

Minutes
Capitol-Medical Center Improvement & Zoning Commission
Regular Meeting
Will Rogers Building, CR – 214 (Innovate) / 216 (Create)
2401 N. Lincoln Boulevard, Oklahoma City, OK 73105
Oct. 28, 2022, 8:15 a.m.

MEMBERS PRESENT:

Janet Morrow	Jeremiah Jordan
Taylor Henderson	Janis Powers
Hillary Farrell	Travis Mason

MEMBERS ABSENT:

Anderson Dark	Paul Manzelli
Brian Downs	Tiana Douglas

STAFF/GUESTS:

Casey Jones, AICP, OMES Planner	Nikki Howell, Archer Real Estate
Beverly Hicks, OMES Staff	Barbara Miller, Resident
Luke Schmidt, Kimley – Horn	Tommie Taylor, Guest
Mac Britt, Archer Real Estate	Brady Smith, BMS Homes

A. Roll Call:

Chairwoman Morrow called the meeting to order at 8:25 a.m. A roll call was taken, and a quorum was established. Janet 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 September 23, 2022, meeting:**

Travis Mason moved to approve the meeting minutes of September as submitted. Jeremiah Jordan seconded the motion. The following votes were recorded, and the motion passed:

Ms. Farrell, abstain; Mr. Jordan, yes; Mr. Henderson, yes; Mr. Mason, yes; Ms. Powers, yes; Ms. Morrow, yes.

C. Land Use and Development Applications:**1. Discussion and possible action regarding BP-22-23-8, request by MacKenzie Britt, Archer Commercial Real Estate, for a building permit for construction of a 2,402-square-foot building at 1825 North Walnut Avenue in Oklahoma City, to be occupied as a light industrial use, and a new driveway on NE 18th Street.**

The applicant proposes constructing a 2,402-square-foot, one-story garage/shop building approximately 14 feet northeast of the existing building at 1825 North Walnut Avenue. The building footprint would be approximately 60 feet by 40 feet in dimensions. The building would have a flat roof. The building would be 22 feet in height at the top of the parapet. The

exterior walls would be covered with painted metal paneling. Each side of the building would have windows 13 feet above the ground and metal canopies above the windows. Two metal-framed overhead doors with frosted glass would be installed on each of the north and south elevations. A new, 24-foot-wide driveway is proposed on NE 18th Street to provide direct access to the building from the north. Foundation plantings will be installed along the east side of the building, and two new trees will be planted adjacent to the proposed driveway on 18th Street.

This is a new application. The Citizens' Advisory Committee is scheduled to review this request at its October 13, 2022, meeting and provide recommendations to the Commission at that time.

Staff recommended approval of BP-22-23-8 for the construction of a 2,402-square-foot building at 1825 North Walnut Avenue and driveway on NE 18th Street with the finding that the proposed work complies with applicable zoning rules and with the condition that the work shall be consistent with the approved plans.

Travis Mason moved to approve BP-22-23-8. Janis Powers seconded the motion. The following votes were recorded, and the motion passed:

Ms. Farrell, yes; Mr. Jordan, yes; Mr. Henderson, yes; Mr. Mason, yes; Ms. Powers, yes; Ms. Morrow, yes.

2. Discussion and possible action regarding MP-22-23-1, request by Brady Smith, BMS Homes, on behalf of the owner, Omega Investments LLC, for an amendment to the Master Land Use Plan, amending the land use designation from Single Family Residential to Residential Mixed Density on a single parcel approximately 9,300 square feet in size at 1115 NE 14th Street in Oklahoma City.

The applicant proposes an amendment to the Master Land Use Plan, amending the land use designation from Single Family Residential to Mixed Use Density on a single parcel at 1115 NE 14th Street. The property is also known as 1117 NE 14th Street.

The applicant Brady Smith, with BMS Homes, was present at the meeting representing the owner, Omega Investments LLC.

Mr. Jones reported that the lot had a house on it years ago, but the primary structure was demolished due to a fire. There is an existing accessory building on the lot at the rear of the property that was most likely a garage but, at some point, was converted into a small apartment, single-family dwelling. The semi-vacant lot is in the middle of the block and is in a fully developed block with houses on both sides.

