

September 30, 2021

City of Oklahoma City
Planning Department
420 W. Main Street, 9th Floor
Oklahoma City, OK 73102

Attention: Ms. Donna Cervantes

RE: SW 15th St and S County Line Rd: Comprehensive Plan Amendment Submittal

Dear Donna:

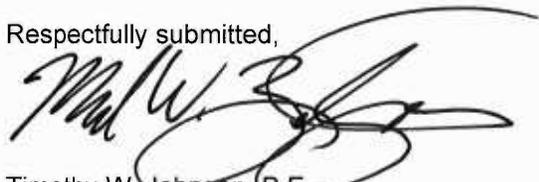
On behalf of our client, Lennar Corporation, we are submitting a Comprehensive Plan Amendment application for the property located at 2145 S County Line Rd. at the southwest corner of SW 15th Street and S County Line Road in southwest Oklahoma City. The subject property is currently designated as Employment overlain on Urban Low. The subject property is currently zoned AA, "Agricultural" District. There is an associated rezoning request with the subject property for R-1, "Single-Family Residential" District. This proposed Comprehensive Plan Amendment would designate the area as Urban Low Intensity.

Please find attached the following submittal documents for the above referenced project:

- 1 copy of the Comprehensive Plan Amendment Application
- 1 copy of the Authorization Letter
- 1 copy of the Written Report
- 1 copy of the Site/Area Plan Map

Please review the following information for its completeness and place this application on the Planning Commission docket for **November 18, 2021**. Should you have any questions or comments, please feel free to contact this office.

Respectfully submitted,



Timothy W. Johnson, P.E.
JOHNSON & ASSOCIATES

TWJ/rw

Attachment(s)

cc: Mark W. Zitzow, AICP, Johnson & Associates
[5064 / PER]



The City of
OKLAHOMA CITY
PLANNING DEPARTMENT

Staff Use	
Submittal Date:	_____
Case #	_____
Ward:	_____
PC Date:	_____

APPLICATION FOR REQUESTING AN AMENDMENT TO THE COMPREHENSIVE PLAN

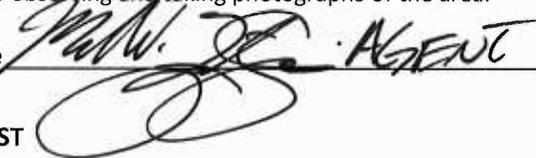
APPLICANT / OWNER INFORMATION

Applicant Name	<u>Johnson & Associates on behalf of Lennar Corporation</u>	Organization	_____
Address	<u>1 E Sheridan Ave, Suite 200</u>	Phone	<u>405-235-8075</u>
City, State, Zip	<u>OKC, OK 73104</u>	E-mail	<u>mzitzow@jaokc.com</u>

Applicant's Signature  Date 9/30/21

Property Owner*	<u>Kristen Bohanon</u>	Organization	_____
Address	<u>1513 Brighton Ave</u>	Phone	_____
City, State, Zip	<u>Oklahoma City, OK 73120</u>	E-mail	_____

*Property Owner: I authorize the applicant to speak for me in matters regarding this application. Any agreement made by the applicant regarding this proposal will be binding upon me. I authorize the City of Oklahoma City Planning staff to enter the property for the purpose of observing and taking photographs of the area.

Property Owner's Signature  AGENT Date 9/30/21

PLAN AMENDMENT REQUEST

- Change in Land Use Typology Area (LUTA) from Employment to Urban Low
- Change the following policy(ies): *(Please cite the policy and page number.)*

PROPERTY INFORMATION

Is this request associated with an application for rezoning, easement closing, or plat?

