



# MEMORANDUM

Council Agenda  
Item No. XI. E  
3/11/2025

## The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Ordinance on final hearing (emergency) recommended for approval (five affirmative votes required for approval) (SPUD-1666) rezoning 2109 NE 14th Street, 2113 NE 14th Street; 2100 NE 14th Street, 2104 NE 14th Street, 2037 NE 13th Street, 2100 NE 13th Street, and 2101 NE 12th Street from R-1 Single-Family Residential District to SPUD-1666 Simplified Planned Unit Development District. Ward 7.

Planning Commission recommended approval subject to the Summary of Technical Evaluation.

### **Applicant:**

Mark W. Zitzow, Johnson & Associates  
Sandino Thompson  
Oklahoma City Urban Renewal Authority  
Tammy Steele  
PlaceKeepers, LLC

### **Purpose:**

The purpose of this application is to allow single-family through four-family (quadplex) and multifamily residential development on multiple parcels.

### **Background:**

On January 23, 2025, the Planning Commission recommended approval of the application subject to the amended Summary of Technical Evaluation contained in the Planning Commission staff report, as follows. The applicant has agreed with these conditions and the SPUD document has been amended accordingly.

### **Amended Technical Evaluation.**

1. ~~The maximum building coverage in Tract 2 shall be 75 percent.~~
2. Delete the following: Lots within this SPUD will not be required to have frontage on an approved public street.
3. Modify Master Design Statement to allow multiple detached dwellings on one parcel in Tract 1.
4. If access is provided from an existing alley / alley right-of-way, the alley shall be improved in accordance with the City of Oklahoma City Paving Standards.

**Protests:**

8 Protests, 1 Legal, 1.06%

**Previous Action:**

The Ordinance was introduced February 11, 2025 and set for final hearing March 11, 2025. Appropriate notice was published and mailed.

**Review:**

Planning Department

**Recommendation:** Ordinance be adopted.