



## **STAFF REPORT**

**The City of Oklahoma City**

**Planning Commission**

**March 9, 2023**

**Item No. IV. 23.**

**(CPA-2023-00001) Consideration of a proposed map amendment to the Comprehensive Plan, changing the Land Use Typology Area (LUTA) by removing the Agricultural Preserve (AP) layer and changing the base LUTA designation from Rural-Low Intensity (RL) to Rural-Medium Intensity (RM) on an approximately 15.57-acre tract located west of S. Cimarron Road and north of SW 15th St. Ward 3.**

### **I. GENERAL INFORMATION**

#### **A. Applicant / Applicant's Representative**

Grubbs Consulting/ Terri Massey on behalf of

Gary Owens Development, Inc. P.O. Box 283, Mustang, OK 73084

**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.

On February 21, 2023 continuance was requested to move the item to March 9, 2023.

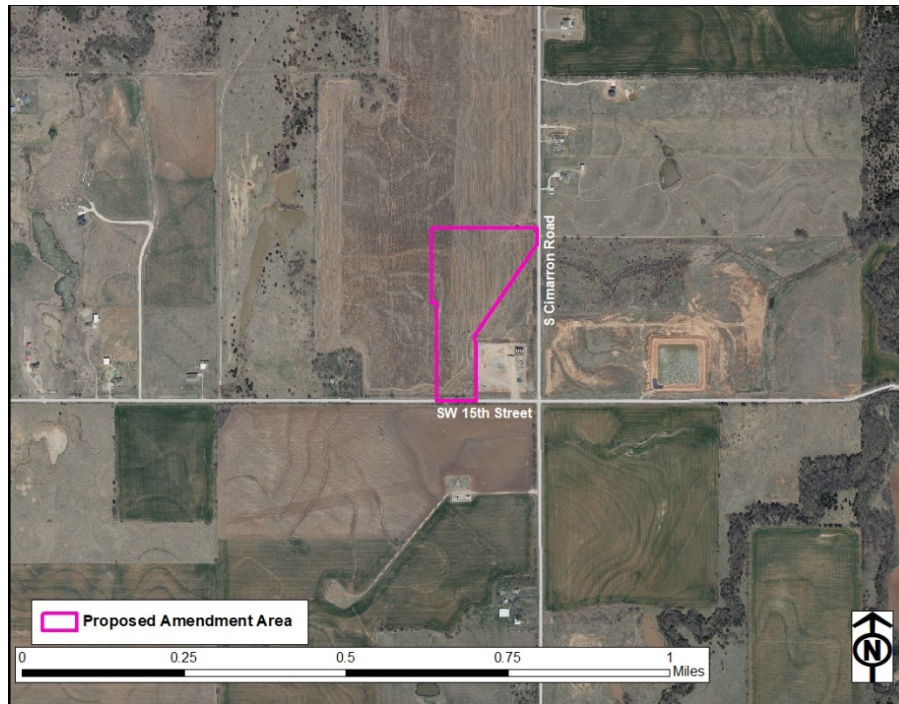
#### **C. Associated Zoning - PUD 1932**

**D. Reason for Request** - The applicant requests to lift the Agricultural Preserve (AP) LUTA layer and change the base designation from Rural-Low to Rural-Medium Intensity to allow development of single-family residential and extend the single-family residential subdivision immediately west of the subject on an approximately 15.57-acre tract of land.

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*Existing Conditions*

## **II. 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 enough capacity.
- Improves the functionality and quality of the surrounding area.

