



STAFF REPORT
The City of Oklahoma City
Planning Commission
June 12, 2025

Item No. IV. 12.

(C-7740) Preliminary Plat of Chamonix, being a part of the Northeast Quarter of Section 10, Township 13 North, Range 5 West of the Indian Meridian, located south of NW 150th Street and west of North Sara Road. Ward 1.

I. GENERAL INFORMATION

A. Contacts

Todd Brawley, Crafton Tull
Todd.Brawley@craftontull.com

405-787-6270

B. Case History

This is a new application. This preliminary plat is in conjunction with an application to amend the City's Comprehensive Plan, CPA-2025-00004, which would remove the Urban Future (UF) Layer. This plat is also in conjunction with a request to rezone the property to PUD-2068.

C. Reason for Request

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

D. Existing Conditions

1. Size of Site: 126.21 acres

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	AA, (PUD-2068 R-1 & R-2 Requested)	PUD-1851 (R-1)	AA	AA	AA
Land Use	Vacant	Residences	Vacant	Vacant	Vacant

II. SUMMARY OF APPLICATION

The developer is proposing 504 single-family residential lots, 72 duplex lots (144 units), and seven common areas on 126.21 acres, yielding a gross residential density of 5.13 dwelling units per acre. Public streets, water, and sewer improvements are proposed. The site is currently zoned AA Agricultural District; however, this preliminary plat is in conjunction with an application to rezone the site to PUD-2068. PUD 2068 is divided into three tracts.

Tract 1 allows for development under the R-1 Single-Family Residential district regulations. Tract 1 allows Minimum lot sizes to be 5,000 square feet with 50-foot minimum lot widths and 100-foot minimum lot depths. Front setbacks are also altered to 15-feet for the living area and 20-feet for garages. Tract 2 allows for development under the development under the R-2 Medium-Low Density Residential District. Single-Family lots in Tract 2 have the same standards as those in Tract 1. Two-Family lots are allowed minimum lot sizes of 6,600 square feet with 60-foot minimum lot widths and 110-foot minimum lot depths. Tract 3 allows for development under the R-1 Single-Family Residential district regulations. Minimum lot sizes in Tract 3 are allowed to be 4,000 square feet with 40-foot minimum lot widths and 110-foot minimum lot depths. Lots in this preliminary plat reflect the requirements of PUD-2068 regarding lot sizes, widths, depths, and front setbacks.

Access to this development will be taken from four connections with N. Sara Road. Street stubs are provided to the south and east for connection with future developments. NW 150th Street is not constructed to the north, and a significant creek exists in this direction. No connection is proposed to the north.

A note is required on final plats indicating that the maintenance of common areas, private streets, islands, medians, and / or private drainage easements are the responsibility of the property owner's association. An additional note should indicate that sidewalks are required on each lot where they are adjacent to local streets and that those sidewalks are required to be installed with the building permit for each home.

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 Natural Gas (ONG)**
- 5. Oklahoma Electric Cooperative (OEC)**
- 6. Oklahoma Water Resources Board (OWRB)**

- 7. Piedmont School District**
- 8. Oklahoma Turnpike Authority (OTA)**
- 9. 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) A flood study will be required to demonstrate that there is no rise in the 100-year rainfall runoff, as established by the Federal Emergency Management Agency (FEMA) and the City of Oklahoma City, when comparing pre-development and post-development conditions.
- e) The subject property is located within a FEMA-designated Zones A and AE (100-year floodplain). As a result, minimum finished floor elevations must be established for each lot within or adjacent to the floodplain. These elevations must be based on the 100-year water surface elevation, as determined by either the City of Oklahoma City urbanized study or the FEMA study—whichever is more restrictive or imposes higher standards—plus one (1) foot. The Public Works Department's Engineering staff must review and approve these elevations prior to any development.
- f) A Floodplain Activity Permit must be submitted along with plans for any work proposed within 200 feet of a mapped FEMA Zone AE floodplain.
- g) A U.S. Corps of Engineers Section 404 permit must be submitted for any work conducted in The Waters of the United States.
- h) 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.
- i) 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.

- j) 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.
- k) 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.

- l) 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.
- m) All private roads and streets shall have a private storm sewer system.
- n) Label Common Areas C, D, E, F, and G as "Private Drainage Easement".
- o) Amend Note 1:

Maintenance of the Common Areas, Private Drainage Easements, and/or Islands/Medians in Public _ _ _ _

- p) Label all streets within Tract 1 as private streets, as required by PUD-2068.
- q) Add Note:

All streets with Tract 1 are private and shall be maintained by the Property Owners Association.

