

MINUTES

URBAN DESIGN COMMISSION

February 21, 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 3:08 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 (entered during III-A, left after V-A)
Richard Dowell (left before VI-A)
John H. Marshall
Todd Ranger
James M. Williams (left after V-A)
David T. Yost

Member Absent: John Mobley

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

II. APPROVAL OF MINUTES

APPROVED. Motion: Ranger / Williams to approve the minutes of the January 17, 2007, Urban Design Commission meeting. Ayes: Wilson, Dowell, Marshall, Ranger, Williams, Yost. Nays: None. Absent: Brunsteter, Mobley.

III. CONSENT DOCKET

(The applicant requested separate consideration of III-A.)

III-B. **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 (2) screen a large transformer. (consent for one-month continuance)

III-C. **UDCA-07-002**, at **2224 NW 23rd St** (NW 23rd Corridor, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval

Urban Design Commission

Minutes - Page 2 of 7

February 21, 2007

by Socrates Lazaridis, Renaissance Architects, for Income Property Specialists, to raise and lower parapets, add EIFS crown molding, and cover a wall section with EIFS. (consent for approval)

- III-D. **UDCA-07-006**, at **911 NW 13th St** (Midtown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Steven Johnson, The Banta Companies (13th Street Investments LLC), to demolish the residential garage. (consent for approval)

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

- III-A. **UDCA-06-026**, at **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 (2) demolish the building.

Mr. Johnson appeared. He submitted a letter from a structural engineer who recommended demolition.

CONTINUED. Motion: Dowell / Williams to continue UDCA-06-026 for one month. Ayes: Wilson, Brunsteter, Dowell, Marshall, Ranger, Williams, Yost. Nays: None. Absent: Mobley.

IV. CASES FOR INDIVIDUAL CONSIDERATION

- IV-A. **UDCA-06-063**, at **411-415 NW 7th St & 801 N Hudson Ave** (Midtown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Mike Lee, Drug Recovery Inc., to (1) add (b) canopy.

Mr. Lee appeared.

APPROVED. Motion: Marshall / Williams to approve UDCA-06-063. Ayes: Wilson, Brunsteter, Dowell, Marshall, Ranger, Williams, Yost. Nays: None. Absent: Mobley.

- IV-C. **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 & Assoc., 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; and (6) change basement wall material.

Urban Design Commission

Minutes - Page 3 of 7

February 21, 2007

Mr. Bill Gumerson appeared for the application. He distributed revised elevation drawings, noting that the front windows were to have fewer changes than in the previous proposal. Staff displayed the submitted materials for the penthouse framing (silver aluminum), penthouse base (clad metal), awning cloth (yellow), cast stone, and bricks.

APPROVED in part, CONTINUED in part. Motion: Yost / Williams to approve the colors of the submitted items of UDCA-06-064, and continue the rest of the proposal indefinitely. Ayes: Wilson, Brunsteter, Dowell, Marshall, Ranger, Williams, Yost. Nays: None. Absent: Mobley.

- IV-D. **UDCA-07-003**, at **129-133 NW 23rd St** (NW 23rd Corridor, Ward 7). Consideration and possible action on an application for an Urban Design Certificate of Approval by Sean S.C. Ting, Robinson Hills Investment Corp., to (1) add EIFS (a) on parapet and columns, and (b) surrounding window sets; and (2) replace windows.

Mr. Ting appeared. Staff displayed the submitted material samples.

CONTINUED. Motion: Dowell / Yost to continue UDCA-07-003 for one month, for the applicant to consider alternatives. Ayes: Wilson, Brunsteter, Dowell, Marshall, Ranger, Williams, Yost. Nays: None. Absent: Mobley.

- IV-E. **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, The Banta Companies (Midtown 12th and Walker Investments LLC), to (1) demolish the building and remove concrete foundations.

Mr. Johnson appeared. The previous condition of approval was to submit an overall design for the property within a month; he requested another month.

APPROVED. Motion: Williams / Ranger to approve the change of the condition for approval of UDCA-06-065 to require submission of an overall design by April 4, 2007. Ayes: Wilson, Brunsteter, Dowell, Marshall, Ranger, Williams, Yost. Nays: None. Absent: Mobley.

