

Planning Commission Minutes  
June 27, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 4:53 p.m. on June 21, 2024)

7. (PC-10931) Application by Surry, LLC and The Greenbriar, LLC to rezone 12143 West Hefner Road from AA Agricultural District to R-1 Single-Family Residential District. Ward 1.

The applicant was present. There were no protestors present.

**RECOMMENDED APPROVAL.**

MOVED BY CLAIR, SECONDED BY MEEK

AYES: CLAIR, POWERS, MEEK, PRIVETT, GOVIN, PENNINGTON, NOBLE

ABSENT: NEWMAN, LAFORGE



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**June 27, 2024**

**Item No. IV. 7.**

**(PC-10931) Application by Surry, LLC and The Greenbriar, LLC to rezone 12143 West Hefner Road from AA Agricultural District to R-1 Single-Family Residential District. Ward 1.**

**I. GENERAL INFORMATION**

**A. Contacts**

**Applicant's Representative**

Dwight Butler  
Cowan Group Engineering  
405-401-5159  
dwight@cowangroup.co

**B. Case History**

This is a new application. This application was continued from the May 23, 2024 Planning Commission meeting.

**C. Reason for Request**

The purpose of this request is to allow single-family residential development.

**D. Existing Conditions**

**1. Size of Site 1.56 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>	AA	AA/R-1	R-1	R-1	AA
<b>Land Use</b>	Undeveloped	Undeveloped	Undeveloped	Residential	Undeveloped

**3. 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.

## **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)**
- 3. Oklahoma Gas and Electric (OGE)**
- 4. Oklahoma Water Resources Board (OWRB)**
- 5. School District (Yukon)**
- 6. Oklahoma Department of Transportation (ODOT)**
- 7. Oklahoma Natural Gas (ONG)**
- 8. Oklahoma Electric Cooperative (OEC)**

### **B. City Departments**

- 1. Airports**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 3. Fire (OCFD) \***
- 4. Information Technology/Geographic Support (IT/GIS)**
- 5. Parks and Recreation**
- 6. Police (OCPD)**
- 7. Public Works**
  - a. Engineering**

**Storm Sewer Availability**

- 1) 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.
- 2) 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. These improvements shall be placed to provide a minimum of 35' clearance distance from the centerline of the section. Concrete channels must be entirely outside public right-of-way.
- 3) A flood and/or drainage study will be required to establish finished floor elevations, common lot areas or private drainage easements. A final plat should not be submitted until the study has been reviewed and approved by the Public Works Department.
- 4) A Corps of Engineers 404 permit must be submitted with plans for any work contemplated within the floodplain, creek, or channel (waters of the United States) included in the case limits.
- 5) 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 area along stream shall extend to flow line of stream at a minimum.
- 6) 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. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent shall be placed within the common areas and/or drainage easements shown.
- 7) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 8) Construction within the limits of this PC 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 1/2 acre or greater.

9) Sidewalks shall be installed for all new construction and/or at the time of a residential use to a more intense use on all lots having frontage on public streets classified as a major or minor arterial.

10) All private roads /streets will have private storm sewer systems.

11) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.

#### **8. Streets, Traffic and Drainage Maintenance**

#### **9. Stormwater Quality Management**

#### **10. Traffic Management \***

#### **11. Utilities**

##### **a. Wastewater Comments**

1. There are no utilities in the area. R-1 has minimum lot size of 6,000 square feet. 0.75 Acres (32,670 sq ft) is required minimum lot size for well and septic system.
2. Cannot be straight zone R-1 unless public utilities are extended.

##### **b. Water Comments**

1. There are no utilities in the area. R-1 has minimum lot size of 6,000 square feet. 0.75 Acres (32,670 sq ft) is required minimum lot size for well and septic system.
2. Cannot be straight zone R-1 unless public utilities are extended.

##### **c. Solid Waste Management**

No Solid Waste Management services needed.

#### **12. Planning**

##### **a. Comprehensive Plan Considerations**

##### **1) LUTA Development Policies:**

Site Design:

- 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.

Location:

- Locate uses that generate high traffic volumes along arterial streets, frontage roads, and interstates.

Density: The Urban Low Intensity LUTA outlines a density range of 4 to 8 dwelling units per acre for single family residential.

