

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 11th Street. Ward 6.

I. GENERAL INFORMATION

A. Contacts

Applicant's Representative

Mark W. Zitow
Johnson & Associates
(405) 235-8075
mzitzow@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

	Subject Site	North	East	South	West
Zoning	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 11th 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:

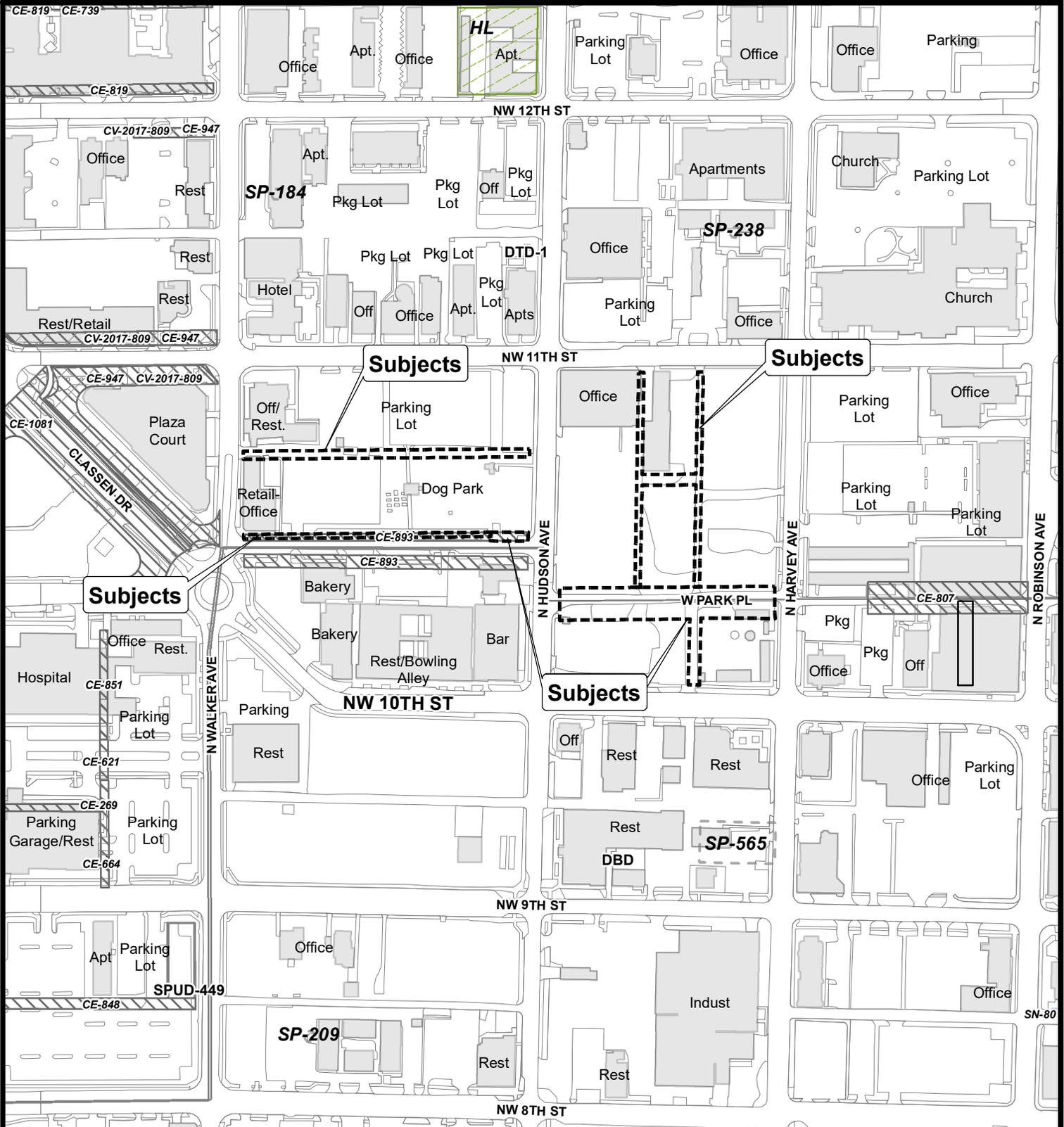
1. A public access easement at least 10 feet wide shall be provided for pedestrian access between N Harvey Ave and N Hudson Ave. The location of said easement will be required at the time of redevelopment of any property within the vacated portion of W Park Place between N Harvey and N Hudson Ave.
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sw

Case No: CE-1103

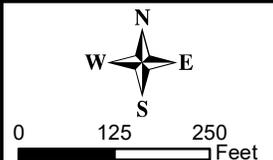
Applicant: Johnson & Associates on behalf of City of Oklahoma City, MAPS Office

