



STAFF REPORT
The City of Oklahoma City
Planning Commission
June 12, 2025

Item No. IV. 8.

(PUD-1915-SP03) Application by HardToFind LLC for a Specific Plan pursuant to the approval of PUD-1915 located at 13 NW 13th Street. Ward 6.

I. GENERAL INFORMATION

A. Contacts

Applicant's Representative

Name	Omar Khoury
Company	Guernsey
Phone	405-919-5559
Email	Omar.khoury@guernsey.us

B. Case History

PUD-1915 was recommended for approval by the Planning Commission on October 27, 2022, and approved at City Council on December 20, 2022.

C. Reason for Request

This Specific Plan review is for one shell building, along with associated site improvements, on approximately 0.665 acres. 8300.1 Administrative and Professional Office is allowed within PUD-1915.

II. SPECIFIC PLAN SUMMARY

Listed below are the PUD sections followed by the corresponding applicant PUD statements of compliance in italics.

A. PUD-1915

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the "C-3, COMMUNITY COMMERCIAL" District shall govern this PUD except as herein modified below:

The following uses shall be the only uses allowed within this Tract:

- Dwelling Units and Mixed Use (8200.2)
- Live/Work Units (8200.4)
- Multiple-Family Residential (8200.12)
- Senior Independent Living (8200.2)
- Three- and Four-Family Residential (8200.15)

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- Artist Graphics (8250.1)
- Community Garden (8150.6.1)
- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Cultural Exhibits (8250.5)
- Library Services and Community Centers (8250.11)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Murals (8250.16) subject to applicable reviews
- Administrative and Professional Office (8300.1)
- Alcoholic Beverage Retail Sales (8300.5)
- Animal Sales & Services: Grooming (8300.8)
- Animal Sales & Services: Kennel & Veterinary, Restricted (8300.11)
- Automotive: Parking Garages (8300.12)
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Communications Services: Antennas (8300.27)
- Convenience Sales and Personal Services (8300.32)
- Custom Manufacturing (8350.3) further restricted to an active artist/creator in residence or installation(s).
- Drinking Establishments: Sitdown, Alcohol Permitted (8300.33)
- Eating Establishments: Fast Food (8300.35) further restricted to a 'fast-casual' eateries with no drive-thru. 'Fast casual' is defined as a restaurant with a central ordering point rather than wait staff. Pick-up windows for pedestrians are permitted.
- Eating Establishments: Sit-down (8300.37)
- Eating Establishments: Sit-down, Alcohol Permitted (8300.38)
- Eating Establishments: Sit-down, Limited Alcohol Permitted (8300.39)
- Participant Recreation and Entertainment: Indoor (8300.55)
- Participant Recreation and Entertainment: Outdoor (8300.56)
- Business Support Services (8300.24)
- Food and Beverage Retail Sales (8300.41)
- Laundry Services (8300.48)
- Lodging Accommodations: Commercial Lodging (8300.51)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Repair Services: Consumer (8300.61)
- Retail Sales and Services: General (8300.63)
- Roof Garden (8150.7.2)
- Spectator Sports and Entertainment: General (8300.67)
- Spectator Sports & Entertainment: High Impact (8300.68)

- Spectator Sports and Entertainment: Restricted (8300.69)
- Light Industrial (8350.8) is further restricted to a small brewery, micro-brewery, distillery, winery, cidery, and associated tap/serving rooms or artists in residence.
- Transportation Facilities: Surface Passenger (8400.3)

All other conditional, accessory, special or special exception uses not specifically prohibited shall be permitted subject to the review and approval processes specified in the Zoning Code.

9.1 ARCHITECTURAL REGULATIONS

The following shall apply to new buildings facing NW 13th Street and/or Broadway Ave: Synthetic stucco materials, such as Exterior Insulation and Finish Systems (EIFS), shall be a prohibited material for the first floor of said buildings.

