

Planning Commission Minutes
January 23, 2025

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:30 a.m. on January 21, 2025)

5. (CE-1135) Application by Independent School District No. 22, Canadian County, Oklahoma, to close a portion of the north-south utility easement, west of North Morgan Road, and south of West Memorial Road. Ward 1.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL.

MOVED BY NOBLE, SECONDED BY NEWMAN

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



STAFF REPORT
The City of Oklahoma City
Planning Commission
January 23, 2025

Item No. IV. 5.

(CE-1135) Application by Independent School District No. 22, Canadian County, Oklahoma, to close a portion of the north-south utility easement, west of North Morgan Road, and south of West Memorial Road. Ward 1.

I. GENERAL INFORMATION

A. Contacts

Applicant's Representative

Purvi Patel
Wallace Design Collective
405-536-2032
Purvi.patel@wallace.design

B. Case History

This is a new application.

C. Reason for Request

The purpose of this request is to close a portion of a utility easement for a storm shelter addition at a Piedmont elementary school.

D. Existing Conditions

1. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	PUD-445	PUD-445	PUD-986	RA-2	PUD-445
Land Use	School	Residential	Undeveloped	Residential	Undeveloped

2. Comprehensive Plan Land Use Typology Area: Urban – Low Intensity (UL)

UL applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation.

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 Piedmont**
- 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

1. An existing 6” water main(s) is located within the proposed closure.
2. Project WA-2024-00064 has been submitted for review showing the relocation of the existing asset in closure area. Once project is completed, easement can be vacated.

c. Solid Waste Management

No Solid Waste Management services needed.

12. Planning

a. Comprehensive Plan Conformance Considerations

The application seeks to close a portion of a 15-foot utility easement within Lot 1, in Block 1, of Piedmont Elementary (2006). The site is generally located south of West Memorial Road and west of North Morgan Road. In this case the utility easement is requested to be closed for construction of a storm shelter for the adjacent Stone Ridge Elementary School. The closure of the easement does not have plan~~o~~ck implications and would not affect connectivity in the area.

IV. STAFF RECOMMENDATION

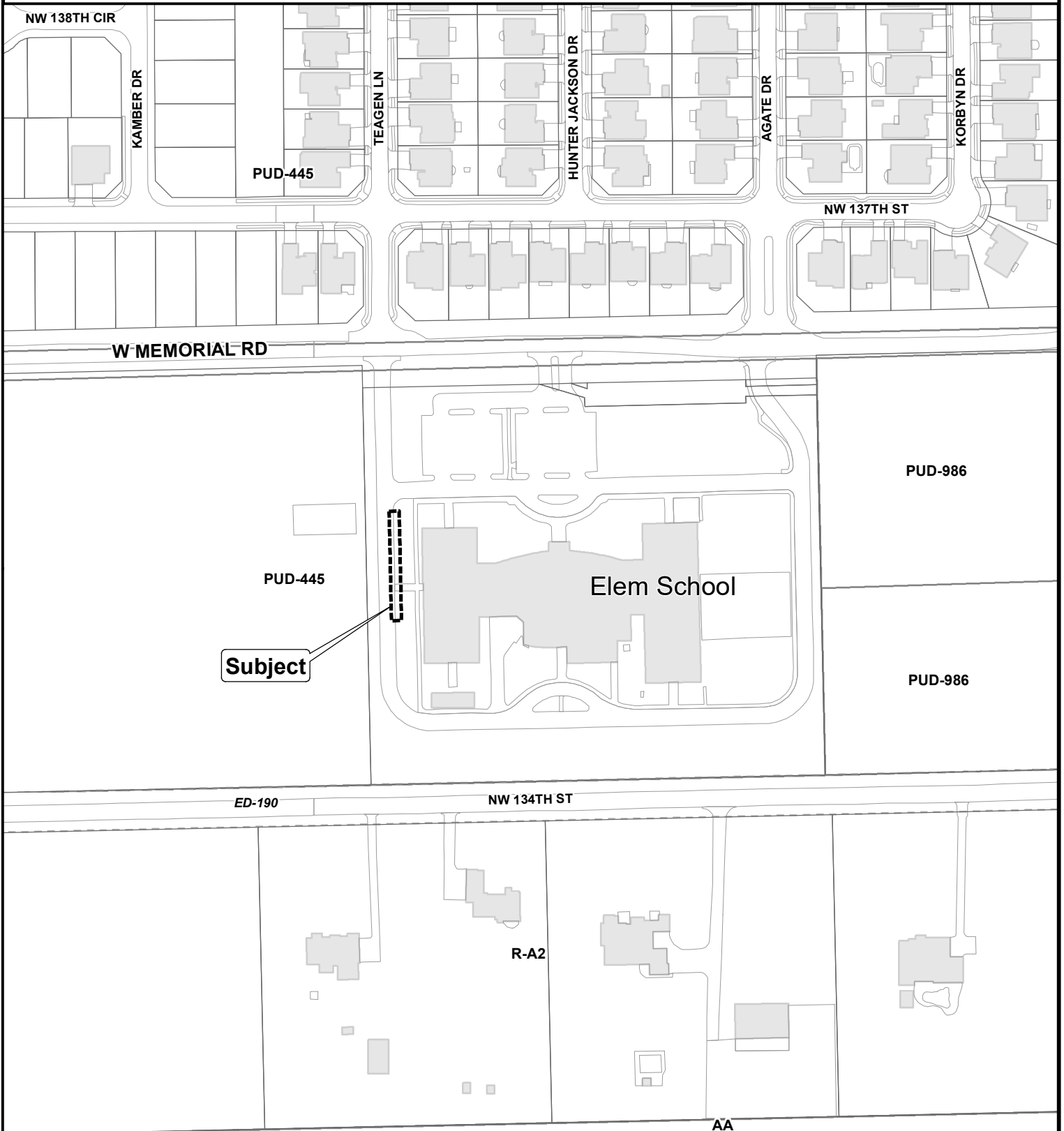
Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning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

