

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.)

3. (CE-1070) Application by RBO, Inc., to close a 5-foot-wide utility easement located between Lots Four (4) and Five (5) of Block Forty (40) in the Rivendell Section 13 Addition located north of SW 131st Terrace and east of South Leslie Way. Ward 5.

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. 3.**

**(CE-1070)** Application by RBO, Inc., to close a 5-foot-wide utility easement located between Lots Four (4) and Five (5) of Block Forty (40) in the Rivendell Section 13 Addition located north of SW 131<sup>st</sup> Terrace and east of South Leslie Way. Ward 5.

**I. GENERAL INFORMATION**

**A. Contacts**

**Applicant's Representative**

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

**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 combining the lots for future development.

**D. Existing Conditions**

**1. Zoning and Land Use**

	<b>Subject Site</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Zoning</b>	PUD-618	PUD-618	PUD-618	PUD-618	PUD-618
<b>Land Use</b>	Undeveloped	Undeveloped	Undeveloped	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. Moore 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**
    - Storm Sewer Availability**
      - 1) Reserve easement for future drainage infrastructure.
- 8. Streets, Traffic and Drainage Maintenance \***
- 9. Stormwater Quality Management**
- 10. Traffic Management \***
- 11. Utilities**
  - a. Engineering**

**Wastewater Availability \***

**b. Solid Waste Management \***

**c. Water/Wastewater Quality**

**Water Availability \***

**12. 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:**

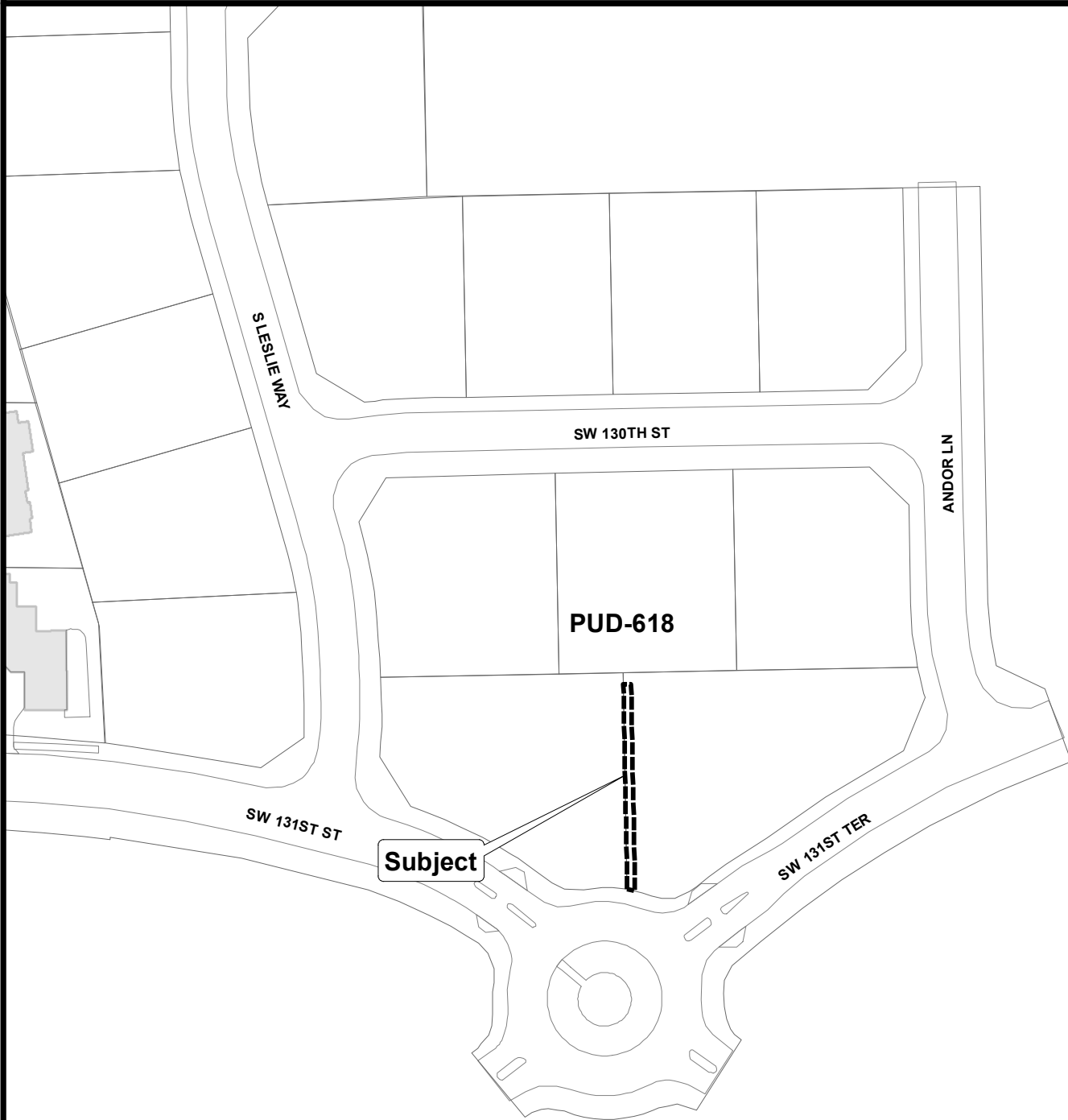
1. A perpetual easement for water and wastewater, drainage, storm water, sidewalks, and traffic controls systems (collectively “City Systems”) are hereby expressly reserved until such time as plans have been approved by the Public Works and Utilities departments respectively, which may include provision of new easements, as necessary, and/or individual easements being released.

