



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

Item No. IV. 17.

(CE-1090) Application by 300 N.W. 104th, LLC, to close unimproved portions of platted Harvey Ave and Alabama Ave, a portion of an unimproved east-west alley in Block 23, and 5 feet of street easements on the north and south sides of Block 24 in the Glenarie Addition, north of NW 101st Street and east of N Hudson Avenue, at 300 NW 104th Street. Ward 7.

I. GENERAL INFORMATION

A. Contacts

Applicant

300 NW 104th LLC
(405) 253-4086
craig@strbusiness.com

B. Case History

This is a new application.

C. Reason for Request

The purpose of this request is to close unused rights-of-way to provide contiguous property for industrial offices and / or a Self-Storage facility.

D. Existing Conditions

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

UL 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	SPUD-601	I-1	R-1	I-2	R-1 / I-2
Land Use	Agricultural	Landscape Co.	Undeveloped	Undeveloped	Pump Jack / Tank Farm

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, but if want service will have to have access for future service. Easements will be donated at no cost to City for any future improvements required.

b. Water Comments

- 1) No assets, but if want service will have to have access for future service. Easements will be donated at no cost to City for any future improvements required.

c. Solid Waste Management

No Solid Waste Management services needed.

12. Planning

a. Comprehensive Plan Considerations

1) **LUTA Development Policies:**

Site Design

- Avoid developing within or modification of 100-year floodplains or floodways.

Automobile Connectivity:

- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system.
- Limit number of dead-end streets and cul-de-sacs.
- Protect existing traditional street grid and reconnect it where possible.
- Keep existing alleys open and functional.

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)
- Improve the functionality and efficiency of the street network by:
 - Providing direct connections from residential developments to nearby places and to each other.
 - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
 - Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
 - Reducing block sizes and use of dead-end streets.
 - Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)

b. Plan Conformance Considerations

The application seeks to close unimproved portions of platted Harvey Ave and Alabama Ave, a portion of an unimproved east-west alley in Block 23, and 5 feet of street easements on the north and south sides of Block 24 in the Glenarie Addition (1909). The subject sites are generally located south of NW 104th Street between Broadway Extension and N Classen Blvd. Alabama Ave would be considered NW 103rd Street today but is not platted eastward to Broadway Extension.

The comprehensive plan calls for maintaining the traditional grid street pattern where it currently exists, reconnecting it where possible, and keeping alleys open and functioning. Several other street and alley rights of way have been closed to the south. Connections between the Broadway Extension service road and N Classen Blvd exist at NW 104th Street and NW 97th Street.

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

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