- Yes No / Not at this time
- Case Number(s): _____

Address / location of property subject to proposed amendment
Southwest corner of SW 15th Street and S County Line Road

Size of property (acres) 112 Current use of property Agriculture

David Bohanon
1513 Brighton Ave.
Oklahoma City, OK 73120
PH: (405) 850-0987

September 13, 2021

City of Oklahoma City
Development Services Department
420 W. Main Street, 9th Floor
Oklahoma City, OK 73102

Attn: Mr. JJ Chambless

RE: Letter of Authorization for Submittal to the City

Dear JJ:

As owner/representative of the subject property, I hereby authorize Johnson & Associates to act as agents on our behalf in the submittal and processing of this Rezoning application and all subsequent applications to the City of Oklahoma City. If you have any questions or comments, please feel free to contact me at the number listed above.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "D. Bohanon", with a long horizontal flourish extending to the right.

cc: Mark W. Zitzow, AICP, Johnson & Associates
File: 5064 000 / ZON



COMPREHENSIVE PLAN AMENDMENT REQUEST

SW 15th and Countyline Road, Oklahoma City, OK

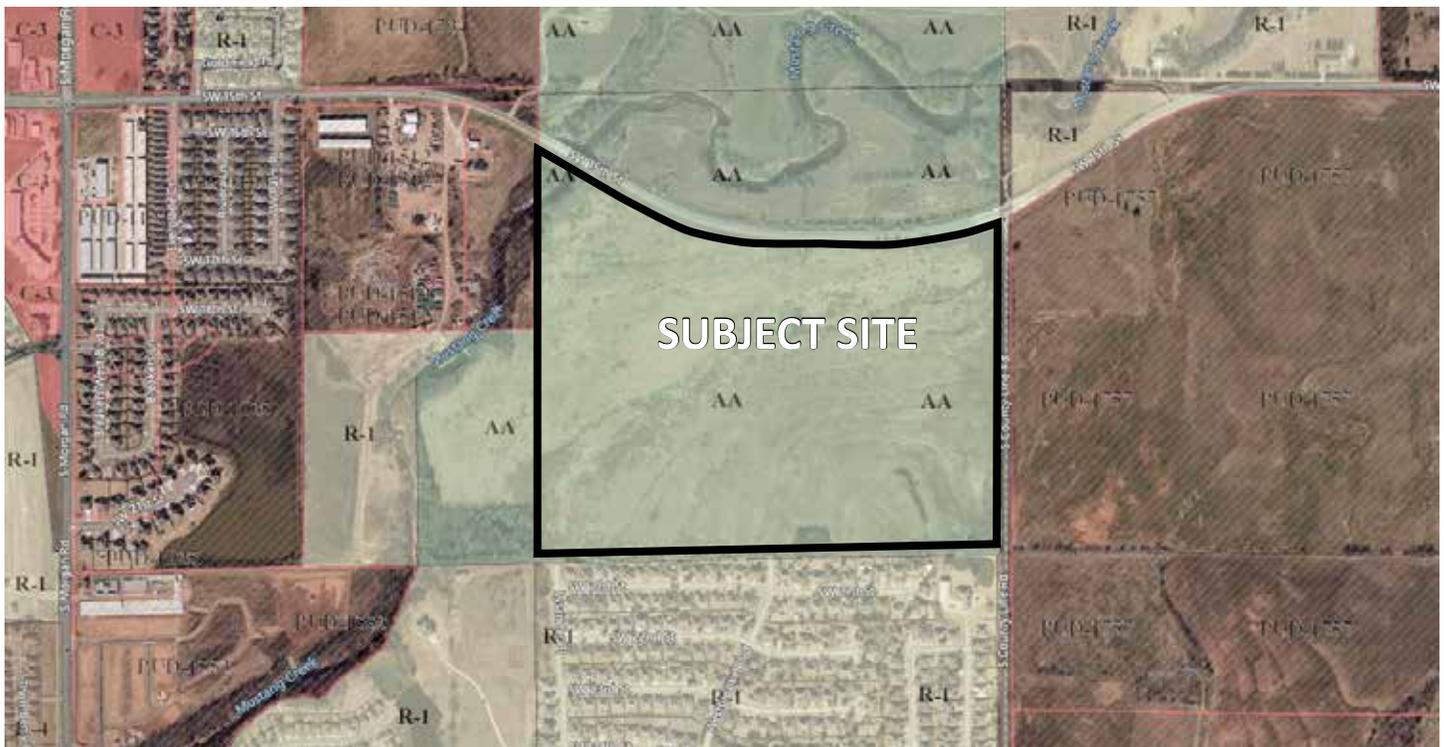
Prepared by:

