



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**November 18, 2021**

**Item No. IV. 8.**

**(CE-1062)** Application by DHD Corp., to close 110.32 feet of a 15' wide drainage easement located approximately 700 feet south of NW 23<sup>rd</sup> Street and approximately 1000 feet west of the John Kilpatrick Turnpike. Ward 1.

**I. GENERAL INFORMATION**

**A. Contacts**

**Applicant's Representative**

Mark W Zitzow, Johnson and Associates  
mzitzow@jaokc.com  
(405) 235-8075

**B. Case History**

This is a new application.

**C. Reason for Request**

The purpose of this request is to eliminate an unused easement that is in conflict with a proposed preliminary plat.

**D. Existing Conditions**

**1. Comprehensive Plan Land Use Typology Area: Urban: Low Intensity (UL)**

Urban – Low Intensity applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation.

**2. Zoning and Land Use**

	<b>Subject Site</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Zoning</b>	R-2	R-2	R-2	R-2	PUD-153
<b>Land Use</b>	Undeveloped	Undeveloped	Undeveloped	Undeveloped	Residential

**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 (Yukon)**
- 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) Reserve easement for future paving and drainage infrastructure.
- 8. Streets, Traffic and Drainage Maintenance \***
- 9. Stormwater Quality Management**

**10. Traffic Management \***

**11. Utilities**

**a. Engineering**

**Sanitary Sewer Availability \***

**b. Solid Waste Management**

- 1) No Solid Waste Management Division services needed.

**c. Water/Wastewater Quality**

**Water Availability \***

**12. Planning \***

**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. 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. 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.

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