

**MINUTES**  
**OKLAHOMA CITY PLANNING COMMISSION**  
**MARCH 28, 2024**  
**COUNCIL CHAMBERS (1:30 PM)**

(The agenda was filed with the City Clerk of The City of Oklahoma City at 4:37 p.m. on March 22, 2024.)

**Members Present:**

Camal Pennington, Ward 7, Chair  
Nate Clair, Ward 1  
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:**

None

**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  
Justin Henry, Planning Department  
Sasha McCrone, Planning Department  
Maxton Harris, 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 March 14, 2024, meeting.**

**RECEIVED.**

MOVED BY CLAIR, SECONDED BY GOVIN

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.21	SPUD-1597	Defer to April 11, 2024
IV.B.22	PC-10898	Defer to April 25, 2024
IV.B.23	PC-10913	Defer to April 25, 2024
IV.B.24	PC-10904	Continue Indefinitely
IV.B.25	PC-10910	Withdrawn
IV.B.26	PC010919	Withdrawn

**DEFERRED TO DATES INDICATED.**

MOVED BY CLAIR, 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. 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.)

B. **Items Requiring Separate Vote**

1. (C-7634) Final Plat of Meridian Industrial, being a part of the Northeast Quarter of Section 34, Township 12 North, Range 4 West of the Indian Meridian, located south of NW 10th Street and west of North Meridian Avenue. 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. 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 protestors present.

**APPROVED SUBJECT TO TECHNICAL EVALUATION.**

MOVED BY MEEK, SECONDED BY LAFORGE

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

2. (C-7633) Final Plat of Deer Run Acres, being a part of the Southwest Quarter of Section 6, Township 6 North, Range 4 West of the Indian Meridian, located north of NW 63rd Street and west of Stinchcomb Avenue; and a Variance to Section 5.12.2.B of the Subdivision Regulations. Ward 1.

**Amended 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. Fire Suppression is needed as required by the Subdivision Regulations.
3. The applicant is requesting a Variance to Section 5.12.2.B of the Subdivision Regulations relating to the requirement to provide additional open space / recreational space for this development. Six affirmative votes are required for variance approval.
4. The private drive needs to be labelled a fire lane as well as a private access easement. The drive should be constructed to fire department standards.
5. 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.
6. The Owner's Dedication will be updated to reflect that the streets and drives are private.

The applicant was present. There were no protestors present.

**APPROVED VARIANCE TO SECTION 5.12.2.B OF THE SUBDIVISION REGULATIONS.**

MOVED BY CLAIR, SECONDED BY LAFORGE

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

**APPROVED SUBJECT TO TECHNICAL EVALUATION.**

MOVED BY CLAIR, SECONDED BY MEEK

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

3. (PUD-1715-SP10) Application by Oak Hotel Owner, LLC, for a Specific Plan pursuant to the approval of PUD-1715 5101 North Pennsylvania Avenue. Ward 2.

The applicant was present. There were no protestors present.

**APPROVED.**

MOVED BY POWERS, SECONDED BY LAFORGE

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

4. (CE-1119) Application by Bird in Hand Development, LLC, to close a 20-foot north-south public utility easement within Shadowlake Village Section VII, located west of South Pennsylvania Avenue, and north of SW 104th Street. Ward 5.

**Technical Evaluation:**

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

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.**

MOVED BY NEWMAN, SECONDED BY GOVIN

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

5. (CE-1120) Application by James D. Smith, Jr. and Rebecca S. Smith, and 3-D Conservation Group, LLC, to close a portion of the east-west alley within Block 5 of the Iowa Addition, east of South High Avenue and north of SE 15th Street. Ward 7.

**Technical Evaluation:**

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

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.**

MOVED BY CLAIR, SECONDED BY NOBLE

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

6. (SPUD-1607) Application by Barline, LLC to rezone 11769 North Morgan Road from PUD-1872 Planned Unit Development District to SPUD-1607 Simplified Planned Unit Development District. Ward 1.

The applicant was present. There were no protestors present.

**DEFERRED TO 04-25-2024.**

MOVED BY CLAIR, SECONDED BY MEEK

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

7. (SPUD-1610) Application by Dulaney's Inc to rezone 1140 SW 104th Street from SPUD-298 Simplified Planned Unit Development District to SPUD-1610 Simplified Planned Unit Development District. Ward 5.

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL.**

MOVED BY NEWMAN, SECONDED BY GOVIN

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

8. (SPUD-1611) Application by Fisher's Investments, LLC to rezone 8000 South Shields Boulevard from I-1 Light Industrial District to SPUD-1611 Simplified Planned Unit Development District. Ward 4.

