

## MINUTES

### URBAN DESIGN COMMISSION

September 20, 2006 - 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 (arrived during IV-A; left during IV-L)  
Richard Dowell  
John H. Marshall  
John Mobley  
Todd Ranger  
David T. Yost

Members Absent: Jennifer Gibbons  
James M. Williams

Staff Present: Susan Miller, AICP, Planner IV, Planning Department  
John R. Calhoun, Planner II (Commission Secretary)  
Kelly Driscoll, Planner II, Planning Department  
Cindy Rhodes, Office Specialist II, Planning Department  
David Box, Legal Intern

#### II. APPROVAL OF MINUTES

APPROVED. Motion: Marshall / Yost to approve the minutes of the August 16, 2006, Urban Design Commission meeting. Ayes: Wilson, Brunsteter, Dowell, Marshall, Mobley, Ranger, Yost. Nays: None.

#### III. CONSENT DOCKET

III-A. **UDCA-06-024**, at **1101 NW 23rd St** (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 (2) construct three new buildings; (3) construct pagoda; and (4) construct fencing and gates. (consent for one-month continuance)

III-B. **UDCA-06-028**, at **220 W Commerce St** (SW 25th) (Capitol Hill, Ward 6). Consideration and possible action on an application for an Urban Design Certificate

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of Approval by Tom Roe, TROE 19 LLC, to (1) replace the windows; and (2) replace the tile on the facade. (consent for one-month continuance)

III-C. **UDCA-06-033**, at **30 W Commerce St** (SW 25th) (Capitol Hill, Ward 7). Consideration and possible action on an application for an Urban Design Certificate of Approval by Martina Dreyer, to (2) install wood arcade. (consent for approval)

III-D. **UDCA-06-040**, at **919 NW 23rd St** (NW 23rd Corridor, Ward 2). Consideration and possible action on an application for an Urban Design Certificate of Approval by Rob Elliott, Elliott Architects Inc., for Dove Science Academy (Sky Foundation Inc.), to add a canopy to the front. (consent for one-month continuance)

III-E. **UDCA-06-041**, at **220 NW 23rd St** (NW 23rd Corridor, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Johnny Cole, J&R Construction, for Phil Scott, Simrick Equipment Leasing, to extend the fence. (consent for approval)

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

## IV. CASES FOR INDIVIDUAL CONSIDERATION

IV-A. **UDCA-06-042**, at **2401 NW 23rd St** (NW 23rd Corridor, Ward 2). Consideration and possible action on an application for an Urban Design Certificate of Approval by Ed Duclos, VTA Oklahoma City Inc., to (1) extend the fence; and (2) install patio enclosure.

Ms. Pamela Parker appeared for the application.

Motion: Dowell to approve UDCA-06-042. No second.

Ms. Parker agreed to a condition of approval on item (2) to paint the brick to match the existing brick wall color.

APPROVED, with condition. Motion: Yost / Marshall to approve UDCA-06-042, subject to the stated condition. Ayes: Wilson, Brunsteter, Dowell, Marshall, Mobley, Ranger, Yost. Nays: None.

IV-B. **UDCA-06-045**, at **1318 N Robinson Ave** (Midtown, Ward 7). Consideration and possible action on an application for an Urban Design Certificate of Approval by Randall Carter, Ragsdale-Carter Holdings LLC, to (1) install (a) door and (b) windows in south wall, (c) a new planter; and (2)(a) install fence with gates, (b) install new parking lot lighting, and (c) remove concrete curb, replace with striping.

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Staff introduced Ms. Kelly Driscoll, who spoke on this case and item IV-G. Mr. Carter appeared, stating that on item (2)(a), the final design was not finalized.

APPROVED. Motion: Dowell / Marshall to approve UDCA-06-045. Ayes: Wilson, Brunsteter, Dowell, Marshall, Mobley, Ranger, Yost. Nays: None.

- IV-C. **UDCA-06-023**, 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 (2) add handicap ramp; (4) replace front awning; and (6) add rear upper deck with outside stair and enclosure.

Mr. James Voyles appeared for the application. Staff distributed revised drawings showing a different layout for item (2) and adding another door on item (6). He agreed to a further change on item (2) to add vertical members to the handicap ramp railing, as required for a building permit.

APPROVED. Motion: Marshall / Ranger to approve UDCA-06-023. Ayes: Wilson, Brunsteter, Dowell, Marshall, Mobley, Ranger, Yost. Nays: None.

- IV-D. **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, for Lyric Theatre of Oklahoma Inc., to (1)(a) remove south facade, and (b) install tubing frame; and (2) change doors and add canopy to east side.

Mr. Elliott appeared. He stated that on item (1)(a), the existing brick would be removed; he expected to reveal plaster. On item (2), the large door would be coiled.

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

- IV-E. **UDCA-06-043**, at **711-727 & 733 NW 23rd St, 2417 N Lee Ave, 2411 & 2418 N Guernsey Ave** (NW 23rd Corridor, Ward 2). Consideration and possible action on an application for an Urban Design Certificate of Approval by Brian Fitzsimmons, Studio F, for Mike Tharasena, to (1) remove fences; (2) replace shingles with gray; (3) remove storm windows; (4) demolish five rear buildings behind 723 and 727; and (5) relocate retaining walls and sidewalks along 23rd.

Mr. Fitzsimmons appeared. Commissioners and staff discussed the proposed zoning change to a PUD, which would remove Historic Preservation Commission review from part of the property.

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APPROVED. Motion: Yost / Mobley to approve UDCA-06-043. Ayes: Wilson, Brunsteter, Dowell, Marshall, Mobley, Ranger, Yost. Nays: None.

