Joint Meeting
City of Choctaw/Choctaw Utilities Authority & Choctaw Planning Commission
Special No. 16
June 4, 2020 @ 6:00pm
Choctaw City Hall, 2500 N. Choctaw Rd.
Choctaw, Oklahoma 73020

In accordance with Senate bill 661, which temporarily modified the Open Meeting Act as approved by Governor Stitt on March 18, 2020, the Choctaw City Council/Planning Commission will host a virtual meeting option until the State of Emergency is lifted. Please join us using either option.

Teleconference dial in number: +1 301 715 8592
Conference ID: 879 1917 7494
Meeting Password: 612024
Join Meeting:
https://us02web.zoom.us/j/87919177494?pwd=WkUwanFPWnd6Vjc1WnRYWUFMTG5kQT09

1. Call to Order.

2. Joint Meeting of the City Council/Choctaw Utilities Authority and the Planning Commission.

   Discussion on the Addition of an R-75 Single-Family Residential District to the City of Choctaw, Part 12 Planning, Zoning, and Development Code.

3. Adjournment:

   This agenda was posted in prominent public view at Choctaw City Hall on or prior to 5:00pm on May 29, 2020 in accordance with the Oklahoma Open Meeting Act.

__________________________________________
Amanda Valent, City Clerk
THE CITY OF CHOCTAW ENCOURAGES PARTICIPATION FROM ALL ITS CITIZENS. IF PARTICIPATION AT ANY PUBLIC MEETING IS NOT POSSIBLE DUE TO A DISABILITY, PLEASE NOTIFY THE CITY CLERK AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO THE SCHEDULED MEETING SO THAT NECESSARY ACCOMMODATIONS CAN BE MADE. ACCESS TO RESTROOMS DURING THE MEETING WILL BE AVAILABLE UPON REQUEST TO CITY STAFF.
AGENDA TITLE: ADDITION OF AN R-75 SINGLE-FAMILY RESIDENTIAL DISTRICT TO THE CITY OF CHOCTAW PART 12 PLANNING, ZONING, AND DEVELOPMENT CODE

General Report: Add an R-75 Single-Family District to: Part 12 - Planning, Zoning and Development; Chapter 2 & 3 - Zoning Regulations; Article U

Per City Council's and Planning Commission's direction, Staff has proposed the attached R-75 District regulations.

The uses for this District are similar to those found in the R-S Single-Family District.

Staff Comments: This district will allow for lots with the following criteria:

1. Minimum Lot Area: 7,500 sf
2. Minimum Lot Frontage: 60 feet at building line and 35 feet at right-of-way line
3. Maximum % Coverage: 40% for interior lot and 45% for corner lot
4. Maximum Height: 35 feet
5. Minimum Front Yard Setback: 20 feet
6. Minimum Side Yard Setback: 5 feet interior lots and 10 feet street side of corner lots
7. Minimum Rear Yard Setback: 25 feet
The proposed Article U section was presented to the Planning Commission on May 7, 2020. At that meeting, Planning Commission recommended two items:

1. Maximum Lot Coverage from 35% for interior lots to 40% and from 40% for corner lots to 45%.
2. Have a combined workshop with the City Council to discuss and agree upon an area in which the R-75 District would be permitted.

Since the May 7, 2020 meeting, Staff has updated the Maximum Lot Coverage area allowed in the R-75 per Planning Commission’s recommendation.

Also, Staff has identified areas in which they recommend the R-75 District be permitted. These areas are those areas identified as the Suburban Transitional Boundary and Urban Density Boundary in the Future Development Density Plan. The Future Development Density Plan is attached to this report for your review.

Below is the language Staff recommends be included in the R-75 District General Description:

This residential district shall be permitted within the areas identified as the Suburban Transitional Boundary and Urban Density Boundary in the Future Development Density Plan, found in the Choctaw’s Comprehensive Plan, 2017. Development within this residential district cannot exceed the densities provided for in this Plan which are as follows:

A. Suburban Transitional: 2 to 4 dwelling units per acre

B. Urban Density: 4 to 8 dwelling units per acre

These densities will be calculated as gross densities.
ARTICLE U

R-75 SINGLE-FAMILY RESIDENTIAL DISTRICT

§ 12-363 General description.
§ 12-364 Uses permitted.
§ 12-365 Specific Use Permits
§ 12-366 Area and height regulations.
§ 12-367 Signs and billboards.

