



STAFF REPORT

Downtown Design Commission

05/15/2025

Case No. DTCA-25-00036
Property Address 427 SW 13th St
Applicant Name Brandon Bullock, Bullock Holdings LLC
2428 NW 16th St
Oklahoma City, OK 73107
District DTD-2

A. ITEMS FOR CONSIDERATION

1. **Main Building**
 - a. Construct two-story house clad with black stucco, with balcony and alley access garage;
2. **Lighting**
 - a. Install building mounted lighting;
3. **Landscaping/Site Improvements**
 - a. Install street trees; and
4. **Screening/Fencing**
 - a. Install 6' tall metal fence

B. BACKGROUND

1. **Location**

This lot is located on the northside of SW 13th St, east of S Walker Ave.
2. **Site History/Existing Conditions**

This lot is located in the Riverside Addition subdivision plat from 11/20/1901. The 1919 Sandborn Insurance Maps shows one house on this lot. At that time there were numerous houses within this neighborhood, including houses on the lots fronting on S Walker Ave. By 1951, additional houses had been constructed in this neighborhood.

This property is currently vacant.
3. **Surrounding Environment**

Adjacent to the north is the east/west alley. Further north are vacant lots and single-family homes. Adjacent to the east are vacant lots. Further east is a single-family home. To the south, across 13th St, are vacant lots and single-family homes. Adjacent to the west are vacant lots.
4. **Intended Use**

Use Unit 59-8200.14 Single-Family Residential
5. **Core to Shore – Lower Park Alleyway Improvement Program**

A policy was recently established for the Core to Shore – Lower Park Alleyway Improvement Program. This includes 3,600 linear feet of alleyways that could qualify for funding assistance. A map of this area is attached and shows these platted alleys in green. The blocks in this area were platted with both north/south

and east/west alleys. Some of them are very narrow, as little as 10' wide in places. The east/west alleys go to Harvey on the east, but T into the north/south alleys on the west. This Alleyway Improvement Program serves as an incentive to builders/developers to provide for alley access driveways and garages.

Planning staff is of the opinion that providing for uninterrupted sidewalks and a continuous curb will allow for an improved pedestrian experience, over numerous curb cuts and driveways impacting the sidewalks. Additionally, the maximum setback from the property line at the street right-of-way in DTD-2 of 10' does not allow enough room for a vehicle to be parked legally in front of a street entry garage. With few exceptions, nearly any vehicle parked in front of the garage would block the sidewalk.

The subject site is adjacent to an alley that qualifies for this Alleyway Improvement Program. The proposed project depicts an alley access garage.

6. Previous Actions / Other

During review of this application, additional information and/or clarification of information was requested but not provided for the following:

a. Location of property lines

The applicant indicates that the red line on the site plan is the property line. As drawn, this line does not reflect the platted 25' x 140' lot. As can be seen from the pictures contained in the handout, the lot has been surveyed and stakes are located at the property corners.

The floor plan indicates the house is 110' from the front wall of the first floor to the north side of the garage. The dimension from the garage to the alley was revised to be 28', for a total of 138'. The platted lot is 140', which means the front wall of the first floor is setback 2' from the south property line. However, the site plan has a dimensions of 10' from the front wall of the first floor to the street. That would result in the lot being 148' in length. If the front wall of the first floor is setback 2' from the south property line, the balcony and structure above the balcony would extend over the property line 4'.

Additionally, the house is shown to have 3' sideyard setbacks, with the proposed fence on the side property lines. The red line added to reflect the property line is drawn beyond the fence lines. The platted width of this lot is 25'. The proposed floor plan has the width of the proposed house to be 18'-8", plus the 3' setback on each side, resulting in total width of 24'-8". As currently shown with the red property line, it appears there is an additional 2-3' on each side of the fence, which would result in a lot width of about 29'.

The accurate location of the property lines is necessary on the site plan.

b. Location of maximum 10' setback from street

Per Table 7200.2, the maximum setback from the street right-of-way is 10 feet. As stated above, the applicant indicated that the red line on the site plan was the property line. As drawn, this line does not reflect the platted

25' x 140' lot. As can be seen from the pictures contained in the handout, the lot has been surveyed and stakes are located at the property corners. At this time, staff is unable to determine if the front wall of the structure is located within 10 feet of the south property line. In addition, it is unknown if the balcony, and structure above the balcony, extends over the south property line.

