

MINUTES
OKLAHOMA CITY PLANNING COMMISSION
JULY 13, 2023
COUNCIL CHAMBERS (1:30 PM)

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:37 a.m. on July 10, 2023.)

Members Present:

Camal Pennington, Ward 7, Chair
Nate Clair, Ward 1
Janis Powers, Ward 2
Jerimy Meek, Ward 3
Mike Privett, Ward 4
Dan Govin, Ward 6
Don Noble, Ward 8

Members Absent:

Bobby Newman, Ward 5
Rusty LaForge, At-Large

Staff Present:

Sarah Welch, Planning Department
Cynthia Lakin, Planning Department
Curtis Liggins, Planning Department
Jared Martin, Planning Department
Elena Olivo Harrison, Planning Department
Susan Randall, Municipal Counselor's Office
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 June 22, 2023 meeting.

RECEIVED.

RECEIVED. MOVED BY CLAIR, SECONDED BY POWERS

AYES: CLAIR, POWERS, PRIVETT, GOVIN, PENNINGTON, NOBLE;

ABSENT: LAFORGE, NEWMAN

III. CONTINUANCE REQUESTS

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

IV.B.25	C-7564	Deferred to July 27, 2023
IV.B.26	C-7566	Deferred to August 10, 2023
IV.B.27	C-7511	Deferred to October 12, 2023
IV.B.28	PC-10864	Deferred to October 12, 2023
IV.B.29	SPUD-1509	Deferred to July 27, 2023
IV.B.30	SPUD-1523	Deferred to July 27, 2023
IV.B.31	PC-10870	Withdrawn

DEFERRED TO DATES INDICATED.

MOVED BY CLAIR, SECONDED BY POWERS

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

ABSENT: LAFORGE, NEWMAN

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

IV.B.16	PC-10886	Deferred to August 10, 2023
IV.B.19	SPUD-1536	Deferred to July 27, 2023
IV.B.21	PUD-1958	Deferred to July 27, 2023
IV.B.22	PUD-1959	Deferred to July 27, 2023
IV.B.23	PUD-1950	Deferred to July 27, 2023
IV.B.24	SPUD-1540	Deferred to July 27, 2023

DEFERRED TO DATE INDICATED.

MOVED BY CLAIR, SECONDED BY POWERS

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

ABSENT: LAFORGE, NEWMAN

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.)

2. (C-7567) Final Plat of Whispering Bend Phase 1, being a part of the Southeast Quarter of Section 24, Township 13 North, Range 5 West of the Indian Meridian, located north of West Hefner Road and west of North County Line 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.
3. (C-7571) Final Plat of Romberg Business Park, being a part of the Northwest Quarter of Section 10, Township 13 North, Range 3 West of the Indian Meridian, located east of North Lincoln Boulevard and south of NE 150th Street. Ward 7.

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. (CE-1104) Application by G2 SOK2 Investments, LLC, to close a 17-ft wide, north-south easement located east of South Mustang Road and north of SW 44th Street. Ward 3.
 5. (SPUD-1528) Application by Danny and Catherine Maxey to rezone 3514 North MacArthur Boulevard from C-3 Community Commercial District to SPUD-1528 Simplified Planned Unit Development District. Ward 2.

**APPROVED SUBJECT TO TECHNICAL EVALUATION:
ITEMS 2 & 3.**

**RECOMMENDED APPROVAL:
ITEMS 4 & 5.**

MOVED BY CLAIR, SECONDED BY POWERS

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

B. Items Requiring Separate Vote

1. (C-7565) Final Plat of Wilshire Heights, being a part of the Southwest Quarter of Section 32, Township 13 North, Range 2 West of the Indian Meridian, located east of North Coltrane Road and north of East Wilshire Boulevard; and a Variance to Section 5.4.2.E.5 of the Subdivision Regulations. Ward 7.

