

Planning Commission Minutes
February 22, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:39 a.m. on February 19, 2024)

6. (SPUD-1596) Application by 17th Apartments, LLC to rezone 1624 NW 17th Street from R-2 Medium-Low Density Residential and UC Urban Conservation Overlay Districts to SPUD-1596 Simplified Planned Unit Development and UC Urban Conservation Overlay Districts. Ward 6.

Amended Technical Evaluation:

1. ~~Decrease the number of allowed dwellings to six (6) to match densities that about the property.~~
2. Remove Use Unit 8300.1 Administrative and Professional Offices.
3. Replace “a minimum of one porch” with “porches.”
4. Amend Parking section to remove: “to restore two street parking spaces directly adjacent to the property”.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY GOVIN, SECONDED BY CLAIR

AYES: CLAIR, MEEK, NEWMAN, GOVIN, PENNINGTON, NOBLE

NAY: LAFORGE

ABSENT: POWERS, PRIVETT



STAFF REPORT
The City of Oklahoma City
Planning Commission
February 22, 2024

Item No. IV. 6.

(SPUD-1596) Application by 17th Apartments, LLC to rezone 1624 NW 17th Street from R-2 Medium-Low Density Residential and UC Urban Conservation Overlay Districts to SPUD-1596 Simplified Planned Unit Development and UC Urban Conservation Overlay Districts. Ward 6.

I. GENERAL INFORMATION

A. Contacts

1. Applicant's Representative

Name Adam Lanman, AIA
Phone 405-820-7191
Email adam@atelieral.com

B. Case History

This application was continued from the February 8, 2024 Planning Commission meeting.

C. Reason for Request

The purpose of this application is to allow multi-family residential.

D. Existing Conditions

1. 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.

2. Size of Site: 0.15 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-2/UC	R-2/UC	SPUD-930 (R-1/UC)	SPUD-1160 (NB/UC)	R-2/UC
Land Use	Duplex	Duplex	Multifamily	Mixed Use	Duplexes

II. SUMMARY OF SPUD APPLICATION

1. This SPUD shall be developed in accordance with the regulations of the **Gatewood Urban Conservation District and the R-4 General Residential District** (OKC Zoning Ordinance, 2020), except as modified herein:

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

8250.3 Community Recreation: Property Owners Association
8200.12 Multiple-Family Residential
8200.14 Single-Family Residential
8200.15 Three – and Four- Family Residential
8200.16 Two-Family Residential
8300.1. Administrative and Professional Offices

2. **Maximum Building Height:** 35 feet
3. **Maximum Building Size:** One building, three stories at 1,770 sf per floor (5,310 total sf).
4. **Maximum Number of Buildings:** There shall be a maximum of one building within this SPUD.

5. **Building Setback Lines**

West:	0 ft, limited to 800 sf maximum wall surface, and the remainder of building wall surface at 3ft
East:	7 ft, A bulk plane shall extend from a point 22 feet above the ground plane and extend at a 45-degree angle inward to a height of 35 ft.
South:	0 ft
North:	30 ft, excluding porches

6. **Sight-proof Screening:** No less than a six-foot and no greater than an eight-foot-high fence or wall shall be required along the West boundary of the parcel where it is adjacent to any residential zoning or use. Said wall shall be constructed of brick, stone, wood, or other decorative and/or any combination thereof and shall be solid and opaque. The fence may not be a chain link. Side yard fencing shall not extend past the front of the building units and may return to the building units or patio areas in line or behind the front plane of the building units and/or patio. Alternatively, a vegetative screen on the West boundary of the tract may be installed in the form of a fence with living vegetation or a landscaped buffer no less than five feet in width planted with a series of evergreen plantings that will grow to a height of at least six feet and spaced in a manner to provide an impervious visual barrier.
7. **Landscaping:** The subject parcel shall meet City Landscape requirements in place at the time of development. A four-foot landscape buffer shall be maintained along the East site boundary, and no landscape buffer shall be required along the West site boundary. A series of 2" medium trees shall be planted on 25-ft centers in the buffer zone between the

South parking area and the property to the East. No landscape buffer shall be required along the South property boundary adjacent to the service and access alleyway. Trees planted on NW 17th Street shall meet the City of Oklahoma City's Landscape Ordinance Streetscape Buffer requirements. The subject parcel shall meet the Gatewood Urban Conservation District Guidelines for Landscaping and Tree maintenance. No artificial turf shall be used in the yard adjacent to NW 17th Street.

