

SPUD-1817

Published in The Journal Record JUNE 17, 2026

ORDINANCE NO. 28,096

AN ORDINANCE AMENDING CHAPTER 59, SECTION 5150 OF THE OKLAHOMA CITY MUNICIPAL CODE, 2020, TO INCLUDE ADDITIONAL TERRITORY WITHIN THE SPUD SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT ~~AND DECLARING AN EMERGENCY.~~

AKS

EMERGENCY ORDINANCE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY:

SECTION 1. That Chapter 59, Section 5150 of The Oklahoma City Municipal Code, 2020, be amended to change the boundaries of the SPUD Simplified Planned Unit Development District, as shown upon the District Map to include therein the following described property, subject to the UD Urban Design and TT Twenty-Third Street Uptown Overlay District boundaries:

Lot Seventeen (17), of Block Two (2), in the Amended Plat of Blocks 1, 2, and 3, all in LAS VEGAS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. **AND** Lot Sixteen (16), in Block Two (2), of the Amended Plat of Blocks 1, 2, and 3, LAS VEGAS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

SECTION 2. (EMERGENCY) ~~WHEREAS~~, it being immediately necessary for the preservation of the peace, health, safety, and public good of Oklahoma City and the inhabitants thereof that the provisions of the ordinance be put into full force and effect, an emergency is hereby declared to exist by reason whereof this ordinance shall take effect, and be in full force from and after its passage as provided by law.

INTRODUCED AND READ in open meeting of the Council of The City of Oklahoma City, Oklahoma, on this 19TH day of MAY, 2026.

PASSED by the Council and **SIGNED** by the Mayor of The City of Oklahoma City, Oklahoma, this 16TH day of JUNE, 2026.

ATTEST:

Amy K Simpson
CITY CLERK



David Holt
MAYOR

REVIEWED for form and legality.

Susan Randall
ASSISTANT MUNICIPAL COUNSELOR



MEMORANDUM

Council Agenda
Item No. XI. G
6/16/2026

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-1817), rezoning 2319 North Barnes Avenue from R-2 Medium-Low Density Residential, C-4 General Commercial, UD Urban Design and TT Twenty-Third Street Uptown Overlay Districts to SPUD-1817 Simplified Planned Unit Development, UD Urban Design and TT Twenty-Third Street Uptown Overlay Districts. Ward 6.

Applicant:

Mark W. Zitzow, Johnson & Associates
Omega Investments, LLC

Purpose:

The purpose of this application is to allow multifamily residential use and development, specifically a townhome community.

Background:

On April 22, 2026, the Urban Design Commission recommended approval of the application.

On April 23, 2026, the Planning Commission recommended approval of the application.

Protests:

None

Previous Action:

The Ordinance was introduced May 19, 2026, and set for final hearing June 16, 2026. Appropriate notice was published and mailed.

Review:

Planning Department

Recommendation: Ordinance be adopted.

CASENO	NAME 1	MAILINGADDRESS	CITY	STATE	ZIPCODE
SPUD-1817	MARK W ZITZOW, JOHNSON & ASSOCIATES	1 E SHERIDAN AVE, STE 200	OKLAHOMA CITY	OK	73104
SPUD-1817	LAS VEGAS	2206 NW 17TH ST	OKLAHOMA CITY	OK	73107
SPUD-1817	PENN PLACE HOA	12516 N BARNES AVE	OKLAHOMA CITY	OK	73170
SPUD-1817	OKLAHOMA CITY PUBLIC SCHOOLS, SCOTT RANDALL	PO BOX 36609	OKLAHOMA CITY	OK	73136
SPUD-1817	2200 NW 22ND LLC C/O ANDREW NJOO	3821 S ROBINSON AVE	OKLAHOMA CITY	OK	73109
SPUD-1817	2316 N BARNES AVE LLC	6915 N CLASSEN BLVD	OKLAHOMA CITY	OK	73116
SPUD-1817	7 ELEVEN INCORPORATED	2021 S MACARTHUR BLVD	OKLAHOMA CITY	OK	73128
SPUD-1817	A&N FAMILY TRUST	4015 N PENNSYLVANIA AVE	OKLAHOMA CITY	OK	73112
SPUD-1817	ALEX 98 LLC	2727 PINE ST	SAN FRANCISCO	CA	94115
SPUD-1817	ALO INVESTMENTS LLC	17225 SADDLE CREEK WAY	EDMOND	OK	73012
SPUD-1817	AMG RENTALS LLC 2220 NW 22ND STREET SERIES	1729 W 33RD ST, Unit A	EDMOND	OK	73013
SPUD-1817	BAILEY MIKE	2231 NW 22ND ST	OKLAHOMA CITY	OK	73107
SPUD-1817	BALTIC HEATHER D & GEORGE L	6904 BLUE SPRUCE CT	OKLAHOMA CITY	OK	73162
SPUD-1817	BOYKIN JONAH RAY & MARY ANN	2219 NW 22ND ST	OKLAHOMA CITY	OK	73107
SPUD-1817	CC INVESTMENTS LLC	700 NW 40TH ST	OKLAHOMA CITY	OK	73118
SPUD-1817	CFT NV DEVELOPMENTS LLC	1683 WALNUT GROVE AVE	ROSEMEAD	CA	91770
SPUD-1817	CORBETT AARON T & STEPHANIE K	608 NE 18TH ST	OKLAHOMA CITY	OK	73105
SPUD-1817	DUTTON CHARLES A JR & JENI	2201 NW 22ND ST	OKLAHOMA CITY	OK	73107
SPUD-1817	HE YOU MIING, HE LEON XIAO	126 NW 32ND ST	OKLAHOMA CITY	OK	73118
SPUD-1817	KHADER SAMMY	2119 NW 22ND ST	OKLAHOMA CITY	OK	73107
SPUD-1817	KNOWLTON TERESA, RODRUGUEZ MATTHEW R	2214 NW 22ND ST	OKLAHOMA CITY	OK	73107
SPUD-1817	LE DEVELOPMENT LLC	PO BOX 32956	OKLAHOMA CITY	OK	73123
SPUD-1817	LOPEZ PABLO	2617 SW 33RD ST	OKLAHOMA CITY	OK	73119
SPUD-1817	LOPEZ ROGELIO & ALICIA	2221 NW 22ND ST	OKLAHOMA CITY	OK	73107
SPUD-1817	LQM INVESTMENTS LLC	13417 OLD IRON RD	EDMOND	OK	73013
SPUD-1817	MCDONALD ALLEN KEITH	1517 NW 42ND ST	OKLAHOMA CITY	OK	73118
SPUD-1817	MHAP PROPERTIES LLC	5801 N MAY AVE STE 105	OKLAHOMA CITY	OK	73112
SPUD-1817	MILLER CAROLYN A REV TRUST	2316 N FLYNN AVE	OKLAHOMA CITY	OK	73107
SPUD-1817	NGUYEN CUONG VAN, PHAM BICH NUONG T	2128 NW 22ND ST	OKLAHOMA CITY	OK	73107
SPUD-1817	OMEGA INVESTMENTS LLC	20 NW 13TH ST, Unit 200	OKLAHOMA CITY	OK	73103
SPUD-1817	PRIMAX PROPERTIES LLC	1100 E MOREHEAD ST	CHARLOTTE	NC	28204
SPUD-1817	SCHRADER CALEB T, SCHRADER CARLI E	2205 NW 22ND ST	OKLAHOMA CITY	OK	73107

