

Planning Commission Minutes
December 12, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 8:07 a.m. on December 9, 2024)

8. (CE-1133) Application by Oklahoma City Urban Renewal Authority, to close and vacate portions of the east-west alley in Block 36 of Maywood Addition, and platted right-of-way of NE 6th Street, east of North Walnut Avenue, and north of NE 5th Street. Ward 7.

Technical Evaluation:

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

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION:

MOVED BY NOBLE, SECONDED BY POWERS

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

ABSENT: PENNINGTON



STAFF REPORT
The City of Oklahoma City
Planning Commission
December 12, 2024

Item No. IV. 8.

(CE-1133) Application by Oklahoma City Urban Renewal Authority, to close and vacate portions of the east-west alley in Block 36 of Maywood Addition, and platted right-of-way of ~~NW~~ NE 6th Street, east of North Walnut Avenue, and north of NE 5th Street. Ward 7.

I. GENERAL INFORMATION

A. Contacts

Applicant

Kenton Tsoodle
Oklahoma City Urban Renewal Authority
(405) 604-6780
Olen.cook@theallianceokc.org

B. Case History

This is a new application. On November 21, 2024, the Downtown Design Commission Recommended Approval of this application.

C. Reason for Request

The purpose of this request is to consolidate the unimproved and unused easements with the abutting property to facilitate redevelopment.

D. Existing Conditions

1. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	DBD	ODOT ROW	ODOT ROW	ODOT ROW	DBD
Land Use	Undeveloped	HWY	HWY	HWY	Undeveloped

2. Comprehensive Plan Land Use Typology Area: Downtown (DT)

DT applies to the city center, Oklahoma City's most intense development area, envisioned as a regional center for commerce and tourism. Urban experience, interaction, creativity and knowledge exchange, and economic dynamism are guiding objectives that necessitate high intensity and extremely close proximity among businesses, residents, destinations, and amenities.

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) ***
- 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. 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:

Site Design and Building Form

- Utilize Best Management Practices (BMP) for stormwater.
- Design buildings to include facades, storefront windows, and attractive signage and lighting to create pedestrian-scale visual interest.
- Avoid unbroken stretches of blank walls.

Automobile Connectivity

- 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 sidewalk connections between all uses.
- Provide public connectivity through blocks via alley or internal access for large-scale, block sized developments.

b. Plan Conformance Considerations

The subject site is generally located within the parcel of land bounded by North Walnut Avenue, North Harrison Avenue, I-235, and NE 5th Street / I-235 on-ramp. The proposed application seeks to close a portion of platted NE 6th Street, between Block 29 and 36 of Maywood Addition to the City of Oklahoma City and the 20-foot east-west alley, located in Block 36 of Maywood Addition. Within the Downtown LUTA, the comprehensive plan calls for keeping alleys open and functional and providing public connectivity through blocks via alleys. In this case, the easement is requested to be closed for the purpose of future development. The easement is not improved or used by the public. The proposed closure does not appear to affect connectivity in the area.

The subject site is zoned Downtown Business District (DBD) and within the Downtown Design District. This easement closure application is subject to review and recommendation by the Downtown Design Commission (DDC). On November 21, 2024, the DDC recommended approval of the application. The anticipated development for this site, which will require review and approval of a Certificate of Approval by the Downtown Design Commission, intends to use the entire property for one development.

