



STAFF REPORT
The City of Oklahoma City
Planning Commission
June 12, 2025

Item No. IV. 10.

(CPA-2025-04) Consideration of a proposed map amendment to the Comprehensive Plan, removing the Urban Future Land Use Typology Area (LUTA) layer from the Urban-Low Intensity base LUTA designation on an approximately 126.21-acre tract of land, located south of NW 150th Street and west of North Sara Road. (Ward 1)

I. GENERAL INFORMATION

A. Applicant / Applicant's Representative

G. Todd Brawley, PR, VP & Agent to the owner
300 Pointe Parkway Blvd
Yukon, Ok 73099

B. Case History - This is a new application. The application and the supporting materials are attached to this staff report.

C. Summary-

The subject site is located south of NW 150th street and west of North Sara Road. The applicant has submitted a request for a Comprehensive Plan Amendment to remove the Urban Future (UF) Land Use Typology Area (LUTA) layer from the underlying Urban-Low Intensity (UL) base LUTA designation to allow residential use on an approximately 126.21-acre tract of land.

One goal of the Land Use Plan is to direct urban development into areas that are most efficient for the City to serve. The comprehensive plan states that in order to be designated as UL, development should be served by water, sewer, and emergency services. A decision to remove the UF LUTA designation is based upon the availability of these three key services. Urban level services or water and sewers are readily available at the site. The site is within the Urban and Rural Response times for emergency services.

Staff recommends approval of the Comprehensive Plan Amendment request.

D. Associated Zoning - The rezoning case associated with this application is PUD-2068 and C-07740 for residential development.

E. Reason for Request - The applicant is requesting to remove the Urban Future (UF) Land Use Typology Area (LUTA) layer from the Urban-Low Intensity base LUTA designation to allow development of single-family residential on an approximately 126.21-acre tract of land.

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II. AMENDMENT REQUEST

The Comprehensive Plan requires a completed amendment application that contains information supporting the request for plan modification. The application should explain how the proposed amendment achieves the following:

- Supports plan**okc**'s initiatives and policies.
- Provides for City service efficiency, including response time for public safety operations, water, sewer, and availability capacity for nearby streets.
- For applications requesting a more intense LUTA, the application should evaluate whether City water and gravity sewers are immediately available and have sufficient capacity.
- Improves the functionality and quality of the surrounding area.

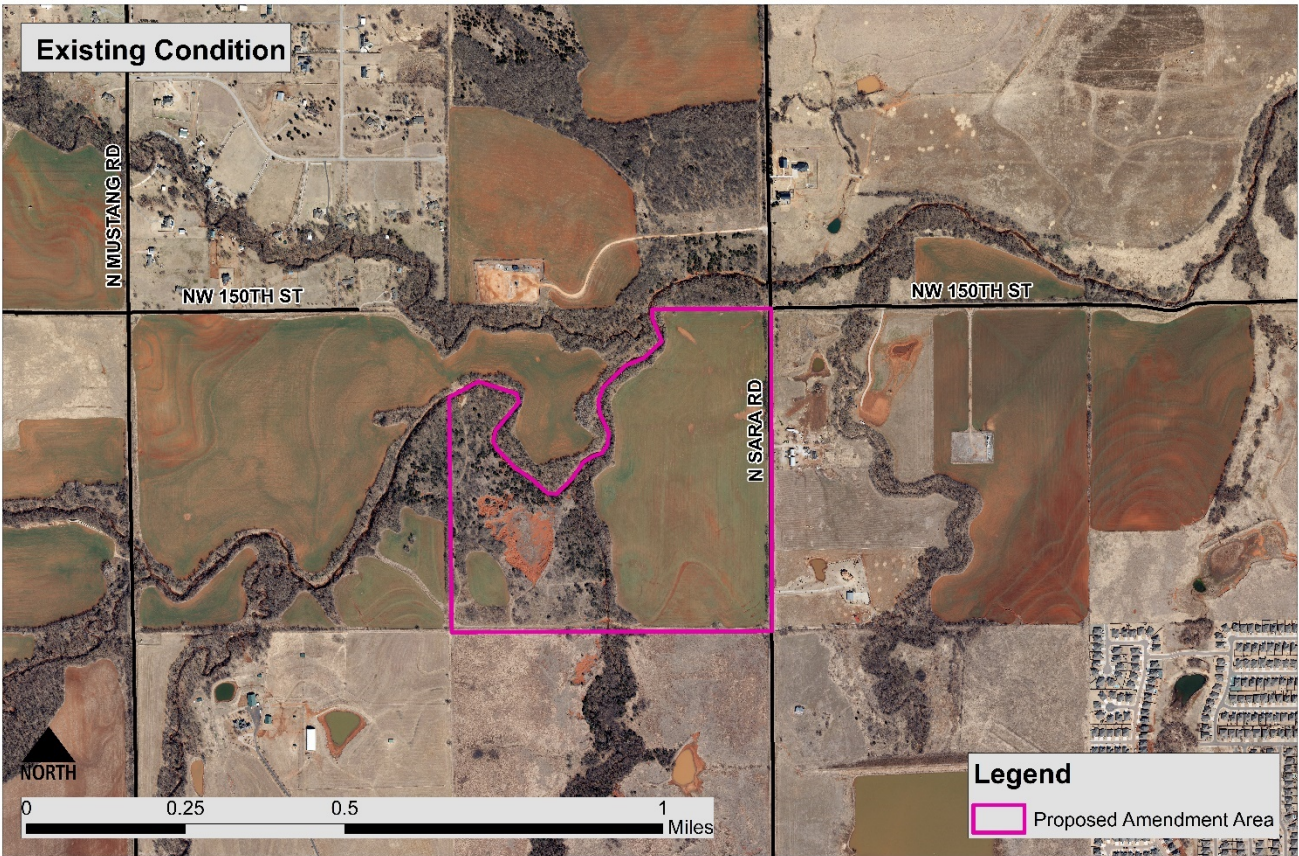
The applicant listed the following as justification for the proposed Comprehensive Plan Amendment:

- a) Concentrate development in areas already served by infrastructure
- b) Promote orderly and well- coordinated growth in emerging areas.
- c) Provide residential options near quality public schools.
- d) Avid premature restrictions on development were public services are available.
- e) Align land use with housing demand and market conditions.

