



# MINUTES

## Riverfront Design Review Committee

**Date:** July 6, 2023  
**Time:** 9:00 a.m.  
**Location:** Council Chambers, 200 N. Walker Ave., 3rd Floor

The agenda for the Riverfront Design Review Committee meeting was filed with the City Clerk of The City of Oklahoma City at 7:51 a.m. on June 29th, 2023.

The meeting was called to order at 9:00 a.m. and adjourned at 10:47 a.m.

### I. Call to Order

#### A. Roll Call

##### **Members Present:**

Jonathan Heusel, Chair  
Ricardo Montoya, Vice-Chair  
Elaine Lyons  
Maria Prado  
Dana Templeton

##### **Members Absent:**

Michele Dean  
Scott Howard  
John Postic  
Tiffany Ramirez

##### **Staff Present:**

Kathryn Friddle, Principal Planner  
Laura Griggs, Senior Planner  
Robi Jones, Assistant Planner  
Dustin Parris, Assistant Municipal Counselor  
Keith Daniels, Administrative Coordinator

### II. Approval of Minutes

#### A. June 1, 2023, meeting.

**Motion:** Montoya/Templeton to approve the June 1, 2023, minutes.

**Ayes:** Heusel, Lyons, Montoya, Templeton

**Nays:** None.

**Absent:** Postic, Dean, Howard, Ramirez

**Abstain:** Prado

**Action:** **APPROVED.**

### III. Cases Withdrawn

#### A. None.

### IV. Continuance Requests

#### A. None.



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### V. Consent Docket (Anyone may request individual consideration of a consent item.)

A. None.

### VI. Cases for Individual Consideration

- A. **SRCA-22-00017 R1 at 406 SW 11th St (Western Gateway).** Application by Mark Zitzow, Johnson & Associates, to: 1. Solar Panels: a) Install solar panels on the roof (variance from regulation requiring mechanical equipment visible from ground level to be screened); 2. Main Building: a) Revise windows, doors, cladding material colors, roof material; and b) Add window; and provide a recommendation to the Board of Adjustment for a variance from regulation requiring mechanical equipment visible from ground level to be screened.

**Cory Baitz and Mark Zitzow spoke on this case.**

**Motion:** Lyons/Templeton to approve Case Item 1 Option #3, on the basis that the project complies with the regulations and guidelines of the Scenic River Overlay Design District zoning ordinance as referenced in Section C and D of the Staff Report, with the finding that the way the installation has been designed constitutes a viable form of screening, as the solar elements have been disguised to blend in well with the structure, and that this screening satisfies the intent of the screening requirement.

Ayes: Heusel, Lyons, Montoya, Prado, Templeton

Nays: None.

Absent: Postic, Dean, Howard, Ramirez

Abstain: None.

Action: **APPROVED**

**Motion:** Templeton/Prado to approve Case Item 2, on the basis that the project complies with the regulations and guidelines of the Scenic River Overlay Design District zoning ordinance as referenced in Section C and D of the Staff Report

Ayes: Heusel, Lyons, Montoya, Prado, Templeton

Nays: None.

Absent: Postic, Dean, Howard, Ramirez

Abstain: None.

Action: **APPROVED**

- B. **SRCA-23-00014 at 1125 Exchange Ave (Farmers Market).** Application by Jeff Burchell, Rebel Sign Company LLC, for Josh Livingston, 1125 Exchange LLC, to: 1. Paint unpainted brick; 2. Paint brick, including painting over sign (previously painted); 3. Remove sign on east façade; 4. Install sign on east façade; and 5. Install 2 signs on north façade.

**DeAngelo Jones spoke on this case.**



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**Motion:** Templeton/Lyons to approve Case Items 3, 4, and 5, on the basis that the project complies with the regulations and guidelines of the Scenic River Overlay Design District zoning ordinance as referenced in Section C and D of the Staff Report.

Ayes: Heusel, Lyons, Montoya, Prado, Templeton  
Nays: None.  
Absent: Postic, Dean, Howard, Ramirez  
Abstain: None.  
Action: **APPROVED**

**Motion:** Montoya/Templeton to approve Case Item 2, on the basis that the project complies with the regulations and guidelines of the Scenic River Overlay Design District zoning ordinance as referenced in Section C and D of the Staff Report.

Ayes: Heusel, Lyons, Montoya, Prado, Templeton  
Nays: None.  
Absent: Postic, Dean, Howard, Ramirez  
Abstain: None.  
Action: **APPROVED**

**Motion:** Lyons/Prado to continue Case Item 1 to the September 8, 2023, meeting.

Ayes: Heusel, Lyons, Montoya, Prado, Templeton  
Nays: None.  
Absent: Postic, Dean, Howard, Ramirez  
Abstain: None.  
Action: **CONTINUED**

- C. **SRCA-23-00020 at 735 SE 15th St (Regatta).** Application by Sally Goin, Faithworks of the Inner City dba Bridging the Gap, LLC to: 1. Demolition: a) Demolish commercial buildings located at 745, 747 & 749 SE 15th St; b) Demolish house at 905 SE 15th St; 2. Temporary Portable Classroom Buildings: a) Install temporary portable classroom buildings; 3. Storm Shelter: a) Construct storm shelter; 4. Parking Lot: a) Renovate existing parking lot; b) Construct parking lot; 5. Sidewalks: a) Construct sidewalks; 6. Lighting: a) Install lighting; 7. Landscaping/Site Improvements: a) Install landscaping; b) Install bike racks; 8. Screening/Fencing: a) Install fencing; and b) Construct dumpster enclosure.