IV. STAFF RECOMMENDATION

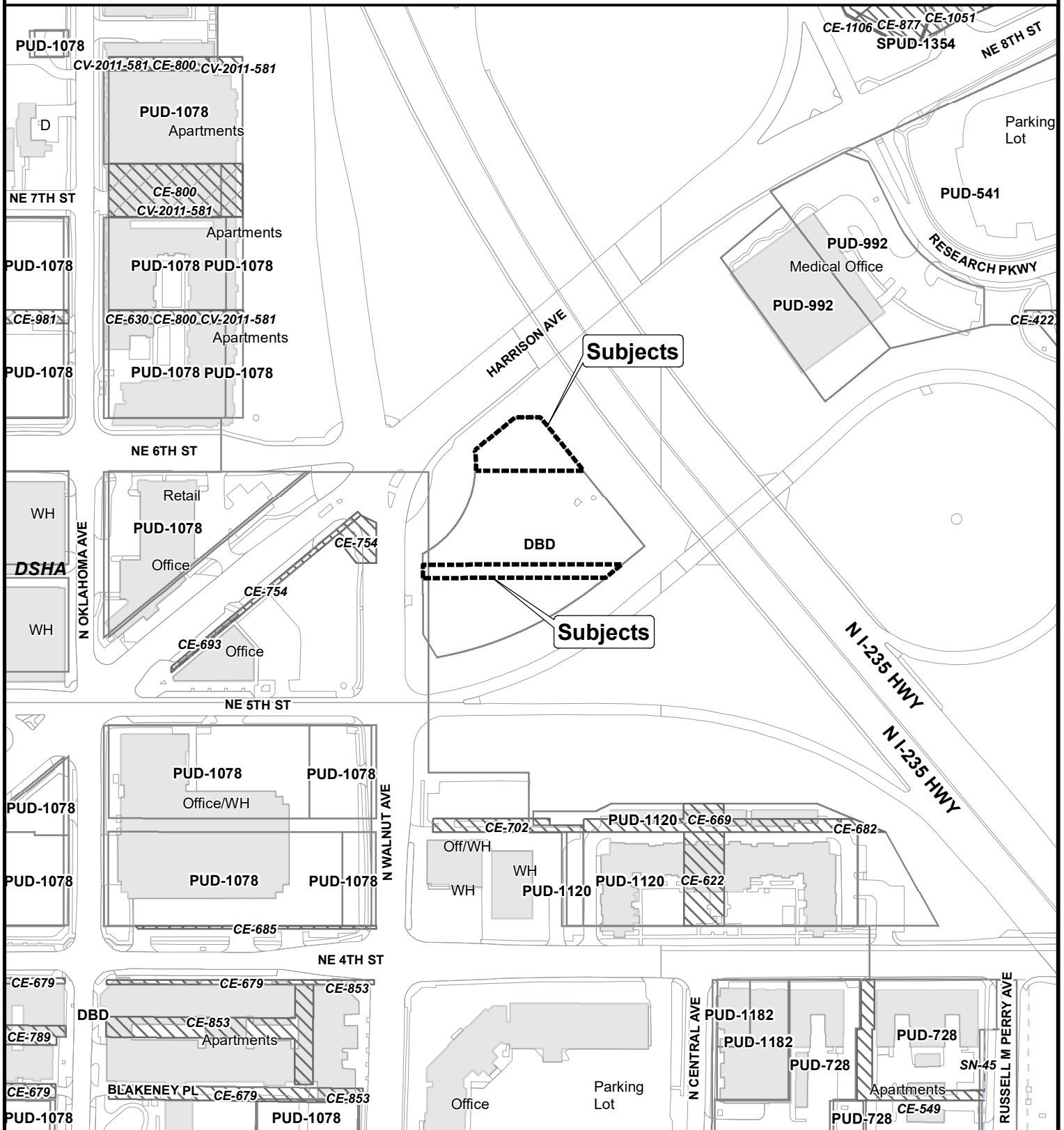
Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning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

