

MINUTES
OKLAHOMA CITY PLANNING COMMISSION
SEPTEMBER 12, 2024
COUNCIL CHAMBERS (1:30 PM)

(The agenda was filed with the City Clerk of The City of Oklahoma City at 4:28 p.m. on September 6, 2024.)

Members Present:

Nate Clair, Ward 1, Chair
Janis Powers, Ward 2
Jerimy Meek, Ward 3
Bobby Newman, Ward 5
Dan Govin, Ward 6
Camal Pennington, Ward 7
Don Noble, Ward 8
Rusty LaForge, At-Large

Members Absent:

Mike Privett, Ward 4

Staff Present:

Susan Randall, Municipal Counselor's Office
Geoffrey Butler, Planning Department
Sarah Welch, Planning Department
Elena Olivo Harrison, Planning Department
Jared Martin, Planning Department
Dustin Segraves, Utilities Department
Barry Lodge, Public Works

I. CALL TO ORDER AND PROCESS EXPLANATION 1:30 p.m.

II. RECEIPT OF MINUTES

A. Receive the minutes of the August 22, 2024, meeting.

RECEIVED.

MOVED BY NOBLE, SECONDED BY MEEK

AYES: CLAIR, POWERS, MEEK, NEWMAN, GOVIN, NOBLE,
LAFORGE

ABSENT: PRIVETT, PENNINGTON

III. CONTINUANCE REQUESTS

A. Uncontested Requests (Items listed as uncontested continuances have been agreed to between the applicant and staff)

IV.B.19 PUD-2029 Deferred to September 26, 2024
IV.B.20 SPUD-1663 Deferred to September 26, 2024
IV.B.21 CPA-2023-5 Deferred to November 14, 2024

DEFERRED TO DATES INDICATED.

MOVED BY NOBLE, SECONDED BY GOVIN

AYES: CLAIR, POWERS, MEEK, NEWMAN, GOVIN, PENNINGTON,
NOBLE, LAFORGE

ABSENT: PRIVETT

- B. **New Requests** (Items listed as New continuances will be decided by the Planning Commission at the hearing)

IV.B.13 SPUD-1666 Deferred to September 26, 2024

DEFERRED TO DATES INDICATED.

MOVED BY NOBLE, SECONDED BY LAFORGE

AYES: CLAIR, POWERS, MEEK, NEWMAN, GOVIN, PENNINGTON,
NOBLE, LAFORGE

ABSENT: PRIVETT

IV. PUBLIC HEARINGS

- A. **Consent Docket** (Items on the consent docket are recommended for approval by the staff and will be voted on as a group, unless members of the Commission or the audience requests individual action on an item. If item(s) are pulled from the consent docket they will be heard as the first item(s) under Items Requiring Separate Vote.)

1. (C-7678) Final Plat of Morgan Glen Phase 3, being a part of the Southeast Quarter of Section 14, Township 11 North, Range 5 West of the Indian Meridian, located north of SW 44th Street and west of South Morgan Road. Ward 3.

Technical Evaluation:

1. Approval of this plat is subject to City Council acceptance of the dedications and improvements or assurance for completion of the improvements.
2. The street stub to the west should be a private drive contained in a common area. The width of the private drive should satisfy the fire department's requirements.
3. Separate instruments will be required to be submitted with this final

plat for proposed easements lying outside the boundaries of the plat. The instruments will be processed to City Council at the same time as the final plat and will be recorded by the City Clerk. The final plat will not be released until after the easements are recorded.

2. (C-7679) Final Plat of The Enclave at Creekside Village Phase 2 – Revised, being a part of the Northwest Quarter of Section 16, Township 11 North, Range 5 West of the Indian Meridian, located south of SW 29th Street and east of South Czech Hall Road. Ward 3.

