



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

(C-7300) Preliminary Plat of Greystone, being a part of the Northeast Quarter of Section 6, Township 10 North, Range 3 West of the Indian Meridian, located west of S. Pennsylvania Avenue and south of SW 89th Street. Ward 5.

I. GENERAL INFORMATION

A. Contacts

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B. Case History

This is a new application.

C. Reason for Request

The developer proposes a two-family residential development on this site.

D. Existing Conditions

1. Comprehensive 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: 4.1243 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	PUD-1302 (O-2)	R-1	O-2	R-3	R-4
Land Use	Vacant	Residences	Office	Residences	Residences

II. SUMMARY OF APPLICATION

The developer is proposing 18 two-family residential lots (36 units) on 4.1243 acres, yielding a gross residential density of 8.73 dwelling units per acre. A Public Street, a private access drive, public water, and public sewer improvements are proposed. The site is currently zoned SPUD-1302 which allows for development under the O-2 General Office District requirements – with added residential uses allowed.

Minimum lot sizes are allowed to be 5,000 square feet for two-family lots (2,500 square feet per unit). Lots in this plat average approximately 7,800 square feet in size.

Access to this development will be taken from one public street connection with S. Country Club Drive, which leads to a connection with SW 89th Street. The plat also provides a private access drive connection with SW 89th Street and will be able to connect to the office development to the east. The public street will be built to urban local street standards with 26-feet of paving and curb / gutter. The private access drive is shown to be 24-feet in width to allow for two-way traffic.

A note on the plat indicates that arterial landscaping and all islands and medians within the subdivision, including irrigation, are required to be maintained by the property owner's association. Maintenance of all common areas and drainage easements are also the responsibility of the property owner's association.

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. Moore 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.
- c) SW 90th Place refers to two different right-of-way widths (50-feet and 26-feet). This should indicate 50-feet of right-of-way and 26-feet of paving.

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) Flood Study will be required to show no rise in FEMA Q100 and the City of Oklahoma City Q100 water surface elevation, compared pre- and post-development.
- e) 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.
- f) 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.
- 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) 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

- 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 12-inch and 42-inch water mains in the street rights-of-way of S. Country Club Drive and SW 89th 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.
 - 9) No connections can be made to the 42-inch Atoka water line.
- 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:

- 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.
- Ensure proper access to and between subdivisions in order to offer a choice in routes for residents, multiple access points for emergency responders, and to reduce vehicle congestions at arterial intersections.
- Primary entrance points should be aligned with access points immediately across the street.
- Development fronting arterials should take access from intersecting streets where possible.
- 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 30 lots or less. The developer must also meet the access requirements established by the Subdivision Regulations for each phase of development.

The size of the plat, 4.1243 acres, does not require any common area / open space or recreational space. No common areas are proposed with this preliminary plat. The 24-foot private access drive and utility easement should be included in a common area on the final plat.

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. The applicant provided their landscape plan with this preliminary plat application. The plan submitted meets the requirements of the zoning code for landscape / subdivision buffers. 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 the section line road. The construction plans for the development must show the sidewalks along the arterial street and along the common areas. The developer will be responsible for construction of these sidewalks.

The following changes are needed for this preliminary plat:

- “Limits of No Access” needs to be shown for all lots adjacent to SW 89th Street.
- SW 90th Place needs to indicate 50-feet of right-of-way and 26-feet of paving width.

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. All of the lots must conform to the development regulations stipulated in the proposed PUD-1302 at the final plat stage.
3. The 24-foot private access drive needs to be clearly labelled with the words “private driveway” on the final plat.
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 SW 89th Street, and along all of the common areas / private drives.
6. “Limits of No Access” must be provided along the section line road 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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