

Planning Commission Minutes
May 26, 2022

(The agenda was filed with the City Clerk of The City of Oklahoma City at 1:59 p.m. on May 23, 2022.)

15. (SPUD-1401) Application by Vitruvius Properties LLC., to rezone 1618 and 1620 NW 17th Street from the SPUD-930 District and Urban Conservation District to the SPUD-1401 Simplified Planned Unit Development District and Urban Conservation District. Ward 6.

The applicant was present. There were protestors present.

Amended Technical Evaluation:

1. The Master Design Statement shall be modified to state “This SPUD shall be developed in accordance with the regulations of the R-1 Single-Family Residential District and Gatewood Urban Conservation District (OKC Zoning Ordinance, 2020), except as modified herein:”
2. The number of primary buildings shall be limited to one.
3. The existing home shall remain. In the event the home is demolished, all new construction shall meet the requirements of the Gatewood UCD or regulations in place at the time of redevelopment.
4. Modify Section II.1. Architectural Regulations to delete “Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted” and specify all new construction shall be per the Gatewood UCD or regulations in place at the time of redevelopment.
5. Modify and/or specify signs as follows:
 - a) Temporary signs are not permitted in the front yard or on exterior fences/walls
 - b) One attached sign is permitted up to ~~(specify size/square footage)~~ 50 square feet.
 - c) Non-accessory signs and Electronic Message Display signs are prohibited.
 - d) Freestanding signs are prohibited.
6. Masonry wall shall be required, and articulated pilasters and decorative cap. limited to 8 feet tall with deco ~~decorative no more than 10 feet tall.~~
7. Valet services operating within the right-of-way will require Traffic Commission approval.

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MOTION FAILED LACK OF A SECOND TO RECOMMEND APPROVAL SUBJECT TO TECHNICAL EVALUATION, AS AMENDED.

MOVED BY: GOVIN

RECOMMENDED DENIAL.

MOVED BY LAFORGE, SECONDED BY PRIVETT

AYES: CRAVENS, CLAIR, POWERS, PRIVETT, HINKLE,
LAFORGE;

NAY: GOVIN;

ABSENT: FRALEY, PENNINGTON



STAFF REPORT
The City of Oklahoma City
Planning Commission
May 26, 2022

Item No. IV. 15.

(SPUD-1401) Application by Vitruvius Properties LLC., to rezone 1618 and 1620 NW 17th Street from the SPUD-930 District and Urban Conservation District to the SPUD-1401 Simplified Planned Unit Development District and Urban Conservation District. Ward 6.

I. GENERAL INFORMATION

A. Contacts

1. Applicant/Developer Representative

Name David Box
Company Williams, Box, Forshee & Bullard PC
Phone 405-232-0080
Email dmbox@wbflaw.com

B. Case History

This application was continued from the April 28, 2022 meeting.

C. Reason for Request

This application is to permit boutique and small event center.

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: 0.1607 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	SPUD-930 SPUD-1386	R-2/UCD	R-2/UCD	R-2/UCD	R-2/UCD
Land Use	Billboard	Residential	Residential	Res/4Plex	Residential

4. **Development Context:** The subject site is located on the south side of NW 17th Street between N Blackwelder and N McKinley Avenues in the Gatewood neighborhood. The subject site and all surrounding property are within the Gatewood Urban Conservation District (UCD). The subject site is developed with a home and zoned SPUD-930. To the east is a vacant lot also within SPUD-930, which was approved in January 2017 to allow up to three new homes to be constructed - one behind the existing house that is part of this application, and two more on the vacant parcel to the east. At the time of review, the vacant lot to the east was under consideration for rezoning to SPUD-1386 along with the residence to its east. If approved, 16 one-bedroom dwelling units could be built adjacent to the subject site. Abutting on the west is a duplex. To the north and east are residential uses zoned R-2. The subject site backs up to an alley and a 4-plex that fronts NW 16th Street. Across the alley to the southwest is a 3-story mixed use development under construction, and a barcade on the corner. The Plaza District is located to the southwest along NW 16th Street. The SPUD is requested to allow an indoor and outdoor event venue inside the existing home and backyard.

