



## **NOTICE OF ADMINISTRATIVELY APPROVED PROJECTS IN DESIGN REVIEW DISTRICTS**

Building projects in the City's design review districts require a Certificate of Approval prior to obtaining a building permit. This report lists projects that have received an administratively approved Certificate of Approval issued by staff of the Oklahoma City Planning Department. Work on approved projects may not commence until after the mandatory 10-business day appeal period starting from the date of approval. This report is mailed to owners of property located within 150 feet of the subject properties listed below.

**Date of Approval:** 02/10/2025

**Deadline for Appeal:** 02/25/2025

**If you want to review information on these applications:** You may review information on these applications by accessing the City of Oklahoma City's Citizen Portal at: <http://www.okc.gov/access/>. You may also review information on these applications in person by visiting the Oklahoma City Planning Department, 420 West Main Street, Suite 900, Oklahoma City, Oklahoma 73102. Business hours are 8:00 a.m. to 5:00 p.m., Monday through Friday. For questions related to an application, please call (405) 297-1624.

**If you want to appeal an approval:** Procedures for appeal are described in Chapter 59 §59-3250 and 59-4250.10 of the Oklahoma City Municipal Code. For more information about the appeals process, please call (405) 297-2289.

**For information on design review districts and the approval process:** Zoning maps, the application packet, design ordinances, and meeting schedules are available for view or download at: <https://www.okc.gov/departments/planning/design-review-and-historic-preservation>

### **BRICKTOWN**

**BCA-25-00001 at 229 E Sheridan Avenue** (Bricktown). Application by Brittany Lander, Metro Sign, for Brian McNabb, The Bridge Venue, Inc, to: 1) Remove existing attached wall sign from the south elevation; and 2) Install new attached wall sign (with logo) at the south elevation.

### **DOWNTOWN**

**DTCA-24-00040 (R1) at 31 NW 14th Street** (DTD-1). Application by Mark Zitzow, Aicp, Johnson & Associates, for Candace Baitz, OperationReadyMix, LLC, to: Demolish curb, construct new curb and install angled on-street parking spaces.

**DTCA-25-00001 at 321 NW 8th Street** (DBD). Application by Matthew Sebacher, Tamashii LLC dba Tamashii Ramen House, for Brendon Bartsch, Oklahoma Real Estate LP, to: 1. Remove doors on south facade and infill opening; 2. Add door opening on east facade and install door; 3. Construct addition; 4. Construct parapet on existing building; 5. Relocate existing sign



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to south facade of addition; 6. Install new sign on parapet; 7. Construct sidewalk and concrete pad; 8. Install 8' tall wood fence; and 9. Install walk-in freezer.

**DTCA-25-00012 at 115 Park Avenue (DBD).** Application by Brittany Lander, Metro Sign, for Steve Sherman, 115 Park Avenue, LLC, to: 1. Remove 2 wall signs from previous tenant; 2. Install wall sign on south facade, Armstrong Bank; and 3. Install wall sign on north facade, Armstrong Bank.

**DTCA-25-00013 at 714 N Broadway Avenue (DBD).** Application by Ale Leslie, Blue Diamond Signs, for Jose Elamm, Blue Label Properties, LLC, to: Replace all faces on blade sign, ZamZam Mediterranean Grill.

### **URBAN DESIGN**

**UDCA-23-00030 (R2) at 2500 S Harvey Avenue (Capitol Hill).** Application by Shannon Entz, City of Oklahoma City Planning Department, for Debbie Miller, City of Oklahoma City Public Works Department, to: 1) Revise the paver pattern to the left and right of the "Historic Capitol Hill" paver signs at the north and south ends of the site; 2) Construct a "Ribbon Banner" structure with string lights as the Plaza Canopy; 3) Remove affected wheel stops in the church parking lot on the west side of the site at SW 25th St; 4) Revise the size and location of various planting beds and pavement areas; 5) Make various revisions to the materials used to construct the Gateway Monument signs at the north and south ends of the site; 6) Make minor revisions to the dimensions of the proposed shade arbors; 7) Revise the style/design of the proposed bike racks; and 8) Make minor revisions to the types and numbers of plants to be used in the Landscape Materials List.

**UDCA-23-00032 (R2) at 1205 NW 23rd Street & 2401 N Classen Blvd (Asian District).** Application by Kevin Galliant, Trinity Group Architects, for Jason J. King, Rainbow Records, to: 1) Remove the trash enclosure at the north end of the site; 2) Install a new window at the north elevation; and 3) Construct an elevated sidewalk (with a retaining wall and steel tube handrails) in the public right-of-way along N Classen Blvd.

**UDCA-24-00044 at 2701 S Walker Avenue (Capitol Hill).** Application by Arturo Rodriguez, Kustom Signs, for Dolores Ramirez Sosa to: 1) Install two attached wall signs (one at the east elevation and one at the north elevation); 2) Install a new sign on the existing freestanding pole; 3) Replaster and paint the exterior of the building; 4) Replace the door at the east elevation; 5) Construct planters; 6) Install landscaping; and 7) Replaster and paint the wall from the building to the south property line.

**UDCA-25-00001 at 1630 N Blackwelder Avenue (Plaza District).** Application by Brittany Lander, Metro Sign, for Jeff Struble, 1630, LLC, to: 1) Install one projecting wall sign at the north elevation.

### **STOCKYARDS CITY & SCENIC RIVER**

None