



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

Item No. IV. 6.

(C-7606) Final Plat of Rose Valley Phase 1, being a part of the Southeast Quarter of Section 27, Township 13 North, Range 5 West of the Indian Meridian, located north of W. Britton Road and west of N. Sara Road. Ward 1.

I. GENERAL INFORMATION

A. Contacts

Dean Koleada, Civil and Environmental Consultants
dkoleada@cecinc.com

405-246-9411

B. Case History

This application was continued at the December 14, 2023, Planning Commission meeting. The preliminary plat for Rose Valley was approved on March 24, 2022.

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: 30.89 acres

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	PUD-1883 R-1, R-2	R-A	PUD-1776 (R-1, R-A)	AA, SP-259	R-1
Land Use	Vacant	Residences	Single Family - Under Construction	Sand and Topsoil Operation	Residences

II. SUMMARY OF APPLICATION

The developer is proposing 73 single-family residential lots, 47 two-family residential lots (94 units), and 6 common areas on 30.89 acres, yielding a gross residential density of 5.41 dwelling units per acre. Public streets, water, and sewer improvements are proposed. The site is currently zoned PUD-1883 which allows for development under the R-1 Single-Family Residential District (Tract 1) and the R-2 Medium-Low Density Residential District (Tract 2). The minimum lot size in Tract 1 is 5,000 square feet with 20-foot front yard setbacks. The minimum lot size for two-family residential lots in Tract 2 is 6,000 square feet with 30-

feet of lot-width per dwelling unit and 20-foot front yard setbacks. Lots in Tract 1 range in size between 6,000 and 16,000 square feet. Lots in Tract 2 range in size between 6,500 and 14,000 square feet. Front building setbacks are shown at 20-feet for all lots.

Access to this development will be taken from two local street connections with N. Sara Road. Street stubs are provided to the south for connection with future phases of the development.

A note on the plat indicates that sidewalks will be provided along all common areas and along the arterial streets. Sidewalks will also be required along local streets adjacent to the homes. The notes should also include that maintenance of all common areas and islands/medians and private drainage easements are the responsibility of the property owner's association.

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. Yukon 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 provided streets on the southwest align with the plat to the south for secondary access.

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) Streets, Traffic and Drainage Maintenance
- e) Stormwater Quality Management
- f) Traffic Management *

8. Utilities

1) Sanitary Sewer Availability:

- a) SD-2023-00078 has been submitted for review and approval.
- b) Plat may be revised after review and approval of utility plans.

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) WA-2023-00067 has been submitted for review and approval.
- b) 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 the access requirements for subdivisions with between 101 and 200 lots. The design of the development also conforms with the requirements of PUD-1883. The design of the streets along the western side of the site have been straightened out and a cul-de-sac has been removed (adding an additional north/south connection). These changes have improved the traffic flow through the subdivision and have not significantly altered the lot count. The final plat is in conformance with the preliminary plat .

The size of the plat, 30.89 acres, requires 0.99 acres of open space with 0.50 acres (21,710 square feet) devoted to recreational improvements (Section 5.12.2). The developer is providing approximately 3.49 acres of open space/common area with this final plat. The developer has indicated that the amenity spaces, in this and / or future phases, may include a pool, sports courts, and an amenity pond.

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 this 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 road. 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.

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.** A landscape plan is required with this final plat adjacent to the arterial street.
- 3.** 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.

jm