

**MINUTES**  
**OKLAHOMA CITY PLANNING COMMISSION**  
**SEPTEMBER 22, 2022**  
**COUNCIL CHAMBERS (1:30 PM)**

(The agenda was filed with the City Clerk of The City of Oklahoma City at 4:38 p.m. on September 16, 2022.)

**Members Present:**

Camal Pennington, Ward 7, Chair  
Janis Powers, Ward 2  
Matt Hinkle, Ward 5  
Dan Govin, Ward 6  
Don Noble, Ward 8  
Rusty LaForge, At-Large

**Members Absent:**

Nate Clair, Ward 1  
Constance Fraley, Ward 3  
Mike Privett, Ward 4

**Staff Present:**

Susan Randall, Municipal Counselor's Office  
Geoffrey Butler, Planning Department  
JJ Chambless, Planning Department  
Cynthia Lakin, Planning Department  
Jared Martin, Planning Department  
Paula Hurst, Planning 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 September 8, 2022 meeting.**

**RECEIVED.**

MOVED BY HINKLE, SECONDED BY POWERS

AYES: POWERS, HINKLE, GOVIN, PENNINGTON, LAFORGE, NOBLE;

ABSENT: CLAIR, FRALEY, PRIVETT

**III. CONTINUANCE REQUESTS**

**A. Uncontested Requests**

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

IV.B.15	SPUD-1440	Defer to October 13, 2022
IV.B.16	C-7471	<del>Defer to October 13, 2022</del> <u>Withdrawn</u>
IV.B.17	C-7472	Defer to October 13, 2022
IV.B.18	C-7480	Defer to October 27, 2022
IV.B.19	C-7483	Defer to October 27, 2022
IV.B.20	CE-1075	Defer to October 27, 2022
IV.B.21	SPUD-1423	Defer to November 10, 2022

**DEFERRED TO DATES INDICATED.**

MOVED BY HINKLE, SECONDED BY POWERS

AYES: POWERS, HINKLE, GOVIN, PENNINGTON, LAFORGE, NOBLE;

ABSENT: CLAIR, FRALEY, PRIVETT

- 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.)

1. (C-7482) Final Plat of The Reserve on 29th, being a part of the Southwest Quarter of Section 12, Township 11 North, Range 5 West of the Indian Meridian, located north of SW 29th Street and east of S. Morgan 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. 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-7484) Final Plat of Nichols Creek Duplexes, being a part of the Northeast Quarter of Section 24, Township 13 North, Range 5 West of the Indian Meridian, located west of N. County Line Road and south of NW 122nd Street. 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.
3. (SN-096) Consider a resolution changing the name of Teepee Circle to SE 39th Circle located north of SE 44th Street and east of S. Henney Road. Ward 4.
4. (VP-2) Application by Preston Investments, LLC, to vacate a portion of the Final Plat of Preston Commercial Section II, being a part of the Northwest Quarter of section 15, Township 13 North, Range 4 West of the Indian Meridian, located north of W. Memorial Road and east of N. MacArthur Boulevard. Ward 8.

Technical Evaluation:

1. The plat vacation instrument must be recorded at the appropriate County Clerk's office by the applicant.

**RECOMMENDED APPROVAL AND APPROVED SUBJECT TO THE TECHNICAL EVALUATION.**

MOVED BY HINKLE, SECONDED BY POWERS

AYES: POWERS, HINKLE, GOVIN, PENNINGTON, LAFORGE, NOBLE;

ABSENT: CLAIR, FRALEY, PRIVETT

**B. Items Requiring Separate Vote**

5. (PUD-1849-SP01) Application by Johnson & Associates, Inc., for a Specific Plan pursuant to the approval of PUD-1849 located at 1721 NE 23rd Street. Ward 7.

The applicant was present. There were no protestors present.

**APPROVED.**

MOVED BY HINKLE, SECONDED BY POWERS

AYES: POWERS, HINKLE, GOVIN, PENNINGTON, LAFORGE, NOBLE;

ABSENT: CLAIR, FRALEY, PRIVETT

6. (PUD-1550-SP03) Application by Johnson & Associates, Inc., for a Specific Plan pursuant to the approval of PUD-1550 located at 600 N High Avenue. Ward 7.

