

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)

7. (CE-1137) Application by He Ping Chen and Rong Yong Mo, to close a portion the east-west utility easement on Lot Ten (10) in Block 55 of Seminole Pointe Addition Section 12, west of North Pennsylvania Avenue, and south of NW 164th Street. Ward 8.

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. 7.

(CE-1137) Application by He Ping Chen and Rong Yong Mo, to close a portion the east-west utility easement on Lot Ten (10) in Block 55 of Seminole Pointe Addition Section 12, west of North Pennsylvania Avenue, and south of NW 164th Street. Ward 8.

I. GENERAL INFORMATION

A. Contacts

Applicant's Representative

David Box
Box Law Group
(405) 652-1699
david@boxlawgroup.com

B. Case History

This is a new application.

C. Reason for Request

The purpose of this request is to close the north 2.30 feet of a 5-foot utility easement to resolve a building encroachment.

D. Existing Conditions

1. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-1	R-1	R-1	R-1	R-1
Land Use	Residential	Residential	Residential	Residential	Residential

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 Edmond**
- 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 Conformance Considerations

The application seeks to close a the northern portion of a 5-foot utility easement within Lot 10, in Block 55, of Seminole Pointe Addition Section 12 (2004). The site is located west of Panther Way, between NW 161st Terrace and NW 160th Place, in an area generally located west of North Pennsylvania Avenue. In this case the utility easement is requested to be closed for encroachment of a constructed single-family residence. The closure of the easement does not have plan~~o~~kc implications and would not affect connectivity in the area.