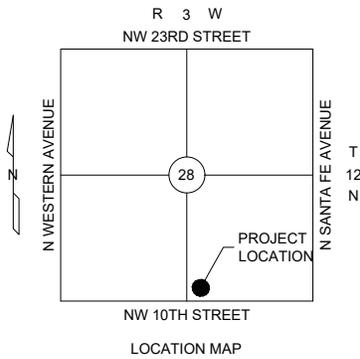
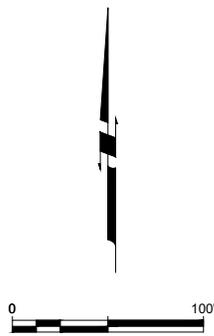
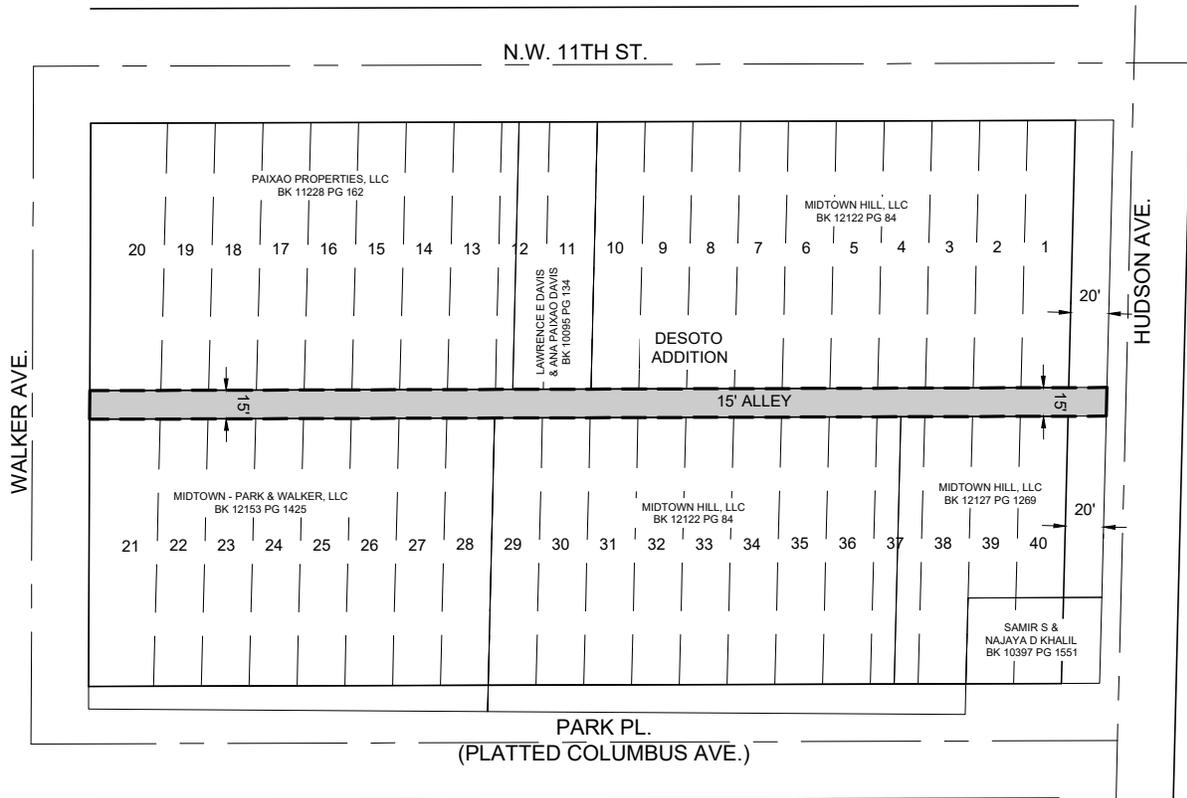
Location: 1100 N. Hudson Ave.



