



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

Item No. IV. 13.

(CPA-2025-03) Consideration of a proposed map amendment to the Comprehensive Plan, removing the Employment Land Use Typology Area layer over the Urban Low Intensity base LUTA on approximately 42.95 acres located north of West Hefner Road and west of North County Line Road. (Ward 1)

I. GENERAL INFORMATION

A. Applicant / Applicant's Representative

Kendall W. Dillon PE, SR VP & Agent for Owner
300 Pointe Parkway Blvd
Yukon, Ok 73099

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

C. Summary-

The subject site is located north of West Hefner Road and west of North County Line Road. The applicant has submitted a request for a Comprehensive Plan Amendment to remove the Employment (EM) Land Use Typology Area (LUTA) layer over the Urban Low (UL) Intensity base LUTA designation to allow residential use on an approximately 31.95-acre tract of land.

This site is in a large undeveloped area with access to North County Line Road and West Hefner Road. Both roads are classified as major arterials and are located almost half a mile from NW Expressway. The site is served by City utilities and is within Urban Level Response times for emergency services.

A limited supply of undeveloped land appropriate for employment uses exists within Oklahoma City. Since planokc was adopted in 2015, the city has lost more than 650 acres of EM land. Ample undeveloped land that is appropriately designated for residential uses exists within the NW quadrant of the city and single-family residential is not a supported use within the EM LUTA.

Based on this information, staff recommends denial of the Comprehensive Plan Amendment request. However, if the Planning Commission decides to remove the EM LUTA layer, staff recommends expanding the amendment area to include an additional 11 acres located in the same quadrant, for a total of 42.95 acres, to avoid fragmented and potentially nonviable EM areas.

- D. Associated Zoning** - The rezoning case associated with this application is PUD-2069 for residential development.
- E. Reason for Request** - The applicant is requesting an amendment to the Comprehensive Plan to allow residential units on 31.95 acres of land located in the vicinity of West Hefner Road and North County Line Road.

II. AMENDMENT REQUEST

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

- Supports **planokc'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 Land Use Typology Area (LUTA), the application should evaluate whether City water and gravity sewer are immediately available and have sufficient capacity.
- Improves the functionality and quality of the surrounding area.

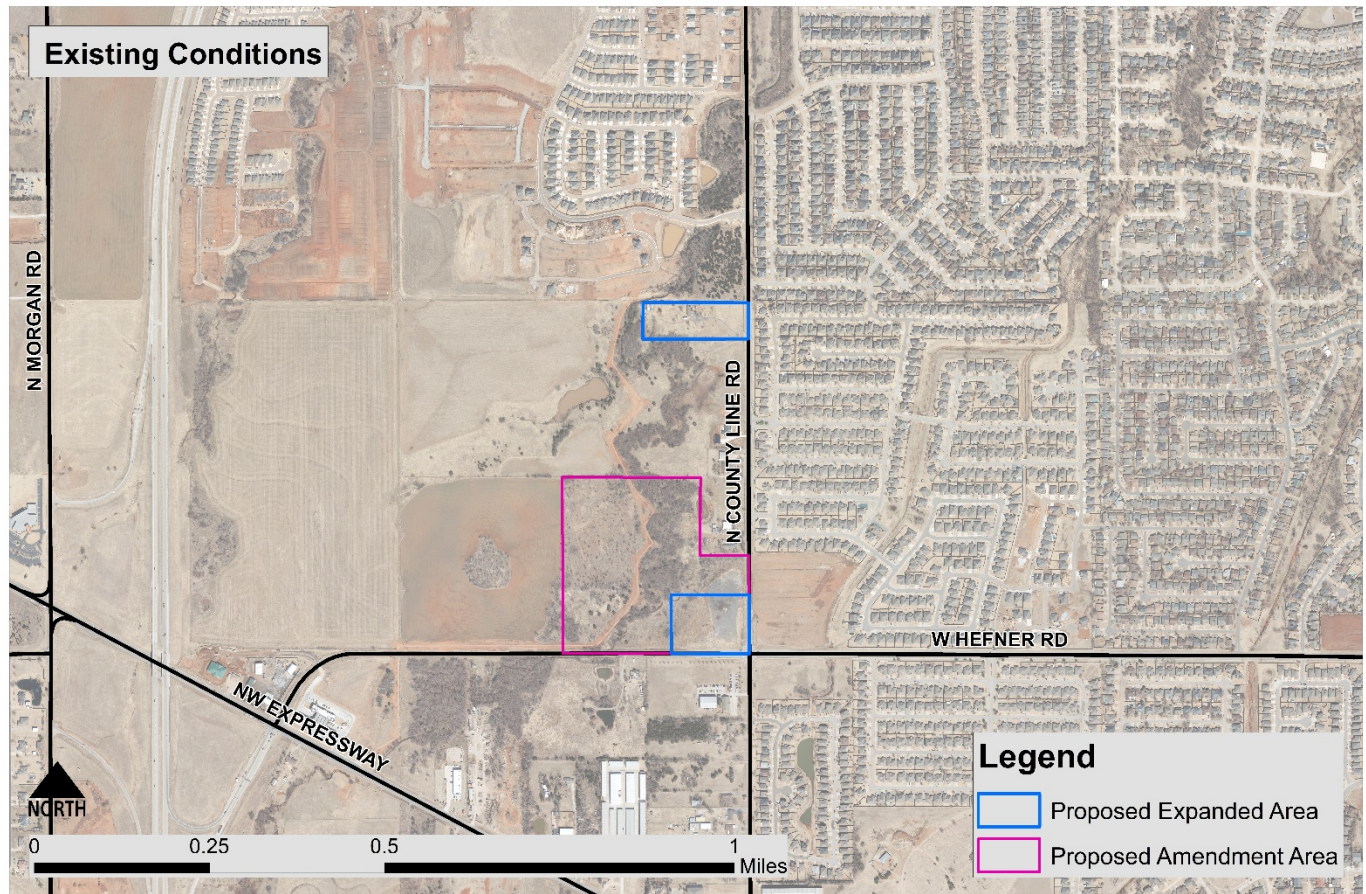
This application requests a change in the site's Land Use Typology Area (LUTA) designation to remove the **Employment (EM)** layer from the **Urban-Low Intensity (UL)** base LUTA designation on the subject area.

