



# MEMORANDUM

Council Agenda  
Item No. XI. G  
11/19/2024

## The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

1. Amendment to the Master Design Statement modifying Section I.5. regarding building setback lines for multifamily structures, and Section I.6. regarding sight-proof screening.
2. Ordinance on final hearing (emergency) recommended for approval (seven affirmative votes required for approval) (SPUD-1651) rezoning 4235 NE 122nd Street from SPUD-1293 Simplified Planned Unit Development District to SPUD-1651 Simplified Planned Unit Development District. Ward 7.

Planning Commission recommended approval subject to the Summary of Technical Evaluation.  
56.02% Protest

**Applicant:**

David M. Box, Williams, Box, Forshee, & Bullard, P.C.  
Esperanza Real Estate Investments, LLC

**Purpose:**

The purpose of this application is to allow multi-family residential use and development.

**Background:**

On September 12, 2024, the Planning Commission recommended approval of the application subject to the amended Summary of Technical Evaluation. The applicant has agreed to these conditions and the SPUD document has been updated accordingly.

**Amended Technical Evaluation:**

1. The western setback shall be 100 feet for residential buildings.
2. The northern setback shall be 25 feet.
3. An 8-foot-high sight-proof fence shall be required along the northern and western boundaries.

**Protests:**

19 Protests, 2 Legal, 56.02%

**Previous Action:**

The Ordinance was introduced October 8, 2024 and set for final hearing November 19, 2024. Appropriate notice was published and mailed.

**Review:**

Planning Department

**Recommendation:** Ordinance be adopted.