

Planning Commission Minutes
October 24, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:35 a.m. on October 21, 2024)

4. (CE-1130) Application by LWTMF, LLC, to close a platted portion of the east-west right-of-way, drainage, and utility easement of SW 164th Street, west of South Pennsylvania Avenue, and south of Southwest 161st Street. Ward 5.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL.

MOVED BY NEWMAN, SECONDED BY MEEK

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

ABSENT: PENNINGTON



STAFF REPORT
The City of Oklahoma City
Planning Commission
October 24, 2024

Item No. IV. 4.

(CE-1130) Application by LWTMF, LLC, to close a platted portion of the east-west right-of-way, drainage, and utility easement of SW 164th Street, west of South Pennsylvania Avenue, and south of Southwest 161st Street. Ward 5.

I. GENERAL INFORMATION

A. Contacts

Applicant's Representative

Mark Zitzow
Johnson & Associates
405-235-8075
mzitzow@jaokc.com

B. Case History

This is a new application.

C. Reason for Request

The purpose of this request is to close an unimproved portion of SW 164th Street to facilitate a re-dedication of a public utility easement, per application ED-241, so that it situates over the as-built location of existing water mains.

D. Existing Conditions

1. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-1/PUD-1600	R-1/PUD-1600	AA/PUD-1514	R-1	R-1/AA
Land Use	Undeveloped	Undeveloped	Undeveloped	Undeveloped	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.

Comprehensive Plan Land Use Typology Area: Rural – Low Intensity (RL)

Rural – Low Intensity applies to areas where large-lot neighborhoods and residential acreages/estates may remain with no expectation of urbanization or provision of

urban infrastructure such as water or sewer. RL areas are predominantly composed of residential and agricultural uses but may support commercial and light industrial uses provided they do not negatively impact the rural character.

Comprehensive Plan Land Use Typology Area: Agricultural Preserve (AP)

AP preserves large scale acreages used primarily for agricultural purposes that are within the municipal boundaries. A large portion of the AP area consists of undevelopable floodplains. Existing development patterns are expected to remain unchanged for a long period of time, allowing agricultural operations to exist and thrive at different scales. Commercial and light industrial uses may be appropriate provided they do not negatively impact agricultural operations and character.

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 (Moore)**
- 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)

Objection, as a rule we do not support vacation section line street right-of-way, we have not been made aware of the development here and will not support vacating this without seeing what is proposed to be installed to serve as access to this area.

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

1. Approval only if ED-241 is approved.

b. Water Comments

1. Approval only if ED-241 is approved.

c. Solid Waste Management

No Solid Waste Management services needed.

12. Planning

a. Comprehensive Plan Considerations

The site is within the Urban – Low (UL) Intensity LUTA, the Rural – Low (RL) Intensity LUTA, and in an area where the Agricultural Preserve (AP) Layer applies. Policies for each are listed below.

1) LUTA Development Policies:

Site Design

- Avoid developing within or modification of 100-year floodplains or floodways. (RL / AP / UL)

Automobile Connectivity (UL):

- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system.
- Protect existing traditional street grid and reconnect it where possible.
- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- Development fronting arterials should take access from intersecting streets where possible.

2) Other Development Related Policies

- Maintain the traditional grid street pattern where it currently exists, reconnect it where possible, and keep alleys open and functioning. (C-10)
- Improve the functionality and efficiency of the street network by:
 - Providing direct connections from residential developments to nearby places and to each other.
 - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
 - Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
 - Reducing block sizes and use of dead-end streets.
 - Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
- Ensure proper access to and between subdivisions in order to offer a choice in routes for residents, multiple access points for emergency responders, and to reduce vehicle congestions at arterial intersections. Contiguous developments should share access whenever feasible. (C-32)

b. Plan Conformance Considerations

The application seeks to close portions of unimproved SW 164th Street. The subject site is generally located west of South Pennsylvania Avenue. The street is not improved or used by the public. Part of the subject site was previously included in an application to close a portion of SW 164th Street (CE-1052). The new application adds land south and west of the original application.

The comprehensive plan calls for maintaining the traditional grid street pattern where it currently exists and reconnecting it where possible. In the Urban Low LUTA, it calls for maintaining, creating, and enhancing a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system. In this case the closure is requested for the purpose of future development. Land to the north and south has been preliminarily platted as Sanabria (C-7387) and does not propose connecting to South Pennsylvania at the location of the closure. Two access points would run north-south through the closure area to connect portions of the residential development.

