

Planning Commission Minutes
August 8, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:31 a.m. on August 5, 2024)

15. (SPUD-1655) Application by Raymond Jacobs to rezone 2820 North Robinson Avenue from R-4 General Residential, HL Historic Landmark and UC Urban Conservation Overlay Districts to SPUD- 1655 Simplified Planned Unit Development, HL Historic Landmark and UC Urban Conservation Overlay Districts. Ward 2.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL.

MOVED BY POWERS, SECONDED BY MEEK

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



STAFF REPORT
The City of Oklahoma City
Planning Commission
August 8, 2024

Item No. IV. 15.

(SPUD-1655) Application by Raymond Jacobs to rezone 2820 North Robinson Avenue from R-4 General Residential, HL Historic Landmark and UC Urban Conservation Overlay Districts to SPUD-1655 Simplified Planned Unit Development, HL Historic Landmark and UC Urban Conservation Overlay Districts. Ward 2.

I. GENERAL INFORMATION

A. Contacts

1. Applicant/Developer Representative

Name	Klaas Reimann-Philipp
Company	Philipp Architect, PLLC
Phone	405-365-1500
Email	klaas@philipparchitect.com

B. Case History

This is a new application.

C. Reason for Request

The purpose of this application is to allow single-family, two-family, three-family and four-family and multi-family residential use and development.

D. Existing Conditions

1. 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.

2. Size of Site: .16 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-4/HL/UC	R-4/HL/UC	R-4/HL/UC	R-4/HL/UC	R-4/HL/UC
Land Use	Undeveloped	Residential	Residential	Residential	Residential

II. SUMMARY OF SPUD APPLICATION

1. This site will be developed in accordance with the regulation of the **R-4 General Residential, HL Historic Landmark Overlay District, and UC Urban Conservation (Jefferson Park) Overlay Districts** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

All uses in the R-4 General Residential, HL Historic Landmark, and UC Urban Conservation (Jefferson Park) Overlay Districts shall be permitted.

A maximum of four (4) dwelling units shall be permitted within this SPUD.

2. **Maximum Building Height:** 2 ½ Stories or 35' building height, subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission according to the applicable Guidelines and regulations.
3. **Maximum Building Size:** Determined by setbacks, building height, and lot coverage, subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission, according to applicable Guidelines and regulations.
4. **Maximum Number of Buildings:** Up to two (2) main buildings/SPUD area and one detached garage.

5. **Building Setback Lines**

South:	5' (property line along adjacent to neighbor)
East:	0' (property line adjacent to alley)
North:	0' (property line NW 28 th St.)
West:	25' (property line along N Robinson Ave.)
Internal	0' – between internally divided parcels

6. **Minimum Lot Size:** 2,500 square feet
7. **Minimum Lot Width:** 50' facing street right of way (either N Robinson or NW 28th St.)
8. **Minimum Distance Between Buildings:** 3 feet or per Building/Fire Code.

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9. **Sight-proof Screening:** The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission according to applicable Guidelines and regulations.
10. **Landscaping:** The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, including streetscape buffers.
11. **Signs:** The subject parcel shall meet all requirements of the Oklahoma City Municipal Code, 2020, as amended.
12. **Access:** The subject parcel may take access by a maximum of one (1) drive from NW 28th St. and one (1) drive from N Robinson Ave. Driveways shall be a maximum width of 12 feet. Access may be taken from the alley abutting the site if the alley is constructed to meet City standards along the site boundary.
13. **Sidewalks:** Subject to the policies and procedures of the Public Works Department and ADA requirements. Four-foot sidewalks shall be constructed on the interior streets and five-foot sidewalks shall be required on all streets prior to any occupancy certificates being issued.

I. Other Development Regulations:

1. **Open Space:** 25% of SPUD area shall remain open space, with open space defined as any space not covered by a structure or impervious paving.
2. **Parking:** The subject parcel shall meet the requirements of the Oklahoma City Municipal Code, 2020, as amended, with the exception that garages shall count toward meeting the minimum parking requirements, provided each parking space in a garage or off-street shall be a minimum of 8½ feet wide by 18 feet deep. A carport may be constructed, subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission according to applicable Guidelines and regulations.

II. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Survey

Exhibit C: Conceptual Site Plan

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**
- 2. Oklahoma City Urban Renewal Authority (OCURA)**
- 3. Oklahoma Gas and Electric (OGE)**
- 4. Oklahoma Natural Gas:** Please contact OKIE-ONE 1-800-522-6543 a minimum of 48 hours prior to excavation for the exact location of our facilities.
- 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

b. Streets, Traffic and Drainage Maintenance

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) Sidewalks 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) Add Section II.3 Drainage Regulations: Drainage improvements will be in accordance with applicable sections of the Oklahoma City Code of Ordinances as amended.

c. Stormwater Quality Management

d. Traffic Management*

8. Utilities

a. Engineering

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) Each unit must have a separate wastewater connection to the main.

Water Availability

- 1) An existing 8-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 more than 25 psi. The

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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) Each unit must have a separate water meter and connection to the main.

b. Solid Waste Management

- 1) The City can provide service, providing there is sufficient space for the truck to maneuver to service the addition.
- 2) The City can provide service for up to 3 units on a single water meter. Any more than 3 units on the same meter will have to be serviced by a private hauler. A dumpster could be utilized provided there is not enough frontage space for cart placement.

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.
- Design buildings to include facades, storefront windows, and attractive signage and lighting to create pedestrian-scale visual interest.

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 to allow multi-family residential development with a maximum of four dwelling units and a base R-4 zoning. The SPUD site plan contemplates the development of two detached duplexes and a detached garage with a carport. The proposed 4 units over 0.16 acres would have a density of 25 du/acre. This application is subject to review by the Historic Preservation (HP) Commission. The PUD maintains the design review process and

a Certificate of Appropriateness will be required for any demolition, construction, or change to the site.

Automobile Connectivity:

- Maintain and enhance the connectivity of the street network.
- Keep alleys open and functional.

The subject site does not currently have any improved access. Remnants of paving are visible in the rear of the property. The SPUD proposes one drive along North Robinson Avenue and one drive from NW 28th Street; however, the conceptual plan illustrates the only access on the site would be for the proposed garage to take access from the 20' existing platted alley.

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.

Sidewalks are currently available on the subject site, along North Robinson Avenue. The SPUD regulations require sidewalks along both frontages and the conceptual plan illustrates sidewalks with paving leading to both units in each residential building.

- 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 multi-family residential development with a maximum of four dwelling units and a base R-4 zoning. The SPUD site plan contemplates the development of two detached duplexes and a detached garage with a carport. The SPUD proposes a 5' building setback on the south and a 25' building setback from the west. All other building setbacks would be zero. The side yards required by Code requirements would be 15 ft for a corner side yard, 5 feet for interior and rear yard would typically be 15 feet. 28th Street and street trees along NW 28th to shield the side wall. In addition, building designs are subject to review and approval of a Certificate of Appropriateness from the Historic Preservation Commission.*

- 3) **Service Efficiency:**

- Water: *Served*
- Sewer: *Fully Served*

- Fire Service: *Urban Response*
- 4) **Environmentally Sensitive Areas:** No ESAs were identified on the subject site.
- 5) **Transportation System:** This site is located at the southeast corner of North Robinson Avenue, a Major Connector Street, and NW 28th Street, a Neighborhood Street, both in the Urban Low LUTA. The nearest transit (bus) service is located within a half-mile to the south, along NW 23rd Street.
- 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)
 - Encourage redevelopment and infill development on vacant, underutilized, and brownfield sites in urbanized areas. (SU-19)
 - Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
 - Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
 - 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)
 - Protect the unique character of National Register-listed properties or districts and local Historic Districts and ensure that development and redevelopment is compatible with historic resources and character. (E-29)
- 7) **Other Considerations: Historic Resources**
- The City's comprehensive plan and the adopted historic preservation plan for Oklahoma City, *preserveokc*, prioritizes protecting National Register-listed properties, local historic districts, and the unique character of historic resources. The subject site is located within the boundary of the Jefferson Park Historic District, listed in the National Register of Historic Places in 1995 for its historic (Criterion A) and architectural (Criterion C) significance. Conformance with the City's preservation plan, *preserveokc*, would be strengthened by ensuring new development is compatible with adjacent historic development in the Jefferson Park Neighborhood.

