

Planning Commission Minutes  
November 9, 2023

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:24 a.m. on November 6, 2023)

12. (CE-1109) Application by Mike Voorhees, to close a portion of South Drexel Avenue right-of-way, north of SW 157th Street. Ward 5.

**Technical Evaluation:**

1. Prior to City Council consideration, applicant must provide a topographic survey showing the location of all utilities, with dimensions, within the proposed closure area.

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.**

MOVED BY NEWMAN, SECONDED BY MEEK

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, GOVIN, PENNINGTON,  
NOBLE

ABSENT: LAFORGE



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**November 09, 2023**

**Item No. IV. 12.**

**(CE-1109) Application by Mike Voorhees, to close a portion of South Drexel Avenue right-of-way, north of SW 157th Street. Ward 5.**

**I. GENERAL INFORMATION**

**A. Contacts**

**Applicant's Representative**

Mike Voorhees  
(405) 682-5800  
mv@lawofficeokc.com

**B. Case History**

This application has been continued from the September 28, and October 26, 2023, hearing date to accommodate a change in scope.

**C. Reason for Request**

The purpose of this request is to consolidate the property abutting the unimproved right of way to facilitate drainage improvements and to promote safety.

**D. Existing Conditions**

**1. Comprehensive Plan Land Use Typology Area: Rural – Low (RL)**

Rural – Low Intensity applies to areas where large lot neighborhoods and residential acreages/estates may remain with no expectation of urbanization or provision of urban infrastructure such as water or sewer. RL areas are predominantly composed of residential and agricultural uses but may support commercial and light industrial uses provided they do not negatively impact the rural character.

**2. Zoning and Land Use**

	<b>Subject Site</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Zoning</b>	AA	AA	AA	AA	AA
<b>Land Use</b>	R.O.W.	R.O.W.	Residential	R.O.W.	Residential

## **II. REVIEW COMMENTS**

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk indicates that the agency, department, and/or division responded with no adverse comments.

### **A. Outside Agencies**

- 1. Oklahoma City-County Health Department (OCCHD)**
- 2. Oklahoma City Urban Renewal Authority (OCURA)**
- 3. Oklahoma Gas and Electric (OGE)**
- 4. Oklahoma Water Resources Board (OWRB)**
- 5. School District (Moore)**
- 6. Oklahoma Department of Transportation (ODOT)**
- 7. Oklahoma Natural Gas (ONG)**
- 8. Oklahoma Electric Cooperative (OEC)**

### **B. City Departments**

- 1. Airports**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 3. Fire \***
- 4. Information Technology/Geographic Support**
- 5. Parks and Recreation**
- 6. Police**
- 7. Public Works**
  - a. Engineering**

A perpetual easement for water and wastewater, drainage, storm water, sidewalks, and traffic controls systems (collectively “City Systems”) are hereby expressly reserved until such time as plans have been approved by the Public Works and Utilities departments respectively, which may include provision of new easements, as necessary, and/or individual easements being released.

**Storm Sewer Availability**

- 1) Any existing utility easements within the vacated easement are to be reserved until such time as any existing utilities are relocated, removed, or abandoned in place in accordance with the City of Oklahoma City Municipal Code.

**8. Streets, Traffic and Drainage Maintenance**

**9. Stormwater Quality Management**

**10. Traffic Management \***

**11. Utilities**

**a. Wastewater Comments**

- 1) Any existing utility easements within the vacated easement are to be reserved until such time as any existing utilities are relocated, removed, or abandoned in place in accordance with the City of Oklahoma City Municipal Code.

**b. Water Comments \***

**c. Solid Waste Management**

No Solid Waste Management services needed.

**12. Planning**

**a. Comprehensive Plan Considerations**

**1) LUTA Development Policies:**

Site Design

- Avoid development within or modification of 100-year floodplains or floodways.
- Utilize Best Management Practices (BMP) for stormwater.

**2) Other Development Related Policies**

- Preserve existing rural residential character while pursuing optimal use of existing infrastructure in rural areas. (SU-44)
- Ensure that development in rural areas is consistent with local design and scale and does not detract from the open character of the landscape. (SU-45)
- Improve the functionality and efficiency of the street network by:
  - Providing direct connections from residential developments to nearby places and to each other.
  - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
  - Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
  - Reducing block sizes and use of dead-end streets.
  - Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
- Ensure proper access to and between subdivisions in order to offer a choice in routes for residents, multiple access points for emergency responders, and to reduce vehicle congestion at arterial intersections. Contiguous developments should share access whenever feasible. (C-32)
- Preserve overall landscape character and natural landforms (rolling hills, native vegetation, etc.) to the greatest extent possible. (G-4)
- Incorporate natural features (such as ponds, lakes, streams, rock outcroppings, stands of mature trees, and/or sizable individual trees) into the design of all residential, commercial, and industrial projects rather than eliminating, hiding, or limiting access to those features. (E-31)
- Evaluate development proposals to assess design components that contribute to or detract from safety and analyze emergency response capacity and capability. (SE-3)

**b. Plan Conformance Considerations**

The application seeks to close a portion of 50-foot-wide South Drexel Avenue, extending north approximately 915 feet from NW 157<sup>th</sup> Street. The portion of South Drexel Avenue north of the proposed closure is private up to SW 149<sup>th</sup> Street.

