

Planning Commission Minutes
October 24, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:35 a.m. on October 21, 2024)

5. (CE-1129) Application by SFR-WR, LLC, to close a portion of the north-south alley in Block One (1) of Northwest Heights Addition, west of North Olie Avenue, and south of NW 67th Street. Ward 2.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL.

MOVED BY POWERS, SECONDED BY NEWMAN

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

ABSENT: PENNINGTON



STAFF REPORT
The City of Oklahoma City
Planning Commission
October 24, 2024

Item No. IV. 5.

(CE-1129) Application by SFR-WR, LLC, to close a portion of the north-south alley in Block One (1) of Northwest Heights Addition, west of North Olie Avenue, and south of NW 67th Street. Ward 2.

I. GENERAL INFORMATION

A. Contacts

Applicant's Representative

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

B. Case History

This is a new application.

C. Reason for Request

The purpose of this request is to close the east half of a 20-foot wide, platted public alley for future development.

D. Existing Conditions

1. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	SPUD-1602	C-3	SPUD-1602	I-2	C-3
Land Use	Undeveloped	Restaurant	Undeveloped	Parking	Restaurant

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 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 Services *

11. Utilities

a. Wastewater Comments

1. There is an existing 8” wastewater line in the proposed closure. Will need to retain easement until line is relocated or demo.

b. Water Comments

1. No waterlines in the proposed closure.

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.

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)
- Improve the functionality and efficiency of the street network by:
- Providing direct connections from residential developments to nearby places and to each other.

3) Other Considerations - Retail Priority Corridor

Retail nodes and corridors seek to develop a robust retail sector to generate sales tax levels and growth to fund quality services for the City. In addition, residents and businesses need healthy retail nodes and corridors to meet their needs for goods and services and to enhance the quality of surrounding neighborhoods. The comprehensive plan designates the Western Avenue corridor as a Retail Priority Area under the “Revitalize” policy framework which calls for strengthening retail uses through filling vacant space, landscape and beautification efforts, façade programs, business coordination and the introduction of new complementary land uses.

Other applicable policies under this framework relevant to the subject site include:

- Ensure good street connectivity between and within existing and future centers, and retrofit for connectivity as appropriate.
- Create or enhance pedestrian connections between buildings and centers.
- Limit or reduce curb cuts by encouraging shared entrances.

b. Plan Conformance Considerations

The application seeks to close the eastern 10 feet of the 20-foot platted north-south alley located along Lots 1-6 within Block 1 of Northwest Heights Addition to Oklahoma City (1908). The subject site is generally located south of NW 67th Street, between North Western Avenue and North Olive Avenue. The portion of the alley requested to be closed is not improved or currently used by the public.

The comprehensive plan calls for keeping alleys open and functional. In this case, the alley is requested to be closed for the purpose of future development. The subject site is adjacent to SPUD-1602 which was approved in April 2024 for multifamily development and would become the zoning of the property should the easement be closed and vacated. The closure would allow the property owner to own and secure the entire development area. A sewer line runs near the center of the 20-foot alley, and within the west half of the alley (not included in this application) is a retaining wall and parking for the restaurant that fronts North Western Avenue. A utility easement will be reserved within the closure area, and any new development is subject to review and approval by the Utilities Dept until/unless the sewer line is relocated and the easement is released.

