

MINUTES
OKLAHOMA CITY PLANNING COMMISSION
MARCH 25, 2021
VIDEO CONFERENCE
(1:30 PM)

(The agenda was filed with the City Clerk of The City of Oklahoma City at 4:32 p.m. on March 13, 2021.)

Members Present:

Scott Cravens, Ward 8, Chair
Nate Clair, Ward 1
Janis Powers, Ward 2
Mary Coffey, Ward 3
Mike Privett, Ward 4
Matt Hinkle, Ward 5
Camal Pennington, Ward 7
Rusty LaForge, At-Large

Members Absent:

Asa Highsmith, Ward 6

Staff Present:

Susan Randall, Municipal Counselor's Office
Geoff Butler, Planning Department
Sarah Welch, Planning Department
Marilyn Lamensdorf, Planning Department
Cynthia Lakin, Development Services Department
Curtis Liggins, Development Services Department
Jared Martin, Development Services Department
Paula Hurst, Development Services Department

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

II. RECEIPT OF MINUTES

- A.** Receive the minutes of the March 11, 2021 meeting.

RECEIVED.

MOVED BY PRIVETT, SECONDED BY COFFEY

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

ABSENT: HIGHSMITH, PENNINGTON

III. CONTINUANCE REQUESTS

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

IV.B.13 SPUD-1299 Defer to April 8, 2021

- IV.B.14 SPUD-1301 Defer to April 8, 2021
- IV.B.15 CE-979 Defer to April 8, 2021
- IV.B.16 SP-550 Defer to April 22, 2021
- IV.B.17 SPUD-1217 Defer to April 22, 2021
- IV.B.18 SPUD-1292 ~~Withdrawn~~ Defer to April 8, 2021

DEFERRED TO DATES INDICATED.

MOVED BY CLAIR, SECONDED BY PRIVETT

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

ABSENT: HIGHSMITH, PENNINGTON

- 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. (PC-10719) Application by Lance Wheeler, to rezone 3601 South Council Road from the R-1 Single-Family Residential District to the I-1 Light Industrial District. Ward 3.
- 2. (PC-10721) Application by Gary Spencer, to rezone 12101 North I-35 Service Road from the SPUD-810 (C-3 Base) Simplified Planned Unit Development District to the I-1 Light Industrial District. Ward 7.
- 3. (PC-10722) Application by OnCue RE, LLC, to rezone 3850 South Prospect Avenue from the C-3 Community Commercial and I-1 Light Industrial District to the C-3 Community Commercial District. Ward 7.

RECOMMENDED APPROVAL.

MOVED BY POWERS, SECONDED BY CLAIR

AYES: CRAVENS, CLAIR, POWERS, COFFEY, PRIVETT, HINKLE, PENNINGTON, LAFORGE;

ABSENT: HIGHSMITH

- B. Items Requiring Separate Vote**

4. (SN-092) Consider a resolution changing the name of Hertz Quail Springs Parkway extending from Quail Springs Parkway to NW 150th Street to Bogert Parkway. Ward 8.

The applicant was present. There were protestors present.

RECOMMENDED DENIAL.

MOVED BY PENNINGTON, SECONDED BY COFFEY

AYES: CRAVENS, CLAIR, POWERS, COFFEY, PRIVETT, HINKLE, PENNINGTON, LAFORGE;

ABSENT: HIGHSMITH

5. (PV-111) Application by ECC 910 LLC to vacate a portion of the Final Plat of Crystal Creek at Westbury, being a part of the Southeast Quarter of section 11, Township 11 North, Range 5 West of the Indian Meridian, located north of SW 29th Street and west of S. Morgan Road. Ward 3.

The applicant was present. There were no protestors present.

Technical Evaluation:

1. The plat vacation instrument must be recorded at the appropriate County Clerk's office by the applicant.
2. Applicant must work with the Public Works Department to establish new boundaries for the drainage easement, to be dedicated separately.

RECOMMENDED APPROVAL, SUBJECT TO TECHNICAL EVALUATION.

MOVED BY COFFEY, SECONDED BY PRIVETT

AYES: CRAVENS, CLAIR, POWERS, COFFEY, PRIVETT, HINKLE, PENNINGTON, LAFORGE;

ABSENT: HIGHSMITH

6. (SPUD-1302) Application by Greystone Land, Limited Partnership, to rezone 2348 SW 89th Street from the O-2 General Office District to the SPUD-1302 Planned Unit Development District. Ward 5.

The applicant was present. There were no protestors present.

Amended Technical Evaluation:

1. If new access is taken from SW 89th Street, then the applicant will align ~~Align~~ new accesses for the development with S Youngs Boulevard and SW 90th Place.
2. Sidewalks shall be required on S Country Club Place.
3. Residential access shall be from a public or private street constructed to City standards.

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

MOVED BY HINKLE, SECONDED BY PRIVETT

AYES: CRAVENS, CLAIR, POWERS, COFFEY, PRIVETT, HINKLE, PENNINGTON, LAFORGE;

ABSENT: HIGHSMITH

7. (SPUD-1303) Application by Troy and Tracy Brown c/o Landmark Fine Homes, to rezone 13700 South Santa Fe Avenue from the AA Agricultural District to the SPUD-1303 Simplified Planned Unit Development District. Ward 5.

The applicant was present. There were no protestors present.

Technical Evaluation:

1. A maximum of one driveway shall be permitted on South Santa Fe Avenue. New driveways must be at least 200 feet away from existing driveways.
2. Dumpsters shall be placed at least 50 feet from residential property.

