

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
December 20, 2024, 8:15 a.m.

MEMBERS PRESENT:

Nathan Wald, Chair
Anderson Dark
Janis Powers

Paul Manzelli
Tiana Douglas
Jeremiah Smith

Phoebe Barber

MEMBERS ABSENT:

Taylor Henderson
Hillary Farrell
Travis Mason

STAFF/GUESTS:

Casey Jones, AICP, OMES
Beverly Hicks, OMES
Karl Kramer, OAG
Laura Stone, Applicant

A. Call to Order, Roll Call, and Determination of Quorum:

Chairman Nathan Wald called the meeting to order at 8:19 a.m. A roll call was taken, and a quorum was established. Commissioner Wald was advised that notice of the 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 Oct. 25, 2024 meeting:**

Janis Powers moved to approve the meeting minutes of October. Paul Manzelli seconded the motion. The following votes were recorded, and the motion passed:

Mr. Dark, abstain; Ms. Barber, yes; Mr. Manzelli, yes; Ms. Powers, yes; Mr. Smith, yes;
Mr. Wald, yes.

C. Land Use and Development Applications:**1. Discussion and possible action regarding requests by Brandon Swearingen for variances and a building permit for construction work at 911 NE 16th Street (Lot 10, Block 1, State Capitol 2nd Addition) in Oklahoma City:**

- a. V-24-25-4, a side yard variance, a rear yard variance, and a lot coverage variance;
and
- b. BP-24-25-8, permit for construction of a residential duplex and a detached garage apartment.

The items for consideration are variances from the 10-foot side yard, the 10-foot rear yard, and the 30 percent lot coverage limit, and a building permit for the construction of a residential duplex and a detached garage with an apartment.

The Historical Preservation and Landmark Board of Review granted a Certificate of Appropriateness for the applicant's project on December 5, 2024 (Application no. CA-24-25-9), subject to installing curved driveway edges in front of the garage.

The Citizens' Advisory Committee reviewed the variance and building permit requests at its December 12, 2024 meeting. A motion to recommend approval of the variances and building permit received 4 "Yes" votes and 5 "No" votes. Committee members who voted "No" were concerned about potential parking issues associated with having a duplex and a garage apartment on a property of this size on a block where parking is not permitted on the street and the potential for the property to be used for short term rentals.

The commission members discussed the concerns of the Citizens' Advisory Committee regarding information on Airbnb's and parking.

The public was allowed to speak on this agenda item. No public comments were received in person at the meeting. Staff informed commission members they received one public comment in writing from Omega Investments, who stated they were in favor of this request.

Staff recommended approval of the variances and building permit. The duplex and garage apartment are permitted uses in the RD-2 District, and the plans comply with the off-street parking requirements. The placement, orientation, massing, roof lines, height, and exterior building materials of the structures are designed to be compatible with the character of the surrounding district.

Both items were taken as a combined vote:

Janis Powers moved for the adoption of the facts as presented in the staff report for this meeting and the presentations made during this meeting as the findings-of-fact of this hearing on Agenda Item C.1. and for the approval of the permits V-24-25-4 and BP-24-25-8 set out in C.1. Anderson Dark seconded the motion. The following votes were recorded, and the motion passed:

Mr. Dark, yes; Ms. Douglas, yes; Ms. Barber, yes; Mr. Manzelli, yes; Ms. Powers, yes; Mr. Smith, yes; Mr. Wald, yes.

Ms. Douglas entered the meeting at 8:21 a.m.

2. Discussion and possible action regarding a request by Laura Stone for permits for construction work at 612 NE 14th Street in Oklahoma City:

- a. D-24-25-2, permit for demolition of a detached garage; and**
- b. BP-24-25-13, permit for construction of a 1-1/2 story detached garage.**

The items for consideration are the demolition of the existing one-story detached garage due to dilapidation and a building permit for construction of a 1-1/2 story detached garage.

On December 5, 2024, the Historical Preservation and Landmark Board of Review granted a certificate of appropriateness for the demolition of the existing garage and for constructing a new 1-1/2-story garage.

On December 12, 2024, the Citizens' Advisory Committee reviewed the applicant's plans and recommended approval of the demolition and building permits by unanimous vote.

Staff recommended approval, finding that the work complies with applicable zoning rules.

Both items were taken as a combined vote.

Tiana Douglas moved for approval of D-24-25-2 and BP-24-25-13. Anderson Dark seconded the motion. The following votes were recorded, and the motion passed:

Mr. Dark, yes; Ms. Douglas, yes; Ms. Barber, yes; Mr. Manzelli, yes; Ms. Powers, yes; Mr. Smith, yes; Mr. Wald, yes.

D. Miscellaneous: None.

E. Reports and possible discussion from Commissioners or Director:

1. Update on recent discussions and actions regarding the regulation of accessory dwellings and short-term rentals in Oklahoma City.

Commissioner Powers informed the commission members about the status of the short-term rental ordinance amendment and the accessory dwelling unit ordinance recently made by the City Council of Oklahoma City.

Discussion only. No action was taken.

F. Adjournment:

There being no further business, Commissioner Douglas motioned to adjourn. Commissioner Powers seconded the motion. Seeing no opposition, the meeting adjourned at 9:02 a.m.