III. EXISTING CONDITIONS

A. Location

The proposed amendment area consists of approximately 126.21- acre located south of NW 150th Street and west of North Sara Road.

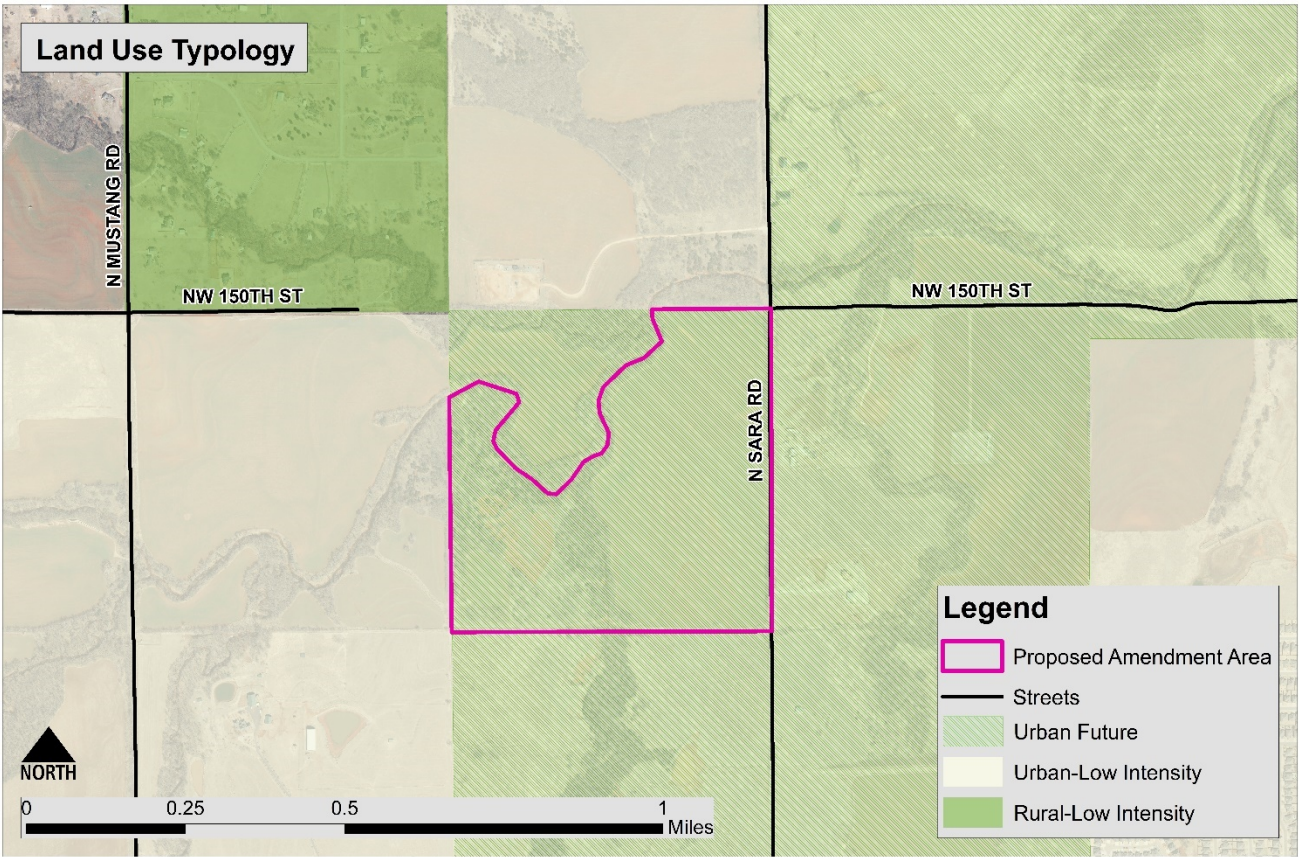


Site Map

B. School District: Piedmont Public School District

C. Summary of Surrounding LUTAs

Site	North	East	South	West
Urban - Future	Urban-Low/Urban Future	Urban - Future	Urban-Future	Urban-Low

