

MINUTES

URBAN DESIGN COMMISSION

August 15, 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 3:00 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.

1. ROLL CALL

Members Present: Betsy Brunsteter, Chair
David T. Yost, Vice-Chair
Dan Martin
George McQuiston
Long V. Nguyen (arrived during 4D)
Jeff Struble
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

1A. Welcome new Commissioner, Jeff Struble.

2. APPROVAL OF MINUTES

APPROVED. Motion: Martin / Yost to approve the minutes of the July 18, 2007, Urban Design Commission meeting. Ayes: Brunsteter, Yost, Martin, McQuiston, Struble. Nays: None. Absent: Nguyen, Williams.

3. CONSENT DOCKET

3A. **UDCA-07-032, at 3016 N Classen Blvd** (Asian, Ward 2). Consideration and possible action on an application for an Urban Design Certificate of Approval by Jymme Dwayne Lacy, for Tran Duy Trong & thanhvan Thi Vu, to (1) remove all siding and trim; (2) install new siding and trim; (3) remove selected windows; (4) install new windows and awnings; (5) install railing; (6) remove attic access panel and install vent; and (7) remove decorative wood brackets and lights. (consent for approval)

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- 3B. **UDCA-07-036**, at **612 NW 24th St** (NW 23rd Corridor, Ward 2). Consideration and possible action on an application for an Urban Design Certificate of Approval by Danny Bumpus, City of Oklahoma City Neighborhood Services Dept. (Everick Bowen & Sunni Pouncil, owner), to to demolish the front duplex. (consent for approval)

APPROVED. Motion: Yost / McQuiston to approve the Consent Docket items as stated above. Ayes: Brunsteter, Yost, Martin, McQuiston, Struble. Nays: None. Absent: Nguyen, Williams.

4. CASES FOR INDIVIDUAL CONSIDERATION

- 4D. (out of agenda order) **UDCA-07-022**, at **2407 N Kentucky Ave** (NW 23rd Corridor, Ward 2). Consideration and possible action on an application for an Urban Design Certificate of Approval by Ron Walters, Ron Walters Construction Services Inc., for Capital Baptist Assoc. Inc., 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.

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

APPROVED, in part. Motion: Yost / McQuiston to approve all items of UDCA-07-022 except part of (2)(b) pertaining to the south porch. Ayes: Brunsteter, Yost, Martin, McQuiston, Nguyen, Struble. Nays: None. Absent: Williams.

APPROVED, in part, with condition. Motion: McQuiston / Martin to approve part of (2)(b) of UDCA-07-022, pertaining to the south porch, with the condition the applicant constructs a gable roof that is has the existing roof pitch, brackets that are curenly shown, and centered over the door. Ayes: Brunsteter, Yost, Martin, McQuiston, Nguyen, Struble. Nays: None. Absent: Williams.

- 4A. **UDCA-07-033**, at **2516 N Military Ave** (Asian, Ward 2). Consideration and possible action on an application for an Urban Design Certificate of Approval by Rob Elliott, Elliott Architects Inc., for Tri Van Luong, to install (1) a ceremonial gate across the street; and (2) a retaining wall.

Mr. Elliott appeared with Mr. Tri Van Luong and Mr. Ba Luong.

APPROVED, in part, with condition, and CONTINUED. Motion: Yost / Williams to approve item (1) of UDCA-07-033, subject to the condition that the applicant must submit samples, photographs, or cut sheets of materials defining the color,

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style and texture, for the Commission's next meeting. Ayes: Brunsteter, Yost, Martin, McQuiston, Nguyen, Struble, Williams. Nays: None. Absent: None.

APPROVED, in part, with condition, and CONTINUED. Motion: Williams / Nguyen to approve item (2) of UDCA-07-033, subject to the condition that the applicant must submit samples of materials for the Commission's next meeting. Ayes: Brunsteter, Yost, Martin, McQuiston, Nguyen, Struble, Williams. Nays: None. Absent: None.

[Note: Staff interprets these motions to mean that no CA will be issued until after next month's hearing.]

- 4B. **UDCA-07-034, 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 (1) demolish two buildings; (2) construct three single-story retail buildings (about 28,000 sq.ft.) with Asian motif; (3) construct pagoda plaza; (4) modify fencing and sidewalks; and (5) construct kiosk panels.

Mr. Elliott appeared with Mr. Mike Nguyen, Sun-Moon Investments.

APPROVED, in part. Motion: Williams / McQuiston to approve item (1) of UDCA-07-034, based on the previous approval. Ayes: Brunsteter, Yost, Martin, McQuiston, Nguyen, Struble, Williams. Nays: None. Absent: None.

