



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

Item No. IV. 10.

(C-7421) Final Plat of Shoreline Addition, being a part of the Southeast Quarter of Section 10, Township 13 North, Range 2 West of the Indian Meridian, located north of East Memorial Road and west of North Midwest Boulevard. Ward 7.

I. GENERAL INFORMATION

A. Contacts

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B. Case History

This is a new application. The preliminary plat for Shoreline Addition was approved on January 13, 2022.

C. Reason for Request

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

D. Existing Conditions

1. Size of Site: 29.37 acres

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-A	AA	AA, R-A	AA	AA
Land Use	Vacant	Vacant / Open Space, Arcadia Lake	Residences, Open Space	Residences	Residences

II. SUMMARY OF APPLICATION

The developer is proposing 21 single-family residential lots and seven common areas on 29.37 acres, yielding a gross residential density of 0.76 dwelling units per acre. Private streets, private water wells, and private onsite septic systems are proposed. The site is currently zoned R-A Single-Family One-Acre Rural Residential District. Allowable densities range between 0.70 to 1.00 dwelling units per acre depending on the amount of open space provided. Lots in this plat range in size between 0.89 and 1.66 acres.

Access to this development will be taken from one median divided connection with E. Memorial Road.

Due to the existing residential development to the west, the lake to the north, and open space /residential development to the east, this development does not have the opportunity for future street connections; therefore, no street stubs are provided with this development.

A note is required on the final plat stating that maintenance of all common areas and islands/medians are the responsibility of the property owner's association. An additional note 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. Edmond School District**
- 6. Oklahoma Department of Transportation (ODOT)**

2) City Departments

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

Objection, no provisions for fire fighting shown. Residential lots under 5-acres that are created outside of OKC waterline service areas. When this is done the applicant needs to provide water tanks for fire fighting in accordance with NFPA 1142 and the OKC Fire Marshal or provide residential sprinklers for each home.

- 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
- e) Streets, Traffic and Drainage Maintenance
- f) Stormwater Quality Management
- g) Traffic Management *

8. Utilities

1) Sanitary Sewer Availability:

- a) 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.

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 inter (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.

9. Development Services

The design of this final plat conforms with the Subdivision Regulations as they relate to subdivisions with between 30 or fewer lots. The design also meets the requirements of the R-A zoning district requirements and the approved preliminary plat.

This development is providing approximately 2.94 acres of common area / open space (10.0% of the total area of the project). Table 6100.2b in Chapter 59 of the Code of Ordinances, indicates that projects that provide between 10 and 14 percent of the total project area as open space can have between 0.75 and 0.79 dwelling units per acre. This project has a density of 0.76 dwelling units per acre. The proposed plat satisfies the requirements of Table 6100.2b of the Zoning and Planning Code.

Section 5.6.4 of the Subdivision Regulations lists requirements for supplemental water supply for fire suppression in subdivision without public water supply. The standard is for the developer to provide a distribution system capable of providing water for fire suppression to every lot in the subdivision.

Generally, this involves providing a water tank or storage facility, water lines, and fire hydrants that can supply water to homes throughout the subdivision at a rate specified in the regulations. These fire hydrants must be within 1,000 feet of each building site within the subdivision. Alternatively, the Planning Commission may waive these requirements and allow each home to be built with residential sprinkler systems per the Fire Department's requirements.

A note needs to be added to the plat indicating which method will be used to meet this requirement.

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 buffer 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.

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.

A. 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. Supplemental water supply for fire suppression required. Alternatively, all homes may be sprinkled per the Fire Department's requirements. A note needs to be added to the plat indicating how the fire suppression requirements will be met.

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.

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