



MEMORANDUM

Council Agenda
Item No. XI. D
6/4/2024

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-1613) rezoning 4 East Reno Avenue from PUD-692 Planned Unit Development, SPUD-1326 Simplified Planned Unit Development and Downtown Parking Overlay Districts and Downtown Scenic Highway Area to SPUD-1613 Simplified Planned Unit Development and Downtown Parking Overlay Districts and Downtown Scenic Highway Area. Ward 7.

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

Applicant:

Mark Zitzow, Johnson & Associates
Bricktown Entertainment, LLC

Purpose:

The purpose of this application is to allow a mixed-use development ("The Boardwalk at Bricktown"), including commercial, retail, hotel, restaurant and residential uses, with unlimited building heights.

Background:

On April 11, 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. Revise Section I. Special Development Regulations, Subsections 8.2 through 8.4 of the Master Design Statement to read:

~~8.2 Attached Signs~~

~~Attached signs shall meet all requirements of Chapter 59, Article XVI of the Oklahoma City Municipal Code, 2020, as amended.~~

~~8.38.1. Non-accessory Signs~~

The existing billboard shall be removed when development occurs for the lower section (residential tower) of this SPUD and shall not be relocated. ~~All non-accessory signs shall meet all requirements of Chapter 59, Article XVI of the Oklahoma City~~

Municipal Code, 2020, as amended.

8.4 Electronic Message Display Signs

~~All electronic message display signs shall meet all requirements of Chapter 59, Article XVI of the Oklahoma City Municipal Code, 2020, as amended.~~

2. Revise the following paragraph within Section II. 1. Architecture, of the Master Design Statement to add:

The building frontages along ~~Reno Avenue~~ all public streets shall be designed such that indentions or openings in the facade eliminate the "blank wall" appearance from the mentioned frontages. It will be a requirement of the architectural design to provide, utilizing materials previously mentioned, such as glass, concrete, brick, etc., items to create a visual change in elevation from the vehicular or pedestrian passerby. Ground floor building façades shall create vertical breaks at regular intervals by spacing architectural features no less than every 20 feet and no greater than every 40 feet. A clear visual division between the second-floor line and upper level floors shall be established using cornice lines, windows, or similar architectural elements. Ground floor façades facing public streets shall have a minimum of 50% transparency and glazing, and vertical articulation to a height of at least above 80 feet, excluding areas where video boards or signage exists. Building facades at a height above 80 feet shall have a minimum transparency of 40% per façade.

3. Signage shall be per the City of Oklahoma City Sign ordinance except as allowed below.
4. Developer shall be required to submit an overall sign and video board package, where visible from the public way, to be reviewed and approved by Planning Commission with public notice provided in accordance with rezoning procedures. Such review and approval may be phased, if needed, as determined by Planning Commission. The submittal shall include dimensions, locations, elevations, and a visual impact study. The Planning Commission reserves the right of approval or denial based on type of signage, dimensions, locations, visual impacts, lights and sound.
5. The maximum amount of signage shall not exceed the dimensions shown on pages 13 and 14 of the exhibits.
6. The signage shall be restricted to on-premise uses only.

Protests:

2 Protests, 0 Legal, 00%

Previous Action:

The Ordinance was introduced May 7, 2024 and set for final hearing June 4, 2024. Appropriate notice was published and mailed.

Review:

Planning Department

Recommendation: Ordinance be adopted.