



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**January 11, 2024**

**Item No. IV. 3.**

**(C-7616) Final Plat of South Half, being a part of the Southwest Quarter of Section 34, Township 13 North, Range 3 West of the Indian Meridian, located north of East Wilshire Boulevard and east of Broadway Extension. Ward 7.**

**I. GENERAL INFORMATION**

**A. Contacts**

Mark W. Zitzow, Johnson & Associates  
[mzitzow@jaokc.com](mailto:mzitzow@jaokc.com)

405-235-8075

**B. Case History**

This is a new application. This subdivision contains 10 lots, which is considered a minor subdivision. A preliminary plat is not required.

**C. Reason for Request**

The developer proposes an office / commercial development on this site.

**D. Existing Conditions**

**1. Size of Site:** 45.6085 acres

**2. Zoning and Land Use**

	<b>Subject Site</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Zoning</b>	PUD-1965 (C-3)	PUD-1770 (C-3)	PUD-936 (C-4, O-2, R-1, R-1ZL, R-2, R-4	O-2, I-2	R-1
<b>Land Use</b>	Vacant	Office / Commercial	Vacant	Vacant, Personal Storage	Broadway Extension / Residences

**II. SUMMARY OF APPLICATION**

The developer is proposing 10 office / commercial lots and 2 common areas (mainly for drainage purposes) on this 45.6085-acre site. Public streets, water, and sewer improvements are proposed. The site is currently zoned PUD-1965, which allows for development under the C-3 Community Commercial District regulations. Internal building setbacks and setbacks along the Broadway Extension Service Road are 0-feet, except where a different setback is required by Fire Code. Building setbacks along Wilshire Boulevard are shown at 25-feet.

Access to this development will be taken from newly constructed streets that intersect with Wilshire Boulevard and the Broadway Extension Service Road. Access will also be provided through the existing development to the north. PUD-1965 may also allow access to the Broadway Extension Service Road and Wilshire Boulevard directly from individual lots.

A note on the plat indicates that the maintenance of all common areas, islands/medians, and private drainage easements are the responsibility of the property owner's association.

### **III. 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.

#### **1) Outside Agencies**

- 1. Oklahoma City-County Health Department**
- 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)**

#### **2) 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) Streets

- a) All City streets and drives on City right-of-way serving this subdivision must be paved in accordance with City standards.
- b) The subject property is served by a public street.

2) Storm Sewer

- a) The Public Works Drainage Division staff has reviewed the subject application. All development, new construction, and / or substantial improvements planned within the proposed area shall be subject to chapter 16 of the Oklahoma City Municipal Code.
- b) Storm sewers in accordance with the City's Drainage Ordinance will be required. Development abutting section line roads with drainage flows that exceed the capacity of OKC standard ditch detail (D-100) will necessitate the installation of enclosed storm sewer and/or concrete channel. The improvements shall be placed to provide a minimum of 35 feet clearance distance from the centerline of the section. Concrete channels must be entirely outside public right-of-way. Sidewalks shall be constructed in compliance with the Oklahoma City Ordinance and meet all applicable ADA regulations.
- c) A flood/drainage study will be required to establish finished floor elevations, common lot areas or private drainage easements. The study
- d) Plans for drainage improvements within the private drainage reserves and/or common areas must be submitted for review, and payment of inspection fees shall be made prior to construction. Building permits will not be issued until construction is complete. If a subdivision abuts a stream, the private drainage easements and/or common areas along the stream shall extend to the flow line of the stream at a minimum.
- e) Place the following note on the plat and construction plans: Maintenance of the common areas and/or private drainage easements shall be the responsibility of the property owner's association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent shall be placed within the drainage-related common areas and/or drainage easements shown.
- f) Construction within the limits of this plat will require an erosion control plan in accordance with EPA Storm Water Discharge permitting: CFR Vol. 57, No. 175, September 9, 1992. A copy of the EPA Notice of Intent

(NOI) will be required prior to the issuance of work orders or permits for construction activities disturbing an area of ½ acre or greater.

- g) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and / or in the plat notes.
- h) Sidewalks shall be installed for all new construction and / or at the time of conversion of a residential use to a more intense use on all lots having frontage on public streets classified as a major or minor arterial.
- i) All private roads / streets will have private storm sewer systems.
- j) Engineers / Developers will be contacting PW for a detention determination before they submit their Final Plat and Plans.
- k) Detention Determination
  - A detention requirement determination will not be issued at the Preliminary Plat stage unless the development is located within the current "detention required area".
  - Prior to the preparation of a Final Plat and Construction Plans, the Engineer or Developer may contact the Public Works Engineering Department and receive a Detention Determination for that individual Final Plat
    - This Detention Determination will be specific to the single Final Plat under consideration.
    - The Detention Determination will be valid for a period of six (6) months.
    - If the Final Plat and Construction Plans have not been submitted, reviewed, and approved by the Public Works Engineering Department within that 6-month time frame, the Detention Determination will be void and a new Detention Determination must be requested.
    - If construction has not started on the development within six (6) months of the approval of the construction plans, the Detention Determination will be void and a new Detention Determination must be requested.

- For new commercial developments that do not require hearings before the PC or CC, the Engineer or Developer may contact the Public Works Engineering Department and receive a Detention Determination for that commercial development.

- b) Streets, Traffic and Drainage Maintenance
- c) Stormwater Quality Management
- d) Streets, Traffic and Drainage Maintenance
- e) Stormwater Quality Management
- f) Traffic Management \*

## **8. Utilities**

### **1) Sanitary Sewer Availability:**

- a) Additional comments will be provided to the applicant following a complete review of the project.

### **2) Solid Waste Management**

The City can provide solid waste collection services to commercial customers providing refuse is not excess of 270 gallons per customer per pick up § 49-30 (a). Otherwise, the customer will have to utilize a private hauler for dumpster service. No service will be provided for waste deemed uncollectable per ordinance § 49-21. (17).

### **3) Water Availability:**

- a) Additional comments will be provided to the applicant following a complete review of the project.

## **9. Subdivision and Zoning**

The design of this final plat conforms to the Subdivision Regulations as they relate to commercial subdivisions. The design also conforms to the requirements of PUD-1965. Sidewalks will be provided per PUD-1965.

Separate instruments will be required to be submitted with this final plat for proposed easements lying outside the boundaries of the plat. The instruments will be processed to City Council at the same time as the final plat and will be recorded by the City Clerk. The final plat will not be released until after the easements are recorded.

**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.*

**A. Approve the application subject to the following Technical Evaluations:**

1. Approval of this plat is subject to City Council acceptance of the dedications and improvements or assurance for completion of the improvements.
2. Separate instruments will be required to be submitted with this final plat for proposed easements lying outside the boundaries of the plat. The instruments will be processed to City Council at the same time as the final plat and will be recorded by the City Clerk. The final plat will not be released until after the easements are recorded.

*All Engineering Division and Water/Wastewater Utilities Division requirements must be met. Additional changes to the plat may be required during either Divisions review of construction plans and prior to City Council acceptance.*

**jm**