

Planning Commission Minutes
September 8, 2022

(The agenda was filed with the City Clerk of The City of Oklahoma City at 3:57 p.m. on September 2, 2022.)

8. (CE-1082) Application by C&L Asset Group, LLC, to close all of NE 25th Street in Block Eleven (11) of Barrow's Addition located south of NE 26th St and east of N Oklahoma Avenue at 2520 North Oklahoma avenue. Ward 7.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL.

MOVED BY POWERS, SECONDED BY HINKLE

AYES: CLAIR, POWERS, FRALEY, PRIVETT, HINKLE, GOVIN,
NOBLE;

ABSENT: PENNINGTON, LAFORGE



STAFF REPORT
The City of Oklahoma City
Planning Commission
September 08, 2022

Item No. IV. 8.

(CE-1082) Application by C&L Asset Group, LLC, to close all of NE 25th Street in Block Eleven (11) of Barrow's Addition located south of NE 26th St and east of N Oklahoma Avenue at 2520 North Oklahoma Avenue. Ward 7.

I. GENERAL INFORMATION

A. Contacts

Applicant

Larry Beaty
(405) 317-5450
larrybeaty@jmsokc.com

B. Case History

This is a new application. This application is associated with PC-10831 rezoning application.

C. Reason for Request

The purpose of this request is to consolidate the property abutting the right of way to facilitate construction of a training center and to improve security.

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.

Comprehensive Plan Land Use Typology Layer: Transit Oriented (TO)

The TO layer encourages higher density development, higher levels of transportation system connectivity, and concentrations of housing and commercial activity around areas designated as mass transit stops.

The intent is to create unique, mixed-use districts with housing and employment opportunities around the City's future transit network. TO areas are characterized by a walkable environment, close proximity of buildings, and minimal land used for parking. These nodes of high intensity may be located within lower-intensity areas. Construction at higher intensity maximizes efficiency of the current and future transit system and minimizes reliance on private automobiles. The TO layer is applied within 1/4 mile of a node identified on the Land Use Plan.

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	C-3	I-2 / I-1	R-1	I-2 / C-3	I-2
Land Use	Off / Whse	Off / Whse	Residential	Off / Whse	Off / Whse

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) Applicant must provide a topographic survey showing the location, with dimensions, of all utilities within the platted easement.

8. Streets, Traffic and Drainage Maintenance

9. Stormwater Quality Management

10. Traffic Management

11. Utilities

a. Wastewater Comments

- 1) No facilities in R.O.W.

b. Water Comments

- 1) No facilities in R.O.W.

c. Solid Waste Management

No Solid Waste Management services needed.

12. Planning

a) Comprehensive Plan Policies:

- Maintain and enhance the connectivity of the street network. (UM)
- Protect existing traditional street grid and reconnect it where possible. (UM)
- Project design should accommodate easy travel by walking, biking, and transit to the transit stop. (TO)
- Uses should share parking to minimize land area used for parking. (TO)
- Developments should have direct pedestrian access on each block face that they occupy. (TO)
- Create and maintain small block sizes. (TO)
- Protect or establish a functioning and dense street grid. (TO)

b) Plan Conformance Considerations

The application seeks to close a portion of NW 25th Street right-of-way located east of N Oklahoma Ave in Block 11 of Barrow's Addition to Oklahoma City.

The subject site and the surrounding area are within the Urban Medium Intensity LUTA and within an area where the Transit Oriented layer applies.

The comprehensive plan calls for protecting the functioning and dense street grid and does not generally support closing public right-of-way. In this case, the street is not installed and the portion of the right-of-way to be closed is currently being used by a business. The closure is sought to fence and secure the property on either side of the right-of-way. Northwest 25th Street is not installed to the east, and the segment to the west between N Oklahoma Ave and N Santa Fe Avenue was closed to the public in 2013 (CE-847). The closure does not appear to affect connectivity in the area.

