



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

**Item No. IV. 31.**

**(SPUD-1738) Application by Omega Investments, LLC to rezone 1801 NW 14th Street from SPUD-1625 Simplified Planned Unit Development District to SPUD-1738 Simplified Planned Unit Development District. Ward 6.**

**I. GENERAL INFORMATION**

**A. Contacts**

**1. Applicant Representative**

Name        Mark Zitzow  
Company     Johnson & Associates  
Phone       405-235-8075  
Email        mzitzow@jaokc.com

**B. Case History**

This is a new application.

**C. Reason for Request**

The purpose of this application is to allow multifamily/townhome residential and commercial development.

**D. Existing Conditions**

**1. Size of Site:** 0.1768 Acres

**2. Zoning and Land Use**

	<b>Subject Site</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Zoning</b>	SPUD-1625	R-1	R-2	R-2	R-1
<b>Land Use</b>	Undeveloped	Undeveloped	Residential	Residential	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.

## **II. SUMMARY OF SPUD APPLICATION**

1. This site will be developed in accordance with the regulations of **R-3 “Medium Density Residential District”** and the **C-1 “Neighborhood Commercial District”** (OKC Zoning Ordinance, 2020), except that the following restrictions will apply:

The following uses shall be the only uses allowed within this SPUD:

- Single Family Residential (8200.14) attached townhomes shall be permitted.
- Community Recreation: Property Owners Association (8250.3)
- Dwelling Units and Mixed Use (8200.2)
- Family Day Care Homes (8300.40)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Two-Family Residential (8200.16)
- Three- and Four-Family Residential (8200.15)
- Live/Work Units (8200.4). Small-scale commercial and office work space uses, primarily used by the residents of the dwelling, shall be permitted within this SPUD on the ground floor of the structure.

The following uses shall be permitted, when accessory to the Live/Work Units:

- Administrative and Professional Offices (8300.1)
- Alcoholic Beverage Retail Sales (8300.5)
- Animal Sales and Services: Grooming (8300.8)
- Animal Sales and Services: Kennel and Veterinary, Restricted (8300.11)
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Communications Services: Limited (8300.29)
- Community Recreation: General (8250.2)
- Community Recreation: Restricted (8250.4)
- Cultural Exhibits (8250.5)
- Eating Establishments: Fast Food (8300.35)
- Eating Establishments: Sitdown (8300.37)
- Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
- Food and Beverage Retail Sales (8300.41)
- Library Services and Community Centers (8250.11)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Participant Recreation and Entertainment: Indoor (8300.55)

- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Repair Services: Consumer (8300.61)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)

**2. Maximum Building Height:**

The maximum height of any building shall be 3-stories and 35 feet.

**3. Minimum Lot Size:**

1,000 Square Feet

**4. Maximum Building Size:**

There shall be no maximum building size within this SPUD.

**5. Minimum Lot Width:**

Minimum lot width shall be 18-feet.

**6. Maximum Building Coverage:**

90%

**7. Maximum Number of Buildings:**

N/A

**8. Density**

The maximum number of live/work units and live-only units for this SPUD shall be 8 in total.

**9. Building Setback Lines:**

14<sup>th</sup> Street: 15 feet

Indiana Ave.: 10- feet (front porch may encroach 5-feet into setback)

Alley Setback: 5 feet

Setback between subject parcel and adjacent lot (west): 3-feet

Setbacks between internally divided parcels: 0 feet, except as required by building and fire codes.

**10. Sight-proof Screening & Fencing:**

Sight-proof fencing shall not be required for this SPUD.

**11. Landscaping:**

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

**12. Signs:**

Signage within this SPUD shall be per Code except that Off-Premise / Billboard signs and EMD signs are prohibited.

**13. Access:**

One (1) drive shall be permitted off of NW 14<sup>th</sup> Street. Access shall also be permitted from the existing platted alley subject to the approval of the Public Works Department.

**14. Parking Regulations:**

The subject parcel shall meet the requirements of the Oklahoma City Municipal Code, 2020, as amended.

Eight parking spaces shall be required regardless of use. On-street parking shall be deemed sufficient and shall meet the City of Oklahoma City parking requirement for any proposed commercial space on the ground floor of each unit.

Pervious paving may be used for parking subject to Public Works review and approval. Where connected to public rights-of-way the access drive apron will be constructed of hard surface paving meeting City code for driveway construction. A hard surface border is required around the perimeter of pervious paving areas. Maintenance of the pervious paving is required, and a maintenance plan must be provided when construction documents are submitted for permitting.

**15. Sidewalks:**

There is an existing 5-foot sidewalk along NW 14<sup>th</sup> Street. Should the existing sidewalk be damaged or removed during construction, the developer shall be required to repair/reinstall said sidewalk. A 5-foot sidewalk will be installed along N Indiana Avenue.

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.

**II. OTHER DEVELOPMENT REGULATIONS:**

**1. Architecture:**

Exterior building wall finish on all main structures (excluding the accessory structures), exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board, architectural metal, stucco or stone masonry. No more than 30% EIFS, wood, shall be permitted. Architectural regulations do not apply to accessory structures.

