



STAFF REPORT
The City of Oklahoma City
Planning Commission
January 11, 2024

Item No. IV. 10.

(CE-1116) Application by PQR Properties, LLC, to close a portion of the diagonal utility easement on Lot One (1), in Block Five (5), of Preston Commercial Section III, southeast of NW 130th Street. Ward 8.

I. GENERAL INFORMATION

A. Contacts

Applicant

Perry Rice
PQR Properties, LLC
(405) 641-8774
perryrice@cox.net

B. Case History

This is a new application.

C. Reason for Request

The purpose of this request is to resolve the encroachment of an existing structure sited over the platted utility easement.

D. Existing Conditions

1. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	PUD-947	PUD-947	SPUD-937	R-1	PUD-947
Land Use	Office	Office	Office	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.

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 (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 may include provision of new easements, as necessary, and/or individual easements being released.

Storm Sewer Availability

8. Streets, Traffic and Drainage Maintenance

9. Stormwater Quality Management

10. Traffic Management *

11. Utilities

- a. Wastewater Comments**
- b. Water Comments**
- c. Solid Waste Management**

No Solid Waste Management services needed.

12. Planning

a. Plan Conformance Considerations

The application seeks to close a portion of the 15-foot utility easement within Block 5 of Preston Commercial Section III (2015). The subject site is generally located southeast of NW 130th Street and east of N MacArthur Boulevard. An office building has been constructed over most of the proposed closure. Utilities have been diverted from 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. 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.

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