The City of
OKLAHOMA CITY

Application for Closing Public Way or Easement





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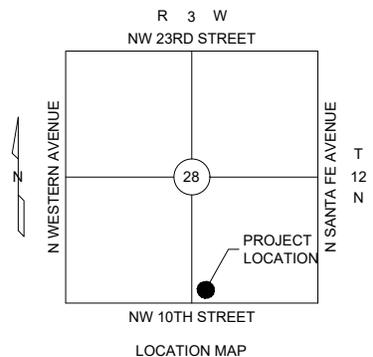
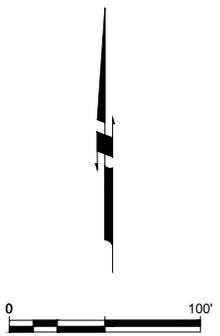
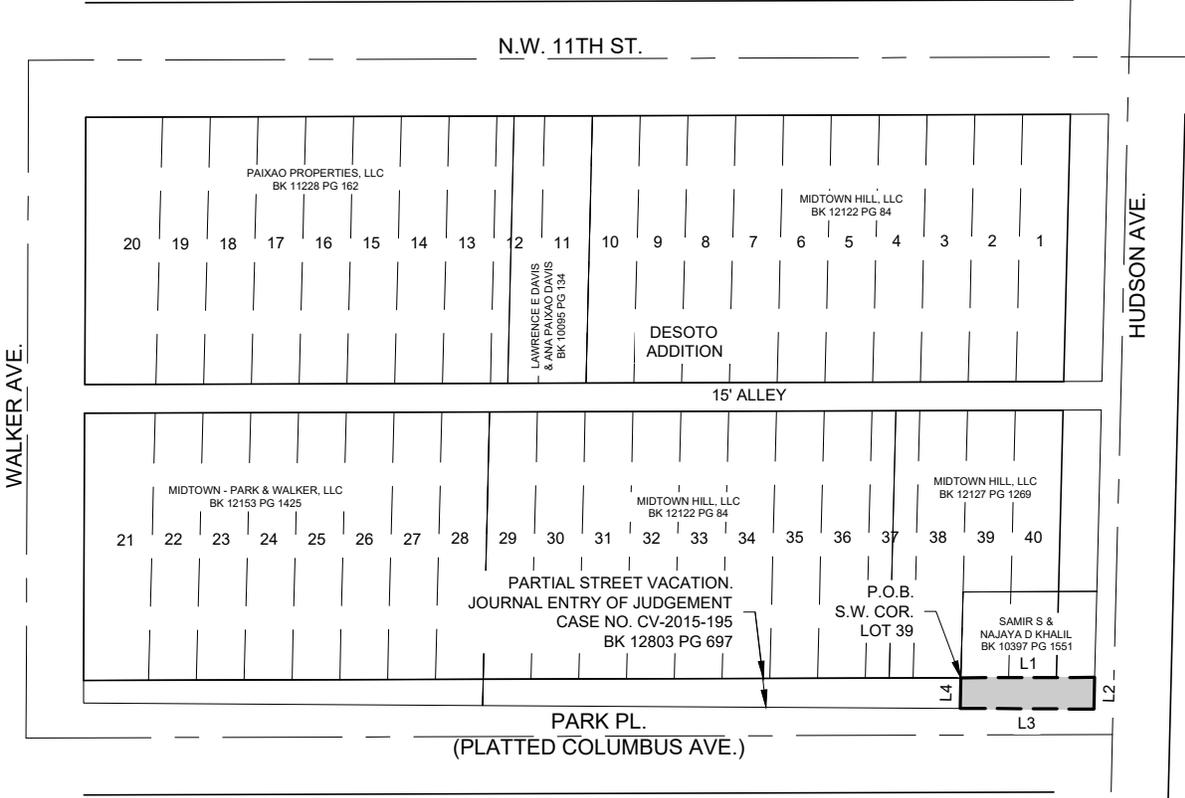
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Proj. No.: 5383
 Date: 5-9-23
 Scale: 1"=100'

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
 • ENGINEERS • SURVEYORS • PLANNERS •



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'

