

Planning Commission Minutes  
November 10, 2022

(The agenda was filed with the City Clerk of The City of Oklahoma City at 4:45 p.m. on November 04, 2022)

22. (CE-1088) Application by Dolese Bros. Co., to close all of the 100-foot wide right of way of Northwest 14th Street between Block Two (2) and Block (3) of North Broadway Addition located east of North Broadway Avenue and north of Northwest 13th Street at 24 NW 14th Street. Ward 6.

Applicant was present. No protestors were present.

Amended 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.
2. Applicant agrees to provide to the City of Oklahoma City an access easement across the Applicant's property for the purpose of providing public access for pedestrians, cyclist, and passenger vehicles to and from future public transit facility. The location of said easement will be generally located as noted in the provided exhibit.

**RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.**

MOVED BY GOVIN, SECONDED BY POWERS

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

ABSENT: LAFORGE



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**November 10, 2022**

**Item No. IV. 22.**

**(CE-1088)** Application by Dolese Bros. Co., to close all of the 30-foot wide right of way of Northwest 14<sup>th</sup> Street between Block Two (2) and Block (3) of North Broadway Addition located east of North Broadway Avenue and north of Northwest 13<sup>th</sup> Street at 24 NW 14<sup>th</sup> Street. 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. This application is a companion to proposal for PUD-1915, heard on October 27, 2022, and recommended for approval.

**C. Reason for Request**

The purpose of this request is to consolidate the property abutting the alley to facilitate a new multi-use development.

**D. Existing Conditions**

**1. Comprehensive Plan Land Use Typology Area**

**2. Zoning and Land Use**

	<b>Subject Site</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Zoning</b>	I-2	I-2 / R-4	R.O.W.	I-2 / R-4	C-4 / SPUD
<b>Land Use</b>	R.O.W.	Ofc. / Whse.	Railway	Office	R.O.W.

**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. School District (Oklahoma City)**
- 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**

Maintain access to existing structures as required for emergency vehicle access.

- 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 utilities 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) Have existing mains in the proposed closing. Need to relocate or maintain access.

**b. Water Comments**

- 1) Have existing mains in the proposed closing. 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, decks, or parking lots set to the side or rear of a property.
- Maintain historical lot and block sizes where possible and appropriate.
- 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.
- Maintain and enhance the connectivity of the street network.

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 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 subject site is within the North Broadway Addition to Oklahoma City, Oklahoma Territory (1901). The application seeks to close approximately 460 linear feet of NW 14<sup>th</sup> Street between N Broadway Ave and the BNSF railroad. The right-of-way was platted with a 40-foot street and 30-foot “park lines” on either side of the street, for a total width of 100 feet.

The street is currently open and improved with curbs and sidewalks. If closed and vacated, the 1.06-acre subject site would be closed to the public. The application is associated with proposed PUD-1915 which spans from NW 13<sup>th</sup> Street to NW 16<sup>th</sup> Street, and from Broadway to the BNSF Railroad. The alleys within the PUD subject area have been closed, and the NW 15<sup>th</sup> Street right-of-way was vacated in 1990. The portion of NW 14<sup>th</sup> Street that abuts the subject site and crosses the railroad tracks was closed in 2015 to implement a “quiet zone” (CE-914).

The Regional Transportation Authority is strongly considering locating a commuter rail station adjacent to this site near the 14<sup>th</sup> Street terminus. The comprehensive plan calls for protecting the traditional street grid and providing public connectivity via internal access for large-scale, block sized developments. Plan conformance would be strengthened by ensuring public connectivity through the development to the proposed transit station.

