



The City of
OKLAHOMA CITY
 PLANNING DEPARTMENT

DESIGN REVIEW SUBMITTAL PACKET

Applicable Design Review Districts and Staff Contacts

Design Review Districts:	Staff Contacts:
<ul style="list-style-type: none"> • Downtown Design Districts (DBD, DTD-1, DTD-2) • Scenic River Overlay Design District (SRODD) 	<p>Laura Griggs (405) 297-2980 laura.griggs@okc.gov</p>
<ul style="list-style-type: none"> • Bricktown Core Development District (BC) • Stockyards City Development District (SYD) • Stockyards City Transitional Development Overlay District (SYT) • Urban Design District (UD) 	<p>Michael Philbrick (405) 297-2110 michael.philbrick@okc.gov</p>

Certificates of Approval Required*

New construction, expansion/addition(s), demolition, exterior modifications to structures, or new site development or modification to established sites require a Certificate of Approval.

** New construction, remodel, demolition, or expansion to single-family detached homes within the Scenic River Overlay Design District is exempt from review unless also located in the DBD or DTD-2 zoning district. Contact staff to confirm requirements.*

Submittal Fees

Design Review and issuance of Certificates of Approval may be done administratively by staff or through the applicable Design Review Committee or Commission, based on project size, scope, or other factors as outlined in the Municipal Code (www.municode.com). Planning Department staff will help you determine which fee applies to your development proposal. Submittal fees to obtain Certificates of Approval are as follows:

- ▶ Administrative Review \$200
- ▶ Committee or Commission Review..... \$750

Fees effective 07/16/2020

DESIGN REVIEW PROCESS

Before submitting a formal application, you are encouraged to request a Pre-Application Conference. Contact Desirae Golden, Administrative Coordinator at (405) 297-1624 or desirae.golden@okc.gov to schedule the conference.

Application Submittal

- ▶ Submit the following items: Application, Checklist, and all required documents (as described in the Checklist) to Desirae Golden, Administrative Coordinator, Planning Department, 420 W. Main St., 9th Floor, OKC. Initial submittals may be made in person or via mail or email.
- ▶ Design review staff will determine whether the project is subject to review by staff or the applicable Design Review Committee or Commission at initial submittal.
- ▶ Planning staff will issue the Applicant an invoice for the submittal fee. Applications fees must be paid upon submittal for review to be conducted. Applications with unpaid fees will be considered incomplete. The Applicant may present to the Development Center Cashier, located at 420 W Main St., 8th Floor, OKC to make payment, or the Applicant may request that an invoice and link for on-line payment be sent.

Project Review

- ▶ After initial review the planner will contact the Applicant to discuss the case or to request additional information if needed. Staff will inform the applicant of the deadline for submittal of any additional information.
- ▶ If requested information is not provided by the deadline, it may result in delay of an administrative approval or docketing the project on a later Commission or Committee meeting agenda.
- ▶ Administrative Approvals are issued only on Mondays and will be effective after a 10-day appeal period has passed. Note that dates may be affected by holidays.

Public Hearing by Committee or Commission

- ▶ A Committee or Commission may request additional information in order to make a fully informed decision.
- ▶ Applicants, project representatives, and/or property owners are strongly encouraged to attend Committee / Commission meetings in order to respond to issues or questions that may affect approval of the project. If such issues or questions arise and no project representative is present, the Committee or Commission may request a continuance or deny the project.

Post-Hearing / Decision

- ▶ Any person may appeal a decision by staff or a Committee / Commission within 10 business days of the decision to the Board of Adjustment (405-297-2623).
- ▶ A building permit from the Development Services Department (405-297-2525) is typically required for work requiring a Certificate of Approval. Plans submitted to the Development Services Department MUST match the plans attached to the Certificate of Approval in order to receive a permit from Development Services.
- ▶ Any changes made prior to completion of construction including any changes required by Development Services prior to issuance of a Building Permit will require a Revision to the original Certificate of Approval. These changes will require either an Administrative Approval of the revision or may require resubmittal to the Committee/Commission and will generally require an additional fee.



