

Planning Commission Minutes
September 26, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 9:00 a.m. on September 23, 2024)

4. (PC-10947) Application by CCDC, Inc. to rezone 11701 North Sara Road from PUD-789 Planned Unit Development District to R- 2 Medium-Low Density Residential District. Ward 1.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL.

MOVED BY NOBLE, SECONDED BY MEEK

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, GOVIN, PENNINGTON,
NOBLE

ABSENT: LAFORGE



STAFF REPORT
The City of Oklahoma City
Planning Commission
September 26, 2024

Item No. IV. 4.

(PC-10947) Application by CCDC, Inc. to rezone 11701 North Sara Road from PUD-789 Planned Unit Development District to R-2 Medium-Low Density Residential District. Ward 1.

I. GENERAL INFORMATION

A. Contacts

Applicant's Representative

Kendall Dillon, P.E.
Crafton Tull
405-787-6270
Kendall.dillon@craftontull.com

David Box
Williams, Box, Forshee & Bullard P.C.
(405) 232-0080
dmbox@wbfbllaw.com

B. Case History

This is a new application.

C. Reason for Request

The purpose of this request is to allow duplex use and development.

D. Existing Conditions

1. Size of Site:14.81 Acres

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	PUD-789	PUD-789	AA	R-1	PUD-789
Land Use	Undeveloped	Communications Tower	Undeveloped	Residential	Undeveloped

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.

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 (OCFD) ***
- 4. Information Technology/Geographic Support (IT/GIS)**
- 5. Parks and Recreation**
- 6. Police (OCPD)**
- 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 of Oklahoma City's Drainage Ordinance will be required. Development abutting section line roads with drainage flows that exceed the capacity of City of Oklahoma City 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 for any existing or proposed channel located within a common area or private drainage easement, which is adjacent to any lot or structure. A final plat should not be submitted until the study has been reviewed and approved by the Public Works Department.
- 4) A U.S. Corps of Engineers 404 permit must be submitted for any work permitted in The Waters of the United States.
- 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's association. 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 (PLAT, SPUD, PC, PUD, SP) 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 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.
- 10) All private road/ street will have private storm sewer system.
- 11) Engineers/Developers must contact the Public Works Department for a detention determination before submittal of Final Plat and Plans.

8. Streets, Traffic and Drainage Maintenance

9. Stormwater Quality Management

10. Traffic Management *

11. Utilities

a. Wastewater Comments

1. An existing 8" wastewater main(s) is located adjacent to the subject site(s).
2. Line capacity is not guaranteed and must be checked by the Engineer of Record and reviewed by the City.
3. 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.
4. Minimum ten (10) feet horizontal separation is required from water mains and five (5) feet for other utilities. Minimum two (2) feet 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.

5. Wastewater main(s) must be centrally located in a twenty (20) feet 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.
6. 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.
7. Plat may be revised after review and approval of utility plans.

b. Water Comments

1. An existing 12" water main(s) is located adjacent to the subject site(s).
2. 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.
3. Minimum ten (10) feet horizontal separation required from wastewater mains and five (5) feet for other utilities. Minimum two (2) foot vertical separation required for all utility crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
4. Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. 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.
5. Dead-end water mains must be avoided when possible. All existing unused water services must be capped and abandoned at the water main in accordance with the City Standard Specifications.
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 or 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.

7. All existing and/or proposed water meters must be located in the right-of-way and/or utility easement within grassy areas outside of sidewalks, driveways, streets, and paving.
8. All domestic and fire suppression services must have a separate water service connection. Fire hydrant spacing shall not exceed 500 feet and must be located within ten (10) of a hard surface (i.e. sidewalk, street, paving).
9. Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.
10. Plat may be revised after review and approval of utility plans.

c. Solid Waste Management

12. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- 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.

A small stream is located on the eastern portion of the subject site. National, state, and local permitting require basic best management practices for stormwater management. Public water and sewer lines are available nearby.

Location:

- Locate uses that generate high traffic volumes along arterial streets, frontage roads, and interstates.
- Avoid concentrations of apartment complexes. Instead, integrate multifamily units into neighborhoods with mixes of housing types or in mixed-use developments.

The subject site is located along the west side of North Sara Road, an arterial street in the Urban Low Intensity LUTA. The application proposes the R-2 District, which allows single-family and two-family residential development.

