



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

Item No. IV. 15.

(C-7411) Final Plat of Mar A Lago Section 4, being a part of the Northwest Quarter of Section 27, Township 12 North, Range 5 West of the Indian Meridian, located south of NW 23rd Street and east of North Mustang Road; and a Variance to Section 5.3.1.D.5 of the Subdivision Regulations. Ward 1.

I. GENERAL INFORMATION

A. Contacts

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

B. Case History

This is a new application. The preliminary plat for Mar A Lago was approved on June 12, 2014. This plat is in conjunction with an application to zone a portion of the property from PUD-153 to the R-1 Single-Family Residential District (PC-10807).

C. Reason for Request

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

D. Existing Conditions

1. Size of Site: 24.45 acres

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	PUD-153 (R-1) (PC-10807 R-1 Requested)	PUD-153 (R-1)	R-2	AA	AA
Land Use	Vacant	Residences	Residences	Residence	School

II. SUMMARY OF APPLICATION

The developer is proposing 83 single-family residential lots and two common areas on 24.45 acres, yielding a gross residential density of 3.39 dwelling units per acre. Public streets, public water, and public sewer improvements are proposed. The site is currently zoned PUD-153; however, this plat is in conjunction with a request to rezone a portion of the site

(in the southwest corner of the plat) to R-1 Single-Family Residential District. This portion of the site was originally called out as open space in PUD-153.

R-1 allows for 6,000 square foot minimum lot sizes and minimum lot widths of 50 feet. Lots in this subdivision range in size from approximately 7,000 square feet to 14,000 square feet.

Access to this development will be taken from two local street connections with Mar A Lago Section 2 and one local street connection with Mar A Lago Section 3. These connections provide one median-divided access onto NW 23rd Street (through Section 1) and one standard connection with NW 23rd Street (through Section 3). Right-of-way widths are shown to be 50 feet with 26 feet of pavement per the Subdivision Regulations requirements.

A note on the plat indicates that sidewalks will be required on each lot where it abuts a local and / or a collector street. The notes further state that maintenance of all common areas, private drainage easements, private streets, arterial landscaping, and its associated irrigation will also be the responsibility of the property owner's association.

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. Yukon School District**
- 6. 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

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) A Corps of Engineers 404 permit must be submitted for any work permitted in The Waters of the United States.
- e) 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.

- f) 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.
- g) 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.
- h) Drainage easements shall be clearly denoted as public or private in the owner's dedication, on the plat, and / or in the plat notes.
- i) 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.
- j) All private roads / streets will have private storm sewer systems.
- k) Engineers / Developers will be contacting PW for a detention determination before they submit their Final Plat and Plans.
- l) 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: **SD-2021-00148**
 - a) 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. A separate service connection is required for each building / structure.

- b) 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.
- c) Minimum ten (10) foot horizontal separation required for water mains and five (5) foot for other crossings. Minimum two (2) foot vertical separation required for all crossings.
- d) 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.
- e) No trees, signs, dumpsters, or fences within 10 feet of any existing or proposed sanitary sewer main.
- f) Proposed wastewater mains(s) must be located in a twenty (20) foot wide easement.
- g) All existing unnecessary sanitary sewer services must be abandoned at the sanitary sewer main.
- h) All wastewater mains must have a minimum cover of six (6) feet and a depth no greater than eighteen (18) feet.
- i) SD-2021-00148 have been submitted for review and approval.

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) The subject site is adjacent to 12-inch and 8-inch water mains, and a service connection will be permitted in accordance with City Standard Specifications. A separate service connection is required for each building / structure.
- b) 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.
- c) Dead-end water mains must be avoided.

- d) A 12-inch water main is required to be looped through the development to provide adequate water supply and fire flow protection. 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.
- e) All existing unnecessary water services must be abandoned at the water main(s).
- f) 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.
- g) 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.
- h) All domestic and fire suppression services must have separate water service connections.
- i) 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).
- j) Proposed utility main(s) must be located within a utility easement and/or right-of-way.
- k) No trees, signs, dumpsters, or fences within 10 feet of any existing or proposed water main.
- l) All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.

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 31 and 100 lots. The design of the overall Mar A Lago Development also conforms to the Subdivision Regulations as they relate subdivisions with more than 200 lots. Mar A Lago Section 3 must be constructed such that the permanent street connection with NW 23rd Street is established prior to the issuance of Certificates of Occupancy for lots in Mar A Lago Section 4. The final plat conforms to the requirements of PUD-153, the proposed R-1 zoning district, and the approved preliminary plat.

Section 5.3.1.D.5 of the Subdivision Regulations requires preliminary plats to provide connections across quarter-sections and to adjacent parcels. The developer should add a street stub to the properties to the west and south to be in compliance with the Subdivision Regulations; otherwise, a variance is required.

The Planning Commission shall consider physical barriers, land use incompatibilities, proposed amenities that are under private property owners' control (pools, playgrounds, etc.), existing undeveloped landlocked properties and any potential inappropriate traffic designs to justify a waiver of this requirement. The property to the west is owned by a school district and has a school on the northern portion of the property. The property to the south is zoned AA and is approximately 18 acres in size. One house is constructed on a portion of the property (southeast corner).

The size of the plat, 24.45 acres, requires 0.78 acres of open space with 0.25 acres (10,790 square feet) devoted to recreational improvements (Section 5.12.2). The developer is providing approximately 2.83 acres of open space/common area with this phase of development. A letter from the developer indicated that they may construct pedestrian pathways, park benches, landscaping, and a gazebo in the common area within Phase 4 that can be utilized by the residents of all sections of the Mar A Lago development. 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.

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. The developer is requesting a variance to Section 5.3.1.D.5 of the Subdivision Regulations relating to inter-connection between quarter sections and adjacent parcels. Six affirmative votes will be necessary for approval.
3. Mar A Lago Section 3 must be constructed such that the permanent street connection with NW 23rd Street is established prior to the issuance of Certificates of Occupancy for lots in Mar A Lago Section 4.
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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