

Planning Commission Minutes
June 23, 2022

(The agenda was filed with the City Clerk of The City of Oklahoma City at 8:26 a.m. on June 21, 2022.)

22. (PC-10813) Application by Camino Natural Resources, LLC, to rezone 12300 North Morgan Road from the AA Agricultural District to the R-1 Single-Family Residential District. Ward 1.

The applicant was present. There were protestors present.

RECOMMENDED APPROVAL.

MOVED BY PENNINGTON, SECONDED BY POWERS

AYES: CRAVENS, POWERS, FRALEY, HINKLE, GOVIN,
PENNINGTON;

ABSENT: CLAIR, PRIVETT, LAFORGE



STAFF REPORT
The City of Oklahoma City
Planning Commission
June 23, 2022

Item No. IV. 22.

(PC-10813) Application by Camino Natural Resources, LLC, to rezone 12300 North Morgan Road from the AA Agricultural District to the R-1 Single-Family Residential District. Ward 1.

I. GENERAL INFORMATION

A. Contacts

Applicant's Representative

Mark W. Zitzow, Johnson and Associates
(405) 235-8075
mzitzow@jaokc.com

B. Case History

This application was continued twice from the May 12, 2022, Planning Commission hearing.

This application is associated with CPA-2022-00002, a request to amend the comprehensive plan to remove the Urban Future Land Use Typology Layer.

An associated preliminary plat, Huntington Ridge (C-7450), is scheduled for the June 23, 2022, hearing.

C. Reason for Request

The purpose of this request is to change the existing agricultural based zoning to a residential based zoning that will permit residential development.

D. Existing Conditions

1. Size of Site (100 Acres)

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	AA	AA	R-1	AA	AA
Land Use	Undeveloped	Residential	Residential	Undeveloped	Residential

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.

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.

- 4. Development Context:** The subject site is located at the northeast corner of NW 122nd Street and N Morgan Road. The eastern boundary of the subject site follows the Kilpatrick Turnpike. Northwest Expressway is one mile south. Sundance Airpark is less than a mile to the west. The subject site and surrounding property are zoned AA. The subject site's western boundary has frontage on N Morgan Road and also backs up to residential and agricultural properties along the east side of Morgan Road. Along the west side of N Morgan Road are 5-acre residences. The northwest corner of the intersection is zoned PUD-445, which was approved in 1993 and originally encompassed 860 acres of land from NW 122nd Street north past N Memorial Road, and generally northwestward to NW 150th Street and Sara Road. Some portions of PUD-445 have been rezoned and/or developed. The portion that remains across from the subject site is Tract 2-A which allows 10 acres of C-3 commercial development. The rezoning application proposes the R-1 District for the purpose of developing a residential subdivision and is associated with a request to amend the comprehensive plan to remove the Urban Future Land Use Typology Layer.

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 (Piedmont)**
- 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**
- 4. Information Technology/Geographic Support**
- 5. Parks and Recreation**
- 6. Police**
- 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. Engineering

Wastewater Availability

- 1) An existing 8" wastewater main(s) is adjacent to the subject site(s) and a service connection will be permitted in accordance with City Standard Specifications. A separate service line connection is required for each building/structure.
- 2) All wastewater mains must flow within the existing drainage basin. Proposed wastewater mains that will flow to another drainage basin across a ridgeline will not be allowed.
- 3) The developer will be required to extend the wastewater collection system to each lot or site within the subdivision or land improvements in accordance with City Standard Specifications and the current Subdivision Regulations.
- 4) An off-site wastewater interceptor will be required to serve the proposed development and the particular drainage basin. The size, alignment and other design factors shall be in accordance with current City Standard Specifications. The developer may make an application under the Policy "B-1" program to the Oklahoma City Water Utilities Trust (OCWUT) for City participation of construction costs if an oversized sanitary sewer main is required to serve the drainage basin. Approval will be subject to funds available for improvements and will not be granted for oversized mains that are necessary to provide additional capacity for the proposed development(s).
- 5) Proposed minimum lot size does not meet the current 30,000 square foot minimum lot size for lots with on-site sewage disposal systems. On-site aerobic sewage disposal systems require a minimum twenty-five (25) foot setback from the property line or public property.

On-site sewage disposal system must be installed by an ODEQ certified installer and inspected by ODEQ.

