

Planning Commission Minutes
April 27, 2023

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:37 a.m. on April 24, 2023)

15. (PC-10882) Application by Russell and Amy Linn, to rezone 10801 South Anderson Road from AA Agricultural and AE-2 Airport Environs Zone Two Overlay District to RA-2 Single-Family Two-Acre Rural Residential District and AE-2 Airport Environs Zone Two Overlay. Ward 4.

The applicant was present. There were no protestors present.

RECOMMENDED APPROVAL.

MOVED BY CLAIR, SECONDED BY POWERS

AYES: CLAIR, POWERS, FRALEY, HINKLE, GOVIN, PENNINGTON, NOBLE;

ABSENT: PRIVETT, LAFORGE



STAFF REPORT
The City of Oklahoma City
Planning Commission
April 27, 2023

Item No. IV. 15.

(PC-10882) Application by Russell and Amy Linn, to rezone 10801 South Anderson Road from AA Agricultural and AE-2 Airport Environs Zone Two Overlay District to RA-2 Single-Family Two-Acre Rural Residential District and AE-2 Airport Environs Zone Two Overlay. Ward 4.

I. GENERAL INFORMATION

A. Contacts

Applicant

Russell Linn
(405) 213-3553
Amylinn76@yahoo.com

B. Case History

This is a new application.

C. Reason for Request

The purpose of this request is to allow a lot split for rural residential development.

D. Existing Conditions

1. Size of Site (5 Acres)

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	AA	AA	AA	AA	AA
Land Use	Residential	Residential	Residential	Residential	Residential

3. Comprehensive Plan Land Use Typology Area: Rural – Low Intensity (RL)

Rural – Low Intensity applies to areas where large-lot neighborhoods and residential acreages/estates may remain with no expectation of urbanization or provision of urban infrastructure such as water or sewer. RL areas are predominantly composed of residential and agricultural uses but may support commercial and light industrial uses provided they do not negatively impact the rural residential character.

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 (Mid-Del)**
- 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 ***
- 4. Information Technology/Geographic Support**
- 5. Parks and Recreation**
- 6. Police**
- 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'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. 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, common lot areas or private drainage easements. A final plat should not be submitted until the study has been reviewed and approved by the Public Works Department.
- 4) 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.
- 5) 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. 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.
- 6) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 7) Construction within the limits of this PC 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.
- 8) Sidewalks shall be installed for all new construction and/or at the time of a residential use to a more intense use on all lots having frontage on public streets classified as a major or minor arterial.
- 9) All private roads /streets will have private storm sewer systems.

- 10) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.

8. Streets, Traffic and Drainage Maintenance

9. Stormwater Quality Management

10. Traffic Management *

11. Utilities

a. Wastewater Comments

1. No public wastewater service is available for the development. A private on-site wastewater disposal system is required in accordance with ODEQ rules and regulations. Applicants is responsible for obtaining all required City and ODEQ Permits. On-site wastewater disposal system must be installed by an ODEQ certified installer and inspected by ODEQ.

b. Water Comments

1. No water service is available for proposed development, private on-site water system is required. The developer must provide a water distribution system that is capable of supplying water to each lot or tract within the development in accordance with ODEQ and OWRB. Well permits must be obtained from OWRB and a copy of the permit must be filed with the Utilities Department. No private water source or groundwater source may be connected to any service or system connected to the City water system.

c. Solid Waste Management

No Solid Waste Management services needed.

12. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Design new buildings to complement the character of surrounding areas and not detract from the open character of the landscape.
- Utilize Best Management Practices (BMP) for stormwater whenever possible.

National, state, and local permitting require basic best management practices for stormwater management.

Density: The Rural Low LUTA outlines a minimum lot size of 5 acres (gross density of 0.2 du/acre) for residential. *The existing AA District is consistent with the Rural Low LUTA. The RA2 District is proposed to split the 5-acre parcel into two lots, below the minimum lot size.*

- 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 residential uses adjacent to existing Low Intensity Residential or Agricultural uses, “Building Scale and Site Design” are potential compatibility issues identified by the comprehensive plan.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if 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. *The rezoning is requested to allow an additional home on a 5-acre parcel, and allow the parcel to be split into two separate lots. Both lots would have frontage on a street. The proposal would be consistent with how the parcels have been split at the County on the north and south.*

- 3) **Service Efficiency:**
- Water: *Not Served*
 - Sewer: *Not Served*
 - Fire Service: *Rural Service Level*
- 4) **Environmentally Sensitive Areas:** The following apply to the proposed development site:
- Riparian Areas: N/A
 - Upland Forests: N/A
 - Vulnerable Aquifers: The aquifer in this area is considered moderately vulnerable to depletion. The comprehensive plan recommends preserving natural open spaces and utilizing low impact development techniques whenever possible in new developments in order to maintain water quality and allow for the infiltration of stormwater onsite.
- 5) **Transportation System:** This site is located along the west side of S Anderson Road, a Major Arterial Street, and backs up to Powell Road, a

private Neighborhood Street in the Rural Low LUTA. Transit (bus) service is not available. Access to the City trail system is available less than a mile to the west at the Draper Lake Trail.

