



STAFF REPORT
The City of Oklahoma City
Planning Commission
February 9, 2023

Item No. IV. 2.

(C-7491) Final Plat of Twin Silos Section 3, being a part of the Southeast Quarter of Section 6, Township 13 North, Range 4 West of the Indian Meridian, located west of N. Council Road and North of NW 150th Street. Ward 1.

I. GENERAL INFORMATION

A. Contacts

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B. Case History

This application was continued at the October 13 and November 10, 2022, Planning Commission meetings. The application was also continued at the January 12, 2023, Planning Commission meeting. The preliminary plat of Twin Silos was approved on April 27, 2017.

C. Reason for Request

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

D. Existing Conditions

1. Size of Site: 39.37 acres

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-1	R-1	AA	R-1, PUD-1568 (C-3)	R-1
Land Use	Vacant	Vacant	Vacant & Large-Lot Residential	Residences	Residences

II. SUMMARY OF APPLICATION

The developer is proposing 105 single-family residential lots and four common areas on 39.37 acres, yielding a gross residential density of 2.67 dwelling units per acre. Public streets, storm sewer, sanitary sewer and water improvements are proposed. The site is currently zoned R-1 single-family residential which allows for 6,000 square foot minimum lot sizes. Lots in this development range in size between 6,000 square feet and 12,000 square feet. Front building setbacks are shown to be 20 feet on all lots.

Access to this phase of the development will be from two local street connections with previous phases of the Twin Silos development. These connections lead to one divided entry from N. Council Road and one median divided entry from NW 150th Street. Street stubs are being provided to the north and west for connection with future phases of the development.

Sidewalks are required to be constructed along the arterial street, common areas and on all lots along local streets. Sidewalks along the arterial street and common areas are required to be installed prior to the issuance of a certificate of occupancy. Sidewalks on each residential lot are required at the building permit stage.

A note on the plat indicates that the maintenance of all common areas, arterial street landscaping, and islands / medians are the responsibility of the property owner's association. An additional note indicates that trees will be planted on lots where the garage extends beyond the front wall of the 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 Water Resources Board (OWRB)**
- 5. Deer Creek 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 for improvements to establish finished floor elevations, common lot areas or private drainage easements. A final plat should not be submitted until the study has been 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 floodplain. 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 U.S. 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) Drainage easements shall be clearly denoted as public or private in the owner's dedication, on the plat, and / or in the plat notes.
- l) 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.
- m) All private roads / streets will have private storm sewer systems.

n) Engineers / Developers will be contacting PW for a detention determination before they submit their Final Plat and Plans.

o) 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.

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

8. Utilities

- 1) Sanitary Sewer Availability:
 - a) 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.
 - b) 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.
 - 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 six (6) feet and a depth no greater than eighteen (18) feet.
 - d) 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.
 - e) No trees, signs, dumpsters, or fences within 10 feet of any existing or proposed sanitary sewer main.
 - f) Proposed wastewater mains(s) must be located in a twenty (20) foot wide easement.
 - g) All existing unnecessary sanitary sewer services must be abandoned at the sanitary sewer main.

h) Plat may change upon review and approval of wastewater extension drawings.

2) Solid Waste Management

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

3) Water Availability:

- a) The subject site is adjacent to a 12-inch water main, 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.
- b) Dead-end water mains must be avoided. All existing unnecessary water services must be abandoned at the water main(s).
- c) 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.
- d) 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.
- e) 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.
- f) 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.
- g) 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).
- h) Proposed utility main(s) must be located within a utility easement and/or right-of-way. No trees, signs, dumpsters, or fences within 10 feet of any existing or proposed water main.

- i) Plat may change upon review and approval of waterline extension drawings.

9. Subdivision and Zoning

The design of this phase of the Twin Silos development satisfies the Subdivision Regulations as they relate to subdivisions with between 101 and 200 lots. The design also conforms to the R-1 Single-Family Residential district requirements and the approved preliminary plat for Twin Silos.

The size of the development, 39.37 acres, requires 1.26 acres of common area / open space with 0.31 acres (13,650 square feet) for recreational amenities. This developer is providing 13.92 acres of common area / open space with this phase of the development. A letter from the developer indicates that a pool / club house, basketball courts, a walking trail, and playground equipment have been built in the Common Area in Twin Silos Section 1. These amenities are open for the use of all residents in the Twin Silos development.

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 along the common areas adjacent to local and collector streets. The construction plans for the development must show the sidewalks 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.

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.

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.

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. 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.

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