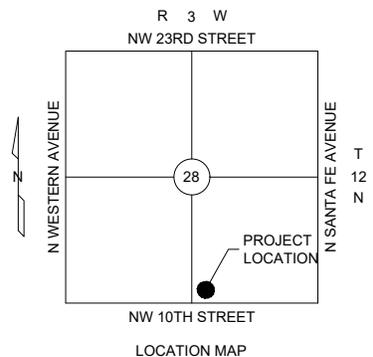
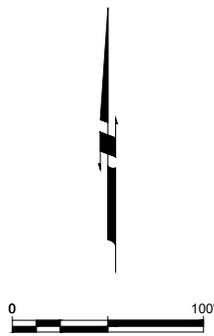
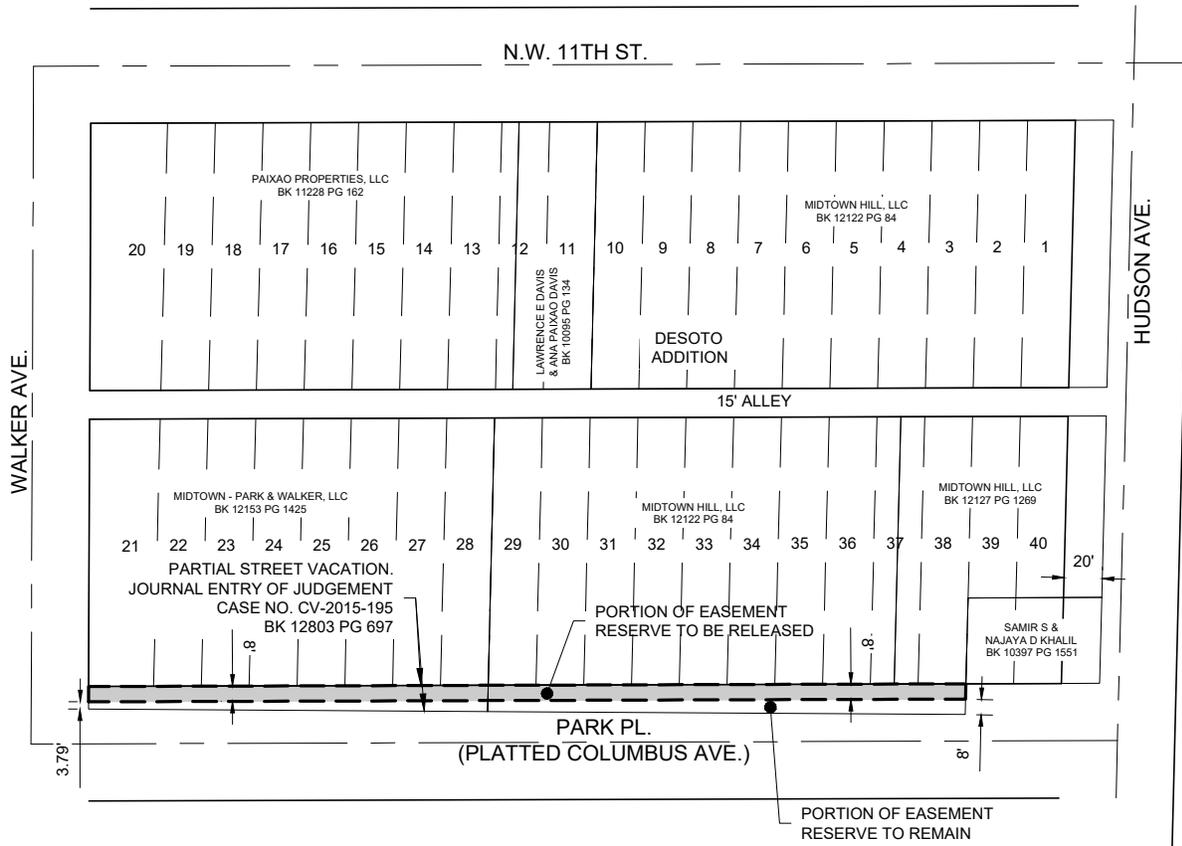
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XREFS LOADED: 5383-bdy.dwg

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Proj. No.: 5383
Date: 5-9-23
Scale: 1"=100'

