



# MEMORANDUM

Council Agenda  
Item No. XI. K  
1/30/2024

## 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-1584) rezoning 3800 NW 34th Street from PUD-131 Planned Unit Development District to SPUD-1584 Simplified Planned Unit Development District. Ward 2.  
Planning Commission recommended approval subject to the Summary of Technical Evaluation.

**Applicant:**

Charles Allen, Allen Engineering Service, Inc.  
Salazar Commercial Properties, LLC

**Purpose:**

The purpose of this request is to allow a quadplex development.

**Background:**

On December 14, 2023, 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. Modify Master Design Statement to allow multiple structures on one parcel within this SPUD.
2. ~~A building that fronts NW 34th Street shall have a front entry door that faces north.~~
3. Parking will be located behind (south) of buildings that front NW 34th Street.
4. There shall be a 20-foot landscape buffer along the western boundary of the SPUD that includes shade trees planted on 25-foot centers.

**Protests:**

1 Protests, 1 Legal, 3.25%

**Previous Action:**

The Ordinance was introduced January 2, 2024 and set for final hearing January 30, 2024. Appropriate notice was published and mailed.

**Review:**  
Planning Department

**Recommendation:** Ordinance be adopted.