The applicant was present. There were no protestors present.

**APPROVED.**

MOVED BY HINKLE, SECONDED BY POWERS

AYES: POWERS, HINKLE, GOVIN, PENNINGTON, LAFORGE, NOBLE;

ABSENT: CLAIR, FRALEY, PRIVETT

7. (SPUD-1442) Application by Oklahoma City Urban Renewal Authority, to rezone 508 N Kelley Avenue from the R-2 Medium-Low Residential and PUD-1550 Districts to the SPUD-1442 Simplified Planned Unit Development District. Ward 7.

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL.**

MOVED BY HINKLE, SECONDED BY POWERS

AYES: POWERS, HINKLE, GOVIN, PENNINGTON, LAFORGE, NOBLE;

ABSENT: CLAIR, FRALEY, PRIVETT

8. (CE-1084) Application by Oklahoma City Urban Renewal Authority, to close and vacate the north-south and east-west alley in Block 10 of Oklahoma City Original Addition and part of the east-west right of way of NW 3rd Street located south of NW 4th Street and East of N Broadway Avenue. Ward 6.

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL.**

MOVED BY GOVIN, SECONDED BY POWERS

AYES: POWERS, HINKLE, GOVIN, PENNINGTON, LAFORGE, NOBLE;

ABSENT: CLAIR, FRALEY, PRIVETT

9. (PC-10840) Application by TJS Lollis, LLC, to rezone 215 SE 38th Street from the R-2 Medium-Low Density Residential District to the R-4 General Residential District. Ward 4.

**MOVED TO THE END OF SECTION IV. PUBLIC HEARINGS.**

MOVED BY HINKLE, SECONDED BY POWERS

AYES: POWERS, HINKLE, GOVIN, PENNINGTON, LAFORGE,  
NOBLE; ABSENT: CLAIR, FRALEY, PRIVETT

**DEFERRED TO OCTOBER 13, 2022.**

MOVED BY POWERS, SECONDED BY HINKLE

AYES: POWERS, HINKLE, GOVIN, PENNINGTON, LAFORGE,  
NOBLE; ABSENT: CLAIR, FRALEY, PRIVETT

10. (C-7479) Final Plat of Country Colonnade Phase II, being a part of the Southwest Quarter of Section 24, Township 14 North, Range 4 West of the Indian Meridian, located north of NW 192nd Street and east of N. Portland Avenue; and a variance to Section 5.4.2.E.5 of the Subdivision Regulations. Ward 8.

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. The developer is requesting a variance to Section 5.4.2.E.5 of the Subdivision Regulations relating to the naming of Private Access Drives for addressing purposes. Six affirmative votes are required for variance approval.
3. Temporary turnarounds are needed at the north end of Thomas Drive and South Country Drive (or a connection between the two that provides a loop). These temporary turnarounds can be removed when a permanent street is established.
4. A second access point, satisfying the requirements of the Fire Marshall's Office, is needed for the western portion of this site – up to NW 195th Drive; otherwise, the private access drives will need to be redesigned to provide a loop through this section of the development.
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.

**APPROVED VARIANCE TO SECTION 5.4.2.E.5 OF THE  
SUBDIVISION REGULATIONS.**

MOVED BY NOBLE, SECONDED BY LAFORGE

AYES: POWERS, HINKLE, GOVIN, PENNINGTON, LAFORGE,  
NOBLE; ABSENT: CLAIR, FRALEY, PRIVETT

**APPROVED SUBJECT TO THE TECHNICAL EVALUATION.**

MOVED BY NOBLE, SECONDED BY HINKLE

AYES: POWERS, HINKLE, GOVIN, PENNINGTON, LAFORGE,  
NOBLE; ABSENT: CLAIR, FRALEY, PRIVETT

11. (SPUD-1446) Application by LS II Land Company, LLC., to rezone 2325 NW 40th Street from the R-1 Single Family Residential, R-4 General Residential, O-1 Limited Office and O-2 General Office Districts to the SPUD-1446 Simplified Planned Unit Development District. Ward 2.

The applicant was present. There were no protestors present.

