



# STAFF REPORT

## Downtown Design Commission

11/21/2024

**Agenda Item** VI.B.  
**Case No.** DTCA-24-00055  
**Property Address** 1328 N Classen Blvd  
**Applicant Name** Kaitlyn Turner, Williams, Box, Forshee & Bullard, PC  
for Chris Dunning, AMG Classen LLC,  
522 Colcord Dr  
Oklahoma City, OK 73102  
**District** DTD-1

### A. ITEMS FOR CONSIDERATION

#### 1. Demolition

- a. Remove on-site curb and gutters, concrete steps, and retaining wall;
- b. Remove driveway, curb and gutter in right-of-way on 12<sup>th</sup>;
- c. Remove portions of sidewalk;

#### 2. Main Building

- a. Construct 1285 sq ft building, clad with fluted panel wood composite siding, stucco, weathered concrete, and spandrel glass, with walk-up and drive-thru windows, and roof-top mechanical equipment;
- b. Install mechanical equipment screening, composite wood siding to match building;

#### 3. Parking Lot

- a. Construct parking lot;

#### 4. Sidewalks

- a. Construct internal sidewalks (NOTE: sidewalk crossing south of the building across the drive-thru lane to be demarcated and elevated);
- b. Construct sidewalks adjacent to Classen and 12<sup>th</sup> (NOTE: sidewalk across entrance/exit drive shall be demarcated by color and/or texture and/or edges);

#### 5. Signage

- a. Install exit monument sign;

#### 6. Landscaping/Site Improvements

- a. Install landscaping, including street trees;
- b. Construct driveway and curb and gutter;
- c. Construct retaining wall, poured concrete with guardrail;
- d. Install order box with canopy;

#### 7. Screening/Fencing

- a. Construct dumpster enclosure, split-face CMU, painted, with corrugated metal doors, 7 ft. tall; and
- b. Install mechanical equipment screen at north elevation, 6 ft. 6 in. tall, composite wood.

### B. BACKGROUND

**1. Location**

This site is located at the northeast corner of the intersection of N Classen Blvd and NW 12<sup>th</sup> St.

**2. Site History/Existing Conditions**

The 1919 Sanborn Maps show a house and detached garage/apartment on this lot, while the block was mostly vacant. By 1952, the Sanborn Maps show the house removed, the west half of the property vacant, with a two-story apartment building on the east half of the property. Additionally, the entire block had been developed by that time with apartment buildings and small commercial buildings.

Currently, a parking lot is located on part of the subject site, with the remainder of the site being vacant.

**3. Surrounding Environment**

To the north, across the alley, is a three-story office building. To the northeast, across the alley, is the Classen Senior Living Facility. Adjacent to the east is a parking lot for the Classen Senior Living Facility. To the south, across NW 12<sup>th</sup> St, is the Catholic Charities building, approved with DTCA-14-00094. To the west, across N Classen Blvd, is a torque converter shop. NOTE in this area, the western boundary of the Downtown Design District is the centerline of N Classen Blvd.

**4. Intended Use**

Use Unit 59-8300.41 Food or Beverage Retail Sales

**5. Previous Actions / Other**

Additional items not included in this review because all required information was not provided: attached wall signs, monument sign in northwest corner, exterior building mounted lighting and parking lot lights.

Per 59-7200.1.F.(4) parking is not required in the Downtown Design District. However, if provided, off-street parking areas shall meet all design standards in Article X, and shall meet the Parking Lot Landscaping requirements in Article XI. As shown, this project complies with all Parking Lot regulations.

Per 59-7200.1.G.(3)(c), when the ground floor use of a building has a non-residential use and abuts a public street, at least 50 percent of the storefront/building wall should consist of clear or tinted windows and/or doors, and/or display windows set into the building wall. This project complies with this Guideline because of the use of spandrel glass.

**C. ITEMS IN COMPLIANCE**

- 1.** Unless noted below in Section D. Issues and Considerations, all other case items of this proposal comply with the Development Regulations and Guidelines of the Downtown Design District zoning ordinance as referenced below:

- a. RE: §7200.1.D., Pedestrian Zone Designation
- b. RE: §7200.1.E., Use Regulations
- c. RE: §7200.1.F., Development Regulations
- d. RE: §7200.1.F.(2), Irrigation

- e. RE: §7200.1.F.(3), Sidewalks
- f. RE: §7200.1.F.(4), Parking
- g. RE: §7200.1.F.(5), Service Area, Utility Screening
- h. RE: §7200.1.F.(7), Building Materials
- i. RE: §7200.1.F.(8), Fencing
- j. RE: §7200.1.G.(2), Building Materials
- k. RE: §7200.1.G.(3), Building Design
- l. RE: §7200.1.G.(4), Development Pattern
- m. RE: §7200.1.G.(6), Parking and Loading
- n. RE: §7200.3.A., Purpose and Intent
- o. RE: §7200.3.B., Use Regulations
- p. RE: §7200.3.C., Development Regulations
- q. RE: §7200.3.D., Development Guidelines

**Note:** All other Regulations and Guidelines of the Downtown Design District zoning ordinance not listed above are either not applicable to this case or apply to elements of this project to be considered as a separate case at a later date.

## **D. ISSUES AND CONSIDERATIONS**

### **1. Development Guidelines**

This proposal may not comply with the Development Guidelines of the Downtown Design District zoning ordinance as follows:

#### **a. RE: Construct building, Case Item 2.a.**

- 1) Description: The applicant proposes to construct a building with a walk-up window facing the parking lot instead of the street.
- 2) Reference: §7200.1.G.(5), Pedestrian Circulation and Amenities  
“Streetscapes are established within the DBD, DTD-1, and DTD-2 Districts to create an attractive and animated sidewalk environment and to foster safe and efficient pedestrian movement.”  
“(b) A safe and accessible route should be provided to establish direct visual and physical access along all street frontages and connections within a site to and between the primary entrance or entrances to each building.”
- 3) Considerations: The proposed development is a drive-through only business with no indoor seating or access for the public, making it inherently auto-oriented; however, the business is located within a densely developed area surrounded by a mix of uses that facilitate pedestrian traffic, and should incorporate consideration for the pedestrian environment into the design. The proposed building includes a walk-up window to provide for order access to pedestrians, cyclists and people that park and walk up to the building. With the walk-up window facing the east/parking lot instead of the street, it is staff’s opinion that this proposal does not fully meet the intent of this guideline. If the walk-up window was

shifted to the south façade, facing NW 12<sup>th</sup> St, it would be visible to pedestrians and more fully meet this Guideline. In addition, other pedestrian/cyclist amenities such as benches, bicycle racks, etc. at the south end of the building where visible from NW 12<sup>th</sup> Street would further contribute to a more public- and pedestrian-oriented environment.

**E. STAFF RECOMMENDATION**

- 1. Approve the application** on the basis that the project complies with the regulations and guidelines of the Downtown Design District zoning ordinance as referenced in Section C and D of the Staff Report with the **condition** that:
  - a. the applicant provide revised documentation to include pedestrian amenities, which could include but not be limited to, bike racks, outdoor seating, etc. Staff requests direction and wording from the Commission on this condition.

*Note: Staff recommendations do not constitute Commission decisions.*

Attachments: Zoning Map, Application, Drawings, Photos.