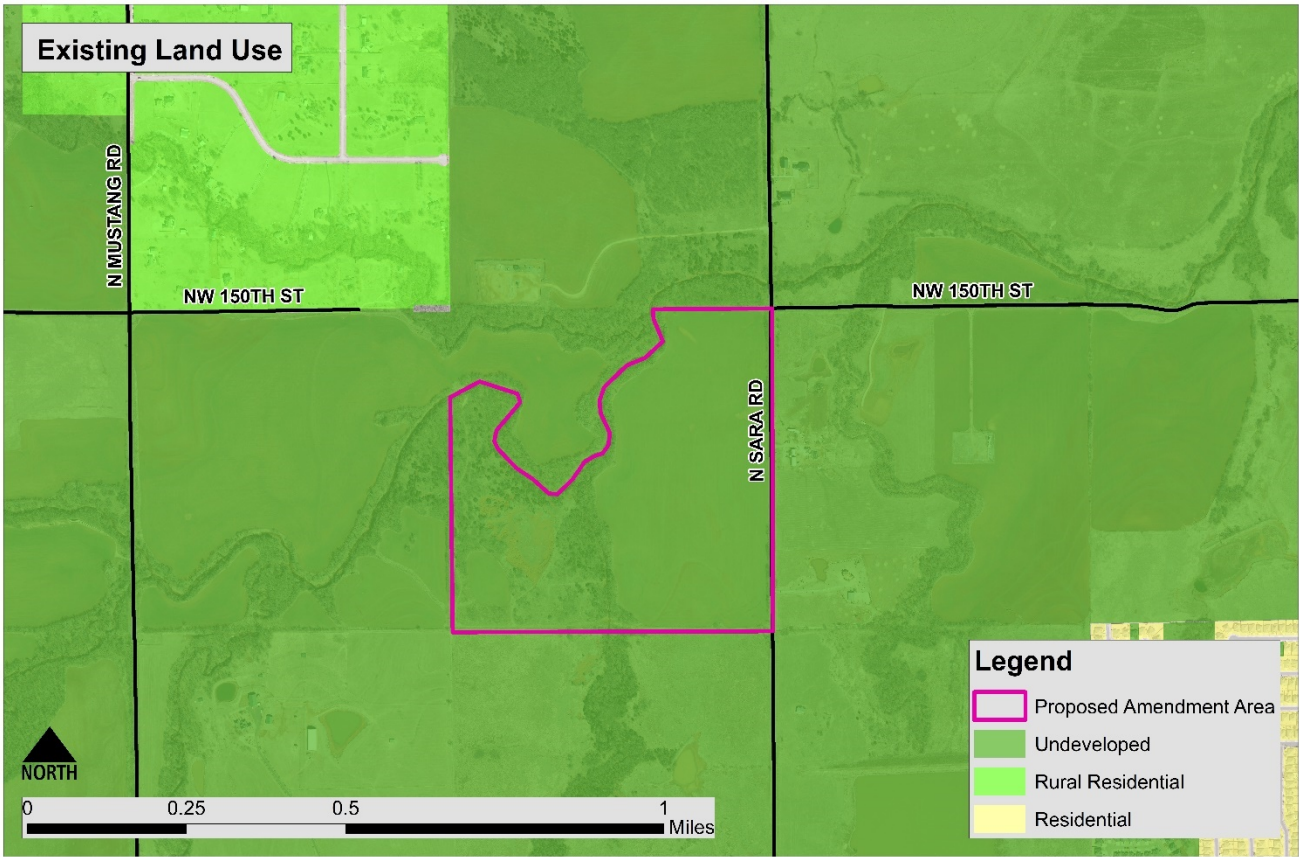


Land Use Typology Areas

D. Summary of Adjacent Existing Land Uses

The predominant land use pattern in the area is undeveloped land with some rural residential use to the north.

Site	North	East	South	West
Undeveloped	Undeveloped/ Rural Residential	Undeveloped	Undeveloped	Undeveloped

