

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

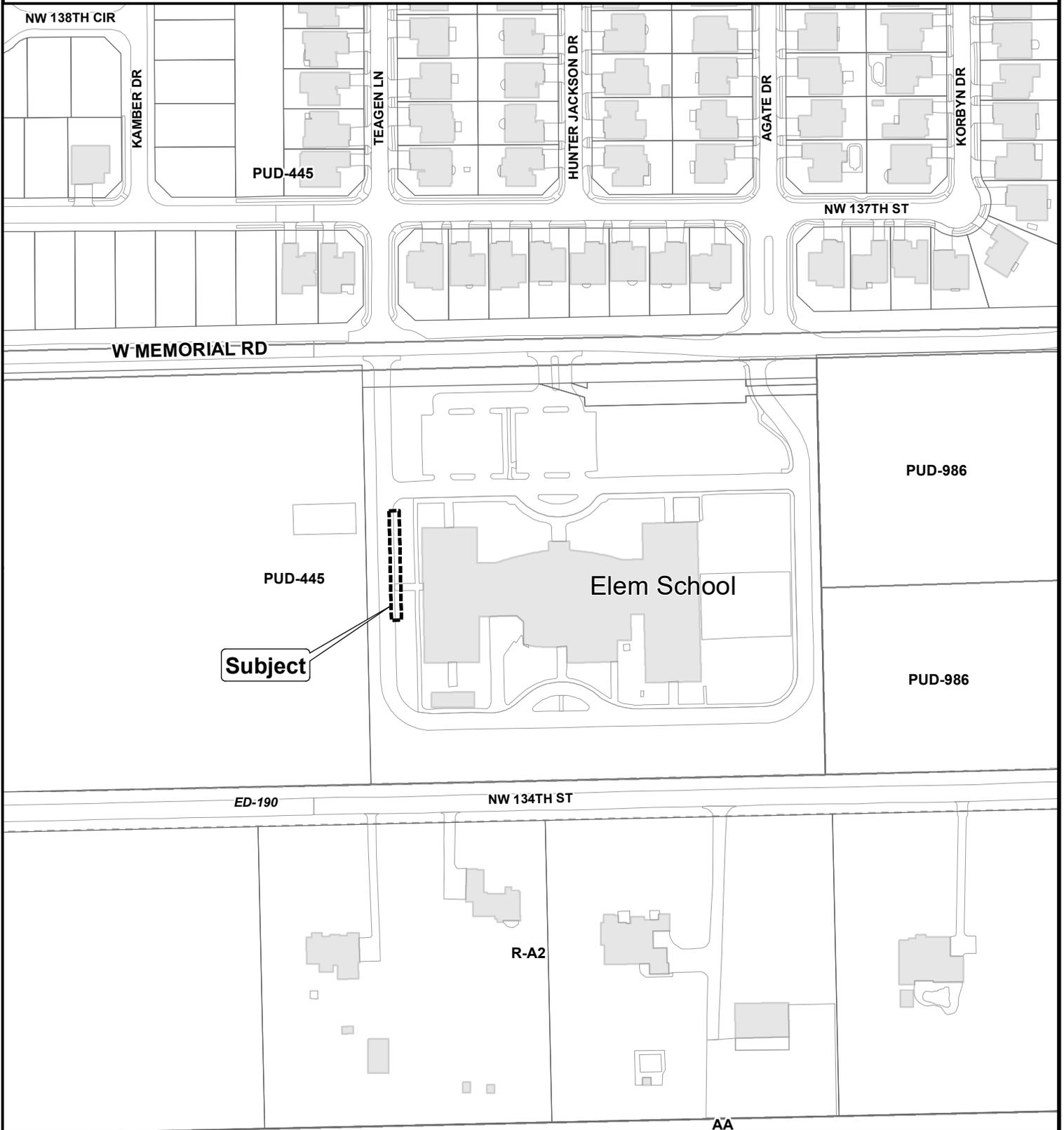
Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning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