b. Plan Conformance Considerations

The subject site is located at the southwest corner of North Robinson Avenue and NW 28th Street, west of North Interstate 235. The site and all surrounding land are zoned R-4 and within the Historic Landmark (HL) Overlay and the Jefferson Park Urban Conservation District (UC) Overlay. The subject site is currently undeveloped, after a previous structure was demolished in 2017. Land to the north, across NW 28th Street, and abutting on the east are developed with single-family residences. The property to the south is developed with a duplex. Across North Robinson, to the west, is developed with a single-family residence.

The SPUD is requested to allow multi-family residential development with R-4 base zoning and HL and UC overlay zoning and a maximum of four dwelling units. The SPUD site plan contemplates the development of two detached duplexes and a detached garage with a carport. The SPUD proposes limiting the number of buildings to two main structures and one detached garage. The SPUD proposes a maximum building height of 2.5 stories and 35 feet. Zero-foot setbacks are proposed for the east (adjacent to the alley) and north (adjacent to NW 28th Street), as well as between internal lots. NW 28th Street has an 80-foot-wide right-of-way adjacent to the site, with approximately 25 feet of yard between the curblin and property line. No conformance issues were identified.

The SPUD maintains the design review process and a Certificate of Appropriateness will be required for any demolition, construction, or change to the site. This application is subject to review by the Historic Preservation (HP) Commission. The Historic Preservation (HP) Commission is scheduled to make a recommendation on the application on August 7th, 2024. Their recommendation and any proposed conditions will be conveyed to the Planning Commission at the meeting.

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.

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

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STAFF REPORT

Historic Preservation Commission

August 7, 2024

SPUD-01655

Case Number: SPUD-01655

Property Address: 2820 N Robinson

District: Jefferson Park Historic District

Applicant: Klaas Reimann-Philipp, AIA/RA
P.O. Box 559
Oklahoma City, OK y3101

Owner: Raymond E. Jacobs
P.O. Box 18209
Oklahoma City, OK 73154

A. CASE ITEMS FOR CONSIDERATION

1. Request for recommendation from the Historic Preservation Commission to the Planning Commission regarding a request to rezone to a Simplified Planned Unit Development (SPUD), in accordance with the regulations of the R-4 Residential District, Historic Landmark (HL) District, and Jefferson Park Urban Conservation (UC) 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 “HP” (Historic Preservation base zone) with a UCD overlay, to a SPUD. The applicant proposes to retain the HL Overlay and modify bulk standards for allowed uses. The intent of the SPUD is to facilitate the construction of one or more multi-dwelling residential structures on the subject vacant lot. All new construction, site work, and future exterior work will require a separate Certificate of Appropriateness.

2. Location

Project site is located at the southeast corner of N Robinson and NW 28th Street.

3. Site History

Date of Construction: N/A (vacant lot – previous structure demolished in 2017)

Zoned Historic Preservation/Historical Landmark: 1998

National Register Listing: 1995

Additional Information:

The 1922 edition of the Sanborn Fire Insurance maps illustrates no development of this site. The 1949 edition indicates a two-story frame flat (apartments) with brick veneer,

covered front porch extending the entire length of the front (west) façade, and a covered area at the back (east) extending from the north side building line toward the south for a distance of about one third the width of the building. A one-story frame “autohouse” is indicated on the easternmost property line, near the north side. The flat building and the autohouse have composition roofs. No changes are indicated on later editions of the maps.

