

MINUTES
OKLAHOMA CITY PLANNING COMMISSION
MAY 23, 2024
COUNCIL CHAMBERS (1:30 PM)

(The agenda was filed with the City Clerk of The City of Oklahoma City at 4:54 p.m. on May 17, 2024.)

Members Present:

Nate Clair, Ward 1, Vice Chair
Janis Powers, Ward 2
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:

Camal Pennington, Ward 7, Chair

Staff Present:

Steven Barker, Municipal Counselor's Office
Geoffrey Butler, Planning Department
Sarah Welch, Planning Department
Elena Olivo Harrison, Planning Department
Benjamin Davis, 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 May 9, 2024, meeting.

RECEIVED.

MOVED BY GOVIN, SECONDED BY PRIVETT

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

ABSENT: PENNINGTON

III. CONTINUANCE REQUESTS

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

IV.B.24	PUD-2001	Deferred to June 13, 2024
IV.B.25	SPUD-1597	Deferred to June 13, 2024
IV.B.26	SPUD-1616	Deferred to June 13, 2024
IV.B.27	PC-10932	Deferred to June 13, 2024
IV.B.28	CPA-2023-5	Deferred to June 13, 2024
IV.B.29	PC-10931	Deferred to June 27, 2024
IV.B.30	SPUD-1629	WITHDRAWN

DEFERRED TO DATES INDICATED.

MOVED BY GOVIN, SECONDED BY NOBLE

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

ABSENT: PENNINGTON

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

IV.B.19	PUD-2006	Deferred to June 13, 2024
IV.B.23	SV-00026	Withdrawn
IV.B.25	SPUD-1597	Deferred to July 25, 2024

DEFERRED TO DATES INDICATED.

MOVED BY GOVIN, SECONDED BY PRIVETT

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

ABSENT: PENNINGTON

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-7659) Final Plat of Cottages at the Grove, being a part of the South Half of Section 25, Township 14 North, Range 4 West of the Indian Meridian, located north of NW 178th Street and East of North Portland Avenue. Ward 8.

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.
2. (C-7658) Final Plat of Canyon Ridge Estates Section 2, being a part of the Northwest Quarter of Section 23, Township 11 North, Range 5 West of the Indian Meridian, located south of SW 44th Street and east of South Sara 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 developer should work with the development to the east to connect with the proposed street stub in that direction.
 3. A temporary emergency drive is needed back to S. Sara Road. This drive may be removed when a permanent connection is established in a future phase of the development.
 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-7656) Final Plat of Antler Creek Phase 1, being a part of the Northwest Quarter of Section 19, Township 14 North, Range 3 West of the Indian Meridian, located south of Covell Road (NW 206th Street) and east of North May Avenue. Ward 8.

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.
4. (C-7639) Final Plat of Buffalo Farms Phase 1 (Revised), being a part of the Northwest Quarter of Section 18, Township 11 North, Range 4 West of the Indian Meridian, located south of SW 29th Street and east of South County Line 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. Provide the temporary emergency access drive as indicated.
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, & 4

MOVED BY GOVIN, SECONDED BY MEEK

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

ABSENT: PENNINGTON

B. Items Requiring Separate Vote

5. (C-7615) Preliminary Plat of Brownfield, being a part of the Southwest Quarter of Section 22 and the Northwest Quarter of Section 27, Township 13 North, Range 5 West of the Indian Meridian, located north of West Hefner Road and east of North Mustang Road; and a Variance to Section 5.3.1.D.8 of the Subdivision Regulations. 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. East-west streets need to be numbered in accordance with the City's established pattern; otherwise, a variance is required to Section 5.3.1.D.8 of the Subdivision Regulations. Six affirmative votes are required for variance approval.
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 Mustang Road, West Hefner Road, and along all of the common areas adjacent to streets.
6. "Limits of No Access" must be provided along the section line roads on the final plats.

The applicant was present. There were no protestors present.

APPROVAL SUBJECT TO TECHNICAL EVALUATION.

MOVED BY GOVIN, SECONDED BY MEEK

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

ABSENT: PENNINGTON

6. (PUD-1577-SP04) Application by Oklahoma Lifeskills Properties LLC, for a Specific Plan pursuant to the approval of PUD-1577 located at 14840 Gambels Trail Drive. Ward 8.

The applicant was present. There were no protestors present.

APPROVED.

MOVED BY NOBLE, SECONDED BY PRIVETT

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

ABSENT: PENNINGTON

7. (PUD-2011) Application by Bentwood Investments, LLC to rezone 14700 Mezzaluna Avenue from PUD-1961 Planned Unit Development District to PUD-2011 Planned Unit Development District. Ward 8.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL.

