

Planning Commission Minutes
April 11, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:32 a.m. on April 8, 2024)

8. (CE-1121) Application by Daryl Schaub, Tracy Nolen, Lester and Jaime Walker to close a portion of the platted Lucille Avenue between Blocks 46 and 47 of NEWALLA O.T. Amended Addition, east of South Harrah Road, and south of Booker Avenue. Ward 4.

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.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL SUBJECT TO THE TECHNICAL EVALUATION.

MOVED BY PRIVETT, SECONDED BY MEEK

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

ABSENT: CLAIR, GOVIN



STAFF REPORT
The City of Oklahoma City
Planning Commission
April 11, 2024

Item No. IV. 8.

(CE-1121) Application by Daryl Schaub, Tracy Nolen, Lester and Jaime Walker to close a portion of the platted Lucille Avenue between Blocks 46 and 47 of NEWALLA O.T. Amended Addition, east of South Harrah Road, and south of Booker Avenue. Ward 4.

I. GENERAL INFORMATION

A. Contacts

Applicant

Daryl Schaub
(405) 397-9626
tracyanddarylschaub@yahoo.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 unimproved right of way facilitate development of an indoor athletics facility.

D. Existing Conditions

1. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R.O.W.	AA / SPUD-1558	OK County	AA / SPUD-1558	AA
Land Use	Unimproved	Undeveloped	Res / Whse	Undeveloped	Residential

2. Comprehensive Plan Land Use Typology Area: Rural – Low Intensity (RL)

Rural – Low Intensity applies to areas where large-lot neighborhoods and residential acreages/estates may remain with no expectation of urbanization or provision of urban infrastructure such as water or sewer. RL areas are predominantly composed of residential and agricultural uses but may support commercial and light industrial uses provided they do not negatively impact the rural residential character.

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 (Harrah)**
- 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) All existing utility easements are to be reserved until such a 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 ***
- 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

- Utilize Best Management Practices (BMP) for stormwater.

2) Other Development Related Policies

- Preserve existing rural residential character while pursuing optimal use of existing infrastructure in rural areas. (SU-44)
- Ensure that development in rural areas is consistent with local design and scale and does not detract from the open character of the landscape. (SU-45)
- 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)
- Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
- Preserve overall landscape character and natural landforms (rolling hills, native vegetation, etc.) to the greatest extent possible. (G-4)

b. Plan Conformance Considerations

The application seeks to close right-of-way for Lucile Avenue, located between and adjacent to Blocks 46 and 47 of the Amended Plat of Newalla (1908). The subject site is generally located north of SE 59th Street and west of South Harrah Road, in an area located east of the Kickapoo Turnpike and north of Interstate 40. Across South Harrah Road, to the east, is within the City of Newalla and developed with a feed store, single-family residence, and the Newalla Fire Department.

The right-of-way is not improved or used by the public. Right-of-way located west of the subject site was previously closed and vacated (CJ-2005-9971). In this case, the right-of-way is requested to be closed for the purpose of developing an indoor youth sports facility. The closure may impact access to properties to the west, and could landlock the parcel abutting the closure area on the west. If the closure is not approved, the recently approved SPUD on either side of the closure area requires the street to be improved.

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.