III. 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.

STAFF REPORT
The City of Oklahoma City
Planning Commission
CE-1082
September 08, 2022

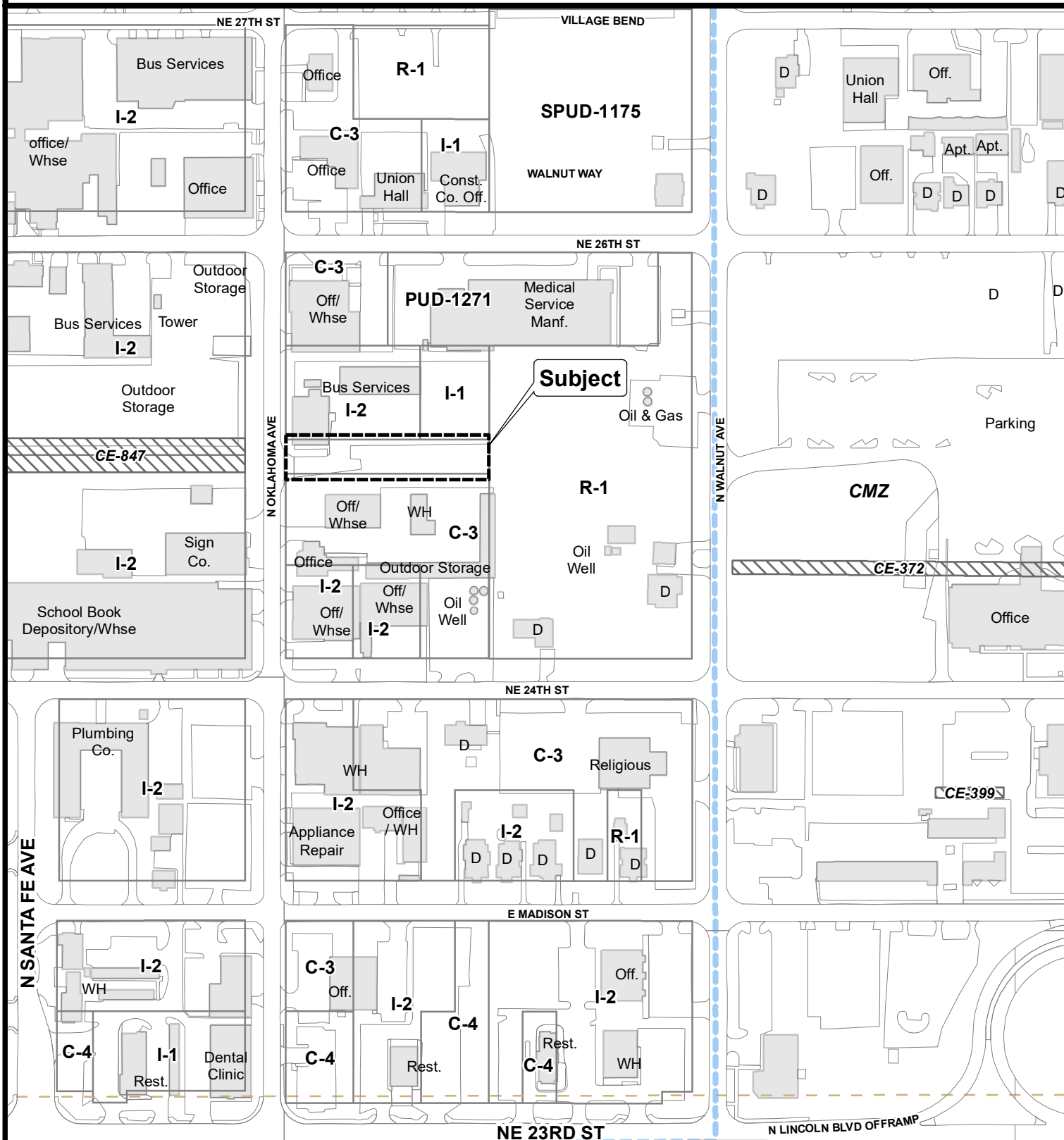
Item No. IV. 8.

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

Location: 2520 N. Oklahoma Ave.