SPUD-1817	SMITH FRED A	2132 NW 22ND ST	OKLAHOMA CITY	OK	73107
SPUD-1817	THOMPSON LEO C	2125 NW 22ND ST	OKLAHOMA CITY	OK	73107
SPUD-1817	TRAN JOSEPH LAC	2133 NW 22ND ST	OKLAHOMA CITY	OK	73107
SPUD-1817	WAL MART REAL ESTATE BUSINESS TRUST ATTN: PROPERTY TAX DEPT MS 0555	PO BOX 8050	BENTONVILL E	AR	72716
SPUD-1817	WESTLAKE RENTAL PROPERTIES LLC	1806 SUMMERHAVE N WAY	EDMOND	OK	73013
SPUD-1817	WILMOTH FRANKY L & ROYCE JR	2312 N BARNES AVE	OKLAHOMA CITY	OK	73107
SPUD-1817	WOODY LINDA R ROWLAND TRUST	2209 NW 22ND ST	OKLAHOMA CITY	OK	73107
SPUD-1817	ZHENGTAO LLC	15016 DOURDAN CT	OKLAHOMA CITY	OK	73142

APPROVED

06-16-2026

BY THE CITY COUNCIL
Angie H. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT

SPUD-1817

MASTER DESIGN STATEMENT FOR

N Barnes Ave. Development

January 29, 2026
Revised March 10, 2026
Revised April 7, 2026
Revised April 24, 2026

PREPARED BY:

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075
mzitzow@jaokc.com
project #6348

SPUD-1817 MASTER DESIGN STATEMENT

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020).

I. SPECIAL DEVELOPMENT REGULATIONS:

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those which are in effect at the time of development of this Simplified Planned Unit Development, provided, however, that the density and/or intensity of the SPUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this Simplified Planned Unit Development. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this SPUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

1. This site will be developed in accordance with the regulations of the **R-4, General Residential, UD Urban Design Overlay, and TT Twenty-Third Street Uptown Corridor Overlay Districts** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

- Community Recreation: Property Owners Association (8250.3)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Multiple-Family Residential (8200.12)*
- Murals (8250.16)
- Single-Family Residential (8200.14)* (including single-family attached housing/townhome)
- Three- and Four-Family Residential (8200.15)*
- Two-Family Residential (8200.16)*

**Multiple units on one parcel shall be permitted*

2. Maximum Building Height:

Maximum height of any building shall be 35-feet and 3 stories.

3. Maximum Building Size:

Not applicable.

4. Maximum Number of Buildings:

The maximum number of buildings within this SPUD shall be per code. Accessory structures shall not be included within the maximum building limit.

5. Maximum Building Coverage:

The maximum building coverage shall be per code.

6. Minimum Lot Size:

The minimum lot size shall be per code.

7. Minimum Lot Width:

The minimum lot width shall be per code.

8. Building Setback Lines from SPUD boundary:

North:	5-feet
East:	10 feet
South:	5-feet
West:	5-feet

Setbacks between internally divided parcels shall be zero (0) feet, except as required by building and fire codes.

9. Sight-proof Screening:

No screening shall be required, except as required by section II.5, Dumpsters, of this MDS.

10. Landscaping:

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

11. Signs:

Signage shall not be permitted for this SPUD.

12. Vehicular Access:

Two (2) driveways shall be permitted from N Barnes Ave with one being a maximum of 10 feet in width and one being 22 feet in width.

13. Sidewalks:

Five-foot sidewalks shall be constructed on N Barnes Ave. or 6-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department and ADA Standards. All sidewalks shall be in place prior to any occupancy certificates being issued.

II. OTHER DEVELOPMENT REGULATIONS:

1. Architecture:

Any new construction or exterior renovations beyond maintenance and repair shall be in accordance with the base zoning and the UD Overlay zoning district regulations and guidelines.

2. Open Space:

20% open space, defined as no buildings or paving, shall be required.

3. Street Improvements:

Not applicable.

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.

5. Dumpsters:

Dumpsters, if provided, shall be consolidated where practical and located within an area screened by a fence of masonry wall and enclosure gates of sufficient height to screen the dumpster from view. Said dumpster shall not be permitted within 50 feet from all property lines adjacent to residential development.

6. Parking:

The design of all parking facilities in this SPUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended. One space per unit shall be required. Garages shall satisfy parking requirement provided there is sufficient space to meet standards.

7. Maintenance:

Maintenance of the common areas, alleyways, and private drives shall be the responsibility of the property owner. 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. Maintenance of the alleyway and private drives shall be the responsibility of the adjacent property owners.

8. Drainage:

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

9. Subdivision:

Subdivision shall be in accordance with the Oklahoma City Subdivision Regulations, as amended.

