

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)

5. (CE-1111) Application by NHG, LLC, to close a portion of NW 65th Street right-of-way, west of North Shartel Avenue and south NW 66th Street. Ward 2.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL.

MOVED BY CLAIR, SECONDED BY MEEK

AYES: CLAIR, MEEK, GOVIN, PENNINGTON, NOBLE, LAFORGE; ABSENT:
POWERS, PRIVETT, NEWMAN



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

Item No. IV. 5.

(CE-1111) Application by NHG, LLC, to close a portion of NW 65th Street right-of-way, west of North Shartel Avenue and south NW 66th Street. Ward 2.

I. GENERAL INFORMATION

A. Contacts

Applicant's Representative

David M. Box, Williams, Box, Forshee & Bullard, P.C.
dmbox@wbflaw.com
405-232-0080

B. Case History

This is a new application.

On November 7, 2023, the City Council approved CE-1089, a request to close the south half of the NW 65th Street easement adjacent to the subject site, and the remaining street right-of-way to the east.

C. Reason for Request

The purpose of this request is to close the easement on developed property.

D. Existing Conditions

1. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	*	R-1/I-2	SPUD-1488	SPUD-1488	I-2
Land Use	*	Res/Industrial	Residential	Residential	Industrial

2. Comprehensive Plan Land Use Typology Area: Urban – Medium (UM)

UM applies to fully urbanized areas of the city, most of which were built prior to the 1960s. Developments are expected to be larger in scale and have greater intensity and mixture of uses than developments found in UL. Development within UM areas should support efficient transit usage and provide pedestrian and bicycle access to retail, services, parks, and other destinations. Priorities for the UM areas include “infill” developments on vacant lots, rehabilitation of underutilized property, and development

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

- 1) All existing utility easements within the vacated right of way are to be reserved until such time as any existing utilities are relocated, removed, or abandoned in place in accordance with City of Oklahoma Municipal Code.

8. Streets, Traffic and Drainage Maintenance

9. Stormwater Quality Management

10. Traffic Management *

11. Utilities

a. Wastewater Comments

1. An existing 8” wastewater main may be in the proposed closure. A utility survey will be required to show location of existing utility
- 2) All existing utility easements within the vacated right of way are to be reserved until such time as any existing utilities are relocated, removed, or abandoned in place in accordance with City of Oklahoma Municipal Code.

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

- Maintain historical lot and block sizes where possible and appropriate.

Automobile Connectivity

- Maintain and enhance the connectivity of the street network.

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

Pedestrian Connectivity

- Provide public connectivity through blocks via alley or internal access for large-scale, block sized developments.

2) Other Development Related Policies

- Maintain existing alleys or construct new alleys where feasible to provide trash collection service and parking behind primary buildings and minimize curb cuts along the primary street frontage. (C-8)
- Maintain historical lot and block sizes where possible and appropriate. (C-9)
- Maintain the traditional grid street pattern where it currently exists, reconnect it where possible, and keep alleys open and functioning. (C-10)

b. Plan Conformance Considerations

The application seeks to close a portion of the NW 65th Street right-of-way (platted Mitchell Avenue) within the Biltmore Heights Addition (1907). Portions east and south of the subject site were previously closed in 2023 (CE-1089). The subject site is generally located north of NW 63rd Street and east of N Classen Boulevard. The street right-of-way is not improved or used by the public and does not provide a connection westward to N Classen Boulevard.

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 adjacent property. The property adjacent on the east and south was rezoned to SPUD-1488 in 2023 to allow construction of a new multi-family residential project. No issues affecting connectivity were identified.