If the home on the southernmost lot does not have its front facing NW 14<sup>th</sup> Street, then it shall have an architectural feature along 14<sup>th</sup> street providing the appearance of a front porch or similar feature. This porch or feature shall be permitted to encroach 5 feet into the setback.

**2. Open Space:**

N/A

**3. Street Improvements:**

The existing alley must be improved to allow access to the northern lot of this SPUD. Such improvements will be constructed in accordance with the applicable City paving standards.

**4. Subdivision:**

Subdivision shall be in accordance with the Oklahoma City Subdivision Regulations, as amended.

**5. Other:**

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

**5.2 Dumpsters:** No dumpsters shall be permitted within this SPUD.

**5.3 Common Areas:** Not Required

- 5.4 Commercial Uses:** Commercial spaces shall be limited to 800 square feet of gross leasable area.

**III. SUPPORTING DOCUMENTS**

- Exhibit A: Legal Description  
Exhibit B: 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 (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 Section II.6 Drainage: Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

**b. Stormwater Quality Management**

**c. Traffic Services**

- 1) Proposed on street angled parking including accessible parking along N Indiana Avenue require review and approval through the OKC Traffic and Transportation Commission and require a separate application. All on street parking must meet the requirements of OCMC, 2020 Chapter 32.

**8. Utilities**

**a. Solid Waste Management**

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

**b. Water Availability**

- 2) An existing 6-inch water main(s) is located adjacent to the subject site(s).
- 3) 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.
- 4) 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.
- 5) 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.
- 6) 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.

- 7) 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.
- 8) 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).
- 9) Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.
- 10) Plat may be revised after review and approval of utility plans.
- 11) Will be considered commercial and will be master metered.

**c. Wastewater Availability**

- 1) An existing 8-inch wastewater main(s) is located adjacent to the subject site(s).
- 2) Line capacity is not guarantee 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.

**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.
- Incorporate commercial uses at street level to maintain an active, pedestrian friendly streetscape.
- 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 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.

*National, state, and local permitting require basic best management practices for stormwater management. The SPUD proposes base R-3 and C-1 Districts with uses including, but not limited to single-family residential, including attached townhomes, dwelling units and mixed use, two- through four-family residential, and live / work uses. The SPUD regulations allow additional specific uses accessory to the live / work uses that are small-scale commercial and office work space uses, primarily used by the residents of the dwelling, on the ground floor of the structure. The SPUD proposes a maximum combination of 8 live / work units and live-only units. Eight dwellings over a 0.17-acre site would be 47 du/acre, over the Urban Medium range.*

Automobile Connectivity:

- Maintain and enhance the connectivity of the street network.
- Protect existing traditional street grid and reconnect it where possible.
- Keep alleys open and functional.
- Primary entrance points should be aligned with access points immediately across the street.

*The subject site does not currently have improved access. The site abuts an existing, platted alley to the north. The SPUD regulations propose one drive along NW 14th Street and access from the existing platted alley subject to approval by the Public Works Department.*

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.

*Sidewalks are currently available along NW 14th Street. The SPUD requires sidewalks along North Indiana Avenue and repair / reinstallation of sidewalks along NW 14th Street, should the sidewalk be damaged or removed during construction.*

- 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,

“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 reduced setbacks from the R-3 and C-1 Districts to allow a 15-foot setback on the south, 10 feet on the east with additional allowance that the front porch may encroach 5-feet into the setback, 5 feet on the north, and 3 feet on the west. The base C-1 District would also require a landscaped buffer strip of 5 feet where adjacent to residential on the west. The SPUD adds language to the Architecture section of the Master Design Statement stating that if the home on the southernmost lot does not have its front facing NW 14th Street, it shall have an architectural feature providing the appearance of a front porch or similar feature, which would be permitted to encroach 5 feet into the setback. However, parking is proposed in what would typically be the front yard of a home oriented to NW 14<sup>th</sup> Street.*

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. *The subject site is located at the northwest corner of NW 14th Street and North Indiana Avenue, both Neighborhood Streets in the Urban Low Intensity LUTA.*

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. *Potential operational impacts are identified when locating the proposed commercial/ mixed-use adjacent to residential uses. Possible mitigation measures applicable to this type of development include, but are not limited to, containing operating effects (including noise and odors) within building walls to the maximum degree possible and at least within site boundaries and reducing noise through additional wall insulation, plantings, fences and walls, and strategic placement of doors and windows.*

