



STAFF REPORT

Urban Design Commission

February 26, 2025

Case No. SPUD-1683
Property Address 1229 NW 26th St
Applicant Name Hollie Hunt, Sam Gresham Architects for Chris Fleming, Chinatown, Inc.
400 NW 23rd St
Oklahoma City, OK 73103
District SPUD-913

Continued from January 22, 2025

A. ITEMS FOR CONSIDERATION

1. Recommendation

To provide a recommendation to the Planning Commission for a request to rezone from SPUD-913 to Simplified Planned Unit Development (SPUD-1683) that will develop in accordance with the NB Neighborhood Business District and the UD Urban Design Overlay District.

B. BACKGROUND

1. Location

The subject site is located at the northeast corner of N Classen Blvd and NW 26th St.

2. Site History/Existing Conditions

This site is presently vacant. The site has been fenced off for nearly six years and has been used intermittently for parking, outdoor storage and vehicle storage.

3. Surrounding Environment

To the north, is the existing Golden Phoenix restaurant (which is proposed to be connected to the development that this SPUD will allow) with its surface parking lot located to the east of that building. To the south, across NW 26th St, is a one-story commercial strip center with a parking lot in front.

To the east, there is a combination of vacant lots and a mix of single- and two-story residential structures including single-family and multi-family uses (and one structure that has been converted to an office use). To the west, across N Classen Blvd, is the Grand House Asian Bistro along with two single-story commercial buildings.

4. Intended Use

8300.63, Retail Sales and Services

5. Previous Actions

On May 23, 2018, the Urban Design Commission approved UDCA-18-00017 which allowed for the 1a) Demolition of two single-story commercial structures, one single-story industrial structure, and one two-story apartment building; 1b) Removal of three billboards; 1c) Removal of the existing freestanding sign; 1d) Removal of existing on-street parking on N Classen Blvd; 1e) Demolition of the existing parking lot and all on-site improvements; 2) Construction of a new building; 3a) Construction of a new parking lot; 3b) Construction of on-street parking stalls along NW 26th St; 3c) Construction of two new driveways; 4) Construction of sidewalks; 5) Installation of four attached accessory signs; 6a) Installation of light sconces on the building; 6b) Installation ground mounted spot lights; and 7) Installation of landscaping. This development was approved subject to the standards of SPUD-913.

On August 24, 2016, the Urban Design Commission recommended approval of SPUD-913 to the Planning Commission. SPUD-913 allowed for the development of a three-story commercial building anchored by an events center and included a 34-stall surface parking lot at the corner of NW 26th St and N Classen Blvd. It also provided for the development of angled on-street parking stalls along the north side of NW 26th St and a new driveway on N Classen Blvd providing access to the on-site surface parking lot. While the four on-site structures were demolished and UDCA-18-00017 was approved, that development was never pursued beyond that point and the Certificate of Approval expired.

6. Submittal of a Certificate of Approval

The applicant submitted an application for a Certificate of Approval for a new grocery store development on this site on April 17, 2024. During review of that application, it was discovered that the proposed development was inconsistent with various development standards specified in SPUD-913. As described in Section B.7 of this report below, it was determined that the only way to proceed with the project without reducing its size was to apply for a new SPUD designation.

7. SPUD Overview

Per Section 59-4250.5.H., “The Urban Design Commission shall have the opportunity to comment upon and make recommendations on actions undertaken by other City boards, committees, and commissions with respect to the effect of such actions upon the District.” For this reason, staff has placed this item on the agenda to allow the Commission the opportunity to consider the proposal and provide a recommendation to the Planning Commission on the Simplified Planned Unit Development (SPUD) application.

The SPUD is necessary because of some of the development standards written into the existing SPUD on the site, SPUD-913. Specifically, SPUD-913 includes a standard for maximum building size. This standard limits the size of any building on the subject site to three stories and 27,500 square feet per floor. The applicant's proposed grocery store building is 28,462 square feet. So, while the proposed project is under the maximum 82,500 square maximum overall size allowed, it exceeds the maximum square footage per floor by 1,142 square feet. SPUD-913

was written and adopted with language that prevents the administrative amendment of the SPUD as a means to address such relatively minor deviations. Under those circumstances, the only alternative was for the applicant to apply for a new SPUD with new standards that allow for a larger maximum floor area.

There are other standards in SPUD-913 that are incompatible with the applicant's proposed development, such as some setback requirements, standards for the siting and screening of dumpster enclosures, access standards, and sign standards. However, through the Master Design Statement (or MDS) that is part of this SPUD request, the applicant has made corrections to those standards along with a change to the maximum building size.

Staff has coordinated with the applicant on the content and direction of the SPUD document. The attached draft is the SPUD document that the Commission is making a recommendation on to the Planning Commission. Staff and the applicant have collaborated on the content and direction of the MDS for this SPUD. Through that collaboration Planning staff and the applicant have come to agreement on the document and there are no outstanding issues or concerns with the proposed SPUD document.

It should be noted here, that in referencing "As per Base Zoning and Urban Design Overlay District" for several of the development standards in the MDS, the base zoning being referred to is the NB Neighborhood Business District, not the previously approved SPUD-913.

Perhaps most significant for Urban Design Commission's review, the MDS for the proposed SPUD maintains the design review requirements of the Urban Design Overlay District. Accordingly, any and all exterior modifications at the subject site for new development will remain under the purview of the Urban Design Commission and subject to the applicable Certificate of Approval provisions. Certificate of Approval applications for future development within the boundary of this SPUD area will remain subject to administrative or Commission level reviews and approvals pursuant to the standard UD thresholds for those reviews.

Related to the requirement for Commission review, the applicant has included Exhibit D as part of this SPUD proposal. Exhibit D is a series of architectural elevations for the proposed building. Documents included as attachments to SPUDs, including renderings, elevation drawings, and site plans, are conceptual and are not binding. The applicant is not required to construct what is shown in conceptual illustrations, and the Urban Design Commission is not required to approve what is shown in the conceptual illustrations. Some aspects of the conceptual illustrations, including building orientation, may not be consistent with the guidelines and regulations of the Urban Design Overlay District, but will be addressed per the standard design review process once the SPUD is effective and review of a Certificate of Approval application commences.

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 Urban Design Overlay District zoning ordinance as referenced below:

- a. **RE:** §13700.5.B.(1), Maximum Building Height
- b. **RE:** §13700.5.B.(2), Front Building Line
- c. **RE:** §13700.5.B.(3), Side-yard Setbacks
- d. **RE:** §13700.5.B.(4), Rear-yard Setbacks

Note: All other Regulations and Guidelines of the Urban Design Overlay 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

None

E. STAFF RECOMMENDATION

1. Recommend **approval** of the application to the Planning Commission for a request to rezone from SPUD-913 to Simplified Planned Unit Development (SPUD-1683) that will develop in accordance with the NB Neighborhood Business District and the UD Urban Design Overlay District.

Note: Staff recommendations do not constitute Commission decisions.

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