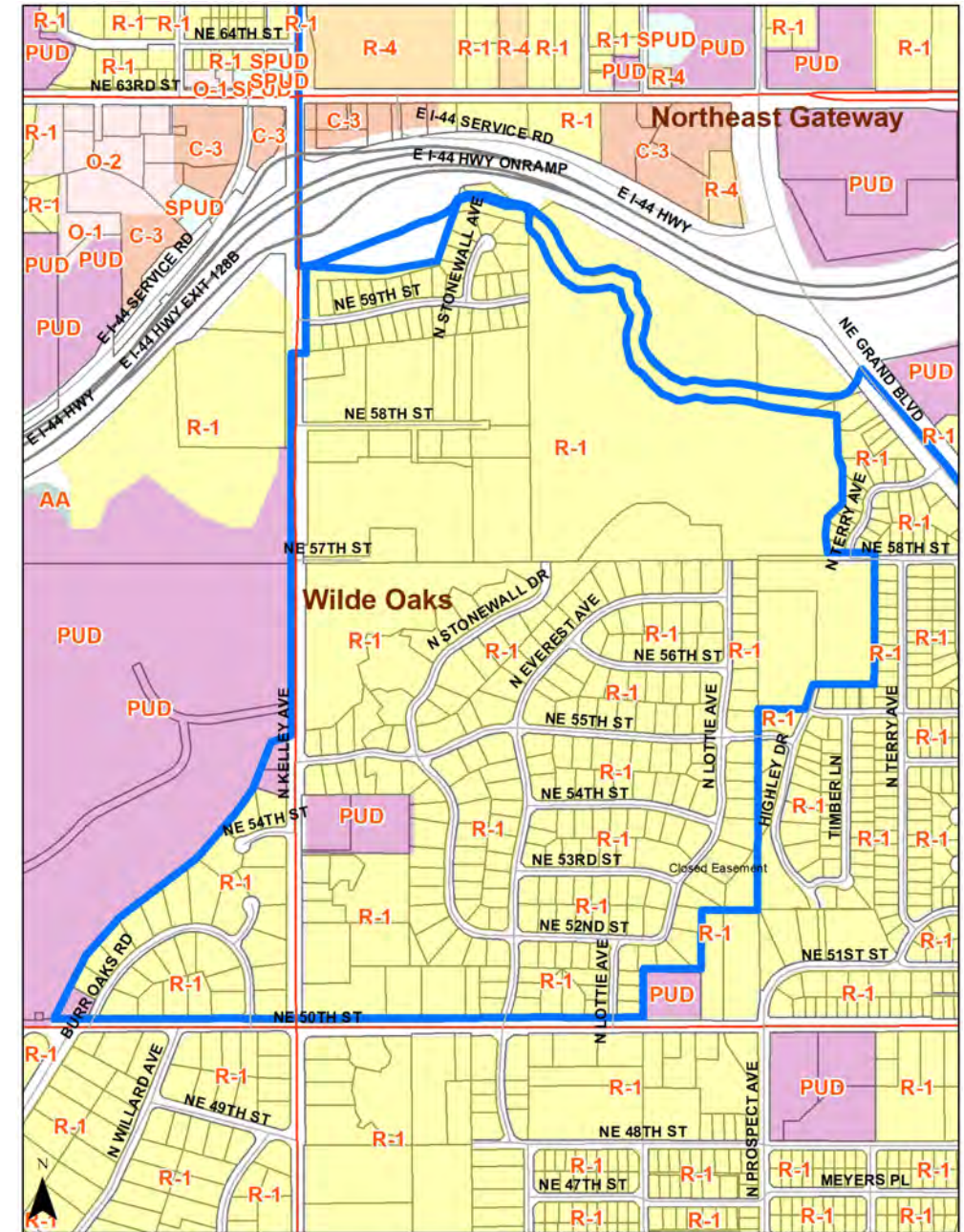
Wilde Oaks Area Base Zones (Underneath overlay)

Base Zones

- All R-1 zoning plus Planning Unit Development (PUD) for Union Baptist Church approved in 1998
- Adjacent PUDs: PUD-577 (1997/2.4 acres) for Holy United Church and PUD-1670 (2018/134 acres) for Land Commission office

Other

- No platted alleys





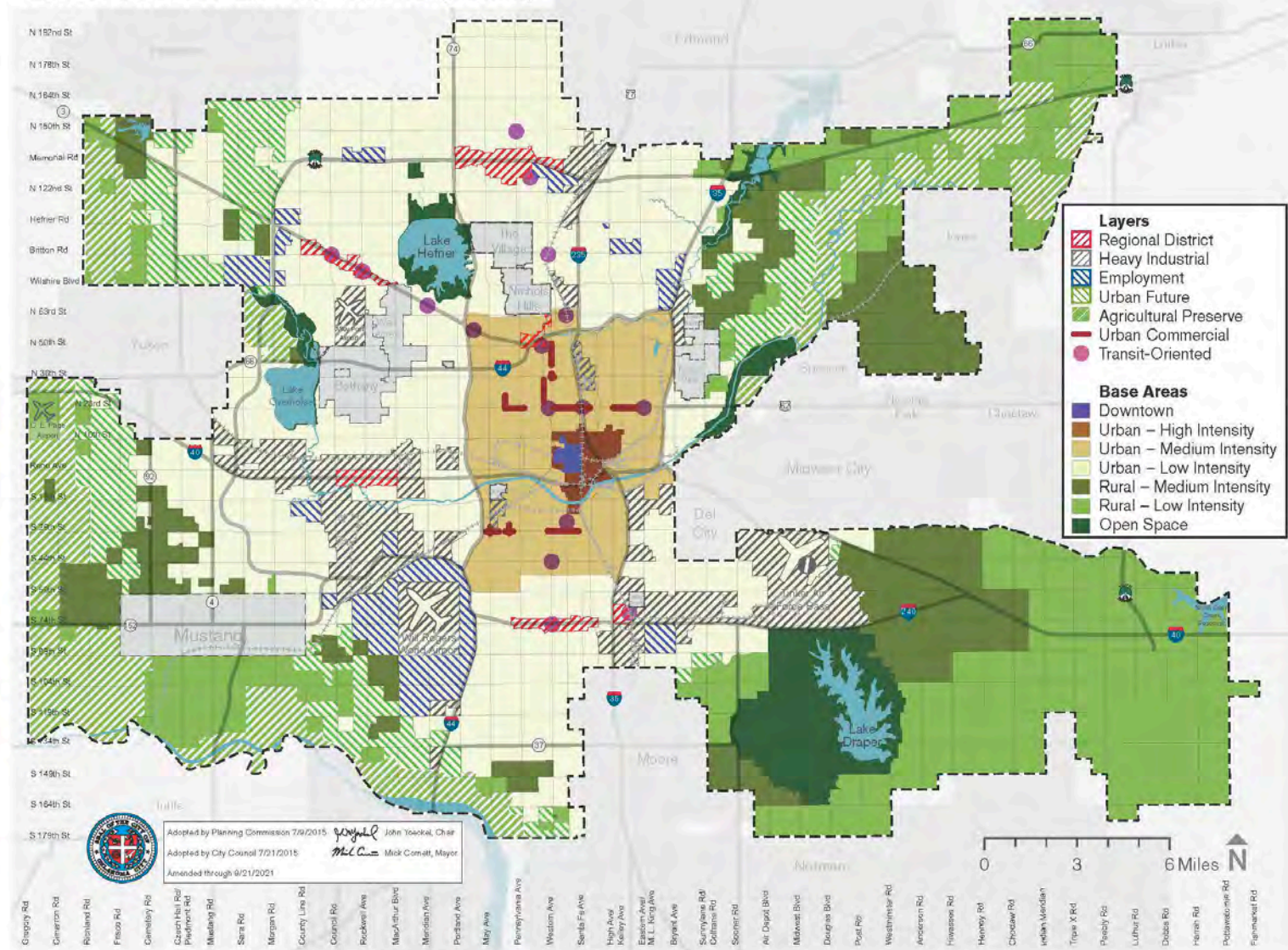
**Why a new zoning
code?**

planokc LUTAS



“The LUTAs are oriented around a spectrum of development intensities – from undeveloped Open Space, to the high intensity of Downtown.”
 - *planokc Development Guide*

