



# MEMORANDUM

Council Agenda  
Item No. IX. AE  
7/2/2024

## The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Ordinance to be introduced and set for final hearing July 30, 2024 (SPUD-1634) rezoning 1514 NW 17th Street from R-1 Single-Family Residential and UC Urban Conservation Districts to SPUD-1634 Simplified Planned Unit Development and UC Urban Conservation Districts. Ward 6.

**Applicant:**

Ken Fitzsimmons, Task Design  
Russell Fox

**Purpose:**

The purpose of this application is to allow single- to four-family residential development.

**Previous Action:**

On June 13, 2024, the Planning Commission recommended approval of the application subject to the amended Summary of Technical Evaluation. The applicant has agreed with these conditions and the SPUD document has been amended accordingly.

**Amended Technical Evaluation:**

1. Specify that in the event of new construction, the east and west setbacks shall be a minimum of three (3) feet or meet building code requirements, whichever is greater.
2. In the event the existing home is expanded, rebuilt, or converted to a two-family residence, two parking spaces shall be required and shall be located behind the front building line of the primary structure on the site in addition to required parking for the other dwelling units. The two spaces for the primary structure may be configured as tandem spaces on a single car width drive.
3. In the event of new construction, the primary structure in this SPUD fronting Northwest 17th Street shall be a maximum height of 35 feet or two and half stories, and accessory structures to the rear of the primary structure shall be a maximum height of 25 feet or two stories.

**Review:**

Planning Department

**Recommendation:** Ordinance be introduced and set for final hearing, and appropriate notice be published and mailed.