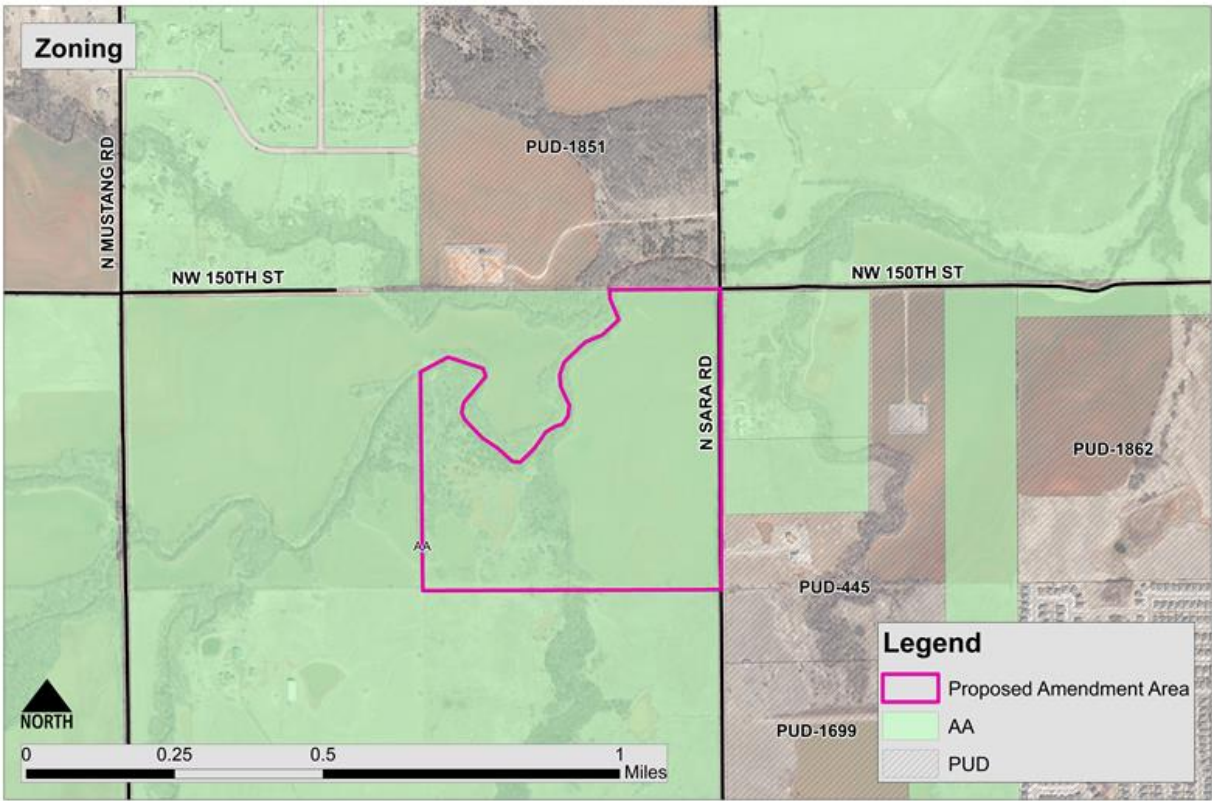


Adjacent Land Use

E. Summary of Adjacent Zoning

The surrounding zone is predominantly AA, Agricultural District with a single home residential use to the north in PUD 1851.

Site	North	East	South	West
AA	PUD 1851	AA	AA	AA



Zoning map, March 2025

IV. LAND USE TYPOLOGY AREA

planokc's Land Use Plan map 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 using LUTAs. The subject site is currently designated Urban Future layer over the Urban-Low Intensity base LUTA designation.

Comprehensive Plan Land Use Typology Layer: Urban Future (UF)

The UF layer maintains agricultural land and large acreage estates until the area is ready for urbanization. The purpose of the UF designation is to retain land in a condition that provides the most flexibility for developing urban densities in the future and ensures the most efficient, sustainable delivery of services.

UF areas may have access to the City's public water supply or sanitary sewer systems but not both and typically do not have urban levels of fire service. These areas present opportunities to increase service levels over time and responsibly manage the public costs of growth. Urban services, including City water and sewer, are not intended to be provided to UF areas until the designation is removed through an amendment to planokc.

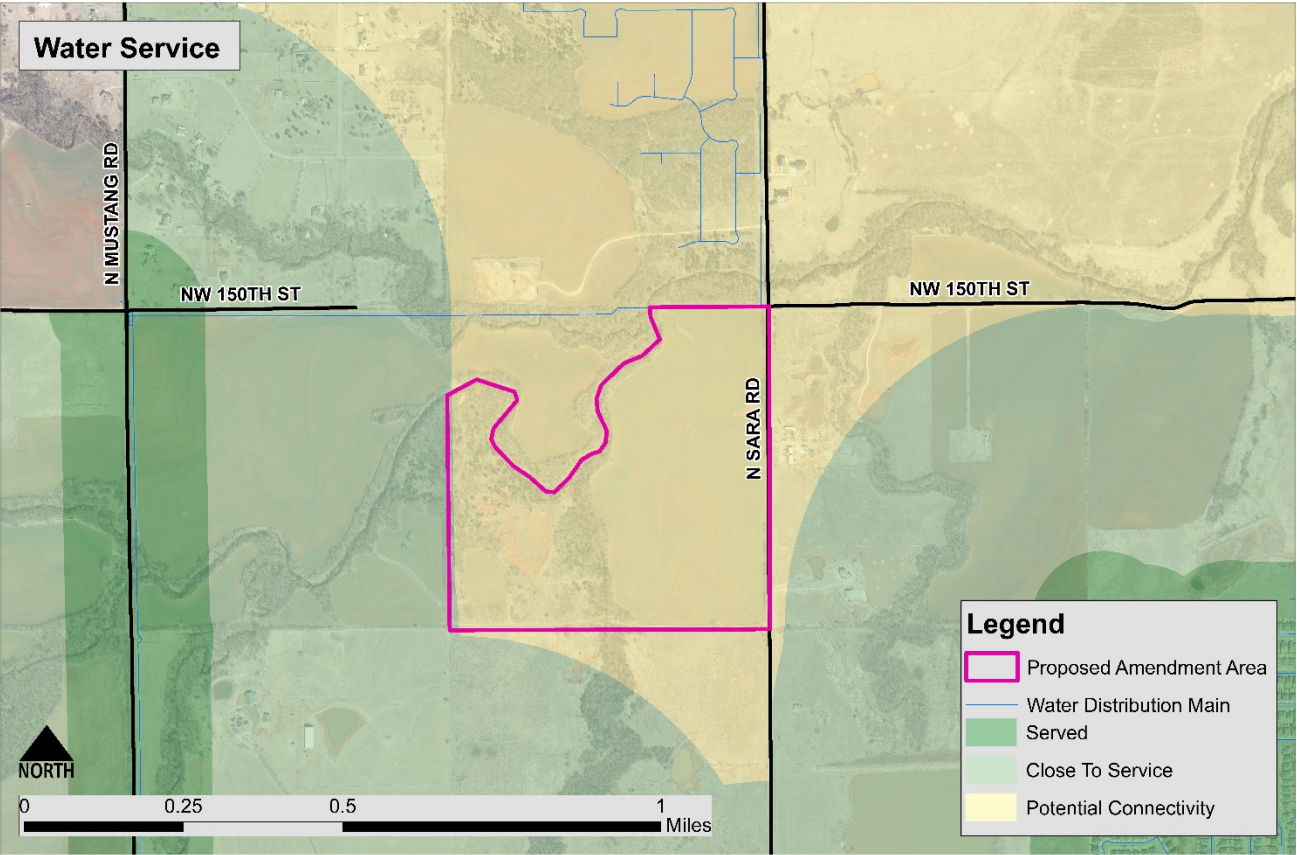
Comprehensive Plan Land Use Typology Area: Urban - Low Intensity (UL)

UL applies to the least intensively developed areas of the city that still receive urban water, sewer, police, parks, 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.