The subject area is within the Rural Low LUTA and within a floodplain. The comprehensive plan calls for avoiding development within or modification of 100-year floodplains or floodways and utilizing Best Management Practices (BMP) for stormwater. In this case, the right-of-way is requested to be closed by abutting

property owners for drainage and safety reasons. Four property owners abut or partially abut the portion of the street requested to be closed. Three have petitioned for the closure. All property owners will have access to SW 157<sup>th</sup> Street or to a portion of private S. Drexel Avenue. The portion of the right-of-way proposed to be closed is currently open to the public and in poor condition. If closed to public use, the only access remaining for other residents west of S May Avenue between SW 149<sup>th</sup> Street and the City limits (Canadian River) will be from SW 157<sup>th</sup> Street. There are no plans to improve S Drexel Avenue.

#### **IV. STAFF RECOMMENDATION**

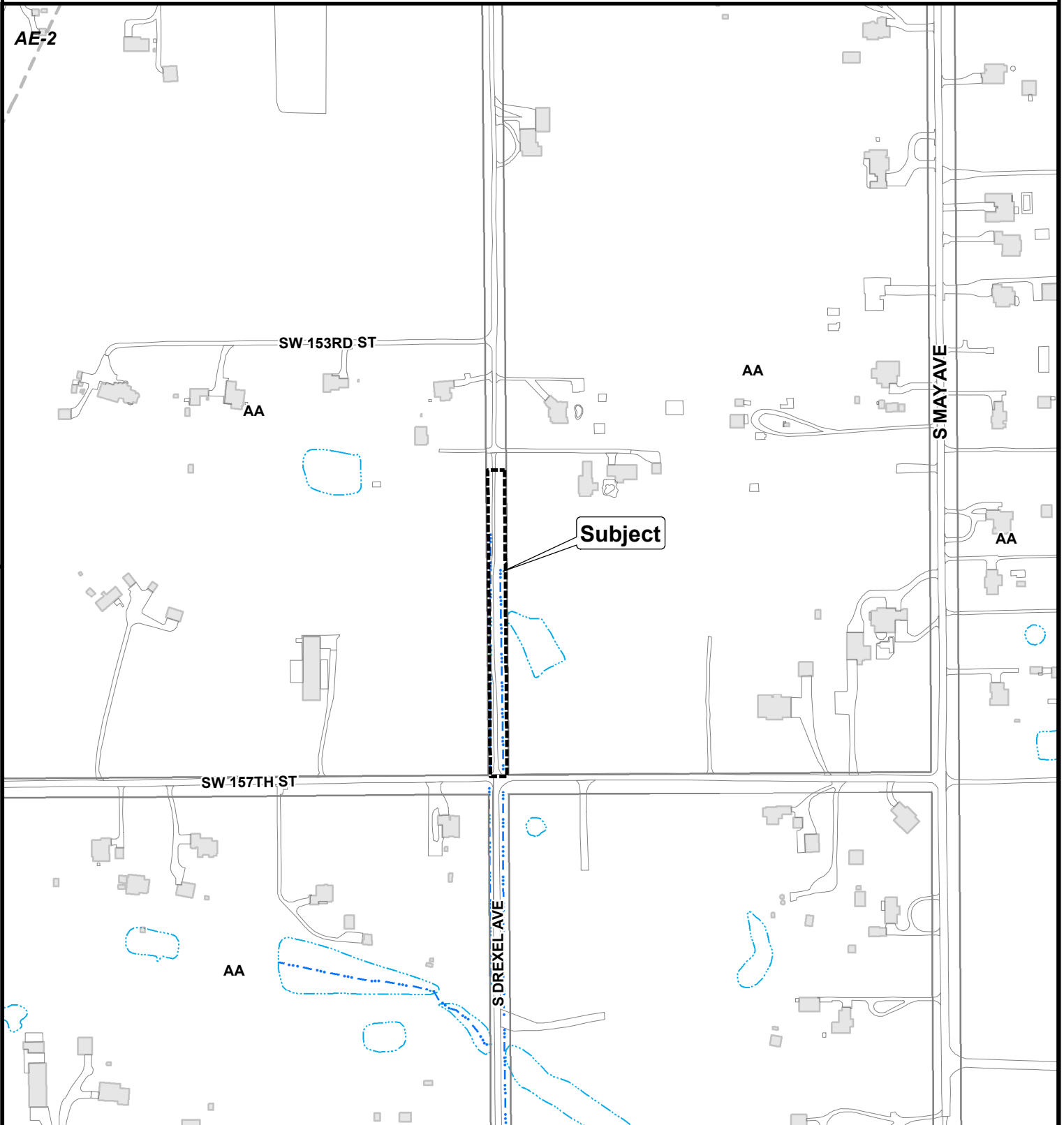
*Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning Commission. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.*

##### **Approval of the application subject to the following Technical Evaluation:**

1. Prior to City Council consideration, applicant must provide a topographic survey showing the location of all utilities, with dimensions, within the proposed closure area.

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**Case No: CE-1109**  
**Applicant: Mike Voorhees**

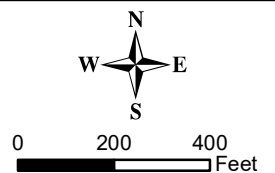


Note: "Subject" is located approximately 1,718' South of SW 149th St.



The City of  
OKLAHOMA CITY

**Application for Closing  
Public Way or Easement**





**Case No: CE-1109**  
**Applicant: Mike Voorhees**



Aerial Photo from 2/2022

Note: "Subject" is located approximately 1,718' South of SW 149th St.



The City of  
OKLAHOMA CITY

## Application for Closing Public Way or Easement



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Feet