

Planning Commission Minutes
January 11, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 8:03 a.m. on January 8, 2024)

10. (CE-1116) Application by PQR Properties, LLC, to close a portion of the diagonal utility easement on Lot One (1), in Block Five (5), of Preston Commercial Section III, southeast of NW 130th Street. Ward 8.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL.

MOVED BY NOBLE, SECONDED BY LAFORGE

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

ABSENT: CLAIR



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

Item No. IV. 10.

(CE-1116) Application by PQR Properties, LLC, to close a portion of the diagonal utility easement on Lot One (1), in Block Five (5), of Preston Commercial Section III, southeast of NW 130th Street. Ward 8.

I. GENERAL INFORMATION

A. Contacts

Applicant

Perry Rice
PQR Properties, LLC
(405) 641-8774
perryrice@cox.net

B. Case History

This is a new application.

C. Reason for Request

The purpose of this request is to resolve the encroachment of an existing structure sited over the platted utility easement.

D. Existing Conditions

1. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	PUD-947	PUD-947	SPUD-937	R-1	PUD-947
Land Use	Office	Office	Office	Undeveloped	Undeveloped

2. 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.

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. Plan Conformance Considerations

The application seeks to close a portion of the 15-foot utility easement within Block 5 of Preston Commercial Section III (2015). The subject site is generally located southeast of NW 130th Street and east of N MacArthur Boulevard. An office building has been constructed over most of the proposed closure. Utilities have been diverted from the area.

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.