Justification for the proposed Comprehensive Plan Amendment submitted in the application includes:

- Concentrate development in areas already served by infrastructure
- Promote compatible infill development
- Encourage a mix of residential options and connections between neighborhood and green spaces
- Support development that minimizes cul-de-sacs and promotes street connectivity
- Avoid development in floodplains and utilize Best Management Practices for stormwater

III. EXISTING CONDITIONS

- A. **Location** – The 42.95 acres of land are located in the vicinity of West Hefner Road and North County Line Road.



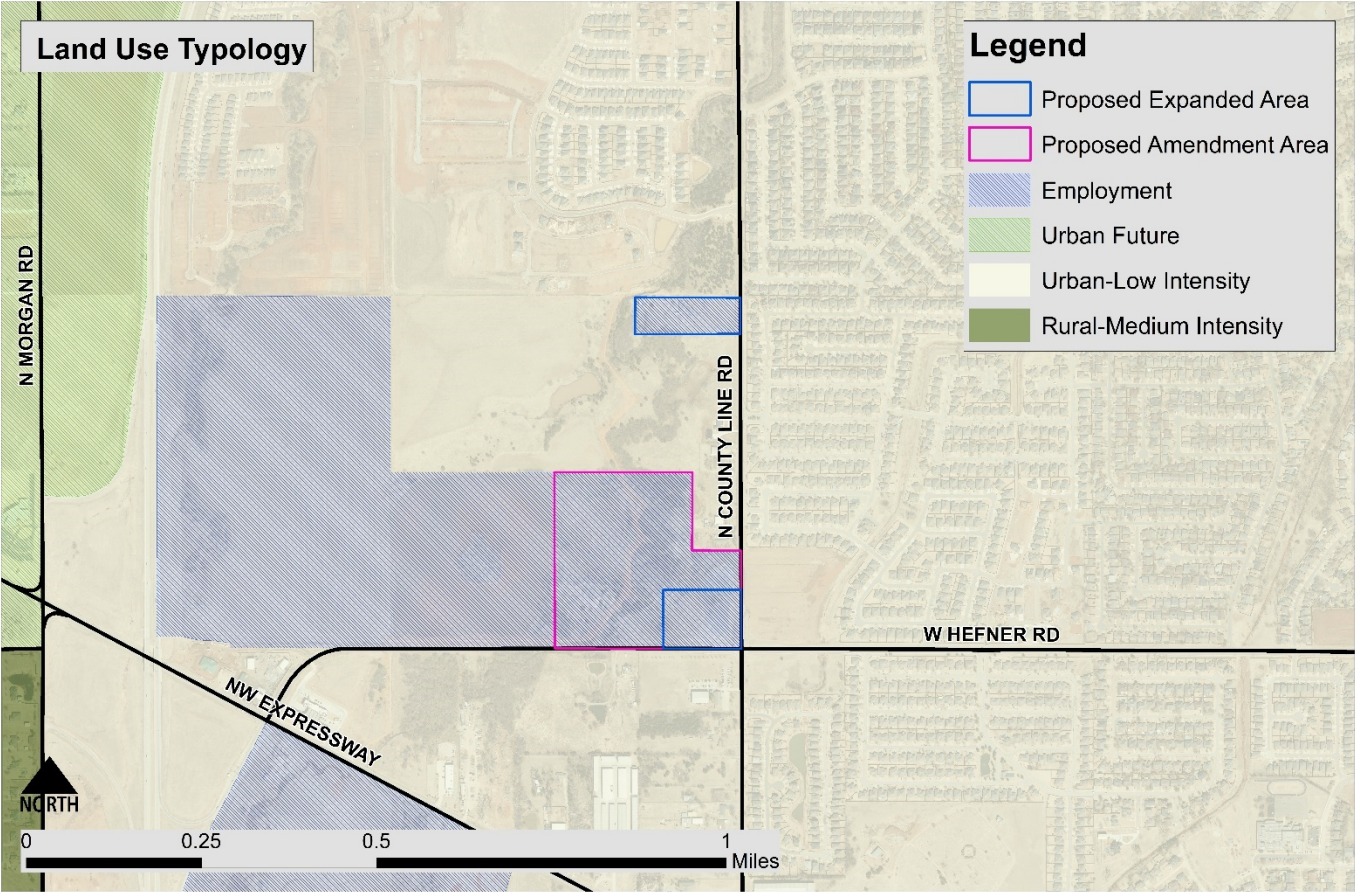
Site Map

- B. **School District:** Piedmont School District

C. Summary of Surrounding LUTAs

The subject site is located at the southeastern portion of a larger Employment (EM) area that extends to the west.

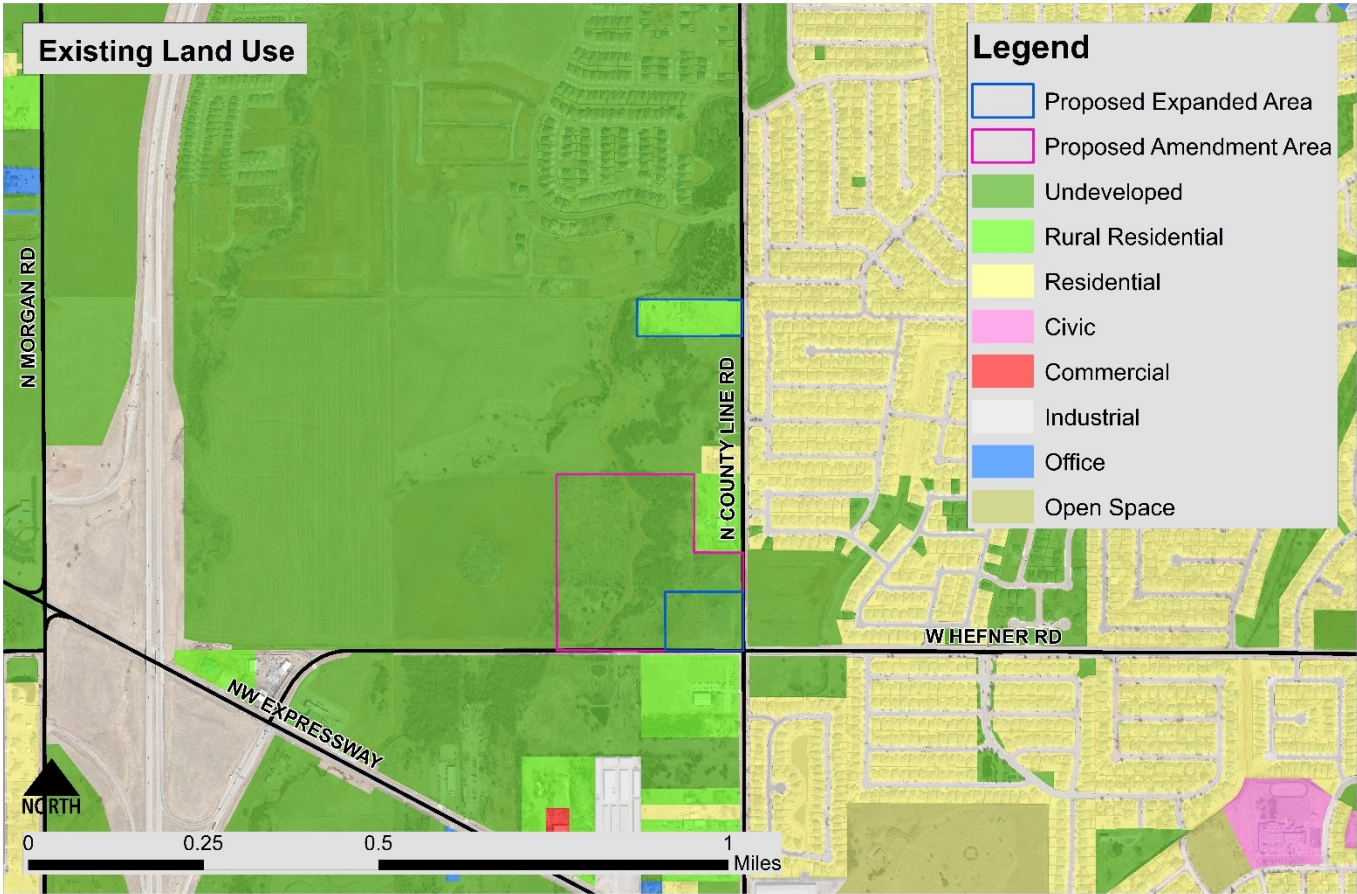
Site	North	East	South	West
Employment	Urban-Low	Urban-low	Urban-Low	Employment



