

**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 A 31.95-ACRE PARCEL 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-acre parcel located north of West Hefner Road and west of North County Line Road; 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 a 31.95-acre parcel 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:** 31.95-acres +/-

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

