



MEMORANDUM

Council Agenda
Item No.IX. Q
8/15/2023

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Ordinance to be introduced and set for final hearing September 12, 2023 (SPUD-1544) rezoning 1021 Straka Terrace from C-3 Community Commercial and O-2 General Office Districts to SPUD-1544 Simplified Planned Unit Development District. Ward 5.

Applicant:

Mark Zitzow, Johnson & Associates
Keshav, LLC

Purpose:

The purpose of this request is to allow the expansion of office and warehouse space for Variety Care.

Previous Action:

On July 27, 2023, 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. The corner side yard setback shall be 15 feet.
2. If raised loading docks/bays are proposed, they shall not face south or west.
3. The following uses will not be allowed: (8200.2) Dwelling Units and Mixed Uses; (8150.6.3) Greenhouse; (8150.6.5) Hoop House; (8300.49) Lodging Accommodations: Bed and Breakfast; (8300.51) Lodging Accommodations: Commercial Lodging.
4. The maximum height of any building shall be 30 feet.
5. There shall be a maximum of two buildings within this SPUD.
6. Strike "treated metal buildings" in Architecture and replace with "architectural prefinished panels".

Review:

Planning Department

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