taj

Case No: CE-1135

Applicant: Independent School District No. 22



Note: "Subject" is located approximately 1,575' West of N. Morgan Rd.



The City of
OKLAHOMA CITY

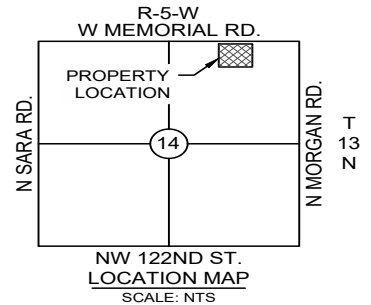
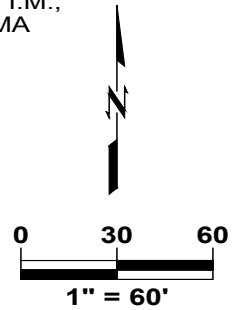
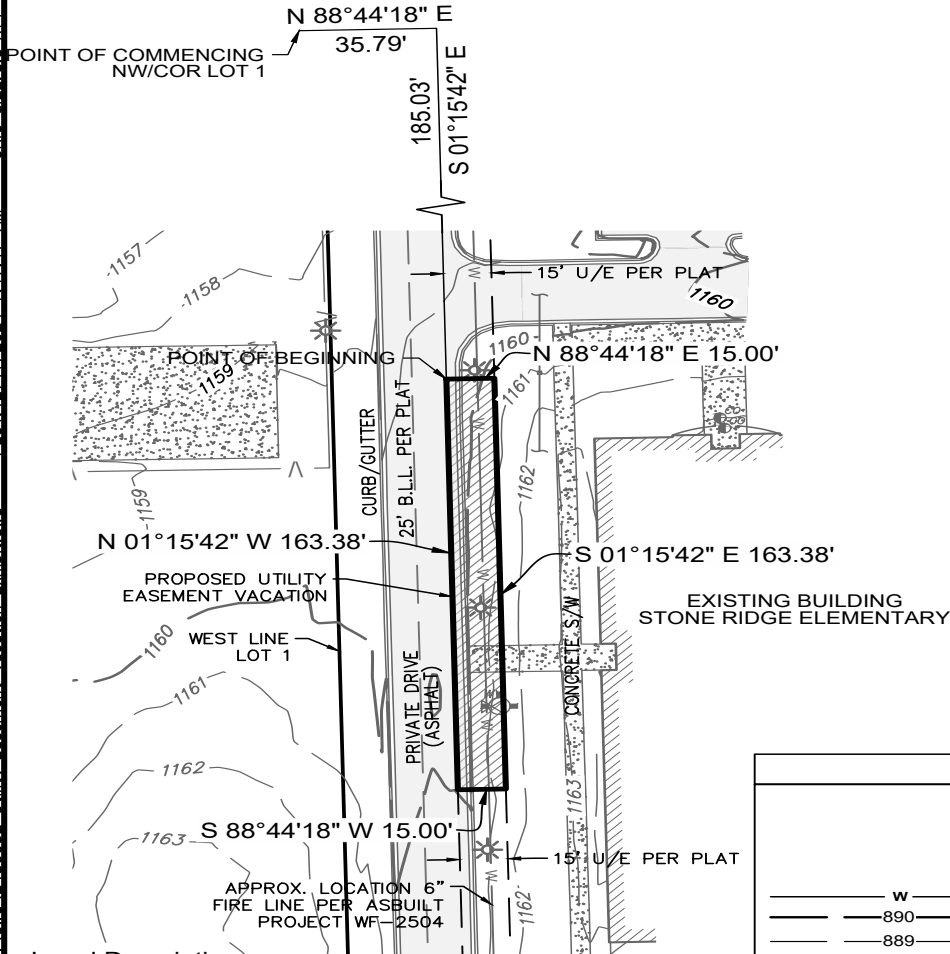
Application for Closing Public Way or Easement