- 6) All existing unused wastewater services must be abandoned at the wastewater main(s).
- 7) Sewer extension is required.

b. Solid Waste Management

No Solid Waste Management services needed.

c. Water/Wastewater Quality

Water Availability

- 1) An existing 12” water main(s) is adjacent to the subject site(s) and a service connection will be permitted in accordance with City Standard Specifications.
- 2) The developer may make an application under the Policy “A-1” program to the Oklahoma City Water Utility Trust (OCWUT) for purchase of construction costs for an oversized water main extension larger than 12-inch. Approval will be subject to funds available for improvements.
- 3) 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.
- 4) Dead-end water mains must be avoided where applicable.
- 5) All existing unnecessary water services must be abandoned at the water main(s).
- 6) In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The developer will be responsible for any failure of domestic and fire protection systems which require water pressure in excess of 25 psi.

- 7) Proposed water main(s) must be located within a utility easement and/or right-of-way. No trees, signs, dumpsters, fences, and/or structures shall be permitted within any proposed or existing utility easement.
- 8) All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 9) 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 within the proposed development.
- 10) All existing and proposed meters must meet current 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.
- 11) All domestic and fire suppression services must have separate water service connections.
- 12) Fire hydrants maximum spacing is 500 foot and must be located within 10 foot of a hard surface (i.e. sidewalk, street, and/or paving).

12. Planning

a. Comprehensive Plan Considerations

The subject site is within an area where the comprehensive plan applies the Urban Future (UF) Land Use Typology Layer. An application to amend planokc and remove the UF Layer is associated with this request (CPA-2022-00002). If the layer is lifted, Urban Low LUTA policies apply.

1) Urban Low LUTA Development Policies:

Site Design:

- Large-scale (20+ acres or 50 or more single family units) residential subdivisions should provide a diversity of home sizes, lot sizes, price points, architectural styles, and density ranges.
- 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.

National, state, and local permitting require basic best management practices for stormwater management. Public water and sewer are proposed to be extended.

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. *The proposed R-1 District could allow development within this range.*

Automobile Connectivity:

- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system.
- Limit number of dead-end streets and cul-de-sacs.
- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- 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.

Access cannot be defined within a base zoning request and would be per Subdivision Regulations. A companion plat has been filed and indicates connections to both arterial streets and a street stub to the north would be provided as required. Connections to the east are not possible due to the Turnpike.

Connectivity:

- Provide sidewalk connections to adjacent development.

Sidewalks are required along arterial streets and within new urban subdivisions.

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating low intensity residential adjacent to existing agricultural or low intensity residential uses, “Building Scale and Site Design” is a potential compatibility issue identified by the comprehensive plan.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if residential lot sizes in UL are less than 60% of directly adjacent residential lots, the setbacks are significantly deeper or more shallow than the predominant character of adjacent

development; the building's orientation to the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *The west side of the subject site abuts AA zoned 5-acre and 1-acre parcels. Based on the preliminary design, no new lots would abut the parcels fronting N Morgan Road. The existing oil and gas access road would provide an approximate 80-foot separation, and a new street serving the subdivision would be adjacent to the southernmost residence on the east side of Morgan Road.*

3) **Service Efficiency:**

- Water: *Served or Close to Served*
- Sewer: *Within an Open Shed*
- Fire Service: *Urban (south) and Rural (north) response times*

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. Floodplain is not present. Riparian area protections cannot be stipulated in a base zoning request. The associated plat places the stream and pond in a common area.*
- Upland Forests: *N/A*
- Vulnerable aquifers: *N/A*

5) **Transportation System:** The subject site has frontage on NW 122nd Street and N Morgan Road, both Minor Arterial Streets in the Urban Low/Urban Future LUTAs. Transit (bus) service is not available.

6) **Other Development Related Policies**

- Support diversity and integration of housing unit types and sizes in all land use typology areas in order to meet the diverse needs of households of different sizes, generational needs, incomes, and preferences. New residential subdivisions should achieve a mixture of housing types within a unified development. (SU-4)
- Prioritize and concentrate development where facilities, infrastructure, and services have capacity and in areas where the Police and Fire Departments are best able to respond. Guide the location and timing of development through the proactive and strategic installation of infrastructure. (SU-14)

- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- Improve the functionality and efficiency of the street network by:
 - Providing direct connections from residential developments to nearby places and to each other.
 - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
 - Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
 - Reducing block sizes and use of dead-end streets.
 - Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
- Ensure proper access to and between subdivisions in order to offer a choice in routes for residents, multiple access points for emergency responders, and to reduce vehicle congestions at arterial intersections. (C-32)
- 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. (G-11)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- 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. (E-31)

b. Plan Conformance Considerations

The 100-acre subject site is located north of NW 122nd street between N Morgan Road and the Kilpatrick Turnpike. The site is zoned AA and within an area where the Urban Future Land Use Typology Layer applies. If the layer is removed through an amendment to planokc, the Urban Low Intensity (UL) policies apply. The rezoning application is associated with CPA-2022-00002, a request to remove the UF layer. If removed, the proposed R-1 District would be consistent with the comprehensive plan.

