

Planning Commission Minutes
March 13, 2025

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:41 a.m. on March 10, 2025)

3. (CE-1139) Application by Webster Development, LLC, to close the 15-foot wide north-south platted alley within Block 20 of Commercial View Addition, located east of South Eastern Avenue and south of SE 11th Street. Ward 7.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL.

MOVED BY PENNINGTON, SECONDED BY GOVIN

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



STAFF REPORT
The City of Oklahoma City
Planning Commission
March 13, 2025

Item No. IV. 3.

(CE-1139) Application by Webster Development, LLC, to close the 15-foot wide north-south platted alley within Block 20 of Commercial View Addition, located east of South Eastern Avenue and south of SE 11th Street. Ward 7.

I. GENERAL INFORMATION

A. Contacts

Applicant's Representative

David Box
Box Law Group, PLLC
405-652-0099
david@boxlawgroup.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 alley to facilitate future development.

D. Existing Conditions

1. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	I-2	I-2	I-2	I-2	I-2
Land Use	Alley ROW	Undeveloped	Outdoor Storage	Undeveloped	Warehouse

2. Comprehensive Plan Land Use Typology Area: Urban – Medium (UM)

UM applies to fully urbanized areas of the city, most of which were built prior to the 1960s. Developments are expected to be larger in scale and have greater intensity and mixture of uses than developments found in UL. Development within UM areas should support efficient transit usage and provide pedestrian and bicycle access to retail, services, parks, and other destinations. Priorities for the UM areas include “infill” developments on vacant lots, rehabilitation of underutilized property, and development that supports revitalization of distressed neighborhoods.

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. 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. Stormwater Quality Management

9. Traffic Services *

10. Utilities

a. Wastewater Comments*

b. Water Comments *

c. Solid Waste Management

No Solid Waste Management services needed.

11. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

- Maintain historical lot and block sizes where possible and appropriate.
- Keep 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 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 the 15-foot wide north/south platted alley within Block 20 of the Commercial View Addition (1910). The site is located east of South Eastern Avenue and south of SE 11th Street. The subject site is located within the Airport Environs Zone Two (AE-2) Overlay District. The alley is located adjacent to an industrial warehouse on the west and is primarily gravel-covered adjacent to an improved curb cut along SE 11th Street. Land east of the subject site is utilized as outdoor storage. A platted 15-foot east/west alley to the west (CE-107) and a portion of Cherokee Street (SE 12th Street) to the southwest (CE-710) were previously closed.

The comprehensive plan calls for keeping alleys open and functional. Within the Urban Medium LUTA it calls for maintaining historic lot and block sizes where possible and appropriate. In this case, the alley is requested to be closed to consolidate the property abutting the alley to facilitate industrial development. The alley is not used by the public and does not extend beyond the southern boundary of the lot, or provide a connection to the west. The closure of the easement does not appear to affect connectivity in the area.

IV. STAFF RECOMMENDATION

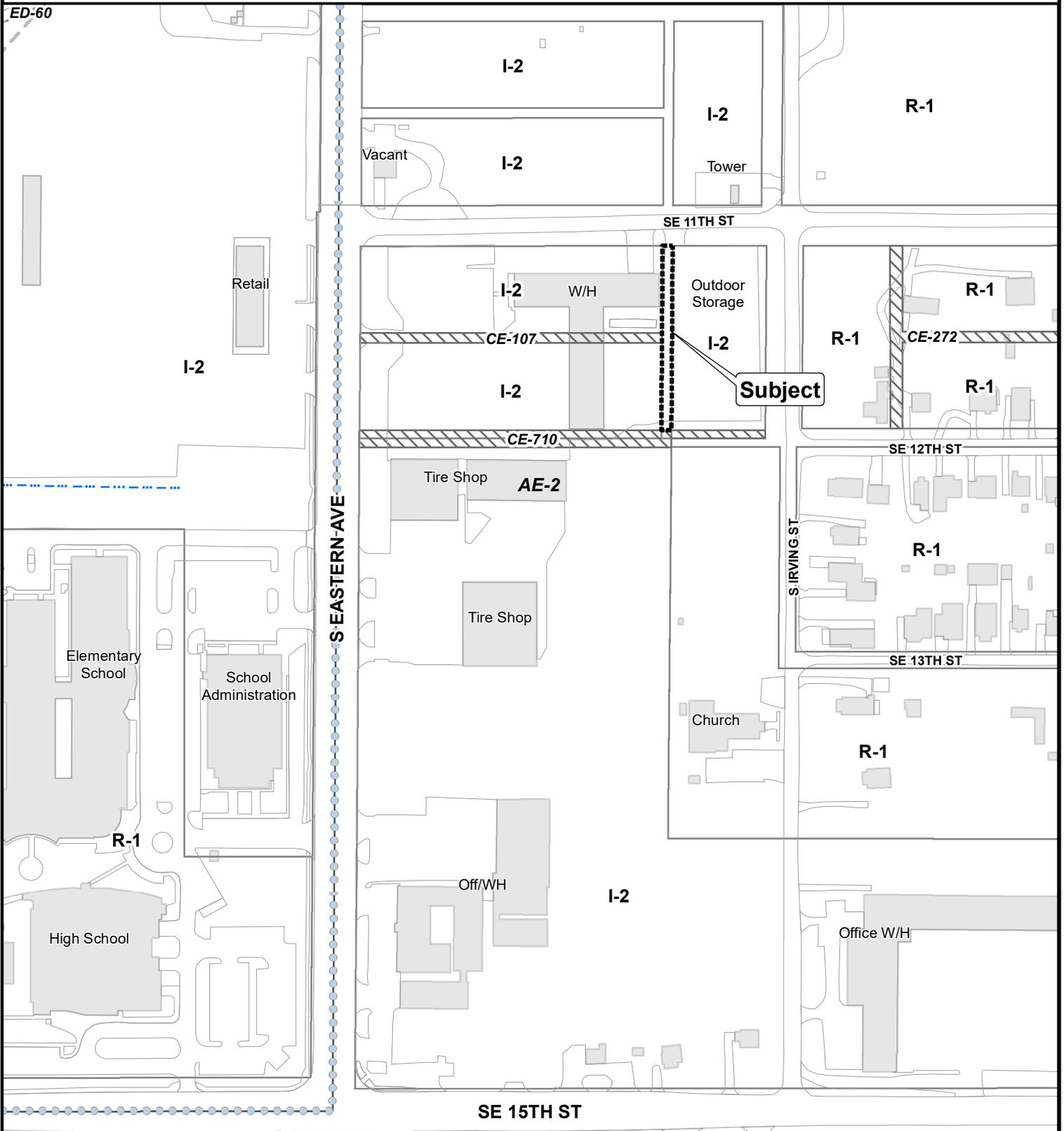
Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning 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.

