



The City of
OKLAHOMA CITY

**PLANNING
COMMISSION
AGENDA**

1:30 PM/October 25, 2007

Commission Members:

John Yoeckel, At Large, Chair

J. Michael Hensley, Ward 1

Janis Powers, Ward 2

Kevin George, Ward 3

Jim Allen, Ward 4

Todd Ehlers, Ward 5

Bob Bright, Ward 6

James M. Williams, Ward 7

Nick Gales, Ward 8

This public hearing is being broadcast live on City Channel 20 (Cox Cable/OKC.GOV) and will be replayed tonight at 6:35 p.m. Parking validation for the Sheridan-Walker Parking Garage can be obtained from the City Council Office (3rd floor, north end).

It is the policy of the City to ensure that communications with participants and members of the public with disabilities are as effective as communications with others. Anyone with a disability who requires an accommodation, a modification of policies or procedures, or an auxiliary aid or service in order to participate in this meeting should contact the ADA Planning Department Coordinator at 297-1685 or TDD 297-2020 as soon as possible but not later than 48 hours (not including weekends or holidays) before the scheduled meeting. The Planning Department will give primary consideration to the choice of auxiliary aid or service requested by the individual with disability. If you need an alternate format of the agenda or any information provided at said meeting, please contact the ADA Planning Department Coordinator listed above 48 hours prior to the scheduled meeting.



The City of
OKLAHOMA CITY

PLANNING COMMISSION PUBLIC HEARING POLICY

(YOU MUST SIGN IN TO ADDRESS THE PLANNING COMMISSION)

Continuance requests will be considered at the beginning of the meeting and will be granted only with a valid reason accepted by a majority of the Commission.

The applicant will be requested to present his/her case first. Following the applicant's case, the public will be called upon to present testimony. Such individuals should present reasons why they support or oppose the application. The applicant will be entitled to one brief rebuttal after the opponent's case is concluded. All parties should limit their remarks to three (3) minutes. Speakers may request more time and the Commission may grant or deny such requests.

Large groups in attendance shall choose one or two spokespersons to present the group's testimony. Individual speakers, for themselves and also group's spokespersons, should not present testimony previously given. The Chair of the Commission or any Commissioner shall reserve the right to discontinue, at anytime, repetitious or irrelevant testimony.

The Commission reserves the right to impose additional rules regarding the hearing of any particular item, including but not limited to, limiting the number of speakers and impose additional time limits for testimony. Any additional rules shall be announced by the Chair in advance of hearing the item.

The Commission may ask questions of persons testifying. There shall, however, be no cross examination or direct questioning in front of the Commission between proponents and opponents. All questions and testimony shall be directed to the Commission.

GENERAL INFORMATION

The Planning Commission meets on the second and fourth Thursday of each month at 1:30 p.m. in the Council Chambers on the third floor of City Hall. A schedule of meetings is available in the Planning Department.

The Planning Commission serves as a recommending body for all zoning applications and is the final authority on all subdivision issues. Action can only be taken on items which appear on the agenda. A vote of five members is required to approve or deny an item.

LEGEND OF AGENDA ITEMS

| | | | |
|------|---|-----|--|
| PC | Rezoning Application | ABC | Alcoholic Beverage Consumption Overlay |
| PUD | Planned Unit Development | CE | Street, Alley or Easement Closing |
| SPUD | Simplified Planned Unit Development | ED | Easement Dedication |
| C | Preliminary Plat, Final Plat & Plat Extension | SN | Street Name Change |
| PV | Plat Vacation | DA | Deed Approval |
| SP | Special Permit | | |

AGENDA

OKLAHOMA CITY PLANNING COMMISSION

OCTOBER 25, 2007

COUNCIL CHAMBERS (1:30 PM)

I. CALL TO ORDER AND PROCESS EXPLANATION

II. APPROVAL OF MINUTES

- A. [Approval of the October 11, 2007 Planning Commission minutes.](#)
- B. [Approval of the August 9, 2007 Urban Development Committee minutes](#)

III. CONTINUANCE REQUESTS

(An item is not officially deferred until the Planning Commission takes action to defer the item)