Lost Creek / Tributary 1 of the Canadian River is located just west of the subject site, and most land southwest and west to City limits is within floodplain and designated as Agricultural Preserve in the comprehensive plan. Development patterns within AP areas are expected to remain unchanged for a long period of time. This application is associated with ED-241, which dedicates an easement for the existing water line in its current location.

IV. STAFF RECOMMENDATION

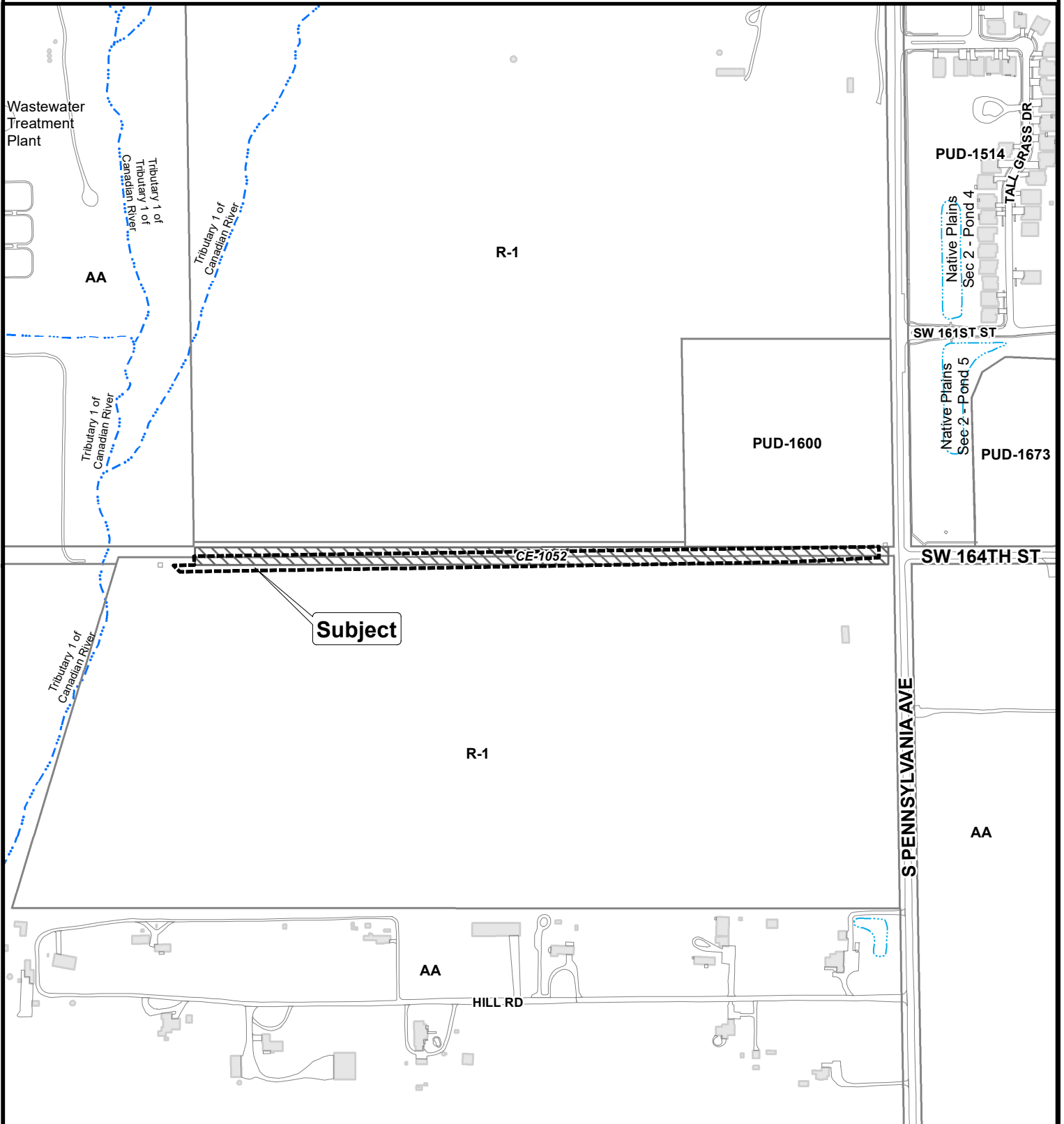
Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning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