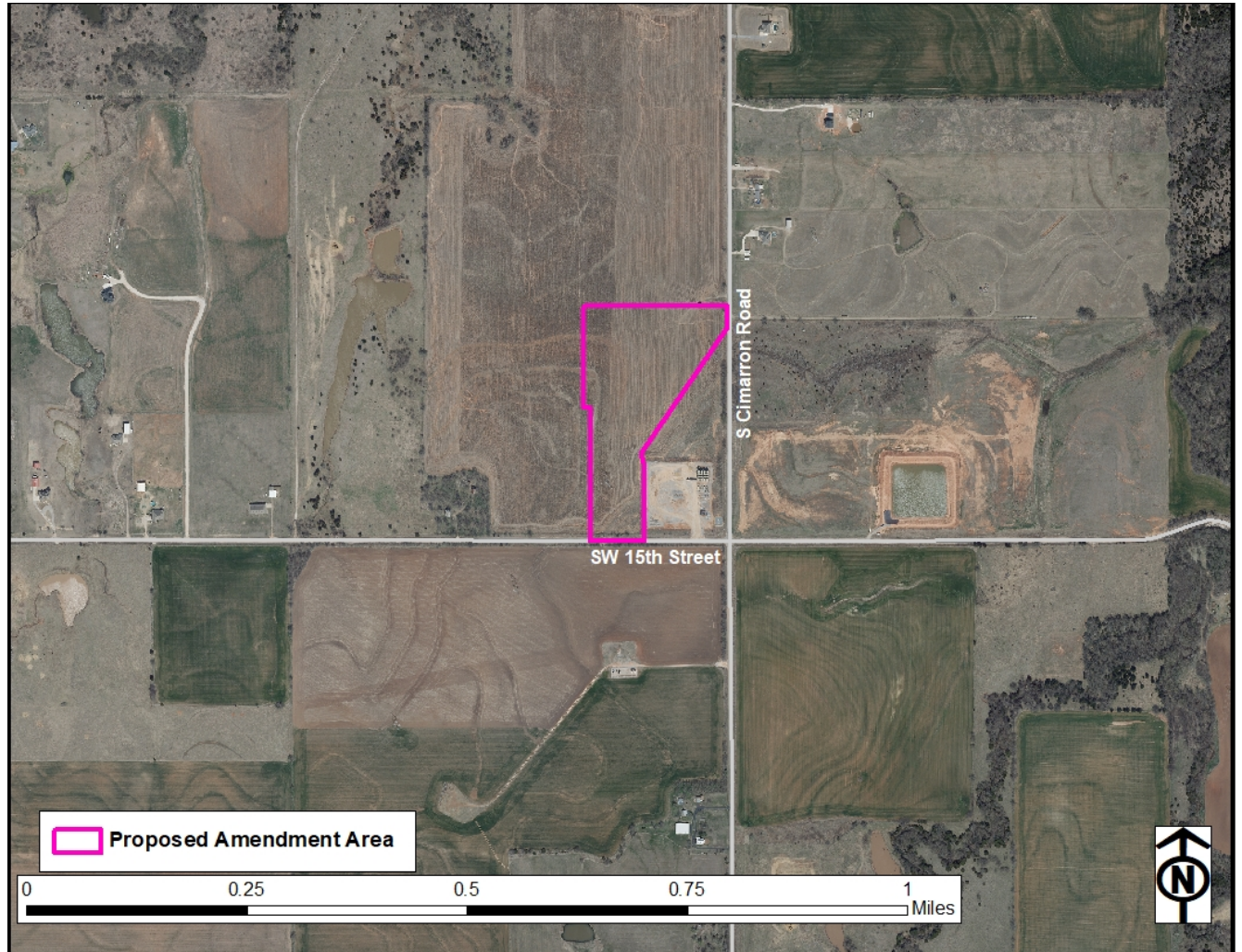
This application requests to lift the Urban Future layer from the Urban-Low Intensity base LUTA designation on the subject area. The applicant listed the following as justification for the proposed Comprehensive Plan Amendment:

- a) Avoid developing within or modification of 100-year floodplains or floodways.
- b) Large, two-acre tracts would sustain the rural character of the area.
- c) This area is located within the Yukon Public School system, which is a popular school system for many people.
- d) The subject property and surrounding properties are no longer utilized for agricultural purposes.

### **III. EXISTING CONDITIONS**

#### **A. Location**

The proposed amendment area consists of approximately 15.57 -acres located on the southeast corner of S. Council Road and south of SW 119<sup>th</sup> Street.



*Site Map*

#### **B. School District**

The site is within the Yukon Public School District.



**C. Summary of Surrounding LUTAs**

The Oklahoma City Planning Commission approved CPA 2021-07 to the west on August 12, 2021, lifting 160 acres of the Agricultural Preserve LUTA layer and changing the base designation from Rural-Low to Rural-Medium intensity.

| Site                  | North                 | East                  | South                 | West         |
|-----------------------|-----------------------|-----------------------|-----------------------|--------------|
| Agricultural Preserve | Agricultural Preserve | Agricultural Preserve | Agricultural Preserve | Rural Medium |