PARK PLACE
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
PARTIAL STREET 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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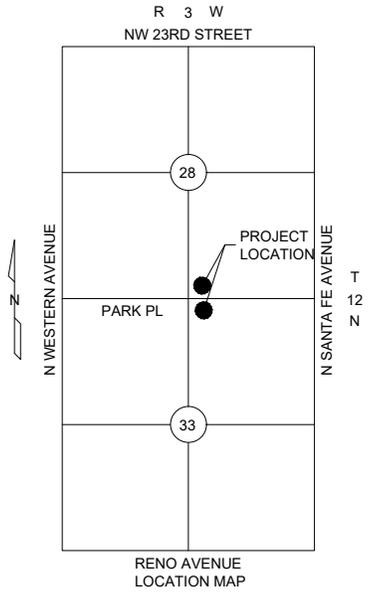
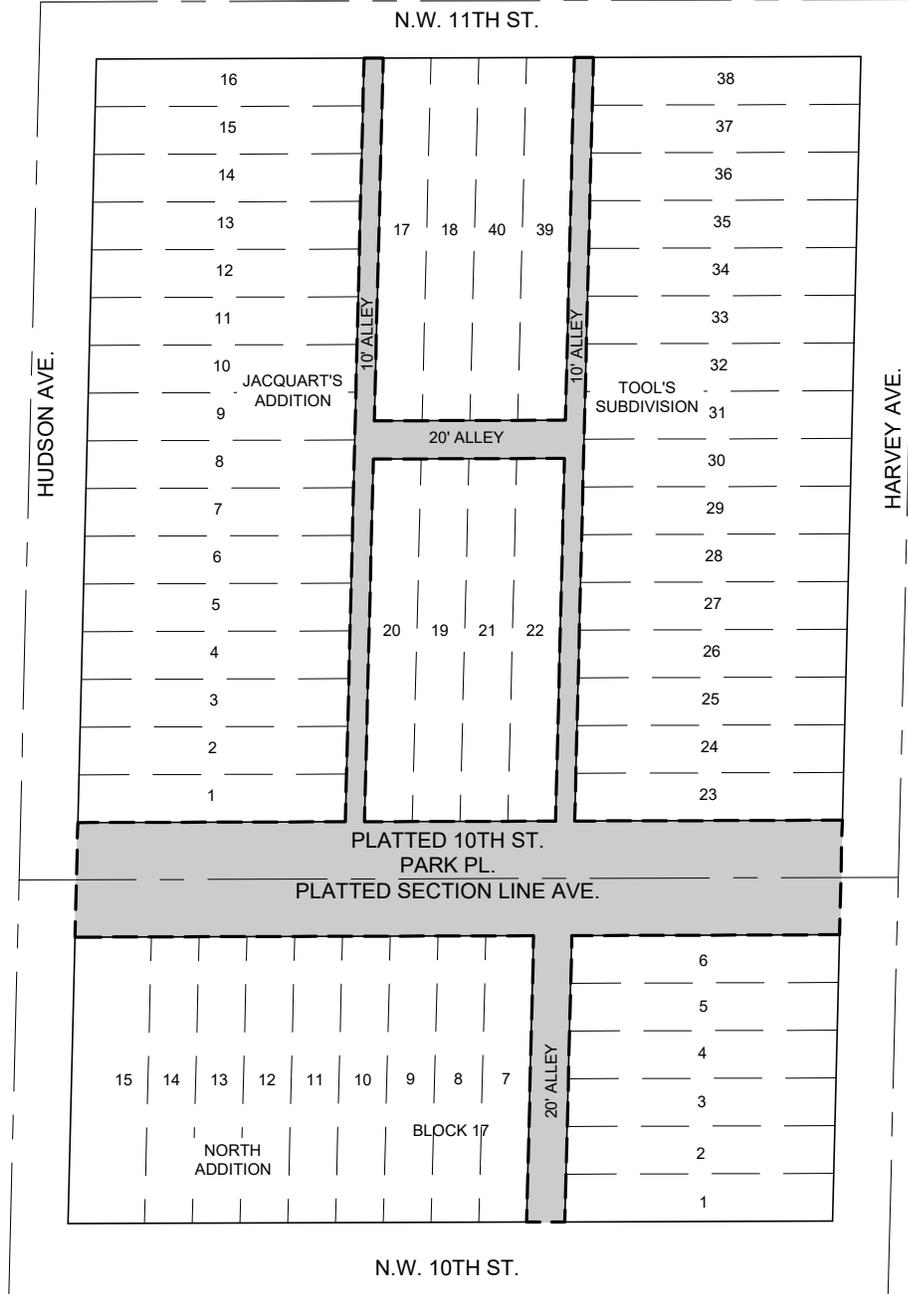
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 XREFS LOADED: 5383-bdy.dwg

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 Date: 5-9-23
 Scale: 1"=100'

PARK PLACE
 OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
PARTIAL RESERVE RELEASE

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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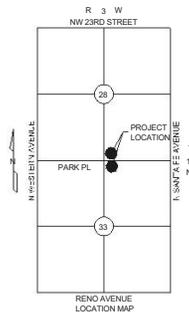
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Proj. No.: 5383
 Date: 5-9-23
 Scale: 1"=100'

**JACQUART'S ADD., TOOL'S SUB.
 & NORTH ADD.**
 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
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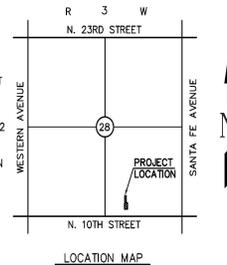
NW 11th St & Hudson Ave

Closure Exhibit



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
918.582.8275 FAX 918.582.8278

ENGINEERS SURVEYORS PLANNERS
5/10/23



LOCATION MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE
October 25, 2006

This survey is made for the benefit of:

BANTA DEVELOPMENT CORP
PERRY DAY
AMERICAN GUARANTY TITLE COMPANY
AMERICAN GUARANTY TITLE INSURANCE COMPANY

I, Shaun Christopher Anton, a Registered Professional Land Surveyor, do hereby certify to the abovesaid parties, as of the date set forth above that I or others under my direct supervision, have made a careful survey of a tract of land described as follows:

Lots SEVENTEEN (17) through TWENTY (20) of Block TWO (2), in JACOQUARTS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, also known as Lots SEVENTEEN (17) and EIGHTEEN (18) in JACOQUARTS ADDITION, a subdivision of the West half of Block 2, MCCLURES ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

AND

Lots TWENTY-ONE (21) and TWENTY-TWO (22), of TOOLS'S SUBDIVISION, of BLOCK TWO, MCCLURES ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Said tract of land contains an area of 28,469 square feet or 0.6540 acres, more or less.