1. Existing Conditions

This property is currently vacant. The previous historic structure was demolished in 2017. No Certificate of Appropriateness was issued for this demolition. The Historic Preservation Commission provided recommendations as part of dilapidated structure proceeding in 2015, 2010, and 2007. A front walkway and step remain in the front yard (N Robinson), and small remnants of paving are visible in the rear yard of the property.

2. Previous Actions

Previous applications for Historic Preservation Certificate of Appropriateness (HPCA) filed for this property include requests for repair/replacement of windows, doors, siding, and roofing, and reviews and recommendations on dilapidated cases.

In addition to the Certificates of Appropriateness noted above, a SPUD was proposed for this site in 2023 related to permitting various multi-family-residential uses. The rezoning application was withdrawn.

C. PROPOSAL DESCRIPTION

The applicant requests a SPUD to modify various standards for the development of the site. The current zoning is the R-4 General Residential District with the Historic Landmark (HL) Overlay and the Jefferson Park Urban Conservation District (UCD) Overlay. The SPUD proposes to retain the R-4 and HL Overlay zoning, retaining the Historic Preservation Commission’s oversight and design review process, but seeks to modify the following provisions in order to accommodate the proposed development.

Permitted uses: The proposed SPUD does not vary any allowed uses of the established zoning, but varies bulk regulations such as setbacks and minimum lot width and size in order to accommodate a greater number of dwelling units than the current zoning would allow. The proposed SPUD limits the number of dwelling units with the entirety of the SPUD to no more than four units.

Maximum Building Height: The applicant proposes to allow a maximum height of two stories and 35 feet. This is consistent with the current base zoning, except that R-4 General Residential District includes limitation on the height of structures abutting or adjacent to historic districts. This has generally been interpreted as also applying to properties within such districts and would limit the height of anything greater than a duplex to one story and 20 feet.

Maximum Number of Buildings: The applicant proposed to limit the number of buildings to no more than two primary buildings and one detached garage. Neither the current base zoning nor the HP Guidelines address a number of buildings permitted.

Building Setback Lines: The applicant proposes setbacks of 25 feet at the front (west), abutting Robinson, 0 feet at the rear (east), abutting the alley, 5 feet on the south side, abutting a neighboring property, and 0 feet at the north side, abutting NW 28th Street. These vary from the setbacks in the requested R-4 base zone, which require 25 feet at the front, 15 feet at the rear, 5 on an interior side yard and 15 on a corner side yard.

Lot Size and Lot Width: The applicant proposes a minimum lot size of 2,500 square feet and a minimum width of 50 feet. The current zoning includes a minimum lot size of 2,500 square feet per dwelling unit for a two-family residential structure, or a minimum of 7,500 square feet total for any number of units greater than two. The current zoning establishes a minimum lot width of 50 feet for single- or two-family uses, or 100 feet for anything greater than two dwelling units. HP Guidelines do not have a numerical requirement for lot size but do address the preservation of the historic development pattern and state that the width of a new lot should be between 90-110% of the average width of other lots on the block.

The proposed lot size and width would allow the current parcel to be split into two parcels.

Access: The applicant proposes that access shall be taken via a maximum of one drive from N Robinson and one drive from NW 28th Street. The applicant has indicated via preliminary plans that the intent is to take access via the alley along the east property line. In the event that the alley is not used, a driveway from NW 28th Street or N Robinson would be consistent with other properties in the area.

Open Space: The applicant proposes a minimum of 25% open space, further defined as space with no structures or impermeable paving. The current R-4 base zone requires a minimum of 40% “common open space,” though that provision of the code is more permissive and may include paved areas such as patios, sidewalks, and parking areas.

The Historic Preservation Guidelines do not specify a percentage for lot coverage or open space, but state that it is not appropriate to “substantially alter” the built-to-open-space ratio at a site. This site is currently vacant but was previously occupied by a multi-family structure, as is much of the rest of this block. Neighboring properties generally include a 25-foot front setback with landscaped front lawn and rear yards that are partially or fully paved for parking.