IV. STAFF RECOMMENDATION

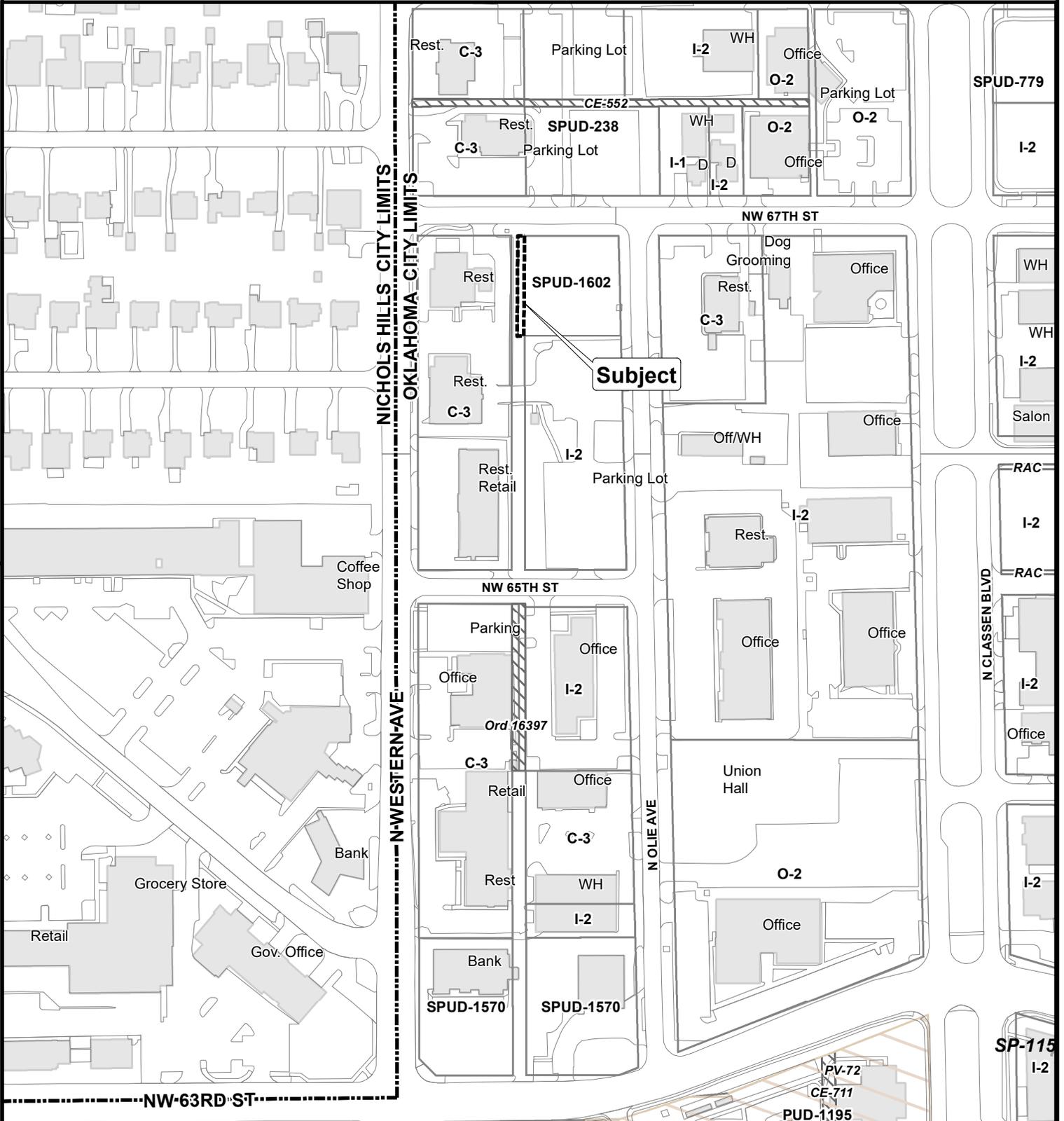
Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning 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.

