



STAFF REPORT
The City of Oklahoma City
Planning Commission
June 13, 2024

Item No. IV. 3.

(CE-1123) Application by Pivot, Inc., to close a portion of the north-south utility easement and right-of-way of North Walnut Avenue, north of NE 52nd Street, and east of North Oklahoma Avenue. Ward 7.

I. GENERAL INFORMATION

A. Contacts

Applicant's Representative

Paul Lefebvre
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lefebvre@wbfbllaw.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 right-of-way to facilitate the installation of a gate and fence.

D. Existing Conditions

1. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R.O.W.	R-4	PUD-1695	R.O.W.	I-2
Land Use	Unimproved	Apartments	Youth Shelter	Walnut Ave	Cell Tower

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 (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)**

Maintain fire access to buildings.
- 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) Any existing utility easements 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.

8. Streets, Traffic and Drainage Maintenance

9. Stormwater Quality Management

10. Traffic Management *

11. Utilities

a. Wastewater Comments

1. May have 8-in wastewater main located on north side. Applicant will need to survey existing utilities and maintain easements for any existing utilities.

b. Water Comments *

c. Solid Waste Management

No Solid Waste Management services needed.

12. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Automobile Connectivity

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

2) Other Development Related Policies

- 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.
- 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 two public street and utility easements, one 15-foot wide and another 25-foot wide, located at the northwest corner of the PIVOT campus. PIVOT is a non-profit that helps house and provide services for youth. The area to be closed is generally located north of NE 52nd Street along the east side of unimproved North Walnut Avenue. The City View Addition plat provides 25 feet of right-of-way adjacent to the west side of the subject site that is not included in the closure request. The right-of-way that will remain is less than the standard street right-of-way width but could meet requirements for a driveway.

The comprehensive plan calls for maintaining the existing street grid to preserve connectivity and mobility options. In this case, the application is requested to close portions of two public street and utility easements in an area where the street has not been improved and where it does not connect to another improved street. The purpose of the request is to allow the installation of a fence and gate to secure multiple tiny homes on the PIVOT campus.

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.

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, with dimensions, within the proposed closure area.

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