



STAFF REPORT

Downtown Design Review Committee

08/15/2024

Agenda Item VI.A.
Case No. DTCA-24-00022
Property Address 820 NW 9th St
Applicant Name Tim Zujac, ADGBlatt
for Dr. Salman Zubair, Shah 2 LLC
920 W Main St
Oklahoma City, OK 73106
District DTD-1

Continued from 06/20/2024 DDRC meeting

A. ITEMS FOR CONSIDERATION

1. Demolition

- a. Demolish retaining walls, curbs, stairs, sidewalks, fence, storage shed and concrete slab;
- b. Remove trees;

2. Parking Lot

- a. Construct curbs, gutters, driveways and parking lot;
- b. Modify existing parking lot;

3. Sidewalks

- a. Construct sidewalks;

4. Lighting

- a. Install lighting;

5. Landscaping/Site Improvements

- a. Install landscaping; and

6. Screening/Fencing

- a. Install fence.

B. BACKGROUND

1. Location

This site is located on the south side of NW 9th St, between N Francis Ave and N Shartel Ave.

2. Site History/Existing Conditions

The 1906 Sanborn Maps show this half block occupied with single family homes. Currently only one of these homes remains and it is occupied.

On 09/21/2017, DDRC approved DTCA-17-00083 to allow the construction of a two-story medical office building at the southwest corner of N Shartel Ave and NW 9th St. This building and associated parking lot have been constructed.

The remainder of the block is vacant.

3. Surrounding Environment

To the north, across 9th St, are 3 houses, a duplex, the Lisbon Lofts residential development, and vacant land. To the northeast, across N Shartel Ave, is a parking structure for St. Anthony Hospital. To the east, across N Shartel Ave, is a house and vacant land. To the south, across the alley, are townhouses, two duplexes, a house and vacant land. To the west, across Francis, are several houses.

4. Intended Use

8300.13 Automotive: Parking Lots, as a Principal Use

5. Previous Actions/Other

At the 06/20/2024 DDRC meeting, the Committee continued this item so that staff could reach out to Traffic Management to obtain best management practices for alleys and determine the type and amount of traffic a 19 ft. wide paved alley is designed to accommodate, and so that the applicant may discuss the issues of access from NW 9th St, access from the alleyway, the placement of a parking lot on the corner, and the possibility of pulling the parking lot back from the corner with the neighborhood association.

The applicant has met with the neighborhood association and submitted revised plans for the proposed parking lot. Revisions to the project include, but are not limited to: parking lot is proposed to be setback from the property line on N Francis Ave 29 ft.; the parallel parking spaces adjacent to the alley have been deleted; the easternmost proposed driveway from the alley has been deleted; cross access between the proposed parking lot and the existing parking lot to the east has been added; the 2 large trees south of the existing house are being removed; 72 spaces proposed (originally was 78); and one curb cut/driveway access from NW 9th St has been added.

NOTE: Prior to the June DDRC meeting, and at the DDRC meeting, several property owners in the area submitted written concerns and objections to this application. Additionally, several property owners spoke at the June DDRC meeting.

C. ITEMS IN COMPLIANCE

- 1.** Unless noted below in Section D. Issues and Considerations, all other case items of this proposal comply with the Development Regulations and Guidelines of the Downtown Design District zoning ordinance as referenced below:

- a. RE: §7200.1.D., Pedestrian Zone Designation
- b. RE: §7200.1.E., Use Regulations
- c. RE: §7200.1.F., Development Regulations
- d. RE: §7200.1.F.(2), Irrigation
- e. RE: §7200.1.F.(3), Sidewalks
- f. RE: §7200.1.F.(4), Parking
- g. RE: §7200.1.F.(8), Fencing
- h. RE: §7200.1.G.(5), Pedestrian Circulation and Amenities
- i. RE: §7200.3.A., Purpose and Intent
- j. RE: §7200.3.B., Use Regulations
- k. RE: §7200.3.C., Development Regulations

Note: All other Regulations and Guidelines of the Downtown Design District zoning ordinance not listed above are either not applicable to this case or apply to elements of this project to be considered as a separate case at a later date.

D. ISSUES AND CONSIDERATIONS

1. Development Guidelines

This proposal may not comply with the Development Guidelines of the Downtown Design District zoning ordinance as follows:

a. **RE: Parking Lot, Case Item 2.**

- 1) Description: Applicant proposes to construct a parking lot at the southeast corner of N Francis Ave and NW 9th St.
- 2) Reference: §7200.1.G. Development Guidelines
 - “(6) *Parking and Loading. Parking and loading guidelines are established to help manage the supply of off-street parking, improve mobility, promote the use of alternative modes of transportation, support existing and new economic development, maintain air quality and enhance the urban environment.*
 - (a) *Automotive: Parking Lot (59-8300.13). ”*
 - “2. *Parking lots should not be adjacent to a street corner, rather, located on the interior of the block in order to allow space for a building or structure to be located on the corner lot, therefore keeping building mass intact on corner lots.*“

Reference: §10150.2. Use of Public Right-of-Way Prohibited.

