

# MINUTES

## URBAN DESIGN COMMISSION

May 17, 2006 - 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 3:01 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  
Richard Dowell (arrived during III.)  
John H. Marshall  
John Mobley  
Todd Ranger  
James M. Williams (arrived during IV-A.)  
David T. Yost

Members Absent: Betsy Brunsteter, Vice-Chair  
Jennifer Gibbons

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

### II. APPROVAL OF MINUTES

APPROVED. Motion: Mobley / Yost to approve the minutes of the April 19, 2006, Urban Design Commission meeting. Ayes: Wilson, Marshall, Mobley, Ranger, Yost. Nays: None.

### III. CONSENT DOCKET

III-A. (heard separately by staff request) **UDCA-04-044**, at **1705 NW 16th St** (Plaza, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Danny Price, for Tarena Self, to (5) install a fence around the back yard.

Mr. Price appeared. He presented a site plan, and said that the fence is to be of unpainted wood, 8' tall, with dog-ear top, and posts on the outside.

APPROVED. Motion: Yost / Marshall to approve UDCA-04-044. Ayes: Wilson, Dowell, Marshall, Mobley, Ranger, Williams, Yost. Nays: None.

## Urban Design Commission

Minutes - Page 2 of 5

May 17, 2006

### IV. CASES FOR INDIVIDUAL CONSIDERATION

IV-A. **UDCA-06-012, at N Walker Ave, NW 10th St, Classen Dr, NW 11th St, & N Shartel Ave** (Midtown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Ed deGraffenreid, City of Oklahoma City Public Works Dept., to construct additional sections of the Midtown streetscape, including street paving, sidewalks, landscaping, street lamps, and an additional roundabout (street lamps and brick pavers).

Mr. deGraffenreid appeared. Commissioners raised concerns about the maintenance of landscaping.

APPROVED. Motion: Yost / Ranger to approve UDCA-06-012. Ayes: Wilson, Dowell, Marshall, Mobley, Ranger, Williams, Yost. Nays: None.

IV-B. **UDCA-06-016, at 2723 N Classen Blvd & 1408 NW 27th St** (Asian, Ward 2). Consideration and possible action on an application for an Urban Design Certificate of Approval by Monte S. Turrentine, Turrentine Inc., to (1) demolish filling station and house; and (2) construct new building.

Mr. Turrentine appeared, with Mr. Todd Edmonds, HSC Architects. They said that the new construction is being designed for a retail space of 1500 to 1700 sq.ft.

APPROVED in part, CONTINUED in part. Motion: Yost / Dowell to approve item (1) of UDCA-06-016, and continue item (2) indefinitely. Ayes: Wilson, Dowell, Marshall, Mobley, Ranger, Williams, Yost. Nays: None.

IV-C. **UDCA-06-017, at approximately 201 NW 10th St, 500 NW 13th St, 1329 Classen Dr, & 700 N Walker Ave** (Midtown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Michael D. Smith, Midtown Redevelopment Corp., to install gateway markers.

Mr. Smith appeared with Mr. Josh Hill, Studio Architects. They distributed simulated photos showing markers with a red color. Mr. Smith submitted a statement about maintenance. They noted that a large percentage of Midtown is vacant, and redevelopment would be in a variety of styles.

Motion: Dowell to continue UDCA-06-017 for three months. No second.

Commissioner Dowell stated that the design was "not well advised" and he would like something more traditional. Mr. George McQuiston, Midtown owner, said the locations are not set. Ms. Joyce Brown, Midtown owner, spoke in support, stating that Midtown will be an "energetic, creative area."

## Urban Design Commission

Minutes - Page 3 of 5

May 17, 2006

APPROVED, in part. Motion: Yost / Marshall to approve UDCA-06-017 ° in concept. ° ± Ayes: Wilson, Marshall, Mobley, Ranger, Williams, Yost. Nay: Dowell.

CONTINUED. Motion: Williams / Mobley to continue indefinitely UDCA-06-017, for details of location and design. Ayes: Wilson, Dowell, Marshall, Mobley, Ranger, Williams, Yost. Nays: None.

- IV-D. **UDCA-06-019**, at **519 NW 9th St** (Midtown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Mike Tower, ADG Inc., for John Mobley, SSM Oklahoma, to (1) construct a four-story brick office building; (2) construct a glass-wall corridor to the existing building; and (3) install landscaping and fencing.

