



MEMORANDUM

Council Agenda
Item No.XI. H
8/15/2023

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) (PUD-1946) rezoning 14300 North Bryant Avenue from AA Agricultural District to PUD-1946 Planned Unit Development District. Ward 7.

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

Applicant:

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

Purpose:

The purpose of this request is to allow a mixed retail, residential, and office development.

Background:

On June 22, 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 PUD document has been amended accordingly.

Amended Technical Evaluation:

1. The setback for garages shall be 20 feet.
2. Freestanding signs shall be limited to ground/monument signs only and shall be a maximum height of 8 feet with a maximum 100 square feet of area.
3. Update Section 9.4 to specify the required wall ~~is along the boundary of the PUD instead of parcel.~~ as defined in the PUD be on the outside of the disturbed area.
4. A minimum of ~~20~~ 15 percent open space shall be provided within the PUD site.
5. Future Specific Plans shall show internal pedestrian trails and sidewalks that connect both tracts to common area/open space amenities. A Specific Plan is not required for platted residential development.
6. Modify Section 9.8 to specify that there shall be ~~one (1)~~ three (3) access points, from South Bryant Avenue, however they must meet a separation requirement of 200 feet. ~~or as required to satisfy the Subdivision Regulations and Fire Department.~~
7. Specify in Section 9.17 ~~for which uses or tracts~~ the hours of operation apply to outdoor patios.

Protests:

65 Protests, 20 Legal, 13.22%

Previous Action:

The Ordinance was introduced July 18, 2023 and set for final hearing August 15, 2023. Appropriate notice was published and mailed.

Review:

Planning Department

Recommendation: Ordinance be adopted.