



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**November 18, 2021**

**Item No. IV. 7.**

**Resolution adopting the Innovation District Land Use Plan as an amendment to the comprehensive plan. Ward 7.**

**I. BACKGROUND**

The Innovation District Land Use Plan defines land use priorities and establishes a roadmap to guide future development in the areas of the Oklahoma Health Center, the University of Oklahoma campus and research park, the state capitol environs, and the adjacent neighborhoods. Most of the area of the Land Use Plan is within the Capitol - Medical Zoning District, which is administered by the State of Oklahoma, but a portion of it is within Oklahoma City's jurisdiction for zoning.

The Innovation District Plan was funded jointly by the Oklahoma City Innovation District, The Alliance for Economic Development, the City of Oklahoma City, the Oklahoma Office of Management and Enterprise Services, the Greater Oklahoma City Chamber, the Presbyterian Health Foundation, and the University of Oklahoma. The consulting firm of Perkins + Will was tasked with creating a plan that showed how the city and state entities could develop a dense, active, safe, and well-connected mixed-use environment. The Plan consisted of three sections: The Land Use Plan, the Strategic Development Plan for the Innovation District, and the Strategic Development Plan for the Capitol Environs. The focus of the proposed comprehensive plan amendment is the Land Use Plan.

The Land Use Plan includes guidelines that address density, building form, block sizes, lot widths, building setbacks, sidewalks, and parking. It also includes guidelines for "complete streets" that enable safe, convenient, and comfortable travel and access for users of all ages and abilities, regardless of their mode of transportation. Preservation guidelines that address preservation, infill, and compatibility are also included.

Since Perkins + Will completed their work, Planning Department staff has modified the plan to:

- Revise language to coordinate with preserveokc, the City's historic preservation plan;
- Revise street graphics to coordinate with bikewalkokc, the City's comprehensive bicycle and pedestrian master plan; and
- Revise language to support a variety of housing types and transportation choices.

Planning staff has also provided additional public engagement opportunities. A draft of the plan was posted online for public comment on May 3, 2021 and feedback was collected via a short online survey. Planning staff has also hosted:

- Virtual public meetings via Zoom with neighborhoods and other stakeholders on May 11, 2021 and May 20, 2021;
- Information booth at the oNE OKC event on May 15, 2021;

- Information booth at the Ward 7 Career and Resource Fair on May 22, 2021; and
- Information booth at the Juneteenth Celebration at Washington Park on June 19, 2021.

On September 9, 2021, Planning Commission discussed a draft of the plan at a study session.

On September 23, 2021, the plan was presented to Planning Commission for adoption. Residents who spoke at the meeting voiced concerns about how the plan addressed density and affordable housing. Residents also requested additional in-person public outreach with area residents. The item was continued to the October 28, 2021 Planning Commission meeting.

On October 26, 2021, Planning staff presented the plan at the Northeast OKC Town Hall event held at the Auditorium at Douglas (Page Woodson).

On October 28, 2021, the Planning Commission continued the item to their November 18, 2021 meeting, at the request of Planning staff.

Adopting the Land Use Plan as an amendment to the City's comprehensive plan, **planokc**, would add the Land Use Plan goals and objectives to the list of principles and policies that guide development in the area.

## **II. RECOMMENDATION**

Adopt resolution.