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APPLICATION FOR CERTIFICATE OF APPROVAL

<input type="checkbox"/> BC	<input type="checkbox"/> DBD, DTD-1, DTD-2	<input type="checkbox"/> SRODD	<input type="checkbox"/> SYC, SYT	<input type="checkbox"/> UD
District: _____				
Fee: \$200 Administrative Review or Extension				
\$750 Commission/Committee Review				
Case Number: _____				

<input type="checkbox"/> New Project	<input type="checkbox"/> Violation Notice Issued
<input type="checkbox"/> Revision to Case # _____	<input type="checkbox"/> City Project (If yes, please select type)
<input type="checkbox"/> Extension to Case # _____	<input type="checkbox"/> CIP <input type="checkbox"/> Federal Exempt <input type="checkbox"/> Maps
Project Address _____	<input type="checkbox"/> COTPA <input type="checkbox"/> General Fund <input type="checkbox"/> Special Purpose
	<input type="checkbox"/> Federal <input type="checkbox"/> GO Bond <input type="checkbox"/> TIF
Property Owner Name _____	Organization _____
Address _____	Phone _____
City, State, Zip _____	Email _____

I prefer my documents to be: Mailed or Emailed.

Property Owner: I authorize the applicant to speak for me in matters regarding this application. Any agreement made by the applicant regarding this proposal will be binding upon me. I authorize the City of Oklahoma City Planning Staff to enter the property for the purpose of observing and taking photographs of the project area for presentation and for inspections to insure consistency between approved proposal and completed project. Owner agrees that work will be performed exactly as approved or they will apply for revisions prior to work commencing.

Property Owner's Name _____ **Signature** _____ **Date** _____

Applicant Name _____	Organization _____
Address _____	Phone _____
City, State, Zip _____	Email _____

I prefer my documents to be: Mailed or Emailed.

Applicant's Name _____ **Signature** _____ **Date** _____

BUILDING CONSTRUCTION Square feet of entire structure _____

New Construction **Renovation** **Addition** **Demolition**

OTHER WORK

Parking Lot Square feet of new parking lot or expansion to parking lot _____

Sign Square feet each sign [_____] [_____] [_____] Total Signage [_____] Type: _____

Streetscape Length [_____] Width [_____] **Note: Revocable Permits Required**

Fence Height [_____] Length [_____] Material _____

Work not specified above _____

Received by _____ Date received _____

SUBMITTAL CHECKLIST

Submit this checklist with the application and supporting documents*. **Two complete sets of supporting documents are required no larger than 11" x 17."; please check with staff to determine if full size plans are necessary for your project.** You may e-mail staff documents and drawings about your project for informational purposes; however, paper copies are still required and must be delivered by hand or mail.

* Staff and/or Committee/Commission members may request additional documents to fully illustrate the proposal.

Drawing Standards

- 1. Scale (*The scale and size of drawings shall be appropriate to adequately display details.*)
- 2. North arrow /directional reference
- 3. Property lines
- 4. Curb lines
- 5. Street labels
- 6. Specification of materials
- 7. Dimensions

Minimum Required Documents

- A. Scope of Work** – A written description of each proposed feature and element
- B. Site plan** including existing and proposed work as follows:
 - 1. Buildings (including location of exterior doors)
 - 2. Fences, walls, dumpster enclosures
 - 3. Sidewalks, driveways
 - 4. Landscaping, Plant Legend (proposed), and street furniture
 - 5. Location of signs
 - 6. Parking lot layout
 - 7. Outline of canopies and other architectural elements
- C. Elevations and floor plans**, including the following existing and proposed features and elements:
 - 1. Doors, windows, awnings
 - 2. Exterior materials and architectural elements
 - 3. Porches, stoops, steps, ramps, railings
 - 4. Location of signs
- D. Signs**
 - 1. Illustration(s)
 - 2. Sign dimensions
 - 3. Mounting details
 - 4. Materials
 - 5. Method(s) of illumination and animation, if applicable
- E. Additional Documentation** – Documents as needed to fully define the project, such as illustrations, details, sections, product information, and samples.

Typical Project Requirements

- Fences – A, B, and E
- Signs – A, B, and D
- New Construction – All
- Additions – All

Note: If the applicant desires color documents to be distributed to the Committee or Commission, the applicant must supply the required quantity to staff at least 7 business days prior to the meeting. Contact staff for the required quantity of color documents to submit.