



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

Item No. IV. 13.

(C-7429) Final Plat of Green Hill, being a part of the Northeast Quarter of Section 3, Township 13 North, Range 5 West of the Indian Meridian, located south of NW 164th Street and west of N. Sara Road. Ward 1.

I. GENERAL INFORMATION

A. Contacts

Mark Zitzow, Johnson and Associates, Inc. 405-235-8075
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B. Case History

This is a new application. The preliminary plat for Green Hill was approved on August 12, 2021.

C. Reason for Request

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

D. Existing Conditions

1. Size of Site: 27.0989 acres

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-1	City of Piedmont	AA	AA	AA
Land Use	Vacant	Residences	Vacant	Vacant	Vacant

II. SUMMARY OF APPLICATION

The developer is proposing 113 single-family residential lots and one common area on 27.0989 acres, yielding a gross residential density of 4.17 dwelling units per acre. Public streets, water, and sewer improvements are proposed. The site is currently zoned R-1 Single-Family Residential District. R-1 allows for 6,000 square foot minimum lot sizes and 50-foot minimum lot widths. Lots in this plat range in size between 6,000 and 12,000 square feet. Front building setbacks of 20-feet are shown for all lots in the plat.

Access to this development will be taken from two connections with NW 164th Street. A street stub is also proposed to the south for connection with future development in that direction.

A note on the plat indicates that sidewalks will be provided along all common areas and along the arterial streets. Sidewalks will also be required along local streets adjacent to the homes. The notes further 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. Additional notes will be required on the final plat stating that arterial landscaping will be required, and that the property owner's association will be responsible for maintaining the landscaping.

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

2) City Departments

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

Objection, beyond rural response times. Sprinklers should be required. Provide fire hydrants as required.

- 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 *

8. Utilities

1) Sanitary Sewer Availability:

- a) Proposed minimum lot size does not meet the current 30,000 square foot minimum lot size for lots with on-site sewage disposal systems. On-site aerobic sewage disposal systems require a minimum twenty-five (25) foot setback from the property line on public property. On-site sewage disposal system must be installed by an ODEQ certified installer and inspected by ODEQ.
- b) No wastewater service is available for proposed improvements, private on-site sewage disposal systems are required in accordance with ODEQ rules and regulations. On-site sewage disposal system must be installed by an ODEQ certified installer and inspected by ODEQ.
- c) Lot sizes do not meet the minimum requirement of $\frac{3}{4}$ acres for Wells and Septic systems.

2) Solid Waste Management

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

3) Water Availability:

- a) No water service is available for proposed improvements, private on-site water systems are required. The developer will provide an internal (on-site) water distribution system capable of supply water to each lot or tract within the proposed subdivision or land development in accordance with City Standard Specifications and the current Subdivision Regulations.
- b) Lot sizes do not meet the minimum requirement of $\frac{3}{4}$ acres for wells and septic systems.

9. Development Services

The design of this final plat conforms with the Subdivision Regulations as they relate to the access requirements for subdivisions with between 101 and 200 lots. The final plat also conforms to the requirements of the R-1 zoning district and the approved preliminary plat.

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The size of the plat, 27.0989 acres, requires 0.88 acres of open space with 0.34 acres (14,690 square feet) devoted to recreational improvements (Section 5.12.2). The developer is providing approximately 0.91 acres of open space/common area with this development. A letter from the developer indicated that they plan to construct pedestrian pathways, benches, landscaping and/or a gazebo within the common area in Phase 1 that can be utilized by the residents of all sections of the Green Hill subdivision. Based on the amount of open space provided and the amenities planned, the development meets the requirements of the Subdivision Regulations related to open space and recreational amenity requirements.

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 that was 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. Individual fire suppression systems are required for each home in this subdivision due to the fire response times greater than rural times.

3. Connection to the City's public water and sewer systems is required for the lot sizes shown on this plat. Otherwise, $\frac{3}{4}$ acre minimum lot sizes will be required.
4. 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.

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