



STAFF REPORT

Historic Preservation Commission

June 4, 2025

SPUD-01730

Case Number: SPUD-01730

Property Address: 2509 N Walker (including the north side of NW 24th Street, numbers 501-525, 2508 N Dewey, the south side of NW 25th Street, number 504-512, and the west side of N Walker from NW 24th to NW 25th Street; see map and legal description).

District: Paseo Historic District

Applicant: Andrew Harroz
1219 Classen Drive
Oklahoma City, OK 73103

Owner: Paseo Holdings, LLC & Paseo Land Holdings, LLC
616 NW 21st Street, Ste 201
Oklahoma City, OK 73103

A. CASE ITEMS FOR CONSIDERATION

1. Request for recommendation from the Historic Preservation Commission to the Planning Commission regarding a request to rezone the property at 2509 N Walker to a Simplified Planned Unit Development (SPUD), in accordance with the regulations of the NB Neighborhood Business and the Historic Landmark (HL) Overlay District except with the restrictions and uses as called out within the proposed SPUD.

B. BACKGROUND

1. Project Description

The applicant proposes to rezone the property, currently zoned NC tracts 1, 4C, and 4G with an HL overlay, to a SPUD. The applicant proposes to change to the NB Neighborhood Business base zone and the HL overlay and modify bulk standards for allowed uses. The intent of the SPUD is to facilitate mixed use infill development at the northeast portion of the area, while supporting the retention of existing, historic dwellings on the south end. All new construction, demolition, site work, and future exterior work to any structures will require a separate Certificate of Appropriateness. The applicant gave an informational presentation on this project to the HP Commission at the May 1, 2024 hearing.

2. Location

Project site is located between N Walker and N Dewey, NW 24th Street to NW 25th Street. Several properties at the west end of the block are not included within the limits of the SPUD.

3. Site History

Date of Construction: varies

Zoned Historic Preservation/Historical Landmark: 1998

National Register Listing: 2004

Additional Information:

The 1922 edition of the Sanborn Fire Insurance maps illustrates four one-story, frame dwellings at the west end of the block on NW 24th Street and five one-story, frame dwellings at the west end of the block on NW 25th. All dwellings have small garages placed in the rear yards, approximately half the distance from the house to the rear property lines. To the east of the houses on 25th is a small structure indicated to be two stores, with a garage (“autohouse”) in the rear. At the east end of the block on NW 24th Street is an L-shaped dwelling set to the rear of the property, addressed off Walker. A 20’ wide alley is indicated.

The 1949 Sanborn shows the frame dwellings as described above, with the addition of three two-story “flats” (apartments) with detached garages at the east of NW 24th Street. On NW 25th Street, the stores have been replaced by flats with a detached garage, with a gas station at the east end of 25th Street fronting on Walker. On Dewey, an additional residence is shown off the alley, addressed on Dewey.

Additional changes in the 1955 Sanborn include the easternmost flats on NW 24th Street being indicated as “apartments,” with an additional dwelling and a store at the rear.

1. Existing Conditions

The original 1922 dwellings appear to remain, as does one of the apartment buildings. The other flats, as well as the gas station, have been demolished. Staff was unable to establish a date for the demolitions.

2. Previous Actions

There are numerous Certificates of Appropriateness for properties located within this SPUD, including remodels of the remaining structures over the last decade.

C. PROPOSAL DESCRIPTION

The applicant requests a SPUD to modify various standards for the development of the site. The current zoning is NC Tracts 1, 4C, and 4G, with an HL overlay. The SPUD retains the overlay, and the design review processes, but introduces the NB Neighborhood Business base zone, and seeks to modify the following provisions in order to accommodate the proposed development.

Permitted uses: The SPUD limits uses to include Single, Two-Family, Three and Four Family, and Multi-Family residential, as well as Dwelling Units and Mixed Use, Live/Work Units, and Senior Independent Living. The SPUD also includes urban agriculture uses such as community gardens, office uses, parking lots, convenience sales, sit-down eating establishments, medical services, and “Participant Recreation and Entertainment: Indoor.” The SPUD limits the number of dwellings to 81 dwelling units total; this is a density of approximately 40 dwelling units per acre.

