

MINUTES
OKLAHOMA CITY PLANNING COMMISSION
AUGUST 22, 2024
COUNCIL CHAMBERS (1:30 PM)

(The agenda was filed with the City Clerk of The City of Oklahoma City at 8:05 a.m. on August 19, 2024.)

Members Present:

Nate Clair, Ward 1, Chair
Janis Powers, Ward 2
Jerimy Meek, Ward 3
Mike Privett, Ward 4
Bobby Newman, Ward 5
Dan Govin, Ward 6
Camal Pennington, Ward 7
Don Noble, Ward 8
Rusty LaForge, At-Large

Members Absent:

None

Staff Present:

Steven Barker, 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 8, 2024, meeting.

RECEIVED.

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

III. CONTINUANCE REQUESTS

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

IV.B.19	SPUD-1651	Deferred to September 12, 2024
IV.B.20	SPUD-1663	Deferred to September 12, 2024
IV.B.21	ADU Ordinance	Deferred to September 26, 2024

DEFERRED TO DATES INDICATED.

MOVED BY NOBLE, SECONDED BY MEEK

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

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

IV.B.18	PUD-2026	Deferred to September 12, 2024
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DEFERRED TO DATE INDICATED.

MOVED BY NOBLE, SECONDED BY NEWMAN

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

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-7677 Final Plat VVC Phase 1, being a part of the Southeast Quarter of Section 16, Township 13 North, Range 5 West of the Indiana Meridian, located north of Northwest Expressway and west of North Mustang 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 MEEK

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

B. Items Requiring Separate Vote

2. (CE-1127) Application by Summit Ridge Land, LLC, to close a portion of a northsouth utility easement on Lot One (1) in Block Two (2) of Summit Ridge Addition, and on Lots Five (5) and Six (6) in Block Two (2) of Summit Ridge Section III, west of Geary Place, and north of North Oklahoma Avenue. Ward 7.

Technical Evaluation:

1. Prior to City Council consideration, applicant must provide a topographic survey showing the location of all utilities and other improvements, with dimensions, within the proposed closure area.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.

MOVED BY PENNINGTON, SECONDED BY MEEK

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

3. (PUD-1715-SP11) Application by Oak Phase I Property Owner, LLC, for a Specific Plan pursuant to the approval of PUD-1715 located at 5101 North Pennsylvania Avenue. Ward 2.

The applicant was present. There were no protestors present.

APPROVED.

MOVED BY POWERS, SECONDED BY GOVIN

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

4. (PUD-1715-SP12) Application by Oak Phase I Property Owner, LLC, for a Specific Plan pursuant to the approval of PUD-1715 located at 2131 NW 50th Street. Ward 2.

The applicant was present. There were no protestors present.

APPROVED.

MOVED BY POWERS, SECONDED BY MEEK

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

5. (SPUD-1643) Application by Jay G. Gernandt to rezone 2421 SW 112th Street from R-1 Single-Family Residential District to SPUD-1643 Simplified Planned Unit Development District. Ward 5.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL.

MOVED BY NEWMAN, SECONDED BY LAFORGE

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

6. (PC-10943) Application by Ballgame, LLC to rezone 2103 South Missouri Avenue from R-1 Single-Family Residential and AE-2 Airport Environs Zone Two Overlay Districts to I-2 Moderate Industrial and AE-2 Airport Environs Zone Two Overlay Districts. Ward 4.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL.

MOVED BY PRIVETT, SECONDED BY NOBLE

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

7. (PUD-2009) Application by Wheeler District, LLC to rezone 2014 South Western Avenue from R-1 Single-Family Residential, I-2 Moderate Industrial, and SRODD Scenic River Overlay Design Districts to PUD-2009 Planned Unit Development District. Ward 6.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL.

MOVED BY GOVIN, SECONDED BY PENNINGTON

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

8. (SPUD-1658) Application by Riverport Ventures to rezone 3751 SW 15th Street from PUD-1417 Planned Unit Development, SRODD Scenic River Overlay Design, and AE-2 Airport Environs Zone Two Overlay

Districts to SPUD-1658 Simplified Planned Unit Development, SRODD Scenic River Overlay Design, and AE-2 Airport Environs Zone Two Overlay Districts. Ward 3.

Technical Evaluation:

1. Change Section 6 to “Screening” and modify requirements so a fence may be installed, but is not required.
2. Amend first sentence of Section 7 Maintenance as follows: Maintenance of the common areas, private drainage easements, and islands/medians in the development shall be the responsibility of the property owners or Property Owners Association.
3. Amend Section 8 Drainage as follows: Drainage improvements will be in accordance with applicable sections of the Oklahoma City Code of Ordinances as amended.
4. The site will be developed in accordance with the AE-2 Airport Environs Overlay.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.

MOVED BY MEEK, SECONDED BY PRIVETT

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

9. (PUD-2024) Application by The Enclave at Oakdale, LLC to rezone 11001 North Coltrane Road from AA Agricultural District to PUD-2024 Planned Unit Development District. Ward 7.

Amended Technical Evaluation:

- ~~1. Minimum lot size shall be per the base district.~~
2. Access to all lots within this PUD will be from a public or private street or drive.
- ~~3. Street stubs shall be provided to the north and south.~~

The applicant was present. There was a protestor present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY PENNINGTON, SECONDED BY MEEK

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

10. (SPUD-1650) Application by Easy Yoke Development, LLC to rezone 10807 SW 29th Street from PUD-1976 Planned Unit Development and AA Agricultural Districts to SPUD-1650 Simplified Planned Unit Development District. Ward 3.

