

MINUTES
OKLAHOMA CITY PLANNING COMMISSION
MARCH 24, 2022
COUNCIL CHAMBERS (1:30 PM)

(The agenda was filed with the City Clerk of The City of Oklahoma City at 10:16 a.m. on March 21, 2022.)

Members Present:

Scott Cravens, Ward 8, Chair
Nate Clair, Ward 1
Janis Powers, Ward 2
Mike Privett, Ward 4
Matt Hinkle, Ward 5

Members Absent:

Asa Highsmith, Ward 6
Camal Pennington, Ward 7
Rusty LaForge, At-Large

Staff Present:

Susan Randall, Municipal Counselor's Office
Geoffrey Butler, Planning Department
JJ Chambless, Development Services Department
Cynthia Lakin, Development Services Department
Curtis Liggins, Development Services Department
Jared Martin, Development Services Department
Paula Hurst, Development Services Department
Sarah Welch, Planning Department

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

II. RECEIPT OF MINUTES

A. Receive the minutes of the March 10, 2022 meeting.

RECEIVED.

MOVED BY CLAIR, SECONDED BY POWERS

AYES: CRAVENS, CLAIR, POWERS, PRIVETT, HINKLE;

ABSENT: HIGHSMITH, PENNINGTON, LAFORGE

III. CONTINUANCE REQUESTS

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

Planning Commission Minutes
March 24, 2022

IV.B.20	PUD-1846	Defer to April 14, 2022
IV.B.21	SPUD-1386	Defer to April 14, 2022
IV.B.22	SPUD-1389	Defer to April 14, 2022
IV.B.23	SP-557	Defer to April 14, 2022
IV.B.24	C-7410	Defer to April 28, 2022
IV.B.25	SPUD-1377	Defer to April 14, 2022
IV.B.26	PC-10783	Withdrawn

DEFERRED TO DATES INDICATED

MOVED BY CLAIR, SECONDED BY HINKLE

AYES: CRAVENS, CLAIR, POWERS, PRIVETT, HINKLE;

ABSENT: HIGHSMITH, PENNINGTON, LAFORGE

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

IV.B.13.	SPUD-1395	Defer to April 14, 2022
IV.B.18.	PUD-1882	Defer to April 14, 2022

DEFERRED TO DATES INDICATED.

MOVED BY CLAIR, SECONDED BY PRIVETT

AYES: CRAVENS, CLAIR, POWERS, PRIVETT, HINKLE; ABSENT:
HIGHSMITH, PENNINGTON, LAFORGE

IV.B.15.	SPUD-1217	Defer to April 14, 2022
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DEFERRED TO DATE INDICATED.

MOVED BY CLAIR, SECONDED BY PRIVETT

AYES: CRAVENS, CLAIR, POWERS, PRIVETT, HINKLE;
ABSENT: HIGHSMITH, PENNINGTON, 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. (PC-10795) Application by Todd Hellman, to rezone 1123 NW 14th Street from the R-3 Medium Density Residential District to the O-2 General Office District. Ward 6.

2. (PC-10800) Application by Michael Merrell, to rezone 1700 East Hefner Road from the R-1 Single-Family Residential District to the AA Agricultural District. Ward 7.
3. (PC-10802) Application by Brad White, to rezone 1125 North Council Road from the R-1 Single-Family Residential District to the C-3 Community Commercial District. Ward 1.

RECOMMENDED APPROVAL OF CONSENT DOCKET ITEMS 1, 2, AND 3.

MOVED BY CLAIR, SECONDED BY HINKLE

AYES: CRAVENS, CLAIR, POWERS, PRIVETT, HINKLE;

ABSENT: HIGHSMITH, PENNINGTON, LAFORGE

4. (C-7420) Final Plat of Bel-Air Park Section 3, being a part of the Southwest Quarter of Section 20, Township 13 North, Range 3 West of the Indian Meridian, located north of W. Hefner Road and east of N. Pennsylvania Avenue. Ward 2.

The applicant was present. There were no protestors present.

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 THE TECHNICAL EVALUATION.

MOVED BY POWERS, SECONDED BY PRIVETT

AYES: CRAVENS, CLAIR, POWERS, PRIVETT, HINKLE;

ABSENT: HIGHSMITH, PENNINGTON, LAFORGE

B. Items Requiring Separate Vote

5. (PC-10801) Application by Patrick Erwin, to rezone 9520 SW 15th Street from the PUD-1512 Planned Unit Development District to the C-1 Neighborhood Commercial District. Ward 3.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL.

