

Planning Commission Minutes  
December 14, 2023

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:35 a.m. on December 11, 2023)

6. (CE-1114) Application by Habakkuk Medical Holdings, LLC, to close all of the 7-foot-wide east-west alley north of, and adjacent to, the west half of Lot 7 and Lots 8 through 21 in Block 1, and north of and adjacent to vacated Robinson Street, in North Highland Addition, west of Broadway Extension and north of NW 85th Street. Ward 2. The applicant was present. There were no protestors present.

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**RECOMMENDED APPROVAL.**

MOVED BY CLAIR, SECONDED BY MEEK

AYES: CLAIR, MEEK, PENNINGTON, NOBLE, LAFORGE

ABSENT: POWERS, PRIVETT, NEWMAN, GOVIN



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**December 14, 2023**

**Item No. IV. 6.**

**(CE-1114) Application by Habakkuk Medical Holdings, LLC, to close all of the 7-foot wide east-west alley north of, and adjacent to, the west half of Lot 7 and Lots 8 through 21 in Block 1, and north of and adjacent to vacated Robinson Street, in North Highland Addition, west of Broadway Extension and north of NW 85th Street. Ward 2.**

**I. GENERAL INFORMATION**

**A. Contacts**

**Applicant's Representative**

Mark Zitzow  
Johnson & Associates  
(405) 235-8075  
[Mzitzow@jaokc.com](mailto:Mzitzow@jaokc.com)

**B. Case History**

This is a new application.

On November 9, 2023, the Planning Commission recommended approval of PUD-1975, which is associated with this request.

**C. Reason for Request**

The purpose of this request is to close the unimproved platted alley to permit the proposed "Unison" development.

**D. Existing Conditions**

**1. Zoning and Land Use**

	<b>Subject Site</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Zoning</b>	PUD-921	PUD-1491	Broadway Ext	PUD-921	R-1
<b>Land Use</b>	Off/Comm	Commercial	Highway	Off/Comm	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 (Oklahoma City)**
- 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 \***
- 4. Information Technology/Geographic Support**
- 5. Parks and Recreation**
- 6. Police**
- 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 may include provision of new easements, as necessary, and/or individual easements being released.

**Storm Sewer Availability**

- 1) The applicant must provide a survey showing the location of all utilities and other improvements within the existing 7-foot east/west unimproved alley, north of and adjacent of west half of Lot 7 and Lots 8 through 21 in Block 1 and North of and adjacent to and vacated Robinson Street of North Highland Addition, recorded in Book 7 of Plats, Page 93.
- 2) Any existing utility easements within the vacated alley 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 \***

**b. Water Comments**

1. An existing 30” water main(s) is located in the proposed closure area.
2. Any existing utility easements within the vacated easement and/or right-of-way 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 City Municipal Code.

**c. Solid Waste Management**

No Solid Waste Management services needed.

## **12. Planning**

### **a. Comprehensive Plan Considerations**

#### **1) LUTA Development Policies:**

##### Automobile Connectivity:

- 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.
- Limit number of dead-end streets and cul-de-sacs.
- Protect existing traditional street grid and reconnect it where possible.
- Provide vehicular connectivity between adjacent developments.
- Keep existing alleys open and functional.

#### **2) Other Development Related Policies**

- Improve the functionality and efficiency of the street network by:
  - i) Providing direct connections from residential developments to nearby places and to each other.
  - j) Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
  - k) Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
  - l) Reducing block sizes and use of dead-end streets.
  - m) Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)

### **b. Plan Conformance Considerations**

The application seeks to close all of the 7-foot east-west alley north of, and adjacent to, Block One (1) and vacated N Robinson Street of North Highland Addition (1906). The subject site is generally located north of NW 85th Street and west of the Broadway Extension. The right-of-way is not improved or used by the public.

The comprehensive plan calls for maintaining and enhancing the connectivity of the street network. In this case, the right-of-way is requested to be closed and consolidated with the property adjacent to the north and south, which at the time of this report, was under consideration to be rezoned to PUD-1975 to allow construction of Habakkuk Headquarters. No issues affecting connectivity were identified. The existing right-of-way does not meet the minimum standards for a street or alley.

