



STAFF REPORT
The City of Oklahoma City
Planning Commission
November 18, 2021

Item No. IV. 35.

(CE-1061) Application by Richard Hauschild, to close a 10-foot strip across Brenton Hills Avenue located between Brenton Hills Section 4 and Whistle Creek Phase 2. Ward 7.

I. GENERAL INFORMATION

A. Contacts

Applicant

Richard Hauschild
richardhauschild@gmail.com
(405) 615-3794

B. Case History

This is a new application.

C. Reason for Request

The purpose of this request is to close a portion of Brenton Hills Avenue to allow the Brenton Hills Homeowner Association to install a fire gate that will prohibit through traffic to the recently accepted Whistle Creek Phase (2) Two Addition and future connection to access NW 164th Street.

D. Existing Conditions

1. Comprehensive Plan Land Use Typology Area: Urban: Low Intensity (UL)

Urban – Low Intensity 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.

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R.O.W.	R-1	R-1	R-1	R-1
Land Use	Avenue	Undeveloped	Residential	Residential	residential

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 (Edmond)**
- 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**
 - 1) Reserve easement for future paving and drainage infrastructure.
- 8. Streets, Traffic and Drainage Maintenance ***

9. Stormwater Quality Management

10. Traffic Management *

11. Utilities

a. Engineering

Sanitary Sewer Availability

- 1) An existing 8” sanitary sewer main(s) is adjacent to the subject site and a connection will be permitted in accordance with City Standard Specifications.
- 2) Easement / Right of Way required for connectivity to development to the north. Existing water and sewer facilities are within this easement. Applicant must contact the Municipal Counselor’s Office.

b. Solid Waste Management *

- 1) No Solid Waste Management Division services needed.

c. Water/Wastewater Quality

Water Availability

- 1) The subject site is adjacent to a 12” water main in the street right-of-way of Brenton Hills Avenue.
- 2) Easement / Right of Way required for connectivity to development to the north. Existing water and sewer facilities are within this easement. Applicant must contact the Municipal Counselor’s Office.

12. Development Services

- 1) This street stub was approved with Brenton Hills Section 4, to provide future connectivity to the north as required by Subdivision Regulations. Approval of this application would cause the existing Brenton Hills Section (4) Four Addition to become non-conforming.
- 2) The recently accepted dedications of the Whistle Creek Phase (2) Two Addition are dependent on this connectivity to provide access to lots until

such time that improvements for the Whistle Creek Phase (1) One Addition have been installed and dedicated.

- 3) The portion of Brenton Hills subdivision north of NW 154th is comprised of more than 30 lots with only (1) one access to the lots. In accordance with the Subdivision Regulations a minimum of two (2) access are required to all lots within a subdivision.

The existing stub of Brenton Hills Avenue provides a means to bring the northern portion of the Brenton Hills subdivision into conformance, once the dedications are accepted for the Whistle Creek subdivision, by providing a secondary means of access to NW 164th Street.

13. Planning

a) 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.

b) Comprehensive Plan Policies

- 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.
- Provide vehicular connectivity between adjacent developments.
- Ensure proper access to and between subdivisions in order to offer a choice in routes for residents, multiple access points for emergency responders, and to reduce vehicle congestions at arterial intersections.

c) Plan Conformance Considerations

The proposed application would close a portion of Brenton Hills Avenue between two subdivisions. The request is made by a resident in the Brenton Hills subdivision to prevent a public street connection to the Whistle Creek subdivision, currently under construction. The neighborhoods are located east of N Western Avenue between NW 150th and NW 164th Streets. Neither subdivision connects east or west, and the street proposed to be closed is the only connection that would allow residents in both subdivisions to have access to both NW 150th and NW 164th Streets.

The comprehensive plan calls for keeping streets open, avoiding dead end streets, and creating a highly connected street system. It specifically calls for ensuring proper access to and between subdivisions in order to offer a choice in routes for residents, multiple access points for emergency responders, and to reduce vehicle congestions at arterial intersections. The Final Plat of Brenton Hills Section 4 (C-4993) was approved by Planning Commission in 2001 with the understanding that Brenton Hills Avenue would be built to Collector Street standards and provide a second means of access for residents. The HOA now requests the street be closed so they can install an emergency gate. However, while there are two entrances to Brenton Hills from NW 150th Street, the elimination of the public street stub to the north would mean that the homes located north of NW 154th Street would have only one way in and out of their subdivision. The closure is not in conformance with the comprehensive plan.

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.

Denial of Application.

Should the application be recommended for approval, the following technical evaluation should apply:

1. A perpetual easement for water and wastewater, drainage, storm water, sidewalks, and traffic controls systems (collectively “City Systems”) are hereby expressly reserved until such time as plans have been approved by the Public Works and Utilities departments respectively, which may include provision of new easements, as necessary, and/or individual easements being released.

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