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

taj

Applicant: Oklahoma City Urban Renewal Authority

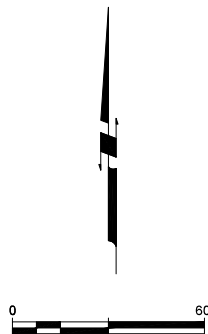
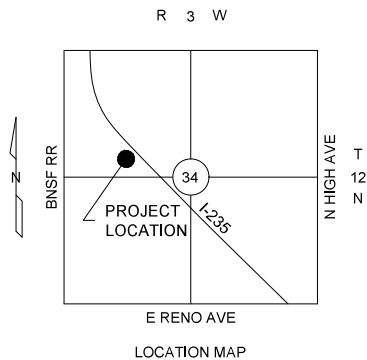
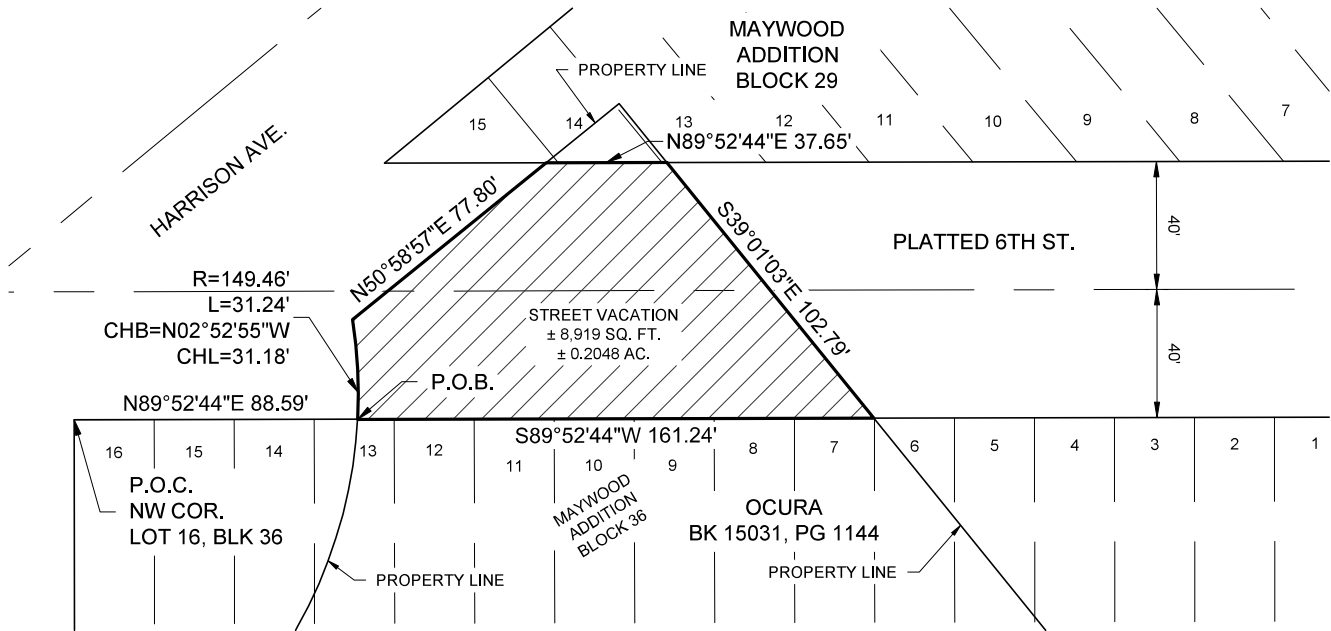
The seal of the City of Oklahoma City is a circular emblem. It features a blue outer ring with the text "SEAL OF THE CITY OF OKLAHOMA CITY" in white capital letters. Inside the ring is a red shield with a white cross. The shield is divided into four quadrants by the cross. Each quadrant contains a different symbol: a plow, a sheaf of wheat, a bundle of cotton, and a bundle of tobacco. The shield is surrounded by a white border with small blue stars.

