

Planning Commission Minutes
January 23, 2025

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:30 a.m. on January 21, 2025)

15. (SPUD-1666) Application by Sandino Thompson, Oklahoma City Urban Renewal Authority, Tammy Steele, and PlaceKeepers, LLC to rezone 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.

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.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY PENNINGTON, SECONDED BY POWERS

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, GOVIN, PENNINGTON, NOBLE, LAFORGE



STAFF REPORT
The City of Oklahoma City
Planning Commission
January 23, 2025

Item No. IV. 15.

(SPUD-1666) Application by Sandino Thompson, Oklahoma City Urban Renewal Authority, Tammy Steele, and PlaceKeepers, LLC to rezone 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.

I. GENERAL INFORMATION

A. Contacts

1. Applicant Representative

Name Mark W. Zitzow
Company Johnson & Associates, Inc.
Phone (405) 235-8075
Email mzitzow@jaokc.com

B. Case History

This application was deferred from the September 12, September 26, October 10, December 12, 2024, and January 9, 2025, Planning Commission hearing dates. The application has been amended since first submitted to add additional land to the project.

C. Reason for Request

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

D. Existing Conditions

1. Size of Site: 1.45 Acres

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-1	R-1	R-1	R-1	R-1
Land Use	Residential	Residential	Residential	Residential	Undeveloped

3. Comprehensive Plan Land Use Typology Area: Urban – Medium (UM)

UM applies to fully urbanized areas of the city, most of which were built prior to the 1960s. Developments are expected to be larger in scale and have greater intensity and mixture of uses than developments found in UL. Development within UM areas should support efficient transit usage and provide pedestrian and bicycle access to retail, services, parks, and other destinations. Priorities for the UM areas include “infill” developments on

vacant lots, rehabilitation of underutilized property, and development that supports revitalization of distressed neighborhoods.

II. SUMMARY OF SPUD APPLICATION

- 1.** This SPUD shall consist of Two (2) Tracts developed in accordance with the regulation of the **R-3, “Medium Density Residential” District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

1.1 TRACT 1

The following use(s) will be the only use(s) permitted within Tract 1:

- Community Recreation: Property Owners Association (8250.3)
- Family Day Care Homes (8300.40)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Multiple-Family Residential (8200.12)
- Single-Family Residential (8200.14)
- Three- and Four-Family Residential (8200.15)
- Two-Family Residential (8200.16)

Tract 1 Bulk Standards:

Maximum Building Height: 3 stories and 35 feet

Maximum Building Coverage: The maximum building coverage, meaning the maximum amount of coverage of buildings and accessory buildings, within this Tract shall be 65%.

Minimum Lot Size: 3,000 SF

Minimum Lot Width: 25 feet

Building Setback Lines:

North Boundary:	5 feet
East Boundary:	5 feet
South Boundary:	10 feet
West Boundary:	5 feet

Setbacks between internally divided parcels within this SPUD shall be zero (0) feet, except as required by building and fire codes.

Density: There shall be a maximum of sixteen (16) dwelling units permitted within this tract.

Vehicular Access:

Two (2) shared driveways limited to 18 feet in width shall be permitted from NE 14th Street and one (1) drive shall be permitted from N Irving Street via the existing alley if improved to City standards. Shared access via adjacent tracts may occur with recorded cross access agreements.

Parking:

Minimum 0.75 parking spaces per dwelling unit. Garages shall count towards meeting parking requirements.

Parking shall be required to be located at the rear of the structures. Should parking areas be located fronting a public street, any garages shall be located a minimum of 18 feet behind the sidewalk.

Sidewalks:

Five-foot sidewalks shall be constructed on NE 14th Street, or 6-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. All sidewalks shall be in place prior to any occupancy certificates being issued.

1.2 TRACT 2

The following use(s) will be the only use(s) permitted within Tract 2:

- Community Recreation: Property Owners Association (8250.3)
- Family Day Care Homes (8300.40)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Multiple-Family Residential (8200.12)
- Single-Family Residential (8200.14)
- Three- and Four-Family Residential (8200.15)
- Two-Family Residential (8200.16)

Tract 2 Bulk Standards:

Maximum Building Height: 3 stories and 35 feet

Maximum Building Coverage: The maximum building coverage, meaning the maximum amount of coverage of buildings and accessory buildings, within this SPUD shall be 90%.

