



**The City of Oklahoma City
Planning Commission
STAFF REPORT
May 27, 2021**

(DA-26405) Application by Johnson & Associates (on behalf of Native Warehousing, LLC) for consideration of lot split deed approval on property located at 13020 W. Reno Avenue, 321 S. Cemetery Road, and 345 S. Cemetery Road; and a Variance to Section 3.4.4.C.2(b) of the Subdivision Regulations. Ward 3.

I. GENERAL INFORMATION

A. Contacts

Mark Zitzow, Johnson & Associates, Inc.
mzitzow@jaokc.com

B. Case History

This is a new application.

C. Reason for Request

The developer proposes to split a tract of land into 3 new lots / tracts. The original tract is approximately 7.22 acres in size. The new lots range in size between 0.57 and 4.58 acres in size. One of the proposed tracts will not have frontage on an approved street or on a platted private access drive.

D. Existing Conditions

1. Size of Site: 7.22 acres

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	PUD-1068 (C-3) SPUD-1308 (R-4) Requested for a portion of the site	PUD-1071 (C-3)	C-3, O-2	R-4	PUD-194 (R-1)
Land Use	Vacant, Mini- Storage, Offices	Vacant	Vacant	Pond	Vacant

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 Water Resources Board (OWRB)**
- 5. Mustang School District**
- 6. 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) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- g) 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.

- 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 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.

- b) Streets, Traffic and Drainage Maintenance
- c) Stormwater Quality Management
- d) Traffic Management *

8. Utilities

a) Sanitary Sewer Availability:

- 1) An existing 10-inch sanitary sewer main is adjacent to the subject site and a connection will be permitted in accordance with City Standard Specifications.
- 2) No trees, signs, dumpsters, or fences within 10 feet of any existing or proposed sanitary sewer main.
- 3) All existing unnecessary sanitary sewer services must be abandoned at the sanitary sewer main.

b) Solid Waste Management

No objection.

c) Water Availability:

- 1) The subject site is adjacent to 12-inch and 20-inch water mains in the street rights-of-way of S. Cemetery Road and W. Reno Avenue.
- 2) In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The developer will be responsible for any failure of domestic and fire protection systems which require water pressure in excess of 25 psi.

- 3) No trees, signs, dumpsters, or fences within 10 feet of any existing or proposed water main.
- 4) All existing and proposed meters must meet current Meter Specifications. Meters must be in a grassed area. All domestic and fire suppression services must have separate water service connections. All existing unnecessary water services must be abandoned at the water main.

9. Development Services

Section 3.4.4.2(b) of the Subdivision Regulations indicates that properties must front on an approved street, as defined by Section 2.2 or on a platted private access drive whose design and construction meet the specifications of the Public Works Department. Section 5.4.2.E of the Subdivision Regulations indicates that qualifying private access drives must be designated on the plat as a “Common Area / Private Access Drive. The southwest lot in this application will not have frontage on an approved street or a platted private access drive that satisfies these requirements. A private / shared access easement is being filed for the existing private drive and will provide access to the southwest tract.

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. 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 applicant is requesting a variance to Section 3.4.4.C.2(b) of the Subdivision Regulations regarding the requirement for lots to have frontage on an approved street or platted private access drive. Six affirmative votes will be necessary for approval.

jm