

ORDINANCE NO. 28,105

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 Heritage Hills East UC Urban Conservation, and HL Historic Landmark Overlay District boundaries:

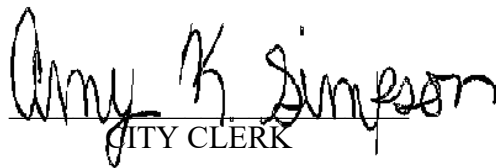
Lots Forty (40), Forty-One (41), Forty-Two (42) and Forty-Three (43), of AMENDED PLAT OF FAY'S ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. AND Lots Thirty-eight (38) and Thirty-nine (39), of AMENDED PLAT OF FAY'S ADDITION to Oklahoma City, Oklahoma County, 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.

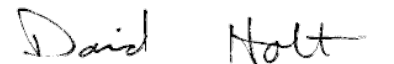
INTRODUCED AND READ in open meeting of the Council of The City of Oklahoma City, Oklahoma, on this 2ND day of JUNE, 2026.

PASSED by the Council and **SIGNED** by the Mayor of The City of Oklahoma City, Oklahoma, this 7TH day of JULY, 2026.

ATTEST:


CITY CLERK




MAYOR

REVIEWED for form and legality.


ASSISTANT MUNICIPAL COUNSELOR



MEMORANDUM

Council Agenda
Item No. XI. I
7/7/2026

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-1828), rezoning 111 NW 14th Street from C-4 General Commercial, Urban Conservation, and HL Historic Landmark Overlay Districts to SPUD-1828 Simplified Planned Unit Development, Urban Conservation, and HL Historic Landmark Overlay Districts. Ward 6.

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

Applicant:

Jessica Bloye, Johnson & Associate
TURNROW, LLC

Purpose:

The purpose of this request is to allow residential use and development, specifically multifamily residential (apartments).

Background:

On May 6, 2026, the Historic Preservation Commission recommended approval of SPUD-1828.

On May 14, 2026, the Planning Commission recommended approval of the application 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. Amend Section Setbacks to read: South: 3-Eight (8) feet (Measured from the south property line as recorded on the Plat of Fays Addition).
2. The fourth-floor setback will be a minimum of 10-feet from the front façade of the building.

Protests:

None

Previous Action:

The Ordinance was introduced June 2, 2026, and set for final hearing July 7, 2026. Appropriate notice was published and mailed.

Review:

Planning Department

Recommendation: Ordinance be adopted.



The City of Oklahoma City
Planning Department, Subdivision and Zoning
420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102
Phone: (405) 297-2623 – Web: <https://www.okc.gov>

APPLICATION FOR SPUD ReZONING

Simplified Planned Unit Development District

111 NW 14th Street Development

Project Name

111 NW 14th Street

Address / Location of Property (Provide County name & parcel no. if unknown)

To rezone the property to allow for a multi-family development.

Summary Purpose Statement / Proposed Development

Staff Use Only	Case No.: SPUD 1828
	File Date: 3-18-26
	Ward No.: 6
	Nbhd. Assoc.: Heritage Hills East UCD, Heritage Hills
	School District: OKC
	Extg Zoning: C-4
	Overlay: HL, UC

+/-19,500 Square feet

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☐ 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 4.) One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list MUST include the mailing address and the legal description of their property and MUST be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ 5.) One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ 6.) One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ 7.) One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ 8.) Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- ☐ 9.) A filing fee of \$2140.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.) (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Turnrow, LLC

Name

1621 N Broadway Ave.

Mailing Address

Oklahoma City, OK 73103

City, State, Zip Code

Phone

Email


Signature of Applicant

Jessica Bloye, Johnson & Associates

Applicant's Name (please print)

1 E Sheridan Ave., Suite 200

Applicant's Mailing Address

Oklahoma City, OK 73104

City, State, Zip Code

(405) 235-8075

Phone

mzitzow@jaokc.com

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov

Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.



RETURN TO:
TURNROW, LLC
1621 N Broadway Ave.
Oklahoma City, OK 73103
Documentary Stamps: \$922.50

OKLAHOMA PRIME TITLE
2740 FEATHERSTONE RD. #2
OKLAHOMA CITY OK 73120
FILE NO 202500775

SPECIAL WARRANTY DEED

THIS INDENTURE is made this 26th day of February, 2026, by and between **14th Street Developers, LLC, an Oklahoma limited liability company ("Grantor")**, and **TURNROW, LLC, an Oklahoma limited liability company ("Grantee")**, having a mailing address of 1621 N Broadway Ave., Oklahoma City, OK 73103.

In consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, the receipt of which is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey to Grantee the following described real property and premises (the "Property"), situated in Oklahoma County, State of Oklahoma, to-wit:

Exhibit "A" attached hereto and made a part hereof.

together with all the improvements thereon and the appurtenances thereunto belonging, and warrants the title to the same against any and all acts, conveyances, liens and encumbrances affecting the Property made or suffered to be made or done by, through or under the Grantor, but not otherwise,

TO HAVE AND TO HOLD THE SAME unto the Grantee, its successors and assigns, forever, **SUBJECT TO** easements and restrictive covenants of record and special assessments not yet due, and the **Permitted Exceptions as shown on EXHIBIT "B"**, and **EXCEPT** any interest in the oil, gas and other minerals within and underlying the land, previously reserved or conveyed.

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand as of the day and year first above written.

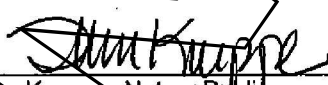
14th Street Developers, LLC, an Oklahoma limited liability company


Richard Labarthe, Manager

ACKNOWLEDGMENT

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

Before me, the undersigned, a Notary Public in and for said County and State on this 26th of February, 2026, personally appeared Richard Labarthe, to me known to be the identical person who subscribed the name of the maker thereof of the foregoing instrument as its Manager and acknowledged to me that same was executed as the free and voluntary act and deed of such entity for the uses and purposes therein set forth.


Teresa Koeppe, Notary Public
Commission expires: September 7, 2027



Deed Presented for Filing By: Oklahoma Prime Title & Escrow, LLC
File No.: 202500775
Name of Title Insurer: American Eagle Title Insurance Company

EXHIBIT "A"

Lots Forty (40), Forty-One (41), Forty-Two (42) and Forty-Three (43), of AMENDED PLAT OF FAY'S ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

AND

Lots Thirty-eight (38) and Thirty-nine (39), of AMENDED PLAT OF FAY'S ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Taxes for the year 2026, and all subsequent years, which are not yet ascertainable, due or payable.
2. All matters shown on Plat and Plat Map recorded in book 3, page 31.
3. Ordinance No. 1996 reserving easement and right to reopen by the City of Oklahoma City recorded in book 8, page 467.
4. Ordinance No. 15,762 easement reserved by the City of Oklahoma City recorded in Book 4669, page 411.
5. Ordinance No. 17,255 Heritage Hills East Urban Conservation District recorded in Book 5066, page 83.
6. Public Notice of Heritage Hills East Historic Landmark Zoning District recorded in Book 9009, page 353.

OAG 2024-2 - NON-EXEMPT BUSINESS/TRUST Exhibit to Deed**AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST**STATE OF OKLAHOMA)

ss.

COUNTY OF OKLAHOMA)

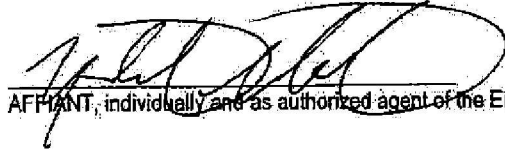
TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned: J. Michael Nichols, Jr.
 (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an Manager (role, such as titled officer or trustee) of TURNROW, LLC, an Oklahoma limited liability company (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:
 No alien or any person who is not a citizen of the United States or foreign government adversary shall acquire title to or own land in this state either directly or indirectly through a business entity, trust, or foreign government enterprise, except as hereinafter provided, but they shall have and enjoy in this state such rights as to personal property as are, or shall be, accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce or has a national security agreement with the Committee on Foreign Investment in the United States (CFIUS) in accordance with federal law.
4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of 60 O.S. § 121 or any other state or federal law.
5. If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizen(s) or bona fide residents of the State of Oklahoma.
6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

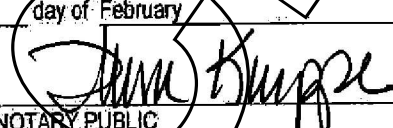
OAG 2024-2 - NON-EXEMPT BUSINESS/TRUST

FURTHER AFFIANT SAYETH NOT:


AFFIANT, individually and as authorized agent of the Entity

February 26, 2026
Date

The foregoing instrument was subscribed and sworn to before me this 26th day of February 20 26 by J. Michael Nichols, Jr.


NOTARY PUBLIC

My Commission Expires: 9-7-2027

My Commission Number: 23012123



Exhibit A – Legal Description

Lots Forty (40), Forty-One (41), Forty-Two (42) and Forty-Three (43), of AMENDED PLAT OF FAY'S ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

AND

Lots Thirty-eight (38) and Thirty-nine (39), of AMENDED PLAT OF FAY'S ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

As shown in Book 16391, Page 1968, Oklahoma County, Oklahoma.

TURNROW, LLC.
1621 N Broadway Ave.
Oklahoma City, OK 73103
PH: 405.418.7555

March 3, 2026

City of Oklahoma City
Development Services Department
420 W. Main Street, 9th Floor
Oklahoma City, OK 73102

Attn: Mrs. Sarah Welch

RE: Property at 107 NW 14th Street: Letter of Authorization for Submittal to Oklahoma City

Dear Mrs. Welch:

As owner/representative of the subject property, I hereby authorize Johnson & Associates to act as agents on our behalf in the submittal and processing of this Simplified Planned Unit Development application and all subsequent applications to the City of Oklahoma City. If you have any questions or comments, please feel free to contact me at the number listed above.

Respectfully Submitted,



Signature

Michael Nichols

Print Name/Title

cc: Mark W. Zitzow, AICP, Johnson & Associates
File:6387 000/PUD

CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF OKLAHOMA)

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:

See Attached Exhibit A

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (4), both inclusive.

NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: February 25, 2026 at 7:30 AM

First American Title Insurance Company

By: 

Steven Jakowski

Abstractor License No. 4192

OAB Certificate of Authority # 0049

File No. 2980633-OK99

Exhibit A – Legal Description

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As shown in Book 16391, Page 1968, Oklahoma County, Oklahoma.

