



STAFF REPORT
The City of Oklahoma City
Planning Commission
May 9, 2024

Petition requesting the annexation of the East-half of Section Thirty-three, Township Twelve North, Range Six West, Canadian County, a tract of land approximately 320 acres, to The City of Oklahoma City, pursuant to 11 O.S. § 21-105, located west of Gregory Rd. and south of NW 10th Street. Ward 3

This staff report evaluates the potential impacts of the proposed annexation on the City of Oklahoma City's municipal services, and conformance with City's Comprehensive Plan, **planokc**, and other adopted plans and policies.

1. GENERAL INFORMATION

A. Petitioner/ Petitioner's Representative

Amanda Carpenter, Attorney on behalf of:
Oklahoma City Industrial and Cultural Facilities Trust
522 Colcord Drive, Oklahoma City, OK 73102-2202
(405) 232-008

B. Case History

On April 1, 2024, the City of Oklahoma City (City) received a petition to annex 320 unincorporated, unplatted, and undeveloped acres from Canadian County into the City's corporate limits. The City Clerk verified the signatures, and the City Surveyor prepared the legal description.

On April 9, 2024, the City of Oklahoma City Council Annexation-Deannexation Committee made a recommendation to proceed to the Planning Commission with a final staff report and a draft annexation ordinance.

C. Summary

A petition has been filed by the Oklahoma City Industrial and Cultural Facilities Trust (OCICFT) to annex approximately 320 acres situated at Gregory Rd and NW 10th Street in Canadian County with the intent to accommodate future industrial development. The site is close to major roadways and interstate I-40. The site does not include Environmental Sensitive Areas as defined by **planokc**. The Petitioner will need to file a petition for water service from the Canadian County Water Authority. The Canadian County Water Authority claims the proposed annexation area is within its service area. The Canadian County Water Authority claims the right to be the exclusive water service provider under 7 U.S.C. §1926(b) for the proposed annexation area. Large, vacant industrial/employment sites with these characteristics are rare in Oklahoma City, and they are needed to provide employment opportunities and grow the local and regional economy.

Based on the findings in this report, staff recommends approval of the petition for Annexation.

D. Economic Importance of Large Employment sites.

The Alliance for Economic Development recently updated the Employment Land Needs



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Assessment and Action Plan (ELNAAP) originally done in 2012 to assess the demand for large industrial and office sites and identify actions needed to ensure the adequacy of these large sites in the future. According to the ELNAAP, primary jobs created on industrial land are critical to Oklahoma City's economic stability and future growth.

Despite Oklahoma City's very large land area, the City has difficulty recruiting large industrial companies due to a lack of suitable sites. Existing sprawling and low-density residential development close to high value industrial areas creates potential conflicts with existing/future businesses, results in smaller and more fragmented development sites, and creates competition for land between residential and industrial developers.

As a critical part of the City's recruitment process, the Greater Oklahoma City Chamber (Chamber) has determined through feedback from lost projects that companies are not locating in Oklahoma City due to a lack of large building/site locations. According to the Chamber, since 2020, Oklahoma City was considered as a location for nine different businesses seeking sites of approximately 1000 acres or more, but Oklahoma City did not have such a site ready and available. The ELNAAP also found that competing cities have become more aggressive in their efforts to attract companies necessitating a stronger, more organized approach from the City.

Another crucial aspect of this large building/site location pertains to the creation of well-paying jobs. According to the Chamber's models, a sizable site like this one could potentially generate between 1,700 to 5,000 jobs with an estimated average wage of \$63,000 per year. The Chamber's estimates are derived from the following sources:

- The average of the Chamber's manufacturing projects from 2021, shows an average wage of \$63,000 and approximately 8 jobs per acre.
- Current manufacturing facilities average between 4 and 7 jobs per acre.
- For reference, Amazon, which is distribution, not manufacturing, generates approximately 9 jobs per acre.

Chamber staff felt a conservative range for analysis was 2 to 6 jobs per acre, with an average wage of \$63,000 per year. These assumptions result in property and sales tax of \$750 annually per employee. Accommodating for a ramp-up of hiring, the following matrix summarizes the total return for the first five years of a project for the different job count and acreage scenarios.

Total Years 1-5	2 jobs/acre	6 jobs/acre
320 Acres	1,728,000	5,184,000
1,000 Acres	5,400,000	16,200,000
1,320 Acres	7,128,000	21,384,000



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E. The Oklahoma City Economic Development Trust and the Oklahoma City Industrial and Cultural Facilities Trust

The City Council of Oklahoma City, Oklahoma City Economic Development Trust (OCEDT), and the Chamber recognize that to effectively compete in today's global marketplace requires very large development-ready sites. In December of 2023, the City Council, OCEDT and the OCICFT voted to approve funds for use to acquire "Economic Development Mega Sites" which are sites consisting of approximately 1000 acres of land that is development-ready. The property in this proposed annexation is part of one of those Economic Development Mega Sites.

The property is owned by the OCICF, whose sole beneficiary is The City of Oklahoma City, and it will be marketed by the City and the Chamber as a potential location for Economic Development. It is anticipated that the property would ultimately be used by new-to-market large-scale manufacturing or industrial businesses. Infrastructure would be constructed and updated as part of the development of the property upon selection of a Mega Site user.



