

MINUTES

URBAN DESIGN COMMISSION

December 21, 2005 - 3:00 p.m.
420 W Main St, 10th Floor Conference Room

Note: These minutes are subject to Commission approval.

The meeting of the Oklahoma City Urban Design Commission was called to order in the 10th floor conference room, 420 West Main Street, Oklahoma City, Oklahoma. The meeting convened at 3:10 p.m. Notice of the meeting and agenda were filed with the City Clerk's office and posted on the Council bulletin board 24 hours prior to the meeting.

I. ROLL CALL

Members Present: Harry Wilson, Chair
Betsy Brunsteter, Vice-Chair
Richard Dowell
John H. Marshall
John Mobley
Todd Ranger
David T. Yost

Members Absent: Jennifer Gibbons
James M. Williams

Staff Present: John R. Calhoun, Planner II (Commission Secretary)
Carissa Davis, Office Specialist II, Planning Department

I-A. Welcome new member, Mr. Todd Ranger.

II. APPROVAL OF MINUTES

APPROVED. Motion: Yost / Marshall to approve the minutes of the November 16, 2005, Urban Design Commission meeting. Ayes: Wilson, Brunsteter, Dowell, Marshall, Mobley, Ranger, Yost. Nays: None.

III. CONSENT DOCKET

III-A. **UDCA-05-054**, at **625 NW 4th St** (Midtown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Sean Willis, The Stacy Group Inc., for Randy Byford, to (3) construct perimeter fences with landscaping. (consent for one-month continuance)

III-B. **UDCA-05-051**, at **1000 N Broadway Ave** (Automobile Alley, Ward 7). Consideration and possible action on an application for an Urban Design Certificate of Approval by David Hornbeek, for Broadway Ten LLC (subsidiary Oklahoma

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City Community Foundation), to construct a two-story brick building of ±18,000 sq.ft., with a gathering area (design details). (consent for two-month continuance)

- III-C. **UDCA-05-049**, at **501 N Walker Ave** (Midtown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Vincent Schultz, for Richard Dowell, 501 North Walker LLC, to (b) install ramp and rail system (modified design) on the north elevation; and (d) install fencing on the closed alley. (consent for approval)
- III-D. **UDCA-05-060**, at **500 N Walker Ave** (Midtown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Vincent Schultz, for Richard Dowell, 400 North Walker LLC, to install bollards at the corner in front of the clock tower. (consent for approval)
- III-E. **UDCA-05-053**, at **801 NW 7th St** (Midtown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Ben Ewing for Craig & In Su Bates, to (2) construct (a) garage and (b) fences; (3) on front, (b) add railings and walkway; and (4) revise roof deck. (consent for one-month continuance)
- III-F. **UDCA-05-052**, at **2900-2912 N Classen Blvd** (Asian, Ward 2). Consideration and possible action on an application for an Urban Design Certificate of Approval by Sam Gresham, for Vicky & Paul Hua, to (2)(b) construct a one-story retail building (north side). (consent for one-month continuance)

APPROVED and CONTINUED. Motion: Marshall / Yost to approve or continue the Consent Docket items as stated above. Ayes: Wilson, Brunsteter, Marshall, Mobley, Ranger, Yost. Nays: None. Abstain: Dowell.

IV. CASES FOR INDIVIDUAL CONSIDERATION

- IV-A. **UDCA-05-061**, at **1101 N Broadway Ave** (Automobile Alley, Ward 7). Consideration and possible action on an application for an Urban Design Certificate of Approval by Bruce DeFriese, Bockus Payne Assoc. Architects, for BBD Investments LLC, to (1) replace windows and doors; (2) construct a four-story addition to the rear; (3) add rooftop features; (4) remove paint from masonry; (5) construct fence around existing parking lot, and (6) construct detached garage.