OWNERSHIP REPORT
ORDER 2980633-OK99

EFFECTIVE DATE: FEBRUARY 25, 2026 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2710	R042928500	TURNROW LLC		1621 N BROADWAY AVE	OKLAHOMA CITY	OK	73103-4610	FAYS ADDITION	0	0	FAYS ADDITION 000 000 LOTS 38 & 39 (PART OF SUBJECT PROPERTY)	111 NW 14TH ST OKLAHOMA CITY
2710	R042929520	TURNROW LLC		1621 N BROADWAY AVE	OKLAHOMA CITY	OK	73103-4610	FAYS ADDITION	0	0	FAYS ADDITION 000 000 LOTS 40 THRU 43 (PART OF SUBJECT PROPERTY)	107 NW 14TH ST OKLAHOMA CITY
2710	R042604800	1500 BROADWAY LLC		901 N FRANCIS AVE	OKLAHOMA CITY	OK	73106-7230	NORTH BROADWAY ADD	2	0	NORTH BROADWAY ADD PT BEG 284.17FT SWLY OF NW/C LT 13 BLK 1 TH E460FT TH SWLY445.78FT TH W459.98FT NELY445.23FT TO BEG	15 NW 14TH ST OKLAHOMA CITY
2710	R042760450	THE HUB AT MIDTOWN LLC	ATTN RICHARD C LABARTHE	1000 W WILSHIRE, Unit 355	OKLAHOMA CITY	OK	73116	SCOTTS ADDITION	0	0	SCOTTS ADDITION 000 000 LOTS 1 THRU 6 & 20FT VAC ALLEY ADJ ON W PLUS LOTS 43 & 44 & S/2 OF VAC ALLEY ADJ ON N	105 NW 13TH ST OKLAHOMA CITY
2710	R042760460	THE HUB AT MIDTOWN LLC	ATTN RICHARD C LABARTHE	1000 W WILSHIRE, Unit 355	OKLAHOMA CITY	OK	73116	SCOTTS ADDITION	0	0	SCOTTS ADDITION LOTS 16 THRU 22 PLUS W 1/2 OF ALLEY ADJ ON E & N 1/2 OF ALLEY ADJ ON S	0 UNKNOWN OKLAHOMA CITY
2710	R042760465	VAN BRUNT MAGDA TRS	VAN BRUNT MAGDA SEPARATE PROPERTY TRUST	6812 STANLEY AVE	CARMICHAEL	CA	95608	SCOTTS ADDITION	0	0	SCOTTS ADDITION 000 000 LOTS 38 THRU 42 PLUS S 1/2 OF ALLEY ADJ ON N	113 NW 13TH ST OKLAHOMA CITY
2710	R042763600	THE HUB AT MIDTOWN LLC	ATTN RICHARD C LABARTHE	1000 W WILSHIRE, Unit 355	OKLAHOMA CITY	OK	73116	SCOTTS ADDITION	0	0	SCOTTS ADDITION BLK 000 LOT 000 LOTS 7 & 8 & 20FT VAC ALLEY ADJ ON W PLUS LOTS 9 THRU 14 & S5FT OF LOT 15 & E/2 OF VAC ALLEY ADJ ON W	0 UNKNOWN OKLAHOMA CITY
2710	R042765850	1420 OKC LLC		937 E BRITTON RD	OKLAHOMA CITY	OK	73114-7802	SCOTTS ADDITION	0	0	SCOTTS ADDITION 000 000 E80FT OF W90FT OF S5FT OF LOT 23 & E80FT OF W90FT OF LOTS 24 25 26 & 27	1420 N ROBINSON AVE OKLAHOMA CITY
2710	R042768100	THE HUB AT MIDTOWN LLC		1000 W WILSHIRE, Unit 355	OKLAHOMA CITY	OK	73116	SCOTTS ADDITION	0	0	SCOTTS ADDITION BLK 000 LOT 000 E60FT OF LOTS 23 THRU 27 EX N20FT OF LOT 23 & ALL OF LOTS 28 & 29 EX W10FT & LOTS 30 THRU 37 & 20FT ALLEY ADJ LOTS ON E	1400 N ROBINSON AVE OKLAHOMA CITY
2710	R042921500	CORSAIR CATTLE CO		PO BOX 2286	OKLAHOMA CITY	OK	73101-2286	FAYS ADDITION	0	0	FAYS ADDITION 000 000 LOTS 3 THRU 12	1501 N BROADWAY AVE OKLAHOMA CITY

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2710	R042923000	QWAK REAL ESTATE I LLC		701 NW 14TH ST	OKLAHOMA CITY	OK	73103	FAYS ADDITION	0	0	FAYS ADDITION 000 000 W57.5FT LOTS 13 THRU 15	108 NW 15TH ST OKLAHOMA CITY
2710	R042923500	TONER REFILL INC		1525 N BROADWAY AVE	OKLAHOMA CITY	OK	73103-4609	FAYS ADDITION	0	0	FAYS ADDITION 000 000 E82.5FT LOTS 13 THRU 15	1525 N BROADWAY AVE OKLAHOMA CITY
2710	R042924000	PECOS BILL LLC		9022 SAN LEANDRO DR	DALLAS	TX	75218	FAYS ADDITION	0	0	FAYS ADDITION 000 000 LOTS 16 & 17	112 NW 15TH ST OKLAHOMA CITY
2710	R042924500	MKJ PROPERTIES LLC	RACE PROPERTIES LLC	PO BOX 18804	OKLAHOMA CITY	OK	73154	FAYS ADDITION	0	0	FAYS ADDITION 000 000 LOTS 18 & 19	116 NW 15TH ST OKLAHOMA CITY
2710	R042925000	CANDOR HOMES LLC		407 W COVELL RD, Unit 30362	EDMOND	OK	73003	FAYS ADDITION	0	0	FAYS ADDITION 000 000 LOTS 20 21 & 22	124 NW 15TH ST OKLAHOMA CITY
2710	R042925975	WB HOLDINGS LLC		4 NE 10TH ST STE 424	OKLAHOMA CITY	OK	73104	FAYS ADDITION	0	0	FAYS ADDITION 000 000 PT OF LOTS 25 THRU 28 BEG 5FT S OF NW/C LOT 25 TH E140FT S77.5FT W36FT N12.3FT WLY104FT N62FT TO BEG	1518 N ROBINSON AVE OKLAHOMA CITY
2710	R042926000	JB DESIGN LLC		3309 QUAIL CREEK RD	OKLAHOMA CITY	OK	73120	FAYS ADDITION	0	0	FAYS ADDITION 000 000 PT OF LOTS 27 & 28 ALL LOT 29 BEG 8FT N OF SW/C LOT 27 E104FT S12.3FT TH E36FT TO A PT 7 1/2FT S OF NE/C LOT 28 S TO SE/C LOT 29 TH W TO SW/C TH N TO BEG	1508 N ROBINSON AVE OKLAHOMA CITY
2710	R042926500	ST LUKES METHODIST CHURCH INC		222 NW 15TH ST	OKLAHOMA CITY	OK	73103	FAYS ADDITION	0	0	FAYS ADDITION 000 000 LOTS 30 & 31	1500 N ROBINSON AVE OKLAHOMA CITY
2710	R042927000	ST LUKES METHODIST CHURCH INC		222 NW 15TH ST	OKLAHOMA CITY	OK	73103	FAYS ADDITION	0	0	FAYS ADDITION 000 000 LOTS 32 & 33	0 UNKNOWN OKLAHOMA CITY
2710	R042927900	LAUD STUDIO LLC		PO BOX 378	OKLAHOMA CITY	OK	73101	FAYS ADDITION	0	0	FAYS ADDITION 000 000 LOTS 34 & 35	UNKNOWN
2710	R042928000	WOODSIDE PROPERTIES LLC		300 N MOUNTAIN VIEW CIR	EDMOND	OK	73034	FAYS ADDITION	0	0	FAYS ADDITION 000 000 LOTS 36 & 37	115 NW 14TH ST OKLAHOMA CITY

OWNERSHIP REPORT
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EFFECTIVE DATE: FEBRUARY 25, 2026 AT 7:30 AM

2710	R043247000	J LOU PROPERTIES LLC		1 NE 7TH ST, Unit D	OKLAHOMA CITY	OK	73104- 4610	WEAVERS ADDITION	0	0	WEAVERS ADDITION 000 000 W105FT OF LOTS 11 & 12 PLUS A TR 5FT N&S ADJ LOT 12 ON S & N120FT OF LOTS 13 THRU 16 & W5FT OF N120FT OF LOT 17 & PT SE4 SEC 28 12N 3W BEG N LINE OF 15TH ST & W BOUNDARY LINE LT 13 WEAVERS ADDN TH W49.01FT (MEASURED) (50FT RECORDED) NLY142.56FT E49.01FT (MEASURED) (50FT RECORDED) SLY142.56FT (MEASURED) (140FT RECORDED) TO BEG	1611 N BROADWAY OKLAHOMA CITY
2710	R043561200	ST LUKES METHODIST CHURCH INC		222 NW 15TH ST	OKLAHOMA CITY	OK	73103	CLASSENS HIGHLAND PARKED ADD	2	0	CLASSENS HIGHLAND PARKED ADD 002 000 LOTS 1 2 3 4 5 & 6 EXEMPT	222 NW 15TH ST OKLAHOMA CITY
2710	R043561800	ST LUKES METHODIST CHURCH INC		222 NW 15TH ST	OKLAHOMA CITY	OK	73103	CLASSENS HIGHLAND PARKED ADD	2	0	CLASSENS HIGHLAND PARKED ADD 002 000 LOTS 7 & 8	201 NW 14TH ST OKLAHOMA CITY
2710	R043562500	SCOPE 31 OK LLC		1407 N ROBINSON AVE	OKLAHOMA CITY	OK	73103	CLASSENS HIGHLAND PARKED ADD	3	0	CLASSENS HIGHLAND PARKED ADD 003 000 LOT 1 & LOTS 5 THRU 8	1407 N ROBINSON AVE OKLAHOMA CITY
2710	R133461300	DOWNTOWN OKC PROPERTIES LLC		4 NE 10TH ST UNIT 473	OKLAHOMA CITY	OK	73104- 1402	UNPLTD PT SEC 28 12N 3W	0	0	UNPLTD PT SEC 28 12N 3W 000 000 PT OF SE4 SEC 28 12N 3W BEG 400FT S OF E LINE ROBINSON AV & N LINE SEC 28 TH E300FT N100FT E70FT S150FT W370FT N50FT TO BEG PLUS S11FT OF LOTS 13 & 27 AND LOTS 14 THRU 16 & LOTS 28 THRU 30 OF OVERHOLSER & AVEY ADD & 20FT VACATED ALLEY IN BETWEEN SD LTS	125 NW 15TH ST OKLAHOMA CITY
2710	R133466500	CORSAIR CATTLE CO		PO BOX 2286	OKLAHOMA CITY	OK	73101- 2286	UNPLTD PT SEC 28 12N 3W	0	0	UNPLTD PT SEC 28 12N 3W 000 000 PT NE4 OF SE4 OF SEC 28 12N 3W DES AS BEG AT A PT 60FT W OF SW/C OF LOT 13 WEAVERS ADD TH N301.5FT TO PT 168.5FT S OF HALF SEC LINE SD PT THE SW/C OF STOUT TRACT TH E60FT TO W LINE OF WEAVERS ADD S TO A PT ON W LINE 160FT N OF SW/C LOT 13 TH W50FT S160FT W10FT TO BEG PLUS S5FT OF LOT 8 & N6FT OF LOT 9 IN WEAVERS ADDN	0 UNKNOWN OKLAHOMA CITY

