

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)

6. (CE-1128) Application by Rose Creek Apartments, LLC, to close 13.5 feet of a 63.5-foot right-of-way, drainage, and utility easement for North May Avenue, along the east side of North May Avenue and generally north of Manera Way. Ward 8.

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL.**

MOVED BY NOBLE, SECONDED BY PENNINGTON

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. 6.**

**(CE-1128) Application by Rose Creek Apartments, LLC, to close 13.5 feet of a 63.5-foot right-of-way, drainage, and utility easement for North May Avenue, along the east side of North May Avenue and generally north of Manera Way. Ward 8.**

**I. GENERAL INFORMATION**

**A. Contacts**

**Applicant's Representative**

Mark W. Zitzow  
Johnson & Associates, Inc.  
(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 consolidate the property abutting an unused and unneeded easement to facilitate future 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>	ROW	PUD-1028	PUD-1028	SPUD-737	ROW
<b>Land Use</b>	N/A	Residential	Undeveloped	Residential	May Ave

**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: Deer Creek**
- 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 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 \***

**b. Water Comments \***

**c. Solid Waste Management**

No Solid Waste Management services needed.

**12. Planning**

**a. Comprehensive Plan Considerations**

**1) LUTA Development Policies:**

Site Design, Building Form, and Location

- Incorporate commercial uses at street level to maintain an active, pedestrian friendly streetscape.

Automobile Connectivity

- Maintain and enhance the connectivity of the street network.

**b. Plan Conformance Considerations**

The application seeks to close the east 13.5 feet of a 63.5-foot-wide street easement for North May Avenue. The closure site is located along the east side of North May Avenue, generally north of Manera Way and NW 180th Street. The standard 50 feet of right-of-way from the centerline of N May Avenue would remain as right-of-way.

**IV. STAFF RECOMMENDATION**

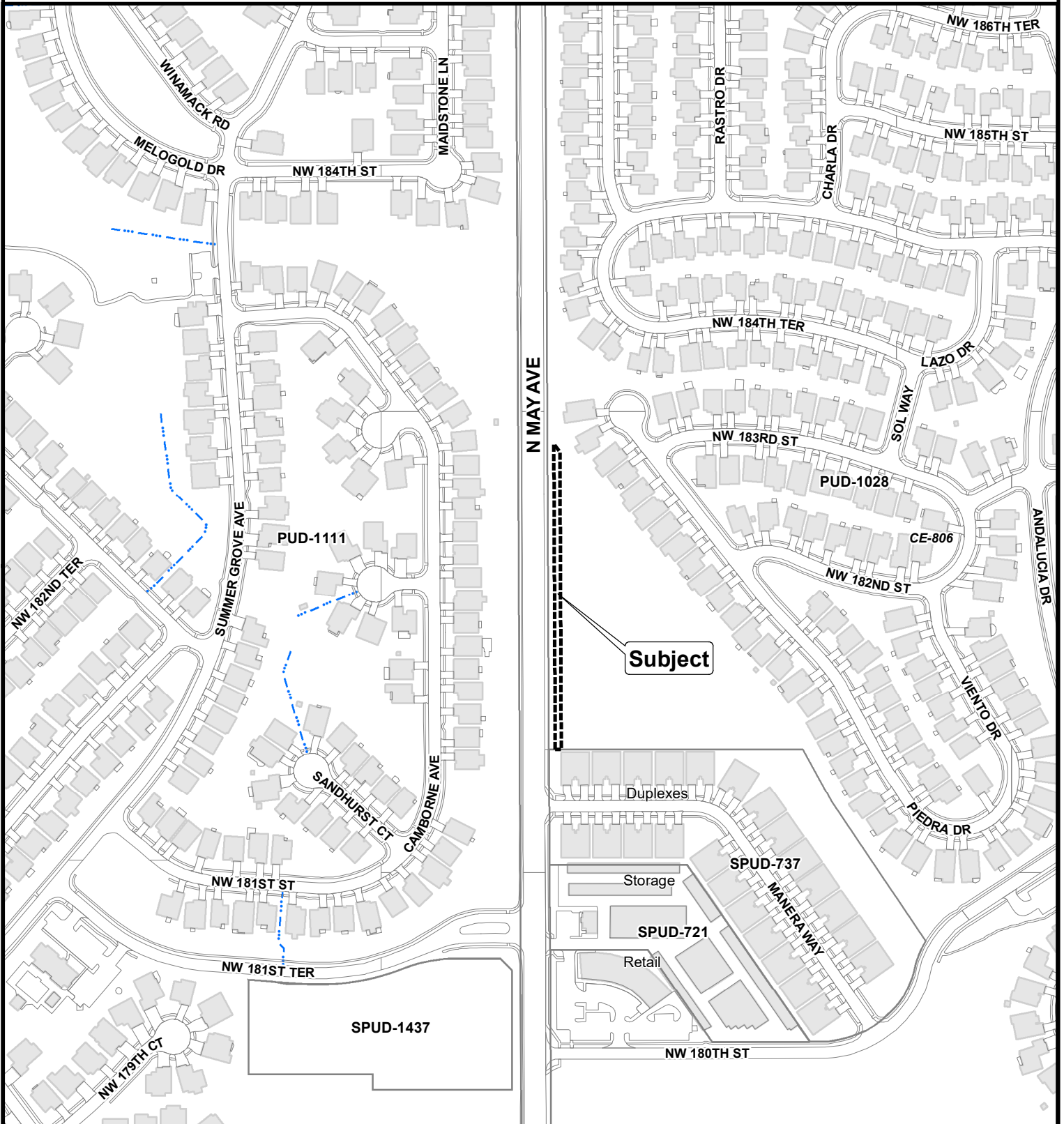
*Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning 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-1128

