



# MEMORANDUM

Council Agenda  
Item No. XI. E  
12/17/2024

## 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) (PUD-2029) rezoning 8512 SW 29th Street from R-1 Single-Family Residential District to PUD-2029 Planned Unit Development District. Ward 3.

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

Easement requested but not received.

Deferred from December 3, 2024.

### **Applicant:**

Kaitlyn Turner, Williams, Box, Forshee, & Bullard, P.C.  
Notley Trust

### **Purpose:**

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

### **Background:**

On October 10, 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 PUD document has been amended accordingly.

### **Amended Technical Evaluation:**

1. Access shall be required along the south PUD boundary in a manner that meets Fire Department requirements. ~~and allows residents in the planned subdivision to the south (Buffalo Farms Phase 2) to access SW 29th Street.~~
2. Modify Section 9.4 Screening Regulations to state: No less than an 8-foot-high wall shall be required along the east, west and south boundary of this parcel. Said wall shall be constructed entirely of masonry on a continuous footing. No less than a 6-foot and no greater than an 8-foot wrought iron fence shall be required along the northern boundary line of this PUD.
3. Developer shall be required to pay for and install the widening of SW 29th Street from County Line Road east to tie into the existing four-lane section and the installation of signalization at the intersection of SW 29th Street and County Line Road prior to the issuance of a certificate of occupancy for any structure on site. The SW 29th Street widening shall be to a 4-lane section and shall include dedicated left-turn lanes on all four approaches at the

intersection of SW 29th Street and County Line Road. All design and construction shall be in accordance with the requirements of the Public Works Department and all applicable City of Oklahoma City standards and specifications. These special conditions shall not be administratively amended.

4. Modify the last sentence of Section 9.2 Landscaping Regulations to state: Said landscape buffer shall consist of 6-inch caliper trees on maximum 40-foot centers.

The Planning Commission suggested that 17 feet of additional easement be requested along SW 29th Street to bring the right-of-way width to the standard set by the Subdivision Regulations.

**Protests:**

698 Protests, 11 Legal, 30.07%

**Previous Action:**

The Ordinance was introduced November 5, 2024 and set for final hearing December 3, 2024. Appropriate notice was published and mailed.

**Review:**

Planning Department

**Recommendation:** Ordinance be adopted.