taj

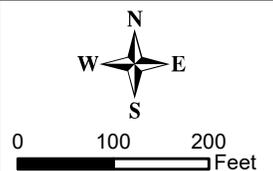
Case No: CE-1129

Applicant: SFR-WR, LLC

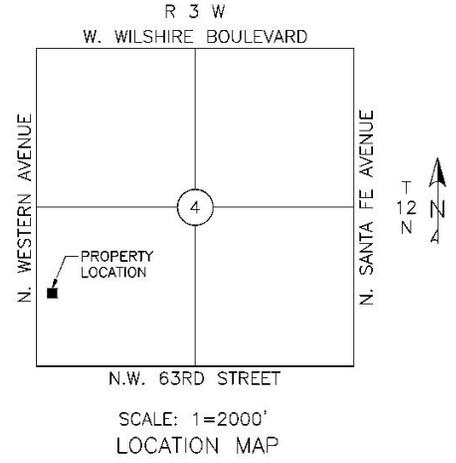
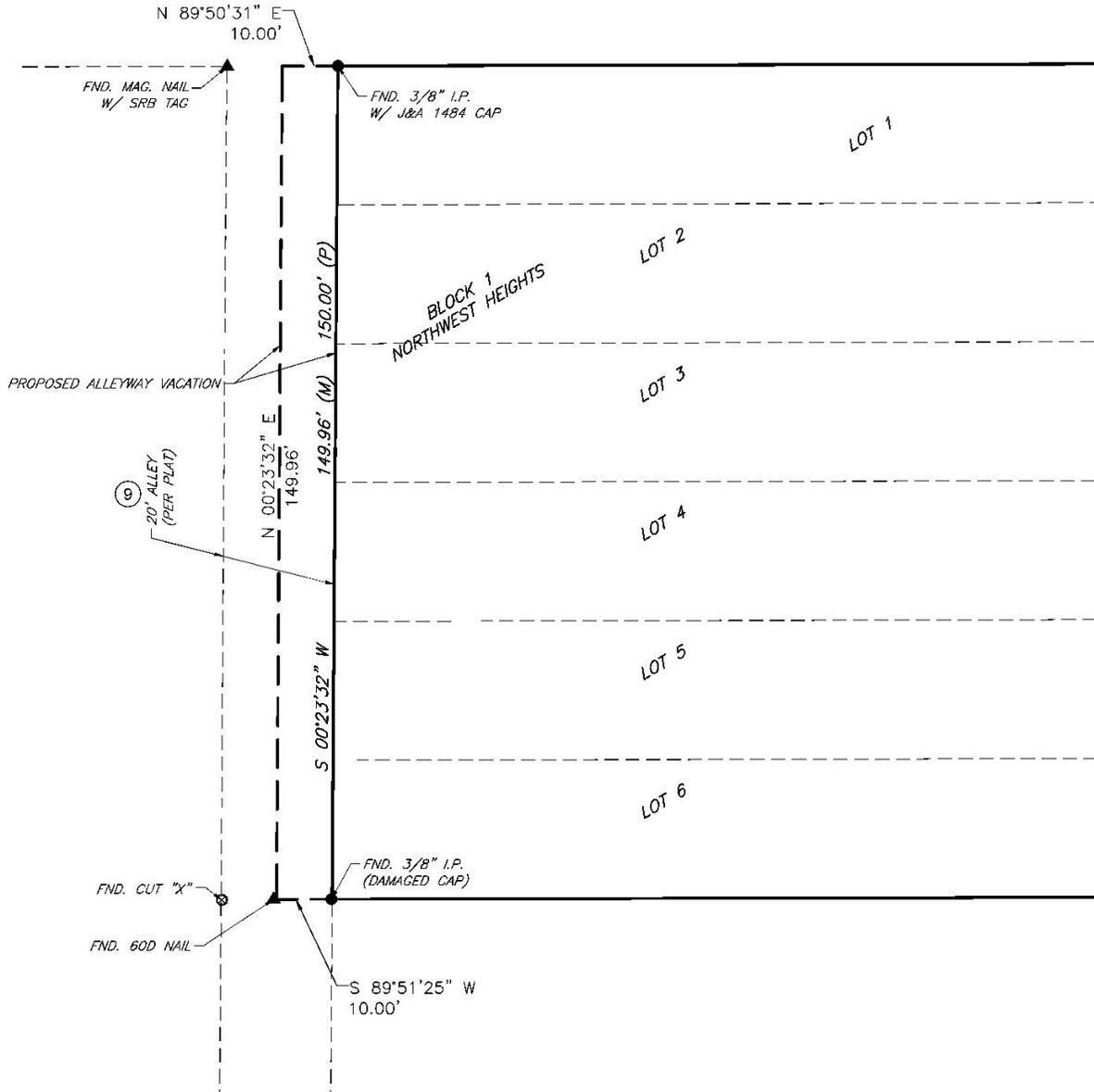


The City of
OKLAHOMA CITY

Application for Closing Public Way or Easement



FILE: C:\USERS\TBALLARD\DOCUMENTS\36870XR-SV01-EXISTING.DWG PLOTTED BY: BALLARD, TOMMY PLOTTED ON: 09/09/24 7:16:39 AM



ATTACHMENT A

LEGAL DESCRIPTION

AN ALLEYWAY VACATION LYING IN THE SOUTHWEST QUARTER (SW¼) OF SECTION FOUR (4), TOWNSHIP TWELVE (12) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 BLOCK 1 OF NORTHWEST HEIGHT ADDITION TO THE CITY OF OKLAHOMA CITY, THENCE SOUTH 00°23'32" WEST, ALONG THE WEST LINE OF LOTS 1 THRU 6 AS THE BASIS OF BEARING, A DISTANCE OF 149.96 FEET; THENCE SOUTH 89°51'25" WEST A DISTANCE OF 10.00 FEET; THENCE NORTH 00°23'32" EAST A DISTANCE OF 149.96 FEET; THENCE NORTH 89°50'31" EAST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED ALLEYWAY VACATION CONTAINS AN AREA OF 1,499.61 SQUARE FEET OR 0.0344 ACRES, MORE OR LESS.

