

Planning Commission Minutes  
March 13, 2025

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:41 a.m. on March 10, 2025)

18. (SPUD-1717) Application by Sam Gresham and Lynette Adams to rezone 2207 North Gatewood Avenue from R-1 Single-Family Residential and UC Urban Conservation Overlay Districts to SPUD-1717 Simplified Planned Unit Development and UC Urban Conservation Overlay Districts. Ward 6.

**Amended Technical Evaluation:**

1. The Master Design Statement shall specify that the existing home is being retained and may be converted to a duplex.
2. ~~Parking is not permitted within the front yard setback except on a driveway meeting the width requirements of the Gatewood UC District.~~ A maximum 4-foot-tall sight proof stone, masonry, or stucco wall shall be provided to screen any parking past the front yard setback.
3. The maximum building height shall be 2 stories and 30 feet.
4. No rooftop decks shall be allowed, and any second story balcony shall face the interior or front property line.

The applicant was present. There were protesters present.

**RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.**

MOVED BY GOVIN, SECONDED BY POWERS

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



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**March 13, 2025**

**Item No. IV. 18.**

**(SPUD-1717) Application by Sam Gresham and Lynette Adams to rezone 2207 North Gatewood Avenue from R-1 Single-Family Residential and UC Urban Conservation Overlay Districts to SPUD-1717 Simplified Planned Unit Development and UC Urban Conservation Overlay Districts. Ward 6.**

**I. GENERAL INFORMATION**

**A. Contacts**

**1. Applicant Representative**

Name        David Box  
Company    Box Law Group, PLLC  
Phone       405-652-0099  
Email        david@boxlawgroup.com

**B. Case History**

This is a new application.

**C. Reason for Request**

The purpose of this application is to allow multi-family residential development, specifically up to six (6) dwelling units in three (3) structures.

**D. Existing Conditions**

**1. Size of Site:** 0.32 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>	R-1 / UC	R-1 / UC	R-1 / UC	R-1 / UC	R-1 / UC
<b>Land Use</b>	Residential	Residential	School	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 the **R-4 General Residential and Gatewood UC Urban Conservation 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:

8250.3	Community Recreation: Property Owner's Association
8200.12	Multiple-Family Residential
8200.14	Single-Family Residential
8200.15	Three- and Four-Family Residential
8200.16	Two-Family Residential

2. **Maximum Building Height:**

The maximum building height shall be 30 feet within this SPUD.

3. **Maximum Building Size:**

The maximum building size shall be in accordance with the base zoning district.

4. **Maximum Number of Buildings:**

There shall be a maximum of 3 structures and a maximum of 6 dwelling units within this SPUD.

5. **Building Setback Lines**

North:	5 feet
South:	5 feet
East:	25 feet
West:	5 feet

6. **Sight-Proof Screening:**

Either vegetation or a no less than a six foot and no greater than an eight-foot-high fence or wall shall be required along the north and the west boundary of this SPUD. Said wall shall be constructed of stucco, brick, stone, wood and/or any combination thereof and shall be solid and opaque

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:** All signage shall be in accordance with the base zoning district regulations, except that Off-Premise / Billboard and EMD signs are prohibited.

9. **Access:**

Access shall be taken from N. Gatewood Ave.

**10. Sidewalks**

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

**II. Other Development Regulations:**

**1. Architecture:**

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

**2. Open Space:**

There shall be a minimum of 25% open space within this SPUD.

**3. Street Improvements:**

N/A.

**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.

**5. Dumpsters:**

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended. Dumpsters will not be allowed within this SPUD.

**6. Parking:**

The design of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended, except that a maximum of 13 parking spaces, including accessible, shall be required within this SPUD.

**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 or Property Owners Association. 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. 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 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) Sidewalk 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) Amend Section I.10 Sidewalks: ADD: A sidewalk will be constructed across the property frontage on Gatewood Avenue in accordance with the Subdivision Regulations and Public Works requirements.

**b. Stormwater Quality Management**

**c. Traffic Services \***

**8. Utilities**

**a. Solid Waste Management**

- 1) 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.

**b. Water/Wastewater Quality**

**Water Availability**

1. An existing 6-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 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. System will be master metered.

**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.
8. System will be mastered meter and will be private internal to property.

**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.

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, specifically up to six (6) dwelling units in three (3) structures. Six dwelling units on the 0.32-acre site would be 18.75 du/acre.*

Automobile Connectivity:

- Maintain and enhance the connectivity of the street network.

*The subject site is located along the west side of North Gatewood Avenue. The SPUD proposes utilizing North Gatewood Avenue for access. The conceptual plan for the development illustrates the site will use the existing drive along North Gatewood Avenue, near the southeast corner of the site.*

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.