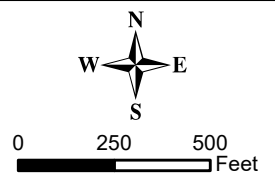
Case No: CE-1130

Applicant: LWTMF, LLC

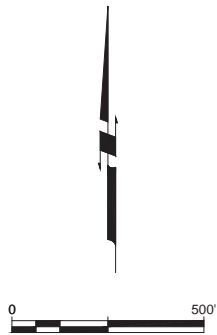
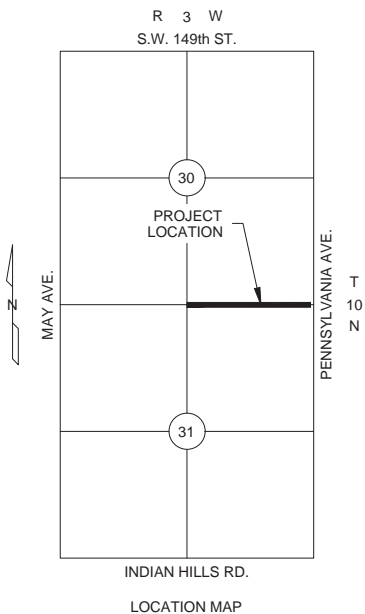


The City of
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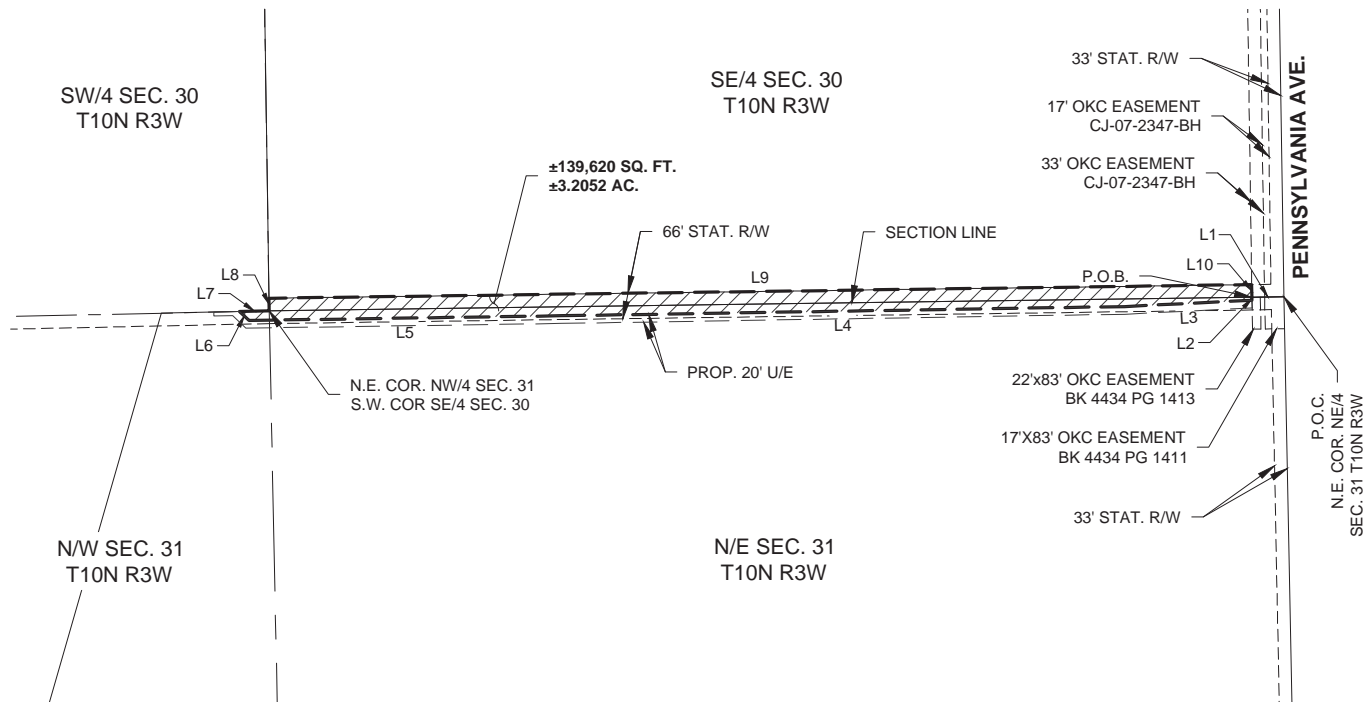
Application for Closing Public Way or Easement



