



STAFF REPORT
The City of Oklahoma City
Planning Commission
August 08, 2024

Item No. IV. 8.

(CE-1126) Application by 1110 Linwood Blvd, LLC, to close a portion of a north-south alley in Block Fifteen (15) of Neas Addition, a portion of the Linwood Boulevard right-of-way, and a portion of the North Klein Avenue right-of-way, generally west of North Western Avenue and north of Northwest 6th Street. Ward 6.

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 remediate encroachments of an existing structure.

D. Existing Conditions

1. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	SPUD-782	I-2 / C-4	I-2	I-2	SPUD-782
Land Use	Vacant	Office / Retail	Office	Office	Undeveloped

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)**

Fire is concerned about the closing of a portion of Klein. That is a street that needs to be used for firefighting and we need more information about what is going to be done with that ROW.

- 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 Management *

11. Utilities

a. Wastewater Comments

1. An existing 8” wastewater main(s) is located within the proposed closure. Will need to retain easement until the line is relocated or demolished.

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

- Preserve and expand the pedestrian and bicycle networks.
- 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 portions of right-of-way for Linwood Boulevard and North Klein Avenue, and a portion of the platted north-south alley within Block 15 of the amended Neas Sub Blk 15 (1918). The subject site is generally located south of Linwood Boulevard and west of North Western Avenue. Buildings encroach into the rights-of-way for Linwood Boulevard and the platted alley. A loading dock and stairs encroach into the right-of-way for North Klein Avenue

The comprehensive plan calls for keeping alleys open and functional. Within the Urban Medium LUTA it calls for maintaining historical lot and block sizes where possible and appropriate, maintaining and enhancing the connectivity of the street network. In this case the right-of-way is requested to be closed due to encroachment of the existing building, constructed in 1930, into the rights-of-way. No objections were received for the alley or Linwood Blvd closure, and the closure does not appear to affect connectivity. However, the request to close a portion of North Klein Avenue would reduce the right-of-way to 40 feet, less than the standard right-of-way of 50 feet. The closure does not impact the existing street paving, but Fire objects without more information.

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. Remove the request to close a portion of N Klein Ave from the application, or revise the request to close a portion of N Klein Ave to only those areas of actual encroachment.
2. Prior to City Council consideration, applicant must provide a topographic survey showing the location of all utilities and other improvements, with dimensions, within the proposed closure area.

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