Land Use Typology Areas

D. Summary of Adjacent Existing Land Uses

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

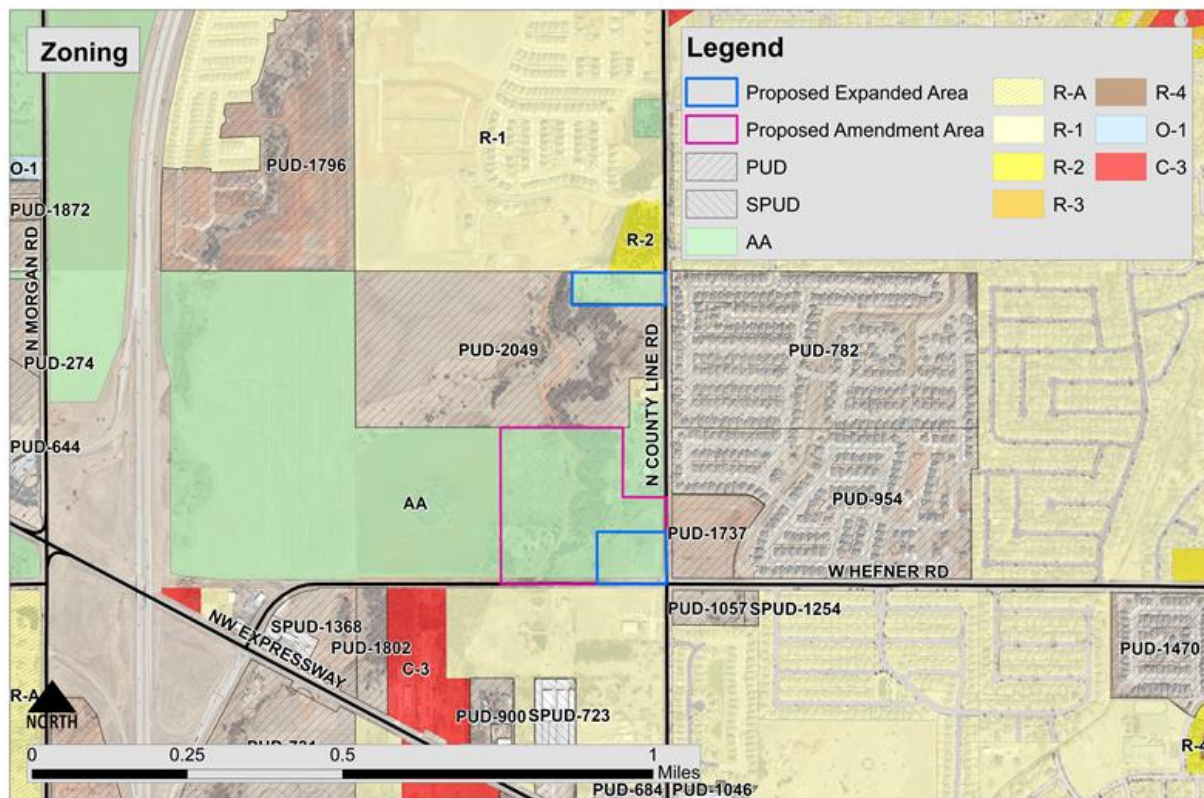


Adjacent Land Uses

E. Summary of Adjacent Zoning

The subject parcel is zoned AA (Agricultural) and abuts AA zoning on the west. Single-family residential PUDs 2049, 782, 1732, and 954 are at the east edge of the subject site and R-1 zoning is at the south.

Site	North	East	South	West
AA	PUD-2049	PUD-782/ PUD-1732/ PUD-954	R-1	AA



Zoning Map

F. Land Use Typology Area (LUTA)

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 with an Employment (EM) LUTA layer. The applicant is requesting to remove the Employment layer and enable this site's base LUTA layer under the EM, which is Urban Low-Intensity (UL).