MOVED BY POWERS, SECONDED BY HINKLE
AYES: CRAVENS, CLAIR, POWERS, PRIVETT, HINKLE;
ABSENT: HIGHSMITH, PENNINGTON, LAFORGE

6. (PUD-1885) Application by Shadid Family Partnership to rezone 12920 Piedmont Road from the AA Agricultural District to the PUD-1885 Planned Unit Development District. Ward 1.

The applicant was present. There were no protestors present.

Amended Technical Evaluation:

1. Speakers related to Use Units 8300.34, 8300.36, 8300.45 and 8300.46 shall restrict drive-thru speaker windows to be a minimum of 150 feet from any residential use adjacent to the south and east boundary of this PUD.
2. Dumpsters shall be located a minimum of 50 feet from the south and east boundary of this PUD.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY CLAIR, SECONDED BY HINKLE
AYES: CRAVENS, CLAIR, POWERS, PRIVETT, HINKLE;
ABSENT: HIGHSMITH, PENNINGTON, LAFORGE

7. (SPUD-1388) Application by Pecan Valley Farms II, LLC., to rezone 8101 South Shields Boulevard from the C-3 Community Commercial and I-1 Light Industrial Districts to the SPUD-1388 Simplified Planned Unit Development District. Ward 4.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL.

MOVED BY PRIVETT, SECONDED BY POWERS
AYES: CRAVENS, CLAIR, POWERS, PRIVETT, HINKLE;
ABSENT: HIGHSMITH, PENNINGTON, LAFORGE

8. (SPUD-1397) Application by Milam Place, LLC, to rezone 3031 NW 19th Street from the C-3 Community Commercial District to the SPUD-1397 Simplified Planned Unit Development District. Ward 6.

The applicant was present. There were no protestors present.

Amended Technical Evaluation:

1. Modify Section 3. Building Size to allow a building footprint commensurate with the site plan.

2. Specify in MDS that the SPUD setback takes precedence over the platted building line.
3. ~~Single-family~~, Two-family and three and four-family uses must be eliminated.
4. Minimum lot size shall be 3,000 square feet.
5. Minimum lot width shall be 30 feet.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY HINKLE, SECONDED BY PRIVETT

AYES: CRAVENS, CLAIR, POWERS, PRIVETT, HINKLE;

ABSENT: HIGHSMITH, PENNINGTON, LAFORGE

9. (CE-1071) Application by Gloria Torres, to close all of South Harvey Avenue between SW 24th Street and SW 25th Street. Ward 4.

The applicant was present. There were no protestors present.

Technical Evaluation:

1. A perpetual easement for water and wastewater, drainage, storm water, sidewalks, and traffic controls systems (collectively “City Systems”) are hereby expressly reserved until such time as plans have been approved by the Public Works and Utilities departments respectively, which may include provision of new easements, as necessary, and/or individual easements being released.
2. Properties that have sole frontage to S Harvey Avenue will need to seek a variance to allow the alley to serve as primary access when those properties are redeveloped.
3. Include language in the ordinance closing the street, to reserve easements for utilities, pedestrian access, bicycle access, and emergency vehicle access. Revocable permits will be required for development within these easements.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.

MOVED BY PRIVETT, SECONDED BY HINKLE

AYES: CRAVENS, CLAIR, POWERS, PRIVETT, HINKLE;

ABSENT: HIGHSMITH, PENNINGTON, LAFORGE

10. (PUD-1871) Application by EB Development, LLC., to rezone 1704 East Britton Road from the R-1 Single Family Residential District to the PUD-1871 Planned Unit Development District. Ward 7.

The applicant was present. There were no protestors present.

Amended Technical Evaluation:

1. Specify in the Master Design Statement that trees along the southern 10 feet will be preserved to the greatest extent possible in Tract 1. ~~noted as "wooded area" on Exhibit B will be preserved.~~

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY CLAIR, SECONDED BY HINKLE

AYES: CRAVENS, CLAIR, POWERS, PRIVETT, HINKLE;

ABSENT: HIGHSMITH, PENNINGTON, LAFORGE

11. (SPUD-1390) Application by Mendlorvix, LLC./C&E Property, LLC., to rezone 1701-1707 NW 14th Street from the R-2 Medium Low Density Residential District to the SPUD-1390 Simplified Planned Unit Development District. Ward 6.

The applicant was present. There were no protestors present.