The UL LUTA allows for a wide assortment of commercial, office, light industrial and residential development. Typical residential densities are 4-8 dwelling units per acre for single-family and 15-30 dwelling units per acre for multi-family. Residential densities may be allowed to decrease to 1-4 dwelling units per acre when the development is adjacent to rural densities, or when needed to preserve environmentally sensitive areas or create significant community amenities, such as parks or golf courses.

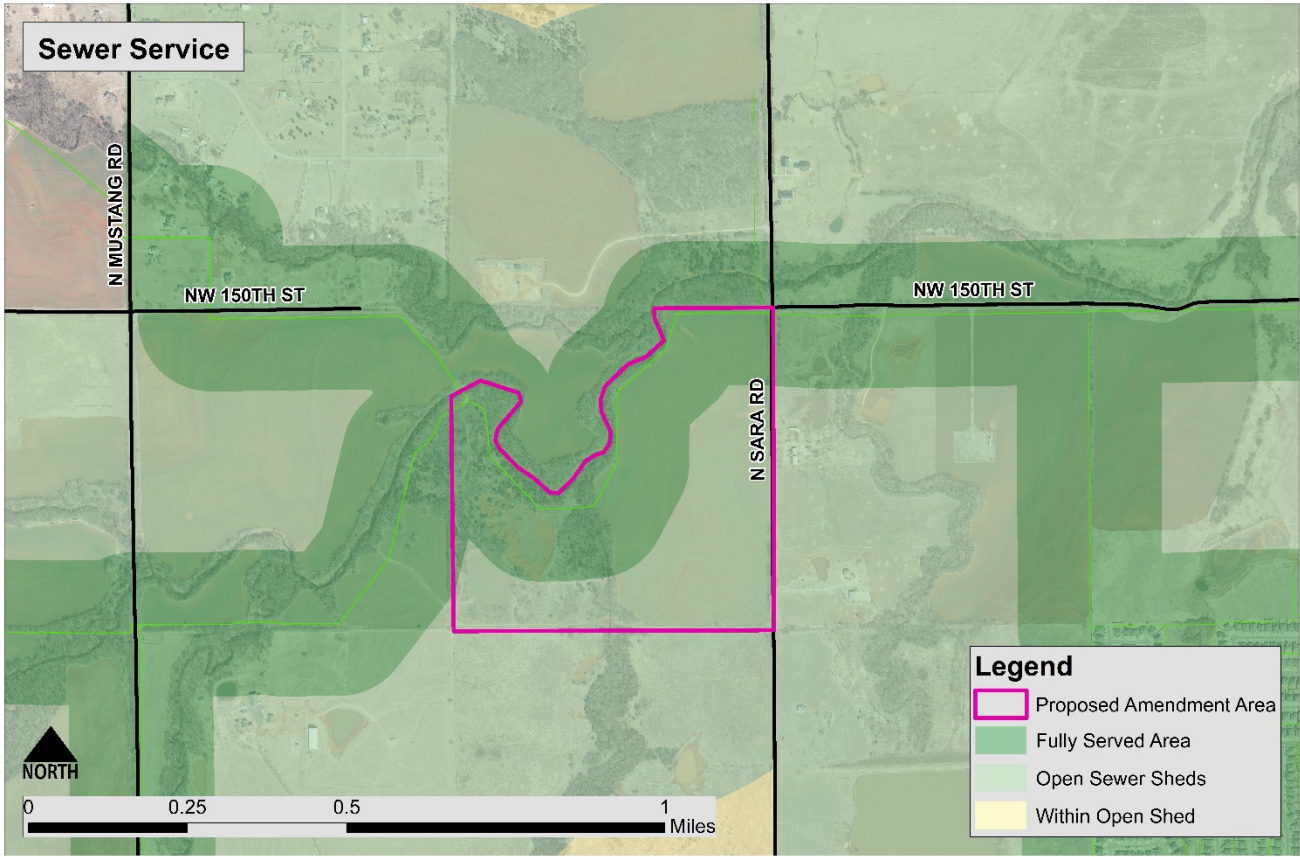
F. City Service Provision

- a. **Public Water Supply**- A 12-inch water main is located within NW 150th -foot right-of-way to the north of the subject site.