A. New Requests

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

| | | |
|----------|--------|---------------------------|
| IV.B.23. | C-5957 | Defer to November 8, 2007 |
| IV.B.24. | C-6002 | Defer to November 8, 2007 |
| IV.B.25. | C-5988 | Defer to November 8, 2007 |
| IV.B.26. | C-5998 | Defer to November 8, 2007 |

B. Uncontested Requests

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

| | | |
|----------|----------|----------------------------|
| IV.B.27. | C-5990 | Defer to November 8, 2007 |
| IV.B.28. | C-5997 | Defer to November 8, 2007 |
| IV.B.29. | C-6001 | Defer to November 8, 2007 |
| IV.B.30. | C-5985 | Defer to November 8, 2007 |
| IV.B.31. | C-5953 | Defer to November 8, 2007 |
| IV.B.32. | C-6000 | Defer to November 8, 2007 |
| IV.B.33. | PUD-1312 | Defer to November 8, 2007 |
| IV.B.34. | C-5912 | Defer to December 13, 2007 |
| IV.B.35. | PC-10131 | Withdraw |
| IV.B.36. | PUD-1301 | Withdraw |
| IV.B.37. | PC-10132 | Withdraw |

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. [\(CE-721\)](#) Application by M. Ward and Laural C. Hall to close a part of the platted 15-foot east/west alley adjacent to Lots 8 through 24, Block 1, Irvington Addition, an Addition to Oklahoma City, Oklahoma County, Oklahoma, located west of Lincoln Boulevard and south of NE 39th Street. Ward 7.
2. [\(CE-722\)](#) Application by Bill Roberts, Inc., to close a part of Muirfield Place in The Falls at Muirfield Village Addition, located west of N. May Avenue and south of NW 164th Street. Ward 8.

B. Items Requiring Separate Vote

3. [\(PUD-1336\)](#) Application by Cary Don Samara to rezone 16600 Northeast 178th Street from the AA Agricultural District to the PUD-1336 District. Ward 7.
4. [\(C-5934\)](#) Preliminary Plat of Seeker's Autumn Camp (originally named Seeker's Fall Camp), located south of NE 178th Street and west of Triple X Road. Ward 7.
5. [\(C-5960\)](#) Final Plat of Kelley Springs Phase 1, located east of Kelley Avenue and south of Wilshire Boulevard. Ward 7.
6. [\(C-5994\)](#) Final Plat of Broadway Park, located south of NE 122nd Street and east of Broadway Extension. Ward 7.
7. [\(C-5999\)](#) Final Plat of Offices at Market Center Phase I, located north of NE 122nd Street and west of Kelley Avenue. Ward 7.
8. [\(PUD-1323\)](#) Application by Midwest Land Development, LLC to rezone 9800 Northeast 150th Street from the AA Agricultural District to the PUD-1323 District. Ward 7.
9. [\(C-5993\)](#) Final Plat of Colony Pointe Villas, located south of Memorial Road and east of Piedmont Road. Ward 8.
10. [\(C-6003\)](#) Final Plat of Switzer's Locker Room, located north of NW 192nd Street and west of Pennsylvania Avenue. Ward 8.

