

Planning Commission Minutes
October 10, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 3:51 p.m. on October 4, 2024)

5. (VP-4) Application by Williams, Box, Forshee & Bullard, P.C., (on behalf of the property owner) to vacate a portion of the Final Plat of Northwest Heights Addition, being a part of the Southwest Quarter of section 4, Township 12 North, Range 3 West of the Indian Meridian, located north of NW 63rd Street and east of North Western Avenue. Ward 2.

Technical Evaluation:

1. The plat vacation instrument must be recorded at the appropriate County Clerk's office by the applicant.

The applicant was present. There were no protestors present.

APPROVED SUBJECT TO TECHNICAL EVALUATION.

MOVED BY POWERS, SECONDED BY MEEK

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



STAFF REPORT
The City of Oklahoma City
Planning Commission
October 10, 2024

Item No. IV. 5.

(VP-4) Application by Williams, Box, Forshee & Bullard, P.C., (on behalf of the property owner) to vacate a portion of the Final Plat of North West Heights Addition, being a part of the Southwest Quarter of section 4, Township 12 North, Range 3 West of the Indian Meridian, located north of NW 63rd Street and east of North Western Avenue. Ward 2.

I. GENERAL INFORMATION

A. Contacts

Kaitlyn Turner, Williams, Box, Forshee, & Bullard, P.C. 405-232-0080
kturner@wbfbllaw.com

B. Case History

This is a new application.

C. Reason for Request

The applicant proposes to vacate two notes / restrictions that are listed on the plat. These read as follows:

1. A building line is established obligatory on all purchasers of said Lots, twenty-five feet from all front streets. No buildings except porches and steps, to a distance of eight feet or less shall be allowed to project over said building line.
2. All sidewalks shall be constructed within twelve inches of the property line, leaving the parking on the outside of the sidewalk, and the sidewalks shall not be less than four feet in width.

II. SUMMARY OF APPLICATION

This request for partial plat vacation is based on Section 3.10.2 of the Oklahoma City Subdivision Regulations which permits the City Council to vacate and nullify a duly approved and recorded plat or any part of any plat in accordance with 11 Oklahoma Statutes Supp., 2000, Section 42-101 et seq. The Planning Commission must review the written request for vacation and forward a recommendation to the City Council.

The State Statutes require owners of sixty percent of the lots in the plat and all the owners in the area to be vacated join in the execution of the written instrument for partial plat vacation. The applicant has provided a petition signed by all of the owners within the plat indicating they are in favor of the partial plat vacation request. The Statutes do not require notice of plat vacations to be sent to property owners within a subdivision or surrounding a subdivision.

III. 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.

1) Outside Agencies

- 1. Oklahoma City-County Health Department**
- 2. Oklahoma City Urban Renewal Authority (OCURA)**
- 3. Oklahoma Gas and Electric (OGE)**
- 4. Oklahoma Natural Gas (ONG)**
- 5. Oklahoma Electric Cooperative (OEC)**
- 6. Oklahoma Water Resources Board (OWRB)**
- 7. Oklahoma City School District**
- 8. Oklahoma Department of Transportation (ODOT)**

2) City Departments

- 1. Airports**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 3. Fire ***
- 4. Information Technology/Geographic Support**
- 5. Parks and Recreation**
- 6. Police**
- 7. Public Works**
 - a) Engineering**

1) Streets

No objection.

2) Storm Sewer

No objection.

b) Streets, Traffic and Drainage Maintenance

c) Stormwater Quality Management

d) Traffic Management *

8. Utilities

a) Sanitary Sewer Availability:

1) No objection

b) Solid Waste Management:

No Solid Waste Management Services needed.

c) Water Availability:

1) No objection.

9. Subdivision and Zoning

This application would remove notes / restrictions 1 and 2 as listed above from the final plat. Once removed, the building setback lines discussed in note / restriction 1 would be determined by the underlying zoning for each parcel / lot. Further, the sidewalk requirements discussed in note / restriction 2 would revert to the requirements found in the City's Code of Ordinances.

The plat vacation instrument must be recorded at the appropriate County Clerk's office by the applicant once it is approved.

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

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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.

Approve the application with the following conditions:

1. The plat vacation instrument must be recorded at the appropriate County Clerk's office by the applicant.

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