



**The City of Oklahoma City  
Planning Commission  
STAFF REPORT  
April 8, 2021**

**(C-7279) Preliminary Plat of Williams Acres, being a part of the Southeast Quarter of Section 18, Township 11 North, Range 1 West of the Indian Meridian, located north of East Interstate 40 Highway and west of S. Westminster Road. Ward 4.**

**I. GENERAL INFORMATION**

**A. Contacts**

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**B. Case History**

This application was continued at the March 25, 2021 Planning Commission meeting. This application is in conjunction with an application to rezone from R-1 to R-A (PC-10720).

**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: 26.41 acres**

**3. 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 (R-A requested)	R-1	R-1	Interstate Highway	R-1
<b>Land Use</b>	Vacant	Vacant	Residences	E I-40 Highway	Residences

## **II. SUMMARY OF APPLICATION**

The developer is proposing 15 single-family residential lots and one common area on 26.41 acres, yielding a gross residential density of 0.57 dwelling units per acre. Public streets, private water wells, and private onsite septic systems are proposed. The property is currently zoned R-1 Single-Family Residential district; however, this application is in conjunction with an application to rezone the property to R-A Single-Family One-Acre Rural Residential District. R-A allows for lots as small as 30,000 square feet, depending on the amount of open space provided by the development (per Chapter 59 of the City's code of ordinances). Lots in this plat range in size between 1.00 acres and 2.5 acres. Front building setbacks are required to be 40-feet by the R-A zoning district requirements.

Access to this development will be taken from one local street connection with S. Noma Road. This road connects with the E I-40 Service Road (previously Imperial Road) which then connects to S. Post Road. The newly constructed street in this subdivision will be constructed to rural local street standards with 60-feet of right-of-way, 26-feet of paving width, and grass swales.

A note on the plat indicates that the maintenance of all common areas and islands/medians are the responsibility of the property owner's association and that no structures storage of material, grading, fill, or other obstructions, either temporary or permanent, shall be placed within the drainage related common areas and/or drainage areas shown. Certain amenities, including walks, benches, piers, and docks are permitted in these areas.

## **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. Mid-Del 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) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and / or in the plat notes.
- h) 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.
- i) All private roads / streets will have private storm sewer systems.
- j) Engineers / Developers will be contacting PW for a detention determination before they submit their Final Plat and Plans.
- k) 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

All right-of-way needed in order to bring this property into conformance with Municipal Code requirements should be donated in conjunction with this application.

## **8. Utilities**

a) Sanitary Sewer Availability:

1) No objections.

2) Side lot easements adjacent to other lots must combine to equal a total of 20-feet.

b) Water Availability:

1) No objections.

c) 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.
- The comprehensive plan calls for mitigation measures for new projects if residential lot sizes within Rural Medium areas are less than 40% of directly adjacent residential lots. *One acre lots are proposed adjacent to 5-acre parcels, with 2-acre lots adjacent to 2-acre parcels.*
- 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)

*Plan conformance would be strengthened if remaining Upland Forest was preserved.*

## **9. Development Services**

The design of this preliminary plat conforms with the Subdivision Regulations as they relate to the access requirements for subdivisions with 30 lots or less. The developer must also meet the access requirements established by the Subdivision Regulations for each phase of development.

Section 5.3.1.D.5 of the Subdivision Regulations requires preliminary plats to provide connections to adjacent parcels. The developer should add a street stub to the property to the north 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. Alternatively, the developer may provide a street easement to the north. The street would then be built at the time the property to the north is developed. The street would be constructed at the expense of the connecting developer.

The density of this development is approximately 0.57 dwelling units per acre. Open space requirements for R-A developments are calculated based on requirements in Table 6100.2b in Chapter 59 of the City's Code of Ordinances. For R-A subdivisions with a density less than 0.70 dwelling units per acre, does not require additional open space. This development is proposing approximately 3.36 acres of open space. The design of this subdivision is in compliance with the open space requirements in Chapter 59.

The following changes are needed for this preliminary plat:

- "Limits of No Access" needs to be shown for all lots adjacent to E I-40 Highway.
- The DU/AC and AC/DU shown on the plat need to be switched in the Lot Count table.

#### 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. A street stub or street easement (per Section 5.3.1.D.5 of the Subdivision Regulations) is required to the property to the north; otherwise, a variance to Section 5.3.1.D.5 of the Subdivision Regulations relating to connection between adjacent parcels would be required. Six affirmative votes will be necessary for approval.
4. "Limits of No Access" must be provided for all lots adjacent to E I-40 Highway on 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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