



MEMORANDUM

Council Agenda
Item No. XI. Q
3/11/2025

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

1. Amendment to the Master Design Statement dated February 20, 2025, creating Tract A and Tract B.
2. Ordinance on final hearing (emergency) recommended for denial (five affirmative votes required for approval) (PUD-2051) rezoning 300 NW 104th Street from R-1 Single-Family Residential, I-1 Light Industrial and SPUD-601 Simplified Planned Unit Development Districts to PUD-2051 Planned Unit Development District. Ward 7.

Applicant:

Steve Rollins, Arc Engineering Consultants
Morgan Towing, Bubby Morgan
300 NW 104TH, LLC

Purpose:

The purpose of this application is to allow moderate industrial development, specifically auto/RV storage and a tow yard.

Background:

On February 11, 2025, the City Council introduced this item and set it for final hearing on March 11, 2025.

On February 20, 2025, the applicant modified the PUD to create two tracts and limit Use Unit 8300.17 Automotive Vehicle Impound Yards and Damaged Vehicle Auctions to Tract B.

On February 27, 2025, the Planning Commission recommended denial of the application.

If approved, Staff recommended the following Technical Evaluation apply:

1. Delete the following: "The property shall be deemed conforming as long as the regulations within this PUD are adhered to."
2. Freestanding signs shall be per the base zoning district.
3. Amend Non-Accessory Signs section to state Billboards / Off-Premise signs shall be prohibited.
4. Outdoor storage areas / yards shall be screened from view from adjacent properties and NW 104th Street.
5. Platting requirements shall be per Subdivision Regulations.

6. Amend Section 9.8 Access to add: If access is to be taken from the Harvey Avenue right-of-way, Harvey Avenue will be improved in accordance with the applicable City standards across the entire Harvey Avenue frontage of the PUD property.
7. 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 PUD.
8. Amend Section 9.17 Common Areas: Maintenance of the common areas, private drainage easements, and islands / medians 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.
9. Strike Section 9.15 Permit Requirements.

Protests:

None

Previous Action:

The Ordinance was introduced February 11, 2025 and set for final hearing March 11, 2025. Appropriate notice was published and mailed.

Review:

Planning Department

Recommendation: Ordinance be denied.