Technical Evaluation:

1. Approval of this plat is subject to City Council acceptance of the dedications and improvements or assurance for completion of the improvements.
 2. Creekside Village Phase 2 needs to be constructed, providing a second access point to an arterial street prior to the issuance of 31 certificates of occupancy in this phase of the development.
 3. Temporary turnarounds are needed at the end of SW 32nd Terrace and SW 32nd Street. Alternatively, a temporary connection can be made between these streets. This will allow adequate maneuvering of traffic and larger vehicles (postal vehicles, emergency vehicles, etc.). The temporary connection and/or turnarounds may be removed when permanent connections with a future phase are constructed.
 4. Separate instruments will be required to be submitted with this final plat for proposed easements lying outside the boundaries of the plat. The instruments will be processed to City Council at the same time as the final plat and will be recorded by the City Clerk. The final plat will not be released until after the easements are recorded.
3. (C-7681) Final Plat of Rose Rock Village East Phase 1, being a part of the Northwest Quarter of Section 3, Township 13 North, Range 5 West of the Indian Meridian, located east of North Mustang Road and south of NW 164th Street. Ward 1.

Technical Evaluation:

1. Approval of this plat is subject to City Council acceptance of the dedications and improvements or assurance for completion of the improvements.
2. A letter is required listing the recreational amenities proposed and their timing of construction.
3. Separate instruments will be required to be submitted with this final plat for proposed easements lying outside the boundaries of the plat. The instruments will be processed to City Council at the same time

as the final plat and will be recorded by the City Clerk. The final plat will not be released until after the easements are recorded.

APPROVED SUBJECT TO TECHNICAL EVALUATION.

ITEM 1, 2, & 3.

MOVED BY GOVIN, SECONDED BY NEWMAN

AYES: CLAIR, POWERS, MEEK, NEWMAN, GOVIN,
PENNINGTON, LAFORGE

ABSENT: PRIVETT, NOBLE

B. Items Requiring Separate Vote

4. (C-7680) Preliminary Plat of Kalidy Nest, being a part of the Southwest Quarter of Section 20, Township 13 North, Range 4 West of the Indian Meridian, located north of West Hefner Road and east of North Council Road. Ward 1.

Technical Evaluation:

1. The design of all final plats must meet the access requirements established by the Subdivision Regulations for each phase of development, unless varied by the Planning Commission.
2. The alley needs to provide adequate space for the maneuvering of emergency vehicles and delivery vehicles through the subdivision.
3. The alley needs to be shown as a private alley, not maintained by the City of Oklahoma City – per the Subdivision Regulations.
4. A landscape plan is required with each final plat adjacent to an arterial street. The landscaping must be installed prior to the issuance of a certificate of occupancy for any residence within the applicable final plat.
5. The developer will be responsible for constructing a sidewalk along North Council Road.
6. “Limits of No Access” must be provided along the section line road on the final plats.

The applicant was present. There were no protestors present.

APPROVED SUBJECT TO TECHNICAL EVALUATION.

MOVED BY NOBLE, SECONDED BY PENNINGTON

AYES: CLAIR, POWERS, MEEK, NEWMAN, GOVIN,
PENNINGTON, NOBLE, LAFORGE

ABSENT: PRIVETT

5. (PUD-1504-SP01) Application by Together We Church, for a Specific Plan pursuant to the approval of PUD-1504 located at 620 North Cemetery Road. Ward 3.

The applicant was present. There were no protestors present.

APPROVED.

MOVED BY MEEK, SECONDED BY PENNINGTON
AYES: CLAIR, POWERS, MEEK, NEWMAN, GOVIN,
PENNINGTON, NOBLE, LAFORGE
ABSENT: PRIVETT

6. (PUD-2028) Application by PS116, LLC to rezone 2038 South Sara Road from PUD-1629, and PUD-1702 Planned Unit Development Districts to PUD-2028 Planned Unit Development District. Ward 3.

Amended Technical Evaluation.

1. There shall be a minimum of 10 feet between structures within this PUD, which must be illustrated during the platting stage.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY MEEK, SECONDED BY POWERS
AYES: CLAIR, POWERS, MEEK, NEWMAN, GOVIN,
PENNINGTON, NOBLE, LAFORGE
ABSENT: PRIVETT

7. (CPA-2024-06) Consideration of a proposed map amendment to the Comprehensive Plan, changing the Land Use Typology Area (LUTA) designation from Rural – Low Intensity (RL) to Rural- Medium Intensity (RM) on an approximately 356-acre tract located on Choctaw Road north of SE 59th Street. Ward 4.

The applicant was present. There were no protestors present.

APPROVED.