Employment (EM) Layer

"Layer" Land Use Typology Areas identify locations within Oklahoma City where specific types of land use and functions should be concentrated or intensified within the broader context of the base LUTA. In addition to the Employment (EM), other examples of Layer Typologies include Heavy Industrial, Regional Districts, Urban Commercial, and Transit-Oriented.

The EM was adapted from study areas identified in the ***Employment Land Needs Assessment and Action Plan (ELNAAP)***. The EM designates priority areas within the city deemed desirable, appropriate, and necessary to accommodate concentrations of large employment uses, such as manufacturing, office parks, and office/industrial flex space.

The City conducted the ELNAAP in 2012 to gather information about the demand for large industrial and business sites and identify actions needed to ensure the adequacy of 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; however, despite Oklahoma City's very large land area, the City has difficulty recruiting large industrial companies due to a lack of suitable sites. Other key challenges include fragmentation and encroachment caused by residential development and lack of infrastructure in key locations.

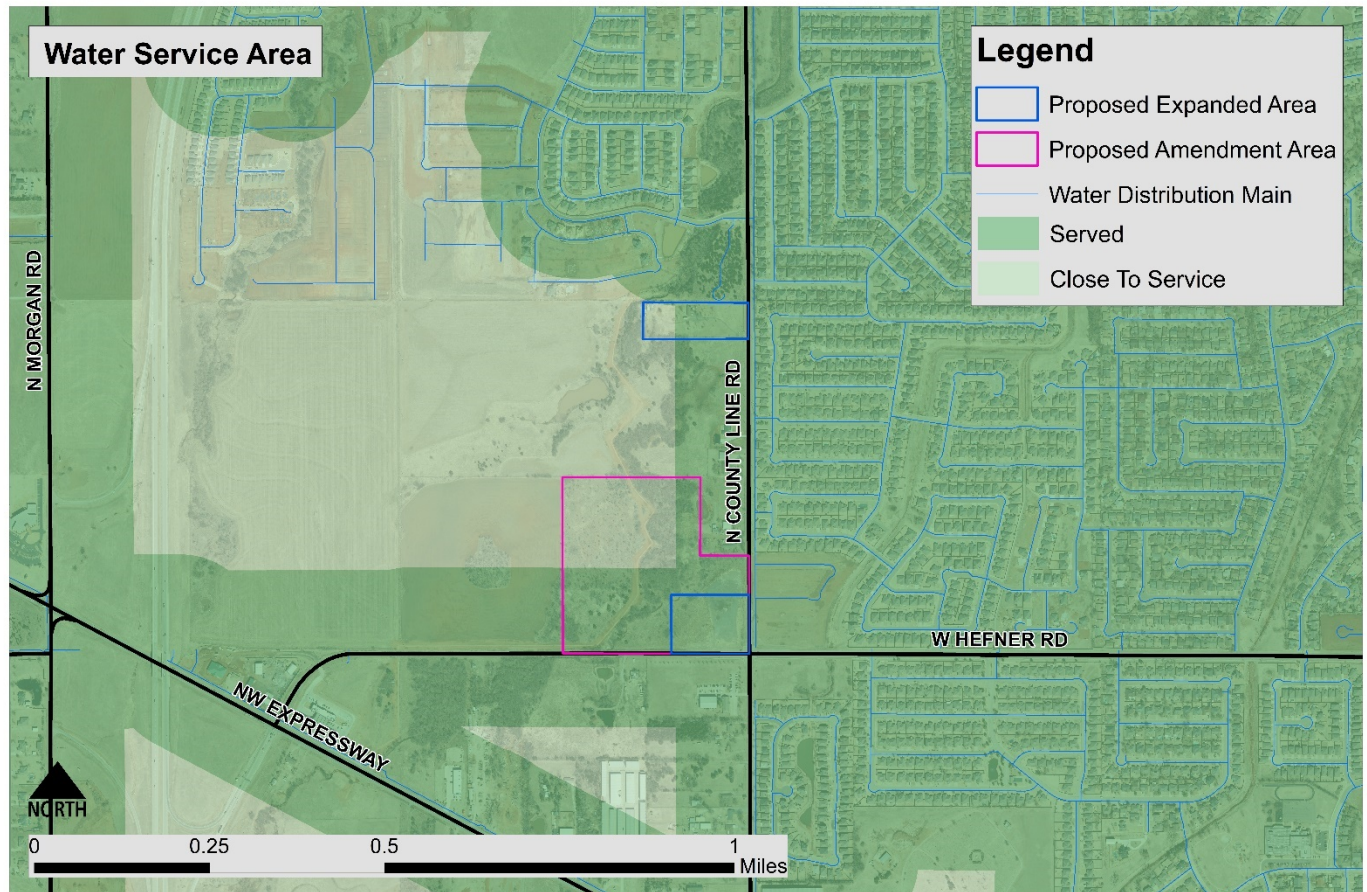
Appropriate uses within EM LUTA layer include those that generate employment, such as manufacturing, office parks, and office/industrial flex space uses, as well as industrial uses such as warehousing or distribution. Land uses such as single-family residential, service-related retail, K-12 schools, or other civic uses are not appropriate within this area unless proven to support the primary activity or use.

