



MEMORANDUM

Council Agenda
Item No. XI. G
5/6/2025

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-1717) rezoning 2207 North Gatewood Avenue from R-1 Single-Family Residential and UC Urban Conservation Overlay Districts to SPUD-1717 Simplified Planned Unit Development and UC Urban Conservation Overlay Districts. Ward 6.

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

Applicant:

David M. Box, Box Law Group, PLLC
Sam Lane Gresham and Lynette A. Adams

Purpose:

The purpose of this application is to allow multi-family residential development, specifically up to six (6) dwelling units in three (3) structures.

Background:

On March 13, 2025, 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. The Master Design Statement shall specify that the existing home is being retained and may be converted to a duplex.
2. ~~Parking is not permitted within the front yard setback except on a driveway meeting the width requirements of the Gatewood UC District.~~ A maximum 4-foot-tall sight proof stone, masonry, or stucco wall shall be provided to screen any parking past the front yard setback.
3. The maximum building height shall be 2 stories and 30 feet.
4. No rooftop decks shall be allowed, and any second story balcony shall face the interior or front property line.

Protests:

3 Protest, 2 Legal, 5.79%

Previous Action:

The Ordinance was introduced April 8, 2025 and set for final hearing May 6, 2025. Appropriate

notice was published and mailed.

Review:
Planning Department

Recommendation: Ordinance be adopted.