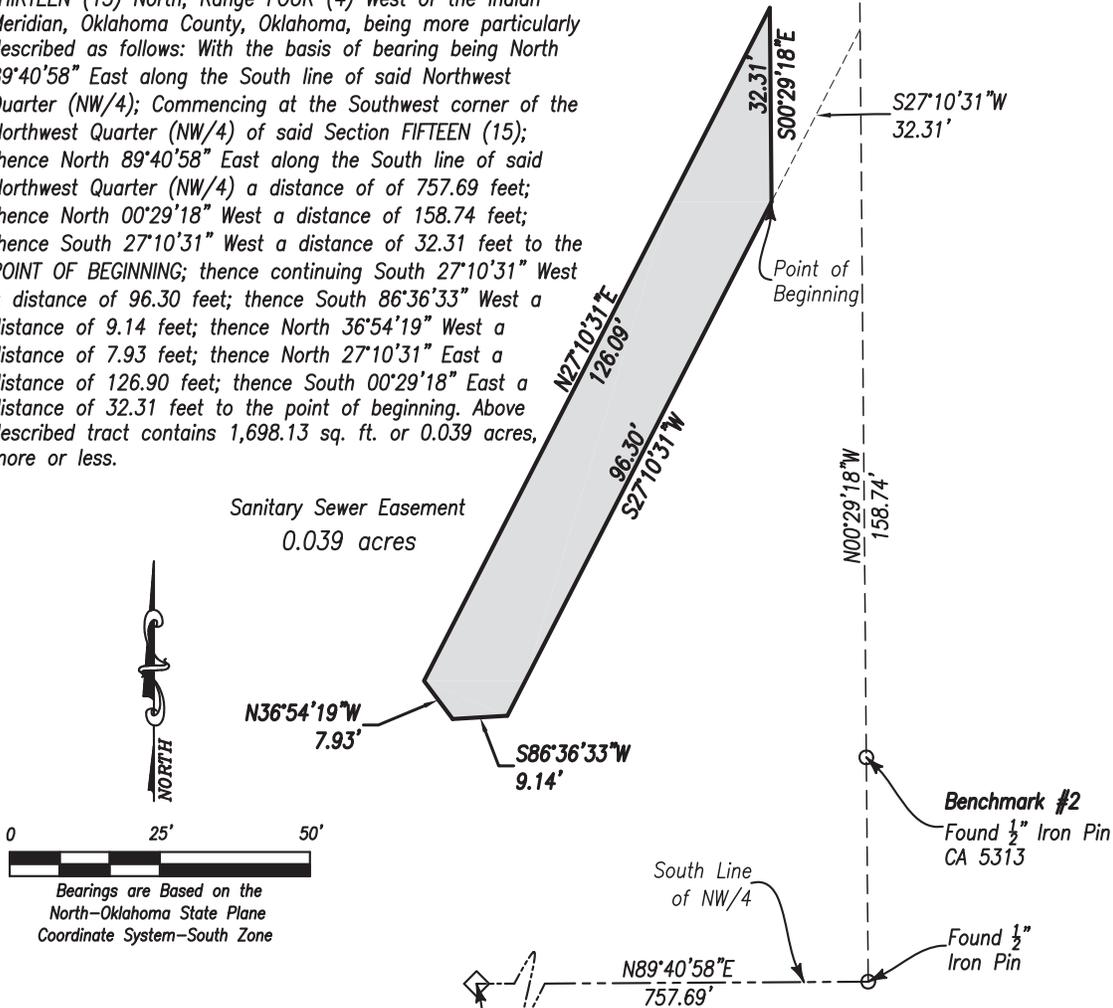
taj

SANITARY SEWER EASEMENT-TO-BE-VACATED EXHIBIT

PART OF THE NW/4,
SECTION 15, T13N, R4W, I.M.,
OKLAHOMA CITY, OKLAHOMA COUNTY, OK

Sanitary Sewer Easement

A tract of land being a part of Lot 1, Block 5 as shown on the recorded plat known as Preston Commercial Section III to the City of Oklahoma City, and also being a part of the Northwest Quarter of Section FIFTEEN (15), Township THIRTEEN (13) North, Range FOUR (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: With the basis of bearing being North 89°40'58" East along the South line of said Northwest Quarter (NW/4); Commencing at the Southwest corner of the Northwest Quarter (NW/4) of said Section FIFTEEN (15); thence North 89°40'58" East along the South line of said Northwest Quarter (NW/4) a distance of 757.69 feet; thence North 00°29'18" West a distance of 158.74 feet; thence South 27°10'31" West a distance of 32.31 feet to the POINT OF BEGINNING; thence continuing South 27°10'31" West a distance of 96.30 feet; thence South 86°36'33" West a distance of 9.14 feet; thence North 36°54'19" West a distance of 7.93 feet; thence North 27°10'31" East a distance of 126.90 feet; thence South 00°29'18" East a distance of 32.31 feet to the point of beginning. Above described tract contains 1,698.13 sq. ft. or 0.039 acres, more or less.



LEGEND

- ◊ FOUND PLSS MONUMENT
- FOUND IRON PIN
- SECTION LINE
- QUARTER SECTION LINE
- RIGHT OF WAY
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE



11/6/2023

LOCATION
Sanitary Sewer Easement
Part of NW/4, Section 15
T13N, R4W, OKC,
Oklahoma County, Oklahoma

