

Planning Commission Minutes  
June 22, 2023

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:36 a.m. on June 20, 2023)

13. (CE-1103) Application by Johnson & Associates on behalf of the City of Oklahoma City MAPS Office to close and vacate portions of platted street, alleys, and easements, generally located within the blocks east and west of North Hudson Avenue, and between NW 10th Street and NW 11th Street. Ward 6.

Technical Evaluation:

1. A public access easement at least 10 feet wide shall be provided for pedestrian access between North Harvey Avenue and North Hudson Avenue. The location of said easement will be required at the time of redevelopment of any property within the vacated portion of West Park Place between North Harvey and North Hudson Avenue.
2. Any existing utility easements within the vacated easement are to be reserved until such time as any existing utilities are relocated, removed, or abandoned in place in accordance with the City of Oklahoma Municipal Code.

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.**

MOVED BY POWERS, SECONDED BY NOBLE

AYES: POWERS, PRIVETT, PENNINGTON, LAFORGE, NOBLE, NEWMAN

ABSENT: CLAIR, GOVIN



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**June 22, 2023**

**Item No. IV. 13.**

**(CE-1103) Application by Johnson & Associates on behalf of the City of Oklahoma City MAPS Office to close and vacate portions of platted street, alleys, and easements, generally located within the blocks east and west of N Hudson Avenue, and between NW 10th Street and NW 11<sup>th</sup> Street. Ward 6.**

**I. GENERAL INFORMATION**

**A. Contacts**

**Applicant's Representative**

Mark W. Zitow  
Johnson & Associates  
(405) 235-8075  
mzitow@jaokc.com

**B. Case History**

This is a new application.

**C. Reason for Request**

The closures are requested for the MAPS4 Family Justice Center. The application sites include rights-of-way within the block where the new facility will be constructed and the block where the facility is currently located.

**D. Existing Conditions**

**Comprehensive Plan Land Use Typology Area:** Urban – High (UH)

UH applies to densely built urban areas, including regional attractors with major employment concentrations, high density residential living, and related commercial and service uses. UH areas have the highest mixture and intensity of land uses and development activity outside of the Downtown core.

**2. Existing Zoning**

	<b>Subject Site</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Zoning</b>	DBD and DTD-1	DTD-1	DBD and DTD-1	DBD	DTD-1

## **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**
    1. Applicant must provide a survey showing the location of all utilities and other

improvements within the two blocks directly southeast and southwest of the intersection of NW 11<sup>th</sup> Street and North Hudson Avenue, that is requested to be vacated.

2. Any existing utility easements within the vacated easement are to be reserved until such time as any existing utilities are relocated, removed, or abandoned in place in accordance with the City of Oklahoma Municipal Code.

**Storm Sewer Availability**

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

**c. Stormwater Quality Management**

- d. Traffic Management:** Additional survey information is needed to review this application, particularly the northwest corner of N Hudson Ave and W Park Place. Existing traffic signage and ADA accessible ramps appear to be within the area to be vacated.

**8. Utilities**

**a. Wastewater Comments**

1. Have existing utilities in the subject area. Need to maintain easement or relocate mains.

**b. Water Comments**

1. Have existing utilities in the subject area. Need to maintain easement or relocate mains.

**c. Solid Waste Management**

**9. 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.

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 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 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 and vacate the rights-of-way for W Park Place between N Harvey Avenue and N Hudson Avenue, portions of the right-of-way for W Park Place between N Hudson Avenue and N Walker Avenue, the alleyways located between N Walker Avenue, NW 11th Street, N Harvey Avenue, NW 10th Street, N Hudson Avenue, and W Park Place; and release easements along W Park Place.

West Park Place, east of N Harvey Avenue, was closed in the past (CE-807) and a pedestrian accessway is now located within the former right-of-way. West Park Place, between N Walker Avenue and N Hudson Avenue, has had portions of the right-of-way on the north and south sides of the travel path closed in the past (CE-893).

The comprehensive plan calls for keeping alleys open and functional. Within the Urban High LUTA, it calls for public connectivity through blocks. In this case, the closure of the right-of-way on the block bounded by NW 11th Street, N Hudson Avenue, W Park Place and N Walker Avenue is requested the future site of the MAPS4 Family Justice Center. The area bounded by NW 11th Street, N Harvey Avenue, NW 10th Street and N Hudson Avenue is not included in the MAPS4 Family Justice Center project. This area is the current location of the facility and the closures are sought for future private development. The closure could remove opportunities for public pedestrian connections through the blocks and locations for “back of house” activities such as trash pickup and deliveries. Methods to preserve these opportunities should be provided.

