



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

Item No. IV. 3.

(C-7430) Final Plat of The Tributary, being a part of the Northwest Quarter of Section 24, Township 13 North, Range 3 West of the Indian Meridian, located south of NE 122nd Street and east of N. Eastern Avenue. Ward 7.

I. GENERAL INFORMATION

A. Contacts

Mark W. Zitzow, Johnson and Associates 405-235-8075
mzitzow@jaokc.com

B. Case History

This is a new application. The preliminary plat for The Tributary was approved on January 27, 2022.

C. Reason for Request

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

D. Existing Conditions

1. Size of Site: 34.5208 acres

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	PUD-1617 (R-1)	PUD-1630 (R-1)	AA,	R-1	R-1
Land Use	Vacant	Residential - Under Construction	Equestrian Center	Residences	Residence

II. SUMMARY OF APPLICATION

The developer is proposing 22 single-family residential lots and 3 common areas on 34.5208 acres, yielding a gross residential density of 0.64 dwelling units per acre. Public streets, water, and sewer systems are proposed. The site is currently zoned PUD-1617 which allows for development under the R-1 Single-Family Residential district regulations. R-1 allows for minimum 6,000 square foot lot sizes. The developer is proposing a large lot development with average lot sizes of approximately 1-acre. Front yard setbacks are shown at 20-feet for all lots.

Access to this development will be taken from one connection (cul-de-sac street) with NE 122nd Street. No street stubs are proposed to the east or west. There is a significant creek and floodplain and a developed residential subdivision to the south with no opportunity for connection.

A note on the plat indicates that maintenance of common areas, private streets, islands, medians, and / or private drainage easements are the responsibility of the property owner's association. An additional note should indicate that sidewalks are required on each lot where they are adjacent to local streets and that those sidewalks are required to be installed with the building permit for each home.

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. Edmond School District**
- 6. Oklahoma Department of Transportation (ODOT)**

2) City Departments

- 1. Airports**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 3. Fire**

No objection, fire hydrants per requirements.

- 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 and / or drainage study will be required for improvements 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.
- d) Flood Study will be required to show no rise in FEMA Q100 and the City of Oklahoma City Q100 water surface elevation, compared pre- & post-development.
- e) The subject property is situated within a F.E.M.A. Flood Plain. Therefore, the establishment of Minimum Finish Floor Elevation for each lot within the flood plain 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 Engineering staff shall approve these elevations prior to the filing of the final plat.

- f) A flood plain activity permit must be submitted with plans for any work contemplated from FEMA flood plain.
- 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 the 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 major or minor arterial.
- m) All private roads / streets will have private storm sewer systems.
- n) Engineers / Developers will be contacting PW for a detention determination before they submit their Final Plat and Plans.

o) 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

Limits of No Access needs to be illustrated along the arterial roadway. The proposed location for the access road/street passes the sight distance check.

e) Streets, Traffic and Drainage Maintenance

f) Stormwater Quality Management

g) Traffic Management

Proposed streets / driveways must be clearly marked at the site in order for Traffic Management to verify sight distance compliance.

8. Utilities

1) Sanitary Sewer Availability:

- 2) An existing 30-inch sanitary sewer main is adjacent to the subject site and a connection will be permitted in accordance with City Standard Specifications. A separate service connection is required for each building / structure.
- 3) All sanitary sewer mains must flow within the existing drainage basin. Proposed sewer mains that will flow to another drainage basin across a ridgeline will not be allowed.
- 4) All sanitary sewer mains must have a minimum cover of 6 feet and a depth no greater than 18 feet.
- 5) 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.
- 6) Proposed wastewater main(s) must be located in a twenty (20) foot wide easement.
- 7) No trees, signs, dumpsters, or fences within 10 feet of existing or proposed sanitary sewer mains.
- 8) All existing unnecessary sanitary sewer services must be abandoned at the sanitary sewer main.

9) Solid Waste Management

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

10) Water Availability:

- 1) The subject site is adjacent to a 24-inch water main, and a service connection will be permitted in accordance with City Standard Specifications. A separate service connection and meter is required for each building / structure.
- 2) Minimum ten (10) foot horizontal separation required for wastewater mains and five (5) foot for other mains. Minimum two (2) foot vertical separation required for all crossings.
- 3) Dead-end water mains must be avoided.
- 4) A 12-inch water main is required to be looped within a utility easement or right-of-way. Connection to at least two active feeder or grid water mains will be necessary to prevent partial or total shut-off of water supply when a pipeline failure occurs within the proposed development.
- 5) 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.
- 6) No trees, signs, dumpsters, or fences within 10 feet of existing or proposed water mains.
- 7) Proposed water main(s) must be located within a utility easement or right-of-way.
- 8) All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 9) All existing and proposed meters must meet current Meter Specifications. Meters must be in a grassed area.
- 10) Fire hydrants maximum spacing is 500 feet and must be located within 10 feet of a hard surface (i.e., sidewalk, street, and/or paving).
- 11) All domestic and fire suppression services must have separate water service connections.
- 12) All existing unnecessary water services must be abandoned at the water main.

9. Development Services

The design of this final plat conforms with the Subdivision Regulations as they relate to the access requirements for subdivisions with less than 30 lots. A variance was granted with the preliminary plat to allow a cul-de-sac length greater than 700 feet. A variance was also granted with the preliminary plat to the street stub requirement to the east and west. The design of the final plat also conforms with the requirements of PUD-1752 and the approved preliminary plat.

The size of the plat, 34.5208 acres, requires 1.10 acres of open space with 0.07 acres (2,860 square feet) devoted to recreational improvements (Section 5.12.2). The developer is providing approximately 8.45 acres of open space/common area with this plat. A letter from the developer indicates that the open space may include pedestrian pathways, benches, landscaping and/or a gazebo. The amenities must be installed prior to the issuance of a certificate of occupancy for any home in this subdivision.

Section 11250.1 of the Planning and Zoning Code states that all residential developments adjacent to arterial streets must provide a landscaped buffer along the arterial street. It further states that the landscape buffer must be located outside of any subdivision fence and must consist of any combination of trees, shrubs, groundcovers, earthen berms, and/or rock or stone accents, arranged in a manner to achieve visual continuity. The landscape plan submitted with this plat has been reviewed and approved. The landscaping must be installed prior to the issuance of a certificate of occupancy for any residence within the applicable final plat.

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 section line roads and 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.

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.** Proposed streets / driveways must be clearly marked at the site in order for Traffic Management to verify sight distance compliance.
- 3.** 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