2. EXISTING CONDITIONS

A. Location and Size

The subject site is approximately 320 acres, located in Canadian County, west of Gregory Road and south of NW 10th Street. **Error! Reference source not found.** Figure 1 shows the location and size of the site, west of Oklahoma City. The annexation would include the right of way to the center lines of NW 10th Street and Reno Ave.

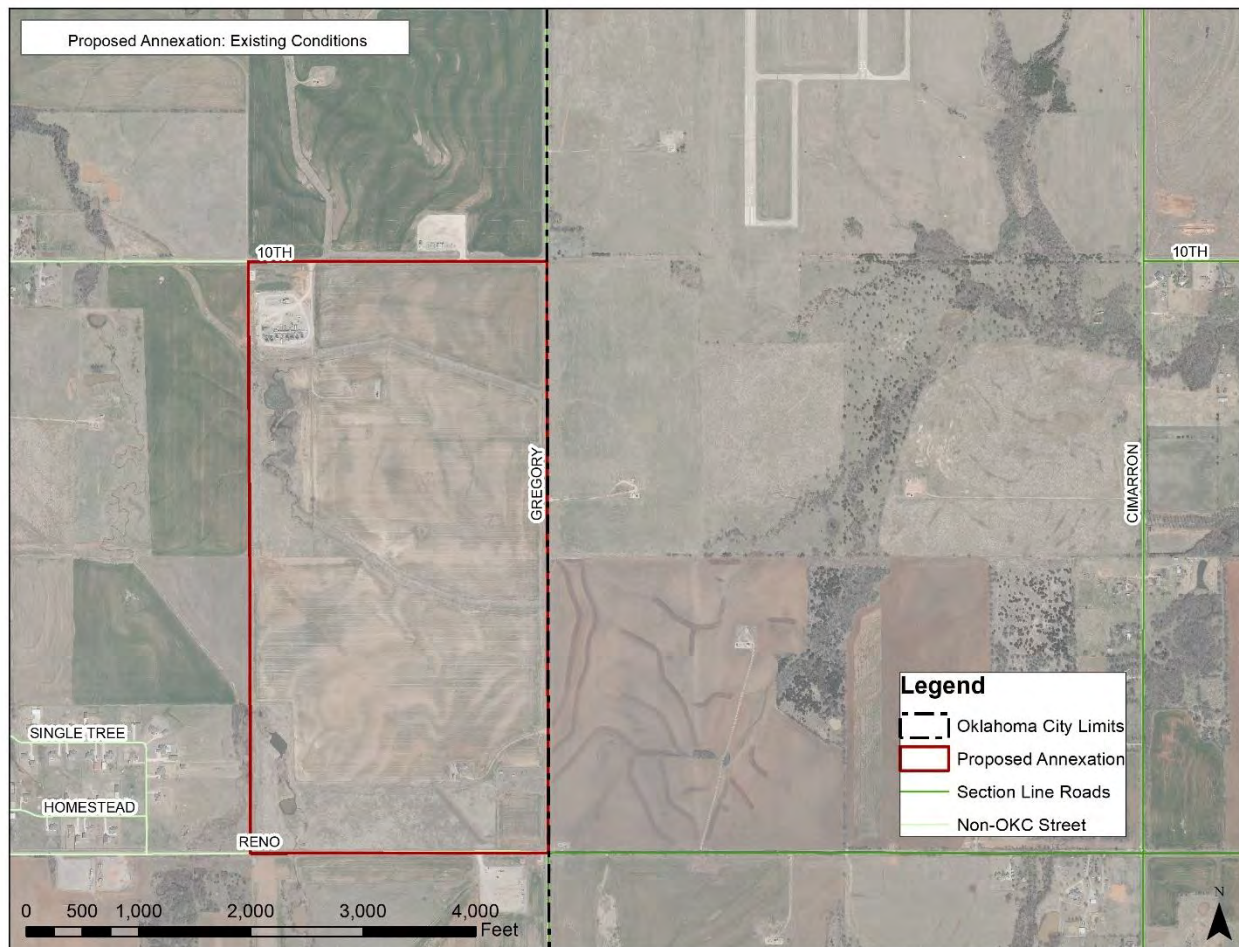


Figure 1 South of NW 10th street and west of Gregory Road.



B. Adjacent Existing Land Uses

The dominant land use pattern in the area is undeveloped, to the northeast C. E. Paige Airport and some Rural Residential to north and southwest. The subject site is undeveloped.

Site	North (Canadian County)	South (Canadian County)	East (Oklahoma City)	West (Canadian County)
Undeveloped	Undeveloped/ Rural Residential	Undeveloped	Undeveloped/ Rural Residential	Undeveloped/ Rural Residential