Applicant: Rose Creek Apartments, LLC



Note: "Subject" is located approximately 1,377' North of NW 178th St.



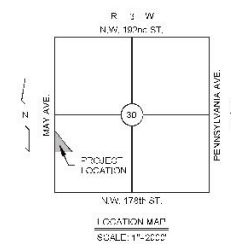
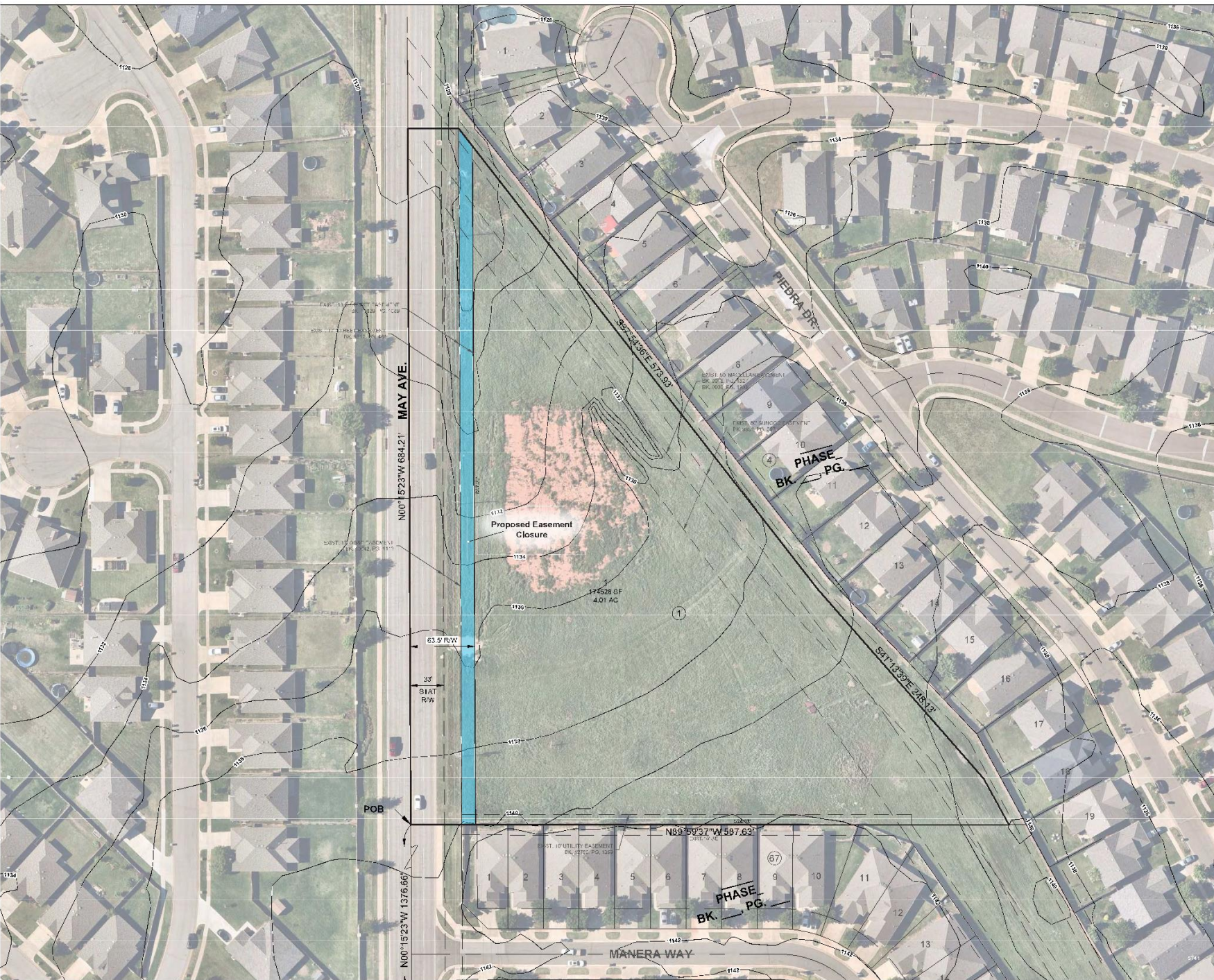
The City of  
OKLAHOMA CITY

