



# MEMORANDUM

Council Agenda  
Item No. XI. G  
4/8/2025

## 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-1707) rezoning 504 South Meridian Avenue from C-4 General Commercial and I-2 Moderate Industrial Districts to SPUD-1707 Simplified Planned Unit Development District. Ward 3.

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

**Applicant:**

David M. Box, Box Law Group, PLLC  
504 S. Meridian, LLC

**Purpose:**

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

**Background:**

On February 13, 2025, the Planning Commission recommended approval of the application subject to the 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.

**Technical Evaluation:**

1. The MDS should specify there will be no minimum lot width/street frontage requirement.
2. Access may be taken from South Meridian Avenue, subject to Common Access agreements filed of record. Access will not be allowed from the West I-40 off-ramp.

**Protests:**

None

**Previous Action:**

The Ordinance was introduced March 11, 2025 and set for final hearing April 8, 2025. Appropriate notice was published and mailed.

**Review:**

Planning Department

**Recommendation:** Ordinance be adopted.