Parking: The applicant proposes to be consistent with current Code requirements, except that garages may count toward any required parking.

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 incorporates the provisions of the HL Overlay requiring design review. For consistency with other recently approved SPUDs in historic and other design review districts, additional references to those requirements should be inserted throughout the document, as applicable.

Uses: The proposed SPUD includes only those uses already permitted by the current base

zoning district and establishes a limit of 4 dwellings at the site. The subject property was once occupied by a historic multi-family structure. On blocks to the east and west, the predominant use is single family homes, but along Robinson itself buildings are, and historically were, predominantly two or more dwellings. Historically, this particular block of N Robinson consisted of “flats” (apartments) and one duplex. This condition remains currently, with the exception of one recently built single family home.

The Historic Preservation Commission does not have Guidelines specific to the use of property, beyond preservation of the general development pattern of historic districts and the extent to which a given use may be infeasible to accommodate while still meeting applicable Guidelines for design, scale, placement on the site, etc. The Guidelines do not address particulars of use and density such as number of dwelling units, required number of parking spaces per dwelling unit, and other metrics that are generally the purview of the Planning Commission and City Council. A determination by the Historic Preservation Commission that proposed bulk regulations including setback, lot coverage, and height are or are not appropriate may influence the number of units that ultimately can be built within those parameters but should not be interpreted as support for or opposition to a specific number of units proposed.

Height: The SPUD proposes a height maximum that is consistent with R-1 zoning. The HP Guidelines base height on the height of structure within the block face and would support a two-story structure; 35 feet may be in excess of the existing, historic two-story structures on the block.

Setback: The SPUD proposes a front setback that is consistent with the established setback along the block and that is supported by the Guidelines. The proposed rear setback is consistent with the existing development pattern at adjacent properties, many of which have accessory buildings on or very near the rear property line, and is buffered from neighboring properties by an alley. The proposed interior side (south) setback is consistent with the base zoning and typical of the block.

The proposed corner side (north) setback is not consistent with the current base zoning, but may be compatible with the previous existing historic condition and with surrounding properties. Due to the right-of-way along NW 28th that extends well into the yard of the property, the corner side yard setback of 0 feet will still allow for the perception of a yard and the retention of green space at the corner side yard. This setback appears to be similar to the setback of the previous existing structure, as it was built, and that of the building across the street to the west. The proposed setback would allow a new structure to sit forward of the houses to the east, separated by the alley.

Open Space: The proposed open space requirement is lower than the current, and proposed, R-4 base zone but appears within the range of the amount of open space for at least some of the properties on the block. Retention of the front setback consistent with the rest of the block will provide for the appearance and the permeability of a typical front lawn.

Parking: The HP Guidelines do not address the number of parking spaces required but do provide requirements for screening parking lots at “commercial” properties. The Guidelines state that new parking areas at corner lots should be placed as far from side streets as possible and be located behind the primary structure(s). The SPUD does not address placement and screening of parking but as drafted, would accommodate screened parking at the rear via the

alley.

In summary, the proposed SPUD appears to incorporate design review requirements, uses, building height maximums, limitations on the number of buildings, front setbacks, and lot widths that are consistent with the historic development of the property and district and consistent with the HP Guidelines. The SPUD incorporates open space requirements, side and rear setback requirements, and minimum lot sizes that are not fully consistent with the surrounding development or the HP Guidelines, but that may be compatible if appropriately designed and may be consistent with the development patterns particular to N Robinson.

The HP Guidelines and regulations do not address metrics for appropriate density, beyond what density is allowed by the applicable zoning and beyond what can be accommodated at the site while still meeting applicable requirements for height, setback, and lot coverage. The design review process is intended to provide for compatibility of new construction, regardless of the use of, or number of units within, the property. A recommendation of approval or denial of the proposed SPUD should not be interpreted as support for, or opposition to, a particular number of proposed dwelling units.