LAND USE TYPOLOGY AREAS (LUTAs)



planokc desired outcomes

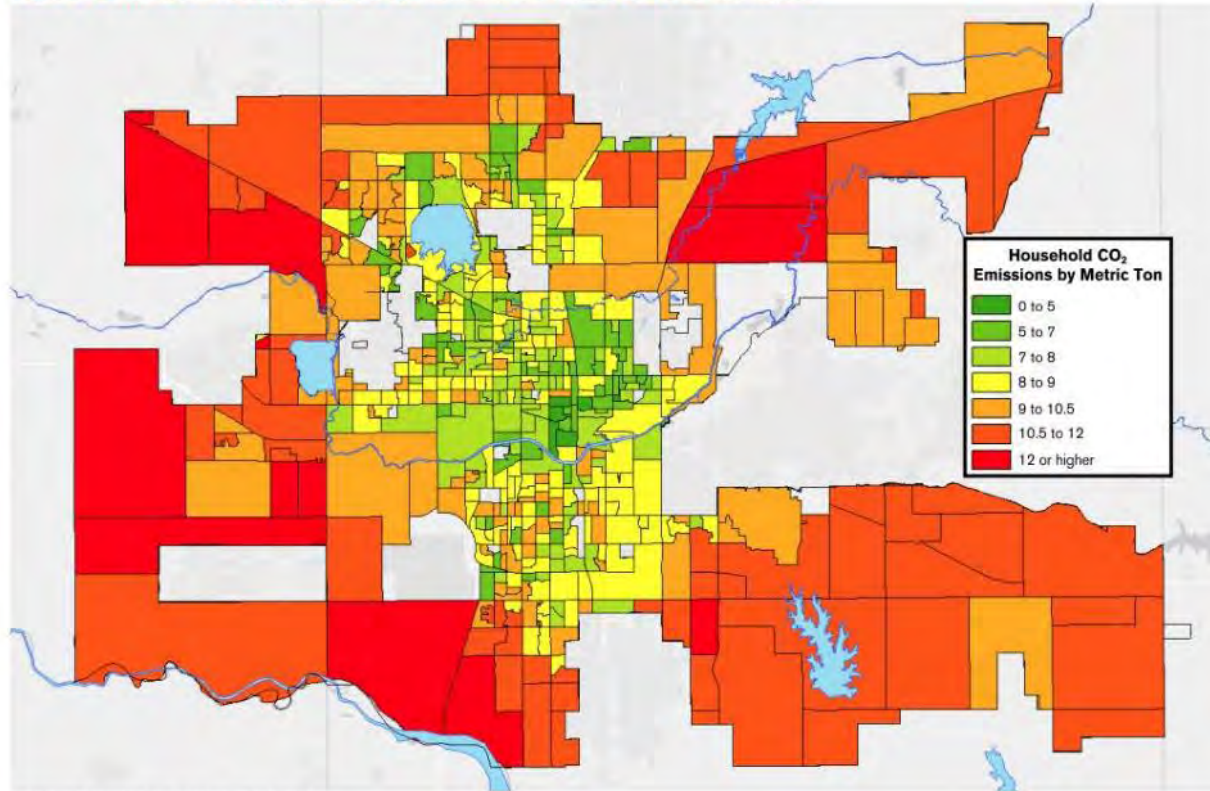
- Increase density where appropriate
 - *Reduce cost of city services and infrastructure*
 - *Support transit, bike lanes, retail stores, schools and parks*
- Increase community health
 - *Opportunities for walking, instead of driving*
 - *Decrease negative health impacts due to respiratory issues and obesity*
- Decrease number of abandoned homes
- Provide housing choices for all stages of life



adaptokc desired outcomes



Figure AQ-1, Oklahoma City Annual CO₂ Emissions from Auto Use Per Household



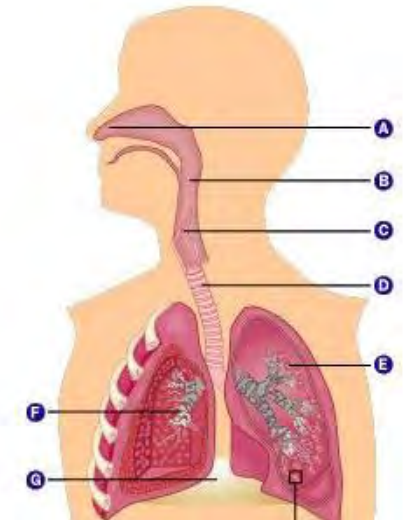
Source: Center for Neighborhood Technology

Within Oklahoma City, the average annual amount of CO₂ emissions from transportation per household is estimated to be 8.78 metric tons. Block groups nearer to city center demonstrate a smaller per household emissions rate, anecdotally demonstrating the efficiency of dense development in emissions reduction and the role land use can play in diminishing emissions.

See okc.gov/adaptokc

The more we drive, the worse our air quality gets

If neighborhoods are designed for cars instead of people, doesn't help



Where we are in the code update

Process and Input



Up Next

Adopt new text,
start process to map
the new code

Where we are in the code update

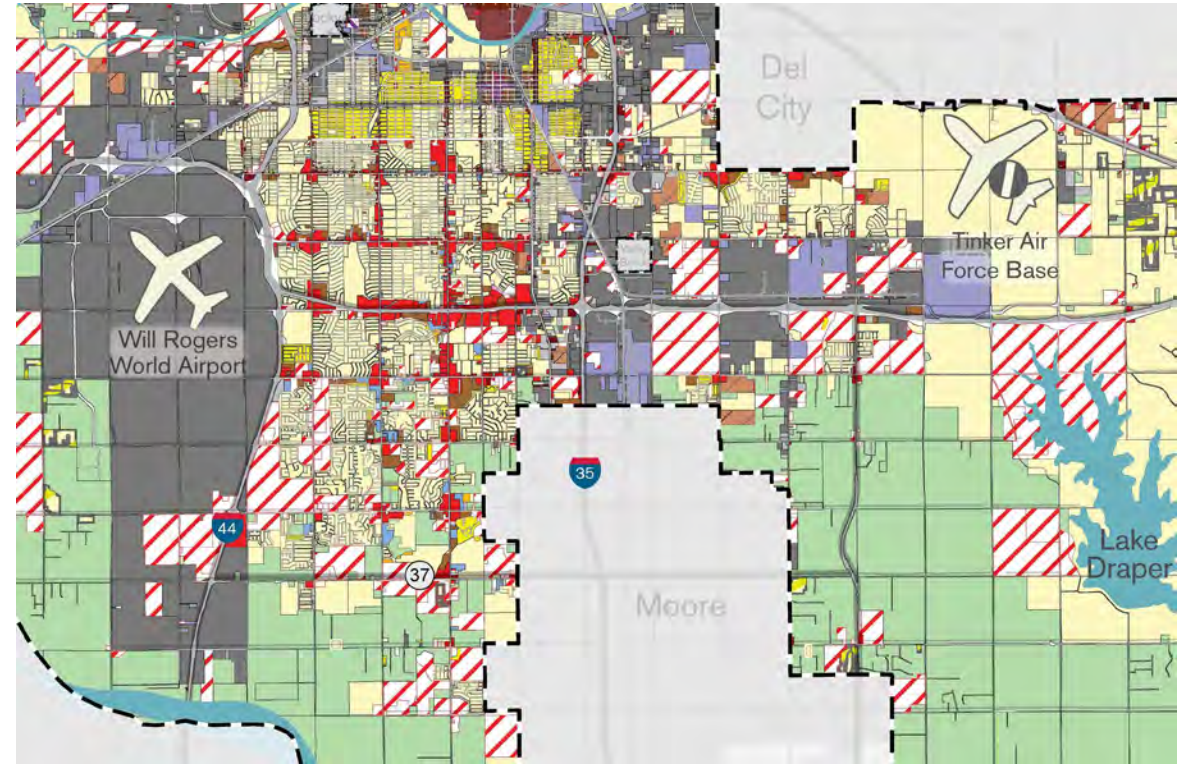
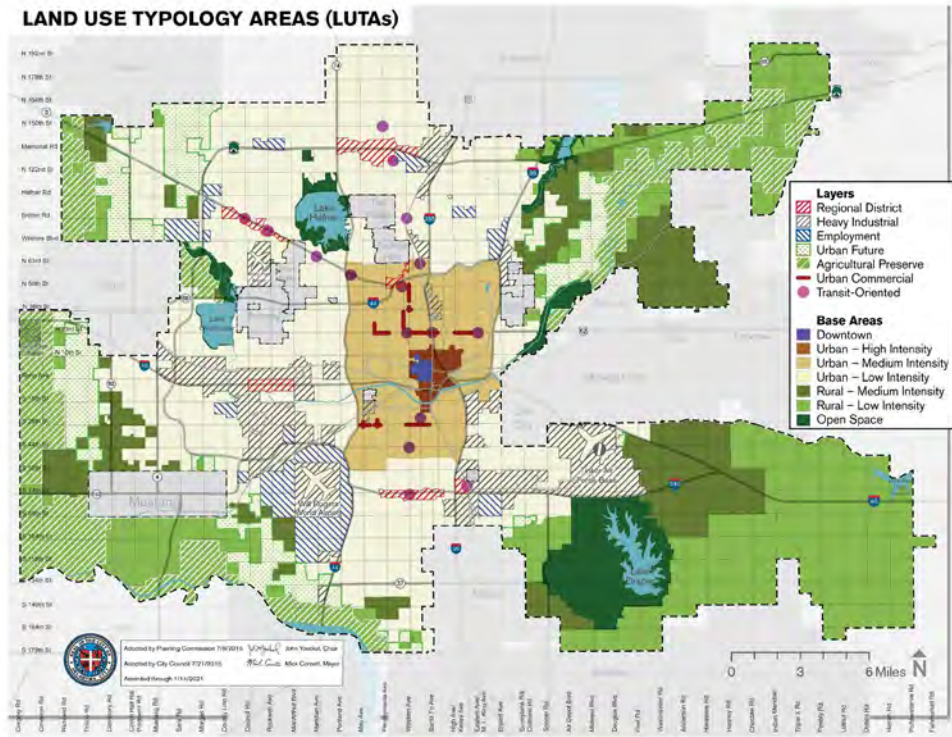
Adopting the new zones will not:

