



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

**Item No. IV. 2.**

**(C-7611) Final Plat of The Reserve at Mustang Creek, being a part of the Northwest Quarter of Section 10, Township 11 North, Range 5 West of the Indian Meridian, located south of SW 15<sup>th</sup> Street and east of the S. John Kilpatrick Turnpike. Ward 3.**

**I. GENERAL INFORMATION**

**A. Contacts**

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**B. Case History**

This is a new application. The preliminary plat for The Reserve at Mustang Creek was approved on October 13, 2022.

**C. Reason for Request**

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

**D. Existing Conditions**

**1. Size of Site:** 13.54 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>	PUD-1850 (C-3, R-1)	PUD-1628 (C-3)	R-1	R-1	AA
<b>Land Use</b>	Vacant	Office / Commercial	Residences	Vacant / Under Construction	Turnpike

**II. SUMMARY OF APPLICATION**

The developer is proposing 30 single-family residential lots and one common area on this 13.54-acre site, yielding a gross residential density of 2.22 dwelling units per acre. Public streets, water, and sewer improvements are proposed. The site is located within Tract 2 of PUD-1850 which allows for development under the R-1 Single-Family Residential District. Tract 2 allows 6,000 square foot minimum lot sizes with 50-foot minimum lot widths. Lots in this portion of the plat range in size between 8,000 and 28,000 square feet. Front building setbacks are shown at 20-feet for all lots in the plat.

Access to the development will be taken from one local street connection through the Mustang Creek Subdivision to the east. This connection leads to three connections with S. Sara Road. No stub is possible to the west or south due to the location of the S. John Kilpatrick Turnpike. A variance to the Subdivision Regulations was granted to allow the cul-de-sac to exceed 700 feet for this development (the cul-de-sac length is approximately 780 feet).

A note on the plat indicates that sidewalks will be provided along all common areas. Sidewalks will also be required along local streets adjacent to the homes. The notes further state that maintenance of all common areas and islands/medians are the responsibility of the property owner's association, and that trees are required to be planted in the front yards of lots where the garage extends beyond the front wall of a residence, toward the street.

### **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) Flood study will be required to show that there is no rise in the 100-year rainfall runoff established by the Federal Emergency Management Agency (FEMA) and the City of Oklahoma City, compared pre-& post-development.
- e) The subject property is situated within a FEMA Flood Plain. Therefore, the establishment of minimum finish-floor elevation for each lot within the floodplain will be required. Based on the 100-year water surface elevation (established from the City of Oklahoma City urbanized study or FEMA Study, whichever is more restrictive or imposes higher standards) + 1-

foot. The Public Works Department's Engineering staff shall approve these elevations prior to the filing of the final plat.

- f) A floodplain activity permit must be submitted with plans for any work contemplated within FEMA floodplain.
- g) A Corps of Engineers 404 permit must be submitted for any work permitted in the Waters of the United States.
- h) 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.
- i) 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.
- j) 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.
- k) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and / or in the plat notes.
- l) 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.
- m) All private roads / streets will have private storm sewer systems.
- n) Page 2 of 2, Note 2 – There appears to be a typo as it incorrectly refers to the “Abbott Lake Addition”. We suggest rewording Note 2 as follows:

“Maintenance of the common areas, private drainage easements, and islands/medians shall be the responsibility of the Property Owners Association. No structures, storage of material, grading, fill, or other

obstructions, including fences, either temporary or permanent, that may cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, 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.”

- o) Engineers / Developers will be contacting PW for a detention determination before they submit their Final Plat and Plans.
- p) 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 forwarded 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 forwarded to the applicant following a complete review of the project.

## **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 30 lots or fewer. The design of the development also conforms with the requirements of PUD-1850 and the approved preliminary plat.

The size of the plat, 13.54 acres, requires 0.43 acres of open space with 0.09 acres (3,900 square feet) devoted to recreational improvements (Section 5.12.2). The developer is providing approximately 4.57 acres of open space/common area with this plat. The developer has indicated that the large common area contains a treed area and natural creek that will remain and may be used by the residents of the community. They also intend to install a sidewalk through the common area to provide better access. Additional improvements may also be installed to benefit the residents of the community.

Sidewalks are required in front of each home / unit along the interior streets of the development. These sidewalks are required to be installed at the building permit stage. Sidewalks are also required along the common areas.

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**