VIRTUAL SPECIAL MEETING
AGENDA

This virtual special board meeting is being held consistent with the amendments to the Open Meeting Act, 25 O.S. 2011, § 301 et seq, signed into law by Governor Stitt on Wednesday, February 10, 2021. SB1031, 2021 O.S.L. 1, § 1

Link to access meeting:
https://omes.webex.com/omes/onstage/g.php?MTID=e9a99c836e0eb15880b15080670618751
Event Password: CMCIZC
Call-in information: +1-415-655-0001
Access code: 187 017 8908

The Notice of this virtual Special Meeting was filed with the Secretary of State’s Office on March 10, 2021. Notice/final agenda was posted on March 22, 2021, at 5:00 p.m., at the West entrance of the Will Rogers Building at 2401 N. Lincoln Blvd., Oklahoma City, and on the OMES/Capitol-Medical Center Improvement and Zoning web site.
https://www.sos.ok.gov/meetings/notices/000050/0522582103101150.htm

The Commission may discuss, vote to approve, vote to disapprove, vote to table, change the sequence of any agenda item, or vote to strike or not discuss any agenda item.

The following Commission members are participating remotely by the WebEx videoconference platform:
• Tiana Douglas, President Pro Tempore Appointee
• Hillary Farrell, President Pro Tempore Appointee
• Jeremiah Jordan, Governor Appointee
• Anderson Dark, Governor Appointee
• Paul Manzelli, President of The University of Oklahoma Designee
• Janis Powers, Chairman of the Planning Commission of Oklahoma City Designee
• Dan Ross, Chairman

If any of the above-listed Commission members loses videoconference communication during the meeting, he or she will attempt to rejoin and participate by teleconference.

In the event electronic communications are lost or compromised during the meeting, the Capitol-Medical Center Improvement and Zoning Commission staff will attempt to restore
communications for a maximum of 15 minutes. If unable to restore communications the meeting will be adjourned.

A. Roll Call
B. Minutes
   1. Approval, disapproval and/or amendment of the minutes of the January 22, 2021 meeting.
C. Land Use and Development Applications:
   1. Discussion and possible action regarding V-20-21-1 and BP-20-21-18, request by David M. Box, Williams, Box, Forshee & Bullard, representing Timbercraft Homes LLC, the owner, for a variance from the 30-percent maximum lot coverage requirement in the RD-2 District and a building permit for construction of a 450-square-foot detached garage at 829 NE 16th Street in the Lincoln Terrace East Historic District of Oklahoma City.

   2. Discussion and possible action regarding BP-20-21-32, request by Spencer Wilson, Fitzsimmons Architects, representing 701 Culbertson LC, the owner, for a building permit for installation of two monument signs (one primary identification sign and one directional sign) on the property at 701 Culbertson Drive in Oklahoma City.

   3. Discussion and possible action regarding V-20-21-3, request by Spencer Wilson, Fitzsimmons Architects, representing 701 Culbertson LC, the owner, for a variance from the siting standards for trash enclosures to allow for installation of a trash enclosure to the south of the existing building as indicated on the submitted application and plans for 701 Culbertson Drive in Oklahoma City.

D. Miscellaneous: No items.
E. Reports and possible discussion from Commissioners or Director.
F. Adjournment.

Public Comment:
The Chairman will recognize comments from the public limited to only those subject matters covered in the current meeting agenda and further limited to two minutes per person. The Board Chairperson reserves and retains the right to interrupt, terminate, or postpone public comment as necessary to effectuate the management of the public meeting.

To sign up to give oral comments, call 405-522-0440 or email beverly.hicks@omes.ok.gov no later than 8:15 a.m., March 24, 2021. Materials provided to members of the Board or shared electronically between members of the Board may be accessed here:

Next Meeting: Friday, April 23, 2021, at 8:15 a.m.
Minutes
Capitol-Medical Center Improvement and Zoning Commission
Jan. 22, 2021, 8:15 a.m.
Will Rogers Building
2401 N. Lincoln Boulevard, CR 214/216
Oklahoma City, 73105
UNOFFICIAL

A meeting notice was filed with the Secretary of State and an agenda posted in accordance with the Open Meeting Act.

MEMBERS PRESENT: Anderson Dark
Hillary Farrell
Jeremiah Jordan
Paul Manzelli
Ken Phillips
Dan Ross

MEMBERS ABSENT: Tiana Douglas
Brian Downs
Kirkland Hall
Janis Powers

STAFF/GUESTS: Casey Jones, AICP, OMES, Planner
Beverly Hicks, OMES, Planning/Administrative Coordinator
Karl Kramer, OAG
Kimberlee Williams, OMES
Kirk Hullender, Aquascape Pools

A. Roll Call:
Chairman Dan Ross called the meeting to order at 8:18 a.m. A roll call was taken and a quorum established. Mr. Ross was advised that notice of a 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 November 13, 2020 virtual special meeting:

   Paul Manzelli moved to approve the meeting minutes of November. Ken Phillips seconded the motion. The following votes were recorded and the motion passed:

   Mr. Dark, yes; Ms. Farrell, abstain; Mr. Jordan, yes; Mr. Manzelli, yes; Mr. Phillips, yes; Mr. Ross, yes.

C. Land Use and Development Applications:
1. Discussion and possible action regarding V-20-21-2, CU-20-21-1, and BP-2-21-28, requests by Mark McKeithan, Aquascape Pools, for a corner lot side yard setback variance, a conditional use permit, and a building permit for construction of an in-ground pool at 736 NE 17th Street in Oklahoma City:
No recommendation from the Citizens’ Advisory Committee, due to their January 14, 2021, meeting having been cancelled.

Item 1: Staff recommendation is to approve the variance with the following findings and conditions:

Findings:
   a. The dimensions of the applicant’s property are unique and create development challenges not common to most other lots in the same district.
   b. The proposed pool will have no detrimental impact on adjacent properties and will not be visible from the street or from surrounding properties.
   c. The proposed development is in keeping with the spirit and intent of the zoning rules.

Item 2: Staff recommendation is the conditional use and building permit with the following findings and conditions:

Findings:
   a. The proposed development is compatible with the Master Plan land use designation for the property, which is Single Family Residential.
   b. The proposed development is in compliance with applicable zoning rules.
   c. 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.

Conditions:
   a. All work shall conform to the approved plans. Any proposed changes shall be submitted to the Commission staff for review and approval prior to making changes on site.
   b. All new impermeable surface shall be constructed to direct water away from surrounding structures and toward storm drains, French drains, or water harvesting containers. Water runoff shall not be directed onto an adjacent property.
   c. A child-proof fence shall be maintained on all sides of the pool. Any gates shall be self-closing and self-latching.
   d. All applicable permits required by the City of Oklahoma City shall be obtained prior to commencing work. All work shall comply with applicable building codes of the City.

Hillary Farrell moved to approve V-20-21-2. Jeremiah Jordan seconded the motion. The following votes were recorded and the motion passed:

Mr. Dark, yes; Ms. Farrell, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Mr. Phillips, yes; Mr. Ross, yes.

Ken Phillips moved to approve CU-20-21-1; BP-20-21-28. Anderson Dark seconded the motion. The following votes were recorded and the motion passed:
Mr. Dark, yes; Ms. Farrell, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Mr. Phillips, yes; Mr. Ross, yes.

D. Miscellaneous:
1. Permanent Rules: Discussion and possible action to amend the Commission’s administrative rules, OAC 120:10, Appendix A, Official Zoning Map, updating the map to be consistent with the map that is currently in effect by emergency rule; consideration and possible vote.

   Ken Phillips moved to approve. Jeremiah Jordan seconded the motion. The following votes were recorded and the motion passed:

   Mr. Dark, yes; Ms. Farrell, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Mr. Phillips, yes; Mr. Ross, yes.

E. Reports and possible discussion from Commissioners or Director: None.
F. Adjournment:
   There being no further business, Ken Phillips made a motion to adjourn. Hillary Farrell seconded the motion. Seeing no opposition, the meeting adjourned at 8:32 a.m.
Case Number: V-20-21-1 and BP-20-21-18

Property Address: 829 NE 16th Street

Owner: Timbercraft Homes LLC

Representative:
David Box – Williams, Box, Forshee & Bullard, P.C.

