

Planning Commission Minutes
February 24, 2022

(The agenda was filed with the City Clerk of The City of Oklahoma City at 4:29 p.m. on February 18, 2022.)

1. (CE-1068) Application by GSG Properties, LLC, to close 118.26 feet of the east-west alley of Block Two (2) in Westover Addition located south of SW 5th Street and west of South Olie Avenue and 169.65 feet of SW 6th Street located west of South Olie Avenue. Ward 6.

Technical Evaluation:

1. 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.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.

MOVED BY PENNINGTON, SECONDED BY CLAIR

AYES: CRAVENS, CLAIR, PRIVETT, HINKLE, PENNINGTON,
LAFORGE;

ABSENT: POWERS, COFFEY, HIGHSMITH



STAFF REPORT
The City of Oklahoma City
Planning Commission
February 24, 2022

Item No. IV. 1.

(CE-1068) Application by GSG Properties, LLC, to close 118.26 feet of the east-west alley of Block Two (2) in Westover Addition located south of SW 5th Street and west of South Olie Avenue and 169.65 feet of SW 6th Street located west of South Olie Avenue. Ward 6.

I. GENERAL INFORMATION

A. Contacts

Applicant's Representative

David M. Box and Paul Lefebvre
Williams, Box, Forshee, and Bullard, P.C.
dmbox@wbfbllaw.com
(405) 232-0080

B. Case History

This is a new application.

C. Reason for Request

The purpose of this request is to consolidate the property abutting the easements to facilitate commercial development.

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.

b. Comprehensive Plan Policies

- Maintain historical lot and block sizes where possible and appropriate.
- Maintain and enhance the connectivity of the street network.
- Protect existing traditional street grid and reconnect it where possible.
- Keep alleys open and functional.
- Improve the functionality and efficiency of the street network by:

- Providing direct connections from residential developments to nearby places and to each other.
- Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
- Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
- Reducing block sizes and use of dead-end streets.
- Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)

c. Plan Conformance Considerations

The application seeks to close two locations; a portion of the east-west alley located south of SW 5th Street and west of S Olie Avenue, and a portion of SW 6th Street (originally platted as Frisco Avenue), both within the Westover Addition (1902). The subject sites are generally located east of S Western Ave and north of I-40.

The comprehensive plan calls for keeping street and alleys open and does not generally support closing public rights-of-way. In this case, the rights-of-way are not open or used by the public. The south half of the street right-of-way was previously vacated and the eastern portion of the alley was closed in 2016 (CE-936) preventing access from S Olie Avenue.

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	I-2	I-2	I-2	I-2	I-2
Land Use	Undeveloped	Undeveloped	Warehouse	Undeveloped	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

- 2. Airports**
- 3. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 4. Fire ***
- 5. Information Technology/Geographic Support**
- 6. Parks and Recreation**
- 7. Police**
- 8. Public Works**
 - a. Engineering**

Storm Sewer Availability

 - 1) Reserve easements for future drainage infrastructure.
- 9. Streets, Traffic and Drainage Maintenance ***
- 10. Stormwater Quality Management**
- 11. Traffic Management ***
- 12. Utilities**
 - a. Engineering**

Wastewater Availability

- 1) An existing 8" wastewater main(s) is adjacent to the subject site(s) and a service connection will be permitted in accordance with City Standard Specifications. A separate service line connection is required for each building/structure.
- 2) Contact Municipal Counselor office.