*Land Use Typology Areas*



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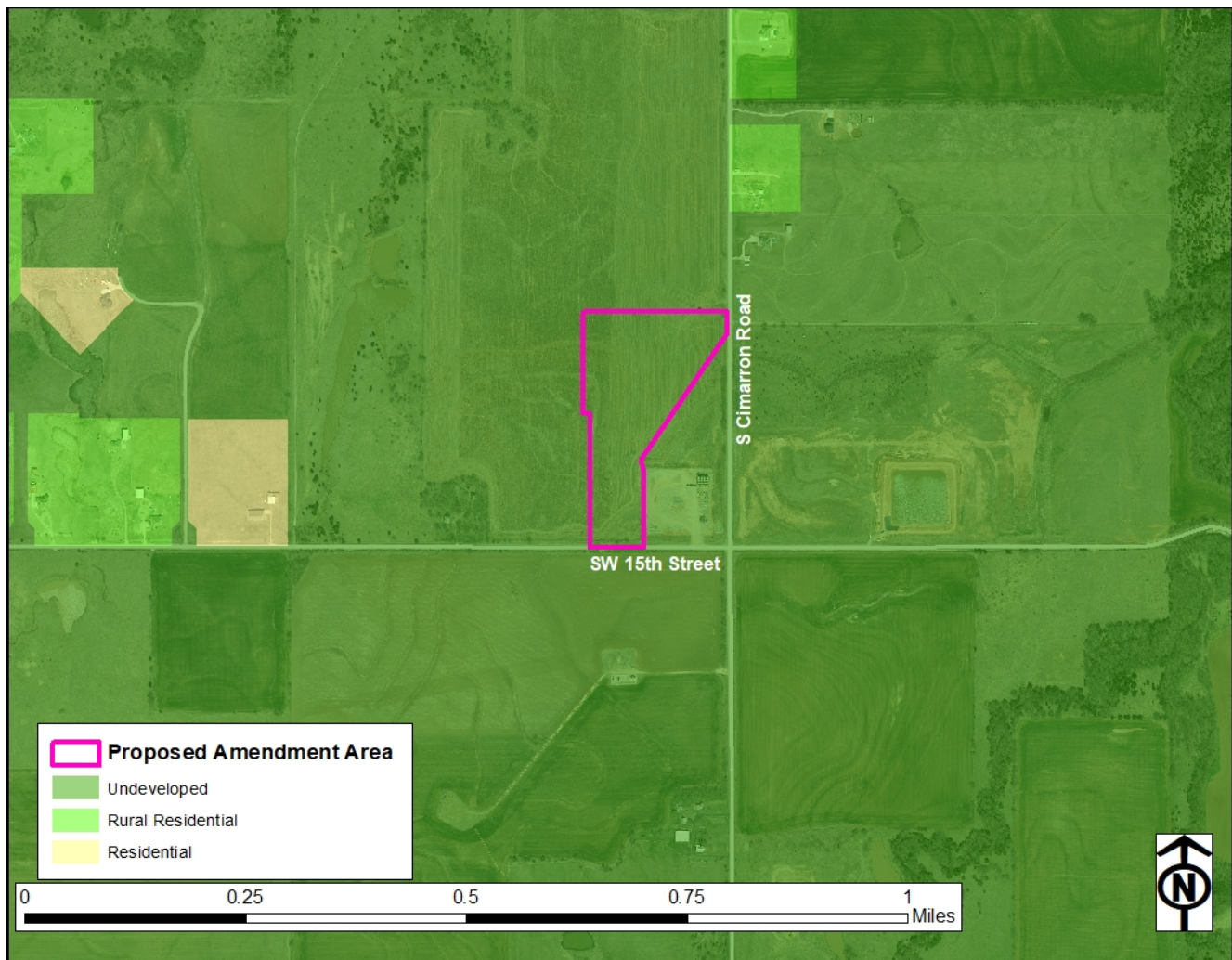
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### D. Summary of Adjacent Existing Land Uses

The predominant land use pattern in the area is undeveloped/agricultural land and low-density residential. The nearest urban-style residential is to the northeast.

| Site        | North       | East        | South/SW    | West          |
|-------------|-------------|-------------|-------------|---------------|
| Undeveloped | Undeveloped | Undeveloped | Undeveloped | Undeveloped / |