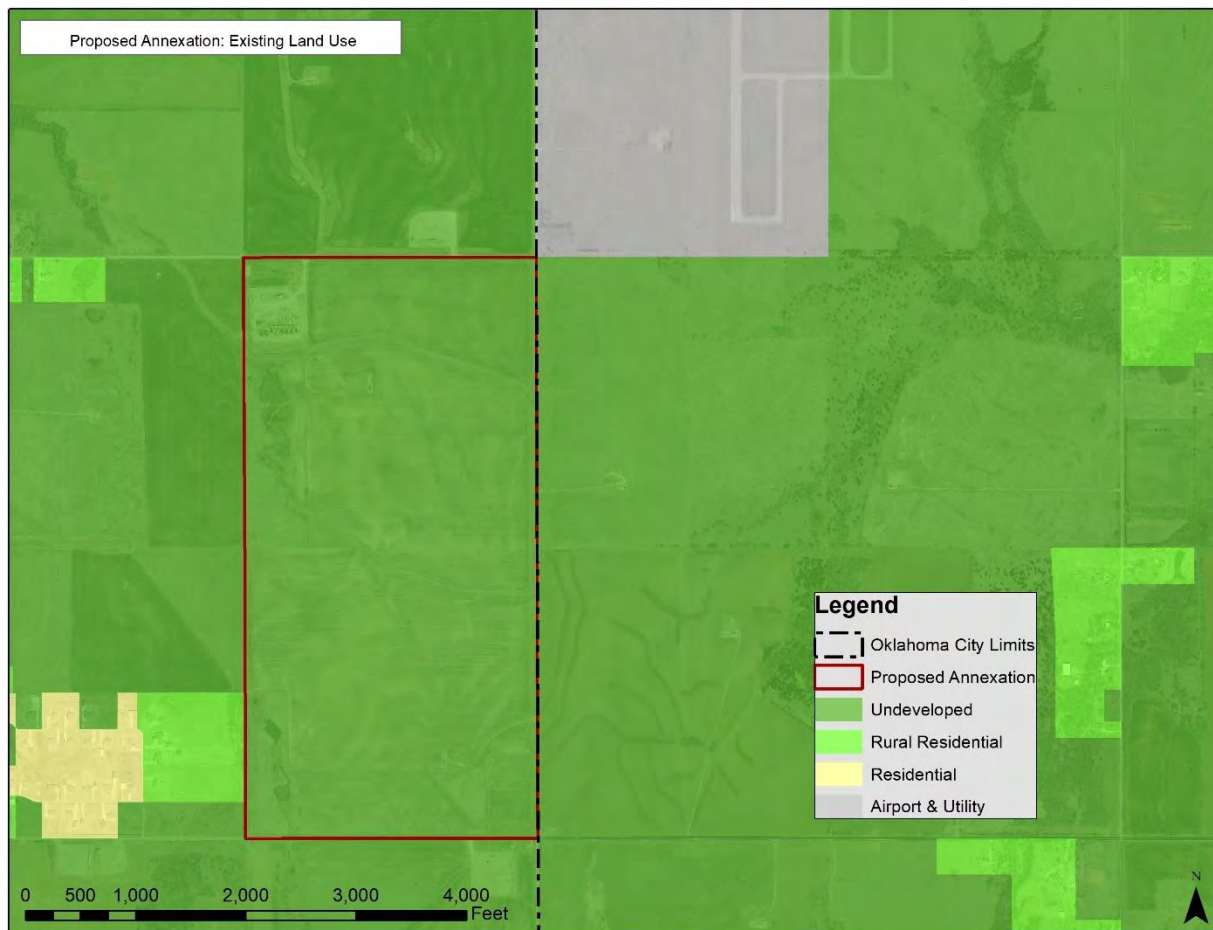


Figure 2 City of Oklahoma City Current Land Use Map



C. Adjacent Zoning

The dominant zoning district pattern in the area is agricultural. According to the Canadian County Assessor Office, there are no zoning districts in unincorporated areas. The subject site is an unincorporated area.

Site (Canadian County)	North (Canadian County)	South (Canadian County)	East (Oklahoma City)	West (Canadian County)
Not zoned	Not zoned	Not zoned	AA	Not zoned

