



MEMORANDUM

Council Agenda
Item No. XI. F
9/10/2024

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-1644) rezoning 17001 North Western Avenue from R-1 Single-Family Residential District to SPUD-1644 Simplified Planned Unit Development District. Ward 8.

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

Applicant:

David M. Box, Williams, Box, Forshee, & Bullard, P.C.
UM CHAHAL, LLC

Purpose:

The purpose of this application is to allow office and commercial development.

Background:

On July 25, 2024, 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. ~~Delete the following uses:~~

- ~~• 8300.32 Convenience Sales and Personal Services~~
- ~~• 8300.36 Eating Establishments: Fast Food, With Drive-Thru Order Window~~
- ~~• 8300.37 Eating Establishments: Sitdown~~
- ~~• 8300.55 Participant Recreation and Entertainment: Indoor~~
- ~~• 8300.58 Personal Services: General~~

2. There shall be a maximum of one (1) driveway from North Western Avenue. New driveways shall be separated a minimum of 200 feet from other drives.
3. Drive-thru call boxes shall be located at least 150 feet from a residential district.
4. The following Use Unit Classifications shall be removed: 8150.6.3 Greenhouse and 8150.6.5 Hoop House.

Protests:

None

Previous Action:

The Ordinance was introduced August 13, 2024 and set for final hearing September 10, 2024. Appropriate notice was published and mailed.

Review:

Planning Department

Recommendation: Ordinance be adopted.