

Planning Commission Minutes
November 9, 2023

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:24 a.m. on November 6, 2023)

13. (CE-1107) Application by 18 N Klein, LLC, to close a portion of a north-south and east-west alley in Block Two (2) of Orchard Park Addition, south of West Main Street and east of North Klein Avenue. Ward 6.

Amended 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.
2. The application will be amended to eliminate the east-west alley from the closure area.

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION
AS AMENDED.**

MOVED BY GOVIN, SECONDED BY CLAIR

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, GOVIN, PENNINGTON,
NOBLE

ABSENT: LAFORGE



STAFF REPORT
The City of Oklahoma City
Planning Commission
November 09, 2023

Item No. IV. 13.

(CE-1107) Application by 18 N Klein, LLC, to close a portion of a north-south and east-west alley in Block Two (2) of Orchard Park Addition, south of West Main Street and east of North Klein Avenue. Ward 6.

I. GENERAL INFORMATION

A. Contacts

Applicant's Representative

Mark W. Zitzow, Johnson & Associates
(405) 235-8075
mzitzow@jaokc.com

B. Case History

This application was continued from the August 10, September 28, October 12, 2023 hearing dates.

C. Reason for Request

The purpose of this request is to close the unimproved alleys to allow abutting property owners to utilize it.

D. Existing Conditions

1. 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 that supports revitalization of distressed neighborhoods.

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	I-2	I-2	I-2	I-2	I-2
Land Use	Unimproved	Auto Repair	Warehouse	Closed Esmt.	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. 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 ***
- 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) A utility easement must be dedicated and accepted by the City of Oklahoma City prior to alley closure.

8. Streets, Traffic and Drainage Maintenance

9. Stormwater Quality Management

10. Traffic Management

11. Utilities

a. Wastewater Comments

1. There is an existing wastewater main in the subject area. Relocation or reserve of easement is required.
2. Any existing utility easements within the vacated easement are to be reserved until such time as any existing utilities are relocated, removed, or abandoned in place in accordance with the City of Oklahoma City Municipal code.

b. Water Comments *

c. Solid Waste Management

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.
- Keep alleys open and functional.

Pedestrian Connectivity

- Preserve and expand the pedestrian and bicycle networks.

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 the east-west alley and a portion of the north-south alley within Block 2 of the Orchard Park Addition Plat (1901). The subject site is generally located south of W Main Street between N Klein Avenue and N Clegern Avenue.

The comprehensive plan calls for keeping alleys open and functional. In this case, the north-south alley is not improved nor used by the public, and has been closed to the south (CE-759). No connectivity issues were identified. The east-west alley is requested to be closed so it can be gated. The alley is currently used by property owners. Both alleys are requested to be closed for the purpose of allowing the abutting property owner to the west the ability to utilize the alley for the existing businesses.

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.

