

Planning Commission Minutes  
November 14, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:43 a.m. on November 12, 2024)

7. (CE-1132) Application by Operation Ready Mix, LLC and Dolese Bros Co., to close a portion of the north-south statutory right-of-way in Blocks One (1), Two (2), and Three (3), of Anton H. Classen's North Broadway Addition, west of Interstate 235, and between NW 16th Street and NW 13th Street. Ward 6.

**Amended Technical Evaluation:**

1. An amended survey showing the entire extent of the closure shall be provided prior to City Council approval.

The applicant was present. There were no protesters present.

**RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.**

MOVED BY GOVIN, SECONDED BY MEEK

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

ABSENT: PRIVETT



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**November 14, 2024**

**Item No. IV. 7.**

**(CE-1132) Application by Operation Ready Mix, LLC and Dolese Bros Co., to close a portion of the north-south statutory right-of-way in Blocks One (1), Two (2), and Three (3), of Anton H. Classen's North Broadway Addition, west of Interstate 235, and between NW 16th Street and NW 13th Street. Ward 6.**

**I. GENERAL INFORMATION**

**A. Contacts**

**Applicant's Representative**

Mark W. Zitzow  
Johnson & Associates, Inc.  
(405) 235-8075  
mzitzow@jaokc.com

**B. Case History**

This is a new application.

**C. Reason for Request**

The purpose of this request is to close an unused portion of statutory right of way to facilitate new development.

**D. Existing Conditions**

**1. Zoning and Land Use**

	<b>Subject Site</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Zoning</b>	PUD-1915	C-4 / I-2	ROW	DTD-1	PUD-1915
<b>Land Use</b>	Undeveloped	Office / Warehouse	Railroad	Office	Undeveloped / Manufacturing

**2. Comprehensive Plan Land Use Typology Area: Urban – High (UH)**

UH applies to densely built urban areas, including regional attractors with major employment concentrations, high density residential living, and related commercial and service uses. UH areas have the highest mixture and intensity of land uses and development activity outside of the Downtown core.

The development intensity of UH supports various types of mass transit, from bus to rail, and is an ideal setting for large and small office buildings due to close proximity to other businesses and transportation networks.

## **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:** Oklahoma City
- 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.

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

**9. Stormwater Quality Management**

**10. Traffic Services \***

**11. Utilities**

**a. Wastewater Comments**

1. A previous case CE-298 (CJ-90-6693) overlaps with this case.
2. An existing 8” sanitary sewer main(s) is in the proposed location. Easements must be maintained until sewer line is relocated or abandoned.

**b. Water Comments**

1. No objections.

**c. Solid Waste Management**

No Solid Waste Management services needed.

**12. Planning**

**a. Comprehensive Plan Considerations**

**1) LUTA Development Policies:**

Site Design:

- Maintain historical lot and block sizes where possible and appropriate.
- Utilize Best Management Practices (BMP) for stormwater whenever possible.

Automobile Connectivity:

- Maintain and enhance the connectivity of the street network.
- Limit curb cuts on arterial streets and where possible, concentrate access for retail development at shared entrance points.

Pedestrian Connectivity:

- For large-scale, block sized development, provide public connectivity via alley or internal sidewalks and streets.

**2) Other Development Related Policies**

- Maintain the traditional grid street pattern where it currently exists, reconnect it where possible, and keep alleys open and functioning. (C-10)

**b. Plan Conformance Considerations**

The application seeks to close all of the north-south 66' statutory right-of-way for Santa Fe Avenue, west of I-235 and the right-of-way line of the railroad, and between NW 16<sup>th</sup> Street and NW 13<sup>th</sup> Street, located within Blocks 1-3 of Anton H. Classen's North Broadway Addition. The bisecting streets of NW 14<sup>th</sup> Street and NW 15<sup>th</sup> Street were previously closed and vacated, along with multiple east/west alleys. The site is currently undeveloped. The land to the west was rezoned to PUD-1915 in 2022 for a mixed-use development that includes hotel, retail, office, and residential uses with a modified C-3 base zoning. The northern portion of the PUD site is undergoing rezoning to SPUD-1667 for a restaurant.

The comprehensive plan calls for maintaining the traditional grid street pattern where it currently exists and reconnecting it where possible. In the Urban High LUTA, it calls for maintaining historical lot and block sizes where possible and appropriate and providing public connectivity via alley or internal sidewalks and streets, for large-scale, block sized developments. In this case the closure is requested for the purpose of future development. The proposed closure does not appear to affect connectivity in the area.