Minimum Lot Size: 800 SF

Minimum Lot Width: 15 feet

Building Setback Lines:

NE 14th St: 10 feet
N Irving St: 5 feet
NE 13th St: 15 feet
NE 12th St: 15 feet
Alley: 5 feet
Abutting Single-Family Residential Uses: 5 feet

Setbacks between internally divided parcels within this SPUD shall be zero (0) feet, except as required by building and fire codes.

Density: There shall be a maximum of twenty-two (22) dwelling units permitted within this tract.

Vehicular Access:

Access shall be per the Subdivision Regulations. Shared access via adjacent tracts may occur with recorded cross access agreements.

Parking:

One (1) parking space per dwelling unit. On-street parking shall be permitted to meet off-street parking requirements. Parking can be located off site or on street.

Sidewalks:

Sidewalks shall be per the Oklahoma City Municipal Code, subject to the policies and procedures of the Public Works Department. All sidewalks shall be in place prior to any occupancy certificates being issued.

2. Sight-proof Screening:

Sight-proof screening in accordance with the City of Oklahoma City Municipal Code, 2020, as amended.

3. Landscaping:

The subject site shall meet all requirements of Oklahoma City's Landscaping Ordinance in place at the time of development.

4. **Signs:** Signage shall be per the base zoning district.

5. **Vehicular Access:**

Lots within this SPUD will not be required to have frontage on an approved public street. Access to individual lots within the PUD may be permitted to be from a private drive. The private drive shall be placed within a common area designated for access purposes. A Property Owners Association through the use of recorded Covenants and Restrictions shall govern maintenance of the private drive. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation. Private shared access drives shall have a minimum pavement width of eighteen (18) feet.

Should any tract be developed as single family residential, vehicular access shall be per the OKC Municipal Code 2020, as amended.

II. OTHER DEVELOPMENT REGULATIONS:

1. **Architecture:**

Exterior building wall finish on all main structures (excluding accessory structures), exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board, stucco, stone masonry, fiber cement panels or siding, wood, architectural metals, engineered wood siding, rainscreen systems, and/or other similar claddings or material. EIFS shall not be permitted within this SPUD. Architectural regulations do not apply to accessory structures.

Townhome entrances shall address the public street. A varied mix of two architectural materials shall be used on the front façade. All architecture frontages shall be required planted edges comprised of drought resistant native vegetation.

Screening taller than 4 feet shall be prohibited along east-west street frontages. Vegetative landscaping taller than 4 feet is permitted along street frontages.

2. **Open Space:**

There shall be a minimum of 10% open space, defined as no buildings or paving in this SPUD.

3. **Street Improvements:** N/A

4. **Site Lighting:**

The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

5. Dumpsters: N/A

6. Parking:

The design of all parking facilities in this SPUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

Should any tract be developed as single family residential, garages shall be located a minimum of 18 feet behind the sidewalk.

7. Maintenance:

Maintenance of the common areas, private drainage easements, and islands/medians in the development shall be the responsibility of the property owners or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner that meets the requirements specified above.

8. Drainage:

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9. Subdivision:

Subdivision shall be per the City of Oklahoma City Subdivision Regulations, as amended.

III. SUPPORTING DOCUMENTS

Exhibit A:	Legal Description
Exhibit B:	Tract Map
Exhibit C:	Overall Conceptual Site Plan
Exhibit D:	Tract 1 Conceptual Site Plan
Exhibit E:	Tract 2 Conceptual Site Plan (2100 & 2104 NE 14 th St)
Exhibit F:	Tract 2 Conceptual Site Plan (2037 NE 13 th St)
Exhibit G:	Tract 2 Conceptual Site Plan (2100 NE 13 th St; 2101 NE 12 th St)

III. REVIEW COMMENTS

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk * indicates that the agency, department, and/or division responded with no adverse comments.

