



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 23rd 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

	Subject Site	North	East	South	West
Zoning	R-2	R-2	R-2	R-2	PUD-153
Land Use	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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