0 100 200
Feet

\\okc-server\Civil\Projects\2480032 Piedmont Stone Ridge Intermediate School\Survey\dwg\2480032 Utility Easement Vacation Exhibit.dwg PLOT:12/11/2024 7:17:17 AM ORIG. SIZE: 8.5" X 14"

EXHIBIT 'A'
UTILITY EASEMENT VACATION
A PART OF LOT 1, BLOCK 1, PIEDMONT ELEMENTARY
A SUBDIVISION WITHIN THE NE/4 OF SEC. 14, T.13N., R.5W., I.M.,
CITY OF OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



LEGEND

	LIGHT POLE
	SEWER CLEAN-OUT
	FIRE HYDRANT
	WATER VALVE
	WATER LINE
	MAJOR CONTOUR (5 FT INT.)
	MINOR CONTOUR (1 FT INT.)

Legal Description

A part of Lot One (1), Block One (1), PIEDMONT ELEMENTARY to the City of Oklahoma City, Canadian County, Oklahoma, according to the recorded plat thereof, being more particularly described as follows:

Commencing at the Northwest corner of said Lot One (1);

THENCE North 88°44'18" East along the north line of said Lot One (1), a distance of 35.79 feet to the west line of a Fifteen (15) foot utility easement as shown on said plat;

THENCE South 01°15'42" East along the west line of said utility easement, a distance of 185.03 feet to the POINT OF BEGINNING;

THENCE North 88°44'18" East a distance of 15.00 feet to the east line of said utility easement;

THENCE South 01°15'42" East along the east line of said utility easement a distance of 163.38 feet;

THENCE South 88°44'18" West a distance of 15.00 feet to the west line of said utility easement;

THENCE North 01°15'42" West along the west line of said utility easement a distance of 163.38 feet to the POINT OF BEGINNING.

Containing 2,451 square feet or 0.056 acres, more or less.

NOTES:

- This exhibit is for a utility easement closure/vacation only and does not represent a boundary survey.

PIEDMONT STONE
RIDGE ELEMENTARY

10000 W MEMORIAL RD.
YUKON, OK



wallace
design
collective

wallace design collective, pc
structural · civil · landscape · survey
410 north walnut ave.
oklahoma city, oklahoma 73104
405.236.5858
wallace.design
ok ca 1460 exp. 06-30-2025

UTILITY EASEMENT VACATION

REV.	DESCRIPTION	DATE
PROJECT NO. 2480032		SHEET 1 OF 1

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the Independent School District No. 22, Canadian County, Oklahoma certifies that they are the owner of all the land included in the annexed plat and are the only entities having any right, title or interest in the land shown and known as "Piedmont Elementary", a subdivision of a part of the Northeast Quarter (NE/4) of Section Fourteen (14), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, (14), Oklahoma County, Canadian County, Oklahoma and that the plat of Piedmont Elementary, represents a survey of the above described property made with our consent, and that we hereby dedicate the right-of-way and easements shown on the annexed plat for the installation and maintenance of the public streets and utilities; that we hereby guarantee a clear title to all lands so dedicated from ourselves, our heirs and assigns forever and have caused the same to be recorded from all encumbrances so that the title is clear, except as shown in the Abstractor's Certificate. Covenants, restrictions, and reservations for the addition are contained on a separate instrument and will be filed subsequently.

Witnessed by our hand(s) this 22 day of March, 2006.