**IV. STAFF RECOMMENDATION**

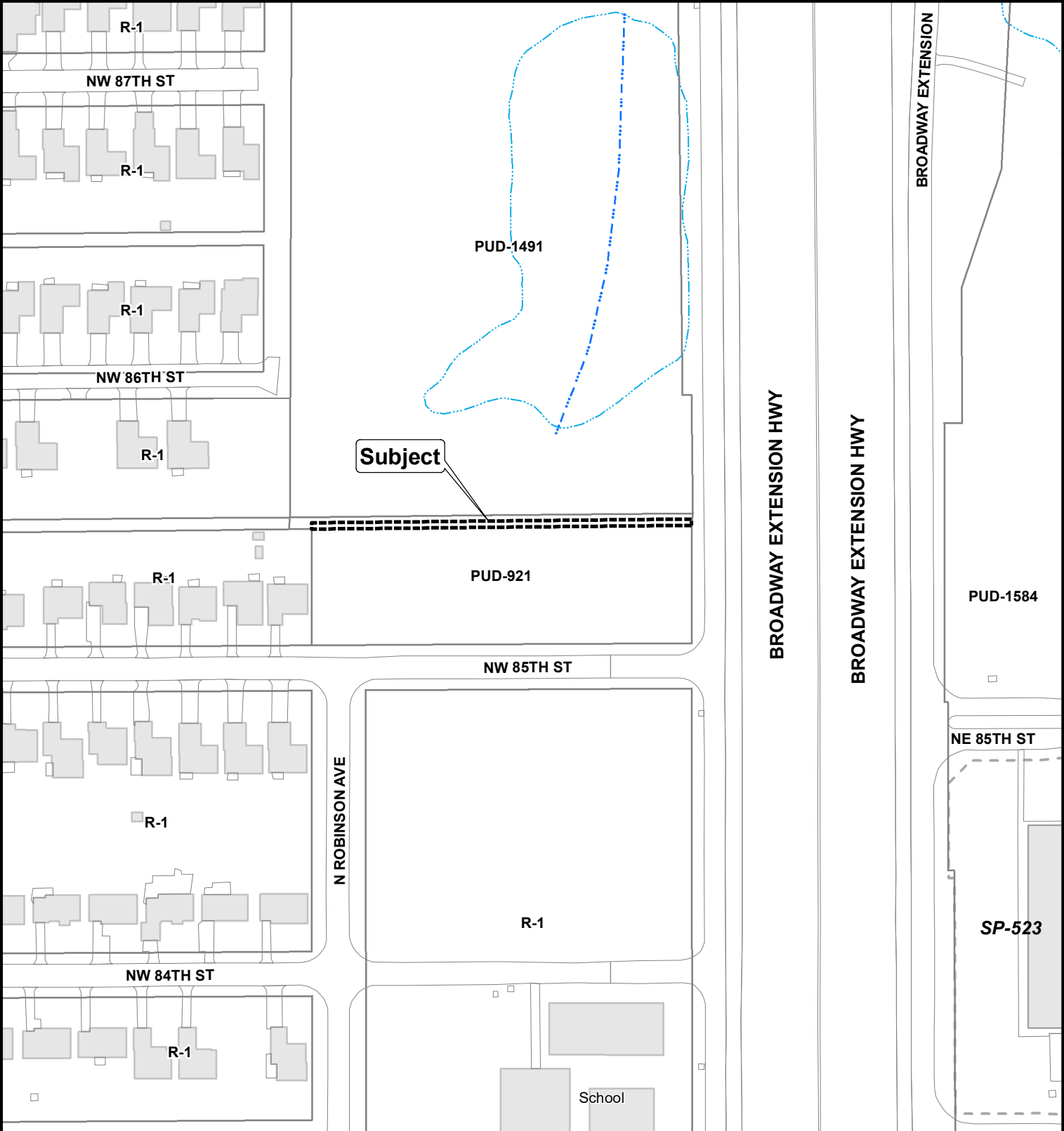
*Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning 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-1114

Applicant: Habakkuk Medical Holdings, LLC

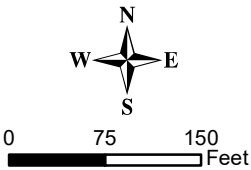


Note: "Subject" is located approximately 2,625' South of W. Britton Rd.