8. **Signs:** There will be no signs associated with this SPUD. Murals with electrical components shall not be allowed.
9. **Access:** Access will be via a two-way drive to enter and exit from the South platted 20-foot-wide alley access. Permeable paving surfaces, such as unit pavers, decomposed granite drive, or recycled plastic grid systems installed below grade to reduce run-off and flooding, shall be allowed in the central shared drive of the site and shall not connect to the paved streets. A gravel drive shall not be permitted. Pervious paving for parking areas, driveways, pathways, and plazas is 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.
10. **Sidewalks:** A minimum of a five-foot sidewalk shall be constructed on local streets, including reconstructing existing and/or damaged sidewalks.

II. Other Development Regulations:

1. **Architecture:** Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood and cementitious siding (including but not limited to the brand commonly known as James Hardie), or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

Roofs shall be gabled or hipped to match surrounding residential architecture in the neighborhood. If the building contains more than 3 dwellings, the front of the building (north side of the SPUD) shall include a minimum of one balcony on upper floors and porches with a depth of at least 6 feet or stoops with a depth of at least 4 feet inset into the front building wall. Porches may project into the front yard setback area.
2. **Common Open Space:** 40%, including parking, sidewalks, and landscaped areas.
3. **Street Improvements:** N/A
4. **Dwelling Units:** A maximum of 7 dwelling units will be allowed within this SPUD.
5. **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.

- 6. Trash Collection:** All trash containers are to be serviced from the platted 20-foot south alleyway. Cart or dumpster storage area will be screened from public view with fencing materials that are, at a minimum semi-opaque, and/or vegetation that will reach a mature height of at least six feet.
- 7. Parking:** A minimum of six parking spaces shall be provided on-site. 15% of the parking may be compact spaces (defined as 7.5' wide by 15' deep) or one total space. The curbs along the North site boundary will be closed to restore two street parking spaces directly adjacent to the property.
- 8. Maintenance:** The owner shall provide for the perpetual maintenance of common open space, recreation areas, and sidewalks privately owned and serving the project. Amenities include but are not limited to bicycle storage racks, wood shade pergola (open air), exterior seating including benches and picnic tables, and landscaped community areas.
- 9. Drainage:** The development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

II. 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: 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 for any existing or proposed channel located within a common area or private drainage easement, which is adjacent to any lot or structure. 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) Sidewalks 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 to read: A minimum of a five-foot sidewalk shall be constructed on local streets, including the reconstructing existing and/or damaged sidewalks. All reconstructed and 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.
- 12) Suggest Replacing Section II.8 Maintenance to read: Maintenance of the common areas, private drainage easements, and islands/medians 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 may 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 that meets the requirements specified above.

b) Streets, Traffic and Drainage Maintenance

c) Stormwater Quality Management

d) Traffic Management*

8. Utilities

a. Engineering

Water Availability

- 1) An existing 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 in excess of 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) Will be considered multifamily and master metered. 3 trash bins will be provided per water meter. If more than 270 gallons is required, a private hauler will need to be considered.

Wastewater Availability

- 1) An existing 8" 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.

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.

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.
- 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 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 pervious paving for drive aisles, a BMP for stormwater quality.

The SPUD is requested to construct one building with 7 units along NW 17th Street in the Gatewood Urban Conservation District. The proposed 7 units over 0.15 acres would have a density of 46 du/acre, above the UM LUTA range. The UM LUTA range suggests that the site should have no more than six dwellings.

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.

The SPUD proposes that all parking will be at the rear of the site, which will maintain automobile connectivity and conforms with Gatewood UCD regulations that require parking for multi-family residential in the rear yard.

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.
- Discourage widening of neighborhood streets and increasing curb radii.

The SPUD proposes to maintain existing sidewalks on NW 17th Street and close curb cuts in front of the property which will enhance pedestrian connectivity in the neighborhood.

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating Residential High Intensity adjacent to existing Residential Medium Intensity, “Building Scale and Site Design” 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 lot coverage that will exceed some surrounding lots with an R-2 base zone. However, in recent years, SPUDs approved for properties surrounding the application site have almost 100 percent lot coverage. The requested SPUD bulk regulations and the use of permeable pavers appear to mitigate the difference in lot coverage to within the range of standard R-2 properties in the area. However, the width of the building along the frontage as shown in Exhibit B (about 42 feet in width) would be dramatically different from some R-2 zone development patterns on the block with as small as 22 feet of building width along the frontage. Mitigation is suggested by decreasing the width of the wall on a portion of the building on the west side to 3’ which would decrease the width of the building to about 39 feet; and by setting a bulk plane for the roof on the east side to decrease the appearance of bulk... The Gatewood UCD requires 10-foot side setbacks for buildings in R-4 zones. However, the SPUD requests to modify this requirement. SPUD-930 to the east allowed 0’ side setbacks and SPUD-1386, under construction to the east, requires 5-foot side setbacks.*

- 3) **Service Efficiency:**
- Water: *Served*
 - Sewer: *Fully Served*
 - Fire Service: *Urban Service Level*
- 4) **Environmentally Sensitive Areas:** The following apply to the proposed development site:
- 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. *The SPUD proposes to use pervious paving for the drive aisle which would decrease lot coverage by almost 20 percent to about 60 percent, assisting with stormwater infiltration on the site. It also proposes less parking than required to limit impervious coverage. Plan conformance could be increased by a larger eastern landscape buffer to provide a larger area to capture stormwater.*

- 5) **Transportation System:** This site is located along NW 17th Street in the Gatewood Urban Conservation District, a Neighborhood Street in the Urban Medium LUTA. Transit (bus) service is available on NW 16th Street within 500 feet of the site.