This easement closure application is subject to review and recommendation by the Downtown Design Review Committee (DDRC). On June 15, 2023, by a vote of 6-0-1, the DDRC voted to provide a recommendation of approval to the Planning Commission with the following conditions:

- a. the owner/developer provides to the City of Oklahoma City an access easement across the applicant's property for the purpose of providing public access for pedestrians to and from N Harvey Ave and N Hudson Ave. The location of said easement will be required at the time of redevelopment of property which abuts the vacated portion of W Park Place between N Harvey and N Hudson Ave; and
- b. the owner/developer provides for access to "back of house" functions internal to the development on the Site Plan for future development required to be submitted for Downtown Design District approval.

#### **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:**

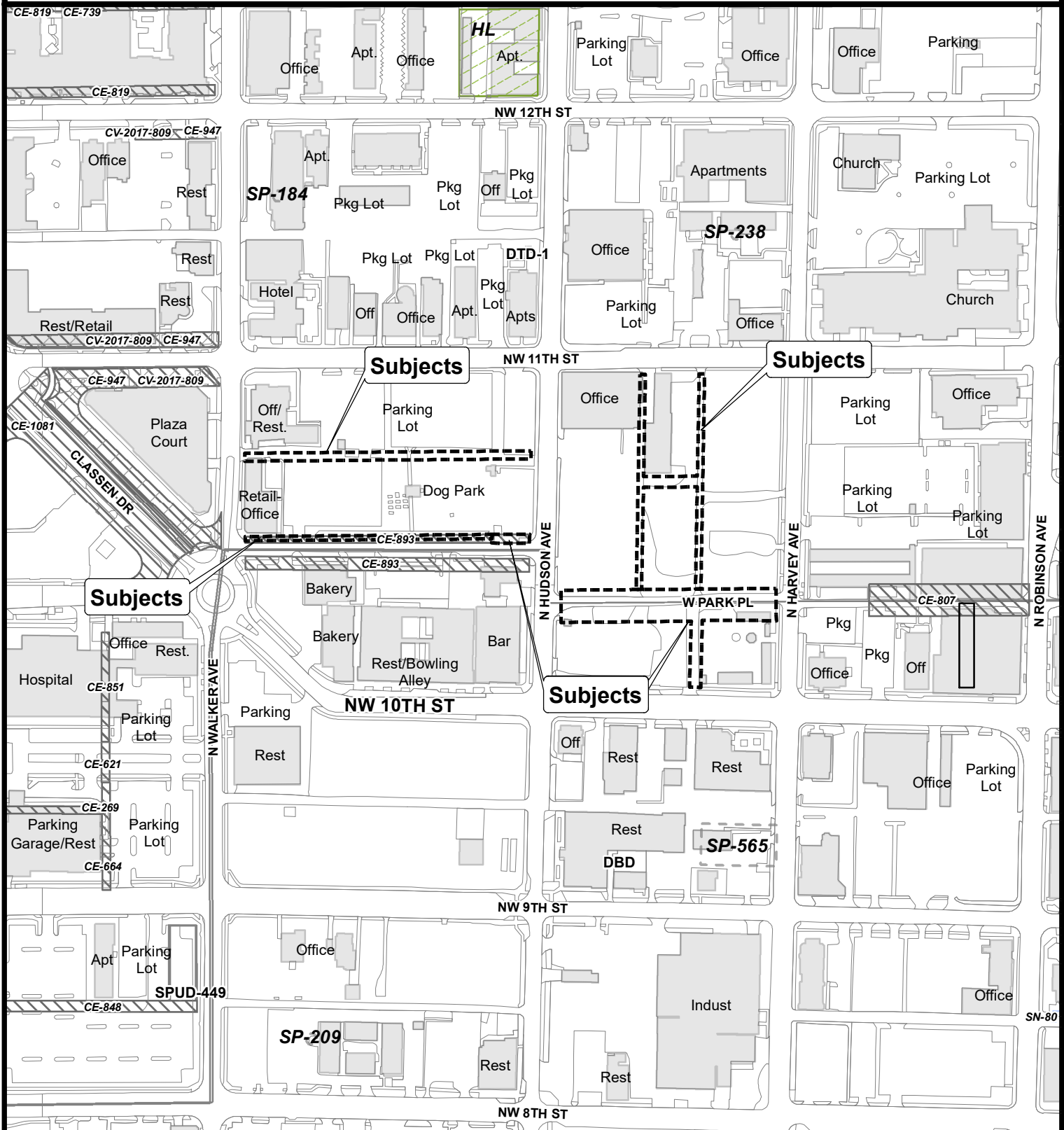
1. A public access easement at least 10 feet wide shall be provided for pedestrian access between N Harvey Ave and N Hudson Ave. The location of said easement will be required at the time of redevelopment of any property within the vacated portion of W Park Place between N Harvey and N Hudson Ave.
2. Any existing utility easements within the vacated easement are to be reserved until such time as any existing utilities are relocated, removed, or abandoned in place in accordance with the City of Oklahoma Municipal Code.