CE-1130 Exhibit B



Line Table		
Line #	Direction	Length
L1	S89°12'21"W	83.00'
L2	S01°08'55"E	7.51'
L3	S87°08'51"W	332.13'
L4	S89°03'37"W	1466.70'
L5	S89°08'28"W	813.12'
L6	N46°22'20"W	33.57'
L7	N88°46'28"E	77.20'
L8	N00°52'24"W	33.00'
L9	N89°12'21"E	2558.48'
L10	S00°50'14"E	33.00'



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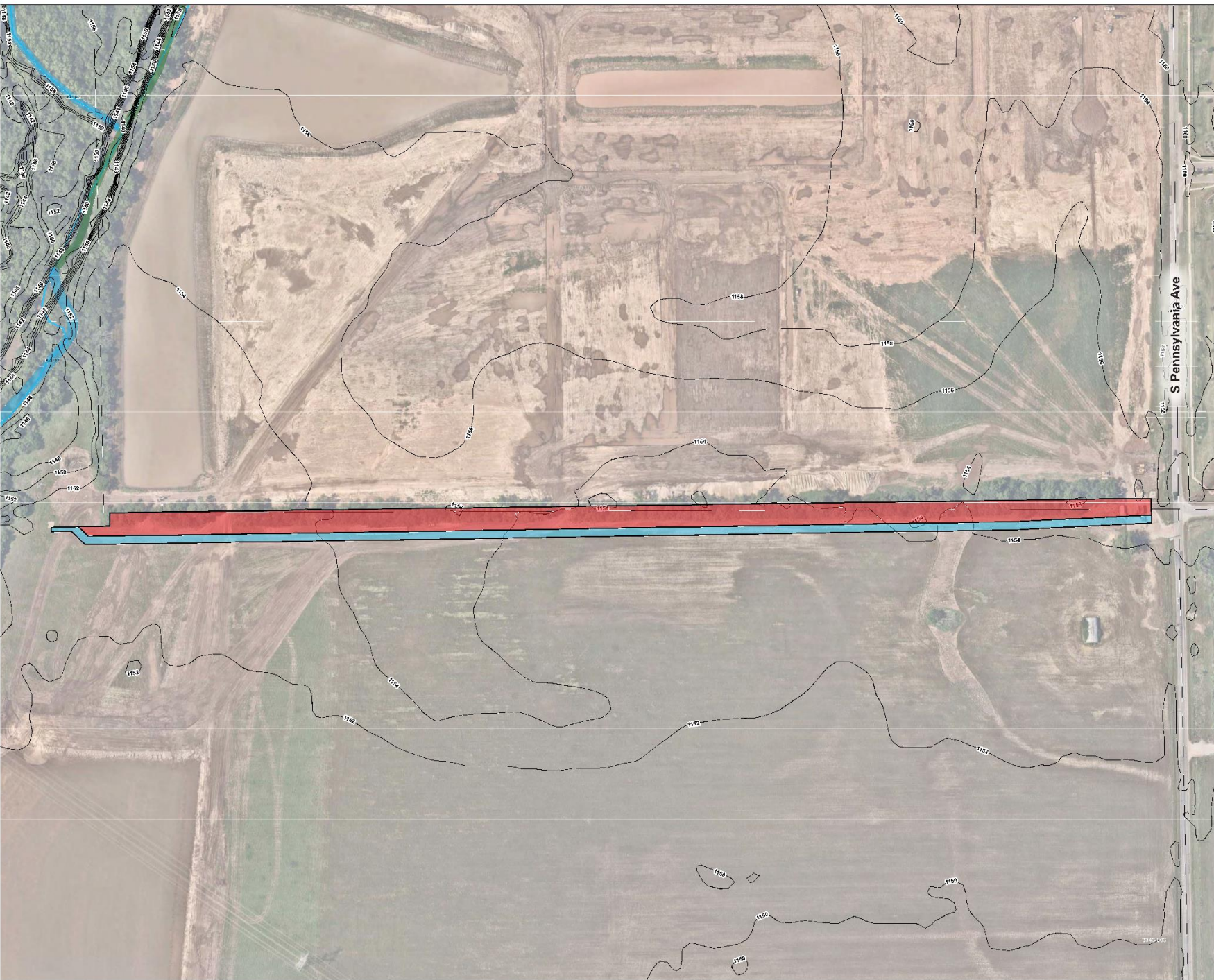
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Proj. No.: 3343
Date: 8-5-24
Scale: 1"=500'

SANABRIA
OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA
S.W. 164TH ST. PARTIAL VACATION