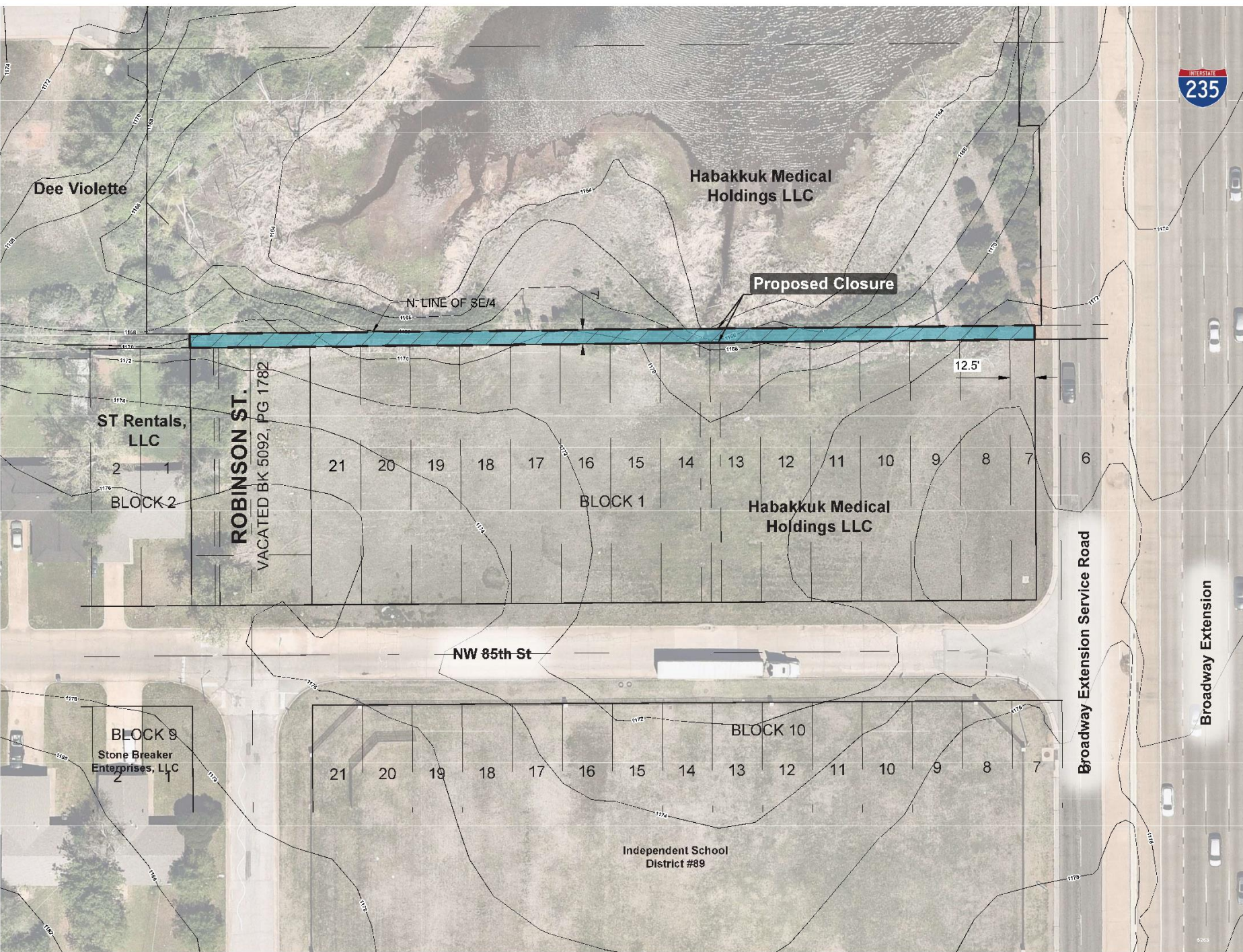
Application for Closing  
Public Way or Easement



The City of  
OKLAHOMA CITY







**Unison**

Closure Exhibit  
8601 Broadway Extension



Johnson & Associates  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
(405) 234-1111 Fax (405) 234-1112

PROJECTIONS SURVEY DATA PLANNING  
10/31/23



SHEET NUMBER  
**1 of 1**



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Aerial Photo from 2/2022

Note: "Subject" is located approximately 2,625' South of W. Britton Rd.



The City of  
OKLAHOMA CITY

Application for Closing  
Public Way or Easement