- require owners to make any changes to existing property
- require property owners to relocate

Adopting the new zones will:

- allow property owners to choose to rezone into new zones and take advantage of new zone features, unless overlay regulations supersede them
- require notice to property owners and public hearings at Planning Commission and City Council.
- eventually require a re-mapping of the entire city

Last Step: Mapping 2025+



Planokc new LUTA zones



Translates to new zoning map

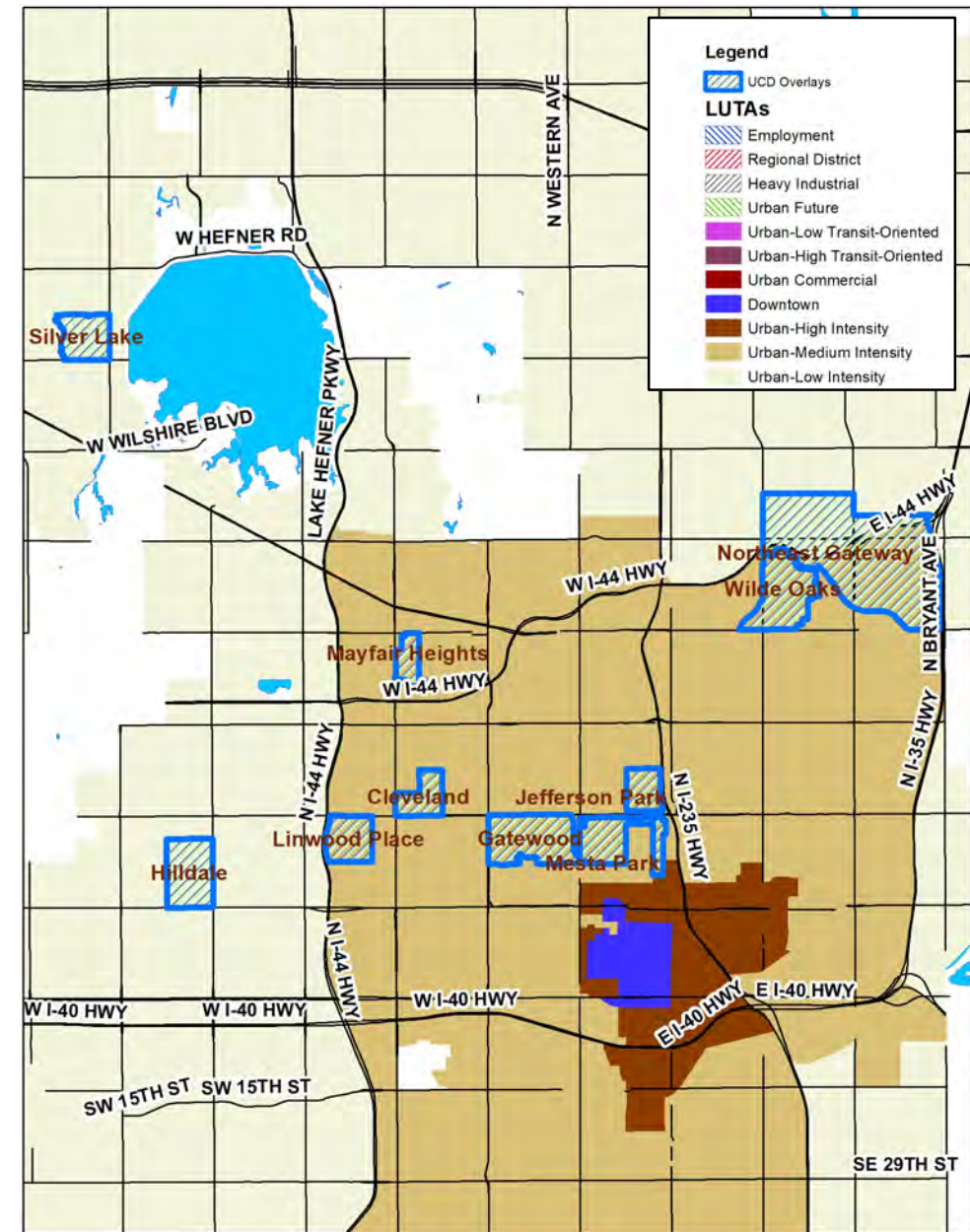


Code Update UCD Approach

Urban Conservation Districts

UCD approach/questions

- UCD remains an overlay to any base zone like now
- UCD regulations take precedence over any base zones
- Streamline UCD regulations related to other parts of the code (repetitive statements)
- Steering Committee process and input to Planning Commission and Council remains the same
- Under discussion: Should there be more staff or commission review for demolitions?