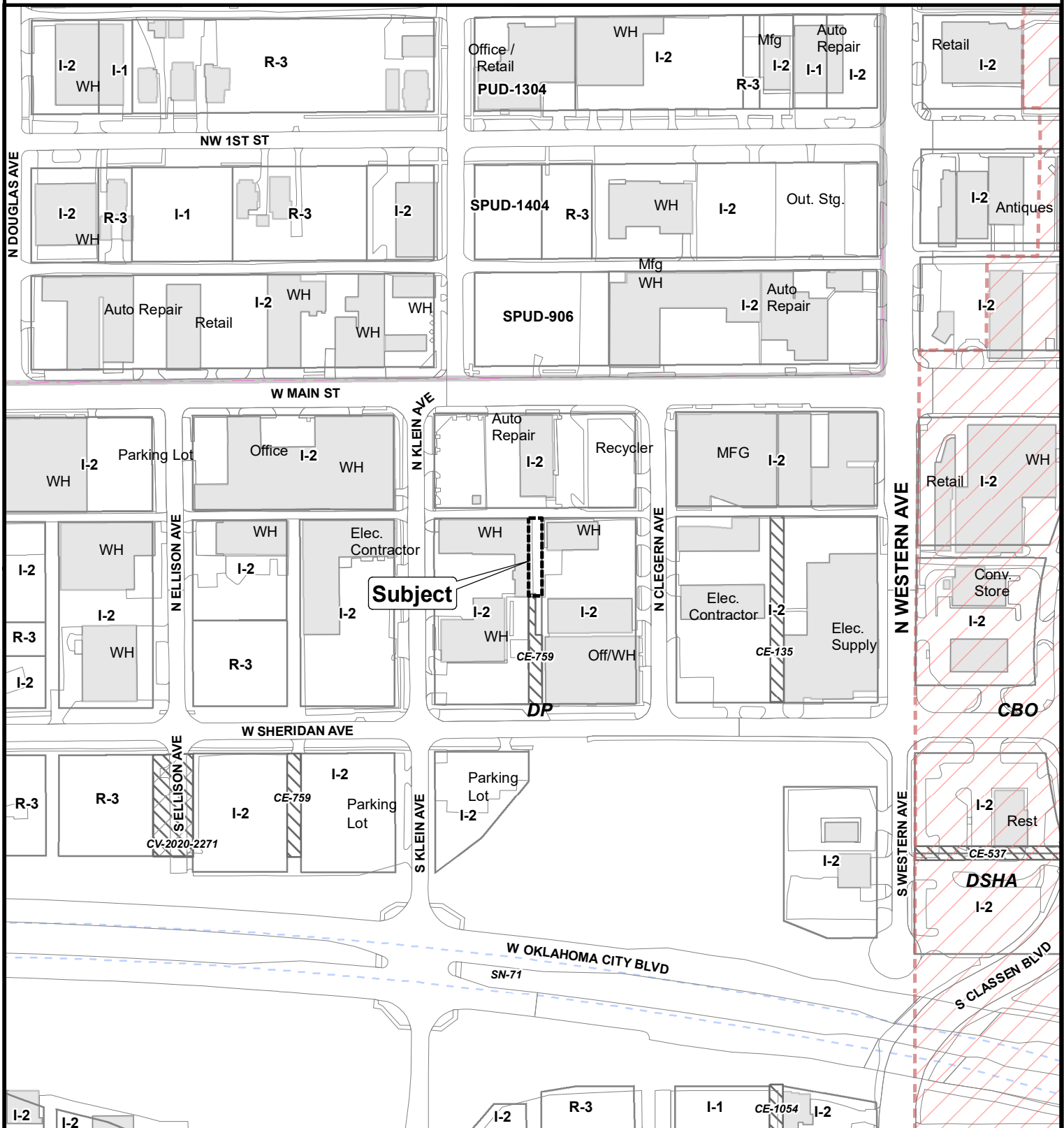
Approval of the application subject to the following technical evaluation:

