



STAFF REPORT
The City of Oklahoma City
Planning Commission
April 14, 2022

Item No. IV. 4.

(V-28) Application by Johnson & Associates, requesting a variance to Sections 3.4.1.A of the Oklahoma City Subdivision Regulations for the final plats of Wheeler District Phase 1 and Wheeler District Phase 2, located south of W I-40 Highway and west of S. Western Ave. Ward 6.

I. GENERAL INFORMATION

A. CONTACT PERSON

Mark Zitzow, Johnson & Associates, Inc.
mzitzow@jaokc.com

405-235-8075

B. CASE HISTORY

This is a new application. The final plat of Wheeler District Phase 1 (C-6831) was approved on October 27, 2016. The final plat of Wheeler District Phase 2 (C-7070) was approved on May 23, 2019.

C. REASON FOR REQUEST

The applicant is requesting a variance to Section 3.4.1.A of the Subdivision Regulations to allow large, platted lots in the Wheeler District Phase 1 and Phase 2 to be administratively split into more than 3 lots. The Subdivision Regulations allow up to 3 lots to be created administratively from a platted lot smaller than 5 acres. Typically, when more than 3 lots are being created, a plat would be required. This is to ensure that the City is able to consider all required public improvements with the subdivision request (water, sewer, paving, and drainage).

Due to the nature of the development in the Wheeler District (multi-use), several large lots were purposely left undivided to allow flexibility for future development in the subdivision. Several portions of the subdivision have been built, and trends / product demand is now evident. Currently, there is a demand for "Shop Homes" in this portion of the development. As a result, the developer is planning to split one of the large lots in Phase 1 to mirror other blocks where the Shop Homes have been built. A similar approach will likely occur for other blocks in Phases 1 and 2 (future Phase 3 will also require the variance when it is platted). The first lot that will be done in this manner will be Lot 8, Block 17 of Wheeler District Phase 1.

All public improvements have been constructed for both phases of the development. Water, sewer, paving, and drainage improvements are existing, and all lots will meet the requirements of the Public Works Department, the Utilities Department, PUD-1611, and the Subdivision Regulations. The applicant is requesting the variance to allow staff to administratively approve new lots (lot splits) as the development progresses and as demand for product types becomes clear throughout the development, in excess of the 3-lot maximum.

Approval of the variance will allow staff to administratively approve additional lot splits (in excess of 3 lots per platted lot) on larger lots in The Wheeler District Phase 1 and The Wheeler District Phase 2, as development progresses. This will allow additional subdivision to occur as under the deed approval requirements and remove the need to replat these lots.

D. SUBDIVISION REGULATIONS

Section 3.4.1.A

3.4.1 Classification as Deed Approval. Subdivision of land shall be classified as deed approval if:

- A. An existing lot, tract, sites, or parcel of land is subdivided into no more than three (3) lots, tracts, sites, or parcels.

II. REVIEW COMMENTS

The following departments and/or divisions supplied comments for this variance application.

1. Utilities

- a) Water Main:

- 1) The Utilities Department has no objection to this variance.

2. Public Works

- a) Streets

- b) Storm Sewer/Drainage

III. 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.

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Approval of the requested variance.

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