SW

Case No: CE-1103

Applicant: Johnson & Associates on behalf of City of Oklahoma City, MAPS Office

Location: 1100 N. Hudson Ave.

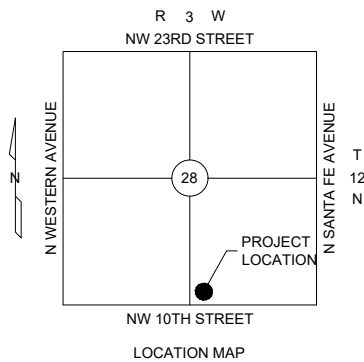
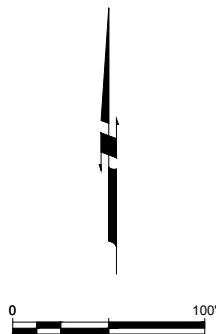
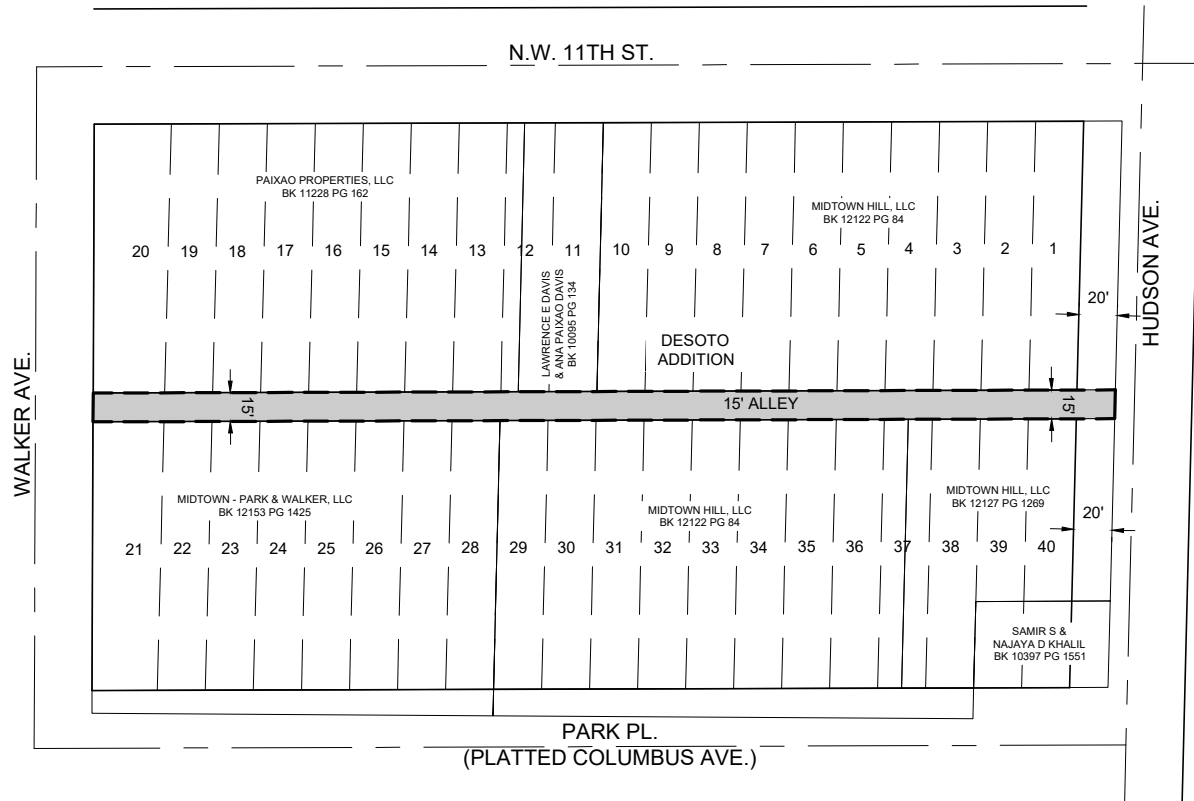