**Special meeting called for discussion of this item due to lack of quorum. (Later scheduled for July 19, 2023.)**

## VII. Other Business

- A. **None.**



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### VIII. Communications

#### A. Administrative Approval Report

1. **SRCA-22-00004 R1 at 420 SW 10th St** (Western Gateway District)  
Application by Brittany Lander, Metro Sign, for Raul Font, President, Latino Community Development Agency, to: Revise sign to be monument sign.
2. **SRCA-22-00015 at 801 SE 5th St** (Regatta District) Application by Adam Edge, Allford Hall Monaghan Morris, for Mike Knopp, Boathouse Foundation/City of Oklahoma City, to: 1) Remove container, platform, stairs, awning, sidewalk, and gravel/paving; 2) Remodel container by removing walls, installing windows and doors, constructing concession counter and remodeling the interior for restrooms, concession stand and retail area; 3) Install containers, create elevated riding track and staging area, construct/install guardrails, and install metal mesh gates; 4) Construct sidewalks and ADA ramp at corner; 5) Install wood benches, construct/install stairs, and install TV; 6) Paint containers, including graphics; 7) Install landscaping; 8) Install gravel yard; and 9) Install sign, TRAILHEAD.
3. **SRCA-23-00005 R1 at 1405 S Central Ave** (Regatta District)  
Application by Josh Grimes, Capstone Construction Services, LLC, for Aaron Harms, SCA Holdings, LLC, to: Revise landscaping.
4. **SRCA-23-00009 at 322 SW 13th St** (Meridian Gateway District)  
Application by Gary Randolph, Randolph Design+Build, for Michael & Sandra Keifner, to: 1) Construct three-story house, clad in brick veneer and wainscot, and cement stucco; with dark bronze aluminum framed windows with cedar lintels; with entry door to be pecky cypress stained dark walnut with reclaimed corbels; with attached wall lighting; with two-story garage with alley access, with black steel garage door and concrete parking pad; 2) Construct fountain pool; 3) Construct 6' tall cement stucco over CMU fence; 4) Install 6' tall wood fence to screen HVAC units; 5) Construct sidewalks; 6) Install corten steel sign; and 7) Install landscaping, including street tree.
5. **SRCA-23-00012 at 317 SW 13th St** (Western Gateway District)  
Application by Ray Owens, BOO Real Estate LLC, for Michael & Sandra Kiefner, Trs, to: 1) Construct three-story house clad with brick, cementitious lap siding and cementitious board and batton siding; with 3rd floor covered balcony with black railing; with attached wall lighting; with black framed windows; black steel garage door with windows; and black front door with windows; 2) Install 6' tall wood fence to screen HVAC units; 3) Construct sidewalks; and 4) Install landscaping, including street tree.
6. **SRCA-23-00013 at 315 SW 13th St** (Western Gateway District)  
Application by Ray Owens, BOO Real Estate LLC, for Michael & Sandra Kiefner, Trs, to: 1) Construct three-story house clad with brick, cementitious lap siding and cementitious board and batton siding; with 3rd floor covered balcony with black railing; with attached wall lighting;



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with black framed windows; black steel garage door with windows; and black front door with windows; 2) Install 6' tall wood fence to screen HVAC units; 3) Construct sidewalks; and 4) Install landscaping, including street tree.

7. **SRCA-23-00016 Part 1 at 2133 SW 11th St** (Stockyards River District)  
Application by Matthew Radcliffe, AIA, Mass Architects, for Patrick Raglow, Catholic Charities, to: Demolish all buildings and site improvements.
8. **SRCA-23-00018 at 324 SW 13th St** (Western Gateway District)  
Application by Gary Randolph, Randolph Design+Build, for Michael & Sandra Kiefner, to: 1) Construct two-story house, clad in brick veneer and wainscot, cement stucco, and cementitious lap siding; with black aluminum framed windows with cedar lintels; black steel and glass front door with pecky cypress siding detail; with attached wall lighting; with two-story garage with alley access, with black steel garage door with windows and concrete parking pad; 2) Construct swimming pool; 3) Construct 6' tall cement stucco over CMU fence; 4) Install 6' tall wood fence to screen HVAC units; 5) Construct sidewalks; and 6) Install landscaping, including street tree.

B. **Comments from Planning Department Staff**

C. **Comments from Committee Members**

D. **Next Meeting Date**

1. The next regular Committee meeting is **Thursday, August 3, 2023**. New applications were to be submitted to staff by **4:00 p.m., Monday, July 3, 2023**. Revisions and information on continued projects are to be submitted by **July 11, 2023**.

IX. **Adjourn**