

Planning Commission Minutes
January 9, 2025

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:30 a.m. on January 6, 2025)

8. (CE-1134) Application by Strategic Design & Development, LLC, to close a portion of the platted Grand Boulevard right-of-way, east of North Kelley Avenue and north of East I-44 Service Road. Ward 7.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL.

MOVED BY LAFORGE, SECONDED BY NEWMAN

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, LAFORGE

ABSENT: GOVIN, PENNINGTON, NOBLE



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

Item No. IV. 8.

(CE-1134) Application by Strategic Design & Development, LLC, to close a portion of the platted Grand Boulevard right-of-way, east of North Kelley Avenue and north of East I-44 Service Road. Ward 7.

I. GENERAL INFORMATION

A. Contacts

Applicant's Representative

Purvi Patel
Wallace Design Collective
405-536-2032
Purvi.patel@wallace.design

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 proposed development.

D. Existing Conditions

1. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	ROW	R-1	C-3	ROW	C-3
Land Use	Undeveloped	Residential	Commercial	I-44 Service Rd	Commercial

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 (Millwood)**
- 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

- 1) The applicant must submit a survey showing the location of all utilities and other improvements within the undeveloped portion of the previously platted Grand Boulevard (I-44 Service Road), located between North Kelly Avenue and the currently aligned Grand Boulevard NW 6th Street, which is proposed for closure and vacation.
- 2) Any existing utility easements must be reserved until such time as any existing utilities are relocated, removed or abandoned in place in accordance with the City of Oklahoma City Municipal Code.

8. Streets, Traffic and Drainage Maintenance

9. Stormwater Quality Management

10. Traffic Services *

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:

- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system.

- Maintain historical lot and block sizes where possible and appropriate. (C-9)
- 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 a portion of the old platted Grand Boulevard, along the north side of the East I-44 Service Road. The site is generally located between NE 63rd Street and East I-44 Service Road, east of North Kelley Avenue. The site is located within Lots 3 and 4 of the Grand Boulevard Plat (1910). The subject site is also within the Northeast Gateway Urban Conservation District (UC) and the Healthy Neighborhoods Overlay (HNO), which would not be affected by the closure.

The comprehensive plan calls for maintaining, creating, and enhancing a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system, and maintaining historical lot and block sizes where possible and appropriate. In this case the closure request is for undeveloped land abutting a highway. The closure and subsequent vacation are intended to allow replacement of the existing bar ditches with curb and gutter, and storm system, and to permit future development on the adjacent site.

IV. STAFF RECOMMENDATION

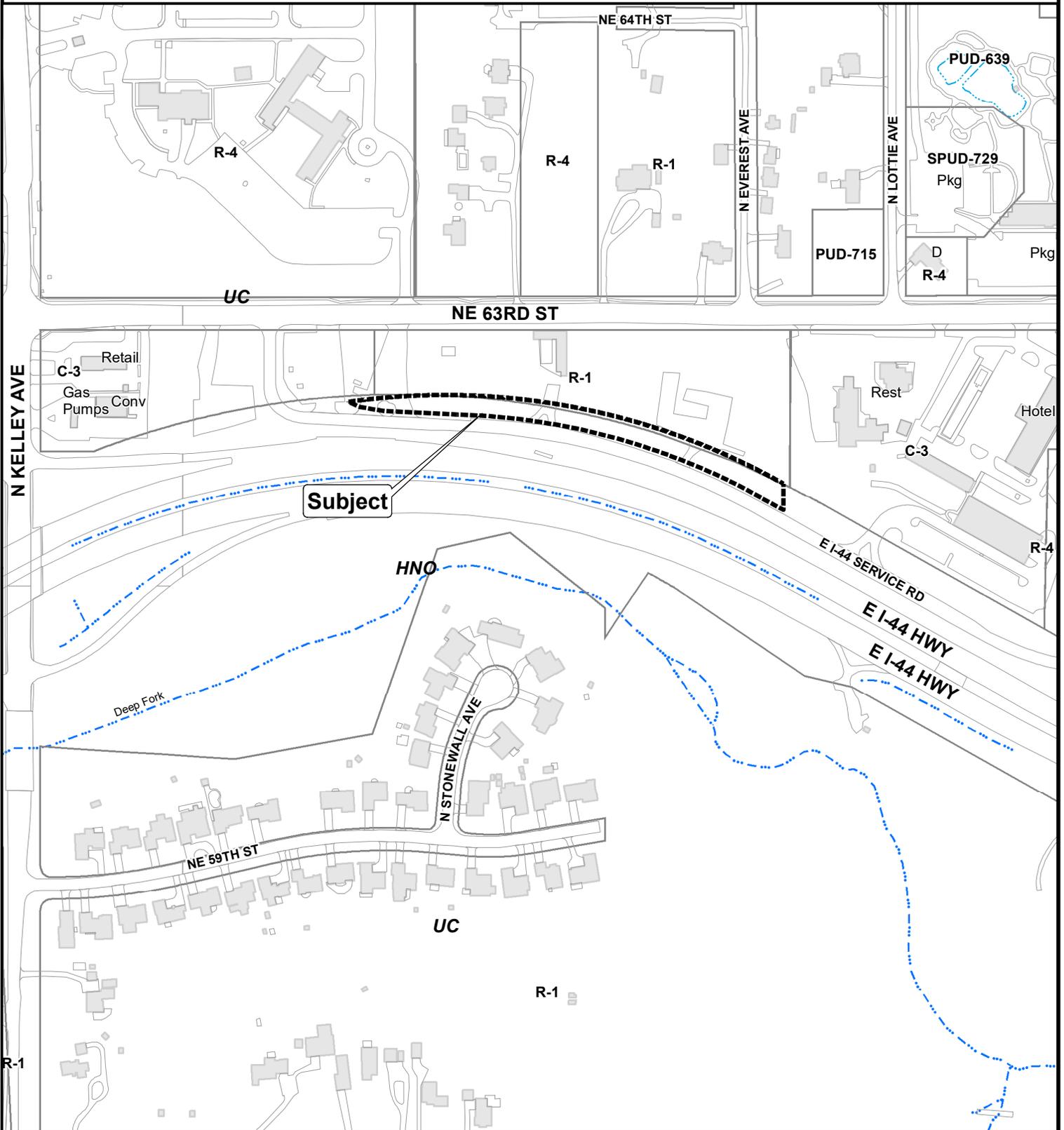
Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning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

