

Planning Commission Minutes
April 13, 2023

(The agenda was filed with the City Clerk of The City of Oklahoma City at 9:06 a.m. on April 10, 2023)

7. (CE-1097) Application by Oklahoma City Housing Authority and TSSO Land Development, LLC, to close portions of the platted street rights-of-way for Independence Avenue, Versaw Street, and Land Avenue within the Packingdale Addition, located west of South Grand Boulevard and south of SW 15th Street. Ward 6.

Amended Technical Evaluation:

1. Prior to final hearing at City Council consideration, applicant must provide letters of no objection by franchise utilities to staff. a topographic survey showing the location of all utilities, with dimensions, within the proposed closure area.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY PRIVETT, SECONDED BY POWERS

AYES: CLAIR, POWERS, FRALEY, PRIVETT, HINKLE, GOVIN, LAFORGE,
NOBLE; ABSENT: PENNINGTON



STAFF REPORT
The City of Oklahoma City
Planning Commission
April 13, 2023

Item No. IV. 7.

(CE-1097) Application by Oklahoma City Housing Authority and TSSO Land Development, LLC, to close portions of the platted street rights-of-way for Independence Avenue, Versaw Street, and Land Avenue within the Packingdale Addition, located west of South Grand Boulevard and south of SW 15th Street. 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 is a new application.

C. Reason for Request

The purpose of this request is to consolidate the property abutting the easement to facilitate future construction.

D. Existing Conditions

1. 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.

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-4 / R-1 (Proposed PUD-1922)	PUD-1027	R-4	R-4	R-1
Land Use	R.O.W.	Office	Apartments	Apartments	Undeveloped

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. Oklahoma City School District**
- 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) Any existing utility easements within the vacated public right of way to be reserved until such time as any existing utilities are relocated.

8. Streets, Traffic and Drainage Maintenance

9. Stormwater Quality Management

10. Traffic Management *

11. Utilities

a. Wastewater Comments

- 1) 6” Public wastewater main project #17E415 just south of easement.

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

- Avoid developing within or modification of 100-year floodplains or floodways.

Automobile Connectivity:

- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system.
- Protect existing traditional street grid and reconnect it where possible.
- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.

- Development fronting arterials should take access from intersecting streets where possible.
- Provide vehicular connectivity between adjacent developments.
- Horizontally mixed-use developments should have connectivity between land uses.

b. Plan Conformance Considerations

The application seeks to close the previously platted rights-of-way for Independence Ave, Versaw St, and Land Ave, within the Packingdale Addition Plat. The closure area is generally located south of SW 15th St and west of S Grand Blvd. The streets were never constructed, and the property is currently undeveloped. This application is requested to allow for the proposed Oak Grove development. A PUD for the area is scheduled to be heard at a later date.

The subject site is within the Scenic River Overlay Design District. This easement closure application is subject to review and recommendation by the Riverfront Design Committee (RDC). On April 6, 2023, the RDC recommended approval of CE-1097.

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



STAFF REPORT

Riverfront Design Committee

04/06/2023

Agenda Item VII.A.
Case No. CE-01097
Property Address 3500 SW 15th St
Applicant Name Mark W Zitzow, Johnson & Associates
for
Oklahoma City Housing Authority
1 E Sheridan Ave, Suite 200
Oklahoma City, OK 73104
District/Zoning SRODD/Meridian Gateway/R-1 & R-4

A. ITEMS FOR CONSIDERATION

Request to: close the rights-of-way for Independence Ave, Versaw St, and Land Ave located south of SW 15th St and west of S Grand Blvd.

B. BACKGROUND

1. Location

This application for closing the rights-of-way for Independence Ave, Versaw St, and Land Ave is located south of SW 15th St and west of S Grand Blvd.

2. Site History/Existing Conditions/Intended Use

In October 2022, a PUD rezoning application was submitted for this area (Oak Grove development). Several issues needed to be resolved before the public hearing process could begin. One of those issues involved discrepancies in the legal description. The applicant states: "These streets were never constructed, and the property is currently undeveloped. This application is necessary to close these public ways to allow for the proposed Oak Grove development."

3. Surrounding Environment

To the north, across SW 15th St, is the Dell campus. Adjacent to the east and south, Oak Grove Apartments. Adjacent to the west, vacant land.