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2710	R200801000	FISCHER ALVIN KENT		1520 N ROBINSON AVE	OKLAHOMA CITY	OK	73103- 4632	SOROSIS CLUB CONDO	0	0	SOROSIS CLUB CONDO 000 000 UNIT 1520	1520 N ROBINSON AVE OKLAHOMA CITY
2710	R200802000	MILLER WILLIAM T & G PEGGY		140 NW 15TH ST	OKLAHOMA CITY	OK	73103- 4608	SOROSIS CLUB CONDO	0	0	SOROSIS CLUB CONDO 000 000 UNIT 140	140 NW 15TH ST OKLAHOMA CITY
2710	R200803000	JADELAIDE LLC		721 NW 15TH ST	OKLAHOMA CITY	OK	73103- 2105	SOROSIS CLUB CONDO	0	0	SOROSIS CLUB CONDO 000 000 UNIT 142	142 NW 15TH ST OKLAHOMA CITY
2710	R221401000	OPERATIONREA DYMIX LLC		301 NW 13TH ST, Unit 202	OKLAHOMA CITY	OK	73103	ALLEY NORTH PH 1	1	1	ALLEY NORTH PH 1 BLK 001 LOT 001	1432 BROADWAY AVE OKLAHOMA CITY
2710	R221401010	OPERATIONREA DYMIX LLC		301 NW 13TH ST, Unit 202	OKLAHOMA CITY	OK	73103	ALLEY NORTH PH 1	1	2	ALLEY NORTH PH 1 BLK 001 LOT 002	1416 BROADWAY AVE OKLAHOMA CITY
2710	R221401080	OPERATIONREA DYMIX LLC		301 NW 13TH ST, Unit 202	OKLAHOMA CITY	OK	73103	ALLEY NORTH PH 1	0	0	ALLEY NORTH PH 1 COMMON AREA A & B	1420 N BROADWAY DR OKLAHOMA CITY

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-(____)

111 NW 14th Street Development

MASTER DESIGN STATEMENT

March 18, 2026

PREPARED BY:

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075
mzitzow@jaokc.com
6387

SPUD-() 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.

This site will be developed in accordance with the regulations of the **Urban Conservation Design (UCD) District and the Historic Landmark (HL) District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

1. This site will be developed in accordance with the regulations of the UCD, HL, and the **R-4, "General Residential" District** (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)
- Family Day Care Homes (8300.40)
- Group Residential (8200.3)
- Light Public Protection and Utility: Restricted (8250.13)

- Low Impact Institutional: Residential-Oriented (8200.5)
- Multiple-Family Residential (8200.12)
- Murals (8250.16)
- Senior Independent Living (8200.13)
- Single-Family Residential (8200.14)
- Three- and Four-Family Residential (8200.15)
- Two-Family Residential (8200.16)

2. Maximum Building Height:

Maximum height of any building shall be 4 stories and 50 feet.

3. Maximum Building Size:

N/A

4. Maximum Number of Buildings:

The maximum number of buildings within this SPUD shall be per code.

5. Building Setback Lines:

North PUD Boundary:	0-feet
East PUD Boundary:	0-feet
South PUD Boundary:	5-feet
West PUD Boundary:	5-feet

6. Sight-proof Screening:

Where provided, screening and fencing shall be per UCD and HL guidelines.

7. Landscaping:

The subject site shall meet all requirements of the UCD and HL, subject to review and approval of a Certificate of Approval by the Urban Design Commission, and Oklahoma City's Landscaping Ordinance in place at the time of development.

8. Signs:

Signage shall be in accordance with the applicable sign regulations in the base zoning district and with the applicable sign regulations and design guidelines contained in the UCD and HL and shall be per the review and approval of a Certificate of Approval by the Urban Design Commission, in accordance with the applicable guidelines and regulations.

9. Access:

Access shall be per the subdivision regulations.

10. Sidewalks:

Sidewalks currently exist along NW 14th Street. Should the existing sidewalks be damaged or removed during construction, the developer shall be required to repair/reinstall said sidewalk.

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 of this SPUD.

II. OTHER DEVELOPMENT REGULATIONS:

1. Architecture:

Architectural regulations shall be per UCD and HL guidelines and shall be subject to review and approval of a Certificate of Approval by the applicable commissions.

2. Open Space:

Not applicable.

3. Street Improvements:

Not applicable.

4. Site Lighting:

All site lighting utilized within this SPUD shall be directed away from any adjacent properties. To accomplish this, lights shall utilize shields, shades or other appropriate methods of directing light beams. 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:

If utilized, commercial dumpsters shall comply with applicable screening and separation regulations, subject to review and approval of a Certificate of Approval by the applicable commissions.

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 parking space per unit shall be required.

7. Maintenance:

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. 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. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

8. Drainage:

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

9. Platting:

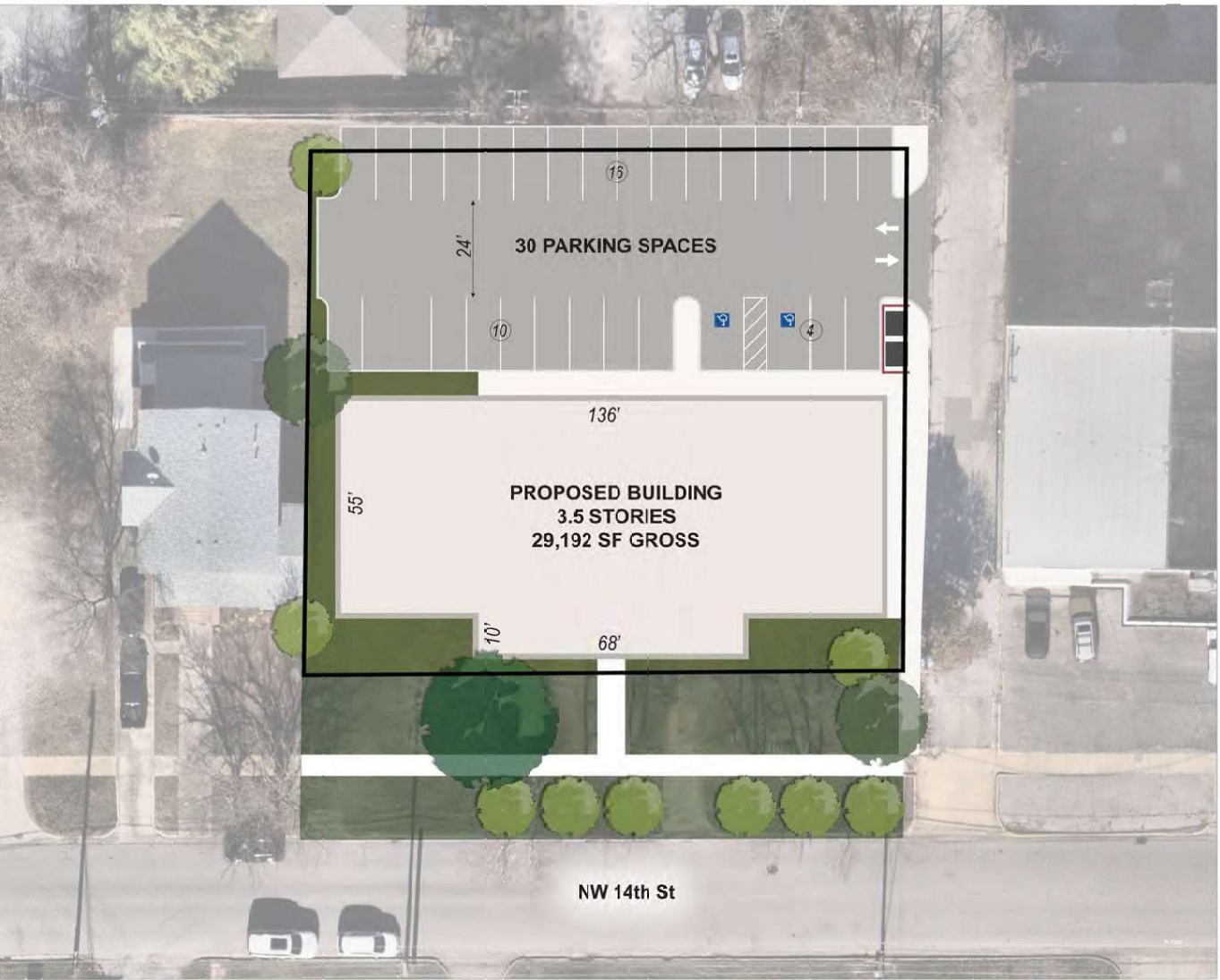
Not applicable.

11. Other:

Not applicable.

III. SUPPORTING DOCUMENTS

Exhibit A: Legal Description
Exhibit B: Conceptual Site Plan



SPUD-_____
111 NW 14th Street
Development

Exhibit B
 Conceptual Site Plan
 +/-0.45 Acres



Johnson & Associates
 1111 Sheridan Ave., Suite 200
 Oklahoma City, OK 73108
 (405) 233-1111 FAX (405) 233-1111
 LICENSED ARCHITECTS PLANNERS
 202019
 Conceptual site plan showing existing and proposed site conditions only. Not for construction.