Johnson & Associates • 1 E. Sheridan, Suite 200 • Oklahoma City, Oklahoma • 405.235.8075 • jaokc.com

Land Supply

The site has access to I-40 and the Kilpatrick Turnpike, is located within the desirable Mustang School District and is in proximity to large employers such as Amazon, Terex USA, UPS, Xerox, and CRST. The subject site abuts the Westbrooke Estates neighborhood to the south, which has two stub streets to the subject site, indicating the area was planned for further residential development. The parcel is serviceable by utilities and within an urban fire response time target. North of SW 15th street is Mustang Creek and its associated floodplain. This area was recently acquired by the City of Oklahoma City for a large public park.

The proposed development will be consistent with the development pattern that has been established in the area. Since the 1990s a number of zoning entitlements have been granted in the area for single-family developments. The subject site abuts R-1 zoned and developed land to the south, and many other single-family residential developments exist in the area. PUD-1757 across South County Line Road, rezoned in July of 2020, and under development provides 205.7 acres of Employment land. This is in addition to the other large manufacturing, warehousing and distribution employers in this area of southwest Oklahoma City.



The site is designated as Urban Low LUTA with Employment layer over top. The Employment designation in planokc was informed by the 2012 'Employment Lands Needs Assessment and Action Plan' (ELNAAP) study which identified large undeveloped parcels that could be capable of supporting large industrial development. Before planokc, the OKC Plan 2000 - 2020 designated this parcel as "Urban Development" and land east of Countyline Road was designated as "Industrial." ELNAAP ranked the southwest quadrant 2nd highest in industrial development costs at \$43,200/acre with water, power and transportation costs being most significant to support the industrial scale development envisioned by the study. ELNAAP identified this site for warehouse/distribution type development with a primary infrastructure demand being transportation. The subject site is in sub-area 5C, which the ELNAAP ranked 8th out of 14th for total infrastructure costs. The ELNAAP identified 'high-priority' areas being those that have the fewest property owners, the lowest infrastructure costs, and industrial zoning. It is clear that the subject site does not fit the criteria for a 'high-priority' site in that infrastructure costs to support industrial development are high, and the property is currently zoned AA - Agricultural.