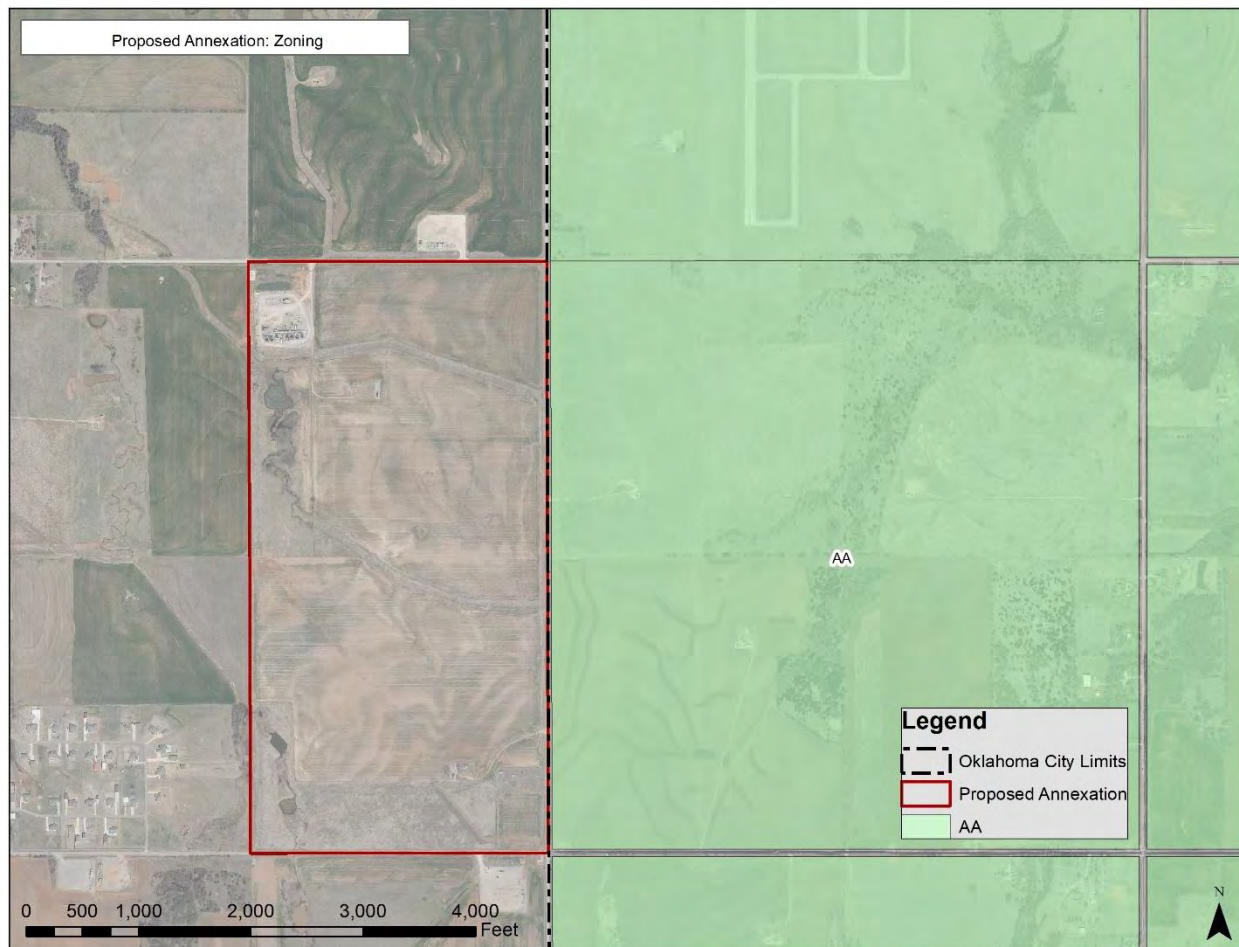


Figure 3 City of Oklahoma City Zoning Map



D. Surrounding Land Use Typology Area (LUTA)

planokc designates the area to the east of the site as Rural Low Intensity with an Agricultural Preserve Layer.

Site (Canadian County)	North (Canadian County)	South (Canadian County)	East (Oklahoma City)	West (Canadian County)
N/A	N/A	N/A	Agricultural Preserve	N/A