The owner would like to keep the existing accessory building and build a new principal structure out in front of it, a new multiple-family dwelling with multiple units. The current zoning is RD-1, which only allows for single-family dwellings. As it is presently zoned, only one primary residence can be built on the lot. The applicant requests to change the land use designation and zoning to develop the property to allow for up to four total dwelling units and keep the existing structure.

Public comment was received by Ms. Barbara Miller, who lives in the neighborhood and is vehemently opposed to the applicant's proposal in its entirety. She wants the property to stay single-family, RD-1 zoned, and keep the community as it exists.

Notices of the public hearing were mailed to the owners of all surrounding properties within a radius of 300 feet of the subject property on October 4, 2022.

A notice of public hearing was scheduled for publication in the Journal Record on October 10, 2022. Any written public comments received by the Commission's Office will be presented during the public hearing.

The Citizens' Advisory Committee scheduled to review these requests for recommendation to the Commission did not meet on October 13, 2022, due to the lack of a quorum.

Staff recommended to disapprove MP-22-23-1 and Z-22-23-1 with the finding that the proposed amendments are inconsistent with the zoning and uses of the adjacent properties and could alter the character of the block in which the subject property is located.

In Staff's opinion, any Master Land Use Plan amendment or Official Zoning Map amendment in this block should include more than one parcel and preferably all the properties on the block.

Hillary Farrell motioned to deny the MP-22-23-1 request. Jeremiah Jordan seconded the motion. The following votes were recorded, and the motion passed:

Mr. Downs, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Mr. Mason, no; Mr. Henderson, yes; Ms. Powers, yes.

- 3. Discussion and possible action regarding Z-22-23-1, request by Brady Smith, BMS Homes, on behalf of the owner, Omega Investments LLC, for an amendment to the Official Zoning Map, amending the zoning designation of the property at 1115 NE 14th Street from RD-1, Single Family Residential District to RD-4, High Rise General Residential District.**

Hillary Farrell moved to deny the Z-22-23-1 request. Jeremiah Jordan seconded the motion. The following votes were recorded, and the motion passed:

Mr. Downs, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Mr. Mason, no; Mr. Henderson, yes; Ms. Powers, yes.

- 4. Emergency Rule Amendment: Discussion and possible action to amend the Commission's administrative rules, OAC 120:10, Appendix A, Official Zoning Map, by emergency rulemaking pursuant to action taken on the above-listed Item C.3.**
- 5. Permanent Rule Amendment: Discussion and possible action to authorize permanent rulemaking regarding possible amendments to the Commission's administrative rules, OAC 120:10, Appendix A, Official Zoning Map, pursuant to action taken on the above-listed Agenda Items C.3 and C.4.**

No discussion or action was taken on items C.4 and C.5 due to the Commission denying previous requests in items C.2 and C.3.

D. Miscellaneous:

1. Presentation and discussion on the MAPS 4 Innovation District Connectivity Plan:

Luke Schmidt, the consultant for the project, gave a presentation about the MAPS 4 Innovation District Connectivity Plan.

E. Reports and possible discussion from Commissioners or Director:

1. Update on historical survey of the Classen's North Highland Parked District:

Mr. Jones informed the members of a request for proposals (RFPs) that was put out by the City of Oklahoma City's planning department seeking a historic preservation consultant to prepare a historic survey of the neighborhood south of the Harn Homestead; from NE 13th Street to NE 16th Street from I-235 to Lincoln Boulevard. That area is known as the Classen's North Highland Parked District. The members were provided a copy of the solicitation.

2. Report from ad-hoc committee on its discussions regarding the Commission's Master Land Use Plan:

Ms. Powers, a member of the ad-hoc committee, commented that the committee's view about the City's Innovation District Plan that was presented is that they are not proposing that the plan be adopted but that they use it as a resource as they move forward.

F. Adjournment:

There being no further business, Taylor Henderson motioned to adjourn. Travis Mason seconded the motion. Seeing no opposition, the meeting adjourned at 9:35 a.m.