MOVED BY NOBLE, SECONDED BY LAFORGE

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

ABSENT: PENNINGTON

8. (CPA-2024-03) Consideration of a proposed map amendment to the Comprehensive Plan, changing the Land Use Typology Area (LUTA) from Rural - Low Intensity (RL) base designation to Urban - Low Intensity (UL) base designation on a 20-acre parcel south of NW 164th Street and east of North Mustang Road. Ward 1.

The applicant was present. There were no protestors present.

APPROVED.

MOVED BY GOVIN, SECONDED BY PRIVETT

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

ABSENT: PENNINGTON, NOBLE

9. (PC-10930) Application by Cimarron Construction Company to rezone 15729 Greenwood Circle from AA Agricultural District to R-1 Single-Family Residential District. Ward 1.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL.

MOVED BY GOVIN, SECONDED BY MEEK

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

ABSENT: PENNINGTON, NOBLE

10. (PC-10934) Application by Leasco Limited Partnership and Butler Brothers Sand & Gravel, Inc. to rezone 7475 SW 15th Street from R-1 Single-Family Residential and SRO Scenic River Overlay Districts to I-2 Moderate Industrial and SRO Scenic River Overlay Districts. Ward 3.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL.

MOVED BY MEEK, SECONDED BY LAFORGE

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

ABSENT: PENNINGTON, NOBLE

11. (C-7660) Final Plat of Council Ridge North II, being a part of the Northeast Quarter of Section 6, Township 13 North, Range 4 West of the Indian Meridian, south of NW 164th Street and west of North Council 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.

The applicant was present. There were protestors present.

APPROVED SUBJECT TO TECHNICAL EVALUATION.

MOVED BY GOVIN, SECONDED BY MEEK

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

ABSENT: PENNINGTON

12. (SPUD-1615) Application by Astro Assets, LLC and FTVM, LLC to rezone 1443 NW 33rd Street from R-1 Single-Family Residential District to SPUD-1615 Simplified Planned Unit Development District. Ward 2.

The applicant was present. There were protestors present.

DEFERRED TO 06-13-2024.

MOVED BY POWERS, SECONDED BY NEWMAN

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

ABSENT: PENNINGTON

13. (SPUD-1617) Application by SAAD Enterprises, LLC to rezone 1228 NW 48th Street from SPUD-680 Simplified Planned Unit Development District to SPUD-1617 Simplified Planned Unit Development District. Ward 2.

The applicant was present. There was a protestor present.

RECOMMENDED APPROVAL.

MOVED BY POWERS, SECONDED BY MEEK

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

ABSENT: PENNINGTON

14. (SPUD-1622) Application by JJMTC, LLC to rezone 10525 SW 29th Street from R-1 Single-Family Residential and PUD-1149 Planned Unit Development Districts to SPUD-1622 Simplified Planned Unit Development District. Ward 3.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL.

MOVED BY MEEK, SECONDED BY NOBLE

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

ABSENT: PENNINGTON

15. (SPUD-1624) Application by Omega Investments, LLC to rezone 1147 NW 41st Street from R-1 Single-Family Residential District to SPUD-1624 Simplified Planned Unit Development District. Ward 2.

The applicant was present. There was a protestor present.

RECOMMENDED APPROVAL.

MOVED BY POWERS, SECONDED BY MEEK

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

ABSENT: PENNINGTON

16. (SPUD-1626) Application by Ross Properties OKC, LLC to rezone 4127 NW 36th Street from R-1 Single-Family Residential and O-2 General Office Districts to SPUD-1626 Simplified Planned Unit Development District. Ward 2.

Amended Technical Evaluation:

1. Eliminate the following uses:
8300.45 Gasoline Sales, Large
8300.46 Gasoline Sales, Small: Restricted
2. Dumpsters shall be at least 50 feet from all property lines adjacent to residential uses.
3. ~~Structures fronting NW 36th Street shall not have loading docks and garage doors that face NW 36th Street.~~
4. The Retail Sales and Services: General Use Unit shall be limited to 20,000 square feet.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY POWERS, SECONDED BY MEEK

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

ABSENT: PENNINGTON

17. (SPUD-1627) Application by Native Warehousing LLC- Series 2008 to rezone 13010 West Reno Avenue from C-3 Community Commercial and PUD-1068 Planned Unit Development Districts to SPUD-1627 Simplified Planned Unit Development District. Ward 3.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL.

