

MINUTES

URBAN DESIGN COMMISSION

April 18, 2007 - 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 3:00 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: Harry Wilson, Chair
Richard Dowell
John H. Marshall
Dan Martin
John Mobley
Todd Ranger
James M. Williams
David T. Yost

Member Absent: Betsy Brunsteter, Vice-Chair

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

2. APPROVAL OF MINUTES

APPROVED. Motion: Marshall / Martin to approve the minutes of the March 21, 2007, Urban Design Commission meeting. Ayes: Wilson, Dowell, Marshall, Martin, Mobley, Ranger, Williams, Yost. Nays: None. Absent: Brunsteter.

3. CONSENT DOCKET

- 3A. **UDCA-07-020**, at **1629 N Marion Ave** (Plaza, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Jeff Struble, to install a stockade fence. (consent for approval)
- 3B. **UDCA-07-019**, at **909 NW 9th St** (Midtown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Steven Johnson, CF 910 LLC (Banta), to demolish the house and other property features. (consent for approval)

Urban Design Commission

Minutes - Page 2 of 5

April 18, 2007

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

6. COMMUNICATIONS (item moved forward)

6A. Policy on Conversion of Midtown Cases from Urban Design to Downtown Design Review: Staff and Commissioners discussed.

4. CASES FOR INDIVIDUAL CONSIDERATION

4A. **UDCA-07-017**, at **801 NW 7th St** (Midtown/Cottage, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Debra Schweickart, for In Su & Craig Bates, to (1) remove wood screens and brick bases on two sides; (2) install siding on walls inset from mansard roof; (3) install columns; and (4) build planter walls of landscape timbers.

Ms. Schweickart appeared with Mr. Evert Challis. They displayed vinyl siding samples. Staff distributed drawings of a revised design proposal. Ms. Schweickart and Mr. Challis stated that the proposed columns would be of T-111 siding. Ms. Randy Floyd, of neighboring properties, appeared and questioned several items of the proposal.

CONTINUED. Motion: Williams / Marshall to continue UDCA-07-017. Ayes: Wilson, Dowell, Marshall, Martin, Mobley, Ranger, Williams, Yost. Nays: None. Absent: Brunsteter.

4B. **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 & Associates, 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; (5) add ramp; (6) change basement wall material; and (7) add fountain and planters.

Mr. Bill Gumerson appeared for the application. He displayed several material samples. He requested the option to change the band color on the penthouse, item (3), to shiny black.

APPROVED. Motion: Yost / Ranger to approve UDCA-06-064. Ayes: Wilson, Dowell, Marshall, Martin, Mobley, Ranger, Williams, Yost. Nays: None. Absent: Brunsteter.

Urban Design Commission

Minutes - Page 3 of 5

April 18, 2007

- 4C. **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, FAIA, Elliott + Associates Architects, for Lyric Theatre of Oklahoma, Inc., to (1) on the south facade, install (e) a roll-down grille; (2) on the east side, (d) add a vestibule into the right-of-way, and (e) install bollards; and (3) on the west side, (c) relocate and add gates, and add a fence section.

Mr. Elliott appeared. Staff distributed a plan drawing of the east side.

APPROVED. Motion: Marshall / Williams to approve UDCA-06-036. Ayes: Wilson, Dowell, Marshall, Martin, Mobley, Ranger, Williams, Yost. Nays: None. Absent: Brunsteter.

- 4D. **UDCA-07-015, at 1207 N Walker Ave** (Midtown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Steven Johnson, Midtown 12th & Walker Investments LLC (Banta), to construct (1)(b) handrail at steps; on the west brick wall, (2)(a) install door; (5)(b) paint the masonry; on west concrete block wall, (7) add exterior freezer, and (8)(a) create new door opening, and (b) install door.

Mr. Johnson appeared. He made the clarifying statement that the written and verbal description provided for item (2)(b) of “steel encased 3’0” X 7’0” solid door, painted to match bldg. exterior. Hardware will be typical retail finish, aluminum standard door pull” also describes the door on item (8)(b).

APPROVED in part, DENIED in part. Motion: Williams / Marshall to deny item (1)(b) for insufficient information and approve items (2)(a), (5)(b), (7), (8)(a) and (b) of UDCA-07-015. Ayes: Wilson, Dowell, Marshall, Martin, Mobley, Ranger, Williams, Yost. Nays: None. Absent: Brunsteter.

- 4E. **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, Midtown Rehco LLC (Banta), to (2) screen a large transformer.

Mr. Johnson appeared.

DENIED, with recommendation. Motion: Mobley / Ranger to deny UDCA-06-047 for lack of information, with a recommendation to the Board of Adjustment to support a variance. Ayes: Wilson, Dowell, Marshall, Martin, Mobley, Ranger, Williams, Yost. Nays: None. Absent: Brunsteter.

