

**The City of Oklahoma City  
Planning Commission  
STAFF REPORT  
June 12, 2025**

**(V-30) Application by Johnson & Associates, Inc., on behalf of the property owner, requesting a Variance to Section 5.3.1.D.8 of the Oklahoma City Subdivision Regulations requiring east-west streets to be numbered, in the Final Plat of Lexford Park Phase 1, located north of NW 36th Street and west of North Santa Fe Avenue. Ward 2.**

**I. GENERAL INFORMATION**

**A. CONTACT PERSON**

Mark W. Zitzow, Johnson & Associates 405-235-8075  
[mzitzow@jaokc.com](mailto:mzitzow@jaokc.com)

**B. CASE HISTORY**

This is a new application. The final plat for Lexford Park Phase 1 was approved by the Planning Commission on August 8, 2024.

**C. REASON FOR REQUEST**

Lexford Park Phase 1 was approved by the Planning Commission on August 8, 2024. The improvements for this subdivision are currently under construction. Prior to acceptance of the final plat and dedications by City Council, the applicant would like to request a variance to Section 5.3.1.D.8 of the Subdivision Regulations requiring east-west streets to be numbered. Jewel Box Lane as shown on the revised plat may be addressed as an east-west street, requiring the variance; however, in phase 2 of the development this street turns to the north, so the entire length may be treated as a north-south street. Lexford Terrace as shown on the revised plat was required to be numbered under the Subdivision Regulations. Naming this street would require the variance.

Approval of this variance would allow all east-west streets in Lexford Park Phase 1 to be named rather than numbered. A street name change application is not required since the streets have not been completed and the plat and dedications have not been accepted by City Council. Both proposed street names have been checked against the City's street database. These street names have not been used in the City and are available for use in this subdivision.

**D. SUBDIVISION REGULATIONS**

Article 5, Section 5.3.1.D.8

- B. The proposed street names shall be checked against duplication of existing street names prior to being approved by the Planning Commission. The Planning Commission shall approve the names of all streets as part of the subdivision approval process. The subdivider shall initially propose street names on the face of the preliminary plat for major subdivisions and final plat for minor subdivisions. Names shall be sufficiently different in sound and in spelling from

other street names in the City so duplication is avoided. A continuance of an existing streets shall, wherever possible, bear the same name. East-west streets shall be numbered in accordance with the established pattern throughout the City.

## **II. 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.*

**Staff recommends approval of the application / variance.**

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