

Minutes
Capitol-Medical Center Improvement and Zoning Commission
October 26, 2018
8:15 a.m.
Will Rogers Building, Rm. 216
Oklahoma City, Oklahoma

A meeting notice was filed with the Secretary of State and an agenda posted in accordance with the Open Meeting Act.

MEMBERS PRESENT: Tiana Douglas
Joshua Greenhaw
Jeremiah Jordan
Paul Manzelli
Ken Phillips
Janis Powers
Dan Ross

MEMBERS ABSENT: Brian Downs
Hillary Farrell
Reginald Johnson
Jerry Winchester

STAFF/GUESTS: Ben Davis, OMES Zoning Administrator, Director of Planning
Casey Jones, OMES Assistant Planner
Beverly Hicks, OMES Planning/Administrative Coordinator
Karl Kramer, OAG
Susan Stout, OMES
Trent Braden, Applicant
Joe Selby, J. Howell Construction

A. Roll Call:

Chairman Ross called the meeting to order at 8:23 a.m. A roll call was taken and a quorum established. Chairman Ross was advised that notice of a 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 Sept. 28, 2018 meeting.

Mr. Phillips moved to approve the meeting minutes of September. Mr. Jordan 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;
Mr. Ross, yes.

C. Special Public Hearings: None.

D. Rezoning Requests:

1. Discussion and possible action regarding Z-18-19-1, a request by the State of Oklahoma Office of Management and Enterprise Services to amend the Master Land Use Plan and rezone from High Rise General Residential (RD-4) to public (P), the property located at 629 NE 28th Street, consisting of 0.15 acres, described as Lots 39 and 40, Block 2, Fitzhugh Place Addition to Oklahoma City.

The State of Oklahoma OMES requests for the vacant property to be rezoned to construct an annex office building for the Oklahoma Banking Department. The rezone would be compatible with the existing government offices in the area that are currently zoned public.

When reviewing the application, staff discovered that the Master Land Use Plan (MLUP) map shows the property as single family residential, which is incompatible with the proposed public zoning designation. In order to approve the rezone for the parcel from RD-4 to P, the land use designation for the parcel as shown on the MLUP map must be revised from single family residential to office/institutional, which is the same land use designation as the surrounding properties that contain government offices.

All property owners located within a 300 feet radius of the said property were notified by mail and a notice was published in The Journal Record on October 12, 2018.

Staff recommended approval of an amendment to the Master Land Use Plan map to designate the land use of said property as office and institutional.

Staff recommended approval of an amendment to the Official Zoning Map to change the zoning designation of said property from High Rise General Residential (RD-4) to Public (P).

Ms. Douglas moved to approve the amendments to the Master Land Use Plan map and Official Zoning Map as recommended, and direct staff to draft corresponding emergency rules for approval. Mr. Greenhaw seconded the motion. The following votes were recorded and the motion passed:

Ms. Douglas, yes; Mr. Greenhaw, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Mr. Phillips, yes; Ms. Powers, yes; Mr. Ross, yes.

Mr. Greenhaw arrived at 8:26 a.m.

E. Conditional Use Permits: None.

F. Building Permits:

- 1. Discussion and possible action regarding BP-18-19-6, a request by Timothy and Terri Neylon for a Building Permit to construct 777 square foot master bedroom and bathroom addition on the south elevation of the house; a 38 square foot deck addition to the south elevation of the house; and a 520 square foot, 1.5 story detached garage at 926 NE 17th Street in the Lincoln Terrace subdivision (Lincoln Terrace East HP) of Oklahoma City.**

Mr. Greenhaw moved to approve. Mr. Jordan seconded the motion. The following votes were recorded and the motion passed:

Ms. Douglas, yes; Mr. Greenhaw, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Mr. Phillips, yes; Ms. Powers, yes; Mr. Ross, yes.

2. Discussion and possible action regarding BP-18-19-9, request by Trent Braden for a Building Permit to construct a 558 square foot second story addition to the south elevation and rebuild the porch on the north elevation of the house at 714 NE 17th Street in the Lincoln Terrace subdivision (Capitol-Lincoln Terrace HP) of Oklahoma City.

Mr. Jordan moved to approve. Mr. Greenhaw seconded the motion. The following votes were recorded and the motion passed:

Ms. Douglas, yes; Mr. Greenhaw, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Mr. Phillips, yes; Ms. Powers, yes; Mr. Ross, yes.

3. Miscellaneous:

1. Possible discussion on the Oklahoma City Innovation District and Capitol Environs Land Use and Strategic Development Plan.

Discussion only. No action taken.

4. Reports and possible discussion from Commissioners or Director: None.

5. Adjournment:

There being no further business, Mr. Greenhaw made the motion to adjourn. Mr. Phillips seconded the motion. Seeing no opposition, the meeting adjourned at 8:47 a.m.