

Planning Commission Minutes  
April 27, 2023

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:37 a.m. on April 24, 2023)

7. (CE-1096) Application by Downtown Real Estate Partners, LLC, to close a public easement within Block 2 of Edwards Court House Addition, located east of South Lee Avenue and south of West Reno Avenue. Ward 6.

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 GOVIN, SECONDED BY POWERS**

**AYES: CLAIR, POWERS, FRALEY, HINKLE, GOVIN, PENNINGTON, NOBLE;**

**ABSENT: PRIVETT, LAFORGE**



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**April 27, 2023**

**Item No. IV. 7.**

**(CE-1096)** Application by Downtown Real Estate Partners, LLC, to close a public easement within Block 2 of Edwards Court House Addition, located east of South Lee Avenue and south of West Reno Avenue. Ward 6.

**I. GENERAL INFORMATION**

**A. Contacts**

**Applicant's Representative**

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

**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 development.

**D. Existing Conditions**

**1. Comprehensive Plan Land Use Typology Area: Downtown (DT)**

DT applies to the city center, Oklahoma City's most intense development area, envisioned as a regional center for commerce and tourism. Urban experience, interaction, creativity and knowledge exchange, and economic dynamism are guiding objectives that necessitate high intensity and extremely close proximity among businesses, residents, destinations, and amenities.

**2. Zoning and Land Use**

	<b>Subject Site</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Zoning</b>	DTD-2	DTD-2	DTD-2	DTD-2	DTD-2
<b>Land Use</b>	Undeveloped	Undeveloped	Undeveloped	Storage	Undeveloped

**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. Oklahoma City School District**
- 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**  

Right of way should remain consistent along Reno, public walkways, etc.
- 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 public right of way to be reserved until such time as any existing utilities are relocated.

**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, Building Form, and Location

- Incorporate commercial uses at street level to maintain an active, pedestrian friendly streetscape.
- Align walls of new construction with prevailing facades of adjacent buildings, unless doing so results in substandard sidewalks.

**b. Plan Conformance Considerations**

The application seeks to close a 15' x 68' public easement within Block 2 of Edwards Court House Addition (1906). The subject site is generally located east of S Lee Avenue and south of W Reno Avenue. The closure does not affect connectivity.

The subject site is zoned DTD-2 (Downtown Transitional District - General). This easement closure application is subject to review and recommendation by the Downtown Design Review Committee (DDRC). On April 20, 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 subject to the following technical evaluation:**

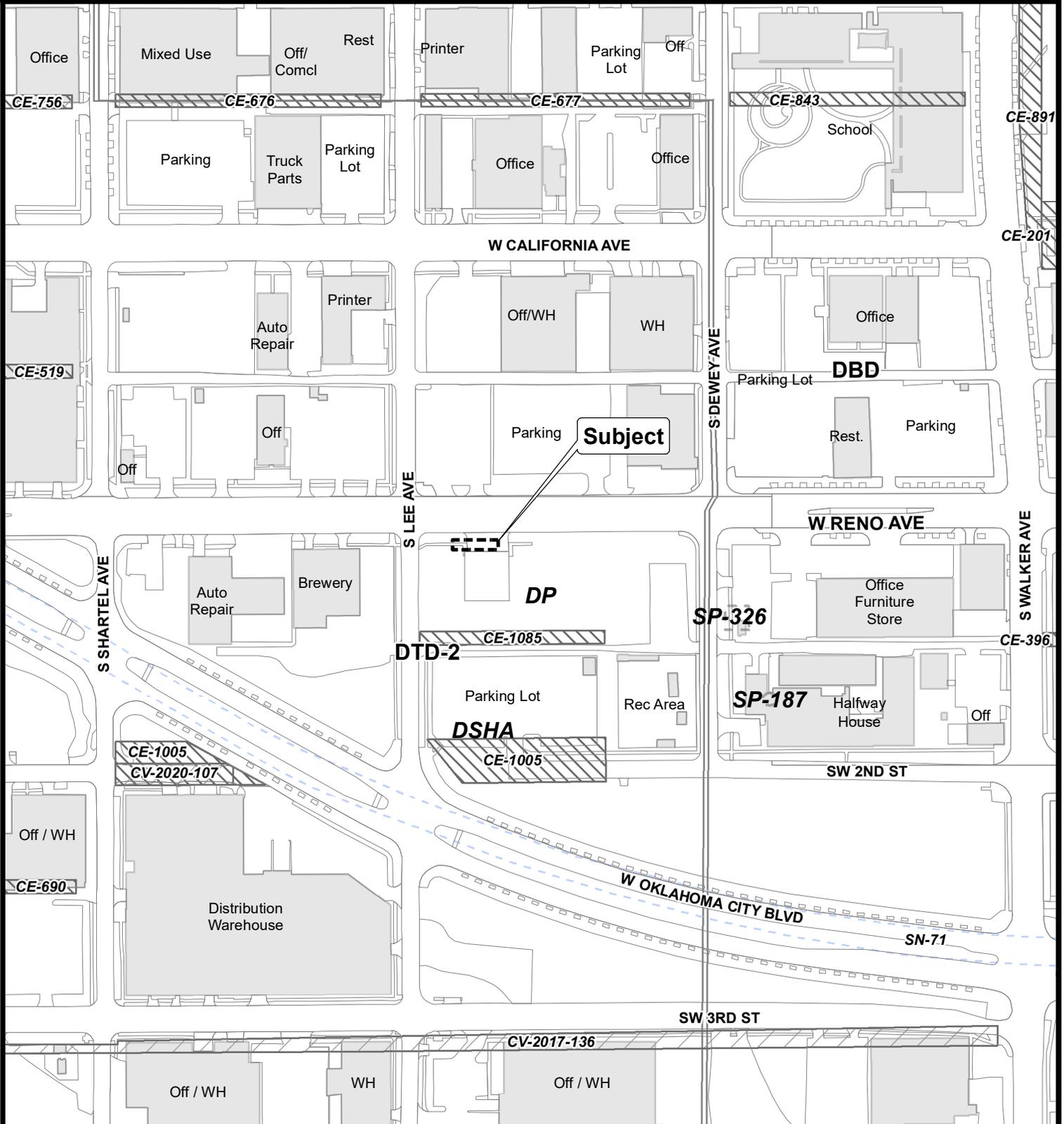
1. Prior to City Council consideration, applicant must provide a topographic survey showing the location of all utilities, with dimensions, within the proposed closure area.