For all other buildings and floors, the following applies: Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of materials such as brick, brick veneer, stucco, reinforced EFIS, rock, stone masonry, architectural metal, architectural concrete such as tilt-up concrete panels, precast concrete panels, and split face concrete block, exterior grade, decay-resistant, solid wood, composite wood or, cementitious metal panels or cement-board.

9.2 LANDSCAPING REGULATIONS

The subject site shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except as otherwise noted. Street trees shall be planted between the curb and the sidewalk. Final placement and spacing shall be determined at the specific plan stage.

9.3 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

To minimize light spillover on residential uses, outdoor lights within the development will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

9.4 SCREENING REGULATIONS

No screening shall be required except around dumpsters, service areas, loading docks, and mechanical equipment visible from the ground level.

9.5 DUMPSTER REGULATIONS

Dumpsters shall be consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from view.

9.6 DRAINAGE REGULATIONS

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9.7 VEHICULAR ACCESS REGULATIONS

Access into this PUD shall be via NW 13th Street, NW 16th Street and N Broadway Avenue.

Access to individual tracts shall not require frontage on an approved street. Lots and buildings may take access from parking lots and private drives.

9.8 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS

Sidewalks are present along NW 13th Street, NW 16th Street and N Broadway Avenue frontages. Should these existing sidewalks be removed or damaged during construction they will be replaced. Internal pedestrian pathways will be provided similar to that illustrated in Exhibit B.

9.9 PARKING REGULATIONS

Given the proximity to downtown, existing transit, and passenger rail, a minimum number of off-street parking spaces shall not be required. The design of all parking facilities in this PUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended. All efforts will be made to accommodate visitors and employees by providing parking; however, this shall not be a requirement during the building permit stage. Parking lots shall not front N Broadway Ave.

9.10 SIGN REGULATIONS

9.10.1 Freestanding Accessory Signs

Freestanding signs shall be in accordance with the C-3 “Community Commercial” district regulations.

Billboards shall not be permitted.

9.10.2 Attached Signage

Attached signs shall be in accordance with the C-3 “Community Commercial” district regulations with the following exceptions:

Square footage of signs for individual uses located in a multi-story, multi-tenant structure (stacked uses) shall be calculated based upon the frontage and setback of the individual use requesting the sign, regardless of the floor on which the use is located. (See Municipal Code Section 3-102(c) 3). Frontage is considered that façade(s) where the sign is to be located.

9.10.3 Electronic Message Display Signs

Electronic Message Display Signs shall be in accordance with the C-3 “Community Commercial” district regulations.

9.10.4 Decorative Artwork, Architectural Elements and Temporary Signage

Decorative artwork and/or architectural structures shall be permitted in this PUD, including, without limitation, upon or across public right-of-way with applications for review for such improvements submitted to the Arts Liaison in the Office of Arts & Cultural Affairs and subject to recommendation by the Oklahoma City Arts Commission and approval by the Public Works Department and require issuance of a permit. If located on upon or across public right-of-way shall also require approval by the Oklahoma City Council.

Decorative artwork, architectural structures may include but are not limited to fountains, individual art pieces, clock towers, decorative entry structures, etc.

Decorative artwork/architectural structures shall not exceed twenty-five (25) feet in height, must have a minimum fourteen (14) feet clearance in height (for archways), and be located a minimum of twenty-five (25) feet from the curb of an adjacent public street.

9.11 ROOFING REGULATIONS

All structures in this PUD shall have Class C roofing or better.

9.12 SETBACK REGULATIONS

No setbacks shall be required, other than those required by building code. A Build-To-Line along N Broadway Ave and NW 13th St shall be at or within 10 feet of the street right-of-way.

9.13 HEIGHT REGULATIONS

There shall be no maximum building height within this PUD.

The minimum building height for buildings located along Broadway Ave shall be two (2) stories and 30 feet for no less than 50% of the frontage.

