



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

Item No. IV

(CPA-2021-0013) Consideration of a proposed map amendment to the Comprehensive Plan, removing the Employment Land Use Typology Area (LUTA) layer over the Urban Low Intensity base LUTA on approximately 112 acres at the southwest corner of SW 15th Street and S County Line Road. Ward 3

1. GENERAL INFORMATION

A. Applicant / Applicant's Representative

Johnson & Associates on behalf of Lennar Corporation
1 E Sheridan Ave, Suite 200
Oklahoma City, Ok 73104

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. Associated Zoning - The rezoning case associated with this application is PC-10778 for residential development.

D. Reason for Request - The applicant is requesting an amendment to the Comprehensive Plan to allow residential units on a 112-acre tract of land located at the southwest corner of SW 15th Street and S County Line Road.

2. AMENDMENT REQUEST

The comprehensive plan requires a completed amendment application that contains information supporting the request for a plan modification. 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:

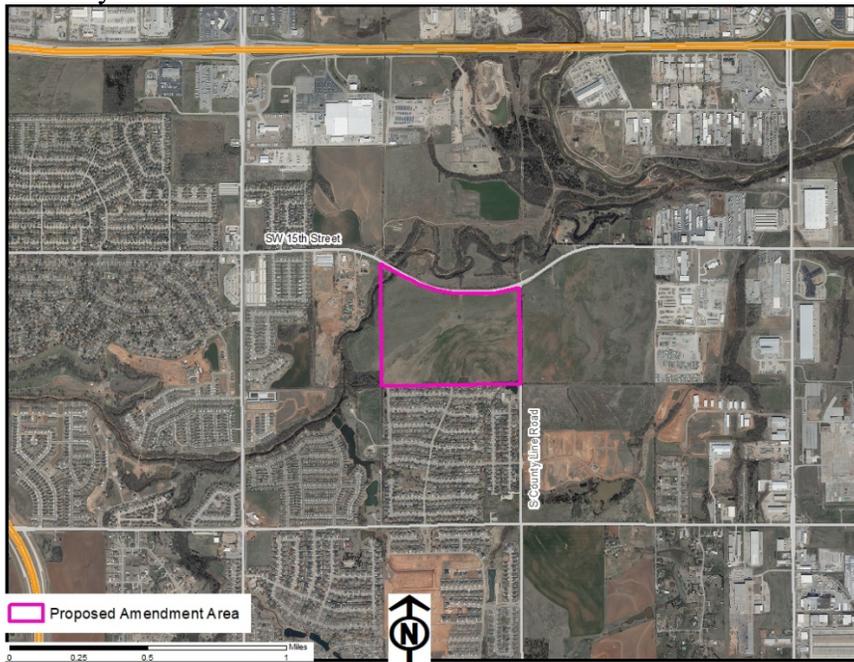
- Street access: the site has access to I-40 and the Kilpatrick Turnpike
- Access to utilities: water and sewer water are in place with adequate capacity to serve the site.
- The subject sit is located within the Mustang School District
- The subject site is within Urban Response emergency service time established by planokc.
- The proposed amendment supports the following planokc policies:

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- 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.”