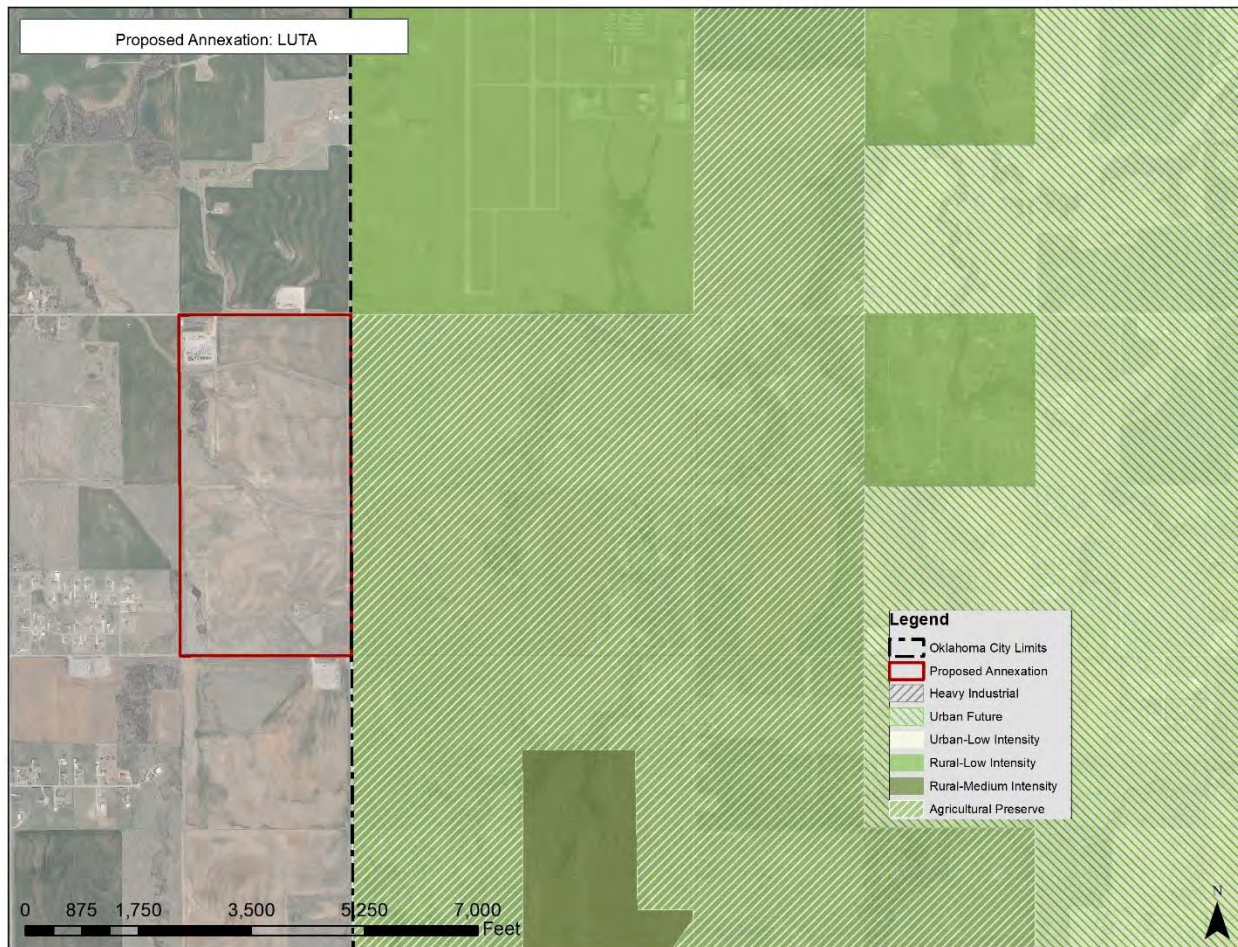


Figure 4 planokc Land Use Typology Map



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E. STATUS OF CITY IMPROVEMENTS, SERVICES AND EASEMENTS

Review of this annexation petition request was sought from Oklahoma City Water Utilities Trust (OCWUT) regarding water and sewer service, Public Works, and The City Surveyor.

a. Water and Sewer Utilities:

Public Water Supply

The property is in the Canadian County Water Authority (CCWA) service area, whose lines are shown in the map below. The petitioner will need to file a petition for water service with the Canadian County Water Authority for water service. The Canadian County Water Authority claims the proposed annexation area is within its service area. The Canadian County Water Authority claims the right to be the exclusive water service provider under 7 U.S.C. §1926(b) for the proposed annexation area. Neither the City nor Oklahoma City Water Utilities Trust can participate in providing water to an area to which the exclusive right has been granted by federal law. Neither the City nor the Oklahoma City Water Utilities Trust may provide water services unless the Petitioner gets a release from the Canadian County Water Authority and the USDA.

Water associations such as the Canadian County Water Authority are not required by federal law to provide water for fire protection. The City does not have a program for providing water or water systems for fire protection where the City does not provide water for consumption.

The Oklahoma City water main serving C. E. Page Airport is at capacity and has not available capacity to provide water to the proposed annexation area.



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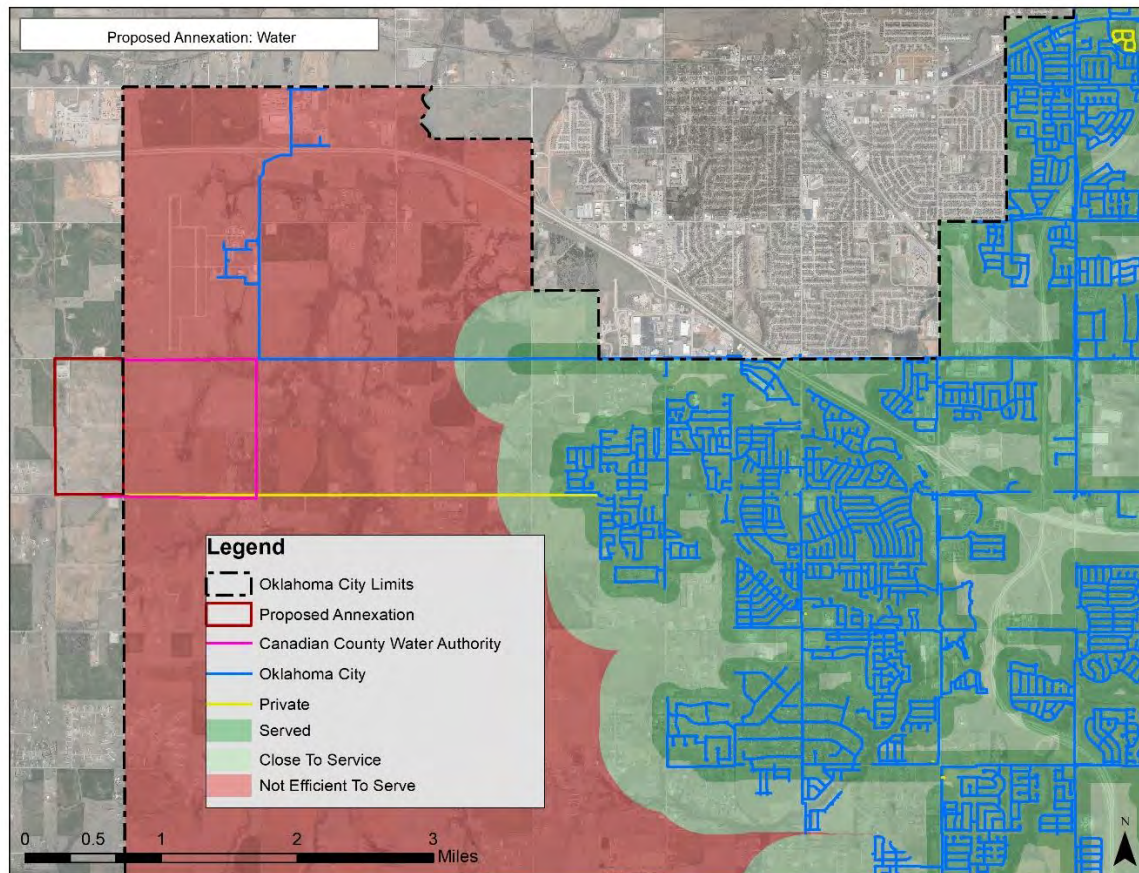


Figure 6 Current City of Oklahoma City Public Water Utilities Service Area Map



b. Wastewater Service

The site has no sewer service. The Petitioner is proposing to extend sewer services to the site. Many industrial sites and operations require wastewater services to meet ODEQ standards.