The City of  
OKLAHOMA CITY

## Application for Closing Public Way or Easement



0 125 250  
Feet



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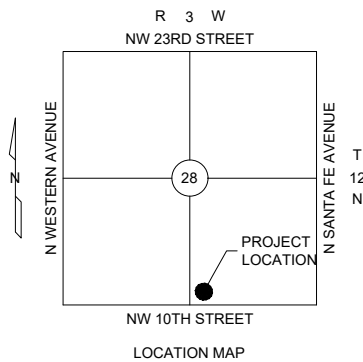
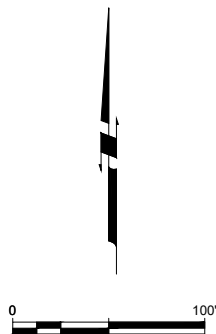
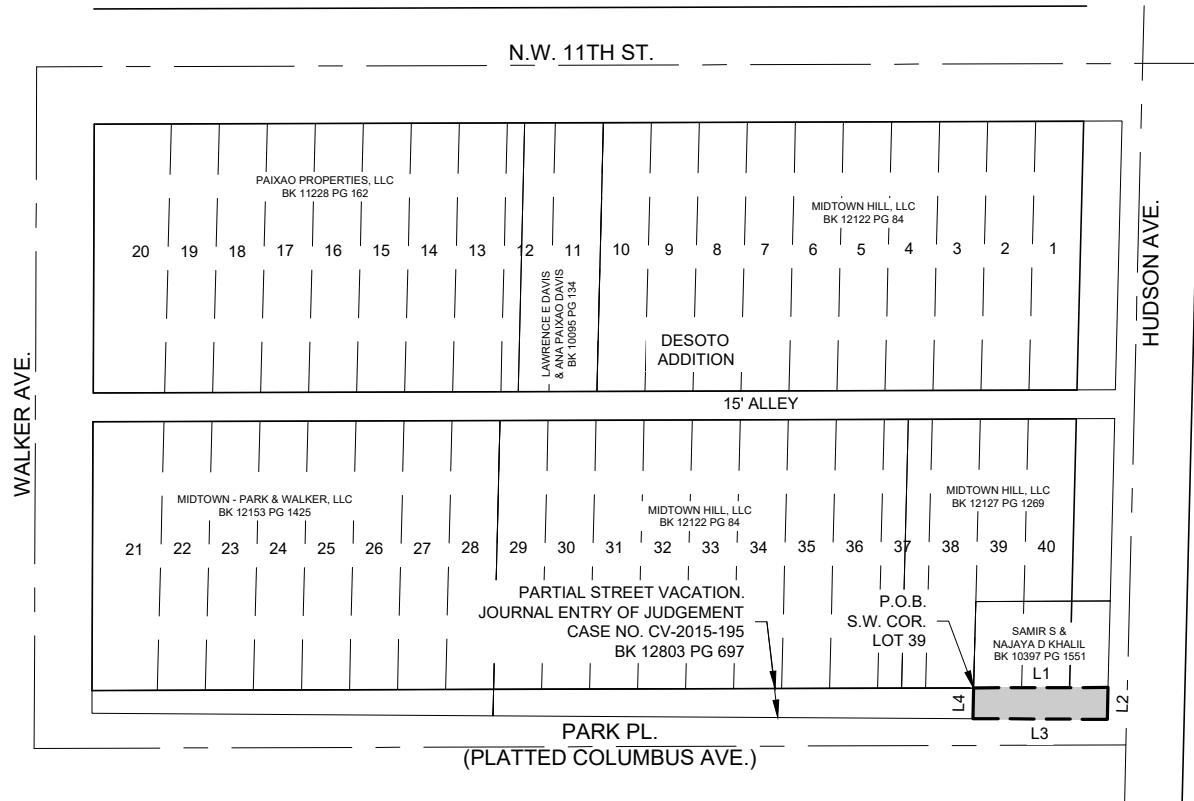
## DESOTO ADDITION

OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

## ALLEY 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  
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Line Table		
Line #	Direction	Length
L1	N89°49'14"E	70.00'
L2	S01°24'11"W	16.64'
L3	N89°39'15"W	69.99'
L4	N01°24'11"E	16.00'