## Application for Closing Public Way or Easement



0 150 300  
Feet





## Valencia Tract H

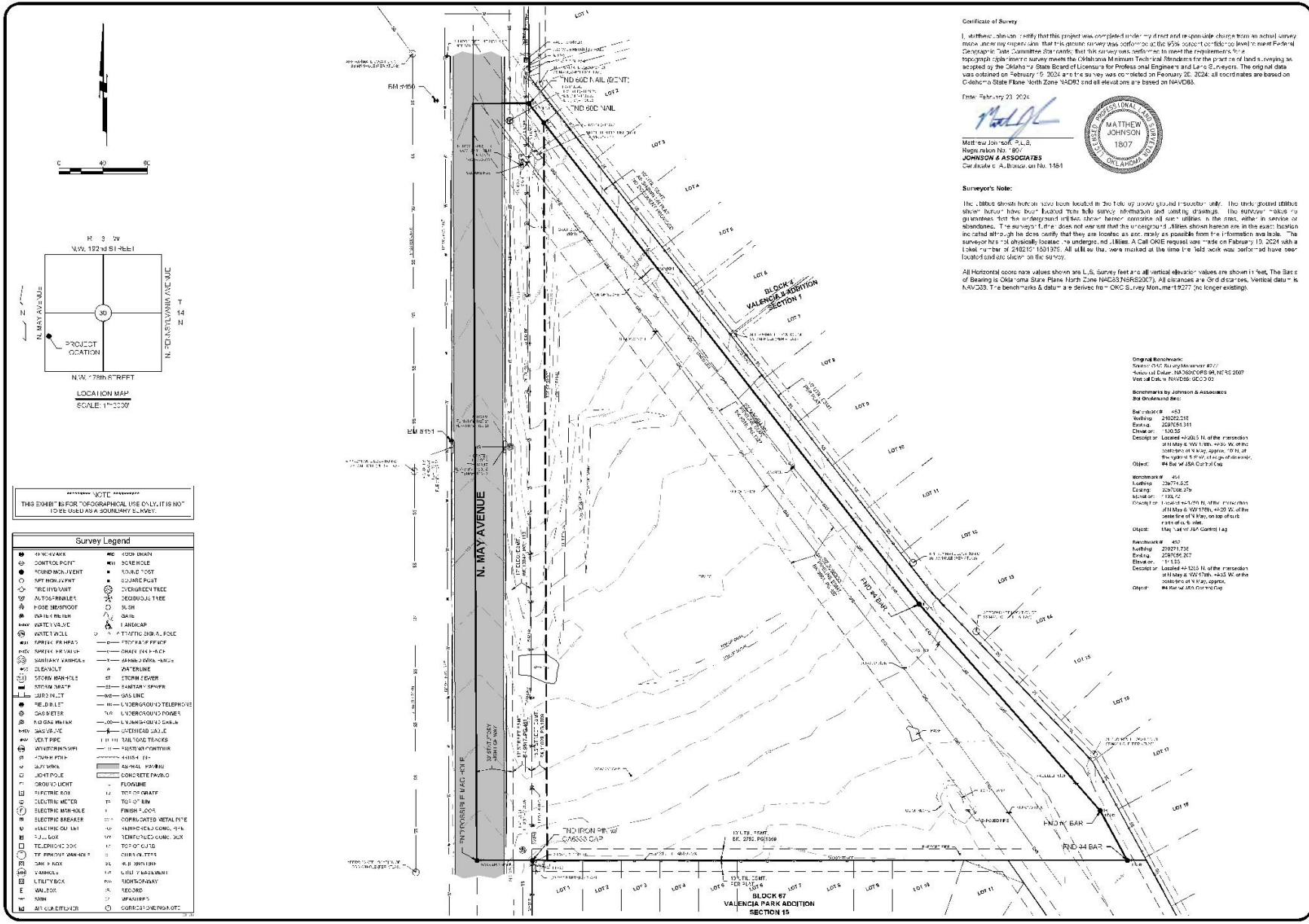
### Easement Closure Exhibit



Johnson & Associates  
1 E. Sheridan Ave., Suite 200  
Olathe, MO 64601

ENGINEERS SURVEYORS PLANNERS  
815/241-1100





REVISIONS

NO.	DESCRIPTION	DATE
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13300 N. MAY AVENUE

OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

TOPOGRAPHIC SURVEY

PROJ. NO.

5741

DATE

2024-08-08

SCALE

1"=20'

DESIGNED BY

MM

APP. BY

MM

SHEET NUMBER

1 of 1

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13300 N. MAY AVENUE, OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



Case No: CE-1128

Applicant: Rose Creek Apartments, LLC



Aerial Photo from 2/2022

Note: "Subject" is located approximately 1,377' North of NW 178th St.



The City of  
OKLAHOMA CITY

## Application for Closing Public Way or Easement



0 150 300  
Feet