Mr. DeFriese appeared with Mr. Matt Siebert. They showed two tile samples for the wall of item (2). They asked to withdraw item (4). On item (5), they described a revised fence design to be 6' tall, with 6" bars (not sharp on the top), with two horizontal bars at the top. They submitted a revised drawing for item (6) with a lower front parapet.

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Commissioner Marshall asked staff to report at a later meeting on the applicability of design guidelines, including those for Automobile Alley.

APPROVED. Motion: Dowell / Yost to approve UDCA-05-061, omitting item (4), with the stated revisions to items (5) and (6). Ayes: Wilson, Dowell, Marshall, Mobley, Ranger, Yost. Nay: Brunsteter.

- V-A. (considered out-of-order upon staff request) **BOA-12450**, at **1101 N Broadway Ave** (Automobile Alley, Ward 7). Consideration and possible action on an application for a request for a variance before the Board of Adjustment by Bruce DeFriese, Bockus Payne Assoc. Architects, for BBD Investments LLC, for a driveway narrower than required.

Mr. DeFriese appeared. Staff asked Commissioners to consider appearance as the criterion for consideration.

RECOMMENDED. Motion: Brunsteter / Ranger to recommend that the Board of Adjustment approve BOA-12450. Ayes: Wilson, Brunsteter, Dowell, Marshall, Mobley, Ranger, Yost. Nays: None.

- IV-B. **UDCA-05-062**, at **909 NW 12th St** (Midtown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Greg Banta, Banta Construction Services, for BDC-909 NW 12th LLC, to (1) replace windows; and (2) construct stone entrance.

Mr. Banta appeared. He described the windows of item (1) as clad-wood with true-divided panes.

APPROVED in part, CONTINUED in part. Motion: Dowell / Marshall to approve item (1) of UDCA-05-062 and continue item (2) for one month. Ayes: Wilson, Brunsteter, Dowell, Marshall, Mobley, Ranger, Yost. Nays: None.

- IV-C. **UDCA-05-063**, at **900 NW 12th St** (Midtown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Greg Banta, Banta Construction Services, for BDC-1217 Francis LLC and BDC-Francis Lots LLC, to (1) on south building, replace windows; (2) on north building, (a) replace windows, (b) replace stucco with lap siding, (c) modify the front second story, and (d) enlarge the east entry canopy; and (3) install a fence around a new parking lot.

Mr. Banta appeared with Mr. Fred Thrash. They stated that on item (3), the landscaping would exceed 12%. They agreed to conditions of approval that on item (2)(a), the windows would be set in a maximum of 3"; and on item (2)(b), the siding would have a smooth surface.

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APPROVED in part, with conditions, and CONTINUED in part. Motion: Mobley / Brunsteter to approve items (1), (2)(a), (2)(b), and (3) of UDCA-05-063, with the conditions stated above, and continue items (2)(c) and (2)(d) for one month. Ayes: Wilson, Brunsteter, Dowell, Marshall, Mobley, Ranger, Yost. Nays: None.

V. OTHER BUSINESS

V-A. (considered after item IV-A.)

VI. COMMUNICATIONS

VI-A. UDCA-05-014, at 812 NW 8th St (Midtown, Ward 6): The Commission's denial of the revised application for an Urban Design Certificate of Approval by Sam Gresham, for Neighborhood Housing Services, to construct a new house (revised design with vinyl siding), has been appealed to the Board of Adjustment, with a hearing on January 5, 2006.

VI-B. Downtown area rezoning: No report.

VI-C. Follow-up on cases: No report.

VI-D. The next regular Commission meeting is Wednesday, January 18, 2006. New applications and information on continued projects are to be submitted to staff by 5:00 p.m., Wednesday, January 4.

VII. ADJOURNMENT (4:55 p.m.)

Motion: Marshall / Yost to adjourn the December 21, 2005, meeting of the Urban Design Commission. Ayes: Wilson, Brunsteter, Dowell, Marshall, Mobley, Ranger, Yost. Nays: None.

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