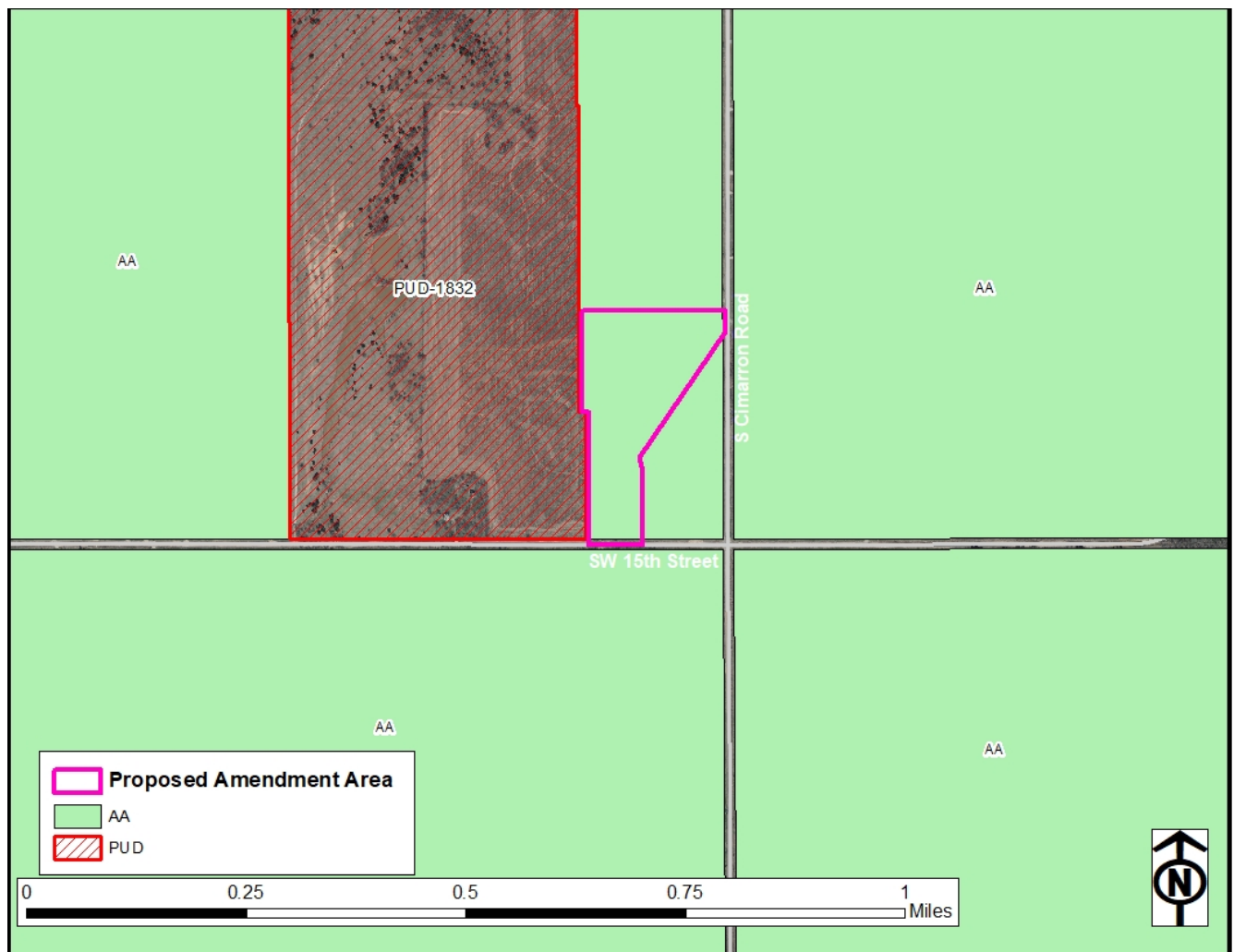


*Adjacent Land Uses*

**E. Summary of Adjacent Zoning**

The surrounding zoning is currently AA, with PUD-1832 (approved preliminary plat for rural residential lots 2 or more acres in size) located to the west.

| Site | North | East | South | West                      |
|------|-------|------|-------|---------------------------|
| AA   | AA    | AA   | AA    | PUD-1832<br>(Residential) |



*Zoning Map*

#### **IV. LAND USE TYPOLOGY AREA**

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 designated Agricultural Preserve (AP), which is layered over the Rural-Low Intensity (UL) LUTA. The applicant is requesting Rural-Medium.

##### **Agricultural Preserve (AP)**

The Agricultural Preserve (AP) LUTA layer preserves large scale acreages used primarily for agricultural purposes. The AP Layer was applied to areas of Oklahoma City that could not be efficiently served by City services, particularly water and sewer, are generally comprised of parcels 10 acres or more in size, and:

1. Are in the 100-year floodplain; and/or
2. Contain active agricultural uses; and/or
3. Are not anticipated to develop within the planning horizon of planokc.

Although the subject site is not within the 100-year floodplain, the area is well-beyond any City sewer, the majority of the area is zoned AA, and the response time for fire service is longer than the target rural response time.

planokc growth scenario modeling determined that scattered, large-lot residential development in rural areas is the most inefficient and costly development pattern to serve. However, recognizing that large-lot single family development exists and may continue to be desired, planokc called for the creation of two Rural land use typologies: Medium Intensity (RM) and Low Intensity (RL) to help manage cost of service to the City and residents, protect environmental quality, and maintain quality of life and character in rural areas.

##### **Rural - Low Intensity (RL)**

The purpose of the RL LUTA is to accommodate large-lot (5 acres and greater) rural development. No expectation of urbanization or urban infrastructure is anticipated in these areas for many years, if ever. Predominate uses in this LUTA are single family detached residential and agricultural activities. Some supportive commercial and light industrial uses may be appropriate so long as they do not negatively impact rural activity or character.

