



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

Item No. IV. 10.

(C-7527) Preliminary Plat of Aspen Creek Phase 2, being a part of the Northeast Quarter of Section 23, Township 11 North, Range 5 West of the Indian Meridian, located west of S. Morgan Road and north of SW 59th Street. Ward 3.

I. GENERAL INFORMATION

A. Contacts

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405-265-0641

B. Case History

This is a new application.

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: Urban - Low Intensity (UL)

UL applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park, and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation.

2. Size of Site: 8.93 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-1	AA	AA	PUD-1812 (R-1, RA)	R-1
Land Use	Vacant	Vacant	Vacant	Vacant, Residences Under Construction	Vacant, Residences under construction

II. SUMMARY OF APPLICATION

The developer is proposing 44 single-family lots on 8.93 acres, yielding a gross residential density of 4.93 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. Minimum 6,000 square foot lots are allowed in the R-1 zoning district. The lots in the proposed development range in size from approximately 6,000 to 7,200 square feet. Front building setbacks of 20-feet are shown on all lots.

Access to this development will be taken from three local street connections. Two connections will be made with Aspen Creek Phase 1 to the south. One local street connection is proposed with the Canyon Ridge development to the west (previously approved). The applicant will need to coordinate with those developments to align connecting streets. Street stubs are provided to the north and east with this development.

A note on the plat indicates that sidewalks will be required along local streets adjacent to the homes. The notes further state that maintenance of all common areas and islands/medians are the responsibility of the property owner's association.

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. Mustang 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

No objection. Coordinate street connections with the developers to the south and to the west.

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) A Corps of Engineers 404 permit must be submitted with plans for any work contemplated within the floodplain, creek, or channel (waters of the United States) included in the case limits.
- h) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and / or in the plat notes.
- i) 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.
- j) All private roads / streets will have private storm sewer systems.
- k) Engineers / Developers will be contacting PW for a detention determination before they submit their Final Plat and Plans.
- 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 *

8. Utilities

1) Sanitary Sewer Availability:

- a) An existing 12-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.
 - h) An off-site wastewater interceptor will be required to serve the proposed development and the particular drainage basin. The size, alignment, and other design factors shall be in accordance with current City Standard Specifications. The developer may make an application under Policy “B-1” program to the Oklahoma City Water Utilities Trust (WCWUT) for City participation of construction costs if an oversized sanitary sewer main is required to serve the drainage basin. Approval will be subject to funds available for improvements and will not be granted for oversized mains that are necessary to provide additional capacity for the proposed development(s).
 - i) Cannot be developed until C-7392 or C-7497 has been completed. No other access to this property except through these other two developments.
- 2) Water Availability:
- a) No water service is available for the proposed development. Private on-site water system is required. The developer must provide a water distribution system that is capable of supplying water to each lot or tract within the development in accordance with ODEQ and OWRB. Well permits must be obtained from OWRB, and a copy of the permit must be filed with the Utilities Department. No private water source or groundwater source may be connected to any service or system connected to the City’s water system.

- b) Water extension is required.
 - c) Cannot be developed until C-7392 or C-7497 has been completed. No other access to this property except through these other two developments.
- 3) Solid Waste Management

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

9. Subdivision and Zoning

The design of this preliminary plat conforms with the Subdivision Regulations as they relate to the access requirements for subdivisions between 31 and 100 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 R-1 zoning district. The developer must coordinate with the developer to the south and to the west to align street connections. This development must have 2 connections in order to meet the subdivision regulations. According to the proposed plat there will be 3 connections to existing neighborhoods. The plat to the west was approved without a street stub. The applicant should coordinate with the developer to the west to ensure that a connection is possible.

The size of the plat, 8.93 acres, is less than 10 acres; therefore, no additional open space / common area is required per the Subdivision Regulations.

Sidewalks are required to be constructed along all local and collector streets within the subdivision adjacent to each lot. These sidewalks are required to be installed at the building permit stage.

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.

A. 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. The subdivisions to the south and west need to be constructed prior to construction of this subdivision in order to provide necessary street, water, and sewer infrastructure. The applicant must coordinate the alignment with these previously approved neighboring developments.
3. All of the lots must conform to the development regulations stipulated in the R-1 zoning district at the final plat stage.

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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