A. Outside Agencies

- 1. Oklahoma City-County Health Department (OCCHD)**
- 2. Oklahoma City Urban Renewal Authority (OCURA)**
- 3. Oklahoma Gas and Electric (OGE)**
- 4. Oklahoma Natural Gas (ONG)**
- 5. Oklahoma Water Resources Board (OWRB)**
- 6. School District: Oklahoma City**
- 7. Oklahoma Department of Transportation (ODOT)**

B. City Departments

- 1. Airports**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 3. Fire**
- 4. Information Technology/Geographic Support**
- 5. Parks and Recreation**
- 6. Police**
- 7. Public Works**

a. Engineering

Storm Sewer Availability

- 1) The Public Works Drainage Division staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to chapter 16 of the Oklahoma City Municipal Code.
- 2) Storm sewers in accordance with the City's Drainage Ordinance will be required. Development abutting section line roads with drainage flows that exceed the capacity of OKC standard ditch detail (D-100) will necessitate the installation of enclosed storm sewer and/or concrete channel. These improvements shall be placed to provide a minimum of 35' clearance distance from the centerline of the section. Concrete channels must be entirely outside public right-of-way.

- 3) A flood and/or drainage study will be required to establish finished floor elevations, common lot areas or private drainage easements. A final plat should not be submitted until the study has been reviewed and approved by the Public Works Department.
- 4) Plans for drainage improvements within the private drainage reserves and/or common areas must be submitted for review, and payment of inspection fees shall be made prior to construction. Building permits will not be issued until construction is complete. If a subdivision abuts a stream, the private drainage easements and/or common area along stream shall extend to flow line of stream at a minimum.
- 5) Place the following note on the plat and construction plans: Maintenance of the Common Areas and/or Private Drainage Easements shall be the responsibility of the property owner. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent shall be placed within the common areas and/or drainage easements shown.
- 6) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 7) Construction within the limits of this SPUD will require an erosion control plan in accordance with EPA Storm Water Discharge permitting: CFR Vol. 57, No. 175, September 9, 1992. A copy of the EPA Notice of Intent (NOI) will be required prior to the issuance of work orders or permits for construction activities disturbing an area of 1/2 acre or greater.
- 8) Sidewalk shall be installed for all new construction and/or at the time of a residential use to a more intense use on all lots having frontage on public streets classified as a major or minor arterial.
- 9) All private roads /streets will have private storm sewer systems.
- 10) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.
- 11) Section II.10.1 Common Areas: Amend to read;
Private access drives shall be designated as Common Area / Private Access Drive.
- 12) Section I.10 Vehicular Access: Amend to add;
If access to the subject tract is provided from N. Irving Street via the existing alley, the alley shall be improved in accordance with the City of Oklahoma City Paving Standards.

b. Stormwater Quality Management

c. Traffic Management *

8. Utilities

a. Engineering

b. Solid Waste Management

- 1) The City cannot provide service, contact private hauler.

c. Water/Wastewater Quality

Water Availability

- 1) An existing 6-inch water main(s) is located adjacent to the subject site(s).
- 2) Minimum ten (10) feet horizontal separation required from wastewater mains and five (5) feet for other utilities. Minimum two (2) foot vertical separation required for all utility crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 3) Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
- 4) Dead-end water mains must be avoided when possible. All existing unused water services must be capped and abandoned at the water main in accordance with the City Standard Specifications.
- 5) In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The developer will be responsible for any failure of domestic or fire protection systems which require water pressure in excess of 25 psi. The developer is responsible for installing pressure reducers if necessary for protection of developer's service lines, plumbing, and fixtures.
- 6) All existing and/or proposed water meters must be located in the right-of-way and/or utility easement within grassy areas outside of sidewalks, driveways, streets, and paving.
- 7) All domestic and fire suppression services must have a separate water service connection. Fire hydrant spacing shall not exceed 500 feet and must be located within ten (10) of a hard surface (i.e. sidewalk, street, paving).
- 8) Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.
- 9) Plat may be revised after review and approval of utility plans.
- 10) This will be considered commercial and master meter.

Wastewater Availability

- 1) An existing 8-inch wastewater main(s) is located adjacent to the subject site(s).

- 2) Line capacity is not guaranteed and must be checked by the Engineer of Record and reviewed by the City.
- 3) The developer will be required to extend the City wastewater collection system to and across each lot or site within the subdivision in accordance with the City Standard Specifications and Private Development Design Manual.
- 4) Minimum ten (10) feet horizontal separation is required from water mains and five (5) feet for other utilities. Minimum two (2) feet vertical separation required for all crossings. All wastewater mains must have a minimum cover of four (4) feet and depth no greater than eighteen (18) feet. Developer is responsible for remediating any failure to maintain the minimum four (4) feet of cover.
- 5) Wastewater main(s) must be centrally located in a twenty (20) feet wide easement or larger if necessary. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
- 6) All existing unused private wastewater service connections must be abandoned and capped at the main in accordance with City Standard Specifications and Private Development Design Manual.
- 7) Plat may be revised after review and approval of utility plans.
- 8) This will be considered commercial and mastered meter. Internal system will be considered private.

9. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Maintain historical lot and block sizes where possible and appropriate.
- Utilize Best Management Practices (BMP) for stormwater.

Location:

- Mixture of density, lot size and building scale is appropriate as long as land use compatibility is achieved.

Density: The Urban Medium Intensity LUTA outlines a density range of 10 to 40 dwelling units per acre.

National, state, and local permitting require basic best management practices for stormwater management. The SPUD is requested for a mix of residential uses within a neighborhood, with development regulations broken into two tracts for the multiple parcels with a maximum of 16 dwelling units allowed in Tract 1, and 22 in Tract 2. The proposed 38 units over 1.45 acres would be a density of 26 du/acre.

Automobile Connectivity:

- Keep alleys open and functional.

The SPUD allows access from shared access drives. The conceptual plan for the development illustrates one shared drive for Tract 1, and access to parking from the alleys within Tract 2. Parking is placed behind or to the side of buildings with the structures lining the street, consistent with the comprehensive plan. However, individual parcels should still have street frontage regardless of access location.

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.

Sidewalks are not currently available on the subject site but are required the SPUD regulations.

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating the proposed uses adjacent to existing Low Intensity Residential uses or zoning, “Building Scale and Site Design” is a potential compatibility issue identified by the comprehensive plan. Projects in higher intensity LUTAs (UM) may be more appropriate for significant transitions of density, scale and mass.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if the setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building’s orientation to the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *The SPUD is requested to allow single- through four-family residential development and allows multifamily development. The concept includes multiple quadplexes in Tract 1, and townhomes/attached single family on the multiple parcels within Tract 2. The SPUD proposes a modified R-3 District base for both tracts, and requests reduced setbacks, reduced minimum lot size, and building heights of 35 feet and 3 stories, compared to 2 ½ in the R-3 District. The proposed south (front) setback in Tract 1 would significantly differ from and override the existing 25-foot front platted building line. The shallower setback is requested in both tracts to place parking to the rear or side of the structures. The proposed lot coverage in Tract 2 is 90%. The base R-3 District allows 100%, although Code requires 25% of developments to be free from buildings and paving, and the sites will need to address stormwater per new standards effective in 2025. However, the surrounding area is zoned R-1, which limits lot coverage to 50 percent.*

3) **Service Efficiency:**

- Water: *Served*
- Sewer: *Fully Served*
- Fire Service: *Urban Response*

- 4) **Environmentally Sensitive Areas:** The following apply to the proposed development site:

- Riparian Areas: *N/A*

- Upland Forests: N/A
- Vulnerable Aquifers: The aquifer in this area is considered highly vulnerable to depletion. The comprehensive plan recommends preserving natural open spaces and utilizing low impact development techniques whenever possible in new developments in order to maintain water quality and allow for the infiltration of stormwater onsite. Low impact development techniques include, but are not limited to, using pervious surface materials wherever possible for the construction of driveways, parking areas, sidewalks, patios, etc., to promote increased water percolation and infiltration.

5) Transportation System: This site is located along the north side of NE 14th Street, a Neighborhood Street in the Urban Low LUTA. The nearest transit (bus) service is located within a quarter mile of the site, to the west, along North Martin Luther King Boulevard.

6) Other Development Related Policies

- Support diversity and integration of housing unit types and sizes in all land use typology areas in order to meet the diverse needs of households of different sizes, generational needs, incomes, and preferences. (SU-4)
- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- Improve the functionality and efficiency of the street network by:
 - Providing direct connections from residential developments to nearby places and to each other.
 - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
 - Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
 - Reducing block sizes and use of dead-end streets.
 - Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
- Support and incentivize the adaptive use of existing buildings, infill development, and brownfield development. (G-10)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)

7) Other Considerations: Historic Resources

The City's comprehensive plan and the adopted historic preservation plan for Oklahoma City, ~~preserve~~**okc**, prioritize protecting National Register-listed properties, local historic districts, and the unique character of historic resources. *Records indicate that a residence on Tract 1 was constructed in 1926 and appeared to retain sufficient architectural defining features to be considered a potential historic resource. Conformance would be achieved by retaining the structure.*

b. Plan Conformance Considerations

The subject site is comprised of five parcels, located between NE 12th Street and NE 14th Street, along and near N Irving Street, which is one block east of N Martin Luther

King Blvd. The sites and all surrounding land are zoned R-1. The subject sites are vacant/undeveloped except for one home within proposed Tract 1 (northernmost tract). The surrounding area is a mixture of single-family homes and vacant lots. Infill of single-family residential homes has been occurring on lots near the subject sites.