Zoning: RD-2, Low Density General Residential District & HP, Historic Preservation District

Surrounding Zoning: North: RD-4 High Rise General Residential District; HP, Historic Preservation District
South: HC, Health Center District
East: RD-2, Low Density General Residential District; HP, Historic Preservation District
West: RD-2, Low Density General Residential District; HP, Historic Preservation District

Current Land Use: Single family dwelling (vacant)
Proposed Land Use: Single family dwelling and detached garage

Surrounding Land Uses: North: Multiple family dwelling
South: Parking garage
East: Single family dwelling
West: Single family dwelling

Comprehensive Plan Designation: Mixed Use – Residential/Institutional

Background:
The applicant acquired the property at 829 NE 16th Street in August of 2019 and is now in the process of repairing and rehabilitating the existing dwelling, which is currently unoccupied. The applicant proposes to construct a new detached garage as the original garage was demolished in 2017. The combined square footage of the garage and the existing dwelling slightly exceeds the 30 percent lot coverage limit, and the applicant requests a lot coverage variance from the Commission.

Items for Consideration:

1. **Lot coverage variance and building permit for construction of a 450-square-foot detached garage.**
   Proposal: The applicant proposes to construct a one-story detached garage with a footprint just under 450 square feet (proposed dimensions are 20’ x 22’). Plans for the garage are included in the attached application and scope of work. The design and exterior materials are the same as those that were recently approved for a new garage at 922 NE 17th Street.
The property originally had a one-story, 238-square-foot detached garage, which was demolished in 2017. The original garage, pictured to the right, had wood lap siding, two paneled wood doors, and a hipped roof.

The proposed garage would be constructed on a new concrete slab foundation in the approximate location on the property as the former garage. The proposed garage would have a footprint just under 450 square feet with a gabled roof, lap siding, two vehicle doors, and one entry door.

Roof: The garage would have a gabled roof with ProLam architectural asphalt shingles in Black Shadow color to match the shingles that were recently installed on the home. The roof would have a 6” over 12” pitch. The ridgeline of the roof would be 14 feet, 8 inches in height.

Walls: All exterior walls would be finished with horizontal 8-inch smooth lap fiber cement board siding.

Windows: No windows are proposed on the garage.

Doors: The applicant had initially proposed to install a 16-foot vehicle door on the south elevation. However, on March 4, 2021, the Historical Preservation and Landmark Board of Review requested that two narrower vehicle doors be installed instead. The revised elevation drawing with two doors is shown here. A walk-in entry door would be installed on the west elevation.

Setbacks, Lot Coverage and Open Space: The recorded plat of the State Capitol 2nd Addition establishes a 5-foot utility easement along the rear (north) lot line. The zoning rules require detached garages to be located behind the rear wall of the home and 5 feet from side lot lines. The garage is proposed to be set back 5 feet from the north property line, 5 feet from the east property line, and 25 feet from the west property line. The proposed placement of the garage is similar to other nearby garages in the district and is in compliance with setback and open space requirements.

The combined coverage of the garage (450 square feet) and the existing home (1,727 square feet, including porches) will be 2,177 square feet, or 31.1 percent of the total lot area. According to the zoning rules, the maximum lot coverage for structures in the RD-2 district is 30 percent. The applicant requests a variance from the 30 percent rule.
Applicable Zoning Rules:

**OAC 120: 10-3-20(d). Height Regulations.** Except as hereinafter provided in 120:10-5-2.1, no building shall exceed two and one-half (2 1/2) stories or thirty-five (35) feet in height. 
*The home is 25 feet, 3 inches in height. The detached garage is under 15 feet in height.*

**OAC 120:10-5-3.1. Height regulations. (c) Plane of maximum height.**
This section establishes a plane of maximum height. Based on this rule, buildings on the subject property, 829 NE 16th Street, cannot exceed an elevation of 1,305 feet above sea level. The elevation of this property is approximately 1,230 feet above sea level, so the maximum building height at this property is 75 feet. However, the more restrictive height limit of 35 feet, as listed above, shall apply.

**OAC 120: 10-3-21(e). Area Regulations for the RD-2 District**
(2): A 5-foot yard is required on each side of a building.
*The existing dwelling has a 10-foot side yard on the east and a 5-foot side yard on the west. The proposed garage has a 5-foot side yard on the east and a 25-foot side yard on the west.*

(5): Main and accessory buildings cannot cover more than 30 percent of the lot area of interior lots. 
*The footprint of the home is 1,727 square feet, which includes the front and side porches. The footprint of the garage will be 450 square feet. The resulting lot coverage will be 2,177 square feet or 31.1 percent of the lot. (The dwelling and garage will be 1.1 percent, or 77 square feet, over the 30-percent coverage limit, from which the applicant has requested a variance.)*

**Platted Setbacks and Easements:** The State Capitol 2nd Addition subdivision plat has a front yard building setback line of 30 feet and a utility easement of 5 feet along the rear of the property. *The existing dwelling and the proposed garage are in compliance with these requirements.*

**OAC 120: 10-5-4.1. Area and open space**
(2) **Minimum requirement.** In residential districts, a minimum of 25 percent of the lot shall be maintained as open space with no buildings, parking or impervious surfaces. *Approximately 54 percent of the lot is maintained as open space.*

(7) **Accessory building location.** Accessory buildings which are not a part of the main building may be built in the rear yard within 10 feet of the rear lot line.
*The detached garage will be set back 5 feet from the rear (north) lot line.*

**OAC 120:10-7-10. General Requirements (Parking and Driveways).** The following requirements apply to all land used for driveways and off-street parking purposes in all zoning districts:
(6) Parking is prohibited on all unpaved areas. The use of gravel for driveways and off-street lots is prohibited in all zoning districts.

(7) All portions of land used for parking and driveway purposes shall be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced by continued use.

(8) No parking shall be permitted in any yard areas except on driveways. Driveways shall be considered to serve garages, carports, and vehicle storage pads.

(9) The maximum driveway width in the front yard area for the RD-1 and RD-2 districts is 12 feet. The maximum driveway width in the front yard area for the HP district is 10 feet. The maximum driveway width in the front yard area for all other zoning districts is 24 feet.
(10) Off-street parking areas shall not be permitted in the yards of property used for residential purposes.

(11) Carports or detached garages shall be permitted if located to the rear of the main residential structure. On corner lots, the front yard setback for the side street shall apply to the construction of a garage or carport.

**OAC 120:10-7-11. Amount of off-street parking required**

(17) **Dwelling:** 2 parking spaces per each unit in the main structure, 1 parking space per garage apartment, and 1.5 parking space for efficiency or studio apartment.

* A minimum of two parking spaces are required, and this requirement is met.

**OAC 120:10-13-18. Powers of the Commission relative to variation**

(a) The Commission is empowered to authorize, as requested a variation from the strict application of this Chapter to relieve difficulties or hardship, but may establish requirements relative to the property to achieve the purpose and intent of this Chapter. The Commission shall have the power to grant variances in the following instances:

   (1) Exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the original adoption of this Chapter.

   (2) Exceptional topographical conditions or other extraordinary or exceptional situations or conditions of a specific piece of property, which is a condition generally not prevalent in the area.

   (3) When the strict application of the requirements of this Chapter would result in peculiar and exceptional undue hardship on the property owner.

(b) The Commission shall not grant a variance for a principal use that is not permitted in the applicable district. It is the expressed spirit and intent of this Chapter that a change of the permitted principal use shall be made by amendment of the regulations or the zoning map.

(c) A variance from the requirements of this Chapter shall be granted by the Commission under the following provisions:

   (1) The granting of the variance will not confer on the applicant any special privilege that is denied by this Section to the lands, structures, or building in the same district.

   (2) No nonconforming use of the neighborhood lands, structures, or buildings in the same zone and no permitted use of land, structures, or building in other district shall be considered grounds for issuance of a variance.

*Prior Actions:*
The Historical Preservation and Landmark Board of Review reviewed this proposal on March 4, 2021, and granted a certificate of appropriateness for the proposed work with the condition that two single-car vehicle doors be installed on the front of the garage (CA-20-21-14).

