



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

**Item No. IV. 16.**

**(C-7613) Final Plat of Somers Pointe Phase XIII, being a part of the Northeast Quarter of Section 6, Township 11 North, Range 5 West of the Indian Meridian, located west of South Cemetery Road and south of West Reno Avenue. Ward 3.**

**I. GENERAL INFORMATION**

**A. Contacts**

Chris Anderson, SMC Consulting Engineers PC 405-232-7715  
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**B. Case History**

This is a new application. The preliminary plat of Somers Pointe, C-5881, was approved in January of 2007.

**C. Reason for Request**

The developer proposes single-family development on this site.

**D. Existing Conditions**

**1. Size of Site:** 5.34 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>	R-1	R-1	R-1	R-A	AA
<b>Land Use</b>	Vacant	Residences	Residences	Residences	vacant

**II. SUMMARY OF APPLICATION**

The developer is proposing 21 single family lots and one common area on 5.34 acres, yielding a gross residential density of 3.93 dwelling units per acre. Public streets, storm sewer, sanitary sewer, and water improvements are proposed. The lots in this development average between 6,500 and 8,000 square feet. A front building setback of twenty feet is proposed on all the lots. Additional landscaping will be provided in the lots where the garage of a residence extends beyond the front wall, towards the street.

Access to this development will be taken from two local street connections with previous phases of the Somers Pointe development. These lead to one connection with S. Cemetery Road and two connections with W. Reno Avenue.

Sidewalks will be provided along all interior streets, and along the common areas. A note on the plat states that the property owner's association will be required to share in the maintenance of all common areas in the Somers Pointe Additions. A large playground is located in the center of the Somers Pointe Addition.

### **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. Mustang School District**
- 6. 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) 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.
  - e) 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.
  - f) 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.

- g) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and / or in the plat notes.
- h) 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.
- i) All private roads / streets will have private storm sewer systems.
- j) Engineers / Developers will be contacting PW for a detention determination before they submit their Final Plat and Plans.
- k) 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) Additional comments will be provided to the applicant following a complete review of the project.

### **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) Additional comments will be provided to the applicant following a complete review of the project.

## **9. Subdivision and Zoning**

The design of the Somers Pointe Phase XIII final plat is in compliance with the Subdivision Regulations as they relate to developments with 30 or fewer lots. The design is also in conformance with the R-1 zoning district regulations and the approved preliminary plat.

The size of this final plat, 5.34 acres, does not require additional common area/open space. A letter from the developer indicates that previous phases of the Somers Pointe subdivision constructed several amenities, including: walking trails, a pavilion with benches, a large playground, splash pad, stocked fishing pond with fishing dock, and a ball field. These amenities are available to all residents in the Somers Pointe subdivision.

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. 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**