Questions/concerns about Wilde Oaks UCD



Code Update LUTA Zone Approach

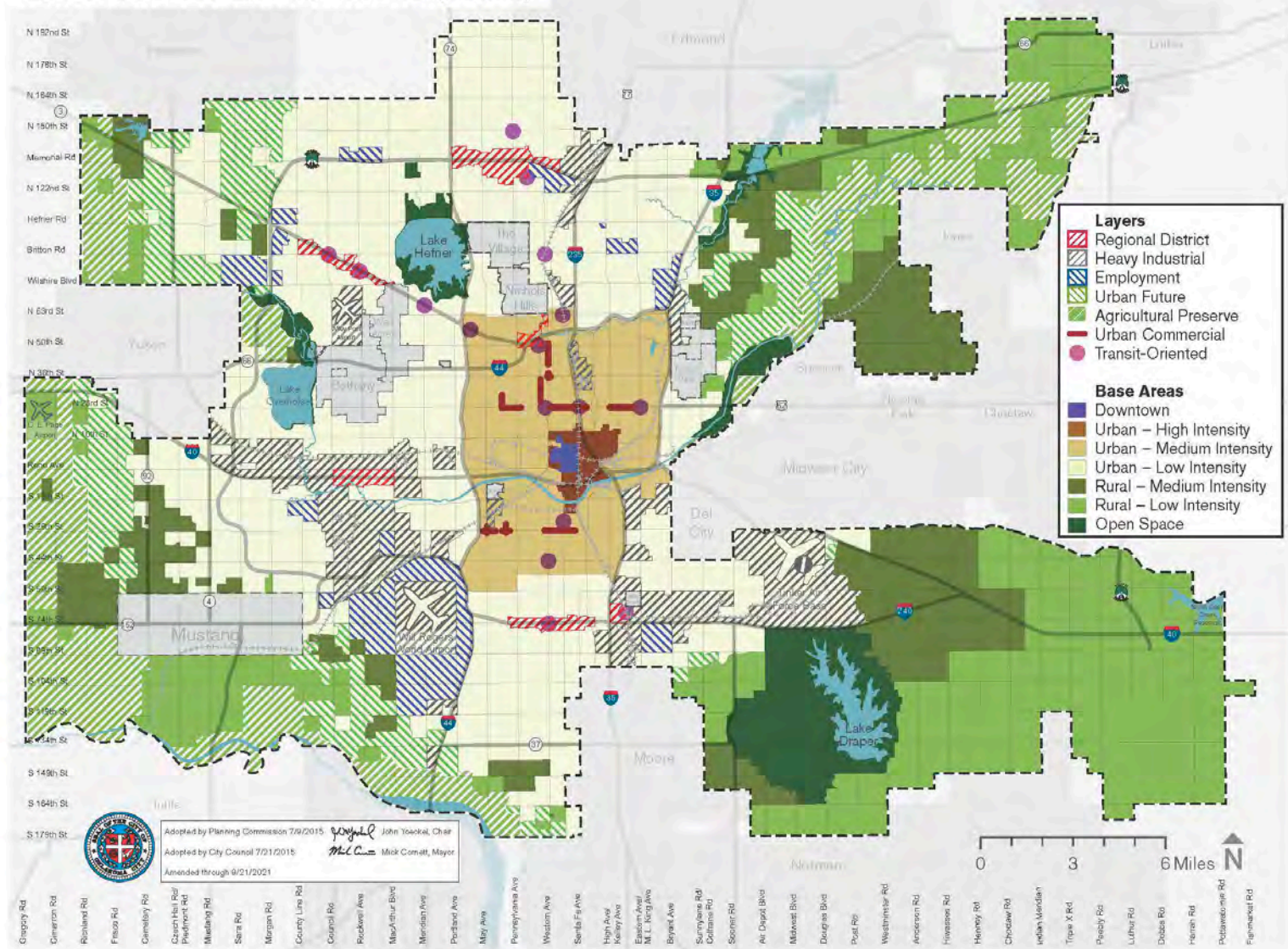
Backbone of the new code

planokc LUTAS

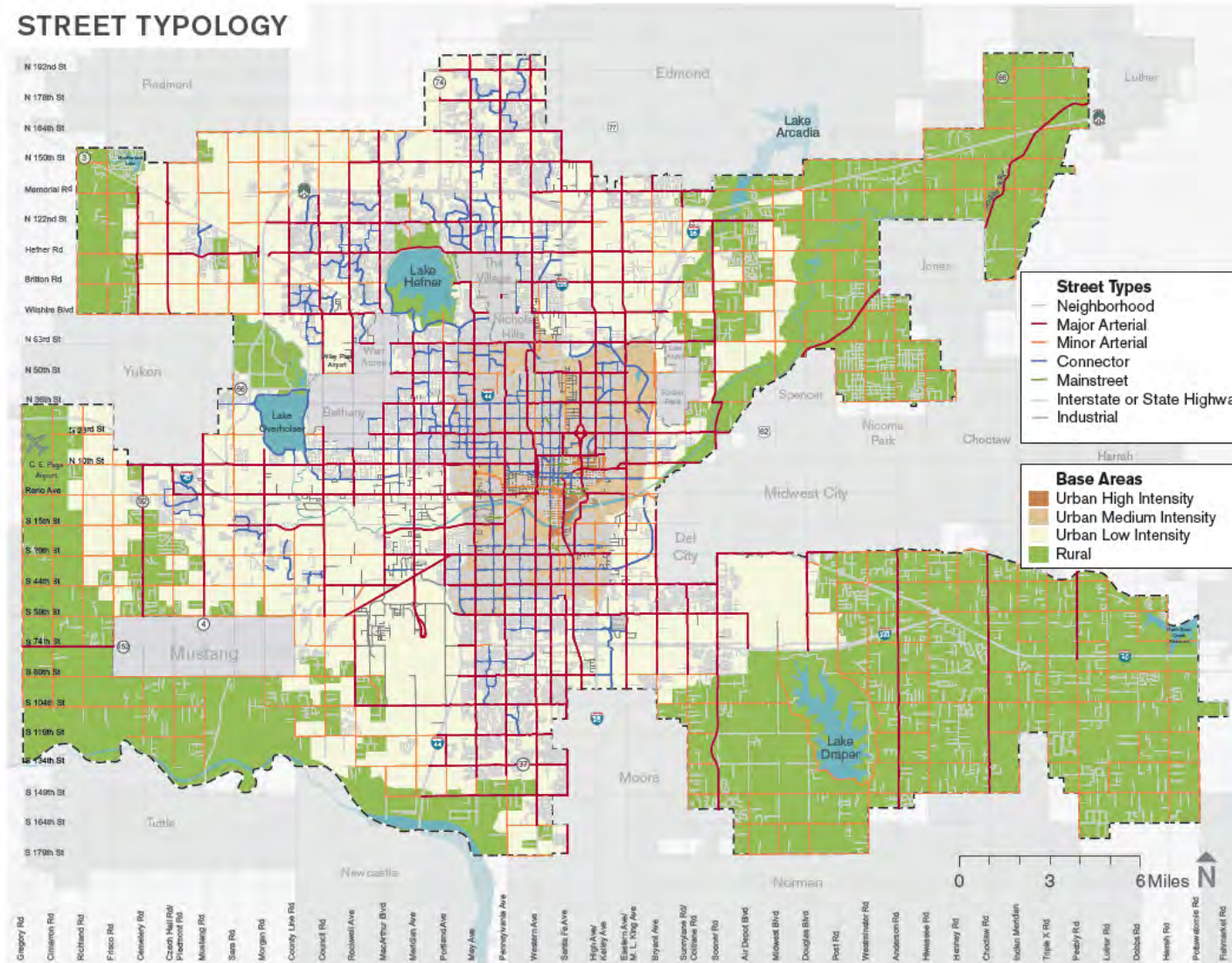


“The LUTAs are oriented around a spectrum of development intensities – from undeveloped Open Space, to the high intensity of Downtown.”
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LAND USE TYPOLOGY AREAS (LUTAs)



