



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

**Item No. IV. 11.**

**(C-7426) Preliminary Plat of Bolding Farms, being a part of the Southwest Quarter of Section 20, Township 13 North, Range 5 West of the Indian Meridian, located north of West Hefner Road and east of North Cemetery Road. Ward 1.**

**I. GENERAL INFORMATION**

**A. Contacts**

Mark Grubbs, Grubbs Consulting, LLC 405-265-0641  
[mark.grubbs@gc-okc.com](mailto:mark.grubbs@gc-okc.com)

**B. Case History**

This is a new application. On August 12, 2021, the Planning Commission approved an amendment to planokc lifting the UF Layer even though sewer is not available (CPA-2021-00005). On October 12, 2021, City Council approved PUD-1815.

**C. Reason for Request**

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

**D. Existing Conditions**

**1. Comprehensive Plan Land Use Typology Area: Urban - Low Intensity (UL)**

UL applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park, and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation.

**2. Size of Site: 123.5 acres**

**3. Zoning and Land Use**

	<b>Subject Site</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Zoning</b>	PUD-1815 (R-A)	AA	AA	AA	AA
<b>Land Use</b>	Vacant	Vacant	Agriculture, Residence	Vacant, Residences	Residences

## **II. SUMMARY OF APPLICATION**

The developer is proposing 109 single-family residential lots and 2 common areas on 123.5 acres, yielding a gross residential density of 0.88 dwelling units per acre. Public streets, public water, and private septic systems are proposed. The site is currently zoned PUD-1815 which allows for development under the R-A Single-Family One-Acre Rural Residential District regulations. Tract 1 of the PUD (eastern portion of the plat) allows for minimum 30,000 square foot lots with 75-foot minimum lot widths at the platted building limit line. Tract 2 of the PUD (western portion of the plat) allows 1-acre minimum lot sizes with 15-foot rear yard setbacks, 25-foot front yard setbacks, and 90-foot minimum lot widths. The lots shown on the plat satisfy the minimum lot size and width requirements of PUD-1815.

Access to this development will be taken from one connection with W. Hefner Road and one connection with N. Cemetery Road. Street stubs are provided to the east and north with this plat.

A note is required on final plats 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 Natural Gas (ONG)**
- 5. Oklahoma Electric Cooperative (OEC)**
- 6. Oklahoma Water Resources Board (OWRB)**
- 7. Yukon School District**

**8. Oklahoma Turnpike Authority (OTA)**

**9. 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 per fire department 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/drainage study will be required to establish finished floor elevations, common lot areas or private drainage easements. The study must be 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 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 a 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 \*

**8. Utilities**

a) Sanitary Sewer Availability:

- 1) No wastewater service is available for proposed improvements, private on-site sewage disposal systems are required in accordance to ODEQ rules and regulations. On-site sewage disposal system must be installed by an ODEQ certified installer and inspected by ODEQ.
- 2) Lots are not  $\frac{3}{4}$  acre as required for well and septic.

b) Water Availability:

- 1) 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 supplying water to each lot or tract within the proposed subdivision or land development in accordance with City Standard Specifications and the current Subdivision Regulations.
- 2) Lots are not  $\frac{3}{4}$  acre required for well and septic.

c) Solid Waste Management

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

**9. Planning**

**A. Comprehensive Plan Land Use Typology Area: Urban - Low Intensity (UL)**

UL applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park, and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation.

**B. Comprehensive Plan Policies:**

- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Developments should be served by urban water and sewer utility systems.
- Limit number of dead-end streets and cul-de-sacs.
- Primary entrance points should be aligned with access points immediately across the street.
- Provide vehicular connectivity between adjacent developments.

- Subdivisions with more than 50 units should have at least two points of entrance / egress no closer than 300 feet apart.
- Riparian areas are vegetated areas adjacent to streams, lakes, ponds, and wetlands that are composed of a mixture of trees, shrubs, and grasses. These areas may also contain floodplain. The comprehensive plan recommends a 100-foot buffer from stream banks.
- Require sidewalks on both sides of all streets in urban LUTAs.
- Improve the functionality and efficiency of the street network by:
  - a. Providing direct connections from residential developments to nearby places and to each other.
  - b. Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
  - c. Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
  - d. Reducing block sizes and use of dead-end streets.
  - e. Maintaining the existing street grid to preserve connectivity and mobility options.
- Ensure proper access to and between subdivisions in order to offer a choice in routes for residents, multiple access points for emergency responders, and to reduce vehicle congestions at arterial intersections.
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible.
- Incorporate natural features (such as ponds, lakes, streams, rock outcroppings, stands of mature trees, and/or sizeable individual trees) into the design of all residential, commercial, and industrial projects rather than eliminating, hiding, or limiting access to those features.

*On August 12, 2021, the Planning Commission approved CPA-2021-00005, an amendment to the comprehensive plan, that removed the Urban Future Land Use Typology Layer and designated the subject site as Urban Low Intensity (UL). The site does not have access to public sewer and will be served by private systems. Water will be extended.*

## **10. Development Services**

There is a portion of the plat in the northeast corner that will have greater than 30 lots on a single entry. This portion of the plat does provide street stubs to the east and north; however, until adjacent properties develop, providing additional access from section-line roads – these lots will only have one entry point.

A connection point back through the development (possibly to the cul-de-sac to the south) should be made providing a secondary means of access to these lots. Otherwise, a variance will be required to section 5.2.8.B of the Subdivision Regulations. The design of the subdivision complies with the requirements of PUD-1815. The developer must also meet the access requirements established by the Subdivision Regulations for each phase of development.

According to PUD-1815, the open space requirements found in Table 6100.2b of Chapter 59 do not apply to this development. The developer is providing approximately 11.2 acres of open space with this development. This represents approximately 9% of the total project area.

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. A landscape plan is required with each final plat adjacent to an arterial street. The landscaping must be installed prior to the issuance of a certificate of occupancy for any residence within the applicable final plat.

Section 11.0 of PUD-1815 indicates that sidewalks shall be required along all interior streets where lot sizes are smaller than one acre.

#### **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. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning Commission. 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. The design of all final plats must meet the access requirements established by the Subdivision Regulations for each phase of development, unless varied by the Planning Commission.
2. Individual fire suppression systems are required for each home in this subdivision due to greater than rural response times.



3. An additional access point must be provided to the lots in the northeastern quarter of the plat (greater than 30 lots on a single access point); otherwise, a variance is required to Section 5.2.8.B of the Subdivision Regulations. Six affirmative votes are required for variance approval.
4. A letter from the developer must be submitted with final plats stating the type of recreational amenities proposed and their timing of construction.
5. All of the lots must conform to the development regulations stipulated in the proposed PUD-1815 at the final plat stage.
6. A landscape plan is required with each final plat adjacent to an arterial street. The landscaping must be installed prior to the issuance of a certificate of occupancy for any residence within the applicable final plat.
7. "Limits of No Access" must be provided along the section line roads on the final plats.

*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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