The SPUD is requested to allow new residential development in two development tracts. The application was originally submitted as a request to rezone the northernmost property (proposed Tract 1) to allow up to 20 dwelling units in multiple quadplexes on one parcel, with a reduced setback along NE 14th and parking located behind the new buildings. The SPUD has been modified since submitted to include four parcels to the south, along North Irving Street (proposed Tract 2). The concept remains the same for Tract 1, but the maximum number of dwellings allowed has been reduced to 16. Tract 2 would allow up to 22 dwellings. The proposed 38 units over 1.45 acres would be a density of 26 du/acre.

The SPUD proposes a modified R-3 District base for both tracts. Conceptual plans show multiple quadplexes in Tract 1, and townhomes/attached single family on the multiple parcels within Tract 2. The SPUD requests reduced setbacks, minimum lot size, and parking requirements; and building heights of 35 feet and 3 stories. The shallower setback is requested in both tracts to place parking to the rear or side of the structures. Alleys are proposed to be used to access parking. The proposed access and parking is supported, but lots should still be required to have frontage on a street. Alleys will need to be paved according to Public Works standards to be used as access.

The proposal to increase density in the Urban Medium LUTA is in conformance with UM density ranges and comprehensive plan goals to provide a mixture of residential housing types and infill development within the UM LUTA. Potential compatibility issues are identified with a proposed building coverage in Tract 2 of 90% compared to 50% maximum lot coverage in the surrounding R-1 Districts. Plan conformance would be strengthened by reducing the building coverage. A statement should be added to the Master Design Statement to allow more than one dwelling on a parcel if the lots will not be split/individually sold.

IV. STAFF RECOMMENDATION

Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning Commission. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.

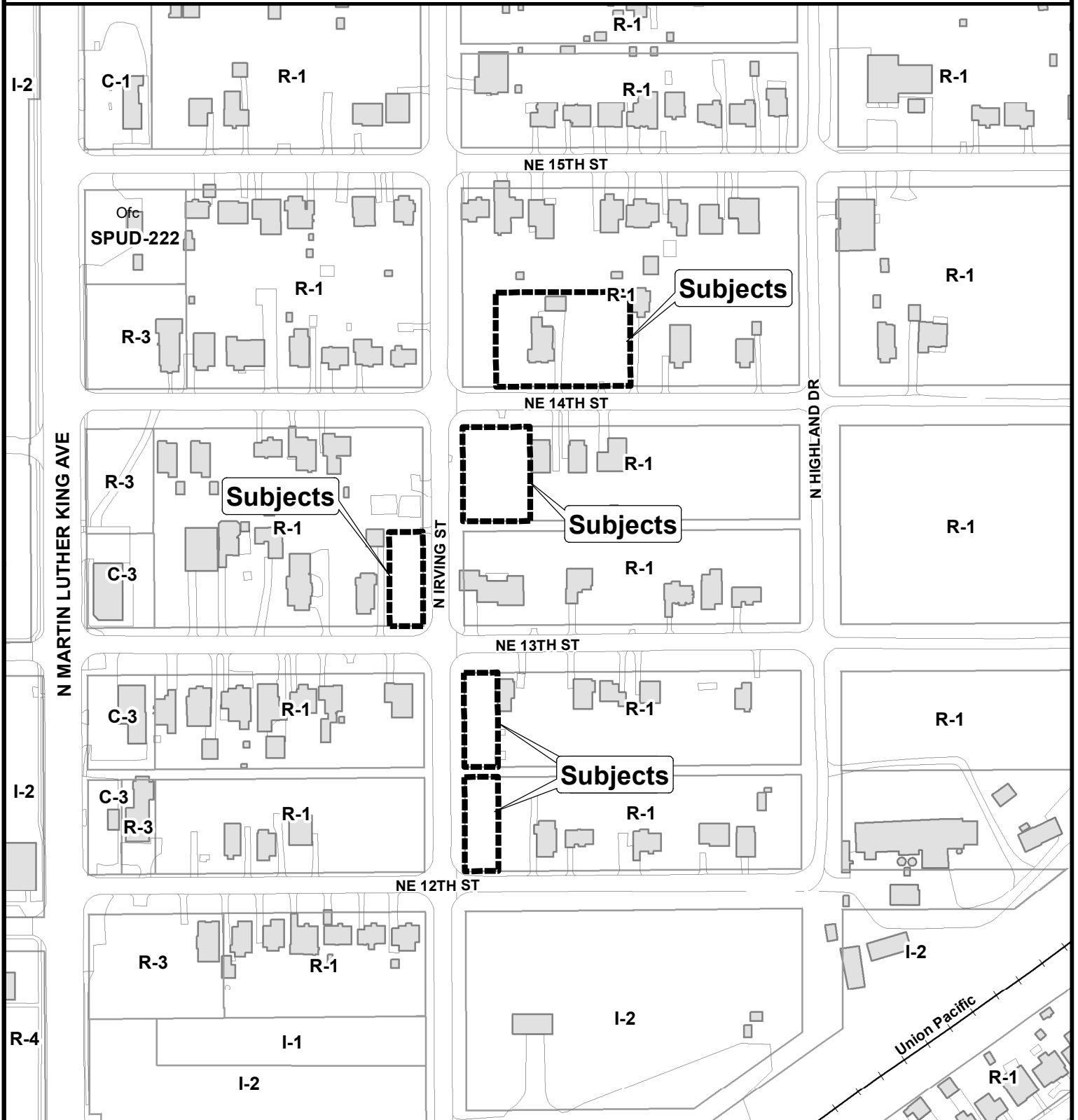
Approval of the application subject to the following Technical Evaluations:

- 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.

All Engineering Division and Water/Wastewater Utilities Division requirements must be met. Additional changes to the SPUD may be required during either Divisions review of construction plans and prior to City Council approval.

taj

Case No: SPUD-1666 Applicant: Sandino Thompson, Oklahoma City Urban Renewal Authority, Tammy Steele, and PlaceKeepers, LLC Existing Zoning: R-1
Locations: 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.

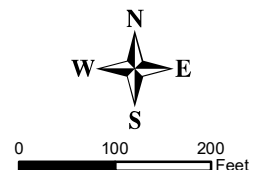


Note: "Subject" is located approximately 1,084' North of NW 10th St.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development





**SPUD-1666
White Orchard**

Exhibit C
Overall Conceptual Site Plan

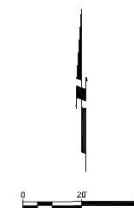
+/-1.45 Acres



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
405.251.4675 FAX 405.251.4676

ENGINEERS SURVEYORS PLANNERS

1/15/25
Conceptual site plan showing feasible option
permitted under proposed rezoning



**SPUD-1666
White Orchard**

Exhibit D
Tract 1 Conceptual Site Plan

+/-0.64 Acres



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104

NEW 202-255-8075 FAX 405-255-8075

ENGINEERS SURVEYORS PLANNERS

11/19/24
Conceptual site plan showing feasible option
permitted under proposed rezoning



NE 14th St

N Irving St

2 Bed Unit
+/- 1,100 SF

39'
2 Bed Unit
+/- 1,400 SF
17'



**SPUD-1666
White Orchard
Tract 2**

Exhibit E
Tract 2 Conceptual Site Plan
2100 & 2104 NE 14th Street

+/-0.3214 Acres



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-9075 FAX (405) 235-9076

ENGINEERS SURVEYORS PLANNERS

1/15/25

Conceptual site plan showing feasible option
permitted under proposed rezoning



**SPUD-1666
White Orchard
Tract 2**

Exhibit F
Conceptual Site Plan
2037 NE 13th Street

+/- 0.1607 Acres



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ENGINEERS SURVEYORS PLANNERS

1/10/20

Conceptual site plan showing feasible option
permitted under proposed rezoning



SPUD-1666
White Orchard
Tract 2

Exhibit G
 Conceptual Site Plan
 2100 NE 13th Street &
 2101 NE 12th Street

+/-0.3214 Acres



Johnson & Associates
 1 E. Sheridan Ave., Suite 200
 Oklahoma City, OK 73104
 (405) 235-8075 FAX (405) 235-8078