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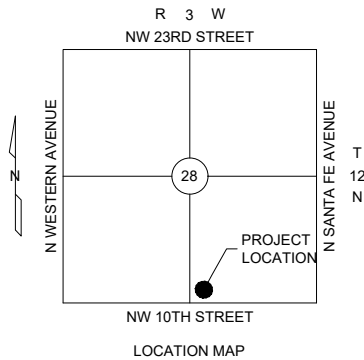
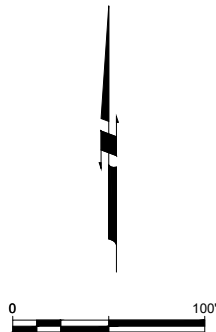
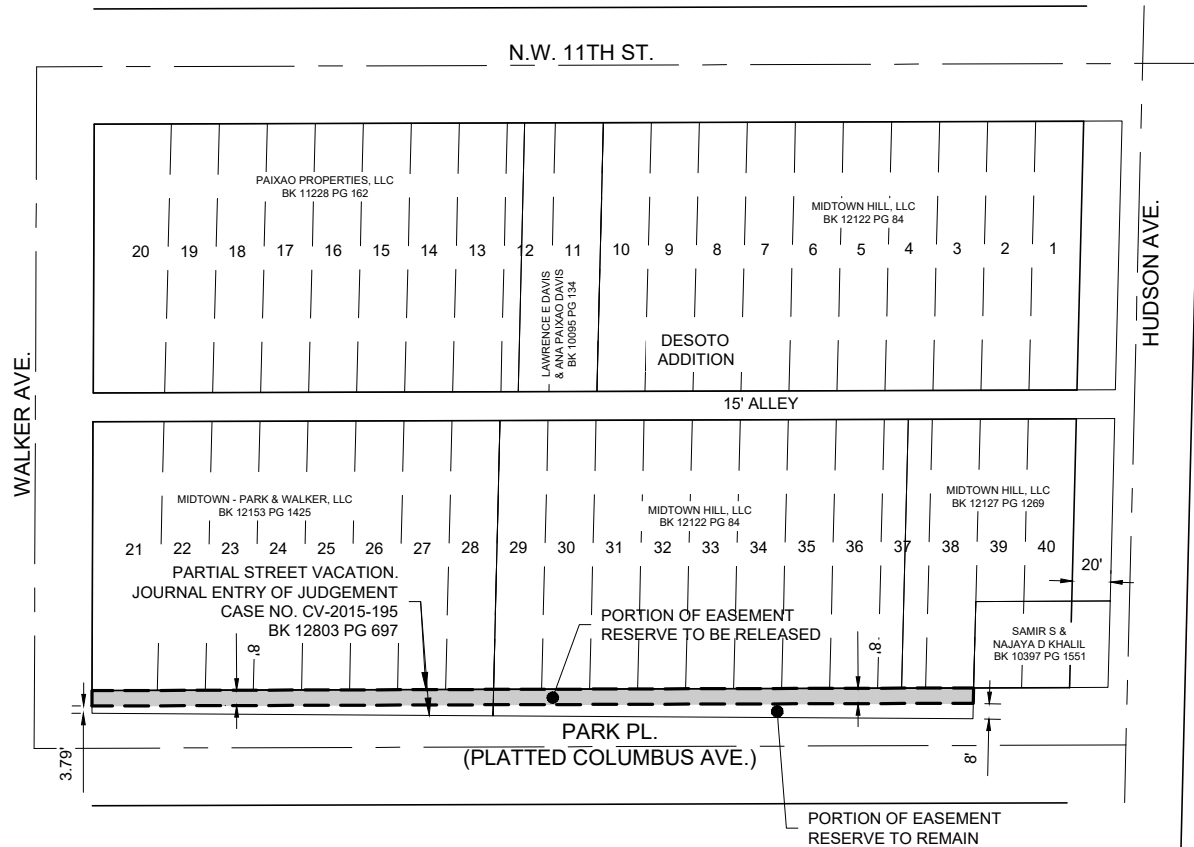
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# **PARK PLACE** OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA **PARTIAL STREET VACATION**