In addition to the proposed written provisions of the SPUD, the applicant has provided preliminary plans to illustrate the intended design concept. A recommendation of approval or denial of the proposed SPUD should not be interpreted as approval of the preliminary design; all future construction at the site will be subject to review and approval of a Certificate of Appropriateness.

E. SPUD-01655 STAFF RECOMMENDATION:

Staff recommends that the Commission recommend **approval** to the Planning Commission for SPUD-01655, 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 and development regulations that are consistent with existing, surrounding development and with the HP Guidelines;
3. That the proposed SPUD incorporates open space requirements that are not consistent with the surrounding development of the district but that may be consistent with the development of the subject property and block;
4. That the interior configuration of a property is not subject to design review, and therefore this recommendation should not be misconstrued as endorsement of, or opposition to, a particular number of dwelling units, beyond supporting the uses as proposed;
5. That the number of parking spaces to be provided is not addressed by the HP Guidelines and regulations, and therefore this recommendation should not be misconstrued as endorsement of, or opposition to, particular parking requirements.

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, 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.

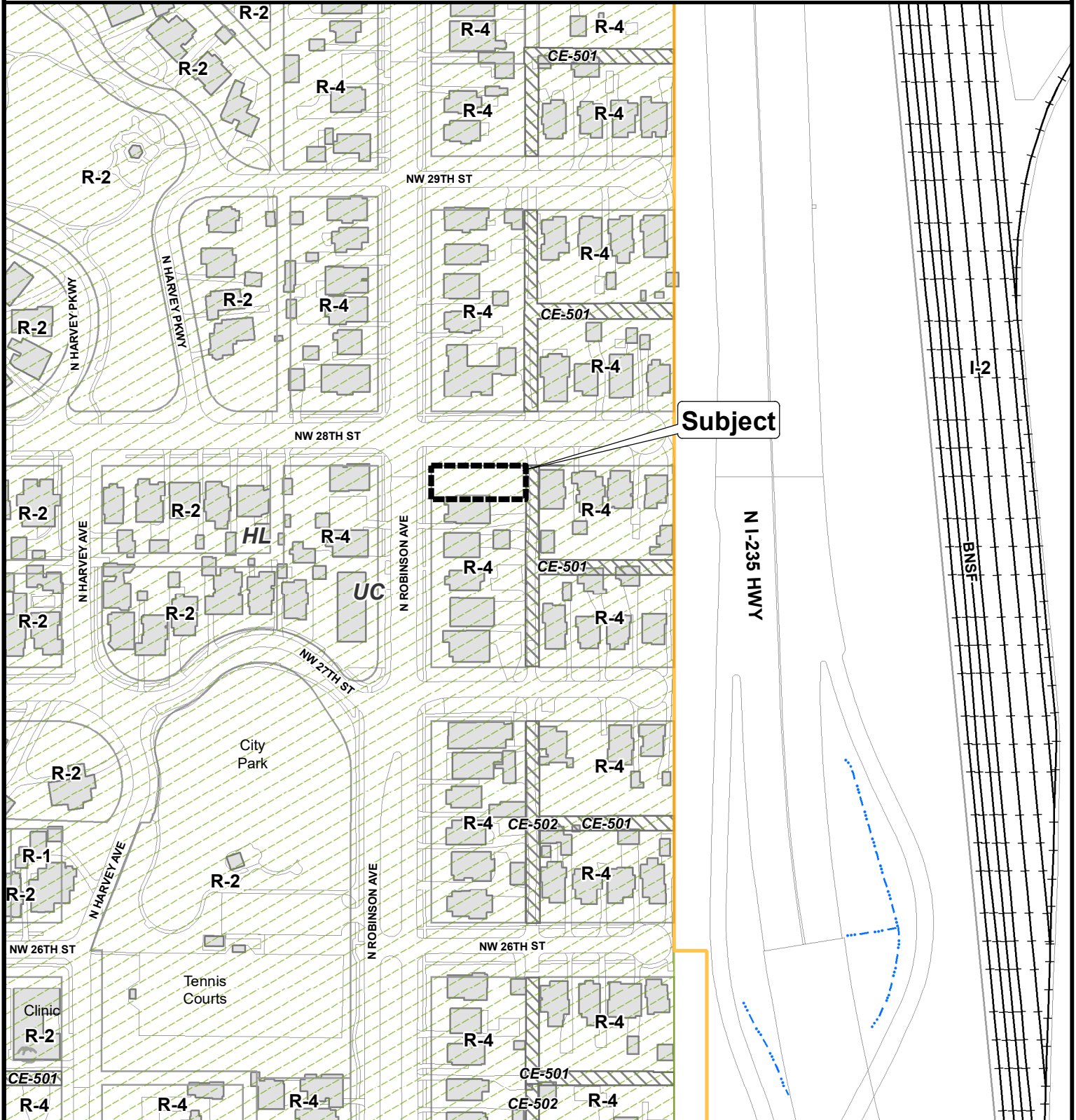
KMF

Case No: SPUD-1655

Applicant: Raymond Jacobs

Existing Zoning: R-4 / HL / UC

Location: 2820 N. Robinson Ave.



Note: "Subject" is located approximately 1,795' North of NW 23rd St.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



0 100 200
Feet

ROBINSON MULTI-FAMILY

ADDRESS:

