



STAFF REPORT
The City of Oklahoma City
Planning Commission
January 11, 2024

Item No. IV. 14.

(C-7612) Preliminary Plat of Layton Lakes (Revised), being a part of the Southwest Quarter of Section 12, Township 13 North, Range 5 West of the Indian Meridian, located north of W. Memorial Road and east of N. Morgan Road. Ward 1.

I. GENERAL INFORMATION

A. Contacts

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B. Case History

This application is a revision of the Layton Lakes preliminary plat that was approved by the Planning Commission on April 28, 2022. The original preliminary plat contained the east half of the southwest quarter of Section 12, Township 13 North, Range 5 West. This revised preliminary plat adds the west half of the quarter section. This change provides 2 additional arterial connections to N. Morgan Road.

C. Reason for Request

The developer proposes a mix of single-family, office and multi-family uses on this site.

D. Existing Conditions

1. 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.

2. Size of Site: 159.39 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	PUD-1551 (R-1) PUD-1742 (R-1, O-2) (PUD-1986 R-1, R-2, R-4, C-3 Proposed)	AA	R-1, AA	PUD-1334 (R-2, C-3) AA	PUD-445 (R-1, C-3)
Land Use	Vacant	Vacant	Residences	Vacant, Agricultural	Residences, Vacant

II. SUMMARY OF APPLICATION

The developer is proposing one office / commercial lot, 1 multi-family lot, 48 duplex lots (96 units), 360 single-family lots, and 9 common areas on 159.39 acres, yielding a gross residential density of 3.26 dwelling units per acre (for the single-family and two-family portion of the site). Public streets, storm sewer, sanitary sewer and water improvements are proposed. The site is currently zoned PUD-1742 and PUD-1551; however, this plat is in conjunction with an application to rezone the site to PUD-1986. PUD-1986 is split into 4 tracts. Tract 1 allows for development under the R-1 Single-Family Residential District, Tract 2 allows for development under the R-2 Medium-Low Density Residential District, Tract 3 allows for development under the C-3 Community Commercial District, and Tract 4 allows for development under the R-4 General Residential District. Tract 1 allows for 6,000 square foot minimum lot sizes and Tract 2 allows for 5,000 square foot minimum lot sizes for single-family lots, and 6,000 square foot minimum lot sizes for two-family lots. Lots in Tract 1 range in size between 6,000 to 15,500 square feet. Lots in Tract 2 range in size between 7,200 square feet and 20,000 square feet. Lots in Tract 2 are a minimum of 60 feet in width, which will allow for each half of the duplex to be sold separately.

Access to the R-4 lot will be taken directly from W. Memorial Road. Access to the C-3 lot may be taken from N. Morgan Road and/or W. Memorial Road. Access to the R-1 and R-2 portions of the site will be taken from one connection with W. Memorial Road and two connections with N. Morgan Road. A street stub is provided to the property to the north and

a connection / street stub is provided to the east where there is an existing street stub in the Savannah Estates Subdivision.

A note is required on final plats indicating that 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 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.

b) 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. The improvements shall be placed to provide a minimum of 35 feet clearance distance from the centerline of the section. Concrete channels must be entirely outside public right-of-way. Sidewalks shall be constructed in compliance with the Oklahoma City Ordinance and meet all applicable ADA regulations.

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

d) A Corps of Engineers 404 permit must be submitted for any work permitted in the Waters of the United States.

e) 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 areas along the stream shall extend to the flow line of the stream at a minimum.

- f) 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's association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent shall be placed within the drainage-related common areas and/or drainage easements shown.
- g) Construction within the limits of this plat 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 ½ acre or greater.
- h) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and / or in the plat notes.
- i) Sidewalks shall be installed for all new construction and / or at the time of conversion of a residential use to a more intense use on all lots having frontage on public streets classified as a major or minor arterial.
- j) All private roads / streets will have private storm sewer systems.
- k) Engineers / Developers will be contacting PW for a detention determination before they submit their Final Plat and Plans.
- l) Detention Determination
 - A detention requirement determination will not be issued at the Preliminary Plat stage unless the development is located within the current "detention required area".
 - Prior to the preparation of a Final Plat and Construction Plans, the Engineer or Developer may contact the Public Works Engineering Department and receive a Detention Determination for that individual Final Plat
 - This Detention Determination will be specific to the single Final Plat under consideration.
 - The Detention Determination will be valid for a period of six (6) months.
 - If the Final Plat and Construction Plans have not been submitted, reviewed, and approved by the Public Works Engineering

Department within that 6-month time frame, the Detention Determination will be void and a new Detention Determination must be requested.

- If construction has not started on the development within six (6) months of the approval of the construction plans, the Detention Determination will be void and a new Detention Determination must be requested.
- For new commercial developments that do not require hearings before the PC or CC, the Engineer or Developer may contact the Public Works Engineering Department and receive a Detention Determination for that commercial development.

b) Streets, Traffic and Drainage Maintenance

c) Stormwater Quality Management

d) Traffic Management *

8. Utilities

1) Sanitary Sewer Availability:

- a) Additional comments will be forwarded to the applicant following a complete review of the project.

2) Water Availability:

- a) Additional comments will be forwarded to the applicant following a complete review of the project.

3) Solid Waste Management

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

The City can provide solid waste collection services to commercial customers providing refuse is not excess of 270 gallons per customer per pick up § 49-30 (a). Otherwise, the customer will have to utilize a private hauler for dumpster service. No service will be provided for waste deemed uncollectable per ordinance § 49-21. (17).

9. Planning

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

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B. Comprehensive Plan Policies:

The site is within the Urban Low LUTA and in an area the comprehensive plan designates as Urban Future. When the Urban Future layer is removed for new development, the Urban Low policies will apply.

- 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 of 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 preliminary plat also conforms to the requirements of proposed PUD-1986. The developer must also meet the access requirements established by the Subdivision Regulations for each phase of development.

The size of the plat, 159.39 acres, requires 5.10 acres of open space with 1.36 acres (59,280 square feet) devoted to recreational improvements (Section 5.12.2). The developer is providing approximately 40.03 acres of open space/common area and a minimum of 1.37 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) of the development. 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 both section line roads. 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.

A. Approve the application subject to the approval of PUD-1986 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 in the proposed PUD-1986 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 both section-line roads and along all of the common areas.
6. "Limits of No Access" must be provided for residential lots along 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.

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