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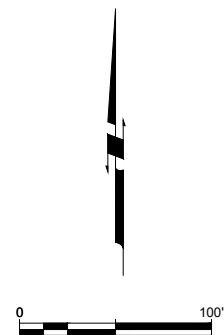
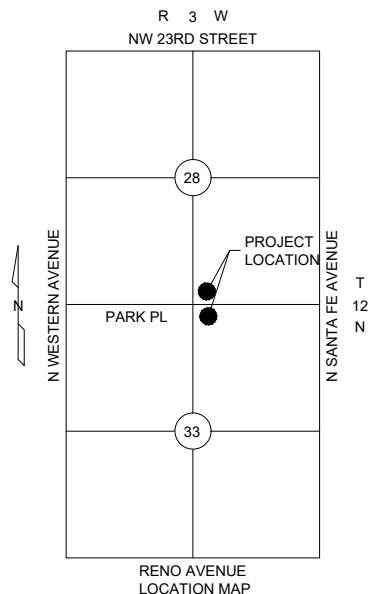
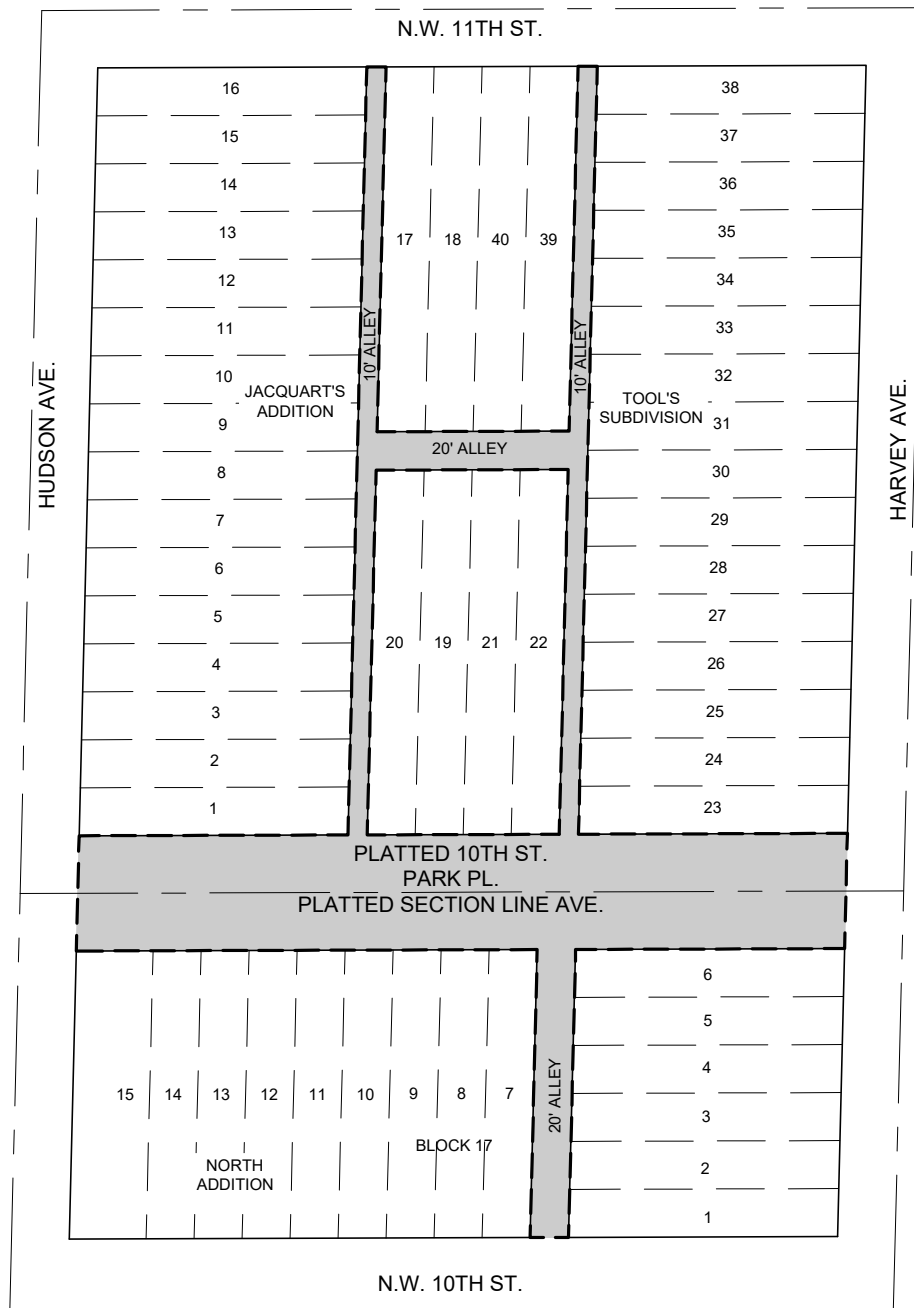
## PARK PLACE

OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

### PARTIAL RESERVE RELEASE



**Johnson & Associates**  
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Date: 5-9-23  
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**JACQUART'S ADD., TOOL'S SUB.  
& NORTH ADD.**  
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA  
**ALLEY VACATION**

