

Planning Commission Minutes
March 28, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 4:37 p.m. on March 22, 2024)

5. (CE-1120) Application by James D. Smith, Jr. and Rebecca S. Smith, and 3-D Conservation Group, LLC, to close a portion of the east-west alley within Block 5 of the Iowa Addition, east of South High Avenue and north of SE 15th Street. Ward 7.

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 TECHNICAL EVALUATION.

MOVED BY CLAIR, SECONDED BY NOBLE

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



STAFF REPORT
The City of Oklahoma City
Planning Commission
March 28, 2024

Item No. IV. 5.

(CE-1120) Application by James D. Smith, Jr. and Rebecca S. Smith, and 3-D Conservation Group, LLC, to close a portion of the east-west alley within Block 5 of the Iowa Addition, located east of South High Avenue and north of SE 15th Street. Ward 7.

I. GENERAL INFORMATION

A. Contacts

Applicant's Representative

Shzam Cheema
405-532-6633
emailshzam@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 alley to facilitate commercial development.

D. Existing Conditions

1. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-1/SRODD	R-1/SRODD	I-1/I-2/ SRODD	R-1/SRODD	R-1/SRODD
Land Use	Undeveloped	Undeveloped	Undeveloped	Undeveloped	Undeveloped

2. Comprehensive Plan Land Use Typology Area: Urban – Medium (UM)

UM applies to fully urbanized areas of the city, most of which were built prior to the 1960s. Developments are expected to be larger in scale and have greater intensity and mixture of uses than developments found in UL. Development within UM areas should support efficient transit usage and provide pedestrian and bicycle access to retail, services, parks, and other destinations. Priorities for the UM areas include “infill” developments on vacant lots, rehabilitation of underutilized property, and development.

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 (Crooked Oak)**
- 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) The applicant must provide a survey showing the location of all utilities and other improvements within the existing right of way located in Iowa Addition. The Survey must include a complete Legal Description of the easement to be closed.
- 2) Any existing utility easements are to be reserved until such time as any existing utilities are relocated, removed, or abandoned in place in accordance with the City of Oklahoma Municipal Code.

8. Streets, Traffic and Drainage Maintenance

9. Stormwater Quality Management

10. Traffic Management *

11. Utilities

a. Wastewater Comments

1. No objections no assets in area.

b. Water Comments

1. No objections no assets in area.

c. Solid Waste Management

No Solid Waste Management services needed.

12. Planning

a. Comprehensive Plan Considerations

1. LUTA Development Policies:

Site Design, Building Form, and Location

- Maintain historical lot and block sizes where possible and appropriate.

Automobile Connectivity

- Keep alleys open and functional.

2. Other Development Related Policies

- Maintain existing alleys or construct new alleys where feasible to provide trash collection service and parking behind primary buildings and minimize curb cuts along the primary street frontage. (C-8)
- Maintain the traditional grid street pattern where it currently exists, reconnect it where possible, and keep alleys open and functioning. (C-10)
- Reducing block sizes and use of dead-end streets.

b. Plan Conformance Considerations

The application seeks to close a portion of the 15-foot-wide east/west alley within Block 5 of the Iowa Addition (1911). The site is located north of SE 15th Street, between South High Avenue and Interstate 35. The alley is not improved or used by the public.

The comprehensive plan calls for keeping alleys open and functional. Within the Urban Medium LUTA, it calls for maintaining historic lot and block sizes where possible and appropriate. In this case, the alley is requested to be closed for the purpose of future development. The property abutting on the east is not platted, so the alley could not be extended eastward. The closure would not affect connectivity in the area.

The subject area is within the Scenic River Overlay Design District (SRODD - Regatta) and this application is subject to review by the Riverfront Design Committee (RDC). On March 7, 2024, the RDC recommended approval of CE-1120 to the Planning Commission.

This application is also associated with a request to rezone land north and south of the alley to the C-3 District while retaining the SRODD overlay regulations. On March 14, 2024, the Planning Commission recommended approval of the rezoning application.

