



# MEMORANDUM

Council Agenda  
Item No.IX.  
[[!{{item.number}}!]]  
8/29/2023

## The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Ordinance to be introduced and set for final hearing September 26, 2023 (PUD-1963) rezoning 11503 SW 29th Street from AA Agricultural District to PUD-1963 Simplified Planned Unit Development District. Ward 3.

### **Applicant:**

Charles Allen, Allen Engineering Services, Inc.  
Salazar Commercial Properties, LLC

### **Purpose:**

The purpose of this application is to allow single-family and/or duplex development on Tract 1, and commercial/office/warehouse uses and development on Tract 2.

### **Previous Action:**

On August 10, 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. Section 7.7 - Delete 1st sentence as property within this PUD is not located in a mapped FEMA floodplain.
2. Modify Section 9.6 as shown- Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Private drainageways Drainage may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for PUD, provided the PUD is platted with drainage areas confined to common areas or private drainage easements. Such drainageways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owners.
3. ~~Delete the following uses from Tract 2: (Building Maintenance Services (8300.23), Medical Services: General (8300.52), Repair Services: Consumer (8300.61), and Wholesaling, Storage & Distribution: Restricted (8350.16). There will be a minimum of two lots in the commercial tract.~~
4. All residential structures shall have front-facing doors that address the street.

**Review:**  
Planning Department

**Recommendation:** Ordinance be introduced and set for final hearing, and appropriate notice be published and mailed.