



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**June 12, 2025**

**Item No. IV. 24.**

**(SPUD-1730) Application by Paseo Holdings, LLC and Paseo Land Holdings, LLC to rezone 2509 North Walker Avenue from NC Neighborhood Conservation and HL Historic Landmark Overlay Districts to SPUD-1730 Simplified Planned Unit Development and HL Historic Landmark Overlay Districts. Ward 2.**

**I. GENERAL INFORMATION**

**A. Contacts**

**1. Applicant Representative**

Name        Andrew Harroz  
Company    Chansolme Harroz Hays, PLLC  
Phone       405-602-8098  
Email        arh@thefirmokc.com

**B. Case History**

This is a new application. On June 04, 2025, the Historic Preservation Commission recommended approval of this application to the Planning Commission.

**C. Reason for Request**

The purpose of this application is to allow a mixed-use development.

**D. Existing Conditions**

**1. Size of Site:** 83,687 Square Feet

**2. Zoning and Land Use**

	<b>Subject Site</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Zoning</b>	NC/HL	NC/HL	C-4 /HL/UC	SPUD-920 /HL	NC/HL
<b>Land Use</b>	Residential	Residential	Office	Parking/Restaurant/Bar	Residential

**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.

**Comprehensive Plan Land Use Typology Layer: Urban Commercial (UC)**

The Urban Commercial encourages the concentration of small-scale retail, office and service businesses in locations that serve as hubs for neighborhood and city-wide consumer activity. The UC designation applies to development within one block of the designated corridor. UC designates strategic areas where the creation or revitalization of a commercial district will drive revitalization and an increase in property value in surrounding neighborhoods. Office and multi-family residential uses are highly desirable within UC areas, as they generate market demand for retail, incorporate walkable environments and create synergies that encourage full utilization of land.

**II. SUMMARY OF SPUD APPLICATION**

1. 1. This site will be developed in accordance with the regulations of the **NB Neighborhood Business** and **HL Historic Landmark Overlay Districts** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

(8150.6.1)	Community Garden
(8150.7.1)	Rainwater Harvesting
(8150.7.2)	Roof Garden
(8150.9)	Urban Farm
(8200.2)	Dwelling Units and Mixed Use
(8200.4)	Live/Work Units
(8200.12)	Multiple-Family Residential
(8200.13)	Senior Independent Living
(8200.14)	Single-Family Residential*
(8200.15)	Three and Four Family Residential*
(8200.16)	Two Family Residential*
(8250.1)	Artistic Graphics
(8300.1)	Administrative and Professional Offices
(8300.13)	Automotive: Parking Lots, as a Principal Use
(8300.32)	Convenience Sales and Personal Services
(8300.38)	Eating Establishments: Sitdown, Alcohol Permitted
(8300.52)	Medical Services: General
(8300.55)	Participant Recreation and Entertainment: Indoor

\* Multiple attached or detached structures are permitted. There shall be a maximum of 81 dwelling units permitted within this SPUD.

**1.1 Minimum Lot Size: 2,800 sq ft**

**1.2 Minimum Lot Width: 50 ft**

2. **Maximum Building Height:** The maximum building height shall be three (3) stories and 40 feet, 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:** The maximum building size shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission according to the applicable Guidelines and regulations.
4. **Maximum Number of Buildings:** Per Code and subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission according to the applicable Guidelines and regulations. Multiple structures are permitted on one parcel.
5. **Building Setback Lines:**
  - NW 25<sup>th</sup> Street: 10 feet
  - NW 24<sup>th</sup> Street: 10 feet
  - N Walker Ave: 0 feet
  - N Dewey: 0 feet
  - Internal: Per Building Code
6. **Sight-proof Screening:** No screening shall be required. Any proposed screening is subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission according to applicable guidelines and regulations.
7. **Landscaping:** The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.
8. **Signs:** Signs shall be per the base zoning district, except that Electronic-Message Display and Off-Premise Signs/Billboards shall be prohibited. Signs shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission according to the applicable Guidelines and regulations.
9. **Access:** Primary access may be taken from an alleyway provided the principal structures are oriented toward streets. Improvements to existing or installation of new driveways shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission according to the applicable Guidelines and regulations.
10. **Sidewalks:** Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction of this SPUD and shall be subject to review and

approval of a Certificate of Appropriateness by the Historic Preservation Commission according to the applicable Guidelines and regulations.

## **II. Other Development Regulations:**

- 1. Architecture:** Any new construction or exterior renovations beyond ordinary maintenance and repair shall be in accordance with the Base zoning and Overlay zoning district regulations and shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission according to the applicable Guidelines and regulations.
- 2. Open Space:** There shall be a minimum of 25% open space, defined as space with no structures or impermeable paving.
- 3. Street Improvements:** If used for access, alleyway improvements shall be subject to Subdivision Regulations, as amended, and Public Works policies and regulations, as amended.
- 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, and shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission in accordance with applicable guidelines and regulations.
- 5. Dumpsters:** Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code. Commercial dumpsters must be located a minimum of 50 feet from residential property outside the boundary of the SPUD.
- 6. Parking:** A minimum of 0.75 parking spaces per dwelling unit shall be provided. No additional parking shall be required. On street parking shall be included in all parking calculations. Required parking may be provided within a common area/private driveway/private garage. Off-site shared parking shall be permitted in order to comply with parking requirements. Off-site parking is further limited to the boundaries of the SPUD. Improvements to existing parking facilities and the construction of new parking facilities shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission in accordance with applicable guidelines and regulations.
- 7. Maintenance:** Maintenance of the common areas, private drainage easements, private drives, and islands/medians in the development shall be the responsibility of the property owner. 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 to meet the requirements specified above.

