



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

Item No. IV. 7.

(VP-5) Application by Box Law Group, PLLC, (on behalf of the property owner) to vacate a portion of the Final Plat South Portland Commercial Park, being a part of the West Half of section 1, Township 10 North, Range 4 West of the Indian Meridian, located north of SW 104th Street and west of South May Avenue. Ward 5.

I. GENERAL INFORMATION

A. Contacts

Kaitlyn Turner, Box Law Group, PLLC
Kaitlyn@boxlawgroup.com

405-652-1699

B. Case History

This is a new application.

C. Reason for Request

The applicant proposes to vacate the "Limits of No Access" located along the southern property line of Lot 1, Block 2 of the final plat of South Portland Commercial Park. This "Limits of No Access" affects all of the street frontage for this lot adjacent to SW 104th Street. The lot is bordered on all other sides by property owned by Wal-Mart, and no shared access has been granted for this property into the Wal-Mart property. The applicant is requesting the partial plat vacation so they can take access directly from SW 104th Street.

II. SUMMARY OF APPLICATION

This request for partial plat vacation is based on Section 3.10.2 of the Oklahoma City Subdivision Regulations which permits the City Council to vacate and nullify a duly approved and recorded plat or any part of any plat in accordance with 11 Oklahoma Statutes Supp., 2000, Section 42-101 et seq. The Planning Commission must review the written request for vacation and forward a recommendation to the City Council.

The State Statutes require owners of sixty percent of the lots in the plat and all the owners in the area to be vacated join in the execution of the written instrument for partial plat vacation. The applicant has provided a petition signed by all of the owners within the plat indicating they are in favor of the partial plat vacation request. The Statutes do not require notice of plat vacations to be sent to property owners within a subdivision or surrounding a subdivision.

III. 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.

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1) Outside Agencies

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

2) 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
 - 1) Streets
 - 2) Storm Sewer
 - b) Streets, Traffic and Drainage Maintenance
 - c) Stormwater Quality Management
 - d) Traffic Management

8. Utilities

- a) Sanitary Sewer Availability:
- b) Solid Waste Management:
- c) Water Availability:

9. Subdivision and Zoning

This application would remove the “Limits of No Access”, as shown on Exhibit A, from the south property line of Lot 1, Block 2 in the final plat of South Portland Commercial Park. This is the entire street frontage for this lot adjacent to SW 104th Street. The petition for partial vacation of plat was signed by all of the owners within the South Portland Commercial Park final plat.

The plat vacation instrument must be recorded at the appropriate County Clerk’s office by the applicant once it is approved.

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.

Approve the application with the following conditions:

1. The plat vacation instrument must be recorded at the appropriate County Clerk’s office by the applicant.

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