STATE OF OKLAHOMA)

COUNTY OF) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 22 day of March, 2006, personally appeared John H. Hest to me known to be the identical persons who executed as Chairman of the Board the within and foregoing instrument executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and notarial seal the day and year last aforesaid written.

My Commission Number is 0306138

My Commission Expires the 22 day of March, 2007.

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED by the City Council of the City of Oklahoma City, Oklahoma, that the dedications shown on the annexed plat of "Piedmont Elementary" are hereby accepted.

Approved by the Council of the City of Oklahoma City, Oklahoma, this 16 day of Feb, 2006.

CITY OF OKLAHOMA CITY, OKLAHOMA

Attest: Shirley Kery Mayor

Attest City Clerk - Shirley Kery Mayor

CERTIFICATE OF CITY CLERK

Shirley Kery City Clerk of the City of Oklahoma City, Oklahoma, hereby certify that I have examined the records of said City and find that all delinquent payments on unimproved installments upon special assessment have been paid in full and that there are no special assessments pending against the land shown on the Final Plat of Piedmont Elementary, to the City of Oklahoma City, Oklahoma.

Signed by the City Clerk this 16 day of Feb, 2006.

CITY PLANNING COMMISSION APPROVAL

I, Shirley Kery Planning Director for the City of Oklahoma City Planning Commission

Certify that the Commission duly approved this plat on the 16 day of Feb, 2006.

CERTIFICATE OF COUNTY TREASURER

David R. Bane County Treasurer hereby certify that I am duly elected, qualified and acting County Treasurer of Canadian County, Oklahoma, and that the tax records of said County show all taxes are paid for the year 2006 and prior years on the land shown on the annexed plat of Piedmont Elementary on addition to the City of Oklahoma City in Canadian County, State of Oklahoma; that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing payment of the current year's taxes.

IN WITNESS WHEREOF said County Treasurer has caused this instrument to be executed at in Canadian County, State of Oklahoma, this 14 day of January, 2006.

BONDED ABSTRACTER'S CERTIFICATE

STATE OF OKLAHOMA)

COUNTY OF) SS

The undersigned, duly qualified abstractor in and for said County and State, hereby certifies that according to the records of said County, title to the land included in the annexed plat of Piedmont Elementary to the City of Oklahoma City, Canadian County, Oklahoma, appears to be vested in the Independent School District No. 22, Canadian County, Oklahoma, and that on the day of February, 2006, all lands described and referred to are unencumbered by pending options, judgments, liens, mortgages, taxes or other encumbrances, except mortgages of record of Ground Leases and Lease Purchase Agreements of record, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person.

EXECUTED AT Ed Reno, Canadian County, Oklahoma, on this 12 day of Feb, 2007.

Warranty Title & Abstract, Inc.

Jay G. Schiller Vice President

SURVEYOR'S CERTIFICATE

I, James J. Reddin, Registered Professional Land Surveyor No. 1510, in the State of Oklahoma, do hereby certify that this plat of Piedmont Elementary, on addition to the City of Oklahoma City, Canadian County, Oklahoma, represents a careful survey made under my supervision, and that this survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors; and that said Final Plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes.

James J. Reddin James J. Reddin, RPLS # 1510

STATE OF OKLAHOMA)

COUNTY OF) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 22 day of March, 2006, personally appeared James J. Reddin to me known to be the identical person who executed the within and foregoing instrument executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and notarial seal the day and year last aforesaid written.

My Commission Number is 0306138

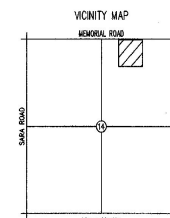
My Commission Expires the 22 day of March, 2007.

