

Planning Commission Minutes
August 22, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 8:05 a.m. on August 19, 2024)

2. (CE-1127) Application by Summit Ridge Land, LLC, to close a portion of a north-south utility easement on Lot One (1) in Block Two (2) of Summit Ridge Addition, and on Lots Five (5) and Six (6) in Block Two (2) of Summit Ridge Section III, west of Geary Place, and north of North Oklahoma Avenue. Ward 7.

Technical Evaluation:

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

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.

MOVED BY PENNINGTON, SECONDED BY MEEK

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



STAFF REPORT
The City of Oklahoma City
Planning Commission
August 22, 2024

Item No. IV. 2.

(CE-1127) Application by Summit Ridge Land, LLC, to close a portion of a north-south utility easement on Lot One (1) in Block Two (2) of Summit Ridge Addition, and on Lots Five (5) and Six (6) in Block Two (2) of Summit Ridge Section III, west of Geary Place, and north of North Oklahoma Avenue. Ward 7.

I. GENERAL INFORMATION

A. Contacts

Applicant's Representative

Mark W. Zitzow
Johnson 7 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 and un-needed utility easement for future development.

D. Existing Conditions

1. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-4	R-1	R-4	R-4	R-4
Land Use	Undeveloped	Undeveloped	Undeveloped	Apt / Condo	Undeveloped

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 (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.

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) Development Related Policies

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

b. Plan Conformance Considerations

The application seeks to close two portions of 15’ utility easements (30’ total) within Lot 1 in Block 2 of Summit Ridge Section 1 (1979), and Lots 5 and 6 in Block 2 of Summit Ridge Section 3 (1981). The subject site is generally located north of North Oklahoma Avenue and west of Geary Place. The area is not improved or used by the public.

Within the Urban Low LUTA, the comprehensive plan calls for maintaining historical lot and block sizes where possible and appropriate. In this case the closure is requested to be closed 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. 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.

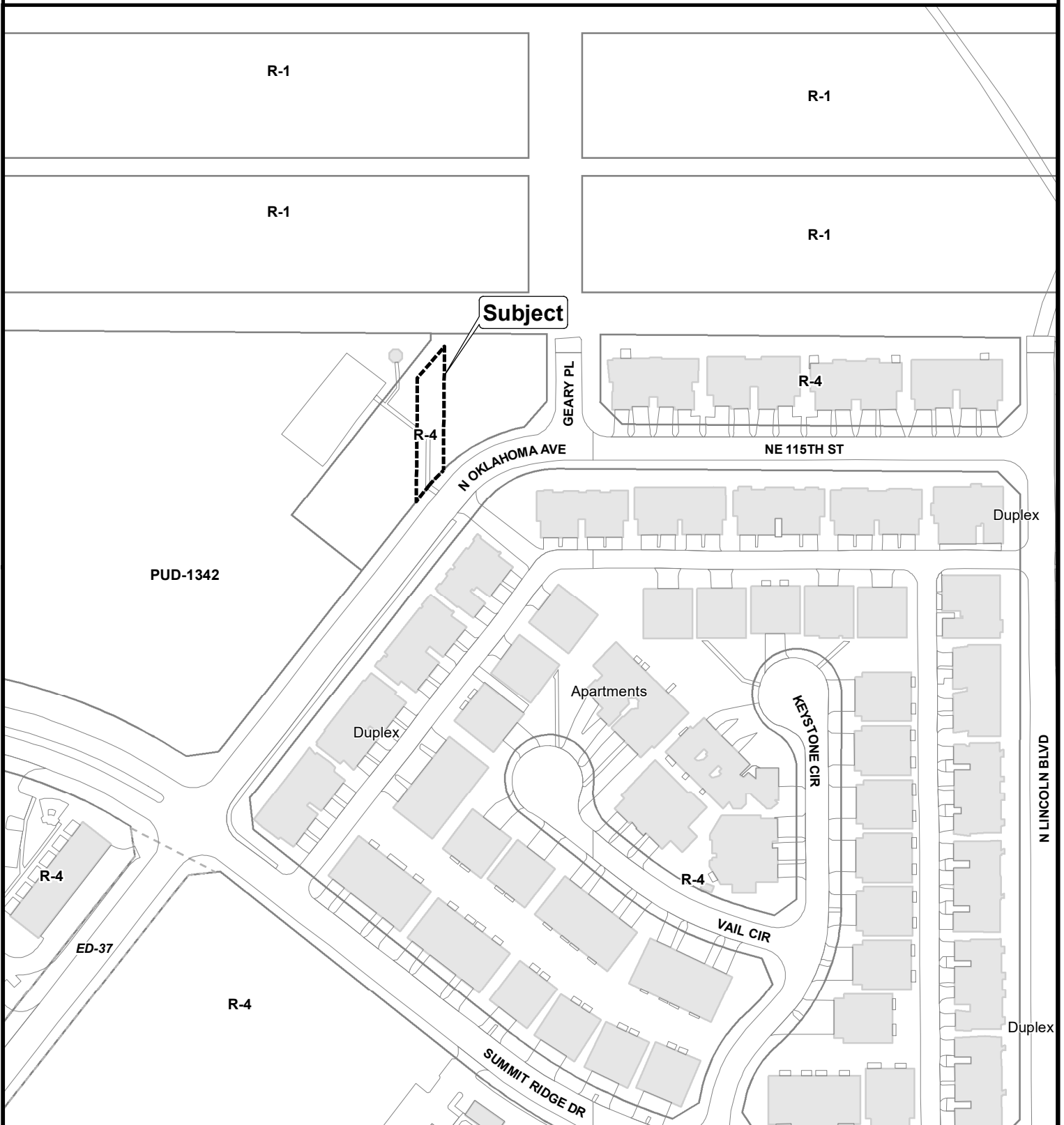
Approval of the application subject to the following Technical Evaluation:

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

taj

Case No: CE-1127

Applicant: Summit Ridge Land, LLC

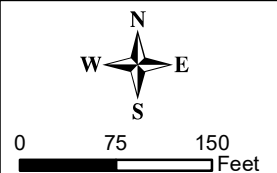


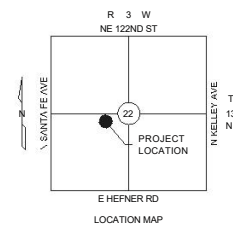
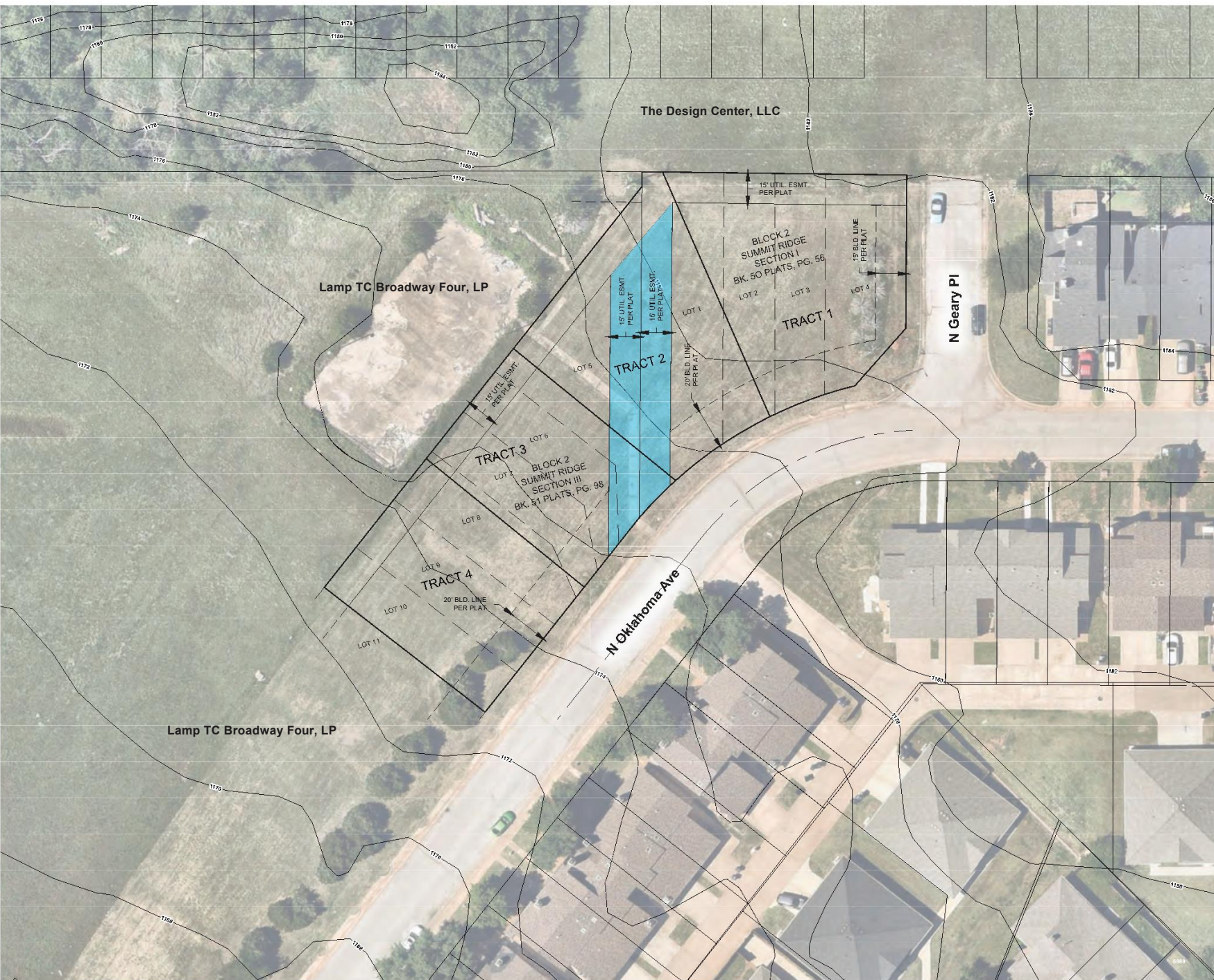
Note: "Subject" is located approximately 1,811' East of N. Santa Fe Ave. and 2,465' North of E. Hefner Rd.



The City of
OKLAHOMA CITY

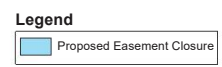
Application for Closing Public Way or Easement





Summit Ridge

Easement Closure Exhibit



Case No: CE-1127

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Aerial Photo from 2/2022

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Application for Closing Public Way or Easement

