



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

Item No. IV. 6.

(CE-1063) Application by GDS Holdings, LLC, to close a 75-foot portion of the east-west alley in Block Three (3) of the Putnam Heights Addition extending west from N Virginia Avenue south of NW 39th Street. Ward 2.

I. GENERAL INFORMATION

A. Contacts

Applicant's Representative

Greg Silvernail, GDS Holdings
pms@thefirmokc.com
(405) 602-8098

B. Case History

This is a new application.

C. Reason for Request

The purpose of this request is to consolidate the property abutting the alley to improve security, simplify maintenance of the grounds, and facilitate business use.

D. Existing Conditions

1. Comprehensive Plan Land Use Typology Area: Urban: Medium Intensity (UM)

UM applies to fully urbanized areas of the city, most of which were built prior to the 1960s. Developments are expected to be larger in scale and have greater intensity and mixture of uses than developments found in UL. Development within UM areas should support efficient transit usage and provide pedestrian and bicycle access to retail, services, parks, and other destinations. Priorities for the UM areas include "infill" development on vacant lots, rehabilitation of underutilized property, and development that supports revitalization of distressed neighborhoods.

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	C-3	C-3	SPUD-257	R-1	C-3
Land Use	R.O.W.	Office	Retail	Residential	Retail

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 ***
- 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

- 1) An existing 8” sanitary sewer main(s) is adjacent to the subject site and a connection will be permitted in accordance with City Standard Specifications.
- 2) Easement contains an existing wastewater main. Applicant must contact the Municipal Counselor’s Office.

b. Solid Waste Management

- 1) No Solid Waste Management Division services needed.

c. Water/Wastewater Quality

Water Availability

- 1) No water facilities currently located within easement.

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:

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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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