

**A RESOLUTION RECEIVING AN AMENDMENT TO THE COMPREHENSIVE PLAN, CHANGING THE LAND USE TYPOLOGY AREA (LUTA) BY REMOVING THE URBAN-FUTURE (UF) LAYER FROM THE URBAN-LOW INTENSITY (UL) BASE LUTA DESIGNATION ON AN APPROXIMATELY 159.34 ACRE TRACT LOCATED EAST OF NORTH SARA ROAD AND SOUTH OF WEST HEFNER 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 and on October 22, 2020; 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, and on January 19, 2021; 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 Urban-Future (UF) LUTA layer from the underlying Urban-Low Intensity (UL) base LUTA designation to allow residential use on an approximately 19.96 acre tract of land located southeast of the intersection of North Sara Road and West Hefner Road; and

**WHEREAS**, staff recommend the expansion of the Comprehensive Plan Amendment to cover a larger 159.34 acre area located southeast of the intersection of North Sara Road and West Hefner Road.

**WHEREAS**, the Urban – Low Intensity designation applies to the least intensively developed areas of the city that receive urban water, sewer, and fire/emergency services; and

**WHEREAS**, City water and wastewater are available to serve the subject parcel; and

**WHEREAS**, the site falls within **planokc**'s urban response time area for emergency services; and

**WHEREAS**, on November 9, 2023, the Planning Commission considered a request to designate the subject site as Urban - Low Intensity base LUTA and found the designation to be appropriate.

**NOW, THEREFORE BE IT RESOLVED**, that the City Council of Oklahoma City does hereby receive an amendment to the Comprehensive Plan, removing the Urban-Future (UF) LUTA layer from the underlying Urban-Low Intensity (UL) base LUTA designation on an approximately 159.34 acre “extended proposed amendment area” as shown in Attachment 1.

**RECEIVED** by the City Council of the City of Oklahoma City on this 16TH day of  
JANUARY, 2024.

ATTEST:

Amy K. Simpson  
City Clerk



David Holt  
Mayor

**REVIEWED** as to form and legality.

Susan Kornfoll  
Assistant Municipal Counselor

## Attachment 1:

### Map of Amendment Area

**Case Number:** CPA-2023-6

**Location:** N Sara Road and W. Hefner Road

**Size:** 159.344 acres +/-

**Amendment:** Removing the Urban Future (UF) LUTA layer from the underlying Urban-Low Intensity (UL) base LUTA designation to allow residential use

