

Planning Commission Minutes
May 25, 2023

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:30 a.m. on May 22, 2023)

7. (CE-1102) Application by Youngs Storage, LLC, to close the 15- foot-wide east-west alley in Block 58 of Putnam Heights Second Addition, and a portion of the platted street right-of-way for Boulevard, located north of NW 40th Street and west of North Youngs Boulevard. Ward 2.

Amended Technical Evaluation:

1. Prior to City Council consideration, applicant must provide a topographic survey showing the location of all utilities, with dimensions, within the proposed closure area.
2. A revised legal description will be provided for Boulevard to Public Works for their review and approval, prior to docketing at City Council.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY GOVIN, SECONDED BY NOBLE

AYES: CLAIR, PRIVETT, GOVIN, LAFORGE, NOBLE

ABSENT: POWERS, PENNINGTON



STAFF REPORT
The City of Oklahoma City
Planning Commission
May 25, 2023

Item No. IV. 7.

(CE-1102) Application by Youngs Storage, LLC, to close the 15-foot-wide east-west alley in Block 58 of Putnam Heights Second Addition, and a portion of the platted street right-of-way for Boulevard, located north of NW 40th Street and west of North Youngs Boulevard. Ward 2.

I. GENERAL INFORMATION

A. Contacts

Applicant's Representative

Mark W. Zitzow, Johnson & Associates
(405) 235-8075
mwzitzow@jaokc.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 closures to facilitate future development.

D. Existing Conditions

1. 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.

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-1	R-1 / R-4	SPUD-1446	W I-44 Hwy	R-1 / C-3
Land Use	Undeveloped	Residential	Undeveloped	R.O.W.	Res. / Ofc.

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. Oklahoma City School District**
- 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 ***
- 4. Information Technology/Geographic Support**
- 5. Parks and Recreation**
- 6. Police**
- 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 may include provision of new easements, as necessary, and/or individual easements being released.

Storm Sewer Availability

- 1) Any existing utility easements within the vacated easement are to 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.
- 2) Public Works recommends denial of the “Proposed Street Closure” portion of the application. This street easement appears to overlap the improved channel and closure of the street would limit access to the existing channel for maintenance purposes.

8. Streets, Traffic and Drainage Maintenance

9. Stormwater Quality Management

10. Traffic Management *

11. Utilities

a. Wastewater Comments

1. An existing 8” wastewater main(s) is located adjacent to the subject site(s).
Need to maintain access or have main relocated.

b. Water Comments *

c. Solid Waste Management

No Solid Waste Management services needed.

12. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design, Building Form, and Location

- Avoid developing within 100-year floodplains or floodways.
- Maintain historical lot and block sizes where possible and appropriate.

- Incorporate commercial uses at street level to maintain an active, pedestrian friendly streetscape.

Automobile Connectivity

- Maintain and enhance the connectivity of the street network.
- Protect existing traditional street grid and reconnect it where possible.
- Keep alleys open and functional.

Pedestrian Connectivity

- Preserve and expand the pedestrian and bicycle networks.
- Provide public connectivity through blocks via alley or internal access for large-scale, block sized developments.

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)

b. Plan Conformance Considerations

The application seeks to close the remainder of the 15-foot platted east-west alley within Block 58 of the Putnam Heights Second Addition (1910), and the street right-of-way for Boulevard, located on the west side of Block 58. The subject sites are generally located north of NW 40th Street and west of N Youngs Boulevard. The land on either side of the alley was zoned to SPUD-1466 in November 2022. The closures are requested to consolidate the property to facilitate development.

The comprehensive plan calls for keeping alleys open and functional. In this case, the alley is not improved nor used by the public and has been vacated to the east. No connectivity issues are identified with the alley closure. It was unclear at the time of review if/how the closing and vacation of the street right-of-way on the west, which is adjacent to a drainage canal, could be developed.

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. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning Commission. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning

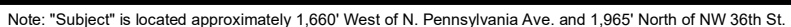
Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.