CASENO	NAME 1	MAILINGADDRESS	CITY	STATE	ZIP CODE
SPUD-1828	JESSICA BLOYE, JOHNSON & ASSOCIATES	1 E SHERIDAN AVE, STE 200	OKLAHOMA CITY	OK	73104
SPUD-1828	HERITAGE HILLS EAST UCD	119 NW 19TH ST	OKLAHOMA CITY	OK	73103
SPUD-1828	HERITAGE HILLS HP	311 NW 22ND	OKLAHOMA CITY	OK	73103
SPUD-1828	OKLAHOMA CITY PUBLIC SCHOOLS, SCOTT RANDALL	PO BOX 36609	OKLAHOMA CITY	OK	73136
SPUD-1828	1420 OKC LLC	937 E BRITTON RD	OKLAHOMA CITY	OK	73114
SPUD-1828	1500 BROADWAY LLC	901 N FRANCIS AVE	OKLAHOMA CITY	OK	73106
SPUD-1828	CANDOR HOMES LLC	407 W COVELL RD, Unit 30362	EDMOND	OK	73003
SPUD-1828	CORSAIR CATTLE CO	PO BOX 2286	OKLAHOMA CITY	OK	73101
SPUD-1828	DOWNTOWN OKC PROPERTIES LLC	4 NE 10TH ST UNIT 473	OKLAHOMA CITY	OK	73104
SPUD-1828	FISCHER ALVIN KENT	1520 N ROBINSON AVE	OKLAHOMA CITY	OK	73103
SPUD-1828	J ADELAIDE LLC	721 NW 15TH ST	OKLAHOMA CITY	OK	73103
SPUD-1828	J LOU PROPERTIES LLC	1 NE 7TH ST, Unit D	OKLAHOMA CITY	OK	73104
SPUD-1828	JB DESIGN LLC	3309 QUAIL CREEK RD	OKLAHOMA CITY	OK	73120
SPUD-1828	LAUD STUDIO LLC	PO BOX 378	OKLAHOMA CITY	OK	73101
SPUD-1828	MILLER WILLIAM T & G PEGGY	140 NW 15TH ST	OKLAHOMA CITY	OK	73103
SPUD-1828	MKJ PROPERTIES LLC, RACE PROPERTIES LLC	PO BOX 18804	OKLAHOMA CITY	OK	73154
SPUD-1828	OPERATIONREA DYMIX LLC	301 NW 13TH ST, Unit 202	OKLAHOMA CITY	OK	73103
SPUD-1828	PECOS BILL LLC	9022 SAN LEANDRO DR	DALLAS	TX	75218
SPUD-1828	QWAK REAL ESTATE I LLC	701 NW 14TH ST	OKLAHOMA CITY	OK	73103
SPUD-1828	SCOPE 31 OK LLC	1407 N ROBINSON AVE	OKLAHOMA CITY	OK	73103
SPUD-1828	ST LUKES METHODIST CHURCH INC	222 NW 15TH ST	OKLAHOMA CITY	OK	73103
SPUD-1828	THE HUB AT MIDTOWN LLC ATTN: RICHARD C LABARTHE	1000 W WILSHIRE, Unit 355	OKLAHOMA CITY	OK	73116
SPUD-1828	THE HUB AT MIDTOWN LLC	1000 W WILSHIRE, Unit 355	OKLAHOMA CITY	OK	73116
SPUD-1828	TONER REFILL INC	1525 N BROADWAY AVE	OKLAHOMA CITY	OK	73103
SPUD-1828	TURNROW LLC	1621 N BROADWAY AVE	OKLAHOMA CITY	OK	73103
SPUD-1828	VAN BRUNT MAGDA TRS, VAN BRUNT MAGDA SEPARATE PROPERTY TRUST	6812 STANLEY AVE	CARMICHAEL	CA	95608
SPUD-1828	WB HOLDINGS LLC	4 NE 10TH ST STE 424	OKLAHOMA CITY	OK	73104
SPUD-1828	WOODSIDE PROPERTIES LLC	300 N MOUNTAIN VIEW CIR	EDMOND	OK	73034

APPROVED

07-07-2026

BY THE CITY COUNCIL
Amy K. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT

SPUD-1828

MASTER DESIGN STATEMENT FOR

111 Residential Development

March 18, 2026
Revised April 8, 2026
Revised May 14, 2026

PREPARED BY:

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075
mzitzow@jaokc.com
6387

SPUD-1828 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 **Urban Conservation (UC)**, **Historic Landmark (HL)**, and the **R-4, "General Residential" Districts** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

Development within this SPUD shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission according to applicable guidelines and regulations.

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

- Community Recreation: Property Owners Association (8250.3)
- Family Day Care Homes (8300.40)
- Group Residential (8200.3)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Residential-Oriented (8200.5)

- Multiple-Family Residential (8200.12), maximum density shall be 25 units.
- Murals (8250.16)
- Senior Independent Living (8200.13)
- Single-Family Residential (8200.14)
- Three- and Four-Family Residential (8200.15)
- Two-Family Residential (8200.16)

2. Maximum Building Height:

Maximum height of any building shall be 4 stories and 50 feet.

3. Maximum Building Size:

Per base and overlay regulations.

4. Maximum Number of Buildings:

The maximum number of buildings within this SPUD shall be per code.

5. Building Setback Lines from SPUD Boundary:

North: 0 feet

East: 0 feet

South: 8 feet (Measured from the south property line as recorded on the Final Plat of Fays Addition)

West: 5 feet

The fourth-floor setback will be a minimum of 10-feet from the front façade of the building.

Building separation within this SPUD shall be per Building Code and Fire Marshall regulation.

6. Sight-proof Screening:

Screening and fencing shall be per the base and overlay regulations.

7. Landscaping:

The subject site shall meet all requirements of the base and overlay district regulations at the time of development.

8. Signs:

Signage within this SPUD shall be in accordance with the base and overlay district regulations except that Off-Premise signs and EMD signs shall be prohibited.

9. Access:

Access may be taken via one (1) drive from NW 14th St and from the adjacent alleyway to the east subject to Public Works approval.

10. Sidewalks:

Sidewalks currently exist along NW 14th Street. Should the existing sidewalks be damaged or removed during construction, the developer shall be required to repair/reinstall said sidewalk.

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 of this SPUD.

II. OTHER DEVELOPMENT REGULATIONS:

1. Architecture:

Architectural regulations shall be per base and overlay district regulation in place at the time of development.

2. Open Space:

There shall be a minimum of 10% of open space, defined as space with no structure or impermeable paving.

3. Street Improvements:

If access is taken from the alley or alleys, the alley(s) shall be improved to Public Works and ADA standards.

4. Site Lighting:

All site lighting utilized within this SPUD shall be directed away from any adjacent properties. To accomplish this, lights shall utilize shields, shades or other appropriate methods of directing light beams. 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:

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Municipal Code, as amended.

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, except that a minimum of one parking space per dwelling unit shall be required.

7. Maintenance:

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. 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. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

8. Drainage:

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

III. SUPPORTING DOCUMENTS

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

SPUD-1828 Exhibit A – Legal Description

Lots Forty (40), Forty-One (41), Forty-Two (42) and Forty-Three (43), of AMENDED PLAT OF FAY'S ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. **AND** Lots Thirty-eight (38) and Thirty-nine (39), of AMENDED PLAT OF FAY'S ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.



SPUD-1828
111 NW 14th Street
Development

Exhibit B
Conceptual Site Plan
+/-0.45 Acres



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078

ENGINEERS SURVEYORS PLANNERS

2/26/26

Conceptual site plan showing feasible option
permitted under proposed rezoning

CASE NUMBER: SPUD-1828

This notice is to inform you that **Jessica Bloye, Johnson & Associate, on behalf of TURNROW, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1828 Simplified Planned Unit Development, UC Urban Conservation, and HL Historic Landmark Overlay Districts. The City Council will consider this zoning application at a public hearing on July 7, 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:

Lots Forty (40), Forty-One (41), Forty-Two (42) and Forty-Three (43), of AMENDED PLAT OF FAY'S ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. AND Lots Thirty-eight (38) and Thirty-nine (39), of AMENDED PLAT OF FAY'S ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

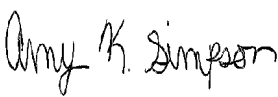
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

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

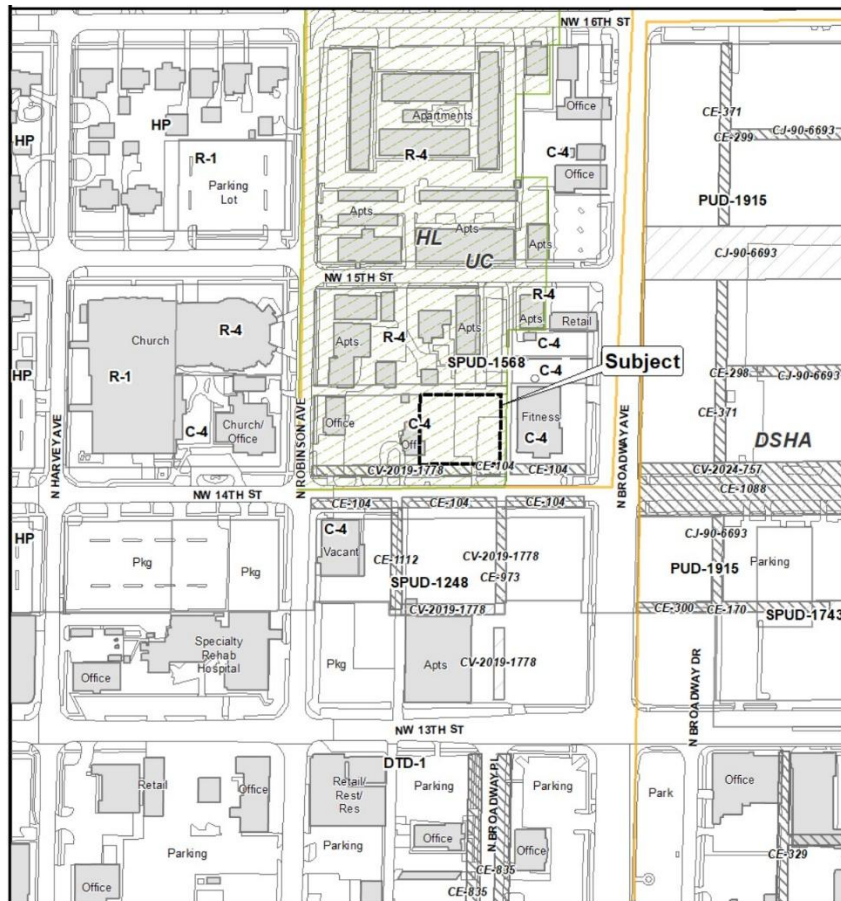
If you object to the rezoning of the property, you can file legal written protest no later than three days prior to the hearing, with the Office of the City Clerk, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102.

Dated this 2nd day of June 2026.

SEAL


Amy K. Simpson, City Clerk



PROPOSED ZONING CHANGE:**CASE NUMBER: SPUD-1828****FROM:** C-4 General Commercial, UC Urban Conservation, and HL Historic Landmark Overlay Districts**TO:** SPUD-1828 Simplified Planned Unit Development, UC Urban Conservation, and HL Historic Landmark Overlay Districts**ADDRESS OF PROPERTY:** 111 NW 14th Street

PROPOSED USE: The purpose of this request is to allow residential use and development, specifically multifamily residential (apartments).