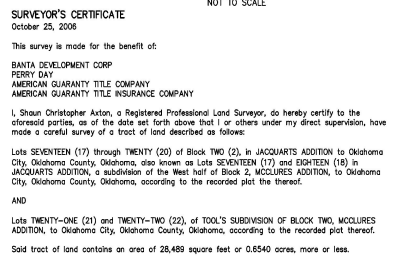
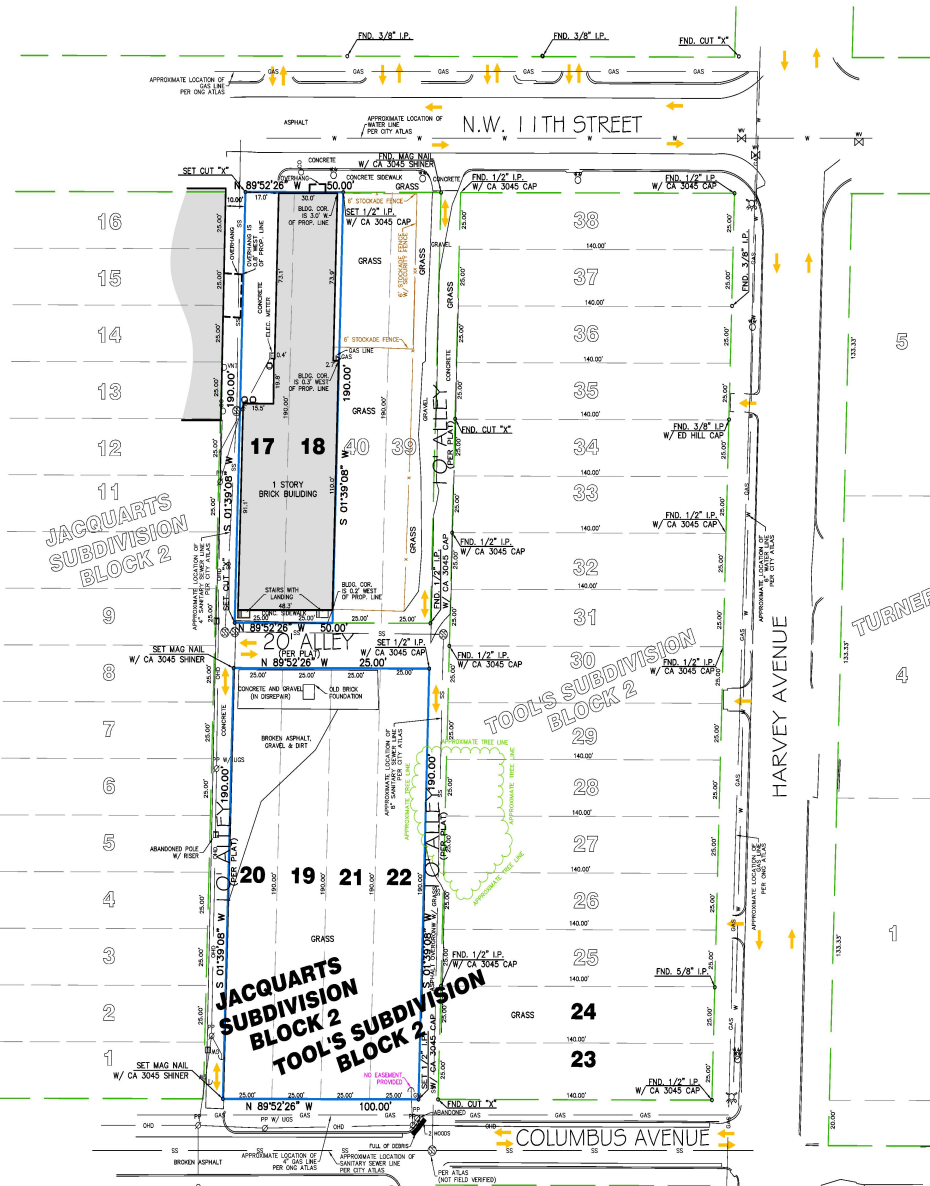
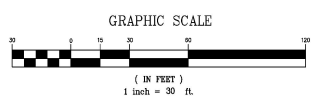
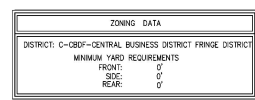


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[illegible]

