



# MEMORANDUM

Council Agenda  
Item No. XI. O  
1/2/2024

## 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-1568) rezoning 112 NW 15th Street from R-4 General Residential, UC Urban Conservation and HL Historic Landmark Overlay Districts to SPUD-1568 Simplified Planned Unit Development, UC Urban Conservation and HL Historic Landmark Overlay Districts. Ward 6.

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

**Applicant:**

David M. Box, Williams, Box, Forshee & Bullard P.C.  
Pecos Bill, LLC

**Purpose:**

The purpose of this application is to allow a residential (townhome) development.

**Background:**

On November 9, 2023, 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. The maximum number of dwelling units shall be four.
2. Modify Parking to require two spaces per dwelling unit (per Historic Preservation discussion).
3. Modify the front setback (NW 15th Street) to specify any new building will match the setback of at least one of the adjacent properties on the east or west.
4. ~~Modify Master Design Statement as need to address Historic Preservation Conditions #1 and 2, as listed above.~~
5. The south setback shall be amended to 5 feet.

**Protests:**

None

**Previous Action:**

The Ordinance was introduced December 5, 2023 and set for final hearing January 2, 2024. Appropriate notice was published and mailed.

**Review:**

Planning Department

**Recommendation:** Ordinance be adopted.