9.14 LOT COVERAGE

Maximum lot coverage shall be 100 percent.

9.15 PUBLIC IMPROVEMENTS

The Developer shall make public improvements throughout the PUD as may be required by The City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.16 COMMON AREAS

Maintenance of the common areas in the development shall be the responsibility of the developer. 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 common areas intended for the use of conveyance of storm water, and/or drainage easements shown.

9.17 SPECIFIC PLAN, PLATTING & PERMITTING REQUIREMENTS

9.17.1 No building permits shall be issued within this PUD until a specific plan, including all items listed in Section 59-14200 of the Oklahoma City Municipal Code, 2020 as amended shall have been approved by the Planning Commission. The Oklahoma City Planning Commission shall have the ability to review and approve signage that is larger than that of the C-3, "Community Commercial" District.

Said specific plans should include a pedestrian plan that includes streetscape treatments, connections from public streets throughout the development and techniques that ensure pedestrian scale development, such as breaks between buildings or maximum block lengths.

B. APPLICANT'S SUMMARY

8.1 Use And Development Regulations:

8.1 Use and Development Regulations: Administrative and Professional Offices are allowed (8300.1).

9.1 Architectural Regulations: *The façade in the development tract shown has glass curtain walls and architectural metal and is in compliance with PUD-1915 Section 9.1 architectural regulations – refer to sheets A-200 and A201.*

9.2 Landscaping Regulations: *The landscape plan on sheet A-100 exceeds all landscape requirements of the City of Oklahoma City's Landscape Ordinance per PUD - 1915.*

9.3 Lighting Regulations: *There are no parking requirements, therefore there is no parking lot with any lights. Lights are only used for landscaping and building highlights.*

9.4 Screening Regulations: *There are no dumpsters, service areas, loading docks and mechanical equipment associated with this permit. Therefore, no screening is required with this permit.*

9.5 Dumpster Regulations: *There are no dumpsters associated with this permit.*

9.6 Drainage Regulations: *Drainage will be into an existing storm line. Detention for this tract has been waived. Reference "Detention Pond Waiver – Alley North Phase 1" Letter dated 2025.05.05.*

9.7 Vehicular Access Regulations: *Access is provided along 13th street and private drive shown on sheet A-100.*

9.8 Pedestrian Access/Sidewalk Regulations: *All sidewalks along the south property line will be replaced as shown on sheet A-100.*

9.9 Parking Regulations: *No parking is required per Section 59 of the Oklahoma City Municipal Code.*

9.10 Sign Regulations: *Signage is shown on sheet A-200 and A-201 attached and is conformance with City zoning requirements PUD-1915 section 9.10.2.*

9.11 Roofing Regulations: *The roof provided will be Class A roof and will exceed the City Zoning Requirements PUD – 1915.*

9.12 Setback Regulations: *Setback requirements meet City Zoning Requirements – PUD – 1915. Reference Sheet A-100.*

9.13 Height Regulations: *Building Height is approximately 70'-0" to top of penthouse and meets City Zoning Requirements – PUD – 1915. Reference Sheets A-200 and A-201.*

9.14 Lot Coverage: *Building footprint is approximately 15,876 square feet and the Lot is approximately 29,000. Lot coverage is approximately 54% and meets City Zoning Requirements – PUD – 1915. Reference Sheet A-100.*

9.15 Public Improvements: *Public improvements in the development are in place by the developer.*

9.16 Common Areas: *Common areas in the development are the responsibility of the developer.*

9.17 Specific Plan, Platting & Permitting Requirements: *Reference Sheet A-100.*

III. RECOMMENDATION

Per Chapter 59-14150.D, a PUD Specific Plan shall be submitted for review and approval by the Planning Commission prior to approval of site plans and building permits for any structure or building.

Staff's review of the Specific Plan for the development indicates the proposal is consistent with the PUD-1915 Master Design Statement and Master Development Plan.

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