4. Other

According to Section 59-4250.8.A., the Riverfront Design Committee "shall have the opportunity to comment upon and provide recommendations on actions proposed to other City boards, committees, and commissions with respect to the effect of such actions upon the District..."

This case is scheduled to be heard at Planning Commission on April 13, 2023.

C. ITEMS IN COMPLIANCE

1. Unless noted below in Section D. Issues and Considerations, all other case items of this proposal comply with the Development Regulations and Guidelines of the Scenic River Overlay Design District zoning ordinance as referenced below:

None.

Note: All other Regulations and Guidelines of the Scenic River Overlay Design District zoning ordinance not listed above are either not applicable to this case or apply to elements of this project to be considered as a separate case at a later date.

D. ISSUES AND CONSIDERATIONS

None

E. STAFF RECOMMENDATION

- 1.** Provide a recommendation of approval to the Planning Commission to close the rights-of-way for Independence Ave, Versaw St, and Land Ave located south of SW 15th St and west of S Grand Blvd.

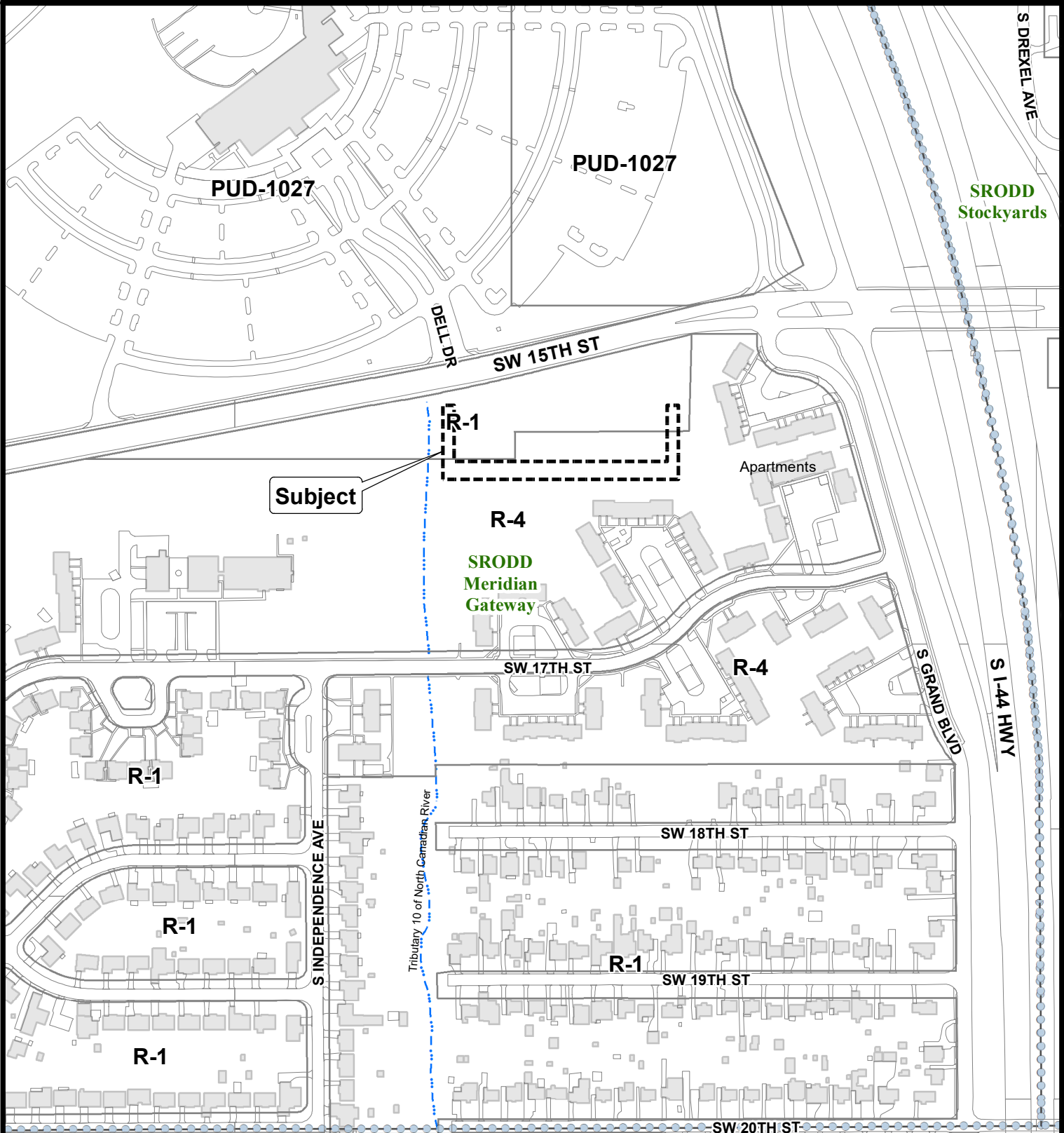
Note: Staff recommendations do not constitute Committee decisions.