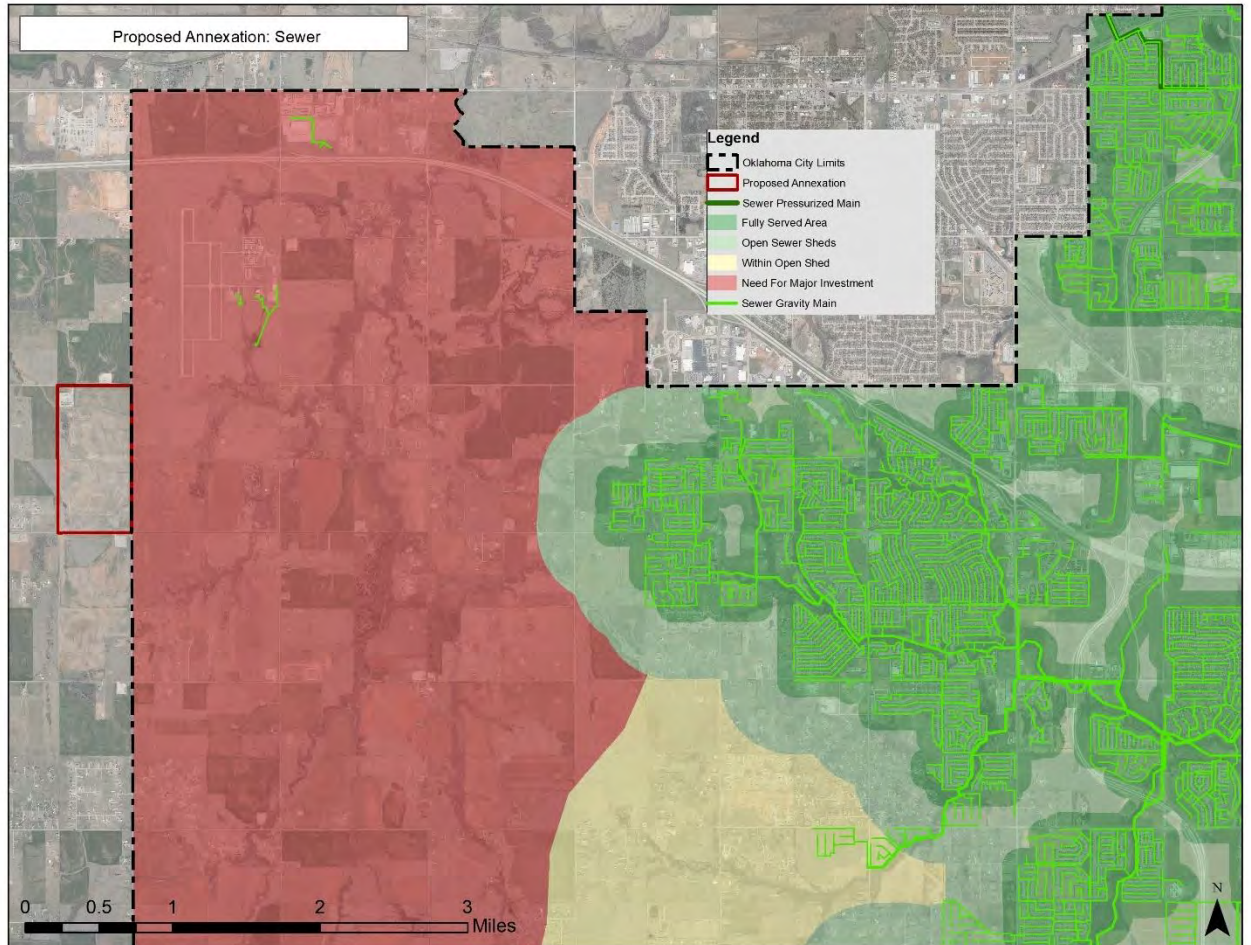


Figure 7 Current City of Oklahoma City Sewer Utilities Service Area Map



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c. Fire Service:

The site is currently served by the City of Yukon Fire Department. According to Oklahoma City Fire Department (OCFD), the OCFD would be responsible for serving this site if it is annexed into Oklahoma City. Future improvement to this site will have to meet City's development and fire protection standards. The site falls outside the Rural or Urban response time for Emergency services. The closest current OKC Fire Stations are Fire Station 38 at 14500 SW 59th Street, approximately 4.5 miles from the site, and Fire Station 33 at 11630 SW 15th Street, approximately 5.1 miles from the site. OCFD recently completed a review process of Fire Station Deployment and is evaluating additional fire stations that may affect the coverage area.

