



# MEMORANDUM

Council Agenda  
Item No. XI. B  
5/20/2025

## The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

1. Amendment to the Master Design Statement, modifying Screening Regulations to require an eight-foot-high wall adjacent to a school/child care center.
2. Ordinance on final hearing (emergency) recommended for approval (five affirmative votes required for approval) (PUD-2053) rezoning 17841 North Pennsylvania Avenue from R-1 Single-Family Residential District to PUD-2053 Planned Unit Development District. Ward 8. Planning Commission recommended approval subject to the Summary of Technical Evaluation.

Deferred from April 22, 2025.

Request deferral to June 3, 2025.

### **Applicant:**

David M. Box, Box Law Group, PLLC

HJ & CD Young Limited Partnership a/k/a HJ & CD Young Family Partnership

Tinhorn Melody Investments, LLC

### **Purpose:**

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

### **Background:**

On February 27, 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 PUD document has been amended accordingly.

### **Amended Technical Evaluation:**

1. Modify Section 9.2 Landscaping Regulations as follows: The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development. In addition, there shall be no less than a 20-foot wide continuous landscape buffer along the boundary of this parcel where it is adjacent to any residential use and, in addition, the entirety of the south boundary of the PUD.
2. Amend Façade Regulations to remove references to EIFS and wood.

3. Amend Screening Regulations to remove wood as an allowed material, to require a six-foot-high wall where adjacent to a school, and to require an eight-foot-high wall where adjacent to single-family homes. There shall be a wrought iron or aluminum decorative fence along the arterial frontages.
4. The maximum height of Building 7 on Exhibit B shall be two (2) stories.
5. Pedestrian access shall be permitted to the adjacent school, per school approval.

**Protests:**

91 Protests, 1 Legal, 0.26%

**Previous Action:**

The Ordinance was introduced March 25, 2025 and set for final hearing April 22, 2025. Appropriate notice was published and mailed.

**Review:**

Planning Department

**Recommendation:** Ordinance be adopted.