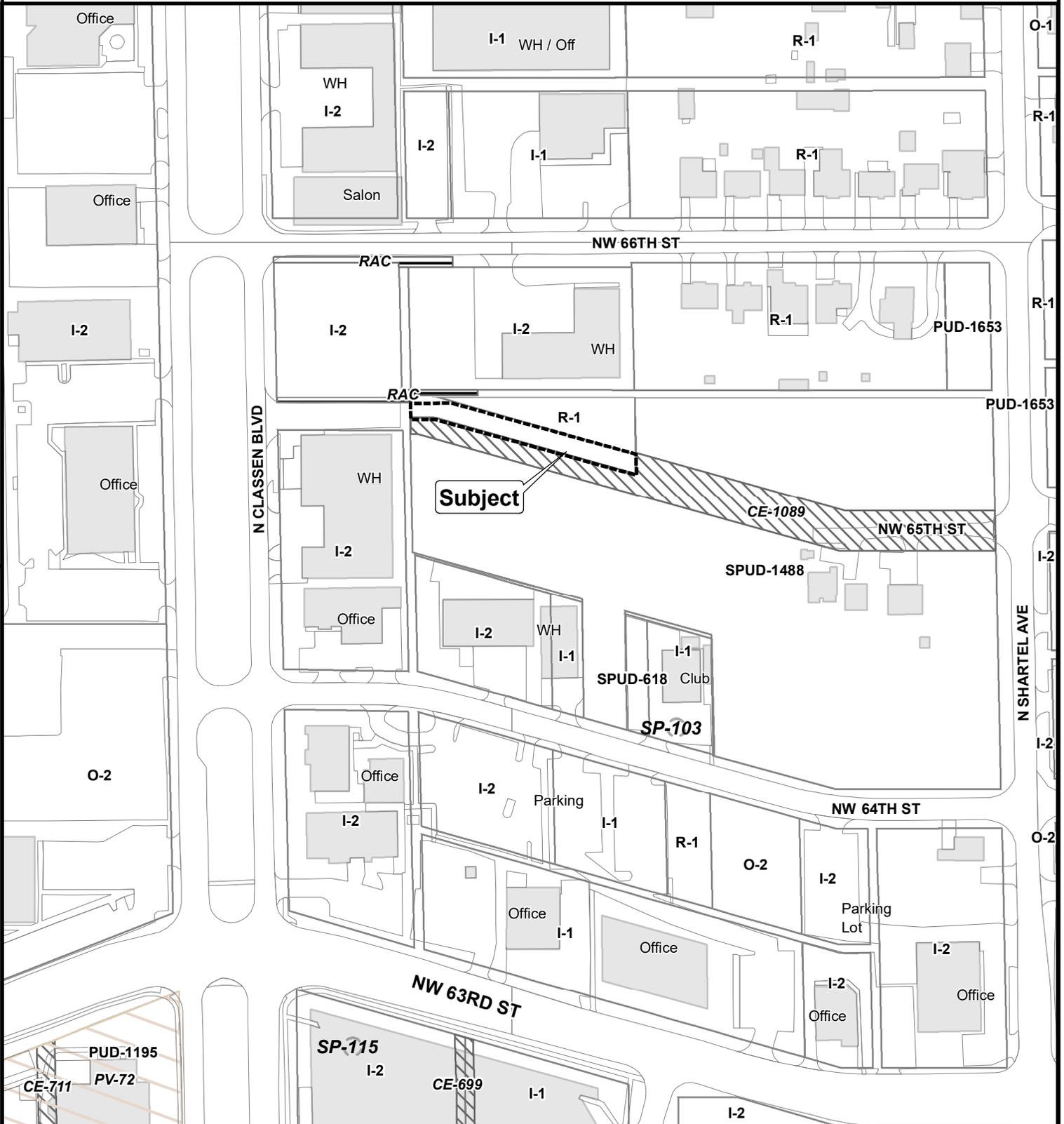
IV. STAFF RECOMMENDATION

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.

