



STAFF REPORT
The City of Oklahoma City
Planning Commission
July 27, 2023

Item No. IV. 19.

(C-7561) Preliminary Plat of Coventry Park, being a part of the Northeast Quarter of Section 14, Township 13 North, Range 2 West of the Indian Meridian, located south of East Memorial Road and east of North Midwest Boulevard, and a variance to Section 5.3.1.D.5 of the Subdivision Regulations. Ward 7.

I. GENERAL INFORMATION

A. Contacts

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B. Case History

This item was continued at the June 22, 2023, Planning Commission meeting. A previous preliminary plat for Arcady Heights (C-7261) was approved on January 14, 2021, for this site.

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: Rural- Medium Intensity (RM)

RM is similar to the Rural-Low Typology Area except that it allows higher housing densities. These areas are usually near a fire station. Rural-Medium areas are often located adjacent to Urban-Low and Urban Reserve typologies, which are areas intended to urbanize in the future. While there is no expectation for urban services, RM areas have limited potential to connect to City water or sewer service and may become more integrated into the urbanized area in the distant future. Commercial and light industrial uses may be appropriate provided they do not negatively impact the rural residential character.

2. Size of Site: 103.9438 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-A	AA	AA	AA	AA
Land Use	Vacant	Vacant	Vacant	Residences	Residences

II. SUMMARY OF APPLICATION

The developer is proposing 79 single-family residential lots and one common area on 103.9438 acres, yielding a gross residential density of 0.76 dwelling units per acre. Private streets, private water wells, and private onsite septic systems are proposed. The property is currently zoned R-A Single-Family One-Acre Rural Residential District. The density of this development is approximately 0.75 dwelling units per acre. R-A allows a minimum lot size of 30,000 square feet and allowable lot coverage up to 30%. Lots in this plat range in size from approximately 1.0 to 2.0 acres. Front building setbacks are shown to be 40 feet. Rear yard setbacks for lots along the southern property line are shown to be 50 feet. All other side and rear yard setbacks will be 25-feet per the R-A requirements for developments served by private water wells.

The applicant is proposing a 40-foot-wide tree preservation buffer / easement for the lots located along the southern boundary of the plat. The easement is proposed to be maintained by each individual lot owner and enforced by the Homeowner's Association. The purpose of the easement is to protect the natural habitat and existing tree canopy from further encroachment by leaving the area in its natural condition. Penalties and enforcement shall be determined through the Coventry Park Covenants, Conditions, and Restrictions (CC&R's). The applicant will be required to provide additional easement details related to the easement area, preservation requirements, replacement / removal allowances (dead, dying, diseased, etc.), penalties, and enforcement, when the final plat is submitted for consideration.

Access to this development will be taken from one median-divided entrance off N. Midwest Boulevard. No connection is possible to the south or north for this development due to the developed property to the south and the highway to the north. No street stub is proposed to the property to the east. Curb and gutter streets are proposed with 50-feet of right-of-way and 26-feet of paving width.

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. Edmond 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**

Individual fire suppression systems (sprinklers) for each home in this subdivision or a water distribution system (tank, fire hydrants, etc.) capable of providing adequate water volume and pressure to each home for fire suppression purposes (per section 5.6.4 of the Subdivision Regulations) is required.
 - 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) 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.

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.

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. Planning

A. Comprehensive Plan Land Use Typology Area: Rural- Medium Intensity (RM)

RM is similar to the Rural-Low Typology Area except that it allows higher housing densities. These areas are usually near a fire station. Rural-Medium areas are often located adjacent to Urban-Low and Urban Reserve typologies, which are areas intended to urbanize in the future. While there is no expectation for urban services, RM areas have limited potential to connect to City water or sewer

service and may become more integrated into the urbanized area in the distant future. Commercial and light industrial uses may be appropriate provided they do not negatively impact the rural residential character.

B. Comprehensive Plan Policies:

- Design buildings and sites to complement the character of surrounding areas and not detract from the open character of the landscape.
- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Cluster development may be appropriate provided it maintains rural character by preserving open space and/or Environmentally Sensitive Areas (ESAs) by clustering lots, and maximum gross density requirements are not exceeded.
- The Rural Medium LUTA outlines a minimum lot size of 2 acres and a gross density of 0.5 du/acre or below. Smaller lots (1-2 acres) may be appropriate in cluster developments provided the maximum gross density of the project is maintained.
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- Preserve the Cross Timbers and upland forests, including native understory, to the maximum extent practical.
- Preserve overall landscape character and natural landforms (rolling hills, native vegetation, etc.) to the greatest extent possible. (G-4)
- Ensure that development in rural areas is consistent with local design and scale and does not detract from the open character of the landscape. (SU-45)
- Incorporate natural features (such as ponds, lakes, streams, rock outcroppings, stands of mature trees, and/or sizable individual trees) into the design of all residential, commercial, and industrial projects rather than eliminating, hiding, or limiting access to those features. (E-31)

9. Subdivision and Zoning

The design of this preliminary plat conforms with the Subdivision Regulations as they relate to the access requirements for subdivisions with 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 with the R-A zoning district requirements.

Section 5.3.1.D.5 of the Subdivision Regulations requires preliminary plats to provide connections across quarter-sections and to adjacent parcels. The developer should add a street stub to the property to the east to be in compliance with the Subdivision

Regulations; otherwise, a variance is required. The Planning Commission shall consider physical barriers, land use incompatibilities, proposed amenities that are under private property owners' control (pools, playgrounds, etc.), existing undeveloped landlocked properties and any potential inappropriate traffic designs to justify a waiver of this requirement.

Density and lot coverage requirements in the R-A zoning district are determined on a sliding scale based on the amount of open space provided (Chapter 59, Table 6100.2b). The density of this development is approximately 0.75 dwelling units per acre, which requires a minimum of 10.3 acres (10%) of open space (non-buildable area). The developer has indicated that approximately 17.0 acres of open space is being provided in a combination of common area / amenity space, front yard setbacks, and the additional rear yard setbacks for lots along the southern boundary of the plat. Based on the amount of open space provided, the proposed density satisfies the requirements specified by the R-A zoning district. Minimum lot sizes are allowed to be 30,000 square feet with allowable lot coverage up to 30%. Lots in this plat range in size from approximately 1.0 to 2.0 acres.

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.

The following changes are needed for this preliminary plat:

- "Limits of No Access" needs to be shown for all lots adjacent to Midwest Boulevard.

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. Individual fire suppression systems (sprinklers) for each home in this subdivision or a water distribution system capable of providing adequate water volume and pressure to each home for fire suppression purposes (per section 5.6.4 of the Subdivision Regulations) is required.
 3. The developer is requesting a variance to Section 5.3.1.D.5 of the Subdivision Regulations relating to inter-connection within quarter sections. Six affirmative votes will be necessary for approval.
 4. The applicant shall provide tree preservation easement details related to the easement area, preservation requirements, replacement / removal allowances (dead, dying, diseased, etc.), penalties, and enforcement authority when the final plat is submitted for consideration.
 5. 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.
 6. "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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