6) Other Development Related Policies

- Ensure that development in rural areas is consistent with local design and scale and does not detract from the open character of the landscape. (SU-45)
- Preserve overall landscape character and natural landforms (rolling hills, native vegetation, etc.) to the greatest extent possible. (G-4)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)

b. Plan Conformance Considerations

The subject site is located along the west side of S Anderson Road, south of SE 104th Street. The site also has frontage on Powell Road, a private unimproved road serving 3 residences to the west. The subject site is zoned AA and developed with one single-family residence. Land surrounding the site is zoned AA, except for a 1-acre subdivision zoned RA at the southeast corner of SE 104th St and Anderson Rd; and Lake Draper, which is less than a mile to the west and zoned R-1.

The subject site is designated Rural Low Intensity in the comprehensive plan which calls for minimum 5-acre residential lots. The proposed RA2 District would allow the existing 5-acre parcel to be split into two lots to accommodate one new home. Staff's recommendation is based on the proposed lot size which is not consistent with the Rural Low LUTA. However, the proposed 2.5-acre lots are consistent with the parcel sizes to the north and south. The parcels abutting the site on the north are 2.5-acres. Parcels abutting on the south are 1.27 acres each, with 2 and 2.5-acre parcels to their south. Other parcels in the area are at least 5 acres. The site is located within the AE-2 Overlay for Tinker AFB and noise attenuation is required with the construction of new homes.

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 decisions require a vote of five members to approve or deny an item. The Planning

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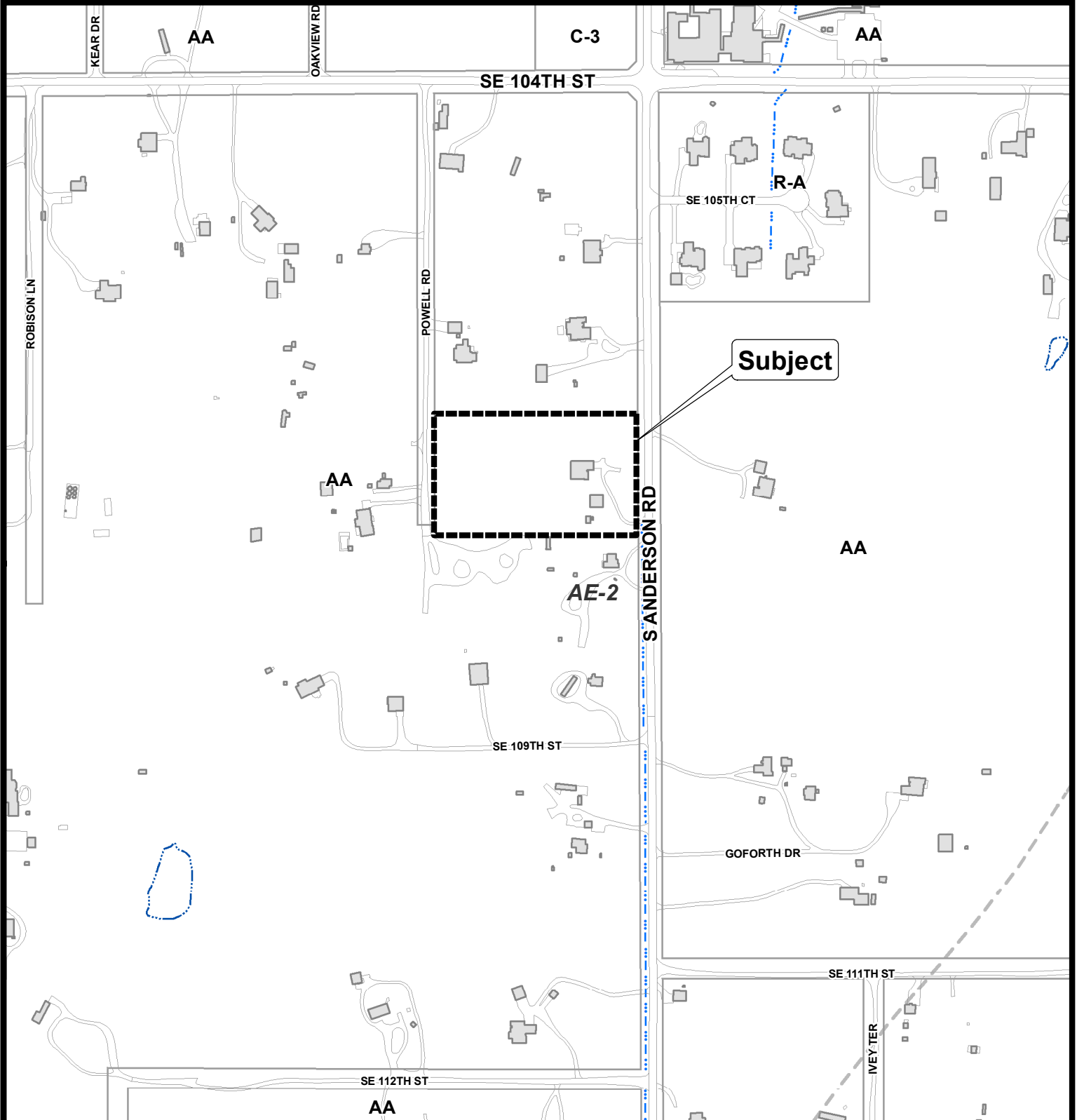
Item No. IV. 15.