Commissioner Mobley recused himself for this item, and appeared with Mr. Scott Dedmon, ADG. On item (1), they described the windows as having contrasting-brick sills and headers, with dark anodized aluminum frames; there would also be clear aluminum accent mullions. They showed samples of the red brick (same as that of the building nearing completion), light-sand CSMU base, medium-sand EIFS top, and gray-tint glass. On item (3) they described the fence as 6° wrought-iron, with 8° ball brick pillars.

APPROVED. Motion: Marshall / Dowell to approve UDCA-06-019. Ayes: Wilson, Dowell, Marshall, Ranger, Williams, Yost. Nays: None. Abstain: Mobley.

## V. OTHER BUSINESS

(not on agenda) Chair Wilson asked the Midtown representatives to make a presentation for the next Commission meeting about their recent visit to Houston ° Midtown area.

(not on agenda) Chair Wilson requested that Ms. Susan Miller, the new Planning manager, be at the June meeting.

- V-A. **E2006-73**, at **NW 13th St at N Broadway Ave** (Midtown, Ward 7). Consideration and possible recommendation on an application for a revocable permit by Brian Dougherty, Oklahoma City Community Foundation, to install the USS Oklahoma anchor, platform, and flagpole.

Mr. Dougherty appeared.

## Urban Design Commission

Minutes - Page 4 of 5

May 17, 2006

RECOMMENDED. Motion: Yost / Williams to recommend approval of E2006-73. Ayes: Wilson, Dowell, Marshall, Mobley, Ranger, Williams, Yost. Nays: None.

- V-B. **E2006-93**, at **901 & 905 N Broadway Ave** (Automobile Alley, Ward 7). Consideration and possible recommendation on an application for a revocable permit by Kevin Keepers, Signfxr, for CD Warehouse, to install two wall signs extending over the sidewalk.

Mr. Keepers appeared with Mr. Matt Allen, CD Warehouse.

RECOMMENDED. Motion: Ranger / Williams to recommend approval of E2006-93, with the caveat that signage exceeding 8% of a wall would need to be removed. Ayes: Wilson, Dowell, Marshall, Mobley, Ranger, Williams, Yost. Nays: None.

- V-C. **BOA-12549**, at **2412 N Classen Blvd** (Asian, Ward 2). Consideration and possible advisory on an application for a variance before the Board of Adjustment by Kari Myers, Site Enhancement Services, for CVS/pharmacy (Mary Ann Kavanaugh Trust, owner), to install an electronic message sign, and to exceed the height and size for a sign.

Mr. Michael Markiewicz, Site Enhancement Services, appeared. He stated that the proposed sign would be in the same location as the existing. Mr. Michael Smith, NW 23rd St business owner, spoke in opposition to the proposal.

RECOMMENDED, with change. Motion: Williams / Marshall to recommend a design for BOA-12549 that is a maximum of 12° wide by 12° tall. Ayes: Wilson, Dowell, Marshall, Mobley, Ranger, Williams, Yost. Nays: None.

- V-D. Downtown area rezoning: Consider and discuss proposals: No report.

- V-E. Riverfront area rezoning: Consider and discuss proposals.

Staff described the proposed design review for Scenic River Overlay. The initial south boundary was along Commerce St (SW 25th), including half of the Urban Design zone in Capitol Hill. The current tentative proposals place the boundary on or near SW 23rd St, adding to the Urban Design zone south of the line and subtracting to the north, so that the entire area would be under design review.

## VI. COMMUNICATIONS

- VI-A. Design guidelines for districts: No report.

## **Urban Design Commission**

Minutes - Page 5 of 5

May 17, 2006

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

VI-C. The Urban Design staff is moving to the north side of 420 W Main St, 9th floor. On June 6, Ms. Susan Miller will join the Planning Department staff, supervising design review and long-range planning.

VI-D. The next regular Commission meeting is Wednesday, June 21, 2006 (five weeks away). New applications and information on continued projects are to be submitted to staff by 5:00 p.m., Wednesday, June 7.

## **VII. ADJOURNMENT (4:39 p.m.)**

Motion: Yost / Williams to adjourn the May 17, 2006, meeting of the Urban Design Commission. Ayes: Wilson, Dowell, Marshall, Mobley, Ranger, Williams, Yost. Nays: None.

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