

MINUTES

URBAN DESIGN COMMISSION

April 16, 2008 - 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 3:02 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.

1. ROLL CALL

Members Present: Betsy Brunsteter, Chair
David T. Yost, Vice-Chair
Brian Fitzsimmons
Dan Martin (arrived at item 3A)
George McQuiston
Long V. Nguyen
Jeff Struble
James M. Williams (arrived at item 4B)

Member Absent: Randy Quiroga-King

Staff Present: John R. Calhoun, Planner II (Commission Secretary)
Paula Hurst, Office Specialist II, Planning Department
Susan Randall, Assistant Municipal Counselor

2. APPROVAL OF MINUTES

APPROVED. Motion: McQuiston / Struble to approve the minutes of the February 20, 2008, Urban Design Commission meeting. Ayes: Brunsteter, Yost, Fitzsimmons, McQuiston, Nguyen, Struble. Nays: None. Absent: Martin, Quiroga-King, Williams.

APPROVED. Motion: Yost / Fitzsimmons to approve the minutes of the March 19, 2008, Urban Design Commission meeting. Ayes: Brunsteter, Yost, Fitzsimmons, McQuiston, Nguyen, Struble. Nays: None. Absent: Martin, Quiroga-King, Williams.

3. CONSENT DOCKET

3A. **UDCA-08-002, at 1704-1712 NW 16th St** (Plaza, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Jeff Struble, to (2) on 1712, install a 2nd story wood deck on the back side; (4) install awnings on each building front; (5) install sign brackets; (6) install

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gooseneck lights; and (8) replace rear doors on the southwest building. (consent for one-month continuance)

- 3B. UDCA-08-005, at 2111 NW 23rd St: Pulled from Consent Docket at staff request, and heard prior to Item 4A.
- 3C. **UDCA-07-041**, at **715, 719, 723, 727 & 733 NW 23rd St, 2417 N Lee Ave, 2411 & 2418 Guernsey Ave** (NW 23rd Corridor, Ward 2). Consideration and possible action on an application for an Urban Design Certificate of Approval by Mike Tharasena, to (1) for 2418, (d) erect fence at northwest corner. (consent to determine application incomplete and for indefinite continuance)
- 3D. **UDCA-07-044**, at **1701 NW 16th St** (1701 NW 16th St, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Kenneth Fitzsimmons, for Estrella and Mike Elliott, to (1)(e) remove upper-level wood screens. (consent for one-month continuance)
- 3E. **UDCA-07-043**, at **2900 N Classen Blvd** (2900 N Classen Blvd, Ward 2). Consideration and possible action on an application for an Urban Design Certificate of Approval by Vicky Hua, to (2) change (a) lotus-flower pots. (consent for one-month continuance)

Commissioners Fitzsimmons and Struble recused themselves because of involvement with two cases.

APPROVED and **CONTINUED**. Motion: Yost / Nguyen to approve or continue the Consent Docket items as stated above. Ayes: Brunsteter, Yost, Martin, McQuiston, Nguyen. Nays: None. Abstain: Fitzsimmons, Struble. Absent: Quiroga-King, Williams.

- 3B. (heard separately) **UDCA-08-005**, at **2111 NW 23rd St** (NW 23rd Corridor, Ward 2). Consideration and possible action on an application for an Urban Design Certificate of Approval by Brad Goodwin, Penn Crossing Limited Partnership, to construct a new franchise restaurant (window change). (consent for approval)

No one appeared. Staff distributed a revised elevation drawing.

APPROVED. Motion: Fitzsimmons / McQuiston to approve UDCA-08-005. Ayes: Brunsteter, Yost, Fitzsimmons, Martin, McQuiston, Nguyen, Struble. Nays: None. Absent: Quiroga-King, Williams.

