

MINUTES

URBAN DESIGN COMMISSION

April 20, 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 3:02 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.

I. ROLL CALL

Members Present: Harry Wilson, Chair
Betsy Brunsteter, Vice-Chair
Richard Dowell
John H. Marshall
David Miller
John Mobley
Ashley Perkins (arrived during IV-B)
David T. Yost (arrived during III)

Member Absent: James M. Williams

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

II. APPROVAL OF MINUTES

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

The Secretary noted that: Effective with this meeting, the Zoning Code is amended to provide that Certificates of Approval allow work for up to two years, except that demolitions must be completed in six months. Previously granted CAs follow the old requirements. If a shorter time limit is stated by building permit, citation, or other official source, the shorter time must be observed.

III. CONSENT DOCKET

III-A. **UDCA-05-010**, at **301 NW 10th St** (MidTown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Todd Walton, to construct an auto repair garage. (consent for continuance)

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- III-B. **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 (3) install lights on bell tower. (consent for continuance)
- III-C. **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 approval)

APPROVED and CONTINUED. Motion: Yost / 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-05-016**, at **512 NW 12th St** (MidTown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Mark D. Mitchell, 512 NW 12th Street LLC, to demolish the dilapidated rear apartment building, leaving the slab.

Mr. Mitchell appeared with Mr. Travis Pickens. They agreed to remove the slab as a condition of approval.

APPROVED, with condition. Motion: Mobley / Brunsteter to approve UDCA-05-016, with the condition above. Ayes: Wilson, Brunsteter, Dowell, Marshall, Miller, Mobley, Yost. Nays: None.

- IV-B. **UDCA-05-002**, at **1000 NW 23rd St** (NW 23rd Corridor, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Alan Wilkerson, Star Fuel Marts LLC, for SCS LLC, to (1) paint the building exterior (brick) - withdrawn, substituting a request to determine appearance after paint removal.

Mr. Wilkerson appeared. He agreed to a condition of approval that the remainder of the brick on the building would have the paint removed with the same result as the test patch. Mr. Michael Smith spoke as head of the 23rd Street organization.

APPROVED, with condition. Motion: Yost / Miller to approve UDCA-05-002, with the stated condition above. Ayes: Wilson, Brunsteter, Dowell, Marshall, Miller, Mobley, Perkins, Yost. Nays: None.

- IV-C. **UDCA-05-015**, at **822 NW 23rd St** (NW 23rd Corridor, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval

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by Frank C. Huynh, for N. Duc Tran & Joanna N. Huynh, to (1) replace doors; (2) replace windows; and (3) install fence.

Mr. Huynh appeared. Commissioners expressed concerns about the missing window surrounds. Chair Wilson requested that a Vietnamese-speaking interpreter be present at the May meeting to enable the applicant to fully understand the actions of the Commission and for Commissioners to understand the statements of the applicant.

CONTINUED. Motion: Brunsteter / Miller to continue UDCA-05-015. Ayes: Wilson, Brunsteter, Dowell, Marshall, Miller, Mobley, Perkins, Yost. Nays: None.

- IV-D. **UDCA-05-017**, at **621 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, to (1) replace windows with vinyl units; (2) replace back porch with open porch; and (3) install fence.

Mr. Crotts appeared. On (1), he stated that the window headers were made uniform; the varying heights of sills were changed. On (2), he agreed to a condition of approval that the posts would be 6"x6". On (3), he stated that the fence would be unpainted pickets, facing inward, and that the gates onto the alley would be swinging with rollers. Mr. Michael Smith, nearby property owner, spoke against the requested windows.

APPROVED, in part. Motion: Dowell / Marshall to approve item (1) of UDCA-05-017. Ayes: Wilson, Dowell, Marshall, Miller, Mobley, Yost. Nays: Brunsteter, Perkins.

APPROVED, in part, with condition. Motion: Brunsteter / Perkins to approve item (2) of UDCA-05-017, with the condition stated above. Ayes: Wilson, Brunsteter, Dowell, Marshall, Miller, Mobley, Perkins, Yost. Nays: None.

CONTINUED, in part. Motion: Mobley / Brunsteter to continue item (3) of UDCA-05-017. Ayes: Wilson, Brunsteter, Dowell, Marshall, Miller, Mobley, Perkins, 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.