Maximum Building Height: The applicant proposes to allow a maximum height of three stories and 40 feet. The current zoning allows a maximum of 2 or 2 ½ stories, depending upon the tract, and 35 feet, with additional limitations set at 20 feet, one story where abutting HP or NC Tract 1 (which would apply to most or all of the SPUD). The proposed NB base zone, if not modified, would impose the same height provisions as the current NC tracts. The HL overlay does not establish a specific maximum height, but states that new buildings should be within the range of heights of structures on the block.

Minimum Lot Size: The SPUD establishes a minimum lot size of 2,800 square feet, which is the size of the lot according to the Oklahoma County Assessor. The current zoning allows a minimum lot size of 4,000 square feet or 7,000 square feet, depending on the use. The proposed NB base zone, if not modified, would have no minimum lot size. The HL overlay does not establish a minimum lot size but includes guidelines pertaining to the size of new lots, if created.

Maximum Number of Buildings: The SPUD establishes that the number of buildings shall be per Code, subject to a Certificate of Appropriateness. The existing and proposed base zones and the HL overlay do not address maximum number of buildings.

Density: The SPUD would limit the total number of dwellings to 81. The current and proposed base zones do not address numbers of permitted dwellings in this manner, but control density through other metrics, such as minimum lot size and lot coverage. The HL overlay does not contain limits on the number of dwellings, but has guidelines pertaining to size, height, and open space.

Building Setback Lines: The applicant proposes a setback of 10 feet on NW 24th and NW 25th Streets and zero feet on N Walker and N Dewey. The current zoning has a front setback of 25 feet, a rear setback of 10 or 15 feet depending on the tract, and side yard setbacks varying from zero to 15 feet depending on the tract, distance from adjacent structures, and whether it is a corner or interior lot, and a side setback of “zero side yard setback from one lot line, with 10 feet separation between it and any adjacent structure.” The proposed base zone, if not modified, would have no setback requirements. The HL overlay does not establish specific setbacks but says that new construction should be within the range of setbacks along a block.

Open Space and Lot Coverage: The applicant proposes a minimum of 25% open space, which is further defined in the SPUD as space with no structures or impermeable paving. NC Tract 1 has a maximum lot coverage of 70%; there is no maximum lot coverage for the other tracts or for the proposed base zone, if not modified.

Parking: The applicant proposes a parking requirement of no more than 0.75 spaces, per dwelling unit, with no additional parking required for non-residential uses. The existing base zone requires two parking spaces per dwelling unit, or 1.5 spaces per efficiency or one-bedroom units, and adheres to standard parking requirements for non-residential uses. The proposed base zone, if not modified, is exempt from parking minimums. The HL overlay does not address parking minimums.

D. ISSUES AND CONSIDERATIONS

This proposal may not comply with the Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts, and with all relevant sections of the Oklahoma City Municipal Code, 2020 as referenced below:*

Design Review: The SPUD retains the provisions of the HL Overlay requiring design review, and references those requirements throughout the document.

Uses: The proposed SPUD adds several uses as permitted throughout the SPUD area that are currently only permitted in certain tracts or are not permitted. This includes residential uses such as Dwellings and Mixed Use; Live/Work; and Senior Independent Living. Non-residential uses that are permitted in only some tracts or are not permitted include Administrative and Professional Offices, Automotive Parking Lots as a Principal Use, Convenience Sales and Personal Services, Participant Recreation and Entertainment: Indoor; Eating Establishments, Sitdown, Alcohol Permitted; and Medical Services, General.

This block provides a point of transition from the commercial development at NW 23rd and N Walker into the residential Paseo neighborhood. The proposed uses appear consistent and compatible with the character and diversity in development types of the surrounding area. The proposed uses appear to be feasible to accommodate within building designs and forms that are consistent with the Guidelines for new construction in a historic district.

Some of the proposed uses, such as Automotive Parking Lots as a Principal Use or Eating Establishments, Sitdown, Alcohol Permitted, may not be appropriate as stand-alone uses for the entirety of the SPUD. Developing these uses across the entire site is not anticipated, as numerous historic structures remain and were recently renovated by the applicant.