##### **Rural-Medium Intensity Land Use Typology Area (RM)**

The applicant is requesting the site be designated as Rural-Medium Intensity, which typically allows for large-lot residential at 2 acres more, which is a higher density than RL because:

- a) these areas generally have better fire response; and



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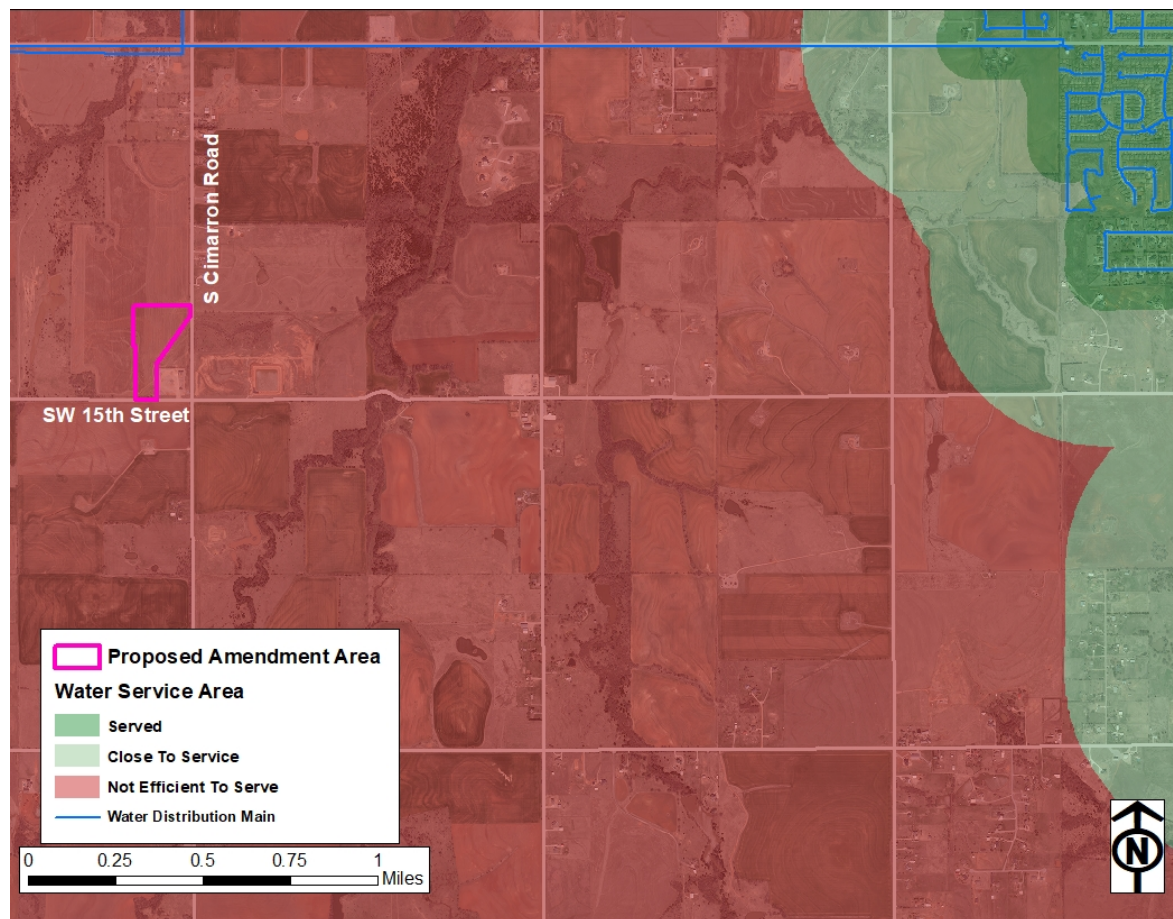
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- b) These areas are often located next to the Urban Future or Urban–Low Intensity LUTAs; and
- c) These areas often have limited potential to connect to City water and sewer, which could allow them to become more integrated into the urbanized area in the distant future.

### City Service Provision

#### A. Public Water Supply

The site falls outside of the City’s water service zone characterized as not efficient to serve. Utilities confirmed that there is public water along SW 15th Street regulated by the Rural Water District. However, the water agreement between the property owners in the area and Canadian County is only for homes that were existing at the time of the agreement; new subdivisions cannot connect. Additionally, the water agreements with existing property owners are temporary. In the event that municipal water service is extended, the existing homes will be required to be customers of the municipal water provider.