Amended Technical Evaluation:

1. ~~All access for the development shall be at least 70 feet west of N Youngs Blvd.~~
2. Draft SPUD-1446 Master Design Statement dated 9/22/22.
3. Sight proof fencing required along the northwest diagonal of the property and shall be noted on Exhibit C of the Master Design Statement.

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

MOVED BY POWERS, SECONDED BY LAFORGE

AYES: POWERS, HINKLE, GOVIN, PENNINGTON, LAFORGE,  
NOBLE;

ABSENT: CLAIR, FRALEY, PRIVETT

12. (PC-10839) Application by Paul and Jennifer White, to rezone 4401 SE 139th Street from the AA Agricultural District to the RA Single-Family One-Acre Rural Residential District. Ward 4.

The applicant was present. There were protestors present.

**RECOMMENDED APPROVAL.**

MOVED BY LAFORGE, SECONDED BY NOBLE

AYES: POWERS, HINKLE, GOVIN, PENNINGTON, LAFORGE,  
NOBLE;

ABSENT: CLAIR, FRALEY, PRIVETT

13. Resolution of the Oklahoma City Planning Commission approving the Proposed Capital Improvement Plan, Fiscal Year 2023-2027.

**ADOPTED.**

MOVED BY POWERS, SECONDED BY GOVIN

AYES: POWERS, HINKLE, GOVIN, PENNINGTON, LAFORGE,  
NOBLE;

ABSENT: CLAIR, FRALEY, PRIVETT

14. CPA-2022-00005 Consideration of a proposed map amendment to the Comprehensive Plan, Changing the Open Space (OS) Land Use Typology Area (LUTA) designation to the Urban Low (UL) Intensity base LUTA with an Employment (EM) overlay on an approximately 140-acre area located at the southeast corner of I-240 and S Air Depot Boulevard. Ward 4.

**APPROVED.**

MOVED BY POWERS, SECONDED BY HINKLE

AYES: POWERS, HINKLE, GOVIN, PENNINGTON, LAFORGE,  
NOBLE;

ABSENT: CLAIR, FRALEY, PRIVETT

15. **DEFER TO OCTOBER 13, 2022** (SPUD-1440) Application by Court of Owls, LLC., to rezone 1228 SW 149th Street from the AA Agricultural District to the SPUD-1440 Simplified Planned Unit Development District. Ward 5.
16. ~~**DEFER TO OCTOBER 13, 2022**~~ **WITHDRAWN** (C-7471) Final Plat of Belmont Cove Section II, being a part of the Southwest Quarter of Section 4, Township 11 North, Range 5 West of the Indian Meridian, located north of SW 15th Street and east of S. Czech Hall Road. Ward 3.
17. **DEFER TO OCTOBER 13, 2022** (C-7472) Preliminary Plat of The Enclave at Blackwood Farms, being a part of the Northeast Quarter of Section 7, Township 12 North, Range 3 West of the Indian Meridian, located south of NW 63rd Street and west of N. Council Road. Ward 1.
18. **DEFER TO OCTOBER 27, 2022** (C-7480) Final Plat of Harrah Estates, being a part of the Southeast Quarter of Section 11, Township 10 North, Range 1 East of the Indian Meridian, located north of SE 119th Street and west of S. Harrah Road. Ward 4.
19. **DEFER TO OCTOBER 27, 2022** (C-7483) Final Plat of Thompson's Mocambo, being a part of the Northeast Quarter of Section 15, Township

12 North, Range 3 West of the Indian Meridian, located south of NE 50th Street and west of N. Kelley Avenue. Ward 7.

20. **DEFER TO OCTOBER 27, 2022** (CE-1075) Application by Mason Realty Investors, LLC, to close the west 250 feet of the east-west alley in Block Nineteen (19) of Northwest Addition located east of N Francis Avenue and south of NW 4th Street at 817 Dean A McGee Avenue. Ward 6.
21. **DEFER TO NOVEMBER 10, 2022** (SPUD-1423) Application by JRuiz Construction, LLC., to rezone 5525 NW 16th Street from the R-1 Single Family District to the SPUD-1423 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**
- D. **Municipal Counselor's Office**

**VII. CITIZENS TO BE HEARD**

**VIII. OTHER BUSINESS**

**IX. ADJOURNMENT at 2:49 p.m.**