



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

Item No. IV. 15.

(CE-1094) Application by Garrett and Company, LLC, to close the south half of the east-west alley in Block Four (4), of Chester Hill Addition adjacent to Lots Twenty-Nine (29) through Thirty-Six (36), both inclusive, east of Hudson Avenue and north of NW 96th Street at 333 NW 96th Street. Ward 7.

I. GENERAL INFORMATION

A. Contacts

Applicant's Representative

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

B. Case History

This is a new application. This application is a companion with SPUD-1504.

C. Reason for Request

The purpose of this request is to consolidate the property abutting the alley to facilitate future development.

D. Existing Conditions

1. Comprehensive Plan Land Use Typology Area

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-1	R-1	SPUD-1429	R-1	R-1
Land Use	Undeveloped	Residential	Undeveloped	Undeveloped	Residential

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 utilities 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

- 1) Existing 8” main in closing. Need to maintain access or relocate main.

b. Water Comments *

c. Solid Waste Management

No Solid Waste Management services needed.

12. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

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.
- Provide vehicular connectivity between adjacent developments.
- 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 a portion of the southern half of the 20-foot-wide platted east-west alley within Block 4 of the Chester Hill Addition (1909). The subject site is generally located north of NW 96th Street and east of N Hudson Avenue. The alley is not improved or used by the public. This application is associated with SPUD-1504 which contemplates commercial and light industrial development to the south, along NW 96th Street. The application mirrors a previous CE (1079) and SPUD (1429), adjacent on the east.

The comprehensive plan calls for keeping alleys open and functional. In this case the right-of-way is requested to be closed for the purpose of a commercial and light industrial development on the north side of NW 96th Street. The southern half of the 20-foot-wide platted east-west alley to the east was closed along with the portion of N Harvey Ave between NW 96th and NW 97th Street in 2022. The closure of this portion of the unimproved alley does not appear to affect connectivity.

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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