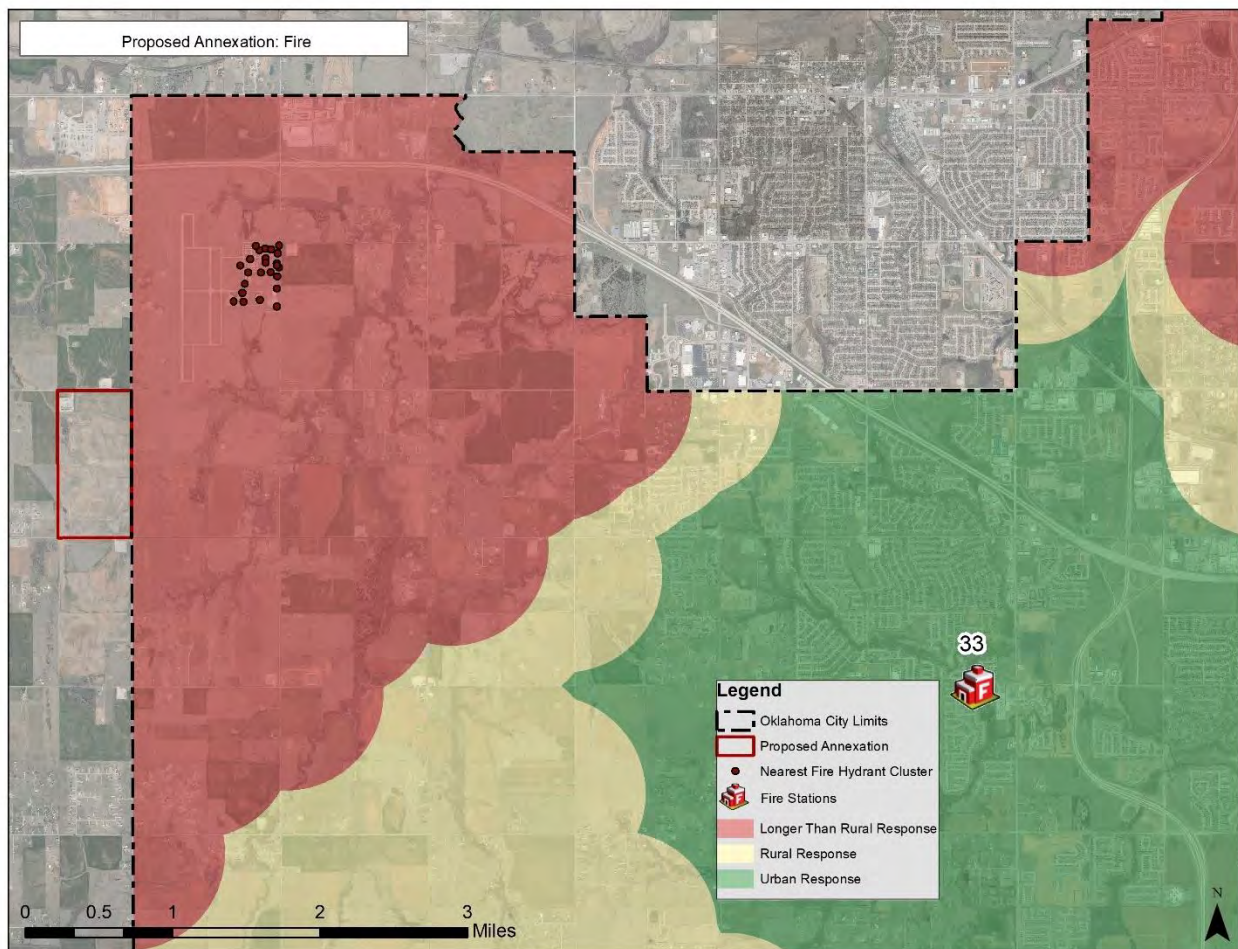


Figure 8 Current City of Oklahoma City Fire Services Response Area Map



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d. Public Works:

Area Improvements: The City does not have any recent or upcoming City-funded capital improvement projects in the area.