Density: The Urban Low Intensity LUTA outlines a density range of 4 to 8 dwelling units per acre for single family, and 15 to 30 dwelling units per acre for

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multifamily. The proposed R-2 District allows single-family residential on minimum 5,000 square foot lots and/or one duplex per 6,000 square feet, up to 14 du/acre. The number of lots and the subdivision design will be determined at the platting stage.

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.
- 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.

The subject site does not currently have improved access along North Sara Road. Access requirements will be per Code and the Subdivision Regulations.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.

Sidewalks are not currently available on the subject site. Sidewalk requirements would be required per Code.

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating the proposed uses adjacent to existing Low Intensity Residential uses or zoning, “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. *Abutting the majority of the subject site’s south boundary is a residence on a 5.28-acre parcel that takes access from N Sara Rd, and to the southwest are the backyards of two homes located off Sundance Drive. The R-1 and R-2 Districts have similar bulk standards (height, setback, lot coverage). Plan conformance would be strengthened by locating larger lots along the south boundary of the new*

subdivision, but this cannot be stipulated in a base zoning request. The existing zoning allows most C-3 commercial uses with a 50-foot buffer required on the south.

3) Service Efficiency:

- Water: *Close to Service or Served*
- Sewer: *Open Sewer Sheds or Served*
- Fire Service: *Urban Response*

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 on the east side of the property. Floodplain is not present. National, state, and local permitting require basic best management practices for stormwater management. Plan conformance could be strengthened by providing a continuous system of open space along the riparian corridor; however, this cannot be stipulated in a base zoning request, and the eastern boundary is the site's only frontage along an existing street.*
- Upland Forests: N/A
- Vulnerable Aquifers: N/A

5) Transportation System: This site is located along the west side of North Sara Road, a Minor Arterial Street in the Urban Low LUTA. Transit (bus) service is not available nearby.

6) Other Development Related Policies

- Encourage the integration and mixing of land uses in urban areas. (SU-1)
- 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)
- 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)
- Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
- 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 subject site is located along the west side of North Sara Road, just south of NW Expressway. The site is undeveloped and, along with abutting land to the north and west, was rezoned to PUD-786 in 2001. The subject site is within Tract 6 of PUD-789, which allows all C-3 commercial uses in the 1999 Municipal Code except liquor stores and adult entertainment. Land to the north and west would remain zoned as part of Tract 6 in PUD-789. Across NW Expressway to the north, and North Sara Road to the east, are AA zoned properties primarily used for agriculture. Abutting the site to the south are 4.9- to 5.3-acre parcels zoned R-1 and developed with single-family homes.

The existing PUD requires sight-proof fencing per Code and a 50-foot greenbelt along the south boundary, and allows no more than two access points, streets, and/or driveways along North Sara Road. The existing PUD regulations do not allow access along the south 150 feet of the site along North Sara Road. The subject site has roughly 285 feet of frontage along North Sara Road.

The proposal would rezone commercial land to the R-2 District to allow single- or two-family (duplex) development. Plan conformance would be strengthened at the platting stage with a subdivision design that locates larger lots along the south boundary and includes connections to the west and/or north to provide potential access to Northwest Expressway.

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

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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.

Approval of the application.

