

**MINUTES  
OF  
A REGULAR MEETING OF THE MAYOR AND BOARD OF COMMISSIONERS OF  
THE CITY OF ARDMORE, OKLAHOMA, HELD ON JULY 5, 2016  
AT 7:00 PM IN THE COMMISSION CHAMBERS**

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|          |              |               |
|----------|--------------|---------------|
| Present: | Doug Pfau    | Mayor         |
|          | Martin Dyer  | Vice-Mayor    |
|          | Keith King   | Commissioner  |
|          | John Moore   | Commissioner  |
|          | Sheryl Ellis | Commissioner  |
|          | J.D. Spohn   | City Manager  |
|          | Jen O'Steen  | City Attorney |
|          | Ken Campbell | City Clerk    |

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This meeting was held in compliance with the Oklahoma Open Meeting Act (OSS 25)

**1. CALL TO ORDER, BY THE MAYOR**

Mayor Pfau called the meeting to order.

**2. INVOCATION**

The invocation was led by Robert Newell, Director of Information Technology.

**3. PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Commissioner King.

**4. ROLL CALL**

The City Clerk called roll. All were present.

**5. PRESENTATION(S)**

**Presentation of Proclamation by Mayor Pfau to Teresa Ervin, Director of Parks and Recreation, Declaring the Month of July as "Parks and Recreation Month"**

Proclamation presentation made by Mayor Pfau to Teresa Ervin, Director of Parks and Recreation, declaring the month of July as "Parks and Recreation Month".

**6. APPROVE AGENDA – ORDER OF BUSINESS AND CONTENTS**

Motion was made by Vice-Mayor Dyer and seconded by Commissioner Ellis to approve the agenda as written.

Ayes: King, Moore, Ellis, Dyer, Pfau  
Nays: None

**7. APPROVE MINUTES**

Motion was made by Commissioner Moore seconded by Commissioner King to approve the minutes of Regular Meeting of June 20, 2016 as written.

Ayes: King, Moore, Ellis, Dyer, Pfau  
Nays: None

**8. PUBLIC HEARING**

**A. Public Hearing for the Purpose of Hearing and Considering Any Objections and/or Complaints Concerning the Request to Rezone Property Located at 406 East Main Street from RS-6 (Single Family Detached/Attached) to IL (Light Industrial)**

A presentation was made by Jessica Scott, Director of Development Services, to the Commission. She stated that the City received a Rezoning application from the property owner of 0.41 acres located at 406 East Main Street requesting rezoning of the subject property from RS-6 (Single Family Detached/Attached) to IL (Light Industrial). In keeping with requirement of Section 319 of the Unified Development Code, a public hearing was held before the Planning Commission on June 22, 2016. Per Section 319, a public hearing is now required before the City Commission. Mr. Steve Wells spoke for rezoning the property.

No One Present to Speak Against

Public Hearing Closed

**B. Public Hearing for the Purpose of Hearing and Considering Any Objections and/or Complaints Concerning the Request to Rezone Property Located at 4015 West Broadway from RR (Rural Residential) and AG (Agriculture) to CC (Commercial Corridor)**

A presentation was made by Jessica Scott, Director of Development Services, to the Commission. She stated that the City received a Rezoning application from the property owner of 13.42 acres located at 4015 West Broadway, requesting rezoning of the subject property from RR (Rural Residential) and AG (Agriculture) to CC (Commercial Corridor). In keeping with requirement of Section 319 of the Unified Development Code, a public hearing was held before the Planning Commission on June 22, 2016. Per Section 319, a public hearing is now required before the City Commission. Mr. Greg Bates spoke for rezoning the property.

No One Present to Speak Against

Public Hearing Closed

**C. Public Hearing for the Purpose of Hearing and Considering Any Objections and/or Complaints Concerning the Request for a Conditional Use Permit to Locate a Sports Lounge/Bar in the CD (Downtown Commercial) Zoning District at 326 East Main Street**

A presentation was made by Jessica Scott, Director of Development Services, to the Commission. She stated that the City received a Conditional Use Permit application from the property owner of 326 East Main Street requesting approval to allow a sports lounge/bar at this location. In keeping with requirement of Section 319 of the Unified Development Code, a public hearing was held before the Planning Commission on June 22, 2016. Per Section 319, a public hearing is now required before the City Commission.

No One Present to Speak For or Against

Public Hearing Closed

**D. Public Hearing for the Purpose of Hearing and Considering Any Objections and/or Complaints Concerning the Request of a Preliminary Plat of 9 Lots on 2.0906 Acres Located at 823 McLish Avenue**

A presentation was made by Jessica Scott, Director of Development Services, to the Commission. She stated that the City received a Preliminary Plat application from the property owner of 823 McLish Avenue requesting approval of a Preliminary Plat at this location. In keeping with requirement of Section 319 of the Unified Development Code, a public hearing was held before the Planning Commission on June 22, 2016. Per Section 319, a public hearing is now required before the City Commission.

