



The City of Oklahoma City
Planning Commission
STAFF REPORT
April 8, 2021

(CPA-2021-00002) Consideration of a proposed map amendment to the Comprehensive Plan, lifting the Urban Future layer from the Urban-Low Intensity (UL) base designation on 361-acre tract, located north of SW 59th Street and between S. Sara Road and N. County Line Road. Ward 3.

A. GENERAL INFORMATION

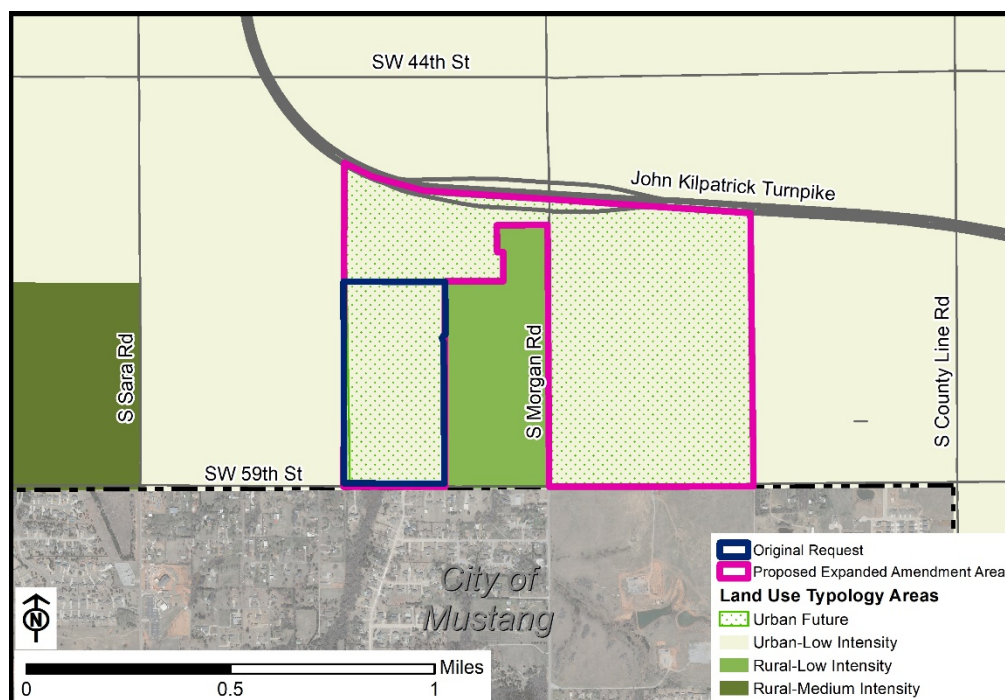
Applicant / Applicant's Representative

Grubbs Consulting/ Terri Massey on behalf of
Gary Owens Development, Inc. PO Box 283, Mustang, OK 73064

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 PUD-1812 for a residential development, which was approved by the Planning Commission on March 25, 2021.

D. Reason for Request - The applicant requests lifting the Urban Future (UF) Land Use Typology Area (LUTA) layer from the Urban-Low Intensity base LUTA to allow development of single-family residential on an approximately 80-acre tract of land. Staff proposes to enlarge the request to include the remaining UF LUTA tracts in the area, for a total of 361 acres.



LUTA Map

E. 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 to lift the Urban Future layer from the Urban-Low Intensity base LUTA designation on the subject area. Justification for the proposed Comprehensive Plan Amendment submitted in the application includes:

- Development patterns in the area have changed due to the recent development of higher density single family homes to the west.
- Development in the area has provided the extension of water and sewer lines.
- Where possible, provide a continuous system of open space along stream corridors or other appropriate areas that link neighborhoods and park lands.
- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Limit number of dead-end streets and cul-de-sacs.
- Prioritize and concentrate development where facilities, infrastructure, and services have capacity and in areas where the Police and Fire department are best able to respond. Guide the location and timing of development through the proactive and strategic installation of infrastructure.