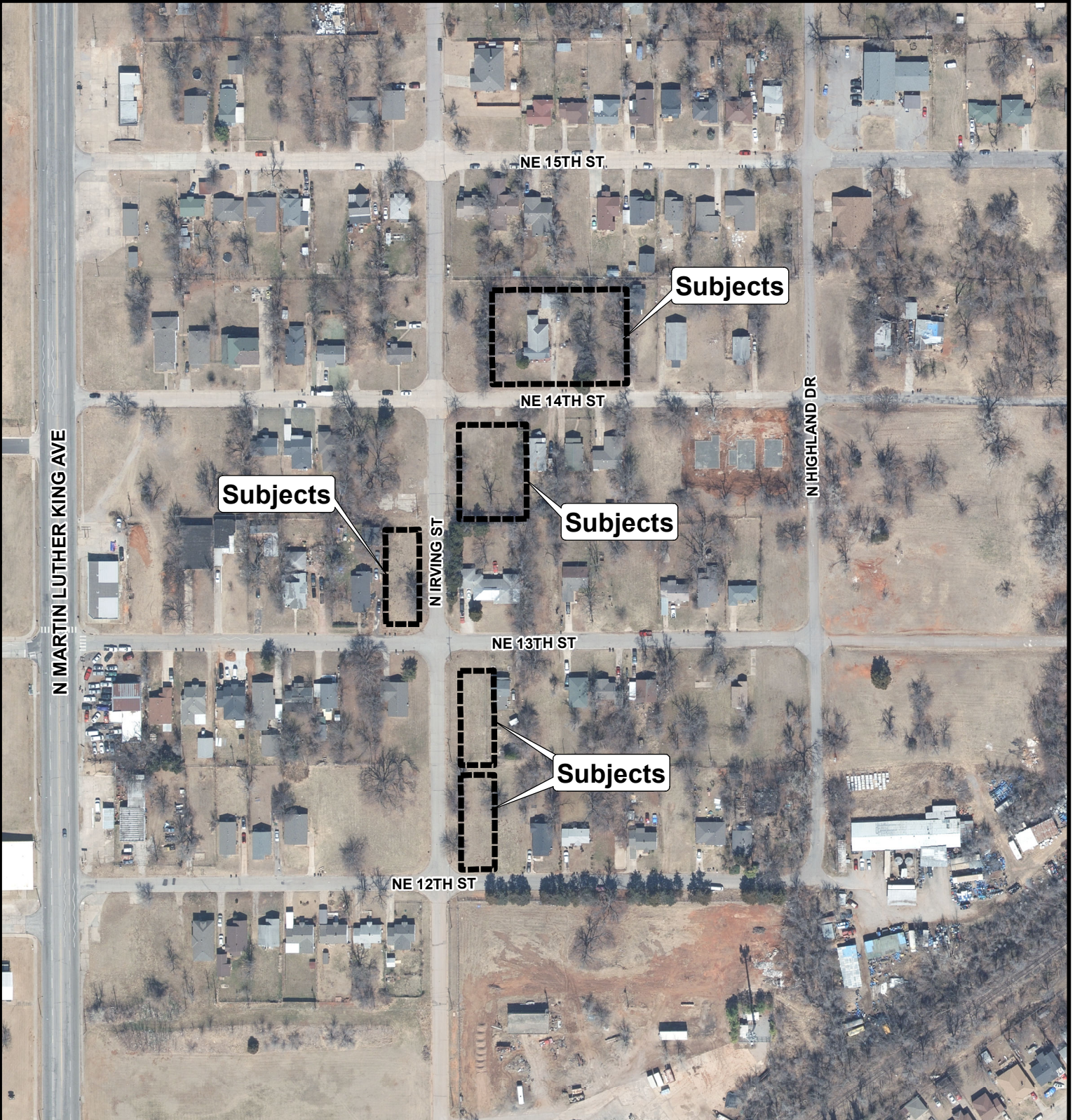
ENGINEERS SURVEYORS PLANNERS

11/22/24

Conceptual site plan showing feasible option
 permitted under proposed recording

5811

Case No: SPUD-1666 Applicant: Sandino Thompson, Oklahoma City Urban Renewal Authority, Tammy Steele, and PlaceKeepers, LLC Existing Zoning: R-1
Locations: 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.



Aerial Photo from 2/2022

Note: "Subject" is located approximately 1,084' North of NW 10th St.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development