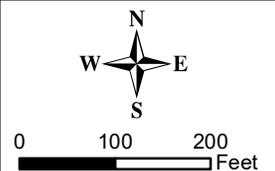
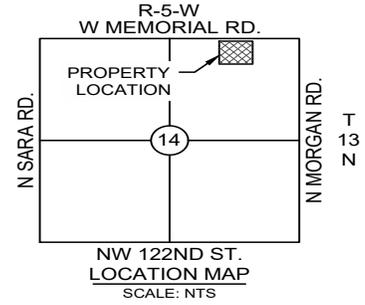
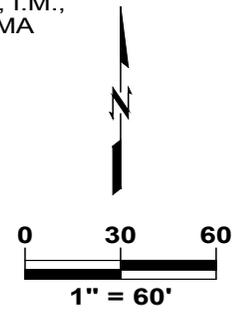
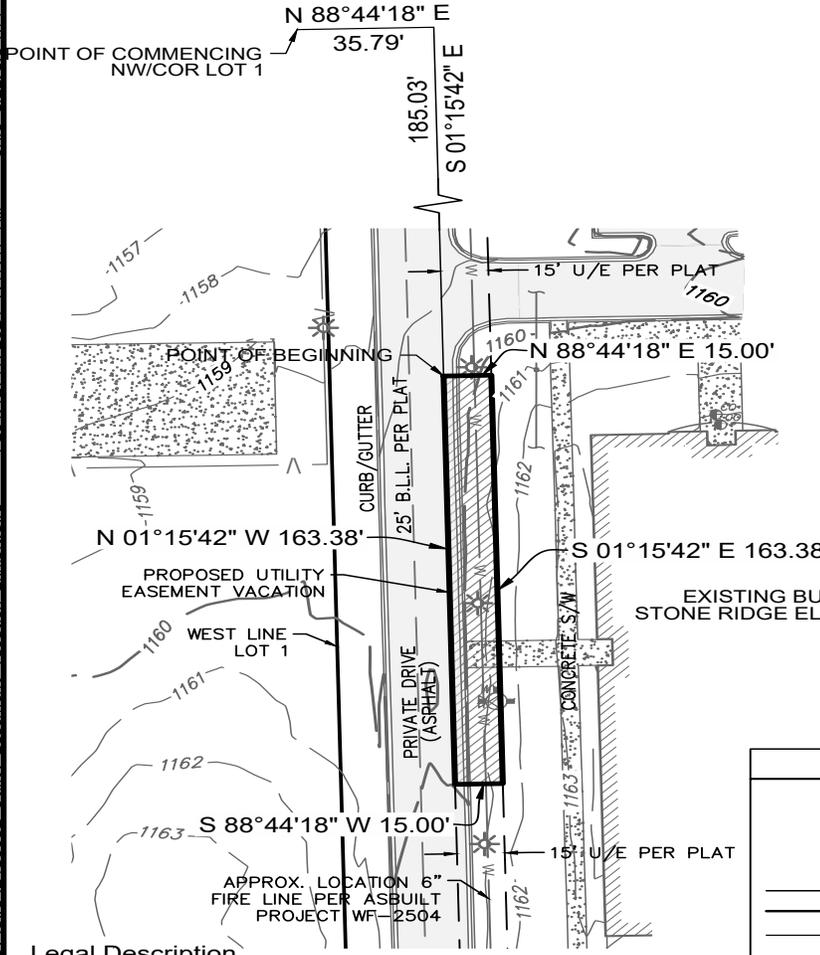


EXHIBIT 'A'

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

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



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, 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 I, the undersigned, a Notary Public in and for said County and State, on this 22nd day of March, 2006, personally appeared...

Witnessed by our hand(s) this 22nd day of March, 2006. [Signature]

STATE OF OKLAHOMA)
COUNTY OF)
Before me, the undersigned, a Notary Public in and for said County and State, on this 22nd day of March, 2006, personally appeared...

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 of the annexed plot of Piedmont Elementary are hereby accepted.

Approved by the Council of the City of Oklahoma City, Oklahoma, this 16th day of Feb. 2006.
[Signatures of Mayor and Attest City Clerk]

CERTIFICATE OF CITY CLERK
I, [Signature], 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 lots shown on special assessment have been paid in full...

CITY PLANNING COMMISSION APPROVAL
I, [Signature], Planning Director for the City of Oklahoma City Planning Commission, certify that the Commission duly approved this plan on the 22nd day of Feb. 2006.

