

Planning Commission Minutes  
October 27, 2022

(The agenda was filed with the City Clerk of The City of Oklahoma City at 11:18 a.m. on October 24, 2022)

8. (CE-1085) Application by Kathy Shuck Living Trust, to close all of the 20-foot east-west alley in Block Two (2) of the Edwards Court House Addition located south of West Reno Avenue and east of South Lee Avenue at 626 West Reno Avenue. Ward 6.

Applicant was present. No protestors were present.

Technical Evaluation:

1. Prior to City Council consideration, applicant must provide a topographic survey showing the location of all utilities, with dimensions, within the proposed closure area.

**RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.**  
MOVED BY GOVIN, SECONDED BY NOBLE  
AYES: POWERS, FRALEY, PRIVETT, HINKLE, GOVIN, PENNINGTON,  
LAFORGE, NOBLE  
ABSENT: CLAIR



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**October 27, 2022**

**Item No. IV. 8.**

**(CE-1085)** Application by Kathy Shuck Living Trust, to close all of the 20-foot east-west alley in Block Two (2) of the Edwards Court House Addition located south of West Reno Avenue and east of South Lee Avenue at 626 West Reno Avenue. Ward 6.

**I. GENERAL INFORMATION**

**A. Contacts**

**Applicant's Representative**

Mark W. Zitzow, Johnson & Associates  
(405) 235-8075  
mzitzow@jaokc.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 to facilitate development of the property to the north.

**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>	DTD-2	DTD-2	DTD-2	DTD-2	DTD-2
<b>Land Use</b>	Undeveloped	Storage	Undeveloped	Parking	Brewery

## **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) Any existing utility easements within the vacated public right of way to be reserved until such time as any existing utilities are relocated.

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

**9. Stormwater Quality Management**

**10. Traffic Management**

**11. Utilities**

**a. Wastewater Comments**

- 1) 8” main in easement. Will need to relocate or maintain access.

**b. Water Comments \***

**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

- Incorporate commercial uses at street level to maintain an active, pedestrian friendly streetscape.

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 20-foot platted east-west alley in within Block 2 of Edwards Court House Addition (1906). The subject site is generally located east of S Lee Avenue and south of W Reno Avenue.

The comprehensive plan calls for keeping alleys open and functional. 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 right-of-way requested to be closed is the only portion of the alley platted within the block, meaning the alley does not extend to the east and the closing would not affect connectivity.

The subject site is zoned DTD-2 (Downtown Transitional District - General). This easement closure application is subject to review and recommendation by the Downtown Design Review Committee (DDRC). The DDRC is expected to make a recommendation at a Special Meeting on October 26, 2022.

