



# MEMORANDUM

Council Agenda  
Item No.IX. J  
8/16/2022

## The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Ordinance to be introduced and set for final hearing September 13, 2022 (PUD-1903) 14998 South Choctaw Road from AA Agricultural District to PUD-1903 Planned Unit Development District. Ward 4.

**Applicant:**

David Box, Williams, Box, Forshee & Bullard PC  
Friendship Investments, LLC

**Purpose:**

The purpose of this request is to permit mixed residential and commercial development.

**Previous Action:**

On July 14, 2022, the Planning Commission recommended approval for PUD-1903 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 PUD document has been amended accordingly.

Amended Technical Evaluation:

- ~~1. Residential lots sizes shall be a minimum of 5 acres.~~
- ~~2. A 50-foot setback shall be provided between the commercial and residential tracts, and trees shall be preserved within the setback.~~
3. Dumpsters shall be at least 50 feet from a residential zoning district and screened per Code.
4. A 150-foot setback from a residential zoning district is required for *8300.45 Gasoline Sales, Large*.
5. Proposed streets/driveways must meet separation requirements and be clearly marked at the site in order for Traffic Mgmt. to verify sight distance compliance.
6. Delete *8200.16 Two-family Residential* as a permitted use in Tract 2 or provide justification.
7. EMD, ~~and~~ Non-Accessory Signs/Billboards and Pole signs shall be prohibited.

**Review:**

Planning Department

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