

Planning Commission Minutes
April 27, 2023

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:37 a.m. on April 24, 2023)

8. (CE-1101) Application by Oklahoma City Urban Renewal Authority to close and vacate a 20-foot east-west public alley in Block 8 of Maywood Addition, a portion of platted NE 9th Street between Blocks 8 and 17 of Maywood Addition, and a 10-foot east-west alley in Block 17 of Maywood Addition, located east of Oklahoma Avenue and south of NE 10 Street. Ward 6.

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 POWERS

AYES: CLAIR, POWERS, FRALEY, HINKLE, GOVIN, PENNINGTON, NOBLE;

ABSENT: PRIVETT, LAFORGE



STAFF REPORT
The City of Oklahoma City
Planning Commission
April 27, 2023

Item No. IV. 8.

(CE-1101) Application by Oklahoma City Urban Renewal Authority to close and vacate a 20-foot east-west public alley in Block 8 of Maywood Addition, a portion of platted NE 9th Street between Blocks 8 and 17 of Maywood Addition, and a 10-foot east-west alley in Block 17 of Maywood Addition, located east of Oklahoma Avenue and south of NE 10th Street. Ward 6.

I. GENERAL INFORMATION

A. Contacts

Applicant's Representative

Cassi Poor, Oklahoma City Urban Renewal Authority
(405) 235-3771
Cassi.poor@theallianceokc.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 and right of way to facilitate development of parking for adjacent business.

D. Existing Conditions

1. Comprehensive Plan Land Use Typology Area: Urban – High (UH)

UH applies to densely built urban areas, including regional attractors with major employment concentrations, high density residential living, and related commercial and service uses. UH areas have the highest mixture and intensity of land uses and development activity outside of the Downtown core.

The development intensity of UH supports various types of mass transit, from bus to rail, and is an ideal setting for large and small office buildings due to close proximity to other businesses and transportation networks.

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	DBD	R.O.W.	R.O.W.	PUD-1078 / DBD	DBD
Land Use	Undeveloped	I-235 Hwy	I-235 Hwy	Office	Warehouse

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. Oklahoma City School District**
- 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) Any existing utility easements within the vacated public right of way to be reserved until such time as any existing utilities are relocated.

8. Streets, Traffic and Drainage Maintenance

9. Stormwater Quality Management

10. Traffic Management *

11. Utilities

a. Wastewater Comments

- 1) Existing active 8” public wastewater mains and manholes project #unknown within easements. Must maintain utility easement and access or submit private development plan to relocate mains.

b. Water Comments

- 1) Existing active 6” public water main and fittings project #unknown within easements. Must maintain utility easement and access or submit private development plan to relocate mains.

c. Solid Waste Management

No Solid Waste Management services needed.

12. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Maintain historical lot and block sizes where possible and appropriate.
- Provide parking in structured garages, decks, or parking lots set to the side or rear of a property.

- Incorporate commercial uses at street level to maintain an active, pedestrian friendly streetscape.
- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Design buildings to include façades, storefront windows, and attractive signage and lighting to create pedestrian-scale interest.

Automobile Connectivity:

- Protect existing traditional street grid and reconnect it where possible.
- Keep existing alleys open and functional.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.
- Preserve and expand the pedestrian and bicycle networks.
- For large-scale, block sized development, provide public connectivity via alley or internal sidewalks and streets.

b. Plan Conformance Considerations

The application seeks to close the rights-of-way for NE 9th Street between N Oklahoma Avenue and I-235, and the east-west alleyways located north and south of NE 9th Street between N Oklahoma Avenue and I-235. The rights-of-way are not improved or used by the public.

The comprehensive plan calls for keeping alleys open and functional. Within the Urban High LUTA, it calls for public connectivity through blocks. In this case the right-of-way is requested to be closed for the purpose of interim parking for an adjacent business. The subject sites all terminate to the east at the I-235 right-of-way.

In 2022, this property was rezoned into the DBD Downtown Business District (PC-10810). This easement closure application is subject to review and recommendation by the Downtown Design Review Committee (DDRC). On April 20, 2023, the DDRC recommended approval of the application.

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.

taj

Location: 1010 N. Oklahoma Ave.