b. Solid Waste Management

c. Water/Wastewater Quality

Water Availability *

13. Planning

IV. STAFF RECOMMENDATION

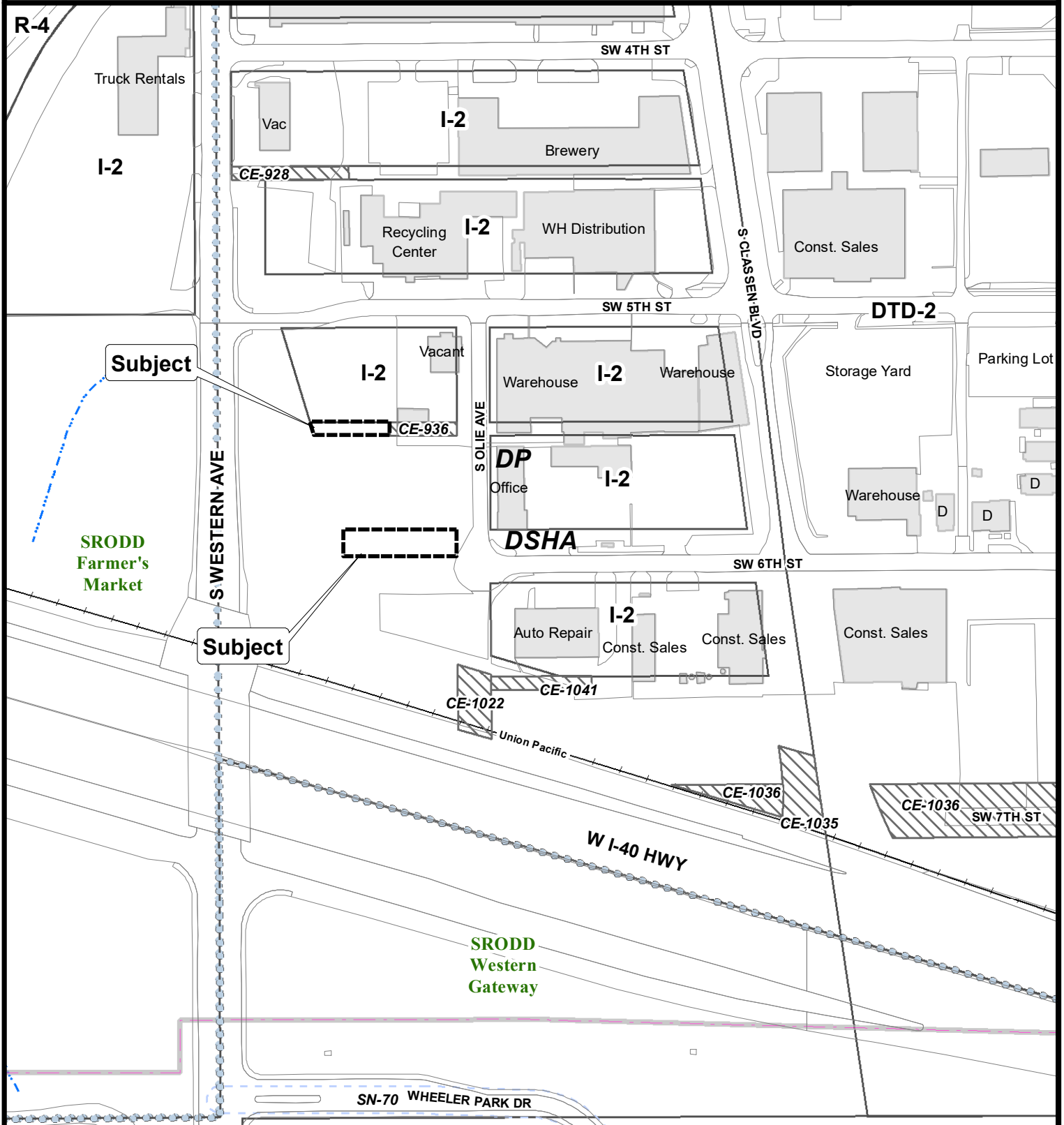
Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning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

1. 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.

taj

Case No: CE-1068
Applicant: GSG Properties, LLC
Location: 1000 SW 5th St.



The City of
OKLAHOMA CITY

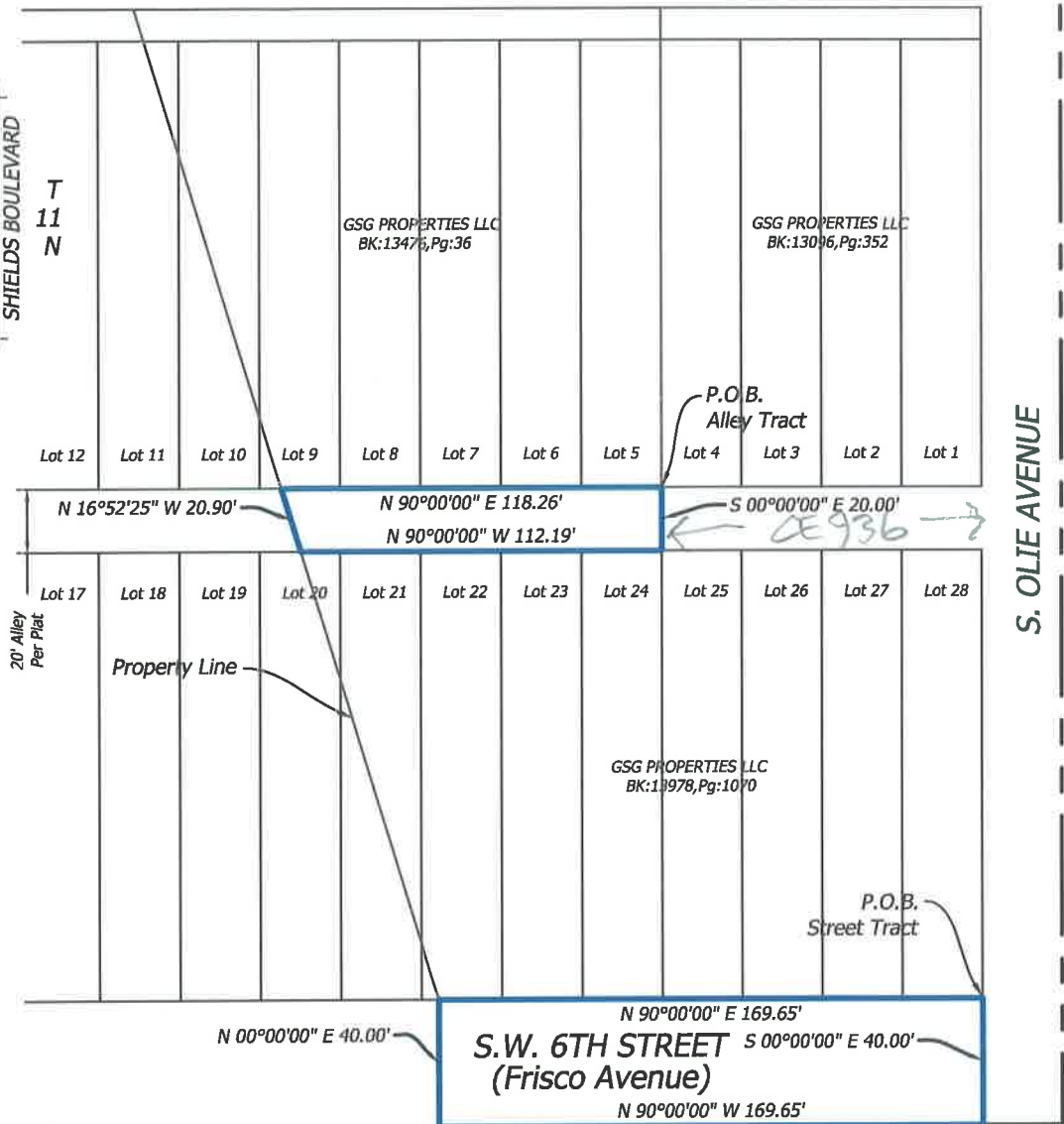
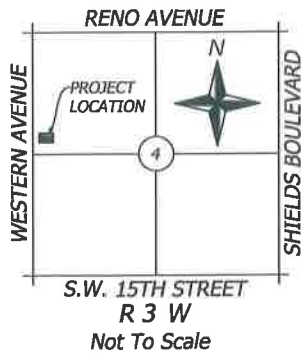
Application for Closing Public Way or Easement