Application for Closing Public Way or Easement



0 100 200 Feet

N.E. 6TH Street Parcel



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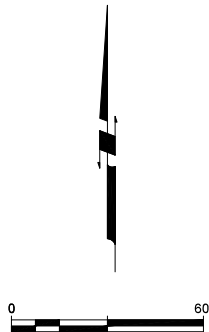
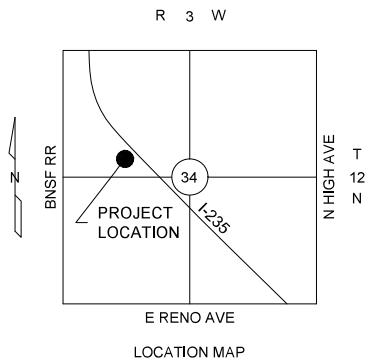
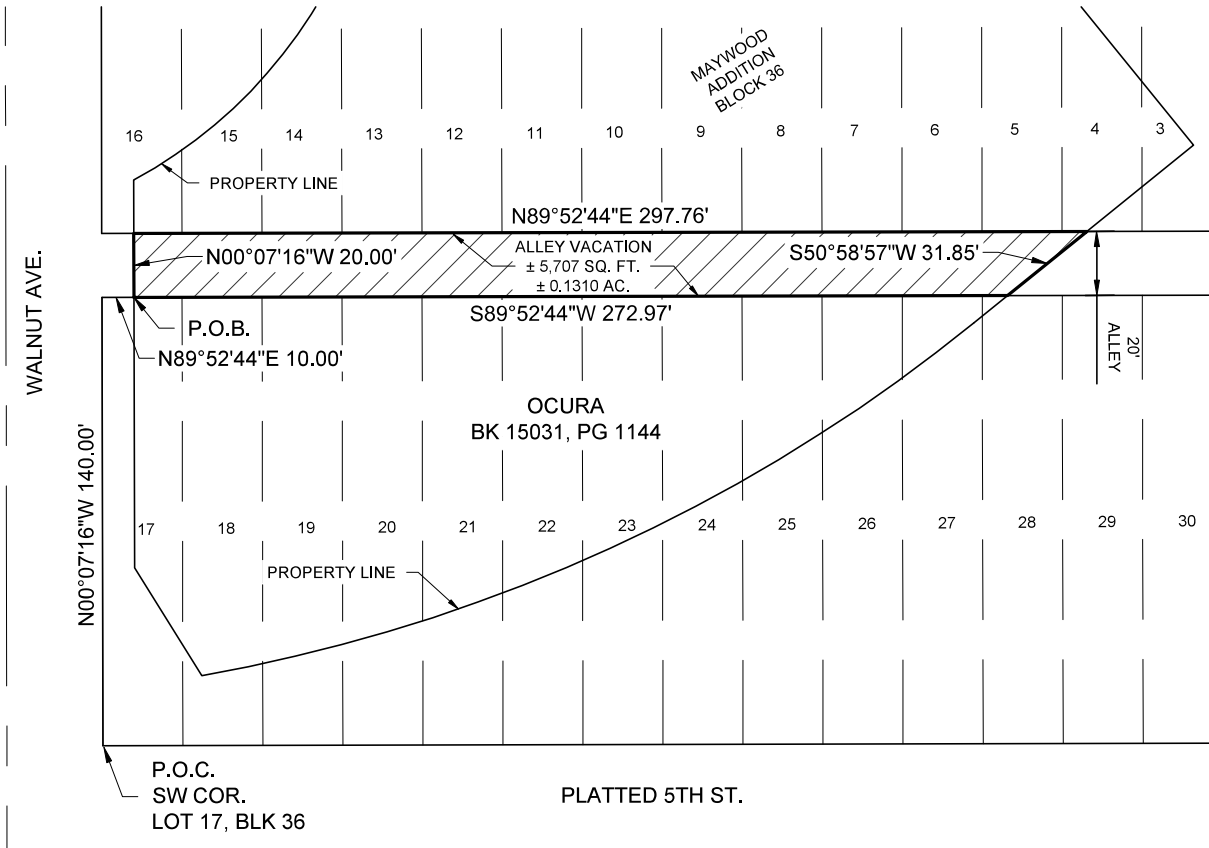
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Date: 6-26-24
Scale: 1"=60'

STREET VACATION
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
N.E. 5TH & WALNUT



Johnson & Associates, Inc.
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: 06-30-2025
• ENGINEERS • SURVEYORS • PLANNERS •

Maywood Block 36 Alley Parcel



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Proj. No.: 4597002
Date: 6-26-24
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ALLEY VACATION
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
N.E. 5TH & WALNUT



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Case No: CE-1133

Applicant: Oklahoma City Urban Renewal Authority



Aerial Photo from 2/2022

Note: "Subject" is located approximately 1,474' South of NE 10th St. and 1,533' West of N. Lincoln Blvd.



The City of
OKLAHOMA CITY

Application for Closing Public Way or Easement



0 100 200
Feet



STAFF REPORT

Downtown Design Commission

11/21/2024

Agenda Item VII. A.
Case No. CE-01133
Property Address 616 N Walnut Ave
Applicant Name Oklahoma City Urban Renewal Authority
105 N Hudson Ave, Suite 101
Oklahoma City, OK 73102
District DBD

A. ITEMS FOR CONSIDERATION

1. To provide a recommendation to the Planning Commission for a request to close the platted right-of-way for 6th Street between the intersection of Harrison and Walnut Avenues on the west and I-235 on the east and the platted right-of-way for the alley running east-west between N Walnut on the west and I-235 on the east, NE 5th/I-235 on-ramp to the south and Harrison Avenue to the north.

B. BACKGROUND

1. Location

These rights-of-ways are located within the parcel of land bound by N Walnut, N Harrison, I-235, and NE 5th/I-235 on-ramp.

