



STAFF REPORT

Downtown Design Review Committee

12/15/2022

Agenda Item IV.A.
Case No. CE-01075
Property Address 817 Dean A McGee Ave
Applicant Name Mark W. Zitzow, Johnson & Associates
for Mason Realty Investors, LLC
1 E Sheridan Ave, Suite 200
Oklahoma City, OK 73104
District DTD-2

A. ITEMS FOR CONSIDERATION

Request to close a portion of the right-of-way for the east/west alleyway located west of N Shartel Ave, south of NW 4th St.

B. BACKGROUND

1. Location

This paved east/west alleyway is located between N Francis Ave and N Shartel Ave, south of NW 4th St. The applicant has requested the closure of the alleyway for the western half of this block. There are two property owners adjacent to this right-of-way, one on the north side and one on the south side of the portion of the alleyway to be closed.

2. Site History/Existing Conditions

This alleyway is located in Block 19 of the Northwest Addition to Oklahoma City subdivision plat (supplemental plat), which was approved in November, 1901. The 1919 Sanborn Map shows this area contained single family houses and duplexes. The area to the south of this requested closure was an unplatted area where the Oklahoma City Railway Company was located. The 1953 Sanborn Maps reflects the total conversion of the land to the north and south of the alley to the Kilpatrick Brothers Lumber Co. All of the houses and duplexes had been removed.

In 2020/2021, a fire resulted in the demolition of the structures/warehouses located on the property north of the alley.

Earlier this year, the Downtown Design Review Committee held hearings on DTCA-22-00034, request to demolish the building (damaged by fire) and all site improvements, and construct a parking garage, and DTCA-22-00035, request to demolish structures and all site improvements. At the 05/19/2022 DDRC meeting, both of these Certificate of Approval applications were approved. The applicant referenced a proposed multifamily project proposed for this property. The Certificate of Approval for that proposed multifamily project is also on the December 2022 DDRC agenda for consideration, DTCA-22-00065.

3. Surrounding Environment

Adjacent to the north is vacant property. To the northeast, is a parking lot and building that previously housed Banquet Cinema. Adjacent to the south is the property that was the subject of DTCA-22-00035. The existing structures, previously used for the Kilpatrick Brothers Lumber Co., have been approved to be demolished.

4. Intended Use

Use Unit 8200.12 Multiple-Family Residential

5. Previous Actions / Other

According to Section 59-3250.2. C., the Downtown Design Review Committee shall have the power to “comment upon and provide recommendations on actions proposed to other City boards, committees, and commissions with respect to the effect of such actions upon the District.”

This item was originally on the July 2022 DDRC agenda and was continued at that time. Subsequently, it was continued at the August and September meetings.

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:

None

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: Request to close a portion the alleyway, Case Item A.

- 1) Description: The applicant proposes to close a portion of the alleyway.
- 2) Reference: §7200.1.G.(4) Development Pattern
“(a) *New development should incorporate the approximate scale and proportions of the traditional block pattern, concentrating mass and height at key intersections and along major pedestrian corridors.*”

Reference: §7200.1.A. Purpose and Intent.

“This commercial district is intended to support diverse forms of business and residential activity, including mixed-uses in a single building, within the central area of the City. Development regulations and guidelines in this district are intended to:

- (1) *Promote the development and redevelopment of the downtown area in a manner consistent with the unique and diverse design elements and urban character of the downtown districts;*
- (2) *Ensure that a proposed use is compatible with the commercial, cultural, historic, and governmental significance of the downtown districts;*
- (3) *Promote the downtown area as a vital mixed-use area;*
- (4) *Create a network of pleasant, safe, and connected public spaces and pedestrian amenities in the downtown area;*
- (5) *Enhance existing structures and circulation patterns; ...”*

Reference: §7200.4. Downtown Transitional District, General (DTD-2).

A. *Purpose and Intent.*

“The DTD-2 District is intended to promote a high quality mix of commercial, office, residential, and industrial uses, including mixed-uses in a single building, for areas adjacent to the DBD District. Development regulations in this district are intended to promote the development and redevelopment of areas adjacent to the DBD District in a manner consistent with the unique and diverse design elements of the area, ensure that areas adjacent to the DBD District contain land uses compatible with commercial, residential, and cultural significance of the Central City, create a network of pleasant public spaces and pedestrian amenities, enhance existing structures and circulation patterns, encourage preservation and restoration of historic features, encourage preservation of the cultural significance of the central city, and promote the areas adjacent to the downtown business district as dense, urban and mixed-use neighborhoods.”

- 3) Considerations: As the pictures in the handout reflect, the eastern half of the alley in this block is also paved, in place and utilized. The alley does not continue to the east on the other side of Shartel Ave. Although the platted alley is still “in place” to the west of N Francis Ave, it is not paved in that location.

Alleys have traditionally provided access to “back of house” functions, such as delivery/pick-up, trash collection, etc., which are activities not desired for street frontages.

The alley adjacent to the property on the southwest corner of NW 4th and Shartel is not included in this request. While staff has concerns about leaving this small portion of the alley, the layout of that lot currently will allow continued pick up of trash and vehicular flow through the site.

For the reasons cited above, staff supports this request.

E. STAFF RECOMMENDATION

- 1. Approve the application** on the basis that the project complies with the regulations and guidelines of the Downtown Design District zoning ordinance as referenced in Sections C and D of the Staff Report.

Note: Staff recommendations do not constitute Committee decisions.

Attachments: Zoning Map, Application, Drawings, Photos.