



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

(C-7305) Preliminary Plat of Overholser Run - Revised, being a part of the Northwest Quarter of Section 26, Township 12 North, Range 5 West of the Indian Meridian, located south of NW 23rd Street and east of Sara Road; and a variance to Section 5.3.1.D.5 of the Subdivision Regulations. Ward 1.

I. GENERAL INFORMATION

A. Contacts

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405-787-6270

B. Case History

This is a new application. A previous preliminary plat for Overholser Run was approved on November 12, 2020. This revised preliminary plat is in conjunction with an application to rezone the southeast corner of N. Sara Road and NW 23rd Street to PUD-1822. PUD-1822 would allow for development under the R-4 regulations. The resulting zoning will reduce the number of lots below the 10% change allowed for administrative amendments to a preliminary plat. As a result, the applicant is bringing forward a revised preliminary plat for consideration. If approved, this preliminary plat will replace the previously approved preliminary plat for this site.

C. Reason for Request

The developer proposes a single-family, two-family, and multi-family residential 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: 79.81 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-1, R-2 (PUD-1822 R-4 Requested for a portion of the site)	R-1	AA	R-1, R-2	PUD-1609 (R-1)
Land Use	Vacant	Residences	Agricultural	Residences	Residences

II. SUMMARY OF APPLICATION

The developer is proposing 189 single-family residential lots, 16 two-family lots (32 units), one multi-family lot, and four common areas on 79.81 acres. This yields a gross residential density of 3.15 dwelling units per acre for the R-1 lots, 7.79 dwelling units per acre for the R-2 lots, and 24.01 dwelling units per acre for the R-4 lot. Public streets, water, and sewer improvements are proposed. The site is currently zoned R-1 Single-Family Residential district and R-2 Medium-Low Density district. This plat is in conjunction with an application to rezone a portion of the R-1 property at the southeast corner of N. Sara Road and NW 23rd Street to PUD-1822 which would allow for development under the R-4 General Residential district. R-1 allows for a minimum lot size of 6,000 square feet with 50-foot minimum lot widths. R-2 allows 5,000 minimum lot sizes for single-family lots and 6,000 square foot minimum lot sizes (3,000 square feet per dwelling unit) with 50-foot minimum lot widths (30 feet per dwelling unit). Lots in this subdivision range in size from approximately 6,000 square feet to 12,500 square feet in the R-1 portion of the site, and 8,000 to 15,000 square feet in the R-2 portion of the site. Front building setbacks are shown as 20-feet for all lots. The R-4 lot (PUD-1822) is approximately 15.66 acres in size.

Access to this development will be taken from private driveways off N. Sara Road and NW 23rd Street for the multi-family lot. Access to the R-1 and R-2 lots will be taken from newly created public streets. One median-divided connection is planned with NW 23rd Street and one median-divided connection is planned with N. Sara Road. A connection will also be made with Sloane Drive through the Saratoga neighborhood to the south. This will provide two additional connections with N. Sara Road.

A note on the plat indicates that sidewalks will be provided along all common areas and along the arterial streets. Sidewalks will also be required along local streets adjacent to the homes. The notes further state that maintenance of all common areas and islands/medians are the responsibility of the property owner's association, and that trees are required to be planted in the front yards of lots where the garage extends beyond the front wall of a residence, toward the street. Additional notes will be required on the final plat stating that arterial landscaping will be required, and that the property owner's association will be responsible for maintaining the landscaping.

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. Yukon 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**

This development is located in the existing local park service area. Walking paths in the public right-of-way encouraged to provide connection to existing park amenities.

- 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 *

8. Utilities

a) Sanitary Sewer Availability:

- 1) An existing 8-inch sanitary sewer main is adjacent to the subject site and a connection will be permitted in accordance with City Standard Specifications.
- 2) All sanitary sewer mains must flow within the existing drainage basin. Proposed sewer mains that will flow to another drainage basin across a ridgeline will not be allowed.
- 3) All sanitary sewer mains must have a minimum cover of 6 feet and a depth no greater than 18 feet.
- 4) The developer will be required to extend a gravity sanitary sewer collection system to each lot or site within the subdivision or land improvement in accordance with City Standard Specifications and the current Subdivision Regulations.
- 5) No trees, signs, dumpsters, or fences within 10 feet of existing or proposed sanitary sewer mains.
- 6) All existing unnecessary sanitary sewer services must be abandoned at the sanitary sewer main.
- 7) Public sanitary sewer must be extended to serve the development.
- 8) Side-lot easements must total 20-feet.

b) Water Availability:

- 1) The subject site is adjacent to a 16-inch water main in the street right-of-way of N. Sara Road and NW 23rd Street.
- 2) The developer will be required to extend a minimum twelve-inch water distribution, or larger, as recommended by the approved current Water Master Plan, along the section line street, border, or perimeter of the development and/or all interior water mains for domestic use and fire flow protection.
- 3) The developer will provide an internal (on-site) water distribution system capable of supplying water to each lot or tract within the proposed subdivision or land development in accordance with City Standard Specifications and the current Subdivision Regulations.
- 4) Dead-end water mains must be avoided. Connection to at least two active feeder or grid water mains will be necessary to prevent partial or total shut-off of water supply when a pipeline failure occurs within the proposed development.
- 5) In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The owner is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The owner will be responsible for any failure of domestic and fire protection systems which require water pressure in excess of 25 psi.
- 6) No trees, signs, dumpsters, or fences within 10 feet of existing or proposed water mains.
- 7) 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.
- 8) Public water main extension required.

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: 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:

- Large-scale (20+ acres or 50 or more single family units) residential subdivisions should provide a diversity of home sizes, lot sizes, price points, architectural styles, and density ranges.
- Subdivisions with more than 50 units should have at least two points of entrance/egress no closer than 300 feet apart.
- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Maintain, create, and enhance a street network that is highly connected to increase the number of viable commercial locations and the effectiveness of the transportation system.
- Limit number of dead-end streets and cul-de-sacs.
- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- Provide vehicular connectivity between adjacent developments.
- Provide sidewalk connections to adjacent development.

10. Development Services

The design of this preliminary plat conforms with the Subdivision Regulations as they relate to the access requirements for subdivisions with more than 200 lots. The developer must also meet the access requirements established by the Subdivision Regulations for each phase of development. The design is also in conformance with proposed PUD-1822, and the R-1 / R-2 zoning district regulations.

Section 5.3.1.D.5 of the Subdivision Regulations requires the preliminary plat to provide connections across quarter-sections and to adjacent parcels. The developer would need to 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. The variance request was granted with the previous preliminary plat. The applicant will be seeking the variance with this revised application.

The size of the plat, 79.81 acres, requires 2.55 acres of open space with 0.66 acres (28,730 square feet) devoted to recreational improvements (Section 5.12.2). The developer is providing approximately 16.49 acres of open space/common area and approximately one acre of open space planned for recreational activities. The plat indicates that a minimum of 0.66 acres of recreational common area will be provided. Playground equipment and park benches are planned for the recreational common area(s).

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 both section line roads. 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.

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.

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. 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.
3. A letter from the developer must also be submitted with final plats stating the type of amenities proposed and their timing of construction.
4. 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.
5. The developer will be responsible for constructing a sidewalk along NW 23rd Street and N. Sara Road, and along all common areas, including across creeks and/or drainage areas.
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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