**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 subject to the following technical evaluation:**

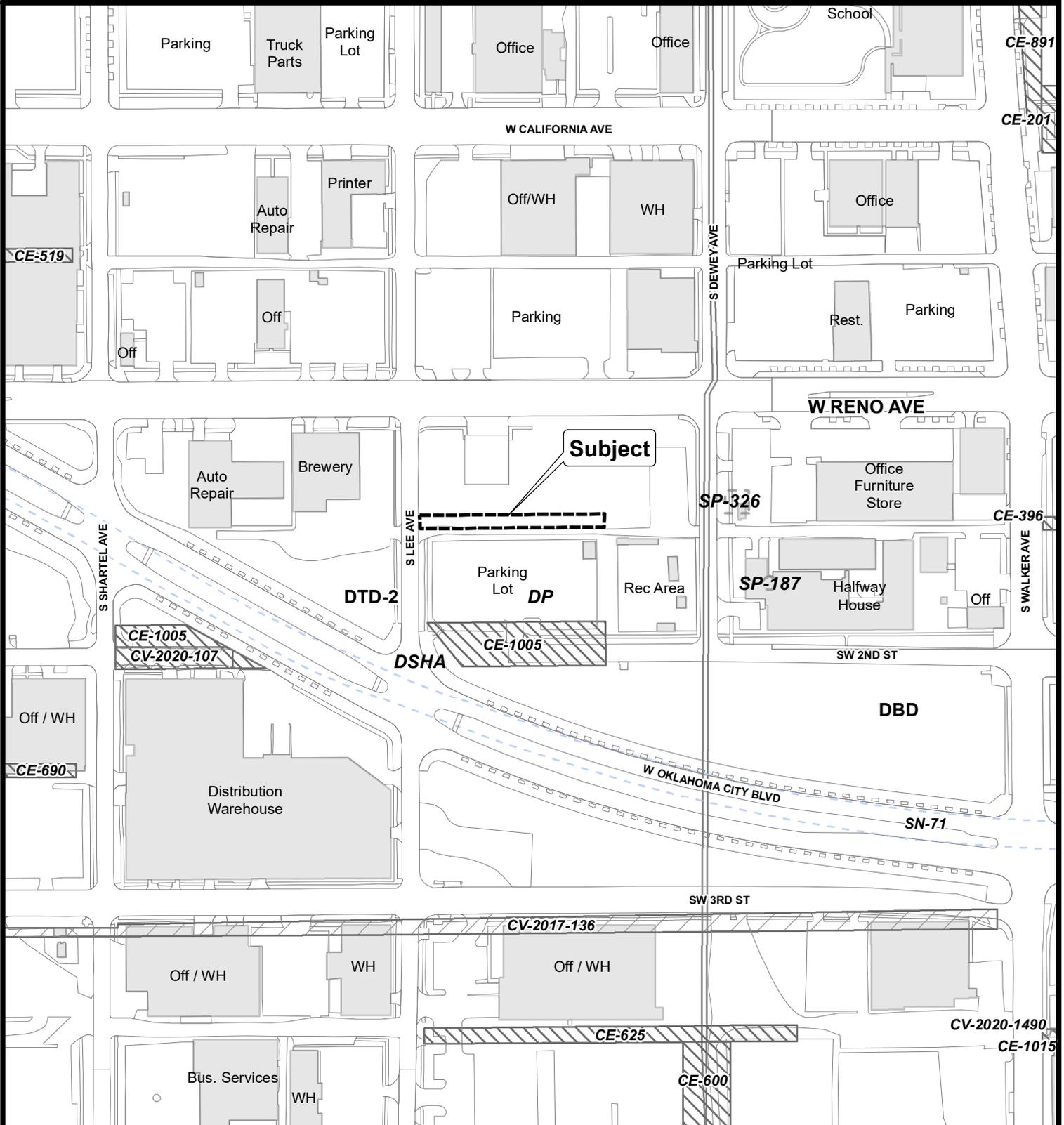
1. Prior to City Council consideration, applicant must provide a topographic survey showing the location of all utilities, with dimensions, within the proposed closure area.