*Water Service Availability*

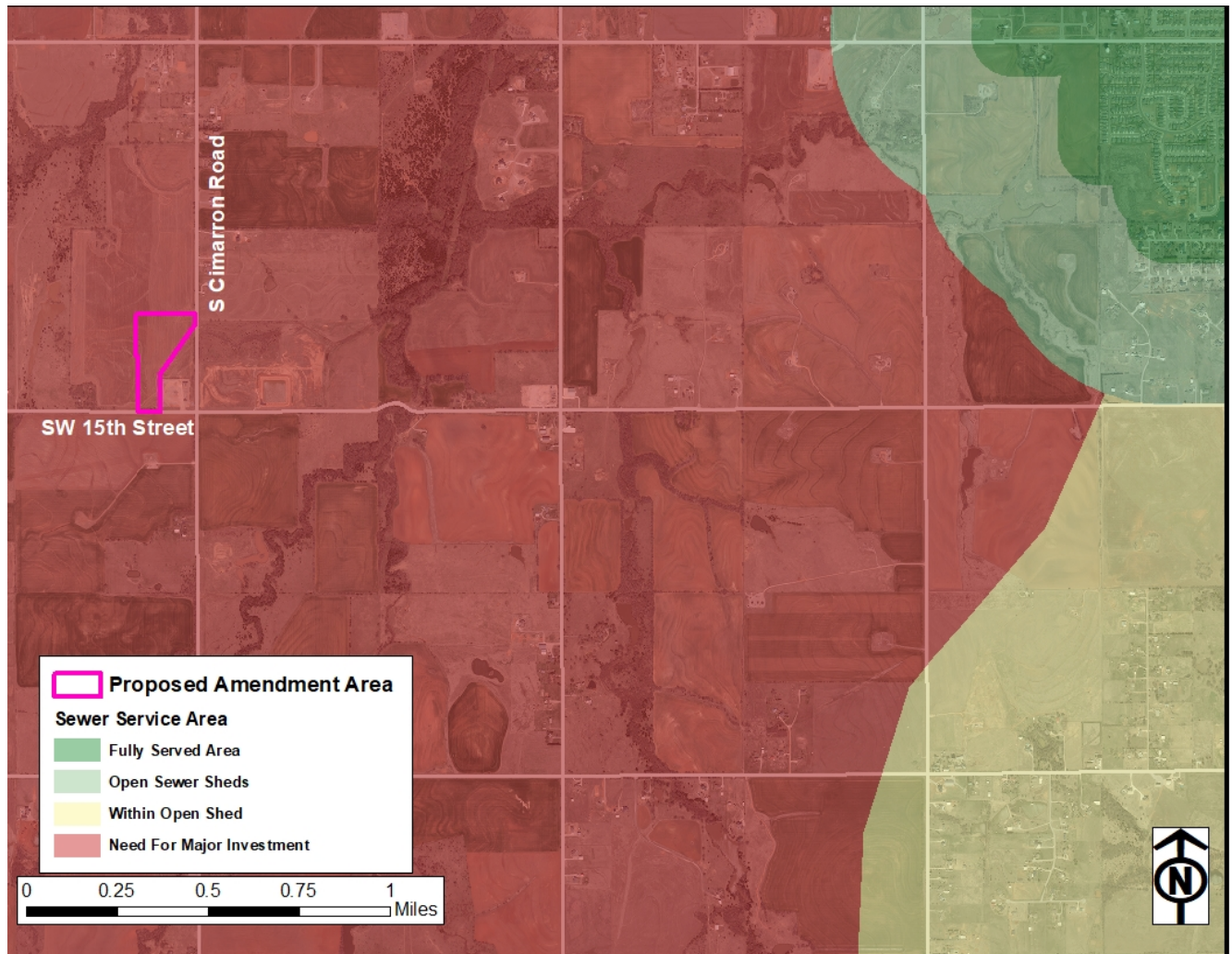
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### B. Wastewater

The site falls outside of the City's sewer service zone characterized as having potential for system expansion.