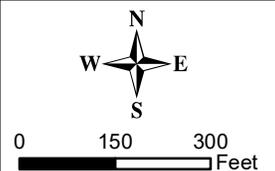
Case No: CE-1134

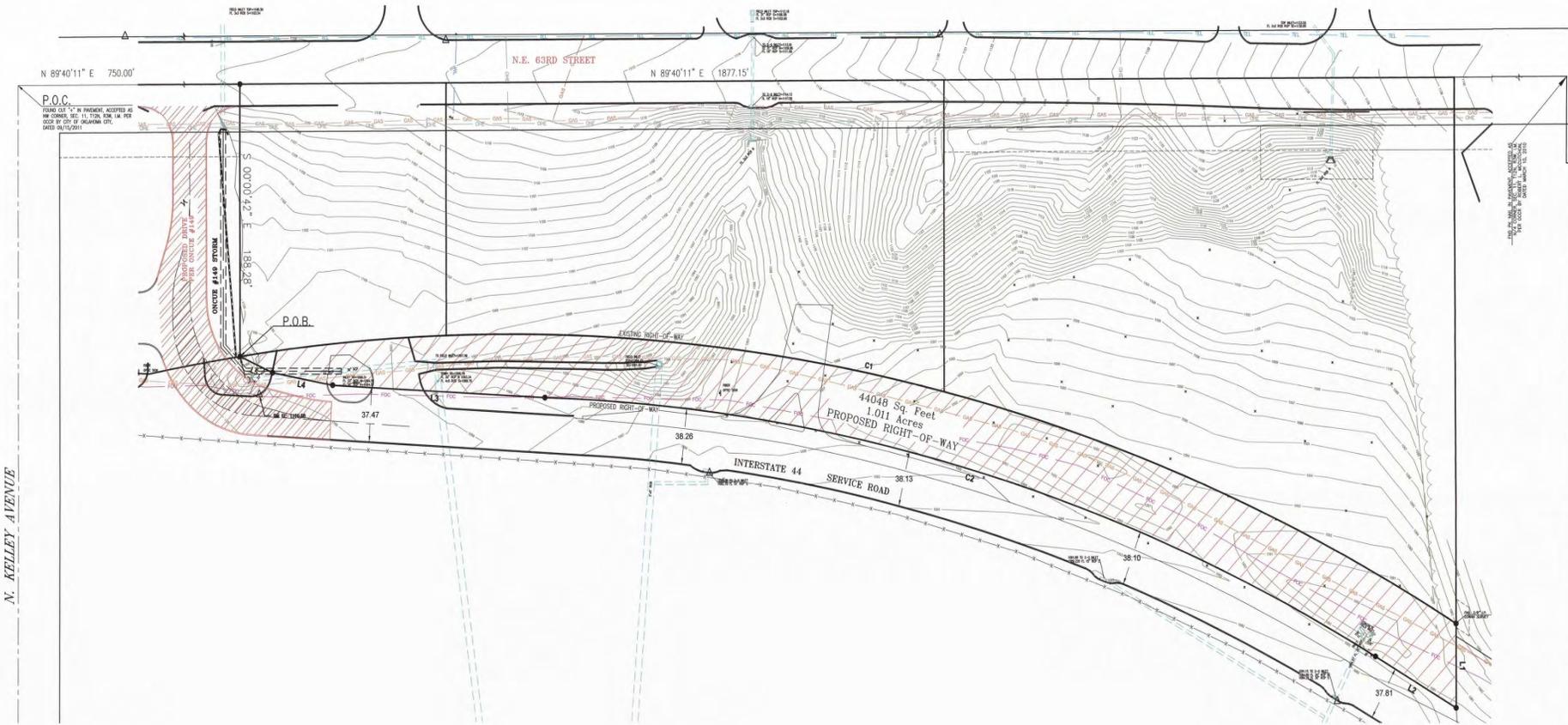
Applicant: Strategic Design & Development, LLC