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.

STAFF REPORT
The City of Oklahoma City
Planning Commission
PC-10813
June 23, 2022

Item No. IV. 22.

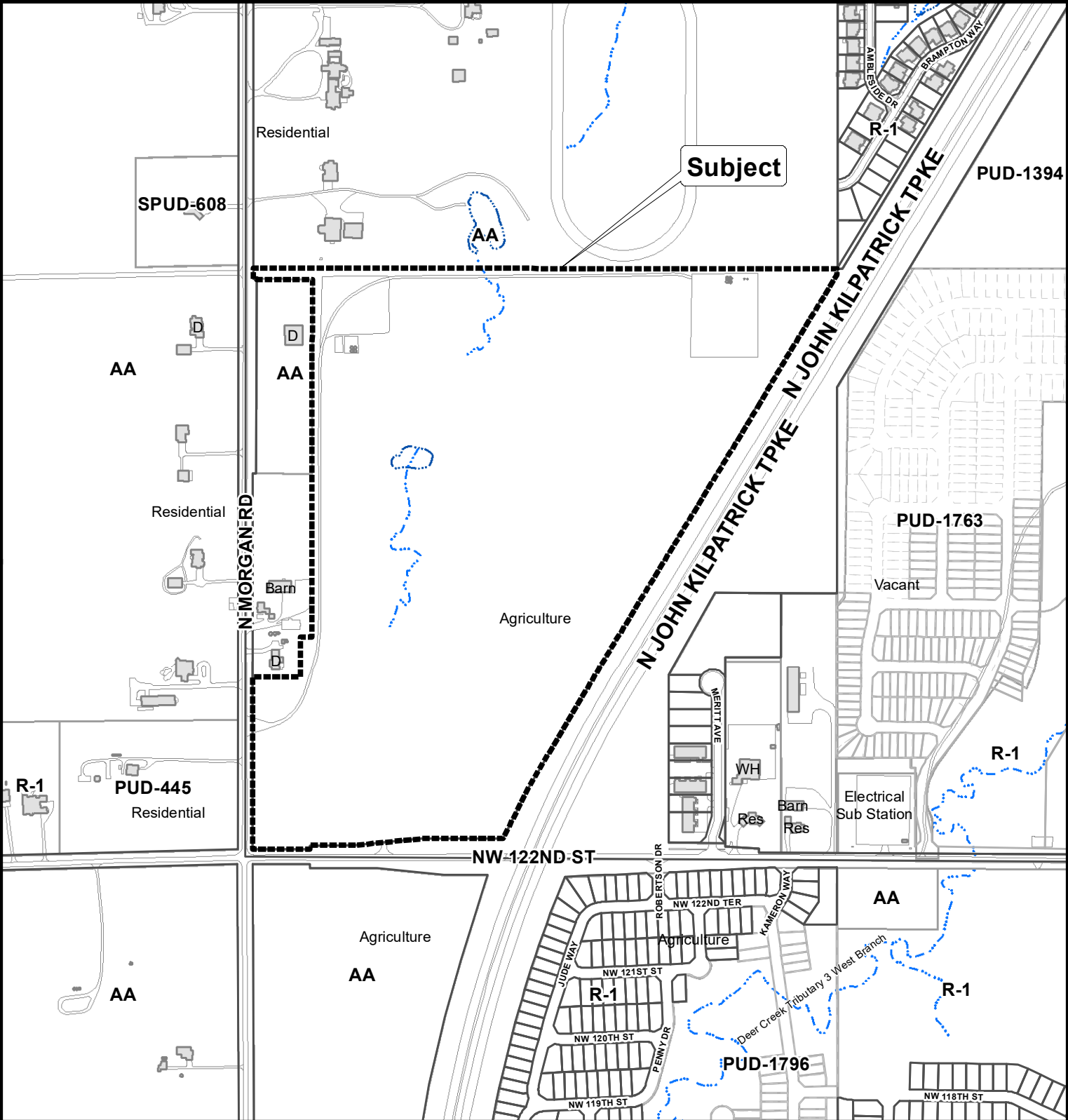
Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.

If CPA-2022-00002 is denied, denial of the application.

If CPA-2022-00002 is approved, approval of the application.