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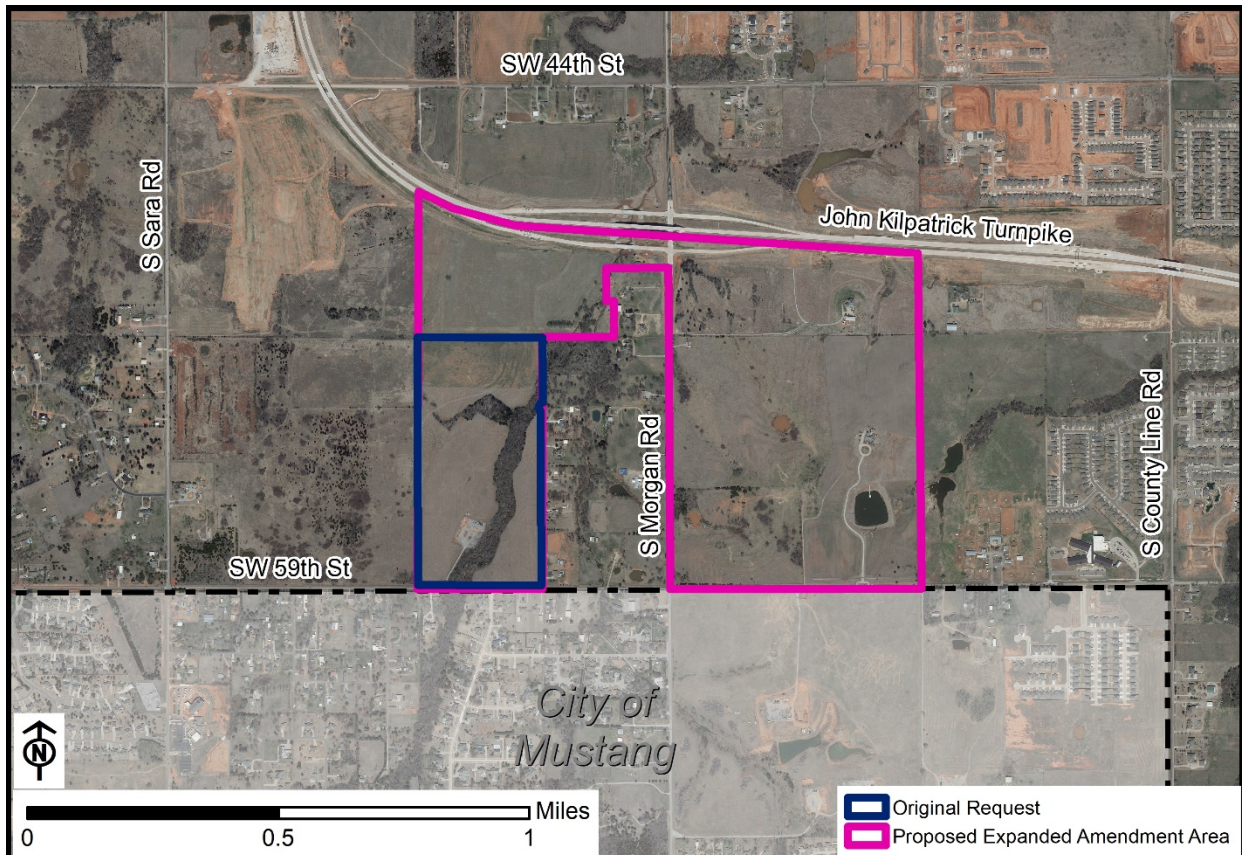
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F. EXISTING CONDITIONS

a. Location

The proposed amendment area consists of approximately 361 acres, located north of SW 59th Street and west of S. County Line Road. The expanded amendment site wraps around an existing rural residential development of 5+ acre lots.



Site Map

b. School District:

The site is within the Mustang Public School District. Prairie View Elementary School is located on the NW corner of SW 59th St. and S. County Line Rd.

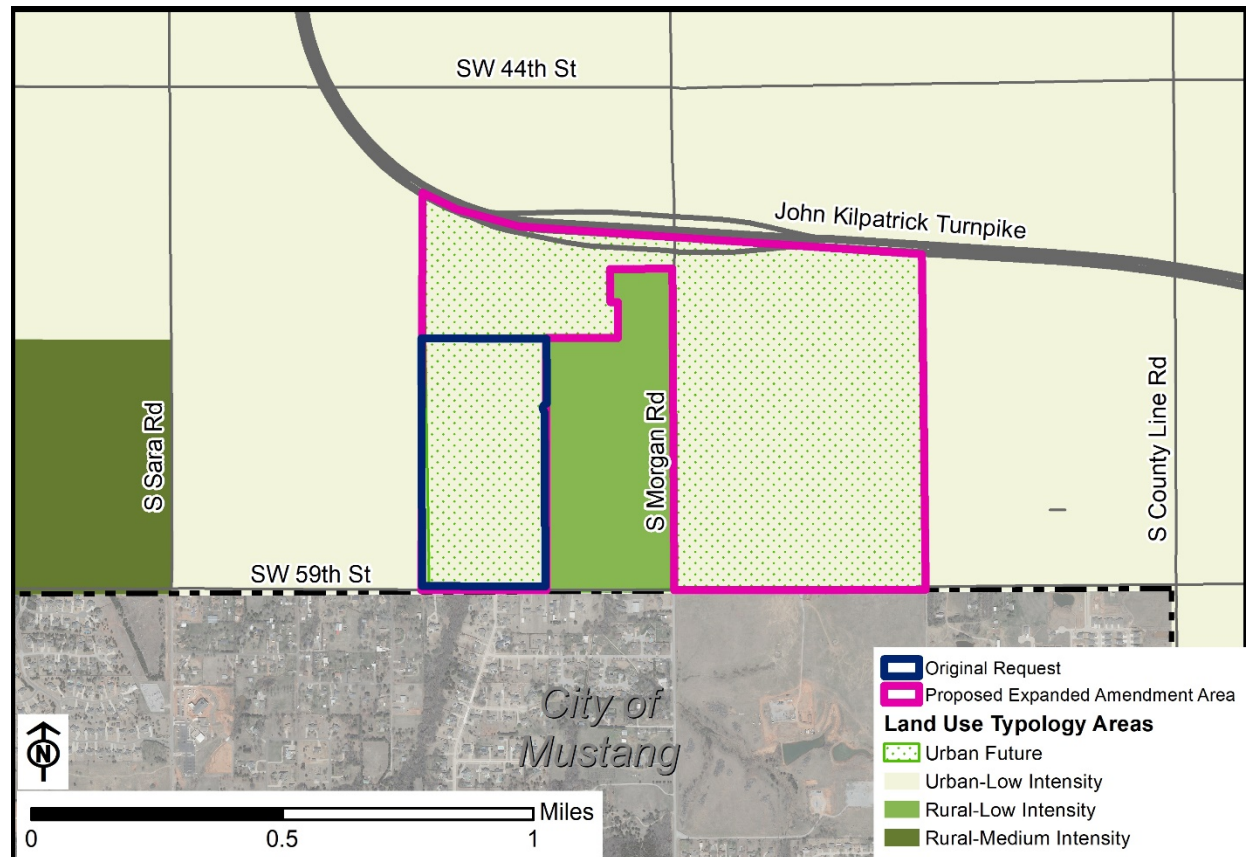
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c. Summary of Surrounding LUTAs