I further certify that:

- The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; and that the property described hereon is the same as the property described in American Guaranty Title Insurance Company Commitment No. 06100339-5 dated September 28, 2006, provided to us by American Guaranty Title Company, and that all covenants, conditions and restrictions referenced in said title commitment or appertaining from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property; that there are no building encroachments on the subject property or upon adjacent land abutting said property unless shown hereon.
- This map or plat and the survey on which it is based were made in accordance with the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors, and the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM, and NPSI in 2005 and meets the positional tolerances requirements of an Urban Survey, as defined therein, and includes Items 1-4, 7a, 8-10, and 11a in Table A contained therein.
- Said described property is located within an area having a Zone Designation of "X" (Not A Special Flood Hazard Area) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 4010902090 G, with a date of identification of July 02, 2002 for Community No. 405378, in Oklahoma County, State of Oklahoma, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- All setback lines shown on the recorded plat have been shown hereon.
- The Property has direct physical access to Eleventh Street and Columbus Avenue, both dedicated public streets.
- The number of striped parking spaces located on the property is 0.

Shaun Christopher Anton, P.L.S. 1494

Date

Notes:

- The bearing of South 89°52'26" East as shown on the North line of TOOLS'S SUBDIVISION was used as the basis of bearing for this survey.

Items listed in Schedule B Part II of American Guaranty Title Insurance Company Commitment No. 06100339-5 dated September 28, 2006, provided to us by American Guaranty Title Company, corresponding to the following exception numbers:

- Property is subject to AIRPORT ZONING ORDINANCES AND REGULATIONS recorded in Book 906, Page 301; in Book 993, Page 157; in Book 1028, Page 521; in Book 2237, Page 340; in Book 2337, Page 315; and in Book 3265, Page 621.
- Property is subject to North Downtown Revitalization District set out in ORDINANCE NO. 20726, recorded in Book 7270, Page 1746, inasmuch as subject property is a part of land described therein.

Utility Statement

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

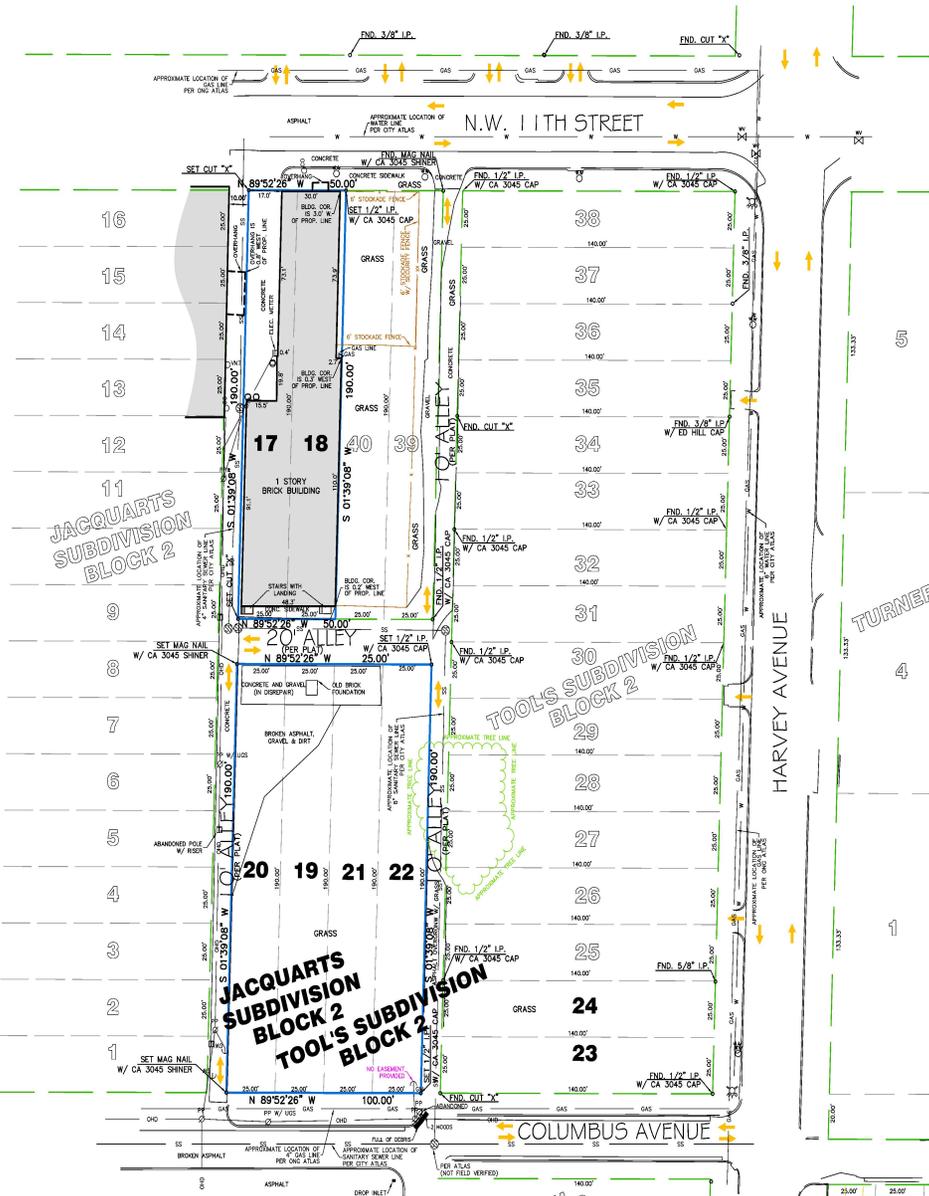
320 N.W. 11th Street
ALTA/ACSM Land Title Survey