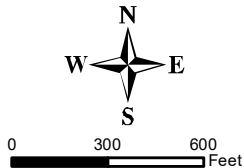
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Case No: PC-10813 Applicant: Mark W. Zitzow, Johnson & Associates
Existing Zoning: AA Proposed zoning: R-1
Location: 12300 N. Morgan Rd.



The City of
OKLAHOMA CITY

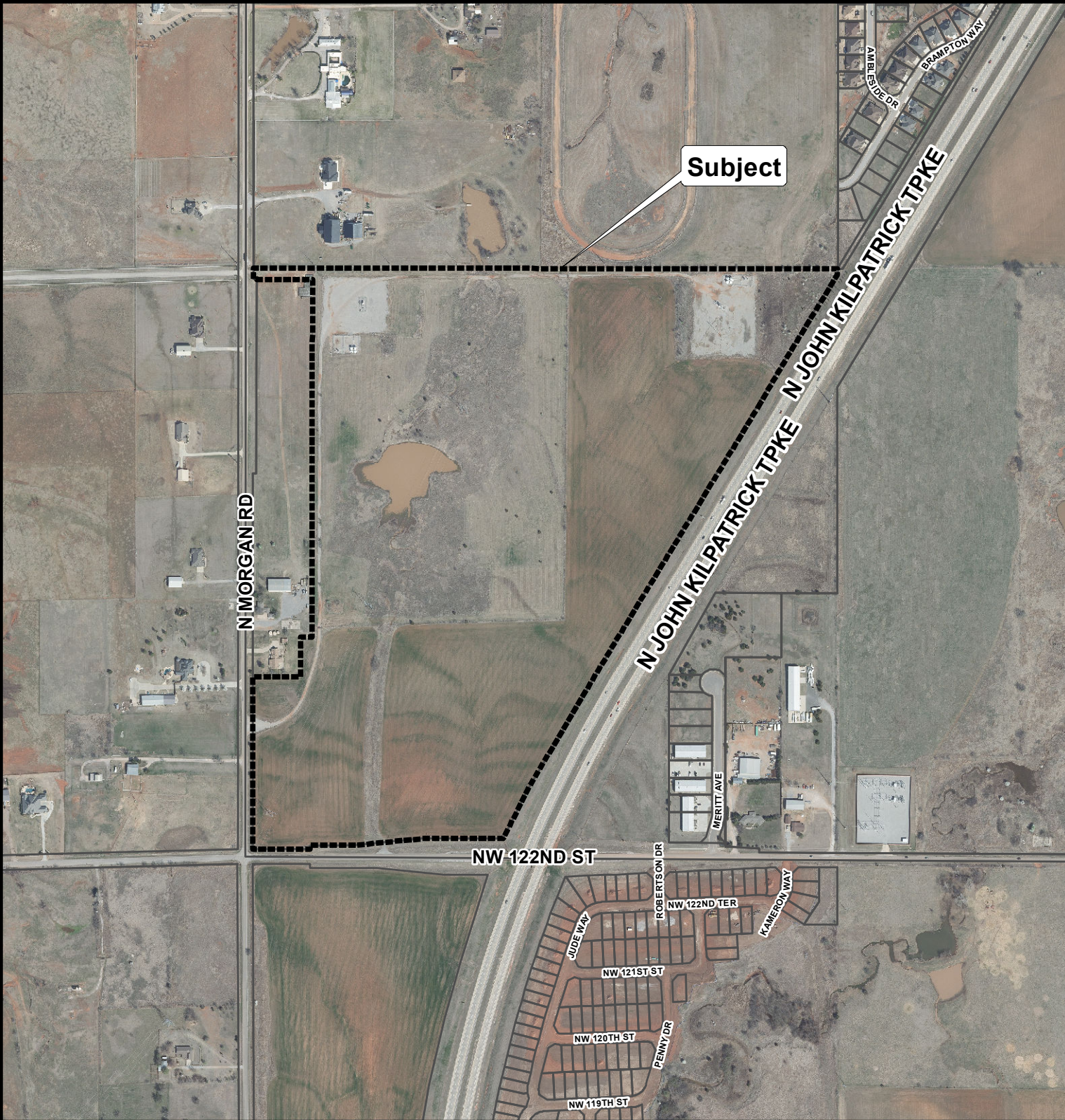
Rezoning Application





+/- 100 acres

Case No: PC-10813 Applicant: Camino Natural Resources, LLC
Existing Zoning: AA Proposed zoning: R-1
Location: 12300 N. Morgan Rd.



Aerial Photo from 2/2020



The City of
OKLAHOMA CITY

Rezoning Application