III. SUPPORTING DOCUMENTS

Exhibit A: Legal Description
Exhibit B: Conceptual Site Plan

SPUD-1817 Exhibit A - Legal Description

Lot Seventeen (17), of Block Two (2), in the Amended Plat of Blocks 1, 2, and 3, all in LAS VEGAS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. **AND** Lot Sixteen (16), in Block Two (2), of the Amended Plat of Blocks 1, 2, and 3, LAS VEGAS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.



NW 23rd St

N Barnes Ave



SPUD-1817

Conceptual Site Plan
Exhibit B

9 Units
+/- 4,670 SF (0.10AC)
of Green Space

+/- 0.35 acres



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-4885 FAX (405) 235-0678

ENGINEERS SURVEYORS PLANNERS
3/5/26
Conceptual site plan showing feasible option
permitted under proposed rezoning

CASE NUMBER: SPUD-1817

This notice is to inform you that **Mark W. Zitzow, Johnson & Associates, on behalf of Omega Investments, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1817 Simplified Planned Unit Development, UD Urban Design and TT Twenty-Third Street Uptown Overlay Districts. The City Council will consider this zoning application at a public hearing on June 16, 2026. The only property to be rezoned is outlined on the attached map. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

Agenda and case materials are available online at <https://okc.primegov.com/public/portal>.

LEGAL DESCRIPTION:

Lot Seventeen (17), of Block Two (2), in the Amended Plat of Blocks 1, 2, and 3, all in LAS VEGAS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. **AND** Lot Sixteen (16), in Block Two (2), of the Amended Plat of Blocks 1, 2, and 3, LAS VEGAS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

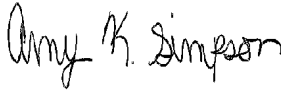
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

You are not required to attend the hearing, but if you wish to you may. You can also have someone appear on your behalf.

If you object to the rezoning of the property, you can file legal written protest no later than three days prior to the hearing, with the Office of the City Clerk, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102.

Dated this 19th day of May 2026.

SEAL


Amy K. Simpson, City Clerk



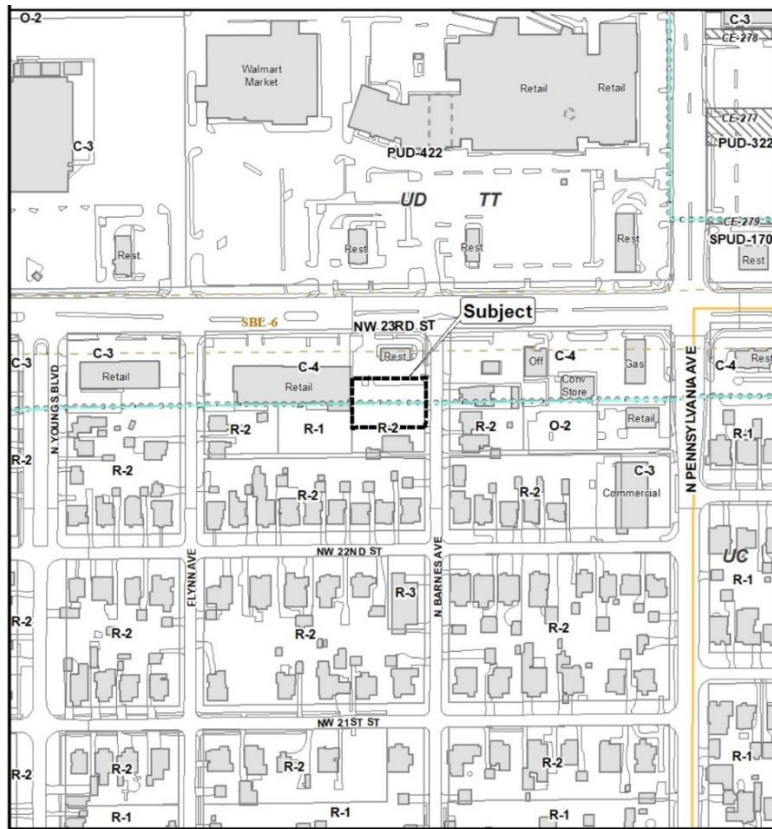
PROPOSED ZONING CHANGE:

CASE NUMBER: SPUD-1817

FROM: R-2 Medium-Low Density Residential, C-4 General Commercial, and UD Urban Design and TT Twenty-Third Street Uptown Overlay Districts

TO: SPUD-1817 Simplified Planned Unit Development, UD Urban Design and TT Twenty-Third Street Uptown Overlay Districts

ADDRESS OF PROPERTY: 2319 North Barnes Avenue



PROPOSED USE: The purpose of this application is to allow multifamily residential use and development, specifically a townhome community.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **R-4, General Residential**, **UD Urban Design** and **TT Twenty-Third Street Uptown Corridor Overlay Districts** (OKC Zoning Ordinance, 2020).

Should you have any questions or concerns regarding this application please call:

The City of Oklahoma City

Planning Department

420 West Main Street, Suite 910

Oklahoma City, Oklahoma 73102

(405) 297-2623

subdivisionandzoning@okc.gov

FOR PUBLICATION ONLY

CASE NUMBER: SPUD-1817

LOCATION: 2319 North Barnes Avenue

NOTICE IS HEREBY GIVEN, that the City Council of Oklahoma City will hold a public hearing on a proposed ordinance, extending the limits of the SPUD-1817 Simplified Planned Unit Development District subject to the UD Urban Design and TT Twenty-Third Street Uptown Overlay Districts from R-2 Medium-Low Density Residential, C-4 General Commercial, UD Urban Design and TT Twenty-Third Street Uptown Overlay Districts. A public hearing will be held by the City Council on June 16, 2026. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

Agenda and case materials are available online at <https://okc.primegov.com/public/portal>.

Under the terms of said ordinance, the limits of and boundaries of the SPUD Simplified Planned Unit Development District would be extended to include the following described property, subject to the UD Urban Design and TT Twenty-Third Street Uptown Overlay District boundaries:

LEGAL DESCRIPTION:

Lot Seventeen (17), of Block Two (2), in the Amended Plat of Blocks 1, 2, and 3, all in LAS VEGAS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. **AND** Lot Sixteen (16), in Block Two (2), of the Amended Plat of Blocks 1, 2, and 3, LAS VEGAS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

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This site will be developed in accordance with the regulation of the modified **R-4, General Residential, UD Urban Design and TT Twenty-Third Street Uptown Corridor Overlay Districts** (OKC Zoning Ordinance, 2020).