6) **Other Development Related Policies**

- Encourage the integration and mixing of land uses in urban areas. (SU-1)
- 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.
- Higher density multifamily development should be located in areas near employment or educational centers where street and transit systems have, or will soon have capacity to support the added trips. (SU-48)
- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- Maintain existing alleys or construct new alleys where feasible to provide trash collection service and parking behind primary buildings and minimize curb cuts along the primary street frontage. (C-8)
- 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)
- 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)
- Encourage unified planning for all adjoining land owned or controlled by a project's developer to ensure proper circulation and land use relationships (SU-47)

7) **Other Considerations: Historic Resources**

The proposed SPUD contemplates demolition of 1624 NW 17th Street, a contributing structure to the Gatewood East National Register District. The proposal to demolish and redevelop the site has the potential to impact the character of the Gatewood East National Register 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 significant association with early city builders including Anton Classen, John Shartel, and G.A. Nichols. The nomination notes that at the time of designation, 81% of the structures were contributing to the district, meaning

they retained their historic appearance and architectural integrity. About 17 structures were present on this block at the time of the survey. About six of those have been demolished on this block.

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 structure and ensuring new development is consistent with the Gatewood Historic District.

b. Plan Conformance Considerations

The SPUD application requests 7 dwellings on a parcel along the south side of NW 17th Street just east of N Blackwelder Avenue, within the Gatewood Urban Conservation District (UCD). Over the past 10 years, several SPUDs have been approved to allow for more density between NW 16th and NW 17th in this block and to the west of the block. To the east is a site zoned SPUD-930 with a retained historic-era duplex, and a rear quadplex currently under construction for a total of 6 units. To the west and north of the site, along N Blackwelder, are parcels with two duplexes each, zoned R-2. To the south of the site across an improved alley is a mixed-use building approved in SPUD-1160 in 2020. Adjacent to that property is the Up-Down arcade bar which was approved in SPUD-1106 (2019). To the east of SPUD-930, 16 one-bedroom dwellings in three buildings are being constructed under SPUD-1386, approved in 2022. In addition, SPUD-863, approved in 2017, allowed the remodeling of a 17-unit apartment building at the southwest corner of N Blackwelder and NW 17th Street. Those apartments were originally constructed in 1927.

In relation to **planokc** conformance with the UM LUTA, the requested density is beyond the UM LUTA range of 10 to 40 du/acre. The existing duplex has a density of 13 du/acre. The SPUD requests 7 dwellings, or 46 du/acre. The SPUD would demolish a contributing structure to the Gatewood East National Register District and increase lot coverage beyond its current zoning in a highly vulnerable aquifer area of the city. It would also allow building widths that are wider than nearby historic single-family and two-family homes and what is allowed under Gatewood UCD regulations.

The SPUD proposes mitigation for the vulnerable aquifer and for differences in lot coverage to nearby R-2 zones by using pervious paving on the drive aisle at the rear of the property. This will lower lot coverage and allow more stormwater to infiltrate into the ground. The SPUD retains the Gatewood UCD overlay zoning and meets most Gatewood UCD bulk and site design regulations, including maximum building height of 35 feet, front yard setbacks of 25 feet, buildings required to face the front of the lot as platted, parking for multi-family at the rear of the property, pitched roofs, and screening of trash receptacles.

The SPUD request is in conformance with **planokc** for connectivity because it uses the alley for parking and access, improving pedestrian connectivity in the neighborhood along NW 17th Street. Plan conformance for compatibility could be strengthened by decreasing the allowed number of dwellings to six; increasing the width of side setbacks and landscaping in the setbacks and/or by establishing roof angles and material that do not block the sunlight to adjacent properties.

Since the February 8th continuance of the SPUD, the Master Design Statement has been modified to attempt to mitigate compatibility of the building adjacent to lower residential intensity neighbors. It added requirements under Building Setback Lines that decreased the width of the building slightly and its appearance of bulk by adding a roof pitch. The SPUD also lowered the parking requirement from 7 spaces to 6 spaces to effectively lower lot coverage on the site and allow for more depth to the building to decrease the bulk across the front of the lot.