3. EXISTING CONDITIONS

A. Location – The 112-acre subject site is at the southwest corner of SW 15th Street and County Line Road.



Site Map

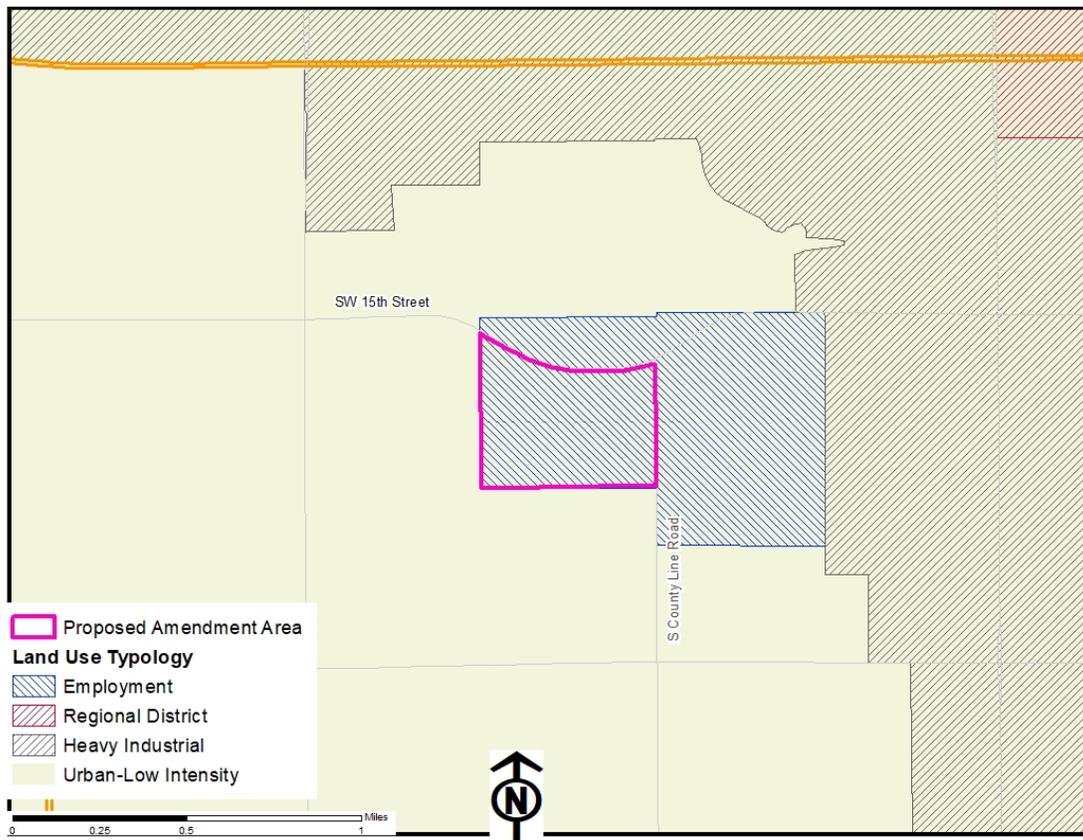
B. School District: Mustang School District

C. Summary of Surrounding LUTAs

The subject site is located in the western portion of a larger Employment (EM) area that extends to the north and east. The site abuts the Urban-Low Intensity (UL) LUTA to the west and south.