planokc Street Types



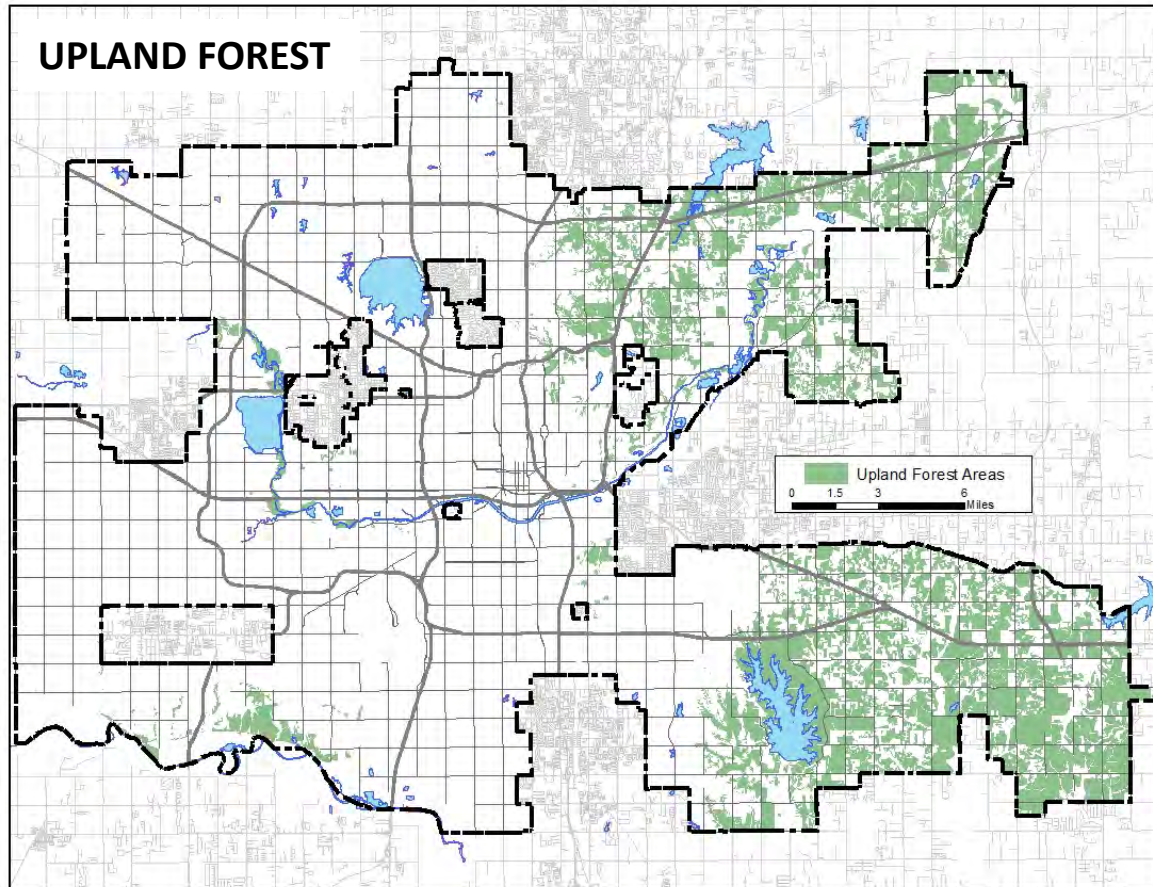
Legend

PlanOKC Street Type

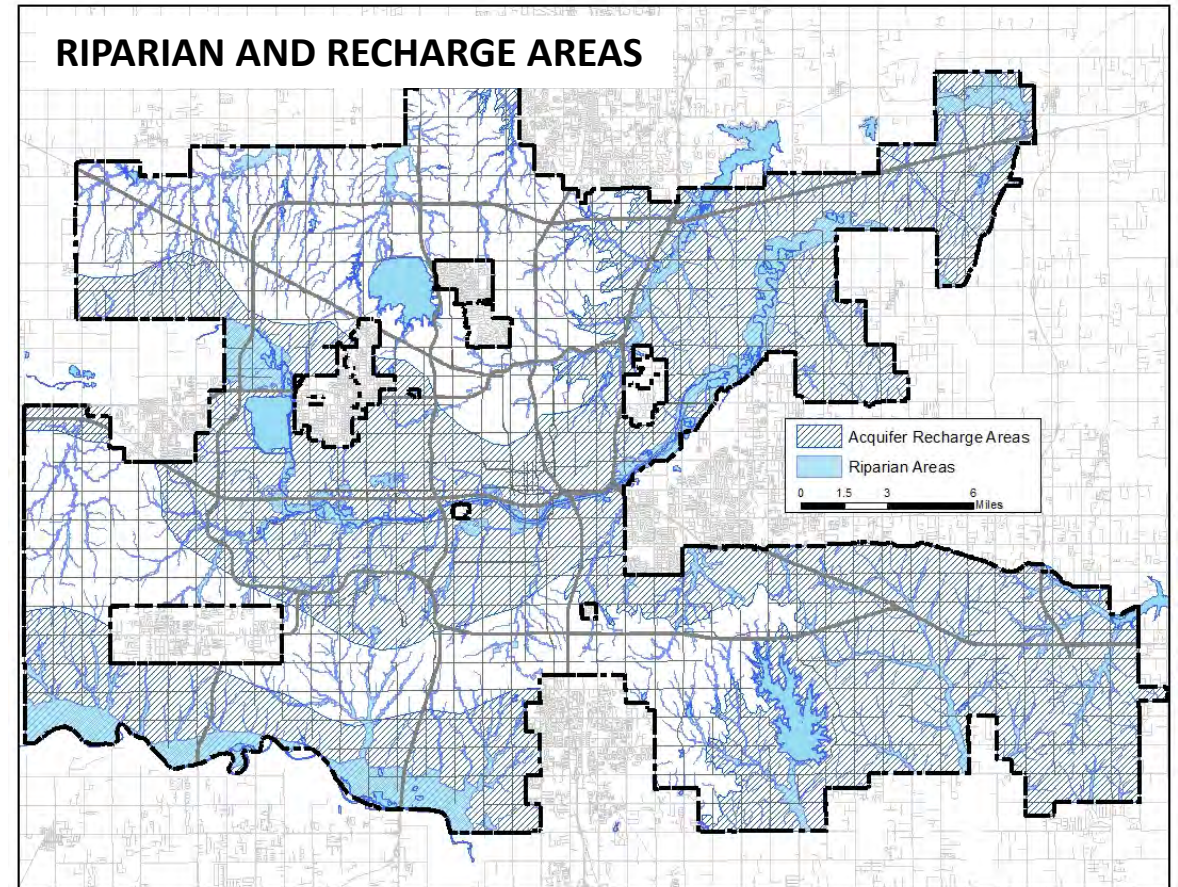
- Major Arterial
- Minor Arterial
- Connector
- Mainstreet
- Industrial
- Neighborhood

[Interactive Agol Map \(planokc.org\)](http://planokc.org)

planokc Environmentally Sensitive Areas



Upland Forest – Native Cross Timbers



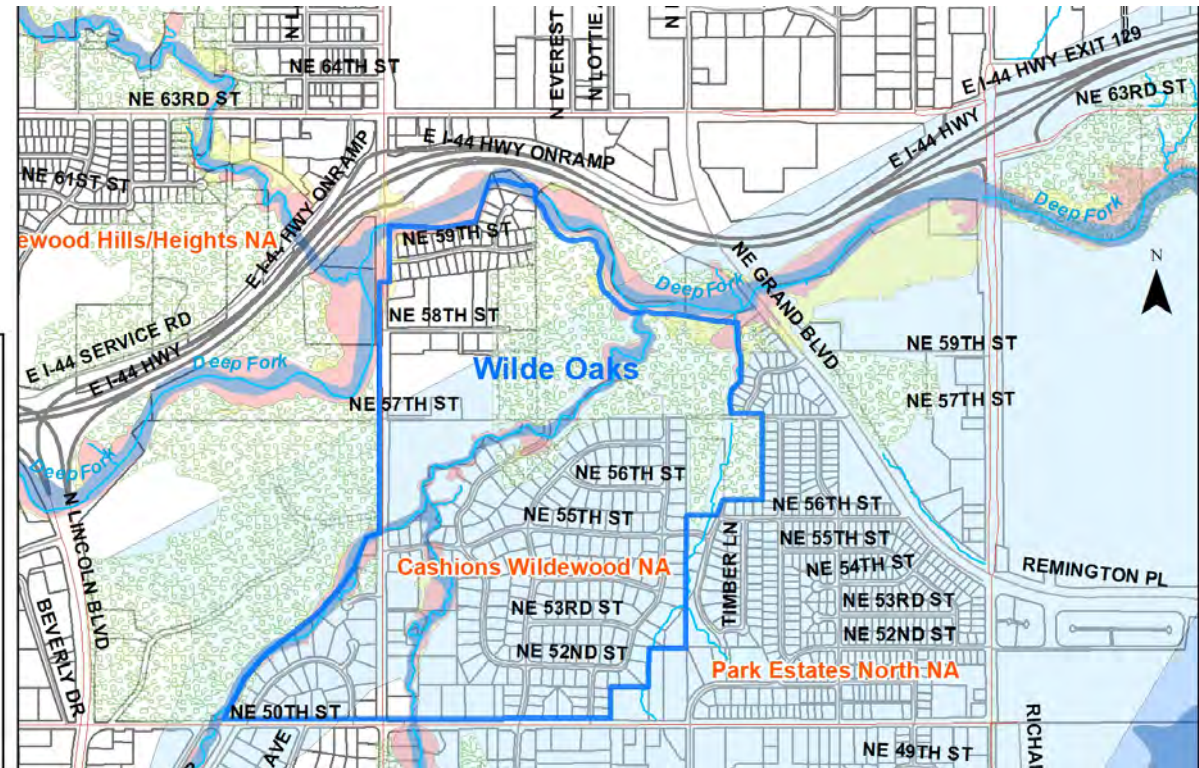
Riparian and Aquifer Recharge areas

ESA in the new code

- Maintain Upland Forest
- Ensure lots of open spaces near streams
- Keep lot coverage low

Legend

	PlanOKC Upland Forest Areas
PlanOKC Acquirer Recharge Areas	
	High Vulnerability
	Moderate Vulnerability
Riparian Area-Floodplain	
	FLOODWAY
	100-Year Floodplain
	500-Year Floodplain