“No portion of any required off-street space shall occupy or use any public street, right-of-way, alley or other public property. Parking spaces that use any street or public right-of-way as a direct means of access, without the intermediate use of service aisles and entrances of at least the minimum standards specified by this article, shall be prohibited. A public alley shall be the only right-of-way area permitted for maneuvering space to reach a required parking stall.”

Considerations: Currently, parking lots are located at several corners in this area. These include: a large block sized lot between N Walker Ave, NW 9th St, N Dewey Ave and NW 8th St; the northwest corner of NW 9th St and N Walker Ave; the northwest corner of NW 6th St and N Lee Ave; the northwest corner of NW 6th St and N Shartel Ave; the northeast corner of NW 5th St and N Shartel Ave; and the southeast and southwest corners of NW 9th St and N Lee Ave; in addition to several more located east and north of the site. All of these parking lots pre-date the establishment of the Downtown Design District. One block to the west, at the northeast

corner of NW 9th St and N Classen Blvd is a parking lot approved by DDRC with DTCA-19-00090 that is mentioned below.

The Project Scope submitted with the Certificate of Approval application states: “The project is a temporary parking lot for SSM Hospital during a period of construction to replace lost parking south of the campus. It is anticipated the lot will be required for approximately 24 months. We are, however, designing the parking lot to meet permanent lot requirements.”

In November 2016, the DDRC approved DTCA-16-00124 to allow the construction of a parking garage for the Journal Record Building/The Heritage. Part of this project included leaving a portion of the existing surface parking lot at the street corner of NW 5th St and N Robinson Ave to allow for future building construction with street-facing commercial/retail space at the first floor. Subsequently, DTCA-22-00058 was approved by DDRC on 09/15/2022 to demolish the parking lot and construct a 12-story building.

In August 2019, the DDRC approved DTCA-19-00090 to allow the construction of a parking lot at the northeast corner of N Classen Blvd and NW 9th St. This parking lot was needed for a fast growing company located across the street at the southeast corner of that intersection. The company anticipated the need to build a larger building in the future and it is possible that they might build their headquarters building on the parking lot site.

In March 2020, the DDRC approved DTCA-20-00024 to allow the demolition of a building at the northeast corner of W California Ave and Fred Jones Ave, and the construction of a parking lot at that location. This parking lot location was to support the growth of existing and future businesses in the area. This project was never begun and the CA expired in 2022.

In July 2022, the DDRC approved DTCA-21-00065 to allow the construction of a parking lot at the southeast corner of W California Ave and S Shartel Ave. This parking lot location was to allow the continued growth in services for the City Rescue Mission.

In June 2023, the DDRC approved DTCA-23-00019 to allow the construction of a parking lot at the southeast corner of NW 10th St and N Oklahoma Ave. This parking lot location is temporary. The property owner is OCURA. Future plans will be for construction of a building(s) on this site.

In March 2024, the DDRC approved DTCA-24-00005 to allow the construction of a parking lot at the northeast corner of NW 6th St and N Broadway Ave. In 2017, the demolition of a parking lot at this location and construction of a 5-story condominium was

approved by DDRC, DTCA-17-00021. That parking lot was demolished but the new building was never started. The new owner of this property and the adjacent building requested approval to reconstruct a parking lot at this location for use by the adjacent building.

Staff believes that prominent street corner locations, such as this one, should be reserved for buildings. However, in this case, it seems that constructing a “temporary” parking lot on this site would service the needs of SSM Hospital. Additionally, constructing this parking lot would not impede the construction of a future building at this location.

Although the applicant indicates this is a “temporary” parking lot, no provisions have been provided to guarantee the removal of this use once parking has been provided for as part of the new construction. No application for future construction on the site has been submitted.

Comments based on revised submittal for 08/15/2024 DDRC meeting:

The motion from the June DDRC meeting directed staff to reach out to Traffic Management to obtain best management practices for alleys and determine the type and amount of traffic a 19 ft. wide paved alley is designed to accommodate. Planning staff was advised there are no best management practices for alleys, and while it is anticipated that alleys are used by people travelling to a driveway/garage with access from the alley, alleys are public and can be utilized by anyone.

Based on input from the neighborhood association, numerous revisions were made to the parking lot, including: parking lot is proposed to be setback from the property line on N Francis Ave 29 ft.; the parallel parking spaces adjacent to the alley have been deleted; the easternmost proposed driveway from the alley has been deleted; cross access between the proposed parking lot and the existing parking lot to the east has been added; the 2 large trees south of the existing house are being removed; 72 spaces proposed (originally was 78); and one curb cut/driveway access from NW 9th St has been added.

E. STAFF RECOMMENDATION

- 1. Approve the application** on the basis that the project complies with the regulations and guidelines of the Downtown Design District zoning ordinance as referenced in Section C and D of the Staff Report.

Note: Staff recommendations do not constitute Committee decisions.

STAFF REPORT

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Attachments: Zoning Map, Application, Design Statement, Drawings, Photos.