



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**May 22, 2025**

**Item No. IV. 11.**

**(SPUD-1732) Application by 17th Apartments LLC to rezone 1617 NW 16th Street from R-1 Single-Family Residential and UC Urban Conservation Districts to SPUD-1732 Simplified Planned Unit Development and UC Urban Conservation Districts. Ward 6.**

**I. GENERAL INFORMATION**

**A. Contacts**

**1. Applicant Representative**

Name Samuel Day  
Company Dry Line Architecture  
Phone 405-370-0684  
Email samday@drylinearch.com

**B. Case History**

This is a new application.

**C. Reason for Request**

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

**D. Existing Conditions**

**1. Size of Site:** 7,000 Square Feet

**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	SPUD-1401	R-2 / UC	R-1 / UC	SPUD-931
<b>Land Use</b>	Residential	Residential	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 the **R-4 General Residential and the Gatewood UC Urban Conservation Districts** (Oklahoma City Municipal Code, 2020, as amended), except that the following restrictions will apply:

The following uses will be permitted on this site:

8200.12. Multiple-Family Residential\*  
8200.14. Single-Family Residential\*  
8200.16. Two-Family Residential\*  
8200.2. Dwelling Units and Mixed-Use\*  
8200.4. Live/Work Units\*  
8250.16. Murals

\*Up to 8 Dwelling Units may be constructed on the site, including Live/Work Units.

The following uses will be permitted on this site subject to the **NB Neighborhood Business District** development regulations but limited to 1,000 square feet in area:

8300.1. Administrative and Professional Offices  
8300.5. Alcoholic Beverage Retail Sales  
8300.32. Convenience Sales and Personal Services  
8300.37. Eating Establishments: Sitdown  
8300.39. Eating Establishments: Sitdown, Limited Alcohol Permitted  
8300.41. Food and Beverage Retail Sales  
8300.59. Personal Services: Restricted  
8300.61. Repair Services: Consumer  
8300.63. Retail Sales and Services: General

No other uses shall be permitted on this site.

**1.1 Minimum Lot Size:** 5,000 Square Feet

**1.2 Minimum Lot Width:** 50 Feet

2. **Maximum Building Height:** 3 stories or 38 Feet
3. **Maximum Building Size:** 6,500 Square Feet
4. **Maximum Number of Buildings:** Per the base and overlay zoning district regulations.

**5. Building Setback Lines**

Front: 12 Feet

Rear: 20 Feet for primary structure.  
0 Feet for carports or other accessory structures

Side: 5 Feet

- 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 east boundary of this SPUD where it is adjacent to any residential use. Fencing/walls shall be constructed of stucco, brick, stone, metal, or 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 time of development.
- 8. Signs:** Signage shall be in accordance with the base and overlay zoning district regulations, except that Off-Premise / Billboard and EMD signs shall be prohibited.
- 9. Access:** Access shall be permitted from 16<sup>th</sup> Street and the existing alley.
- 10. Sidewalks:** Shall be in accordance with the base and overlay zoning regulations.

**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, wood, fiber cement, metal or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. If corrugated metal is used, it shall be a minimum of 7/8" deep and 24 gauge. Carports may be built from any material allowed for the building.
- 2. Open Space:** At least 40% of the SPUD site shall be Usable Open Space as defined by the planning code, but inclusive of private yards dedicated to a single unit. At least 20% of the SPUD site shall be grass, landscaping bed, or other pervious material.
- 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. Trash Collection:** Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.
- 6. Parking:** At least four off-street parking spaces shall be provided within this SPUD. Decomposed granite shall be allowed for parking surfaces provided a minimum 2” deep gravel road base and Geotextile fabric are installed beneath the granite with a six-inch thick, 12-inch wide, concrete border to keep the material in place. All accessible parking spaces and spaces with slopes greater than 5% shall be paved with concrete or asphalt.
- 7. Maintenance:** Property owners are responsible for the perpetual maintenance of the property.
- 8. Drainage:** The development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.
- 9. Roofs:** Low-slope roofs with parapets shall be permitted.