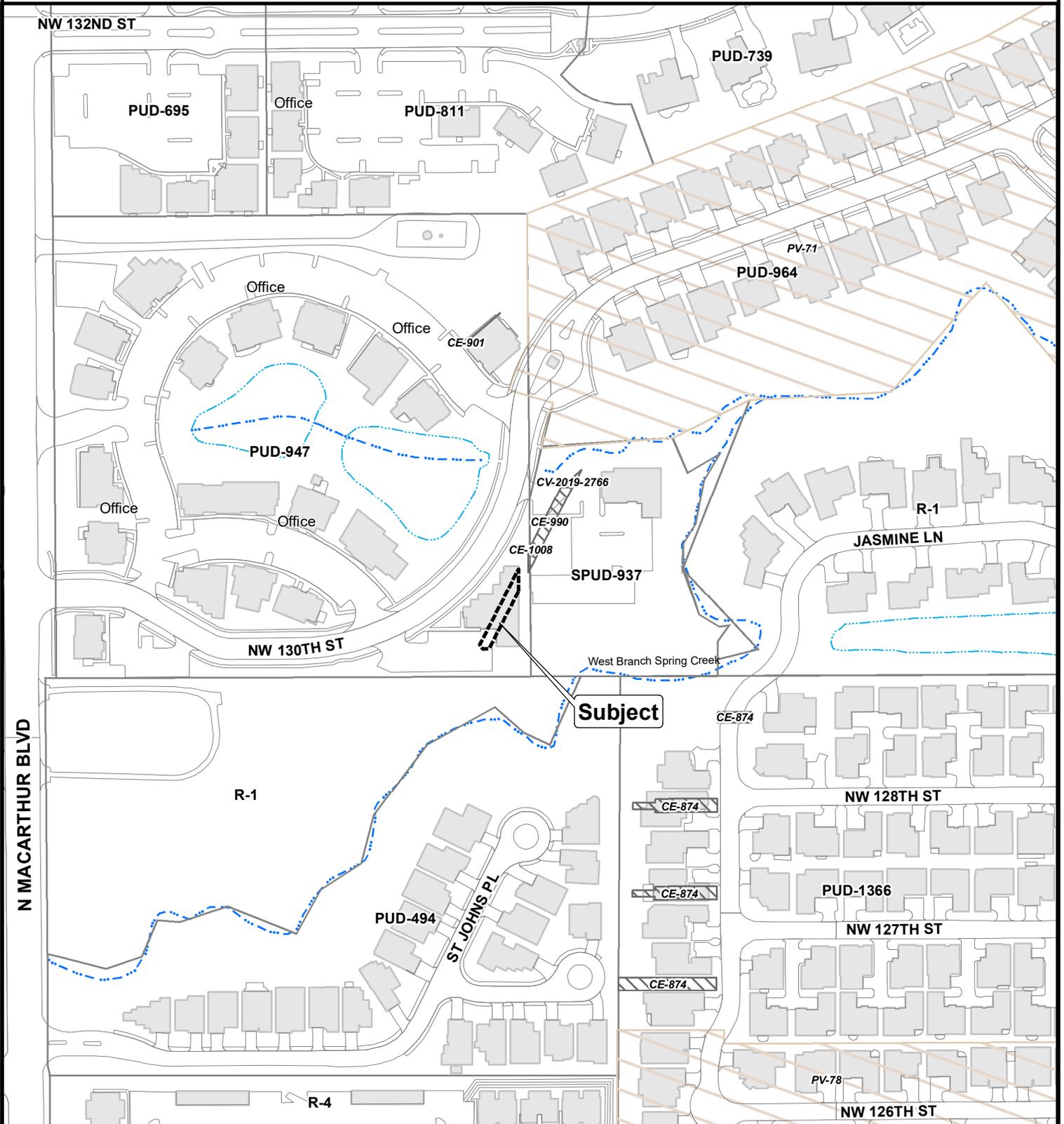
SURVEY FOR	
F & F Real Estate Holdings	
DATE	SCALE
11/6/2023	1" = 25'
REVISED	PROJECT NO.
	MB-23084
PAGE	
1 of 1	



5744 Huettner Court, Suite 100
Norman, OK 73069
Telephone: (405) 872-7594
Email: Kent@MBSL.us
Certificate of Authorization No. 8137

Case No: CE-1116

Applicant: PQR Properties, LLC

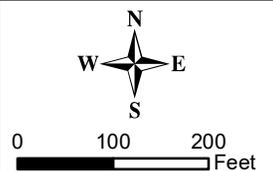


Note: "Subject" is located approximately 2,382' South of W. Memorial Rd.