The Citizens’ Advisory Committee will review this proposal on March 11, 2021, and Staff will provide a report on the Committee’s recommendations at the March 26, 2021 Commission meeting.
Staff Recommendation:

1. Approve V-20-21-1 and BP-20-21-18 with the following findings:
   a. The proposed garage size, height, placement, and setbacks are consistent with the character of the neighborhood and compatible with surrounding structures.
   b. The proposed garage is in compliance with the recommended size limit of 450 square feet for garages in the Historic Preservation District.
   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 Mixed Use – Residential/Institutional.
   e. The proposed development is in keeping with the spirit and intent of the zoning rules.

Attachments:
   Application and Supporting Documents
   County Assessor Property Record Card
PROPERTY INFORMATION (TO BE COMPLETED BY APPLICANT)

Read Rules: OAC 120:10-10-15

I (we), the undersigned owners of the following described property, respectfully make application to the Capitol-Medical Center Improvement and Zoning Commission for a variance from the zoning rules as requested. In support of the application, the following facts are shown:

Nature of Request

☐ Variance: Chapter: 10 Section: 120:10-3-20

Location of Property (Address) and Legal Description:

<table>
<thead>
<tr>
<th>Address</th>
<th>Oklahoma City</th>
<th>Zip Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>829 NE 16th Street</td>
<td>73104</td>
<td></td>
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</table>

State Capitol 2nd Addition	| Block	|
<table>
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<tr>
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<tbody>
<tr>
<td>3</td>
<td>2</td>
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</table>

Legal Description (Unplatted Land Only):

With regard to the property described above, what conditions are peculiar to this location that would warrant the granting of a variance?

The strict application of the maximum lot coverage requirements of this chapter would result in peculiar and exception hardship on the property owner.

These specific conditions are outlined in the attached.

Applicant Signature (owner/agent):

[Signature]

Street Address

13509 Technology Dr., Ste. B

City

OKC

ZIP Code

73134

Phone number

918-891-6810

Email

Nash@3-Jacks.com

Representative (if applicable):

David M. Box - Williams, Box, Forshee & Bullard, P.C.

dmbox@wbflaw.com

Phone Number

405-232-0080

Email
Justification for Variance
Variance

Applicant seeks a variance at 829 NE 16th St. Oklahoma City, OK 73104 (“Property”) from the restrictions imposed by the Capitol-Medical Center Improvement and Zoning District Regulations (“Zoning Regulations”) in Okla. Admin. Code §120:10-3-20, and any other variances deemed necessary to obtain approval of the construction plans submitted herewith.

The Property is currently zoned RD-2 Low Density General Residential District and HP Historic Preservation District pursuant to Oklahoma Capitol-Medical Center Improvement and Zoning Commission Administrative Rules. The properties abutting the Property east and west are similarly zoned RD-2 and HP, the property to the north is zoned RD-4 and HP, the property the south is zoned HC.

Applicant owns the Property which is described as Lot 2 of Block 3 of the State Capitol 2nd Addition. The Applicant seeks variance from the 30% maximum lot coverage for buildings outlined in §120:10-3-20 (e)(5) of the Zoning Regulations.

1. The application of the requirements of this chapter would result in exceptional hardship on both the property owner and the neighborhood.

   Strict application of the Zoning Regulations would result in a hardship by preventing the property owner from a functional home and a detached garage. The old garage was placed within 5 feet to the side property line. The proposed new garage will follow all historic setback patterns. The new proposed detached garage will be placed 5 feet from the side property line.

   As currently constructed, the property owner is unable to reside on the property or enjoy the numerous functions and benefits of having a detached garage that is allowed within the HP Guidelines.

   Additionally, the application of the 30% maximum lot coverage requirement would prevent the neighborhood from experiencing the aesthetic and financial benefits the proposed structure will bring.

2. Such conditions are peculiar to the particular piece of property involved.

   Conditions exist on the subject property which are peculiar and further justify the granting of the requested variance. The current structure prevents the owner from fully utilizing the property. The proposed build upgrades the home and essential parking need. Granting the proposed variance will allow the property to comply with the minimum off street parking requirements for 2 spaces. The property will then comply with minimum setback requirements for all sides. Additionally, the proposed new accessory building will follow all historic setback patterns of the property.

   These conditions justify relief from 30% maximum lot coverage requirement at issue. Without such relief, Applicant would be forced to forgo the proposed new build and the site will sit fallow for years to come.
3. **Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Regulations.**

The proposed variance will not cause a substantial detriment to the public good nor impair the purposes of the Zoning Regulations. The maximum lot coverage requirement at issue is intended to protect a suitable environment preserved for family life. The regulations of RD-2 are put in place to encourage stability, attractiveness, and order. The proposed variance will not impair the purpose of the Zoning Regulations as the Zoning Regulations seek to ensure new construction of a detached garage is compatible in size, shape, and mass to existing structures. A variance from the maximum lot coverage requirement will ensure a seamless integration of the new construction into the existing homes.

Allowing the proposed variance will help improved the neighborhood environment through the build of a new functional and attractive single-family home, which are qualities the zoning regulations seek to protect. The variance, if granted will allow the applicant to further improve the community.

4. **The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.**

The variance, if granted, would be the minimum relief necessary to alleviate any unnecessary hardship as all other Zoning Regulations are meet.
Deed
WARRANTY DEED
(Individual)

KNOW ALL MEN BY THESE PRESENTS:

That Barbara R Brown aka Barbara Brown, wife of and attorney-in-fact for William A. Brown aka William Brown,
parties of the first part, in consideration of the sum of "$10" dollars and other valuable consideration, in hand paid, the receipt of which is acknowledged, does hereby grant, bargain, sell, and convey unto

Three Jacks LLC

Whose address is: 13809 Technology Dr, Suite B
Oklahoma City, OK 73134

party of the second part, the following described real property and premises situated in Oklahoma County, State of Oklahoma, to wit:

Lot Two (2) of Block Three (3) in the AMENDED PLAT OF SECOND CAPITOL ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Together with all fixtures and improvements, and all appurtenances, subject to existing zoning ordinances, plat or deed restrictions, utility assessments serving the property, including all mineral rights owned by party of the first part, which may be subject to lease, and excluding mineral rights previously reserved or conveyed of record, and warrants title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, and their heirs and assigns forever, free, clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT FOR and SUBJECT TO those exceptions set forth hereinabove.

SIGNED AND DELIVERED the date(s) on the acknowledgment(s) below.

Barbara R Brown aka Barbara Brown

William A. Brown aka William Brown by
Barbara R. Brown aka Barbara Brown, attorney-in-fact

ACKNOWLEDGMENT

State of Oklahoma
County of Oklahoma

The foregoing instrument was acknowledged before me on this ___ day of ___ , 2019 by Barbara R Brown aka Barbara Brown, wife of and attorney-in-fact for William A. Brown aka William Brown

Notary Public

Closing Agent: American Eagle Title Group, LLC
File Number: 1907-0075-62
Underwriter: American Eagle Title Insurance Company
Letter of Authorization
LETTER OF AUTHORIZATION

R. Nash Thomas, Manager, (the property owner of record) or (an agent of the property owner of record) authorize(s) David M. Box, Mason J. Schwartz, and the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location 829 NE 16th Street, OKC, OK 73104.

By:____________________
Title:____________________

Date:____________________

4/27/2020

Manager
SCOPE OF WORK

Applicant owns the Property which occupies 829 NE 16th Street (Lot 2, Block 3, State Capitol 2nd Addition). Applicant seeks a lot coverage variance and building permit to allow for construction of a detached garage.

The Property is currently zoned RD-2 Low Density General Residential District and HP Historic Preservation District pursuant to Oklahoma Capitol-Medical Center Improvement and Zoning Commission Administrative Rules. The properties abutting the Property east and west are similarly zoned RD-2 and HP, the property to the north is zoned RD-4 and HP, the property the south is zoned HC.

Driveway requirements: Maximum driveway width in the front yard is 10 feet; Concrete visible from the street will not be bright white.

Primary structure minimum setbacks: 35 feet on South; 25 feet on South; 5 feet on East and West.

Off-street parking requirements for a single-family dwelling: Minimum of 2 spaces.

Detached garage or accessory structure minimum setbacks: 5 feet from other structures; 5 feet on North, East and West.