1684 S.W. 86th Street, Suite C - Oklahoma City, OK 73159
405.681.3225 fax - 405.681.3208 fax - ext 0 9:00-4:00
Certificate of Authorization No. 3045 - Expires June 30, 2007

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Project No: 2195 Date: 10/25/06 Scale: 1"=30'
Drawn By: MWH Party Chief: GAR Revisions:
DWG File: 2195.dwg FB/DATA File: 2195a.txt

Mark Deal and Associates
PROFESSIONAL CORPORATION



JACOQUARTS SUBDIVISION BLOCK 2

TOOLS'S SUBDIVISION BLOCK 2

TURNERS SUB MCCLURES ADDITION BLOCK 3

JACOQUARTS SUBDIVISION BLOCK 2
TOOLS'S SUBDIVISION BLOCK 2

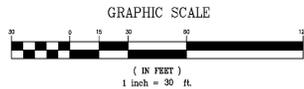
NORTH ADDITION BLOCK 17

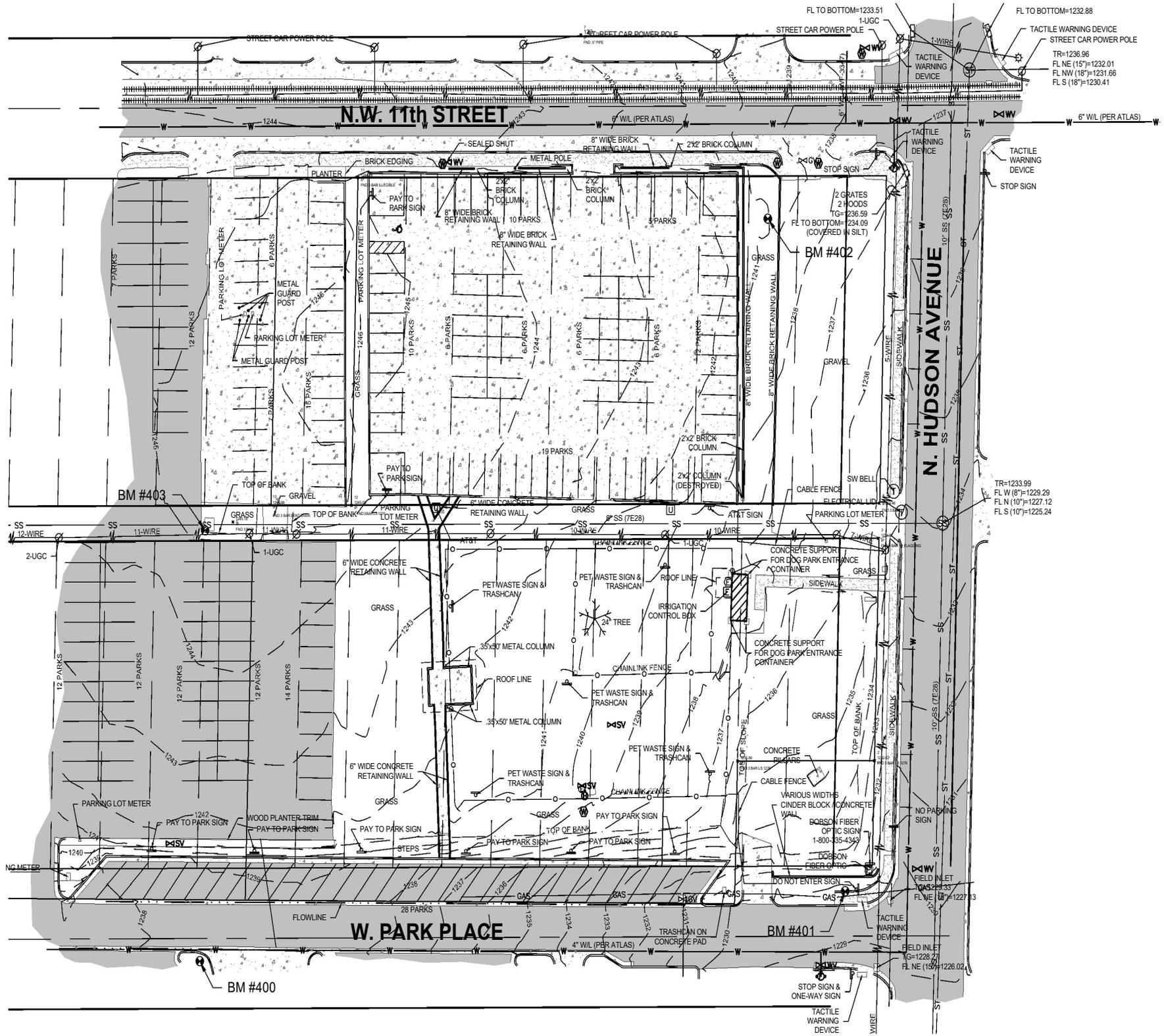
FLORENCE ADDITION

LEGEND

AC	AIR CONDITIONING UNIT	FB	FULL BOX
CD	CLEAN OUT	FP	POWER POLE
EM	ELECTRIC MANHOLE	PP	POWER POLE W/ UNDERGROUND SERVICE
ER	ELECTRIC RISER	SP	SPRINKLER HEAD
FC	FIRE DEPT. CONNECTION	SV	SPRINKLER VALVE
FM	FIRE MANSION	SS	SANITARY SEWER MANHOLE
FR	FUEL FILLER PORT	SM	STORM SEWER MANHOLE
GM	GAS METER	SI	STORM SEWER INLET
GP	GUARD POST	TM	TELEPHONE MANHOLE
GV	GAS VALVE	TV	TELEPHONE UNDERGROUND