New development will be required to conform with the Development Regulations and Guidelines of the Scenic River Overlay Design District and will be required to obtain a Certificate of Approval.

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.

Approval of the application 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.

gjh



STAFF REPORT

Riverfront Design Committee

03/07/2024

Agenda Item VII.C.
Case No. CE-01120
Property Address 1025 SE 15th St
Applicant Name Shzam Cheema
for Charlene Francis Bright, et al; Margaret Ann Thomas, James D and
Rebecca S Smith Trustees for James D Smith, Jr & Rebecca S Smith
Revocable Living Trust; and Chad Brinson, 3D Conservation Group
1003 Clover Ln
Oklahoma City, OK 73131
District Regatta/R-1 Single-Family Residential District

A. ITEMS FOR CONSIDERATION

To provide a recommendation to the Planning Commission for a request to close the east/west alley located north of SE 15th St, east of S High Ave.

B. BACKGROUND

1. Location

This site is located on the north side of SE 15th St, east of S High Ave.

2. Site History/Existing Conditions

This area was platted in block 5 of the Iowa Addition on July 9, 1911. Currently, the property is vacant.

3. Surrounding Environment

Adjacent to the north and west is Magellan Pipeline Company property containing oil production and storage tanks. To the south, across SE 15th St are single-family residential homes. Adjacent to the east is Teague Business Properties containing oil production and storage tanks.

4. Intended Use

The applicant has indicated that he would like to develop the property with commercial development.

5. Other

Per 59-4250.8.(A), *“The Riverfront Design Committee (RDC) shall have the opportunity to comment upon and provide recommendations on actions proposed to other City boards, committees, and commissions with respect to the effect of such actions upon the District except buildings for which a Notice of Violation for dilapidation has been sent by the City.”*

The applicant has also submitted a PC application to rezone the adjacent property north and south of this platted alley. This PC application is also on the 03/07/2024 RDC agenda for discussion and recommendation.

C. ITEMS IN COMPLIANCE

The property would remain in SRODD and any development would be required to conform with the Development Regulations and Guidelines of the Scenic River Overlay Design District zoning ordinance. Future development will be required to obtain a Certificate of Approval.

D. ISSUES AND CONSIDERATIONS

The property to the east is not platted, so the subject east/west platted alley couldn't be extended to the east. The property to the west is owned by the Magellan Pipeline Company and contains oil production and storage tanks. The east/west platted alley located on that property was vacated at some point in the past, so the subject east/west platted alley couldn't be extended to the west. Because the alley is not functional to use for circulation, staff supports this request.