Attachments: Zoning Map, Application, Design Statement, Drawings, Photos.

Case No: CE-1097

Applicant: TSSO Land Development, LLC and
Oklahoma City Housing Authority

Location: 3500 SW 15th St.

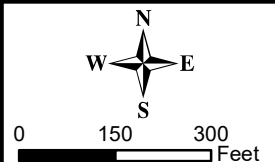


Note: "Subject" is located approximately 2,100' West of May Ave.



The City of
OKLAHOMA CITY

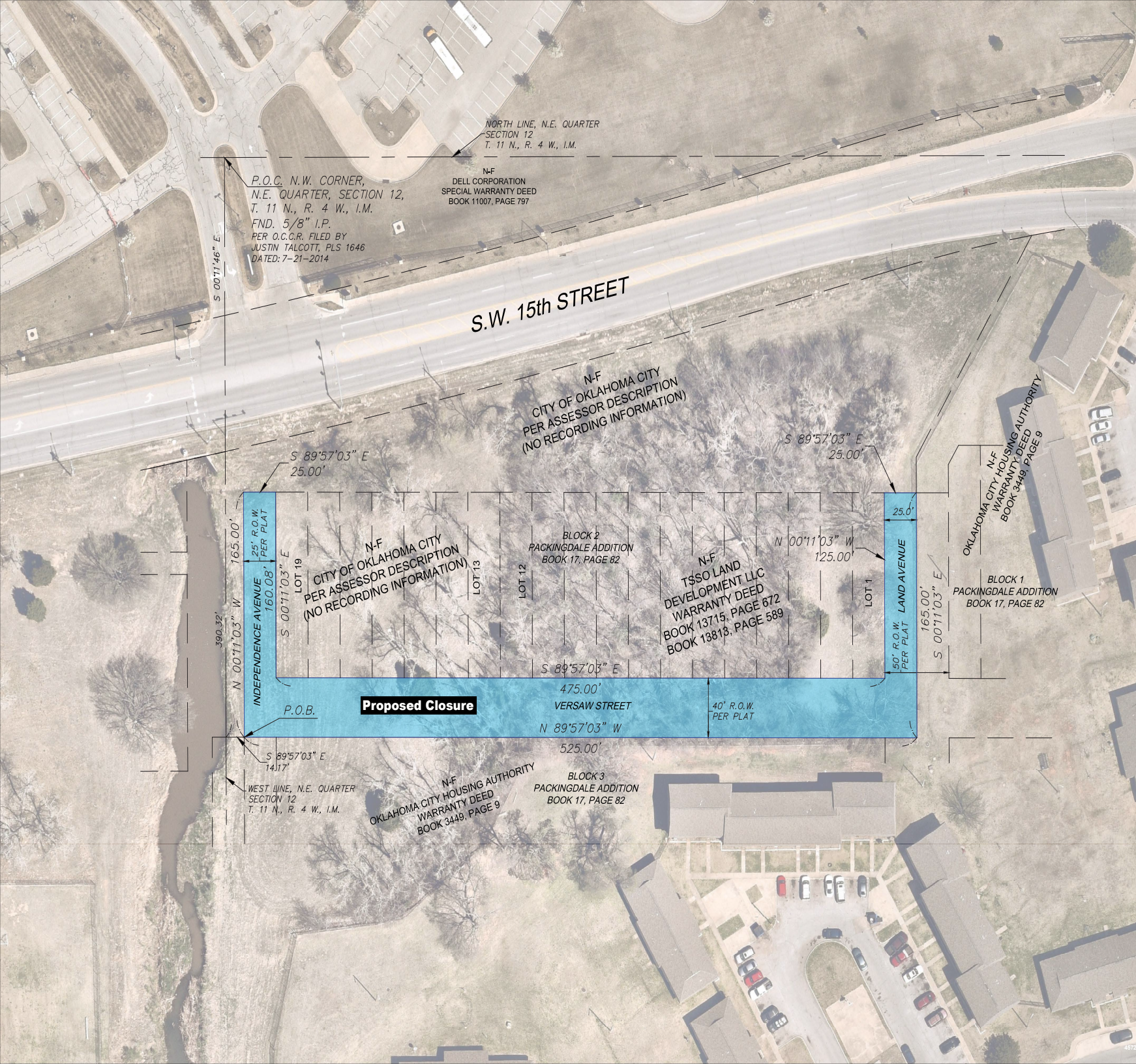
Application for Closing Public Way or Easement