*A small unnamed stream runs through the central portion of the subject site. National, state, and local permitting require basic best management practices for stormwater management. Public water and sewer are available. The site is located along West Hefner Road, a major arterial street in the Urban – Low Intensity Land Use Typology Area. The subject site, along with land to the west, was platted as Greenbrier at Surrey Hills with 111 residential lots over the 75-acre site.*

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.
- Sidewalks are required along arterial streets and within new urban subdivisions.*

- 2) Compatibility:** The subject sites are residual parcels of AA zoned land that has been platted with the R-1 property to the west with the condition that the AA portion be rezoned to R-1 prior to acceptance at City Council. No potential compatibility issues were identified.
- 3) Service Efficiency:**
  - Water: *Will be Served*
  - Sewer: *Will be Served*
  - Fire Service: *Urban Response*
- 4) Environmentally Sensitive Areas:** The following apply to the proposed development site:
  - Riparian areas: 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. *Riparian area is present on the subject site in the form of a small stream that runs through the central portion of the subject site. Plan*

*conformance would be strengthened by preserving healthy, mature trees in and around the riparian area.*

- Upland Forests: N/A
- Vulnerable Aquifers: The aquifer in this area is considered moderately vulnerable to depletion. The comprehensive plan recommends preserving natural open spaces and utilizing low impact development techniques whenever possible in new developments in order to maintain water quality and allow for the infiltration of stormwater onsite. Low impact development techniques include, but are not limited to, using pervious surface materials wherever possible for the construction of driveways, parking areas, sidewalks, patios, etc., in order to promote increased water percolation and infiltration.

**5) Transportation System:** This site is located off West Hefner Road, a Major Arterial Street in the Urban Low LUTA. Transit (bus) service is not available.

**b. Plan Conformance Considerations**

The subject site is located along the north side of West Hefner Road, in an area generally located between North Piedmont Road and North Mustang Road. The 1.5-acre subject sites are residual parcels of AA-zoned land that was platted with the R-1 property to the west. (Final Plat of Greenbriar at Surrey Hills). A condition of the final plat approval was that the areas within the plat that were still zoned AA needed to be rezoned to R-1 prior to acceptance of the final plat by City Council. Approval of this rezoning application satisfies that condition and is necessary to complete the subdivision.

