



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**June 12, 2025**

**Item No. IV. 9.**

**(CE-1142) Application by Environmental Services Holdings, LLC, to close all of the platted public alleys in Block Three (3), Trosper Park Highland Addition, located east of Highland Park Drive and south of East Grand Boulevard. Ward 4.**

**I. GENERAL INFORMATION**

**A. Contacts**

**Applicant's Representative**

David Box  
Box Law Group, PLLC  
(405) 652-0099  
david@boxlawgroup.com

**B. Case History**

This application was deferred from the May 22, 2025 Planning Commission hearing date to include all alleys within the platted block in the closure area and re-notice.

**C. Reason for Request**

The purpose of this request is to consolidate the property abutting the unimproved easements used as a private outdoor storage facility.

**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>	I-2	R-1	PUD-1439	R-MH-2	R-1
<b>Land Use</b>	Storage	Storage	Salvage	Residential	Trosper Park

**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: Crooked Oak**
- 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. Parks and Recreation**
- 5. Police (OCPD)**
- 6. 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 \***

**7. Stormwater Quality Management**

**8. Traffic Services \***

**9. Utilities**

**a. Wastewater Comments \***

**b. Water Comments \***

**c. Solid Waste Management**

No Solid Waste Management services needed.

**10. Planning**

**a. Comprehensive Plan Considerations**

**1) LUTA Development Policies:**

Automobile Connectivity:

- Provide vehicular connectivity between adjacent developments.
- Keep existing alleys open and functional.

**2) Other Development Related Policies**

- Maintain existing alleys or construct new alleys where feasible to provide trash collection service and parking behind primary buildings and minimize curb cuts along the primary street frontage. (C-8)
- Maintain historical lot and block sizes where possible and appropriate. (C-9)
- Maintain the traditional grid street pattern where it currently exists, reconnect it where possible, and keep alleys open and functioning. (C-10)
- Improve the functionality and efficiency of the street network by:
  - Providing direct connections from residential developments to nearby places and to each other.
  - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
  - Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
  - Reducing block sizes and use of dead-end streets.

- Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)

**b. Plan Conformance Considerations**

The application seeks to close all alleys in Block 3 of Trosper Park Highlands Addition (1909), which includes a 20-foot north-south alley and the adjoining east and west alleys that terminate in “barbells”. The subject site is generally located east / southeast of SE Grand Boulevard and south of SE 29th Street, near South Highland Park Drive. The alleys are currently part of a larger area utilized for outdoor storage and vehicle parking for the adjacent business to the north. The site is gravel-covered and is not used by the public. The comprehensive plan calls for keeping alleys open and functional. In this case the alleys are requested to be closed to facilitate development. The closure of the easement 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.**

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