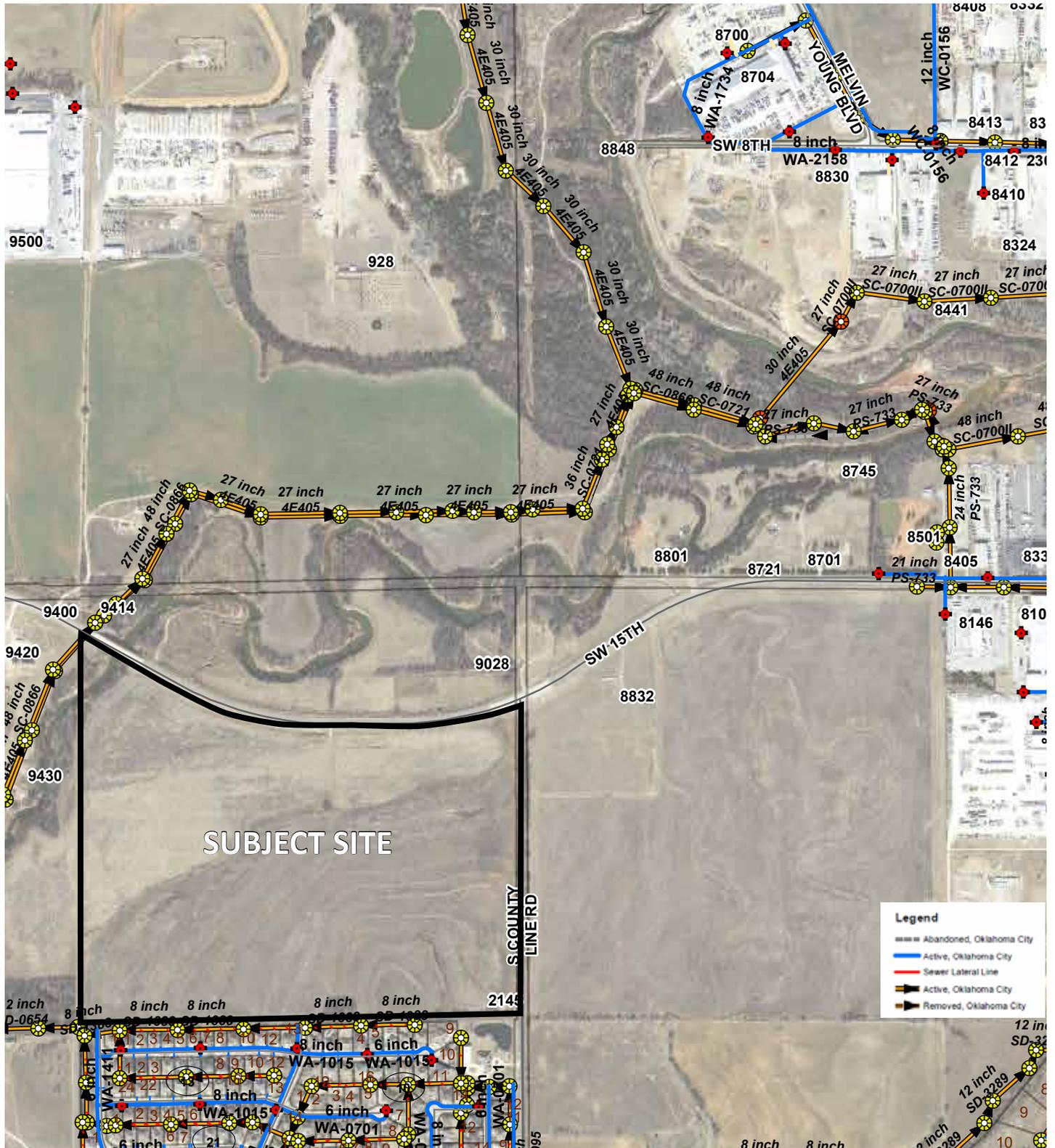
planokc outlines several policies for retaining and promoting development-ready sites in Employment areas, paraphrased below:

- Prioritizing capital improvements in Employment areas (ST-2)
- Purchasing of key properties with the intent of 'holding' for Employment uses (ST-1)
- Creating development-ready sites through public-private partnerships (ST-1)
- Limiting future developments to Employment uses through development agreements when major infrastructure is extended (SU-33)

planokc was adopted in 2015. Since that time the aforementioned policies have not been carried through to fruition for this area of Employment designated land. Without the City and its partners making investments in Employment designated land it is unreasonable to deny development or severely limit the types of development.

At the time of the ELNAAP study, Westbrook Estates, located directly south of the subject site was well established with Section 1 having been platted in 1990. There are inherent conflicts when placing large scale industrial uses abutting residential development – traffic, noise, dust, and hours of operation. Specific mitigation and site design measures would need to be utilized to address these conflicts. Due to existing single-family development patterns in the area, the existing Employment uses in the area, and the infrastructure costs and investments necessary to support Employment compatible development the subject site is not well suited for Employment, and the layer should be lifted. Additionally, the Employment designation should be lifted on the north side of SW 15th Street as this land is floodplain, undevelopable, and slated to be a large public park.

The site will be served by existing water and sewer in the area as shown by the map below. Capacity is sufficient in these areas to serve an Urban Low Intensity, single-family residential development.



