



STAFF REPORT

Urban Design Commission

October 26, 2022

Agenda Item VII.A.
Case No. SPUD-1452
Property Address 719 NW 23rd St
Applicant Name David Box, Williams, Box, Forshee, & Bullard for Bungalow 23
522 Colcord Drive
Oklahoma City, OK 73102

District Uptown NW 23rd St

A. ITEMS FOR CONSIDERATION

1. Recommendation

To provide a recommendation to the Planning Commission for a request to rezone from PUD-1218 to Simplified Planned Unit Development (SPUD-1452).

B. BACKGROUND

1. Location

The subject site is located on the north side of NW 23rd St between N Lee Ave and N Shartel Ave.

2. Site History/Existing Conditions

The subject site is comprised of several individual parcels and includes the existing structures addressed at:

2417 N Lee Ave
2419 N Lee Ave
2418 N Guernsey Ave
715 NW 23rd St
719 NW 23rd St
723 NW 23rd St
727 NW 23rd St
729 NW 23rd St
731 NW 23rd St
733 NW 23rd St

Most of these structures are former craftsman bungalow style residences that were built in or around 1918. These structures have all since been converted to commercial uses including Chick N Beer, Starlite Salon, Spotlight Lounge, and Cuppies & Joe among others (all now closed). The structures that front on NW 23rd St present a recognizable presence in Uptown and serve as visual landmarks for this part of town, similar to the Tower Theater.

While these residential structures have all been converted to commercial uses, they retain the atmosphere and quality of the former residential neighborhood

that once dominated this street. Their appearance along this stretch of NW 23rd St simultaneously provides an anchor to the residential past while acknowledging and aiding in the establishment of the commerce-based future.

3. Surrounding Environment

To the north, there are multiple single-family residential homes along the south side of NW 24th St representing the south end of the Paseo residential neighborhood. To the east, at the northwest corner of NW 23rd St and N Lee Ave, is a Church's Chicken drive-thru fast-food restaurant. Further east along NW 23rd St, across N Lee Ave, is a Planned Parenthood health clinic.

To the south, across NW 23rd St, is the CSL Plasma blood bank. To the west the alley, is the Dove Academy private school. To the west, at the northeast corner of NW 23rd St and N Shartel Ave, is a single-story commercial building that houses a travel agency.

4. Intended Use

The objective of this SPUD appears to be to create an assortment of bars and restaurants around an open core area that can be used for community gatherings or events like food trucks or open-air concerts. The primary uses proposed include:

8300.33, Drinking Establishments: Sitdown, Alcohol Permitted

8300.37, Eating Establishments: Sitdown

8300.38, Eating Establishments: Sitdown, Alcohol Permitted

8300.39, Eating Establishments: Sitdown, Limited Alcohol Permitted

8300.41, Food and Beverage Retail Sales

8300.51.1, Lodging Accommodations: Home Sharing

8300.54, Outdoor Sales and Display, and Outdoor Storage (Limited to food trucks).

8300.55, Participant Recreation and Entertainment, Indoor

8300.56, Participant Recreation and Entertainment, Outdoor (limited to outdoor music venue and food trucks)

5. Previous Actions

On December 19, 2006, the City Council approved Planned Unit Development 1218 for the 23rd Street Courts. The objective of that PUD application was to provide for a mixed-use development for the operation of various commercial businesses, restaurants, and/or residential uses. Guernsey Ave was vacated at that time and converted to an access drive controlled by a gate. The PUD was established to promote the revitalization of the existing structures and create a more pedestrian friendly environment.

The UDC agenda from October 18, 2006, notes that this SPUD was reported to the Commission under Communications, but there was no staff report presented or recommendation provided by the UDC.

6. Other

Staff has coordinated with the applicant on the content and direction of the SPUD. The attached SPUD document is a final draft that reflects the agreed upon revisions. This draft represents the version of the SPUD document that the Commission is making a recommendation on to the Planning Commission.

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 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 SPUD area will be subject to administrative or Commission review and approval pursuant to the standard UD thresholds for those reviews.