Urban-Low Intensity (UL)

UL applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park, and fire services. 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. Development in this LUTA should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation.

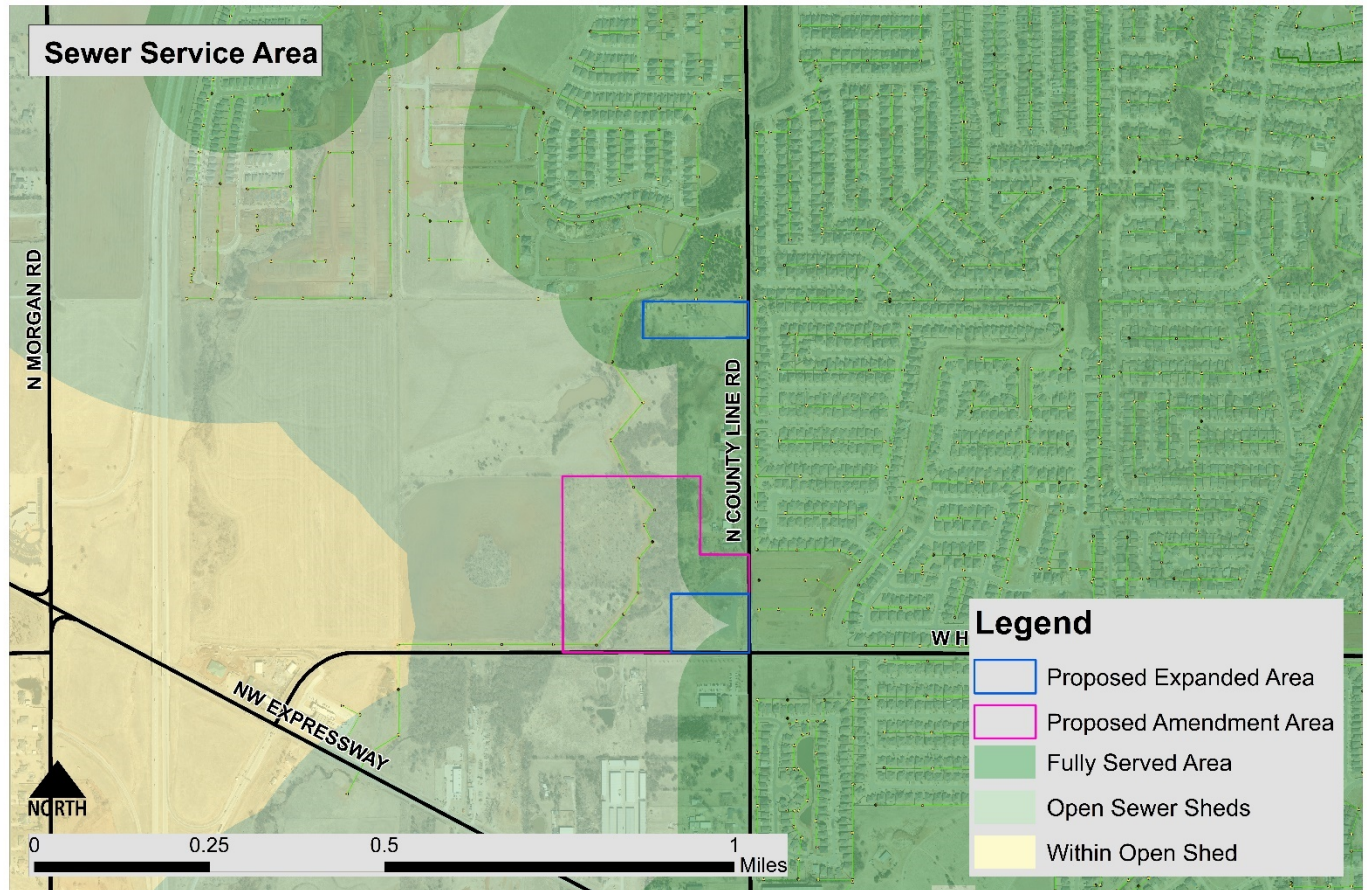
G. City Service Provision

- 1. Public Water Supply.** City water is immediately available to this site.