11. [\(PUD-1327\)](#) Application by K & D Parker Management, LLC to rezone 10225 Northwest Expressway from the PUD-1251 District to the PUD-1327 District. Ward 8.
12. [\(SPUD-436\)](#) Application by Baker First Commercial to rezone 9200 North May Avenue from the PUD-943 Planned Unit Development District to the SPUD-Simplified Planned Unit Development District. Ward 8.
13. [\(PUD-1335\)](#) Application by Elk Meadows, LLC, to rezone 4710 North Warren Avenue from the R-1 Single Family Residential District to the PUD-1335 District. Ward 1.
14. [\(C-5992\)](#) Preliminary Plat of Elk Meadows, located south of NW 50th Street and east of Meridian Avenue. Ward 1
15. [\(C-5987\)](#) Preliminary Plat of Nichols Gate, located north of Wilshire Boulevard and west of May Avenue. Ward 2.
16. [\(SPUD-437\)](#) Application by Commercial Permits Express to rezone 7116 NW 10th Street from the R-1 Single Family Residential District to the SPUD-437 Simplified Planned Unit Development District. Ward 3.
17. [\(PUD-1315\)](#) Application by Oklahoma Gas and Electric Company to rezone 10000 Southeast 44th Street from the R-1 Single Family Residential District to the PUD-1315 District. Ward 4.
18. [\(PUD-1332\)](#) Application by Bingham-Walker Investments, LLC to rezone 4901 South Anderson Road from the PUD-314 District to the PUD-1332 District. Ward 4.
19. [\(C-5996\)](#) Final Plat of The Villas at Briarwood Creek, located north of SW 134th Street and west of Santa Fe Avenue. Ward 5.
20. [\(SPUD-438\)](#) Application by Stephen D. Westfall to rezone 3440, 3442 and 3444 NW 20th Street from the R-1 Single Family Residential District to the SPUD-438 District. Ward 6.
21. [Public Hearing on Amendments to Subdivision Regulations](#) related to Fire Protection in Areas without Public Water Supply
22. [Planning Commission Resolution Supporting Amendment to the Fire Code](#) Requiring Residential Sprinkler Systems for Developments in Areas without Public Water Supply
23. [\(C-5957\)](#) Final Plat of Oaklawn, located north of NW 150th St and east of Council Road. Ward 8.
24. [\(C-6002\)](#) Final Plat of Meadowlake Farms Section 5, located south of SW 104th Street and west of Western Avenue . Ward 5.

11-8-07

11-8-07

11-8-07

25. [\(C-5988\)](#) Final Plat of The Pointe, located west of Eastern Avenue and south of Memorial Road. Ward 7.

11-8-07

26. [\(C-5998\)](#) Final Plat of Stonemor, located south of SE 89th Street and west of Henney Road. Ward 4

11-8-07

27. [\(C-5990\)](#) Preliminary Plat of MacArthur Crossing, located south of Memorial Road and east of Macarthur Blvd. Ward 8

11-8-07

28. [\(C-5997\)](#) Final Plat of Sabram Estates Section 3, located south of NW 23rd Street and west of Sara Road. Ward 1.

11-8-07

29. [\(C-6001\)](#) Final Plat of Southeast Industrial Park Section 1, located south of SE 89th Street and west of Eastern Avenue. Ward 4.

11-8-07

30. [\(C-5985\)](#) Final Plat of The Southern Preserve, Phase II, located south of SW 104th Street and east of County Line Road. Ward 3.

11-8-07

31. [\(C-5953\)](#) Final Plat of Mathes Estates, located south of SW 74th Street and west of Western Avenue Ward 5.

11-8-07

32. [\(C-6000\)](#) Final Plat of Towne South Plaza, located west of Walker Avenue and south of I-240 Service Road. Ward 5.

11-8-07

33. [\(PUD-1312\)](#) Application by Kingspark Baptist Church, Inc., to rezone 1601 SW 96th Street from the PUD-989 District to the PUD-1312 District. Ward 5.

12-13-07

34. [\(C-5912\)](#) Preliminary Plat of Shiloh Pass (originally named Shilow Estates), located north of SW 29th Street and east of Cemetery Road. Ward 3.

Withdraw

35. [\(PC-10131\)](#) Application by Cary Don Samara, to rezone 16600 NW 178th Street from the AA Agricultural District to the R-A Single Family Rural Residential District. Ward 7.

Withdraw

36. [\(PUD-1301\)](#) Application by S&G Development to rezone 11801 S.W. 15th Street from the PUD-1141 District to the PUD-1301 District. Ward 3.

Withdraw

37. [\(PC-10132\)](#) Application by Commercial Permits Express, to rezone 7116 NW 10th Street from the R-1 Single Family Residential District to the C-3 Community Commercial District. Ward 3.

V. ADDITIONAL ITEMS

1. [Public Hearing to Consider an Amendment to the OKC Plan, 2000-2020](#) related to the update of the Lake Hefner Recreation Master Plan

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