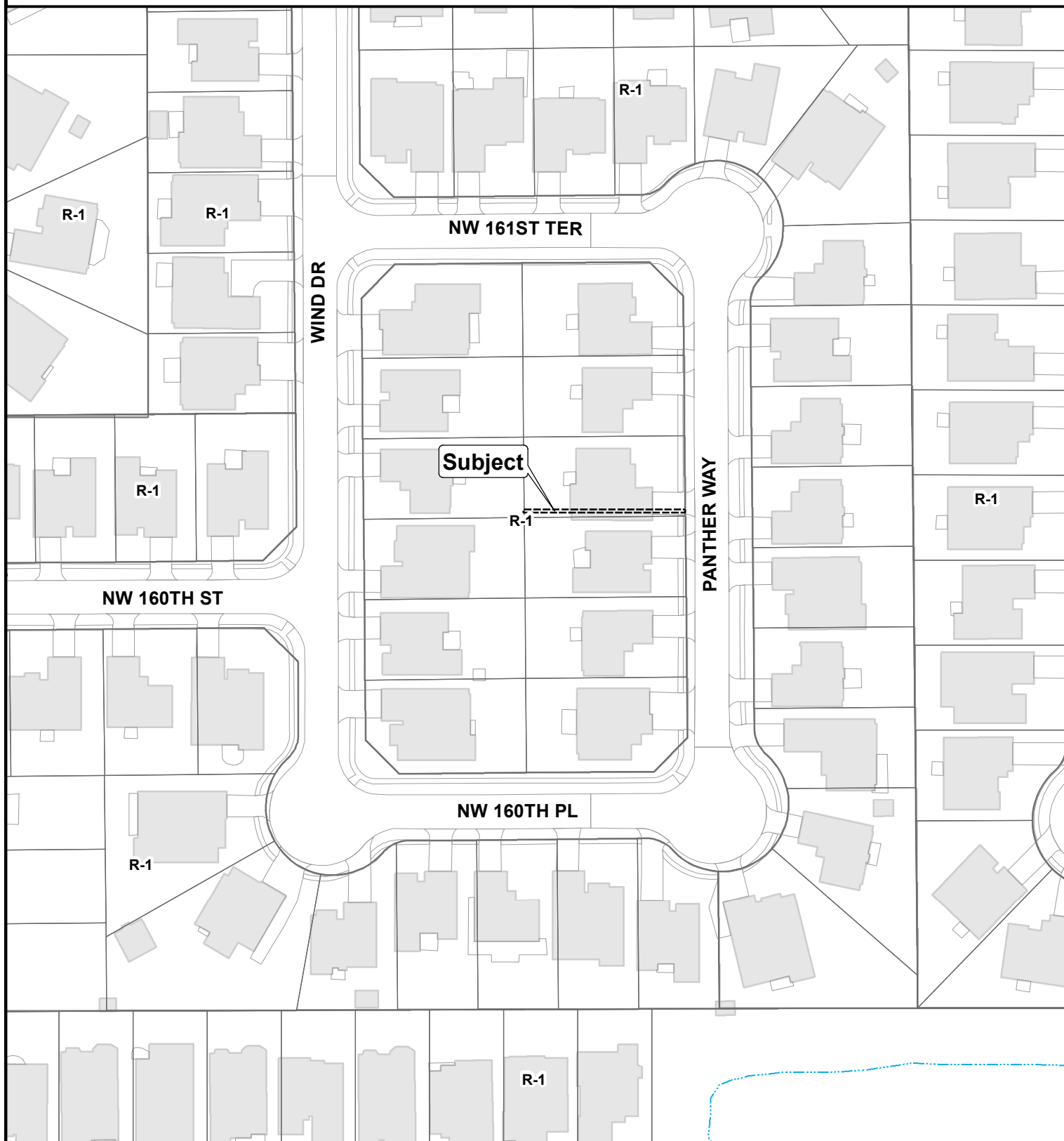
IV. STAFF RECOMMENDATION

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.

Case No: CE-1137

Applicant: He Ping Chen and Rong Yong Mo



Note: "Subject" is located approximately 1,688' South of NW 164th St. & 1,324' West of N. Pennsylvania Ave.



The City of
OKLAHOMA CITY

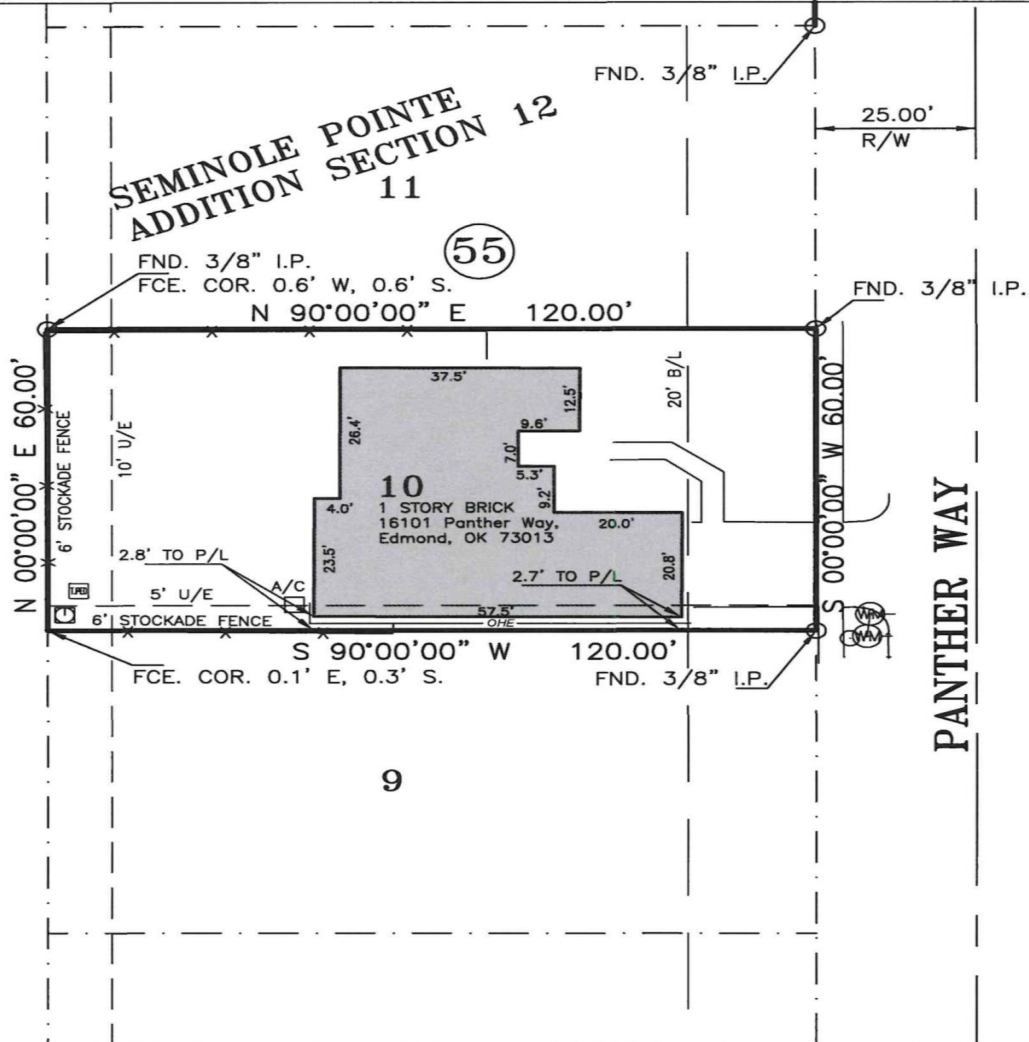
Application for Closing Public Way or Easement



0 50 100
Feet

AS-BUILT EXHIBIT

SCALE:
1"=30'



Fences shown hereon illustrate possible encroachments depending on ownership of said fences. Maximum distances from property line shown hereon.