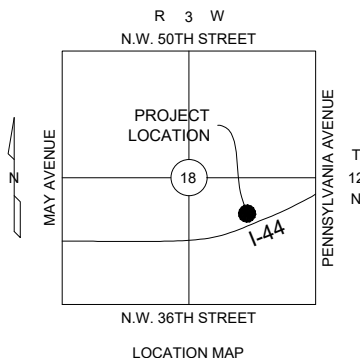
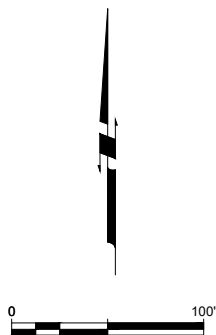
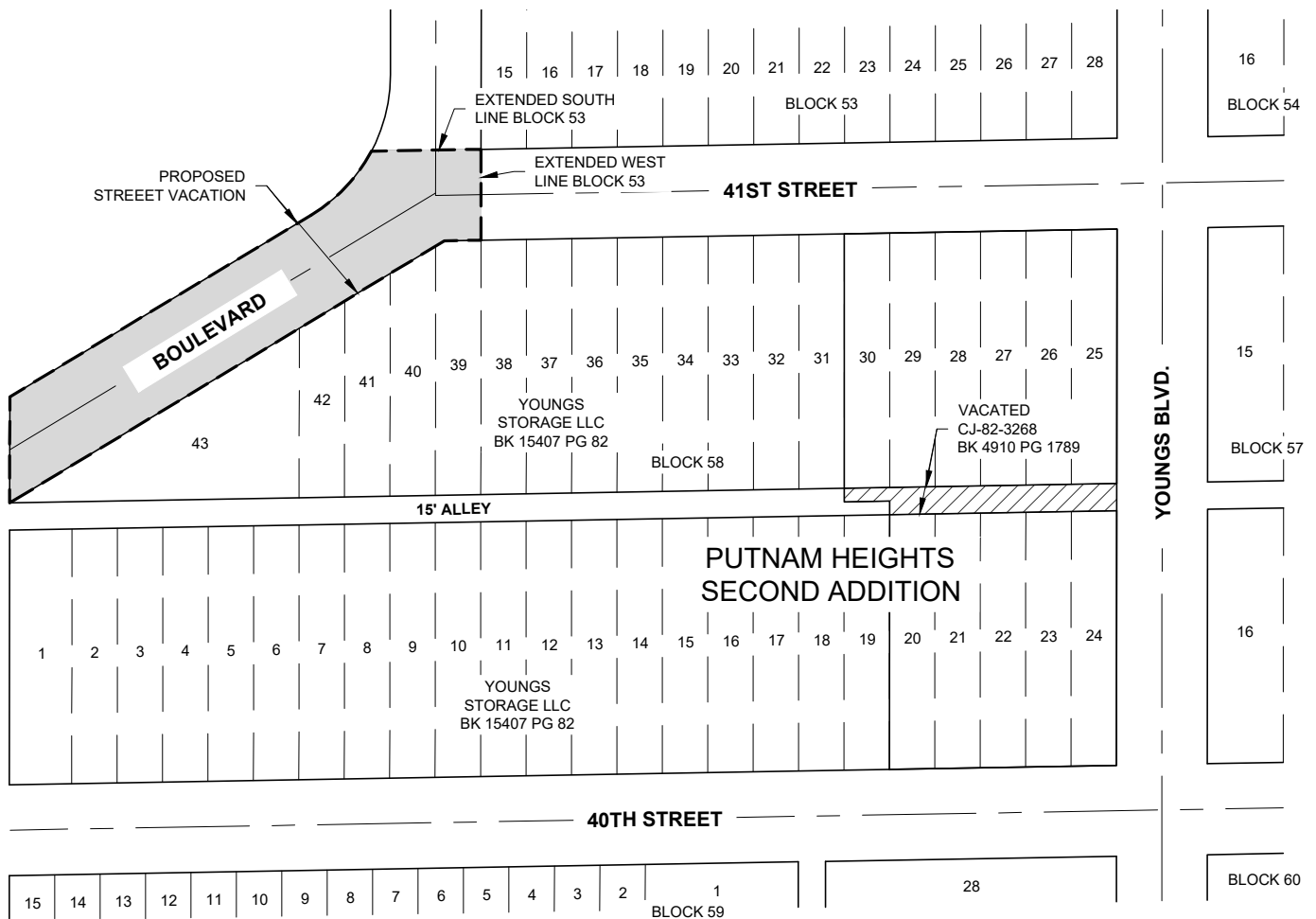
Remove the request to close the street right-of-way for Boulevard and approve the request to close the 15-foot platted east-west alley within Block 58 of the Putnam Heights Second Addition (1910) subject to the following Technical Evaluation:

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

taj

Location: 2340 NW 41st St.