Detached garage size and location: The proposed new accessory building shall follow all historic setback patterns of the property as the proposed garage. The old garage was placed within 5 feet to the side property line. The new proposed detached garage will be placed 5 feet from the side property line with doors facing the street. The detached garage will be no larger than 15 feet high and 450 square feet. The garage door will be smooth fiberglass with wood exterior appearance. The attached garage will consist of 100% fiber cement siding also known as James Hardie siding.

Exterior building materials, including windows and doors: The existing home will remain in place. The proposed modifications are below:

Please find attached exhibits for additional information:

1. Exhibit 1: Lot layout and location of driveway and proposed garage
2. Exhibit 2: Proposed 2-car garage
Exhibit 1
Exhibit 2
BOLTS FOR 36" DOOR

@ 84"

22' - 0"
19' - 0"
3' - 0"
20' - 0"
5" SLAB W/ 60 MIL VAPOR OVER SAND
2X4 FRAME @ 16" O.C.

8" SIDING

T.O. PLATE 9' - 0"
FIRST FLOOR 0' - 0"
T.O. RIDGE 12' - 10 27/32"

WEST

NORTH

EAST

SOUTH

ROOF PLAN

FIRST FLOOR PLAN

GARAGE SQFT - 440

WADE DESIGN GROUP

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REVIEWED BY: JERAD W. STOUT

REVISIONS:

1/4" = 1'

SHEET TITLE

DRAWN BY: WADE

APPROVED BY: WADE

DATE: WADE

REV. SET DESCRIPTION: DESIGN

PROJECT NO.: WADE

PROJECT NAME: DESIGN

922 NW 17TH
OKLAHOMA CITY, OK

WADEDRAFTING@GMAIL.COM

2009 N. KELLY SUITE 150 EDMOND, OKLAHOMA  73003  --  (405) 408-0620
SELECT A PANEL DESIGN

<table>
<thead>
<tr>
<th></th>
<th>440 Series</th>
<th>442/445 Series</th>
<th>444 Series</th>
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<tbody>
<tr>
<td>Exterior wood/finish</td>
<td>Primed smooth hardboard</td>
<td>Primed rough-sawn cedar hardboard</td>
<td>Smooth plywood; priming option available</td>
</tr>
<tr>
<td>Interior</td>
<td>Smooth hardboard</td>
<td>442 - smooth hardboard 445 - rough-sawn cedar hardboard</td>
<td>Smooth plywood</td>
</tr>
<tr>
<td>Insulation</td>
<td>4.75 R-Value, polystyrene</td>
<td>4.75 R-Value, polystyrene</td>
<td>4.75 R-Value, polystyrene</td>
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</tbody>
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All series panels have a total thickness of 1-3/8".

**Panel designs**

**440 Series**
Smooth hardboard, custom paint finish

**442/445 Series**
Rough sawn cedar hardboard, custom paint finish

**444 Series**
Smooth plywood, custom stain finish

1 car design

2 car design
SELECT A PANEL DESIGN

<table>
<thead>
<tr>
<th>450 Series - Framed Panel</th>
<th>453 Series - Framed Panel</th>
<th>454 Series - Raised Panel (Paint grade)</th>
<th>454 Series - Raised Panel (Stain grade)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Thin rails &amp; stiles</td>
<td>Thick rails &amp; stiles</td>
<td>Features hemlock panels (finger-jointed), stiles and rails</td>
<td>Features hemlock panels (solid, one piece), stiles and rails.</td>
</tr>
<tr>
<td>Kiln-dried West Coast Hemlock</td>
<td>Kiln-dried West Coast Hemlock</td>
<td>Hardboard raised panel (decatzim)</td>
<td>Mahogany and Cedar panel options available</td>
</tr>
</tbody>
</table>

450 and 453 Series panels pictured above are custom painted.

Framed Panel designs

<table>
<thead>
<tr>
<th>Design</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>4:2</td>
<td>1 car design shown. Both panels are also available for 2 car designs.</td>
</tr>
<tr>
<td>4:4</td>
<td>1 car design shown. Both panels are also available for 2 car designs.</td>
</tr>
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</table>

Raised Panel designs

<table>
<thead>
<tr>
<th>Design</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>4:2</td>
<td>1 car design shown. Both panels are also available for 2 car designs. Decorative carved Raised Panel designs available. Consult your distributor for details.</td>
</tr>
<tr>
<td>4:3</td>
<td>1 car design shown. Both panels are also available for 2 car designs.</td>
</tr>
<tr>
<td>4:4</td>
<td>1 car design shown. Both panels are also available for 2 car designs.</td>
</tr>
<tr>
<td>4:6</td>
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</table>

SELECT A WINDOW STYLE

Framed Panel windows

<table>
<thead>
<tr>
<th>Design</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plain short panel</td>
<td>*Molded designs with plastic inserts may not fit all panel sizes. Consult your distributor for availability.</td>
</tr>
<tr>
<td>Plain long panel</td>
<td></td>
</tr>
<tr>
<td>Cathedral*</td>
<td></td>
</tr>
<tr>
<td>Sunray*</td>
<td></td>
</tr>
<tr>
<td>Stockton</td>
<td></td>
</tr>
</tbody>
</table>
Larry Stein
County Assessor

Oklahoma County Assessor
Public Access System

320 Robert S. Kerr #313
Oklahoma City, Ok  73102
(405) 713-1200

All records are current as of close of previous working day

Larry Stein-Oklahoma County Assessor Public Access System

Real Property Display - Screen Produced   10/20/2020 11:42:45 AM

Account: R034751400  Type: Residential
Location: 829 NE 16TH ST

Owner Name 1:  TIMBERCRAFT HOMES LLC
Owner Name 2:   Parent Acct:

Billing Address 1:  13909 TECHNOLOGY DR STE B
Billing Address 2:   School System: Oklahoma City #89

City, State, Zip  OKLAHOMA CITY, OK  73134
Land Size: 0.16 Acres

Lot Dimensions: Width  50  Depth  140
Land Value: 29,050

Treasurer: Click to View Taxes

Comp Sales Address/Date/Price (ordered by relevancy)
916 NE 21ST ST OKLAHOMA CITY, OK 73105-8216 10/11/2018  $108,000
836 NE 19TH ST OKLAHOMA CITY, OK 73105-8206 10/28/2019  $125,000
929 NE 21ST ST OKLAHOMA CITY, OK 73105-8215 11/01/2018  $178,000
840 NE 18TH ST OKLAHOMA CITY, OK 73105-8204 01/31/2019  $138,000
829 NE 16TH ST OKLAHOMA CITY, OK 73104-4607 08/23/2019  $135,000

Valuation History  (*Tax amounts are estimates only, actual tax amounts will be available mid November 2020)

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<th>Year</th>
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<th>Taxable Mkt Value</th>
<th>Gross Assessed</th>
<th>Exemption</th>
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Property Account Status/Adjustments/Exemptions

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Property Deed Transaction History   (Recorded in the County Clerk's Office)

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Last Mailed Notice of Value (N.O.V.) Information/History

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Property Building Permit History

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### Building Detail Results - Screen Produced 10/20/2020 11:44:04 AM

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<th>Qty</th>
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<tbody>
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<td>GLA</td>
<td>1</td>
<td>1</td>
<td>Units</td>
</tr>
<tr>
<td>R034751400</td>
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<td></td>
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<td>R034751400</td>
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### Additional Details

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<td>1</td>
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</table>
Case Number:  BP-20-21-32

Property Address: 701 Culbertson Drive

Legal Description: Lots 10 through 13, Block 17, Lincoln Terrace Addition to Oklahoma City

Owner: 701 Culbertson LP
Applicant: Brian Fitzsimmons and Spencer Wilson, Fitzsimmons Architects

**Items for Consideration:**

1. **Building permit for construction of two halo-lit illuminated ground monument signs (one principal sign and one directional sign) on the south frontage of the property at 701 Culbertson Drive.**

**Background:**

Zoning: CN, Neighborhood Commercial District and HP, Historic Preservation District

Surrounding Zoning: North: RD-1, Single Family Residential District and HP, Historic Preservation District
South: CN, Neighborhood Commercial District and HP, Historic Preservation District
East: CN, Neighborhood Commercial District and HP, Historic Preservation District
West: RD-1, Single Family Residential District and HP, Historic Preservation District

Current Land Use: Multiple family dwelling
Proposed Land Use: Same as existing

Surrounding Land Uses: North: Single family dwellings
South: Multiple family dwellings
East: Multiple family dwellings
West: Single family dwellings

Comprehensive Plan Designation: Neighborhood Commercial

**Issues and Considerations:**

The two signs would be constructed of blonde brick to complement the bricks on the existing building. One sign would be located at the east driveway onto the property from Culbertson Drive; this sign would be 3 feet 10 inches in height and 7½ feet in width and would identify the primary entrance and address to the property. The other sign would be located near the southwest corner of the property at the driveway which exits onto Lindsay Avenue near the intersection with Culbertson Drive. This sign would be 3 feet in height and 5 feet 2 inches in width and would identify the property’s address. The signs would have halo lit stand-off letters, and the source of lighting would be concealed from view. The applicant has provided the attached elevation drawings showing the proposed sign design and dimensions.
Applicable Zoning Rules:

In regard to signs for residential apartment buildings, the *Historic Preservation Standards and Guidelines* provide the following statement:

3.10.10: Appropriately scaled and placed signs applied to a building or free-standing monument-style signs in front yard areas are appropriate sign types for multi-family properties and should minimize visual interference with the significant features of a property.