Amended Technical Evaluation:

1. No buildings ~~or impervious paving~~ shall be permitted within 100 feet of the floodway of the tributary of Mustang Creek located within the SPUD site.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY MEEK, SECONDED BY PRIVETT

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

11. (SPUD-1660) Application by ASM Enterprises, LLC to rezone 17516 North Western Avenue from SPUD-1333 Simplified Planned Unit Development District to SPUD-1660 Simplified Planned Unit Development District. Ward 8.

Amended Technical Evaluation:

1. Remove the following as permitted uses: *8300.5 Alcoholic Beverage Retail Sales; 8350.3 Custom Manufacturing; and 8300.48 Laundry Services.*
2. Revise the screening regulations to allow a fence height up to 10 feet.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY NOBLE, SECONDED BY MEEK

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

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 Neighborhoods Overlay Districts to SPUD-1659 Simplified Planned Unit Development and HNO Healthy Neighborhoods Overlay Districts. Ward 7.

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

DEFERRED TO 09-12-2024

MOVED BY PENNINGTON, SECONDED BY NOBLE

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

13. (SPUD-1661) Application by Mathew Barber and Paul Thetford to rezone 2200 NW 12th Street and 1215 North Barnes Avenue from R-2 Medium-Low Density Residential District to SPUD-1661 Simplified Planned Unit Development District. Ward 6.

The applicant was present. There were no protestors present.

Technical Evaluation:

1. Garages shall be set back at least 18 feet from the back of sidewalk.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.

MOVED BY GOVIN, SECONDED BY PENNINGTON

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

14. (SPUD-1664) Application by Blue Mountain Realty, LLC to rezone 1912 NW 12th Street from R-2 Medium-Low Density Residential District to SPUD-1664 Simplified Planned Unit Development District. Ward 6.

Technical Evaluation:

1. Delete the following: *Home Sharing: Upon attaining the proper license, as described in Chapter 13 Article XII of the OKC municipal code as amended, home-sharing shall be allowed.*
2. Specify the minimum or maximum number of parking spaces provided for all uses in the SPUD.
3. Amend Section II.6 Maintenance: The owner shall provide for the perpetual maintenance of common open space, recreation areas, and sidewalks privately owned and serving the project. Maintenance of the common areas, private drainage easements, and islands/medians in the development shall be the responsibility of the property owners or Property Owners Association. No structures, storage of material,

grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner that meets the requirements specified above.

4. Amend Section I.11 Sidewalks: A minimum of five-foot sidewalks shall be constructed on local streets, including reconstructing existing and/or damaged sidewalks. Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction of this SPUD.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.

MOVED BY GOVIN, SECONDED BY PENNINGTON

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

15. (SPUD-1665) Application by BMS Homes, LLC to rezone 1728 NW 13th Street from R-2 Medium-Low Density Residential District to SPUD-1665 Simplified Planned Unit Development District. Ward 6.

Amended Technical Evaluation:

1. The maximum width of the driveway on NW 13th Street shall be 20 feet.
2. There shall be a maximum of three driveways allowed on North Gatewood Avenue, each a maximum 10 feet in width.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY GOVIN, SECONDED BY MEEK

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

16. (PUD-2016) Application by Corridor Project Partners, LLC to rezone 5900 Wildewood Drive from PUD-1842 Planned Unit Development District to PUD-2016 Planned Unit Development District. Ward 7.

The applicant was present. There were protestors present.

DEFERRED TO 09-26-2024.

MOVED BY PENNINGTON, SECONDED BY NOBLE

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

17. (PUD-2025) Application by Smiling Hills Acres, LLC to rezone 13900 North Bryant Avenue from PUD-1946 Planned Unit Development District to PUD-2025 Planned Unit Development District. Ward 7.

Amended Technical Evaluation:

1. Freestanding signs shall be limited to monument/ground signs a maximum 8 feet in height.
2. Modify Tract 1 access to state: Access to Tract 1 shall be per the Subdivision Regulations; however, if developed as multifamily residential on one parcel, access from North Bryant Avenue may be via a private drive, provided drive aisle widths and paving standards conform to City standards.
3. The front setback/building line in Tract 1 shall be 5 feet.
4. Platting shall be required for Tract 1.

The applicant was present. There were protestors present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY PENNINGTON, SECONDED BY GOVIN

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

NAY: NEWMAN

18. **DEFERRED TO 09-12-2024** (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.

19. **DEFERRED TO 9-12-2024** (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.

20. **DEFERRED TO 9-12-2024** (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 9-26-2024** Recommendation on a proposed ordinance amendment relating to Zoning and Planning Code, 2020, amending Article II, Section 2150, to add definition for Accessory Dwelling; amending Article VI, Table 6100.1 to allow accessory dwellings as a conditional use in the NC, R-1, R-2, R-3, and R-4 districts; amending Article VIII, Section 8200, to add 8200.05 accessory dwellings as a residential use unit classification; and amending Article IX, Section 9350, to establish use conditions for accessory dwellings. Wards 2, 4, 6, and 7.

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 3:34 P.M.