**3) Service Efficiency:**

- Water: *Served*

- Sewer: *Fully Served*
  - Fire Service: *Urban Response*
- 4) Environmentally Sensitive Areas:** The following apply to the proposed development site:
- Riparian Areas: N/A
  - Upland Forests: N/A
  - Vulnerable Aquifers: The aquifer in this area is considered highly vulnerable to depletion. The comprehensive plan recommends preserving natural open spaces and utilizing low impact development techniques whenever possible in new developments in order to maintain water quality and allow for the infiltration of stormwater onsite. Low impact development techniques include, but are not limited to, using pervious surface materials wherever possible for the construction of driveways, parking areas, sidewalks, patios, etc., to promote increased water percolation and infiltration. *The SPUD regulations call for the allowance of pervious paving for parking areas.*
- 5) Transportation System:** This site is located at the northwest corner of NW 14th Street and North Indiana Avenue, both Neighborhood Streets in the Urban Medium LUTA. The nearest transit (bus) service is located north of the site, along NW 16th Street, in the Plaza District.
- 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)
  - Regional-, community-, and neighborhood-scale retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores that draws on the following principles:
    - Concentrate access for new retail development at shared primary entrance points. Primary entrance points should be aligned with access points immediately across intersecting roads. Limit curb cuts on primary highways and arterials.
    - Provide pedestrian circulation, including sidewalks and median breaks along interior and exterior fronting roads and within parking lots.
    - Encourage coordinated development of retail centers in order to facilitate internal pedestrian and vehicle circulation and optimal center performance (SU-27)
  - Commercial buildings should be built at the street rather than behind a parking lot in order to promote pedestrian circulation, multipurpose shopping trips, and walkable and attractive streetscapes. (SU-28)
  - New neighborhood-scale retail should be located within new residential growth areas to serve daily shopping needs and limit trip distances. In newly developing

areas, this retail format is preferred to the existing linear development patterns along arterials. (SU-30)

- Neighborhood-scale retail should be developed at the median breaks or intersections of major or minor connectors. (SU-31)
- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- Improve the functionality and efficiency of the street network by:
  - Providing direct connections from residential developments to nearby places and to each other.
  - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
  - Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
  - Reducing block sizes and use of dead-end streets.
  - Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
- Support and incentivize the adaptive use of existing buildings, infill development, and brownfield development. (G-10)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- 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. A 1992 Intensive Level Survey of Classen Ten Penn identified a potential historic district. Demolition and incompatible infill development in subsequent years have compromised the integrity of the potentially historic neighborhood, but Classen Ten Penn appears to retain sufficient historic significance and architectural integrity to be considered a potential historic resource (district). *Several nearby properties were built in a time frame ranging from 1919 to 1930. Plan conformance would be strengthened by ensuring new development is compatible with nearby historic development in the Classen Ten Penn Neighborhood.*

**b. Plan Conformance Considerations**

The subject site is located at the northwest corner of NW 14th Street and North Indiana Avenue, one block south of the Plaza District. The site is undeveloped and was rezoned to SPUD-1625 in 2024 to allow single-family residential with live/work units on up to three lots. North of the site is zoned R-1 and undeveloped. The property to the north is separated from the subject site by an unimproved 15-foot platted alley. Northeast of the site, at the southeast corner of North Indiana and NW 15th Street, is undergoing construction of an apartment building with allowed ground floor commercial uses under SPUD-1560. Single-family homes are located east, south, and west of the site.

Land to the east, across North Indiana Avenue, and to the south, across NW 14th Street, are zoned R-2, while the property to the west is zoned R-1.

The SPUD still proposes live/work units, but instead of three units, seeks eight. Eight dwellings over the 0.17-acre site would be 47 du/acre, over the Urban Medium LUTA range. The SPUD also seeks reduced setbacks, a minimum lot size of 1,000 square feet, a minimum lot width of 18 feet, a maximum lot coverage of 90%, a maximum building height of 3 stories and 35 feet, and reduced off-street parking requirements.

The SPUD proposes base R-3 and C-1 Districts with uses including, but not limited to, single-family residential, including attached townhomes, dwelling units and mixed use, two- through four-family residential, and live / work uses. The site's existing SPUD was approved to allow "live / work uses that are small-scale commercial and office work space uses, primarily used by the residents of the dwelling, on the ground floor of the structure." At staff's request for clarity at both the zoning at permitting stage, the applicant has modified the Master Design Statement to specify which commercial uses are sought in the new SPUD, and 25 non-residential uses were added as accessory uses. Some uses could have operational impacts on nearby residences. The uses that are approved should also apply to the "dwelling units and mixed use" classification. While the intent of the zoning seems to be to place ground floor commercial uses facing east, the conceptual plans indicate outdoor stairways and balconies on the 3-story building, facing west, within 3 feet of the property line shared with residential. Additionally, although the Master Design Statement includes language stating that if the home on the southernmost lot does not have its front facing NW 14th Street, it shall have an architectural feature providing the appearance of a front porch or similar feature, a paved or pervious parking lot is proposed in what would typically be the front yard of a home oriented to NW 14th Street.

Plan conformance could be strengthened by reducing the number of units, uses, and/or the overall bulk of the proposed development.

#### **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. Remove commercial uses that could have operational impacts near residences.
2. Specify that the use unit Dwelling Units and Mixed Uses will have the same conditions as Live/Work.
3. Specify if the proposed 800 square foot allowance for commercial space is per unit or total for the entire project.
4. Add Drainage: Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.
5. The setback from the western SPUD boundary shall be five (5) feet.
6. The maximum Building Coverage shall be 75%.

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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