ALLEYWAY VACATION LOTS 1-6, BLOCK 1 NORTHWEST HEIGHTS ADD, OKLAHOMA CITY OKLAHOMA COUNTY, OKLAHOMA		TLB	DAK
DATE	08/22/24	DRAWN BY:	DAK
DWG SCALE:		CHECKED BY:	300-278
PROJECT NO.:		APPROVED BY:	DAK

DRAWING NO.: EXHIBIT "A"

CEC
Civil & Environmental Consultants, Inc.
 4700 Gaillardia Parkway - Suite 101 - Oklahoma City, OK 73142
 Ph: 405.246.9411
 www.cecinc.com
 C.A. #6429 EXP. 8/30/25

SAN MH
T/R=1156.39
FL=1147.89 8" PVC E.
FL=1147.87 8" PVC S.

SAN MH
T/R=1156.27
FL=1147.85 8" PVC N.
FL=1147.84 8" PVC W.

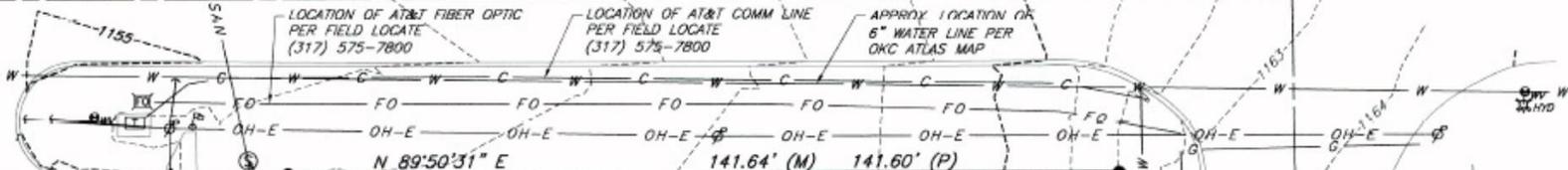
BM #21
SET 1/2" IRON PIN
W/ PINK "CONTROL POINT" CAP
N=197114.172
E=2108717.942
EL=1160.43

N.W. 67th Street

LOCATION OF AT&T FIBER OPTIC
PER FIELD LOCATE
(317) 575-7800

LOCATION OF AT&T COMM LINE
PER FIELD LOCATE
(317) 575-7800

APPROX LOCATION OF
6" WATER LINE PER
OKC ATLAS MAP



FND. MAG. NAIL
W/ SRB TAG

FND. 3/8" I.P.
W/ J&A 1484 CAP

FND. 3/8" I.P.
W/ J&A 1484 CAP

SAN MH
T/R=1157.06
FL=1147.40 8" PVC N.
FL=1147.32 8" PVC S.

POTENTIAL ADDITIONAL LAND
PER PROPOSED ALLEY
CLOSURE AND LOCATION
WITH UTILITY EASEMENT
RIGHTS RETAINED SHOWN
FOR REFERENCE PURPOSES
ONLY.

**Alley
highlighted
in gray**

20' ALLEY
(PER PLAT)

LOCATION OF ONG LINE
PER FIELD LOCATE
(800) 778-9140

BLOCK 1 NORTHWEST HEIGHTS

21,569 SQ. FT.
OR 0.4952 ACRES +/-

APPROX LOCATION OF
6" WATER LINE PER
OKC ATLAS MAP

ADDITIONAL
PARKING
SIGN

FND. CUT "X"

FND. 60D NAIL

FND. 3/8" I.P.
(UNMAILED CAP)

FND. 3/8" I.P.
(NO CAP)