*Sidewalks are not currently available on the subject site but are required by the SPUD regulations.*

- 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” and “Traffic” 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 is requested to allow multi-family residential development, specifically up to six (6) dwelling units in three (3) structures. The SPUD proposes utilizing the base R-4 District regulations for setbacks, maximum number of buildings, building height, building size, and screening and landscaping. The R-4 District regulations within the Gatewood UCD are modified from the base R-4 District. Changes proposed in the SPUD are listed in the Plan Conformance Considerations portion of the staff report below.*

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 along the west side of North Gatewood Avenue, a Neighborhood Street in the Urban Medium LUTA. No triggers requiring mitigation measures related to traffic were identified.*

- 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 Gatewood Avenue, a Neighborhood Street in the Urban Medium LUTA. The nearest transit (bus) service is located just north 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)
- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- 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 subject site is located within the boundary of the Gatewood West Historic District, listed in the National Register of Historic Places in 2004 for its historic (Criterion A) and architectural (Criterion C) significance. Records indicate that the existing residence at 2207 North Gatewood Avenue was constructed in 1931, and the two-story garage apartment at 2205 North Gatewood Avenue in 1935. The nomination also notes the neighborhood's significant association with early city builders including Anton Classen, John Shartel, and G.A. Nichols. The nomination notes that at the time of designation, 85% of the structures were contributing to the district, meaning they retained their historic appearance and architectural integrity. The property was identified within the nomination as a dwelling with a two-story garage apartment; the garage is listed separately as a contributing structure to the district. 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 preserving the existing home and ensuring new development is consistent with the Gatewood Historic District.

**b. Plan Conformance Considerations**

The subject site is located along the west side of North Gatewood Avenue, across from Gatewood Elementary School. NW 23rd Street and Oklahoma City University are roughly one-half block to the north and the Plaza District is less than a half mile to the south. The site and all surrounding land are zoned R-1 and within the Gatewood Urban Conservation District (UCD). The subject site is developed with a home and a garage

apartment. The surrounding land is developed with single-family residences and duplexes, many with garage apartments in the rear.

The SPUD is requested to add a second accessory dwelling in the rear yard and allow two dwellings in each (two) accessory structures. Plans indicate the existing home would be converted into a duplex, but the Master Design Statement does not address retention or alteration of the existing structures.

The SPUD retains the Gatewood Urban Conservation District (UC) regulations unless modified. For R-4 development within the Gatewood UC, the following apply:

- Building height is limited to 35 feet. *(SPUD proposes 30 feet).*
- Setbacks are 25' in front, 10' on the sides, and 15' in rear. *(SPUD proposes 25' front and 5' on the sides and rear.)*
- For redevelopment on lots abutting a local street, building shall face the front of the lot *(The existing home faces the street).*
- Primary residential structures on a site shall have either a gable or hipped roof with at least a ten-degree pitch. *(The existing home meets this requirement and the SPUD does not modify it).*
- Parking in all residential districts except R-1, R-1ZL and R-2 Districts, shall be located in the rear yard. *(The conceptual plan indicates parking located within the front and side yard setbacks.)*
- In all residential zoning districts, the maximum width of driveways is 12 feet for one-way and 20-feet for two-way drives. Circle drives are permitted, but unconnected drives in the front are not. *(The existing driveway satisfies this, but the SPUD does not address. Conceptual plans indicate 41 feet of paving for new parking areas in the front yard).*
- Sight-proof screening is required where abutting a single- or two-family use. *(The SPUD requires landscaping or screening on the west and north sides of the property.)*
- For new development or redevelopment in all districts except R-1, landscaped areas amounting to at least ten percent of required off-street parking shall be provided. Parking lots shall be separated from abutting streets by either shrubs or earthen berms at least three feet in height. *(The SPUD does not modify this requirement).*

The proposal to increase density in the Urban Medium LUTA is in conformance with UM density ranges and comprehensive plan goals to provide a mixture of residential housing types and infill development. However, the increased parking and placement in the front yard is not consistent with the Gatewood UCD. Parking areas should be located behind the front wall. Additionally, the Master Design Statement should address retention of the existing home.

**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.*

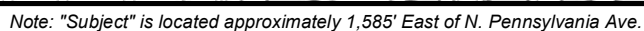
**Approval of the application subject to the following Technical Evaluation:**

1. The Master Design Statement shall specify that the existing home is being retained.
2. Parking is not permitted within the front yard setback except on a driveway meeting the width requirements of the Gatewood UC District.