Site	North	East	South	West
Urban Future	Urban – Low Intensity	Urban – Low Intensity	Outside City limits (City of Mustang)	Urban – Low Intensity



Land Use Typology Areas

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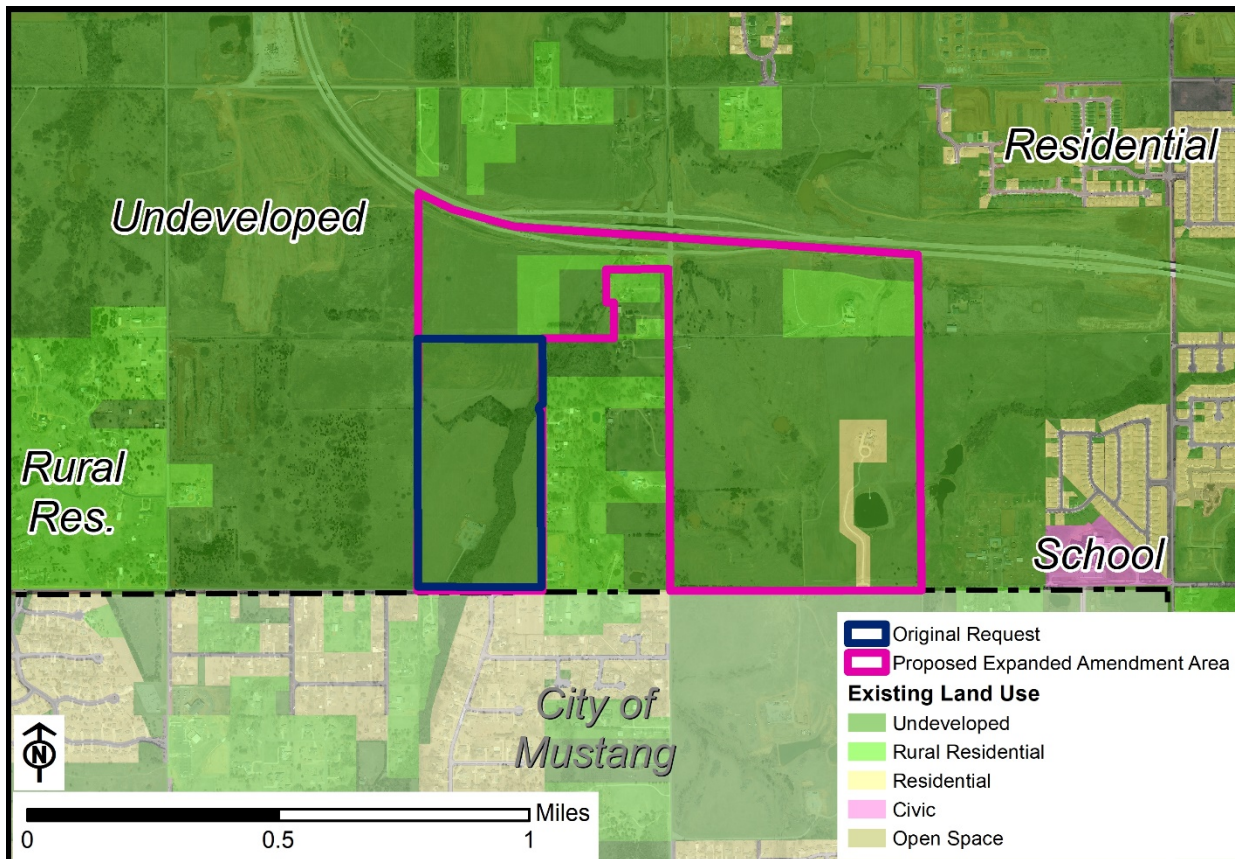
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d. Summary of Adjacent Existing Land Uses

The predominant land use pattern in the area is undeveloped/agricultural land and low-density residential uses. Currently under construction to the west is a higher-density, single-family residential neighborhood. The amendment area wraps around a large-lot (5+ acre) rural residential neighborhood that is served by Pleasant Hill Rd, a private street.