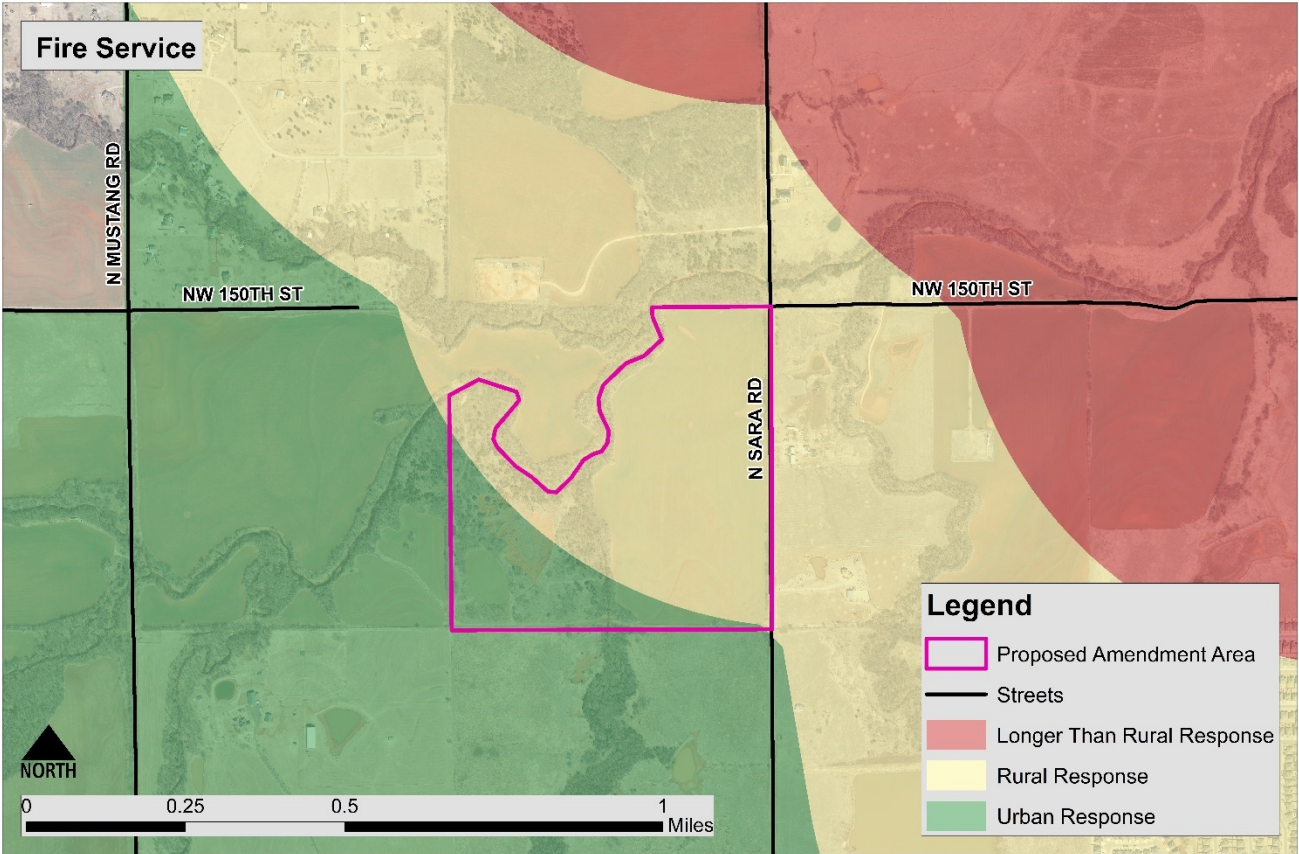
Water Service Availability

b. Wastewater-A 36-inch sanitary sewer main is available on-site.



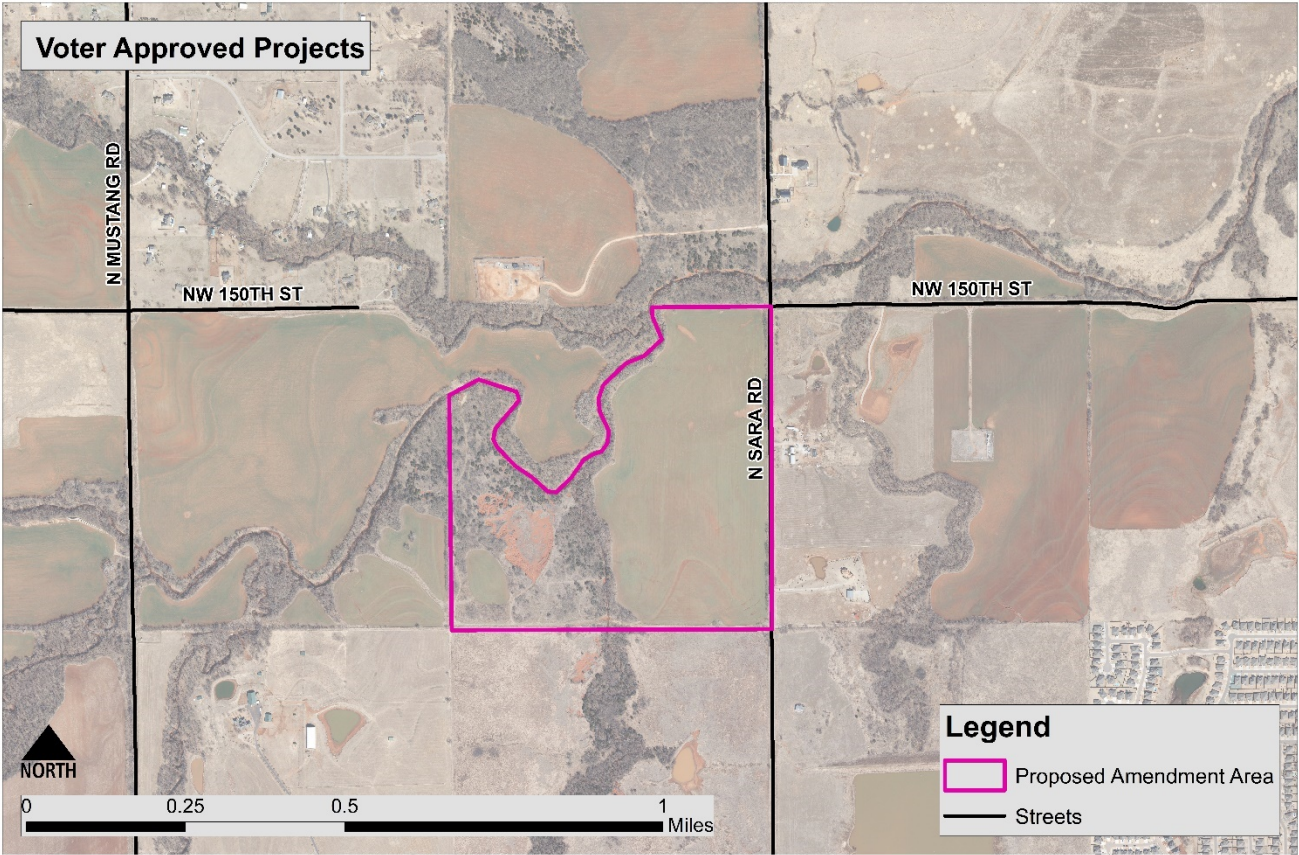
Sewer Service Availability

- c. **Emergency Services-** The southwest part of the site is within Urban Response time for Emergency Service and the rest of site is within Rural Response for emergency services.



