



# MEMORANDUM

Council Agenda  
Item No. XI. A.  
9/27/2022

## 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-1856) 3401 East Britton Road from AA Agricultural and R-1 Single-Family Residential Districts to PUD-1856 Planned Unit Development District. Ward 7. Planning Commission recommended approval subject to the Summary of Technical Evaluation.

Deferred from February 1 and 15, March 1, April 12, May 24, June 21, and August 2 and 30, 2022.

Request deferral to October 25, 2022.

### **Applicant:**

Jason Spencer, Crafton Tull  
The Oaks

### **Purpose:**

The purpose of this request is to permit a commercial and industrial development.

### **Background:**

On November 18, 2021, the Planning Commission recommended approval for PUD-1856 subject to the 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.

### **Technical Evaluation:**

1. Specify in Master Design Statements what mitigation measures will be provided to buffer industrial and commercial uses from residences to the north, west and southwest.
2. The first specific plan filed for the PUD site shall include an overall circulation plan that connects Tracts 1 and 2 and illustrates how truck traffic will enter and exit the site.
3. Subsequent specific plans shall show areas of upland forest/tree preservation.
4. Delete the following from Section 9.9: *"On-street queuing and maneuvering into private parking shall be permitted within public right-of-ways within this PUD."* and *"The queuing and maneuvering permitted within public right-of-ways shall be limited to the frontage of common areas."*

### **Protests:**

1 Protest, 1 Legal, 4%

**Previous Action:**

The Ordinance for redistricting was introduced January 4, 2022, set for final hearing February 1, 2022, and appropriate notice was published and mailed.

**Review:**

Planning Department

**Recommendation:** Ordinance be adopted.