



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**January 11, 2024**

**Item No. IV. 8.**

**(CE-1112) Application by The Hub at Midtown, LLC, to close a portion of the north-south alley west of Lot 22, Scotts Addition, and south of NW 14<sup>th</sup> Street. Ward 6.**

**I. GENERAL INFORMATION**

**A. Contacts**

**Applicant's Representative**

Kaitlyn Turner  
Williams, Box, Forshee, and Bullard, P.C.  
(405) 232-0080  
dmbox@wbfbllaw.com

**B. Case History**

This is a new application. This proposal received a recommendation of approval from the DDRC Downtown Design Review Committee on December 21, 2023.

**C. Reason for Request**

The purpose of this request is to consolidate the property abutting the alley to facilitate residential 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>	SPUD-1248	C-4	PUD-1915	R.O.W.	SPUD-1248
<b>Land Use</b>	Undeveloped	Office / Res.	Undeveloped	Unimproved	Undeveloped

**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 may include provision of new easements, as necessary, and/or individual easements being released.

**Storm Sewer Availability \***

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

**9. Stormwater Quality Management**

**10. Traffic Management \***

**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:**

Site Design:

- Provide parking in structured garages, decks, or parking lots set to the side or rear of a property.
- Maintain historical lot and block sizes where possible and appropriate.
- Provide parking in structured garages, decks, or parking lots set to the side or rear of a property.
- Incorporate commercial uses at street level to maintain an active, pedestrian friendly streetscape.
- Design buildings to include facades, storefront windows, and attractive signage and lighting to create pedestrian-scale visual interest.

Automobile Connectivity

- Maintain and enhance the connectivity of the street network.
- Avoid dead-end streets.
- Protect and reconnect the traditional street grid.

Pedestrian Connectivity

- Provide sidewalk connections between all uses.
- For large-scale, block sized developments, provide public connectivity via alley or internal sidewalks and streets.

**b. Plan Conformance Considerations**

The proposed application would close the right-of-way for a portion of the north/south alley located south of NW 14<sup>th</sup> Street and east of N Robinson Avenue. The proposal is requested for development of a mixed-use project, The Hub, which is proposed to span from N Robinson Avenue to N Broadway Avenue and from NW 14<sup>th</sup> Street to NW 13<sup>th</sup> Street. In 2020, SPUD-1248 was filed to rezone the north half of this block (minus the existing building located in the northwest corner). The base zoning for this SPUD is the DTD-1 zoning district, including the design review process. Although that rezoning application did not go before the Downtown Design District for consideration and recommendation, the approval of this SPUD zoned this property into the Downtown Design District. At the June 15, 2023, DDRC meeting, the Committee held a hearing on DTCA-22-00085, which encompasses the entire block, minus the two existing buildings. DDRC approved this application with conditions, one of which being “prior to the issuance of a building permit for the parking garage, the applicant obtains a CE from the City of Oklahoma City to close the alley, and approval in District Court to vacate the alley; the CE application will come back to DDRC for a recommendation to the Planning Commission.”

The comprehensive plan calls for public connectivity through blocks. The site plan approved with DTCA-22-00085 shows the construction of the parking garage over the current platted and constructed north-south alley. Previously, the applicant stated: “it is the intention to allow free public access through the first floor of the garage structure along the path of the alley. This would allow for residents from the Garage lofts to access 14<sup>th</sup> St as well as keep the passageway for 2-way traffic.” Plan conformance would be strengthened by maintaining a connection for pedestrian traffic throughout the block.

This easement closure application is subject to review and recommendation by the Downtown Design Review Committee (DDRC). On December 21, 2023, the DDRC recommended approval of the application.

**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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