



# MEMORANDUM

Council Agenda  
Item No.XI. C  
8/29/2023

## 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-1539) rezoning 234 SE 45th Street from R-1 Single Family Residential District to SPUD-1539 Simplified Planned Unit Development District. Ward 4.  
Planning Commission recommended approval subject to the Summary of Technical Evaluation.

**Applicant:**

Robert Haggard  
Patriot Custom Homes, LLC

**Purpose:**

The purpose of this request is to allow moderate industrial uses and development.

**Background:**

On July 13, 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. If the existing building is removed or demolished, new development will require screening and landscaping per Code.
2. All manufacturing activities shall take place indoors within a building.
3. No outdoor storage of materials or goods on the site.
4. Sight proof screening is required along the south and west property lines.

**Protests:**

None

**Previous Action:**

The Ordinance was introduced August 1, 2023 and set for final hearing August 29, 2023. Appropriate notice was published and mailed.

**Review:**

Planning Department

**Recommendation:** Ordinance be adopted.