taj

Case No: CE-1096

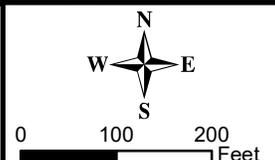
Applicant: Downtown Real Estate Partners, LLC

Location: 626 W. Reno Ave.

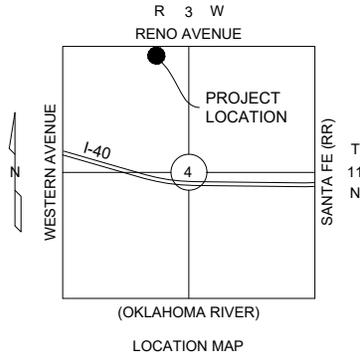
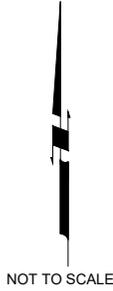


The City of  
OKLAHOMA CITY

# Application for Closing Public Way or Easement



**ATTACHMENT "A"**

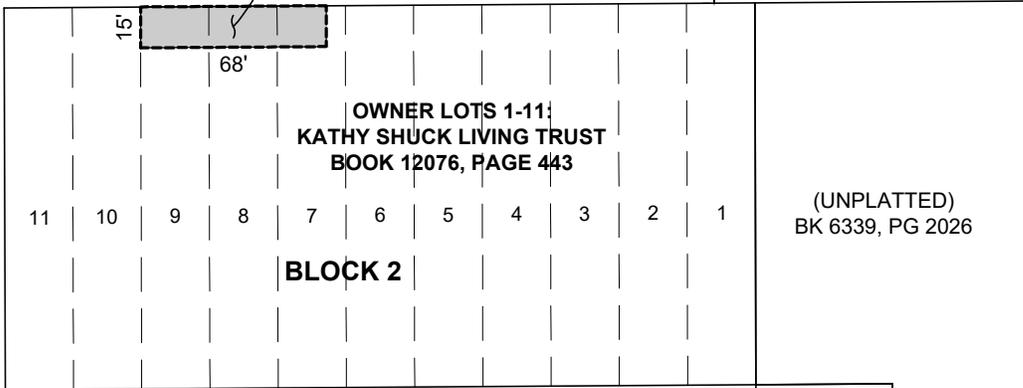


**RENO AVENUE**

**15'x 68' EASEMENT  
TO BE RELEASED**

50'  
R/W

**LEE AVENUE**



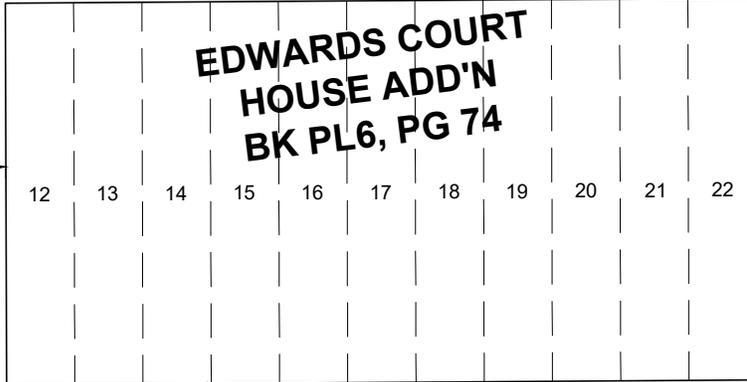
**20' ALLEY  
(TO BE VACATED BY SEPARATE INSTRUMENT)**

