



STAFF REPORT
The City of Oklahoma City
Planning Commission
January 9, 2025

Item No. IV. 8.

(CE-1134) Application by Strategic Design & Development, LLC, to close a portion of the platted Grand Boulevard right-of-way, east of North Kelley Avenue and north of East I-44 Service Road. Ward 7.

I. GENERAL INFORMATION

A. Contacts

Applicant's Representative

Purvi Patel
Wallace Design Collective
405-536-2032
Purvi.patel@wallace.design

B. Case History

This is a new application.

C. Reason for Request

The purpose of this request is to consolidate the property abutting the right-of-way to facilitate proposed development.

D. Existing Conditions

1. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	ROW	R-1	C-3	ROW	C-3
Land Use	Undeveloped	Residential	Commercial	I-44 Service Rd	Commercial

2. Comprehensive Plan Land Use Typology Area: Urban – Low Intensity (UL)

UL applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation

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 (Millwood)**
- 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 (OCFD) ***
- 4. Information Technology/Geographic Support (IT/GIS)**
- 5. Parks and Recreation**
- 6. Police (OCPD)**
- 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 plans must include new executed and recorded easements, as necessary, before each individual easement may be released.

Storm Sewer Availability

- 1) The applicant must submit a survey showing the location of all utilities and other improvements within the undeveloped portion of the previously platted Grand Boulevard (I-44 Service Road), located between North Kelly Avenue and the currently aligned Grand Boulevard NW 6th Street, which is proposed for closure and vacation.
- 2) Any existing utility easements must 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 Services *

11. Utilities

- a. **Wastewater Comments ***
- b. **Water Comments ***
- c. **Solid Waste Management**

No Solid Waste Management services needed.

12. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system.

- Maintain historical lot and block sizes where possible and appropriate. (C-9)
- 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)

b. Plan Conformance Considerations

The application seeks to close a portion of the old platted Grand Boulevard, along the north side of the East I-44 Service Road. The site is generally located between NE 63rd Street and East I-44 Service Road, east of North Kelley Avenue. The site is located within Lots 3 and 4 of the Grand Boulevard Plat (1910). The subject site is also within the Northeast Gateway Urban Conservation District (UC) and the Healthy Neighborhoods Overlay (HNO), which would not be affected by the closure.

The comprehensive plan calls for maintaining, creating, and enhancing a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system, and maintaining historical lot and block sizes where possible and appropriate. In this case the closure request is for undeveloped land abutting a highway. The closure and subsequent vacation are intended to allow replacement of the existing bar ditches with curb and gutter, and storm system, and to permit future development on the adjacent site.

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. 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.

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