The following are planokc initiatives the proposed development would support:
sustainokc

2. Locate uses in appropriate context with necessary services and infrastructure.
4. Develop a wide range of housing and neighborhood options.

The following are Urban Low Intensity policies with which the proposed development would support:

- Avoid developing within or modification of 100-year floodplains or floodways.
- Large-scale (20+ acres or 50 or more single family units) residential subdivisions should provide a diversity of home sizes, lot sizes, price points, architectural styles, and density ranges
- Developments should be served by urban water and sewer utility systems.
- Subdivisions with more than 50 units should have at least two points of entrance / egress at least 300 feet apart.
- Provide sidewalk connections to adjacent development.
- Support diversity and integration of housing unit types and sizes in all land use typology areas in order to meet the diverse needs of households of different sizes, generational needs, incomes, and preferences.

The following are Additional Development Related policies with which the proposed development would support:

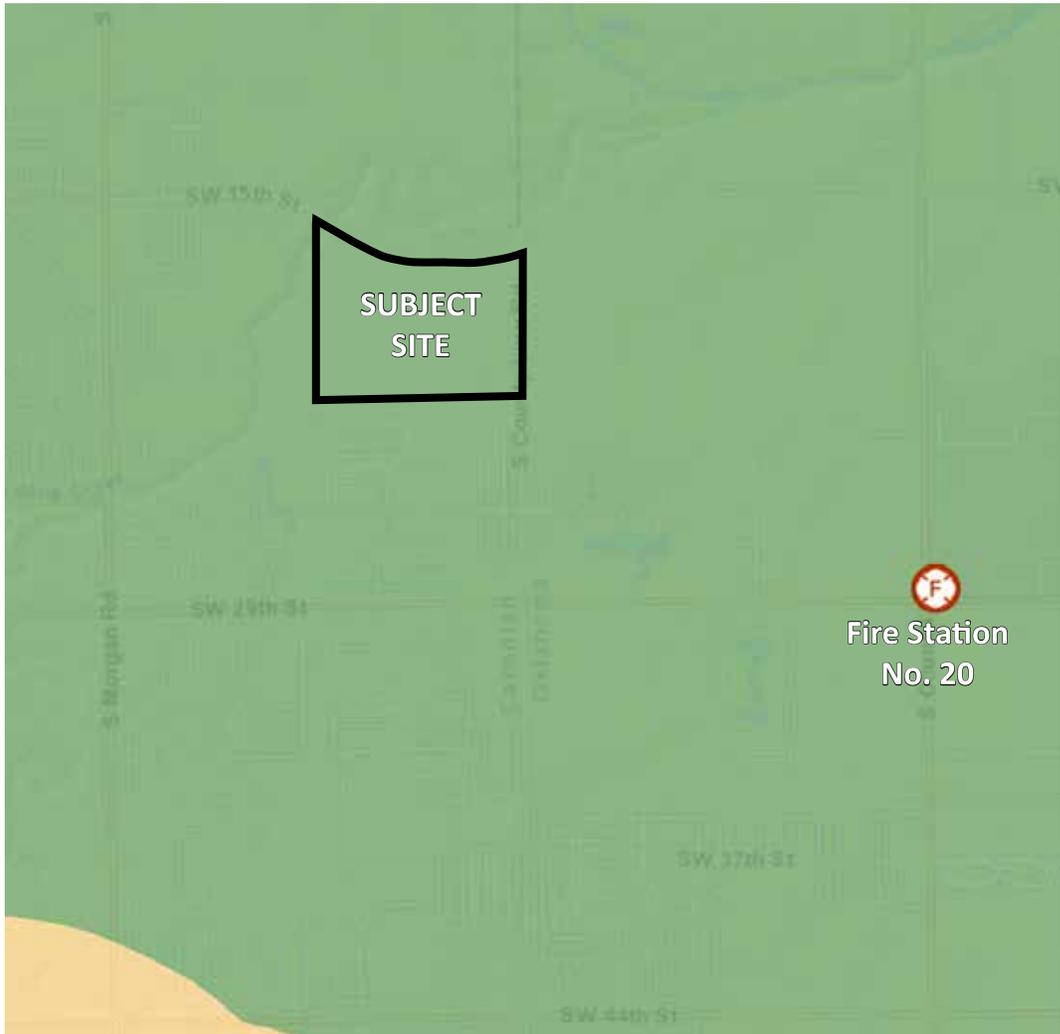
- Support diversity and integration of housing unit types and sizes in all land use typology areas in order to meet the diverse needs of households of different sizes, generational needs, incomes and preferences. New residential subdivisions should achieve a mixture of housing types within a unified development. (SU-4)
- Require sidewalks on both sides of all streets in urban LUTAs and in the Rural LUTAs for subdivisions with densities greater than 1 unit per acre. (C-7)