Emergency Service Response Zones

- d. **Street Typology and Capital Improvements-** North of the subject site, NW 150th Street and North Sara Road are classified as Minor Arterial streets. The arterial road network is not yet fully connected or improved in the area.



Planned Capital Improvements

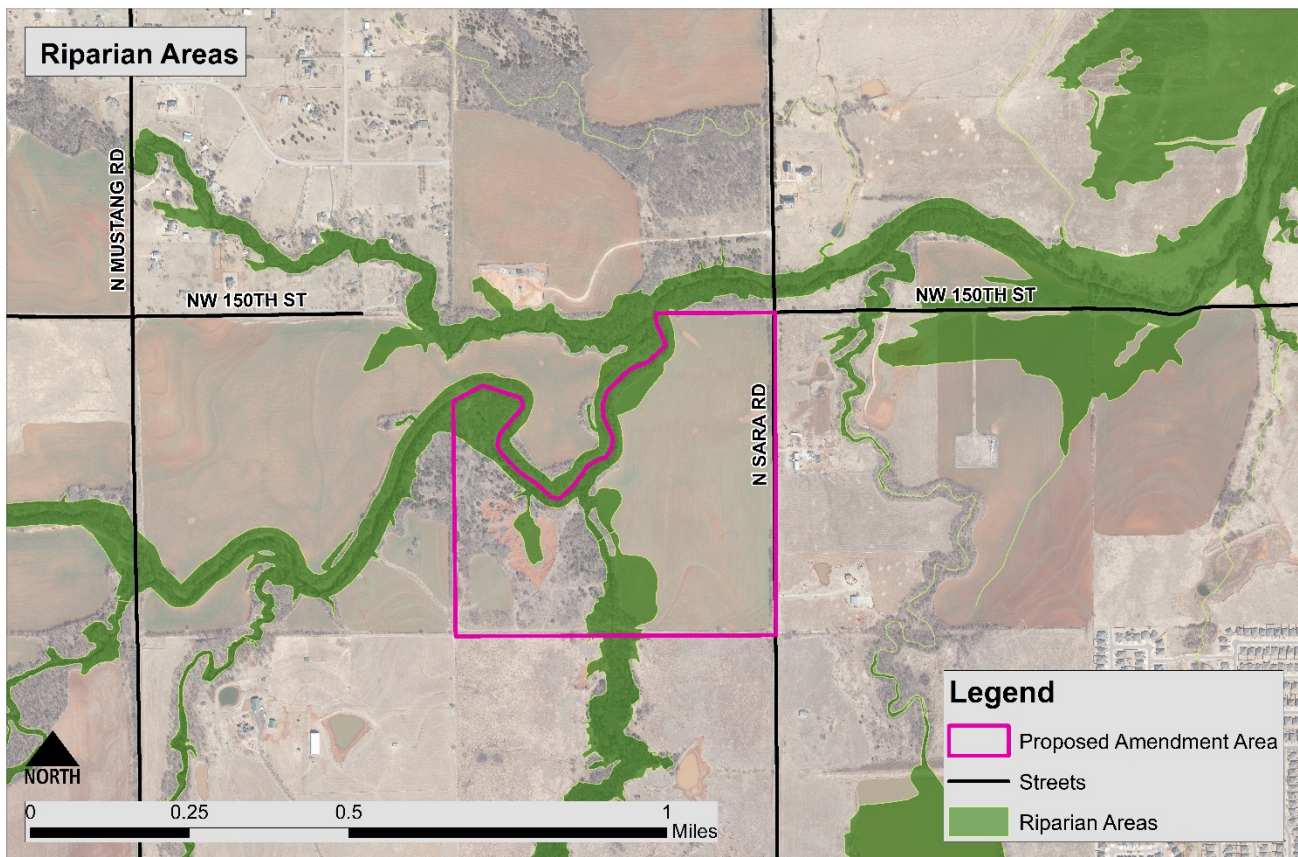
E. Environmentally Sensitive Areas (ESAs)

Riparian Areas

Some areas of the site are in the riparian area. Riparian areas are vegetated areas adjacent to streams, lakes, ponds and wetlands composed of trees, shrubs, and grasses. planokc strives to preserve riparian habitats for all intermittent and perennial streams. Preserving riparian areas is essential to maintain habitat preservation and connectivity, short- and long-term water quality, stormwater management, flood and erosion control.

Riparian areas provide a vegetated buffer; this buffer provides multiple benefits related to stream flows and movement, pollution filtration, erosion control, flood control, stormwater infiltration, and enhanced natural habitat.

The applicant proposes to keep the riparian zone as an open space, which is crucial for protecting the area and habitat preservation.