Technical Evaluations:

1. Approval of this plat is subject to City Council acceptance of the dedications and improvements or assurance for completion of the improvements.
2. All lots must meet the RA zoning district requirements for minimum lot size prior to acceptance by City Council.
3. The developer is requesting a Variance to Section 5.4.2.E.5 of the Subdivision Regulations relating to naming a private access drive for addressing purposes. Six affirmative votes are required for variance approval.
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.

The applicant was present. There were protestors present.

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

MOVED BY CLAIR, SECONDED BY NOBLE

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

ABSENT: LAFORGE, NEWMAN

APPROVED SUBJECT TO TECHNICAL EVALUATION.

MOVED BY CLAIR, SECONDED BY MEEK

AYES: CLAIR, POWERS, MEEK, GOVIN, PENNINGTON, NOBLE;
NAY: PRIVETT

ABSENT: LAFORGE, NEWMAN

6. (C-7570) Preliminary Plat of Eclipse, being a part of the Northwest Quarter of Section 3, Township 13 North, Range 4 West of the Indian Meridian, located east of North MacArthur Boulevard and south of NW 164th Street. Ward 8.

The applicant was present. There were protestors present.

DEFERRED TO 7-27-2023.

MOVED BY CLAIR, SECONDED BY POWERS

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

ABSENT: LAFORGE, NEWMAN

ABSTAIN: NOBLE

7. (C-7568) Preliminary Plat of NW 2nd Tiny Homes, being a part of the Southeast Quarter of Section 32, Township 12 North, Range 3 West of the Indian Meridian, located west of North Western Avenue and north of West Main Street; and a Variance to Section 5.2.1 of the Subdivision Regulations. Ward 6.

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 developer is requesting a Variance to Section 5.2.1 of the Subdivision Regulations relating to the requirement for each lot to have access from an approved street / platted private access drive. Six affirmative votes are required for variance approval.
3. Provide fire suppression and access per Fire Department requirements.
4. All of the lots must conform to the development regulations stipulated in the SPUD-1167 at the final plat stage.
5. Add information / notes related to the pedestrian access and or easements for the lots. Pedestrian access is required for each lot from NW 2nd Street.
6. Add information / notes related to open space / comm space between individual homes / units. Open space is required to total a minimum of 20% of the overall site area.

The applicant was present. There were no protestors present.

APPROVED VARIANCE TO 5.2.1 OF THE SUBDIVISION REGULATIONS.

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

APPROVED SUBJECT TO THE TECHNICAL EVALUATION.
MOVED BY GOVIN, SECONDED BY POWERS
AYES: CLAIR, POWERS, MEEK, PRIVETT, GOVIN,
PENNINGTON
ABSENT: LAFORGE, NEWMAN

8. (C-7569) Final Plat of NW 2nd Tiny Homes, being a part of the Southeast Quarter of Section 32, Township 12 North, Range 3 West of the Indian Meridian, located west of North Western Avenue and north of West Main Street. Ward 6.

The applicant was present. There were no protestors present.

DEFERRED TO 7-27-2023.
MOVED BY GOVIN, SECONDED BY MEEK
AYES: CLAIR, POWERS, MEEK, PRIVETT, GOVIN,
PENNINGTON, NOBLE
ABSENT: LAFORGE, NEWMAN

9. (DA-5-PH) Application by Wallace Design Group (on behalf of the property owner) for consideration of a lot split / deed approval on property located at 17840 North May Avenue; and a Variance to Section 3.4.4.C.2(f) of the Subdivision Regulations. Ward 8.

Technical Evaluation:

1. The applicant is requesting a variance to Section 3.4.4.C.2(f) of the Subdivision Regulations regarding the total number of lots that can be split / created from a single lot. Six affirmative votes will be necessary for variance approval.

The applicant was present. There were no protestors present.

