



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

Item No. IV. 9.

(CE-1115) Application by Williams, Box, Forshee, and Bullard, P.C., to close a portion of the east-west alley in Block Three (3) of Edwards Boulevard Addition, east of North Walker Avenue, and south of NW 9th Street. Ward 6.

I. GENERAL INFORMATION

A. Contacts

Applicant's Representative

Kaitlyn Turner
Williams, Box, Forshee, and Bullard, P.C.
(405) 232-0080
dmbox@wbfbllaw.com

B. Case History

This is a new application. This proposal received a conditional recommendation of approval from the DDRC Downtown Design Review Committee on December 21, 2023.

C. Reason for Request

The purpose of this request is to consolidate the property abutting the alley to facilitate residential development.

D. Existing Conditions

1. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	DBD	DBD	DBD	DBD	DBD
Land Use	R.O.W.	Office	R.O.W.	Apartments	R.O.W.

2. 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.

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. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Provide parking in structured garages, decks, or parking lots set to the side or rear of a property.
- 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.
- Design buildings to include facades, storefront windows, and attractive signage and lighting to create pedestrian-scale visual interest.

Automobile Connectivity

- Maintain and enhance the connectivity of the street network.
- Avoid dead-end streets.
- Protect and reconnect the traditional street grid.

- Keep alleys open and functional.

Pedestrian Connectivity

- Provide sidewalk connections between all uses.
- Preserve and expand the pedestrian and bicycle networks.
- For large-scale, block sized developments, provide public connectivity via alley or internal sidewalks and streets.

b. Plan Conformance Considerations

The proposed application would close the right-of-way for a portion of the east/west alley located in the block bounded by NW 9th Street on the north, N Hudson Avenue on the east, NW 8th Street on the south and N Walker Avenue on the west. The closure of the right-of-way is requested for a project that would span the current alley, requiring the closure and vacation of the alley. Utilities located in the alley, sanitary sewer and electric, would have to be relocated. The alley at the east end of the block, adjacent to the Jimmy's Egg building and parking lot, would remain. While alleys have traditionally provided access to "back of house" functions, such as delivery/pick-up, trash collection, etc., which are activities not desired for street frontages, the developer has indicated to staff that the proposed project will provide for these functions within the parking garage.

Within the Urban High Intensity LUTA, the comprehensive plan calls for keeping alleys open and functional. In this scenario, the alley to the west has been closed and the alley on the eastern portion of the block would remain open. The site rendering for the proposed development shows multi-story residential buildings and it was unclear at the time of review how pedestrian connectivity would be affected. Plan conformance would be strengthened by a design that maintained pedestrian connectivity through the block.

This easement closure application is subject to review and recommendation by the Downtown Design Review Committee (DDRC). On December 21, 2023, the DDRC recommended approval of the application, with the condition that "The owner/developer provide for access to "back of house" functions internal to the development on the Site Plan for future development required to be submitted for Downtown Design District approval". The DDRC also recommended approval of DTCA-23-00061, a request to demolish the existing structures adjacent to the alley closure. Certificate(s) of Approval will be required for the new development.

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 Evaluations:

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.

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