II. SUMMARY OF PUD APPLICATION

1. This site will be developed in accordance with the regulation of the **R-1 Single-Family Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

In addition to all R-1 uses the following shall be permitted:

- 8300.67 Spectator Sports and Entertainment: General (limited to a wedding and event venue and accessory services)

2. **Maximum Building Height:**

The current structure on site shall remain. In the event that any new structure is built, said structure shall meet the height regulations of the base zoning district.

3. **Maximum Building Size:**

The current structure on site shall remain. In the event that any new structure is built, said structure shall meet the development regulations of the base zoning district.

4. **Maximum Number of Buildings:**

There shall be a maximum of two (2) buildings within this SPUD.

5. Building Setback Lines

The current setback lines shall be permitted to accommodate the existing building. In the event that any new structure is built, said erection shall meet the setback regulations of the base zoning district.

6. Sight-proof Screening:

A brick masonry wall shall be permitted around the courtyard with a minimum height of ten (10) feet and a maximum height of twelve (12) feet, with decorative elements such as a chimney that may be exceed twelve (12) feet.

Masonry wall setback lines shall be as follows:

North: Attached to back of house
South: 20 feet
East: 0 feet
West: 0 feet

7. Landscaping:

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

8. Signs:

8.1 Temporary signs

Temporary signage shall be permitted within this SPUD for weddings and events.

8.2 Attached signs

Two (2) attached signs shall be permitted within this SPUD.

8.3 Non-Accessory Signs

Non-Accessory signs will be in accordance with the base zoning district regulations.

8.4 Electronic Message Display signs

Electronic Message Display signs will be in accordance with the base zoning district regulations.

9. Access:

Access shall be taken from one (1) private drive off of NW 17th St. and one (1) drive from the alley located on the south side of the property.

10. Sidewalks

Sidewalks currently exist along NW 17th St. and shall be protected. In the event new sidewalks are required, they shall be 5-foot-wide, 6 foot wide if constructed abutting the street curb and meet The City of Oklahoma City requirement.

I. Other Development Regulations:

1. Architecture:

All buildings currently constructed on site shall remain and shall be deemed to conform to all architecture regulations contained herein. In the event that a new building is constructed, the following regulations shall apply:

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

2. Open Space:

N/A

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.

To minimize light spillover on residential uses, outdoor lights within any office or commercial or industrial tracts 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.

5. Dumpsters:

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

6. Parking:

This SPUD shall provide seven (7) on-site parking spaces. The parking spaces shall be deemed to satisfy the required parking for all uses within this SPUD. Valet services shall be provided to accommodate off-site guest parking.

A parking plan shall be required, in writing, between guests and host prior to any private event.

7. Maintenance:

Maintenance of the common areas in the development 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 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. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

8. Drainage:

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

9. Other:

There shall be a maximum of 100 guests.

Events are permitted Monday-Thursday until 10:00 p.m. and Friday-Sunday until 11:00 p.m.

II. Supporting Documents

- Exhibit A: Legal Description
- Exhibit B: 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**
- 2. Oklahoma City Urban Renewal Authority (OCURA)**
- 3. Oklahoma Gas and Electric (OGE)**
- 4. Oklahoma Natural Gas:** Please be advised ONG has an underground or aboveground facility in the area. If you need our facilities relocated to accommodate your excavation or construction, ONG will provide you a cost estimate. Prior to excavation, please contact OKIE-ONE 1-800-522-6543 a minimum of 48 hours prior for exact location of our facilities.
- 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

b. Streets, Traffic and Drainage Maintenance

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, common lot areas or private drainage easements. 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) Sidewalk 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.

c. Stormwater Quality Management

d. Traffic Management*

8. Utilities

a. Engineering

Paving

Wastewater Availability

- 1) An existing 8” wastewater main(s) is adjacent to the subject site(s) and a service connection will be permitted in accordance with City Standard Specifications. A separate service connection is required for each building/structure.
- 2) All wastewater mains must flow within the existing drainage basin. Proposed wastewater mains that will flow to another drainage basin across a ridgeline will not be allowed.
- 3) Minimum ten (10) foot horizontal separation required for water mains and five (5) foot for other crossings. Minimum two (2) foot vertical separation required for all crossings.