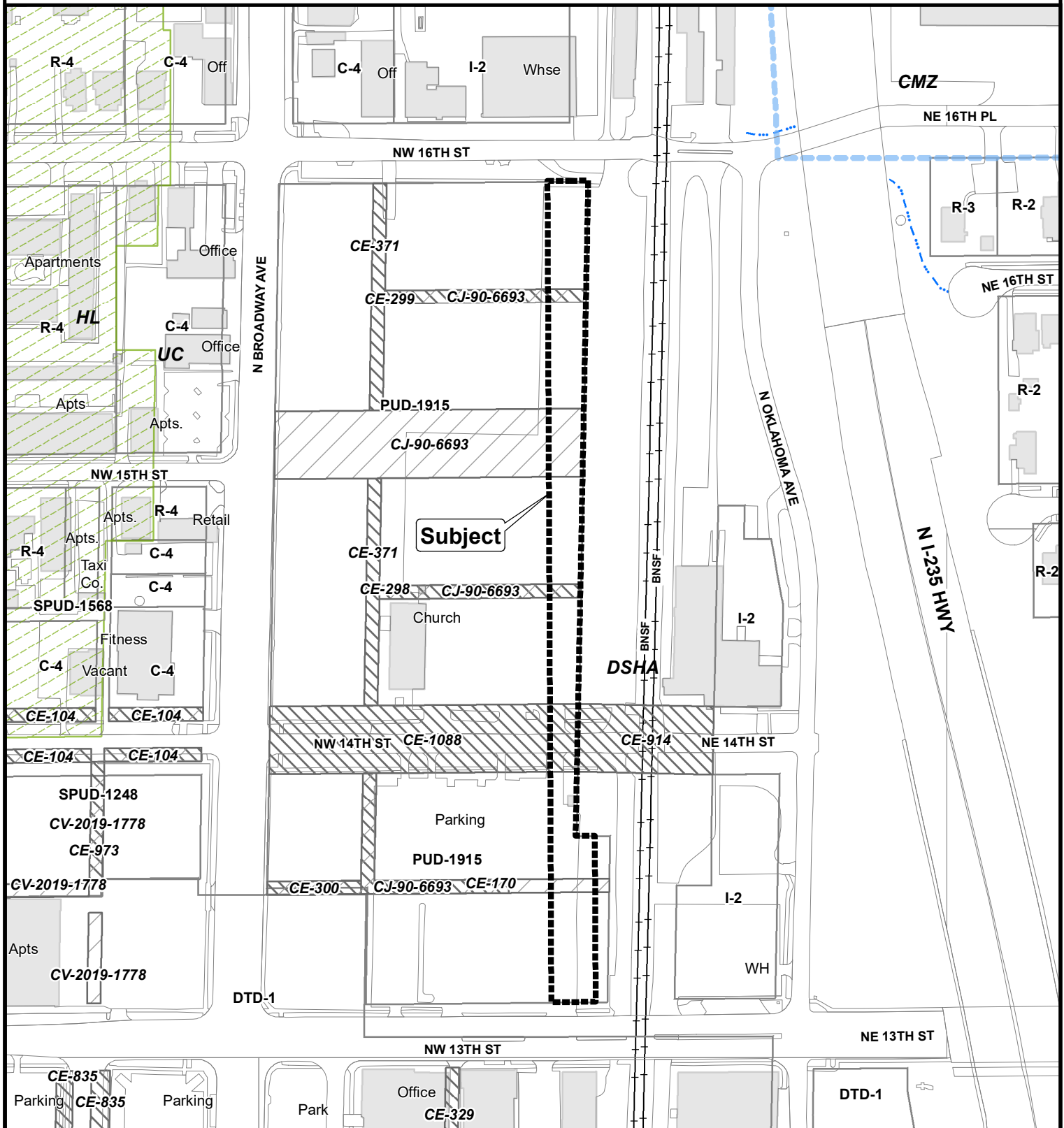
**IV. STAFF RECOMMENDATION**

*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.**

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**Applicant: Operation Ready Mix, LLC and Dolese Bros., Co.**

