



STAFF REPORT
The City of Oklahoma City
Planning Commission
May 22, 2025

Item No. IV. 1.

(C-7737) Final Plat of Replat of Block 1, Harbor South, being a part of the Southeast Quarter of Section 1, Township 10 North, Range 4 West of the Indian Meridian, located north of SW 104th Street and west of South May Avenue. Ward 5.

I. GENERAL INFORMATION

A. Contacts

Chuck Twibell, SRB Engineering and Surveying 405-840-7094
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B. Case History

This is a new application. The final plat of Harbor South was approved on August 12, 2021.

C. Reason for Request

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

D. Existing Conditions

1. **Size of Site:** 3.7893 acres
2. **Zoning and Land Use**

	Subject Site	North	East	South	West
Zoning	PUD-135 (C-3)	PUD-135 (C-3)	PUD-253 (R-2, R-4, C-1, C-3)	PUD-135 (C-3)	PUD-135 (C-3)
Land Use	Vacant	Vacant	Gas Station	Retail Shopping Center	Urgent Care

II. SUMMARY OF APPLICATION

The developer is proposing 3 office / commercial lots on this site. Public streets are existing to the site. Public water and sewer improvements were completed with the original plat. This is a replat to shift lot lines in Block 1, increasing the size of Lot 1, Block 1 and reducing the size of Lot 2, Block 1. All easements and rights-of-way will remain as shown on the original plat. This site has frontage on SW 104th Street and S. May Avenue. Lots will take access directly from the section-line roads or through shared private access drives / easement throughout the original development. This site is currently zoned PUD-135 which allows for

development under the C-3 Community Commercial district. A front building setback of 25-feet is shown along SW 104th Street and along S. May Avenue.

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. Moore 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 Engineering staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to the applicable requirements of the Oklahoma City Municipal Code, as amended.

b) Storm sewers, in accordance with the City of Oklahoma City's Drainage Ordinance, will be required. For developments abutting section line roads where rainfall-runoff exceeds the capacity of the City of Oklahoma City's standard ditch detail, the installation of enclosed storm sewers and/or concrete channels will be necessary. These improvements must be positioned to provide a minimum clearance of 35 feet from the centerline of the section line road. Concrete channels must be located entirely outside the public right-of-way.

c) A flood/drainage study will be required to establish finished floor elevations, common lot areas, and private drainage easements. This study must be reviewed and approved by the Public Works Department.

d) Plans for drainage improvements within private drainage easements and/or common areas must be submitted for review. Building permits will not be issued until construction is complete. For subdivisions abutting a stream, private drainage easements and/or common areas along the stream must, at a minimum, encompass the entire FEMA-mapped Zone AE and floodway within the limits of the development.

e) Place the following note on the plat and construction plans: *Maintenance of the common areas, private drainage easements, and islands/medians shall be the responsibility of the Property Owners Association and/or the adjacent property owners. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the drainage related common areas and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner that meets the requirements specified above.*

f) Drainage easements shall be clearly designated as either public or private in the owner's dedication, on the plat, and/or in the plat notes.

- g) Sediment and erosion control measures shall be provided for any construction in accordance with Oklahoma Statutes Title 27A, OAC 606 - OPDES Standards, and the City of Oklahoma City Municipal Code, as amended.

A City of Oklahoma City Land Disturbance Permit and an ODEQ Construction Permit are required for land disturbance activities exceeding one (1) acre, as specified by the above-referenced regulations. Additionally, a City of Oklahoma City Land Disturbance Permit is required for any construction activity, regardless of the amount of land disturbed, unless exempt under the ordinance.

- h) Sidewalks shall be installed for all new construction in accordance with the Municipal Code. Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction.
- i) All private roads and streets shall have a private storm sewer system.
- j) Add the following Note on the Plat:

Maintenance of the Common Drive Easements shall be the responsibility of the adjacent property owners.

- k) Add the following Note on the Plat:

A sidewalk is required on each lot where it abuts a local and/or collector street. The sidewalk is required at the Building Permit Stage and must be installed prior to the issuance of a Certificate of Occupancy from the City of Oklahoma City for the applicable lots.

- b) Stormwater Quality Management
- c) Traffic Management *

8. Utilities

- 1) Sanitary Sewer Availability:
 - a. SD-2021-00078 has been submitted for review and approval.
 - b. Plat may change after construction of utilities.

2) Solid Waste Management

The City cannot service. Contact a private hauler.

3) Water Availability:

a. WA-2021-00141 has been submitted for review and approval.

b. Plat may change after construction of utilities.

9. Subdivision and Zoning

The design of this final plat conforms to the Subdivision Regulations as they relate to office / commercial developments. The design also conforms to the requirements of PUD-135.

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.

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.

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