



STAFF REPORT
The City of Oklahoma City
Planning Commission
January 12, 2023

Item No. IV. 16.

(CE-1075) Application by Mason Realty Investors, LLC, to close the west 250 feet of the east-west alley in Block Nineteen (19) of Northwest Addition, east of N Francis Avenue and south of NW 4th Street, at 817 Dean A McGee Avenue. Ward 6.

I. GENERAL INFORMATION

A. Contacts

Applicant's Representative

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

B. Case History

This application has been continued four times from the July 28, 2022, hearing date. On December 15, 2022, the Downtown Design Review Committee recommended approval of this application.

C. Reason for Request

The purpose of this request is to consolidate the property abutting the alley to facilitate a multi-family residential development.

D. Existing Conditions

1. Comprehensive Plan Land Use Typology Area: Downtown (DT)

DT applies to the city center, Oklahoma City's most intense development area, envisioned as a regional center for commerce and tourism. Urban experience, interaction, creativity and knowledge exchange, and economic dynamism are guiding objectives that necessitate high intensity and extremely close proximity among businesses, residents, destinations, and amenities.

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	DTD-2 / DP	DTD-1 / DP	DTD-2 / DP	DTD-2 / DP	DTD-2 / DP
Land Use	R.O.W.	Mfg. / Retail	R.O.W.	Mfg. / Retail	R.O.W.

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**

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.

Storm Sewer Availability

- 1) Reserve easement for future drainage infrastructure.

8. Streets, Traffic and Drainage Maintenance

9. Stormwater Quality Management

10. Traffic Management

11. Utilities

a. Engineering

Wastewater Availability

- 1) 10” Sanitary Sewer in easement. Needs to be relocated or maintain access.

b. Solid Waste Management

No Solid Waste Management services needed.

c. Water/Wastewater Quality

Water Availability *

12. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design, Building Form, and Location

- Incorporate commercial uses at street level to maintain an active, pedestrian friendly streetscape.

Automobile Connectivity

- Protect existing traditional street grid and reconnect it where possible.
- Keep alleys open and functional.

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 historical lot and block sizes where possible and appropriate. (C-9)
- 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 a portion of 20-foot platted east-west alley within Block 19 of the Northwest Addition to Oklahoma City (1901). The subject site is generally located south of NW 4th Street between N Francis and N Shartel Avenues. The entire alley is paved; the application includes only the western 250 feet of the approximately 400-foot alley.

The comprehensive plan calls for keeping alleys open and functional. Within the Downtown area it calls for public connectivity through blocks, maintaining alleys to provide trash collection service and parking behind primary buildings, and minimizing curb cuts along the primary street frontage. The right-of-way requested to be closed is for the purpose of constructing a new multifamily residential building.

The site and surrounding area are zoned DTD-2 (Downtown Transitional District - General) on the south, and DTD-1 (Downtown Transitional District – Limited) on the north. This easement closure application is subject to review and recommendation by the Downtown Design Review Committee (DDRC). On December 15, 2022, the DDRC recommended approval of CE-1075. At the same meeting the DDRC also approved the application for the associated construction of a proposed apartment building (DTCA-22-00065).

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

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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.

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