(a) **Size.** All signs must be proportionate to site size and/or the size of the structure and shall not exceed the height limitations of the zoning district in which the sign is located or the height limitations designated by OAC 120:10-5-3.1. All signs shall be in compliance with the Signage Table (Appendix D) of this Chapter. (According to Appendix D, a primary identification sign shall not exceed 70 square feet in size or 10 feet in height.)

(b) **Location.**

   (1) All signage must be in compliance with the setback requirements for the zoning district in which it is located. No signs, other than official traffic signs and parking control signs, will be located within the right-of-way of any public street without an approved permit from the City of Oklahoma City.

   (2) No part of the sign, including the footing, shall be located closer than 5 feet from the side and rear property lines. No part of the sign, including the footing, shall be located closer than 1 foot from the front property line.

   (3) No sign will be erected at the intersection of any street in a location that will obstruct free and clear vision or, at any location that by its position, shape, or color interferes with or obstructs the view of or may be confused with any authorized traffic sign, signal or device.

   (4) In no case shall any sign invade the "Sight lines at intersections" established in OAC 120:10-5-4.1(4):

OAC 120:10-5-4.1. Area and open space

(4) **Sight lines at intersections.** On any corner lot on which a front and side yard is required, no wall, fence, sign, structure, or any plant growth which obstructs sight lines at elevations between 2 feet and 6 feet above the crown of the adjacent roadway shall be placed or maintained within a triangle formed by measuring from the point of intersection of the front and exterior lot lines a distance of 30 feet along said front and side lot lines and connecting the points so established form a sight triangle on the area of the lot adjacent to the street intersection.

(c) **Aesthetic quality.** Signage is an accessory use, with its only function being to advertise, direct or identify. All signs should be designed to complement the structure and landscape and give the appearance of an additional architectural feature or element. Materials must be similar or complementary to those used in the main building. Signage must be appropriate to the existing architectural vocabulary and meet the approval of the Commission.


(a) Signage material must be compatible with building materials in texture and color. The use of the same materials as the primary structure is usually acceptable and appropriate.
(b) No plastic or vinyl signs are permitted in the Health Center District (HC) or the Public District (P) on a permanent basis, unless expressly approved by the Commission.

**OAC 120: 10-15-6. Illumination.**

(a) To properly integrate signage into the existing environment and to effectively create enhancement after dark and not a daytime effect, all illuminated signs will be illuminated from a concealed source, preferably a ground-mounted source.

(b) Illuminated signs shall be designed so as not to interfere with the operation of traffic lights or other traffic control devices, and shall not create objectionable glare in any residential district or public building or area.

(c) All internally illuminated signs shall be approved by the Commission prior to construction and/or installation.

**120:10-15-8. Specialty Signage**

(a) **Ground-mounted** signage.

(1) For residential districts, the maximum width of all ground-mounted signs shall be 5 feet for each 25 feet of street frontage, and 1 foot for each additional 25 feet of street frontage, up to a maximum of 50 feet. No sign shall exceed 6 feet in height.

**OAC 120:10-15-11. Limitation Per Site.**

One principal ground-mounted sign per street frontage and one principal building-mounted sign per street frontage, or a combination of the two, shall be permitted. The number of directional/informational signs shall be determined based upon need.

**OAC 120: 10-15-12. Maintenance Provision.**

(a) Signage shall be constructed of materials that can be easily maintained and do not weather quickly. All approved signs must be properly maintained. Whenever a sign becomes dilapidated or falls into a state of disrepair or ruin, in whole or in part, all portions of the sign shall be removed from the premises.

(b) Whenever a sign is determined to be insecure, unsafe, dilapidated, or is in any way maintained in violation of the provisions of this Subchapter or the zoning district regulations, the Commission will send written notification of such findings to the owner. The owner shall have 10 days from the date of the written notice to bring the sign into conformance or remove the sign. If the owner does not comply within 10 days, the Commission will issue a citation for non-compliance in accordance with the procedures in Title 73, §83.13.

**OAC 120: 10-15-15. Building Permit Required.**

Plans for all premises signs and temporary signs, with the exception of real estate signs, shall be submitted to the Commission for approval prior to erection. The Commission shall reserve the absolute right to determine the appropriateness of signage prior to the issuance of a building permit. Approval of signage shall be based on compliance with the provisions of this Subchapter as well as the design, location, general character and the ability of the signage to integrate into the existing environment.

**Prior Actions:**

The Historical Preservation and Landmark Board of Review granted a certificate of appropriateness for the proposed signs on March 4, 2021 (CA-20-21-16).
The Citizens’ Advisory Committee is scheduled to review the applicant’s plans on March 11, 2021. Staff will report on the Committee’s recommendations at the March 26, 2021 Commission meeting.

Staff Recommendation:

Approve BP-20-21-32 with the finding that the proposed work complies with applicable zoning rules.

Attachments:
Application and Supporting Documents

701 Culbertson Drive, Aerial Photo:
I (we), the undersigned owners of the following described property, respectfully make application to the Capitol-Medical Center Improvement and Zoning Commission to request the addition, demolition, or alteration of an improvement or structure on the property. In support of the application, the following facts are shown:

**Location of Property (Address) and Legal Description:**

<table>
<thead>
<tr>
<th>Address</th>
<th>City</th>
<th>ZIP Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>701 Culbertson Drive</td>
<td>Oklahoma City</td>
<td>73105</td>
</tr>
<tr>
<td>Lincoln Terrace</td>
<td>17</td>
<td>10, 11, 12, &amp; 13</td>
</tr>
</tbody>
</table>

**Legal Description (unplatted land only):**

_____________________________________________________________________

**Itemized Description of Proposed Work** (List each item proposed. Work not listed here will NOT be reviewed. Attach additional pages as necessary.)

<table>
<thead>
<tr>
<th>Itemized Description of Proposed Work</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Improvements &amp; Landscaping - See attached description of work (Item A)</td>
<td></td>
</tr>
</tbody>
</table>

Is federal funding, a federal license, or a federal permit included/required for any part of this project? □ Yes  □ No

If yes, what federal agency?

Is the property owner pursuing the Federal Tax Credits for Rehabilitation of income producing historic properties? □ Yes  □ No  *(For questions concerning the federal tax credit program, contact the State Historic Preservation Office at 405-522-4479.)*

**Authorization**

I hereby certify that all above statements and statements contained in all attached and transmitted exhibits are true to the best of my knowledge and belief. In the event that this proposal is approved and begun, I agree to complete the changes in accordance with approved plans in a good and workmanlike manner. I authorize the State of Oklahoma to enter the property for the purpose of observing and photographing the project for presentations and to ensure consistency between the approved proposal and the completed project. I understand that my proposal may require additional approvals/permits from the State of Oklahoma and/or the City of Oklahoma City.