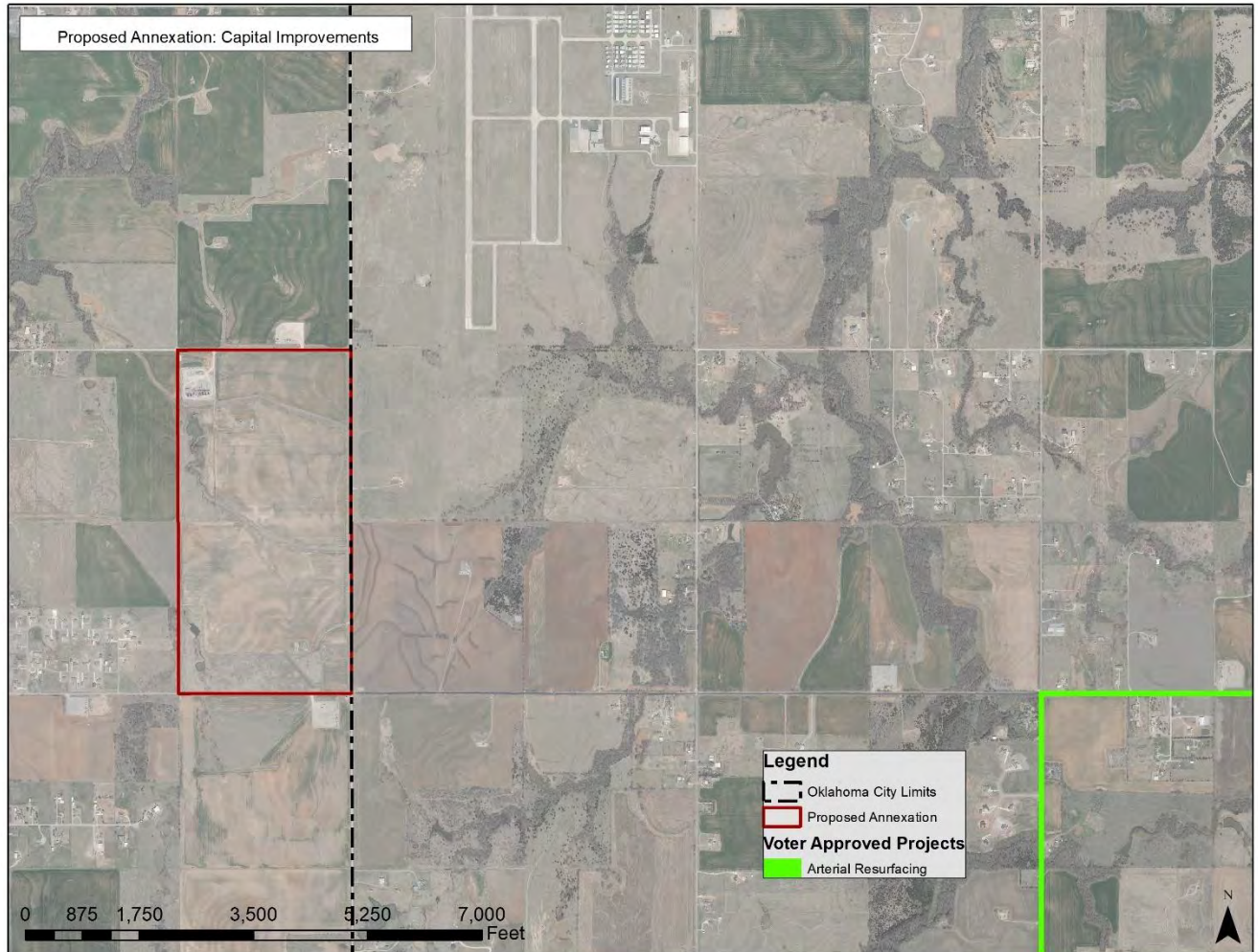


Figure 9 Current City of Oklahoma City Capital Funded Map



3. EVALUATION AND FINDINGS:

A. planokc's Guidance for Economic Development, and Boundary Changes:

The City's intentions are to ensure changes to municipal boundaries will tangibly benefit Oklahoma City and its residents. In terms of economic development, this annexation request supports the implementation of planokc's **Strengthen** chapter, Initiative 1: ***Facilitate commercial and industrial development to grow and diversify our economy:***

We will create development-ready sites with access to infrastructure in strategic areas. This meets the ELNAAP recommendation to maintain a constant inventory of development-ready land (page 269).

planokc Chapter 1 outlines broad guidance for boundary changes, which include the following considerations and responses from City departments for this annexation request:

- Oklahoma City residents' quality of life and levels of service will be maintained or improved.
 - When the Petitioner provides services to this site, the surrounding area will have an opportunity to develop due to the availability of utilities.
 - Oklahoma City Fire Department (OCFD) will serve the area and continue with the current Mutual Aid Agreement with the City Yukon.
 - Oklahoma City Police Department (OCPD): The quality of police services provided to the residents would likely remain the same. However, these services could be negatively impacted if the number of calls and demand for police services and resources is high for the annexed property. This would depend on the type of business/industry established on the property.
- The City's ability to provide services efficiently will be made easier or will not be impacted.
 - When the Petitioner brings services to this site, the level of service to City customers will not be impacted as the Petitioner will be required to meet the required demand and increase in facilities at the same or better level of service as the surrounding community.
 - OCFD will serve the area and continue with the current Mutual Aid Agreement with the City Yukon.
 - OCPD: Depending on how the property is used and what industry/business is put in place, OCPD's ability to provide services to Southwest Division should be minimally impacted as well. However, if the location begins to generate a high volume of calls for police response, this could have a negative impact on OCPD's ability to respond to calls for service in other areas of the Southwest Division.



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- Future development brought about by the change in municipal boundaries will not create adverse impacts or untimely development pressure on Oklahoma City.
 - The addition of this large employment site would bring City infrastructure to an area that has not been able to develop due to the lack of infrastructure.
 - The site is served on the north and south by existing arterial streets NW 10th St. and Reno Ave. The site is approximately 1.5 miles south of the I-40 interchanges at Banner Road to the west and Cimarron Road to the east. It is anticipated most traffic generated by this site will flow to and from I-40. Further, industrial uses generate relatively low traffic levels.
 - Staff will propose a Land Use Typology Area designation for this site with a Comprehensive Plan Amendment to the Planning Commission, providing the annexation is approved by City Council.
- Proposed boundaries do not create irregular geographies with confusing service areas, rather they follow significant features such as rights of way and/or topographic ridgelines (watersheds).
 - The proposed boundaries for annexation will follow centerlines of section roads, ensuring clarity and coherence in service areas without creating confusing or irregular geographies.
- Jurisdictional responsibility for maintaining streets and rights-of-way is clearly defined.
 - State statute and City Public Works policies ensure the City of Oklahoma City will maintain right-of-way to the center line of the external boundaries of the subject area. According to Public Works, it is the practice of the City and its neighboring jurisdictions to collaborate on road maintenance.
 - According to the petitioner, the Canadian County Commissioners have been notified of the OCICFT's intention to request annexation into Oklahoma City.
- Agreements are established with neighboring jurisdictions defining how development along a shared street will be designed, reviewed, and approved.
 - The development regulations for Canadian County and for the City of Oklahoma City terminate at the center line of the roads that comprise the new City limits. Development regulations in Canadian County are unaffected by this annexation.

4. STAFF RECOMMENDATION

Staff recommends the Planning Commission receive this report and recommend the Annexation petition and ordinance for consideration by City Council.

5. ATTACHMENTS: Exhibit A: Petition for Annexation