

MINUTES

URBAN DESIGN COMMISSION

June 20, 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 3:03 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.

1. ROLL CALL

Members Present: Betsy Brunsteter, Chair
David T. Yost, Vice-Chair
Susan Hogan
Dan Martin
George McQuistion
Long V. Nguyen
James M. Williams (arrived during 4A)

Members Absent: None

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

2. APPROVAL OF MINUTES

APPROVED. Motion: Hogan / Martin to approve the minutes of the May 16, 2007, Urban Design Commission meeting. Ayes: Brunsteter, Yost, Hogan, Martin, McQuistion, Nguyen. Nays: None. Absent: Williams.

3. CONSENT DOCKET

3A. **UDCA-07-029, at 1724 NW 16th St** (Plaza, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Rand Elliott, FAIA, for Lyric Theatre Of Oklahoma, Inc., to (1) pave and stripe parking lot; (2) install wood and chainlink fences; and (3) install light fixtures. (consent for approval)

APPROVED. Motion: Martin / Hogan to approve the consent docket item as stated. Ayes: Brunsteter, Yost, Hogan, Martin, McQuistion, Nguyen. Nays: None. Absent: Williams.

4. CASES FOR INDIVIDUAL CONSIDERATION

- 4A. **UDCA-07-030**, at **1742 NW 16th St** (Plaza, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Sergio Armas, for Fausto Cifuentes, to (1) replace the garage doors with windows; (2) replace the front door and window; (3) replace the canopy ceiling with painted plywood; (4) remove the side door and ramp, and widen the window; (5) remove the rear windows and replace the door; and (6) remove the rear building and fence.

Mr. Armas appeared with Ms. Linda Samara, interpreter.

APPROVED, in part. Motion: Hogan / Martin to approve items (4), (5) and (6) of UDCA-07-030. Ayes: Brunsteter, Yost, Hogan, Martin, McQuiston, Nguyen, Williams. Nays: None. Absent: None.

CONTINUED, in part. Motion: Williams / Nguyen to continue items (1), (2) and (3) of UDCA-07-030 to the next meeting. Ayes: Brunsteter, Yost, Hogan, Martin, McQuiston, Nguyen, Williams. Nays: None. Absent: None

- 4B. **UDCA-07-028**, at **204 W Commerce St** (SW 25th) (Capitol Hill, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by EAnn Robinson, for Tran Hung Doan Nhung, to (1) remove metal siding; (2) install new storefront system; (3) stucco exterior; (4) install new back door and stoop; and (5) paint masonry.

EAnn Robinson appeared. Staff and Commission discussed the recommendations of Oklahoma Main Street Architect Ron Frantz. The Commission recommended a one-month continuance (for items noted below) so that the applicant can meet with Ron Frantz to develop a design for a canvas awning to soften the appearance of the stucco and storefront system. Commissioner Williams noted that the color of the awning would need to be presented. The Commission recommended the applicant consider repainting the stucco in a less contrasting color. EAnn Robinson agreed to meet with Ron Frantz and to the one-month continuance of selected items.

APPROVED, in part. Motion: Hogan / Williams to approve items (4) and (5) of UDCA-07-028. Ayes: Brunsteter, Yost, Hogan, Martin, McQuiston, Nguyen, Williams. Nays: None. Absent: None.

CONTINUED, in part. Motion: Martin / Hogan to continue for one month items (1), (2) and (3) of UDCA-07-028. Ayes: Brunsteter, Yost, Hogan, Martin, McQuiston, Nguyen, Williams. Nays: None. Absent: None.

Urban Design Commission

Minutes - Page 3 of 5

June 20, 2007

- 4C. **UDCA-07-022**, at **2407 N Kentucky Ave & 1905 NW 23rd St** (NW 23rd Corridor, Ward 2), on an application for an Urban Design Certificate of Approval by Ron Walters, Ron Walters Construction Services Inc., for Capital Baptist Assoc. Inc.:

1a. Reconsideration of the Commission's denial of an application to (1) demolish the existing house.

Motion: Yost / Martin to reconsider the Commission's denial. Ayes: Brunsteter, Yost, Hogan, Martin, McQuiston, Nguyen, Williams. Nays: None. Absent: None.

1b (if 1a approved). Consideration and possible action on an application to (1) demolish the existing house.

Mr. Walters appeared with Mr. Mike Barnett, Capital Baptist Association. Mr. Michael Smith, Uptown 23 Redevelopment Association, spoke against the proposal.

Motion: Yost / Martin to approve item (1) of UDCA-07-022, recognizing that it is a unique situation not to be generally applied. Ayes: Brunsteter, Yost, Martin. Nays: Hogan, McQuiston, Nguyen, Williams. Absent: None. Motion failed.

DENIED. Motion: McQuiston / Hogan to deny item (1) of UDCA-07-022, because the economic feasibility study is not compelling given the deferred maintenance, and the demolition would have a negative impact on the neighborhood. Ayes: Hogan, McQuiston, Nguyen, Williams. Nays: Brunsteter, Yost, Martin. Absent: None.

