

MINUTES

URBAN DESIGN COMMISSION

March 16, 2005 - 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.

I. ROLL CALL

Members Present: Harry Wilson, Chair
Betsy Brunsteter, Vice-Chair (arrived during V-A, left after IV-E)
Richard Dowell
John H. Marshall (left during IV-E)
David Miller
John Mobley
James M. Williams (arrived during IV-B)
David T. Yost

Member Absent: Ashley Perkins

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

II. APPROVAL OF MINUTES

APPROVED. Motion: Yost / Marshall to approve the minutes of the February 16, 2005, Urban Design Commission meeting. Ayes: Wilson, Dowell, Marshall, Miller, Mobley, Yost. Nays: None.

(Item V-A. was heard at this time at the request of the applicant.)

V-A. **BOA-12228**, at **213-219 SW 26th St** (Capitol Hill, Ward 6). Consideration and possible resolution on an application for a variance before the Board of Adjustment by Brett E. Fisher, to permit barbed/razor wire.

Mr. Fisher appeared.

RESOLUTION. Motion: Yost / Brunsteter to take no position on BOA-12228, noting that the installation predated the Urban Design zoning for this area. Ayes: Wilson, Brunsteter, Dowell, Marshall, Miller, Mobley, Yost. Nays: None.

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III. CONSENT DOCKET

III-A. **UDCA-05-005**, at **619 NW 7th St** (MidTown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by J. Bob Crotts, J. Robert Design, for K.E. Wentworth Jr., to (2) install fences. (consent for continuance)

III-B. **UDCA-04-030**, at **430 NW 11th St** (MidTown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Sam Moore, for Lawrence E. Davis, to install canopy, french doors, and stuccoed shaft to the open second floor of the west side. (consent for approval)

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

IV. CASES FOR INDIVIDUAL CONSIDERATION

IV-A. **UDCA-05-013**, at **1206 NW 26th St** (Asian, Ward 2). Consideration and possible action on an application for an Urban Design Certificate of Approval by Tri Van Luong and Ba Luong Oriental Group Investment Corp., to demolish the dilapidated house and other property features.

Mr. Tri Van Luong appeared.

APPROVED. Motion: Brunsteter / Yost to approve UDCA-05-013. Ayes: Wilson, Brunsteter, Dowell, Marshall, Miller, Mobley, Yost. Nays: None.

IV-B. **UDCA-05-006**, at **817 NW 7th St** (MidTown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Ken Huor, to (1) install a chain-link fence for the front and side yard; and (2) install rail for front steps.

Mr. Huor appeared. He agreed to conditions of approval that on item (1), (a) the east-west fence will be relocated to begin at the front-right corner of the house, then go in front of the V of the deck, then due east to the side fence, (b) the north-south fence would be removed forward of the east-west fence, and (c) the east-west fence would be painted the red color of the deck; and on item (2) the railing would be painted black.

APPROVED, with conditions. Motion: Mobley / Miller to approve UDCA-05-006 with the stated conditions. Ayes: Wilson, Brunsteter, Dowell, Marshall, Miller, Mobley, Williams, Yost. Nays: None.

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- IV-C. **UDCA-05-012**, at **719 N Francis Ave** (MidTown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Brian Fitzsimmons, to construct a new house.

Mr. Fitzsimmons appeared with Dr. Yendung T. Nguyen. Mr. Phil Bewley, neighboring owner, also appeared.

APPROVED. Motion: Brunsteter / Marshall to approve UDCA-05-012, noting that for this unusual building the applicant showed the variety of architecture in the neighborhood. Ayes: Wilson, Brunsteter, Dowell, Marshall, Miller, Mobley, Williams, Yost. Nays: None.

(Item V-B was heard at this time at the request of the applicant.)

- V-B. **BOA-12243**, at **719 N Francis Ave** (MidTown, Ward 6). Consideration and possible resolution on an application for a variance before the Board of Adjustment by Brian Fitzsimmons, to use metal walls in the construction of a new house.

