



MEMORANDUM

Council Agenda
Item No. XI. D
12/31/2024

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) (PUD-2030) rezoning 1501 Exchange Avenue from I-2 Moderate Industrial, I-3 Heavy Industrial, SPUD-827 Simplified Planned Unit Development, and SRODD Scenic River Overlay Design Districts to PUD-2030 Planned Unit Development and SRODD Scenic River Overlay Design Districts. Ward 6.

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

Applicant:

Earnest Isch, Isch & Associates, Inc.
Ed Martin, Skyline River Front, LLC
Exchange Avenue Properties, LLC

Purpose:

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

Background:

On October 24, 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.

On November 20, 2024, the Urban Design Commission recommended approval of the application, as amended by the Planning Commission, on the basis that the project complies with the intent of the Scenic River Overlay Design District.

Amended Technical Evaluation:

1. Screening shall be per base zoning and SRODD regulations and guidelines.
2. Modify Garage Setback Regulations to state: Within Tract 1, front facing garages may be located no less than 18 feet from the back edge of the sidewalk. For residential lot widths less than 30 feet, the maximum driveway width shall be 12 feet.
3. Subdivision shall be per Oklahoma City Subdivision Regulations, as amended.
4. Revise minimum driveway spacing to 200 feet.
5. Driveways no longer in use on Exchange Avenue shall be closed and curbed.
6. Amend first sentence of Section 9.16 to state: Amend to "Maintenance of the common areas,

private drainage easements, and islands/medians in the development shall be the responsibility of the property owner or Property Owners Association.

7. Replace second to last statement in Section 9.8 Access with: Lots within this PUD will be required to have frontage on an approved street, except that for multifamily residential development on one parcel, access may be permitted to be from a private drive. The private drive shall be placed within a common area designated for access purposes. A Property Owners Association, through the use of recorded Covenants and Restrictions, shall govern maintenance of the private drives. Private drives shall meet requirements of the City of Oklahoma City Public Works Department and ADA requirements.
8. Delete the following from the Master Design Statement: A sign that contains the name of any business and/or multi-family development located within this PUD shall be deemed accessory, even if the sign is not placed on the parcel where the business and/or multifamily development is located, if the business and/or multi-family development and the sign are located within this PUD.
9. The setback along Exchange Avenue shall be 15 feet to maintain a 10-foot separation between street trees and water lines.

Protests:

None

Previous Action:

The Ordinance was introduced December 3, 2024 and set for final hearing December 31, 2024. Appropriate notice was published and mailed.

Review:

Planning Department

Recommendation: Ordinance be adopted.