

MINUTES
OKLAHOMA CITY PLANNING COMMISSION
MAY 8, 2025
COUNCIL CHAMBER (1:30 PM)

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:42 a.m. on May 5, 2025.)

Members Present:

Nate Clair, Ward 1, Chair
Jerimy Meek, Ward 3
Mike Privett, Ward 4
Bobby Newman, Ward 5
Dan Govin, Ward 6
Don Noble, Ward 8
Rusty LaForge, At-Large

Members Absent:

Janis Powers, Ward 2
Vacant, Ward 7

Staff Present:

Steven Barker, Municipal Counselor's Office
Geoffrey Butler, Planning Department
Sarah Welch, Planning Department
Elena Olivo Harrison, Planning Department
LaTrisha James, 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 April 24, 2025 meeting.

**RECEIVED, AS CORRECTED, TO RECORD COMMISSIONER
LAFORGE AS PRESENT AND COMMISSIONER GOVIN AS
ABSENT**

MOVED BY GOVIN, SECONDED BY MEEK

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

ABSENT: POWERS

III. CONTINUANCE REQUESTS

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

IV.B.13	C-7719	Deferred to May 22, 2025
IV.B.14	PUD-2057	Deferred to May 22, 2025
IV.B.15	SPUD-1685	Deferred to May 22, 2025
IV.B.16	SPUD-1720	Continued Indefinitely

DEFERRED TO DATES INDICATED.

MOVED BY NOBLE, SECONDED BY MEEK

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

ABSENT: POWERS

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

IV.B.8	SPUD-1713	Deferred to June 12, 2025
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DEFERRED TO DATE INDICATED.

MOVED BY NOBLE, SECONDED BY LAFORGE

AYES: CLAIR, MEEK, PRIVETT, NEWMAN, GOVIN, NOBLE, LAFORGE;

ABSENT: POWERS

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-7734) Final Plat of Pennbrooke Phase 3, being a part of the Northwest Quarter of Section 6, Township 12 North, Range 4 West of the Indian Meridian, located south of West Wilshire Boulevard and east of North County Line Road. 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. 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.

MOVED BY NOBLE, SECONDED BY GOVIN

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

ABSENT: POWERS

B. Items Requiring Separate Vote

2. (C-7733) Final Plat of Greenhill Phase 2, being a part of the Northeast Quarter of Section 3, Township 13 North, Range 5 West of the Indian Meridian, located south of NW 164th Street and west of North Sara Road. 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. Provide street stubs to the east and west as required by the approved preliminary plat. These stubs may be provided in this phase or the next phase if appropriate.
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.

The applicant was present. There were no protesters present.

APPROVED SUBJECT TO TECHNICAL EVALUATION.

MOVED BY GOVIN, SECONDED BY PRIVETT

AYES: CLAIR, MEEK, PRIVETT, NEWMAN, GOVIN, LAFORGE;
ABSENT: POWERS, NOBLE

3. (C-7732) Preliminary Plat of Colonial Court, being a part of the Northeast Quarter of Section 22, Township 13 North, Range 5 West of the Indian Meridian, located south of NW Expressway and west of North Sara 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 final plat should show the connection with NW Expressway (second connection). If no second connection is made, a variance will be required, and individual fire suppression systems / sprinkler systems will be required in each unit.
3. A letter from the developer must be submitted with final plats stating the type of recreational amenities proposed and their timing of construction.
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 Sara Road and along all of the common areas.
6. "Limits of No Access" must be provided along the section line roads on the final plats.

The applicant was present. There were no protesters present.

APPROVED SUBJECT TO TECHNICAL EVALUATION.

MOVED BY NOBLE, SECONDED BY MEEK

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

ABSENT: POWERS

4. (C-7735) Preliminary Plat of Walker & SW 83rd, being a part of the Southeast Quarter of Section 33, Township 11 North, Range 3 West of the Indian Meridian, located east of South Walker Avenue and north of SW 89th Street; and Variances to Section 5.3.1.D.5 and Table 5.1 in Section 5.3.2.A of the Subdivision Regulations. Ward 5.