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL.**

MOVED BY PRIVETT, SECONDED BY MEEK

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

9. (SPUD-1612) Application by Christopher Gold to rezone 3121 NW 20th Street from R-1 Single-Family Residential and UC Urban Conservation

Overlay Districts to SPUD-1612 Simplified Planned Unit Development and UC Urban Conservation Overlay Districts. Ward 6.

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL.**

MOVED BY GOVIN, SECONDED BY NOBLE

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

10. (SPUD-1609) Application by 1211 Ventures, LLC to rezone 1709 NW 14th Street from R-2 Medium-Low Density Residential District to SPUD-1609 Simplified Planned Unit Development District. Ward 6.

**Technical Evaluation:**

1. Specify a maximum number of two dwelling units within the SPUD.

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.**

MOVED BY GOVIN, SECONDED BY NOBLE

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

11. (SPUD-1598) Application by A&A Development, LLC to rezone 929 SW 88th Street from SPUD-1441 Simplified Planned Unit Development District to SPUD-1598 Simplified Planned Unit Development District. Ward 5.

**Amended Technical evaluation:**

1. The side yard setback shall be changed to 5 feet, or 3 feet where allowed by current adopted Building Code.
2. Dumpsters shall be screened and be at least 20 feet from any residential structure. A dumpster shall be no further than 350 feet from any dwelling unit entry, via a public route.
3. Change parking standard to 1.25 spaces per dwelling unit. No parking reduction shall be allowed.
4. All on- and off-street parking spaces shall conform to minimum standards outlined in tables V and VI , in Section 59-10600 of the Municipal Code.
5. On-street parking shall not infringe upon Fire Department access requirements.

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.**

MOVED BY NEWMAN, SECONDED BY MEEK

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

12. (PC-10926) Application by Association of Oklahoma General Contractors to rezone 4112 North Lindsay Avenue from R-1 Single-Family Residential District to O-2 General Office District. Ward 7.

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL.**

MOVED BY CLAIR, SECONDED BY PRIVETT

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

13. (PC-10927) Application by Mega Construction, LLC to rezone 1301 NE 30th Street from R-1 Single-Family Residential and HNO Healthy Neighborhood Overlay Districts to R-4 General Residential and HNO Healthy Neighborhood Overlay Districts. Ward 7.

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL.**

MOVED BY CLAIR, SECONDED BY GOVIN

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

14. (PUD-1997) Application by Heritage Place, Inc to rezone 2829 South MacArthur Boulevard from I-2 Moderate Industrial District to PUD-1997 Planned Unit Development District. Ward 3.

Amended Technical Evaluation:

1. Delete the following from the Master Design Statement: *A fee in lieu of on-site stormwater shall be permitted in accordance with Chapter 60.*

2. Sidewalks shall not be required within this PUD unless the use changes from Use Unit 8300.7 Animal Sales and Services: Auctioning.

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL SUBJECT TO THE TECHNICAL EVALUATION AS AMENDED.**

MOVED BY MEEK, SECONDED BY GOVIN

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

15. (PUD-1998) Application by Britton Road Triple C Properties, LLC to rezone 8321 West Britton Road from C-3 Community Commercial District to PUD-1998 Planned Unit Development District. Ward 1.

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL.**

MOVED BY CLAIR, SECONDED BY PRIVETT

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

16. (C-7636) Preliminary Plat of Arcady, being a part of the Northwest Quarter of Section 14, Township 13 North, Range 2 West of the Indian Meridian, located south of East Memorial Road and east of North Midwest Boulevard. Ward 7.

**Amended 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. Fire suppression, satisfying the Subdivision Regulations, is required to be provided for this subdivision and/or each home within the subdivision. This may include water tanks, a hydrant system, or individual fire sprinkler systems.
3. A minimum 10% open space should be shown on the plat as required by PUD-1950.
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. "Limits of No Access" must be provided on final plats along the northernmost 175 feet and the southernmost 480 feet of Midwest Boulevard ~~the section line roads on the final plats,~~ and on Memorial Road, except on lots that are allowed to take access from Memorial Road and meet the requirements specified by PUD-1950.

The applicant was present. There were no protestors present.

**APPROVED SUBJECT TO TECHNICAL EVALUATION AS AMENDED.**

MOVED BY CLAIR, SECONDED BY POWERS

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

ABSENT: NOBLE

17. (C-7637) Preliminary Plat of Rose Rock, 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. 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 plat name, Rose Rock, has already been used for another development / plat in Oklahoma City. The name of this development should be changed to reduce confusion.
3. A street connection should be made between the eastern portion of the site and the western portion of the site.
4. A letter from the developer must be submitted with final plats stating the type of amenities proposed, their location, and their timing of construction.
5. All of the lots must conform to the development regulations stipulated in the proposed PUD-1992 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 NW 164th Street, North Mustang Road, and along all of the common areas, per PUD-1992.
8. "Limits of No Access" must be provided along the section line roads on the final plats.

