

MINUTES
OKLAHOMA CITY PLANNING COMMISSION
MAY 13, 2021
VIDEO CONFERENCE (1:30 PM)

(The agenda was filed with the City Clerk of The City of Oklahoma City at 8:05 a.m. on May 10, 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
Asa Highsmith, Ward 6
Camal Pennington, Ward 7
Rusty LaForge, At-Large

Members Absent:

None

Staff Present:

Dan Brummitt, Municipal Counselor's Office
Susan Randall, Municipal Counselor's Office
Geoff 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 AT 1:30 P.M.

II. RECEIPT OF MINUTES

A. Receive the minutes of the April 22, 2021 meeting.

RECEIVED.

MOVED BY PENNINGTON, SECONDED BY PRIVETT

AYES: CRAVENS, POWERS, PRIVETT, HINKLE, HIGHSMITH,

PENNINGTON, LAFORGE;

ABSENT: CLAIR, COFFEY

III. CONTINUANCE REQUESTS

A. Uncontested Requests

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

IV.B.25	SPUD-1312	Defer to May 27, 2021
IV.B.26	C-7283	Defer to May 27, 2021
IV.B.27	PUD-1786	Defer to July 8, 2021
IV.B.28	C-7230	Defer to July 8, 2021

DEFERRED TO DATES INDICATED.

MOVED BY PENNINGTON, SECONDED BY LAFORGE

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

ABSENT: CLAIR, COFFEY

B. New Requests

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

IV.B.16	SPUD-1299	Request to withdraw
IV.B.17	SPUD-1301	Defer to May 27, 2021
IV.B.21	PUD-1814	Defer to May 27, 2021
IV.B.23	PC-10731	Defer to June 10, 2021

DEFERRED TO DATES INDICATED.

MOVED BY PENNINGTON, SECONDED BY PRIVETT

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

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. (PC-10727) Application by Bryan L. Williams, to rezone 4700 North Anderson Road from the R-1 Single-Family Residential District to the AA Agricultural District. Ward 7.

3. (PC-10730) Application by John P. Yakel Jr., to rezone 8729 West Wilshire Boulevard from the R-1 Single-Family Residential District to the AA Agricultural District. Ward 1.
4. (C-7294) Final Plat Northwood Village Section 3, being a part of the Southwest Quarter of Section 8, Township 13 North, Range 5 West of the Indian Meridian, located north of NW Expressway and east of N. Cemetery 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. There are over 30 lots on one entrance. A temporary emergency connection is required for this subdivision back to NW 142nd Street or Northwood Drive. This emergency drive can be removed when a permanent second connection is made through the final phase of the development.
3. 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.

RECOMMENDED APPROVAL OF ITEMS 2-4.

MOVED BY PENNINGTON, SECONDED BY HIGHSMITH

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

ABSENT: COFFEY

B. Items Requiring Separate Vote

1. (PC-10728) Application by B. Diane Myers, to rezone 5725 S. Hiwassee Road from the AA Agricultural District to the RA Single-Family One-Acres Rural Residential District. Ward 4.

The applicant was present. There were protestors present.

RECOMMENDED APPROVAL.

MOVED BY PRIVETT, SECONDED BY PENNINGTON

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

ABSENT: COFFEY

5. (SPUD-1308) Application by Oklahoma City Ballet to rezone 824 NW 68th Street from the R-1 Single Family Residential District to the SPUD-1308 Simplified Planned Unit Development District. Ward 2.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL.

MOVED BY POWERS, SECONDED BY PRIVETT

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

HIGHSMITH, PENNINGTON, LAFORGE;

ABSENT: COFFEY

6. (SPUD-1309) Application by Native Warehousing, LLC., Series 2008, to rezone 13020 West Reno Avenue from the PUD-1068 District to the SPUD-1309 Simplified Planned Unit Development District. Ward 3.

The applicant was present. There were no protestors present.