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



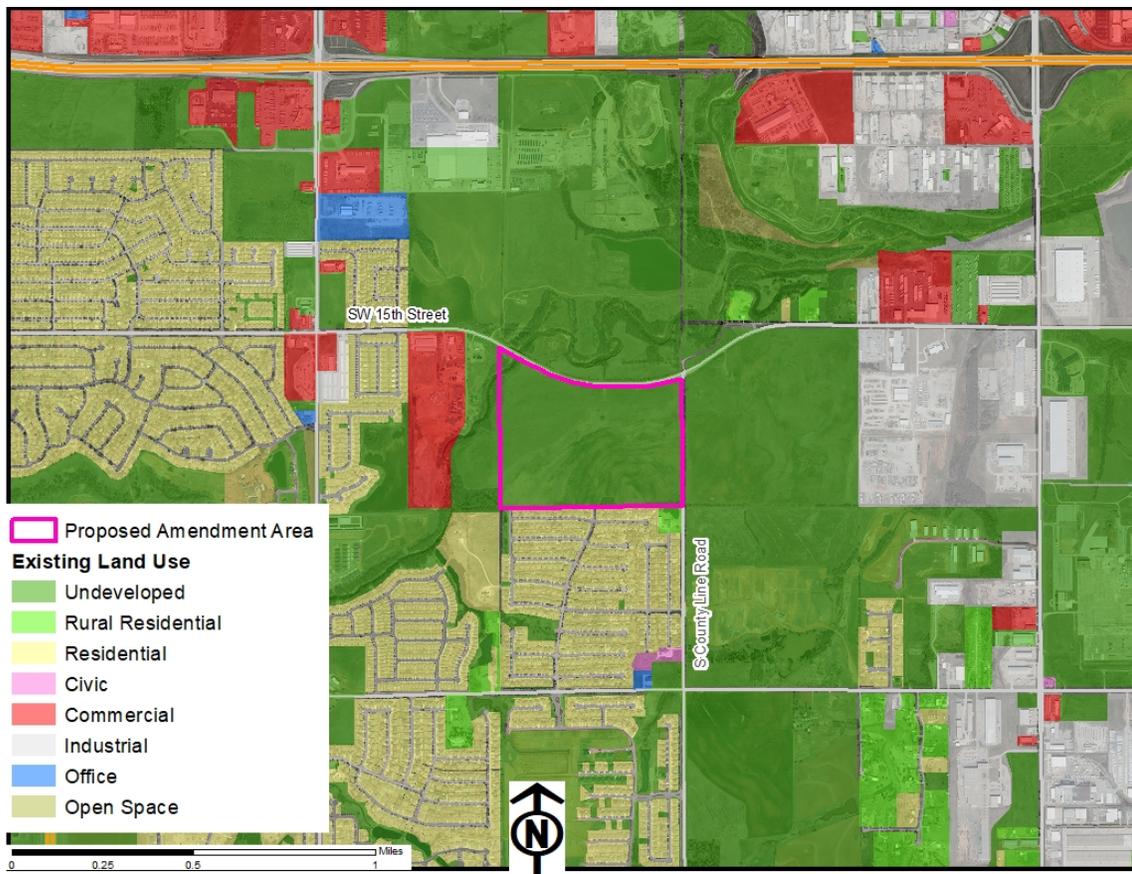
Land Use Typology Areas

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D. Summary of Adjacent Existing Land Uses

The area includes a mix of uses. North: Undeveloped; East: undeveloped; South: Residential; West: Undeveloped/ Commercial.

