

## MINUTES

### URBAN DESIGN COMMISSION

December 20, 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 3:03 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 (left after IV-H)  
Richard Dowell (left during VI)  
John H. Marshall  
John Mobley  
Todd Ranger  
James M. Williams (arrived during IV-B)  
David T. Yost (arrived during IV-D)

Members Absent: Betsy Brunsteter, Vice-Chair  
Jennifer Gibbons

Staff Present: Susan Miller, AICP, Planner IV, Planning Department  
John R. Calhoun, Planner II (Commission Secretary)  
Kelly Driscoll, Planner II, Planning Department  
Scottye Montgomery, Planner III, Planning Department  
Cindy Rhodes, Office Specialist II, Planning Department  
Rita F. Douglas-Talley, Assistant Municipal Counselor

#### II. APPROVAL OF MINUTES

APPROVED. Motion: Ranger / Mobley to approve the minutes of the November 15, 2006, Urban Design Commission meeting. Ayes: Wilson, Dowell, Marshall, Mobley, Ranger. Nays: None.

#### III. CONSENT DOCKET

III-A. **UDCA-05-025**, at **914-920 N Broadway Ave** (Automobile Alley, Ward 7). Consideration and possible action on an application for an Urban Design Certificate of Approval by Hans E. Butzer, TAParchitecture, for Dan Fioroni, to (7) extend door landing into alley. (consent for approval)

III-B. **UDCA-06-038**, at **110 NW 10th St** (Automobile Alley, Ward 7). Consideration and possible action on an application for an Urban Design Certificate of Approval

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by Steven Johnson, The Banta Companies (Midtown 110 NW 10th LLC), to (2) paint the brick. (consent for approval)

III-C. **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)

III-D. **UDCA-06-062**, at **119-123 NW 23rd St** (NW 23rd Corridor, Ward 2). Consideration and possible action on an application for an Urban Design Certificate of Approval by Kevin Hinchey, Miles & Daughters Homes, for Bill Breit, to replace the upstairs windows. (consent for approval)

III-E. **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 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)

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

## IV. CASES FOR INDIVIDUAL CONSIDERATION

IV-A. **UDCA-06-054**, at **1213 N Harvey Ave** (Midtown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Gary Randolph, for Jordan Marcus, to (3) brick-in side windows; and (4) change rear windows and doorways.

Mr. Randolph appeared. He agreed to a condition of approval to leave the window sills in place.

APPROVED, with condition. Motion: Dowell / Ranger to approve UDCA-06-054, with the stated condition. Ayes: Wilson, Dowell, Marshall, Mobley, Ranger. Nays: None.

IV-B. **UDCA-06-061**, at **530 NW 8th St** (Midtown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Danny Bumpus, City of Oklahoma City Neighborhood Services Dept., to demolish the buildings and all property features.

Mr. Bumpus appeared with Mr. Scott Smith and Mr. R.D. Smith, owners.

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APPROVED. Motion: Marshall / Ranger to approve UDCA-06-061. Ayes: Wilson, Dowell, Marshall, Mobley, Ranger, Williams. Nays: None.

- IV-C. **UDCA-06-063, at 411-415 NW 7th St & 801 N Hudson Ave** (Midtown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Mike Lee, Drug Recovery Inc., to (1) add awnings and canopy; (2) remove added parapet; (3) add light fixtures; (4) replace doors; (5) remove paint from brick; and (6) extend the curb.

Mr. Lee appeared. He agreed to a condition of approval that the awnings of item (1) would be slate gray or dark blue.

APPROVED in part, with condition, CONTINUED in part. Motion: Marshall / Ranger to continue for one month the canopy of the 411 building (part of item (1)) of UDCA-06-063, and approve the other items, subject to the above condition. Ayes: Wilson, Dowell, Marshall, Mobley, Ranger, Williams. Nays: None.

- IV-D. **UDCA-06-026, at 807 N Walker Ave** (Midtown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Steven Johnson, Banta Construction, for Mid Town Seventh & Walker LLC, to (2) demolish the building.

Mr. Johnson appeared. Commissioner Dowell described “economically feasible.”

CONTINUED. Motion: Dowell / Williams to continue UDCA-06-026 for one month. Ayes: Wilson, Dowell, Marshall, Mobley, Ranger, Williams, Yost. Nays: None.

- IV-E. **UDCA-06-055, at 709 NW 8th St** (Midtown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by John Mobley, SSM Health Care, to demolish the building and all property features.

Mr. Mobley appeared, recusing himself as Commissioner.

APPROVED. Motion: Williams / Marshall to approve UDCA-06-055. Ayes: Wilson, Dowell, Marshall, Ranger, Williams, Yost. Nays: None. Abstain: Mobley.

- IV-F. **UDCA-06-056, at 719 NW 8th St** (Midtown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by John Mobley, SSM Health Care, to demolish the buildings and all property features.

Mr. Mobley appeared, recusing himself as Commissioner. He stated that the existing apartment units are about 300 square feet. Mr. George McQuiston,

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Midtown property owner and St. Anthony contributor, asked that the application not be approved until more economic information is presented.

APPROVED. Motion: Dowell / Marshall to approve UDCA-06-056. Ayes: Wilson, Dowell, Marshall, Yost. Nays: Ranger, Williams. Abstain: Mobley.

- IV-G. **UDCA-06-057**, at **520 NW 9th St** (Midtown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by John Mobley, SSM Health Care, to demolish the building and all property features.