MOVED BY NOBLE, SECONDED BY PENNINGTON
AYES: CLAIR, POWERS, GOVIN, PENNINGTON, NOBLE,
LAFORGE; NAY: MEEK, NEWMAN
ABSENT: PRIVETT

8. (PC-10944) Application by Jufeng Peng, to rezone 5701 South Choctaw Road from AA Agricultural District to RA2 Single-Family Two-Acre Rural Residential District. Ward 4.

The applicant was present. There were no protestors present.

DEFERRED TO 10-24-2024.

MOVED BY NOBLE, SECONDED BY MEEK

AYES: CLAIR, POWERS, MEEK, NEWMAN, GOVIN,
PENNINGTON, NOBLE, LAFORGE

ABSENT: PRIVETT

9. (PC-10946) Application by 1400 East Reno, LLC to rezone 1416 East Reno Avenue from R-1 Single-Family Residential District to I- 3 Heavy Industrial District. Ward 7.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL.

MOVED BY PENNINGTON, SECONDED BY MEEK

AYES: CLAIR, POWERS, MEEK, NEWMAN, GOVIN,
PENNINGTON, LAFORGE

ABSENT: PRIVETT

10. (PC-10945) Application by May and Juan Rodriguez to rezone 5800 SE 61st Street from I-2 Moderate Industrial District to I-3 Heavy Industrial District. Ward 4.

The applicant was present. There were protestors present.

DEFERRED TO 09-26-2024.

MOVED BY PENNINGTON, SECONDED BY NOBLE

AYES: CLAIR, POWERS, MEEK, NEWMAN, GOVIN,
PENNINGTON, NOBLE, LAFORGE

ABSENT: PRIVETT

11. (SPUD-1657) Application by Overtime Real Estate, LLC and Harold J Thompson to rezone 3217 North Lindsay Avenue from R- 1 Single-Family Residential District to SPUD-1657 Simplified Planned Unit Development District. Ward 7.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL.

MOVED BY PENNINGTON, SECONDED BY GOVIN

AYES: CLAIR, POWERS, MEEK, NEWMAN, GOVIN,
PENNINGTON, NOBLE, LAFORGE

ABSENT: PRIVETT

12. (SPUD-1659) Application by Legacy Empowerment Group, LLC to rezone 1900 North Martin Luther King Avenue from R-1 Single-Family Residential, R-3 Medium Density Residential, and HNO Healthy Neighborhood Overlay Districts to SPUD-1659 Simplified Planned Unit Development and HNO Healthy Neighborhood Overlay Districts. Ward 7.

Technical Evaluation:

1. Modify conceptual site plan to reflect correct street name.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.

MOVED BY PENNINGTON, SECONDED BY LAFORGE

AYES: CLAIR, POWERS, MEEK, NEWMAN, GOVIN,
PENNINGTON, NOBLE, LAFORGE

ABSENT: PRIVETT

13. **DEFERRED TO 09-26-2024** (SPUD-1666) Application by Placekeepers, LLC to rezone 2113 NE 14th Street from R-1 Single-Family Residential District to SPUD-1666 Simplified Planned Unit Development District. Ward 7.
14. (SPUD-1667) Application by Dolese Bros. Co. to rezone 1624 North Broadway Avenue from PUD-1915 Planned Unit Development District and DSHA Downtown Scenic Highway Area to SPUD-1667 Simplified Planned Unit Development District and DSHA Downtown Scenic Highway Area. Ward 6.

Amended Technical Evaluation.

- ~~1. Buildings along North Broadway Ave shall be at or within 10 feet of the street right of way, and at least 75 percent of the building length on North Broadway shall be 20 feet high.~~
2. Modify the Landscaping Section to specify that any wall along Broadway will be four feet high and if plantings are used to shield parking, they will be evergreens that will reach a height of at least four feet.
- ~~3. No driveways shall be permitted onto North Broadway Avenue.~~
There shall be a maximum of one driveway on North Broadway Avenue and two on NW 16th Street.
4. ~~Vehicle and~~ Pedestrian connections shall be provided to the south.

The applicant was present. There were supporters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY POWERS, SECONDED BY MEEK

AYES: POWERS, MEEK, NEWMAN, PENNINGTON, NOBLE, LAFORGE

NAY: CLAIR, GOVIN

ABSENT: PRIVETT

15. (SPUD-1651) Application by Esperanza Real Estate Investments, LLC to rezone 4235 NE 122nd Street from SPUD-1293 Simplified Planned Unit Development District to SPUD-1651 Simplified Planned Unit Development District. Ward 7.