9. A street stub connection shall be provided to the Greenhill development on the east, and two street stub connections shall be provided to the proposed 20-acre development to the southwest of the subject site.

The applicant was present. There were no protestors present.

**APPROVED SUBJECT TO TECHNICAL EVALUATION AS AMENDED.**

MOVED BY CLAIR, SECONDED BY LAFORGE

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

ABSENT: MEEK, NOBLE

18. (PUD-1999) Application by First Christian Church of Oklahoma City to rezone 3700 North Walker Avenue from R-1 Single-family Residential, C-3 Community Commercial and CUP-26 Community Unit Plan Overlay Districts to PUD-1999 Planned Unit Development District. Ward 2.

**Amended Technical Evaluation.**

1. The Master Design Statement shall be amended to include the changes presented to the Planning Commission on March 28, 2024, regarding the regulations in Sections 9.0, 9.1, 9.2, 9.5, 9.5, 9.8, 9.9, 9.16, 9.18, and 10.0.

The applicant was present. There was a supporter present.

**RECOMMENDED APPROVAL SUBJECT TO THE TECHNICAL EVALUATION AS AMENDED.**

MOVED BY POWERS, SECONDED BY CLAIR

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

19. (C-7635) Preliminary Plat of 36th & Walker Residential Community, being a part of the Southeast Quarter of Section 16, Township 12 North, Range 3 West of the Indian Meridian, located north of NW 36th Street and east of North Walker Avenue; and Variances to Sections 5.1.8.A, 5.3.2.E.1, and Table 5.1 in Section 5.3.2.A of the Subdivision Regulations. Ward 2.

**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 applicant is requesting a Variance to Section 5.3.2.E.1 of the Subdivision Regulations relating to the requirement for streets to intersect at right-angles and the number of streets intersecting at one point. Six affirmative votes are required for variance approval.
3. The applicant is requesting a Variance to Section 5.1.8.A of the Subdivision Regulations to allow east-west streets to be named instead of numbered in accordance with the established pattern throughout the City. Six affirmative votes are required for variance approval.
4. The applicant is requesting a Variance to Table 5.1 in Section 5.3.2.A of the Subdivision Regulations relating to the required right-of-way width for public streets. Six affirmative votes are required for variance approval.
5. A letter from the developer must be submitted with final plats stating the type of amenities proposed, their location, and their timing of construction.
6. All of the lots must conform to the development regulations stipulated in the proposed PUD-1999 at the final plat stage.
7. 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.
8. Provide sidewalks as required by the Subdivision Regulations and Chapter 59 of the City's Code of Ordinances.
9. "Limits of No Access" must be provided adjacent to residential lots along NW 36th Street and North Walker Avenue on the final plats.

The applicant was present. There were no protestors present.

**APPROVED VARIANCE TO SECTION 5.1.8.A OF THE  
SUBDIVISION REGULATIONS.**

MOVED BY POWERS, SECONDED BY CLAIR

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

**APPROVED VARIANCE TO SECTION 5.3.2.E.1 OF THE  
SUBDIVISION REGULATIONS.**

MOVED BY POWERS, SECONDED BY MEEK

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

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

MOVED BY POWERS, SECONDED BY MEEK

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

**APPROVED SUBJECT TO TECHNICAL EVALUATION.**

MOVED BY POWERS, SECONDED BY CLAIR

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

20. Resolution adopting the 2024 bikewalkokc update, Oklahoma City's Bicycle and Pedestrian Master Plan. All Wards.

The applicant was present. There were no protestors present.

**ADOPTED.**

MOVED BY POWERS, SECONDED BY GOVIN

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

21. **DEFER TO 04-11-2024** (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.
22. **DEFER TO 04-25-2024** (PC-10898) Application by DHD Corp. to rezone 8425 West Memorial Road from PUD-1507 Planned Unit Development District to C-3 Community Commercial District. Ward 1.
23. **DEFER TO 04-25-2024** (PC-10913) Application by Bowman Oil & Gas, LLC to rezone 7200 North Santa Fe Avenue from R-1 Single-Family Residential District to AA Agricultural District. Ward 7.
24. **CONTINUE INDEFINITELY** (PC-10904) Application by Zenephon and Agnes N Warrior Living Trust, to rezone 2148 Ray Avenue from R-1 Single-Family Residential District to R-4 General Residential District. Ward 7.
25. **WITHDRAWN** (PC-10910) Application by SDPS, LLC, to rezone 11145 South Sunnyslane Road from AA Agricultural District to I-1 Light Industrial District. Ward 4.

26. **WITHDRAWN** (PC-10919) Application by Fisher's Investments, LLC, to rezone 8000 South Shields Boulevard from I-1 Light Industrial District to I-2 Moderate Industrial District. Ward 4.

**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 4:13 P.M.**