



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**October 13, 2022**

**Item No. IV. 21.**

**(C-7487) Preliminary Plat of The Reserve at Mustang Creek, being a part of the Northwest Quarter of Section 10, Township 11 North, Range 5 West of the Indian Meridian, located south of SW 15<sup>th</sup> Street and east of the S. John Kilpatrick Turnpike; and a Variance to Section Table 5.1 in Section 5.3.2.A Ward 3.**

**I. GENERAL INFORMATION**

**A. Contacts**

Chris Anderson, SMC Consulting Engineers, PC 405-232-7715  
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**B. Case History**

This is a new application.

**C. Reason for Request**

The developer proposes a single-family residential development and one office / commercial lot 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: 16.91 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-1850 (C-3, R-1)	PUD-1628 (C-3)	R-1	R-1	AA
<b>Land Use</b>	Vacant	Office / Commercial	Residences	Vacant / Under Construction	Turnpike

## **II. SUMMARY OF APPLICATION**

The developer is proposing 30 single-family residential lots, one office / commercial lot, and two common areas on this 16.91-acre site, yielding a gross residential density (on the residential portion of the site) of 2.24 dwelling units per acre. Public street, water, and sewer improvements are proposed. The site is currently zoned PUD-1850, which is broken into two Tracts. Tract 1 (the northern tract) has a base zoning of C-3 Community Commercial. This tract has frontage on SW 15<sup>th</sup> Street. One office / commercial lot is planned for this tract. Tract 2 (south of the creek) has a base zoning of R-1 Single-Family Residential District. Tract 2 allows 6,000 square foot minimum lot sizes with 50-foot minimum lot widths. Lots in this portion of the plat range in size between 8,000 and 28,000 square feet. Front building setbacks are shown at 20-feet for all residential lots.

Access to the office / commercial portion of the development will be taken directly from SW 15<sup>th</sup> Street. Access to the single-family residential portion of the development will be taken from one local street connection through the Mustang Creek Subdivision to the east. This connection leads to three connections with S. Sara Road. No stub is possible to the west or south due to the location of the S. John Kilpatrick Turnpike.

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. Mustang 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 \***
- 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) Flood study will be required to show that there is no rise in the 100-year rainfall runoff established by the Federal Emergency Management Agency (FEMA) and the City of Oklahoma City, compared pre-& post-development.
- e) The subject property is situated within a FEMA Flood Plain. Therefore, the establishment of minimum finish-floor elevation for each lot within the floodplain 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's Engineering staff shall approve these elevations prior to the filing of the final plat.
- f) A floodplain activity permit must be submitted with plans for any work contemplated within FEMA floodplain.
- 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) A Corps of Engineers 404 permit must be submitted with plans for any work contemplated within the floodplain, creek, or channel (waters of the United States) included in the case limits.
- l) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and / or in the plat notes.
- m) 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.
- n) All private roads / streets will have private storm sewer systems.
- o) Engineers / Developers will be contacting PW for a detention determination before they submit their Final Plat and Plans.
- p) 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) 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.
- 2) 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.
- 3) 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. All sanitary sewer mains must have a minimum cover of six (6) feet and a depth no greater than eighteen (18) feet.
- 4) 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.

- 5) No trees, signs, dumpsters, or fences within 10 feet of existing or proposed sanitary sewer mains.
  - 6) Proposed wastewater main(s) must be located in a twenty (20) foot wide easement. All existing unnecessary sanitary sewer services must be abandoned at the sanitary sewer main.
  - 7) Plat may change upon review and approval of wastewater extension drawings.
- b) Water Availability:
- 1) The subject site is adjacent to a 12-inch water main(s) 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) Dead-end water mains must be avoided. All existing unnecessary water services must be abandoned at the water main.
  - 3) 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.
  - 4) 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.
  - 5) Proposed water main(s) must be located within a utility easement or right-of-way.
  - 6) 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. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
  - 7) No trees, signs, dumpsters, or fences within 10 feet of existing or proposed water mains.

- 8) All existing and proposed meters must meet current Meter Specifications and standard details and be located in the right-of-way or utility easement within grassy areas outside of sidewalks, driveways, streets and/or paving.
  - 9) Fire hydrants maximum spacing is 500 foot and must be located within 10 feet of a hard surface (i.e., sidewalk, street, and/or paving).
  - 10) All domestic and fire suppression services must have separate water service connections.
  - 11) Plat may change upon review and approval of waterline extension drawings.
- 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. Comprehensive 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:**

- Avoid developing within or modification of 100-year floodplains or floodways.
- Where possible, provide a continuous system of open space along stream corridors or other appropriate areas that link neighborhoods and park lands
- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Developments should be served by urban water and sewer utility systems.
- Maintain, create, and enhance a street network that is highly connected to increase the number of viable commercial locations and the effectiveness of the transportation system.
- Limit number of dead-end streets and cul-de-sacs.
- 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.
- Avoid under-grounding streams to the greatest extent possible. Where feasible, encourage the re-surfacing of buried streams. Limit the use of culverts or other structures that alter natural streams and require designs that minimize impacts to stream health and function.
- 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.

## **10. Subdivision and Zoning**

The design of this preliminary plat conforms with the Subdivision Regulations as they relate to the access requirements for subdivisions with 30 lots or less.

The developer must also meet the access requirements established by the Subdivision Regulations for each phase of development. The design also complies with the requirements of PUD-1850.

Table 5.1 in Section 5.3.2.A of the Subdivision Regulations indicates that the maximum length of a cul-de-sac in an urban development is 700 feet. The cul-de-sac proposed in this development is approximately 780 feet in length. The applicant is requesting a variance to the maximum length of an urban cul-de-sac.

The size of the residential portion of the plat, 13.42 acres, requires 0.43 acres of open space with 0.09 acres (3,900 square feet) devoted to recreational improvements (Section 5.12.2). The developer is providing approximately 6.33 acres of open space/common area with this plat. A letter from the developer should be submitted with final plats listing the recreational amenities proposed, their location, and their timing of construction.

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.

As provided in Section 5.8.2 of the Subdivision Regulations and Section 12100.2.G of the Zoning Code, a sidewalk will be required adjacent to local streets along the common areas. The developer will be responsible for construction of these sidewalks. According to Section 5.8.2.B.3(d) of the Subdivision Regulations, where arterial right-of-way is designated for programmed capital improvements, and for which the installation of sidewalks would be impractical, the developer may, with the approval of the City Engineer, pay a fee in lieu of sidewalk construction.

#### **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. The developer is requesting a variance to Table 5.1 in Section 5.3.2.A of the Subdivision Regulations relating to the maximum length of an urban cul-de-sac. Six affirmative votes will be necessary for approval.
3. A letter from the developer must be submitted with final plats stating the type of recreational amenities proposed and their timing of construction.
4. All of the lots must conform to the development regulations stipulated in the PUD-1850 at the final plat stage.
5. The developer will be responsible for constructing a sidewalk along the common areas adjacent to local streets.

*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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