taj

**Case No: CE-1085**

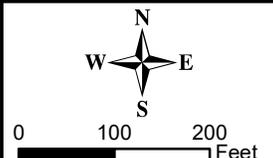
**Applicant: Kathy Shuck Living Trust**

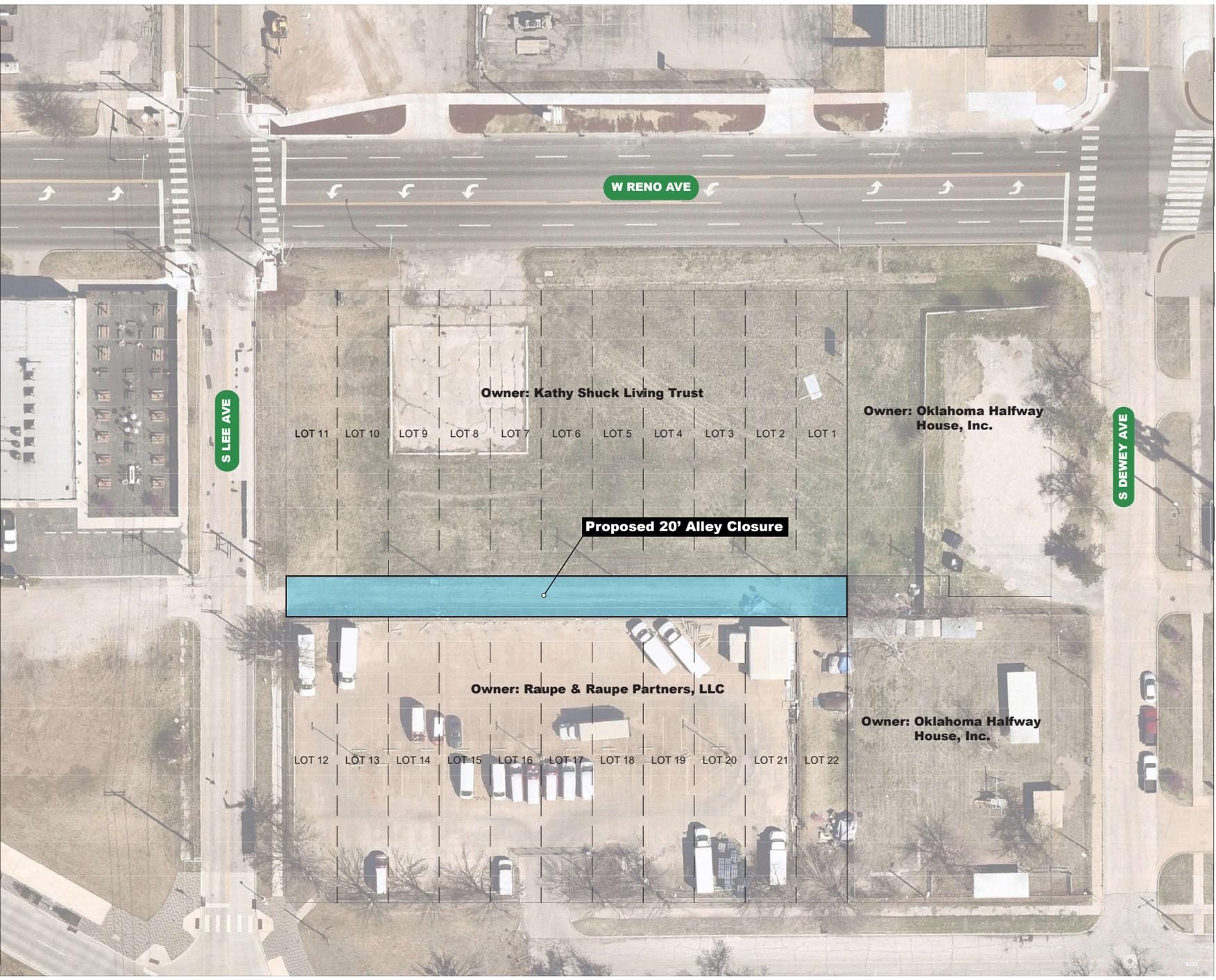
**Location: 626 W. Reno Ave.**



The City of  
OKLAHOMA CITY

# Application for Closing Public Way or Easement





W RENO AVE

S LEE AVE

S DEWEY AVE

Owner: Kathy Shuck Living Trust

Owner: Oklahoma Halfway House, Inc.

Proposed 20' Alley Closure

Owner: Raupe & Raupe Partners, LLC

Owner: Oklahoma Halfway House, Inc.

