

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
Mar. 24, 2023, 8:15 a.m.

MEMBERS PRESENT:

Janet Morrow
Anderson Dark
Tiana Douglas
Hillary Farrell

Jeremiah Jordan
Taylor Henderson
Paul Manzelli

MEMBERS ABSENT:

Brian Downs
Travis Mason

Janis Powers

STAFF/GUESTS:

Casey Jones, AICP, OMES Planner
Beverly Hicks, OMES Staff
Scott Minton, OnCue
Jesse Jackson, CVNA (PC)
Christine Price Allen, CVNA (PC)
Lennie Phillip, CVNA
Ann Felton, Guest (PC)

Gina Blaylock, CVNA (PC)
Zenophon Warrior, CWNA (PC)
Sonja Potts, Guest
Danell Hines, Guest
Sherie Nero, Guest
Toni Jernigan, CVNA (PC)

Office of Management and Enterprise Services (OMES) ♦ Capitol View Neighborhood Association (CVNA) ♦ Cashions Wildewood Neighborhood Association (CWNA) ♦ American Institute of Certified Planners (AICP)

A. Roll Call:

Chairwoman Morrow called the meeting to order at 8:15 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 January 27, 2023, meeting:**

Hillary Farrell moved to approve the meeting minutes of January. Jeremiah Jordan seconded the motion. The following votes were recorded, and the motion passed:

Mr. Dark, yes; Ms. Douglas, yes; Ms. Farrell, yes; Mr. Jordan, yes; Mr. Henderson, yes,
Mr. Manzelli, yes; Ms. Morrow, yes.

C. Land Use and Development Applications:

1. Discussion and possible action regarding regarding BP-22-23-21, request by Christel Van Tuyle, Insignia Signs, for a building permit for installation of an illuminated monument sign, illuminated directory signs, and building-mounted signs at 409 NE 28th Street in Oklahoma City:

The applicant of the subject property at 409 NE 28th Street, formerly leased by the Oklahoma Tax Commission, proposes to install permanent signs of quality construction on the building and grounds to identify the building's address and current tenants.

Staff recommended approval for a building permit subject to the provision of a landscape plan on the finding that the proposed work complies with the applicable zoning rules and with the condition that all required permits shall be obtained from the City of Oklahoma City prior to the commencement of work.

The Citizens' Advisory Committee met on March 9, 2023, and recommended approval subject to providing a landscape plan for the commission's review.

The applicant submitted a landscape plan on March 20, 2023. The staff has reviewed the sign quantities, locations, setbacks, elevation drawings, site plan, and landscape plan and found this proposal compliant with the applicable zoning rules in *OAC 120:10, Subchapter 15, Signage Regulation*.

Tiana Douglas moved to approve BP-22-23-21 with the provisions listed in the staff report that the proposed signs and landscaping complies with the applicable zoning rules and that all required permits be obtained from the City of Oklahoma City prior to the commencement of work. Jeremiah Jordan seconded the motion. The following votes were recorded, and the motion passed:

Mr. Dark, yes; Ms. Douglas, yes; Ms. Farrell, yes; Mr. Jordan, yes; Mr. Henderson, yes, Mr. Manzelli, yes; Ms. Morrow, yes.

2. Discussion and possible action regarding Z-22-23-3, request by Ontonio Evans for a zoning amendment from RD-1 Single Family Residential District to I-2 Light Industrial District to permit commercial medical marijuana cultivation at 723 NE 28th Street (Lots 37 and 38, Block 6, Team's Subdivision of Blocks 5 and 6, Alta Vista Addition to Oklahoma City), owner of record: Ontonia T. Brown:

The applicant is requesting a zoning amendment to rezone the said property from a single-family (SF) residential district (RD-1) to a light industrial district (I-2) to permit commercial medical marijuana cultivation, which is not compatible with the Master Land Use Plan. On January 7, 2023, the zoning commission denied the applicant's request for a building permit for a modular building and fence.

The Citizens' Advisory Committee met on March 9, 2023, and recommended denial of the zoning amendment.

Staff recommended denial of the zoning amendment based on incompatibility with the Master Land Use Plan the commission adopted, the impact on established property values in the

surrounding area, the neighborhood's character, and the surrounding properties' zoning and uses.

Factors for Consideration by the Commission recommended by staff:

- Conformance to the Commission's Master Land Use Plan;
- Suitability of the property for the proposed zoning designation and use;
- Character of the neighborhood;
- Zoning and uses of surrounding properties;
- Availability of infrastructure such as streets and utilities to serve the development; and
- Weighing of the benefit to the community if the application were approved in comparison to the detriment to the owner if the application were denied.

Public hearing notices were mailed to the owners of all thirty-two properties within a 300 feet radius of the subject property on February 28, 2023. A notice of public hearing was published in the Journal Record on March 8, 2023.

Public comment (PC) was received by property owners in the surrounding area of the subject property during the meeting, expressing disdain against the applicant's request for medical marijuana cultivation and proposed zoning amendment.

Tiana Douglas moved to deny Z-22-23-3 based on the factors for consideration found in the staff report. Jeremiah Jordan seconded the motion. The following votes were recorded, and the motion passed:

Mr. Dark, yes; Ms. Douglas, yes; Ms. Farrell, yes; Mr. Jordan, yes; Mr. Henderson, yes, Mr. Manzelli, yes; Ms. Morrow, yes.

- 3. Emergency Rulemaking: Discussion and possible action to amend the Commission's administrative rules, OAC 120:10, Appendix A, Official Zoning Map, by emergency rulemaking.**
- 4. Permanent Rulemaking: 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.**

No action was taken on agenda items three and four based on the Commission's decision to deny the applicant's request on item two of the agenda.

D. Miscellaneous: None.

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

F. Adjournment:

There being no further business, Anderson Dark motioned to adjourn. Taylor Henderson seconded the motion. Seeing no opposition, the meeting adjourned at 8:43 a.m.