Site	North	East	South	West
Undeveloped/ Rural Residential	Undeveloped/ Rural Residential	Undeveloped/ Low Density Residential	Outside city limits	Undeveloped (residential under construction)



Adjacent Land Uses

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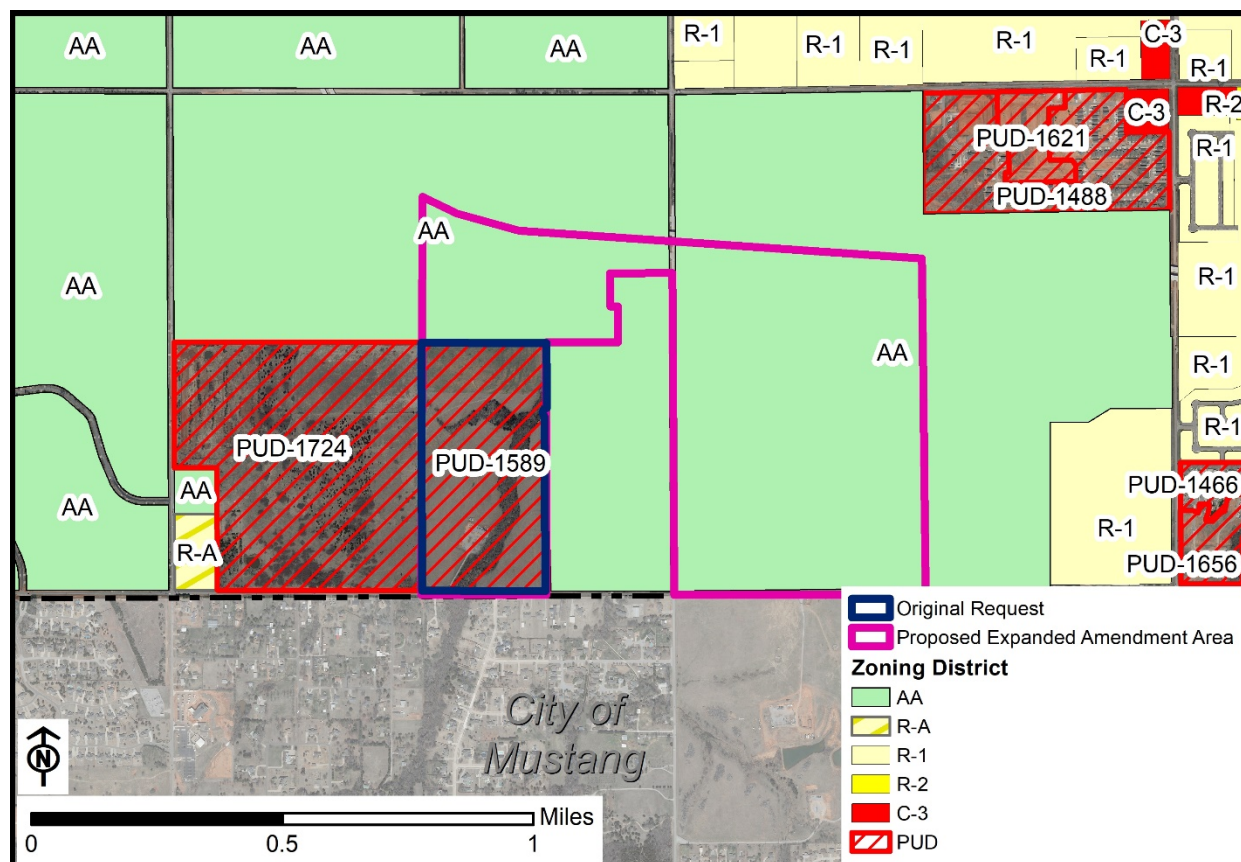
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e. Summary of Adjacent Zoning

The surrounding zoning within the city limits consists of AA, Agricultural District, PUD-1589, which governs the applicant's original 80-acre tract, and PUD-1724 to the west. PUD-1589 allows the development of 0.5-acre and 1-acre single-family lots. PUD-1724 allows a modified R-1, Single-Family Development with 65% lot coverage.

Site	North	East	South	West
PUD-1589	AA	AA	Outside City limits	PUD-1724



Zoning Map

f. 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 currently designated Urban Future layer over the Urban-Low Intensity (UL) base LUTA designation.

Comprehensive Plan Land Use Typology Layer: Urban Future (UF)

The UF layer maintains agricultural land and large acreage estates until the area is ready for urbanization. The purpose of the UF designation is to retain land in a condition that provides the most flexibility for developing at urban densities in the future and ensures the most efficient, sustainable delivery of services.

UF areas may have access to the City's public water supply or sanitary sewer systems but not both, and typically do not have urban levels of fire service. These areas present opportunities to increase service levels over time and responsibly manage the public costs of growth. Urban services, including City water and sewer, are not intended to be provided to UF areas until the designation is removed through an amendment to planokc.

