



MEMORANDUM

Council Agenda
Item No. XI. D
11/5/2024

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

1. Amendment to the Master Design Statement modifying Section 9.4 regarding requirements for screening in both Tracts; Section 9.7 regarding private trash pickup times; Section 9.12 regarding sidewalk connections; and Section 9.13 limiting building height to 20 feet and one story in Tract 2.
2. Ordinance on final hearing (emergency) recommended for approval (five affirmative votes required for approval) (PUD-2025) rezoning 13900 North Bryant Avenue from PUD-1946 Planned Unit Development District to PUD-2025 Planned Unit Development District. Ward 7.

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

Deferred from October 8 and 22, 2024.

Applicant:

David M. Box, Williams, Box, Forshee & Bullard P.C.
Smiling Hills Acres, LLC

Purpose:

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

Background:

On August 22, 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 PUD document has been amended accordingly.

Amended Technical Evaluation:

1. Freestanding signs shall be limited to monument/ground signs a maximum 8 feet in height.
2. Modify Tract 1 access to state: Access to Tract 1 shall be per the Subdivision Regulations; however, if developed as multifamily residential on one parcel, access from North Bryant Avenue may be via a private drive, provided drive aisle widths and paving standards conform to City standards.
3. The front setback/building line in Tract 1 shall be 5 feet.
4. Platting shall be required for Tract 1.

Protests:

8 Protests, 7 Legal, 23.99%

Previous Action:

The Ordinance was introduced September 10, 2024 and set for final hearing October 8, 2024. Appropriate notice was published and mailed.

Review:

Planning Department

Recommendation: Ordinance be adopted.