<table>
<thead>
<tr>
<th>Applicant Signature (owner/agent):</th>
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<tbody>
<tr>
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</tr>
<tr>
<td>Oklahoma City</td>
</tr>
<tr>
<td>73154</td>
</tr>
<tr>
<td>Street Address</td>
</tr>
<tr>
<td>405-456-0750</td>
</tr>
<tr>
<td>Phone number</td>
</tr>
<tr>
<td><a href="mailto:info@substancia.com">info@substancia.com</a></td>
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<td>Email</td>
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<table>
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<th>Representative (If applicable):</th>
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<tbody>
<tr>
<td>Brian Fitzsimmons, AIA</td>
</tr>
<tr>
<td><a href="mailto:brian@fitzsimmons-arch.com">brian@fitzsimmons-arch.com</a> &amp; <a href="mailto:spencer@fitzsimmons-arch.com">spencer@fitzsimmons-arch.com</a></td>
</tr>
<tr>
<td>Phone Number</td>
</tr>
<tr>
<td>Email</td>
</tr>
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</table>
A : SCOPE OF WORK
DESCRIPTION OF WORK:

The redesign and/or repair of the existing courtyard, exterior spaces, amenities, and tenant entrances at the multi-family housing property at 701 Culbertson Drive to provide a more secure and tenant friendly exterior experience. Work is limited to exterior site work and entrances to the structure; no work is to impact the roof, windows, or other aspects of the actual building exterior beyond what is listed.

ITEMIZED LIST OF WORK:

1. **New Rolling Traffic Entry and Exit Gate**: two (2) 3'-0" foot tall and 12'-0" foot wide rolling gates with respective motor (concealed behind vegetation or monument sign), composed of vertical rail style gate/fencing to match security fence. Intended to control access to on-site parking.

2. **Monument Signage**: two (2) 3'-0" foot tall monument signs to designate primary entry and address respectively. Primary entry gate sign to be 3'-0" x 10'-0" (HxW), exit gate sign to be 3'-0" x 6'-8" (HxW). Both signs to be composed of blonde brick masonry to compliment existing building with halo lit stand off letters. One 3'-10" tall by 7'-5" wide primary entrance sign with backlit standoff metal letters and one 3'-0" tall by 5'-2" wide secondary exit sign with backlit standoff letters. Refer to sign illustrations.

3. Reserved for separate CA application

4. **Resurface and restripe parking lot**: provide new asphalt surface to match existing and restripe 45 degree and parallel parking to meet Oklahoma City standards.

5. **Repair Existing Concrete Sidewalk**: patch and repair damaged concrete as necessary with historic color matched concrete.

6. **New Concrete Sidewalk Infill**: remove turf and pour new concrete color matched to existing to continue sidewalk.

7. **Screening Vegetation**: evergreen boxwood shrubs to screen parking, fencing, and neighboring properties. All hedging visible from right of way to be kept at 36" in height except for screening hedges along the courtyard fence which shall be maintained at 48" in height. All screening vegetation to have irrigation supply.
8. **Landscaping / Plantings**: General groundcover and decorative plants to be incorporated into landscaping with a mulch bed base. Any plants falling within the corner sight triangle shall be no greater than 24" in height. Additional plantings to consist of types of feather grass and various native plants as can be acquired including species such as Yellow Coreopsis and Lead Plants. All plantings to have irrigation supply.

9. **Xeriscape Landscaping / Planting**: areas to include decomposed granite screening as bed base with low maintenance plants including, but not limited to, Liriope, Sprawling Junipers, Yucca, and Coneflowers.

10. **Security Fence / Controlled Access**: one (1) continuous 4'-0" tall vertical rail style fence set back behind building line with two (2) access-controlled pedestrian gates to provide tenant security.

11. **Mailboxes**: two (2) 9S+1P USPS approved freestanding mailboxes provided at both pedestrian gates. Total box count: Four (4) units, 36 letter slots, and 4 parcel boxes.

12. **Decomposed Granite Screening**: tan gravel path/root cover.

13. **Concrete Gathering Pads**: individual concrete pads matched to typical historic concrete color for patio furniture and gatherings.

14. **Turf Grass**: areas for activities or animal walking.

15. **Large Trees**: Male Ginkgo Biloba (non-littering) with irrigation supply.

16. **Ornamental Trees**: Crepe Myrtle or Rose of Sharon with irrigation supply.

17. **Seating / Benches**: simple park style benches for tenants.

18. **Repair Entry Steps / New Handrails / New Doors**: patch and paint steps with fine grit grip paint, install new painted 1-1/4" square steel handrails at all entry porches, and replace existing solid doors with divided lite wood doors to match historic side lites. Incorporate replacement overhead light covers and luminaires.

19. **New Corner Unit Entries**: rebuild entry steps with handrails and install new doors and side lites to match the other replacements. Treatment similar to Item #18.

20. **Reconfigure Concrete Paths**: demolish and repour new 60" wide concrete paths color matched to historic tan concrete.

21. **Site Bollard Lighting**: remove existing pole lights and provide 40" tall area/path downlight bollards for pedestrian safety and navigation.

22. **New Concrete Sidewalk**: install new 60" wide concrete sidewalk.

23. **Reconfigure Gate / Fence**: alter wood picket fence and gate as needed to provide adequate pedestrian entry to the rear yard.

24. **Bike Racks**: new bike racks installed in rear yard for tenant use.
25. **Terraced Decks**: elevated wood decks following the slope of the site and screened with vegetation to provide tenants with more private gathering places. Path lighting bollards to be provided as needed.

26. **Grills**: gas grills provided for tenant used less than 48” in height.

27. **Solid Screening Fence**: install 6’-0” tall wood picket screening fence in rear yard to screen neighboring parking lot from view.

END OF DESCRIPTION
B : EXISTING CONDITIONS
SETBACK FROM PROPERTY LINE
NONCOMPLIANT PARKING STALLS
MAJORITY OF FACADE AND ALL OF COURTYARD SETBACK BEYOND BUILDING LINE

GENERAL NOTE: BUILDING DEEMED TO BE A NONCONTRIBUTING STRUCTURE TO THE HISTORIC CHARACTER OF THE NEIGHBORHOOD. (I.E. - DOESN'T RELATE TO 1920-30'S CHARACTER)

Surveyor's Certificate

ALTA SURVEY
Lots 10 through 13, inclusive, in Block 17 of Lincoln Terrace
Oklahoma City, Oklahoma County, Oklahoma

This is to certify that this map or chart and the surveys on which it is based were made in accordance with the 2015 American Society for Testing and Materials (ASTM) E1586-15 Standard Practice for boundary and parcel mapping and are in conformance with the requirements for surveys relating to the subject land or property as may affect boundaries or encroachments upon the surveyed property and declared as Required Documents provided to the surveyor as part of the Cimarron FY 11 Rate Card Manual. The field work was completed on 16 January 2017.

City Signature: ________________________
City Seal: ____________________________
Legal Description

Lot 10 through 13, inclusive, in Lincoln Terrace, an addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded Plat thereof.

The above legal description is the same as held in First American Title Insurance Company for this parcel, the commitment number 2196-05-1011 dated November 2, 1995.

Land Area

262.0379 Square Feet or 0.064 acres, more or less

Flood Zone Information

General Note: BUILDING DEEMED TO BE A NONCONTRIBUTING STRUCTURE TO THE HISTORIC CHARACTER OF THE NEIGHBORHOOD. (I.E. - DOESN'T RELATE TO 1920-30'S CHARACTER)

Schedule B Items

General Note: BUILDING DEEMED TO BE A NONCONTRIBUTING STRUCTURE TO THE HISTORIC CHARACTER OF THE NEIGHBORHOOD. (I.E. - DOESN'T RELATE TO 1920-30'S CHARACTER)
NO EXISTING PARKING LOT SCREENING

