

Minutes
Capitol-Medical Center Improvement and Zoning Commission
Regular Meeting
Will Rogers Building
CR – 214 (Innovation) /216 (Create)
2401 N. Lincoln Boulevard, Oklahoma City, OK 73105
Dec. 17, 2021, 8:15 a.m.

MEMBERS PRESENT: Anderson Dark
Tiana Douglas
Jeremiah Jordan
Paul Manzelli
Ken Phillips
Janis Powers
Dan Ross

MEMBERS ABSENT: Brian Downs
Hillary Farrell
Kirkland Hall

STAFF/GUESTS: Casey Jones, AICP, OMES, Planner
Beverly Hicks, OMES, Planning/Administrative Coordinator
Karl Kramer, OAG
Mark Zitzow, Johnson & Associates
Zenephon Warrior Jr., Guest

A. Roll Call:

Chairman Dan Ross called the meeting to order at 8:30 a.m. A roll call was taken and a quorum established. Mr. Ross was advised a meeting notice was filed with the Secretary of State and agenda posted in accordance with the Open Meeting Act.

B. Minutes:

1. Approval, disapproval and/or amendment of the minutes of the Nov. 19, 2021 meeting:

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

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

C. Land Use and Development Applications:

1. Discussion and possible action regarding V-21-22-2, request by Rafael Motta for a variance from the 25 percent lot coverage limit required by the Oklahoma Administrative Rule, O.A.C. 120: 10-3-20(e)(5), to allow for construction of a single family dwelling and a detached garage having a combined lot coverage of 29.3 percent of the parcel at 820 NE 27th Street (Lots 15 and 16, Block 4, Neff's Capitol Addition to Oklahoma City):

Agenda item C-1. in addition to C-2., were taken as a combined vote.

2. Discussion and possible action regarding BP-21-22-27, request by Rafael Motta for a building permit for construction of a single-family dwelling and a detached garage in the RD-1 Single Family Residential District at 820 NE 27th Street (Lots 15 and 16, Block 4, Neff's Capitol Addition to Oklahoma City).

The items for consideration are a variance from the 25 percent lot coverage limit for a proposed single-family dwelling and detached garage in the RD-1 District at 820 NE 27th Street and a building permit for the same.

Staff recommendation is to approve V-21-22-2 and BP-21-22-27 with the following findings:

- a. The proposed dwelling and detached garage size, placement, and setbacks are consistent with the character of the neighborhood and compatible with surrounding structures.
- b. The coverage limit presents a hardship in this case because, without a variance, the applicant would be unable to construct a garage large enough to hold even one vehicle.
- c. The proposed development is compatible with the Master Plan land use designation for the property, which is Single Family Residential.
- d. The proposed development is in keeping with the spirit and intent of the zoning rules.
- e. The proposed development will have no adverse impact on:
 - i. the health, safety, and welfare of the neighborhood;
 - ii. the established property values in the area;
 - iii. the supply of light and air to adjacent properties;
 - iv. the flow of traffic on streets in the area.

Tiana Douglas moved to approve V-21-22-2 and BP-21-22-27. Janis Powers seconded the motion. The following votes were recorded and the motion passed:

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

3. Discussion and possible action regarding BP-21-22-29, request by Johnson & Associates for approval of plans for the Convergence Project (SPUD-1354), a small portion of which is in the Commission's District, which will include landscaping, streetscaping, and an underground parking garage for the Innovation District, located on and adjacent to the site of Stiles Park at the intersection of NE 8th Street and North Stiles Avenue in Oklahoma City.

The item for consideration is a request for approval of plans for the Convergence Project, a portion of which is in the Commission's District, which will include landscaping, streetscaping, and an underground parking garage for the Innovation District, located on and adjacent to the site of Stiles Park at the intersection of NE 8th Street and North Stiles Avenue in Oklahoma City.

This project is scheduled to be reviewed by the City of Oklahoma City in January 2022.

Staff recommendation is to approve BP-21-22-29 with the finding that the Convergence Project conforms to the Commission's Master Land Use Plan and the Innovation District Land Use Plan.

Janis Powers moved to approve BP-21-22-29, the section of the Special Planned Unit Development (SPUD) that falls within the Capitol-Medical Zoning jurisdiction. Anderson Dark seconded the motion. The following votes were recorded and the motion passed:

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

D. Miscellaneous: None.

E. Reports and possible discussion from Commissioners or Director:

1. Report and possible discussion on the Innovation District Land Use Plan.

Mr. Jones reported that the City of Oklahoma City is moving forward with adopting the Innovation District Land Use Plan as an amendment to the City's comprehensive plan. Ms. Lisa Chronister, Assistant Planning Director with the City, has been invited to speak at the January 28, 2022, Zoning Commission meeting to share some background about the comprehensive plan amendment and its adoption.

2. Report on OMES staffing changes.

Commissioner Ross informed the commission that this would be his last commission meeting. He is leaving employment with the State of Oklahoma to pursue another opportunity. He expressed his appreciation to the members and staff for their work on the Commission.

F. Adjournment:

There being no further business, Tiana Douglas made a motion to adjourn. Janis Powers seconded the motion. Seeing no opposition, the meeting adjourned at 8:58 a.m.