Mr. Fitzsimmons appeared.

RESOLUTION. Motion: Marshall / Miller to recommend approval of BOA-12243, noting the creative use of metal consistent with the nature of the proposed structure, and an integral part of its design. Ayes: Wilson, Brunsteter, Dowell, Marshall, Miller, Mobley, Williams, Yost. Nays: None.

- IV-D. **UDCA-05-011**, at **1201 N Robinson Ave** (MidTown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Sam Gresham, for First Baptist Church, to (1) install iron-bar screens across porch openings (a) southeast and (b) southwest; (2) cover exterior basement stairwell; and (3) install lights on bell tower.

Mr. Gresham appeared with Mr. Kevin Hinchey, contractor. They agreed to a condition of approval of item (1)(a) to use a pair of side-hinged gates spanning the larger arch. They also said that the plates attaching the other coverings of (1)(a) would be attached to the inside of the smaller arches.

APPROVED in part, CONTINUED in part. Motion: Williams / Yost to approve items (1) and (2) of UDCA-05-011, with the stated condition, and continue item (3) for one month. Ayes: Wilson, Brunsteter, Dowell, Marshall, Miller, Mobley, Williams, Yost. Nays: None.

- IV-E. **UDCA-05-014**, at **812 NW 8th St** (MidTown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Sam Gresham, for Neighborhood Housing Services, to construct a new house.

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Mr. Gresham appeared with Mr. David Ash, Neighborhood Housing Services. They described the windows as vinyl (not clad), and the front door as Craftsman-style, of wood with a glass panel. They tentatively agreed to move the front of the garage at least 20' back from the main facade.

CONTINUED. Motion: Williams / Yost to continue UDCA-05-014 for one month. Ayes: Wilson, Brunsteter, Dowell, Miller, Mobley, Williams, Yost. Nays: None.

V. OTHER BUSINESS

V-A. (heard before III)

V-B. (heard after IV-C.)

V-C. **BOA-12256**, at **1212 N Hudson Ave # B** (MidTown, Ward 6). Consideration and possible resolution on an application for a variance before the Board of Adjustment by Micah Alcom, for Corsair Cattle Co., to locate an ABC-3 overlay (club with alcohol) less than 300' from a church.

Mr. Alcom appeared.

RESOLUTION. Motion: Yost / Mobley to take no position on BOA-12256. Ayes: Wilson, Dowell, Miller, Mobley, Williams, Yost. Nays: None.

VI. COMMUNICATIONS

VI-A. Zoning Code amendment for CAs to be approved for two years: On March 8, the City Council passed ordinance # 22670 to approve the change, effective 30 days from publication. The change affects Certificates of Approval passed after that date, but not retroactively.

(not on agenda) On March 15, the City Council initiated a process for rezoning the entire downtown area, including MidTown and south to the new I-40. The rezoning ordinance will be prepared by the Planning Department over the next several months. The entire area will be subject to design review. The current proposal is to create a new design commission, and have the Urban Design Commission continue to review other areas such as NW 23rd and Capitol Hill. Commissioners noted that most of today's cases were in MidTown, where much of their interest and experience has been directed over the nine years of the Commission's life.

VI-B. Design guidelines for districts: No report. The new downtown zoning may include district guidelines.

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VI-C. Permits being granted without the required Certificates of Approval: The letter to Public Works has not yet been written. Mr. Wilson will also write a letter supporting Mr. Huor's request to the City for compensation for moving his fence (item IV-B).

VI-D. The next regular Commission meeting is Wednesday, April 20, 2005. New applications and information on continued projects are to be submitted to staff by 5:00 p.m., Wednesday, April 6.

VII. ADJOURNMENT (5:24 p.m.)

Motion: Dowell / Williams to adjourn the March 16, 2005, meeting of the Urban Design Commission. Ayes: Wilson, Dowell, Miller, Mobley, Williams, Yost.
Nays: None.

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