**EDWARDS COURT  
HOUSE ADD'N  
BK PL6, PG 74**

(UNPLATTED)  
BK 9162, PG 1379

**DEWEY AVENUE**

30'  
R/W



40'  
R/W

32.5'  
R/W

**SW 2<sup>nd</sup> STREET**

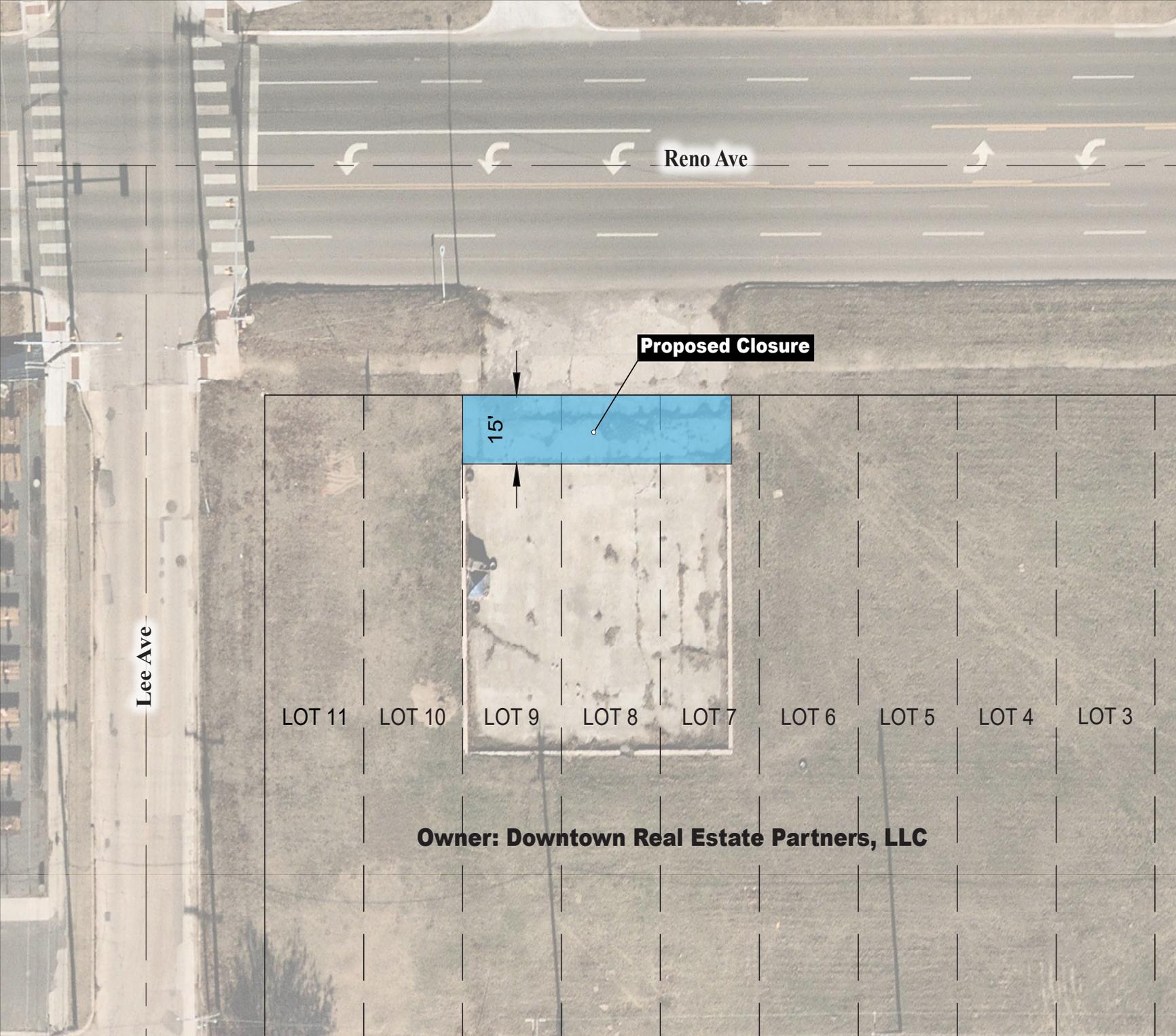
ACAD FILE: S:\Civil 3D proj\5332\Working Folder\5332-Esmt 433-231 - Release.dwg, 9/6/2022 1:26 PM, Nate Haikin  
XREFS LOADED: 2895-bdy-mj.dwg 3838001-bdy.dwg 3838003-bdy.dwg 3838004-bdy.dwg 5332-bdy\_tmp.dwg

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Proj. No.: 5332  
Date: 9-06-22  
Scale: N.T.S.