taj

**Case No: CE-1070**

**Applicant: Johnson & Associates on behalf of RBO, Inc.**

**Location: 2417 SW 131st St.**

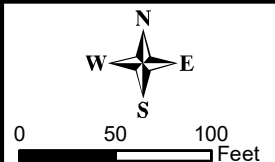


*Note: "Subject" is located approximately 1,990' west of S. Pennsylvania Ave. and 1,565' north of SW 134th St.*

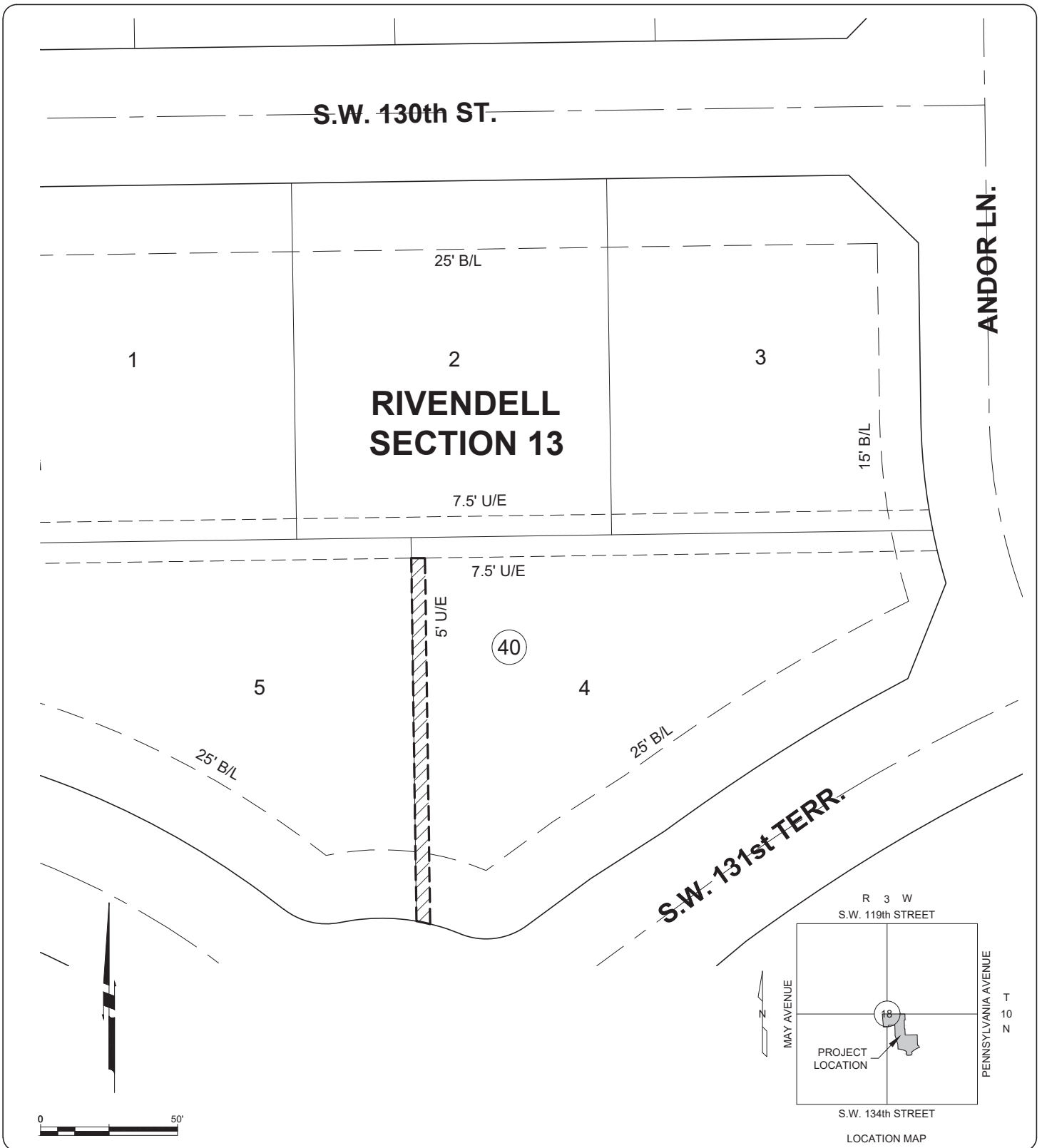


The City of  
OKLAHOMA CITY

## Application for Closing Public Way or Easement



# ATTACHMENT "A-2"



ACAD FILE: H:\1005026\Exhibits\1005026-Easement Vacation.dwg, 1/11/2022 7:30 AM, Matt Johnson  
XREFS LOADED: 1005026-FPLT.dwg 1005026-bdy.dwg