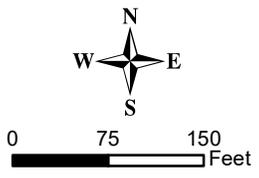
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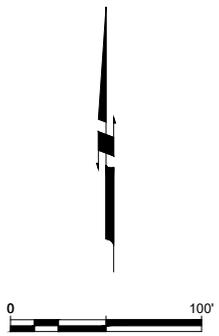
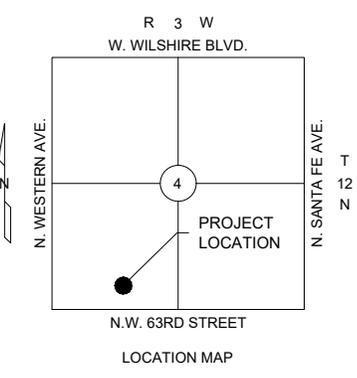
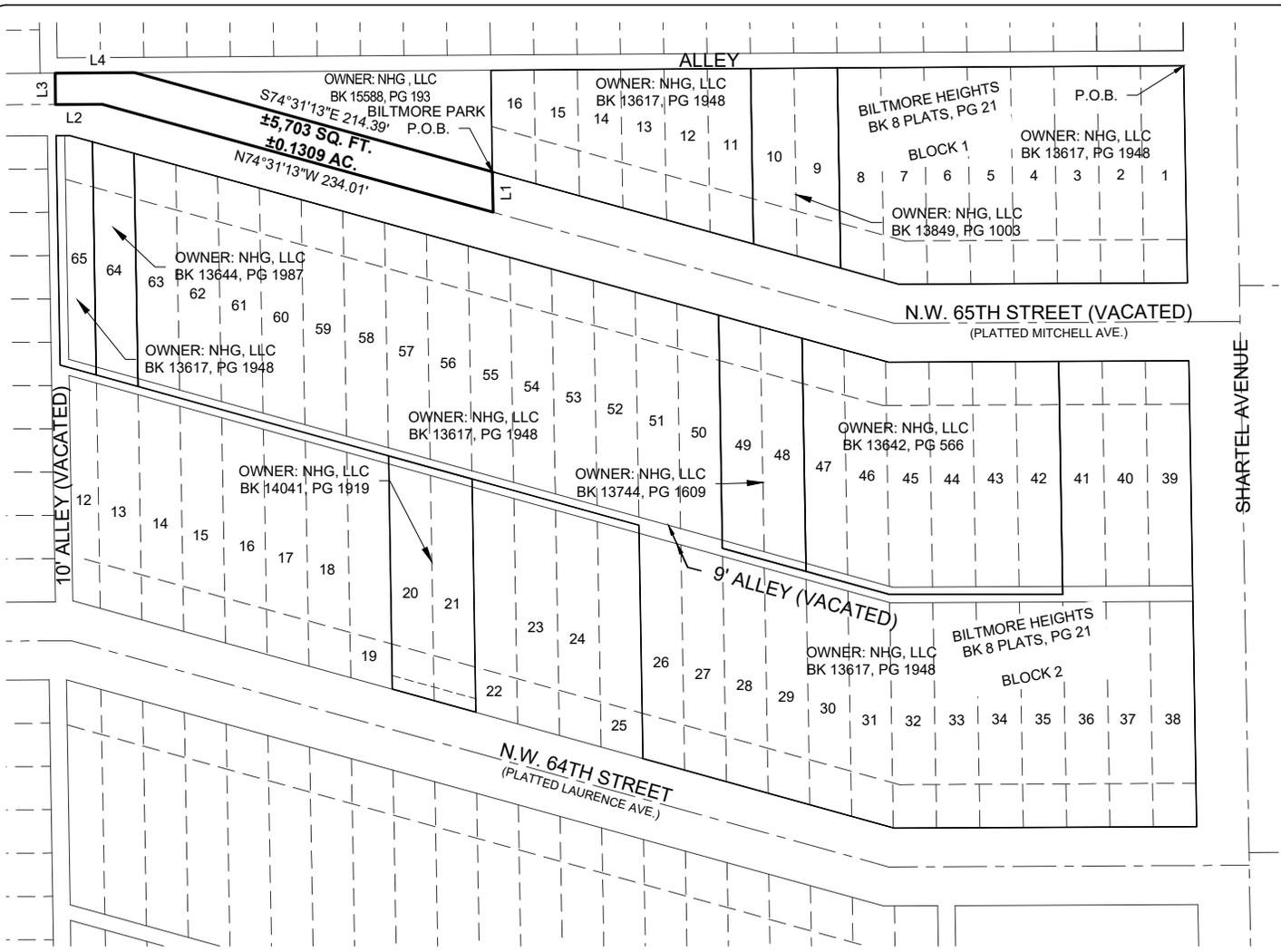
Case No: CE-1111
Applicant: NHG, LLC



The City of
OKLAHOMA CITY

**Application for Closing
Public Way or Easement**





Line Table		
Line #	Direction	Length
L1	S00°57'53"E	23.46'
L2	S89°37'34"W	26.96'
L3	N00°59'46"W	18.10'
L4	N89°37'34"E	45.78'

ACAD FILE: S:\Civil 3D proj\3958\3958016\Exhibit\3958016-exhibit 2.dwg, 10/30/2023 4:40 PM, Matt Johnson
 XREFS LOADED: 3958015-bdy.dwg

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Proj. No.: 3958016
 Date: 10-6-25
 Scale: 1"=100'

NW 64TH ST & SHARTEL AVE
 OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
STREET VACATION

Johnson & Associates
 1 E. Sheridan Ave., Suite 200
 Oklahoma City, OK 73104
 (405) 235-8075 FAX (405) 235-8078 www.jaokc.com
 Certificate of Authorization #1484 Exp. Date: 06-30-2023
 • ENGINEERS • SURVEYORS • PLANNERS •

Case No: CE-1111
Applicant: NHG, LLC



Subject

NW 66TH ST

N CLASSEN BLVD

NW 65TH ST

N SHARTEL AVE

NW 64TH ST

NW 63RD ST

Aerial Photo from 2/2022



The City of
OKLAHOMA CITY

Application for Closing Public Way or Easement



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Feet