RECOMMENDED APPROVAL, SUBJECT TO TECHNICAL EVALUATION.

MOVED BY HINKLE, SECONDED BY LAFORGE

AYES: CRAVENS, CLAIR, POWERS, COFFEY, PRIVETT, HINKLE, PENNINGTON, LAFORGE;

ABSENT: HIGHSMITH

8. (PUD-1812) Application by Gary Owens Development, Inc., to rezone 10101 SW 59th Street from the PUD-1589 District to the PUD-1812 Planned Unit Development District. Ward 3.

The applicant was present. There were no protestors present.

Amended Technical Evaluation:

1. A street stub shall be provided to the north.
- ~~2. All structures and paving shall be at least 100 feet from the stream bank.~~
- ~~3. If lot sizes smaller than one acre are approved without sewer, lots shall meet the minimum requirement of the RA District of 30,000 square feet.~~
4. If lot sizes smaller than one acre are approved, sidewalks shall be installed on residential streets.
5. Common areas and private drainage easements should be adjusted at the platting stage to include the floodway and 100-year floodplain as defined by a completed flood study.

6. If the application is recommended for approval, a Comprehensive Plan amendment will be processed to lift the Urban Future layer from the application site (CPA-2021-00002).

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY COFFEY, SECONDED BY PRIVETT

AYES: CRAVENS, CLAIR, POWERS, COFFEY, PRIVETT, HINKLE, PENNINGTON, LAFORGE;

ABSENT: HIGHSMITH

9. (PC-10720) Application by Matthew L. Williams and Matt & Jenny Williams, to rezone 10501 East I-40 Highway from the R-1 Single-Family Residential District to the RA Single-Family One-Acre Rural Residential District. Ward 4.

The applicant was present. There were protestors present.

DEFERRED TO APRIL 8, 2021.

MOVED BY PRIVETT, SECONDED BY COFFEY

AYES: CRAVENS, CLAIR, POWERS, COFFEY, PRIVETT, HINKLE, PENNINGTON, LAFORGE;

ABSENT: HIGHSMITH

10. (C-7279) Preliminary Plat of Williams Acres, being a part of the Southeast Quarter of Section 18, Township 11 North, Range 1 West of the Indian Meridian, located north of East Interstate 40 Highway and west of S. Westminster Road. Ward 4.

DEFERRED TO APRIL 8, 2021.

MOVED BY PRIVETT, SECONDED BY COFFEY

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

11. (SPUD-1297) Application by SFJ Property Holding, LLC., to rezone 14800 South Sooner Road from the PUD-1422 District to the SPUD-1297 Simplified Planned Unit Development District. Ward 4.

The applicant was present. There were no protestors present.

Amended Technical Evaluation:

1. Speakers will be located 70 feet from residential property.
2. Landscape buffer will be increased from 5 feet to 10 feet along the east boundary.
3. Construct 8-foot board on board overlap style fencing along the

east segment of the drive-in property.

4. Limit the drive-thru uses to the southernmost 1.38 acres of the site.

RECOMMENDED APPROVAL.

MOVED BY PRIVETT, SECONDED BY PENNINGTON

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

ABSENT: HIGHSMITH, LAFORGE

12. Ordinance to be introduced and set for public hearing and recommendation on April 22, 2021, for an amendment to Chapter 59 Zoning and Planning Code, Article II, Definitions, Section 59-2150.2, of the Oklahoma City Municipal code, 2020, as amended, pertaining to General Definitions by amending the definition of Dwelling to included manufactured homes, modular homes, mobile homes and house trailers. All Wards.

INTRODUCED AND SET FOR PUBLIC HEARING ON APRIL 22, 2021.

MOVED BY PENNINGTON, SECONDED BY PRIVETT

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

ABSENT: HIGHSMITH, LAFORGE

13. **DEFERRED TO APRIL 8, 2021** (SPUD-1299) Application by Sharper Image Homes, LLC to rezone 5901 NE 138th Street from the AA Agricultural District to the SPUD-1299 Simplified Planned Unit Development District. Ward 7
14. **DEFERRED TO APRIL 8, 2021** (SPUD-1301) Application by Cyntergy to rezone 1045 NW 49th Street from the SPUD-662 and SPUD-971 Districts to the SPUD-1301 Simplified Planned Unit Development District. Ward 2.
15. **DEFERRED TO APRIL 8, 2021** (CE-979) Application by NWPF, LLC, to close right-of-way located adjacent 5101 North Pennsylvania Avenue. Ward 2.
16. **DEFERRED TO APRIL 22, 2021** (SP-550) Application by FER Waste Services, LLC, to operate a Heavy Public Protection and Utility (8250.9) use in the I-2 Moderate Industrial District with the AE-1 Airport Environs Zone One Overlay located at 11501 S I-44 Service Road. Ward 3.
17. **DEFERRED TO APRIL 22, 2021** (SPUD-1217) Application by Steven White, to rezone 4020 North McKinley Avenue from the R-1 Single Family Residential District to the SPUD-1217 Simplified Planned Unit Development District. Ward 2.

- 18. DEFERRED TO APRIL 8, 2021 ~~WITHDRAWN~~** (SPUD-1292)
Application by Teague Business Property, LLC., to rezone 112 SW 134th Street from the PUD-1771 Planned Unit Development District to the SPUD-1292 Simplified Planned Unit Development District. Ward 5.

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. ADJOURNED AT 4:15 P.M.