- IV-F. **UDCA-07-007**, at **1212 N Classen Blvd** (Midtown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Steven Johnson, The Banta Companies (Francis Professional Buildings LLC), to demolish the commercial building.

Mr. Johnson appeared.

Urban Design Commission

Minutes - Page 4 of 7

February 21, 2007

APPROVED. Motion: Brunsteter / Ranger to approve UDCA-07-007. Ayes: Wilson, Brunsteter, Dowell, Marshall, Ranger, Williams, Yost. Nays: None. Absent: Mobley.

- IV-G. **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; (3) on the south side, (a) remove the enclosed wood porches, (b) remove paint from brick, (c) fill in door sills with brick, (d) fill in basement windows, and (e) install windows; and (4) install a fence around the parking lot.

Mr. Johnson appeared. For item (3)(e), he stated that on the first floor right-center opening, the sill would be raised to match the others.

APPROVED, in part. Motion: Marshall / Ranger to approve items (3)(a), (3)(b), (3)(c), and (4) of UDCA-06-035. Ayes: Wilson, Brunsteter, Dowell, Marshall, Ranger, Williams, Yost. Nays: None. Absent: Mobley.

APPROVED, in part. Motion: Dowell / Williams to approve item (3)(d) of UDCA-06-035. Ayes: Wilson, Brunsteter, Dowell, Marshall, Ranger, Williams, Yost. Nays: None. Absent: Mobley.

APPROVED, in part. Motion: Dowell / Marshall to approve item (1) of UDCA-06-035. Ayes: Wilson, Brunsteter, Dowell, Marshall, Ranger, Williams, Yost. Nays: None. Absent: Mobley.

APPROVED, in part. Motion: Williams / Dowell to approve item (3)(e) of UDCA-06-035. Ayes: Wilson, Brunsteter, Dowell, Marshall, Ranger, Williams, Yost. Nays: None. Absent: Mobley.

- IV-H. **UDCA-07-004**, at **425 & 432 NW 23rd St** (NW 23rd Corridor, Ward 2 & 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Brian Fitzsimmons, for Marty Dillon, to (1) rehabilitate the Tower Theater (a) on the 23rd St elevation, (b) north alley and west elevation, and (c) infill the center alley; (2) add fence to the parking lot; and (3) extend the curb in front of the theater entrance.

Mr. Fitzsimmons appeared.

APPROVED. Motion: Brunsteter / Williams to approve UDCA-07-004. Ayes: Wilson, Brunsteter, Dowell, Marshall, Ranger, Williams, Yost. Nays: None. Absent: Mobley.

Urban Design Commission

Minutes - Page 5 of 7

February 21, 2007

- IV-I. **UDCA-07-005**, at **1015 N Broadway Ave** (Automobile Alley, Ward 7). Consideration and possible action on an application for an Urban Design Certificate of Approval by Tony Blatt, Hornbeek Blatt Architects, for Steve Mason, Mason Realty Investors, L.L.C., to install new windows and openings, storefront and entry canopies, and other building changes.

Mr. Blatt appeared with Mr. Mason and Mr. David Hornbeek. They presented a PowerPoint presentation. For the west elevation, they substituted the design to include a doubled window where a large single window was initially proposed.

APPROVED. Motion: Brunsteter / Williams to approve UDCA-07-005. Ayes: Wilson, Brunsteter, Dowell, Marshall, Ranger, Williams, Yost. Nays: None. Absent: Mobley.

- IV-J. **UDCA-06-022**, at **834 NW 7th St** (Midtown, Ward 6). Consideration and possible action on an application for an Urban Design Certificate of Approval by Dennis & Shellee Wells, to construct a single-family residence (revised design).

Mr. Wells appeared. He stated that the materials had not been finally selected.

APPROVED in part, CONTINUED in part. Motion: Williams / Ranger to approve the design of UDCA-06-022, and continue the material selection indefinitely. Ayes: Wilson, Dowell, Marshall, Ranger, Williams, Yost. Nays: None. Absent: Brunsteter, Mobley.