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.

Denial of the application.

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Case No: PC-10882 Applicant: Russell Linn and Amy Linn
Existing Zoning: AA / AE-2 Proposed zoning: RA2 / AE-2
Location: 10801 S. Anderson Rd.



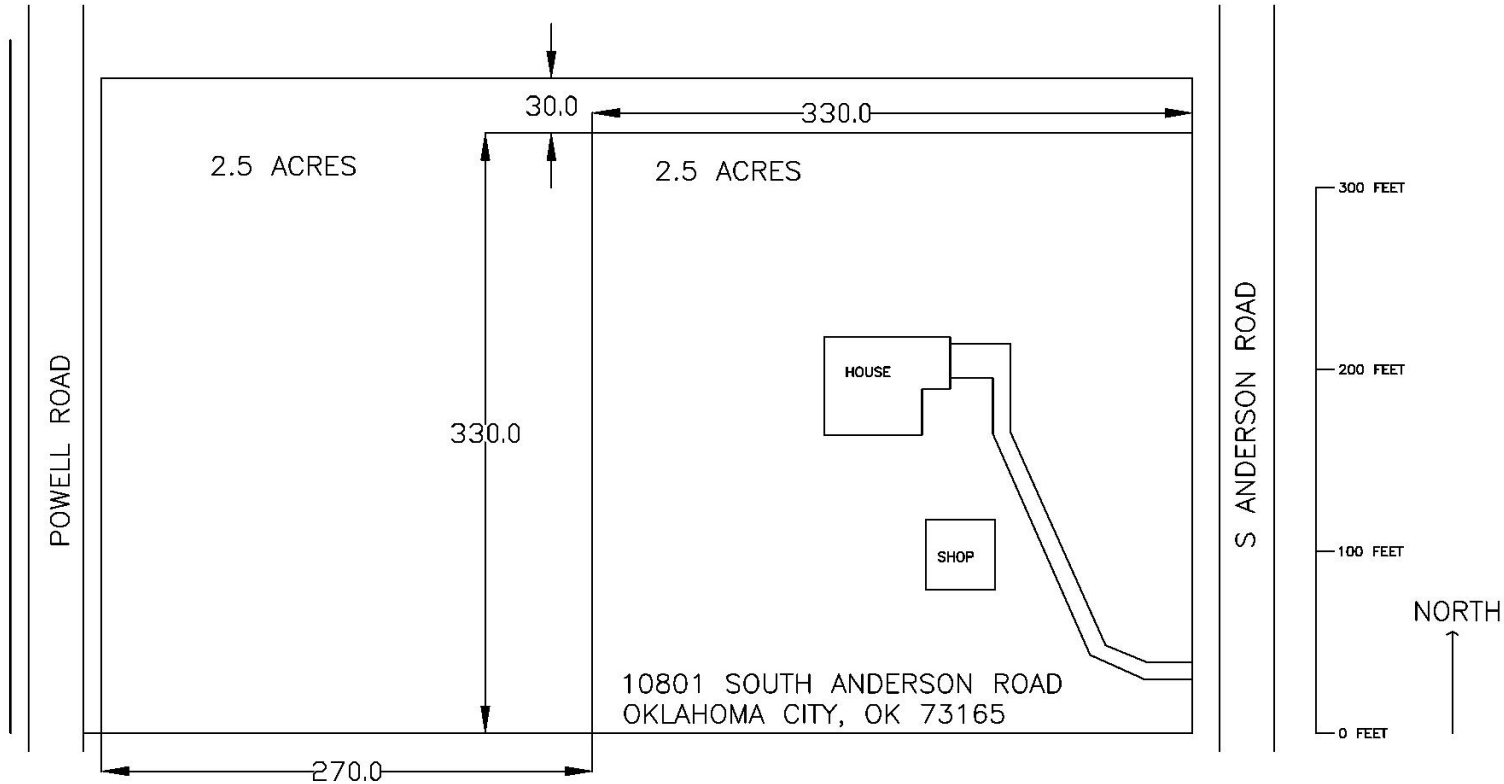
The City of
OKLAHOMA CITY

Rezoning Application



0 200 400
Feet

DESIRED SPLIT



ALL DIMENSIONS IN FEET

General Notes

LOT SPLIT
10801 S.
ANDERSON RD,
OKC

No.	Revision/Issue	Date

Plan Name and Address

Project Name and Address

REMODEL
10801 S ANDERSON RD
OKC, OK 73165

Project	REMODEL	Sheet	01
Date	3/13/2023		
Scale	As Noted		

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Aerial Photo from 2/2022



The City of
OKLAHOMA CITY

Rezoning Application



0 200 400
Feet