



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

**Item No. IV. 5.**

**(C-7529) Final Plat of Bellflower Section 2, being a part of the Northeast Quarter of Section 12, Township 11 North, Range 5 West of the Indian Meridian, located south of SW 15th Street and west of S. County Line Road. Ward 3.**

**I. GENERAL INFORMATION**

**A. Contacts**

Mark Zitzow, Johnson & Associates, Inc. 405-235-8075  
[mzitzow@jaokc.com](mailto:mzitzow@jaokc.com)

**B. Case History**

This is a new application. The preliminary plat (One Tree Park – C-7401) was approved on March 10, 2022.

**C. Reason for Request**

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

**D. Existing Conditions**

**1. Size of Site** 25.7807 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>	R-1	AA	PUD-1757 (I-1, I-2)	R-1	AA
<b>Land Use</b>	Vacant	Creek / Floodplain	Vacant	Residences	Creek / Floodplain

**II. SUMMARY OF APPLICATION**

The developer is proposing 117 single-family lots on 25.7807 acres, yielding a gross residential density of 4.54 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 District. R-1 allows minimum lot sizes of 6,000 square feet with 50-foot minimum lot widths. Lots in this plat range in size between approximately 6,000 and 13,000 square feet. Front building setbacks are shown to be 20 feet for all lots in the plat.

Access to this development will be taken from two local street connections through One Tree Park Section 1 to the east. These connections lead to one median-divided connection with S. County Line Road and one local street connection to the south through Westbrooke Estates.

This connection leads to an additional connection with S. County Line Road and a connection with SW 29<sup>th</sup> Street. Street stubs are provided to the north for connection with future phases of the development. A connection with SW 15<sup>th</sup> Street will be provided with a future phase.

A note on the plat indicates that the 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 Water Resources Board (OWRB)**
- 5. Mustang School District**
- 6. Oklahoma Department of Transportation (ODOT)**

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

- 1. Airports**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 3. Fire**  
No objection.
- 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) 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.

- q) 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 wastewater main(s) is located adjacent to the subject site(s).
- b) An existing 8-inch wastewater main(s) is within the required distance to the subject site and will be required to be extended to the furthest property one for any proposed development.
- c) Line capacity is not a guarantee and must be checked by the Engineer of Record and reviewed by the City.
- d) The developer will be required to extend the City wastewater collection system to and across each lot or site within the subdivision in accordance with the City Standard Specifications and Private Development Design Manual.
- e) 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.
- f) Wastewater main(s) must be centrally located in a twenty (20) foot 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.

- g) All existing unused private wastewater service connections must be abandoned and capped at the main in accordance with City Standard Specifications and Private Development Design Manual.

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.

## **9. Subdivision and Zoning**

The design of this final plat conforms with the Subdivision Regulations as they relate to subdivisions with between 101 and 200 lots. The design of the overall Bellflower / One Tree Park Development also conforms to the Subdivision Regulations as they relate subdivisions with more than 200 lots. The final plat also conforms to the requirements of the R-1 zoning district and the approved preliminary plat. Connections must be completed in phase 1 (One Tree Park Phase 1) to S. County Line Road and the Westbrooke Estates subdivision to the south in order for the subdivision to be in compliance with the access requirements of the Subdivision Regulations.

During review and approval of the preliminary plat, it was determined that the overall development was required to provide 3.61 acres of open space with 1.51 acres (65,910 square feet) devoted to recreational improvements (Section 5.12.2). The developer is not providing additional open space with this phase of the development; however, common area / open space was provided with Phase 1 of the development, and a future phase will provide additional common are / open space. Approximately 8.41 acres of open space/common area will be provided within the entire development. A letter from the developer indicated that the developer intends to install pedestrian pathways, benches, landscaping and / or a gazebo within the common areas. These amenities will be constructed prior to the issuance of a certificate of occupancy.

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.

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.*

**jm**