APPROVED VARIANCE TO 3.4.4.C.2(F) OF THE SUBDIVISION REGULATIONS.
MOVED BY NOBLE, SECONDED BY POWERS
AYES: CLAIR, POWERS, MEEK, PRIVETT, GOVIN,
PENNINGTON, NOBLE
ABSENT: LAFORGE, NEWMAN

APPROVED SUBJECT TO TECHNICAL EVALUATION.
MOVED BY NOBLE, SECONDED BY POWERS

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

10. (PUD-1715-SP07) 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 MEEK

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

11. (PUD-1957) Application by Adam Meinke and Petra Meinke, to rezone 11800 SW 104th Street from PUD-1103 Planned Unit Development District to PUD-1957 Planned Unit Development District. Ward 3.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL.

MOVED BY MEEK, SECONDED BY GOVIN

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

12. (CPA-2023-00004) Consideration of a proposed map amendment to the Comprehensive Plan, changing the Land Use Typology Area (LUTA) from Urban - Low Intensity (UL) with an Urban Future (UF) overlay to Rural – Medium Intensity (RM) on a 160-acre parcel located north of SW 104th Street and west of South Rockwell. Ward 3.

The applicant was present. There were no protestors present.

APPROVED.

MOVED BY POWERS, SECONDED BY NOBLE

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

13. (PC-10893) Application by RIO79, LLC, to rezone 9801 South Rockwell Avenue from PUD-1620 Planned Unit Development District to RA2 Single-Family Two-Acre Rural Residential District. Ward 3.

The applicant was present. There were no protestors present.

DEFERRED TO 7-27-2023.

MOVED BY MEEK, SECONDED BY PRIVETT

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

ABSENT: LAFORGE, NEWMAN

14. (SP-574) Application by Emmanuel Kpogeh, for a Special Permit to operate a (8300.33) Drinking Establishments: Sitdown, Alcohol Permitted use in the PUD-422 Planned Unit Development, Urban Design Overlay, and Twenty Third Street Uptown Corridor Overlay Districts, located at 2125 NW 23rd Street. Ward 2.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL

MOVED BY POWERS, SECONDED BY MEEK

AYES: CLAIR, POWERS, MEEK, GOVIN, NOBLE

ABSENT: PRIVETT, NEWMAN, PENNINGTON, LAFORGE

15. (SP-575) Application by Mohsin R. Butt, for a Special Permit to operate a (83003.33) Drinking Establishments: Sitdown, Alcohol Permitted use in the I-1 Light Industrial and HNO Healthy Neighborhoods Overlay Districts, located at 2401 Shull Avenue, Suite B. Ward 7.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL

MOVED BY GOVIN, SECONDED BY NOBLE

AYES: CLAIR, POWERS, MEEK, GOVIN, NOBLE

ABSENT: PRIVETT, PENNINGTON, LAFORGE, NEWMAN

16. **DEFERRED TO 08-10-2023** (PC-10886) Application by Darrell W. Brewer Revocable Trust, to rezone 5424 SE 89th Street from C-1 Neighborhood Commercial District to C-3 Community Commercial District. Ward 4.

17. (SPUD-1539) Application by Robert Haggard to rezone 234 SE 45th Street from R-1 Single Family Residential District to SPUD-1539 Simplified Planned Unit Development District. Ward 4.

Amended Technical Evaluation:

1. If the existing building is removed or demolished, new development will require screening and landscaping per Code.

2. All manufacturing activities shall take place indoors within a building.
3. No outdoor storage of materials or goods on the site.
4. Sight proof screening is required along the south and west property lines.

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, GOVIN, NOBLE

ABSENT: PRIVETT, NEWMAN, PENNINGTON, LAFORGE

18. (SPUD-1542) Application by Premier Waste, LLC, to rezone 7500 South Council Road from AA Agricultural District to SPUD-1542 Simplified Planned Unit Development District. Ward 3.

Technical Evaluation:

1. One freestanding sign shall be allowed per tract. Freestanding signs shall be ground/monument signs and shall be a maximum 8 feet high and 100 square feet in area.
2. A 10-foot landscape buffer of canopy trees on 25-foot centers shall be required along the south boundary of the SPUD where adjacent to a residential use.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.

