



# MEMORANDUM

Council Agenda  
Item No. XI. E  
4/9/2024

## 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) (PUD-1992) rezoning 16400 North Mustang Road from AA Agricultural District to PUD-1992 Planned Unit Development District. Ward 1.

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

### **Applicant:**

Mark Grubbs, Grubbs Consulting, LLC  
Degrees of Freedom, LLC

### **Purpose:**

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

### **Background:**

On February 22, 2024, the Planning Commission approved an amendment to the Comprehensive Plan, designating the subject site as the Urban Low Intensity Land Use Typology Area.

On February 22, 2024, the Planning Commission recommended approval of the application subject to the Summary of Technical Evaluation contained in the Planning Commission staff report, as follows. The applicant has agreed with these conditions and the PUD document has been amended accordingly.

### **Technical Evaluation:**

1. Remove the following uses as permitted: Eating Establishments: Fast Food, with Drive-Thru Order Window (8300.36); Gasoline Sales, Large (8300.45).
2. A Specific Plan shall be required for development within Tract 1.
3. Amend Section 8.13 Sidewalk Regulations to read: Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.
4. Amend Section 8.10 Drainage Regulations to read: Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances, as amended.

### **Protests:**

1 Protests, 0 Legal, 00%

**Previous Action:**

The Ordinance was introduced March 12, 2024 and set for final hearing April 9, 2024. Appropriate notice was published and mailed.

**Review:**

Planning Department

**Recommendation:** Ordinance be adopted.