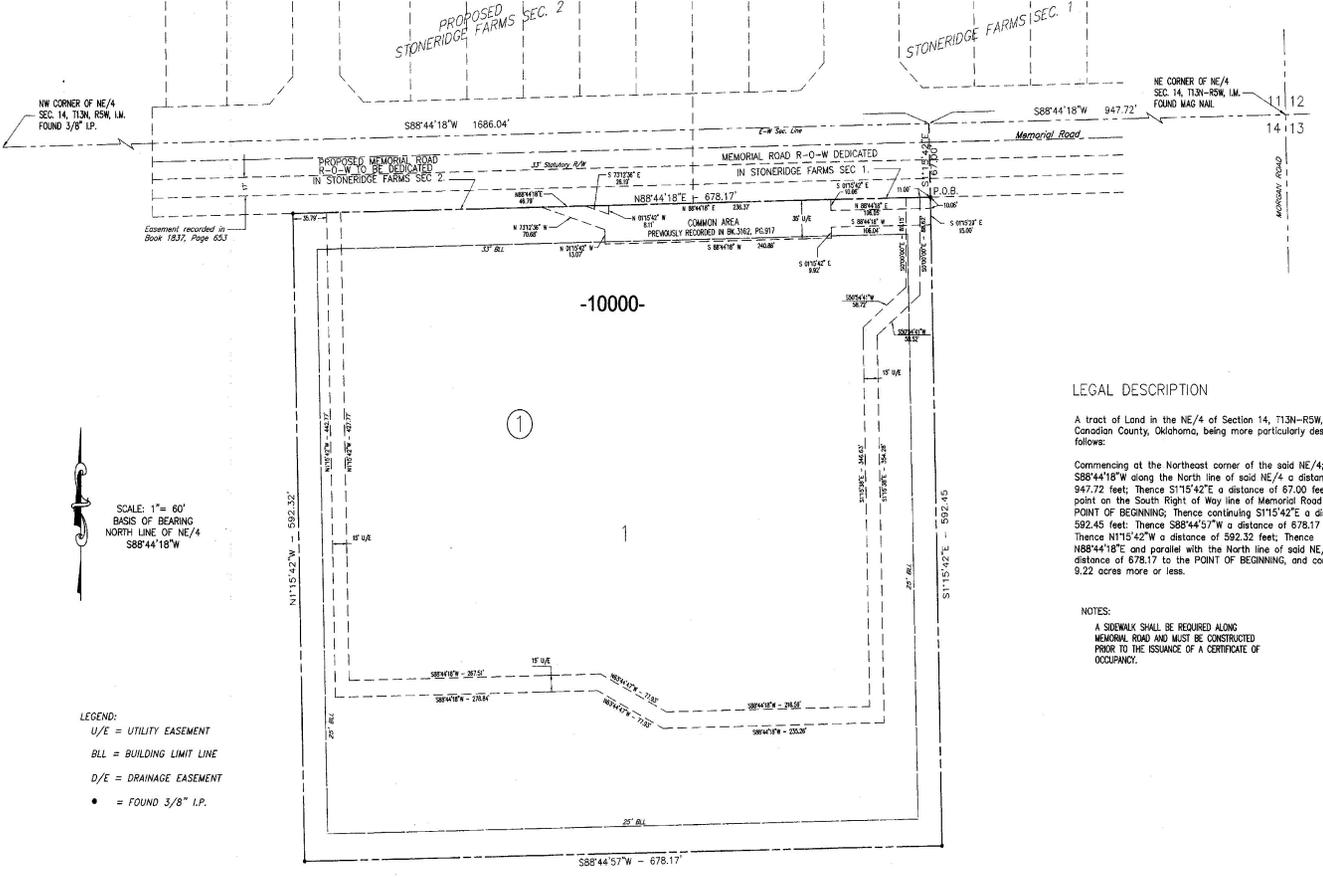
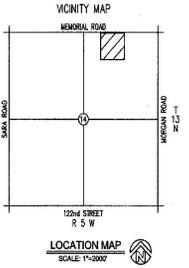
CERTIFICATE OF COUNTY TREASURER
David T. Barwick, County Treasurer of Canadian County, State of Oklahoma, hereby certify that I am duly elected, qualified and acting County Treasurer of Canadian County, State of Oklahoma...

BONDED ABSTRACTER'S CERTIFICATE
The undersigned, duly qualified abstractor in and for the 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, Oklahoma, appears to be vested in the Independent School District No. 22, Canadian County, Oklahoma...

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, an addition to the City of Oklahoma City, Canadian County, Oklahoma, represents a careful survey made under my supervision...

STATE OF OKLAHOMA)
COUNTY OF)
Before me, the undersigned, a Notary Public in and for said County and State, on this 22nd day of March, 2006, personally appeared James J. Reddin...

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



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 0.22 acres more or less.

SCALE: 1" = 60'
BASIS OF BEARING
NORTH LINE OF NE/4
S88°44'18"W

LEGEND:
U/E = UTILITY EASEMENT
BLL = BUILDING LIMIT LINE
D/E = DRAINAGE EASEMENT
• = FOUND 3/8" I.P.



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.



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Application for Closing Public Way or Easement



0 100 200
Feet