IV-F. (moved to end of agenda, since no one was present)

IV-G. (moved to after IV-H, in order to copy a missing page of the staff report)

IV-H. **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, The Banta Companies (Midtown Rehco LLC), to (1) replace selected windows and doors; and (2) screen a large transformer.

Mr. Johnson appeared.

APPROVED in part, CONTINUED in part. Motion: Marshall / Mobley to approve item (1) of UDCA-06-047 and continue item (2). Ayes: Wilson, Brunsteter, Dowell, Marshall, Mobley, Ranger, Yost. Nays: None.

IV-G. **UDCA-06-046**, at **2717 N Classen Blvd** (Asian, Ward 2). Consideration and possible action on an application for an Urban Design Certificate of Approval by Monte S. Turrentine, to (1)(a) replace wood-shingle siding with tile, and (b) remove front canopy; (2) replace front windows with large-pane units; (3) replace side windows with sliding units; and (4) replace side canopy.

Mr. Turrentine appeared with Mr. Todd Edmonds, architect. They displayed a light brown tile found on-site. They requested an option on item (1)(a) to install a 6" black tile band at the top.

APPROVED, with option. Motion: Brunsteter / Ranger to approve UDCA-06-046, with the stated option. Ayes: Wilson, Brunsteter, Dowell, Marshall, Mobley, Ranger, Yost. Nays: None.

IV-I. **UDCA-06-039**, at **201 NW 10th St** (Automobile Alley, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Steven Johnson, The Banta Companies (Midtown 10th & Robinson Investments LLC), to replace the windows and doors on the south and east sides, and one window on the north side.

Mr. Johnson appeared with Mr. Greg Banta. Commissioners questioned the application of Automobile Alley guidelines to this location. Ms. Randy Floyd, Midtown property owner, submitted an early photo of the property, showing the upper windows to be 1/1 sashes. Mr. Rand Elliott spoke on the process of designing for historic building renovation.

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APPROVED. Motion: Dowell / Yost to approve UDCA-06-039. Ayes: Wilson, Dowell, Marshall, Mobley, Ranger, Yost. Nay: Brunsteter.

- IV-J. **UDCA-06-038**, at **110 NW 10th St** (Automobile Alley, Ward 7). Consideration and possible action on an application for an Urban Design Certificate of Approval by Steven Johnson, The Banta Companies (Midtown 110 NW 10th LLC), to replace the windows on the (a) north, (b) west, and (c) east facades, and (d) five windows on the south facade.

Mr. Johnson appeared with Mr. Greg Banta. Mr. Banta offered to change the windows to 1/1 sash units (single units in small side openings).

APPROVED, with change and option. Motion: Brunsteter / Ranger to approve UDCA-06-038, with the stated change, and with the option to install stained glass in the smaller openings. Ayes: Wilson, Brunsteter, Dowell, Marshall, Mobley, Ranger, Yost. Nays: None.

- IV-K. **UDCA-06-035**, at **230 NW 10th St** (Midtown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Steven Johnson, The Banta Companies (Midtown 1018 N Harvey LLC), to (1) replace the windows on the (a) north, (b) west, and (c) east sides; and (2) replace the doors on the north side.

Mr. Johnson appeared with Mr. Greg Banta and Mr. Fred Thrash.

APPROVED, with option. Motion: Brunsteter / Yost to approve UDCA-06-035, with the option on item (1) to install sash units matching the existing. Ayes: Wilson, Brunsteter, Dowell, Marshall, Mobley, Ranger, Yost. Nays: None.

- IV-L. **UDCA-06-026**, at **501 & 503 NW 7th St & 807 N Walker Ave** (Midtown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Steven Johnson, Banta Construction, for Mid Town Seventh & Walker LLC, to (1)(b) remove the west house (503).

Mr. Johnson appeared.

APPROVED. Motion: Marshall / Ranger to approve UDCA-06-026. Ayes: Wilson, Dowell, Marshall, Mobley, Ranger, Yost. Nays: None.

- IV-F. **UDCA-06-044**, at **808 NW 6th St** (Midtown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Michael Khoury, for City Glass Co. (Sullivan Family Rev. Trust), to (1) add tile and other features to the main facade; and (2) replace storefront doors.

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No one appeared.

CONTINUED. Motion: Marshall / Dowell to continue UDCA-06-044, since no one was present to answer questions. Ayes: Wilson, Dowell, Marshall, Mobley, Ranger, Yost. Nays: None.

### V. OTHER BUSINESS

V-A. Completeness of applications: Consider a policy about information that applicants need to submit.

Staff distributed a revised version.

CONTINUED. Motion: Mobley / Dowell to continue the policy discussion. Ayes: Wilson, Brunsteter, Dowell, Marshall, Mobley, Ranger, Yost. Nays: None.

### VI. COMMUNICATIONS

VI-A. Downtown rezoning: Planning staff is reviewing details; additional meetings are at least a month away.

VI-B. Riverfront rezoning: The River Trust will review the project in late October; the Planning Commission hearing is in November.

VI-C. Medical Corridor plan: Consultant presentations will be given on September 27, the first at 8:30 in the Planning Department.

(not on agenda) Staff announced that SSM Health Care had appealed the Commission's decision on part of UDCA-06-032, denying demolition of 709 and 719 NW 8th St. The Board of Adjustment will hear the case on November 16.

VI-D. The next regular Commission meeting is Wednesday, October 18, 2006. New applications and information on continued projects are to be submitted to staff by 5:00 p.m., Wednesday, October 4.

### VII. ADJOURNMENT (5:13 p.m.)

Motion: Yost / Ranger to adjourn the September 20, 2006, meeting of the Urban Design Commission. Ayes: Wilson, Dowell, Marshall, Mobley, Ranger, Yost. Nays: None.

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