gjh

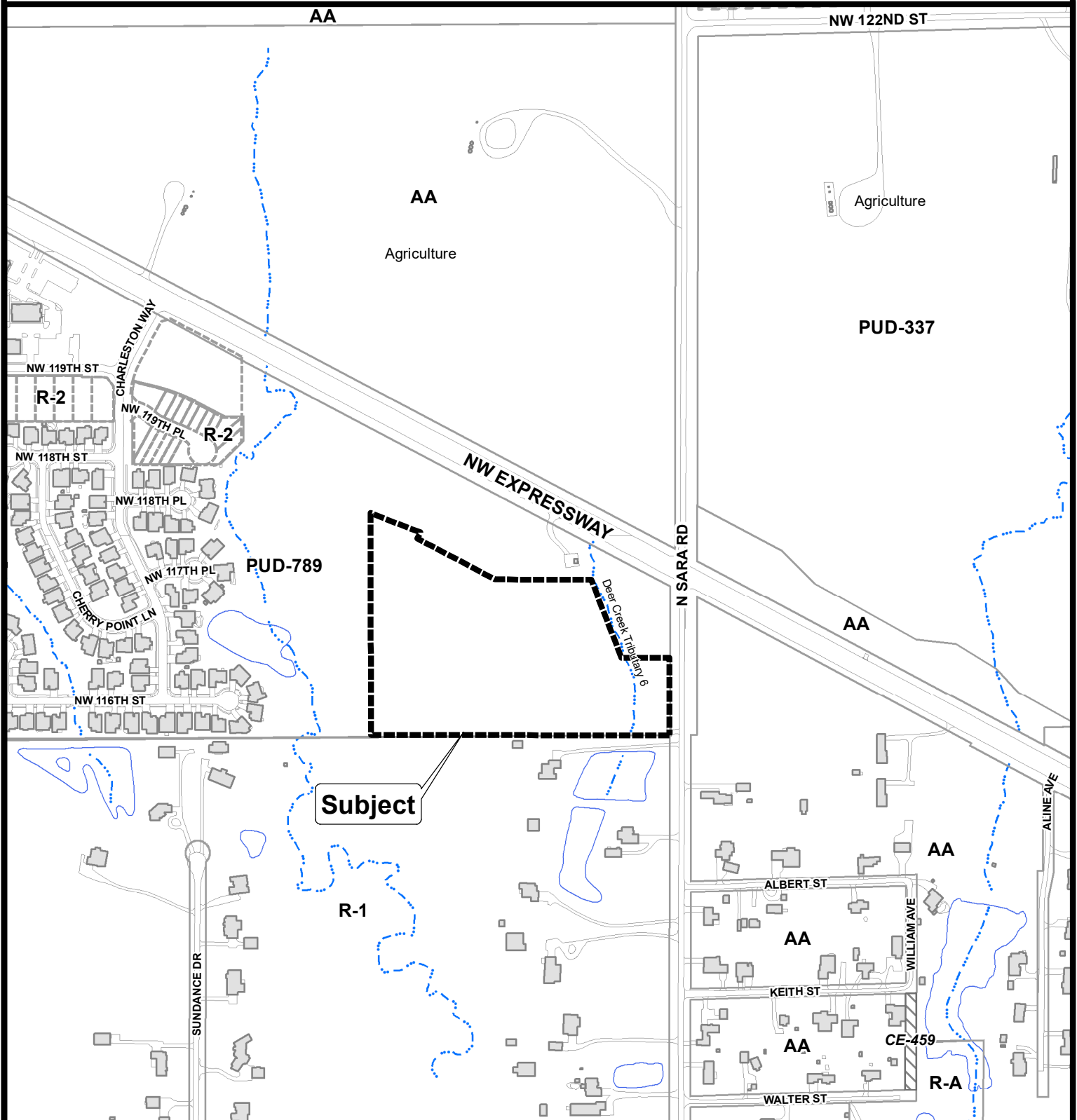
Case No: PC-10947

Applicant: CCDC, Inc.

Existing Zoning: PUD-789

Proposed zoning: R-2

Location: 11701 N. Sara Rd.