4. CASES FOR INDIVIDUAL CONSIDERATION

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- 4A. UDCA-08-009, at 601 NW 7th St: Moved to later in the agenda (after item 4C), since no one was present.
- 4B. **UDCA-08-010**, at **401 NW 23rd St** (NW 23rd Corridor, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Tanya Turner, for Keith and Heather Paul, to (1) modify site including (a) remove light poles, (b) install gas-pump lamps, (c) install steel planters, (d) add room to north, (e) add awning, and (f) install fences; (2) rehabilitate building with (a) replace south overhead door, (b) replace boarded-over window with large plate glass; (c) remove paint from copper hood and frame, (d) replace entry door, (e) install clear glass in casement windows, (f) infill northeast door, (g) replace east overhead door, (h) replace casement window with new door and sidelight, (i) install mechanical screens on rooftop, (j) install light fixtures, and (k) remove paint from roof shingles.

Commissioner Fitzsimmons, the project architect, recused himself and appeared with Ms. Turner. He said that the cooling units, item (1)(d), would be relocated but still behind the fence (1)(f). He said that the fences (1)(f) and mechanical screens (2)(i) would be of cement-board. He said that the garage doors, items (2)(a) & (g), would be either black or bronze anodized.

APPROVED. Motion: Martin / Yost to approve UDCA-08-010. Ayes: Brunsteter, Yost, Martin, McQuiston, Nguyen, Struble, Williams. Nays: None. Abstain: Fitzsimmons. Absent: Quiroga-King.

- 4C. **UDCA-07-035**, at **2624 N Classen Blvd** (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 construct (c) canopy trellises.

Mr. Elliott appeared. Staff agreed to work with him to obtain a building permit for the initial construction.

CONTINUED. Motion: McQuiston / Williams to continue UDCA-07-035 for one month, stating a preference that the trellises continue behind the sight triangle. Ayes: Brunsteter, Yost, Fitzsimmons, Martin, McQuiston, Nguyen, Struble, Williams. Nays: None. Absent: Quiroga-King.

- 4A. (out of agenda order) **UDCA-08-009**, at **601 NW 7th St** (Midtown Cottage, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Zack Woods, TAP Architecture, for Tom Seabrooke, Oakbrooke Homes, to (1) construct a multi-family structure, with 21 units, garage, storage, deck, and roof terrace and green roof; and (2)(a) remove fences, and (b) install new fence, (c) retaining walls, and (d) sidewalks.

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Mr. John Ward, TAParchitecture, appeared. Mr. Michael Smith, neighbor and developer, appeared.

CONTINUED. Motion: McQuiston / Struble to continue UDCA-08-009 for one month. Ayes: Brunsteter, Yost, Fitzsimmons, Martin, McQuiston, Nguyen, Struble, Williams. Nays: None. Absent: Quiroga-King.

5. OTHER BUSINESS

5A. **NS# 174584, at 1804 NW 16th St** (Plaza, Ward 6). Consideration and possible non-binding advisory on a request by the City of Oklahoma City (W.E. Kincaid, owner), to demolish the dilapidated buildings.

Mr. Kincaid appeared, objecting to the demolition. Ms. Susan Hogan, Plaza District, appeared to support the demolition. Mr. Danny Bumpus, City of Oklahoma City Neighborhood Services, described the process of how this property was placed on the dilapidated list.

NO COMMENT. Motion: McQuiston / Yost to make no statement. Ayes: Brunsteter, Yost, Fitzsimmons, Martin, McQuiston, Nguyen, Williams. Nay: Struble. Absent: Quiroga-King.

6. COMMUNICATIONS

6A. Cottage District changes: Staff reported the interest of other Planning staff in relating any Cottage District proposals to the St. Anthony master plan.

6B. Plaza-Lyric Theatre air conditioning units: No new information.

6C. The next regular Commission meeting is Wednesday, May 21, 2008 (five weeks away). New applications and information on continued projects are to be submitted to staff by 5:00 p.m., Wednesday, May 7.

(additional discussion) Staff distributed a list from the previous day's Council meeting, when Commissioners Brunsteter, Martin, McQuiston, Nguyen, and Yost were reappointed.

7. ADJOURNMENT (4:15 p.m.)

Motion: Martin / Yost to adjourn the April 16, 2008, meeting of the Urban Design Commission. Ayes: Brunsteter, Yost, Fitzsimmons, Martin, McQuiston, Nguyen, Struble, Williams. Nays: None. Absent: Quiroga-King.

ph/jrc

