

Planning Commission Minutes  
September 22, 2022

(The agenda was filed with the City Clerk of The City of Oklahoma City at 4:38 p.m. on September 16, 2022.)

8. (CE-1084) Application by Oklahoma City Urban Renewal Authority, to close and vacate the north-south and east-west alley in Block 10 of Oklahoma City Original Addition and part of the east-west right of way of NW 3rd Street located south of NW 4th Street and East of N Broadway Avenue. Ward 6.

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL.**

MOVED BY GOVIN, SECONDED BY POWERS

AYES: POWERS, HINKLE, GOVIN, PENNINGTON, LAFORGE,  
NOBLE;

ABSENT: CLAIR, FRALEY, PRIVETT



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**September 22, 2022**

**Item No. IV. 8.**

**(CE-1084)** Application by Oklahoma City Urban Renewal Authority, to close and vacate the north-south and east-west alley in Block 10 of Oklahoma City Original Addition and part of the east-west right of way of NW 3<sup>rd</sup> Street located south of NW 4<sup>th</sup> Street and East of N Broadway Avenue. Ward 6.

**I. GENERAL INFORMATION**

**A. Contacts**

**Applicant**

Emily Pomeroy  
(405) 232-4606  
emilypomeroy@econlaw.com

**B. Case History**

This is a new application.

**C. Reason for Request**

The purpose of this request is to consolidate the property abutting the alley and right of way to facilitate future development.

**D. Existing Conditions**

**1. Comprehensive Plan Land Use Typology Area: Downtown (DT)**

DT applies to the city center, Oklahoma City's most intense development area, envisioned as a regional center for commerce and tourism. Urban experience, interaction, creativity and knowledge exchange, and economic dynamism are guiding objectives that necessitate high intensity and extremely close proximity among businesses, residents, destinations, and amenities.

**2. Zoning and Land Use**

	<b>Subject Site</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Zoning</b>	DBD	DBD	DBD	DBD	DBD
<b>Land Use</b>	Undeveloped	YMCA	Office / Pkg	Bank	Office

## **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 \***

**8. Streets, Traffic and Drainage Maintenance**

**9. Stormwater Quality Management**

**10. Traffic Management**

**11. Utilities**

**a. Wastewater Comments**

- 1) Existing 8 Inch main in right of way. Will need to relocate or maintain access.

**b. Water Comments**

- 1) Existing 12 Inch main in right of way. Will need to relocate or maintain access.

**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

- Provide parking in structured garages or decks.
- Incorporate commercial uses at street level to maintain an active, pedestrian friendly streetscape.
- Design buildings to include facades, storefront windows, and attractive signage and lighting to create pedestrian-scale visual interest.

Automobile Connectivity

- Protect existing traditional street grid and reconnect it where possible.
- Keep alleys open and functional.

Pedestrian Connectivity

- Preserve and expand the pedestrian and bicycle networks.
- Provide public connectivity through blocks via alley or internal access for large-scale, block sized developments.

**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)

**b. Plan Conformance Considerations**

The application seeks to close a portion of platted NW 3<sup>rd</sup> Street right-of-way located east of EK Gaylord Blvd, and the 20-foot-wide east-west and north-south platted alleys within Block 10 of Oklahoma City Original Addition Supplemental Plat. The subject sites are generally located south of NW 4<sup>th</sup> Street and west of the BNSF railroad. The site is developed with a parking lot that currently serves the YMCA to the north.

The comprehensive plan calls for keeping alleys open and functional, and protecting or reconnecting the traditional street grid. Within the Downtown area it calls for public connectivity through blocks, maintaining alleys to provide trash collection service and parking behind primary buildings, and minimizing curb cuts along the primary street frontage.

In this case, the rights-of-way are not improved. NW 3<sup>rd</sup> Street has been constructed on the south side of the subject site, curving eastward from the signalized intersection at EK Gaylord Blvd and extending under the railroad tracks into Deep Deuce. The closure is requested to accommodate construction of two 7-story mixed-use buildings, one 5-story mixed-use building, and a 6-story parking garage. The proposed development (“Alley’s End”) would encompass the entire block.

The subject site is zoned DBD (Downtown Business District). The project design is subject to the regulations and guidelines of the Downtown Design District and requires approval by the Downtown Design Review Committee (DDRC). In November 2021, the DDRC reviewed and approved a design that places the buildings along street frontages, locates the parking garage against the railroad, and provides pedestrian connectivity through the site.

This easement closure application is subject to review and recommendation by the DDRC. On September 15, 2022, the DDRC recommended approval of the application.

#### **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









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XREFS LOADED 4706-bdy.dwg 4706-topo.dwg

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Proj. No. 4706  
Date: 6-22-22  
Scale: 1"=100'

**N.W. 4TH & E.K. GAYLORD**  
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA  
**ALLEY VACATION**



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Certificate of Authorization #1454 Exp. Date 06-30-2023  
ENGINEERS SURVEYORS PLANNERS







**Case No: CE-1084**

**Applicant: Oklahoma City Urban Renewal Authority**

**Location: 400 N. EK Gaylord Blvd.**



Aerial Photo from 2/2020

Note: "Subject" is located approximately 2,357' north of W. Reno Ave. and 2,264' east of N. Walker Ave.



The City of  
OKLAHOMA CITY

## Application for Closing Public Way or Easement



0 100 200  
Feet