- b) Streets, Traffic and Drainage Maintenance
- c) Stormwater Quality Management

- d) Traffic Management *

8. Utilities

1) Sanitary Sewer Availability:

- a) An existing 33-inch/36-inch wastewater main(s) is located adjacent to the subject site(s).
- b) Line capacity is not a guarantee and must be checked by the Engineer of Record and reviewed by the City.
- c) The developer will be required to extend the City wastewater collection system to and across each lot or site within the subdivision in accordance with the City Standard Specifications and Private Development Design Manual.
- d) Minimum ten (10) foot horizontal separation required for water mains and five (5) foot for other crossings. Minimum two (2) foot vertical separation required for all crossings. All wastewater mains must have a minimum cover of four (4) feet and depth no greater than eighteen (18) feet. Developer is responsible for remediating any failure to maintain the minimum four (4) feet of cover.
- e) Wastewater main(s) must be centrally located in a twenty (20) foot wide easement or larger if necessary. No trees, signs, dumpster, fence and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
- f) All existing unused private wastewater service connections must be abandoned and capped at the main in accordance with City Standard Specifications and Private Development Design Manual.
- g) Plat may be revised after review and approval of utility plans.

2) Water Availability:

- a) An existing 12-inch water main(s) is located adjacent to the subject site(s).
- b) A 12-inch water main is required to be looped through the development to provide adequate water supply and fire flow protection. Connection to two (2) separate active water mains is required to prevent partial or total shut-off of water supply when a pipeline failure occurs.

- c) Minimum ten (10) foot horizontal separation required for wastewater mains and five (5) foot for other mains. Minimum two-foot vertical separation required for all crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
 - d) Proposed and/or existing water mains must be located centrally within a twenty (20) foot wide or larger utility easement or right-of-way. No trees, signs, dumpsters, fenced and/or structures shall be permitted over any proposed or existing utility mains. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
 - e) Dead-end water mains must be avoided when possible. All existing unnecessary water services must be abandoned at the water main(s) in accordance with the City Standard Specifications.
 - f) In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The owner is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The owner will be responsible for any failure of domestic and fire protection systems which require water pressure in excess of 25 psi. the developer is responsible for installing pressure reducers if necessary for protection of developer's service lines, plumbing, and fixtures.
 - g) All domestic and fire suppression services must have separate water service connections. Fire hydrants maximum spacing is 500 feet and must be located within 10-feet of a hard surface (i.e., sidewalk, street, and/or paving).
 - h) All existing and proposed meters must meet current Meter Specifications and standard details and be located in the right-of-way or utility easement within grassy areas outside of sidewalks, driveways, streets and/or paving.
 - i) Supply capacity for development is not guaranteed and will be reviewed at the time of review of construction documents.
 - j) Plat may be revised after review and approval of utility plans.
- 3) Solid Waste Management

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

9. Planning

A. Comprehensive Plan Land Use Typology Area: Urban - Low Intensity (UL)

UL applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation.

Comprehensive Plan Land Use Typology Layer: Urban Future (UF)

The UF layer maintains agricultural land and large acreage estates until the area is ready for urbanization. The purpose of the UF designation is to retain land in a condition that provides the most flexibility for developing at urban densities in the future and ensures the most efficient, sustainable delivery of services. Land assembly is one of the most difficult tasks associated with effective land development. To the extent parcels become fragmented, the potential to efficiently urbanize UF areas is compromised due to the challenges of land assembly. Urban Future areas may have access to the City's public water supply or sanitary sewer systems but not both and typically don't have urban levels of fire service. These areas present opportunities to increase service levels over time and responsibly manage the public costs of growth. Urban services, including City water and sewer, are not intended to be provided to UF areas until the designation is removed through an amendment to **planokc**. Commercial and light industrial uses may be appropriate provided they do not negatively impact agricultural operations and character or the potential to eventually urbanize.

B. Comprehensive Plan Policies:

*The site is within the Urban Low Intensity LUTA and in an area where the comprehensive plan applies the Urban Future (UF) Layer. An application to amend **planokc** and remove the UF layer is associated with this request (CPA-2025-00004). If the layer is lifted, Urban Low LUTA policies will apply.*

- Avoid developing within or modification of 100-year floodplains or floodways.
- Where possible, provide a continuous system of open space along stream corridors or other appropriate areas that link neighborhoods and park lands.
- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Developments should be served by urban water and sewer utility systems.

