



STAFF REPORT
The City of Oklahoma City
Planning Commission
January 12, 2023

Item No. IV. 5.

(C-7476) Preliminary Plat of Harrah Estates, being a part of the Southeast Quarter of Section 11, Township 10 North, Range 1 East of the Indian Meridian, located north of SE 119th Street and west of S. Harrah Road; and a Variance to Section 5.3.1.D.5 of the Subdivision Regulations. Ward 4.

I. GENERAL INFORMATION

A. Contacts

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B. Case History

This application was continued at the September 8, October 27, November 10, and December 8, 2022, Planning Commission meetings.

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: Rural - Low Intensity (RL)

Rural – Low Intensity applies to areas where large-lot neighborhoods and residential acreages/estates may remain with no expectation of urbanization or provision of urban infrastructure such as water or sewer. RL areas are predominantly composed of residential and agricultural uses but may support commercial and light industrial uses provided they do not negatively impact the rural residential character.

2. Size of Site: 64.92 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	RA2	AA	AA	AA	AA
Land Use	Vacant	Residences	Vacant	Residences	Vacant/ Residences

II. SUMMARY OF APPLICATION

The developer is proposing 24 single-family residential lots and one common area on 64.92 acres, yielding a gross residential density of 0.37 dwelling units per acre. Public streets, private water wells, and private onsite septic systems are proposed. The site is currently zoned RA2 Single-Family Two-Acre Rural Residential District. The project is providing approximately 6.53 acres of open space, which represents approximately 10% of the project area. According to table 6100.2a of the Planning and Zoning Code (Chapter 59) the allowable density based on the provided open space is 0.40 dwelling units per acre with a minimum lot size of 30,000 square feet. Lots in this plat range in size between 2.29 and 2.82 acres. Front building limit lines are shown at 40-feet for all lots in the plat. Lot widths are also shown at 120-feet or greater, per the RA2 district requirements.

Access to this development will be taken from one public street connection with S. Harrah Road. No street stubs are shown to the north, south, or west 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. McLoud 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, need to show fire protection method, water tank, fire hydrant, or fire suppression per the Subdivision Regulations. Show which alternative is to be used.

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) Add the following note:

Maintenance of all common areas and private drainage easements within the subdivision 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, that may cause a blockage or flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

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

Proposed street / entrance needs to be marked along S. Harrah Road to allow for a sight distance check.

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.

b) Water Availability:

- 1) 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 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.

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: Rural - Low Intensity (RL)

Rural – Low Intensity applies to areas where large-lot neighborhoods and residential acreages/estates may remain with no expectation of urbanization or provision of urban infrastructure such as water or sewer. RL areas are predominantly composed of residential and agricultural uses but may support commercial and light industrial uses provided they do not negatively impact the rural residential character.

B. Comprehensive Plan Policies:

- Design new buildings to complement the character of surrounding areas and not detract from the open character of the landscape.

- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Ensure that development in rural areas is consistent with local design and scale and does not detract from the open character of the landscape. (SU-45)
- Preserve overall landscape character and natural landforms (rolling hills, native vegetation, etc.) to the greatest extent possible. (G-4)
- Incorporate natural features (such as ponds, lakes, streams, rock outcroppings, stands of mature trees, and/or sizable individual trees) into the design of all residential, commercial, and industrial projects rather than eliminating, hiding, or limiting access to those features. (E-31)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- 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. (C-32)

10. Development Services

The design of this preliminary plat conforms with the Subdivision Regulations as they relate to the access requirements for rural subdivisions with 30 or fewer lots. The developer must also meet the access requirements established by the Subdivision Regulations for each phase of development. The design also conforms to the requirements of the RA2 zoning district.

Table 6100.2a of Chapter 59 dictates the density requirements in the RA2 district based on the amount of open space provided. The development is providing 6.53 acres of open space which represents 10.05% of the total project area. Based on the amount of open space provided, the development is allowed to have a density of 0.40 acres. The proposed preliminary plat satisfies this requirement.

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 south, west, and north 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.

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. Streets are to be constructed to Public Works standards based on the proposed lot sizes in the rural subdivision.
3. Per the Subdivision Regulations, the plat needs to show which fire protection method will be used (water tank, fire hydrants, or individual fire suppression sprinklers). A note will be required on final plats indicating which method will be used.
4. Proposed street / entrance needs to be marked along S. Harrah Road to allow for a sight distance check.
5. Street stubs are required to the north, west, and south with this development; otherwise, a variance to Section 5.3.1.D.5 of the Subdivision Regulations relating to inter-connection within quarter sections is required. Six affirmative votes will be necessary for approval.

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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