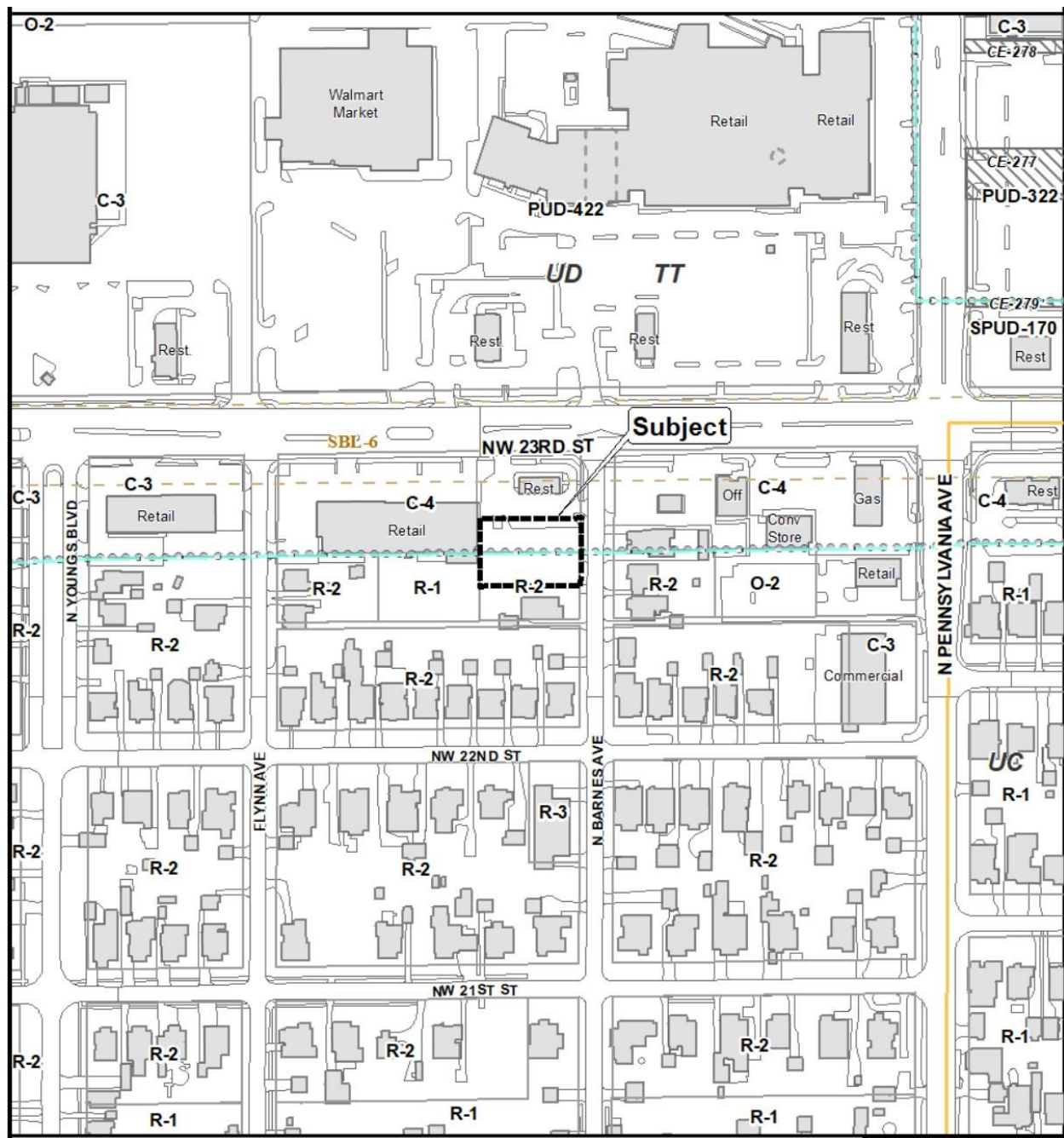
Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to said hearing, any owner of property within the district affected, or any owner of property within a 300-foot radius of the exterior boundary of the subject property, may make legal written protest by filing the same with the Office of the City Clerk, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102.

For further information call (405) 297-2623.

Dated this 19th day of May 2026.

SEAL

Amy K. Simpson, City Clerk



Planning Commission Minutes
April 23, 2026

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:31 a.m. on April 20, 2026)

8. (SPUD-1817) Application by Omega Investments, LLC to rezone 2319 North Barnes Avenue from R-2 Medium-Low Density Residential, C-4 General Commercial, UD Urban Design and TT Twenty-Third Street Uptown Corridor Overlay Districts to SPUD-1817 Simplified Planned Unit Development, UD Urban Design and TT Twenty-Third Street Uptown Corridor Overlay Districts. Ward 6.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL.

MOVED BY MILNER, SECONDED BY MEEK

AYES: CLAIR, POWERS, MEEK, PRIVETT, MILNER, HARRISON, NOBLE

ABSENT: NEWMAN, LAFORGE



STAFF REPORT
The City of Oklahoma City
Planning Commission
April 23, 2026

Item No. IV. 8.

(SPUD-1817) Application by Omega Investments, LLC to rezone 2319 North Barnes Avenue from R-2 Medium-Low Density Residential, C-4 General Commercial, and UD Urban Design Overlay Districts to SPUD-1817 Simplified Planned Unit Development and UD Urban Design Overlay Districts. Ward 6.

A. GENERAL INFORMATION

1. Contacts

Applicant's Representative

Mark W. Zitzow
Johnson & Associates, Inc.
(405) 235-8075

2. Case History

This is a new application. This application was deferred from the April 23, 2026, Planning Commission hearing date to align with the Urban Design Commission (UDC) hearing schedule.

3. Reason for Request

The purpose of this application is to allow multifamily residential use and development, specifically a townhome community.

