



# MEMORANDUM

Council Agenda  
Item No. XI. H  
8/16/2022

## 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-1891) 3223 NW 178th Street from PUD-1111 Planned Unit Development District to PUD-1891 Planned Unit Development District. Ward 8.

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

### **Applicant:**

David Box, Williams, Box, Forshee & Bullard P.C.  
Integrity First Developers, LLC

### **Purpose:**

The purpose of this request is to permit a townhome development.

### **Background:**

On June 23, 2022, the Planning Commission recommended approval for PUD-1891 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. ~~Provide a 50 foot setback for dumpsters.~~
2. Specify sidewalks will be provided on all new interior streets and drives.
3. EIFS is prohibited.
4. Dwelling Units are limited to a maximum of 55 units.
5. Homes adjacent to the pond shall be required to have architectural metal fencing at 4 feet in height.
6. Fencing is not allowed along NW 178th Street, where adjacent to the pond.
7. Amend Section 9.7 in the MDS to: Dumpsters shall be permitted only during construction.

### **Protests:**

51 Protests, 8 Legal, 6.02%

### **Previous Action:**

The Ordinance for redistricting was introduced July 19, 2022, set for final hearing August 16, 2022, and appropriate notice was published and mailed.

**Review:**

Planning Department

**Recommendation:** Ordinance be adopted.