## 320 N.W. 11th Street

### ALTA/ACSM Land Title Survey

1864 S.W. 86th Street, Suite 6-C, Oklahoma City, OK 73159  
 ☐☐☐ 405.638.3325 voice - 405.638.3336 fax - auto ☐☐☐  
 ☐☐☐ Certificate of Authorization No. 3045 - Expires June 30, 2007 ☐☐☐  
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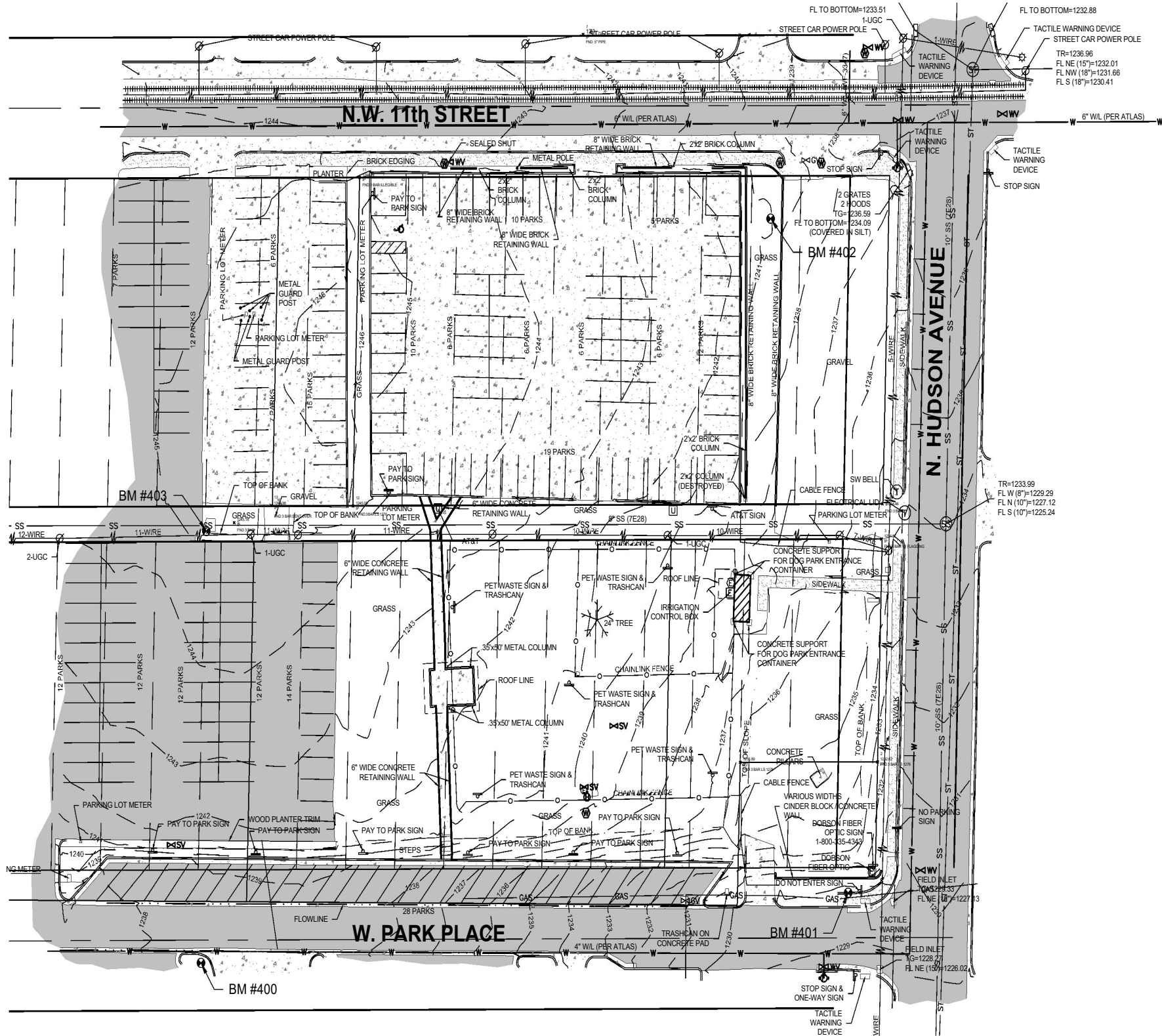
**Mark Deal and Associates**

**PROFESSIONAL CORPORATION**

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 DWG File: 2195.dwg

Date: 10/29/08  
 Porty Chief: CMR  
 FB/Date of: 2195.tbl

Scale: 1"=30'  
 Revisions:





Case No: CE-1103  
Applicant: Johnson & Associates on behalf of City of Oklahoma City, MAPS Office  
Location: 1100 N. Hudson Ave.