B. EXISTING CONDITIONS

- 1. Size of Site:** 0.35 Acres
- 2. School District:** Oklahoma City
- 3. Zoning and Land Use:**

	Subject Site	North	East	South	West
Zoning	C-4 / R-2 / UD / TT	C-4 / UD / TT	C-4, R-2, UD, TT	R-2	C-4 / R-1 / UD / TT
Land Use	Undeveloped	Restaurant	Residential	Residential	Retail / Restaurant

4. 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.

Comprehensive Plan Land Use Typology Layer: Urban Commercial (UC)

The Urban Commercial encourages the concentration of small-scale retail, office and service businesses in locations that serve as hubs for neighborhood and city-wide consumer activity. The UC designation applies to development within one block of the designated corridor. UC designates strategic areas where the creation or revitalization of a commercial district will drive revitalization and an increase in property value in surrounding neighborhoods. Office and multi-family residential uses are highly desirable within UC areas, as they generate market demand for retail, incorporate walkable environments and create synergies that encourage full utilization of land.

C. SUMMARY OF SPUD APPLICATION

1. This site will be developed in accordance with the regulations of the **R-4, General Residential** and **UD Urban Design Overlay Districts** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

- Community Recreation: Property Owners Association (8250.3)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Multiple-Family Residential (8200.12)*
- Murals (8250.16)
- Single-Family Residential (8200.14)* (including single-family attached housing/townhome)
- Three- and Four-Family Residential (8200.15)*
- Two-Family Residential (8200.16)*

**Multiple units on one parcel shall be permitted*

2. **Maximum Building Height:**

Maximum height of any building shall be 35-feet and 3 stories.

3. Maximum Building Size:

Not applicable.

4. Maximum Number of Buildings:

The maximum number of buildings within this SPUD shall be per code. Accessory structures shall not be included within the maximum building limit.

5. Maximum Building Coverage:

The maximum building coverage shall be per code.

6. Minimum Lot Size:

The minimum lot size shall be per code.

7. Minimum Lot Width:

The minimum lot width shall be per code.

8. Building Setback Lines from SPUD boundary:

North:	5-feet
East:	10 feet
South:	5-feet
West:	5-feet

Setbacks between internally divided parcels shall be zero (0) feet, except as required by building and fire codes.

9. Sight-proof Screening:

No screening shall be required, except as required by section II.5, Dumpsters, of this MDS.

10. Landscaping:

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

11. Signs:

Signage shall not be permitted for this SPUD.

12. Vehicular Access:

Two (2) driveways shall be permitted from N Barnes Ave with one being a maximum of 10 feet in width and one being 22 feet in width.

13. Sidewalks:

Five-foot sidewalks shall be constructed on N Barnes Ave. or 6-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department and ADA Standards. All sidewalks shall be in place prior to any occupancy certificates being issued.

II. OTHER DEVELOPMENT REGULATIONS:

1. Architecture:

Any new construction or exterior renovations beyond maintenance and repair shall be in accordance with the base zoning and the UD Overlay zoning district regulations and guidelines.

2. Open Space:

20% open space, defined as no buildings or paving, shall be required.

3. Street Improvements:

Not applicable.

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.

5. Dumpsters:

Dumpsters, if provided, shall be consolidated where practical and located within an area screened by a fence of masonry wall and enclosure gates of sufficient height to screen the dumpster from view. Said dumpster shall not be permitted within 50 feet from all property lines adjacent to residential development.

6. Parking:

The design of all parking facilities in this SPUD shall be in accordance with Section

59, Article X of the Oklahoma City Municipal Code, 2020, as amended. One space per unit shall be required. Garages shall satisfy parking requirement provided there is sufficient space to meet standards.

7. Maintenance:

Maintenance of the common areas, alleyways, and private drives shall be the responsibility of the property owner. 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. Maintenance of the alleyway and private drives shall be the responsibility of the adjacent property owners.

8. Drainage:

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

9. Subdivision:

Subdivision shall be in accordance with the Oklahoma City Subdivision Regulations, as amended.

III. SUPPORTING DOCUMENTS

Exhibit A: Legal Description
Exhibit B: Conceptual Site Plan

D. REVIEW COMMENTS

The following are comments received for this application from City of Oklahoma City departments/divisions and/or outside agencies.

- 1. Airports:** No objection.
- 2. Fire (OCFD):**
- 3. Public Works Department:**
 - a. Traffic Services:** No objection.

b. Engineering - Storm Sewer Availability:

- 1) The Public Works Engineering staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to the applicable requirements of the Oklahoma City Municipal Code, as amended.
- 2) Storm sewers, in accordance with the City of Oklahoma City's Drainage Ordinance, will be required. For developments abutting section line roads where rainfall-runoff exceeds the capacity of the City of Oklahoma City's standard ditch detail, the installation of enclosed storm sewers and/or concrete channels will be necessary. These improvements must be positioned to provide a minimum clearance of 35 feet from the centerline of the section line road. Concrete channels must be located entirely outside the public right-of-way.
- 3) A flood/drainage study will be required to establish finished floor elevations, common lot areas, and private drainage easements. This study must be reviewed and approved by the Public Works Department.
- 4) A U.S. Corps of Engineers Section 404 permit must be submitted for any work conducted in The Waters of the United States.
- 5) Plans for drainage improvements within private drainage easements and/or common areas must be submitted for review. Building permits will not be issued until construction is complete. For subdivisions abutting a stream, private drainage easements and/or common areas along the stream must, at a minimum, encompass the entire FEMA-mapped Zone AE and floodway within the limits of the development.
- 6) Place the following note on the plat and construction plans: *Maintenance of the common areas, private drainage easements, and islands/medians shall be the responsibility of the Property Owners Association and/or the adjacent property owners. 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 drainage related common areas 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 that meets the requirements specified above.*
- 7) Drainage easements shall be clearly designated as either public or private in the owner's dedication, on the plat, and/or in the plat notes.
- 8) Sediment and erosion control measures shall be provided for any construction in accordance with Oklahoma Statutes Title 27A, OAC 606 - OPDES Standards, and the City of Oklahoma City Municipal Code, as amended.