APPROVED, in part, with condition, and CONTINUED. Motion: Williams / Martin to approve item (2) of UDCA-07-034, subject to the condition that the applicant must present samples, materials to be used defining the color and style, and to provide information regarding if and how many doors can be included on the 24th Street elevation, for the Commission's next meeting. Ayes: Brunsteter, Yost, Martin, McQuiston, Nguyen, Struble, Williams. Nays: None. Absent: None.

CONTINUED, in part. Motion: Williams / Yost to continue item (3) of UDCA-07-034, to the next meeting, for the applicant to show materials to be used and clear pedestrian pathways through the parking lot. Ayes: Brunsteter, Yost, Martin, McQuiston, Nguyen, Struble, Williams. Nays: None. Absent: None.

APPROVED, in part, with condition, and CONTINUED. Motion: Williams / Nguyen to approve items (4) and (5) of UDCA-07-034, subject to the condition that the applicant must present material samples and colors for the next Commission meeting. Ayes: Brunsteter, Yost, Martin, McQuiston, Nguyen, Struble, Williams. Nays: None. Absent: None.

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[Note: Staff interprets these motions to mean that no CA, except for item (1), will be issued until after next month's hearing.]

- 4C. **UDCA-07-035, at 2624 N Classen Blvd** (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 (1) demolish the existing buildings; (2) construct (a) one-story shopping center, (b) fountain, and (c) canopy trellis; and (3) construct a kiosk.

Mr. Elliott appeared with Mr. Mike Nguyen, Sun-Moon Investments.

APPROVED, in part. Motion: McQuiston / Martin to approve item (1) of UDCA-07-035, based on the previous approval. Ayes: Brunsteter, Yost, Martin, McQuiston, Nguyen, Struble, Williams. Nays: None. Absent: None.

APPROVED, in part, with condition, and CONTINUED. Motion: Williams / Struble to approve item (2)(a) of UDCA-07-034, subject to the condition that a corner element must be included in its design, and to continue to the next meeting items (2)(b), (2)(c), and (3), and a presentation of material samples and colors to be used.

[Note: Staff interprets the second motion to mean that no CA, except for item (1), will be issued until after next month's hearing.]

4D. (heard before 4A)

5. OTHER BUSINESS

5A Zoning Code rewrite, Urban Design provisions. Review and comment.

Commissioners will review and comment at the next meeting. No motion.

6. COMMUNICATIONS

6A. On July 31, the Council confirmed the Mayor's nomination of Commission member Jeff Struble. He is a property owner in the Plaza District; his term extends to December 17, 2008.

6B. UDCA-07-017, at 801 NW 7th St (Midtown Cottage, Ward 6), on an application for an Urban Design Certificate of Approval by Debra Schweickart, for In Su & Craig Bates, to (6) add balcony rail: The applicant has withdrawn the request.

6C. BOA-12842, at 3001 N Classen Blvd (Asian, Ward 2), on an application for a variance from the Board of Adjustment by Phil Nhin, to permit parking spaces in

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the right-of-way: On August 2, the Board of Adjustment approved the variance, with a provision to add a curb island on Classen Blvd.

- 6D. UDCA-07-022, at 2407 N Kentucky Ave & 1905 NW 23rd St (NW 23rd Street 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., to (1) demolish the existing house: On August 2, the Board of Adjustment heard the applicant's appeal of the Commission's denial. The Board's decision was to overturn the Commission's decision, with the condition that the new construction be as shown to the Board.
- 6E. 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 yet again, since the plans have not yet been finalized.
- 6F. Riverfront rezoning, including Urban Design boundary changes in Capitol Hill (Wards 6 and 7): The Council hearing is scheduled for August 14; if passed, the effective date will be 60 days later: Council did pass the changes.
- 6G. Paseo Commercial rezoning (Ward 2): The proposal to change the design review from the Historic Preservation Commission to the Urban Design Commission is withdrawn for now; property owners are working with staff to revise the regulations and guidelines.
- 6H. Training on commercial design: Commission proposed a tour of the districts in October.
- 6I. The next regular Commission meeting is Wednesday, September 19, 2007 (five weeks away). New applications and information on continued projects are to be submitted to staff by 5:00 p.m., Wednesday, September 5.

7. ADJOURNMENT (5:37 p.m.)

Motion: Yost / Martin to adjourn the August 15, 2007, meeting of the Urban Design Commission. Ayes: Brunsteter, Yost, Martin, McQuiston, Nguyen, Williams. Nays: None. Absent: None.

pjh, jrc