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



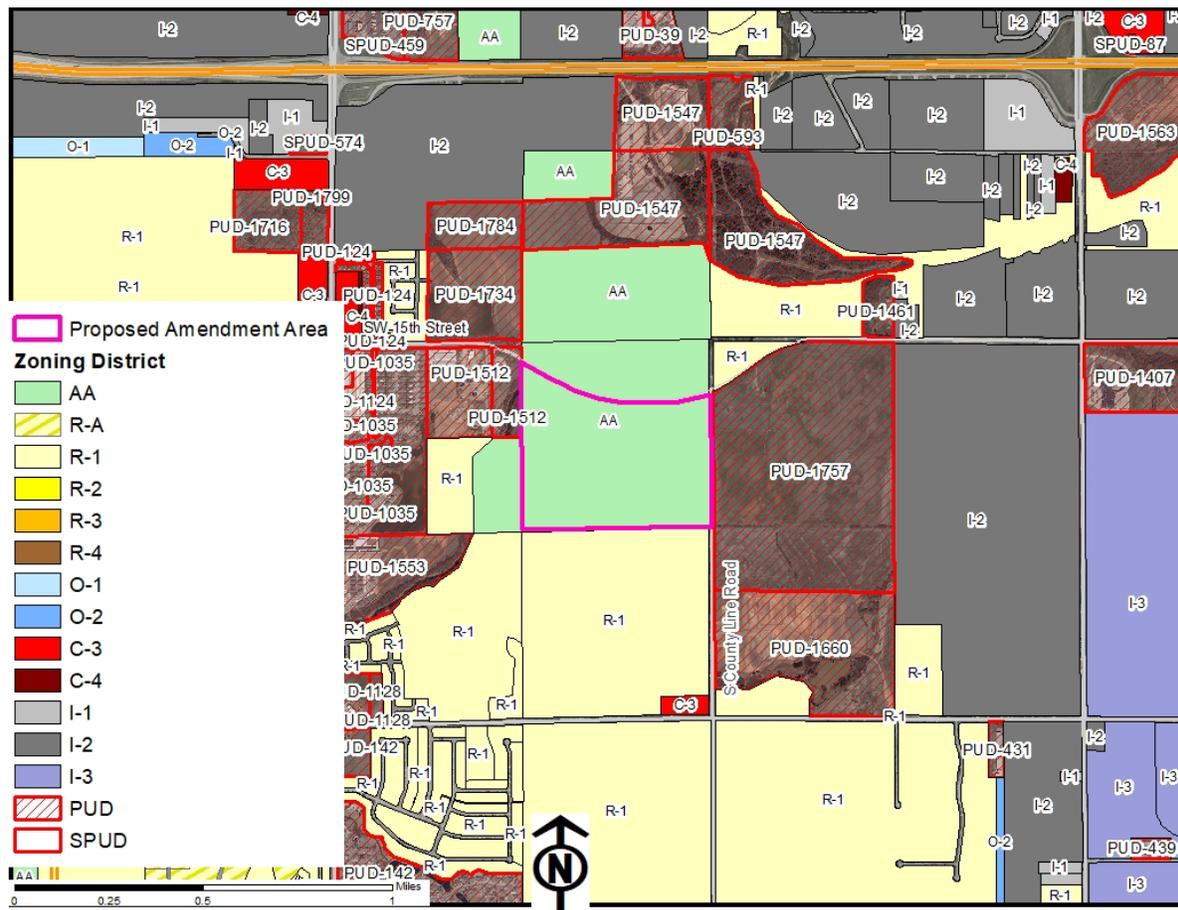
Adjacent Land Uses

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E. Summary of Adjacent Zoning

The subject parcel is zoned AA (Agricultural), which continues north. PUD-1757 approved on July 2020, which is located to the east allows two uses: I-2 (Moderate Industrial District) and I-1 (Light Industrial District). To the west PUD-1512 approved on October 2013 for C-3 (personal storage) and I-1 (Light Industrial District) with some R-1 (Residential) zoning exists to the south.

Site	North	East	South	West
AA	AA	R-1/PUD 1757	R-1	R-1/PUD1512



Zoning Map

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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 Employment layer LUTA was adapted from study areas identified in the *Employment Land Needs Assessment and Action Plan (ELNAAP)*. The Employment layer 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 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)

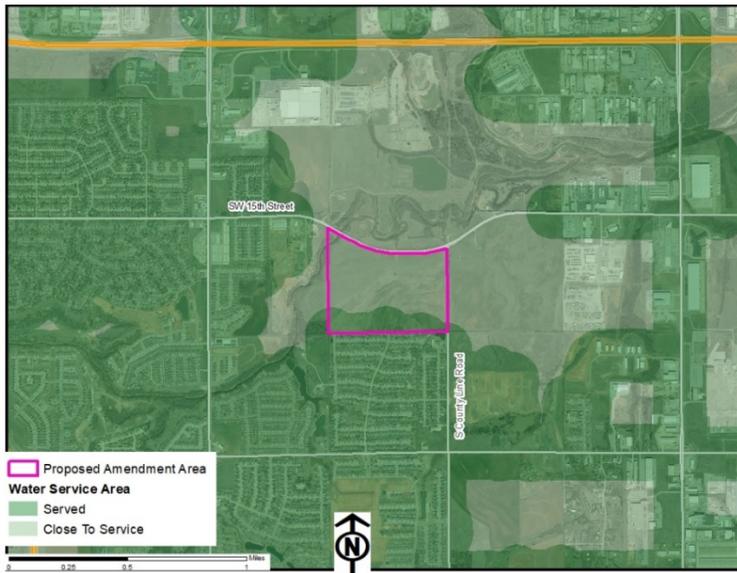
UL applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park, and fire services. The UL LUTA allows for a wide assortment of commercial, office, light industrial and residential development. Typical residential densities are 4-8 dwelling units per 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

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integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation.

