



# MEMORANDUM

Council Agenda  
Item No. IX. J  
2/13/2024

## The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Ordinance to be introduced and set for final hearing March 12, 2024 (SPUD-1592) rezoning 2820 West Britton Road from C-3 Community Commercial and R-4 General Residential Districts to SPUD-1592 Simplified Planned Unit Development District. Ward 2.

**Applicant:**

Kaitlyn Turner, Williams, Box, Forshee, and Bullard, P.C.  
BRVC, LLC

**Purpose:**

The purpose of this application is to allow commercial development.

**Previous Action:**

On January 25, 2024, the Planning Commission recommended approval of the application subject to the amended Summary of Technical Evaluation. The applicant has agreed with these conditions and the SPUD document has been amended accordingly.

**Amended Technical Evaluation:**

1. There shall be an 8-foot-high sight-proof fence where adjacent to a residential zone.
2. There shall be a 25-foot setback from the property line on Croydon Court.
3. The SPUD will be divided into two tracts. Tract A will allow the list of uses presented to Planning Commission. The only use permitted within Tract B shall be an accessory parking lot to Tract A, as well as an enclosed dumpster. Tract B shall be defined as the south half of the legal description for 2826 West Britton Road, as described in Exhibit A.

**Review:**

Planning Department

**Recommendation:** Ordinance be introduced and set for final hearing, and appropriate notice be published and mailed.