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **Heritage Hills East UC Urban Conservation, and HL Historic Landmark Overlay and R-4, “General Residential”** 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-1828

LOCATION: 111 NW 14th Street

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-1828 Simplified Planned Unit Development District subject to the UC Urban Conservation, and HL Historic Landmark Overlay Districts from C-4 General Commercial, UC Urban Conservation, and HL Historic Landmark Overlay Districts. A public hearing will be held by the City Council on July 7, 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 Heritage Hills East UC Urban Conservation, and HL Historic Landmark Overlay District boundaries:

LEGAL DESCRIPTION:

Lots Forty (40), Forty-One (41), Forty-Two (42) and Forty-Three (43), of AMENDED PLAT OF FAY'S ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. AND Lots Thirty-eight (38) and Thirty-nine (39), of AMENDED PLAT OF FAY'S ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

PROPOSED USE: The purpose of this request is to allow residential use and development, specifically multifamily residential (apartments).

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **Heritage Hills East UC Urban Conservation, and HL Historic Landmark Overlay and R-4, "General Residential" Districts** (OKC Zoning Ordinance, 2020).

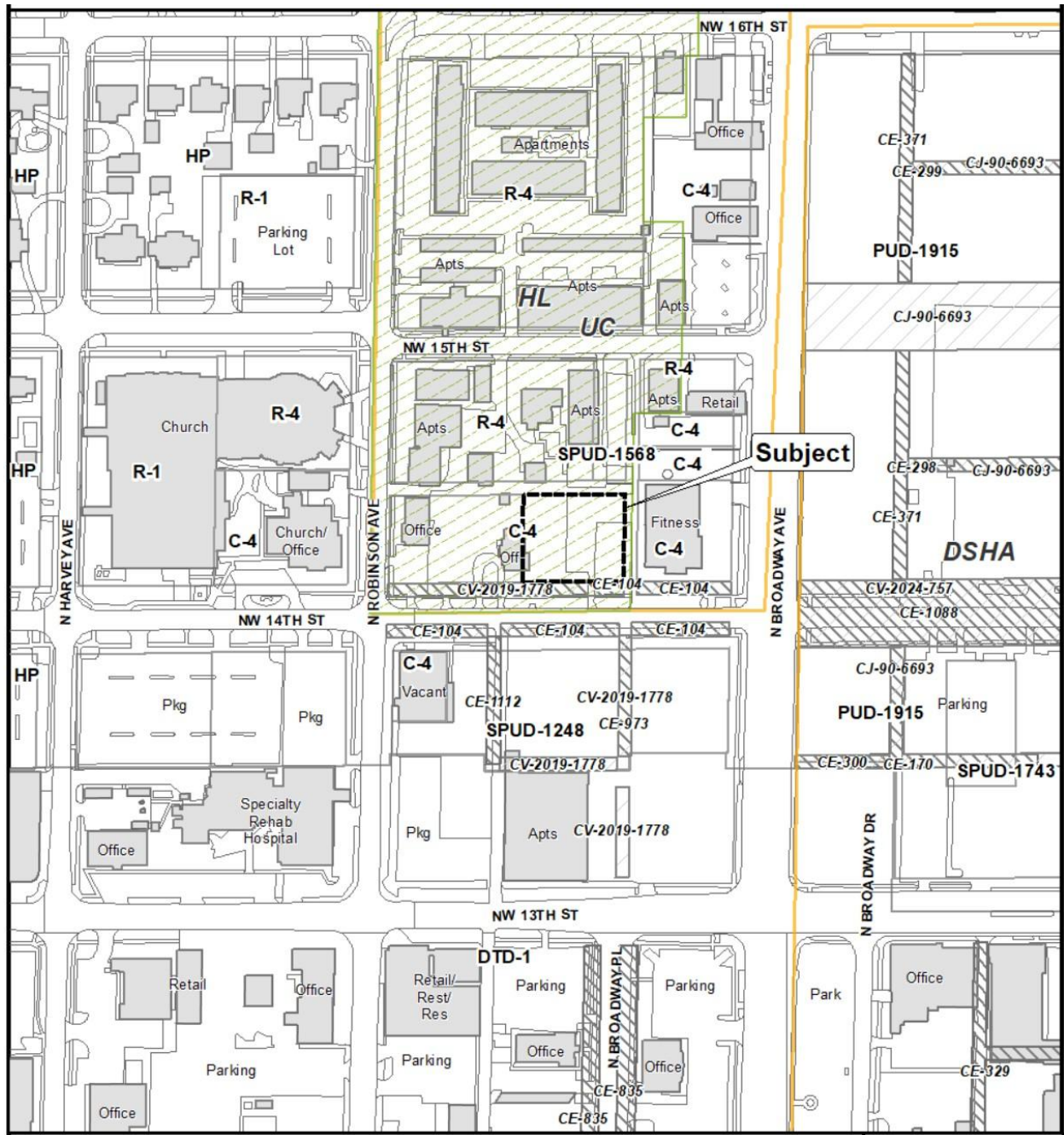
Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to 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 2nd day of June 2026.

SEAL

Amy K. Simpson, City Clerk



Planning Commission Minutes
May 14, 2026

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:48 a.m. on May 11, 2026)

9. (SPUD-1828) Application by Turnrow, LLC to rezone 111 NW 14th Street from C-4 General Commercial, Heritage Hills East UC Urban Conservation, and HL Historic Landmark Overlay Districts to SPUD-1828 Simplified Planned Unit Development, Heritage Hills East UC Urban Conservation, and HL Historic Landmark Overlay Districts. Ward 6.

Amended Technical Evaluation:

1. Amend Section Setbacks to read: South: ~~3~~-Eight (8) feet (Measured from the south property line as recorded on the Plat of Fays Addition).
2. The fourth-floor setback will be a minimum of 10-feet from the front façade of the building.

The applicant was present. There was a protester present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY MILNER, SECONDED BY MEEK

AYES: CLAIR, MEEK, PRIVETT, NEWMAN, MILNER, HARRISON, NOBLE, LAFORGE

ABSENT: POWERS



STAFF REPORT
The City of Oklahoma City
Planning Commission
May 14, 2026

Item No. IV. 9.

(SPUD-1828) Application by Turnrow, LLC to rezone 111 NW 14th Street from C-4 General Commercial, Heritage Hills East UC Urban Conservation, and HL Historic Landmark Overlay Districts to SPUD-1828 Simplified Planned Unit Development, Heritage Hills East UC Urban Conservation, and HL Historic Landmark Overlay Districts. Ward 6.

A. GENERAL INFORMATION

1. Contacts

Applicant's Representative

Jessica Bloye
Johnson & Associates
(405) 235-8075

2. Case History

This is a new application. On May 6, 2026, the Historic Preservation Commission recommended approval of SPUD-1828 subject to the findings in the staff report and no conditions.

3. Reason for Request

The purpose of this request is to allow residential use and development, specifically multi-family residential (apartments).

B. EXISTING CONDITIONS

- 1. Size of Site:** 0.45 Acres
- 2. School District:** Oklahoma City
- 3. Zoning and Land Use:**

	Subject Site	North	East	South	West
Zoning	C-4 / UC / HL	SPUD-1568 / R-4 / UC / HL	C-4 / UC	SPUD-1248	C-4 / UC / HL
Land Use	Undeveloped	Residential	Recreation	Undeveloped	Residential

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.

C. SUMMARY OF SPUD APPLICATION

1. This site will be developed in accordance with the regulations of the **Urban Conservation (UC)**, **Historic Landmark (HL)**, and the **R-4, “General Residential” Districts** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

Development within this SPUD shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission according to applicable guidelines and regulations.

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

- Community Recreation: Property Owners Association (8250.3)
- Family Day Care Homes (8300.40)
- Group Residential (8200.3)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Multiple-Family Residential (8200.12), maximum density shall be 25 units.
- Murals (8250.16)
- Senior Independent Living (8200.13)
- Single-Family Residential (8200.14)
- Three- and Four-Family Residential (8200.15)
- Two-Family Residential (8200.16)

2. **Maximum Building Height:**

Maximum height of any building shall be 4 stories and 50 feet.

3. **Maximum Building Size:**

Per base and overlay regulations.

4. **Maximum Number of Buildings:**

The maximum number of buildings within this SPUD shall be per code.

5. Building Setback Lines from SPUD Boundary:

North: 0 feet
East: 0 feet
South : 3 feet
West : 5 feet

Building separation within this SPUD shall be per Building Code and Fire Marshall regulation.

6. Sight-proof Screening:

Screening and fencing shall be per the base and overlay regulations.

7. Landscaping:

The subject site shall meet all requirements of the base and overlay district regulations at the time of development.

8. Signs:

Signage within this SPUD shall be in accordance with the base and overlay district regulations except that Off-Premise signs and EMD signs shall be prohibited.

9. Access:

Access may be taken via one (1) drive from NW 14th St and from the adjacent alleyway to the east subject to Public Works approval.

10. Sidewalks:

Sidewalks currently exist along NW 14th Street. Should the existing sidewalks be damaged or removed during construction, the developer shall be required to repair/reinstall said sidewalk.

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 of this SPUD.

II. OTHER DEVELOPMENT REGULATIONS:

1. Architecture:

Architectural regulations shall be per base and overlay district regulation in place at the time of development.

2. Open Space:

There shall be a minimum of 10% of open space, defined as space with no structure or impermeable paving.

3. Street Improvements:

If access is taken from the alley or alleys, the alley(s) shall be improved to Public Works and ADA standards.

4. Site Lighting:

All site lighting utilized within this SPUD shall be directed away from any adjacent properties. To accomplish this, lights shall utilize shields, shades or other appropriate methods of directing light beams. 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:

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Municipal Code, as amended.

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, except that a minimum of one parking space per dwelling unit shall be required.

7. Maintenance:

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. 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. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

8. Drainage:

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, 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): No objection.

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) 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.
- 5) 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.

- 6) 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.
- 7) 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.

- 8) 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.
- 9) All private roads and streets shall have a private storm sewer system.
- 10) Amend Section Access to include: A cross-access agreement will be required between this SPUD and the property(ies) to the east to allow the shared access to serve as the primary means of access. Paving improvements within the platted alley will require PD plans in accordance with Public Works requirements. Any private parking that encroaches upon the platted alley will require approval of a Revocable Permit.

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 shall be master 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 guarantee 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.

5. Planning Department:

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

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

Location:

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

Density: The Urban Medium Intensity LUTA outlines a density range of 10 to 40 dwelling units per acre.

National, state, and local permitting require basic best management practices for stormwater management. The SPUD is requested to allow residential use and development, specifically multi-family residential (apartments). The SPUD regulations propose a maximum of 25 multi-family dwelling units. 25 dwelling units on the 0.45-acre site would be 55 du/acre. The base R-4 District typically allows up to 34 du/acre.