- 4) The developer will be required to extend the wastewater collection system to each lot or site within the subdivision or land improvements in accordance with City Standard Specifications and the current Subdivision Regulations.
- 5) All existing unused wastewater services must be abandoned at the wastewater main.
- 6) Proposed wastewater main(s) must be located in a twenty (20) foot wide easement.
- 7) No trees, signs, dumpster, fences, and/or structures shall be permitted within any proposed or existing utility easement.
- 8) All wastewater mains must have a minimum cover of six (6) feet and a depth no greater than eighteen (18) feet.

b. Solid Waste Management

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

c. Water/Wastewater Quality

Water Availability

- 1) An existing 6" water main(s) is adjacent to the subject site(s) and a service connection will be permitted in accordance with City Standard Specifications. A separate service connection and meter is required for each building/structure.
- 2) Minimum ten (10) foot horizontal separation required for wastewater mains and five (5) foot for other mains. Minimum two (2) foot vertical separation required for all crossings.
- 3) Dead-end water mains must be avoided where applicable.
- 4) All existing unnecessary water services must be abandoned at the water main.
- 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 and fire protection systems which require water pressure in excess of 25 psi.

- 6) Proposed water main(s) must be located within a utility easement or right-of-way. No trees, signs, dumpster, fences, and/or structures shall be permitted within any proposed or existing utility easement.
- 7) All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 8) All existing and proposed meters must meet current specifications and standard details and be located in the right-of-way or utility easement within grassy areas outside of sidewalks, driveways, streets and/or paving.
- 9) All domestic and fire suppression services must have separate water service connections.
- 10) Fire hydrants maximum spacing is 500 foot and must be located within 10 foot of a hard surface (i.e. sidewalk, street, and/or paving).

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.

Location:

- Mixture of density, lot size and building scale is appropriate as long as land use compatibility is achieved.

National, state, and local permitting require basic best management practices for stormwater management. The intent of the SPUD is to allow an event venue in the home and backyard.

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. *No changes to the home are expected. A wedding venue is proposed in the back.*

Automobile Connectivity:

- Protect existing traditional street grid and reconnect it where possible.
- Keep alleys open and functional.

The home has a driveway on NW 17th Street and access from the alley.

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.

Sidewalks are available on NW 17th Street but may need repaired.

- 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 outdoor event uses adjacent to existing residential uses “Building Scale and Site Design”, “Traffic”, and “Operational Impact” 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 site is developed with an existing home. If the home were to remain and the SPUD committed to maintaining the existing Gatewood UCD regulations, no compatibility issues related to building scale are identified. However, the SPUD proposes a 10- to 12-foot masonry wall around the proposed courtyard in the back that would be placed on the east and west property lines. The SPUD states that decorative elements may exceed 12 feet but does not establish a maximum height for such elements.*

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 SPUD is proposed for events up to 100 people. The SPUD commits to seven off-street spaces that include four spaces off the alley and three in the existing driveway. The SPUD states valet parking will be provided for guests. It was unclear where the valet stand and drop-off/pick up for ridesharing would occur. The SPUD requires a parking plan between the guest and host prior to a private event.*

Operational Impact: The comprehensive plan calls for mitigation measures if new projects propose uses that generate noise levels above those found in typical residential settings, have detectable odors, spill light above that found in typical residential settings, or operate after 10 p.m. within proximity to residential uses.