Height: The SPUD proposes a maximum height greater than what the current base zone allows and greater than most of the existing development on the block and immediate surrounding blocks. The HL Overlay doesn't establish a numeric height limit but says that new construction should align with the existing buildings on the streetscape.

The Commission has the discretion to determine whether a building that exceeds the heights of surrounding structures achieves compatibility in other ways, or whether other unique circumstances exist that support increased height, as part of the review of a Certificate of Appropriateness. The height of existing multi-family residential structures on and near the site may support a modest increase in the allowed height, particularly at Walker where infill development is anticipated.

Minimum lot size: The proposed lot size has been customized to ensure that existing lots that have previously been split are not made non-conforming. HP Guidelines provide criteria for appropriate lot widths, should the creation of new lots be proposed.

Setbacks: The SPUD proposes setbacks that are shallower than the existing base zone but are larger in some cases than the setback in the proposed base zone if not modified. The proposed setbacks appear to be generally consistent with the setbacks of the existing structures and with the surrounding development.

Parking: The applicant proposes a parking requirement of no more than 0.75 spaces per dwelling, and no parking for non-residential uses. Current zoning requires two parking spaces per dwelling, or 1 ½ spaces for a one-bedroom or studio apartment, as well as various other

minimum calculations for non-residential uses.

Parking minimums are generally not an issue addressed by historic preservation. However, the requirement to install parking shapes the form and placement of buildings, the ratios of built-to open spaces, and the presence or absence of permeable surfaces, all of which may affect the character of a historic property or district.

The existing residential buildings within the proposed SPUD appear to have parking that exceeds the proposed minimum; additional parking is anticipated for infill development of residential structures. The absence of a parking requirement for non-residential uses appears consistent with the requirements and historic character of the surrounding commercial areas.

Other Considerations: The current base zoning for this property includes multiple tracts of the NC Neighborhood Conservation Special Purpose District, creating several different sets of regulations for development within a single block. The complexity of the zoning in this location makes it difficult if not infeasible to cohesively redevelop the area. Rezoning to a SPUD provides a consistent set of standards that will facilitate infill development while retaining the Historic Preservation Commission's oversight and design review process.

E. SPUD-01616 STAFF RECOMMENDATION:

Staff recommends that the Commission recommend **approval** to the Planning Commission for SPUD-0730, with the following specific findings and conditions:

Specific Findings:

1. That the proposed SPUD retains the requirements and provisions of the HL zoning district; will require review and approval by the Historic Preservation Commission for any changes to the site, and new construction and all future exterior work in the form of a Certificate of Appropriateness; and will not allow work that detracts from the architectural character of the District;
2. That the proposed SPUD incorporates uses that are compatible with the character of the property and surrounding District and consistent with uses already permitted by the base zoning;
3. That the proposed SPUD varies setback requirements from the existing zoning in a manner that is generally compatible with the established character of the surrounding District and with relevant Guidelines for HP and HL Districts as adopted within the Municipal Code;
4. That the proposed SPUD varies requirements for building height and minimum lot size, which could allow for development that is inconsistent with the character of the block and surrounding area;
5. That the retention of the design review process may serve to mitigate any potential impacts from the increased height allowed and reduced minimum lot size;
6. That the proposed SPUD includes reduced parking requirements but appears to provide sufficient parking in a pedestrian- and transit-oriented area.

Note: Staff recommendation does not constitute Commission action.

**Relevant Sections of Chapter 59 the Oklahoma City Municipal Code governing HP/HL Districts are: §59.3300.1-*

5; §59.4150.4; §59.4250; §59.7250.1-4; §59.7300.1-7; §59.12200.1-4; §59.13300.1-6.

Copies of the Standards/Guidelines and Relevant Sections of the Oklahoma City Municipal Code, 2020, as amended, are available online at www.okc.gov/planning/hp/index.html ; at Planning Department offices located at 420 W. Main, 9th floor, and each HP Commission Meeting.

KMF