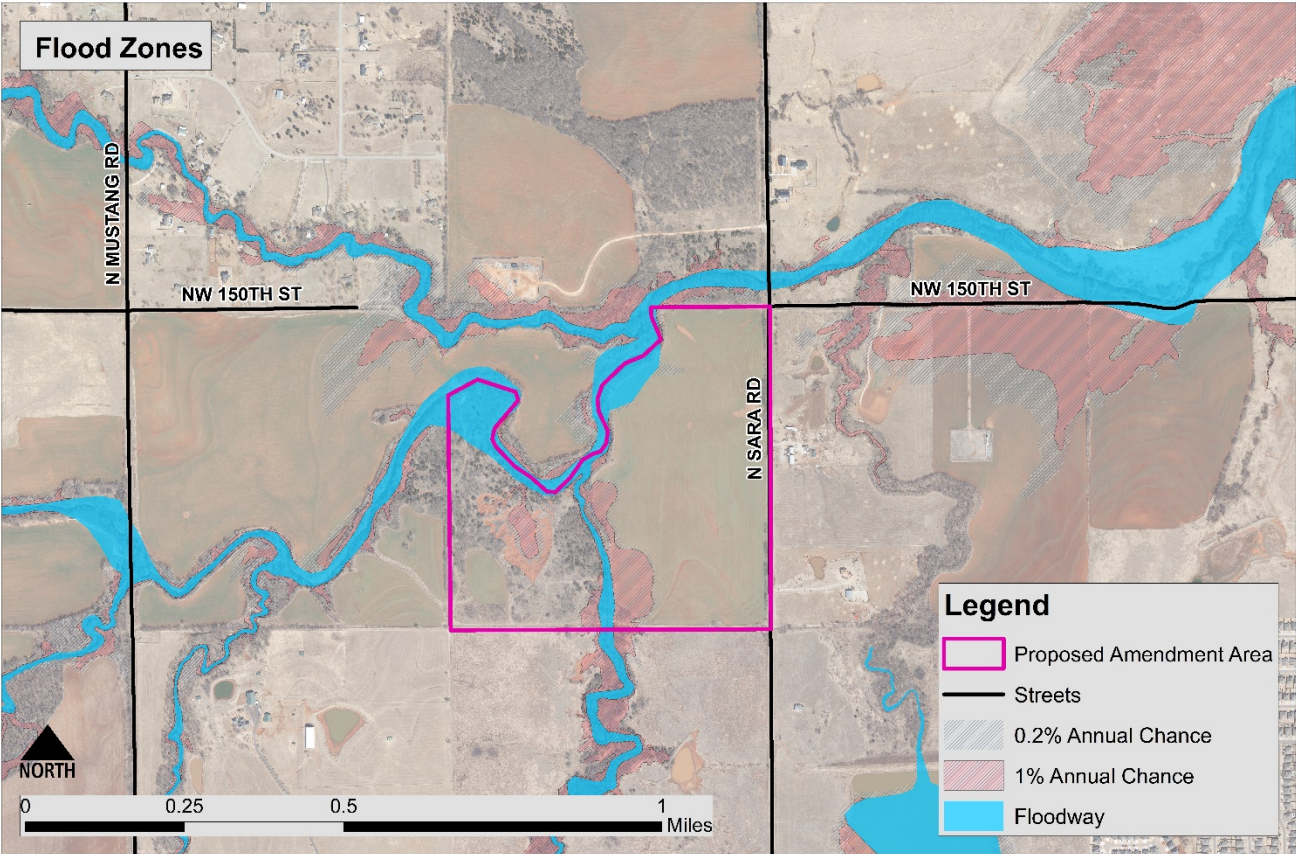


Riparian Areas

Flood Zone

Some areas of the site are in the floodway, and some of the site in the 1% flood chance per year flood zone. A "Floodway" is the channel of a river or other watercourse and the adjacent land areas that must be reserved to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Any place with a 1% chance or higher chance of experiencing a flood each year is considered to have an increased risk.

The applicant proposes to keep the flood zone as open space, which is crucial for protecting the area from potential flood risks and helps safeguard lives and property.



Flood Zone

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V. PLANOKC ANALYSIS

A. LUTA Assignment

The Comprehensive Plan designated areas as Urban Future (UF) that are preferred for urbanization, but not yet available for urban development due to lack of services such as city water and sanitary sewer. These areas typically are zoned for agricultural use, often have rural or beyond rural emergency service response and may not have a fully connected or improved transportation system.

As City water and sewer service has expanded, certain sites within UF areas may have access to the City's public water supply or sanitary sewer systems. The comprehensive plan states that these areas present opportunities to increase service levels over time and responsibly manage the public costs of growth.

In order to be designated as Urban Low Intensity, **planokc** states that land should meet the following three requirements. This proposal fully meets two of the three as indicated below:

1. Be able to connect to an existing water system of adequate pressure on adjoining land.
 - *Water is available on-site.*
2. Be connected to municipal sewer service.
 - *Sewer services are available on-site.*
3. Be within an urban response time to an existing or planned fire station.
 - *The site is within the Urban and Rural response times for Emergency Services.*

B. Context and Compatibility

- The predominant land use pattern surrounding the subject site is a mix of undeveloped land and rural residential development. To the north is PUD-1851, a residential development.

VI. STAFF FINDINGS and RECOMMENDATION

Findings

- Urban Level services are available on-site
- The site is located within Urban and Rural Response time for emergency services.
- There are no expectations of changes in the level of emergency services in the area.
- ***Recommendation***
 - Based on the findings above, staff recommends Approval of the request to lift the Urban Future LUTA layer from the Urban-Low Intensity base LUTA designation.