When located near residential uses, the comprehensive plan calls for containing operating effects (including noise and odor) within building walls, using vertical screening to block any mechanical equipment and service areas, and directing light away from adjacent residential areas. *Potential operational impacts are identified for outdoor event uses near residences. The Use Unit Classification required for the venue (8300.67) is prohibited in the Gatewood UCD. Mitigation measures offered in the SPUD to allow the use are construction of a 10- to 12-foot wall around the perimeter of the backyard courtyard and establishing hours of operation for events.*

- 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:
 - 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.
- 5) **Transportation System:** This site is located along NW 17th Street, a Neighborhood Street within the Urban Medium LUTA. The nearest transit (bus) service is located on NW 16th Street.
- 6) **Other Development Related Policies**
 - 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)
 - Encourage the adaptive reuse of underutilized structures and the revitalization of older, economically distressed neighborhoods. (SU-21)
 - 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)
- 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)
- Share parking between contiguous developments. (C-31)
- 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)
- Initiate new efforts to reduce sign clutter and improve the aesthetics of signs, while allowing for adequate and visible business identification (E-14)

7) Other Considerations: Historic Resources

The existing home is a contributing structure to 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.

The comprehensive plan calls for protecting the unique character of National Register-listed properties. Conformance with the comprehensive plan is achieved by preserving the existing structure and ensuring new development is consistent with the Gatewood Historic District.

b. Plan Conformance Considerations

The subject site is located on the south side of NW 17th Street between N Blackwelder and N McKinley Avenues in the Gatewood Urban Conservation District. The SPUD is requested to keep the existing home and allow it and the backyard to be used as an event venue.

The comprehensive plan supports the preservation of the existing home and its adaptive reuse. However, the requested outdoor event use near residences triggers potential traffic and operational impacts (specifically noise). The SPUD contemplates events up to 100 people and provides 4 parking spaces on the alley (7 total including the driveway parking). While the SPUD is located near the Plaza District, it is also located in a neighborhood. The SPUD proposes addressing operational impacts by constructing a wall around the proposed courtyard in the back and establishing end times for events. It was unclear at the time of review how traffic would be managed on the site that is located mid-block on a residential street with access from an alley. Valet services are proposed, but the location drop-off/pick up for valet and ridesharing services was unknown at the time of review. The SPUD should comply with the Gatewood UCD regulations, modify architectural regulations to mirror the Gatewood UCD for new development, and more specifically address signs, noise and traffic flow.

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.