E. STAFF RECOMMENDATION

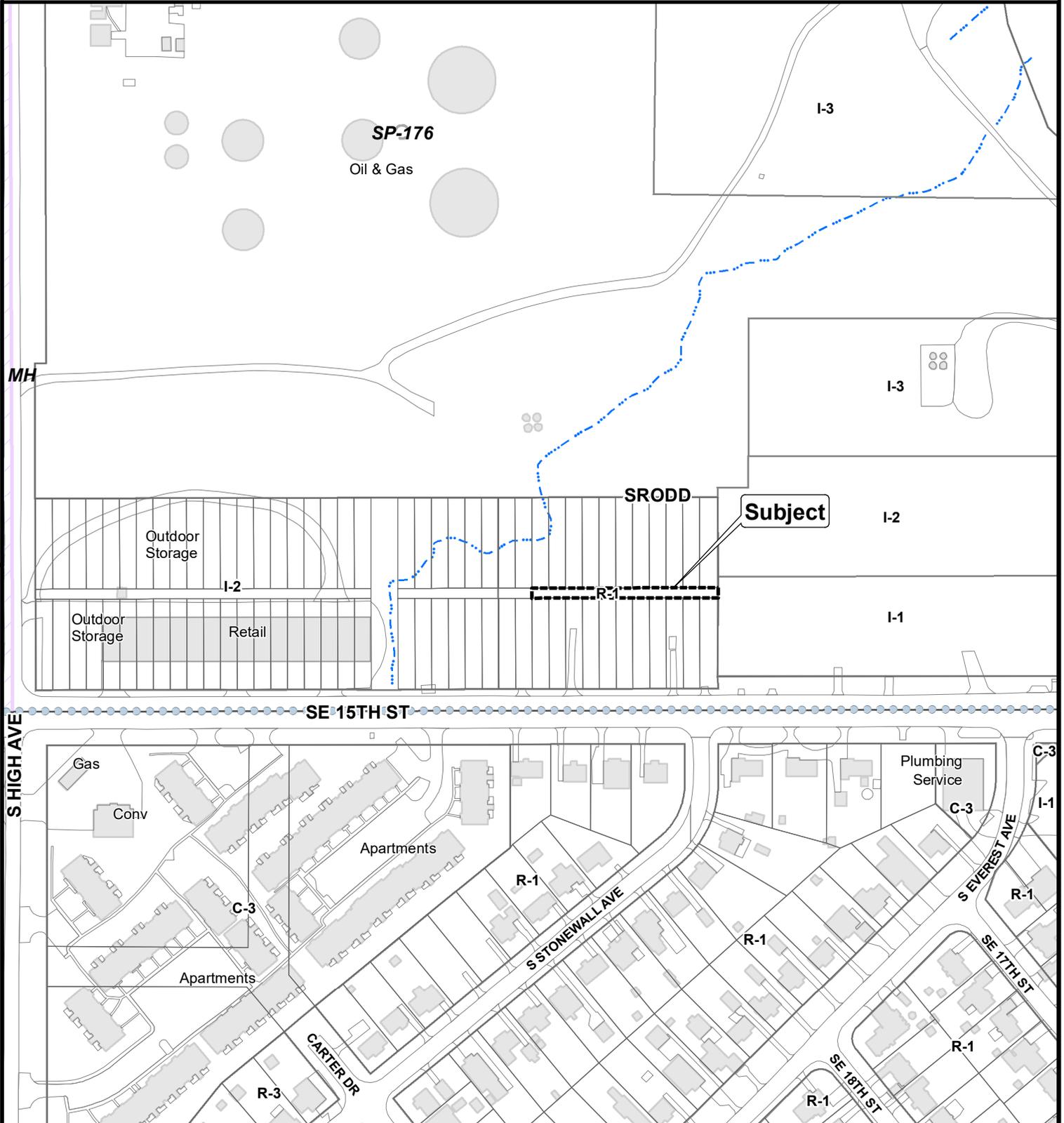
- 1. Provide a recommendation of approval to the Planning Commission** for the request to close the east/west alley located north of SE 15th St, east of S High Ave.

Note: Staff recommendations do not constitute Committee decisions.

