



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

Item No. IV. 5.

(C-7512) Preliminary Plat of Province Place Addition, being a part of the Northwest Quarter of Section 16, Township 13 North, Range 5 West of the Indian Meridian, located east of Piedmont Road and north of Northwest 134th Street. Ward 1.

I. GENERAL INFORMATION

A. Contacts

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405-275-5388

B. Case History

This is a new application.

C. Reason for Request

The developer proposes a mixed use residential and office 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: 4.25 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	SPUD-1435 (C-1, R-2)	AA	PUD-1147 (R-1)	SPUD-637 (C-3)	AA
Land Use	Vacant	AT&T Facility / Office	Residences	Vacant, Office	Vacant

II. SUMMARY OF APPLICATION

The developer is proposing 14 duplex residential lots, 1 common area and 1 office / commercial lot on 4.25 acres, yielding a gross residential density of 8.00 dwelling units per acre. Public streets, water, and sewer improvements are proposed. The site is currently

zoned SPUD-1435. SPUD-1435 allows for development under the R-2 Medium-Low Density Residential district. R-2 allows for 6,000 square foot minimum lot sizes for duplex lots (1du/3,000 square feet) with 50-foot minimum lot widths (60-feet if each unit is sold separately). Lots in this plat range in size between approximately 6,500 and 8,500 square feet. Lot widths range from 65 feet to 85 feet.

Access to this development will be taken from one local street connection with NW 134th Street. A street stub / future connection is also provided adjacent to the right-of-way for W. Memorial Road (substandard road / dirt road at this location).

A note is required on final plats indicates that 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 Natural Gas (ONG)**
- 5. Oklahoma Electric Cooperative (OEC)**
- 6. Oklahoma Water Resources Board (OWRB)**
- 7. Piedmont 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 ***
- 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) Sewer plans have been submitted for review.
- b) No objections.

2) Water Availability:

- a) Water plans have been submitted for review.
- b) No objections.

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. Comprehensive Planning

A. 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.

B. Comprehensive Plan Policies:

- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Developments should be served by urban water and sewer utility systems.
- Limit number of dead-end streets and cul-de-sacs.
- Protect existing traditional street grid and reconnect it where possible.
- Development fronting arterials should take access from intersecting streets where possible.
- Provide vehicular connectivity between adjacent developments.
- Require sidewalks on both sides of all streets in urban LUTAs.
- Improve the functionality and efficiency of the street network by:
 - a. Providing direct connections from residential developments to nearby places and to each other.
 - b. Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
 - c. Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
 - d. Reducing block sizes and use of dead-end streets.
 - e. Maintaining the existing street grid to preserve connectivity and mobility options.
- Ensure proper access to and between subdivisions in order to offer a choice in routes for residents, multiple access points for emergency responders, and to

reduce vehicle congestions at arterial intersections. Contiguous developments should share access whenever feasible.

10. Subdivision and Zoning

The design of this preliminary plat conforms with the Subdivision Regulations as they relate to the access requirements for subdivisions with 30 or fewer 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 SPUD-1435.

The size of the plat, 4.25 acres, is less than 10 acres; therefore, no additional common area / open space is required by the Subdivision Regulations.

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. A landscape plan is required with each final plat adjacent to an arterial street. 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 the section line road. 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.

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. All of the lots must conform to the development regulations stipulated in the proposed SPUD-1435 at the final plat stage.
3. A landscape plan is required with each final plat adjacent to an arterial street. The landscaping must be installed prior to the issuance of a certificate of occupancy for any residence within the applicable final plat.
4. The developer will be responsible for constructing a sidewalk along Piedmont Road, and along all of the common areas.
5. "Limits of No Access" must be provided along the section line roads on the final plats.

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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