NO SECURITY CONTROL FOR COURTYARD
DRIVEWAYS TOO NARROW FOR TWO-WAY TRAFFIC

DETERIORATED CONCRETE

DUMPSTER ADDRESSED IN SEPARATE APPLICATION
C : SITE PLAN
MASTERPLAN KEY:
1. NEW ROLLING ENTRY / EXIT GATE
2. MONUMENT SIGN (PRIMARY, DIRECTIONAL) ADRESSED IN SEPARATE APPLICATION
3. DUMPFETER ENCLOSURE
4. RESURFACED & RESTRIPED PARKING LOT
5. REPAIR EXISTING CONCRETE SIDEWALK
6. NEW CONCRETE SIDEWALK INFILL
7. SCREENING VEGETATION*
8. LANDSCAPING / PLANTINGS*
9. XERISCAPE LANDSCAPING / PLANTINGS
10. SECURITY FENCE / CONTROLLED ACCESS
11. (x4) 9 SLOT + 2 PARCEL MAILBOXES
12. DECOMPOSED GRANITE SCREENING
13. CONCRETE GATHERING PADS
14. TURF GRASS
15. TREES – MALE GINGKO BILOBA*
16. TREES – CREPE MYRTLE / ROSE OF SHARON*
17. SEATING / BENCHES
18. REPAIR ENTRY STEPS / INSTALL HANDRAILS
19. NEW CORNER UNIT ENTRY AND DOOR
20. RECONFIGURED CONCRETE PATHS
21. SITE BOLLARD LIGHTING
22. NEW CONCRETE PATH
23. RECONFIGURED GATE / FENCE
24. BIKE RACKS
25. TERRACED DECKS
26. GRILL
27. INSTALL SOLID FENCE TO SCREEN VIEW OF NEIGHBORING PARKING LOT
*NOTE: IRRIGATION SYSTEM TO BE PROVIDED

701 Culberton Masterplan
701 Culbertson Drive
Oklahoma City, OK - 73105

fittalamo architects

scale: 1" = 8'-0"
October 7th, 2020
D : PROPOSED FEATURES
3'-10" x 7'-5" MONUMENT SIGN
NAME & ADDRESS

BAR FENCE ROLLING GATE

SCREENING VEGETATION

DUMPSTER ENCLOSURE
SEPARATE APPLICATION

36" TALL PARKING SCREENING VEGETATION

3'-10" x 7'-5" MONUMENT SIGN
NAME & ADDRESS

BAR FENCE ROLLING GATE

SCREENING VEGETATION
ROLLING EXIT GATE (VEHICULAR ACCESS CONTROL)

COURTYARD CONTROLLED ACCESS GATES

3' x 5'-2" DIRECTIONAL SIGN
Casey,

Attached are the sign elevations for 701 Culbertson. The background for each is just a neutral body, but we are planning to proceed with blonde brick to match the existing building.

Thank you,

spencer wilson aia
fitzsimmons architects
918.766.1728 m
405.600.9460 o
2721 north walker oklahoma city, ok 73103
fitzsimmons-arch.com
ENTRY SIGNAGE

SIGN MATERIAL TO BE BLONDE BRICK TO MATCH EXISTING BUILDING - REFER TO EXISTING DOCUMENTATION

SIGN BODY OUTLINE

STUCCO SIGN BODY

BACKLIT CHANNEL LETTERS

3'-10" x 7'-5"

THE

Albert

701 N CULBERTSON DR
EXIT SIGNAGE

SIGN MATERIAL TO BE BLONDE BRICK TO MATCH EXISTING BUILDING - REFER TO EXISTING DOCUMENTATION
### Oklahoma County Assessor's
### Public Access System

Larry Stein  
County Assessor  

**All records are current as of close of previous working day**

---

#### Real Property Display - Screen Produced  11/18/2020 10:13:29 AM

**Account:** R034677325  
**Type:** Commercial

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</tr>
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<tbody>
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<table>
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**Full Legal Description:**  
LINCOLN TERRACE ADD 017 000 LOTS 10 THRU 13

---

#### Valuation History

<table>
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#### Property Deed Transaction History

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#### Last Mailed Notice of Value (N.O.V.) Information/History

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<th>Year</th>
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<th>Market Value</th>
<th>Taxable Market Value</th>
<th>Gross Assessed</th>
<th>Exemption</th>
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#### Property Building Permit History

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<td>Cell Tower</td>
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<td>Inactive</td>
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Click button on building number to access detailed information:

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<tr>
<th>Bldg #</th>
<th>Vacant/Improved Land</th>
<th>Bldg Description</th>
<th>Year Built</th>
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<td>Improved</td>
<td>Multiple - Residential</td>
<td>1948</td>
<td>25,248</td>
<td>3 Stories</td>
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Case Number: V-20-21-3

Property Address: 701 Culbertson Drive

Owner: 701 Culbertson LP

Representative:
Spencer Wilson – Fitzsimmons Architects

Zoning: CN, Neighborhood Commercial District & HP, Historic Preservation District

Surrounding Zoning:
- North: RD-1, Single Family Residential District; HP, Historic Preservation District
- South: CN, Neighborhood Commercial District; HP, Historic Preservation District
- East: CN, Neighborhood Commercial District; HP, Historic Preservation District
- West: RD-1, Single Family Residential District; HP, Historic Preservation District

Current Land Use: Multiple family dwelling
Proposed Land Use: Same as existing

Surrounding Land Uses:
- North: Single family dwellings
- South: Multiple family dwelling
- East: Multiple family dwelling
- West: Single family dwellings

Comprehensive Plan Designation: Neighborhood Commercial

Background:
The applicant acquired the property at 701 Culbertson Drive in July 2020 and is now in the process of repairing and improving the building, parking lot and grounds. The applicant proposes to construct a screening enclosure to screen the existing trash bin from public view. The trash bin is currently located in front (to the south) of the existing building near the east entrance to the property from Culbertson Drive. The applicant requests a variance from the siting standards for trash enclosures, which require enclosures to be located to the side or rear of principal structures rather than in the front.

The applicant’s submitted plans are attached for the Commission’s consideration.

Items for Consideration:
1. Variance from siting standards for trash enclosures.
   Proposal: The applicant proposes to install a fenced enclosure to screen the property’s existing dumpster from public view. The applicant requests a variance from the zoning rule that requires dumpster enclosures to be located behind the front building line. In this case, the proposed screening enclosure is south (to the front) of the principal building, and this is where the dumpster has been located for many years. Plans for the enclosure are provided in the attached application and scope of work.
The proposed dumpster enclosure would be located near the driveway onto the property from Culbertson Drive as indicated on the submitted application and plans. The enclosure would be constructed of horizontal cedar plank fencing on a steel structure with steel tube posts and dual six-foot gates. Bollards would be installed inside the enclosure to protect the fence from potential damage from dumpster movement. The enclosure would be designed and located for safe and adequate truck access. The proposed placement of the enclosure would limit the amount of truck maneuvering movements required to enter and exit the property. The enclosure would be 6 feet, 8 inches in height to fully screen the dumpster from public view and would be an aesthetic improvement as the existing dumpster is in open view from the street.

**Applicable Zoning Rules:**

Mechanical equipment, service areas, and dumpsters in locations visible to the public are to be screened with landscaping, fencing, or a combination of both. In regard to dumpsters and screening in the Historic Preservation District, the *Historic Preservation Standards and Guidelines* state:

3.4.3: Service and mechanical equipment are commonplace, but their presence must be minimized by appropriate placement and screening. A planted screen is preferred and a fence screen is also acceptable.

2.4.4: Service equipment (including ground mounted solar collectors), mechanical areas and trash receptacles, if proposed, must be screened from the street and other pedestrian areas. Loading areas should be located away from primary façades and be well-maintained.

Title 120:10-5-8 of the Commission’s Zoning Rules provides the following standards for dumpsters:

“No commercial dumpster or trash receptacle shall be located or stored in the front yard area or in the street right-of-way. Except for periods of unloading, all commercial dumpsters, residential dumpsters and trash receptacles shall be stored behind the front yard building line in areas that are not visible from the street. These areas shall be appropriately screened by use of a sight proof fence or plantings at a height adequate to hide the dumpster or receptacle from view on all sides.”

Since the enclosure would be located in front of the building, it requires a variance from the strict application of the above-listed rule. The property is a corner lot with no rear or side yard areas large enough to accommodate a dumpster or to provide truck access. Placement of a dumpster in the front courtyard is not recommended due mainly to aesthetic impacts and truck access issues. Existing overhead powerlines preclude placement of a trash enclosure at the rear of the building adjacent to Lindsay Avenue. The proposed placement of the dumpster enclosure in front of the building at the driveway on Culbertson Drive is the most sensible solution given the circumstances.

**OAC 120:10-13-18. Powers of the Commission relative to variation**

(a) The Commission is empowered to authorize, as requested a variation from the strict application of this Chapter to relieve difficulties or hardship, but may establish requirements relative to the property to achieve the purpose and intent of this Chapter. The Commission shall have the power to grant variances in the following instances:

(1) Exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the original adoption of this Chapter.

