

MINUTES

URBAN DESIGN COMMISSION

October 18, 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 3:05 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
John H. Marshall
Todd Ranger
David T. Yost

Members Absent: Betsy Brunsteter, Vice-Chair
Jennifer Gibbons
John Mobley
James M. Williams

Staff Present: Susan Miller, AICP, Planner IV, Planning Department
John R. Calhoun, Planner II (Commission Secretary)
Kelly Driscoll, Planner II, Planning Department
Cindy Rhodes, Office Specialist II, Planning Department
David Box, Legal Intern

II. APPROVAL OF MINUTES

APPROVED. Motion: Ranger / Yost to approve the minutes of the September 20, 2006 Urban Design Commission meeting. Ayes: Wilson, Dowell, Marshall, Ranger, Yost. Nays: None.

III. CONSENT DOCKET

III-A. **UDCA-06-024**, at **1101 NW 23rd St** (Asian, Ward 2). Consideration and possible action on an application for an Urban Design Certificate of Approval by Rob Elliott, Elliott Architects Inc., for Sun-Moon Investments LLC, to (2) construct three new buildings; (3) construct pagoda; and (4) construct fencing and gates. (consent for indefinite continuance)

III-B. **UDCA-06-028**, at **220 W Commerce St** (SW 25th) (Capitol Hill, Ward 6). Consideration and possible action on an application for an Urban Design Certificate

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of Approval by Tom Roe, TROE 19 LLC, to (1) replace the windows; and (2) replace the tile on the facade. (consent for one-month continuance)

III-C. **UDCA-06-040**, at **919 NW 23rd St** (NW 23rd Corridor, Ward 2). Consideration and possible action on an application for an Urban Design Certificate of Approval by Rob Elliott, Elliott Architects Inc., for Dove Science Academy, to add a canopy to the front. (consent for indefinite continuance)

III-D. **UDCA-06-047**, at **1100 Classen Dr** (Midtown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Steven Johnson, The Banta Companies (Midtown Rehco LLC), to (2) screen a large transformer. (consent for one-month continuance)

CONTINUED. Motion: Dowell / Ranger to continue the Consent Docket items as stated above. Ayes: Wilson, Dowell, Marshall, Ranger, Yost. Nays: None.

IV. CASES FOR INDIVIDUAL CONSIDERATION

IV-A. **UDCA-06-044**, at **808 NW 6th St** (Midtown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Michael Khoury, for City Glass Co. (Sullivan Family Rev. Trust), to (1) add tile and other features to the main façade; and (2) replace storefront doors.

Mr. Khoury appeared. He asked for an option on the east half to paint the brick or stucco it.

APPROVED, with condition. Motion: Marshall / Ranger to approve UDCA-06-044, on the condition that the east half of the front façade would be stuccoed. Ayes: Wilson, Dowell, Marshall, Ranger, Yost. Nays: None.

IV-B. **UDCA-06-017**, at **800 N Walker Ave, 1101 N Broadway Ave, 1315 N Broadway Pl, & 1330 N Classen Blvd** (Midtown, Wards 6&7). 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 Ms. Joyce Brown. Commissioner Dowell stated that the Walker Ave location would result in a cluttered street appearance.

APPROVED. Motion: Yost / Marshall to approve UDCA-06-017. Ayes: Wilson, Marshall, Ranger, Yost. Nay: Dowell.

IV-C. **UDCA-06-048**, at **1712 NW 16th St** (Plaza, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Jeff Struble, to (1) remove paint from bricks; (2) install storefront windows and doors;

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(3) install concrete block (a) below windows, and (b) on wall section; and (4) add cement name plate.

Mr. Struble appeared. He and staff acknowledged that the exposed concrete block should have a more finished look, and he said that he would return for an amendment when a design is chosen.

APPROVED, with condition. Motion: Dowell / Marshall to approve UDCA-06-048, with the condition that on item (3) the concrete block would be stuccoed and painted to match the brick by the time construction is completed. Ayes: Wilson, Dowell, Marshall, Ranger, Yost. Nays: None.

IV-D. **UDCA-06-049, at 1305 & 1311 N Hudson Ave** (Midtown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Marva Ellard, Sieber Holdings LLC, to (1) rehabilitate the hotel building with (a) windows, (b) doors, (c) facade restoration, and (d) entry canopy and bridge; (2) rehabilitate the grocery building with (a) windows, (b) doors, and (c) railings and steps; and (3) install (a) fencing and canopy in the west parking lot, and (b) fencing in the south parking lot (across the street).

Ms. Ellard appeared. She said that on item (3)(a), the parking canopy in the west lot might be changed to a translucent carbon-fiber material. She noted that on item (3)(b), the parking lot landscaping might need to be changed.

APPROVED in part, CONTINUED in part. Motion: Marshall / Yost to approve items (1) and (2) of UDCA-06-049, and continue indefinitely item (3). Ayes: Wilson, Dowell, Marshall, Ranger, Yost. Nays: None.

V. OTHER BUSINESS

V-A. Completeness of applications: Consider a policy about information that applicants need to submit.

APPROVED. Motion: Yost / Ranger to approve the policy. Ayes: Wilson, Dowell, Marshall, Ranger, Yost. Nays: None.

Ms. Miller asked what the Commission thought the staff should do if an application remains incomplete. Some Commissioners said that the application should be submitted to the Commission. Some asked incomplete applications to be presented conceptually. It was noted that staff already does include such presentations, as well as incomplete items of otherwise complete proposals. No additional motions.

V-B. Calendar for 2007: Consider and approve. Meetings will continue to be monthly, at 3:00 on the third Wednesdays, with application deadlines usually two weeks earlier.

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The November meeting is a week early (at 4) instead of the day before Thanksgiving.

APPROVED. Motion: Dowell / Yost to approve the 2007 calendar. Ayes: Wilson, Dowell, Marshall, Ranger, Yost. Nays: None.

VI. COMMUNICATIONS

- VI-A. Downtown rezoning: The Planning Commission hearing is tentatively set for November 9: Commissioners asked about the effect upon the Urban Design Commission membership; staff noted that those property and/or business owner representatives whose property was no longer in the Urban Design zone would no longer be qualified to serve. Mr. George McCuiston asked that sitting Commissioners be permitted to remain.
- VI-B. Riverfront rezoning: The River Trust will review the project in late October; the Planning Commission hearing is now expected to be in November: Ms. Miller reported that the Planning Commission hearing is now expected to be on December 14, with a Council hearing on January 3.
- VI-C. Medical Corridor plan: Chair Wilson reported on two presentations, last week at the Rotary Club and last month at the Planning Department. The Medical Center on the east side is expected to grow 600 acres, and 10th St will be the connector to Midtown.
- VI-D. NW 23rd Corridor overlay zoning district: Staff reported that a new overlay is proposed using the same boundaries as the Urban Design district along NW 23rd St; that it includes new restrictions on uses and signs, but none of the proposals would affect the features that Urban Design judges.
- VI-E. PUD-1218, proposed by Brian Fitzsimmons for Mike Tharasena on the 700 block of NW 23rd St, was recommended by the Historic Preservation Commission on October 4. The Planning Commission hearing is on October 26.
- VI-F. The next regular Commission meeting is Wednesday, November 15, 2006. New applications and information on continued projects are to be submitted to staff by 5:00 p.m., Tuesday, October 31 (one day early).

VII. ADJOURNMENT (4:14 p.m.)

Motion: Dowell / Yost to adjourn the October 18, 2006, meeting of the Urban Design Commission. Ayes: Wilson, Dowell, Marshall, Ranger, Yost. Nays: None.

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