



**Date:** November 10, 2022

**To:** Planning Department  
c/o Banery Mujica-Ortiz  
[banery.muficaortiz@okc.gov](mailto:banery.muficaortiz@okc.gov)  
420 W Main St, 9<sup>th</sup> Floor  
OKC

**From:** Terri Massey  
[tmassey@gc-okc.com](mailto:tmassey@gc-okc.com)  
405-265-0641 x 109

## TRANSMITTAL LETTER

**Via:** E-Mail

**Re:** planOKC Amendment Application for property located at 1100 N. Cimarron Road

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### Attachments:

- 1 Copy of Application Requesting Amendment to Comprehensive Plan
  - 1 Copy of Written Report Justifying Amendment
  - 1 Copy of Authorization Letter
  - 1 Copy of Site/Area Plan Map
- 

**Comments:** Please accept the attached application along with the supporting documents for placement on the January 12, 2023, Planning Commission docket. An application for rezoning the subject property is also being submitted for consideration on the January 12, 2023, Planning Commission agenda. Feel free to contact Mark Grubbs or me if you have any questions.

Thanks!



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 Poage Land Investments, LLC Organization \_\_\_\_\_  
Address 2215 S. County Line Road Phone \_\_\_\_\_  
City, State, Zip OKC, OK 73128 E-mail mark.grubbs@gc-okc.com

Applicant's Signature see attached Date \_\_\_\_\_

Property Owner\* Poage Land Investments, LLC Organization \_\_\_\_\_  
Address 2215 S. County Line Road Phone \_\_\_\_\_  
City, State, Zip OKC, OK 73128 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 see attached Date \_\_\_\_\_

### PLAN AMENDMENT REQUEST

and remove the Agricultural Preserve Land Use  
Typology Layer

- ☒ Change in Land Use Typology Area (LUTA) from Rural Low Intensity to Rural Medium Intensity  
☐ 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): PC-

Address / location of property subject to proposed amendment

North of NW 10th Street on the east side of Cimarron Road

Size of property (acres) 120 acres Current use of property farm land



November 8, 2022

Planning Department  
Kim Cooper-Hart, Principal Planner  
420 West Main #900  
Oklahoma City, OK 73102

RE: Request for Comprehensive Plan Amendment on property located at 1100 N. Cimarron Road

The above described property is within the RL Rural-Low Intensity Land Use Typology Area and the AP Agricultural Preserve Land Use Typology Layer of the Comprehensive Plan. It is hereby requested that the subject site be amended to change the current designation of Rural Low Intensity and remove the current Agricultural Preserve Layer, both of which are intended to maintain and preserve agricultural land and large lot neighborhoods to the land use designation of Rural Medium Intensity due to the following reasons:

1. There is a demand for rural residential development in the general area due to the encroaching higher density growth approximately three miles to the east and within Yukon to the north.
2. The subject property and surrounding properties are no longer utilized for agricultural purposes.
3. There is a public water line adjacent to the property that will be required to be extended throughout the development and provide domestic water to the proposed residential lots.

This site has frontage on NW 10<sup>th</sup> Street and Cimarron Road. There is a public water line located along both arterial streets.

The nearest fire station to this property is Station 38 located at 14500 SW 59<sup>th</sup> Street, approximately six miles to the south. This area is located within the Banner Public School system, a less crowded and more rural school system for many families. With the property located in a desirable school district and near urban services, this area has generated a strong market for homes on acreages smaller than five acres. This has led to rural developments to the east and south.

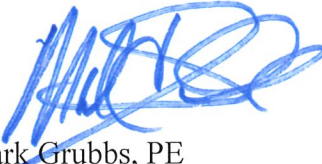
The following are a few of the new OKC plan policies that support the proposed development:

Planning Department  
Kim Cooper-Hart  
November 8, 2022  
Page Two

- Avoid developing within or modification of 100-year floodplains or floodways.
- Large, one acre tracts would sustain the rural character of the area.

Given these considerations it is felt that the proposed development is an efficient use of the land and will be a great asset to OKC. Therefore, it is respectfully requested that the amendment to the Comprehensive Plan be approved.