Amended Technical Evaluation:

1. The western setback shall be 100 feet for residential buildings.
2. The northern setback shall be 25 feet.
3. An 8-foot-high sight-proof fence shall be required along the northern and western boundaries.

The applicant was present. There were protestors present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY PENNINGTON, SECONDED BY NEWMAN

AYES: CLAIR, MEEK, NEWMAN, GOVIN, PENNINGTON, NOBLE, LAFORGE

ABSENT: POWERS, PRIVETT

16. (PUD-2026) Application by Peggy Richardson Revocable Trust to rezone 2124 NW 192nd Street from R-1 Single-Family Residential and PUD-1205 Planned Unit Development Districts to PUD-2026 Planned Unit Development District. Ward 8.

Amended Technical Evaluation:

1. Building 1 and Building 3 shall be limited to two stories in height.
2. The western setback shall include 4-inch caliper trees spaced as indicated on Exhibit B.
3. The buildings shall be oriented as depicted in the site plan.
4. No development shall be permitted within the south setback.

The applicant was present. There were protestors present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY NOBLE, SECONDED BY PENNINGTON

AYES: CLAIR, MEEK, NEWMAN, GOVIN, PENNINGTON, NOBLE, LAFORGE

ABSENT: POWERS, PRIVETT

17. Recommendation on a proposed ordinance relating to Zoning and Planning code, amending Chapter 59 of the Oklahoma City Municipal Code, 2020, as amended, by amending Article IV – Administrative Procedures – Discretionary Review Procedures; and by amending Article IX – Use Standards, Section 9350 – Standards for Specific Uses Relating to Lodging Accommodations: Home Sharing. All Wards.

The applicant was present. There were members from the public present.

RECOMMENDED APPROVAL.

MOVED BY PENNINGTON, SECONDED BY NOBLE

AYES: CLAIR, POWERS, MEEK, NEWMAN, GOVIN, PENNINGTON, NOBLE, LAFORGE

ABSENT: PRIVETT

18. Recommendation on a proposed ordinance relating to Businesses, amending Chapter 13 of the Oklahoma City Municipal Code, 2020, as amended, by amending Article XIII – Home Sharing, Division 1 - Generally, Section 13-500 – Definitions; and by Article XIII – Home Sharing, Division 2 - License, Section 13-510 – License Required; Restriction on Issuance, Section 13-511 – Application Required and Section 13-514 – Suspension, Revocation, Denial; by enacting Section 13-516 Occupancy Limits regarding Home Sharing Accommodations; and by enacting Section 13-517 – Covenants; Deed Restrictions; and Overlay Requirements. All Wards.

The applicant was present. There were members from the public present.

RECOMMENDED APPROVAL.

MOVED BY PENNINGTON, SECONDED BY MEEK

AYES: CLAIR, POWERS, MEEK, NEWMAN, GOVIN, PENNINGTON, NOBLE, LAFORGE

ABSENT: PRIVETT

19. **DEFERRED TO 09-26-2024** (PUD-2029) Application by Notley Trust to rezone 8512 SW 29th Street from R-1 Single-Family Residential District to PUD-2029 Planned Unit Development District. Ward 3.
20. **DEFERRED TO 09-26-2024** (SPUD-1663) Application by Nin Lo to rezone 7900 North MacArthur Boulevard from SPUD-79 Simplified Planned Unit Development to SPUD-1663 Simplified Planned Unit Development. Ward 1.
21. **DEFERRED TO 11-14-2024** (CPA-2023-5) Consideration of a proposed map amendment to the Comprehensive Plan, changing the Land Use Typology Area (LUTA) from Rural - Low Intensity (RL) base designation with an Agricultural - Preserve (AP) layer to Urban - Low Intensity (UL) base designation on a 62.994-acre parcel located at the northeast corner of SW 149th Street and South Portland Avenue. Ward 5.

V. ADDITIONAL ITEMS

VI. COMMUNICATIONS AND REPORTS

- A. **Planning Commission Committees**
- B. **Planning Commission Members**
- C. **Planning Department**
- D. **Municipal Counselor's Office**

VII. CITIZENS TO BE HEARD

VIII. OTHER BUSINESS

IX. ADJOURNMENT AT 6:42 P.M.