

Minutes
Capitol-Medical Center Improvement & Zoning Commission
Special Meeting
Will Rogers Building, CR – 214 (Innovate) / 216 (Create)
2401 N. Lincoln Boulevard, Oklahoma City, OK 73105
September 8, 2022, 8:15 a.m.

MEMBERS PRESENT:

Ken Phillips
Tiana Douglas
Jeremiah Jordan
Paul Manzelli
Janis Powers
Janet Morrow

MEMBERS ABSENT:

Anderson Dark
Brian Downs
Hillary Farrell
Kirkland Hall

STAFF/GUESTS:

Casey Jones, AICP, OMES Planner
Beverly Hicks, OMES Planning/Administrative Coordinator
Karolina Roberts, Applicant, Three Geese LLC
Rick Bewley, Applicant, Art Fusion Studio

A. Roll Call:

Janet Morrow called the meeting to order at 8:17 a.m. A roll call was taken, and a quorum was established. Ms. Morrow was advised that notice of the meeting had been given and an agenda posted in accordance with the Open Meeting Act.

B. Minutes:**Approval, disapproval, and/or amendment of the minutes of the May 20, 2022, meeting:**

Jeremiah Jordan moved to approve the meeting minutes of May as submitted. Janis Powers seconded the motion. The following votes were recorded, and the motion passed:

Ms. Douglas, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Mr. Phillips, abstain; Ms. Powers, yes;
Ms. Morrow, yes.

C. Land Use and Development Applications:**1. Discussion and possible action regarding D-22-23-2, request by Three Geese LLC, c/o Patrick, and Karolina Roberts, for a building permit for demolition of a detached garage at 808 NE 17th Street in Oklahoma City.**

The applicant proposes to demolish the garage at 808 NE 17th Street due to its deteriorated condition. The garage is a safety concern, and it has structural problems that cannot be repaired without reconstructing the garage.

Staff recommended approval of D-22-23-2, finding that the proposed work complies with applicable zoning rules.

Tiana Douglas moved to approve D-22-23-2. Janis Powers seconded the motion. The following votes were recorded, and the motion passed:

Ms. Douglas, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Mr. Phillips, yes; Ms. Powers, yes; Ms. Morrow, yes.

2. Discussion and possible action regarding BP-22-23-4, request by Sergio Diaz for a building permit for construction of an addition onto the north (rear) elevation of the dwelling at 917 NE 17th Street in Oklahoma City.

The applicant proposes to construct a 574-square-foot rear addition containing two bedrooms, a bathroom, and a laundry room. The addition would be constructed with stem wall footings and a crawlspace. The addition would extend 16 feet north from the existing home's rear and be 35 feet, 4 ½ inches in width. The addition would have a pitched roof with gables on the north and west elevations. The existing roof ridgeline, approximately 21 ½ feet above the adjacent grade, would be extended northward and maintained at this height in the new addition.

The Historical Preservation and Landmark Board of Review granted a certificate of appropriateness for this project at its August 4, 2022, meeting. The Board directed the applicant to determine the specific exterior materials that will be used and to communicate with staff to ensure the materials will be compatible with the Historic Preservation Standards and Guidelines.

The Citizens' Advisory Committee reviewed this request at its August 11, 2022, meeting and recommended approval to the Commission.

Staff recommended approval of BP-22-23-4, finding that the proposed work complies with applicable zoning rules.

Janis Powers moved to approve BP-22-23-4. Paul Manzelli seconded the motion. The following votes were recorded, and the motion passed:

Ms. Douglas, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Mr. Phillips, yes; Ms. Powers, yes; Ms. Morrow, yes.

3. Discussion and possible action regarding BP-22-23-2, request by Tracey Bewley, Art Fusion Studio, for a building permit for butterfly sculptures as public art for the Capitol View Neighborhood Community Garden and Monarch Butterfly Waystation, to be installed on the property owned by the Capitol View Neighborhood Association at 900 NE 29th Street in Oklahoma City.

The Capitol View Neighborhood Association is part of the Strong Neighborhoods Initiative (SNI) program through the City of Oklahoma City. Through the SNI program, the Capitol View Neighborhood has been approved for federal HUD CDBG funding to install public art

for its community garden and monarch butterfly waystation located on the neighborhood association's property at 900 NE 29th Street. The applicant requests a building permit from the Commission to install three permanent butterfly sculptures that would be permanently affixed to poles in concrete pads on the property at 900 NE 29th Street. Each butterfly would be made of powder-coated steel and colored acrylic with a wingspan of 4 feet and would be mounted on a 12-foot pole with an engineered concrete foundation. The sculptures would be installed in a central location on the property with the following proposed setbacks from each property line: 40 feet on the north, 82 feet on the south, 47 feet on the east, and 70 feet on the west. No lighting or utilities are proposed, and the proposed work would impact no existing utilities. This proposal conforms to all applicable requirements of the Commission's zoning rules.

The Citizens' Advisory Committee reviewed this request at its August 11, 2022, meeting and recommended approval to the Commission.

The applicant is seeking the required concurrent approvals for this project from the City of Oklahoma City.

Staff recommended approval of BP-22-23-2 with the finding that the proposed work complies with applicable zoning rules.

Janis Powers moved to approve BP-22-23-2. Ken Phillips seconded the motion. The following votes were recorded, and the motion passed:

Ms. Douglas, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Mr. Phillips, yes; Ms. Powers, yes; Ms. Morrow, yes.

D. Miscellaneous: None.

E. Reports and possible discussion from Commissioners or Director:

1. Information on the MAPS 4 Neighborhood Connectivity Project in the Oklahoma City Innovation District.

Mr. Jones reported on the project currently underway that will not only change the physical landscape of the Oklahoma City Innovation District but also improve aspects such as sidewalks, bike lanes, and several other amenities for residents and employees in the district. Mr. Jones also encouraged the members to go online and fill out a survey to give the city recommendations on what could be improved in the community.

F. Adjournment:

There being no further business, Tiana Douglas motioned to adjourn. Janis Powers seconded the motion. Seeing no opposition, the meeting adjourned at 8:36 a.m.