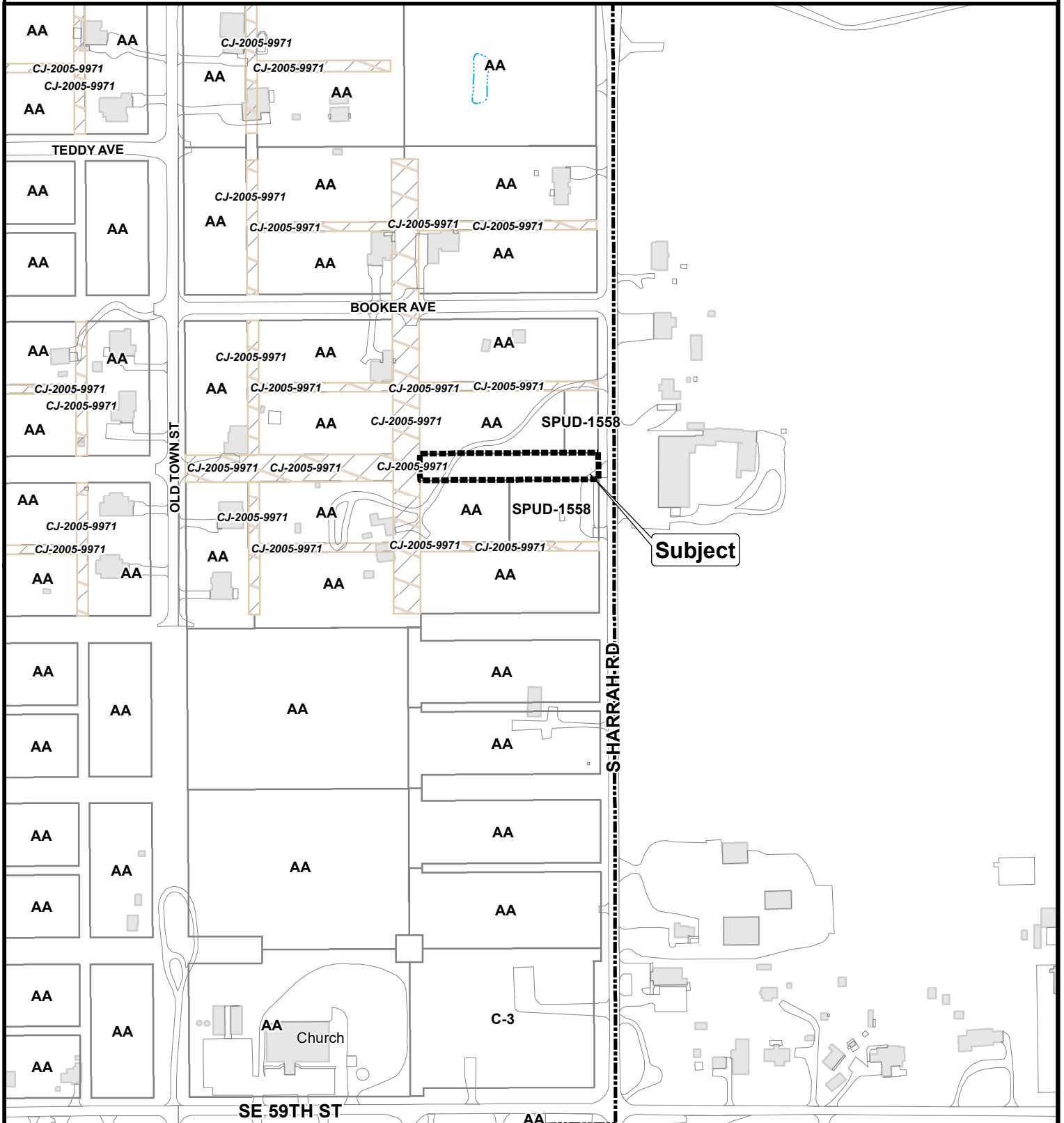
If approved, subject to the following Technical Evaluation:

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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Case No: CE-1121