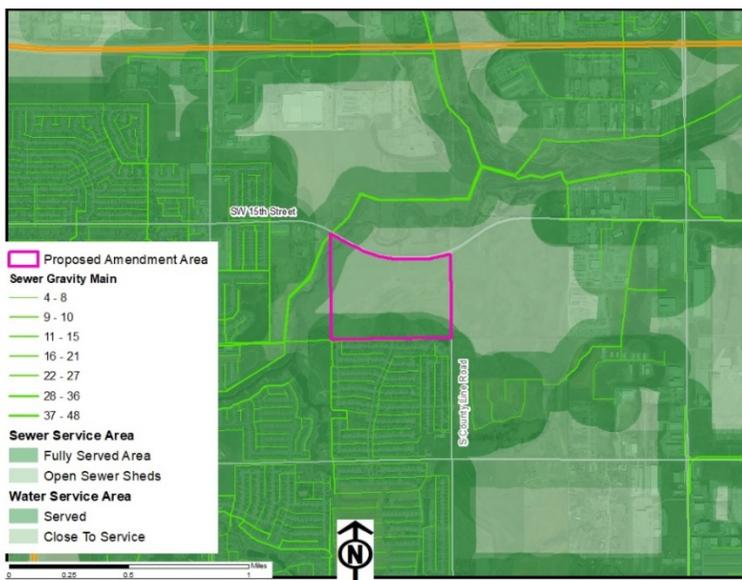
G. City Service Provision

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



Water Service Availability

- 2. Wastewater.** The area is within a serviceable sewer shed.



Sewer Service Availability

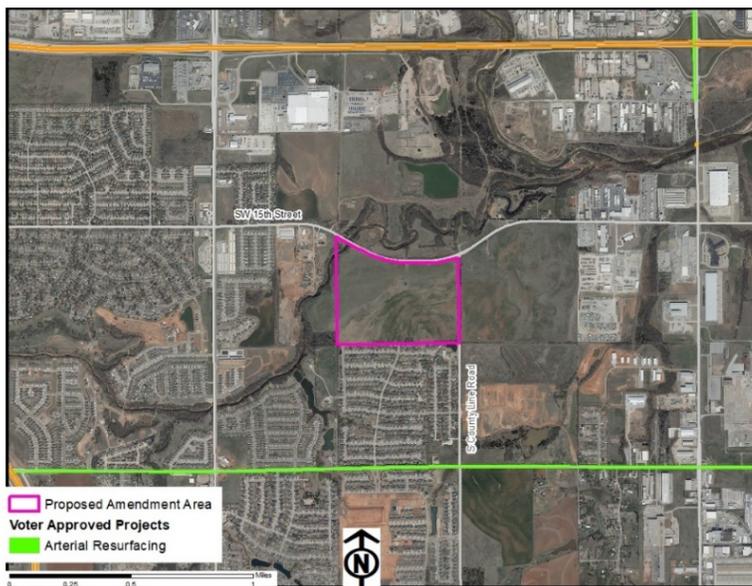
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3. **Emergency Services** - The site is within the Urban Response Time for fire service set by planokc.



Fire Response Zones

4. **Street Typology** – SW 15th Avenue is a major arterial street and is intended to provide good traffic flow and connectivity and accommodate thru-traffic, access to adjacent uses, and connections to the highway system while accommodating all users.



Planned Street Improvements

4. PLANOKC ANALYSIS

An approximately 112-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 112-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 site 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 SW 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 in large sites (50-500 acres) for industrial and business developments to help the City attract new companies and accommodate the expansion of existing ones.

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 I-40 and the Kilpatrick Turnpike.
- A limited supply of undeveloped land appropriate for employment uses exists within Oklahoma City.
- This site is located between industrial and commercial uses, locating residential uses close to industrial and commercial uses can cause conflict due to traffic, noise, dust, and hours of operation.
- The site is served by City water, wastewater, and fire response services.
- Single-family residential is not a supported use within the EM LUTA.
- Multi-family uses are considered appropriate within the EM LUTA when integrated with employment uses.

5. FINDINGS AND RECOMMENDATION

Findings

- The subject site is an excellent site for employment uses due to its proximity to I-40 and Kilpatrick Turnpike, other employment uses, and City infrastructure.
- Well-served and situated employment land sites are limited in the southwest 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 112-acre parcel would significantly reduce the amount of development-ready EM land available in the SW 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.

Attachments

1. Application
2. Supporting materials