(2) Exceptional topographical conditions or other extraordinary or exceptional situations or conditions of a specific piece of property, which is a condition generally not prevalent in the area.
(3) When the strict application of the requirements of this Chapter would result in peculiar and exceptional undue hardship on the property owner.

(b) The Commission shall not grant a variance for a principal use that is not permitted in the applicable district. It is the expressed spirit and intent of this Chapter that a change of the permitted principal use shall be made by amendment of the regulations or the zoning map.

(c) A variance from the requirements of this Chapter shall be granted by the Commission under the following provisions:

(1) The granting of the variance will not confer on the applicant any special privilege that is denied by this Section to the lands, structures, or building in the same district.

(2) No nonconforming use of the neighborhood lands, structures, or buildings in the same zone and no permitted use of land, structures, or building in other district shall be considered grounds for issuance of a variance.

Prior Actions:
The Historical Preservation and Landmark Board of Review reviewed this proposal on March 4, 2021, and granted a certificate of appropriateness for the proposed work as submitted (CA-20-21-17).

The Citizens’ Advisory Committee will review this proposal on March 11, 2021, and Staff will provide a report on the Committee’s recommendations at the March 26, 2021 Commission meeting.

Staff Recommendation:
1. Approve V-20-21-3 with the following findings:
   a. The location of the existing structure and the improvements on the property makes strict compliance with the zoning rules difficult and impractical and causes a hardship on the owner.
   b. The proposed trash enclosure’s design, size, height, and placement are compatible with the existing building and surrounding buildings.
   c. The proposed work will have no detrimental impact on adjacent properties.
   d. The proposed work is compatible with the Master Plan land use designation for the property, which is Neighborhood Commercial.
   e. The proposed work is in keeping with the spirit and intent of the zoning rules.
   a. The proposed work will not adversely affect the integrity and historic character of the district or the property.
   b. The proposed work will not damage any historic materials or character-defining features.
   c. The proposed work, if removed in the future, would not impair the essential form and integrity of the property and its environment.

Attachments:
   Application and Supporting Documents
   County Assessor Property Record Card
I (we), the undersigned owners of the following described property, respectfully make application to the Capitol-Medical Center Improvement and Zoning Commission to request the addition, demolition, or alteration of an improvement or structure on the property. In support of the application, the following facts are shown:

**Location of Property (Address) and Legal Description:**

<table>
<thead>
<tr>
<th>Address</th>
<th>City</th>
<th>ZIP Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>701 Culbertson Drive</td>
<td>Oklahoma City</td>
<td>73105</td>
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<tr>
<td>Lincoln Terrace</td>
<td>17</td>
<td>10, 11, 12, &amp; 13</td>
</tr>
</tbody>
</table>

**Legal Description (unplatted land only):**


**Itemized Description of Proposed Work** (List each item proposed. Work not listed here will NOT be reviewed. Attach additional pages as necessary.)

1. **Dumpster Enclosure - See attached description of work (Item A)**

**Is federal funding, a federal license, or a federal permit included/required for any part of this project?** □ Yes □ No

If yes, what federal agency?

**Is the property owner pursuing the Federal Tax Credits for Rehabilitation of income producing historic properties?** □ Yes □ No  
(For questions concerning the federal tax credit program, contact the State Historic Preservation Office at 405-522-4479.)

**Authorization**

I hereby certify that all above statements and statements contained in all attached and transmitted exhibits are true to the best of my knowledge and belief. In the event that this proposal is approved and begun, I agree to complete the changes in accordance with approved plans in a good and workmanlike manner. I authorize the State of Oklahoma to enter the property for the purpose of observing and photographing the project for presentations and to ensure consistency between the approved proposal and the completed project. I understand that my proposal may require additional approvals/permits from the State of Oklahoma and/or the City of Oklahoma City.

Applicant Signature (owner/agent):

<table>
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<tbody>
<tr>
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<td>Oklahoma City</td>
<td>73154</td>
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<tr>
<td>405-456-0750</td>
<td><a href="mailto:info@substance.com">info@substance.com</a></td>
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Representative (If applicable):

<table>
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<tr>
<th>Phone Number</th>
<th>Email</th>
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<tr>
<td>(405) 600-9460</td>
<td><a href="mailto:brian@fitzsimmons-arch.com">brian@fitzsimmons-arch.com</a> &amp; <a href="mailto:spencer@fitzsimmons-arch.com">spencer@fitzsimmons-arch.com</a></td>
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</tbody>
</table>

For questions concerning the federal tax credit program, contact the State Historic Preservation Office at 405-522-4479.
A : SCOPE OF WORK
DESCRIPTION OF WORK:

The redesign and/or repair of the existing courtyard, exterior spaces, amenities, and tenant entrances at the multi-family housing property at 701 Culbertson Drive to provide a more secure and tenant friendly exterior experience. Work is limited to exterior site work and entrances to the structure; no work is to impact the roof, windows, or other aspects of the actual building exterior beyond what is listed.

ITEMIZED LIST OF WORK:

3. Dumpster Enclosure: provide a 6'-8" enclosure to screen dumpster from public view. Enclosure to consist of horizontal cedar plank fencing on steel structure with dual 6'-0" gates to provide a clear opening as needed for waste management vehicles to access bin. A pedestrian door shall be provided for tenant access, and cane bolts provided to secure vehicle access gates.

The existing structure was constructed on the site in such a manner that there exists no practical or allowed solution by which any manner of trash container can be placed out of public view and presents an extenuating circumstance to justify an exception to zoning requirements. This is largely due to the necessary clearances needed for waste management vehicles to approach, and the building being located on a corner lot where it is exposed on two sides.
B : EXISTING CONDITIONS
DUMPSTER VISIBLE FROM STREET

WASTE MANAGEMENT VEHICLES LIMITED TO ONE APPROACH DRIVEWAY
NECESSARY APPROACH AND REVERSE PATH
Larry Stein—Oklahoma County Assessor Public Access System

Real Property Display - Screen Produced   11/18/2020 10:13:29 AM
Account: R034677325  Type: Commercial
Location: 701 CULBERTSON DR
Property Account Status/Adjustments/Exemptions
Account # Grant Year Exemption Description Amount
R034677325 2019 5% Capped Account 0

Last Mailed Notice of Value (N.O.V.) Information/History
Year Date Market Value Taxable Market Value Gross Assessed Exemption Net Assessed Millage Tax Tax Savings
2018 04/18/2018 1,250,600 1,250,600 137,566 0 137,566 119.08 16,381.36 0.00
2019 1,250,600 1,250,600 137,566 0 137,566 119.00 16,370.35 0.00
2020 1,250,600 1,250,600 137,566 0 137,566 113.44 15,605.49 0.00

Property Deed Transaction History (Recorded in the County Clerk's Office)
Date Type Book Page Price Grantor Grantee
7/8/2020 Deeds 14407 896 2,625,000 DIANA BUILDING LLC 701 CULBERTSON LP
1/5/2017 Deeds 13335 1392 1,250,000 HUXLEY ESTATE WEST LLC DIANA BUILDING LLC
11/1/2007 Hmstd Off & 11025 817 0 COLCLough JOHN M HUXLEY ESTATE WEST LLC
5/6/2004 Deeds 9309 483 825,000 HOFFMAN RONNIE COLCLough JOHN M
11/16/2001 Deeds 8268 181 500,000 SERENITY APARTMENTS LLC HOFFMAN RONNIE

Valuation History (*Tax amounts are estimates only, actual tax amounts will be available mid November 2020)
Year Market Value Taxable Mkt Value Gross Assessed Exemption Net Assessed Millage Tax Tax Savings
2020 1,250,600 1,250,600 137,566 0 137,566 119.08 16,381.36 0.00
2019 1,250,600 1,250,600 137,566 0 137,566 119.00 16,370.35 0.00
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2017 1,250,600 543,531 59,787 0 59,787 113.35 6,777.02 8,816.09
2016 555,000 517,649 56,940 0 56,940 113.43 6,458.86 466.04

Full Legal Description: LINCOLN TERRACE ADD 017 000 LOTS 10 THRU 13
No comparable sales returned.

Photo & Sketch (if available) Comp Sales Address/Date/Price (ordered by relevancy) Report Coming Soon