Amended Technical Evaluation:

1. The maximum building height shall be 35 feet and 2 ½ stories.
2. The setback for garages shall be at least 18 feet.
3. Section I.4 should be limited to one primary structure per lot not to exceed 3,000 square feet.
4. Two-family, three and four-family and multiple -family uses should be eliminated.
5. Minimum lot size shall be 1,876 square feet.
6. Minimum lot width shall be 28 feet.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY CLAIR, SECONDED BY POWERS

AYES: CRAVENS, CLAIR, POWERS, PRIVETT, HINKLE;

ABSENT: HIGHSMITH, PENNINGTON, LAFORGE

12. (SPUD-1394) Application by Williams, Box, Forshee & Bullard, PC., to rezone 1401 SW 44th Street from the O-2 General Office District to the SPUD-1394 Simplified Planned Unit Development District. Ward 6.

The applicant was present. There were no protestors present.

Technical Evaluation:

1. The Master Design Statement shall be modified to specify how the site will be landscaped and require the landscaping at the time of conversion to a retail use.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.

MOVED BY HINKLE, SECONDED BY CLAIR

AYES: CRAVENS, CLAIR, POWERS, PRIVETT, HINKLE;

ABSENT: HIGHSMITH, PENNINGTON, LAFORGE

13. **DEFER TO APRIL 14, 2022** (SPUD-1395) Application by Williams, Box, Forshee & Bullard, PC., to rezone 4020 South Walker Avenue from the R-1 Single Family Residential District to the SPUD-1395 Simplified Planned Unit Development District. Ward 4.
14. (SPUD-1396) Application by Nathan Cao, to rezone 1844 NW 15th Street from the R-1 Single-Family Residential District to the SPUD-1396 Simplified Planned Unit Development District. Ward 6.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL.

MOVED BY POWERS, SECONDED BY CLAIR

AYES: CRAVENS, CLAIR, POWERS, PRIVETT, HINKLE;

ABSENT: HIGHSMITH, PENNINGTON, LAFORGE

15. **DEFER TO APRIL 14, 2022** (SPUD-1217) Application by Steven White, John Brown, and Lindsay Lucas, to rezone 4020 and 4021 North McKinley Avenue from the R-1 Single Family Residential District to the SPUD-1217 Simplified Planned Unit Development District. Ward 2.
16. (PUD-1883) Application by Rose Valley Neighborhood, LLC., to rezone 10601 West Britton Road from the AA Agricultural District to the PUD-1883 Planned Unit Development District. Ward 1.

The applicant was present. There were protestors present.

Amended Technical Evaluation:

1. Lots abutting existing single-family subdivisions ~~must shall be at least 75 percent of the abutting lot size, up to 7,500 square feet.~~ a minimum of 10,000 square feet on the west and north boundary of the property.
2. Common areas shall be screened with 6-foot stockade fencing.
3. Detention pond shall be required.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY CLAIR, SECONDED BY POWERS

AYES: CRAVENS, CLAIR, POWERS, PRIVETT, HINKLE;
ABSENT: HIGHSMITH, PENNINGTON, LAFORGE

17. (C-7418) Preliminary Plat of Rose Valley, being a part of the Southeast Quarter of Section 27, Township 13 North, Range 5 West of the Indian Meridian, located north of W. Britton Road and west of N. Sara Road. Ward 1.

The applicant was present. There were protestors present.

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. A letter from the developer must be submitted with final plats stating the type of amenities proposed and their timing of construction.
3. All of the lots must conform to the development regulations stipulated in proposed PUD-1883 at the final plat stage.
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 W. Britton Road, N. Sara Road, and along all of the common areas, including across creeks and/or drainage areas.
6. "Limits of No Access" must be provided along the section line roads on the final plats.

APPROVED SUBJECT TO THE TECHNICAL EVALUATION AS
AMENDED.

MOVED BY CLAIR, SECONDED BY HINKLE

AYES: CRAVENS, CLAIR, POWERS, PRIVETT, HINKLE;
ABSENT: HIGHSMITH, PENNINGTON, LAFORGE

18. **DEFER TO APRIL 14, 2022** (PUD-1882) Application by First Liberty Bank, to rezone 15027 North MacArthur Boulevard from the R-2 Medium Density Residential, O-1 Limited Office, and C-3 Community Commercial District to the PUD-1882 Planned Unit Development District. Ward 8.
19. (PUD-1886) Application by Jack Warner to rezone 5320 SW 119th Street from the I-2 Moderate Industrial District to the PUD-1886 Planned Unit Development District. Ward 3.

