



STAFF REPORT
The City of Oklahoma City
Planning Commission
February 09, 2023

Item No. IV. 1.

(CE-1091) Application by Edge 600, LLC, to close 100 feet of the vacated NW 71st Street (platted NW 65th Street) and 150 feet of the east-west utility easement of Block One (1), Manor Hill Addition, east of Classen Boulevard and north of NW 70th Street. Ward 2.

I. GENERAL INFORMATION

A. Contacts

Applicant

Jeff Cowan, Edge 600, LLC
(405) 501-4403
jeff@cowangroup.co

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 facilitate land development for office and industrial buildings.

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	I-2	PUD-1618	PUD-716	I-2 / R-1	I-2
Land Use	Storage	Residential	Storage	Storage	Warehouse

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) Any existing utility easements within the vacated public right of way to be reserved until such 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 ***
- b. **Water Comments ***
- c. **Solid Waste Management**

No Solid Waste Management services needed.

12. Planning

a. Comprehensive Plan Considerations

- 1) **LUTA Development Policies:**
 - 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.
 - Keep existing alleys open and functional.
 - Protect existing traditional street grid and reconnect it where possible.
 - Maintain historical lot and block sizes where possible and appropriate.(C-9)

b. Plan Conformance Considerations

The application seeks to close a portion of NW 71st Street (platted NW 65th Street), and a portion of a platted east-west alley within Block 1 of the Manor Hill subdivision. The application area is generally located east of Classen Blvd and

north of NW 70th Street. The subject sites have been used as parking and are not used by the public. Information provided with the application indicates the NW 71st/65th Street right-of-way abutting the subject site on the east and west has already been vacated. The closure would not affect connectivity in the area.

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.

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