Mr. Imran Rad appeared for Mr. Gresham. He submitted designs for the front door and windows.

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APPROVED, in part, with condition and options. Motion: Dowell / Perkins to approve the overall plan of UDCA-05-014, provided that the garage face the rear in either the original location or the set-back location, or that the garage face front but be detached at the rear of the property. Ayes: Wilson, Dowell, Marshall, Miller, Mobley, Perkins. Nays: Brunsteter, Yost.

APPROVED, in part. Motion: Brunsteter / Perkins to approve the windows and front door of UDCA-05-014. Ayes: Wilson, Brunsteter, Dowell, Marshall, Miller, Mobley, Perkins, Yost. Nays: None.

APPROVED, in part, with condition and options, with amendment. Motion: Dowell / Perkins to approve the overall plan of UDCA-05-014, provided that the garage face the rear in either the original location or the set-back location, or that the garage face front but be detached at the rear of the property, and amended to provide that the finished floor would be at least 18" above grade. Ayes: Wilson, Dowell, Marshall, Miller, Mobley, Perkins. Nays: Brunsteter, Yost.

- IV-F. **UDCA-05-018, at 1322 N Robinson Ave** (MidTown, Ward 7). Consideration and possible action on an application for an Urban Design Certificate of Approval by Gary Taft, to remove glass front, and replace with two garage doors and air vents.

Mr. Taft appeared. He agreed to a condition of approval that the garage doors would be paneled without windows, with brown color.

APPROVED, with condition. Motion: Dowell / Perkins to approve UDCA-05-018, with the condition as stated. Ayes: Wilson, Brunsteter, Dowell, Marshall, Miller, Mobley, Perkins, Yost. Nays: None.

V. OTHER BUSINESS

- V-A. **BOA-12273, at 1322 N Robinson Ave** (MidTown, Ward 7). Consideration and possible resolution on an application for a variance before the Board of Adjustment by Gary Taft, to permit parking and maneuvering in the street right-of-way.

Mr. Taft appeared.

RESOLUTION. Motion: Yost / Marshall in favor of a resolution recommending approval of BOA-12273. Ayes: Wilson, Brunsteter, Dowell, Marshall, Miller, Mobley, Perkins, Yost. Nays: None.

VI. COMMUNICATIONS

- VI-A. Downtown area rezoning: Staff announced that "stakeholder" meetings were under way. Commissioners expressed concerns that a commission focused on

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core area development may not have the same concerns about MidTown's Cottage District as the Urban Design Commissioners.

VI-B. Permits being granted without the required Certificates of Approval: Chair Wilson has a letter ready to send to Mr. Paul H. Brum, Director of Public Works.

VI-C. The Board of Adjustment approved BOA-12228, at 213-219 SW 26th St (Capitol Hill, Ward 6), by Brett E. Fisher, to permit barbed/razor wire, after the application was changed to include outdoor storage.

VI-D. The Board of Adjustment approved BOA-12243, at 719 N Francis Ave (MidTown, Ward 6), by Brian Fitzsimmons, to use metal walls in the construction of a new house.

VI-E. The Board of Adjustment denied BOA-12256, at 1212 N Hudson Ave # B (MidTown, Ward 6), by Micah Alcorn, for Corsair Cattle Co., to locate an ABC-3 overlay (club with alcohol) less than 300' from a church. The property owner has requested a lot split to separate the building from the parking lot. The building itself is more than the required 300' from the church; thus no variance will be required.

(not on agenda) Commissioner Brunsteter suggested a task force on the Cottage District of MidTown. Commissioner Marshall stated that there was underway a strategic plan involving the Chamber of Commerce. Several stated concerns that there were no design guidelines for MidTown, especially regarding housing.

VI-F. The next regular Commission meeting is Wednesday, May 18, 2005. New applications and information on continued projects are to be submitted to staff by 5:00 p.m., Wednesday, May 4.

VII. ADJOURNMENT (5:20 p.m.)

Motion: Brunsteter / Yost to adjourn the April 20, 2005, meeting of the Urban Design Commission. Ayes: Wilson, Brunsteter, Dowell, Marshall, Miller, Mobley, Perkins, Yost. Nays: None.

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