- 8. Drainage:** Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

### **III. Other Development Regulations:**

Exhibit A: Legal Description  
Exhibit B: 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 (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(s): 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 Engineering staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to the applicable requirements of the Oklahoma City Municipal Code, as amended.
2. Storm sewers, in accordance with the City of Oklahoma City's Drainage Ordinance, will be required. For developments abutting section line roads where rainfall-runoff exceeds the capacity of the City of Oklahoma City's standard ditch detail, the installation of enclosed storm sewers and/or concrete channels will be necessary. These improvements must be positioned to provide a minimum clearance of 35 feet from the centerline of the section line road. Concrete channels must be located entirely outside the public right-of-way.
3. A flood/drainage study will be required to establish finished floor elevations, common lot areas, and private drainage easements. This study must be reviewed and approved by the Public Works Department.
4. Plans for drainage improvements within private drainage easements and/or common areas must be submitted for review. Building permits will not be issued until construction is complete. For subdivisions abutting a stream, private drainage easements and/or common areas along the stream must, at a minimum, encompass the entire FEMA-mapped Zone AE and floodway within the limits of the development.
5. Place the following note on the plat and construction plans: *Maintenance of the common areas, private drainage easements, and islands/medians shall be the responsibility of the Property Owners Association and/or the adjacent property owners. 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 drainage related common areas 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.*
6. Drainage easements shall be clearly designated as either public or private in the owner's dedication, on the plat, and/or in the plat notes.
7. Sediment and erosion control measures shall be provided for any construction in accordance with Oklahoma Statutes Title 27A, OAC 606 - OPDES Standards, and the City of Oklahoma City Municipal Code, as amended.

A City of Oklahoma City Land Disturbance Permit and an ODEQ Construction Permit are required for land disturbance activities exceeding one (1) acre, as

specified by the above-referenced regulations. Additionally, a City of Oklahoma City Land Disturbance Permit is required for any construction activity, regardless of the amount of land disturbed, unless exempt under the ordinance.

8. Sidewalks shall be installed for all new construction in accordance with the Municipal Code. Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction.
9. All private roads and streets shall have a private storm sewer system.
10. Add to Section I.9 Access: If primary access is taken from the alleyway, the alley will be improved in accordance with the City of Oklahoma City standards and Specifications.

**b. Stormwater Quality Management**

**c. Traffic Services \***

**8. Utilities**

**a. Solid Waste Management**

**b. Water Availability**

1. An existing 4" & 6" 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 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. Developer to conduct fire flow test to confirm required pressure for the 3 story structures.
11. Water extension may be required depending upon flow and pressure requirements.

**c. Wastewater Availability**

1. An existing 8" & 18" 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. Direction connection to 18" main is not allowed. Must connect to main via a manhole.



## 9. Planning

### a. Comprehensive Plan Considerations

*The subject site is within the Urban - Medium Intensity (UM) Area and within an area where the Urban Commercial (UC) Layer applies. Policies for both are listed below.*

#### 1) LUTA Development Policies:

##### Site Design:

- Utilize Best Management Practices (BMP) for stormwater. (UM)
- Maintain historical lot and block sizes where possible and appropriate. (UM)
- Structured parking may be appropriate to achieve desired intensity levels. (UM)
- Design buildings to include facades, storefront windows, and attractive signage and lighting to create pedestrian-scale visual interest. (UM)
- Encourage all buildings fronting a designated corridor or node to have ground floor space for retail or service businesses. (UC)
- All signage should be designed to provide visual coherency, which includes a consistent and cohesive pattern of materials, lighting, and height. (UC)

##### Location:

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

##### Density:

Urban Medium: The non-residential Floor to Area Ratio (FAR) range for the UM LUTA is 0.4 to 1.2 with a typical FAR of 1. The Urban Medium Intensity LUTA outlines a density range of 10 to 40 dwelling units per acre.

Urban Commercial: The non-residential Floor to Area Ratio (FAR) range for the Urban Commercial (UC) Layer has a minimum of 0.5 and may exceed 1.2. The Urban Commercial outlines a density range of 20 to 75 dwelling units per acre.