HW	HOT WATER	TR	TRAFFIC SIGNAL LIGHT
IL	INLET	VT	VENT
LP	LIGHT POLE	WM	WATER METER
MW	MORTHOOD WELL	WV	WATER VALVE
MB	MAIL BOX	WV	WATER VALVE
WR	WATER RISER	WV	WATER VALVE
WV	WATER VALVE		
EL	ELECTRIC LINE		
SS	SANITARY SEWER LINE		
W	WATER LINE		
X	FENCE		
CH	CHIMNEY LINE		
ST	STORM SEWER LINE		
FS	FIBER OPTIC LINE		
G	GAS LINE		
C	COMMUNICATION LINE		

ZONING DATA	
DISTRICT:	C-CBDF-CENTRAL BUSINESS DISTRICT FRINGE DISTRICT
MINIMUM YARD REQUIREMENTS	
FRONT:	0'
SIDE:	0'
REAR:	0'





N.W. 11th STREET

N. HUDSON AVENUE

W. PARK PLACE

BM #403

BM #402

BM #401

BM #400

FL TO BOTTOM=1233.51
1-UGC
STREET CAR POWER POLE
TACTILE WARNING DEVICE
STREET CAR POWER POLE
1-WIRE
TACTILE WARNING DEVICE
TR=1236.96
FL NE (15')=1232.01
FL S (18')=1230.41

TR=1233.99
FL W (8')=1229.29
FL N (10')=1227.12
FL S (10')=1225.24

STOP SIGN &
ONE-WAY SIGN
TACTILE
WARNING
DEVICE
WIRE

Case No: CE-1103

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

Location: 1100 N. Hudson Ave.



Aerial Photo from 2/2022



The City of
OKLAHOMA CITY

Application for Closing Public Way or Easement



0 125 250
Feet