



**The City of Oklahoma City
Planning Commission
STAFF REPORT
April 8, 2021**

(CE-1048) Application by OnCue RE, LLC, to close part of SE 37th Street, part of the east-west alley in Block Two (2), and part of an east-west easement in Block Three (3) in Pasadena Heights Addition, located south of SE Grand Boulevard and east of I-35. Ward 7.

I. GENERAL INFORMATION

A. Contacts

Applicant's Representative

David M. Box
(405) 232-0080
dmbox@wfbflaw.com

B. Case History

This is a new application.

C. Reason for Request

The purpose of this request is to consolidate property necessary for commercial development.

D. Existing Conditions

1. Comprehensive Plan Land Use Typology Area

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	C-3	C-3 / I-2	I-2	C-3	I-35 R.O.W.
Land Use	Undeveloped	Undeveloped	Warehouse	Hotel	Highway

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)

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- 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)**

ONG has underground/aboveground facilities in the area.

- 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**
 - 1) Storm Sewer
 - a) Public Works objects to this easement closure proposal. Reserve easement(s) for future drainage/utility easements.
- 8. Streets, Traffic and Drainage Maintenance ***
- 9. Stormwater Quality Management**
- 10. Traffic Management ***

11. Utilities

a. Engineering

Sanitary Sewer Availability *

b. Solid Waste Management

- 1) No Solid Waste Management Division services needed.

c. Water/Wastewater Quality

Water Availability

- 1) The subject site is adjacent to a 6” and 8” water main in the street right-of-way of the subject tract.
- 2) Easement must be retained for the existing public waterline within this closure.

12. Development Services

Any affected utilities must be abandoned, relocated or easement retained, which will be determined at the time of vacation in District Court.

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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