- 4F. **UDCA-07-018, at 1400 NW 25th St & 2515 N Douglas Ave** (Asian, Ward 2). Consideration and possible action on an application for an Urban Design Certificate

Urban Design Commission

Minutes - Page 4 of 5

April 18, 2007

of Approval by Troy B. Labani, Concepts Ventures LLC, to erect a perimeter metal fence.

Mr. Labani appeared. He stated that the walkways of the courtyard would be changed to provide a path from a pedestrian gate to all entries. He agreed to change the fence design to meet the minimum height requirement of 5½', by adding a row of the circle pattern to the bottom of the pickets, with the design to be submitted to staff.

APPROVED, with amendment. Motion: Yost / Williams to approve UDCA-07-018, with the design change stated above. Ayes: Wilson, Dowell, Marshall, Martin, Mobley, Ranger, Williams, Yost. Nays: None. Absent: Brunsteter.

- 4G. **UDCA-07-014**, at **2516 N Military Ave** (Asian, Ward 2). Consideration and possible action on an application for an Urban Design Certificate of Approval by Rob Elliott, Elliott Architects, Inc, for Tri Van Luong, to (2)(a) remove wood fence sections, and (b) add bollard lights atop existing brick pillars; (3) construct a ceremonial gate across the street; and (4)(a) construct a mid-block crosswalk.

Mr. Elliott appeared. He showed large drawings of the proposed gate, item (3). He agreed to a condition of item (2)(a) to screen the utility services on the north side of the building, with a design submitted to the Commission.

APPROVED in part, with condition. Motion: Martin / Williams to approve item (2) of UDCA-07-014, with the stated condition. Ayes: Wilson, Dowell, Marshall, Martin, Mobley, Ranger, Williams, Yost. Nays: None. Absent: Brunsteter.

CONTINUED in part. Motion: Martin / Williams to continue indefinitely items (3) and (4) of UDCA-07-014. Ayes: Wilson, Dowell, Marshall, Martin, Mobley, Ranger, Williams, Yost. Nays: None. Absent: Brunsteter.

- 4H. **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 (revised design).

Mr. Randolph appeared.

APPROVED. Motion: Marshall / Martin to approve UDCA-06-054. Ayes: Wilson, Dowell, Marshall, Martin, Mobley, Ranger, Williams, Yost. Nays: None. Absent: Brunsteter.

5. OTHER BUSINESS (no items)

Urban Design Commission

Minutes - Page 5 of 5

April 18, 2007

6. COMMUNICATIONS (continued)

- 6B. Members departing: This is the last Urban Design Commission meeting for Commissioners Harry Wilson, Richard Dowell, John H. Marshall, John Mobley, and Todd Ranger. (The new Downtown zoning is effective on May 1.)
- 6C. New members: Several citizens have volunteered since the Mayor asked for prospective Urban Design Commissioners from the Capitol Hill, Plaza, NW 23rd Corridor, and Asian districts. Additional persons are still encouraged to make applications to the Planning Department. The new Commissioners will take office before the May meeting. A member from the Paseo Commercial district may be considered later this year.
- 6D. Paseo Commercial rezoning to Urban Design: Rezoning is expected sometime this summer.
- 6E. UDCA-07-016, at N Classen Blvd, from NW 23rd St to NW 30th St (Asian, Ward 2): The City's Asian District streetscape will be heard again in May, since the plans have not yet been finalized.
- 6F. 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, Midtown 12th & Walker Investments LLC (Banta), to demolish the building and remove concrete foundations: Since the applicant did not fulfill the condition agreed to and amended under the CA, to submit a plan for the property by April 4, the original CA is determined to be void.
- 6G. Riverfront rezoning: The boundary changes in Capitol Hill, adding to and subtracting from the Urban Design zone, are expected to be heard by the Planning Commission on May 10 and Council on July 17, with an effective date of September 17.
- 6H. The next regular Commission meeting is Wednesday, May 16, 2007. New applications and information on continued projects are to be submitted to staff by 5:00 p.m., Wednesday, May 2.

(not on agenda) Motion: Yost / Martin to commend the outgoing Urban Design Commissioners. Approved by unanimous consent.

7. ADJOURNMENT (5:22 p.m.)

Motion: Williams / Yost to adjourn the April 18, 2007, meeting of the Urban Design Commission. Ayes: Wilson, Dowell, Marshall, Martin, Mobley, Ranger, Williams, Yost. Nays: None. Absent: Brunsteter.

Urban Design Commission
Minutes - Page 6 of 5
April 18, 2007

jrc