Technical Evaluation:

1. The dumpster shall be located as shown on the site plan or north thereof.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY PENNINGTON, SECONDED BY HIGHSMITH

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

HIGHSMITH, PENNINGTON, LAFORGE;

ABSENT: COFFEY

7. (SPUD-1310) Application by Salvador and Norma Vazquez, to rezone 1107 SW 44th Street from the O-2 General Office District to the SPUD-1310 Simplified Planned Unit Development District. Ward 6.

The applicant was present. There were no protestors present.

Technical Evaluation:

1. New development shall meet the screening requirements in place at the time of review.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.

MOVED BY HIGHSMITH, SECONDED BY PRIVETT

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

HIGHSMITH, PENNINGTON, LAFORGE;

ABSENT: COFFEY

8. (SPUD-1311) Application by Karl and Amy Krokstrom, to rezone 2906 NW 21st Street from the R-1 Single Family Residential District to the SPUD-1311 Simplified Planned Unit Development District. Ward 6.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL.

MOVED BY HIGHSMITH, SECONDED BY POWERS

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

ABSENT: COFFEY

9. (PUD-1816) Application by Community Strategies, Inc., to rezone 2525 NW 112th Street from the PUD-1657 District to the PUD-1816 Planned Unit Development District. Ward 2.

The applicant was present. There were no protestors present.

Technical Evaluation:

1. Signage will be limited to 3 attached signs.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION, AS AMENDED.

MOVED BY POWERS, SECONDED BY HIGHSMITH

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

ABSENT: COFFEY

10. (PUD-1817) Application by 192nd and Penn, LLC., to rezone 19301 North Pennsylvania Avenue from the PUD-1225 District to the PUD-1817 Planned Unit Development District. Ward 8.

The applicant was present. There were protestors present.

DEFERRED TO JUNE 10, 2021.

MOVED BY PENNINGTON, SECONDED BY PRIVETT

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

ABSENT: COFFEY

11. (PUD-1818) Application by Allen Engineering Services to rezone 5621 NE 122nd Street from the PUD-794 District to the PUD-1818 Planned Unit Development District. Ward 7.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL.

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

12. (C-7295) Preliminary Plat of Willow Villas, being a part of the Northwest Quarter of Section 32, Township 12 North, Range 5 West of the Indian Meridian, located south of NW 10th Street and east of N. Cemetery Road. Ward 3.

The applicant was present. There were no protestors present.

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. All of the lots must conform to the development regulations stipulated in the proposed SPUD-1269 at the final plat stage.
3. 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.
4. The developer will be responsible for constructing a sidewalk along N. Cemetery Road. The sidewalk must be installed prior to the issuance of a certificate of occupancy for any structure within the subdivision.
5. "Limits of No Access" must be provided along the section line roads on the final plats.

APPROVED SUBJECT TO THE TECHNICAL EVALUATION.
MOVED BY PENNINGTON, SECONDED BY POWERS
AYES: CRAVENS, CLAIR, POWERS, PRIVETT, HINKLE,
HIGHSMITH, PENNINGTON, LAFORGE;
ABSENT: COFFEY

13. (C-7296) Preliminary Plat of Setenta Grove, being a part of the Southeast Quarter of Section 29, Township 11 North, Range 1 West of the Indian Meridian, located north of SE 74th Street and west of S. Anderson Road. Ward 4.

The applicant was present. There were no protestors present.

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. Individual fire suppression systems (sprinklers) for each home in this subdivision or a water distribution system capable of providing adequate water volume and pressure to each home for fire suppression purposes (per section 5.6.4 of the Subdivision Regulations) is required.
3. Tree preservation areas and individual healthy mature tree preservation requirements need to be shown / addressed on final plats per PUD-1794.
4. All of the lots must conform to the development regulations stipulated in the proposed PUD-1794 at the final plat stage.
5. 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.
6. "Limits of No Access" must be provided along the section line roads on the final plats.

APPROVED SUBJECT TO THE TECHNICAL EVALUATION.