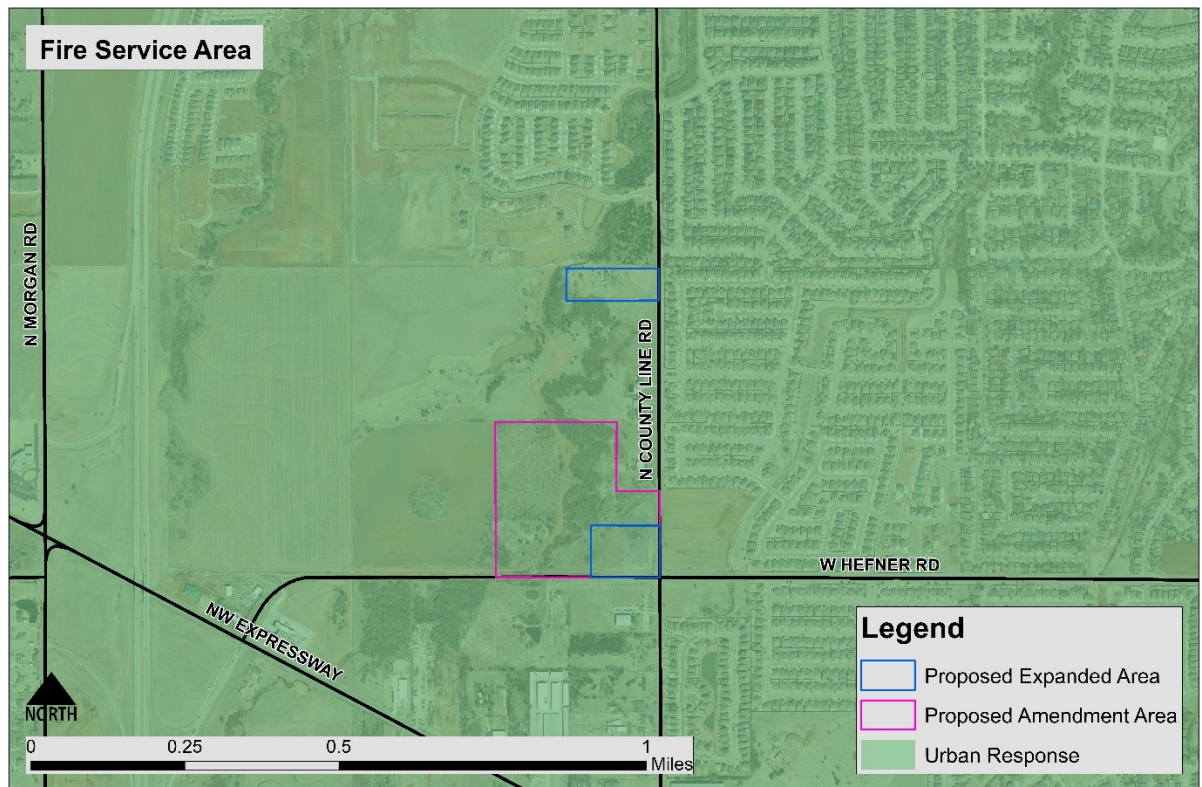
Water Service Availability

2. **Sewer Services-** sre located within an existing and serviceable sanitary sewer basin, with available infrastructure capacity to accommodate anticipated development without requiring major system upgrades.