A City of Oklahoma City Land Disturbance Permit and an ODEQ Construction Permit are required for land disturbance activities exceeding one (1) acre, as

specified by the above-referenced regulations. Additionally, a City of Oklahoma City Land Disturbance Permit is required for any construction activity, regardless of the amount of land disturbed, unless exempt under the ordinance.

- 9) Sidewalks shall be installed for all new construction in accordance with the Municipal Code. Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction.
- 10) All private roads and streets shall have a private storm sewer system.

4. Utilities Department:

a. Solid Waste Management:

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

b. Water Availability:

1. An existing 6-inch water main(s) is located adjacent to the subject site(s).
2. Minimum ten (10) feet horizontal separation required from wastewater mains and five (5) feet for other utilities. Minimum two (2) foot vertical separation required for all utility crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
3. Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
4. Dead-end water mains must be avoided when possible. All existing unused water services must be capped and abandoned at the water main in accordance with the City Standard Specifications.
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 or fire protection systems which require water pressure more than 25 psi. The developer is responsible for installing pressure reducers if necessary for protection of developer's service lines, plumbing, and fixtures.
6. All existing and/or proposed water meters must be located in the right-of-way and/or utility easement within grassy areas outside of sidewalks, driveways, streets, and paving.

7. All domestic and fire suppression services must have a separate water service connection. Fire hydrant spacing shall not exceed 500 feet and must be located within ten (10) of a hard surface (i.e. sidewalk, street, paving).
8. Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.
9. Plat may be revised after review and approval of utility plans.
10. System will be mastered metered.

c. Wastewater Availability:

1. An existing 8-inch wastewater main(s) is located adjacent to the subject site(s).
2. Line capacity is not guaranteed and must be checked by the Engineer of Record and reviewed by the City.
3. The developer will be required to extend the City wastewater collection system to and across each lot or site within the subdivision in accordance with the City Standard Specifications and Private Development Design Manual.
4. Minimum ten (10) feet horizontal separation is required from water mains and five (5) feet for other utilities. Minimum two (2) feet vertical separation required for all crossings. All wastewater mains must have a minimum cover of four (4) feet and depth no greater than eighteen (18) feet. Developer is responsible for remediating any failure to maintain the minimum four (4) feet of cover.
5. Wastewater main(s) must be centrally located in a twenty (20) feet wide easement or larger if necessary. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
6. All existing unused private wastewater service connections must be abandoned and capped at the main in accordance with City Standard Specifications and Private Development Design Manual.
7. Plat may be revised after review and approval of utility plans.

5. Planning Department:

a. Comprehensive Plan Considerations

The subject site is within the Urban - Medium Intensity (UM) Area and within an area where the Urban Commercial (UC) Layer applies. Policies for both are listed below.

1) LUTA Development Policies:

Site Design:

- Utilize Best Management Practices (BMP) for stormwater. (UM)
- Maintain historical lot and block sizes where possible and appropriate. (UM)

Location:

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

Density: The Urban Medium Intensity LUTA outlines a density range of 10 to 40 dwelling units per acre, and the Urban Commercial increases the density range of 20 to 75 dwelling units per acre.

National, state, and local permitting require basic best management practices for stormwater management. The SPUD is requested to allow residential development governed by the R-4 District, which allows one dwelling per 1,250 sf, or up to 12 units. The conceptual plan illustrates 9 dwelling units on the 0.34-acre site, or 26.1 du/acre.

Automobile Connectivity:

- Maintain and enhance the connectivity of the street network. (UM)
- Protect existing traditional street grid and reconnect it where possible. (UM)

The subject site is located on the west side of North Barnes Avenue, a Neighborhood Street in the Urban - Medium Intensity (UM) Area and within an area where the Urban Commercial (UC) Layer applies. The site is currently served by 2 driveways on North Barnes Avenue. The SPUD originally proposed 5 total driveways on North Barnes Avenue; 4 driveways to access individual units, plus a shared driveway to access a parking lot for the 5 units in the rear. The application was later revised to limit driveways on North Barnes Avenue and face units toward the street.

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses. (UM)
- Provide safe and direct pedestrian and bicycle access from adjacent public streets and trails. (UC)

Sidewalks are not currently available on the subject site. The SPUD proposes 5-foot-wide sidewalks along North Barnes Avenue, or 6-foot-wide sidewalks if located adjacent to the curb.

- 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 uses adjacent to existing residential uses or zoning, “Building Scale and Site Design” and “Traffic” are potential compatibility issues identified by the comprehensive plan. Projects in higher intensity LUTAs (UM / UC) 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 SPUD proposes the following building setback lines: 5 feet on the north, south and west, and 10 feet on the east (Barnes Ave). The SPUD regulations propose a minimum of 20% open space. The maximum building height proposed by the SPUD is a maximum of 3 stories and 35 feet. The SPUD maintains the Urban Design District regulations and design process where it exists on the north half of the site, and via the SPUD will include the south half, which is not currently subject to design review.*

Service Efficiency:

- Water: *Served*
- Sewer: *Fully Served*
- Fire Service: *Urban Response*

- 3) Environmentally Sensitive Areas:** No ESAs were identified on the subject site.
- 4) Transportation System:** The subject site is located on the west side of North Barnes Avenue, a Neighborhood Street. The nearest transit (bus) service is located to the north along NW 23rd Street.
- 5) 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)
 - 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)
 - 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)

6) Other Considerations: Retail Nodes & Corridors (Revitalize)

Retail nodes and corridors seek to develop a robust retail sector to generate sales tax levels and growth to fund quality services for the City and to meet needs for goods and services to enhance the quality of surrounding neighborhoods. Corridors targeted for revitalization need help strengthening retail uses through filling vacant space, landscape and beautification efforts, façade programs, business coordination and the introduction of new complementary land uses.

The site is part of a larger area identified in planokc as a Retail Priority Area under the “Revitalize” Framework. The retail area extends along NW 23rd Street from North Villa Avenue to North Broadway Avenue. Applicable policies under this framework include improving facades and design quality and limiting and reducing curb cuts by encouraging shared entrances.

