



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

Item No. IV. 18.

(CE-1089) Application by NHG, LLC, to close a portion of NW 65th Street right-of-way west of North Shartel Avenue and south of NW 66th Street, at 801 NW 64th Street. Ward 2.

I. GENERAL INFORMATION

A. Contacts

Applicant's Representative

David M. Box
Williams, Box, Forshee, and Bullard, P.C.
(405) 232-0080
dmbow@wbfbllaw.com

B. Case History

This is a new application. This application is a companion to SPUD-1488 Simplified Planned Unit Development. Previously CE-975 (subject area revised and recommended for approval by PC, then withdrawn)

C. Reason for Request

The purpose of this request is to close easement on developed property.

D. Existing Conditions

1. Comprehensive Plan Land Use Typology Area: Urban – Medium (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” developments on vacant lots, rehabilitation of underutilized property, and development.

Comprehensive Plan Land Use Typology Layer: Transit Oriented (TO)

The TO layer encourages higher density development, higher levels of transportation system connectivity, and concentrations of housing and commercial activity around areas designated as mass transit stops. The intent is to create unique, mixed-use districts with housing and employment opportunities around the City's future transit network. TO areas are characterized by a walkable environment, close proximity of

buildings, and minimal land used for parking. These nodes of high intensity may be located within lower-intensity areas. Construction at higher intensity maximizes efficiency of the current and future transit system and minimizes reliance on private automobiles. The TO layer is applied within 1/4 mile of a node identified on the Land Use Plan.

2. Zoning and Land Use

| | Subject Site | North | East | South | West |
|-----------------|---------------------|--------------|-------------|--------------|-------------|
| Zoning | R.O.W. | R-1 / PUD | I-1 | SPUD / PUD | SPUD-1109 |
| Land Use | Unimproved | Undeveloped | Warehouse | Residential | Undeveloped |

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) Applicant must provide a survey showing the location of all utilities within the existing rights-of-way and alleys that are requested to be vacated.
- 2) Any existing utilities easements within the vacated public rights-of-way to be reserved until such a time as any existing utilities are relocated.

- 8. Streets, Traffic and Drainage Maintenance**
- 9. Stormwater Quality Management**
- 10. Traffic Management**
- 11. Utilities**

- a. Wastewater Comments**

- 1) No assets in easement.

- b. Water Comments**

- 1) No assets in easement.

c. Solid Waste Management

No Solid Waste Management services needed.

12. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design, Building Form, and Location

- Maintain historical lot and block sizes where possible and appropriate. (UM & TO)
- Create and maintain small block sizes. (TO)

Automobile Connectivity

- Maintain and enhance the connectivity of the street network.
- Protect existing traditional street grid and reconnect it where possible.

Pedestrian Connectivity

- 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 a portion of the NW 65th Street right-of-way (platted Mitchell Ave) within the Biltmore Heights Addition (1907). The street is not improved to City standards and is partially paved from N Shartel Ave to an existing residence. Northwest 65th Street terminates one block east of N Shartel Ave and does not provide a connection westward to Classen Blvd. The closure is requested for the purpose of constructing a new multifamily residential project and is associated with SPUD-1488.

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 evaluation:

1. Prior to City Council consideration, applicant must provide a topographic survey showing the location of all utilities, with dimensions, within the proposed closure area.

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