Automobile Connectivity:

- Maintain and enhance the connectivity of the street network.
- Protect existing traditional street grid and reconnect it where possible.
- Keep alleys open and functional.

The subject site is located along the north side of NW 14th Street, a Neighborhood Street in the Urban Medium LUTA. The site is currently served via one drive along NW 14th Street. The SPUD Master Design Statement proposes one point of access from NW 14th Street and from the adjacent alleyway to the east subject to Public Works approval. The conceptual plan for the development illustrates parking on the north side of the site, accessed from the alley.

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.

Sidewalks are currently available along NW 14th Street. The SPUD proposes utilizing Code requirements for any changes to pedestrian connectivity.

- 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 commercial or 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) 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 setbacks: 0 feet on the north (rear) and east (side / abutting alley), 3 feet on the south (front), and 5 feet on the west (side). The base R-4 District would typically require a 25-foot front yard setback, 5-foot side yard setback, and a 15-foot rear yard setback. The SPUD proposes a minimum 10% open space, defined as space with no structures or impermeable parking. The base R-4 District requires 40% open space, but that measurement includes impermeable paving. The maximum building height requested by the SPUD is four stories and 50 feet. The base R-4 District normally allows a maximum building height of 35 feet and two stories when abutting an HL or HP District.*

Traffic: Mitigation measures should be used if the development is inconsistent with the Street Typology or would substantially exceed the average daily traffic of existing, adjacent uses. *The subject site is located along the north side of NW 14th Street, a Neighborhood Street in the Urban Medium LUTA.*

- 3) **Service Efficiency:**
- Water: *Served*
 - Sewer: *Fully Served*
 - Fire Service: *Urban Response*
- 4) **Transportation System:** The subject site is located along the north side of NW 14th Street, a Neighborhood Street in the Urban Medium LUTA. The nearest transit (bus) service is located south of the site, on NW 13th 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)
 - Prioritize maintaining the strength of existing commercial nodes and corridors over providing new areas for commercial development. (SU-23)

- Favor commercial development clustered in nodes at arterial or collector intersections or along brief “main street” style corridors over commercial development extending in a linear pattern for long distances along highway, arterial, or collector corridors. (SU-25)
- Regional-, community-, and neighborhood-scale retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores that draws on the following principles:
 - Concentrate access for new retail development at shared primary entrance points. Primary entrance points should be aligned with access points immediately across intersecting roads. Limit curb cuts on primary highways and arterials.
 - Provide pedestrian circulation, including sidewalks and median breaks along interior and exterior fronting roads and within parking lots.
 - Encourage coordinated development of retail centers in order to facilitate internal pedestrian and vehicle circulation and optimal center performance (SU-27)
- Commercial buildings should be built at the street rather than behind a parking lot in order to promote pedestrian circulation, multipurpose shopping trips, and walkable and attractive streetscapes. (SU-28)
- 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: Historic Resources

The subject site is located within the Heritage Hills East National Register District. The Heritage Hills National Register District was listed in the National Register of Historic Places in 2020 for its historic (Criterion A) and architectural (Criterion C) significance. The nomination also notes the neighborhood's significant association with early city builders including Anton Classen and G.A. Nichols.

The comprehensive plan calls for protecting the unique character of National Register-listed properties or districts and local Historic Districts and ensuring that development and redevelopment is compatible with historic resources and character. Conformance with the comprehensive plan and the adopted historic preservation plan for Oklahoma City, preserve**okc**, would be achieved by ensuring new development is consistent with the Heritage Hills East Historic District.

b. Plan Conformance Considerations

The subject site is located along the north side of NW 14th Street, between North Robinson Avenue and North Broadway Avenue. The site is located within the Heritage Hills East Historic District. The site is currently undeveloped and zoned C-4. North of the site are apartments zoned R-4 and SPUD-1568. Abutting to the east is a gym zoned C-4. West of the site is a spa zoned C-4. Across NW 14th Street to the south is vacant land zoned SPUD-1248 to allow apartments.

The SPUD is requested to allow residential use and development, specifically multi-family residential (apartments). The SPUD regulations propose a maximum of 25 multi-family dwelling units, and setbacks of 0 feet on the north (rear) and east (side / abutting alley), 3 feet on the south (front), and 5 feet on the west (side). The SPUD proposes a minimum 10% open space, defined as space with no structures or impermeable parking and a maximum building height of four stories and 50 feet.

Conformance with the comprehensive plan and the adopted historic preservation plan for Oklahoma City, preserve**okc**, would be achieved by ensuring new development is consistent with nearby development in the Heritage Hills East Historic District. The SPUD retains the Historic Preservation design review process.

This application is subject to review by the Historic Preservation Commission. On May 6, 2026, the Commission recommended approval subject to the findings in the staff report, with no new conditions.

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 subject to the following Technical Evaluation:

1. Amend Section Setbacks to read: South: 3 feet (Measured from the south property line as recorded on the Plat of Fays Addition)

STAFF REPORT
The City of Oklahoma City
Planning Commission
May 14, 2026
SPUD-1828

Item No. 9.

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

Historic Preservation Commission

May 6, 2026

SPUD-1828

Case Number: SPUD-1828

Property Address: 111 NW 14th Street

District: Heritage Hills East Historic District

Applicant: Jessica Bloye, Johnson and Associates
1 E Sheridan Ave, Suite 200
Oklahoma City, OK 73104

Owner: Turnrow, LLC
1621 N Broadway Ave
Oklahoma City, OK 73103

A. CASE ITEMS FOR CONSIDERATION

1. Request for recommendation from the Historic Preservation Commission to the Planning Commission regarding a request to rezone the property at 111 NW 14th Street to a Simplified Planned Unit Development (SPUD), in accordance with the regulations of the R-4 General Residential, Urban Conservation (UC), and Historic Landmark (HL) Districts (OKC Zoning Ordinance, 2020, as amended), except with the restrictions and uses as called out within the proposed SPUD.

B. BACKGROUND

1. Project Description

The applicant proposes to rezone the property, currently zoned C-4 General Commercial District with HL and UC overlays, to a SPUD. The applicant proposes to change to the R-4 General Residential Base Zone and to retain the HL and UC overlays and modify bulk standards and allowed uses.

2. Location

Project site is located on the north side of NW 14th Street, mid-block between Broadway and Robinson.

3. Site History

Date of Construction: N/A (vacant lot)

Zoned Historic Preservation/Historical Landmark: 1999

National Register Listing: 2020

Additional Information:

The plot of land bound by NW 15th Street, NW 14th Street, N Robinson and N Broadway was platted in 1900 with north-south alleys on either end connected by an east-west alley, creating an “H”.

In 1902, the block was replatted, eliminating the southern portion of the alley to the east of N Robinson, reconfiguring the lots at the east end of the block to face south rather than east, and dedicating the south 30 feet of the lots on NW 14th Street to “parking” (landscaping) and a sidewalk. This configuration is consistent with the 1906 Sanborn map.

The 1906 edition of the Sanborn map illustrates only two dwellings on this block of NW 14th Street, both within the proposed SPUD boundary.

By 1922, the Sanborn map illustrates the 100 block on NW 14th Street as fully built out with one- and 2-story dwellings, with one notable change. The lots immediately west of the alley to the west of Broadway, including a portion of the subject property, are indicated to be Electric Railway Right-of-Way. The streetcar line ran up Broadway from downtown, curved west on what is now Broadway Circle and then north on what was then Broadway but is now Broadway Place to NW 13th Street. The streetcar continued north through the 100 blocks of NW 13th, NW 14th, and NW 15th as an Electric Railway Right of Way and then jogged west to continue north on N Robinson. The configuration of the block with the Electric Railway Right-of-Way remains the same through the 1952 edition of Sanborn maps.

On the 1955 Sanborn map, there is no longer an Electric Railway Right-of-Way illustrated. In its place, once again addressed as 107 NW 14th Street, is a one-story brick veneered building labeled as a “clinic.” The rest of the block at this time still consisted of one to two-story dwellings.

Currently only one of the historic dwellings shown on the Sanborn map remains on the block. The mid-century building at 107 NW 14th was demolished in approximately 2020.

4. Existing Conditions

The site is currently vacant. Portions of driveways remain and public sidewalks are in good condition. There are numerous trees within the site and street trees lining NW 14th Street.

The block has a combination of C-4 and R-4 base zones. Two remaining single-family houses have been converted to full-fledged bed and breakfasts (not home sharing). Other buildings include multi-family residential, commercial businesses, and a facility associated with a neighboring church.

5. Previous Actions

The Historic Preservation Commission approved the demolition of the building at 107 NW 14th Street in 2021. The time period in which other structures on the property is unknown.

C. PROPOSAL DESCRIPTION

The applicant requests a SPUD to modify various standards for the development of the site. The current zoning is the C-4 General Commercial District with the Historic Landmark (HL) Overlay and the Heritage Hills East Urban Conservation District (UCD) Overlay. The SPUD

proposes to retain the HL and UCD Overlay zoning but seeks to change to an R-4 General Residential base zone with the following modifications.

Density: Within the list of permitted uses, the applicant proposes to modify the allowed density for Multi-Family Residential to a maximum of 25 units. The R-4 base zone would allow 14 units based on the size of this property.

Maximum Building Height: The applicant proposes to allow a maximum height of four stories and 50 feet. This is in excess of what is permitted by the current base zone when abutting an HL or HP District (limited to 35 feet and two stories), and what is permitted by the proposed new base zone when abutting HP/HL (20 feet and one story).

Setbacks: the applicant proposes to allow setbacks of 3 feet on the south (front), zero on the north (rear), five on the west, and zero on the east (abutting an alley). The current C-4 base zone requires a 25 foot side yard setback, no side yard setback, and a 15 foot rear setback. The proposed R-4 base zone would require a 25 foot front yard setback, five foot side yard setbacks, and a 15 foot rear yard setback. It should be noted that a previous vacation of a portion of the NW 14th Street right-of-way along this block has the effect of moving the south property line further to the south.

Open Space: The applicant proposes to require a minimum of 10% open space, defined as space with no structures or impermeable paving. There is no open space requirement for the current C-4 base zone. The proposed R-4 base zone requires 40% “common space,” but this includes space with impermeable paving.

Parking: The applicant proposes a parking minimum of one parking space per dwelling unit. Current parking requirements are two spaces per dwelling unit, or 1.5 spaces for a one-bedroom or “studio” dwelling.

D. ISSUES AND CONSIDERATIONS

Design Review: The SPUD incorporates the provisions of the HL Overlay requiring design review.

Uses: The proposed SPUD includes uses that are proposed by the R-4 base zone. Property on the north end of this block (fronting on NW 15th) are also zoned R-4. The proposed SPUD, in removing the C-4 base zone, removes numerous more intense commercial uses that would currently be permitted. As the block currently contains numerous multi-family residential structures, the included uses appear to be appropriate and compatible with the surrounding development of the historic district.