P/L - PROPERTY LINE

R/W - RIGHT OF WAY

● INDICATES SET 1/2" I.P.
W/ CA 6333 CAP

○ INDICATES FND MONUMENT

I, Doug R. Alford, do hereby certify that I am a Licensed Professional Land Surveyor and that the map hereon represents an as-built survey made under my supervision on 31st day of October, 2024, and that the existing conditions shown hereon and their relative positions to the property line are correctly shown and illustrate possible encroachments.

This survey was done without the benefit of a Title Commitment, therefore all easements and encumbrances may not be shown hereon.

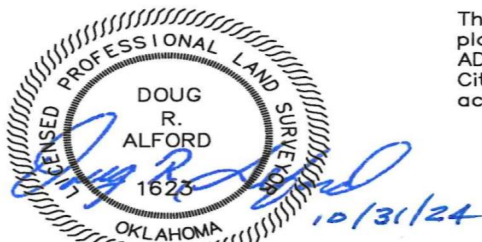
LEGAL DESCRIPTION

Lot TEN (10) in Block FIFTY-FIVE (55) of SEMINOLE POINTE ADDITION SECTION 12 to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat in Book 62, Page 70.

Said tract containing 7200 square feet, or 0.165 acres, more or less.

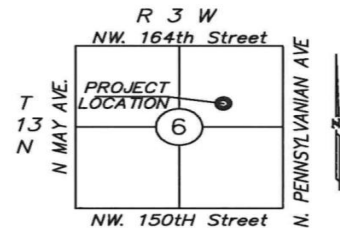
The Basis of Bearing for the purpose of this is the platted bearings as shown on SEMINOLE POINTE ADDITION SECTION 12, a platted subdivision to the City of Oklahoma, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Address: 16101 Panther Way
Prepared for: Home Creations
Date of last site visit: 10-24-24



Project Number: APS 24266

FILE LOCATION: L:\Survey\2024 ALTA & BDYS\16101 Panther Way BDY.dwg



ACCURATE POINTS SURVEYING

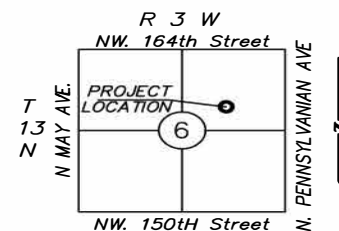
REVISIONS: C.A. # 6333 - Expires June 30, 2026

2119 Riverwalk Drive #162, Moore, Ok. 73160
Office: 405-735-2810 - Fax: 405-735-2811



R/W - RIGHT OF WAY

○ INDICATES FND MONUMENT

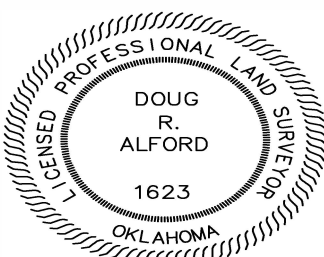


This survey was done without the benefit of a Title Commitment, therefore all easements and encumbrances may not be shown hereon.

Lot TEN (10) in Block FIFTY-FIVE (55) of SEMINOLE
POINTE ADDITION SECTION 12 to the City of Oklahoma
City, Oklahoma County, Oklahoma, according to the
recorded plat in Book 62, Page 70.

for the purpose of this is the
shown on SEMINOLE POINTE
a platted subdivision to the
Oklahoma County, Oklahoma,
recorded plat thereof.

Address: 16101 Panther Way
Prepared for: IDEAL HOMES
Date of last site visit: 10-24-24



Project Number: APS 24266

FILE LOCATION: L:\Survey\2024 ALTA & BDYS\16101 Panther Way BDY.dwg



REVISIONS: C.A. # 6333 — Expires June 30, 2026

2119 Riverwalk Drive #162, Moore, Ok. 73160
Office: 405-735-2810 - Fax: 405-735-2811

Case No: CE-1137

Applicant: He Ping Chen and Rong Yong Mo



Aerial Photo from 2/2022

Note: "Subject" is located approximately 1,688' South of NW 164th St. & 1,324' West of N. Pennsylvania Ave.



The City of
OKLAHOMA CITY

Application for Closing Public Way or Easement



0 50 100
Feet