Comprehensive Plan Land Use Typology Area: Urban - Low Intensity (UL)

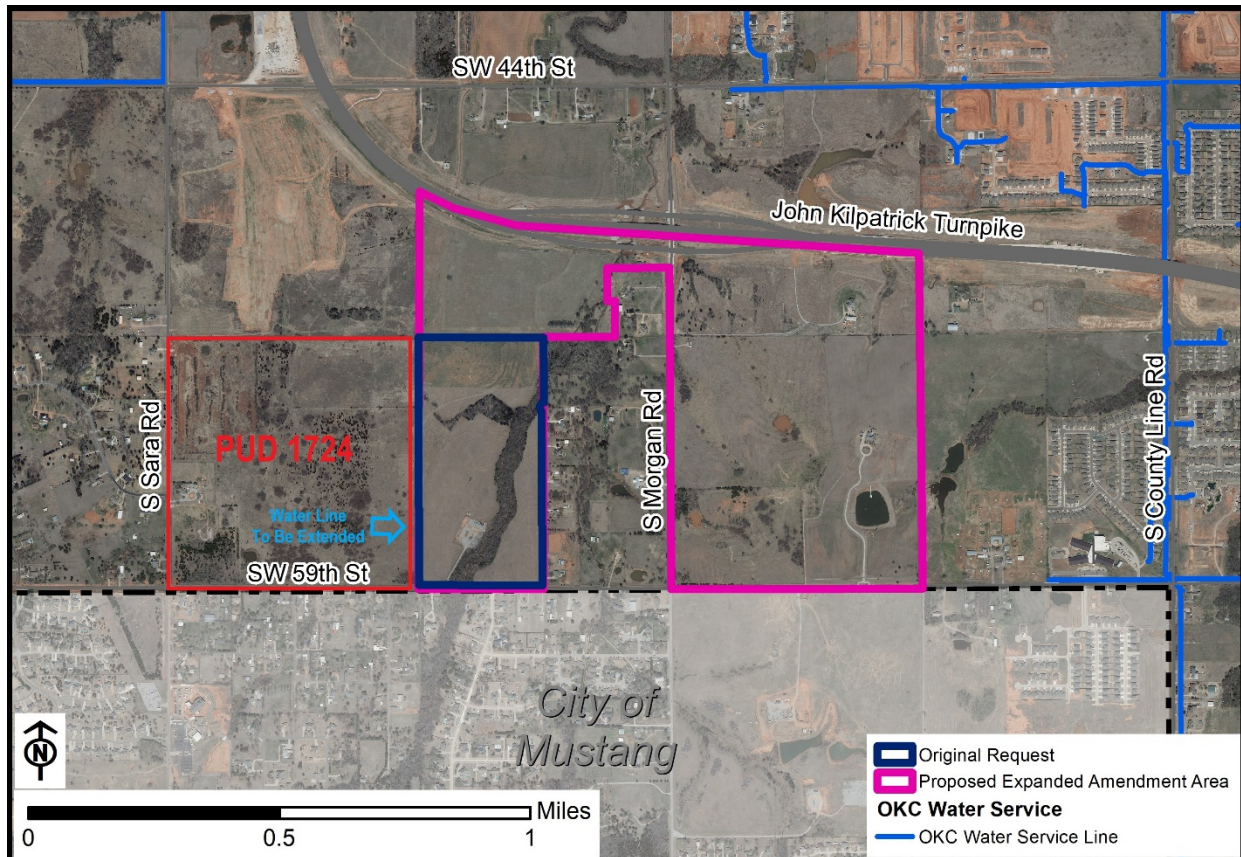
UL applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation.

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.

g. City Service Provision

1. Public Water Supply

The applicant proposes to extend City water to serve the 80-acre site. The developer of the expanded amendment area east of S. Morgan Rd. would be responsible for extending utilities.