Density: Within the list of permitted uses, the applicant proposes to modify the allowed density for Multi-Family Residential to a maximum of 25 units. The R-4 base zone would allow 14 units based on the size of this property. The comprehensive plan supports a density of 40 dwelling units per acre in this area, which would be 18 units based on the size of this property. The Guidelines do not address density or number of appropriate dwelling units; however, the number of dwelling units allowed contributes to the size of the development, as well as the

number of parking spaces required. Each of these factors influences the form, mass, setback, and lot coverage of the development. A reduced maximum number of dwelling units may contribute to a development that is more compatible.

Height: The proposed maximum height is in excess of what would be permitted by both the current and proposed base zones. The applicant has provided a height study indicating that, based on their current design concepts, the forwardmost portion of the building would be under 35 feet, stepping up to approximately 45 feet as it moves away from the street. This height study also includes the height of adjacent structures and the height of other multi-family buildings within the surrounding area that range from 29 to 70 feet.

The Guidelines state that “the height of new building should relate to the heights, roof-forms and cornice lines of adjacent structures and to those of other buildings on the streetscape,” and that when buildings within the block have varied heights, the height “should aligned with the existing buildings on the streetscape.”

In this case, only one historic structure remains on the block, with an estimated height of two and a half stories, approximately 29 feet. A Certificate of Appropriateness has been approved for a new structure west of the subject site, directly west of the remaining historic structure, at approximately 35 feet tall. Other modern structures on the block are one-story non-residential buildings. Directly across the street is vacant land and commercial buildings of varying heights; zoning for the vacant land on the south side of NW 14th Street would permit a variety of uses with no height limit.

Based on the lack of uniformity in heights on the block and in the surrounding area, and the presence of taller, historic multi-family buildings, there may be justification for a height limit that exceeds what would typically be supported by the Guidelines. They proposed height limit of 50 feet may still be in excess of what is compatible with the predominant character of this area of the historic district.

Setback: The proposed front setback is twenty feet less than what is required by the current and proposed base zones. It is more than fifteen feet forward of the front wall of the remaining, neighboring historic structure to the west, as well as the non-historic commercial building to the east. A conceptual illustration shows the façade of the building stepping back to more closely align with the historic building at its west end before moving closer to the street in the center of the façade. Conceptual illustrations have no regulatory control.

The Guidelines state that new buildings “must follow historic setback patterns of the street.” The proposed setback does not follow the setback pattern that existed historically, and does not follow the pattern established by remaining structures within the block. A setback more similar to that of the remaining historic structure would be more consistent with the Guidelines.

It should be noted that, as currently drafted, the legal description and the proposed setback do not account for the vacation of right-of-way along NW 14th Street, which will move the south (front) property line closer to the street when incorporated into the legal description. Any recommendation should include language clarifying the intended setback in relation to this condition.

Open Space: The existing and proposed base zones do not require open space under the same definition as what is included in the proposed SPUD. The Guidelines do not require a defined

percentage of open space, but state that it is not appropriate to alter the ratio of built to open space through paving and new construction.

Parking: The proposed parking requirement of one space per dwelling is less than what is currently required. The Guidelines do not address parking requirements, only the screening and placement of parking when provided. Parking requirements have the potential to effect the compatibility of new construction in that they shape the way the site is developed and the proportion of buildings, green space, and paving.

Summary: The proposed SPUD includes a density that is in excess of what is supported by the base zone and the comprehensive plan. This proposed density would be achieved with a great height, shallower setback, less open space, and fewer parking spaces than what are supported by the base zone and/or by the Historic Preservation Guidelines. A reduction in the number of dwelling units proposed may result in a development that is more consistent with the base zone, the Guidelines, and the surrounding development.

E. SPUD-1828 STAFF RECOMMENDATION:

Staff recommends that the Commission recommend **approval** to the Planning Commission for SPUD-1828, with the following specific findings and conditions:

Specific Findings:

1. That the proposed SPUD retains the requirements and provisions of the HL zoning district, will require review and approval by the Historic Preservation Commission for any changes to the site, and new construction and all future exterior work in the form of a Certificate of Appropriateness; and will not allow work that detracts from the architectural character of the District;
2. That the proposed SPUD facilitates a development type that is not typical of immediately adjacent historic development but is in keeping with historic multi-family residential buildings within the block and surrounding blocks;
3. That the proposed SPUD incorporates uses that are compatible with the character of the property and surrounding district;
4. That the proposed SPUD varies setback requirements from the existing zoning in a manner that may not be compatible with the established character of the surrounding development and that is not consistent with relevant Guidelines for HP and HL Districts;
5. That the proposed SPUD varies density requirements in a manner that is not consistent with the proposed base zone and the comprehensive plan, and that may contribute to a development that is not compatible with the surrounding development pattern and not supported by the Guidelines;
6. That the proposed SPUD varies height requirements from existing zoning in a manner that may not be compatible with surrounding development and that is not consistent with relevant Guidelines for HP and HL Districts;
7. That the proposed SPUD includes open space requirements that may not be consistent with established development patterns throughout the historic districts.

Condition:

1. That the maximum number of dwelling units be reduced; the maximum allowed height be reduced; and the front setback be increased as directed by the HP Commission.

Note: Staff recommendation does not constitute Commission action.

F. REFERENCES:

4. New Construction: Stand-Alone New Construction and Additions to Existing Buildings

4.1 General Requirements for New Construction and Additions

Policy: New construction and additions should not destroy historic materials or general features that characterize a historic building, property or district. New work should be differentiated from existing, historic structures and protect the historic integrity of the property and the historic district. Additions to historic structures should be done so that the historic character of the structure is retained and, if removed in the future, the essential form and integrity of the original structure and site would be unimpaired.

Design Justification: New construction and its integration with an existing building, property or district should be compatible with surrounding existing historic architecture. Compatibility may include the size, shape, massing and materials of new construction. The relationship of new construction form to the historic context in which it is located is critical for maintaining visual character of a historic building, property or district.

Sustainability Justification: Effective resource conservation includes consideration of the renewability of resources, the manufacturing processes used to create the materials and the recycled construction materials, energy costs associated in the manufacture and shipping of construction materials, and the ways selected materials can help make the new building, as a whole, energy efficient.

Commission Review: Actions That Require Review by the HPC

- 4.1.1: Over the next decade it is expected that 25% of new commercial and institutional buildings and 20% of new residences will qualify as "green." Green buildings may be certified under the Leadership in Energy and Environmental Design (LEED) program, a trademarked system under which buildings are awarded points in five categories: 1) sustainable sites, 2) water efficiency, 3) energy and atmosphere, 4) indoor environmental quality, and 5) innovation and design process.
- 4.1.2: New construction, which may include a new, stand-alone primary or accessory building, a new garage, an addition to an existing building or a substantial renovation to an existing building, should be designed to take the five LEED categories into consideration.
- 4.1.3: Significant alteration of the topography of a property through extensive grading, removal or alteration of rolled terraces and similar character-defining features, filling or excavating, is not permitted.
- 4.1.4: Refer to Chapter 3, "Alterations to Building Fabric and Components of

Historic Building,” for items, components, features or materials planned for new construction or additions that may not be addressed by this Chapter.

4.2 Stand-Alone New Construction

Policy: New stand-alone construction should complement and not detract from the overall historic character of the historic property or district.

Design Justification: The way in which existing and new buildings relate is important in maintaining the overall historic character of a historic property and district. Architectural design directly affects the integrity of the property and district as a whole. For this reason, new, stand-alone buildings should maintain the continuity of the character of a historic property and district.

Sustainability Justification: New construction should adhere to principles of sustainability in design, materials, and energy efficiency.

- 4.2.1: New buildings must follow historic setback patterns of the street.
- 4.2.2: New stand-alone and infill buildings should be consistent with historical patterns of development for the property, block and district.
- 4.2.3: Construction of stand-alone and infill buildings should be compatible in size, scale, proportion, spacing, texture, setbacks, height, materials, color and detail to adjacent or nearby buildings and streetscapes.
- 4.2.4: New buildings must fill the same proportion of lot area as other buildings on the streetscape. The pattern created by spaces between buildings should be continued.
- 4.2.5: New construction must respect the architectural integrity and context of surrounding buildings. Existing adjacent historic structures and streetscapes should be taken into consideration before designing new construction. Incorporating existing architectural features with new design elements can add interest and enhance the compatibility of the new building in the district or other new infill buildings on a property.
- 4.2.6: The height of new buildings should relate to the heights, roof-forms and cornice lines of adjacent structures and to those of other buildings on the streetscape. The height of new buildings should conform to the following unless historical development patterns are documented otherwise:
 - 4.2.6.1: In streetscapes with uniform building heights, new buildings should match this height. For example, on a streetscape of all one-story residential structures, any new building should also be one story in height.
 - 4.2.6.2: In streetscapes with varied building heights, the height of new buildings should align with the existing buildings on the streetscape, with particular attention paid to the predominant height of the adjacent structures and other structures on the streetscape.
 - 4.2.6.3: The floor-to-floor heights of new buildings should closely align with the floor-to-floor heights of the adjacent or nearby historic structures.

- 4.2.6.4: The height of porches of new buildings should closely align with the porch heights of the historic buildings on the same streetscape, with particular attention paid to porch heights of adjacent structures.
- 4.2.7: The design of new construction should be compatible with historic styles within the district yet not imitate them so as to provide distinction between the historic buildings and new construction.
- 4.2.8: In new construction, the use of materials similar to those of the adjacent historic structures is encouraged. Actual replication of these materials is not encouraged. This approach ensures the design compatibility of the historic structures while clearly differentiating between old and new.
- 4.2.9: Similar shapes that are repeated in many buildings within a streetscape are encouraged to be incorporated in the design of a new residential building. Replication of historic detailing is discouraged; however, the repetition of similar shapes and elements can help provide continuity and enhance compatibility between new and old structures.
- 4.2.10: Spacing and size of window and door openings must be similar to their historic counterparts within the streetscape or district, or be typical of structures of the same type, age and location. The proportion of window to wall space should also be similar to their historic counterparts, without duplicating them.
- 4.2.11: Ramps or other accessibility-related installations should be located on the back or side elevation of the new construction and in as unobtrusive a location as possible. If locating a ramp on the primary facade is required, it should be installed in a way that is as unobtrusive as possible and blends with the adjacent historic properties.
- 4.2.12: Only when a previously demolished historic building can be accurately replicated may a reproduction be considered at that site.
- 4.2.13: Facades of new construction facing an alley may be simplified and secondary in design to that of primary facades. The same materials should be used for alley facing building elevations as those of the primary facade, unless this varies from the typical historic condition within the district.