**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 Evaluations:**

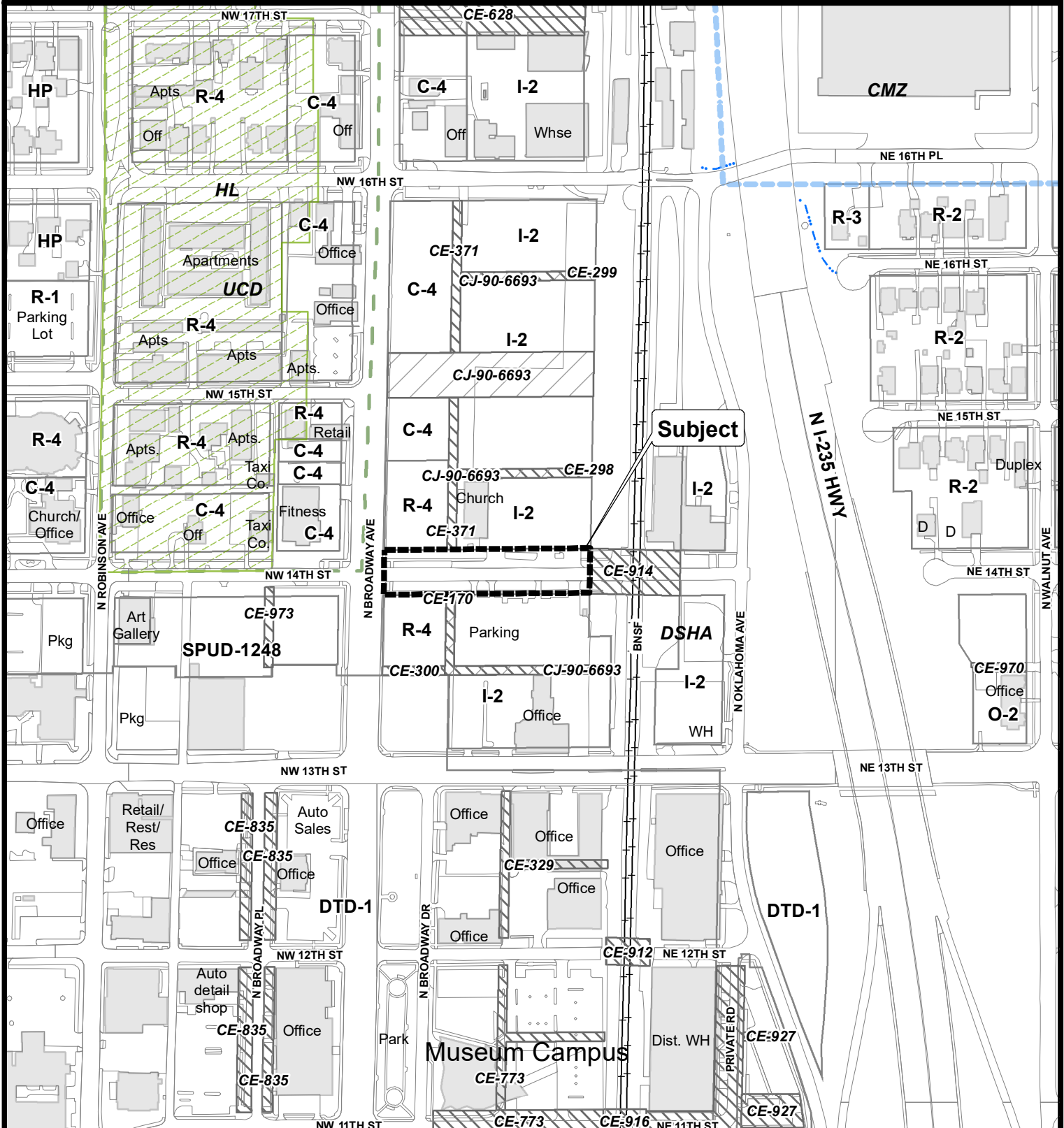
1. Prior to City Council consideration, applicant must provide a topographic survey showing the location of all utilities, with dimensions, within the proposed closure area.
2. The applicant will provide to the City of Oklahoma City an access easement across the Applicant's property for the purpose of providing vehicular and pedestrian public access to and from a future public transit facility. The location and width of said public access easement shall be determined by the City and agreed to by Applicant prior to the vacation of 14th street.

taj

Case No: CE-1088

Applicant: Dolese Bros. Co.

Location: 24 NW 14th St.



The City of  
OKLAHOMA CITY

## Application for Closing Public Way or Easement



0 150 300  
Feet







Case No: CE-1088  
Applicant: Dolese Bros. Co.  
Location: 24 NW 14th St.



Aerial Photo from 2/2020



The City of  
OKLAHOMA CITY

## Application for Closing Public Way or Easement