MOVED BY PRIVETT, SECONDED BY POWERS

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

ABSENT: COFFEY

14. (DA-26379) Application by Isch and Associates (on behalf of Chris Chamberlain, Trustee) for consideration of lot split deed approval on property located at 6401 N. Stinchcomb Avenue; and a Variance to Section 3.4.4.C.2(f) of the Subdivision Regulations. Ward 1.

The applicant was present. There were no protestors present.

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.
2. The subdivision is within one-quarter (1/4) mile of the City sewer system. A sewer main extension is required for all serviceable lots per Section 10.5.10.B of the Subdivision Regulations; otherwise, a variance to Section 5.10.5.B of the Subdivision Regulations is required. Six affirmative votes will be necessary for variance approval.

APPROVED VARIANCE TO SECTION 5.10.5.B. OF THE
SUBDIVISION REGULATIONS

MOVED BY CLAIR, SECONDED BY PENNINGTON

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

ABSENT: COFFEY

**APPROVED VARIANCE TO SECTION 3.4.4.C.2(F) OF THE
SUBDIVISION REGULATIONS.**

MOVED BY CLAIR, SECONDED BY PENNINGTON

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

ABSENT: COFFEY

APPROVED SUBJECT TO THE TECHNICAL EVALUATION.

MOVED BY CLAIR, SECONDED BY POWERS

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

ABSENT: COFFEY

15. (SPUD-1286) Application by Essay Management Service, LLC to rezone 1210-1230 Linwood Boulevard, 1209-1227 NW 6th Street and 706 N Ellison Avenue from the C-4 General Commercial District to the SPUD-1286 Simplified Planned Unit Development District. Ward 6.

The applicant was present. There were no protestors present.

Technical Evaluation:

1. Lot coverage (buildings and paving) shall be limited to 85 percent to incorporate landscape areas.
2. ~~Drop-off areas shall be located on-site or on the south side of the site.~~
3. Limiting the uses to a General Social Services Campus.

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

MOVED BY HIGHSMITH, SECONDED BY POWERS

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

ABSENT: COFFEY

16. **WITHDRAWN** (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.
17. **DEFER TO MAY 27, 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.
18. (SPUD-1307) Application by David Ledbetter to rezone 3100 North Walker Avenue from the C-3 Community Commercial District to the SPUD-1307 Planned Unit Development District. Ward 2.

The applicant was present. There were no protestors present.

Technical Evaluation:

1. The following condition shall be added to the Outdoor Sales and Display use: Outdoor sales and display shall be limited to Farmers Markets or the sale of similar food, plants, flowers and seasonal items. Products actively offered for sale may remain outside only during the normal working hours of the business.
2. The Parking section should be amended to read: A total of 16 parking spaces, including any required ADA space(s) shall be provided within the SPUD boundary and deemed sufficient to meet parking requirements for all approved uses in this SPUD. Maneuvering in the right-of-way is permitted on NW 30th Street.
3. Limit the number of signs to nine.
4. Height shall be restricted to the current height of the existing structure at 10.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION, AS AMENDED.

MOVED BY POWERS, SECONDED BY LAFORGE

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

RECUSED: HIGHSMITH

ABSENT: COFFEY

19. (SPUD-1313) Application by Brian C. Price to rezone 1215 NE 34th Street from the SPUD-739 and HNO District to the SPUD-1313 Simplified Planned Unit Development District. Ward 7.

The applicant was present. There were no protestors present.

Technical Evaluation:

1. Add the following to Section 7 Landscaping: Trees shall be planted on 25-foot centers to shield the parking areas from residential uses and may be planted in the right of way with a revocable permit.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.

MOVED BY PENNINGTON, SECONDED BY CLAIR

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

ABSENT: COFFEY

20. (SPUD-1314) Application by Woods Self Storage LLC., to rezone 10601 NW 23rd Street from the PUD-173 District to the SPUD-1314 Simplified Planned Unit Development District. Ward 1.

The applicant was present. There were no protestors present.