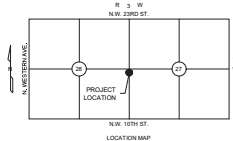
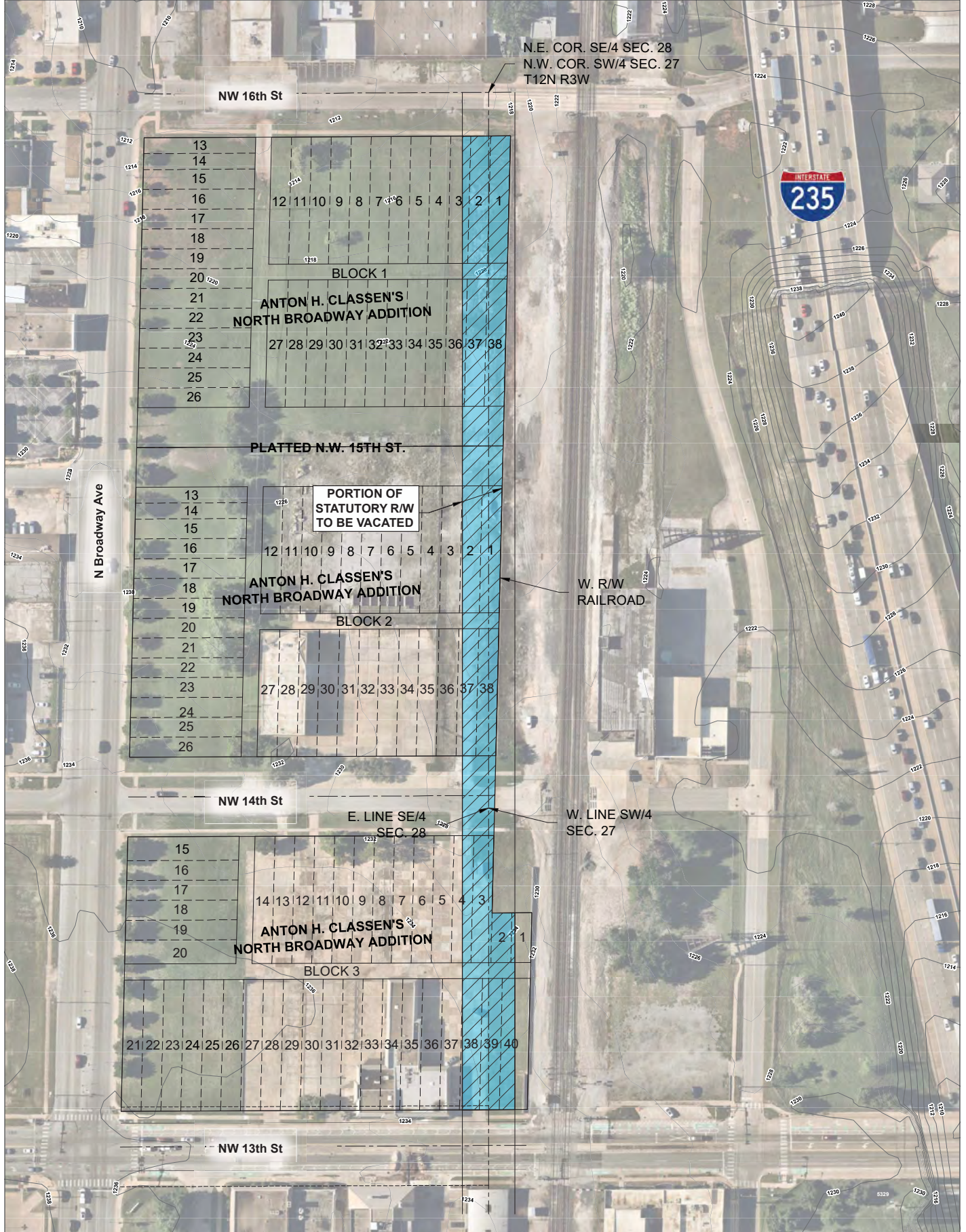


# Application for Closing Public Way or Easement



0 100 200 Feet





CE-1132 Exhibit B

Alley North

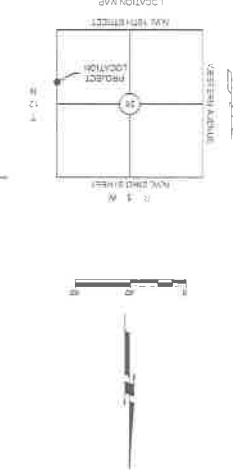
Street Vacation

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**Case No: CE-1132**

**Applicant: Operation Ready Mix, LLC and Dolese Bros., Co.**



Aerial Photo from 2/2022



The City of  
OKLAHOMA CITY

## Application for Closing Public Way or Easement



0 100 200  
Feet