7) Other Considerations: Historic Resources

The property is within an area identified as the Pennville Historic District, which was given a formal Determination of Eligibility for the National Register of Historic Places in 1993. The City’s preservation plan, preserveokc, would support a new development on the vacant property that is compatible with the surrounding historic resources.

b. Plan Conformance Considerations

The subject site is located on the west side of North Barnes Avenue, one-half block south of NW 23rd Street, and is vacant. The current zoning of the site is a combination of C-4 on the northern half and R-2 on the southern half of the property. The north half of the site is also within the Urban Design District. Land to the south and east is zoned R-2 and developed with single-family homes. To the north is a restaurant zoned C-4 (Jimmy John’s), and to the west are a vacant lot owned by the City, zoned R-1, and a liquor store, zoned C-4.

The SPUD is requested to allow a multi-family (townhome) residential development per modified R-4 zoning standards. The conceptual site plan shows 4 attached units facing North Barnes Avenue, and 5 attached units located on the western side of the site. The SPUD originally proposed 5 total driveways on North Barnes Avenue; 4 driveways to access individual units, plus a shared driveway to access a parking lot for the 5 units in the rear. The application was later revised to remove all but one driveway on North Barnes Avenue from the conceptual plan, and limit drives to one 22-foot wide drive, and one 10-foot drive.

The proposal to increase density in the Urban Medium and Urban Commercial areas is in conformance with those density ranges and comprehensive plan goals to provide a mixture of residential housing types and infill development on vacant lots.

Additionally, the SPUD maintains the Urban Design District regulations and design process where it exists on the north half of the site, and via the SPUD will include the south half, which is not currently subject to design review. This application is subject to review by the Urban Design Commission (UDC). The UDC is scheduled to make a recommendation on this application on April 22, 2026. *(staff report attached)*. The UDC's recommendation will be communicated to the Planning Commission at their meeting.

E. 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.

All Engineering Division and Water/Wastewater Utilities Division requirements must be met. Additional changes to the PUD may be required during either Divisions review of construction plans and prior to City Council approval.

taj



STAFF REPORT

Urban Design Commission

April 22, 2026

Case No. SPUD-01817
Property Address 2321 N Barnes Ave
Applicant Name Mark Zitzow, Johnson & Associates for Nathan Cao, Omega Investments, LLC
1 E Sheridan Ave, Suite 200
Oklahoma City, OK 73104
District/Zoning C-4 General Commercial District/R-2 Medium-Low Density Residential/
Urban Design Overlay District

A. ITEMS FOR CONSIDERATION

1. Recommendation

To provide a recommendation to the Planning Commission for a request to rezone from C-4 General Commercial District, Medium-Low Density Residential, and Urban Design (UD) Overlay District (Uptown NW 23rd St) to a new Simplified Planned Unit Development (SPUD-1817) that would be developed in accordance with a modified R-4 General Residential District and Urban Design (UD) Overlay District.

B. BACKGROUND

1. Location

The subject site is located on the east side of N Barnes Ave, just south of NW 23rd St.

2. Site History/Existing Conditions

This subject property includes two 50-foot-wide, 150-foot-deep lots. Both of the subject lots are currently vacant and have been so for nearly 10 years. There were single-family residences on both properties as recently as 2014 and a single-family residence at 2319 N Barnes Ave as recently as 2015. There is no record of a Certificate of Approval having been approved for the demolition of either structure. Based on the record of code enforcement activities on both properties, it is presumed that both structures were declared dilapidated and subsequently demolished without a CA being required.

The northerly lot has a base zoning of C-4 General Commercial with the Urban Design (UD) Overlay District. The southerly lot has a base zoning of R-2 Medium-Low Density Residential but no UD overlay.

3. Surrounding Environment

To the north, there is a commercial lot with frontage on NW 23rd St that is occupied by a Jimmy John's restaurant with a drive-through window on the south side of the building facing the subject property. To the east, across N Barnes Ave, there are three single-story, single-family residences all with modified Tudor style architecture.

To the south, there is one single-story, single-family residence. To the west, there is a wooded area that sits on the southerly portion of a lot that fronts on NW 23rd St. The northern half of that property is occupied by a commercial strip center.

4. **Intended Use**

The SPUD provides for the development of a variety of permitted uses, but the Conceptual Site Plan references a proposal for an attached single-family residential product.

5. **SPUD Overview**

Per Section 59-4250.5.H., "The Urban Design Commission shall have the opportunity to comment upon and make recommendations on actions undertaken by other City boards, committees, and commissions with respect to the effect of such actions upon the District." For this reason, staff has placed this item on the agenda to allow the Commission the opportunity to consider the proposal and provide a recommendation to the Planning Commission on the Simplified Planned Unit Development (SPUD) application.

The proposed SPUD is necessary because many of the use units proposed for the development of this site are not permitted uses in the base C-4 General Commercial zoning district (north half of the site) and/or in the R-2 Medium-Low Density Residential zoning district (south half of the site). The proposed use units include:

- Community Recreation: Property Owners Association (8250.3)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Multiple-Family Residential (8200.12)*
- Murals (8250.16)
- Single-Family Residential (8200.14)* (including single-family attached housing/townhome)
- Three- and Four-Family Residential (8200.15)*
- Two-Family Residential (8200.16)*

These use units are necessary to address the proposed use (as reflected in Exhibit B, Conceptual Site Plan of the MDS) which is an attached residential townhouse project.

The attached SPUD document is a final draft that reflects all the revisions that have been agreed on. This attached draft is the SPUD document that the Commission is making a recommendation on to the Planning Commission. Staff and the applicant have collaborated on the content and direction of the Master Design Statement (or MDS) for this SPUD. Through that collaboration, all the initial concerns identified by staff have been addressed through revisions to the MDS.

Perhaps most significant for Urban Design Commission's review, the MDS for the proposed SPUD maintains the design review requirements of the Stockyards City Transitional Development 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.

Additionally, as proposed, this SPUD would expand the boundary of the UD Overlay District to incorporate the southerly parcel within this project boundary.