LOT 11 LOT 10 LOT 9 LOT 8 LOT 7 LOT 6 LOT 5 LOT 4 LOT 3 LOT 2 LOT 1

LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22



### W Reno Ave. & S Lee Ave.

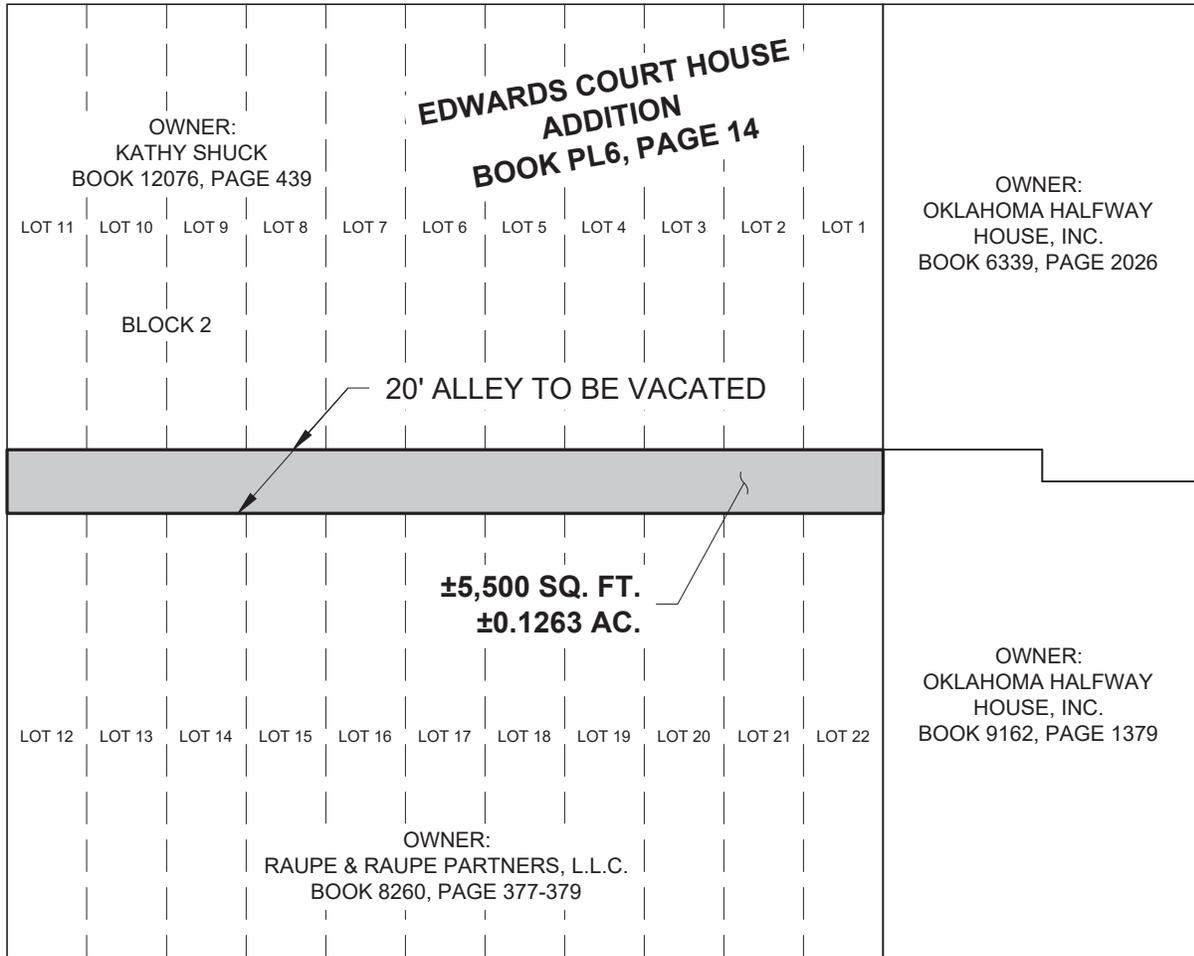
Proposed Alley Closure Exhibit



Johnson & Associates  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
(405) 235-8075 FAX (405) 235-8076

ENGINEERS SURVEYORS PLANNERS  
08/25/22

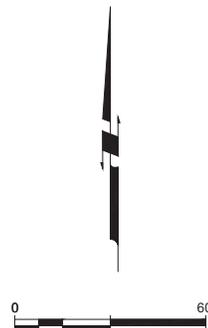
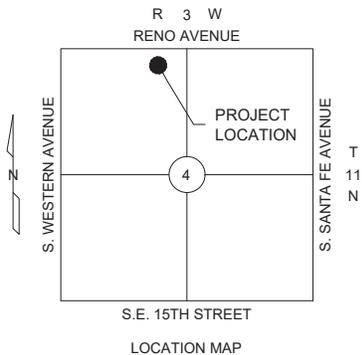
# RENO AVENUE



LEE AVENUE

DEWEY AVENUE

# S.W. 2ND STREET



ACAD FILE: S:\Civil 3D proj\5332\Working Folder\5332-East West Alley.dwg, 8/10/2022 4:10 PM, Braxton Birsner  
XREFS LOADED:

Copyright © 2022 Johnson & Associates

Proj. No.: 5332  
Date: 8-10-22  
Scale: 1"=60'

**EDWARDS COURT HOUSE ADDITION  
BLOCK 2**  
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA  
**EAST/WEST ALLEY**



**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 •



# STAFF REPORT

Downtown Design Review Committee – Special Meeting 10/26/2022

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**Agenda Item** VII.B.  
**Case No.** CE-01085  
**Property Address** 626 W Reno Ave  
**Applicant Name** Mark W Zitzow, Johnson & Associates  
for Kathy Shuck Living Trust  
1 E Sheridan Ave, Suite 200  
Oklahoma City, OK 73104  
**District** DTD-2

## A. ITEMS FOR CONSIDERATION

Request to close the right-of-way for the east/west alleyway located south of W Reno Ave, between S Lee Ave and S Dewey Ave.

## B. BACKGROUND

### 1. Location/Existing Conditions

This alleyway is located south of W Reno Ave, between S Lee Ave and S Dewey Ave. The eastern portion of this block was never platted, so the platted alley ends 100 feet west of S Dewey, as shown on the enclosed exhibit. The petition for closure was signed by both adjacent property owners. Currently, a parking lot is located on the property south of the alley. The slab for a building demolished in 2015 (DTCA-15-00085) is located north of the alley. The remainder of the land north of the alley is vacant.

### 2. Site History

This alleyway is located in Block 2 of Edwards Court House Addition to Oklahoma City subdivision plat, which was approved on October 16, 1906. Originally a single family residential area, in the 40's and 50's nonresidential buildings and uses were introduced into this block, including furniture stores, sign painting, general storage and a church.