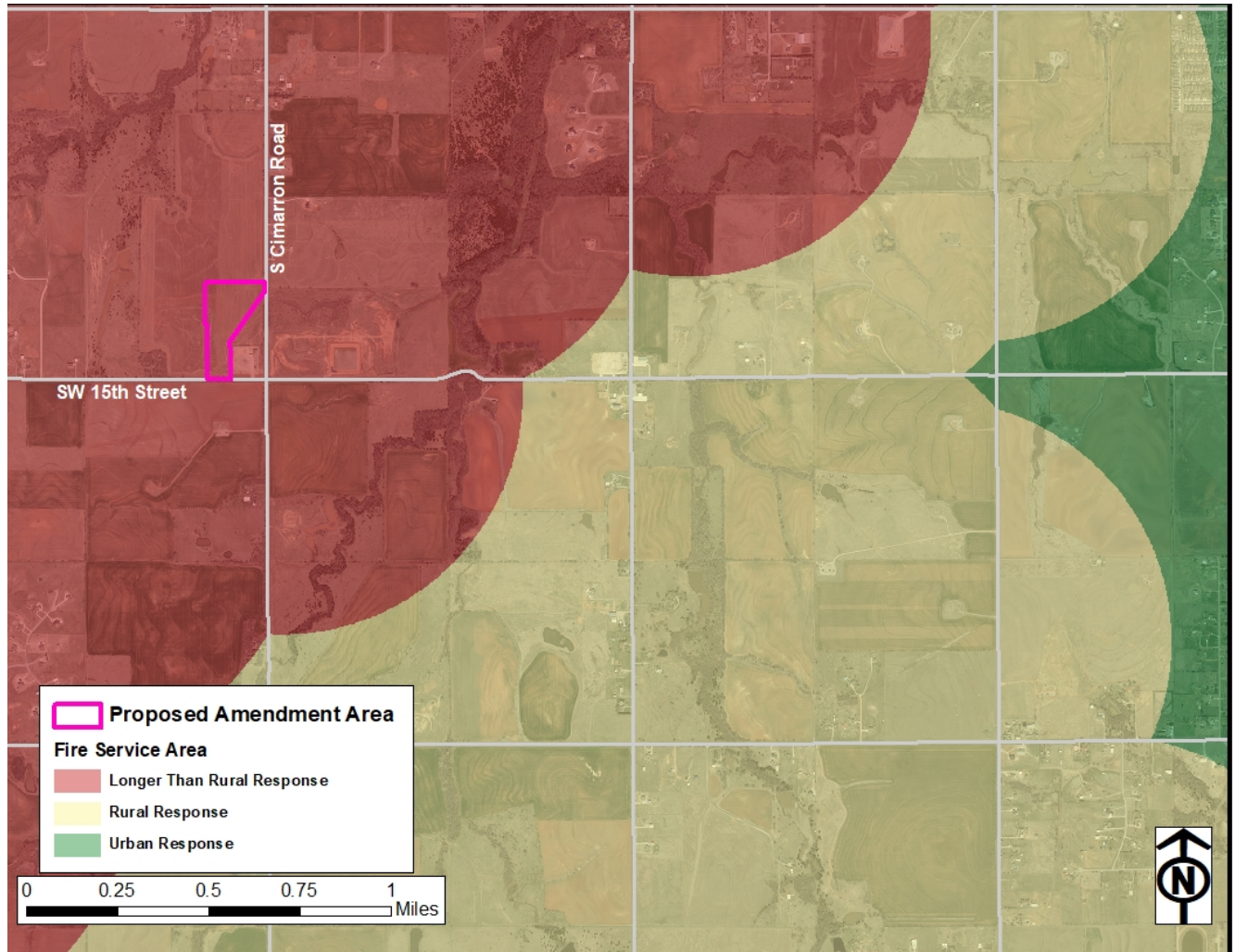


*Sewer Service Availability*



**C. Emergency Services**

The site falls outside of the City's preferred Rural Response time target for emergency time.