The applicant was present. There were no protestors present.

Amended Technical Evaluation:

1. An application to amend the comprehensive plan shall be submitted concurrently with the first preliminary plat.
2. Provide a 25-foot greenbelt along the southern boundary and northeast boundary of the PUD where residential lots abut a non-residential zoning district.
3. ~~A street stub shall be provided to the south consistent with the Subdivision Regulations.~~
4. Specify in the Master Design Statement that sidewalks will be provided on all streets, including private streets and the street connecting to SW 119th Street.
5. Delete second and third paragraph in Section 9.2.
6. Delete second paragraph in Section 9.3.
7. Amend Section 9.4 to state that screening will not be required.
8. Amend Section 9.7 to state that dumpsters shall only be permitted during construction.
9. Delete Section 9.10.
10. Delete last paragraph in Section 9.10.1.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY HINKLE, SECONDED BY POWERS

AYES: CRAVENS, CLAIR, POWERS, PRIVETT, HINKLE;

ABSENT: HIGHSMITH, PENNINGTON, LAFORGE

20. **DEFER TO APRIL 14, 2022** (PUD-1846) Application by Dwight Butler, to rezone 12610 North Mustang Road from the R-A Single Family One-Acre Rural Residential District to the PUD-1846 Planned Unit Development District. Ward 1.
21. **DEFER TO APRIL 14, 2022** (SPUD-1386) Application by David Box to rezone 1612 and 1614 NW 17th Street from the SPUD-930 Simplified Planned Unit Development District, R-2 Medium-Low Density Residential District and Gatewood Urban Conservation District Overlay District to the SPUD-1386 Simplified Planned Unit Development District. Ward 6.
22. **DEFER TO APRIL 14, 2022** (SPUD-1389) Application by Vickie Mychi Tran Nguyen, to rezone 2215 North Classen Boulevard from the R-2 Low Density Residential District, Gatewood Urban Conservation District, and Classen Boulevard Overlay District to the SPUD-1389

Simplified Planned Unit Development District, Gatewood Urban Conservation District and Classen Boulevard Overlay District. Ward 6.

23. **DEFER TO APRIL 14, 2022** (SP-557) Application by State of Oklahoma Commissioners of Land Office, to operate a (8300.68) Spectator Sports and Entertainment: High Impact (Concert Venue) use in the PUD-707 Planned Unit Development District located at 801 NW 122nd Street. Ward 7.
24. **DEFER TO APRIL 28, 2022** (C-7410) Preliminary Plat of Highland Pointe Phase 2, being a part of the Northwest Quarter of Section 18, Township 13 North, Range 3 West of the Indian Meridian, located south of W. Memorial Road and east of N. May Avenue. Ward 8.
25. **DEFER TO APRIL 14, 2022** (SPUD-1377) Application by Blackwelder LLC., to rezone 1629 NW 12th Street from the SPUD-1228 District to the SPUD-1377 Simplified Planned Unit Development District. Ward 6.
26. **WITHDRAWN** (PC-10783) Application by Garrett Development, LLC, to rezone 2743 NW 199th Street from the AA Agricultural District to the R-1 Single-Family Residential District. Ward 8.
27. Ordinance relating to Advertising and Signs, repealing Article V of Chapter 3 of the Oklahoma City Municipal Code, 2020, and amending Articles IV, VI, VII, VIII, IX, XIII of Chapter 59 of the Oklahoma City Municipal Code, 2020 to update sign regulations in design districts, to delete provisions regarding non-accessory signs, to authorize administrative approval for certificates of approval for murals in design districts and enacting a new Article XVI, Sign Regulations, of Chapter 59 of the Oklahoma City Municipal Code, 2020 to provide for new sign districts and street typologies, to set forth standards for types of signs, to provide for administration and enforcement, to provide for the measurement of signs and to add definitions.

SET FOR PUBLIC HEARING ON APRIL 14, 2022.

MOVED BY HINKLE, SECONDED BY CLAIR

AYES: CRAVENS, CLAIR, POWERS, PRIVETT, HINKLE;

ABSENT: HIGHSMITH, PENNINGTON, LAFORGE

V. ADDITIONAL ITEMS

VI. COMMUNICATIONS AND REPORTS

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

VII. CITIZENS TO BE HEARD

VIII. OTHER BUSINESS

IX. ADJOURNMENT AT 3:48 P.M.