



MEMORANDUM

Council Agenda
Item No. IX. U
5/20/2025

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Ordinance to be introduced and set for final hearing June 17, 2025 (PUD-2059) rezoning 17902 South Western Avenue from AA Agricultural District to PUD-2059 Planned Unit Development District. Ward 5.

Applicant:

David M. Box, Box Law Group, PLLC
Raven Investments, LLC

Purpose:

The purpose of this application is to allow a mixed-use development including single-family residential, multifamily residential, and office/commercial uses.

Previous Action:

On April 24, 2025, 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. References to Indian Hills Rd. shall also include SW 179th Street.
2. Modify the PUD exhibits (and plat, as applicable) to reflect the approved regulations in the PUD.
3. Modify the Master Design Statement to require a minimum amount of open space commensurate with the PUD conceptual plan.
4. Include the following under Section 8.1: Tract 1 shall consist of a minimum of thirty (30) acres that will be used for commercial development, in accordance with the regulations set forth herein. If a portion of Tract 1 is purchased for right-of-way, turnpike, etc., the boundary between Tract 1 and Tract 2 will be administratively adjusted as needed to allow for the required thirty (30) acre commercial tract. There must be a minimum of 30 acres developed in accordance with the C-3 District that has frontage on an arterial street or turnpike within this PUD.
5. For Tract 1: Delete Use Unit 8150.6.3 Greenhouse, and 8150.6.5 Hoop House from the list of permitted uses.

6. For Tract 2: Include that the minimum frontage of lots within this Tract shall be 46 feet, limited to a maximum of 20% of the lots, and all other lots shall have a lot width greater than 46 feet, and the lots along the north PUD boundary line shall have a minimum frontage of 67 feet. Single-family residential development shall be permitted to be developed at 65% lot coverage.
7. For Tract 2: limit the number of single-family homes to 5 dwelling units per acre.
8. For Tract 2: Add that Accessory Dwelling Units (ADUs) are only permitted on 20% of any given platted block.
9. Include the following under Section 9.2: All existing mature, healthy trees within the above-referenced 50-foot landscape buffer shall remain to the greatest extent possible.
10. Include the following under Section 9.4: A six-foot decorative masonry wall shall be required along South Western Avenue. If the trees are removed within the 50-foot landscape buffer along the north PUD boundary line, a six-foot decorative masonry wall shall be required along said north PUD boundary line. For lots abutting the landscaped buffer defined in Section 9.2, there shall be a four-foot (4') split rail fence or four-foot (4') Ameristar black metal decorative fence between the lot line and the landscape buffer. The decorative masonry wall and four-foot fence referenced herein shall be maintained by a Homeowners Association.
11. Include the following under Section 9.9: Each single-family dwelling shall have a two-car garage. Garages shall be permitted to count toward meeting one parking space of the required parking count.
12. Revise the front-yard setback for Tract 2 to seven (7) feet (maintaining that all garages will have a minimum 20' front-yard setback).
13. Include the following under Section 9.16: Maintenance of the common areas, private drainage easements, private drives and islands / medians, and ADA compliant pathway, if any, in the development shall be the responsibility of the Homeowners Association. In the event of an ADA compliant pathway, it shall be no wider than five feet (5') and must be located at least twenty feet (20') from the north PUD boundary. There shall be a minimum of 40 acres of open space within this PUD.

Review:

Planning Department

Recommendation: Ordinance be introduced and set for final hearing, and appropriate notice be published and mailed.