Copyright © 2022 Johnson & Associates

Proj. No.: 1005026  
Date: 1-11-22  
Scale: 1"=50'

## RIVENDELL SECTION 13

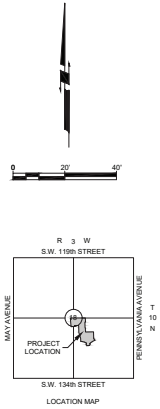
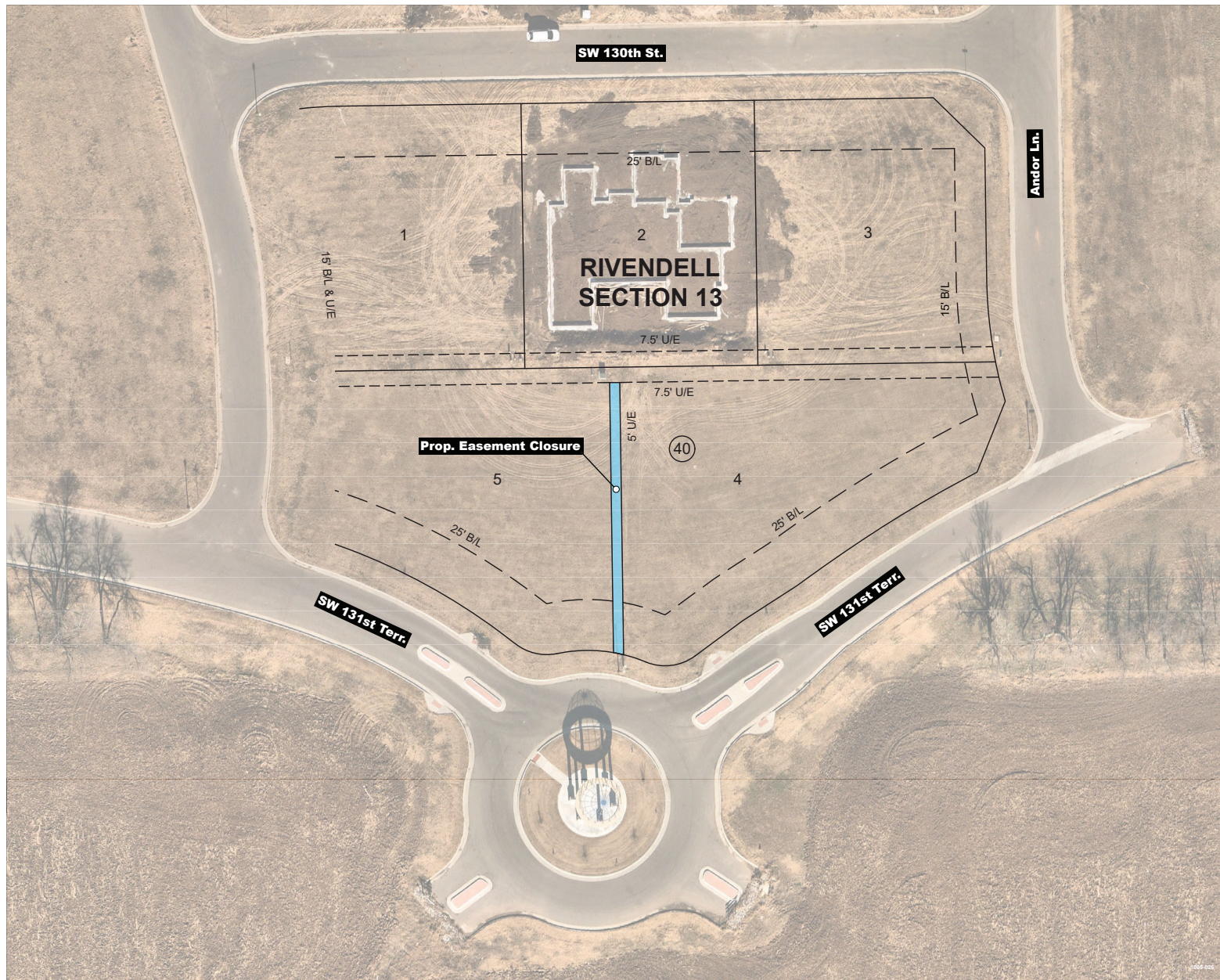
OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA

### EASEMENT VACATION



**Johnson & Associates**  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
(405) 235-8075 FAX (405) 235-8078 www.jaokc.com  
Certificate of Authorization #1484 Exp. Date: 06-30-2023  
• ENGINEERS • SURVEYORS • PLANNERS •





# Rivendell Section 13

Easement Closure Exhibit



**Case No: CE-1070**

**Applicant: Johnson & Associates on behalf of RBO, Inc.**

**Location: 2417 SW 131st St.**



*Note: "Subject" is located approximately 1,990' west of S. Pennsylvania Ave. and 1,565' north of SW 134th St.*

Aerial Photo from 2/2020



The City of  
OKLAHOMA CITY

## Application for Closing Public Way or Easement

