



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

**Item No. IV. 1.**

**(C-7517) Final Plat of the Oklahoma City Convention Center, being a part of the Northeast Quarter of Section 4, Township 11 North, Range 3 West of the Indian Meridian, located south of W. Reno Avenue and West of S. Santa Fe Avenue. Ward 7.**

**I. GENERAL INFORMATION**

**A. Contacts**

Chuck Twibell, Smith Roberts Baldishwiler, LLC 405-840-7094  
[chuck.twibell@srbok.com](mailto:chuck.twibell@srbok.com)

**B. Case History**

This is a new application. This is a replat of the area including the new Oklahoma City Convention Center (portions of blocks 19-22 and 29-30 of the South Oklahoma Addition).

**C. Reason for Request**

The developer proposes an office / commercial development on this site.

**D. Existing Conditions**

**1. Size of Site:** acres

**2. Zoning and Land Use**

	<b>Subject Site</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Zoning</b>	DBD	DBD	DBD	DBD	DBD
<b>Land Use</b>	Convention Center	Hotel, Parking Garage	Hotel, Parking Lot	Industrial	Park

**II. SUMMARY OF APPLICATION**

The developer is proposing 2 office / commercial lots on this 18.8170-acre site. This site is being replatted to clean up the legal description, previous easement closures, and partial vacations that have occurred in this area. The site is currently zoned DBD with the DSHA (Downtown Scenic Highway) overlay.

Access to the site is taken from S. Robinson Avenue, S. Broadway Avenue, SW 7<sup>th</sup> Street, and Mick Cornett Drive.

**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. Oklahoma City School District**
- 6. 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 and/or drainage study will be required to establish finished floor elevations for any existing or proposed channel located within a common area or private drainage easement, which is adjacent to any lot or structure. A final plat should not be submitted until the study has been 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 the 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 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) Show Area A and Area B on the Plat as discussed under Owner's Certificate and Dedication.
- l) 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.

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

Existing curb use signs (i.e., No Parking anytime, valet, loading zone) will become null and void upon the dedication of SW 4<sup>th</sup> Street to the City. Curb uses will have to be submitted to the Oklahoma City Traffic and Transportation Commission for review and approval.

## **8. Utilities**

### **1) Sanitary Sewer Availability:**

- a) An existing 12-inch sanitary sewer main is adjacent to the subject site.
- b) Line capacity is not a guarantee and must be checked by the Engineer of Record and reviewed by the City.
- c) 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 four (4) feet and depth no greater than eighteen (18) feet. Developer is responsible for remediating any failure to maintain the minimum four (4) feet of cover.

- d) Wastewater main(s) must be centrally located in a twenty (20) feet wide easement or larger if necessary. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
- e) 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.
- f) All existing unnecessary sanitary sewer services must be abandoned at the sanitary sewer main.

**2) Solid Waste Management**

The City cannot service, contact private hauler.

**3) Water Availability:**

- a) An existing 12-inch and 6-inch water main(s) are located adjacent to the subject site(s).
- b) 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.
- c) Minimum ten (10) foot horizontal separation required for wastewater mains and five (5) foot for other mains. Minimum two-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.
- d) Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence and / or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
- e) Dead-end water mains must be avoided when possible. All existing unused water services must be capped and abandoned at the water main in accordance with City Standard Specifications.

- f) 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.
- g) 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.
- h) All domestic and fire suppression services must have separate water service connections. Fire hydrants maximum spacing is 500 feet and must be located within 10-feet of a hard surface (i.e., sidewalk, street, and/or paving).
- i) Supply capacity for development is not guaranteed and will be reviewed at the time of review of construction documents.

## **9. Subdivision and Zoning**

This is a replat of portions of multiple lots / blocks that were platted several decades ago. Easements and rights-of-way on this site have been closed / vacated or relocated as needed or required by the City's ordinances and Subdivision Regulations. This plat creates 2 lots that are in conformance with the Subdivision Regulations and the zoning codes in place for this site.

SW 4<sup>th</sup> Street was previously closed and vacated (CE-960), along with SW 5<sup>th</sup> Street, and the previous alignment of S. Broadway Avenue. S. Broadway Avenue was reconstructed to the east of the new convention center and a street/private drive was constructed between the convention center and the Omni Hotel (in the previous right-of-way of SW 4<sup>th</sup> Street). This street / drive was named Mick Cornett Drive (SN-091). The plat should change the name of SW 4<sup>th</sup> Street to Mick Cornett Drive. Also, the applicant should determine if the street will be re-dedicated to the public, or if it will remain private. The owner's dedication should reflect the status of this street / drive prior to acceptance by the City Council.

## **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. The desired status of SW 4<sup>th</sup> Street / Mick Cornett Drive needs to be determined (public or private) prior to acceptance by the City Council. The owner's dedication will need to reflect the status of this street / drive.
3. If SW 4<sup>th</sup> Street / Mick Cornett Drive is dedicated as a public street, existing curb uses (i.e., No Parking anytime signs, valet, loading zone, etc.) will need to be reviewed and approved by the Traffic Commission.
4. 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.*

**jm**