*National, state, and local permitting require basic best management practices for stormwater management. The subject site currently has a FAR of 0.11. The SPUD regulations could continue to provide for a FAR within or below the Urban Medium Intensity LUTA. Additional development would assist the site in potentially raising the FAR above the UC minimum. The SPUD proposes a maximum of 81 dwelling units on the 1.92-acre site, or 42.2 du/acre.*

##### Automobile Connectivity:

- Maintain and enhance the connectivity of the street network. (UM)
- Primary entrance points should be aligned with access points immediately across the street. (UM)
- Limit curb cuts and automobile accessibility off of the primary commercial street. (UC)
- Reduce the size of private parking lots through shared parking agreements. (UC)
- Customer-oriented uses are encouraged to take access off of Connector and Neighborhood streets that intersect with Major or Minor Arterials. (UC)

*The subject site is currently served via multiple driveways serving the residences on the southwest portion of the site, and via improved and unimproved ends of the previously closed east-west alley (CE-448). The SPUD proposes utilizing the alley for primary access, provided the principal structures are oriented towards streets. The SPUD maintains review and approval of a Certificate of Appropriateness by the Historic Preservation Commission, and Code requirements, for improvements to existing or installation of new driveways.*

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses. (UM)
- For multi-tenant properties, include an internal pedestrian system that allows customers to park once and conveniently walk to several destinations. (UC)
- Provide safe and direct pedestrian and bicycle access from adjacent public streets and trails. (UC)

*Sidewalks are sporadically available on the subject site. The SPUD proposes utilizing Code and ADA regulations for any changes to pedestrian connectivity, while also maintaining the requirement of a Certificate of Appropriateness by the Historic Preservation Commission.*

- 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 residential uses or zoning, “Building Scale and Site Design”, “Traffic”, and “Operational Impact” are potential compatibility issues 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 proposes the following building setback lines: 10 feet on the north and south, and 0 feet on the east and west. The HL overlay does not establish specific setbacks but says that new construction should be within the range of setbacks along a block. The SPUD regulations propose a minimum of 25% open space. The maximum building height proposed by the SPUD is a maximum of 3 stories and 40 feet. 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. A Certificate of Appropriateness will be required for all changes to the sites.*

Traffic: Mitigation measures should be used if the development is inconsistent with the Street Typology or would substantially exceed the average daily traffic of existing, adjacent uses. *This site is located along the west side of North Walker*

*Avenue, a Minor Connector Street, with additional frontage along NW 24th Street, NW 25th Street, and North Dewey Avenue, all of which are Neighborhood Streets. No new compatibility issues related to traffic were identified on the site.*

Operational Impact: The comprehensive plan calls for mitigation measures if new projects propose uses that generate noise levels above those found in typical residential settings, have detectable odors, spill light above that found in typical residential settings, or operate after 10 p.m. within proximity to residential uses. When located near residential uses, the comprehensive plan calls for containing operating effects (including noise and odor) within building walls, using vertical screening to block any mechanical equipment and service areas, and directing light away from adjacent residential areas. *As noted in the attached report to the Historic Preservation Consideration, this block/SPUD 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.*

**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 along the west side of North Walker Avenue, a Minor Connector Street, with additional frontage along NW 24th Street, NW 25th Street, and North Dewey Avenue, all of which are Neighborhood Streets. The nearest transit (bus) service is located south of the site, 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)
- 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)
- Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
- Share parking between contiguous developments. (C-31)
- 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*, prioritize protecting National Register-listed properties, local historic districts, and the unique character of historic resources. The proposal for new development on the site has the potential to impact the character of the Paseo Neighborhood Historic District, listed in the National Register of Historic Places in 2004 for its historic (Criterion A) and architectural (Criterion C) significance. The nomination also notes the neighborhood's association with early city builder G.A. Nichols. The nomination notes that at the time of designation, 80% of the structures were contributing to the district, meaning they retained their historic appearance and architectural integrity. The comprehensive plan calls for protecting the unique character of National Register-listed properties or districts and local Historic Districts and ensuring that development and redevelopment is compatible with historic resources and character. *Conformance with the comprehensive plan and the adopted historic preservation plan for Oklahoma City, preserveokc, would be achieved by ensuring new development is consistent with development in the Paseo Neighborhood Historic District.*

**b. Plan Conformance Considerations**

The subject site is located along the west side of North Walker Avenue, with additional frontage along NW 24th Street, NW 25th Street, and North Dewey Avenue. The site is currently developed with three single-family residences and two duplexes. The current zoning of the site is a combination of NC tracts 1, 4C, and 4G and within an area where the Paseo HL Overlay applies. Land to the north and west is developed with multiple residential types, zoned as part of Tracts 1 and 4B in the NC District. Across North Walker Avenue, to the east, is an office / warehouse development zoned C-4. Across NW 24th Street, to the south, is a mixed-use development zoned SPUD-920 (2016) that fronts NW 23rd Street with parking adjacent to the site.

The SPUD would consolidate all property under one zoning district with the intent to facilitate mixed-use infill development by adding the NB Neighborhood Business District regulations, while supporting the retention of existing, historic dwellings on the south end. The proposal to increase density in the Urban Medium LUTA is in conformance with UM and UC density ranges and comprehensive plan goals to provide a mixture of residential housing types and infill development on vacant lots.

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. On June 4th, 2025, the Historic Preservation (HP) Commission recommended approval to the Planning Commission, 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.

#### **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 Evaluation:**

1. Add to Section I.9 Access: If primary access is taken from the alleyway, the alley will be improved in accordance with the City of Oklahoma City standards and Specifications.

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.

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