



The City of Oklahoma City
 Planning Commission
 STAFF REPORT
 November 10, 2016

(C-6852) Preliminary Plat of South Portland Commercial Park Phase II, being a part of the Southwest and Northwest Quarter of Section 1, Township 10 North, Range 4 West of the Indian Meridian, located north of SW 104th Street and east of Interstate 44. 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 retail / commercial development on the property.

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: 49.45 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	PUD-831 (C-3)	I-1	R-1	PUD-831 (C-3) PUD-1567 (C-3)	I-2
Land Use	Vacant	Vacant	Residences	Commercial	Interstate Highway & Vacant

II. SUMMARY OF APPLICATION

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The developer is proposing 11 commercial lots on 49.45 acres with 4.73 acres provided as common area for drainage purposes. Public streets, sanitary sewer, and water improvements will be provided to each lot. Development of the property will be in accordance with the regulations established in PUD-831 which provides for development under the C-3 Community Commercial District regulations. PUD-831 includes use limitations, additional setbacks adjacent to residential property, sign standards, landscaping requirements, and architectural standards. This tract is located within the northern half of tracts 1 and 2 in PUD-831. This site is also located in the AE-1 and AE-2 Airport Environs Zones which permits the retail / commercial uses proposed with this project.

Primary access for this phase of the South Portland Commercial Park will be taken from access points along the South I-44 Service Road. Additional access may be taken through Phase 1 and the Walmart developments to the south, off of SW 104th Street. A front building setback line of 50 feet is provided adjacent to the South I-44 Service Road. "Limits of No Access" will be required for lots adjacent to the South I-44 Service Road, in between the platted access drives.

PUD-831 indicates that a minimum 15-foot greenbelt shall be established along the east side of the South I-44 Service Road. The greenbelt is to consist of a mixture of trees planted on 40-foot centers and shrubs (2 shrubs for every tree). A detailed landscape plan for the site is required at the time of building permit submittal.

According to PUD-831, a 75-foot building setback is required on the eastern side of the site adjacent to residential property. This is required to be shown on the final plat.

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

The Department of Airports does not object to the proposal. However, it appears that the described Preliminary Plat is within the Airports Environs Zone (AE-1) and Airports Environs Zone (AE-2). The Department of Airports Supports the Oklahoma City Municipal Code, Section 59, Airport Zoning Overlay Districts and the Airport Environs Zones for Will Rogers Airport. As such, Airports requests that an Avigation Easement right be granted to the Oklahoma City Airport Trust as a condition prior to obtaining a building permit.

2. Central Oklahoma Transportation and Parking Authority (COTPA)

3. Fire

Objection. Turning area or connection required at the north end of roads.

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

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- a) 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.
- b) Detention will be required for any improvements that result in additional hard surface area causing increased run-off.
- 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) A portion of the subject property is situated within a FEMA Flood Plain. Therefore, the establishment of Minimum Finish Floor Elevation for each lot within the flood plain will be required (100-year frequency plus one-foot). These elevations shall be approved by the Public Works Department Engineering staff prior to filing of the final plat.
- 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 owners 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) A Corps of Engineers 404 permit must be submitted with plans for any work contemplated within the floodplain, creek, or channel (waters of the United States) included in the case limits.
- b) Streets, Traffic and Drainage Maintenance
- c) Stormwater Quality Management
- d) Traffic Management

“Limits of No Access” will be required for lots adjacent to the South I-44 Service Road, in between the platted access drives.

8. Utilities

- a) Sanitary Sewer Availability:
 - 1) An existing 8-inch and 15-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) No structures within 20 feet of existing or proposed sanitary sewer mains.
 - 7) Proposed sanitary sewer main(s) must be in a dedicated easement. No other utilities will be allowed within the dedicated easement.
 - 8) All existing unnecessary sanitary sewer services must be abandoned at the sanitary sewer main.
- b) Water Availability:

- 1) The subject site is adjacent to a 12-inch water main in the street right-of-way of SW 104th 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) 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.
 - 5) No trees, signs, dumpsters or fences within 10 feet of existing or proposed water mains.
 - 6) Fire hydrants and water mains must be a minimum of 20 feet from structures.
 - 7) Proposed water main(s) must be in a dedicated easement. No other utilities will be allowed within the dedicated easement.
 - 8) 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.
- c) Solid Waste Management

The City can provide solid waste collection services to commercial customers providing refuse is not in excess of 270 gallons per customer per pick up § 49-30(a). Otherwise the customer will have to utilize a private hauler for dumpster service.

9. Planning

a. Comprehensive Plan Considerations

- 1) **LUTA Policies:** The Urban – Low Intensity (UL) land use typology recommends the following, Automobile and Pedestrian Connectivity:
 - Retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores.
 - Limit curb cuts on arterial streets and where possible concentrate access at shared entrance points.

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. *The plat is to allow commercial out parcels around the Wal-Mart shopping center. No compatibility issues triggers are identified in the comprehensive plan.*

10. Development Services

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

The design of this preliminary plat also conforms with PUD-831 except that the eastern building setback line should be 75 feet instead of 50 feet (adjacent to the residential property to the east). This should be shown on the final plat.

PUD-831 indicates that a minimum 15-foot greenbelt shall be established along the east side of the South I-44 Service Road. The greenbelt is to consist of a mixture of trees planted on 40-foot centers and shrubs (2 shrubs for every tree). A detailed landscape plan for the site is required at the time of building permit submittal.

The following changes or additions are required for the preliminary plat.

- Show / label the Point of Commencement on the plat.
- Show / label the Point of Beginning on the plat.
- Show all bearings and distances for the plat / lot / block boundaries.
- A 75 foot building line setback is required along the eastern property line for the length of the property (running north to south)
- “Limits of No Access” is required to be shown for all lots adjacent to the South I-44 Service road outside of platted access drives or streets.

III. FINDINGS

A. City Services:

B. Design / Engineering:

- 1) The design of this preliminary plat is in conformance with the Subdivision Regulations.

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. All Engineering Division, Water/Wastewater Utilities Division, and Development Services Department requirements must be met. Additional changes to the plat may be required during either Divisions / Departments review of construction plans and prior to City Council acceptance.
2. 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.
3. All lots must conform to the development regulations stipulated in PUD-831 at the final plat stage.
4. "Limits of No Access must be provided for lots adjacent to the South I-44 Service Road, outside of platted access drives.
5. An Avigation Easement right must be granted to the Oklahoma City Airport Trust as a condition prior to obtaining a building permit.
6. Turning areas or connections are required at the north end of roads.
7. The building setback along the eastern side of the plat needs to be changed from 50 feet to 75 feet as required by PUD-831.