



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

Item No. IV. 25.

(C-7489) Preliminary Plat of Quail North, being a part of the North Half of Section 7, Township13 North, Range 3 West of the Indian Meridian, located east of N. May Avenue and south of NW 150th Street; and a Variance to Section 5.4.2.E.5 of the Subdivision Regulations. Ward 8.

I. GENERAL INFORMATION

A. Contacts

Mark Grubbs, Grubbs Consulting LLC
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405-265-0641

B. Case History

This is a new application.

C. Reason for Request

The developer proposes a duplex 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: 11.51 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	PUD-1577 (R-3)	PUD-1577 (R-3)	PUD-1577 (R-3) PUD-1738 (R-1)	PUD-1523 (R-4)	PUD-1577 (O-2, C-3) PUD-1281 (R-4)
Land Use	Vacant	Offices	School, Vacant	Multi-Family, Vacant	Multi-Family

II. SUMMARY OF APPLICATION

The developer is proposing 52 duplex lots (104 units) and two common areas on 11.51 acres, yielding a gross residential density of 9.04 dwelling units per acre. Private access drives, public sewer, and public water improvements are proposed. The site is located in Tract 4 of PUD-1577, which allows for development under the R-3 Medium Density Residential District. The minimum lot size for duplexes in R-3 is 5,000 square feet or 1 dwelling unit per 2,500 square feet. The minimum lot widths for duplexes are 50 feet or 30 feet per dwelling unit if each unit is available for individual sale. Lots in this subdivision range in size from 6,800 square feet to 9,000 square feet (per duplex). Building setbacks are shown to be 20 feet from the edge of the private drives.

Access to this development will be taken from one median-divided connection with Mezzaluna Avenue. There also is a street stub that appears to connect to Watermark Boulevard. Mezzaluna Avenue and Watermark Boulevard lead to connections with NW 150th Street, N. Pennsylvania Avenue, and N. May Avenue.

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. Edmond 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, street too narrow, if approved – No parking required on the private drives.

- 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) 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.
- e) 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.
- f) 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.
- g) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and / or in the plat notes.
- h) 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.
- i) All private roads / streets will have private storm sewer systems.
- j) Engineers / Developers will be contacting PW for a detention determination before they submit their Final Plat and Plans.

k) 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 wastewater 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.
 - 7) All existing unnecessary sanitary sewer services must be abandoned at the sanitary sewer main.
 - 8) 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) The developer will be required to extend a minimum 12-inch and / or 16-inch water distribution, or larger, as recommended by the approved current Water Master Plan, along the section line street, border, or perimeter of the development and/or all interior water mains for domestic use and fire flow protection. The developer may make an application under the Policy “A-1” program to the Oklahoma City Water Utilities Trust (OCWUT) for City participation of construction costs for an off-site oversized water main

extension (16 inch or larger) required for this specific development. Approval will be subject to funds available for improvements.

- 3) Dead-end water mains must be avoided. All existing unnecessary water services must be abandoned at the water main.
 - 4) 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.
 - 5) 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.
 - 6) 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.
 - 7) Proposed water main(s) must be located within a utility easement or right-of-way.
 - 8) No trees, signs, dumpsters, or fences within 10 feet of existing or proposed water mains.
 - 9) 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.
 - 10) 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).
 - 11) All domestic and fire suppression services must have separate water service connections.
 - 12) 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:

- 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.
- 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.

10. Subdivision and Zoning

This development is designed so that all lots will take access from 24-foot-wide private access drives contained in 24-foot-wide access easements / common areas. PUD-1577 indicates in Section 9.7.2 that lots in this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD may be permitted to be from a private drive. The section goes on to indicate how those private drives should be platted and what the width of the drives shall be. The proposed plat satisfies the requirements of PUD-1577. The Subdivision Regulations allow lots to take access from platted private access drives (Section 5.4.2.E). However, a subdivision of multiple duplex lots would typically be served by private or public streets with 26-feet of paving width and 50-feet of right-of-way width. The Subdivision Regulations indicate that private access drives should only be used for a “limited number of lots”. This can be seen in the definition of Private Access Drive in the Subdivision Regulations:

Private Access Drive: A lane for traffic maneuver that provides access to lots in a subdivision having a limited number of lots; that extends directly from and connects to an approved street; that may be substandard in certain design respects to a street; and that is privately owned and maintained by the property owner’s association for the subdivision.

This development is proposing 52 duplex lots (104 units) that will take access from the proposed private access drives (as outlined in PUD-1577). These drives will be required to be maintained by the property owners / property owner’s association. It is the opinion of staff that this development should not be approved with private access drives as the drives are not being used to serve a “limited number of lots” per the definition above. Also, the standard to which private access drives are constructed is similar to a parking lot standard, and not necessarily a street standard. These drives are not reviewed in the same manner as a private or public street are not inspected by the Public Works paving inspectors to meet the same standard.

The design / layout of the subdivision with the proposed number of lots (52 lots / 104 dwelling units) satisfies the access requirements of the Subdivision Regulations since the entry off Mezzaluna Avenue is median divided to the first cross street (drive), providing two points of access to all lots in the subdivision. It also appears that a connection could be made to Watermark Boulevard; however, this doesn’t appear to be a complete connection on the plat.

Section 5.4.2.E.5 of the Subdivision Regulations indicates that private access drives shall not be named on plats, and that lots taking access from the private access drives

shall be addressed off the approved street from which the private access drive extends. Staff agrees that due to the number of lots included in this subdivision, if private access drives are approved to serve the lots in the subdivision, addressing off the intersecting streets would not be desired and may cause confusion for emergency vehicles, sanitation vehicles, and postal delivery. The applicant is requesting a variance to Section 5.4.2.E.5 in order to name the private drives for addressing purposes.

The size of the plat, 11.51 acres, requires 0.37 acres of open space with 0.31 acres (13,520 square feet) devoted to recreational improvements (Section 5.12.2). The developer is providing approximately 2.29 acres of open space/common area. Approximately 1.0 acres of that is located outside of the proposed private access drives and parking area. A letter from the developer should be submitted with final plats listing the recreational amenities planned and their timing of construction.

Section 5.4.2.E.4 of the Subdivision Regulations indicates that sidewalks shall be constructed in conjunction with private access drives in accordance with Public Works standards. Sidewalks should also be constructed along Watermark Boulevard and Mezzaluna Avenue per the City's Code of Ordinances.

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.

A. Denial of the application unless public or private streets with 50-feet of right-of-way and 26-feet of paving width (City standards for urban local streets) are constructed to access the individual lots instead of the proposed private access drives.

B. If the Planning Commission chooses to approve the application with public or private streets (built to City Standards for urban local streets), the following technical evaluations should apply:

- 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. Public or private streets with 50-feet of right-of-way and 26-feet of paving width**

(City Standards for urban local streets) be constructed to serve the individual lots in the subdivision.

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 proposed PUD-1577 at the final plat stage.

C. If the Planning Commission chooses to approve the application allowing the private access drives, the following technical evaluations should apply:

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 Section 5.4.2.E.5 of the Subdivision Regulations regarding naming and addressing related to private access drives. Six affirmative votes are required for variance approval.
3. No parking is required along private drives with less than 26-feet of paving width.
4. Sidewalks should be constructed in association with private access drives according to Public Works requirements. Sidewalks should also be provided along Mezzaluna Avenue and Watermark Boulevard per code requirements.
5. A letter from the developer must be submitted with final plats stating the type of recreational amenities proposed and their timing of construction.
6. All of the lots must conform to the development regulations stipulated in the proposed PUD-1577 at the final plat stage.

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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