

## MINUTES

### URBAN DESIGN COMMISSION

January 17, 2007 - 3:06 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 3:06 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  
James M. Williams (arrived after III.)  
David T. Yost

Members Absent: Betsy Brunsteter, Vice-Chair  
John Mobley

Staff Present: Susan Miller, AICP, Planner IV, Planning Department  
John R. Calhoun, Planner II (Commission Secretary)  
Kelly Driscoll, Planner II, Planning Department  
Analinda Lane, Office Specialist II, Planning Department  
Cindy Rhodes, Office Specialist II, Planning Department  
Susan Randall, Assistant Municipal Counselor

Staff noted the resignation of Commissioner Jennifer Gibbons, and introduced Analinda Lane, new Planning Department employee who will be working with the Commission.

#### II. APPROVAL OF MINUTES

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

#### III. CONSENT DOCKET

III-A. **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 (b) canopy. (consent for one-month continuance)

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- III-B. **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. (consent for one-month continuance)
- III-C. **UDCA-06-029**, at **1140 N Hudson Ave** (Midtown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Allen Porter, for Lisa Macias, North Oklahoma Co. Mental Health Center, to change the south side by (2)(a) installing a handicap ramp. (consent for approval)
- 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)
- III-E. **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 City Community Foundation), to construct a two-story brick building of ±18,000 sq.ft.; and install tree wells and light poles in the public right-of-way (revised designs). (consent for approval)

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

## IV. CASES FOR INDIVIDUAL CONSIDERATION

- IV-A. UDCA-07-001, at 105 NW 13th St: Moved to follow item V-B, since the applicant was not present.
- IV-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 of Approval by Tom Roe, TROE 19 LLC, to (1) replace the upper-floor windows; (2) replace the storefront windows; and (3) replace the tile on the facade.

Mr. Roe appeared.

APPROVED in part, CONTINUED in part. Motion: Marshall / Yost to approve item (1) of UDCA-06-028, and continue indefinitely items (2) and (3). Ayes: Wilson, Dowell, Marshall, Ranger, Williams, Yost. Nays: None. Absent: Brunsteter, Mobley.

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- IV-C. **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, (d) install storefront doors; and (2)(d) add transformer.

Ms. Barbara Larson appeared for the applicant. Staff reported that the applicant had stated that the owner had agreed to location of the transformer, item (2)(d), in the fenced garden on the west side (option 3). Commissioners expressed concerns about utility access.

APPROVED. Motion: Yost / Williams to approve UDCA-06-036, with item (2)(d) located anywhere within the fenced garden area. Ayes: Wilson, Dowell, Marshall, Ranger, Williams, Yost. Nays: None. Absent: Brunsteter, Mobley.

## V. OTHER BUSINESS

- V-A. Election of Officers: Chair and Vice-Chair: Moved to after VI-E.

- V-B. Review and comment on **PUD-1255**, Tower Theater, **425 & 432 NW 23rd St** (NW 23rd Corridor, Wards 2 & 6).

Mr. Brian Fitzsimmons, architect, and Mr. Marty Dillon, owner, appeared for the proposal. Mr. Fitzsimmons stated that the base zoning was being changed to NBD Neighborhood Business, and that the billboard on the south side would be removed at the end of its lease within two years. Staff noted that in this case the UD Urban Design zoning would continue to apply to the properties.

RECOMMENDED. Motion: Marshall / Williams to recommend approval in concept of PUD-1255. Ayes: Wilson, Dowell, Marshall, Ranger, Williams, Yost. Nays: None. Absent: Brunsteter, Mobley.

## IV. CASES FOR INDIVIDUAL CONSIDERATION (out of agenda order)

- IV-A. **UDCA-07-001**, at **105 NW 13th St** (Midtown, Ward 7). Consideration and possible action on an application for an Urban Design Certificate of Approval by David Story, MTV Real Estate LP, to demolish the building, including the foundation and footings.

No one appeared for the applicant. Ms. Stephanie Woods, manager of the abutting building (Garage Loft Apartments), appeared.

APPROVED. Motion: Williams / Yost to approve UDCA-07-001. Ayes: Wilson, Dowell, Marshall, Ranger, Williams, Yost. Nays: None. Absent: Brunsteter, Mobley.

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### VI. COMMUNICATIONS

VI-A. Downtown rezoning: On January 11, the Planning Commission recommended approval. The Council item is to be introduced on January 30 and the final hearing is expected to be on February 20. The effective date is expected to be March 22, the day after that month's Urban Design Commission meeting: Staff reported that those dates will likely change; the ordinance is now expected to be passed with an emergency provision, and become effective sixty days after passage, probably after the April meeting of the Urban Design Commission. Staff agreed to place this item on next month's agenda as a discussion item.

Several Commissioners expressed concerns that the proposal should not reduce the Urban Design Commission boundaries, and that the member qualifications for the Downtown Design Review Committee was too narrow. Mr. Wilson stated that he spoke at the Planning Commission in support of the rezoning.

VI-B. Riverfront rezoning: The Planning Commission hearing is now expected to be in March; the effective date would be in May or June.

(not on agenda) Staff agreed to provide a map showing the proposed Urban Design zone.

VI-C. Billboard proposal, NW 23rd St at N Robinson Ave: Staff distributed a letter from Mr. Eric Groves, expecting to be the attorney representing the Heritage Hills neighborhood, and a map. He is filing an appeal to the Board of Adjustment to overturn an administrative decision to grant the sign permit. One assertion is that signs are "structures," which would require Commission review. However, the Commission could not prohibit an allowed use; non-accessory signs are allowed in the C-4 General Business zone of this location. A proposed new overlay zoning limiting billboards would prohibit such large signs in the future.

VI-D. PUD-1257, 1629 Marion Ave at NW 16th St (Plaza, Ward 6): This rezoning, which the Planning Commission recommended on January 11, would enlarge the UD Urban Design area.

VI-E. Meeting attendance: Staff distributed a table of members' 2006 attendance.

### V. OTHER BUSINESS (out of agenda order)

V-A. Election of Officers: Chair and Vice-Chair: The consensus of Commissioners was to reschedule the election until new members are appointed.

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**VI. COMMUNICATIONS (continued)**

VI-F. The next regular Commission meeting is Wednesday, February 21, 2007, five weeks away. New applications and information on continued projects are to be submitted to staff by 5:00 p.m., Wednesday, February 7.

**VII. ADJOURNMENT (4:34 p.m.)**

Motion: Yost / Williams to adjourn the January 17, 2007, meeting of the Urban Design Commission. Ayes: Wilson, Dowell, Marshall, Ranger, Williams, Yost. Nays: None. Absent: Brunsteter, Mobley.

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