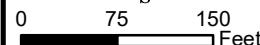
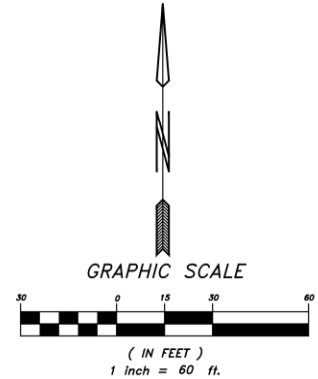
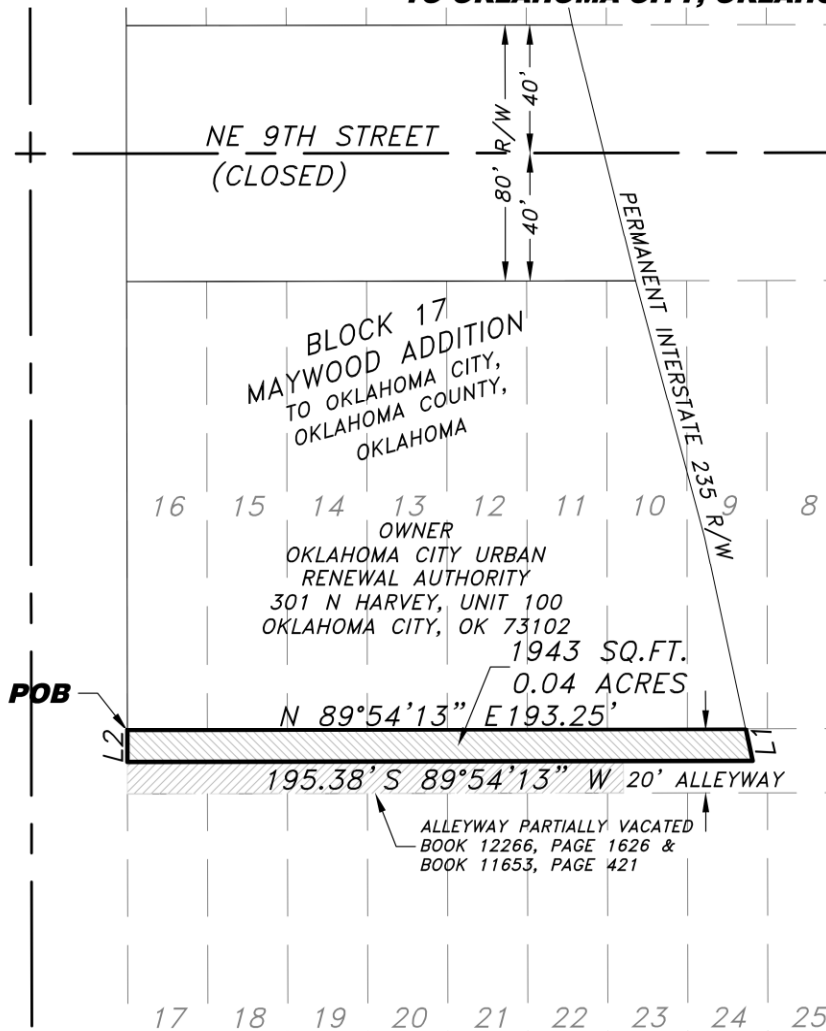
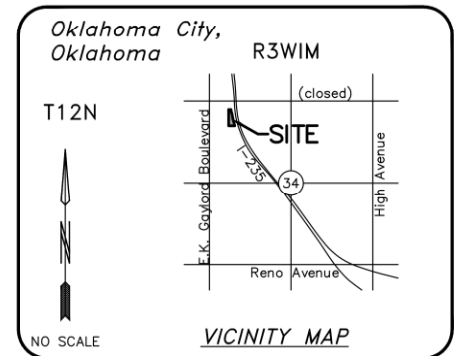


EXHIBIT "A"

BLOCK 17

MAYWOOD ADDITION

TO OKLAHOMA CITY, OKLAHOMA



Line Table		
Line #	Length	Direction
L1	10.22'	S 12°07'15" E
L2	10.00'	N 00°05'34" W