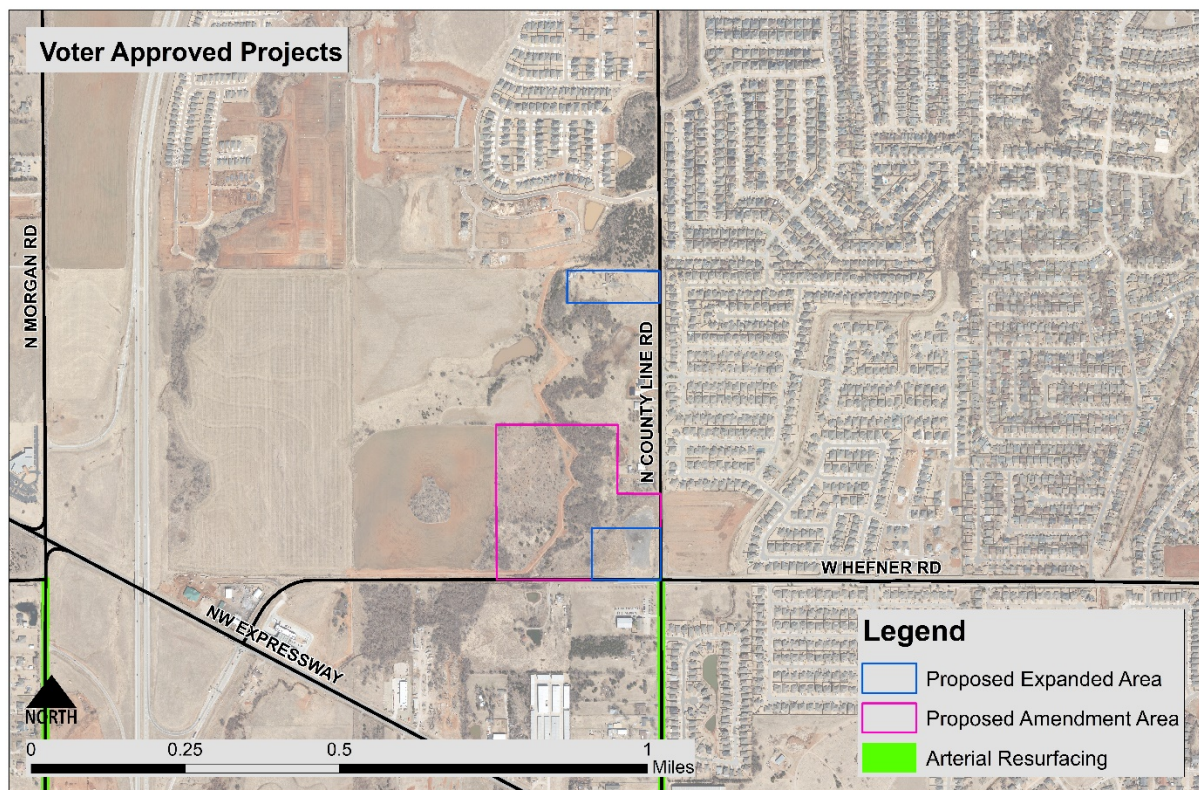
Sewer Service Availability

3. **Emergency Services** - The site is within the Urban response time for emergency services set by planokc.



Emergency Services Response Zones

4. Street Typology –North County Line Road and West Hefner Road are major arterial streets and are intended to provide good traffic flow and connectivity, accommodate thru-traffic, access to adjacent uses, and connections to the highway system while accommodating all users. The 2017 G.O. Bond planned capital improvements in the vicinity includes arterial resurfacing on North County Line Road south of Hefner Road, which is scheduled to be completed during the Winter of 2026.



Planned Street Improvements

IV. PLANOKC ANALYSIS

An approximately 31.95-acre site is the subject of a request to change the Land Use Typology Area (LUTA), removing the Employment (EM) layer over the Urban-Low Intensity LUTA.

LUTA Assignment

The 31.95-acre subject site is designated EM LUTA. The EM designation in **planokc** was informed by the 2012 **Employment Lands Needs Assessment and Action Plan (ELNAAP)**.

The area was designated as EM for the following reasons:

- The 2012 ***Employment Lands Needs Assessment Action Plan (ELNAAP)*** identified this area as one of the potential Employment sites in the City's NW quadrant with strong potential to offer development-ready sites for warehouse/distribution, business services/office park, other light industrial uses and/or employment.
- The City conducted the ELNAAP study to ensure an adequate supply of vacant and readily buildable land on large sites (50-500 acres) for industrial and business developments to help the City attract new companies and accommodate the expansion of existing ones.
- The site is part of a large undeveloped area with access to a major arterial street and is in close proximity to Kilpatrick Turnpike.
- The subject is identified as one of the few remaining Employment sites in the city's NW quadrant.

Consideration of this request is based on an understanding of the EM LUTA designation:

- The site is in a large undeveloped area with access to one major arterial street and is located near NW Expressway.
- A limited supply of undeveloped land appropriate for employment use exists within Oklahoma City. Since **planokc** was adopted in 2015, the city has lost more than 650 acres of ER/EM land.
- Ample undeveloped land that is appropriately designated for residential use exists within the NW quadrant of the city.
- The site is served by City water and wastewater.
- Single-family residential is not a supported use within the EM LUTA.

V. FINDINGS AND RECOMMENDATION

Findings

- The subject site is an excellent site for employment uses due to its proximity to NW Expressway, and City infrastructure.
- Well-served and situated employment land sites are limited in the northwest area of the city, whereas sites suitable for residential uses are more plentiful.
- Preserving Employment Land to facilitate the creation of jobs remains critical to Oklahoma City's overall economic stability and future growth.
- Removing the EM designation for this site would reduce the amount of development-ready EM land available in the NW quadrant of the city, lessening the City's ability to retain and attract large employers.

Recommendation

Based on the findings above, staff recommends **denial** of the request to remove the Employment layer from the Urban-Low Intensity base LUTA designation on the subject site.

If the Planning Commission decides to remove the EM LUTA layer, staff recommends expanding the amendment area to include the proposed expansion of an additional 11 acres as shown above, for a total of 42.95 acres, in order to avoid fragmented and potentially nonviable EM areas.