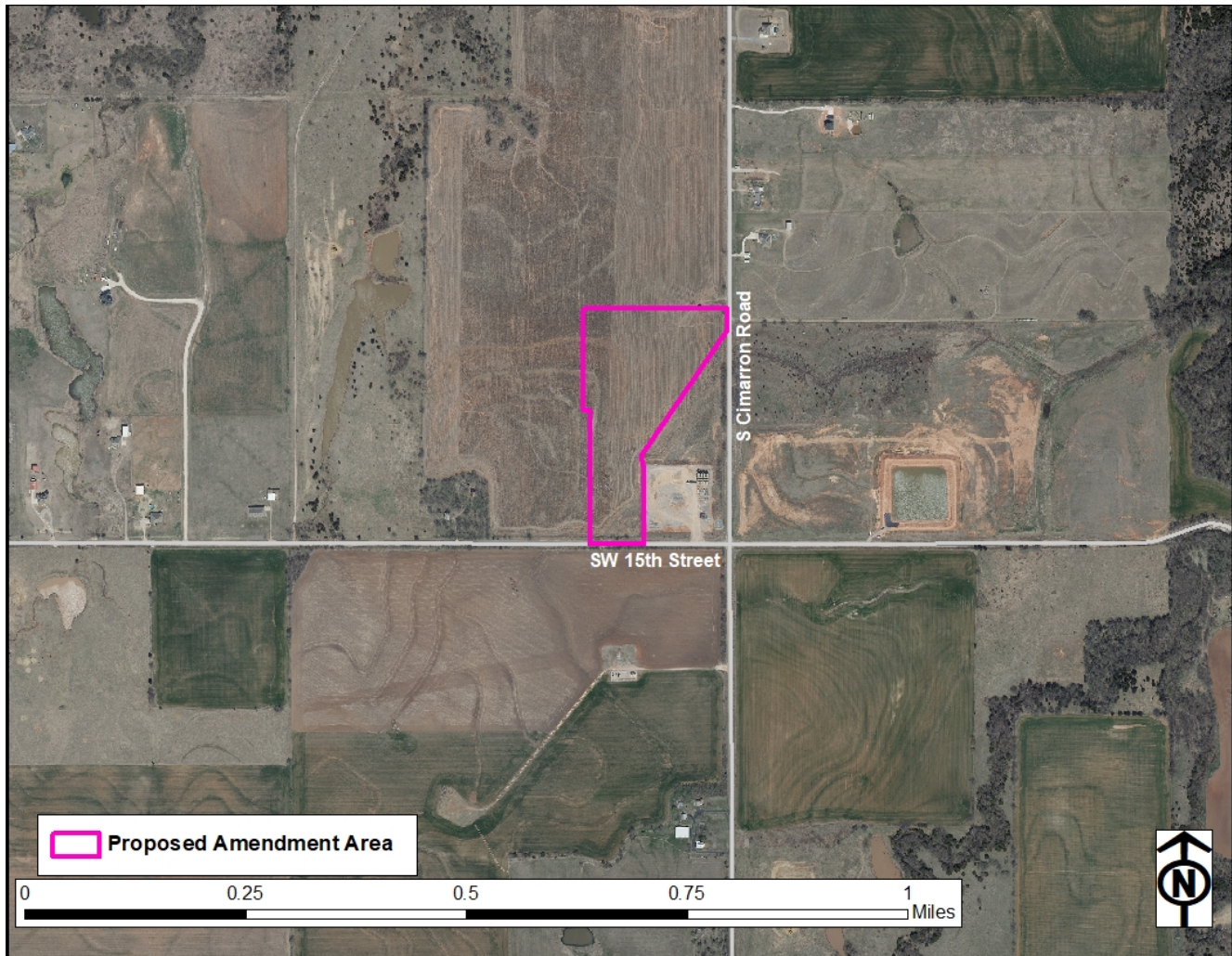


*Fire Response Zones*



**D. Street Typology and Capital Improvements**

There are no City Capital Improvement projects planned for this area.



*Planned Capital Improvements*

## **V. PLANOKC ANALYSIS**

### **A. LUTA Assignment**

The Comprehensive Plan designated areas as Agricultural Preserve (AP) to identify land that is used for agricultural purposes within the city boundaries or that consists of undevelopable floodplains. Existing development patterns are expected to remain unchanged for a long period of time. These areas typically are zoned for agricultural use, have either rural or beyond rural fire service response targets and may not have a fully connected or improved transportation system.

The subject site is designated AP for the following reasons:

- The site is bordered by land that is currently used for or can potentially be used for agriculture purposes, with one residence on the west boundary.
- The site is outside the City's service area for water and wastewater, and extension is unlikely in the foreseeable future.
- The site is outside the City's preferred response time target for emergency services.
- No public improvements to streets, drainage, traffic controls, sidewalks, or transit are either funded or planned by the City in this area at this time.

### **B. Context and Compatibility**

- The subject site is largely undeveloped and adjacent to mostly undeveloped land with some agricultural uses.
- The predominate pattern surrounding the subject site is undeveloped land, and rural residential zoned AA.

## VI. SUMMARY

This 15.57-acre site is the subject of a Comprehensive Plan Amendment to lift the Agricultural Preserve (AP) layer and change the underlying Rural-Low Intensity (RL) base designation to Rural-Medium Intensity (RM) LUTA to allow development with 2-acre residential lots with no City water, no sewer service, and with emergency response times beyond the City's rural response time target for emergency services.

### *Findings*

- Conditions and provisions for higher levels of service have not changed for the subject site nor on adjacent sites to indicate that a change in LUTA is appropriate.
- The City has no expectations in the foreseeable future for urbanization or extension of urban infrastructure such as water or sewer in this area and no future fire stations are planned to improve rural response time in this area.
- This site is not proximate to either UL or UF designated areas, as is typically the case for RM areas.

### *Recommendation*

Based on the finding above, staff recommends **denial** of the request to remove the Agricultural Preserve LUTA layer and change the Rural-Low Intensity LUTA base designation to Rural - Medium Intensity.

#### Attachments

1. Application
2. Supporting materials