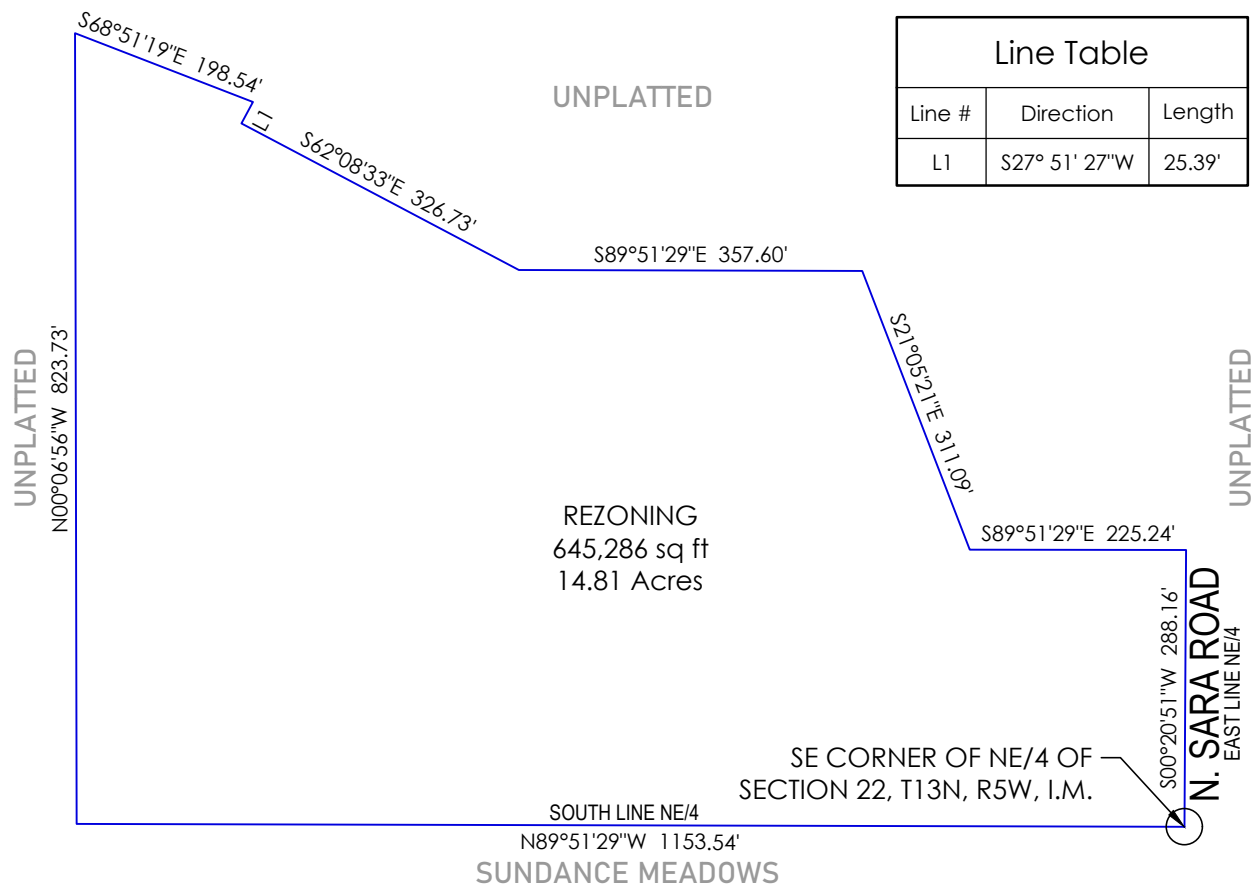


The City of
OKLAHOMA CITY

Rezoning Application



0 250 500
Feet



Line Table		
Line #	Direction	Length
L1	S27° 51' 27\"W	25.39'

LEGAL DESCRIPTION

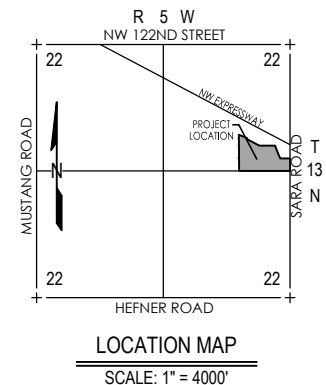
A tract of land situated within a portion of the Northeast Quarter (NE/4) of Section Twenty-Two (22), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, more particularly described by metes and bounds as follows

BEGINNING at the Southeast corner of said NE/4; thence

N89° 51' 29\"W with the South line of said NE/4 a distance of 1153.54 feet; thence
 N00° 06' 56\"W a distance of 823.73 feet; thence
 S68° 51' 19\"E a distance of 198.54 feet; thence
 S27° 51' 27\"W a distance of 25.39 feet; thence
 S62° 08' 33\"E a distance of 326.73 feet; thence
 S89° 51' 29\"E a distance of 357.60 feet; thence
 S21° 05' 21\"E a distance of 311.09 feet; thence
 S89° 51' 29\"E a distance of 225.24 feet to a point on the East Line of said NE/4; thence
 S00° 20' 51\"W with said East line a distance of 288.16 feet to the POINT OF BEGINNING.

Said tract contains 645,286 Sq Ft or 14.81 Acres, more or less.

Basis of Bearing: South Line of the NE/4 of Section 22, T13N, R5W, I.M. = N89° 51' 29\"W



SCALE: 1" = 200'

REZONING EXHIBIT - ATTACHMENT B	
 Crafton Tull architecture engineering surveying 405.787.6270 405.787.6276 f www.craftontull.com	SHEET NO.: 1 of 1 DATE: 07/29/24 PROJECT NO.: 11111-00

Case No: PC-10947

Applicant: CCDC, Inc.

Existing Zoning: PUD-789

Proposed zoning: R-2

Location: 11701 N. Sara Rd.



Aerial Photo from 2/2022



The City of
OKLAHOMA CITY

Rezoning Application



0 250 500
Feet