Urban Medium new code approach

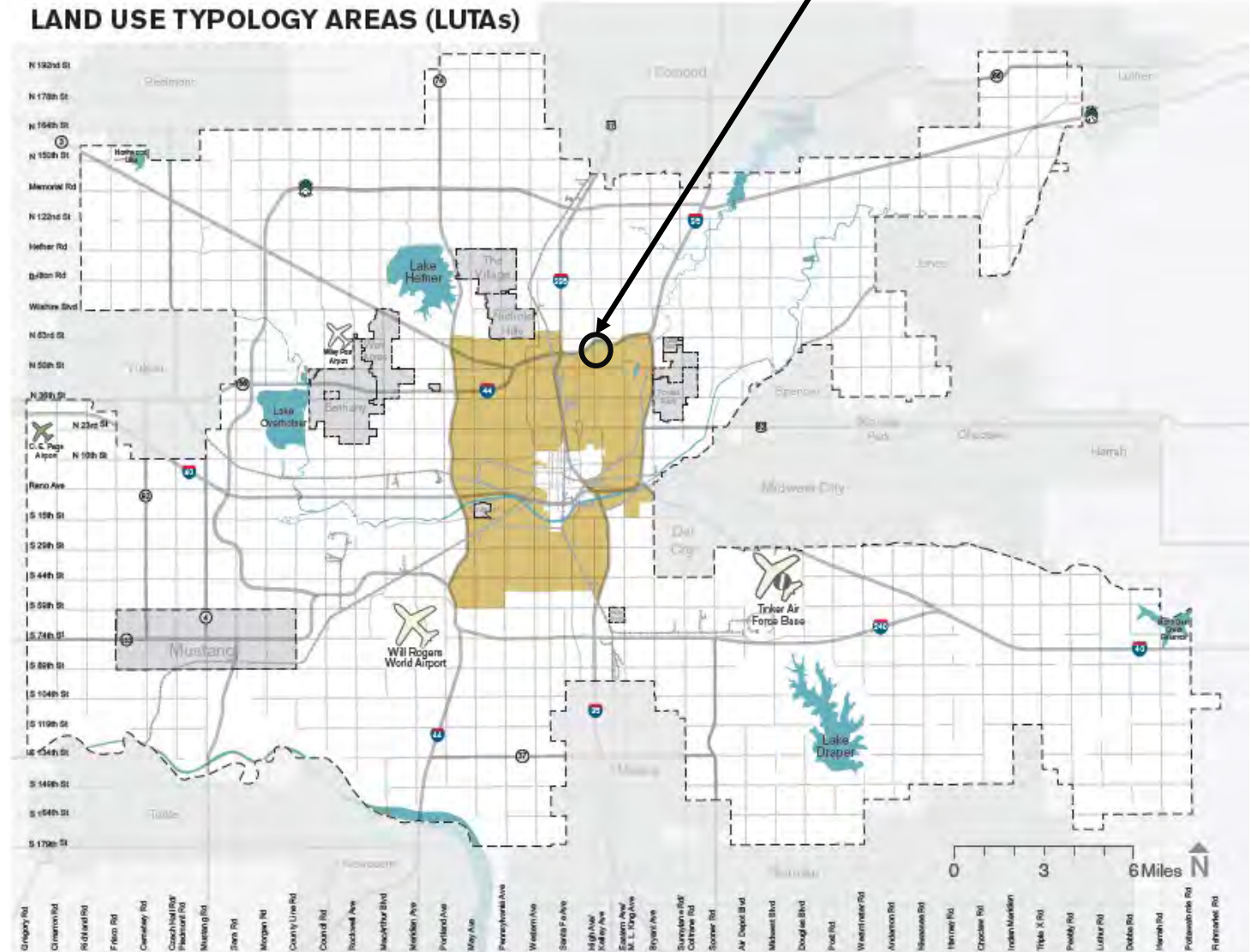
UM LUTA

(10 – 40 units/acre)
(FAR – 0.4 – 1.2)

Description

- Applies to:** A wide variety of fully urbanized neighborhoods largely built prior to 1960.
- Purposes:** Support efficient transit usage; provide pedestrian and bicycle access to retail, services, parks, and other destinations.
- Priorities:** Infill development on vacant lots, rehabilitation of underutilized property, and development that supports revitalization of distressed neighborhoods.

LAND USE TYPOLOGY AREAS (LUTAs)



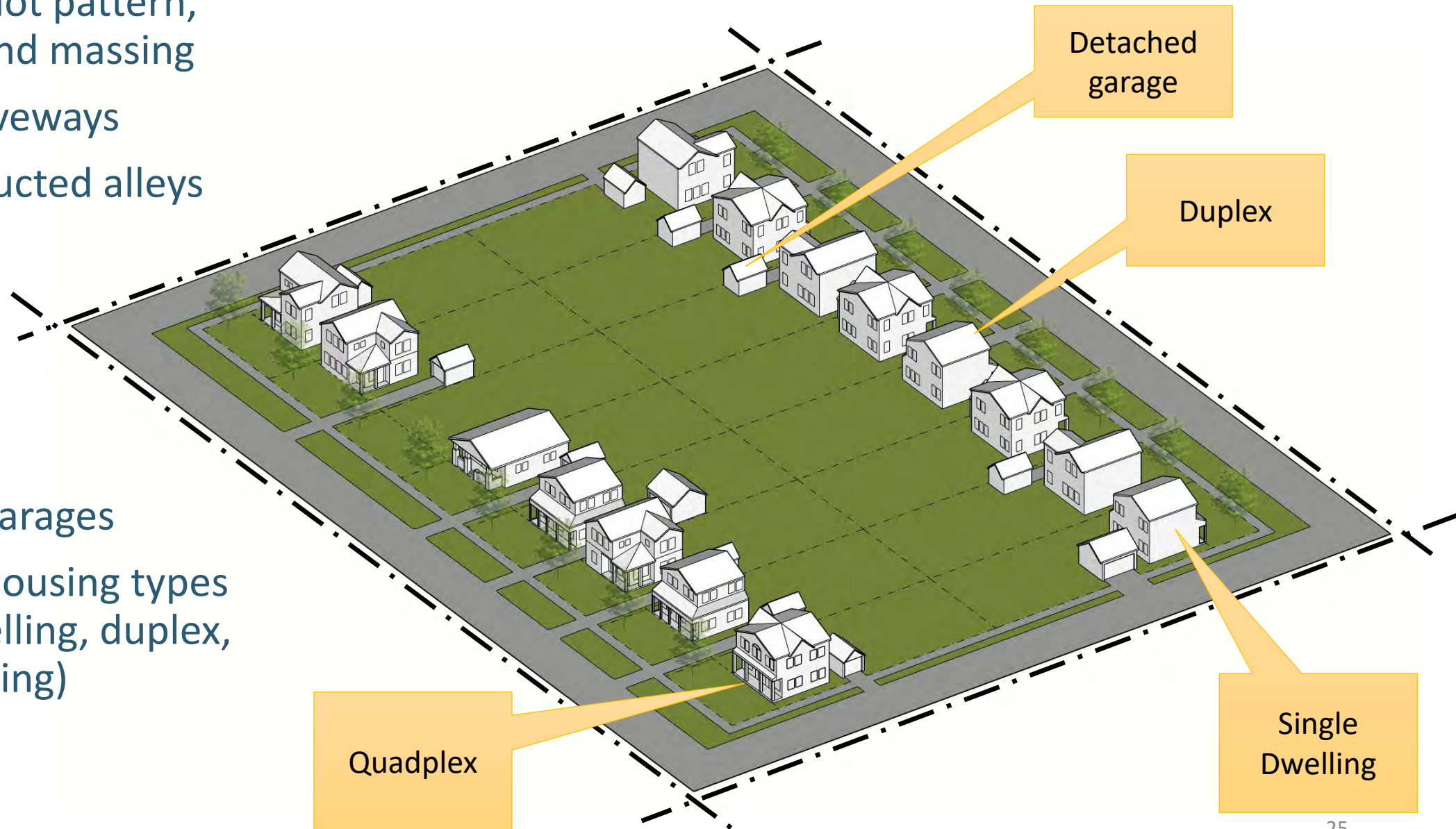
Guiding Principles

- Provide flexibility without negotiation
- Accommodate different housing types and promote housing affordability
- Protect neighborhood character and ensure compatibility
- Support infill development
- Guide density to appropriate locations
- Protect stormwater quality and reduce quantity
- Ensure predictability