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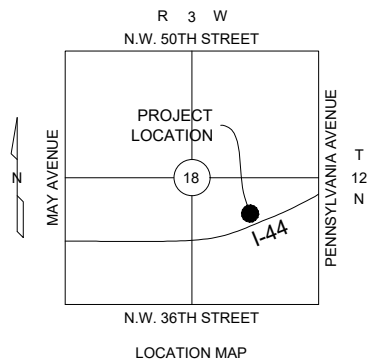
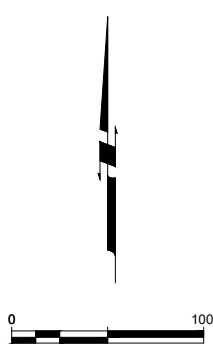
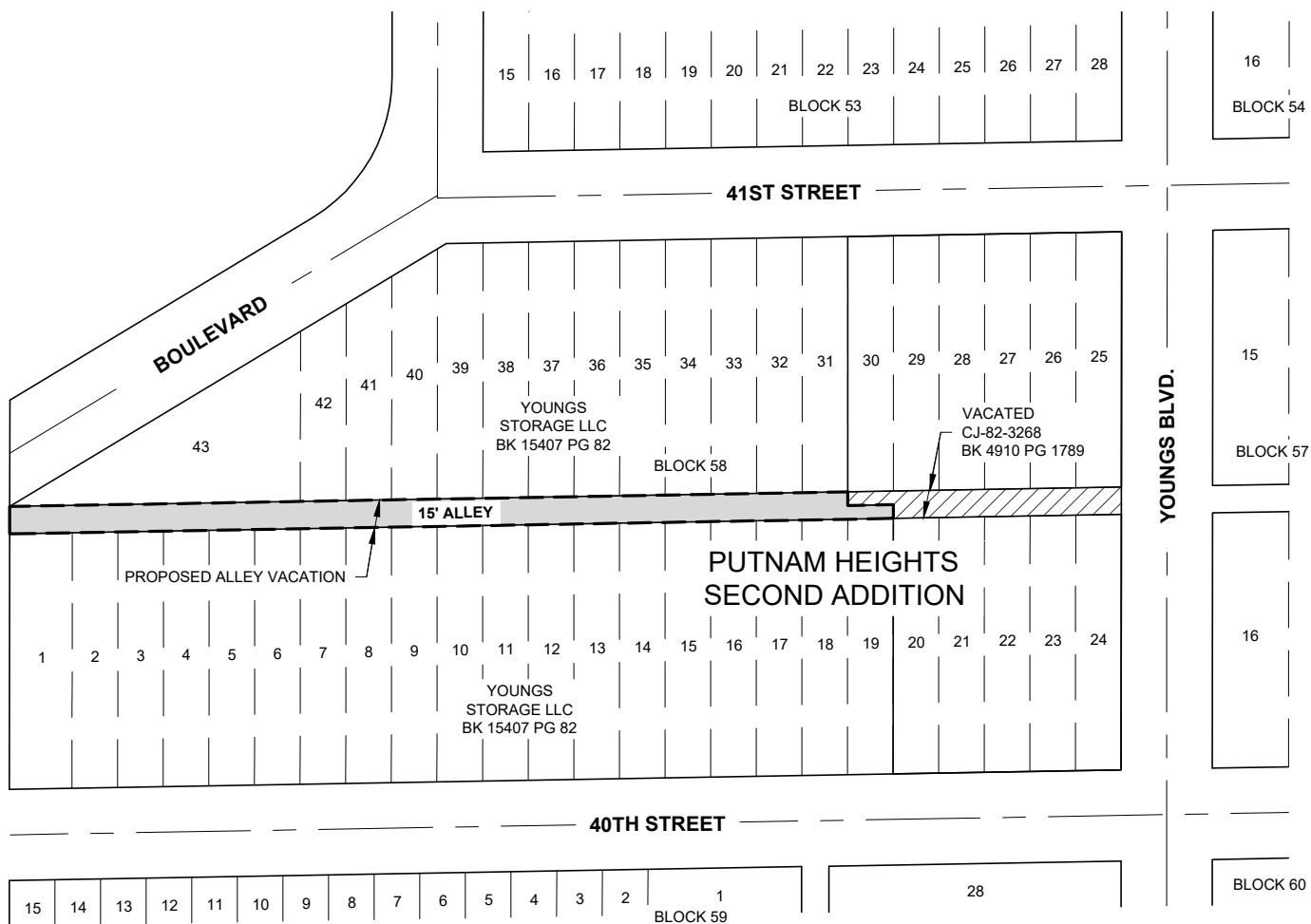
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Proj. No.: 5311001
Date: 4-7-23
Scale: 1"=100'

PUTNAM HEIGHTS SECOND ADDITION OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA **PARTIAL STREET VACATION**



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jaokc.com
Certificate of Authorization #1484 Exp. Date: 06-30-2023
• ENGINEERS • SURVEYORS • PLANNERS •



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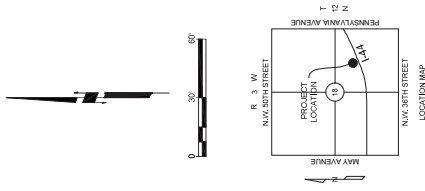
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Proj. No.: 5311001
 Date: 4-7-23
 Scale: 1"=100'

PUTNAM HEIGHTS SECOND ADDITION
 OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
PARTIAL ALLEY VACATION



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Youngs Storage 2340 NW 41st Street

Closure Exhibit



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, Oklahoma 73101
PH: 405.234.0001 FAX: 405.234.0002
ENGINEERS SURVEYORS PLANNERS
4/11/23

Case No: CE-1102
Applicant: Youngs Storage, LLC
Location: 2340 NW 41st St.



Aerial Photo from 2/2022

Note: "Subject" is located approximately 1,660' West of N. Pennsylvania Ave. and 1,965' North of NW 36th St.



The City of
OKLAHOMA CITY

Application for Closing Public Way or Easement



0 100 200
Feet