Amended Technical Evaluation:

1. Trees shall be planted on 25-foot centers along the northern boundary of the SPUD.
2. ~~Specify a~~ A minimum of 10% ~~amount or percentage~~ of useable open space.
3. ~~Specify a~~ A maximum ~~number~~ of 44 ~~units or density~~ for the development.
4. ~~Specify the development will have~~ number of 1.5 parking spaces ~~per~~ for each two bedroom unit and 2 parking spaces for each three bedroom unit ~~for easier administration at building permit.~~

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION, AS AMENDED.

MOVED BY CLAIR, SECONDED BY POWERS

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

ABSENT: COFFEY

21. **DEFER TO MAY 27, 2021** (PUD-1814) Application by Alvin Gaines Jr. to rezone 1108 NW 116th Street from the SPUD-522, R-1 Single Family Residential and R-2 Medium-Low Density Residential District to the PUD-1814 Planned Unit Development District. Ward 2.
22. (C-7297) Final Plat of Chisholm Springs, being a part of the Southwest Quarter of Section 1, Township 11 North, Range 5 West of the Indian Meridian, located north of SE 15th Street and east of S. Morgan Road. Ward 3.

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. A note needs to be added to the plat indicating that 1 tree will be planted in the backyards of lots along the north and west boundaries of the plat.
3. 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 PENNINGTON, SECONDED BY POWERS
AYES: CRAVENS, CLAIR, POWERS, PRIVETT, HINKLE,
HIGHSMITH, PENNINGTON, LAFORGE;
ABSENT: COFFEY

23. **DEFER TO JUNE 10, 2021** (PC-10731) Application by Aaron Winters, to rezone 12610 North Mustang Road from the R-A Single-Family One-Acre Rural Residential District to the C-3 Community Commercial District. Ward 1.
24. Ordinance for public hearing and recommendation amending 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 providing the definition of Dwelling to include manufactured homes, modular homes, mobile homes and house trailers.

The applicant was present. There were no protestors present.

Amendment:

Modify the proposed definition of Dwelling to include manufactured homes, modular homes, and mobile homes ~~and house trailers~~.

RECOMMENDED APPROVAL, AS AMENDED.
MOVED BY POWERS, SECONDED BY HIGHSMITH
AYES: CRAVENS, CLAIR, POWERS, PRIVETT, HINKLE,
HIGHSMITH, PENNINGTON, LAFORGE;
ABSENT: COFFEY

25. **DEFER TO MAY 27, 2021** (SPUD-1312) Application by Khusro Iqbal rezone 201 NE 14th Street from the R-1 Single Family Residential District and OSHA to the SPUD-1312 Simplified Planned Unit Development District. Ward 7.
26. **DEFER TO MAY 27, 2021** (C-7283) Preliminary Plat of Morgan Glen, being a part of the Southeast Quarter of Section 14, Township 11 North, Range 5 West of the Indian Meridian, located north of SW 44th Street and west of S. Morgan Road. Ward 3.
27. **DEFER TO JULY 8, 2021** (PUD-1786) Application by Country Colonnade LLC., to rezone 3225 NW 192nd Street from the O-1 Limited Office District and PUD-1686 Planned Unit Development District to the PUD-1786 Planned Unit Development District. Ward 8.

28. **DEFER TO JULY 8, 2021** (C-7230) Preliminary 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 North Portland Avenue. Ward 8.

V. ADDITIONAL ITEMS

VI. COMMUNICATIONS AND REPORTS

A. Planning Commission Committees

B. Planning Commission Members

C. Planning Department

Proposed changes to the By-Laws will be presented at the May 27, 2021 Planning Commission meeting.

Planning Department is hosting the School District Annual Meeting on June 6, 2021 and would like attendance from the Planning Commission, if available.

D. Development Services Department

Discussed the Code Enforcement memo from Bob Tener that was circulated prior to the meeting as relates to the Hassett Street property.

E. Municipal Counselor's Office

VII. CITIZENS TO BE HEARD

VIII. OTHER BUSINESS

IX. ADJOURNMENT at 5:07 p.m.