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. Street stubs should be provided to the north, south, and east; otherwise, a variance is required to Section 5.3.1.D.5 of the Subdivision Regulations relating to interconnection within quarter

sections and adjacent parcels. Six affirmative votes will be necessary for variance approval.

3. The applicant is requesting a variance to Table 5.1 in Section 5.3.2.A of the Subdivision regulations relating to the maximum length of an urban cul-de-sac. Six affirmative votes will be necessary for variance approval.
4. A letter from the developer must be submitted with final plats stating the type of recreational amenities proposed and their timing of construction.
5. All of the lots must conform to the development regulations stipulated in the proposed PUD-2054 at the final plat stage.
6. 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.
7. The developer will be responsible for constructing a sidewalk along South Walker Avenue, and along all of the common areas.
8. "Limits of No Access" must be provided along the arterial street on the final plat.

The applicant was present. There were no protesters present.

APPROVED VARIANCE TO SECTION 5.3.1.D.5 OF THE SUBDIVISION REGULATIONS.

MOVED BY NEWMAN, SECONDED BY MEEK

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

ABSENT: POWERS

APPROVED VARIANCE TABLE 5.1 IN SECTION 5.3.2.A OF THE SUBDIVISION REGULATIONS.

MOVED BY NEWMAN, SECONDED BY GOVIN

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

ABSENT: POWERS

APPROVED SUBJECT TO TECHNICAL EVALUATION.

MOVED BY NEWMAN, SECONDED BY MEEK

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

ABSENT: POWERS

5. (PC-10972) Application by Marvin D Jirous 2013 Trust and MJJTC, LLC to rezone 11239 NW Expressway from AA Agricultural District to R-1 Single-Family Residential District. Ward 1.

The applicant was not present. There were no protesters present.

DEFERRED TO MAY 22, 2025.

MOVED BY NOBLE, SECONDED BY MEEK

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

ABSENT: POWERS

6. (PUD-2065) Application by AMS Properties-OKC, LLC to rezone 4401 East Hefner Road from PUD-701 Planned Unit Development District to PUD-2065 Planned Unit Development District. Ward 7.

Amended Technical Evaluation:

1. ~~Sidewalks shall be provided along Hefner Road. Sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction of this PUD.~~
2. Trash compactors are not required to be screened.
3. Evergreen trees are required to be planted on 10-foot centers along the entire frontage of East Hefner Road.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY NOBLE, SECONDED BY LAFORGE

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

ABSENT: POWERS

7. (SPUD-1729) Application by iCare Real Estate Holdings LLC to rezone 2020 NW 23rd Street from SPUD-1529 Simplified Planned Unit Development and UC Urban Conservation Overlay Districts to SPUD-1729 Simplified Planned Unit Development and UC Urban Conservation Overlay Districts. Ward 6.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL.

MOVED BY GOVIN, SECONDED BY NEWMAN

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

ABSENT: POWERS

8. **DEFERRED TO 06-12-2025** (SPUD-1713) Application by John Bartholomew and Peggy Bartholomew to rezone 1501 East Hefner Road from R-1 Single-Family Residential District to SPUD-1713 Simplified Planned Unit Development District. Ward 7.
9. (SPUD-1725) Application by G2 Investments, LLC to rezone 1210 North Ann Arbor Avenue from R-1 Single-Family Residential and UC Urban Conservation Overlay Districts to SPUD-1725 Simplified Planned Unit Development and UC Urban Conservation Overlay Districts. Ward 3.