### **III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Site Plan

Exhibit C: Conceptual Rendering

### **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.

**b. Stormwater Quality Management**

**c. Traffic Services \***

**8. Utilities**

**a. Solid Waste Management**

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

**b. 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 shall be mastered meter.

**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 is requested to allow a mixed-use development, with up to 8 multi-family residential units and up to 1,000 square feet of commercial space. The SPUD regulations allow a maximum building size of 6,500 square feet and a maximum building height of 3 stories or 38 feet. 8 dwelling units on the 0.161-acre site would be 49.6 du/acre.*

##### 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 subject site is located along the north side of NW 16th Street, a Main Street in the Urban Medium LUTA. The site is currently served via one drive along NW 16th Street. The SPUD Master Design Statement proposes allowance of access from NW 16th Street and the existing alley along the north boundary of the property. The SPUD does not provide details about how many driveways would be allowed on NW 16th Street, nor how wide they will be. The conceptual plan for the development*



*illustrates parking on the north side of the site, accessed from the alley. The Gatewood UCD regulations require parking for multi-family residential in the rear yard.*

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.

*Sidewalks are currently available along NW 16th Street. The SPUD proposes utilizing Code requirements for any changes to pedestrian connectivity.*

- 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 residential uses, “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 proposes setbacks of 12 feet on the south (front), 5 feet on the east and west (sides) and 20 feet on the north (rear). The proposed setback would be 0 feet on the north for carports or other accessory structures. The Gatewood UCD typically requires 25 foot building setbacks for front yards, 10 feet for interior side yards, and 15 feet for rear yards. The conceptual plan for the development illustrates that the front setback would be similar to the existing fourplex to the west but located in front of the existing duplex to the east. The Gatewood UCD also requires primary residential structures to have either a gable or hipped roof with at least a ten-degree pitch. The proposed project would have a low slope roof, as has recently been approved and constructed with the four new buildings to the west.*

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 site is located along the north side of NW 16th Street, a Main Street in the Urban Medium LUTA.*

- 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.
- 5) Transportation System:** This site is located along the north side of NW 16th Street, a Main Street in the Urban Medium LUTA. The nearest transit (bus) service is located just south of the site, across NW 16th Street.
- 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. (SU-4)
  - Encourage redevelopment and infill development on vacant, underutilized, and brownfield sites in urbanized areas. (SU-19)
  - Prioritize maintaining the strength of existing commercial nodes and corridors over providing new areas for commercial development. (SU-23)
  - Favor commercial development clustered in nodes at arterial or collector intersections or along brief “main street” style corridors over commercial development extending in a linear pattern for long distances along highway, arterial, or collector corridors. (SU-25)
  - 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)
  - 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 subject site is located within the Gatewood East National Register District. The Gatewood East National Register District was 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.

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 ensuring new development is consistent with the Gatewood Historic District.

**b. Plan Conformance Considerations**

The subject site is located along the north side of NW 16th Street between North Blackwelder Avenue and North McKinley Avenue in the Gatewood Urban Conservation District. The site is currently zoned R-1 and the previous home has been removed. North of the site are apartments zoned SPUD-1386. Abutting to the east are duplexes zoned R-2. West of the site is a 4-plex developed under SPUD-931. Across NW 16th Street to the south is a duplex zoned R-1. The site is located just east of the Plaza District which is zoned NB and subject to design review as one of the City's Urban Design Districts.

The SPUD is requested to allow the 0.161-acre site to be redeveloped with up to 8 dwelling units and up to 1,000 square feet of commercial space. The proposed density of 49 du/acre is higher than the Urban Medium LUTA range, but consistent with comprehensive plan goals to provide a mixture of residential housing types and infill development on vacant lots. The SPUD requests a reduced parking requirement (4 spaces) and low slope roofs instead of the 10% pitch required in the Gatewood UCD. The proposed building is similar in form to the quadplex and commercial buildings recently constructed to the west. The SPUD requires 40% open space, with at least 20% being grass, landscaping bed, or other pervious material.

#### **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.**

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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