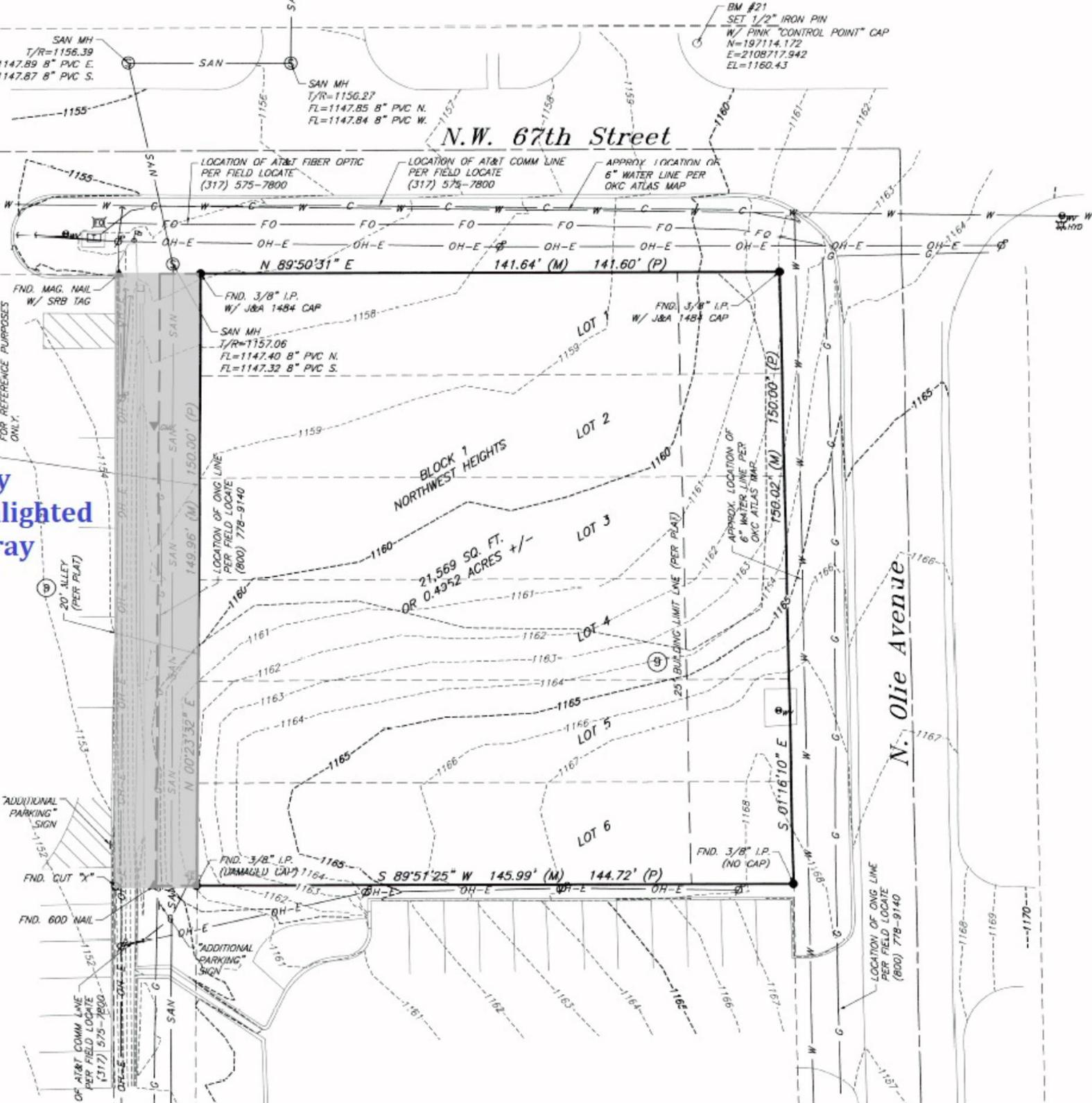
S 89°51'25" W 145.99' (M) 144.72' (P)

LOCATION OF AT&T COMM LINE
PER FIELD LOCATE
(317) 575-7800

ADDITIONAL
PARKING
SIGN

LOCATION OF ONG LINE
PER FIELD LOCATE
(800) 778-9140

N. Olie Avenue



Case No: CE-1129

Applicant: SFR-WR, LLC



Aerial Photo from 2/2022



The City of
OKLAHOMA CITY

Application for Closing Public Way or Easement



0 100 200
Feet