



MEMORANDUM

Council Agenda
Item No. XI. E
6/21/2022

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Ordinance on final hearing (emergency) recommended for approval (five affirmative votes required for approval) (SPUD-1386) 1612 and 1614 NW 17th Street from SPUD-930 Simplified Planned Unit Development, R-2 Medium-Low Density Residential and Gatewood Urban Conservation Districts to SPUD-1386 Simplified Planned Unit Development and Gatewood Urban Conservation Districts. Ward 6.

Planning Commission recommended approval subject to the Summary of Technical Evaluation.

Applicant:

David Box, Williams, Box, Forshee & Bullard PC

Purpose:

The purpose of this request is to permit multi-family residential development.

Background:

On April 28, 2022, the Planning Commission recommended approval for SPUD-1386 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-4 General Residential District and Gatewood Urban Conservation District (OKC Zoning Ordinance, 2020), except as modified herein:"
2. The number of dwelling units shall be limited to ~~12~~ 16 one-bedroom dwelling units.
3. Building height shall be limited to 2½ stories and 35 feet.
4. The front (north) setback shall be ~~25 feet~~ consistent with the existing structures to the east and west inclusive of front porches.
5. All parking shall be located to the rear of structures that front NW 17th Street.
6. A maximum of one driveway shall be allowed on NW 17th Street, subject to the Gatewood UCD width requirements.
7. Amend Architectural Regulations to state: "Buildings facing NW 17th St. shall be designed with front porches. ~~and/or balconies~~.

8. Add to Architectural Regulations that “all primary residential structures shall have either a gable or hipped roof with at least a ten-degree pitch.”
9. Sidewalks shall be repaired or replaced as necessary.
10. Landscaped areas amounting to at least ten percent of the required off-street parking shall be provided. In addition, there shall be planted at least one tree, at least two inches in caliper, for every 25 feet of property frontage abutting NW 17th Street.

Protests:

6 Protests, 2 Legal, 4.7%

Previous Action:

The Ordinance for redistricting was introduced May 24, 2022, set for final hearing June 21, 2022, and appropriate notice was published and mailed.

Review:

Development Services Department

Recommendation: Ordinance be adopted.