

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

(V-23) Application by Richard Winblad, on behalf of the property owner, requesting a Variance to Section 5.10.4(B) of the Oklahoma City Subdivision Regulations requiring a water main extension / connection on property located at 8720 N. Eastern Avenue. Ward 7.

I. GENERAL INFORMATION

A. CONTACT PERSON

Richard Winblad, Attorney at Law
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405-696-0422

B. CASE HISTORY

This is a new application.

C. REASON FOR REQUEST

The applicant is requesting a variance to the requirement to extend and connect to the City's water system on their property (Section 5.10.4(B)). The site is approximately 5 acres in size. There is an existing home on the site that is served by an onsite septic system and a well. The applicant intends to split the property into 2 tracts. The site is zoned R-1 and is an unplatted tract. This area was developed with lots in the 1 to 5 acres in size. At the time of development, the City's water system was not located in close proximity. Currently, the property is within ¼ mile of the City's water system; however, the lots in this area are served by individual wells and onsite septic systems.

On a typical development, extending city services for a new development not only provides these services for the current project, but allows the next property to continue the extension of the services for their property. In this case, due to the location of the site, not extending water service will not affect adjacent property development potential as surrounding properties are already developed and served by water wells.

The applicant is requesting a variance to Section 5.10.4(B) of the Subdivision Regulations. This section requires extension and connection to a public water system when the site is located within ¼ mile of city water service (considered reasonably accessible). In this case, the site is within that distance; however, due to the existing well on the site and the fully developed neighborhood surrounding the site, all served by water wells, there is a low possibility of additional development occurring on or near this site in the future; therefore, extension of the City's water main is not warranted for one new lot. The existing home on the south side of the lot will continue to use the existing well and septic system on the site, and the northern – smaller lot (once split) is requesting to also use well and septic – when a home is built.

Approval of this variance would allow the site to be split into one additional lot and developed as zoned, with the use of private water well and septic system.

D. SUBDIVISION REGULATIONS

Article 5, Section 5.10.4(B)

- B. Where the subdivision is within one-quarter (1/4) mile of an existing or funded City water supply, the applicant shall connect with said water supply system and make it available to each lot within the subdivision.

II. REVIEW COMMENTS

The following departments and/or divisions supplied comments for this variance application.

1. Utilities

- a) Water Main:

- 1) The Utilities Department has no objection to this variance.

2. Public Works

- a) Streets

- b) Storm Sewer/Drainage

III. 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.

Approval of the application.