### 3. Surrounding Environment

Adjacent to the south side of the platted alley is a parking lot for Ozarka trucks and employees. Further south is W Oklahoma City Blvd. Adjacent to the north side of the platted alley is vacant land. To the east is vacant land and small storage buildings used by the Halfway House. To the west, across S Lee Ave, is Angry Scotsman Brewery.

### 4. Intended Use

The applicant has stated that the alley closure is requested “to allow the owner to develop the property to the north as planned.”

### 5. Previous Actions / Other

According to Section 59-3250.2. C., the Downtown Design Review Committee shall have the power to “comment upon and provide recommendations on actions

proposed to other City boards, committees, and commissions with respect to the effect of such actions upon the District.”

This case is scheduled to be heard at Planning Commission on October 27, 2022.

### C. ITEMS IN COMPLIANCE

1. Unless noted below in Section D. Issues and Considerations, all other case items of this proposal comply with the Development Regulations and Guidelines of the Downtown Design District zoning ordinance as referenced below:

None

**Note:** All other Regulations and Guidelines of the Downtown Design District zoning ordinance not listed above are either not applicable to this case or apply to elements of this project to be considered as a separate case at a later date.

### D. ISSUES AND CONSIDERATIONS

#### 1. Development Guidelines

This proposal may not comply with the Development Guidelines of the Downtown Design District zoning ordinance as follows:

a. **RE: Request to close the alleyway, Case Item A.**

- 1) Description: The applicant proposes to close the platted alleyway for this block.

- 2) Reference: §7200.1.G.(4) Development Pattern

*“(a) New development should incorporate the approximate scale and proportions of the traditional block pattern, concentrating mass and height at key intersections and along major pedestrian corridors.”*

Reference: §7200.1.A. Purpose and Intent.

*“This commercial district is intended to support diverse forms of business and residential activity, including mixed-uses in a single building, within the central area of the City. Development regulations and guidelines in this district are intended to:*

- (1) Promote the development and redevelopment of the downtown area in a manner consistent with the unique and diverse design elements and urban character of the downtown districts;*
- (2) Ensure that a proposed use is compatible with the commercial, cultural, historic, and governmental significance of the downtown districts;*
- (3) Promote the downtown area as a vital mixed-use area;*
- (4) Create a network of pleasant, safe, and connected public spaces and pedestrian amenities in the downtown area;*
- (5) Enhance existing structures and circulation patterns; ...”*

Reference: §7200.4. Downtown Transitional District, General (DTD-2).

A. *Purpose and Intent.*

*“The DTD-2 District is intended to promote a high quality mix of commercial, office, residential, and industrial uses, including mixed-uses in a single building, for areas adjacent (to) the DBD District. Development regulations in this district are intended to promote the development and redevelopment of areas adjacent to the DBD District in a manner consistent with the unique and diverse design elements of the area, ensure that areas adjacent to the DBD District contain land uses compatible with commercial, residential, and cultural significance of the central City, create a network of pleasant public spaces and pedestrian amenities, enhance existing structures and circulation patterns, encourage preservation and restoration of historic features, encourage preservation of the cultural significance of the central city, and promote the areas adjacent to the downtown business district as dense, urban and mixed-use neighborhoods.”*

- 3) Considerations: As referenced above, the eastern portion of this block was never platted. The platted alley ends 100’ west of Dewey, as can be seen on the exhibit provided by the applicant. Without the necessary right-of-way to extend the alley to Dewey, this alley would be a dead-end, requiring vehicles, including delivery trucks and garbage trucks, to both enter from and exit out to Lee with no clear place to turn around.

Currently, there are overhead electric lines (OG+E) and a city sewer line located within this alley right-of-way. The applicant has advised that utilities will not be relocated, and easements will be established for these utilities.

While alleys have traditionally provided access to “back of house” functions, such as delivery/pick-up, trash collection, etc., which are activities not desired for street frontages, since the eastern portion of this block was never platted, the right-of-way doesn’t exist for a through alley from Lee to Dewey. For this reason, staff recommends approval of this request.

#### E. STAFF RECOMMENDATION

1. Provide a recommendation of **approval** to the Planning Commission for the request to close the right-of-way for the east/west alleyway located south of W Reno Ave, between S Lee Ave and S Dewey Ave.

*Note: Staff recommendations do not constitute Committee decisions.*

Attachments: Zoning Map, Application, Design Statement, Drawings, Photos.

**Case No: CE-1085**  
**Applicant: Kathy Shuck Living Trust**  
**Location: 626 W. Reno Ave.**



Aerial Photo from 2/2020



The City of  
**OKLAHOMA CITY**

# Application for Closing Public Way or Easement