Water Service Availability

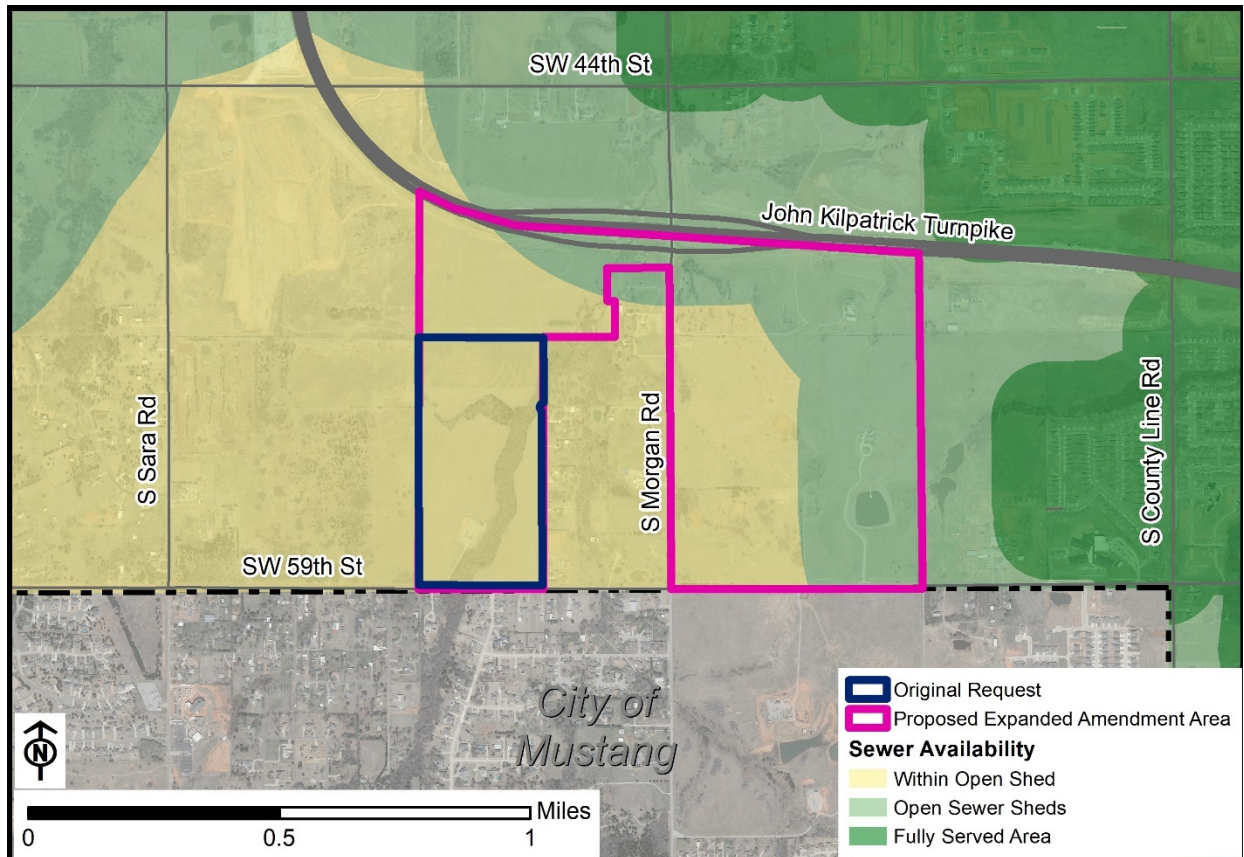
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2. Wastewater

The site is not served by The City of Oklahoma City Wastewater Utilities. Open sewer sheds are present, and sewer is available to the north. The applicant proposes to extend public sewer to development on the west side of the creek. Septic systems are intended to serve the half-acre lots proposed east of the creek.



Sewer Service Availability

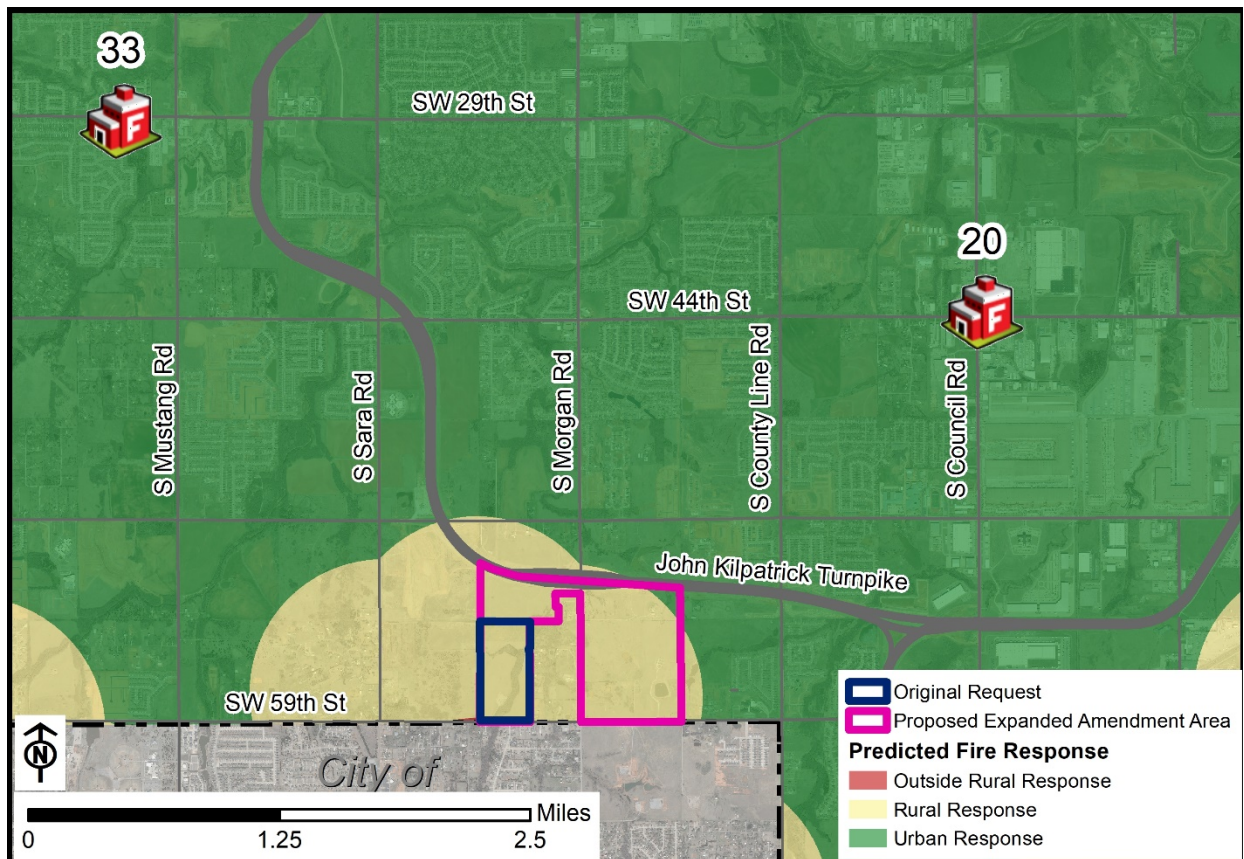
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3. Emergency Services

