



# MEMORANDUM

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

## 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-1667) rezoning 1624 North Broadway Avenue from PUD-1915 Planned Unit Development District and DSHA Downtown Scenic Highway Area to SPUD-1667 Simplified Planned Unit Development District and DSHA Downtown Scenic Highway Area. Ward 6.

Planning Commission recommended approval subject to the Summary of Technical Evaluation. Request deferral to November 19, 2024.

### **Applicant:**

Mark W. Zitzow, Johnson & Associates  
Dolese Bros. Co.

### **Purpose:**

The purpose of this application is to allow commercial uses and development, including a restaurant.

### **Background:**

On September 12, 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 SPUD document has been amended accordingly.

### **Amended Technical Evaluation:**

- ~~1. Buildings along North Broadway Ave shall be at or within 10 feet of the street right of way, and at least 75 percent of the building length on North Broadway shall be 20 feet high.~~
2. Modify the Landscaping Section to specify that any wall along Broadway will be four feet high and if plantings are used to shield parking, they will be evergreens that will reach a height of at least four feet.
- ~~3. No driveways shall be permitted onto North Broadway Avenue. There shall be a maximum of one driveway on North Broadway Avenue and two on NW 16th Street.~~
4. ~~Vehicular and Pedestrian connections shall be provided to the south.~~

### **Protests:**

None

**Previous Action:**

The Ordinance was introduced October 8, 2024 and set for final hearing November 5, 2024. Appropriate notice was published and mailed.

**Review:**

Planning Department

**Recommendation:** Ordinance be adopted.