

Minutes
Citizens' Advisory Committee
Regular Meeting
Will Rogers Building, CR – 214 (Innovate) / 216 (Create)
2401 N. Lincoln Boulevard, Oklahoma City, OK 73105
Nov. 10, 2022, 7:00 p.m.

MEMBERS PRESENT:

Gregory Baum	Donna Moore
Samonia Byford	Guy Parkhurst
Teri Green	Rachel Smith
Audrey Jones	
Aneesa Sharp	
Jeff Wade	

MEMBERS ABSENT:

Jeremiah Jordan	Gina Washington
Sheryl Lovelady	

STAFF/GUESTS:

Casey Jones, AICP, OMES Planner
Beverly Hicks, OMES Staff
Aaron McRee, Central OK Habitat for Humanity, Inc.

A. Roll Call:

Chairwoman Rachel Smith called the meeting to order at 7:09 p.m. A roll call was taken, and a quorum was established. Ms. Smith was advised that notice of the meeting had been given and an agenda posted in accordance with the Open Meeting Act.

B. Minutes:**Discussion and possible action on the minutes of the September 8, 2022, meeting:**

Samonia Byford moved to approve the meeting minutes of September as submitted. Greg Baum seconded the motion. The following votes were recorded, and the motion passed:

Mr. Baum, yes; Ms. Byford, yes; Ms. Green, yes; Ms. Jones, yes; Ms. Moore, yes;
Mr. Parkhurst, yes; Ms. Sharp, yes; Ms. Smith, yes; Mr. Wade, yes.

C. Report on the September 23, 2022, and October 28, 2022, meetings of the Capitol – Medical Center Improvement and Zoning Commission:

Mr. Jones reported that the zoning commission approved several permits for the following properties:

- D-22-23-1, 826 NE 21st Street – Issued a permit to demolish a detached garage.
- V-21-22-3 / BP-22-23-1, 826 NE 21st Street – Granted a side yard variance, granted a lot coverage variance, and granted a building permit for a new detached garage.

- BP-22-23-5, 800 Nazih Zuhdi Drive – Approved illuminated building-mounted signs on the Oklahoma History Center.
- BP-22-23-8, 1825 N. Walnut Ave. – Issued a building permit for a 2,402 sq. ft. shop building (60' x 40' building footprint) and a 24 ft. driveway on NE 18th Street.
- MP-22-23-1 and Z-22-23-1, 1115 NE 14th Street – Denied Master Land Use Plan amendment (SF to R – Mixed Density) and denied rezoning from RD-1 to RD-4.

D. Discussion and possible action to make recommendations to the Capitol – Medical Center Improvement and Zoning Commission concerning items on the commission’s November 18, 2022, meeting agenda:

1. Discussion and possible action regarding CU-22-23-1, request by Scott Potter and Jennifer Chancellor for a conditional use permit for construction of an in-ground swimming pool at 630 NE 18th Street in Oklahoma City:

Staff recommended approval of CU-22-23-1, with the finding that the work complies with applicable zoning rules; the work is compatible with the character of the neighborhood and with the zoning and uses of surrounding properties; and the work will have no adverse impact on: the health, safety, and welfare of the neighborhood; established property values in the area; the supply of light and air to adjacent properties; or the flow of traffic on streets in the area.

Samonia Byford moved to recommend approval of CU-22-23-1. Jeff Wade seconded the motion. The following votes were recorded, and the motion passed:

Mr. Baum, yes; Ms. Byford, yes; Ms. Green, yes; Ms. Jones, yes; Ms. Moore, yes;
Mr. Parkhurst, yes; Ms. Sharp, yes; Ms. Smith, yes; Mr. Wade, yes.

2. Discussion and possible action regarding V-22-23-1, request by Aaron McRee, Central Oklahoma Habitat for Humanity, Inc., for a variance from the maximum driveway width of 12 feet required by the Oklahoma Administrative Rules, Title 120:10-7-10.9., to allow for construction of a driveway 18 feet in width at 700 NE 29th Street in Oklahoma City:

The proposed 18-foot driveway will provide adequate access to the proposed two-car attached garage and adequate area for off-street parking. Staff recommended approval of V-22-23-1, with the finding that under the present circumstances, strict application of the applicable driveway width limit of 12 feet would result in an undue hardship on the owner.

Donna Moore moved to recommend approval of V-22-23-1. Samonia Byford seconded the motion. The following votes were recorded, and the motion passed:

Mr. Baum, yes; Ms. Byford, yes; Ms. Green, yes; Ms. Jones, yes; Ms. Moore, yes;
Mr. Parkhurst, yes; Ms. Sharp, yes; Ms. Smith, yes; Mr. Wade, yes.

3. Discussion and possible action regarding BP-22-23-14, request by Aaron McRee, Central Oklahoma Habitat for Humanity, Inc., for a building permit for construction of a single family dwelling at 700 NE 29th Street in Oklahoma City:

Staff recommended approval of BP-22-23-14, with the finding that the proposed development is compatible with the character of the neighborhood; the proposed development is compatible with the Master Land Use Plan land use designation for the property, Single Family Residential; and the proposed development will have no adverse impact on the neighborhood's health, safety,

and welfare; the established property values in the area; the supply of light and air to adjacent properties; or the flow of traffic on streets in the area.

Samonia Byford moved to recommend approval of BP-22-23-14. Donna Moore seconded the motion. The following votes were recorded, and the motion passed:

Mr. Baum, yes; Ms. Byford, yes; Ms. Green, yes; Ms. Jones, yes; Ms. Moore, yes;
Mr. Parkhurst, yes; Ms. Sharp, yes; Ms. Smith, yes; Mr. Wade, yes.

E. Reports and Communications:

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 historical 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, and it encompasses the Wilson-Harn Historic District. The members were provided a copy of the solicitation.

2. MAPS 4 Innovation District Neighborhood Connectivity Plan presentation slides from the October 28, 2022, Commission meeting.

Mr. Jones gave a presentation about the MAPS 4 Innovation District Connectivity Plan.

F. Possible reports, updates, and discussion from Committee members: None.

G. Discussion and Election:

1. Discussion and possible action to approve Committee meeting dates for 2023, all at 7:00 p.m.:

January 12	May 11	September 14
February 9	June 8	October 12
March 9	July 13	November 9
April 13	August 10	December 14

Samonia Byford moved to approve the 2023 meeting dates. Greg Baum seconded the motion. The following votes were recorded, and the motion passed:

Mr. Baum, yes; Ms. Byford, yes; Ms. Green, yes; Ms. Jones, yes; Ms. Moore, yes;
Mr. Parkhurst, yes; Ms. Sharp, yes; Ms. Smith, yes; Mr. Wade, yes.

H. General Discussion: None.

I. Adjournment:

There being no further business, Greg Baum motioned to adjourn. Samonia Byford seconded the motion. Seeing no opposition, the meeting adjourned at 7:58 p.m.