§ 12-363 GENERAL DESCRIPTION.

This residential district is established as a district in which the use of land is for single-family dwellings, except as noted. The purpose and intent of this district is to promote the development of and continued use of the land for single-family dwellings and to prohibit commercial and industrial use or any other use which would sustainably interfere with the development or continuation of single-family dwellings in this district. The intent is to further discourage any use in this district which would generate traffic or create congestion on neighborhood streets other than the normal traffic which serves the residents in the area. This district further encourages only those uses which, because of the character or size, would not create additional requirements and costs for public services in excess of requirements and costs for single-family dwellings.

This residential district shall be permitted within the areas identified as the Suburban Transitional Boundary and Urban Density Boundary in the Future Development Density Plan, found in the Choctaw's Comprehensive Plan, 2017. Development within this residential district cannot exceed the densities provided for in this Plan which are as follows:

A. Suburban Transitional: 2 to 4 dwelling units per acre

B. Urban Density: 4 to 8 dwelling units per acre

These densities will be calculated as gross densities.

§ 12-364 USES PERMITTED.

Within the R-75, Single-Family Residential District, the following uses are permitted:

A. Single-family detached dwellings, subject to the requirements of this chapter, but not including trailer houses or mobile homes;

B. Public schools and private schools where the curriculum is similar in nature and preparation of course work to the public schools;

C. Public park or playground;

D. Agricultural uses of the garden type that are not intended for commercial purposes;

E. Police or fire stations; and

F. Home occupation minor (Type I). (Ord. 8/15/95)
§ 12-635 SPECIFIC USE PERMITS.

The following uses may apply for a specific use permit in compliance with Chapter 9, Part 12 of this code:

A. Home occupation – Type II;

B. Public or Private Schools with a compulsory education curriculum;

C. Religious Institution

§ 12-366 AREA AND HEIGHT REGULATIONS.

A. The following chart designates:

1. Minimum Lot Area: 7,500 sf
2. Minimum Lot Frontage: 60 feet at building line
   35 feet at right-of-way line
3. Maximum % Coverage: 40% for interior lot
   45% for corner lot
4. Maximum Height: 35 feet
5. Minimum Front Yard Setback: 20 feet
6. Minimum Side Yard Setback: 5 feet interior lots
   10 feet street side of corner lots
7. Minimum Rear Yard Setback: 25 feet

B. All lots and improvements within the R-75 District shall meet the following requirements:

1. Not more than forty percent (40%) and forty-five percent (45%) of interior and corner lots, respectively, shall be covered with improvements. Paved areas are not considered improvements within the meaning of this provision;
2. No improvement or structure shall exceed thirty-five (35) feet in height above the mean elevation of the lot;
3. All structures shall have not less than twenty (20) foot front yard setback;
4. For a single-family dwelling of one story, the minimum width of the side yard shall be five (5) feet for interior lot lines and ten (10) feet for the side yard abutting the side street on a corner lot. For buildings of more than one story, the minimum width of the side yard on interior lot lines shall be not less than ten (10) feet. For a principal building other than a single-family dwelling, the minimum width of the side yard shall be not less than the height of the building, but in no case less than fifteen (15) feet; and
5. The principle building shall have not less than twenty-five (25) foot year yard setback. Unattached buildings of accessory use may be located in the rear yard of a main building provided, however, that no accessory building shall be located closer than ten (10) feet to the rear lot line.

6. All R-75 District subdivisions shall be designed and built with six (6) inch barrier curb and gutter, public water and sewer, and all utilities shall be installed underground.

§ 12-367 SIGNS AND BILLBOARDS.

No signs, billboards, posters, bulletin boards, or other similar display are permitted in the R-75 District except as follows:

A. A temporary bulletin board or sign not exceeding twelve (12) square feet in area, pertaining to the lease, hire or sale of a building or premises, which board or sign shall be removed as soon as the premises are leased, hired, or sold;

B. One bulletin board may be erected on each street frontage of an educational, religious, institutional or similar use requiring announcement of its activities. The bulletin board shall not exceed twelve (12) square feet in surface area nor fifteen (15) feet in height, and illumination, if any, shall be by constant light;

C. Official public notices may be erected on affected property; and

D. One non-illuminated name plate not exceeding two (2) square feet in area and not containing lettering other than the name of the owner or occupants or name or address of the premises.