



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

Item No. IV. 2.

(C-7738) Final Plat of Deer Brook Section 6, being a part of the Northwest Quarter of Section 9, Township 13 North, Range 4 West of the Indian Meridian, located south of NW 150th Street and east of North Rockwell Avenue. Ward 8.

I. GENERAL INFORMATION

A. Contacts

Anthony Hanley, Crafton Tull
anthony.hanley@craftontull.com

405-787-6270

B. Case History

This is a new application. The Preliminary Plat of Deer Brook was approved by the Planning Commission at the January 28, 2016, meeting.

C. Reason for Request

The developer proposes a single-family residential development on this site.

D. Existing Conditions

1. Size of Site: 5.18 acres

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	PUD-316 (R-1)	AA	PUD-316 (R-1)	PUD-316 (R-1)	PUD-316 (R-1)
Land Use	Vacant	Residence	Residences	Residences	Residences

II. SUMMARY OF APPLICATION

The developer is proposing 21 single-family residential lots on 5.18 acres yielding a gross residential density of 4.05 dwelling units per acre. Public streets, storm sewer, sanitary sewer, and water improvements are proposed. The plat is located in Tract 11 of PUD-316, which permits development in accordance with the R-1 Single-Family Residential District. The lots in this development range in size between 8,000 and 9,000 square feet. A front building setback of 20 feet is proposed on all lots.

Access to this development will be taken from two local street connections through previous phases of the Deer Brook development. These connections lead to one permanent connection with NW 150th Street and one temporary connection with NW 150th Street. A connection

with North Rockwell Avenue is planned in a future phase of the development, at which time, the temporary connection with NW 150th Street may be removed.

A note on the plat indicates that sidewalks will be provided along all interior streets. Other notes state that the property owners and / or property owners association will be responsible for maintenance of common areas, islands / medians within street rights-of-way and arterial street landscaping, and that trees will be planted in the front yards of lots where the garage extends beyond the front wall of the residence, toward the street.

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. Deer Creek 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.

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

8. Utilities

- 1) Sanitary Sewer Availability:
 - a. SD-2025-00021 has been submitted for review.
 - b. Plat may be revised after review and approval of utility plans.
- 2) Solid Waste Management

The City can provide residential service provided there is sufficient space for the truck to maneuver to service the addition.

3) Water Availability:

- a. WA-2025-00014 has been submitted for review.
- b. Plat may be revised after review and approval of utility plans.

9. Subdivision and Zoning

The design of this final plat conforms with the Subdivision Regulations as they relate to subdivisions with 30 or fewer lots, and the overall Deer Brook Development also conforms to the Subdivision Regulations as they relate subdivisions with more than 200 lots. The final plat also conforms to the requirements of PUD-316 and the approved preliminary plat.

A total of 3.58 acres of open space with 1.10 acres devoted to recreational improvements are required for the Deer Brook Addition (per the approved preliminary plat). Phase 2 of the Deer Brook development provided 2.179 acres of open space. Phase 3 provided approximately 0.96 acres of open space. This phase of the development is not providing additional open space. Additional open space will also be provided with future phases of the development. A letter from the developer indicates that playground equipment and park benches are being installed in the common area in Section 2 of the development. The amenities will be open to all residents of the Deer Brook development.

Perimeter landscaping along NW 150th Street was installed with a previous phase of the development. Sidewalks are required in front of each home / unit along the interior streets of the development. These sidewalks are required to be installed at the building permit stage. Sidewalks are also required along the section line roads and the common areas.

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.

jm