



# MEMORANDUM

Council Agenda  
Item No.IX. AZ  
6/21/2022

## The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Ordinance to be introduced and set for final hearing August 2, 2022 (SPUD-1401) 1618 and 1620 NW 17th Street from SPUD-930 Simplified Planned Unit Development and Gatewood Urban Conservation Overlay Districts to SPUD-1401 Simplified Planned Unit Development and Gatewood Urban Conservation Overlay Districts. Ward 6.

### **Applicant:**

David Box, Williams, Box, Forshee & Bullard PC  
Vitruvius Properties, LLC

### **Purpose:**

The purpose of this request is to permit a boutique and small event center.

### **Previous Action:**

On May 26, 2022, the Planning Commission recommended denial for SPUD-1401. If City Council decides to approve the application, then it should be subject to the amended Summary of Technical Evaluation contained in the Planning Commission staff report, as follows. The applicant has agreed with these conditions and the SPUD document has been amended accordingly.

### **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.

**Review:**

Development Services Department

**Recommendation:** Ordinance be introduced and set for final hearing and appropriate notice be mailed.