



MEMORANDUM

Council Agenda
Item No. XI. J
12/31/2024

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-1684) rezoning 3249 SW 104th Street from PUD-831 Planned Unit Development, AE-1 Airport Environs Zone 1, and AE-2 Airport Environs Zone 2 Overlay Districts to SPUD-1684 Simplified Planned Unit Development, AE-1 Airport Environs Zone 1, and AE-2 Airport Environs Zone 2 Overlay Districts. Ward 5.

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

Applicant:

Steve Rollins, Arc Engineering Consultants, LLC
I-44 and South May, LLC

Purpose:

The purpose of this application is to allow commercial uses, specifically a restaurant.

Background:

On November 14, 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. Modify sidewalk requirements to state: A minimum five (5) foot sidewalk shall be constructed along SW 104th Street in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction of this SPUD.
2. Call boxes shall be setback at least 150 feet from a residential use or zoning district. Outdoor speakers are prohibited, with the exception of Use Unit 8300.36 Eating Establishments: Fast Food with Drive-thru Order Windows. In the event that a fast-food restaurant with a drive-thru ordering capability is built, drive-thru ordering shall occur on the west side of the building, with the speaker facing west, no closer than 175-feet from the east SPUD property line.
3. Restaurant trash dumpsters and dumpster grease containers shall be no closer than 200 feet from the east SPUD property line.

Protests:

None

Previous Action:

The Ordinance was introduced December 3, 2024 and set for final hearing December 31, 2024. Appropriate notice was published and mailed.

Review:

Planning Department

Recommendation: Ordinance be adopted.