Mr. Mobley appeared, recusing himself as Commissioner.

APPROVED. Motion: Marshall / Yost to approve UDCA-06-057. Ayes: Wilson, Dowell, Marshall, Ranger, Williams, Yost. Nays: None. Abstain: Mobley.

- IV-H. **UDCA-06-064**, at **16 NE 2nd St** (Deep Deuce / Triangle, Ward 7). Consideration and possible action on an application for an Urban Design Certificate of Approval by Bill Dinger, Gumerson & Assoc., for Larry & Regina Waters, to (1) change windows and door locations and units; (2) raise the parapet, changing banding color; (3) add penthouse; (4) add upper floor side extension; and (5) add ramp.

Mr. Dinger appeared with Mr. Waters and Mr. Bill Gumerson. Mr. Gumerson presented and read a letter to Commissioners responding to the staff report.

APPROVED “in concept” and CONTINUED. Motion: Williams / Dowell for conceptual approval of UDCA-06-064 according to the submitted rendering, and continued indefinitely to submit details. Ayes: Wilson, Dowell, Marshall, Mobley, Ranger, Williams, Yost. Nays: None.

- (not on agenda) Commissioner Wilson recommended the new book on Oklahoma City by *Oklahoman* writers Lackmeyer and Money. He wished everyone a Merry Christmas and departed. Commissioner Yost chaired the rest of the meeting.

- IV-I. **UDCA-06-065**, at **1227 N Walker Ave** (Midtown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Steven Johnson, The Banta Companies (Midtown 12th and Walker Investments LLC), to (1) demolish the building and remove concrete foundations.

Mr. Johnson appeared and agreed to the condition that a detailed and complete application is made within 60 days for the exterior treatment of the remaining structure and north wall.

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APPROVED with condition. Motion: Williams / Mobley to approve UDCA-06-065, with the stated condition. Ayes: Dowell, Marshall, Mobley, Ranger, Williams, Yost. Nays: None.

- IV-J. **UDCA-06-036**, at **1725 NW 16th St** (Plaza, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Rand Elliott, for Lyric Theatre of Oklahoma Inc., to (1) on the south facade, (a) replace wall surface with EIFS coating, (b) install tubing frame, (c) change hood, and (d) install storefront doors; (2) on the east side, (a) change doors, (b) add canopy, (c) reconfigure sidewalk, with rails, and (d) add transformer; and (3) on the west side, (a) remove burglar bars, and (b) install a metal door.

Mr. John Larson appeared for the application.

Motion: Marshall to approve UDCA-06-036 with the condition that the transformer, item (2)(d), be relocated or screened in an artistic manner. No second.

APPROVED in part, CONTINUED in part. Motion: Marshall / Ranger to continue item (2)(d) of UDCA-06-036 for one month, and approve the other items. Ayes: Dowell, Marshall, Mobley, Ranger, Williams, Yost. Nays: None.

## V. OTHER BUSINESS (no items)

## VI. COMMUNICATIONS

VI-A. Downtown rezoning: The Planning Commission hearing has been changed to January 11.

VI-B. Riverfront rezoning: The Planning Commission hearing is now expected to be in February, with a Council hearing in March.

(not on agenda) Staff announced that an application for a billboard near the northeast corner of NW 23rd St and N Robinson Ave had been received; it appeared that there were no regulations to deny the application; but other options were being checked.

(not on agenda) Staff announced that two PUDs affecting the UD Urban Design zone had been received. One (PUD-1255) concerns the Tower Theater on NW 23rd St and the parking lot across the street; its appearance would continue to be in the UD zone. The other (PUD-1257) is to rezone the house at NW 16th St and Marion Ave to office use, and extend the Plaza District UD zone to include the property.

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- VI-C. The terms of Commissioners Mobley, Ranger, and Wilson expired on December 17. They may continue to serve until reappointed or replaced, as recommended by the Mayor and confirmed by Council. These positions are for owners or owner representatives of properties in the Urban Design zones.

The City Council agenda for December 19 includes the reappointments of Commissioners Brunsteter, Dowell, Dowell, Marshall, Mobley, Ranger, Wilson, and Yost: The Council item was struck.

- VI-D. UDCA-06-032, at 709 & 719 NW 8th St (Midtown, Ward 6), by John Mobley, SSM Health Care, to demolish the buildings and all property features: The Commission's denial of demolition of these buildings is being appealed to the Board of Adjustment, with the hearing on Thursday, January 4, 2007, 1:30: The Commission decisions today on items IV E and IV-F make this item moot.

- VI-E. UDCA-06-030, at 1630 NW 23rd St (NW 23rd Corridor, Ward 6): The request by Sam Gresham, for Andrea Jones, Jones-Samara LLC, to (2) construct a new commercial building - revised design to (a) omit the west-facing window, has been withdrawn.

(not on agenda) Staff announced that PUD-1218, on the 700 block of NW 23rd St, north side, was approved by the Council on December 19.

- VI-F. The next regular Commission meeting is Wednesday, January 17, 2007. New applications and information on continued projects are to be submitted to staff by 5:00 p.m., Wednesday, January 3.

## VII. ADJOURNMENT (5:19 p.m.)

Motion: Marshall / Williams to adjourn the December 20, 2006, meeting of the Urban Design Commission. Ayes: Marshall, Mobley, Ranger, Williams, Yost. Nays: None.

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