The site meets rural response times for fire/emergency service set by the Oklahoma City Fire Department. OCFD Fire Station #33 at 11630 SW 15th St., is approximately 4 miles to the northwest. OCFD Fire Station #20 at 7929 SW 29th St., is approximately 3 miles northeast. The City of Mustang's fire station, located approximately 3-miles to the southwest on SH 152 and could respond to calls under the State mutual aid agreement.

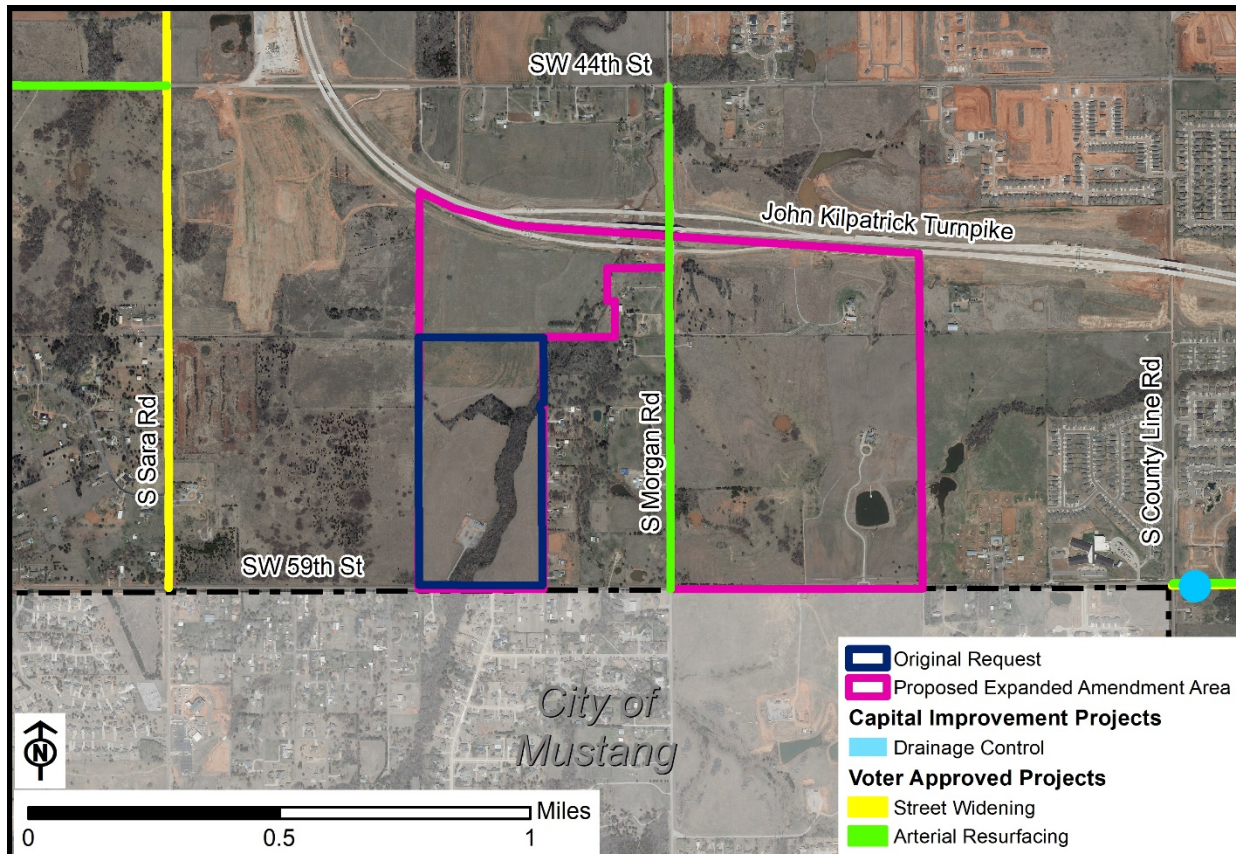


Fire Response Zones

4. Transportation System and Street Typology

The subject area lies north of SW 59th Street, between S. Sara Rd. and S. County Line, and is bisected by S. Morgan Road, all minor arterial streets. The Kilpatrick Turnpike is located on the north boundary of the site.

Planned capital improvements in the vicinity include the widening of S. Sara Rd. and the resurfacing of S. Morgan Road.