**EDWARDS COURT HOUSE ADDITION**  
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA  
**RELEASE OF EASEMENT  
RECORDED IN BOOK 433, PAGE 231**

**Johnson & Associates**  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
(405) 235-8075 FAX (405) 235-8078 www.jaokc.com  
Certificate of Authorization #1484 Exp. Date: 06-30-2023  
• ENGINEERS • SURVEYORS • PLANNERS •



Reno Ave

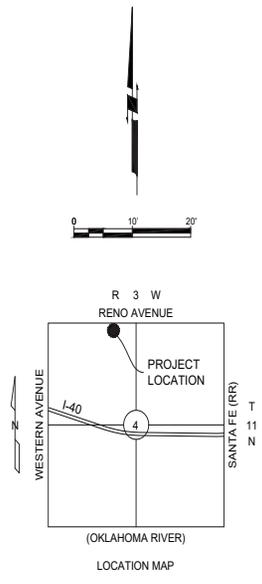
Lee Ave

Proposed Closure

15'

LOT 11 LOT 10 LOT 9 LOT 8 LOT 7 LOT 6 LOT 5 LOT 4 LOT 3

Owner: Downtown Real Estate Partners, LLC



626 W Reno Ave

Easement Closure Exhibit



Johnson & Associates  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
(405) 235-8075 FAX (405) 235-8078

ENGINEERS SURVEYORS PLANNERS

3/1/23



# STAFF REPORT

Downtown Design Review Committee

04/20/2023

**Agenda Item** VII. A.  
**Case No.** CE-01096  
**Property Address** 626 W Reno Ave  
**Applicant Name** Mark W Zitzow, Johnson & Associates  
for Downtown Real Estate Partners, LLC  
1 E Sheridan Ave, Suite 200  
Oklahoma City, OK 73104  
**District** DTD-2

## A. ITEMS FOR CONSIDERATION

Request to close a public easement located on the southside of Reno Ave, between Lee Ave and Dewey Ave.

## B. BACKGROUND

### 1. Location

This public easement is located on the southside of W Reno Ave, between S Lee Ave and S Dewey Ave.

### 2. Site History/Existing Conditions

This property is located in Block 2 of Edwards Court House Addition to Oklahoma City subdivision plat, which was approved on October 16, 1906. Originally a single family residential area, in the 40's and 50's nonresidential buildings and uses were introduced into this block, including furniture stores, sign painting, general storage and a church.

### 3. Surrounding Environment

Adjacent to the south is the slab for a building demolished in 2015 (DTCA-15-00085). Further south is a parking lot for Ozarka trucks and employees, and W Oklahoma City Blvd. To the east is vacant land. To the west, across S Lee Ave, is Angry Scotsman Brewery. To the north, across W Reno Ave, are parking lots.

### 4. Intended Use

The applicant states that "the subject easement is currently vacant and no longer necessary as the surrounding property is undeveloped. This closure is requested to allow the property to redevelop as planned."

### 5. Previous Actions / Other

According to Section 59-3250.2. C., the Downtown Design Review Committee shall have the power to "comment upon and provide recommendations on actions proposed to other City boards, committees, and commissions with respect to the effect of such actions upon the District."

This case is scheduled to be heard at Planning Commission on April 27, 2023.

## C. ITEMS IN COMPLIANCE

1. Unless noted below in Section D. Issues and Considerations, all other case items of this proposal comply with the Development Regulations and Guidelines of the Downtown Design District zoning ordinance as referenced below:

None

**Note:** All other Regulations and Guidelines of the Downtown Design District zoning ordinance not listed above are either not applicable to this case or apply to elements of this project to be considered as a separate case at a later date.

**D. ISSUES AND CONSIDERATIONS**

None

**E. STAFF RECOMMENDATION**

1. Provide a recommendation of **approval** to the Planning Commission for the request to close a public easement located on the southside of Reno Ave, between Lee Ave and Dewey Ave.

*Note: Staff recommendations do not constitute Committee decisions.*

Attachments: Zoning Map, Application, Design Statement, Drawings, Photos.

**Case No: CE-1096**

**Applicant: Downtown Real Estate Partners, LLC**

**Location: 626 W. Reno Ave.**



Aerial Photo from 2/2020



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# Application for Closing Public Way or Easement

