

Minutes
Capitol-Medical Center Improvement & Zoning Commission
Regular Meeting
Will Rogers Building, 3rd Floor, EGID Central Conference Room
2401 N. Lincoln Boulevard, Oklahoma City, OK 73105
July 28, 2023, 8:15 a.m.

MEMBERS PRESENT:

Janet Morrow	Tiana Douglas
Hillary Farrell	Brian Downs
Jeremiah Jordan	Janis Powers
Taylor Henderson	

MEMBERS ABSENT:

Anderson Dark
Paul Manzelli
Travis Mason

STAFF/GUESTS:

Casey Jones, AICP, OMES
Beverly Hicks, OMES
Karl Kramer, AAG OAG
Mathew Siebert, Bockus Payne Architects, Applicant

A. Roll Call:

Chair Janet Morrow called the meeting to order at 8:19 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:**1. Approval, disapproval, and/or amendment of the minutes of the June 23, 2023, meeting:**

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

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

C. Land Use and Development Applications:**1. Discuss and consider action regarding BP-23-24-1, request by Mathew Siebert, Bockus Payne Architects, on behalf of University Hospitals Authority and Trust, for a building permit for construction of the Oklahoma Children's Hospital Behavioral Health Center at 960 NE 13th Street in Oklahoma City.**

Mr. Jones reported that the former building, the Bielstein Center, on the proposed development site, is demolished and being prepped for construction. The new proposed building will be named the Children's Hospital Behavioral Health Center, which will have six floors, a partial basement, a parking garage incorporated with 280 spaces, and landscaped areas on the building's West, North, and South side. The proposed pediatric behavioral health hospital is in the same location as the former building between the Nicholson and Garrison Towers, having the same connecting corridors to both towers.

Mr. Siebert, the architect on this project representing the applicant, attended the meeting and informed the members that the contractor, CMS Willowbrook, plans to start construction on the new building in October this year with a duration of three years until completion.

Janis Powers moved to approve BP-22-24-1. Jeremiah Jordan seconded the motion. The following votes were recorded, and the motion passed:

Mr. Downs, yes; Ms. Farrell, yes; Mr. Jordan, yes; Mr. Henderson, yes; Ms. Powers, yes; Ms. Morrow, yes; Ms. Douglas, yes.

Ms. Douglas entered the meeting at 8:21 a.m.

2. Discussion and possible action regarding D-23-24-1, request by Ethan Burton for a building permit for demolition of a detached garage and apartment at 809 NE 18th Street.

Mr. Jones reported that the applicant recently purchased the property and is currently rehabilitating the house with no considerable alterations done on the exterior of the dwelling. The applicant is requesting a building permit to demolish the detached garage apartment.

The Historical Preservation and Landmark Board of Review met in a special meeting on July 12, 2023, and approved the applicant's request for a certificate of appropriateness. The Citizens' Advisory Committee met the next day, on July 13, 2023, and recommended approval to move forward to the commission for a building permit to demolish the garage apartment.

Staff recommended approval of the building permit to demolish the garage apartment with the finding that the proposed work complies with applicable zoning rules.

Tiana Douglas moved to approve D-23-24-1. Hillary Farrell seconded the motion. The following votes were recorded, and the motion passed:

Ms. Douglas, yes; Mr. Downs, yes; Ms. Farrell, yes; Mr. Jordan, yes; Mr. Henderson, yes; Ms. Powers, yes; Ms. Morrow, yes.

D. Miscellaneous:

1. Discuss and possible action to confirm the reappointment of Susan McCalmont to a 3-year term on the Historical Preservation and Landmark Board of Review as the City of Oklahoma City Historic Preservation Commission Chairman Designee.

Mr. Jones reported that according to the zoning commission's administrative rules, one of the Historic Preservation (HP) Board members must be the designee of the City of Oklahoma City's Historic Preservation Commission. Ms. McCalmont's initial appointment on the HP Board was in July 2017. She is a Capitol-Lincoln Terrace Historic District resident and owns a business in the Wilson-Harn Historic District.

Commissioner Powers, a member of the HP Board, commented that Ms. McCalmont is always very active and insightful and is a very productive member of the Board.

Staff recommended that Ms. McCalmont be appointed to another three-year term on the Board.

Janis Powers moved to approve the reappointment of Susan McCalmont. Jeremiah Jordan seconded the motion. The following votes were recorded, and the motion passed:

Ms. Douglas, yes; Mr. Downs, yes; Ms. Farrell, yes; Mr. Jordan, yes; Mr. Henderson, yes; Ms. Powers, yes; Ms. Morrow, yes.

E. Reports and possible discussion from Commissioners or Director:

1. Report on the Classen's North Highland Parked Neighborhood historical resources survey.

Mr. Jones gave a brief update on the survey in the Wilson-Harn District. The consultant that the City of Oklahoma City hired to prepare the survey is still working on the draft form, which is in its final stages and expected to be submitted to the State Historic Preservation Office (SHPO) for review by August 25, 2023, to determine if it should be nominated as a national register historic district.

Staff is expected to report at the Commission's next meeting in August.

Report only. No action was taken.

2. Report on commission and board vacancies.

Mr. Jones updated the members on the current vacancies in each of the bodies of the Commission. Currently, the zoning commission has a House Speaker McCall vacancy; the HP Board has an attorney and historian vacancy. The Citizens' Advisory Committee can have up to fifteen members and currently has thirteen members.

Report only. No action was taken.

3. Report on recent discussions by the commission's ad hoc committee regarding the commission's master land use plan and zoning rules.

Mr. Jones reported that staff met with the committee on July 19, 2023. The committee was formed by the Commission Chair, consisting of two Commission members, Tiana Douglas, and Janis Powers, tasked with developing a new master land use plan (MLUP) conducive to the Capitol-Medical Center Zoning District and updating the zoning rules to current.

There was discussion on a possible budget plan for the new MLUP and for Mr. Jones to propose a figure of what the project would cost to present to OMES Deputy Director Moore for consideration to try and submit this fiscal year twenty-four.

The Commission's Counsel, Karl Kramer, informed the members that, unlike the plan (MLUP), the rules govern and have the force of law. The rules must be changed to implement the plan. The plan is a guide that informs development of the zoning rules. A new plan is meaningless until the rules are updated.

Mr. Jones informed the commission members that he is working with OMES Capital Assets Management's assigned attorney on amending the rules.

Mr. Kramer informed Commission staff that when amending the rules, it must show strikethroughs and underlines where changes have been made instead of revoking an entire rule and enacting a new one without showing evidence of the changes created that he reflected had been done in the past by the agency.

Mr. Jones concurred with Mr. Kramer's directive on the rules amendment and informed that his changes would reflect his instruction.

Report only. No action was taken.

F. Adjournment:

There being no further business, Brian Downs motioned to adjourn. Tiana Douglas seconded the motion. Seeing no opposition, the meeting adjourned at 8:49 a.m.