

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
June 25, 2021, 8:15 a.m.

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

MEMBERS ABSENT: Anderson Dark
Hillary Farrell
Kirkland Hall
Brian Downs

STAFF/GUESTS: Casey Jones, AICP, OMES, Planner
Beverly Hicks, OMES, Planning/Administrative Coordinator
Karl Kramer, OAG
Sheryl Lovelady, Positively Paseo
Zenophon Warrior, CVNA
Gloria Ross, OMES

A. Roll Call:

Chairman Dan Ross called the meeting to order at 8:17 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 May 28, 2021 meeting:

Ken Phillips moved to approve the meeting minutes of May. Jeremiah 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. Land Use and Development Applications:

a. Discussion and possible action regarding BP-20-21-56, request by Positively Paseo for a building permit for the construction of a single family dwelling at 830 NE 26th Street (Lot 3, Block 5, Neff's Capitol Addition to Oklahoma City):

The Citizens' Advisory Committee reviewed the applicant's plans on June 10, 2021, and recommended approval of the building permit.

Staff recommended to approve the building permit with the finding that the proposed work complies with applicable zoning rules.

Tiana Douglas moved to approve BP-20-21-56. Janis Powers 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.

b. Discussion and possible action regarding V-20-21-6 and BP-20-21-57, request by Positively Paseo for a lot coverage variance and building permit for the construction of a single family dwelling at 925 NE 28th Street (Lots 13 and 14, Block 2, Powell's Subdivision in Oklahoma City):

The applicant asked for a variance because the footprint exceeds the 25-percent maximum lot coverage limit.

The Citizens' Advisory Committee reviewed the applicant's plans on June 10, 2021, and recommended approval of the lot coverage variance and building permit.

Staff recommended to approve the variance and building permit with the following findings:

- a. The proposed dwelling and attached garage size, placement and setbacks, are consistent with the character of the neighborhood and compatible with surrounding structures.
- b. The lot coverage limit presents a hardship in this case because the applicant is unable to construct the proposed dwelling with a custom floor plan for the buyer and have an enclosed area for vehicle storage, whether attached to the dwelling or detached.
- c. The proposed development will have no detrimental impact on adjacent properties.
- d. The proposed development is compatible with the Master Plan land use designation for the property, which is Single Family Residential.
- e. The proposed development is in keeping with the spirit and intent of the zoning rules.

Notice of Hearing for the variance was mailed to the owners of all properties within 300 feet on June 8, 2021, and published in the Journal Record on June 15, 2021.

Janis Powers moved to approve. Jeremiah 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. Discussion and possible action regarding BP-20-21-58, request by Positively Paseo for a building permit for the construction of a single family dwelling at 929 NE 28th Street (Lots 15 and 16, Block 2, Powell's Subdivision in Oklahoma City):

The Citizens' Advisory Committee reviewed the applicant's plans on June 10, 2021, and recommended approval of the building permit.

Staff recommended approval of the conditional use permit and building permit with the following findings and conditions:

Tiana Douglas moved to approve the building permit. Janis Powers 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.

D. Miscellaneous: None.

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

F. Adjournment:

There being no further business, Ken Phillips made a motion to adjourn. Janis Powers seconded the motion. Seeing no opposition, the meeting adjourned at 8:41 a.m.