CITY PLANNING COMMISSION
REGULAR MEETING
May 20, 2025
5:30 p.m.

Name: Larry R. Curtis
Title: CPC Secretary
Address: City Hall
401 S. Johnstone Ave.
Bartlesville, OK 74003
Telephone: 918-338-4237

Location: **Council Chambers**
City Hall
City of Bartlesville
401 S. Johnstone Ave.
Bartlesville, OK 74003

AGENDA

ITEM NO. 1 – Call to Order and Roll Call

ITEM NO. 2 – Citizens to be Heard

ITEM NO. 3 – Consideration of the Consent Agenda

3a. Approval of the minutes of the regular meeting of April 22, 2025

ITEM NO. 4 – Consideration of Items Removed from the Consent Agenda

ITEM NO. 5 – Public Hearings

5a. **CASE NO. PUD-0425-0053** – Public hearing, consideration, and possible action on a request for approval of a PUD Site Development Plan on 29 acres zoned O (Office)/C-5 (General Commercial)/RM-1.5 (Residential Multifamily)/RS-10 (Single-Family Residential)/PUD (Planned Unit Development), located at 4222 Rice Creek Rd, from Ambler Architects on behalf of City Church.

5b. CASE NO. RZ-0425-11 & PUD-0425-0051/52 – Public hearing, consideration, and possible action on a request to rezone 0.72 acres from RM-3 (Residential Multifamily) & C-2 (Neighborhood Shopping) to C-5 (General Commercial)/PUD (Planned Unit Development), and for approval of a PUD Site Development Plan, located at 125-136 SE De Bell Ave, from Keleher Architects on behalf of William Hiatt Trust.

5c. CASE NO. RZ-0425-0010 & PUD-0425-0048/49 – Public hearing, consideration, and possible action on a request to rezone 0.48 acres from C-2 (Neighborhood Shopping)/PUD (Planned Unit Development) to RM-3 (Residential Multifamily)/New PUD, and for approval of a PUD Site Development Plan, located at 521, 525, and 529 S Seneca Ave, from Richard Smith of American Bison Construction Co. on behalf of Quantum Trading Group LLC.

ITEM NO. 6 – General Commission Business

6a. CASE NO. PLAT-0425-0025 – Consider and take action on a request for preliminary plat approval, 0.48 acres, to be zoned RM-3/PUD, located at 521, 525, and 529 S Seneca Ave, from Richard Smith of American Bison Construction Co. on behalf of Quantum Trading Group LLC.

ITEM NO. 7 – City Planning Commissioners' Comments

ITEM NO. 8 – City Staff Comments

ITEM NO. 9 – Adjournment

Filed in the office of the City Clerk at City Hall, Bartlesville, Oklahoma on May 13, 2025, 2024, at 2:27 p.m. and posted same day at 5:30 p.m.

Jason Muninger

Jason Muninger, CFO/City Clerk

/s/ Elaine Banes

by Deputy Clerk

Open Meetings Act Compliance (25 O.S. Sec. 301 et seq.): All discussion items are subject to possible action by the City Planning Commission. Official action can only be taken on items which appear on the agenda. The City Planning Commission may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item. When more information is needed to act on an item, the City Planning Commission may refer the matter to the City Manager, Staff or City Attorney, or back to a committee or other recommending body. Under certain circumstances, items are deferred to a specific later date or stricken from the agenda entirely. Agenda items requiring a public hearing as required by law will be so noted. The City Planning Commission may at their discretion change the order of the business agenda items. City of Bartlesville encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least one working day prior to the scheduled meeting is encouraged to make the necessary accommodations. The City may waive this rule if signing is not the necessary accommodation.