Respectfully,



Mark Grubbs, PE  
Grubbs Consulting LLC

cc: Poage Land Investments, LLC  
David Box, Williams Box Forshee & Bullard

**Poage Land Investments, LLC  
2215 S. County Line Road  
Oklahoma City, OK 73128**

October 13, 2022

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

**RE: Letter of Authorization for Rezoning and Platting Property located north of NW  
10th Street and east of Cimarron Road, in a part of the SW/4 of Section 26, T12N,  
R6W of the Indian Meridian in Canadian County**

To Whom It May Concern:

As owner of the property described above, I hereby authorize Grubbs Consulting, LLC and/or David Box with Williams Box Forshee and Bullard to act as agent on my behalf in the preparation, filing and representation of the rezoning, platting and planOKC plan amendment applications before the Oklahoma City Planning Commission and City Council.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "H Poage", is written over a horizontal line.

Harold Poage  
Poage Land Investments, LLC

cc: David Box  
Williams Box Forshee & Bullard



The figure is an interactive map titled "Interactive PlanOKC Map". It displays a map of a region with various land use designations and infrastructure. A specific parcel is highlighted with a red border. The map includes a legend on the left side with the following categories:

- Location**: Latitude: 35.4825, Longitude: -97.8097
- Land Use Typology**: Agricultural Preserve, Rural/Low Intensity
- Land Use Compatibility**: Land Use Compatibility
- Street Typology**: Minor Arterial, Neighborhood
- Retail Priority Areas**: Not within a known Retail Priority Area
- Riparian Areas**: Floodplain, Stream
- Upland Forest Areas**: No known Upland Forests Areas nearby
- Aquifer Recharge Areas**: Not within a known Aquifer Recharge Area
- Fire Service Availability**: Longer than Rural Service Times
- Sewer Service Availability**: Not Available / Need for Major

The map shows a network of roads, including N Cimarron Rd, N. Cimarron Rd, N. Richland Rd, N.W. 10th St, N.W. 11th St, N.W. 12th St, N.W. 13th St, N.W. 14th St, N.W. 15th St, N.W. 16th St, N.W. 17th St, N.W. 18th St, N.W. 19th St, N.W. 20th St, N.W. 21st St, N.W. 22nd St, N.W. 23rd St, N.W. 24th St, N.W. 25th St, N.W. 26th St, N.W. 27th St, N.W. 28th St, N.W. 29th St, N.W. 30th St, N.W. 31st St, N.W. 32nd St, N.W. 33rd St, N.W. 34th St, N.W. 35th St, N.W. 36th St, N.W. 37th St, N.W. 38th St, N.W. 39th St, N.W. 40th St, N.W. 41st St, N.W. 42nd St, N.W. 43rd St, N.W. 44th St, N.W. 45th St, N.W. 46th St, N.W. 47th St, N.W. 48th St, N.W. 49th St, N.W. 50th St, N.W. 51st St, N.W. 52nd St, N.W. 53rd St, N.W. 54th St, N.W. 55th St, N.W. 56th St, N.W. 57th St, N.W. 58th St, N.W. 59th St, N.W. 60th St, N.W. 61st St, N.W. 62nd St, N.W. 63rd St, N.W. 64th St, N.W. 65th St, N.W. 66th St, N.W. 67th St, N.W. 68th St, N.W. 69th St, N.W. 70th St, N.W. 71st St, N.W. 72nd St, N.W. 73rd St, N.W. 74th St, N.W. 75th St, N.W. 76th St, N.W. 77th St, N.W. 78th St, N.W. 79th St, N.W. 80th St, N.W. 81st St, N.W. 82nd St, N.W. 83rd St, N.W. 84th St, N.W. 85th St, N.W. 86th St, N.W. 87th St, N.W. 88th St, N.W. 89th St, N.W. 90th St, N.W. 91st St, N.W. 92nd St, N.W. 93rd St, N.W. 94th St, N.W. 95th St, N.W. 96th St, N.W. 97th St, N.W. 98th St, N.W. 99th St, N.W. 100th St. A scale bar at the bottom left indicates 0 to 100 meters. The map is credited to "© 2022 TomTom © 2022 Microsoft Corporation © OpenStreetMap, Terra".