FINAL PLAT OF PIEDMONT ELEMENTARY

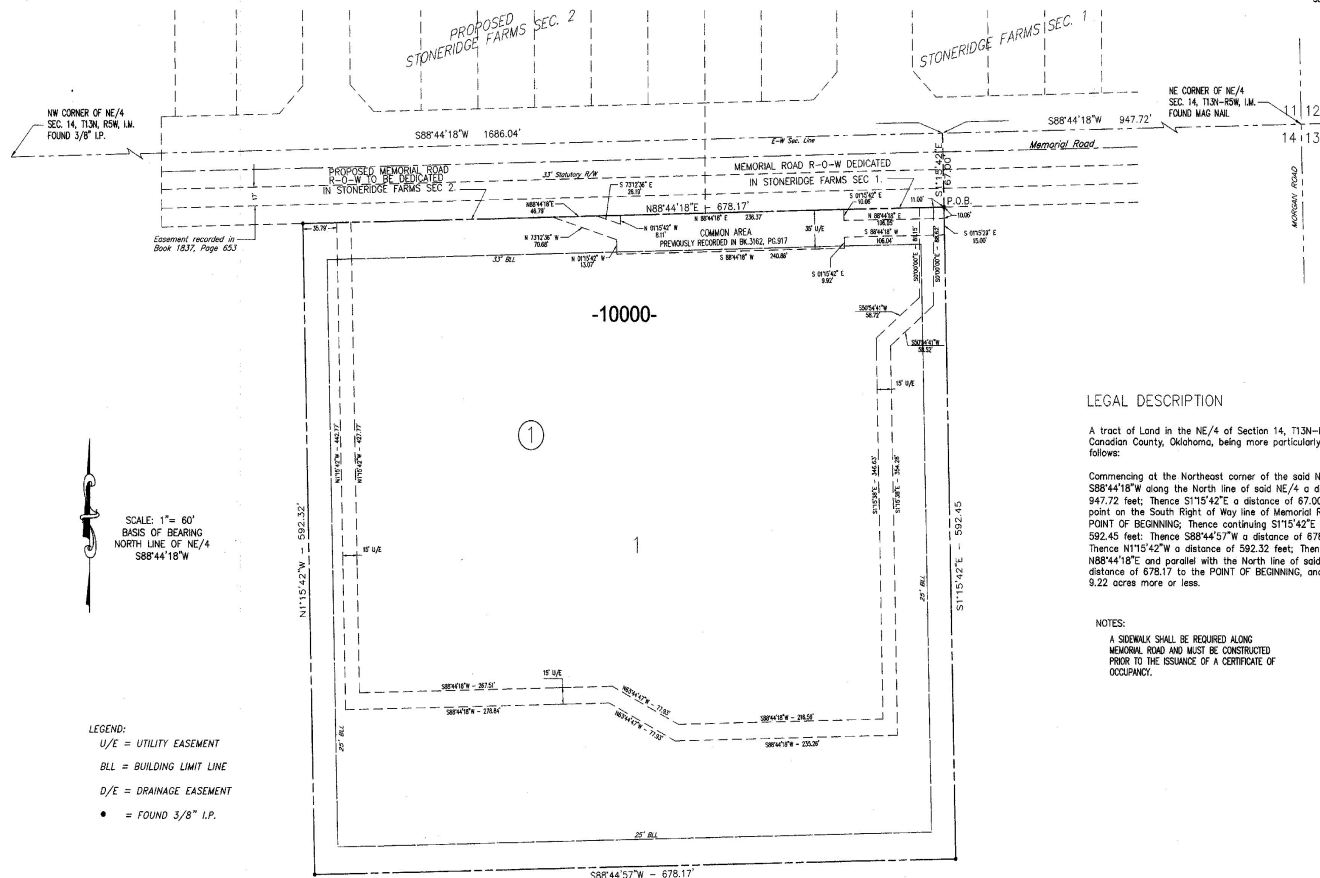
A PART OF THE NE/4 OF SECTION 14,
T13N-R5W, I.M., CANADIAN COUNTY, OKLAHOMA



Doc# P 2007 7
Notary: P. 2-169
Filed: 02-27-2007 TAY
09:15:15 AM PL
Canadian County, OK



LOCATION MAP
SCALE 1"=200'



LEGAL DESCRIPTION

A tract of Land in the NE/4 of Section 14, T13N-R5W, I.M., Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast corner of the said NE/4; Thence S88°44'18"W along the North line of said NE/4 a distance of 947.72 feet; Thence S115°42'E a distance of 67.00 feet to a point on the South Right of Way line of Memorial Road and the POINT OF BEGINNING; Thence continuing S115°42'E a distance of 592.45 feet; Thence S88°44'18"W a distance of 678.17 feet; Thence N115°42'W a distance of 592.32 feet; Thence N88°44'18"E and parallel with the North line of said NE/4 a distance of 678.17 to the POINT OF BEGINNING, and containing 8.22 acres more or less.

NOTES:

A SIDEWALK SHALL BE REQUIRED ALONG MEMORIAL ROAD AND MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



Case No: CE-1135

Applicant: Independent School District No. 22



Aerial Photo from 2/2022

Note: "Subject" is located approximately 1,575' West of N. Morgan Rd.



The City of
OKLAHOMA CITY

Application for Closing Public Way or Easement



0 100 200
Feet