- Maintain, create, and enhance a street network that is highly connected to increase the number of viable commercial locations and the effectiveness of the transportation system.
- Limit number of dead-end streets and cul-de-sacs.
- Development fronting arterials should take access from intersecting streets where possible.
- Primary entrance points should be aligned with access points immediately across the street.
- Provide vehicular connectivity between adjacent developments.
- Subdivisions with more than 50 units should have at least two points of entrance / egress no closer than 300 feet apart.
- Riparian areas are vegetated areas adjacent to streams, lakes, ponds, and wetlands that are composed of a mixture of trees, shrubs, and grasses. These areas may also contain floodplain. The comprehensive plan recommends a 100-foot buffer from stream banks.
- Require sidewalks on both sides of all streets in urban LUTAs.
- Improve the functionality and efficiency of the street network by:
 - a. Providing direct connections from residential developments to nearby places and to each other.
 - b. Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
 - c. Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
 - d. Reducing block sizes and use of dead-end streets.
 - e. Maintaining the existing street grid to preserve connectivity and mobility options.
- Ensure proper access to and between subdivisions in order to offer a choice of routes for residents, multiple access points for emergency responders, and to reduce vehicle congestions at arterial intersections. Contiguous developments should share access whenever feasible.
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible.
- Avoid under-grounding streams to the greatest extent possible. Where feasible, encourage the re-surfacing of buried streams. Limit the use of

culverts or other structures that alter natural streams and require designs that minimize impacts to stream health and function.

- Incorporate natural features (such as ponds, lakes, streams, rock outcroppings, stands of mature trees, and/or sizeable individual trees) into the design of all residential, commercial, and industrial projects rather than eliminating, hiding, or limiting access to those features.

10. Subdivision and Zoning

The design of this preliminary plat conforms with the Subdivision Regulations as they relate to the access requirements for subdivisions with more than 200 lots. The developer must also meet the access requirements established by the Subdivision Regulations and PUD-2068 for each phase of development. Per proposed PUD-2068, a second street stub should be added to the south, on the east side of the creek.

The size of the plat, 126.21 acres, requires 4.03 acres of open space with 1.93 acres (84,240 square feet) devoted to recreational improvements (Section 5.12.2). The developer is providing approximately 28.73 acres of open space/common area and will provide a minimum of 1.93 acres of open space planned for recreational activities. The developer has indicated that playground equipment and park benches will be provided within the common area(s). A letter from the developer should be submitted with final plats confirming these amenities and their timing of construction.

Section 11250.1 of the Planning and Zoning Code states that all residential developments adjacent to arterial streets must provide a landscaped buffer along the arterial street. It further states that the landscape buffer must be located outside of any subdivision fence and must consist of any combination of trees, shrubs, groundcovers, earthen berms, and/or rock or stone accents, arranged in a manner to achieve visual continuity. A landscape plan is required with each final plat adjacent to an arterial street. The landscaping must be installed prior to the issuance of a certificate of occupancy for any residence within the applicable final plat.

As provided in Section 5.8.2 of the Subdivision Regulations and Section 12100.2.G of the Zoning Code, a sidewalk will be required along the section line roads(s). The construction plans for the development must show the sidewalks along the arterial streets and along the common areas. The developer will be responsible for construction of these sidewalks. According to Section 5.8.2.B.3(d) of the Subdivision Regulations, where arterial right-of-way is designated for programmed capital improvements, and for which the installation of sidewalks would be impractical, the developer may, with the approval of the City Engineer, pay a fee in lieu of sidewalk construction.

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.

Approve the application subject to the approval of PUD-2068 and the following Technical Evaluations:

- 1.** The design of all final plats must meet the access requirements established by the Subdivision Regulations for each phase of development, unless varied by the Planning Commission.
- 2.** A letter from the developer must be submitted with final plats stating the type of amenities proposed and their timing of construction.
- 3.** All of the lots must conform to the development regulations stipulated by the existing zoning district for the site at the final plat stage.
- 4.** A landscape plan is required with each final plat adjacent to an arterial street. The landscaping must be installed prior to the issuance of a certificate of occupancy for any residence within the applicable final plat.
- 5.** The developer will be responsible for constructing a sidewalk along N. Sara Road, and along all of the common areas adjacent to a street.
- 6.** “Limits of No Access” must be provided for all lots adjacent to the section line roads on the final plats.

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