UM Pre-1950 neighborhoods

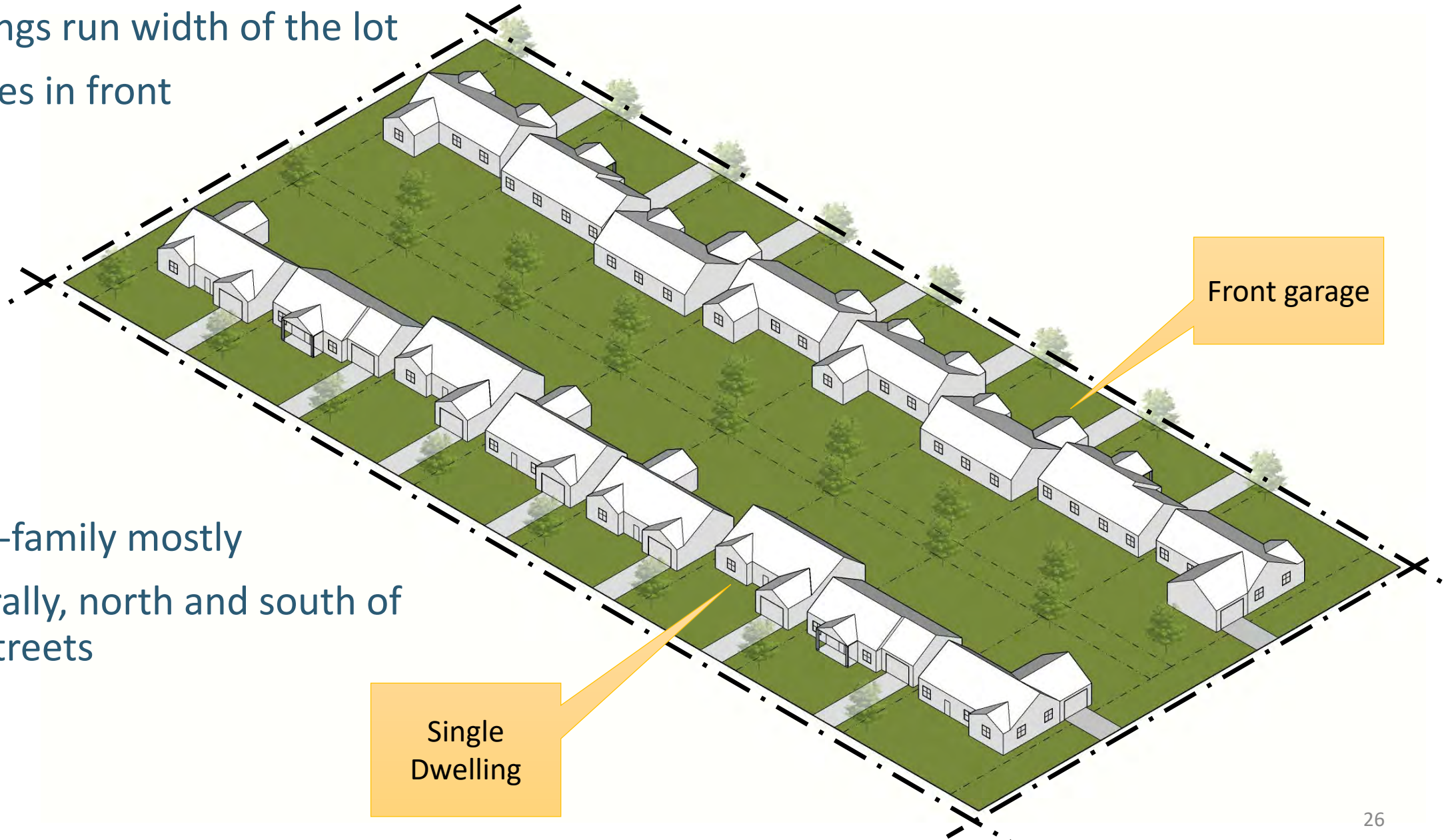
- Consistent lot pattern, setbacks, and massing
- Narrow driveways
- Few constructed alleys

- Detached garages
- Variety of housing types (single-dwelling, duplex, multi-dwelling)



UM Post-1950 neighborhoods

- Buildings run width of the lot
- Garages in front



- Single-family mostly
- Generally, north and south of 40th Streets

Proposed UM Base Zones

LUTA	Proposed Districts	Current District(s)
UM, Urban: Medium Intensity	UM-SD, Single-Dwelling	R-1, R-2
	UM-MD, Multi-Dwelling	R-3, R-4
	UM-PO, Professional Office UM-MX, Mixed Use UM-MC, Mixed Commercial UM-LI, Light Industry	O-1, O-2, NB, C-1, C-3, C-CBD, I-1,

Residential metrics may include:

- Lot width
- Building/Lot Coverage (max)
- Setbacks
- Density allowed
- Height
- Parking location



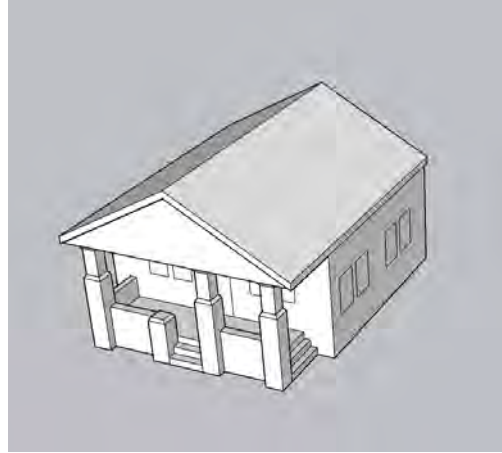
New Code Approach

LUTA	Proposed Districts	Current District(s)
UM, Urban: Medium Intensity	UM-SD, Single-Dwelling	R-1, R-2
	UM-MD, Multi-Dwelling	R-3, R-3M, R-4, R-4M
	UM-PO, Professional Office UM-MX, Mixed Use UM-MC, Mixed Commercial UM-LI, Light Industry	O-1, O-2, NB, C-1, C-3, C-CBD, I-1,

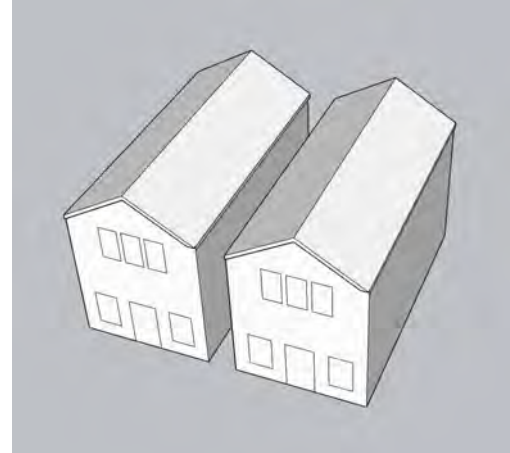
One zone
Multiple options

Based on:
Mid-block location
Street intersections
Alley conditions
Development type preferences

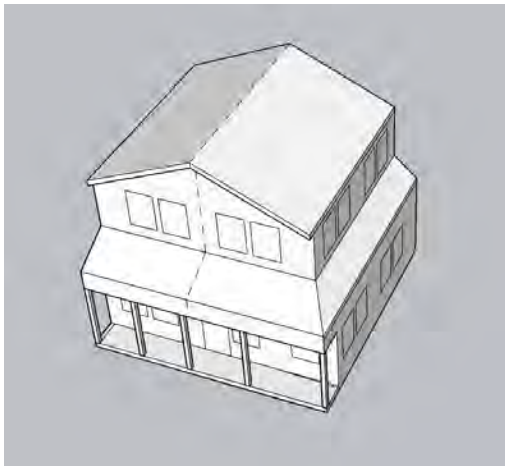
UM SD: Development Types



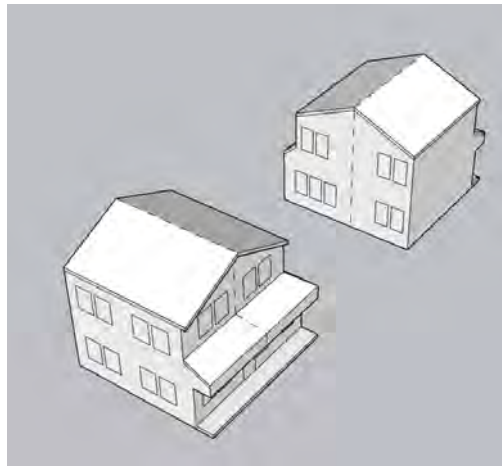
Single dwelling
(with or w/o ADU)