Mr. Walters, Mr. Barnett, and Legal staff agreed the decision on item (1) has eliminated the need for discussing the remaining items (2) and (3).

2. Consideration and possible action on an application to (2) remodel the student building with (a) changed doors, (b) modified porches, (c) modified gables, (d) added large windows to the east side, (e) added shutters, (f) changed roofing, and (g) added windows to the south and west sides; and (3) construct a brick addition.

- 5A. (out of agenda order) **BOA-12819**, at **2407 N Kentucky Ave** (NW 23rd Corridor, Ward 2), on an application to the Board of Adjustment by Ron Walters, Ron Walters Construction Services Inc., for Capital Baptist Assoc. Inc., for a variance to the minimum lot size for a church.

Mr. Walters appeared with Mr. Mike Barnett, Capital Baptist Association.

Urban Design Commission

Minutes - Page 4 of 5

June 20, 2007

RECOMMENDED. Motion: Hogan / Yost to recommend approval of the requested variance of BOA-12819. Ayes: Brunsteter, Yost, Hogan, Martin, McQuiston, Nguyen, Williams. Nays: None. Absent: None.

- 4D. **UDCA-07-025**, at **1216-1218 NW 26th St** (Asian, Ward 2). Consideration and possible action on an application for an Urban Design Certificate of Approval by Anthony Colvin, for Yen Tran, to (2) construct a new brick residence with office.

Mr. Colvin appeared with Ms. Tran to present colors representing Asian-theme.

APPROVED, with condition. Motion: McQuiston / Williams to approve Plan C for UDCA-07-025, subject to a condition of approval that Asian-theme colors are used. Selected colors are (a) roof, Rustic Evergreen, (b) brick, Cromwell (reddish-orange), and (c) trim, beige soffit. Ayes: Brunsteter, Yost, Hogan, Martin, McQuiston, Nguyen, Williams. Nays: None. Absent: None.

- 4E. **UDCA-07-017**, at **801 NW 7th St** (Midtown, 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 (6) add balcony rail.

Ms. Schweickart appeared with Mr. Evert Challis. They and the Commission discussed several design alternatives.

Ms. Randy Floyd and Mr. Michael Smith, neighbors across the street, spoke in opposition to the railing location and material.

CONTINUED. Motion: Williams / McQuiston to continue UDCA-07-017 to the next meeting. Ayes: Brunsteter, Yost, Hogan, Martin, McQuiston, Nguyen, Williams. Nays: None. Absent: None.

- 4F. **UDCA-07-027**, at **3001 N Classen Blvd** (Asian, Ward 2). Consideration and possible action on an application for an Urban Design Certificate of Approval by Chong Branson, for Phil Nhin, to (1) erect a new commercial building about 6000 sq.ft.; (2) construct sidewalks and curbs; and (3) construct a fence.

Mr. Nhin appeared with Mr. John Keely, contractor. They agreed to a condition of approval that the westmost wall would be of split-face block.

APPROVED, in part, with condition; CONTINUED in part. Motion: Yost / Hogan to approve all of UDCA-07-027 except for the awnings, subject to the condition stated above, and to continue indefinitely the awning design. Ayes: Brunsteter, Yost, Hogan, Martin, McQuiston, Nguyen, Williams. Nays: None. Absent: None.

Urban Design Commission

Minutes - Page 5 of 5

June 20, 2007

5. OTHER BUSINESS

- 5A. BOA-12819, at 2407 N Kentucky Ave (NW 23rd Corridor, Ward 2), on an application to the Board of Adjustment by Ron Walters, Ron Walters Construction Services Inc., for Capital Baptist Assoc. Inc., for a variance to the minimum lot size for a church.

Considered after item 4C.

6. COMMUNICATIONS

- 6A. Riverfront rezoning: The boundary changes in Capitol Hill, adding to and subtracting from the Urban Design zone, were heard by the Planning Commission on May 24 and continued to June 14. The Council hearing date is still scheduled for August 14, with an effective date 60 days later.
- 6B. Design compliance officer: Mr. Matt Maloy has resigned; a new officer is in the hiring process.
- 6C. UDCA-07-016, at N Classen Blvd, from NW 23rd St to NW 30th St (Asian, Ward 2): The next hearing on the City's Asian District streetscape is postponed again to July, since the plans have not yet been finalized.
- 6D. Paseo Commercial rezoning: Next month, the Commission will be asked to consider ordinances to change the design review from the Historic Preservation Commission to the Urban Design Commission.
- 6E. The next regular Commission meeting is Wednesday, July 18, 2007. New applications and information on continued projects are to be submitted to staff by 5:00 p.m., Tuesday, July 3 (early because of holiday).

7. ADJOURNMENT (5:44 p.m.)

Motion: Yost / McQuiston to adjourn the June 20, 2007, meeting of the Urban Design Commission. Ayes: Brunsteter, Yost, Hogan, Martin, McQuiston, Nguyen, Williams. Nays: None. Absent: None.

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