The accurate location of the maximum 10' setback from the street is necessary on the site plan.

c. **Location of HVAC equipment**

Per 59-7200.1.F.(5), mechanical equipment visible from ground level is required to be screened. The applicant has stated "it will be placed inside the gate and screened from view." However, it is not shown on the Site Plan. If the actual location of the HVAC equipment is not provided, a condition requiring the location to be added to the Site Plan would be sufficient.

d. **Clarification on fence material**

The applicant provided product information for NewEuroFences Horizontal Slat Fence Panel Kit. There is an option for aluminum panels and selection of materials has not been indicated. Per 59-7200.1.F.(8)(a), aluminum fences are prohibited. A condition prohibiting the use of aluminum for the fencing would be sufficient.

e. **Minimum depth of parking pad between garage and alley**

While the minimum depth of a normal parking space is 18', that dimension is based on being adjacent to a 24' 2-way drive aisle, per Table VI in Chapter 59 Article X. The adjacent platted alley is 20' wide, so 4 additional feet are added to the parking pad between the garage and alley for a minimum distance of 22'. In response to staff's request to revise this area to increase the originally dimensioned 15' to 22', the applicant changed the dimension to 28' but did not revise the site plan itself. The accuracy of the dimension is a concern since no physical change was made to the site plan. This issue needs to be clarified prior to approval.

f. **Door and window location and size matching between the floor plans and the elevations**

Placement of windows and doors on the elevation drawings do not appear to match the placement of windows and doors on the floor plans. Revised elevations and/or revised floor plans are necessary to accurately reflect the proposed house. This information is necessary.

g. **Elevation dimensions**

No dimensions were provided on any of the elevations submitted. This information is necessary to confirm the height of the proposed structure.

h. **Location of exterior lighting**

The applicant provided product specifications for an exterior light fixture but placement of the fixtures on the proposed structure is not indicated. If

this information is not provided, a condition requiring this detail be added to the elevations is sufficient.

i. **Product specifications for doors**

The applicant provided the product specifications for a double door, 60"x96", but has not provided specifications for all doors and has not provided documentation of where the documented door would be located. If this information is not provided, a condition requiring this information would be sufficient.

j. **Balcony decking product specifications**

Balcony decking material has not been provided. If this information is not provided, a condition requiring this information would be sufficient.

k. **Sidewalks**

The applicant has indicated they plan to leave the existing sidewalk in place and not install a new one. As can be seen in the pictures contained in the handout, the existing sidewalk is in poor shape. It is likely that additional damage to the sidewalk could be done by construction equipment during the construction of the house. At a minimum, a condition requiring the sidewalk to be replaced if it is damaged during construction is necessary. The replacement sidewalk would have to be a minimum of 5' in width.

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.(7), Building Materials
- d. RE: §7200.1.G.(2), Building Materials
- e. RE: §7200.1.G.(3), Building Design
- f. RE: §7200.1.G.(4), Development Pattern
- g. RE: §7200.1.G.(5), Pedestrian Circulation and Amenities

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: Street trees, Case Item 3.**

- 1) Description: The applicant is proposing to install Hollywood Junipers as street trees.
- 2) Reference: §7200.1.G.(5) Pedestrian Circulation and Amenities

- (d)3. *"Street tree species are a component of the Downtown Design Review and should comply with the following:*
- i. be adaptable to the conditions of a dense urban environment,*
 - ii. follow the species recommendations as referenced in "Trees and Plants for Oklahoma City",*
 - iii. meet accepted urban tree planting standards as referenced in the Downtown Streetscape Master Plan,*
 - iv. have a minimum caliper of two inches, be installed within the Streetscape Zone, and be spaced at a minimum of 20 feet,*
 - v. trees in wells or raised planters should be planted in a minimum volume of soil or structural soil of five feet by five feet by three and one-half feet deep. All tree wells should be covered by tree grates with a minimum size or diameter of five feet by five feet, or topped with brick or stone, or maintained with landscape treatments."*

- 3) Considerations: The Hollywood Juniper is included on the Large Shrub list in the 2016 Trees and Plants for Oklahoma City. Several different trees are included in this document for the applicant to choose from. The location and species of the selected tree(s) need to be shown on the Site Plan.

Due to incomplete documentation, staff is unable to determine whether other components of the proposal comply with the Development Regulations and Guidelines, including height, setback, etc. (see items above under Previous Action/Other).

E. STAFF RECOMMENDATION

As indicated above, several items have not been adequately addressed and are necessary for approval of this application. Staff **recommends this item be continued to the July 17th Downtown Design Commission meeting.** All additional information/revisions are due to staff by June 17th at noon.

Note: Staff recommendations do not constitute Commission decisions.

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