LEGEND

	SUBJECT PROPERTY
	PROPERTY LINE
	SUBDIVISION LOT LINE
	CENTERLINE
	PORTION TO BE VACATED
	PREVIOUSLY VACATED

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN PART OF THE ALLEYWAY IN BLOCK 17 OF MAYWOOD ADDITION TO THE CITY OF OKLAHOMA CITY, ACCORDING TO THE RECORDED PLAT THEREOF, IN OKLAHOMA COUNTY, OKLAHOMA. SAID PARCEL OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SW CORNER OF LOT 16 OF SAID BLOCK 17, SAID POINT BEING ON THE PRESENT EAST RIGHT-OF-WAY LINE OF N. OKLAHOMA AVENUE, THENCE EAST (N 89°54'13" E) ALONG THE SOUTH LINE OF LOTS 16, 15, 14, 13, 12, 11, 10 AND 9 OF SAID BLOCK 17 A DISTANCE OF 193.25 FEET TO A POINT ON THE PERMANENT WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 235, THENCE SOUTHEASTERLY (S 12°07'15" E) ALONG SAID PERMANENT WEST RIGHT-OF-WAY LINE A DISTANCE OF 10.22 FEET TO THE CENTERLINE OF THE ALLEYWAY OF SAID BLOCK 17, THENCE WEST (S 89°54'13" W) ALONG SAID CENTERLINE A DISTANCE OF 195.38 FEET TO A POINT ON THE PRESENT EAST RIGHT-OF-WAY LINE OF N. OKLAHOMA AVENUE, THENCE NORTH (N 00°05'34" W) ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 0.04 ACRES.

SURVEYOR

MARCH 24, 2023

SPENCER JIVIDEN, O.L.S. 1904



VERIFY SCALE

0" 1"

BAR IS ONE INCH ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

JIVIDEN AND COMPANY, P.L.L.C.

PROFESSIONAL SURVEYING SERVICES

3405 E. Memorial Road
Edmond, Oklahoma 73013
C.A. 4151 - Expire June 30, 2023
Office (405) 478-0772
Office (405) 25U-RVEY
Fax (405) 478-3272



<http://www.jacsurvey.com>

DATE DRAWN	MARCH 23, 2023
DRAWN BY	R. WOODS
PROJECT NO.	146-16 - Maywood Addition
DWG NAME	146-16_plat_vacation(block17).dwg
REVISED DATE	



STAFF REPORT

Downtown Design Review Committee

04/20/2023

Agenda Item	VII. B.
Case No.	CE-011-1
Property Address	1010 N Oklahoma Ave
Applicant Name	Cassi Poor, OCURA 105 N Hudson Ave, Suite 101 Oklahoma City, OK 73102
District	DBD

A. ITEMS FOR CONSIDERATION

Request to close the rights-of-way for NE 9th St between N Oklahoma Ave and I-235, and the alley ways located north and south of NE 9th St between N Oklahoma Ave and I-235.

B. BACKGROUND

1. Location

These rights-of-ways are located south of NW 10th St between N Oklahoma Ave and I-235.

2. Site History/Existing Conditions/Intended Use

The 1919 Sanborn Maps shows that this area was located in an established residential neighborhood, consisting of single-family homes, duplexes and small apartment buildings. None of those structures remain today. Currently, this area is vacant.

This area was acquired by ODOT for the construction of the I-235 Interstate Highway. The Oklahoma City Urban Renewal Authority (OCURA) is the current owner, and they propose to redevelop the site pursuant to the objectives of the Amended Harrison-Walnut Urban Renewal Plan, an urban renewal plan adopted by the City.

3. Surrounding Environment

The surrounding area contains office uses, warehouses, restaurants, the Metropolitan Apartments and vacant land. Adjacent to the east is I-235.

4. Previous Actions/Other

According to Section 59-3250.2.C., the Downtown Design Review Committee shall have the power 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.”

In 2022, this property was rezoned into the Downtown Design District (PC-10810).

C. ITEMS IN COMPLIANCE

1. Unless noted below in Section D. Issues and Considerations, all other case items of this proposal comply with the Development Regulations and Guidelines of the Downtown Design District zoning ordinance as referenced below:

None

Note: All other Regulations and Guidelines of the Downtown Design District zoning ordinance not listed above are either not applicable to this case or apply to elements of this project to be considered as a separate case at a later date.

D. ISSUES AND CONSIDERATIONS

None

E. STAFF RECOMMENDATION

Provide a recommendation of **approval** to the Planning Commission for the request to close the rights-of-way for NE 9th St between N Oklahoma and I-235, and the alley ways located north and south of NE 9th St between N Oklahoma Ave and I-235.

Note: Staff recommendations do not constitute Committee decisions.

Attachments: Zoning Map, Rezoning Application, Drawings, Photos.

Case No: CE-1101

Applicant: Oklahoma City Urban Renewal Authority

Location: 1010 N. Oklahoma Ave.



Aerial Photo from 2/2022



The City of
OKLAHOMA CITY

Application for Closing Public Way or Easement



0 75 150
Feet