



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

Item No. IV. 2.

(C-7741) Final Plat of Esperanza Gardens (Revised), being a part of the Southeast Quarter of Section 1, Township 13 North, Range 4 West of the Indian Meridian, located north of NW 150th Street and west of North May Avenue. Ward 8.

I. GENERAL INFORMATION

A. Contacts

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B. Case History

This is a new application. The preliminary plat for Esperanza Gardens, C-7730, was approved on April 24, 2025.

C. Reason for Request

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

D. Existing Conditions

1. Size of Site: 8.8076 acres

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	PUD-2048 (R-1)	PUD-678 (R-1)	PUD-1925 (C-3)	R-4	O-2
Land Use	Vacant	Residences	Vacant	Apartment Complex	Vacant

II. SUMMARY OF APPLICATION

The developer is proposing 44 single-family residential lots and five common areas on 8.8076 acres, yielding a gross residential density of 5.00 dwelling units per acre. Private streets, public water, and public sewer improvements are proposed. The site is currently zoned PUD-2048 (R-1 base) which allows for 5,000 square foot minimum lot sizes with reduced front building setbacks of 8-feet (typical R-1 is 20-feet). Lots in this subdivision range in size from approximately 5,000 square feet to 9,500 square feet. Front building setbacks are shown at 8-feet, as allowed by PUD-2048. Driveways on the lots are required to be a minimum of 18-feet in length per the PUD.

Access to the subdivision will be taken through one local street connection with NW 150th Street. Properties to the south and north are already developed with no possibility for connection. A secondary emergency connection will be provided at the western end of the site through the office property to the west, providing access to NW 150th Street.

A note is required on the final plat indicating that the maintenance of common areas, 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 Water Resources Board (OWRB)**
- 5. Edmond School District**
- 6. Oklahoma Department of Transportation (ODOT)**

2) City Departments

- 1. Airports**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 3. Fire**

No objection, explain connection at CM Partners Tract.

- 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.
- j) Owner's Certificate and Dedication. Delete the reference to dedicating drainage to the public, as all streets within this plat are private. Public drainage easements and public storm sewer systems are not permitted within subdivisions that have private streets.

___ hereby dedicate all utility easements as shown on said Final Plat to the public, and public utilities for their heirs ___

- k) Add the following Note on the Plat:

A sidewalk is required on each lot where it abuts a local and/or collector street. The sidewalk is required at the Building Permit Stage and must be installed prior to the issuance of a Certificate of Occupancy from the City of Oklahoma City for the applicable lots.

b) Stormwater Quality Management

c) Traffic Management *

8. Utilities

1) Sanitary Sewer Availability:

- a. An existing 8-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. Building Limit Line may be changed to increase the easement and/or right-of-way for the sanitary sewer main. Lot depth will be affected by this.

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. 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.

9. Subdivision and Zoning

The design of this final plat conforms with the Subdivision Regulations as they relate to subdivisions with between 31 and 100 lots. The design also conforms with the requirements of PUD-2048 and the approved preliminary plat. The design of the entry street may need to be changed if a gated entry is desired. The design of the gated entry must meet the requirements of the Subdivision Regulations and the Fire Department. A temporary emergency drive is proposed at the western cul-de-sac, connecting back to NW 150th Street. This emergency connection can be removed when a permanent connection is made.

Open space / common area and recreational open space are not required for this subdivision due to it being less than 10 acres in size (Section 5.12.2 of the Subdivision Regulations). The developer is providing approximately 0.56 acres of common area / open space with this plat.

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.

A. 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. Provide an emergency drive connection with the western cul-de-sac back to NW 150th Street.
3. The design of gated entries must meet the requirements of the Subdivision Regulations and Fire Department.
4. The developer will be responsible for constructing a sidewalk along all common areas

adjacent to local streets. Builders will be responsible for constructing sidewalks on each lot adjacent to local streets with the building permits.

5. 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.

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