The City of
OKLAHOMA CITY

Application for Closing Public Way or Easement





PROPOSED RIGHT-OF-WAY LEGAL DESCRIPTION

A part of the Northwest quarter of Section 11, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

Commencing at the Northwest corner of the said quarter section;

THENCE North 89°40'11" East along the North line of said quarter section, a distance of 750.00 feet;

THENCE South 00°0'42" East a distance of 188.28 feet to a point on the North Right-of-Way of Interstate No. 44, said point being at the beginning of a non-tangent curve to the right;

THENCE along said curve having a delta angle of 37°36'31" a radius of 1537.69 feet, a chord bearing of South 79°19'52" East, a chord distance of 991.31 feet, an arc distance of 1009.33 feet, Easterly along the North Right-of-Way line of Interstate No. 44;

THENCE South 00°19'49" East a distance of 58.29 feet;

THENCE North 61°19'49" West a distance of 73.78 feet, said point being at the beginning of a non-tangent curve to the left;

THENCE Westerly along said curve having a delta angle of 26°46'03" a radius of 1488.69 feet, a chord bearing of North 75°01'46" West, a chord distance of 689.13 feet, an arc distance of 695.49 feet to a point;

THENCE North 87°08'06" West a distance of 170.00 feet;

THENCE North 79°48'51" West a distance of 48.86 feet;

THENCE North 66°50'02" West a distance of 28.44 feet to the POINT OF BEGINNING and containing 44,048 square feet or 1.011 acres of land, more or less.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1537.69'	1009.33'	991.31'	S. 79°19'52" E.	37°36'31"
C2	1488.69'	695.49'	689.13'	N. 75°01'46" W.	26°46'03"

LINE	BEARING	DISTANCE
L1	S. 00°19'49" E.	58.29'
L2	N. 61°19'49" W.	73.78'
L3	N. 87°08'06" W.	170.00'
L4	N. 79°48'51" W.	48.86'
L5	N. 66°50'02" W.	28.44'

BASIS OF BEARINGS:

HORIZONTAL AND VERTICAL DATA SHOWN HEREIN ARE BASED UPON OKLAHOMA CITY GPS CONTROL NETWORK (2013) AND ARE OKLAHOMA STATE PLANE NORTH ZONE.

HORIZONTAL CONTROL: North American Datum of 1983 (NAD83)

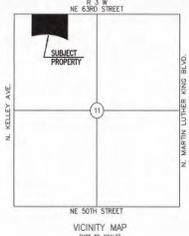
VERTICAL CONTROL: North American Vertical Datum of 1988 (NAVD 88)

CERTIFICATE OF SURVEY.

I, Kenneth R. Shuford, a Registered Land Surveyor of the State of Oklahoma, do hereby certify that the hereon shown drawing represents a proposed right-of-way exhibit survey made in the office, under my supervision on the 1st day of November, 2024. Said survey was for the purpose of determining proposed new right-of-way per found existing monuments, no other responsibility is herewith assumed or implied.