MOVED BY MEEK, SECONDED BY POWERS

AYES: CLAIR, POWERS, MEEK, GOVIN, NOBLE

ABSENT: PRIVETT, NEWMAN, PENNINGTON, LAFORGE

19. **DEFERRED TO 07/27/2023** (SPUD-1536) Application by David M Box, Williams, Box, Forshee & Bullard P.C., on behalf of Sunnymeade Baptist Church, Inc., to rezone 1229 NW 122nd Street from SPUD-1058 Simplified Planned Unit Development District to SPUD-1536 Simplified Planned Unit Development District. Ward 7.
20. (PC-10891) Application by SM Corp, LLC, to rezone 1821 North MacArthur Boulevard from R-4 General Residential District to C-3 Community Commercial District. Ward 2.

The applicant was present. There were no protestors present.

DEFERRED TO 07-27-2023.

MOVED BY POWERS, SECONDED BY NOBLE

AYES: CLAIR, POWERS, MEEK, GOVIN, NOBLE,

ABSENT: PRIVETT, NEWMAN, PENNINGTON, LAFORGE

21. **DEFERRED TO 07-27-2023** (PUD-1958) Application by Froilan R. De Leon Calderon, to rezone 7612 SW 74th Street from AA Agricultural District to PUD- 1958 Planned Unit Development District. Ward 3.
22. **DEFERRED TO 07-27-2023** (PUD-1959) Application by SYCO, LLC, to rezone 11121 SW 29th Street from AA Agricultural District to PUD-1959 Planned Unit Development District. Ward 3.
23. **DEFERRED TO 07-27-2023** (PUD-1950) Application by Bentwood Investments, LLC, to rezone 13500 North Midwest Boulevard from AA Agricultural District to PUD-1950 Planned Unit Development District. Ward 7.
24. **DEFERRED TO 07-27-2023** (SPUD-1540) Application by SFR WR, LLC, to rezone 4330 North Francis Avenue from R-4 General Residential District to SPUD- 1540 Simplified Planned Unit Development District. Ward 2.
25. **DEFERRED TO 07-27-2023** (C-7564) Preliminary Plat of Cambria, being a part of the Northeast Quarter of Section 22, Township 11 North, Range 5 West of the Indian Meridian, located south of SW 44th Street and west of South Sara Road. Ward 3.
26. **DEFERRED TO 08-10-2023** (C-7566) Final Plat of Cambria Section 1, being a part of the Northeast Quarter of Section 22, Township 11 North, Range 5 West of the Indian Meridian, located south of SW 44th Street and west of South Sara Road. Ward 3.
27. **DEFERRED TO 10-12-2023** (C-7511) Preliminary Plat of Britton Place, being a part of the Northwest Quarter of Section 26, Township 13 North, Range 5 West of the Indian Meridian, located east of the John Kilpatrick Turnpike and south of West Britton Road; and a Variance to Section 5.3.1.E.2 of the Subdivision Regulations. Ward 1.
28. **DEFERRED TO 10-12-2023** (PC-10864) Application by Kendall Dillon, to rezone 9502 West Britton Road from PUD-902 Planned Unit Development District to R-2 Medium-Low Density Residential District. Ward 1.

29. **DEFERRED TO 07-27-2023** (SPUD-1509) Application by J. Rodney King to rezone 1603 North Classen Boulevard from R-3 Medium Density Residential District to SPUD-1509 Simplified Planned Unit Development District. Ward 6.
30. **DEFERRED TO 07-27-2023** (SPUD-1523) Application by Tia Allen and Gabriel Broom to rezone 5501 North Martin Luther King Avenue from R-1 Single-Family Residential, HNO Healthy Neighborhood Overlay and NE Gateway Urban Conservation Districts to SPUD-1523 Simplified Planned Unit Development, HNO Healthy Neighborhood Overlay and NE Gateway Urban Conservation Districts. Ward 7.
31. **WITHDRAWN** (PC-10870) Application by Green Spot Property, LLC, to rezone 3037 NE 23rd Street from I-2 Moderate Industrial, R-1 Single-Family Residential, and C-3 Community Commercial Districts to I-2 Moderate Industrial 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 4:14 P.M.