**Applicants: Daryl Schaub and Tracy Nolen and
Lester and Jaime Walker**



The City of
OKLAHOMA CITY

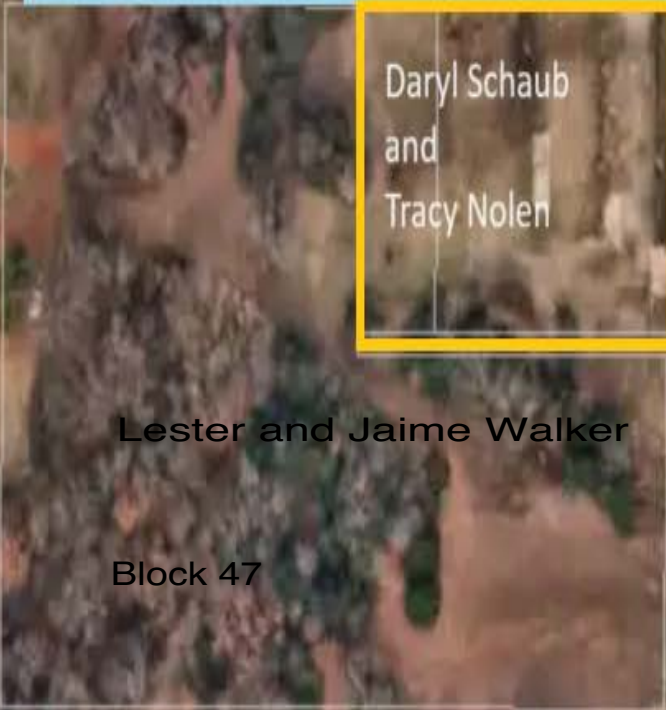
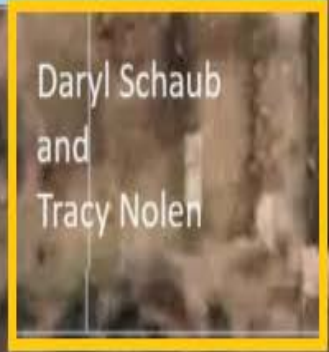
Application for Closing Public Way or Easement



0 150 300
Feet



Lucile Avenue



HARRARD



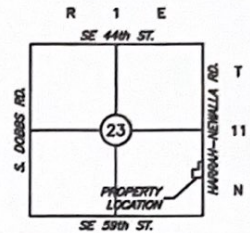
Daryl Schaub
and
Tracy Nolen

Daryl Schaub
and
Tracy Nolen

Lester and Jaime Walker

Block 47

WALK OFF
YOUTH SPORTS
COMPLEX
MASTER DEVELOPMENT PLAN
WITH CONTOURS
5605 HARRAH ROAD
NEWALLA, OK



LOCATION MAP
SCALE: 1" = 5000'



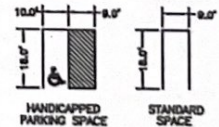
SCALE
1" = 60'

LEGAL DESCRIPTION:
(BOOK 15234, PAGE 1119)
(SURFACE ONLY)
LOTS 9-16, BLOCK 46,
NEWALLA CITY ADDITION
AND LOTS 17-19, BLOCK 47,
NEWALLA CITY ADDITION,
OKLAHOMA COUNTY, OKLAHOMA,
ACCORDING TO THE RECORDED
PLAT THEREOF.

TRASH
STORAGE
DUMPSTER

ZONING
CURRENT ZONING C-1
PROPOSED ZONING
SPUD-C1 (BASE)

PARKING SPACE DIMENSIONS
(UNLESS OTHERWISE NOTED)



NOTE:
FIRE AND GARBAGE ACCESS
MAY GOVERN SOME LANE SIZES
AND PLACEMENT.

PARKING REQUIREMENTS

TOTAL BUILDING AREA = 9,450 S.F.
PUBLIC AREA = 9,200 ESTIMATED S.F. MAX.
REQUIRED: 1 PARKING SPACE PER 500 S.F.
OF BATTING CAGES & WEIGHT ROOM FLOOR SPACE
REQUIRED SPACES = 19
PROVIDED SPACES = 19

Revisions

NO.	DATE	DESC.



DATE: 08/01/23
STEPHEN L. LANDES P.E. #118330

LANDES ENGINEERING L.L.C.

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Shawnee, OK 74802-1032
(405) 275-5388 • Fax (405) 275-9047
CA # 2260 EXP. 6-30-28

CLIENT
Walk-Off Sports, LLC

PROJECT
Youth Batting Cages & Work-out Room, Newalla, OK

SHEET TITLE
Master Design Plan with Contours

DESIGN	STL	CHECK	STL
DRAWN	SCC	DATE	08/01/23

SHEET
DT-2

Case No: CE-1121
Applicants: Daryl Schaub and Tracy Nolen and
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Aerial Photo from 2/2022



The City of
OKLAHOMA CITY

Application for Closing Public Way or Easement