Amended Technical Evaluation:

1. Amend Building Setback Section to specify that the front (west) setback shall be 60 feet, and the north, east, and south minimum setbacks shall be 3 zero (0) feet for existing structures and per Code for new structures. In the event of redevelopment of the Personal Storage (8300.60) use, the C-3 Community Commercial base zoning setbacks shall apply.
2. Amend Section 1 to add: Personal Storage (8300.60), except that this use shall be limited to the east 525 feet of this SPUD, and redevelopment of this use shall be limited to the sizes, heights and numbers of buildings depicted on Exhibit B.
3. Amend Lot Size section to add: Except that all uses are permitted to be on a single lot of common ownership.
4. Amend Section 1 to: This site will be developed in accordance with the regulation of the R-1 Single-Family Residential and Hilldale UC Urban Conservation Districts (OKC Zoning Ordinance, 2020, as amended), except as modified herein.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY MEEK, SECONDED BY PRIVETT

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

ABSENT: POWERS

10. (SPUD-1728) Application by Sticks & Stones Properties, LLC to rezone 2201 North Bryant Avenue from C-3 Community Commercial and HNO Healthy Neighborhoods Overlay Districts to SPUD-1728 Simplified

Planned Unit Development and HNO Healthy Neighborhoods Overlay Districts. Ward 7.

Amended Technical Evaluation:

1. Sidewalks shall be provided along North Bryant Avenue in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of new ~~construction~~ structures in this SPUD.
2. Strike the following paragraph in Section I: All current buildings ~~and improvements~~ on this site shall be permitted to remain on site, and deemed permissible under this SPUD as currently constructed. All new buildings and improvements shall be in accordance with the Regulations set forth herein.
3. Strike references in the Screening, Landscaping, and Lighting sections that state the existing condition shall be permitted to remain on site and shall be deemed to conform to any requirements contained within the SPUD.
4. Modify the south setback to state no minimum building setback applies to the existing building. The setback for new structures shall be per Code.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY NOBLE, SECONDED BY GOVIN

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

ABSENT: POWERS

11. (PUD-2061) Application by Edgecreek, LLC, to rezone 15670 Aspen Brook Lane from PUD-706 Planned Unit Development District to PUD-2061 Planned Unit Development District. Ward 8.

The applicant was present. There was a protester present.

DEFERRED TO 05-22-2025.

MOVED BY NOBLE, SECONDED BY MEEK

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

ABSENT: POWERS

12. (PUD-2063) Application by Naija Development Group, LLC and Rhonda Smith to rezone 6300 NE 63rd Street from AA Agricultural District to PUD-2063 Planned Unit Development District. Ward 7.

The applicant was present. There were protesters present.

DEFERRED TO MAY 22, 2025.

MOVED BY NOBLE, SECONDED BY GOVIN

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

ABSENT: POWERS

13. **DEFERRED TO 05-22-2025** (C-7719) Preliminary Plat of Hefner Woods Phase 2, being a part of the West Half of Section 23, Township 13 North, Range 3 West of the Indian Meridian, located east of North Kelley Avenue and north of East Hefner Road. Ward 7.
14. **DEFERRED TO 05-22-2025 (PUD-2057)** Application by Kalidy LLC to rezone 1325 East Hefner Road from PUD-1443 Planned Unit Development and PUD-1529 Planned Unit Development Districts to PUD-2057 Planned Unit Development District. Ward 7.
15. **DEFERRED TO 05-22-2025** (SPUD-1685) Application by Arturo De Lara Escalera to rezone 3104 NE 82nd Street from PUD- 771 Planned Unit Development, C-4 General Commercial, and AA Agricultural Districts to SPUD-1685 Simplified Planned Unit Development District. Ward 7.
16. **CONTINUED INDEFINITELY** (SPUD-1720) Application by Mental Health Association in Tulsa, Inc. to rezone 4759 NW 36th Street from SPUD-434 Simplified Planned Unit Development District to SPUD-1720 Simplified Planned Unit Development District. Ward 2.

V. ADDITIONAL ITEMS

VI. COMMUNICATIONS AND REPORTS

- A. **Planning Commission Committees**
- B. **Planning Commission Members**
- C. **Planning Department**

Planning Commission Minutes
May 8, 2025

D. Municipal Counselor's Office

VII. CITIZENS TO BE HEARD

VIII. OTHER BUSINESS

IX. ADJOURNMENT AT 3:55 P.M.