IV. STAFF RECOMMENDATION

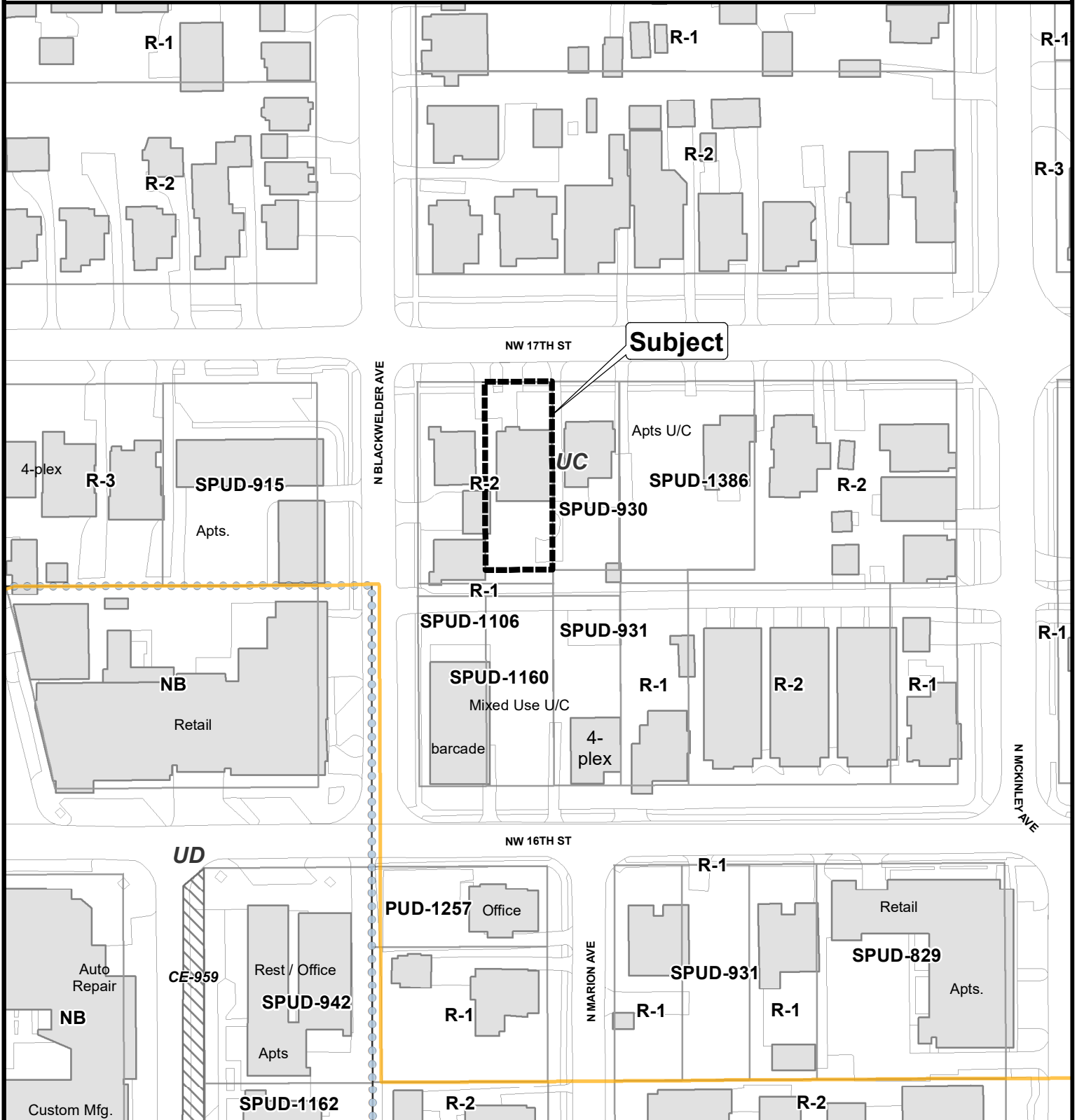
Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning 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. Decrease the number of allowed dwellings to six (6) to match densities that abut the property.

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.

Case No: SPUD-1596 Applicant: 17th Apartments, LLC
Existing Zoning: R-2 / UC
Location: 1624 NW 17th St.

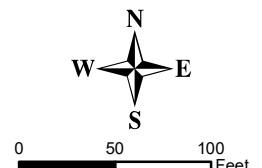


Note: "Subject" is located approximately 2,813' North of NW 10th St. and 2,366' West of N. Western Ave.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



Case No: SPUD-1596 Applicant: 17th Apartments, LLC
Existing Zoning: R-2 / UC
Location: 1624 NW 17th St.



Aerial Photo from 2/2022

Note: "Subject" is located approximately 2,813' North of NW 10th St. and 2,366' West of N. Western Ave.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development