2820 N ROBINSON ST.
OKC, OK 73103

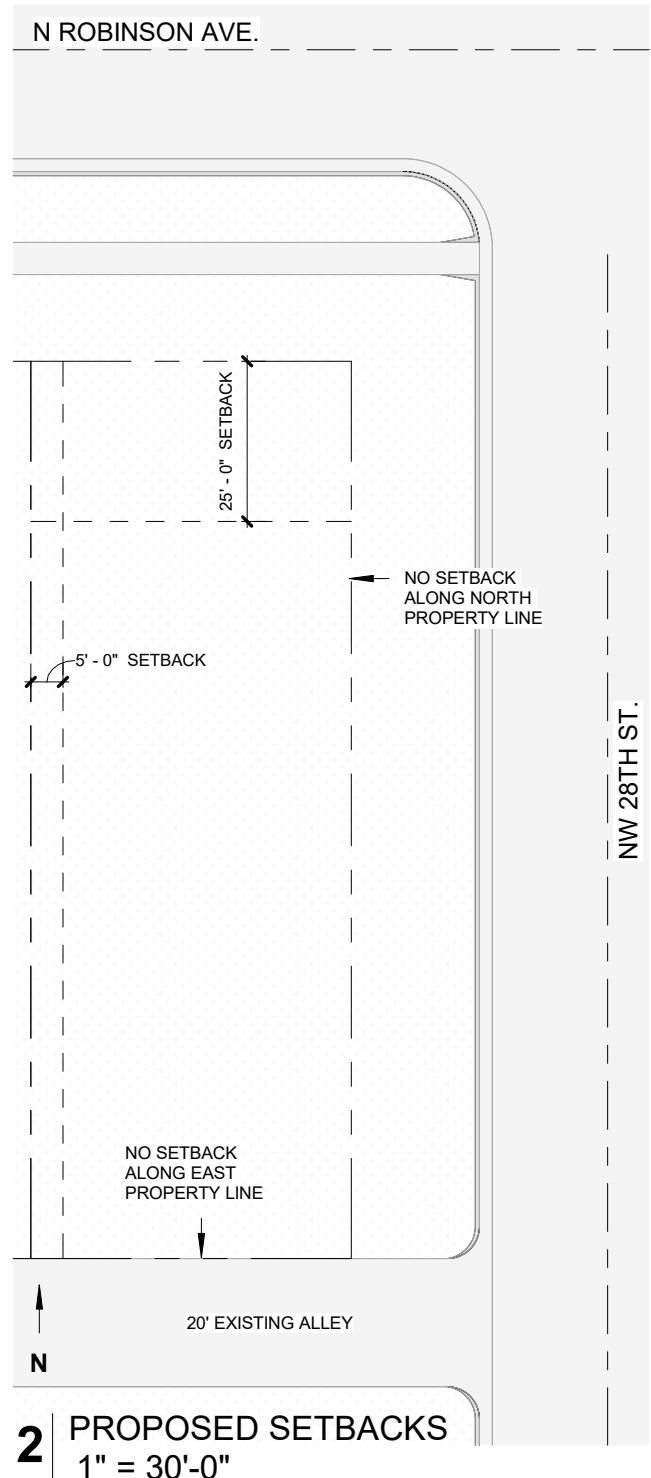
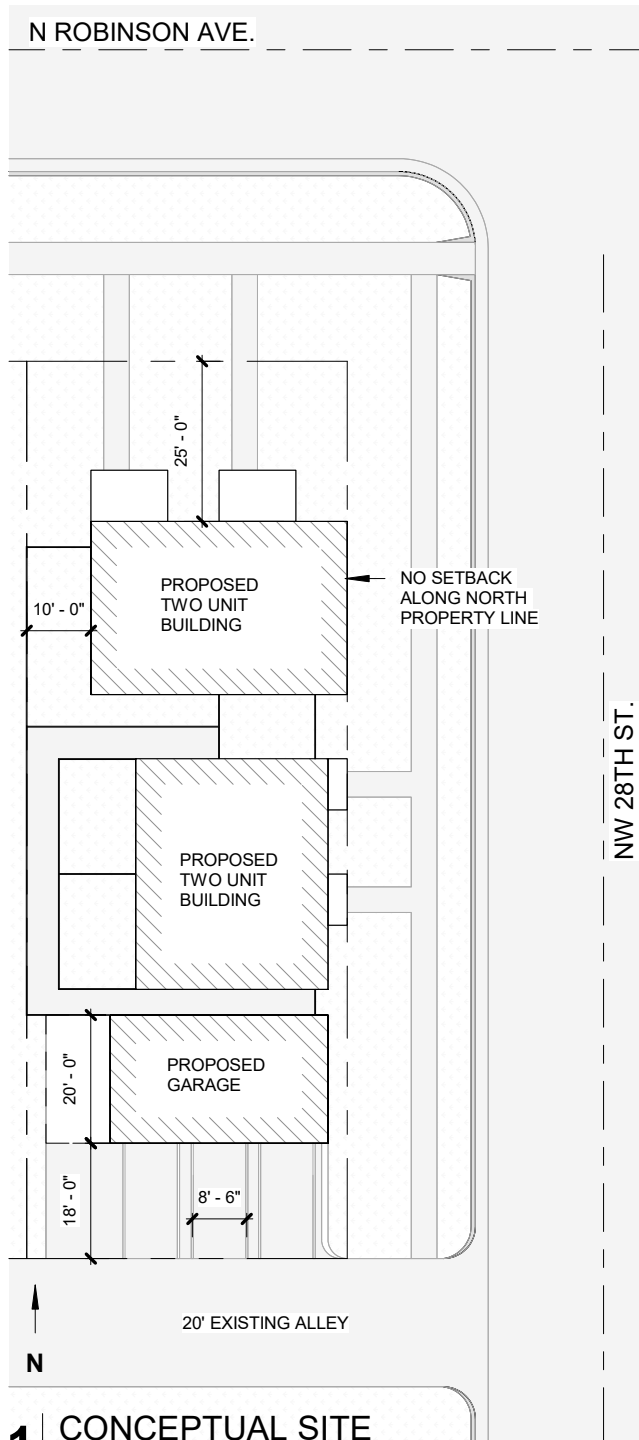
SUBMISSIONS

2 06.25.2024

SHEET:

EXHIBIT B

CONCEPTUAL SITE PLAN



Case No: SPUD-1655

Applicant: Raymond Jacobs

Existing Zoning: R-4 / HL / UC

Location: 2820 N. Robinson Ave.



Aerial Photo from 2/2022

Note: "Subject" is located approximately 1,795' North of NW 23rd St.



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0 100 200
Feet