



MEMORANDUM

Council Agenda
Item No.XI. G
8/15/2023

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

1. Amendment to the Master Design Statement dated August 3, 2023 that deletes Use Unit 8300.47, increases the landscape buffer to 40 feet, increases fence height to 8 feet, replaces Exhibits B and C, and adds Exhibit E.
2. Ordinance on final hearing (emergency) recommended for approval (five affirmative votes required for approval) (PUD-1945) rezoning 3622 NW 192nd Street from PUD-1111 Planned Unit Development District to PUD-1945 Planned Unit Development District. Ward 8.
Planning Commission recommended approval subject to the Summary of Technical Evaluation.
Deferred from June 20, July 18, and August 1, 2023.

Applicant:

David M. Box, Williams, Box, Forshee & Bullard P.C.
Caliber Development Company, LLC

Purpose:

The purpose of this request is to permit use and development of gasoline sales and retail sales.

Background:

On April 27, 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 PUD document has been amended accordingly.

Amended Technical Evaluation:

1. A Specific Plan shall be required for development within Tract 2 and all signage within Tract 2 shall be reviewed and approved by the Planning Commission during the Specific Plan process.
2. ~~Freestanding signs in Tract 2 shall be limited to 8 feet in height and 100 square feet in area.~~
3. A 20-foot landscape buffer shall be provided along the south boundary of the PUD.
4. Sidewalks shall not be required along State Highway 74 (North Portland Ave) but a fee in lieu of shall be required.
5. Remove the language about metal storage buildings from Section 9.1.
6. Remove drivet from Section 9.1 Façade Regulations.

Protests:

118 Protests, 19 Legal, 16.01%

Previous Action:

The Ordinance was introduced May 23, 2023 and set for final hearing June 20, 2023. Appropriate notice was published and mailed.

Review:

Planning Department

Recommendation: Ordinance be adopted.