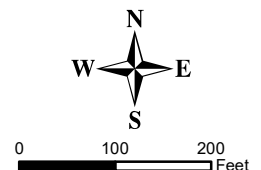
All Engineering Division and Water/Wastewater Utilities Division requirements must be met. Additional changes to the SPUD may be required during either Divisions review of construction plans and prior to City Council approval.

taj

**Existing Zoning: R-1 / UC      Location: 2207 N. Gatewood Ave.**



# Simplified Planned Unit Development



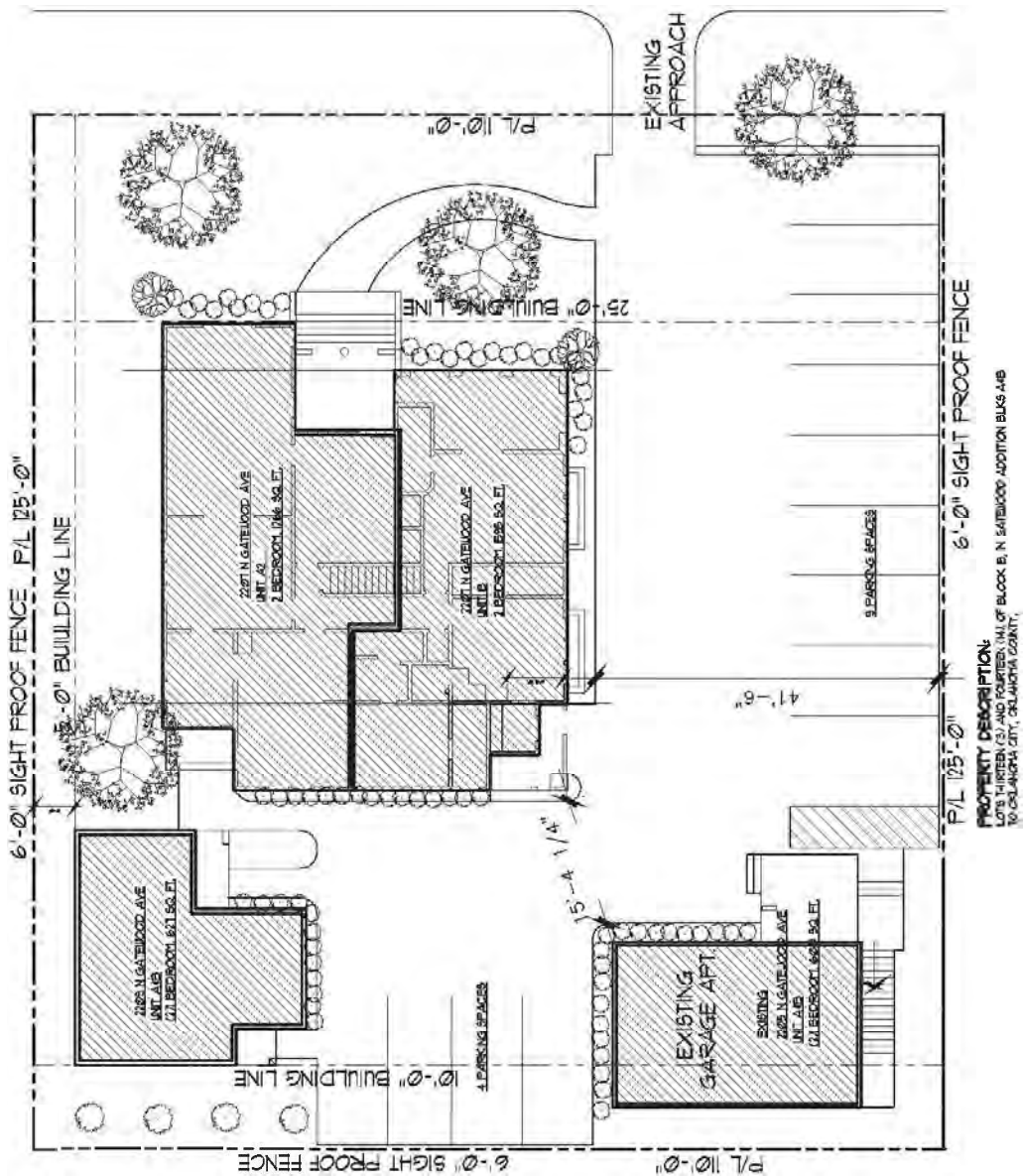


2207 N GATEWOOD AVE  
OKLAHOMA CITY, OKLAHOMA, 73108

**SAM GRESHAM**  
ARCHITECTURE  
405 - 842 - 2998  
400 NW 23rd St, Suite B  
OKLAHOMA CITY, OK 73103



# SITE PLAN



1 SITE PLAN  
SCALE: 1/8"=1'-0"

SPUD-1717 Exhibit B



**Case No: SPUD-1717**

**Applicant: Sam Lane Gresham and Lynette A. Adams**

**Existing Zoning: R-1 / UC**

**Location: 2207 N. Gatewood Ave.**



Aerial Photo from 2/2022

Note: "Subject" is located approximately 1,585' East of N. Pennsylvania Ave.



The City of  
OKLAHOMA CITY

# Simplified Planned Unit Development



0 100 200  
Feet