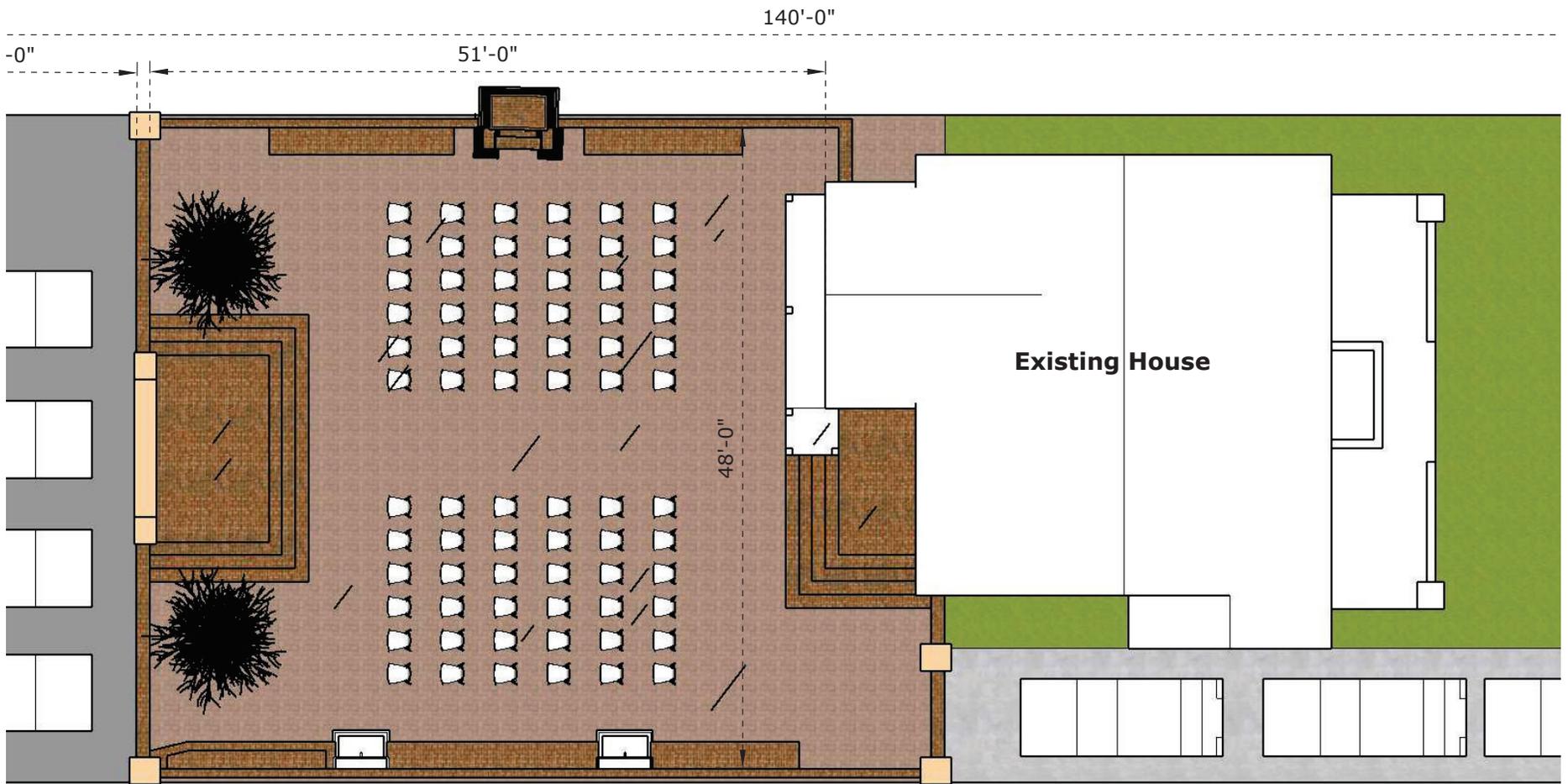
Approval of the application subject to the following Technical Evaluation(s):

1. The Master Design Statement shall be modified to state “This SPUD shall be developed in accordance with the regulations of the **R-1 Single-Family Residential District and Gatewood Urban Conservation District** (OKC Zoning Ordinance, 2020), except as modified herein:”
2. The number of primary buildings shall be limited to one.

3. The existing home shall remain. In the event the home is demolished, all new construction shall meet the requirements of the Gatewood UCD or regulations in place at the time of redevelopment.
4. Modify Section II.1. Architectural Regulations to delete “*Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted*” and specify all new construction shall be per the Gatewood UCD or regulations in place at the time of redevelopment.
5. Modify and/or specify signs as follows:
 - a) Temporary signs are not permitted in the front yard or on exterior fences/walls
 - b) One attached sign is permitted up to (*specify size/square footage*)
 - c) Non-accessory signs and Electronic Message Display signs are prohibited.
 - d) Freestanding signs are prohibited.
6. Masonry wall shall be limited to 8 feet tall with deco decorative no more than 10 feet tall.
7. Valet services operating within the right-of-way will require Traffic Commission approval.

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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Case No: SPUD-1401 Applicant: Vitruvius Properties, LLC
Existing Zoning: SPUD-930 / UCD
Location: 1618 & 1620 NW 17th St.



Aerial Photo from 2/2020



The City of
OKLAHOMA CITY

Simplified Planned Unit Development