**Relevant Sections of Chapter 59 the Oklahoma City Municipal Code governing HP/HL Districts are: §59.3300.1-5; §59.4150.4; §59.4250; §59.7250.1-4; §59.7300.1-7; §59.12200.1-4; §59.13300.1-6.*

Copies of the Standards/Guidelines and Relevant Sections of the Oklahoma City Municipal Code, 2020, are available online at www.okc.gov/planning/hp/index.html ; at Planning Department offices located at 420 W. Main, 9th floor, and each HP Commission Meeting.

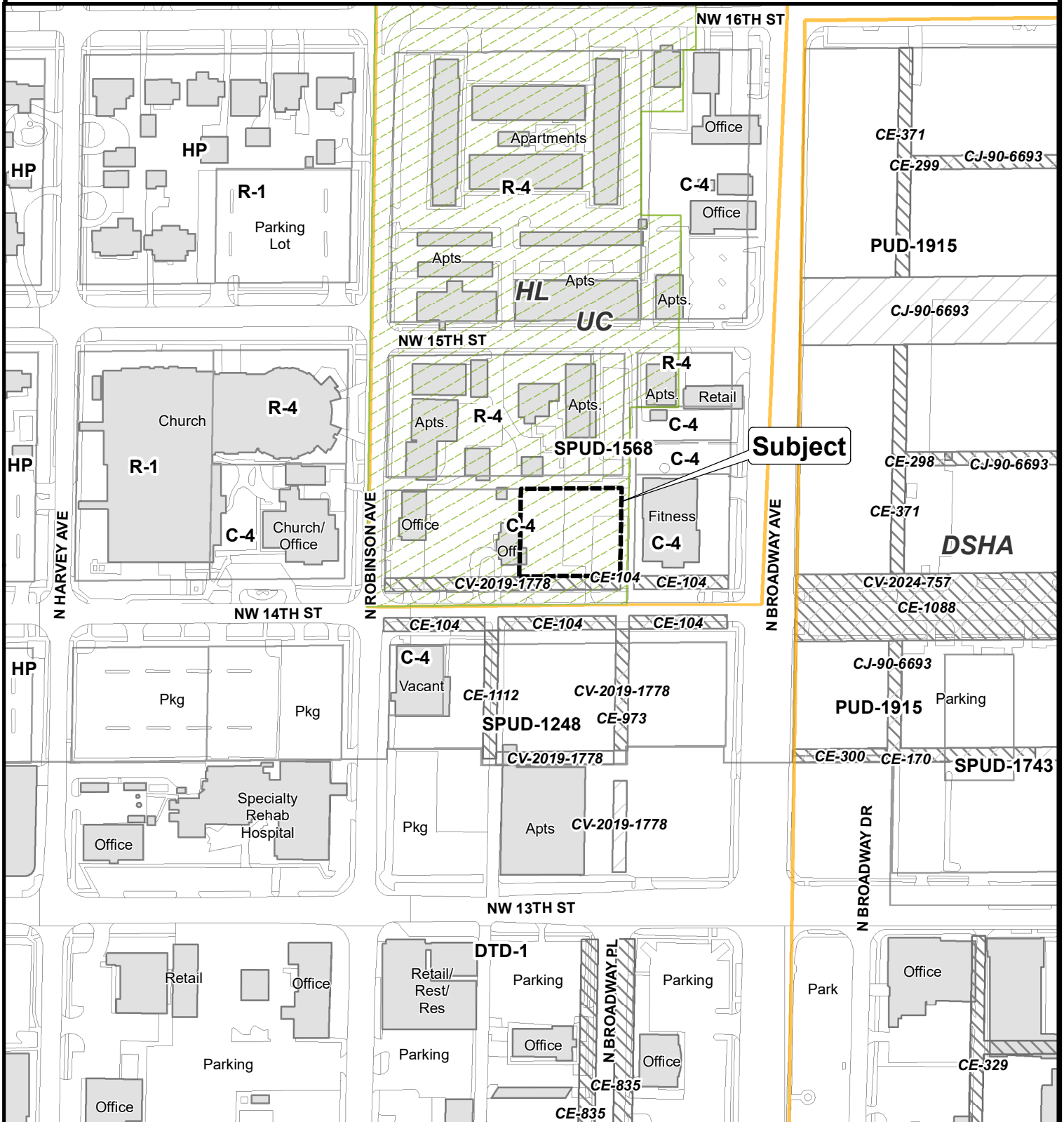
KF

Case No: SPUD-1828

Applicant: Turnrow, LLC

Existing Zoning: C-4 / HL / UC

Location: 111 NW 14th St.

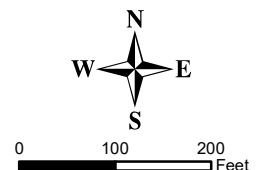


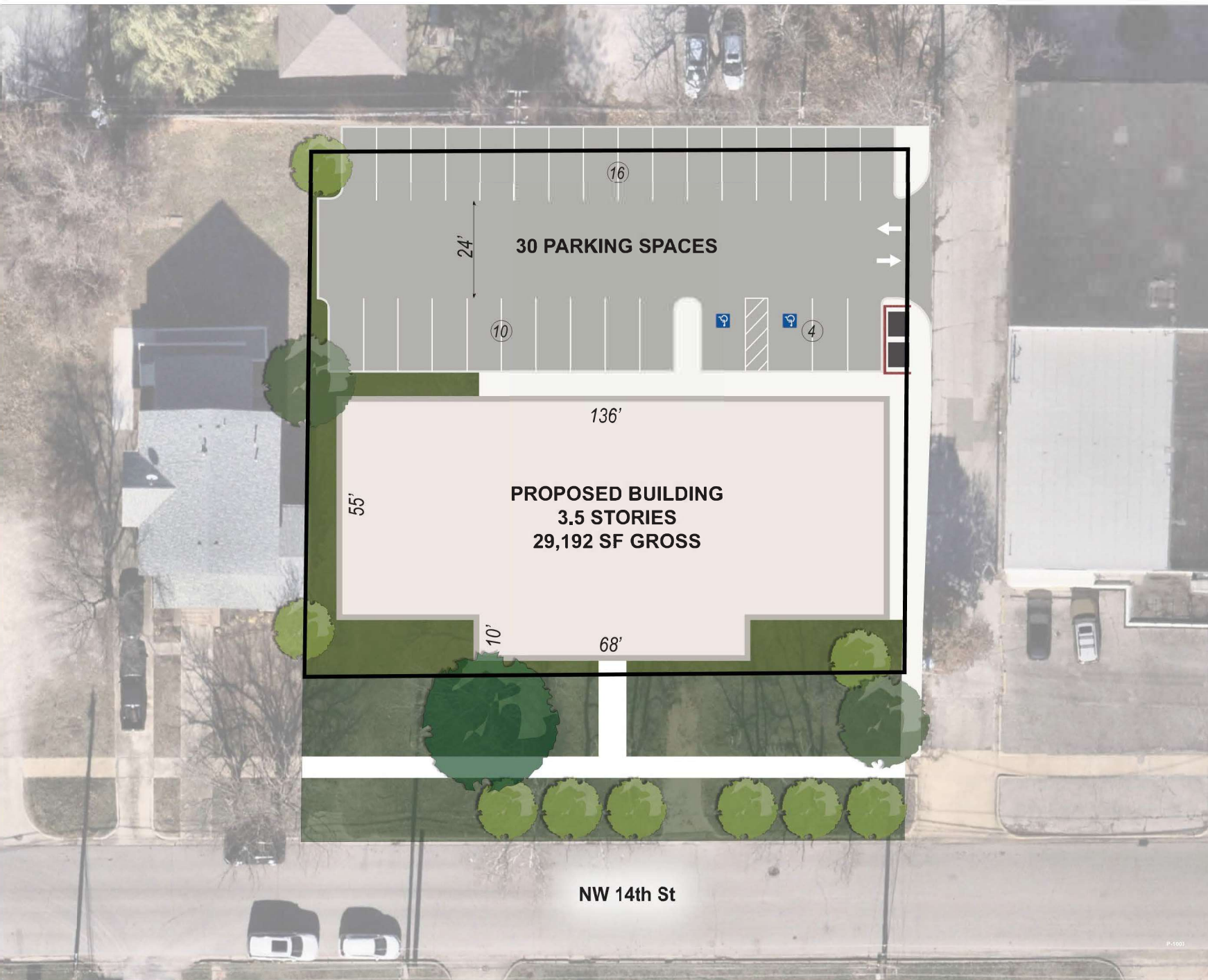
Note: "Subject" is located approximately 1,763' East of N. Walker Ave.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development





SPUD-1828
111 NW 14th Street
Development

Exhibit B
Conceptual Site Plan
+/-0.45 Acres



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-4885 FAX (405) 235-9878

ENGINEERS SURVEYORS PLANNERS

2/28/25
Conceptual site plan showing feasible option
permitted under proposed rezoning

Case No: SPUD-1828

Applicant: Turnrow, LLC

Existing Zoning: C-4 / HL / UC

Location: 111 NW 14th St.



Aerial Photo from 3/2025

Note: "Subject" is located approximately 1,763' East of N. Walker Ave.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



0 100 200 Feet

Johnson, Thad A

From: scott kaserman <[REDACTED]>
Sent: Wednesday, May 6, 2026 8:32 AM
To: Friddle, Kathryn M; PL, Subdivision and Zoning
Subject: Support for SPUD-1828

You don't often get email from [REDACTED] [Learn why this is important](#)

Good morning,

I am writing in support of SPUD-1828. As the owner of property at 108 NW 15th Street (directly adjacent to the proposed development), I have had the opportunity to review the project and discuss it with the development team.

Based on those discussions, I believe the proposed building is thoughtfully designed with consideration for the surrounding historic context. The requested SPUD provisions appear appropriate for the site and will allow for a project that helps establish a more consistent and intentional streetscape along 14th, while remaining respectful of the historic character of the surrounding neighborhood.

I support the project and believe it will be a positive addition to the neighborhood.
Thank you for your consideration.

Scott Kaserman
112 NW 15th Street

Johnson, Thad A

From: Emily Woodside <[REDACTED]>
Sent: Wednesday, May 6, 2026 6:11 PM
To: PL, Subdivision and Zoning; Friddle, Kathryn M
Subject: Historic Preservation Commission - In Support of SPUD-1828

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

To whom it may concern:

Michael and John met with me very early (before they purchased the site) in the process to discuss their intentions of developing an apartment building on the vacant land to the East of my day spa. I feel like they have a good understanding for the historical fabric of the historic neighborhood and the project will be a great add to the street.

Thank you for your consideration!

Emily Woodside
Purity Day Spa
115 14th St