

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OKLAHOMA CITY AMENDING THE COMPREHENSIVE PLAN, REMOVING THE EMPLOYMENT LAND USE TYPOLOGY AREA LAYER FROM THE URBAN LOW INTENSITY (UL) BASE LAND USE TYPOLOGY AREA DESIGNATION ON 42.95 ACRES OF LAND LOCATED NORTH OF WEST HEFNER ROAD AND WEST OF NORTH COUNTY LINE ROAD.

WHEREAS, Oklahoma Statutes, Title 11, § 47-101 *et seq.*, provides that the Planning Commission of the City of Oklahoma City may adopt and amend a Comprehensive Plan to guide the development of the city, including policies for guiding development within specified areas of the City; and

WHEREAS, on July 9, 2015, the Oklahoma City Planning Commission adopted **planokc** as the comprehensive plan of the City of Oklahoma City and amended the plan on December 14, 2017, October 22, 2020, and on January 25, 2024; and

WHEREAS, on July 21, 2015, the City Council adopted **planokc** as the comprehensive plan of the City of Oklahoma City and received amendments to the plan on January 11, 2018, January 19, 2021, and on February 27, 2024; and

WHEREAS, **planokc** provides long range policy direction for land use, transportation, economic development, housing, public services, and natural and cultural resources; and

WHEREAS, **planokc**'s Land Use Plan identifies the appropriate intensity of development for each part of the city, and identifies areas designated for the provision of urban services, concentrations of commercial, industrial and employment uses, and preservation of rural and natural areas through the use of Land Use Typology Areas (LUTAs); and

WHEREAS, **planokc** provides instructions for individuals who wish to request an amendment to the Land Use Typology Areas map or policies within the plan as conditions in an area change; and

WHEREAS, an application was received requesting a Comprehensive Plan Amendment removing the Employment (EM) Land Use Typology Area layer over the Urban – Low Intensity (UL) base designation on an approximately 31.95-acres of land located north of West Hefner Road and west of North County Line Road; and

WHEREAS, to ensure consistency within the quadrant and reflect the overall planning intent, staff recommended expanding the amendment area to include an additional approximately 11 acres bringing the total amendment area to approximately 42.95 acres; and

WHEREAS, the purpose of the Employment Intensity LUTA is to accommodate the least developed areas of the city that still receive urban water, sewer, and fire services; and

WHEREAS, the subject site is served by City water and sewer; and

WHEREAS, the site is located within Urban Response emergency services response time; and

WHEREAS, on June 12, 2025, the Planning Commission considered a request to remove the Employment LUTA layer from the Urban - Low Intensity base LUTA designation on the subject site and found the designation to be appropriate.

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission of The City of Oklahoma City does hereby amend the Comprehensive Plan, removing the Employment Land Use Typology Area layer from Urban – Low Intensity base Land Use Typology Area designation on 42.95 acres of land located north of West Hefner Road and west of North County Line Road as shown in Attachment 1.

ADOPTED by the Planning Commission of the City of Oklahoma City on this _____ day of _____, 2025.

ATTEST:

Secretary

Chairperson

APPROVED as to form and legality.

Assistant Municipal Counselor

Attachment 1:

Map of Amendment Area

Case Number: CPA-2025-03

Location: North of West Hefner Road and west of North County Line Road

Size: 42.92-acres +/-

Amendment: Removing the Employment Land Use Typology Area (LUTA) layer from the Urban – Low Intensity (UL) base Land use Typology Area designation.