Attachments: Application, Legal Description, Photos

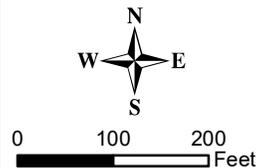
Case No: CE-1120

**Applicants: James D. Smith, Jr. and Rebecca S. Smith and
3-D Conservation Group, LLC**



The City of
OKLAHOMA CITY

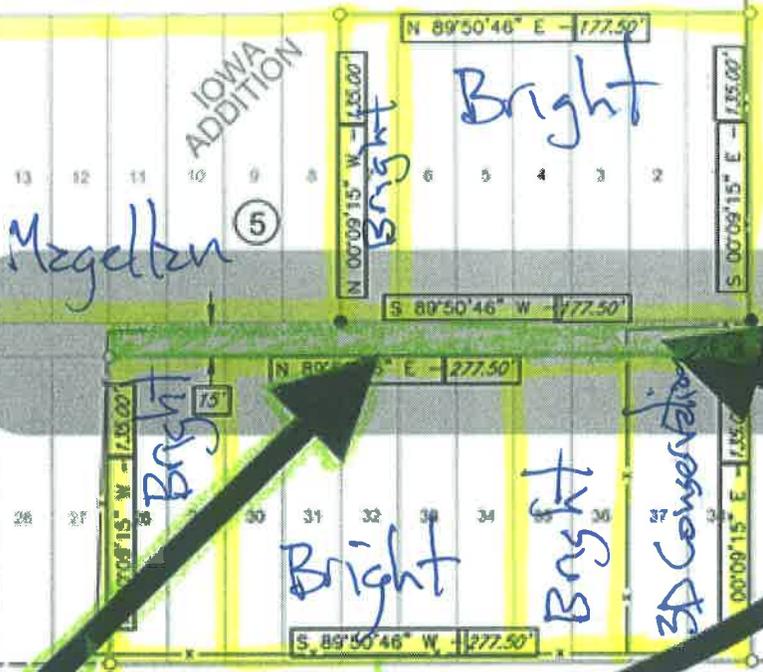
Application for Closing Public Way or Easement



SW/4
SECTION 2
T 11 N - R 3 W

SCHEDULE B, PART II

- Item 5: Affects as Shown.
- Item 7: Affects as detailed in Book 11, Page 15.
- Item 8: Affects as shown on recorded plat.
- Item 9: Affects as detailed in Book 2133, Page 185.
- Item 10: Does not Affect.
- Item 11: Does not Affect.
- Item 12: Document filed in Book 1978, Page 583 is not legible. No above ground evidence of pipelines was observed at the time this survey was performed.



PLAN VIEW
SCALE: 1" = 80'

LEGEND	
	Set 1/2" I.P. w/Cap Round I.P.

33' Statutory R/W

to be closed
to be closed

LEGAL DESCRIPTION:

All of Lots One (1) to Seven (7) both inclusive and Lots Twenty (20) to Thirty Four (34) all in Block Five (5) of IOWA ADDITION to Oklahoma City, Oklahoma County, State of Oklahoma, according to the recorded plat thereof. Recorded in Book 6801 Pages 2226-2226.
AND
All of Lots Twenty-Eight (28) and Twenty-Nine (29) in Block Five (5) of IOWA ADDITION to Oklahoma City, Oklahoma County, State of Oklahoma, according to the recorded plat thereof. Recorded in Book 6801 Pages 2228-2228.
AND
Lots Thirty-Five (35) and Thirty-Six (36) in Block Five (5) in IOWA ADDITION to Oklahoma City, Oklahoma County, State of Oklahoma, according to the recorded plat thereof. Recorded in Book 6801 Pages 2227-2227.
AND
Lots Thirty-Seven (37) and Thirty-Eight (38) in Block Five (5) in IOWA ADDITION to Oklahoma City, Oklahoma County, State of Oklahoma, according to the recorded plat thereof.

BASIS OF BEARINGS: Established bearing of S 89°50'46" W along the South Property Line of Lots One (1) to Seven (7), Block Five (5) of IOWA ADDITION to Oklahoma City, Oklahoma County, State of Oklahoma by GPS Observation.

THIS PLAT OF SURVEY MEETS THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

[Signature]
D. MIKE DOSSEY, R.P.L.S. No. 1431
Date Signed: 01/10/2024



NO.	REVISION	DATE	BY
SURVEYED BY: D.M.D.			
DRAWN BY: B.M.J.			
APPROVED BY: D.M.D.			

PLAT OF SURVEY

CIMARRON.
SURVEYING & MAPPING CO.
1530 SW 29th Street, Bldg. C3
Oklahoma City, OK
405.692.7345
WWW.CIMARRON.COM

SCALE:	1" = 80'
DATE:	1/10/24
JOB NO.:	241405
DWG. NO.:	241405_TR1
A/E. NO.:	
SHEET	1 OF 3

Case No: CE-1120

**Applicants: James D. Smith, Jr. and Rebecca S. Smith and
3-D Conservation Group, LLC**



Aerial Photo from 2/2022



The City of
OKLAHOMA CITY

Application for Closing Public Way or Easement



0 100 200
Feet