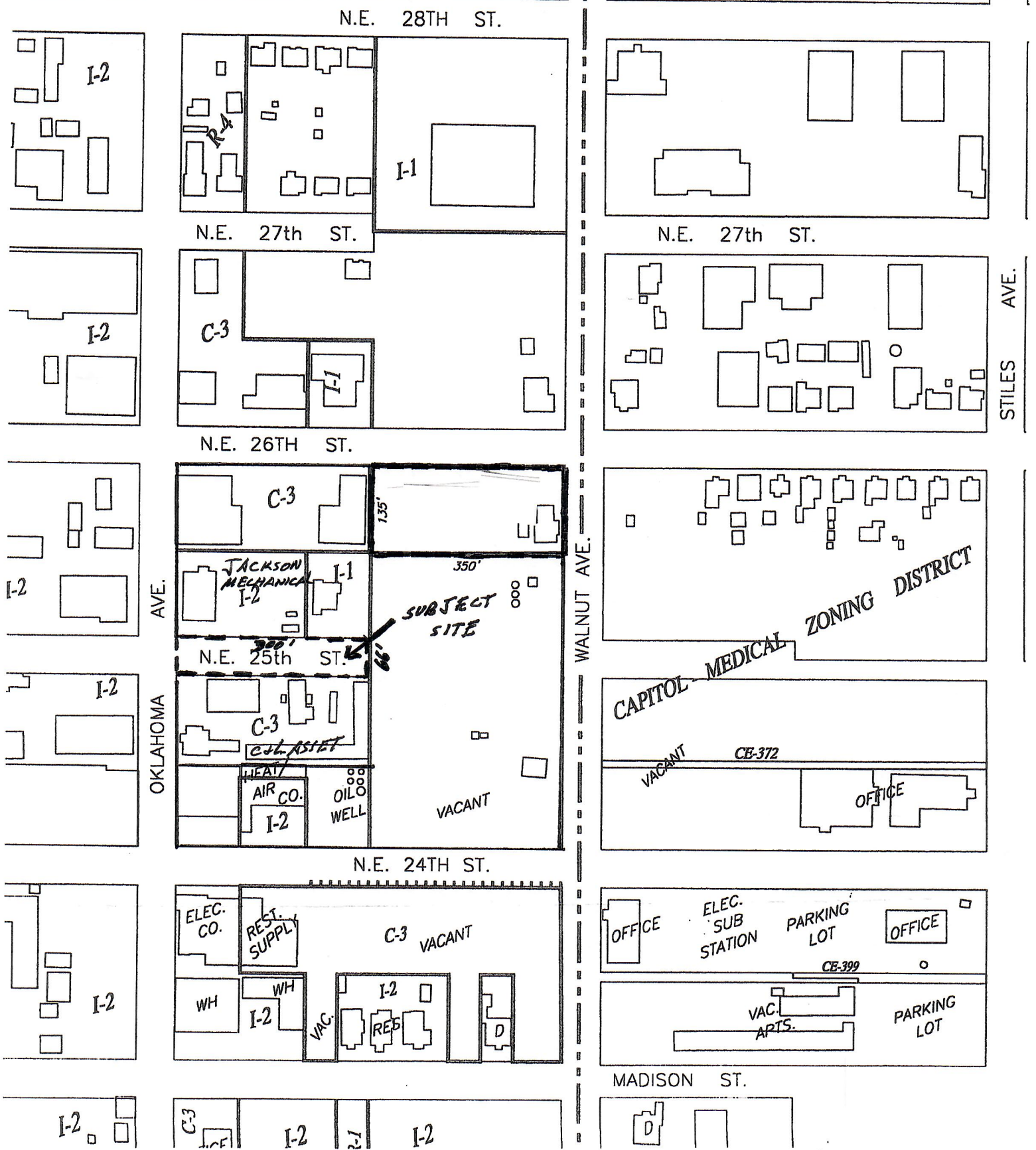
Application for Closing Public Way or Easement



0 100 200 Feet

Request Change: From NE 25th street

To Closed or Vacated 300' East of OKLA
AVE.



Case No: CE-1082
Applicant: C&L Asset Group, LLC
Location: 2520 N. Oklahoma Ave.



Aerial Photo from 2/2020



The City of
OKLAHOMA CITY

**Application for Closing
Public Way or Easement**