0 100 200
Feet

EXHIBIT

S.W. 5TH STREET



0 30' 60'

1" = 60'

U.S. Survey Foot
Basis of Bearing
East Line of Lot 28
S00°00'00"E
Per Assumed Bearing

LEGAL DESCRIPTION

A tract of land being a part of the alley in Block 2, WESTOVER ADDITION, in Oklahoma City, Oklahoma, being more particularly described as follows:
BEGINNING at the Southeast corner of Lot Five (5), Block 2, in said WESTOVER ADDITION; Thence S00°00'00"E a distance of 20.00 feet to the Northeast corner of Lot Twenty-Four (24) in said Block 2; Thence N90°00'00"W along the North line of Lots 20-24 a distance of 112.19 feet; Thence N16°52'25"W a distance of 20.90 feet to a point on the South line of Lot 9; Thence N90°00'00"E along the South line of Lots 5-9 a distance of 118.26 feet to the Southeast corner of said Lot 5 and to the POINT OF BEGINNING

Containing 2,304.46 Sq. Ft. or 0.0529 Acres, more or less.

AND

A tract of land being a part of the S.W. 6th Street (Platted as Frisco Avenue) adjacent to Block 2, in WESTOVER ADDITION, in Oklahoma City, Oklahoma, being more particularly described as follows:

BEGINNING at the Southeast corner of Lot Twenty-Eight (28), Block 2, in said WESTOVER ADDITION; Thence S00°00'00"E a distance of 40.00 feet to the Centerline of said S.W. 6th Street; Thence N90°00'00"W along the said Centerline a distance of 169.65 feet; Thence N00°00'00"E a distance of 40.00 feet to a point on the South line of Lot 22; Thence N90°00'00"E along the South line of Lots 22-28 a distance of 169.65 feet to the Southeast corner of said Lot 28 and to the POINT OF BEGINNING

Containing 6786.00 Sq. Ft. or 0.1558 Acres, more or less.

Legal Description prepared on December 14, 2021 by Troy Dee, Registered Professional Land Surveyor No. 1745.



Troy Dee
Troy Dee, PLS #1745
December 14, 2021

Prepared By

GOLDEN
LAND SURVEYING

7304 NW 164th St., Suite #5, Edmond, Oklahoma 73013

C.A.# 7263 / Exp. Date =6/30/2022

Telephone: (405) 802-7883 Email: troy@goldens.com

Drafted by: TD GLS Job No.: 21833
Plot Date: December 14, 2021

Sheet 1 Of 1

Case No: CE-1068

Applicant: Paul Lefebvre on behalf of the Applicant

Location: 1000 SW 5th St.



Aerial Photo from 2/2020



The City of
OKLAHOMA CITY

Application for Closing Public Way or Easement



0 100 200
Feet