Oak Grove

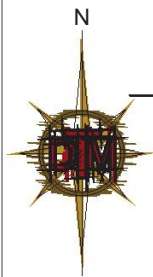
Public Way Closure Exhibit



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8076

ENGINEERS SURVEYORS PLANNERS

11/9/22



P.O.C. N.W. CORNER,
N.E. QUARTER, SECTION 12,
T. 11 N., R. 4 W., I.M.
FND. 5/8" I.P.
PER O.C.C.R. FILED BY
JUSTIN TALCOTT, PLS 1646
DATED: 7-21-2014

NORTH LINE, N.E. QUARTER
SECTION 12
T. 11 N., R. 4 W., I.M.

N-F
DELL CORPORATION
SPECIAL WARRANTY DEED
BOOK 11007, PAGE 797

S.W. 15th STREET

N-F
CITY OF OKLAHOMA CITY
PER ASSESSOR DESCRIPTION
(NO RECORDING INFORMATION)

S 89°57'03" E
25.00'

S 89°57'03" E
25.00'

INDEPENDENCE AVENUE
165.00'
25' R.O.W.
PER PLAT
N 00°11'03" W
390.32'

S 00°11'03" E
160.08'

N-F
CITY OF OKLAHOMA CITY
PER ASSESSOR DESCRIPTION
(NO RECORDING INFORMATION)

LOT 19

BLOCK 2
PACKINGDALE ADDITION
BOOK 17, PAGE 82

LOT 12

N-F
TSSO LAND
DEVELOPMENT LLC
WARRANTY DEED
BOOK 13715, PAGE 672
BOOK 13818, PAGE 589

N 00°11'03" W
125.00'

LOT 1

LAND AVENUE
165.00'
50' R.O.W.
PER PLAT

N-F
OKLAHOMA CITY HOUSING AUTHORITY
WARRANTY DEED
BOOK 3449, PAGE 9

BLOCK 1
PACKINGDALE ADDITION
BOOK 17, PAGE 82

P.O.B.

S 89°57'03" E
14.17'

WEST LINE, N.E. QUARTER
SECTION 12
T. 11 N., R. 4 W., I.M.

N-F
OKLAHOMA CITY HOUSING AUTHORITY
WARRANTY DEED
BOOK 3449, PAGE 9

BLOCK 3
PACKINGDALE ADDITION
BOOK 17, PAGE 82

S 89°57'03" E
475.00'
VERSAW STREET
N 89°57'03" W
525.00'

40' R.O.W.
PER PLAT



DODSON - THOMPSON - MANSFIELD, PLLC

20 NE 38th Street Phone: 405-601-7402 email: randym@dtm-ok.com
Oklahoma City, OK 73105 Fax: 405-601-7421

Surveying - Engineering - Earthwork

CERTIFICATE OF AUTHORIZATION NO: 6391 EXPIRES JUNE 30, 2022

EXHIBIT
PACKINGDALE ADDITION PLATTED STREETS

Case No: CE-1097

Applicant: TSSO Land Development, LLC and
Oklahoma City Housing Authority

Location: 3500 SW 15th St.



Aerial Photo from 2/2020

Note: "Subject" is located approximately 2,100' West of May Ave.



The City of
OKLAHOMA CITY

Application for Closing Public Way or Easement



0 150 300
Feet