2. Site History/Existing Conditions/Intended Use

The 1919 Sanborn Maps shows that this area was located in an established residential neighborhood, consisting of single-family homes, duplexes, and small apartment buildings. None of these structures remain today. Currently this site is vacant.

This site and others were acquired by ODOT for the construction of the I-235 Interstate Highway. The Oklahoma City Urban Renewal Authority (OCURA) is the current owner and is working with a developer for the redevelopment of the site. The site was previously rezoned into the Downtown Business District (DBD). Staff has had communications with OCURA and the development team regarding the anticipated project but no application has been submitted at this time.

3. Surrounding Environment

The surrounding area contains office uses, restaurants, apartments, and vacant land. Adjacent to the east is I-235.

4. Previous Actions/Other

According to Section 59-3250.2.C., the Downtown Design Review Committee shall have the power to “comment upon and provide recommendations on actions proposed to other City boards, committees, and commissions with respect to the effect of such actions upon the District.”

In 2022, this property was rezoned into the Downtown Design District (PC-10810).

C. ITEMS IN COMPLIANCE

1. Unless noted below in Section D. Issues and Considerations, all other case items of this proposal comply with the Development Regulations and Guidelines of the Downtown Design District zoning ordinance as referenced below:

None

Note: All other Regulations and Guidelines of the Downtown Design District zoning ordinance not listed above are either not applicable to this case or apply to elements of this project to be considered as a separate case at a later date.

D. ISSUES AND CONSIDERATIONS

1. Development Guidelines

This proposal may not comply with the Development Guidelines of the Downtown Design District zoning ordinance as follows:

a. RE: Request to close street right-of-way and alleyways, Case Item A.

- 1) Description: The applicant proposes to close the street right-of-way and alleyway for the site.
- 2) Reference: §7200.1.G.(4) Development Pattern
“(a) New development should incorporate the approximate scale and proportions of the traditional block pattern, concentrating mass and height at key intersections and along major pedestrian corridors.”

Reference: §7200.1.A. Purpose and Intent.

“This commercial district is intended to support diverse forms of business and residential activity, including mixed-uses in a single building, within the central area of the City. Development regulations and guidelines in this district are intended to:

- (1) Promote the development and redevelopment of the downtown area in a manner consistent with the unique and diverse design elements and urban character of the downtown districts;*
- (2) Ensure that a proposed use is compatible with the commercial, cultural, historic, and governmental significance of the downtown districts;*
- (3) Promote the downtown area as a vital mixed-use area;*
- (4) Create a network of pleasant, safe, and connected public spaces and pedestrian amenities in the downtown area;*
- (5) Enhance existing structures and circulation patterns; ... ”*

Reference: §7200.2. Downtown Business District (DBD).

A. Purpose and Intent.

“The DBD District is intended to support diverse forms of business and residential activity, including mixed-uses in a single building, within the central area of the City. Development regulations and guidelines in this district are

intended to promote the development and redevelopment of the downtown area in a manner consistent with the unique and diverse design elements and urban character of the downtown district; ensure that uses are compatible with the commercial, cultural, historical and governmental significance of downtown; promote the downtown as a vital mixed-use area; create a network of pleasant, safe, and connected public spaces and pedestrian amenities; enhance existing structures and circulation patterns; and encourage preservation and restoration historic features.”

Considerations: The street right-of-way and alley located within this site are no longer extant, having been removed for the construction of I-235. Even if they were to be reconstructed, they would dead-end into the interstate highway. This, combined with the unusual shape of the lot created by the interstate on-ramp and the angular intersection of Harrison and Walnut, create a condition where redeveloping the site with the typical block pattern and lot configuration is not practical.

The anticipated development for this site, which will require review and approval of a Certificate of Approval by the Downtown Design Commission, intends to use the entire property for one development, further negating the need for reinstatement of streets and alleys across the site.

E. STAFF RECOMMENDATION

1. Provide a recommendation of **approval** to the Planning Commission for the request to close the platted right-of-way for 6th Street between the intersection of Harrison and Walnut Avenues on the west and I-235 on the east and the platted right-of-way for the alley running east-west between N Walnut on the west and I-235 on the east, NE 5th/I-235 on-ramp to the south and Harrison Avenue to the north.

Note: Staff recommendations do not constitute Committee decisions.

Attachments: Zoning Map, CE Application, Drawings, Photos.