LEGEND:

- BUILDING OVERSHANG
- CHAIN LINK FENCE
- OTHER FENCE
- FIBER OPTIC CABLE
- GAS LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- SANITARY SEWER
- STORM SEWER
- TELEPHONE CABLE
- WATER
- CONC. # OF OVERHEAD WIRES
- ELEC. CONDUIT
- ELEC. MANGROLE
- ELEC. PULL BOX
- FIRE HYDRANT
- SET MARKMENT
- PROPOSED CORNER
- GAS METER
- IRRIGATION VALVE
- LIGHT POLE
- POWER POLE
- ROOF DRAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- SID
- STORM DRAIN MANHOLE
- TIL RISER
- TRAFFIC CONTROL BOX
- TRANSFORMER OR
- TRANSFORMER
- WATER VALVE
- WATER METER



This Plot Of Survey Meets The Oklahoma Minimum Standards For The Practice Of Land Surveying As Adopted By The Oklahoma State Board Of Registration For Professional Engineers And Land Surveyors.

Underground utilities as shown on drawing were located in the field by above ground and visible appearances only. Other utilities may exist that do not have above ground appearances or other features to make them visible to the surveyor. Oklahoma One Call, Inc. "CALL ONE", should be consulted for additional information.

The surveyor, by the authority of the State of Oklahoma, does hereby certify that this drawing was prepared by a Registered Land Surveyor of the State of Oklahoma, and that the survey was made in accordance with the laws of the State of Oklahoma, and that the survey was made in accordance with the laws of the State of Oklahoma, and that the survey was made in accordance with the laws of the State of Oklahoma.

No.	Date	Description

Project No. 24501-02
 Designed By: MMF
 Drawn By: MMF
 Approved By: KRS
 Blk. No.:
 Plat No.: 11132004

IDEAL SURVEYING CO.
 201 N.E. 31st St., Tulsa, Oklahoma 74106
 TEL: 918-782-5883 FAX: 918-782-5884
 CA # 895 Expires 6-30-26

ZERBY & KELLEY
 63rd & KELLEY
 PROPOSED RIGHT-OF-WAY EXHIBIT
 11/15/2024



11-15-24
 Kenneth R. Shuford
 Okla. L.S. #1390

November 20, 2024

City of Oklahoma City
Planning Department, Subdivision & Zoning
420 West Main Street, Suite 910
Oklahoma City, OK 73102

Re: **Right-of-Way Closure**

Location: Grand Boulevard (Old)/East I-44 Service Road

We are requesting the closure of a portion of the old platted Grand Boulevard, between North Kelley Avenue and the newly aligned Grand Boulevard; also known as East I-44 Service Road. Wallace Design Collective had several meetings with the City of Oklahoma City Public Works Department (OKC PW) and the Oklahoma Department of Transportation (ODOT) regarding the ownership of this portion of right-of-way. It was ultimately found that the City of Oklahoma City is the owner of the right-of-way through the Grand Boulevard Plat, Lots 3 and 4 (attached). This right-of-way is also controlled by ODOT for the frontage road.

We have completed the Round Robin process with ODOT for their approval of the closure and vacation. A copy of the approval email and corresponding attachments are included in this packet for your records.

Additional information regarding the proposed drainage improvements was requested following initial meetings with ODOT and OKC PW. Proposed improvements are summarized below.

Existing Service Road Drainage:

Stormwater from the road is conveyed into three existing curb inlets on the south side of the service road. A bar ditch on the north side of the road conveys stormwater from the right-of-way into three ODOT area inlets. ODOT storm sewer conveys stormwater from the area and curb inlets southerly under the highway.

Existing NE 63rd Street Drainage:

Two box culverts serving NE 63rd Street discharge stormwater onto the site where it travels overland into two ODOT area inlets.

Proposed Improvements:

Project improvements include construction of curb and gutter and associated curb inlets along the north edge of the service road. Proposed drainage improvements will comply with the City of Oklahoma City's drainage manual. Proposed public storm sewer will convey off-site stormwater from NE 63rd Street through the site into the ODOT storm sewer system. Storm sewer design will comply with the City of Oklahoma City's drainage ordinance. Required drainage easements will be dedicated as part of the project.

The closure and vacation of this right-of-way will allow for the replacement of the existing bar ditches with a curb and gutter with storm sewer for this area, as well as, allow for higher quality development of the abutting properties due to the current grade of the site.

Thank you,

A handwritten signature in black ink, appearing to read 'Purvi Patel', written in a cursive style.

Purvi Patel
Land Planner II
Wallace Design Collective, PC

Enclosed: Grand Boulevard Plat
ODOT Approval

Case No: CE-1134

Applicant: Strategic Design & Development, LLC



Aerial Photo from 2/2022



The City of
OKLAHOMA CITY

Application for Closing Public Way or Easement



0 150 300
Feet