taj

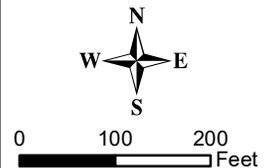
Case No: CE-1139

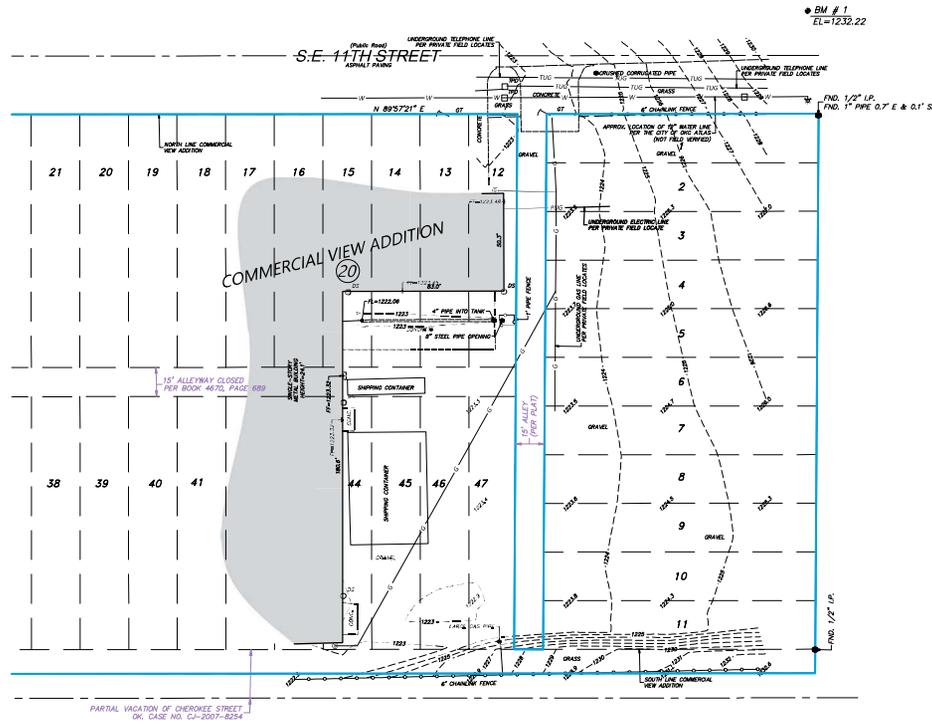
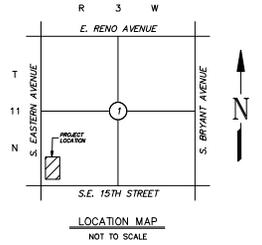
Applicant: Webster Development, LLC



The City of
OKLAHOMA CITY

Application for Closing Public Way or Easement





TOPOGRAPHIC SURVEY CERTIFICATION

I, Justin Smith, Professional Land and Surveyor, certify that this project was completed under my direct responsible charge from an actual survey made under my supervision; that this project survey was performed at the 95 percent confidence level to meet Federal Geographic Data Committee Standards; that this survey was performed to meet the Oklahoma Minimum Standards for the Practice of Land Surveying and the Specifications of Professional Engineers and Land Surveyors. The original data was obtained on January 17, 2025; that the survey was completed on January 20, 2025; that the data shown on this plat may not meet the stated standard; and all coordinates are based on Oklahoma State Plane North Zone NAD83 (NAD83 2011) and all elevations are based on North American Vertical Datum of 1988 (NAVD 88) Geoid 18 Model.

Justin Smith, Professional Land and Surveyor No. 1888



Date of this map: January 17, 2025
Date of Signature: January 21, 2025

SURVEYOR NOTES:

- A boundary survey was not a part of the scope for this project.
- Faintments and road right-of-way were not a part of the scope for this project.
- UTILITY STATEMENT: The underground utilities shown have been located from field survey information and existing drawings. The Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The Surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the Surveyor certifies that they are located as accurately as possible from information available. The Surveyor has not physically located the underground utilities.

SURVEY LEGEND

AIR CONDITIONER	ELECTRIC METER		MAIL BOX	REFERENCE POINT	TELEPHONE MARKER	SEWER METER

Case No: CE-1139

Applicant: Webster Development, LLC



Aerial Photo from 2/2022



The City of
OKLAHOMA CITY

Application for Closing Public Way or Easement



0 100 200
Feet