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:** §13700.1., Purpose and Intent
- b. **RE:** §13700.5.B.(1), Maximum Building Height
- c. **RE:** §13700.5.B.(3), Side-yard Setbacks
- d. **RE:** §13700.5.B.(4), Rear-yard Setbacks
- e. **RE:** §13700.6.A., Preservation of Existing Buildings
- f. **RE:** §13700.6.B., Compatible with Existing Building Stock
- g. **RE:** §13700.6.C., Promote Pedestrian Comfort, Interest, and Security
- h. **RE:** §13700.6.D., Promote/Enhance Character of the Streets and Sidewalks
- i. **RE:** §13700.6.E., Promote Greater Vitality of the Streetscape

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

1. Development Regulations

This proposal does not comply with the Development Regulations of the Urban Design Overlay District zoning ordinance as follows:

- a. **RE: Dumpsters, Case Item II.5., Dumpsters (in the Master Design Statement)**
 - 1) Description: The MDS proposes to allow new dumpsters with a minimum separation from residential zoning and uses.

- 2) Reference: Master Design Statement, Section II.7., Maintenance
“Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended. Dumpsters shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use and shall be screened on all four sides.”

- 3) Considerations: On the Site Plan submitted for this SPUD, there is a new dumpster enclosure proposed behind the structure at 2417 N Lee Ave (at the east end of the site). It is not clear from the information provided that this dumpster enclosure would meet the standard set by the MDS.

Accordingly, a condition of approval should be added to any recommendation of approval to revise the Site Plan provided to provide the necessary dimension lines to ensure that this proposed dumpster enclosure meets the 50-foot separation standard and that it allows for the required minimum backout/drive aisle width for the parking stalls located to the north of the dumpster enclosure, or if it does not, that this dumpster enclosure be eliminated or relocated elsewhere on site to satisfy those requirements.

b. **RE: Drive Aisle Standards, Case Item II.6., Parking (in the Master Design Statement)**

- 1) Description: The MDS includes a standard for the width of two-way drive aisles but not for one-way drive aisles.

- 2) Reference: Master Design Statement, Section II.6., Parking

“The current parking spaces shall be deemed to satisfy the required parking for all uses within this SPUD. Valet services shall be permitted to accommodate off-site guest parking along NW 23rd St to the leased neighboring lot located at 825 NW 23rd St, subject to Traffic Commission and City Council approval. Aisle width for two-way traffic shall be a minimum of twenty-two (22) feet.”

- 3) Considerations: Per the Site Plan there is a one-way drive aisle at the east end of the site. The MDS specifies a width for the two-way drive. Since a one-way drive is also proposed in the project site plan, a minimum width for a one-way drive should also be specified. Additionally, proper signage should be provided at the exit of the one-way drive onto N Lee Ave to prevent vehicles from entering this exit.

c. **RE: Exhibit B, Site Plan (in the Master Design Statement)**

- 1) Description: The MDS originally included a proposal for a freestanding, continuous trellis along the project frontage on NW 23rd St. The applicant has since revised this proposal in the MDS to be attached awnings instead.

- 2) Reference: Exhibit B, Site Plan
Exhibit B still shows the proposed continuous trellis in front of the buildings along NW 23rd St.
- 3) Considerations: Because the applicant has revised the MDS to propose individual attached awnings instead of the continuous trellis, Exhibit B should be revised to eliminate the continuous trellis and instead show the conceptual locations for the proposed individual attached awnings.

E. STAFF RECOMMENDATION

1. **Approve the application** on the basis that the project meets the Regulations and Guidelines of the Urban Design Overlay District zoning ordinance as referenced in Section C and D of the Staff Report with the **conditions** that:
 - a. the applicant shall revise Exhibit B, Conceptual Site Plan to ensure that the proposed dumpster situated to the west of 2417 N Lee Ave satisfies the minimum 50-foot separation from any adjacent residential zoning district or use and the minimum drive aisle width requirements for the angled parking stalls located north of the dumpster, and to add appropriate signage for a one-way drive at the driveway exit to N Lee Ave;
 - b. the applicant shall revise Section II.6., Parking of the MDS to add a standard for the minimum width of a one-way drive;
 - c. the applicant shall revise Exhibit B, Conceptual Site Plan to add appropriate signage at the exit of the one-way drive onto N Lee Ave to prevent vehicles from entering this exit drive; and
 - d. the applicant shall revise Exhibit B, Conceptual Site Plan to eliminate the continuous trellis and instead show the conceptual locations for the proposed individual attached awnings.

Note: Staff recommendations do not constitute Commission decisions.

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