



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

**Item No. IV. 11.**

**(C-7374) Preliminary Plat of Bel-Air Park Section 3, being a part of the Southwest Quarter of Section 20, Township 13-north, Range 3 West of the Indian Meridian, located north of W. Hefner Road and east of N. Pennsylvania Avenue. Ward 2.**

**I. GENERAL INFORMATION**

**A. Contacts**

Kendall Dillon, Crafton Tull & Associates, Inc. 405-787-6270  
[Kendall.Dillon@craftontull.com](mailto:Kendall.Dillon@craftontull.com)

**B. Case History**

This is a new application. Sections 1 and 2 of Bel-Air Park were platted in the early 1970's. According to Oklahoma County, a "declaration of intent" to file section 3 was received by the county sometime after Section 2 was platted (1970's to 1980's); however, no final plat was ever filed for Section 3. This is an infill area that was never fully developed. This application is in conjunction with an application to rezone the property from R-1 Single-Family Residential District to R-2 Medium-Low Density Residential District (PC-10776).

**C. Reason for Request**

The developer proposes a duplex residential development on this site.

**D. Existing Conditions**

**1. 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.

**2. Size of Site: 3.33 acres**

**3. 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-2 Requested)	R-1	R-1, R-2	R-1	R-1
<b>Land Use</b>	Vacant	Heritage Hall School	Residences – Under Construction	Residences	Residences

## **II. SUMMARY OF APPLICATION**

The developer is proposing 17 two-family residential lots (34 units) on this 3.33-acre site, yielding a gross residential density of 10.21 dwelling units per acre. Public streets, sanitary sewer and water improvements are proposed. The site is currently zoned R-1, Single-Family Residential District; however, this application is in conjunction with an application to rezone the property to R-2 Medium-Low Density Residential District. Minimum lots sizes in R-2 for duplex lots is 6,000 square feet (1 dwelling unit per 3,000 square feet) with 50-foot minimum lot widths. Lots in this plat are approximately 6,700 in size.

Access to this development will be taken from local street connections with NW 115<sup>th</sup> Street, Morton Avenue, and other local streets currently under construction in the Chisholm Creek Village subdivision (also an infill development) to the east. These streets lead to connections with N. Pennsylvania Avenue, W. Hefner Road, and N. Western Avenue.

Sidewalks will be required along local streets adjacent to the homes. Notes on the plat 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 Natural Gas (ONG)**
- 5. Oklahoma Electric Cooperative (OEC)**
- 6. Oklahoma Water Resources Board (OWRB)**
- 7. Oklahoma City School District**
- 8. Oklahoma Turnpike Authority (OTA)**

**9. 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**

Not in existing park service area. No agreement in place for park impact fee reduction.

**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) Traffic Management \*

## **8. Utilities**

a) Sanitary Sewer Availability:

- 1) An existing 8-inch sanitary sewer main is adjacent to the subject site and a connection will be permitted in accordance with City Standard Specifications.
- 2) The developer will be required to extend a gravity sanitary sewer collection system to each lot or site within the subdivision or land improvement in accordance with City Standard Specifications and the current Subdivision Regulations.

- 3) All existing unnecessary sanitary sewer services must be abandoned at the sanitary sewer main.

b) Water Availability:

- 1) The subject site is adjacent to an 8-inch water main is in the street right-of-way of N. Blackwelder Avenue.
- 2) The developer will provide an internal (on-site) water distribution system capable of supplying water to each lot or tract within the proposed subdivision or land development in accordance with City Standard Specifications and the current Subdivision Regulations.
- 3) In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The owner is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The owner will be responsible for any failure of domestic and fire protection systems which require water pressure in excess of 25 psi.
- 4) No trees, signs, dumpsters, or fences within 10 feet of existing or proposed water mains.
- 5) All existing and proposed meters must meet current Meter Specifications. Meters must be in a grassed area. All domestic and fire suppression services must have separate water service connections. All existing unnecessary water services must be abandoned at the water main.

c) Solid Waste Management

The City can provide residential service provided there is sufficient space for the truck to maneuver to service the addition.

**9. 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:**

- Utilize Best Management Practices (BMP) for stormwater whenever possible.

- Developments should be served by urban water and sewer utility systems.
- 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.
- Protect existing traditional street grid and reconnect it where possible.
- Provide vehicular connectivity between adjacent developments.
- Subdivisions with more than 50 units should have at least two points of entrance / egress no closer than 300 feet apart.
- Require sidewalks on both sides of all streets in urban LUTAs.
- 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.
- 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.
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)

#### **10. Development Services**

The design of this preliminary plat conforms with the Subdivision Regulations as they relate to the access requirements for subdivisions with between 30 or fewer lots. The developer must also meet the access requirements established by the Subdivision Regulations for each phase of development.

The size of the plat, 3.33 acres, does not require additional common are / open space to be provided (per the Subdivision Regulations).

Sidewalks are required to be constructed along local and collector streets adjacent to each home. These sidewalks are required at the building permit stage.

**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 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.*

**Approve the application subject to the approval of PC-10776 and the following technical evaluations:**

1. The design of all final plats must meet the access requirements established by the Subdivision Regulations for each phase of development, unless varied by the Planning Commission.

*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