No One Present to Speak For or Against

Public Hearing Closed

A presentation was made by Jessica Scott, Director of Development Services, to the Commission. She stated that staff received a request from Steve Wells, property owner of property located at 406 East Main Street to rezone this property from RS-6 (Single Family Detached/Attached) to IL (Light Industrial). The Planning Commission voted (5-3) to approve the rezoning to IL (Light Industrial). Staff recommends denial of the requested rezoning.

Motion was made by Commissioner King and seconded by Vice-Mayor Dyer to approve Ordinance 2988. Motion failed.

Ayes: King, Pfau  
Nays: Moore, Ellis, Dyer

**2. Consider and Take Action on Approval of an Ordinance to Rezone Property Located at 4015 West Broadway from RR (Rural Residential) and AG (Agriculture) Zoning Districts to CC (Commercial Corridor) Zoning District**

A presentation was made by Jessica Scott, Director of Development Services, to the Commission. She stated that staff received a request from Greg Bates and Karla Volenstine, property owners of property located at 4015 West Broadway to rezone this property from RR (Rural Residential) and AG (Agriculture) to CC (Commercial Corridor). The Planning Commission voted (8-0) to recommend approval of rezoning to CC (Commercial Corridor) zoning district. Staff recommends approval of the requested rezoning.

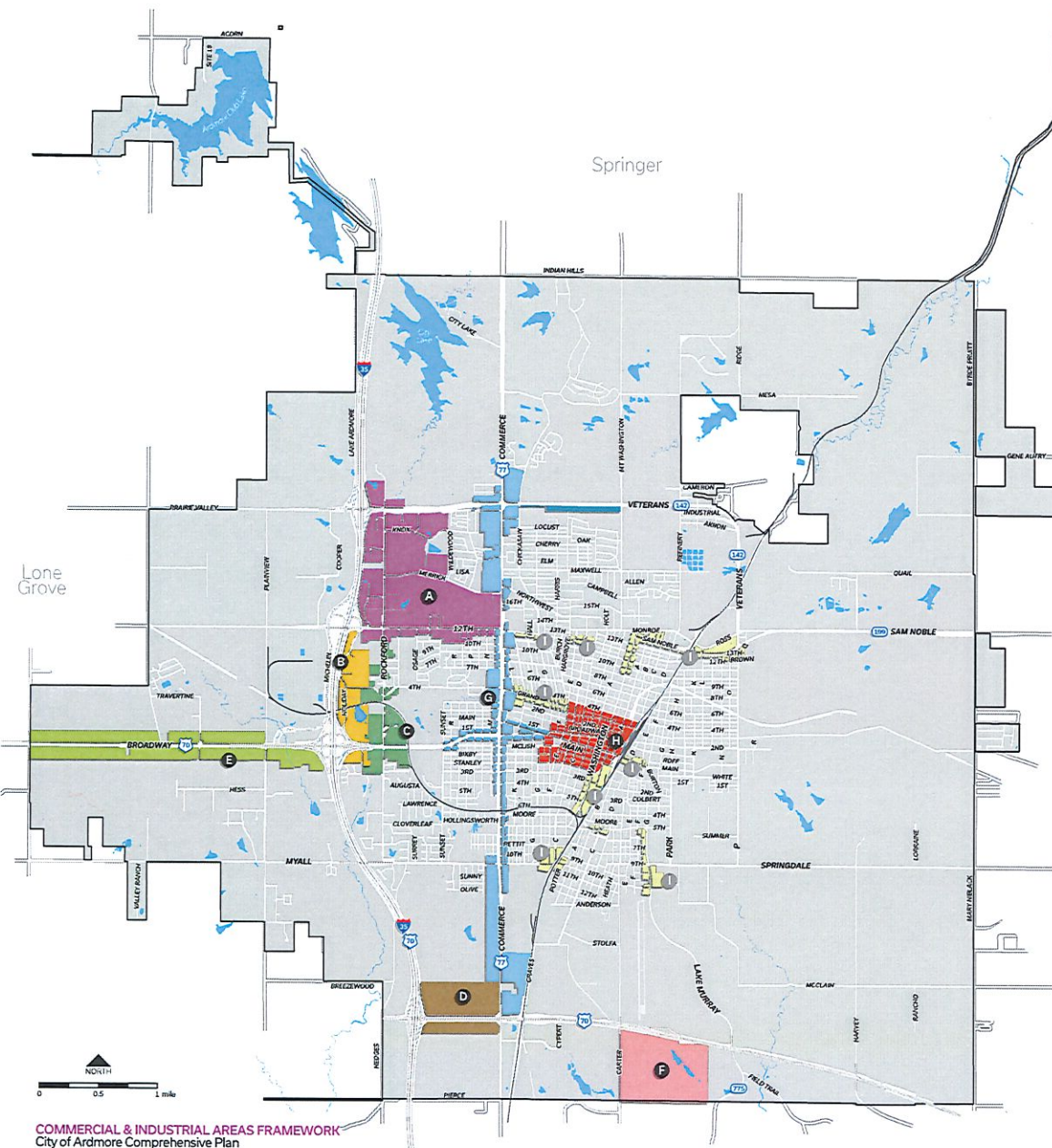
Motion was made by Commissioner Moore and seconded by Commissioner Ellis to approve Ordinance 2989.