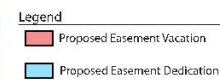


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Certificate of Authorization #1484 Exp. Date: 06-30-2025
• ENGINEERS • SURVEYORS • PLANNERS •



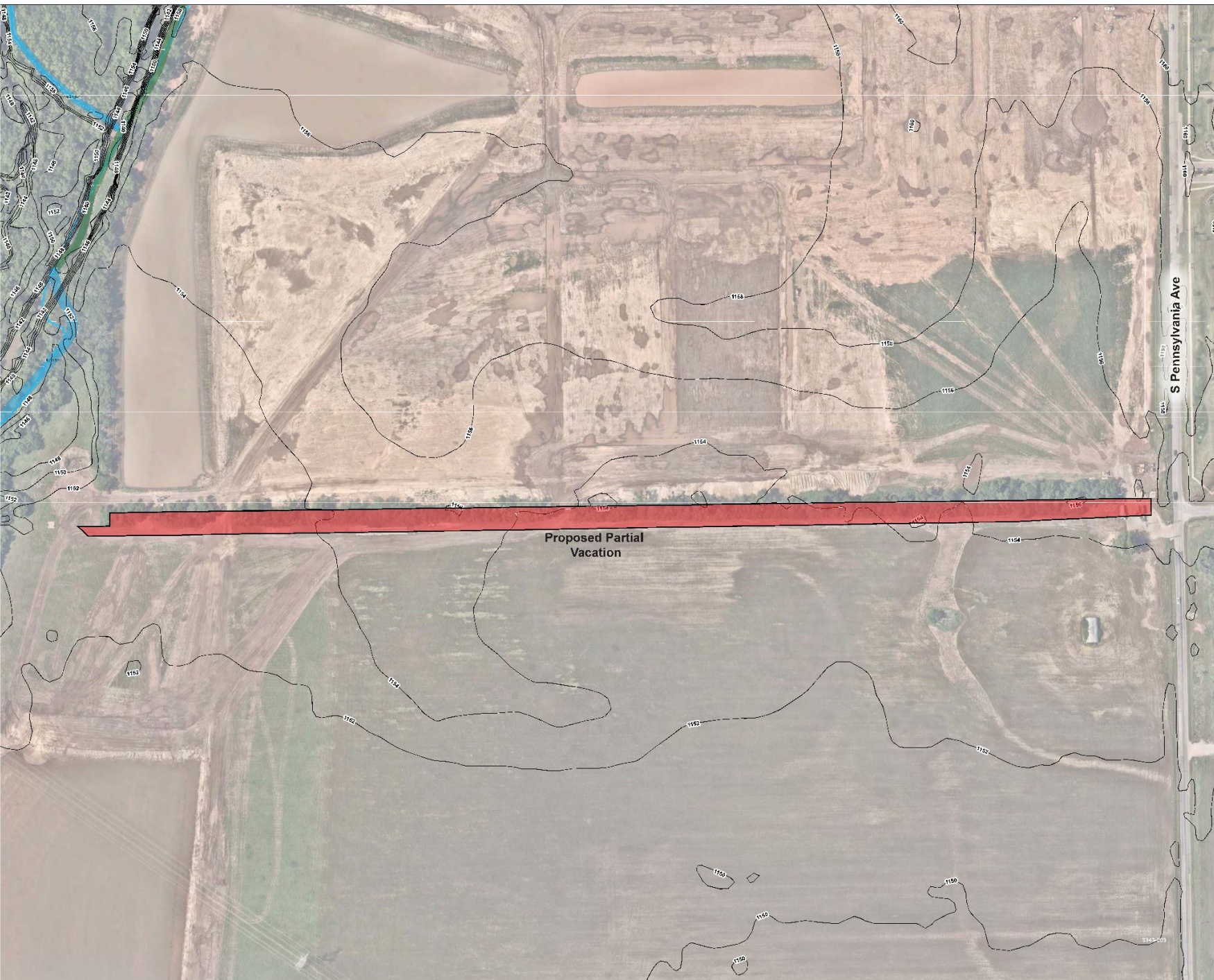
CE-1130 Exhibit C
Sanabria Development

Proposed Easement
Dedication/Vacation



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104

PREPARED BY: SUPERVISOR: PLANNING:
3/8/04



CE-1130 Exhibit D

Sanabria Development

Proposed SW 164th Street
Partial Vacation Exhibit

Case No: CE-1130
Applicant: LWTMF, LLC



Aerial Photo from 2/2022



The City of
OKLAHOMA CITY

**Application for Closing
Public Way or Easement**