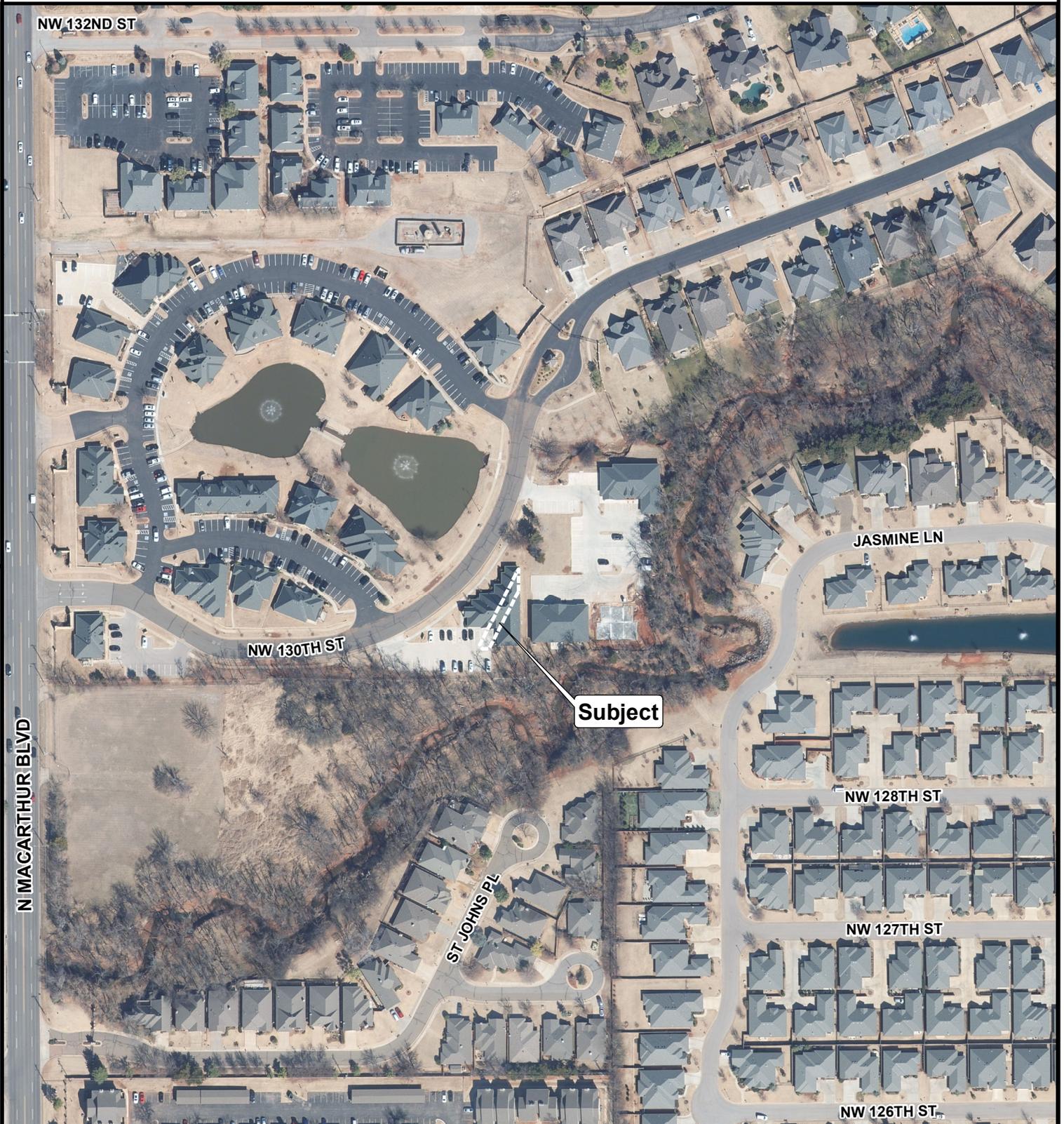
The City of
OKLAHOMA CITY

Application for Closing Public Way or Easement



Case No: CE-1116

Applicant: PQR Properties, LLC



Aerial Photo from 2/2022

Note: "Subject" is located approximately 2,382' South of W. Memorial Rd.



The City of
OKLAHOMA CITY

Application for Closing Public Way or Easement



0 100 200
Feet