Ayes: King, Moore, Ellis, Dyer, Pfau  
Nays: None

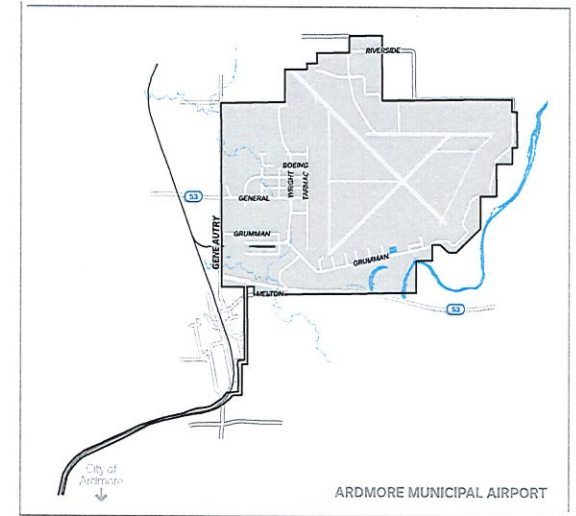
**B. RESOLUTION(S)**

**1. Consider and Take Action on Approval of a Resolution of Conditional Use Permit to Locate a Sports Lounge/Bar in the CD (Commercial Downtown) Zoning District at 326 East Main Street**

A presentation was made by Jessica Scott, Director of Development Services, to the Commission. She stated that on June 22, 2016, the Planning Commission Considered the request by Ondre Reynolds on behalf of Sharlene Avery for a Conditional Use Permit to allow a sports lounge/bar. The Planning Commission voted (8-0) to recommend approval of a Conditional Use Permit in the CD (Commercial Downtown) Zoning District to allow a sports lounge/bar. Staff recommends approval of the Conditional Use Permit.



COMMERCIAL & INDUSTRIAL AREAS FRAMEWORK  
City of Ardmore Comprehensive Plan



## COMMERCIAL AREAS FRAMEWORK PLAN

Commercial land uses should contain a mix of businesses providing a diverse range of goods and services to Ardmore residents, visitors from elsewhere, and motorists traversing across the City. The Land Use Plan designates four types of commercial place types in the City. They are: Neighborhood Commercial, Corridor Commercial, Regional Commercial, and Downtown Mixed-Use. This plan builds on the Land Use Plan's commercial place types, providing more specific goals and recommendations for each commercial area. The recommendations for Downtown Ardmore, 12th Avenue NW, and Rockford Road are further supplemented by their own subarea plan later in this section.

- A** **12th Avenue NW.** Access to the Interstate and large tracks of land have helped this corridor blossom as a regional commercial center. As a regional destination, the appearance of development along the corridor plays an important role in shaping the image and identity of Ardmore.
- B** **Holiday Drive.** The Holiday Drive corridor is home to a growing number of standalone commercial establishments, such as coffee shops, auto dealerships, restaurants, and hotels, that capitalize on visibility and access from I-35.
- C** **Rockford Road.** As a key north-south route through the western part of the City, with the presence of floodplain throughout the corridor, developments should utilize on-site green infrastructure to better preserve the existing natural resources.
- D** **I-35 & US-70 Interchange.** This vacant area enjoys great access to I-35 and US-70. Given its location and availability of land, this area is ideal for big-box and other types of intensive large-scale commercial development.
- E** **Western Broadway Street.** Commercial developments along this corridor should provide a variety of commercial services and retail development. Near the I-35 interchange, lodging and other highway commercial uses are appropriate.
- F** **Future Chickasaw Nation Resort & Casino.** The Chickasaw Nation has planning to develop a resort and casino development on the City's south side. Additional development in this area should complement the Chickasaw Nation's resort and casino development.
- G** **Commerce Street.** Commercial uses along Commerce Street benefit from its high traffic volumes. However, the lot depths and proximity to residential neighborhoods make this corridor better suited for neighborhood level commercial.
- H** **Downtown Ardmore.** The City should continue its efforts to make Downtown Ardmore a vibrant hub of entertainment, work, and neighborhood. Downtown Ardmore should consist of an inviting, walkable pedestrian oriented environment. Commercial uses should include retail, restaurants, entertainment, and offices on the ground floors as a component of mixed use buildings.
- I** **Neighborhood Commercial Nodes.** Scattered throughout the community are well established, smaller commercial nodes. These areas should continue to provide close-to-home shopping for nearby residents.