- IV-K. **UDCA-07-008**, at **221 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 215 NW 10th LLC), to install an iron fence around (a) parking lot on 221 only.

Mr. Johnson appeared. He agreed to a condition of approval that the fence along the alley would follow the slope of the alley.

APPROVED, with condition. Motion: Marshall / Yost to approve UDCA-07-008, with the stated condition. Ayes: Wilson, Brunsteter, Dowell, Marshall, Ranger, Williams, Yost. Nays: None. Absent: Mobley.

V. OTHER BUSINESS

- V-A. **BOA-12728**, at **2406 N Robinson Ave** (NW 23rd Corridor, Ward 7). Consideration and non-binding review and comment on an application to the Board of Adjustment by Eric J. Groves, for six neighborhood associations (Ward Hill, owner), to appeal the issuance of a sign permit for a billboard.

Urban Design Commission

Minutes - Page 6 of 7

February 21, 2007

Ms. Leslie Batchelor, President of Historical Preservation Inc. (Heritage Hills), one of the neighborhood associations, appeared for the appeal. Ms. Audrey Blank, attorney with Williams Box Forshee & Bullard, appeared against the appeal, on behalf of Vital Signs. Commissioner Williams spoke about how the large billboard would not be compatible with the Urban Design purposes and guidelines. There was much discussion about whether the Commission should review signs.

RECOMMENDED FOR the appeal. Motion: Yost / Williams to recommend granting the appeal of BOA-12728, because the new construction is not "compatible with the existing building stock in the vicinity." Ayes: Wilson, Brunsteter, Dowell, Marshall, Ranger, Williams, Yost. Nays: None. Absent: Mobley.

- V-B. Downtown rezoning: The City Council hearing is now scheduled for March 6, with an expected effective date of May 1. The Commission asked to comment on the proposal.

Commissioner Marshall and others stated that the proposed Downtown Design Review Committee would have too many design people and not enough people with business skills. They were concerned about the Committee adding guidelines without Council action. They were concerned about staff approving projects of less than 25,000 square feet without Committee review. Staff will draft a letter for the Chair's signature to the Mayor and Council, listing the Commissioners present.

RECOMMENDED CHANGES. Motion: Marshall / Dowell to recommend these changes to the proposed Downtown zoning ordinance:

- add an attendance requirement of 66 2/3%
- add economic feasibility as a consideration of approval
- change the total number of members from 7 to 9, adding one member required to have economic or business judgment
- require all members to be residents of Oklahoma City or own property within the zone
- delete the referral of cases to the Historic Preservation Commission
- change the number of members from 3 to 1 in the category of architects, landscape architects, urban planners, or civil engineers

Ayes: Wilson, Dowell, Marshall, Ranger, Yost. Nays: None. Absent: Brunsteter, Mobley, Williams.

VI. COMMUNICATIONS

- (not on agenda) Staff announced the intent of the Planning Commission Chair to introduce the rezoning to change the design review of the Paseo Commercial District from the Historic Preservation Commission to the Urban Design Commission.

Urban Design Commission

Minutes - Page 7 of 7

February 21, 2007

(After this time, the meeting no longer had a quorum.)

- VI-A. Riverfront rezoning: The Planning Commission hearing is now expected to be in March; the effective date would be in May or June.
- VI-B. NW 23rd St zoning: The City Council passed the Twenty-third Street Uptown Corridor Overlay District on February 6, with emergency.
- VI-C. Asian District Streetscape: Community meeting, February 19, 5:30, Gold Dome: The proposed changes will be presented to the Commission in the next two months.
- VI-D. Urban Land Institute presentation, February 20, 5:00, Petroleum Club. Commissioner Yost talked about the gathering, and how the organization would benefit Oklahoma City.
- VI-E. The next regular Commission meeting is Wednesday, March 21, 2007. New applications and information on continued projects are to be submitted to staff by 5:00 p.m., Wednesday, March 7.

VII. ADJOURNMENT (6:32 p.m.)

No motion; lack of quorum.

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