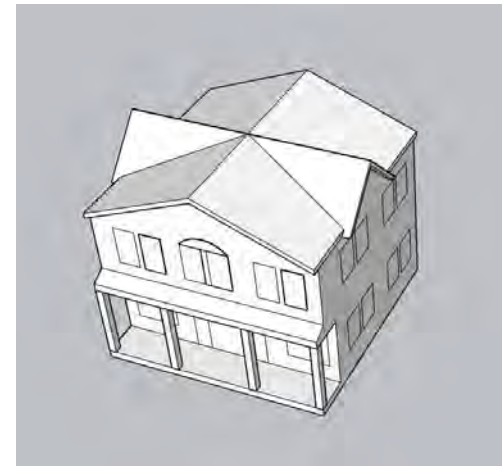
Small lot single dwellings



Duplex



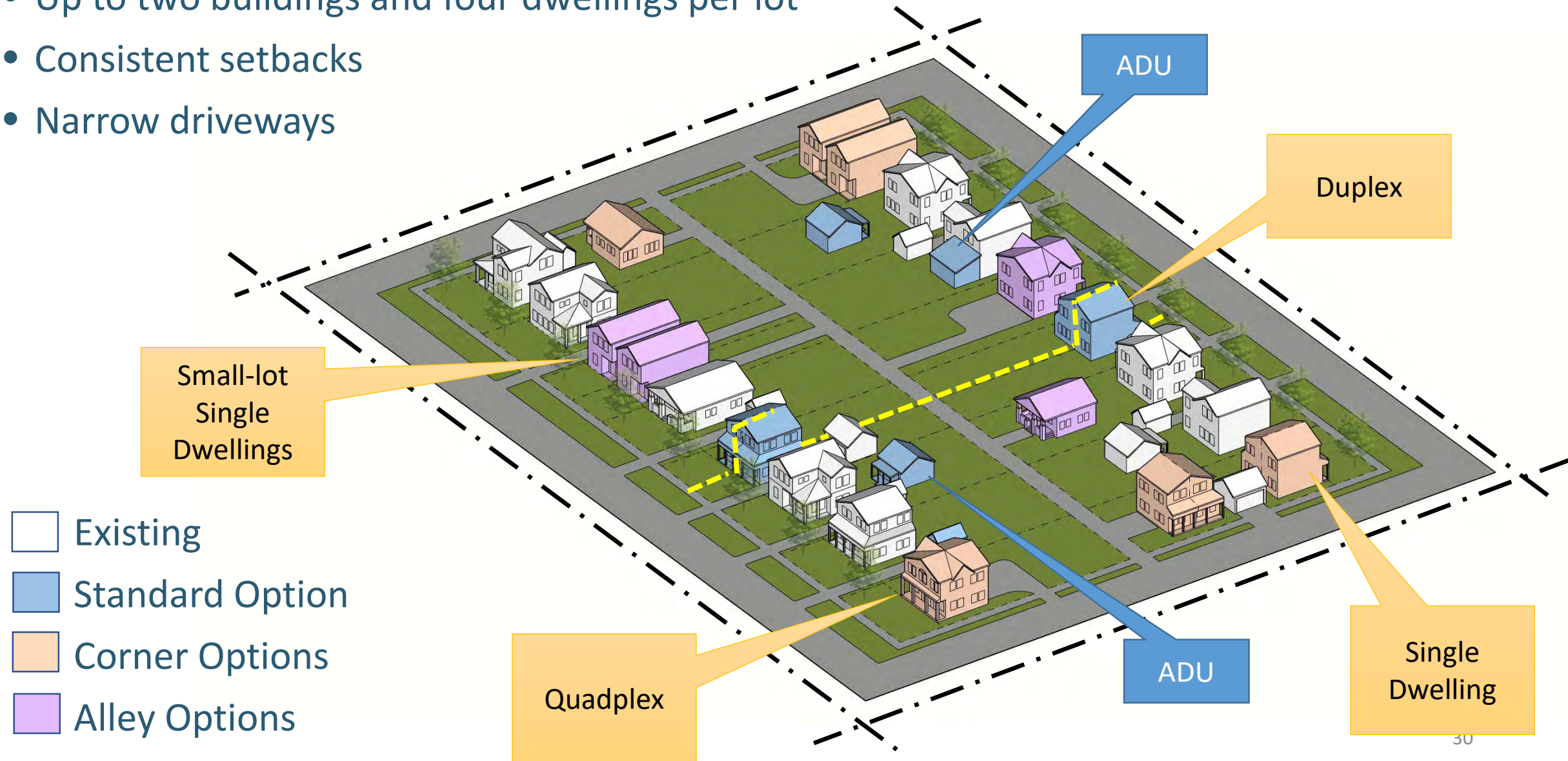
Two duplexes



Quadplex

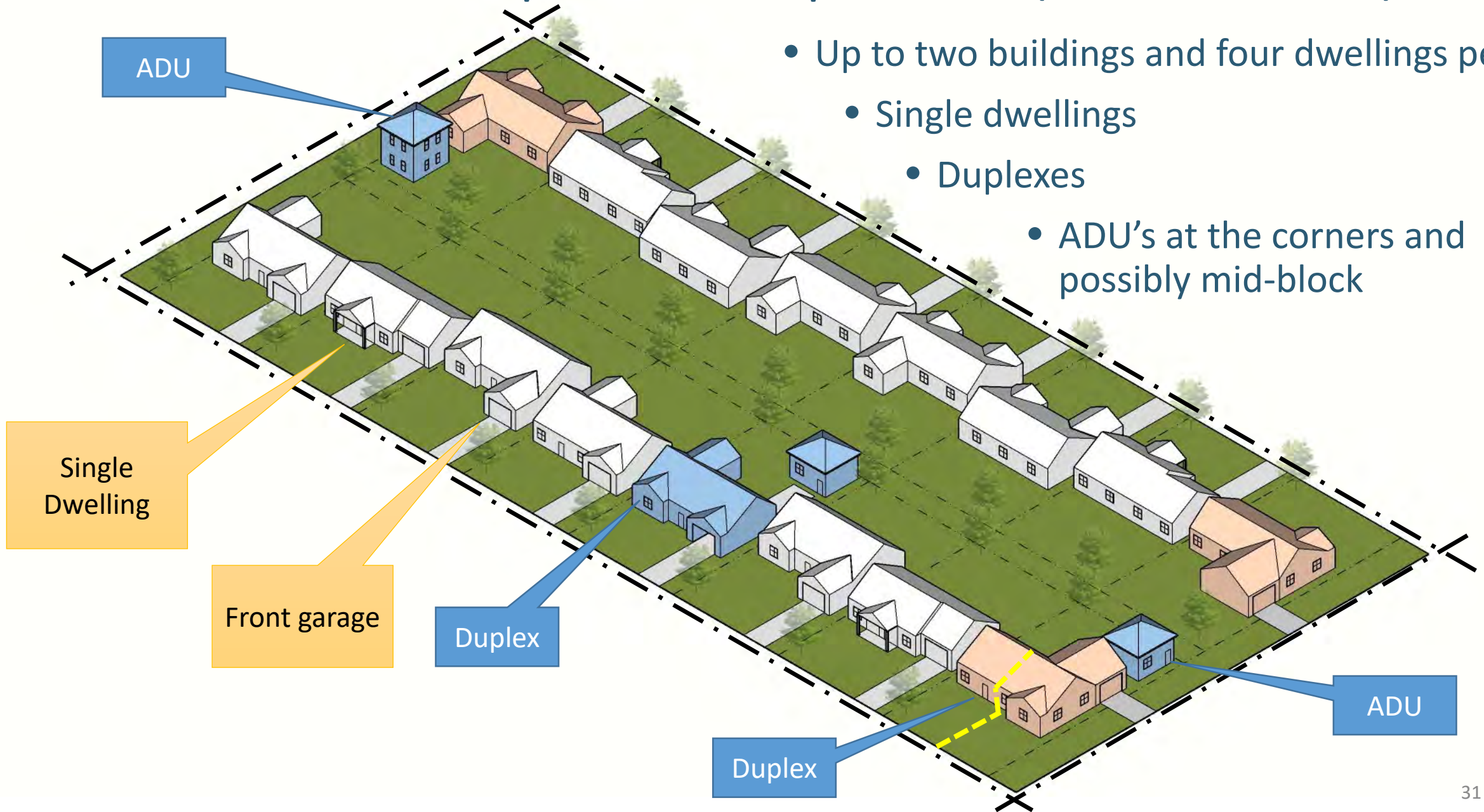
UM-SD: Development Options (Pre-1950)

- Up to two buildings and four dwellings per lot
- Consistent setbacks
- Narrow driveways



UM-SD: Development Options (Post-1950)

- Up to two buildings and four dwellings per lot
- Single dwellings
- Duplexes
- ADU's at the corners and possibly mid-block



Advantages of more than one dwelling on a lot:

- ✓ Increased income for a property owner
- ✓ Provide second space for relatives/friends who need care
- ✓ Gentle infill
- ✓ Affordable housing in locations where city services are already available



UM-SD: Accessory Dwelling Standards (under discussion)

- Max. one AD per lot
- Subject to building coverage, lot coverage, and setback limits
- Maximum height of 24'
- One parking space per AD
- Roof top decks and balconies prohibited



Proposed regulations subject to change throughout the code update process

Other UM Zones: Mixed-Dwelling, Commercial, Mixed Use

UM-MX: Mixed Use



A place to be

UM-MC: Mixed Commercial



A place to go

UM-MD: Multi-Dwelling



A place to live



More Development Standards to come

- Compatibility guidelines
- Building Design guidelines
- Update of parking requirements
- Update of Uses
- New Subdivision regulations



Discussion items

Accessory Dwellings

Duplexes

Anything else with UCDs



OKC Code Update Contact Information

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okc.gov/codeupdate