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:** §13700.5.A.(1), Maximum Building Height
- b) **RE:** §13700.5.A.(2), Front Building Line
- c) **RE:** §13700.5.A.(3), Side-yard Setbacks
- d) **RE:** §13700.5.A.(4), Rear-yard Setbacks
- e) **RE:** §13700.5.B., Building Material Requirement
- f) **RE:** §13700.5.C., Landscape Requirement
- g) **RE:** §13700.5.D., Commercial Waste Collection Receptacles, Commercial Generators, Commercial Heating and Cooling Units, and other Similar External Units
- h) **RE:** §13700.6.B., Compatible with Existing Building Stock
- i) **RE:** §13700.6.C., Promote Pedestrian Comfort, Interest, and Security
- j) **RE:** §13700.6.D., Promote/Enhance Character of the Streets and Sidewalks
- k) **RE:** §13700.6.E., Promote Greater Vitality of the Streetscape

Note: All other Regulations and Guidelines of the Urban Design Overlay 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

None

E. STAFF RECOMMENDATION

1. **Provide a recommendation of approval to the Planning Commission** on the basis that the proposed rezoning to SPUD-01817 complies with the intent of the Urban Design Overlay District zoning ordinance as referenced in Section C of the Staff Report.

Note: Staff recommendations do not constitute Committee decisions.

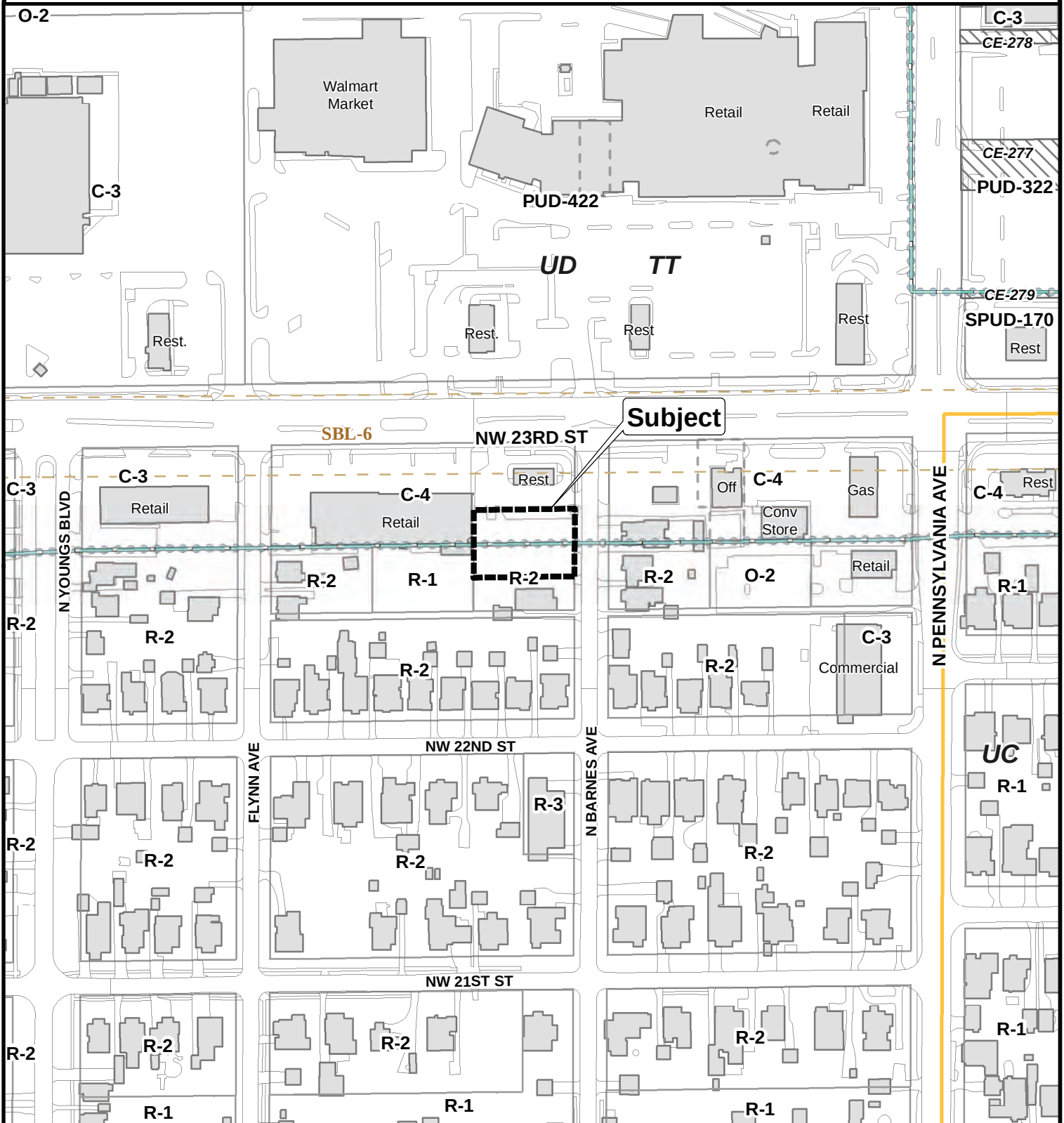
Attachments: Application, Master Design Statement, Legal Description, Proposed Site Plan and SPUD Boundary, Photos.

Case No: SPUD-1817

Applicant: Omega Investments, LLC

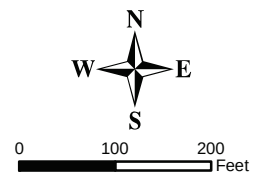
Existing Zoning: R-2 / C-4 / UD / TT

Location: 2319 N. Barnes Ave.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development





SPUD-1817

Conceptual Site Plan
Exhibit B

9 Units
+/- 4,670 SF (0.10AC)
of Green Space

+/- 0.35 acres



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8805 FAX (405) 235-0678

DESIGNERS SURVEYORS PLANNERS

3/5/26
Conceptual site plan showing feasible option
permitted under proposed rezoning

Case No: SPUD-1817

Applicant: Omega Investments, LLC

Existing Zoning: R-2 / C-4 / UD / TT

Location: 2319 N. Barnes Ave.



Aerial Photo from 3/2025



The City of
OKLAHOMA CITY

Simplified Planned Unit Development