Employment Layer:

- Ensure development adjacent to Employment areas is compatible and will not compromise viability of employment lands.

If the subject site were to develop with uses envisioned by the Employment layer the impacts to the abutting single-family residential would be significant without adequate mitigation and site design measures.

The site will be served by existing water and sewer in the area. The site is 2 miles northwest from Fire Station No. 20 at 7929 SW 29th Street and has an urban fire response time target according to **planokc**.

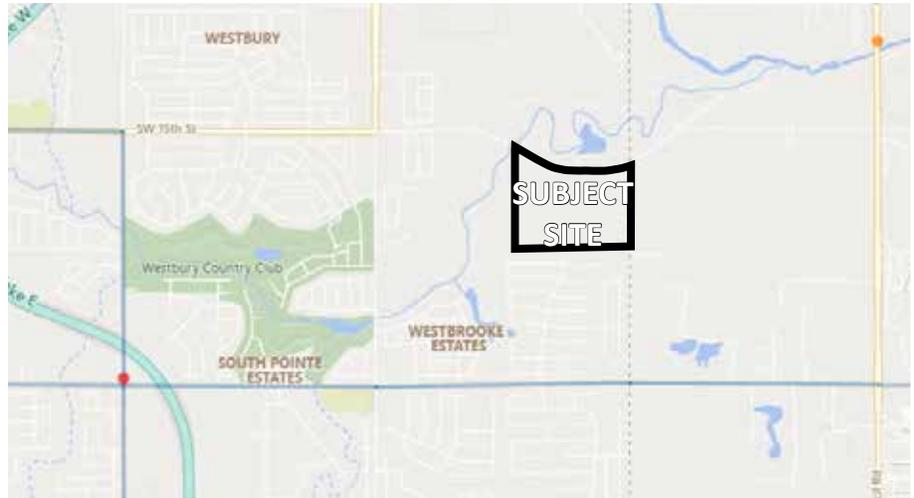


Improve Functionality and Quality

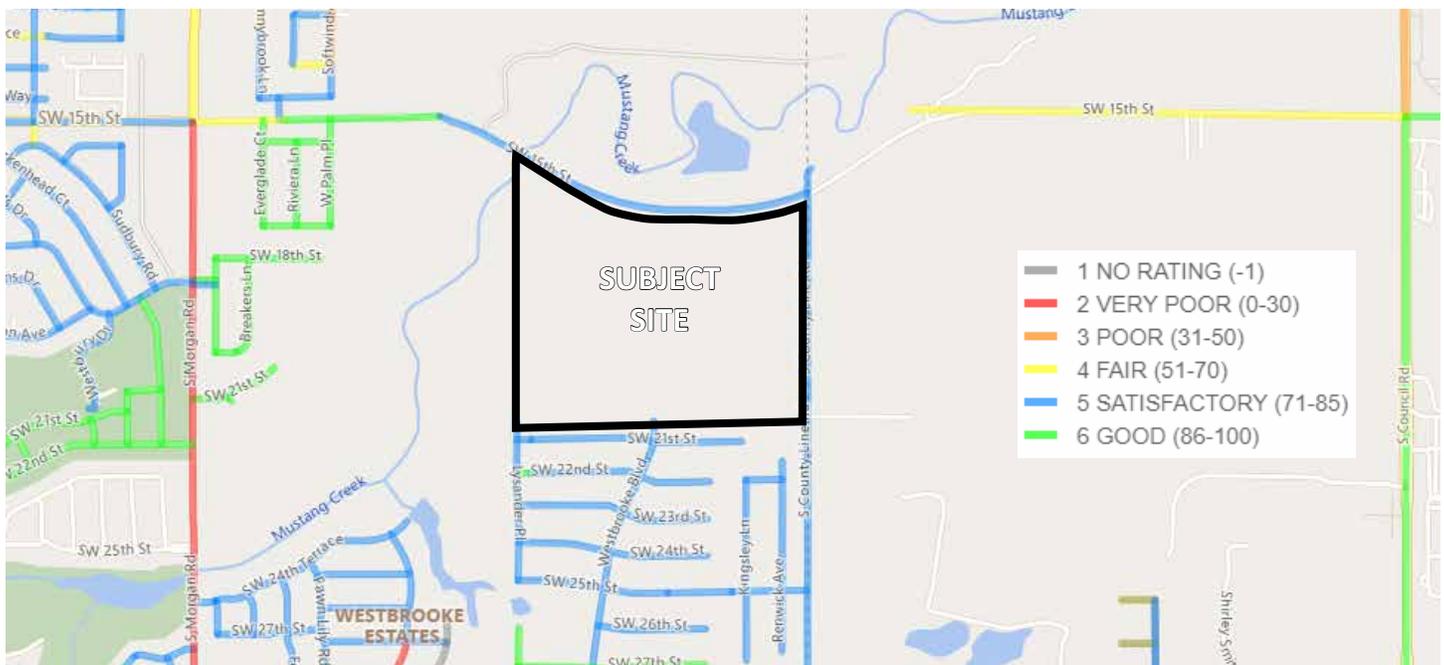
Regional connectivity was greatly expanded with the recent expansion of the Kirkpatrick Turnpike south from I-40 and east to Highway 152. The Turnpike extension west of South Sara Road is only 2 miles from the proposed site.

A number of road improvements are planned in the general area of the proposed project through the 2017 General Obligation Bond, shown in the image below (from data.okc.gov).

- SW 29th from Mustang Road to S Rockwell Ave - Resurfacing
- SW 29th from S Rockwell to S MacArthur - Widening
- S Council from SW 8th to W Reno Ave - Resurfacing
- S Morgan Road from SW 15th to SW 29th - Resurfacing
- SW 15th from S Morgan Road to S Czech Hall Road - Widening
- 0.6 miles south of Reno and Council - Bridge replace, repair and/or rehabilitate
- Sara Road and SW 29th Street - Intersection improvements



According to data.okc.gov SW 15th Street and S County Line Road are both in 'Satisfactory' condition.



Additionally, development in the area will be required to pay impact fees of \$0.37 per square foot of development, which will contribute to increased functionality of existing roads. By nature of the impact fee system in Oklahoma City, road improvements are often 'chasing' development, as they are collected, gathered and applied to 'benefit areas' after sufficient study of existing and planned development.

Summary



City services are present, and with adequate capacity. Fire service in this area of southwest Oklahoma City is within the urban target response time. If the subject site were to develop with uses envisioned by the Employment layer the impacts to the abutting single-family residential would be significant without adequate and specific mitigation measures. Further, the recent acquisition of property by the City north of the subject site for a large public park coupled with the recent rezoning (PUD-1757) and development of employment uses on the 205.7 acres directly across South County Line Road render the subject site best suited for residential development. With the 205.7 acres of Employment across the street, and other large manufacturing and distribution employers in the area (Amazon, Terex USA, UPS, Xerox, and CRST) this southwest section of Oklahoma City is well appointed with Employment land.

Site / Area Plan Map

