



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

**Item No. IV. 9.**

**(C-7525) Final Plat of Manning Estates Section 1, being a part of the Southeast Quarter of Section 9, Township 10 North, Range 4 West of the Indian Meridian, located north of SW 119th Street and west of S. MacArthur Boulevard; and a Variance to Section 5.10.5.B of the Subdivision Regulations. Ward 3.**

**I. GENERAL INFORMATION**

**A. Contacts**

Chris Anderson, SMC Consulting Engineers, PC 405-232-7715  
[chris.anderson@smcokc.com](mailto:chris.anderson@smcokc.com)

**B. Case History**

This is a new application. The preliminary plat of Manning Estates (C-7369) was approved on October 28, 2021.

**C. Reason for Request**

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

**D. Existing Conditions**

**1. Size of Site:** 40.93 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>	PUD-1836 AE-2 Overlay	AA	I-2	AA	AA
<b>Land Use</b>	Vacant	Residences	Vacant	Residence / Agriculture	Vacant

**II. SUMMARY OF APPLICATION**

The developer is proposing 32 single-family residential lots and two common areas on 40.93 acres, yielding a gross residential density of 0.78 dwelling units per acre. Private streets, public water, and private onsite septic systems are proposed. The property is currently zoned PUD-1836. PUD-1836 allows for development under the R-1 Single-Family Residential district regulations. Minimum lot sizes in PUD-1836 are ½ acre with 60% maximum lot coverage. Lots in this plat range in size from approximately 0.5 acres to 0.67 acres. Front building setbacks are shown to be 20 feet on all lots. Access to this development will be

taken from one median-divided connection with SW 119<sup>th</sup> Street. The developer intends to gate the entrance to the subdivision per the City's standards.

Notes on the plat indicate that sidewalks will be provided along all common areas and along the arterial streets. Sidewalks will also be required along local streets adjacent to the homes. Notes should further state that maintenance of all common areas and islands/medians are the responsibility of the property owner's association. An additional note states that arterial landscaping will be required and that the property owner's association will be responsible for maintaining the landscaping.

### **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. Moore School District**
- 6. Oklahoma Department of Transportation (ODOT)**

#### **2) City Departments**

##### **1. Airports**

The Department of Airports does not object to the proposal. However, the described development lies within the Airports Environs Zone (AE-2). The Department of Airports supports the Oklahoma City Municipal Code, Section 59, Airport Zoning Overlay Districts, and the Airport Environs Zones for Will Rogers World Airport. As such, Airports requires that an Aviation Easement right be granted to the Oklahoma City Airport Trust for the entire Final Plat of Manning Estates Section 1 as a prior condition of Planning Commission Approval.

The proposed development is southwest of Will Rogers World Airport. Users of these Single-Family Residential use units may be subjected to single event and nuisance

noise as a result of civilian and military aircraft operations performing landings and takeoffs from Will Rogers World Airport. In accordance with the Oklahoma City Municipal Code, Section 59, Airport Zoning Overlay Districts, and the Airport Environs Zones for Will Rogers World Airport residential land uses are permitted within the Airports Environs Zone (AE-2) but shall meet or exceed building requirements for a minimum noise level reduction of 25 decibels, inside the structure as set forth in Division 4 of Article 11 of Chapter 12 of the Oklahoma Municipal Code.

**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) 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.
- i) 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.
- j) 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.

- k) 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.
- l) Drainage easements shall be clearly denoted as public or private in the 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 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) Amend Owner's Certificate and Dedication (6<sup>th</sup> and 7<sup>th</sup> line on the submitted plat) to clarify that utility easements cannot be dedicated to the public for drainage.

“LANDMARK LAND COMPANY, LLC dedicates the public utility easements shown on said annexed plat to the use of the public for utility purposes.

- q) Add note 9 on page 2 of the final plat:

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.

- r) Since all streets within Manning Estates Section 1 development are private, all drainage easements need to be private. Please add the following note to the plat:

“All drainage easements are private”.

- s) 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) No public wastewater service is available for the development. A private on-site wastewater disposal system is required in accordance with ODEQ rules and regulations. Applicants are responsible for obtaining all required City and ODEQ Permits. On-site wastewater disposal system must be installed by an ODEQ certified installer and inspected by ODEQ.
- b) Extension not required due to lift station being at capacity. Staff supports variance to the requirement to extend wastewater (Section 5.10.5.B of the Subdivision Regulations).

### **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) An existing 12-inch water main(s) is located adjacent to the subject site(s).
- b) An existing 12-inch water main(s) is within the required distance to the subject site and the developer will be required to extend a 12-inch or larger water main along street frontage and will be required to extend the water system to each lot or site within the development in accordance with City Standard Specifications and Private Development Design Manual.
- 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 two (2) separate active water mains is required to prevent partial or total shut-off of water supply when a pipeline failure occurs.
- 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) Proposed and/or existing water mains must be located centrally within a twenty (20) foot wide or larger utility easement or right-of-way. No trees, signs, dumpsters, fenced and/or structures shall be permitted over any proposed or existing utility mains. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
- f) Dead-end water mains must be avoided when possible. All existing unnecessary water services must be abandoned at the water main(s) in accordance with the City Standard Specifications.
- 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. the developer is responsible for installing pressure reducers if necessary for protection of developer's service lines, plumbing, and fixtures.
- 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) 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.
- j) Supply capacity for development is not guaranteed and will be reviewed at the time of review of construction documents.
- k) 12-inch extension along SW 119<sup>th</sup> Street is required. 16-inch along SW 119<sup>th</sup> Street is the City of Mustang, and a connection is not allowed.

## **9. Subdivision and Zoning**

The design of this final plat conforms with the Subdivision Regulations as they relate to the access requirements for subdivisions with between 31 and 100 lots. The design also complies with the requirements of PUD-1836 and the approved preliminary plat.

PUD-1836 requires 20% open space to be provided in the overall development. During the review and approval of the preliminary plat the developer indicated that they are providing approximately 24.25 acres of open space/common area with the overall development. This phase of the development is providing approximately 19.00 acres of open space.



Section 11250.1 of the Planning and Zoning Code states that all residential developments adjacent to arterial streets must provide a landscaped buffer along the arterial street. It further states that the landscape buffer must be located outside of any subdivision fence and must consist of any combination of trees, shrubs, groundcovers, earthen berms, and/or rock or stone accents, arranged in a manner to achieve visual continuity. The landscape plan submitted with this plat has been reviewed and approved. The landscaping must be installed prior to the issuance of a certificate of occupancy for any residence within the applicable final plat.

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 both section line roads. The construction plans for the development must show the sidewalks along the arterial streets and 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. The applicant is requesting a variance to Section 5.10.5.B of the Subdivision Regulations related to the requirement to extend and connect to the City's wastewater system due to the lift station serving the area being at capacity. Six affirmative votes are required for variance approval.
3. All requirements of the Department of Airports must be met prior to acceptance of the

final plat by the City Council.

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**