Planned Capital Improvements

4. PLANOKC ANALYSIS

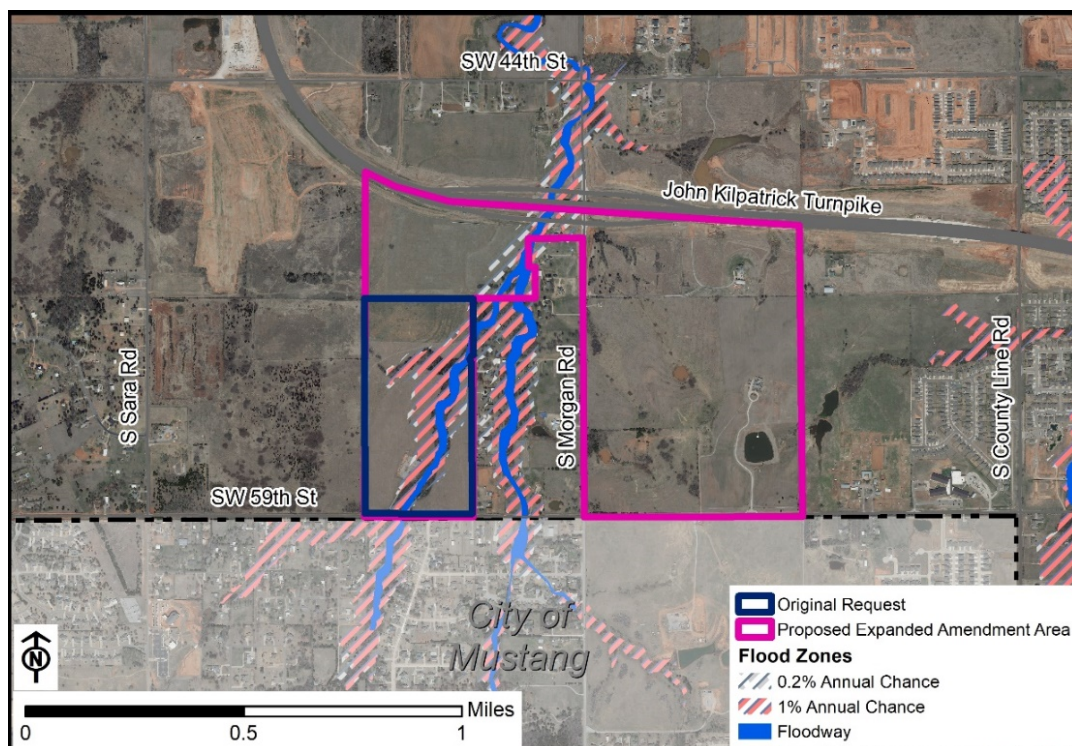
A. LUTA Assignment

The comprehensive plan designated areas within Oklahoma City as Urban Future (UF) to identify land that is within the next tier of urbanization. These areas typically are zoned for agricultural use, have rural or are beyond rural fire service response targets, and may not have a fully connected or improved transportation system.

As City water and sewer service has expanded, certain sites within UF areas may have access to the City's public water supply or sanitary sewer systems. The plan states that these areas present opportunities to increase service levels over time and responsibly manage the public costs of growth.

When the 361-acre subject area was designated UF, the site was not served by City water or sewer and the distance of the nearest public utilities was beyond reasonable extension. Since that time, utilities have been extended by nearby development. Under the current conditions:

- The subject site can be served by City water.
- Sewer is located approximately less than 1 mile north and will be extended to serve the west half of the applicant's 80-acre site.
- The subject site falls within the Rural Response time area for fire services.



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B. Context and Compatibility

- The 361-acre amendment site is largely undeveloped. It is bordered by a mix of undeveloped land and rural residential uses.
- Development of the original 80-acre site included in the application is constrained by the flood zone created by the drainageway crossing the site.
- The lot sizes proposed on the west side of the parcel would be similar in size to the adjacent R1. On the east side of the site, 1/2 to 1-acre lots are proposed, which would result in a higher density than the 5-acre lots in the adjacent AA District. The new development would be separated from the rural lots by a private street and are not intended to take access from the private street.

5. SUMMARY

A site consisting of approximately 360 acres located north of SW 59th Street between S. Sara Road and S. County Line Road is the subject of a Comprehensive Plan Amendment application to lift the Urban Future (UF) layer from the underlying Urban-Low Intensity (UL) base LUTA designation for the purpose of residential development.

A decision to change the LUTA designation for this 361-acre area is predicated on the availability of three key services to the site: water, sewer, and emergency services to serve Urban - Low Intensity development.

The applicant is aware that the developer would need to extend water to serve the 80-acre parcel and that sewer service will be required in conformance to the PUD requirements. A developer of the expanded amendment area would be responsible for extending utilities east of S. Morgan Rd. The amendment site falls within rural target response times for emergency services set by the Comprehensive Plan and the Oklahoma City Fire Department.

6. STAFF FINDINGS AND RECOMMENDATIONS

Findings

- Water and sewer infrastructure exists within a reasonable proximity to the area.
- The amendment area has adequate fire and emergency response times.

Recommendations

- Based on the findings above, staff recommends approval of the request to lift the UF layer from the Urban-Low Intensity base LUTA designation.

Attachments

1. Application
2. Supporting materials