**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.*

**Approval of the application.**

**gjh**

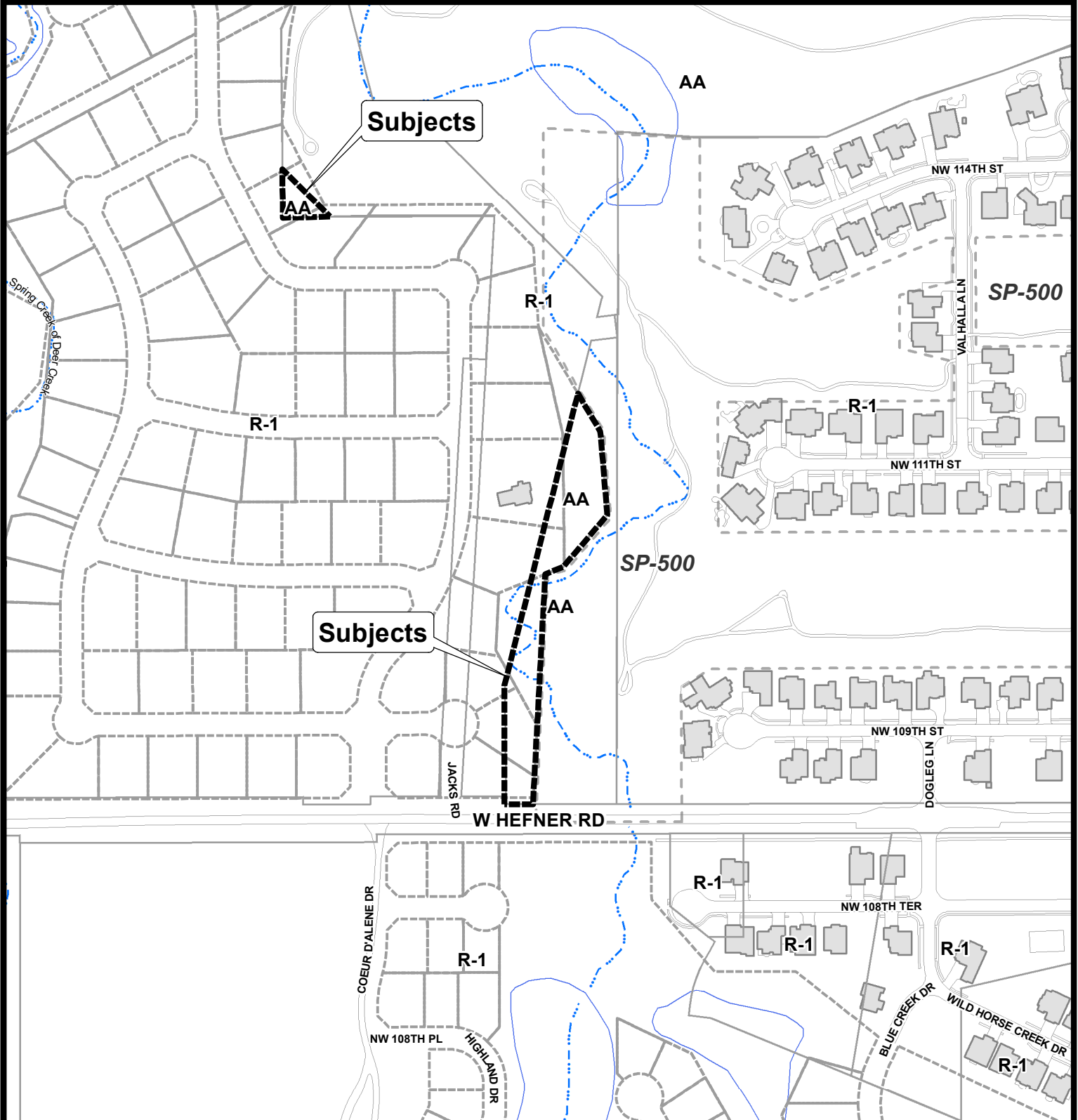
Case No: PC-10931

Applicant: The Greenbrier, LLC and Surry, LLC

Existing Zoning: AA

Proposed zoning: R-1

Location: 12143 W. Hefner Rd.



Note: "Subject" is located approximately 2,374' East of Piedmont Rd.



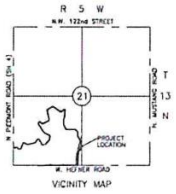
The City of  
OKLAHOMA CITY

# Rezoning Application



0 150 300  
Feet





COWAN GROUP ENGINEERING  
7100 N. CLASSEN, SUITE 500  
OKLAHOMA CITY, OK 73114  
(405) 462-2600 FAX (405) 462-2601  
WWW.COWANENGINEERING.COM  
GAY 6414 - 01/01/2024

# GREENBRIER AT SURREY HILLS

RE-ZONING  
OKLAHOMA CITY, OK

## EXHIBIT A-1

DESIGNED BY	MM
DRAWN BY	MCS
REVIEWED BY	CHS
PROJECT NUMBER	24-151
DATE	01-05-2024
REVISIONS	
SHEET NUMBER	1

SW CORNER  
SW/4 SECTION 21,  
T-13-N, R-5-W, M  
P.O.C.

GREENBRIER AT  
SURREY HILLS  
BOUNDARY

S89°46'55"W  
2033.40'

N89°46'57"E  
2416.67'

N00°13'03"W  
50.00'

S89°46'57"W  
61.37'

N00°03'24"E  
250.00'

N14°02'28"E  
68.75'

S67°58'50"W  
42.09'

S04°45'51"E  
187.20'

S00°12'55"E  
1343.87'

N88°33'24"E  
105.17'

S00°31'38"E  
107.50'

N45°20'50"W  
149.18'

GREENBRIER AT SURREY HILLS BOUNDARY

P.O.B.



Case No: PC-10931

Applicant: The Greenbrier, LLC and Surry, LLC

Existing Zoning: AA

Proposed zoning: R-1

Location: 12143 W. Hefner Rd.



Aerial Photo from 2/2022

Note: "Subject" is located approximately 2,374' East of Piedmont Rd.



The City of  
OKLAHOMA CITY

# Rezoning Application



0 150 300  
Feet