MOVED BY MEEK, SECONDED BY POWERS

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

ABSENT: PENNINGTON

18. (SPUD-1628) Application by 1231 NW 33rd LLC to rezone 1231 NW 33rd Street from R-1 Single-Family Residential District to SPUD-1628 Simplified Planned Unit Development District. Ward 2.

Amended Technical Evaluation:

1. There shall be no signs permitted in this SPUD.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY POWERS, SECONDED BY LAFORGE

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

ABSENT: PENNINGTON

19. **DEFERRED TO 06-13-2024** (PUD-2006) Application by Outback Investments, LLC to rezone 8901 South Anderson Road from AA Agricultural and AE-2 Airport Environs Zone Two Overlay Districts to PUD-2006 Planned Unit Development and AE-2 Airport Environs Zone Two Overlay Districts. Ward 4.
20. Introduce and set for recommendation at public hearing on June 13, 2024 a proposed ordinance relating to Zoning and Planning Code amending Articles II, III, IV, VII, and XIII of Chapter 59 of the Oklahoma City Municipal Code, 2020 to consolidate the City's five existing design review bodies into the Downtown Design Review Commission and the Urban Design Commission. Wards 2, 6, and 7.

The applicant was present. There were no protestors present.

ORDINANCE SET FOR PUBLIC HEARING ON JUNE 13, 2024.

MOVED BY GOVIN, SECONDED BY POWERS

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

ABSENT: PENNINGTON

21. Introduce and set for recommendation at a public hearing on June 13, 2024 a proposed ordinance relating to Zoning and Planning Code, 2020, amending the Bricktown Core Development District, Downtown Design Districts, and Stockyards City Development District to allow certain Urban Agriculture uses as conditional uses. Wards 6 and 7.

The applicant was present. There were no protestors present.

ORDINANCE SET FOR PUBLIC HEARING ON JUNE 13, 2024.

MOVED BY GOVIN, SECONDED BY POWERS

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

ABSENT: PENNINGTON

22. Recommendation on a proposed ordinance amendment to Chapter 59 of the Oklahoma City Municipal Code, 2020, amending the Downtown Design Districts by adding additional types of signs to be prohibited within a defined area around the Oklahoma City National Memorial. Ward 6.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL.

MOVED BY GOVIN, SECONDED BY POWERS

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

ABSENT: PENNINGTON

23. **WITHDRAWN** (SV-00026) Application by Mark Zitzow requesting Variance(s) to portions of Section 5.3.1.(A, B, and/or G) of the Oklahoma City Subdivision Regulations allowing the public to utilize an existing public/platted alley in its current condition without the need for improvement. Located at 406 SW 11th Street. Ward 6.
24. **DEFERRED TO 06-13-2024** (PUD-2001) Application by Shaz Investment Group, LLC to rezone 1725 South Frisco Road from PUD-1833 Planned Unit Development District to PUD-2001 Planned Unit Development District. Ward 3.
25. **DEFERRED TO 07-25-2024** (SPUD-1597) Application by Providence Creek, LLC, to rezone 13000 Providence Creek Drive from R-1 Single-Family Residential District to SPUD-1597 Simplified Planned Unit Development District. Ward 8.
26. **DEFERRED TO 06-13-2024** (SPUD-1616) Application by Shawn Lawrence to rezone 525 NW 27th Street from NC Neighborhood Conservation and HL Historic Landmark Overlay Districts to SPUD-1616 Simplified Planned Unit Development and HL Historic Landmark Overlay Districts. Ward 2.
27. **DEFERRED TO 06-13-2024** (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.

28. **DEFERRED TO 06-13-2024** (PC-10932) Recommendation on a proposed ordinance amendment relating to Signs, amending Article XVI, Sign Regulations, of Chapter 59, of the Oklahoma City Municipal Code, 2020, to create the Lake Hefner Parkway Scenic Corridor which would prohibit the installation of billboards. Wards 2 and 8.
29. **DEFERRED TO 06-27-2024** (PC-10931) Application by Surry, LLC and The Greenbriar. LLC to rezone 12143 West Hefner Road from AA Agricultural District to R-1 Single-Family Residential District. Ward 1.
30. **WITHDRAWN** (SPUD-1629) Application by Fudge Family Ranch, LLC to rezone 501 East I-44 Service Road from R-1 Single-Family Residential, PUD-1842 Planned Unit Development, PUD-1228 Planned Unit Development, and O-2 General Office Districts to SPUD-1629 Simplified Planned Unit Development District. Ward 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 3:18 P.M.