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

Case No: CE-1107

**Applicant: Mark W. Zitzow, Johnson & Associates on behalf of
18 N Klein, LLC**

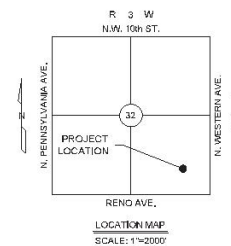
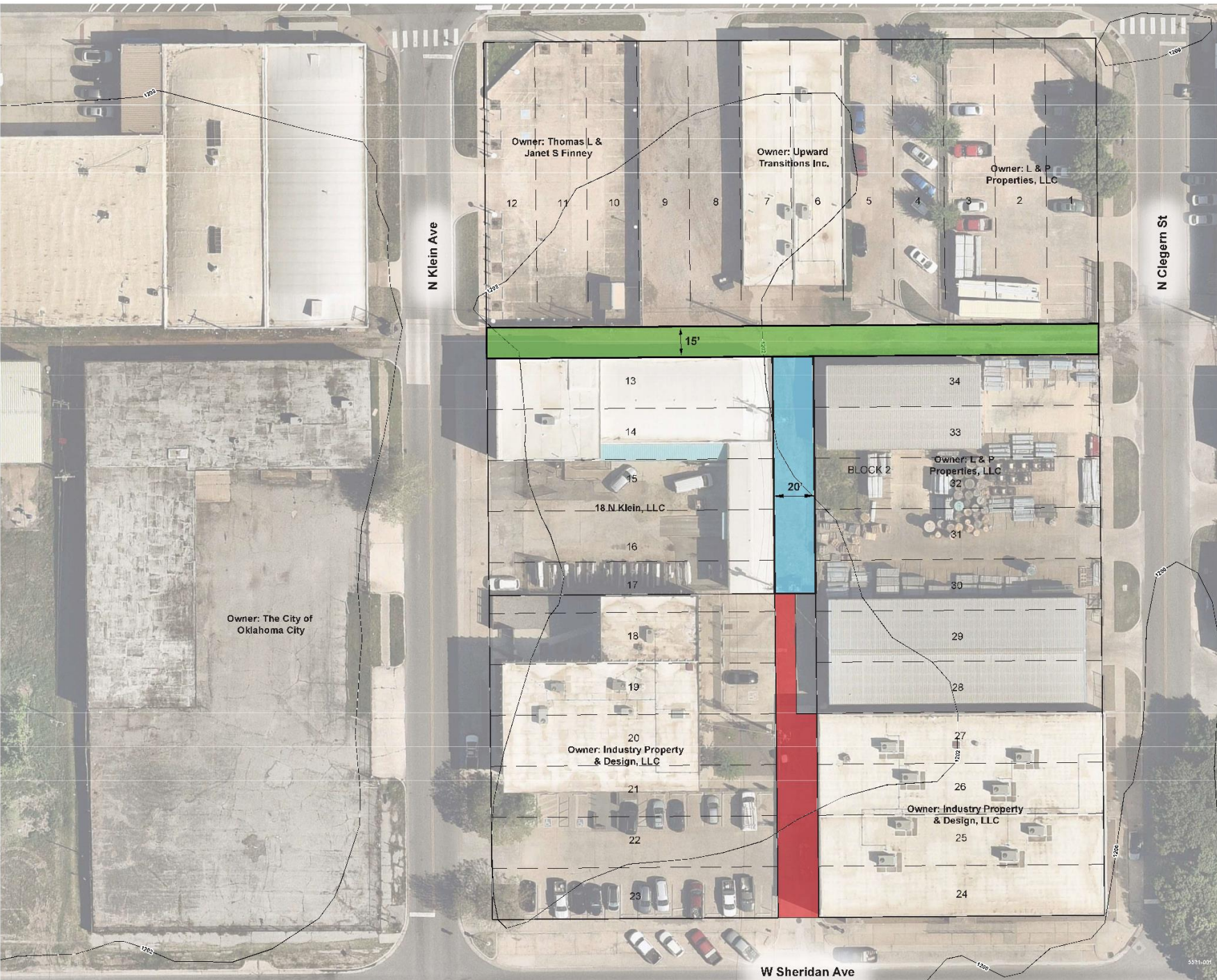


The City of
OKLAHOMA CITY

**Application for Closing
Public Way or Easement**



0 100 200
Feet



18 N Klein Avenue

Closure Exhibit

- Proposed 20-foot Alley Closure
- CE-759
- Proposed 15-foot Alley Closure



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 521-1111 FAX (405) 521-1111

PROJECTS SURVEYING PLANNING
A2223

Case No: CE-1107

**Applicant: Mark W. Zitzow, Johnson & Associates on behalf of
18 N Klein, LLC**



Aerial Photo from 2/2022



The City of
OKLAHOMA CITY

Application for Closing Public Way or Easement



0 100 200
Feet