



The City of Oklahoma City  
Planning Commission  
**STAFF REPORT**  
May 27, 2021

**(CPA-2021-00005) Consideration of a proposed map amendment to the Comprehensive Plan, removing the Urban Future Land Use Typology Area (LUTA) layer from the Urban-Low Intensity base LUTA designation on an approximately 127-acre tract, located east of Cemetery Road and north of Hefner Road. Ward 1.**

**I. GENERAL INFORMATION**

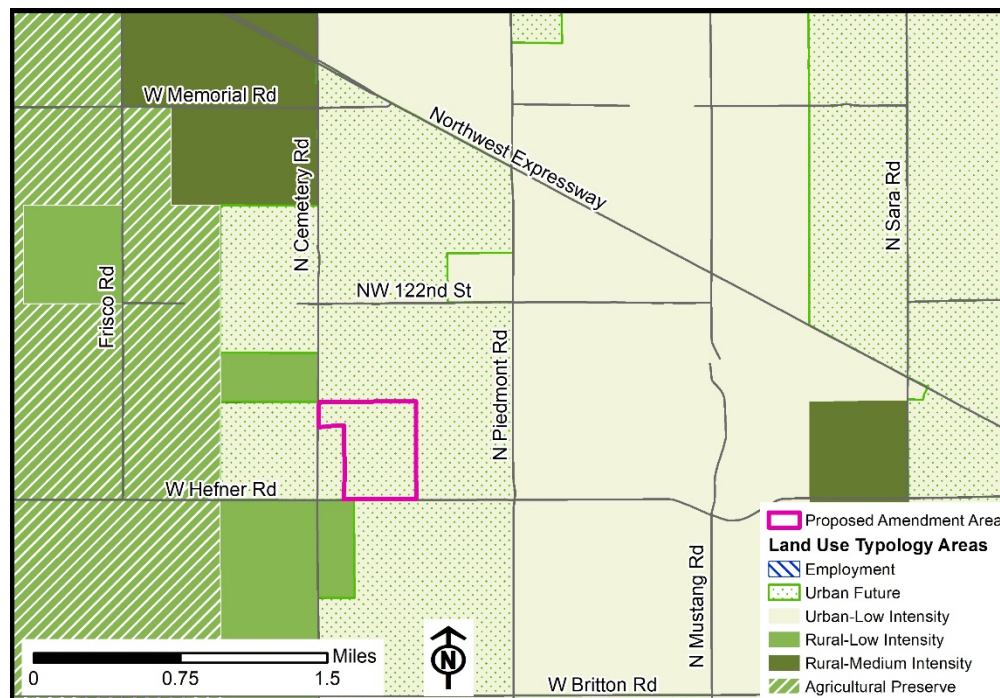
**A. Applicant / Applicant's Representative**

Grubbs Consulting/ Terri Massey on behalf of  
Davis Properties, LLC. 812 W. Main St., Yukon, OK 73099

**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-1815 for residential development.

**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 127-acre tract of land.



*LUTA Map*

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

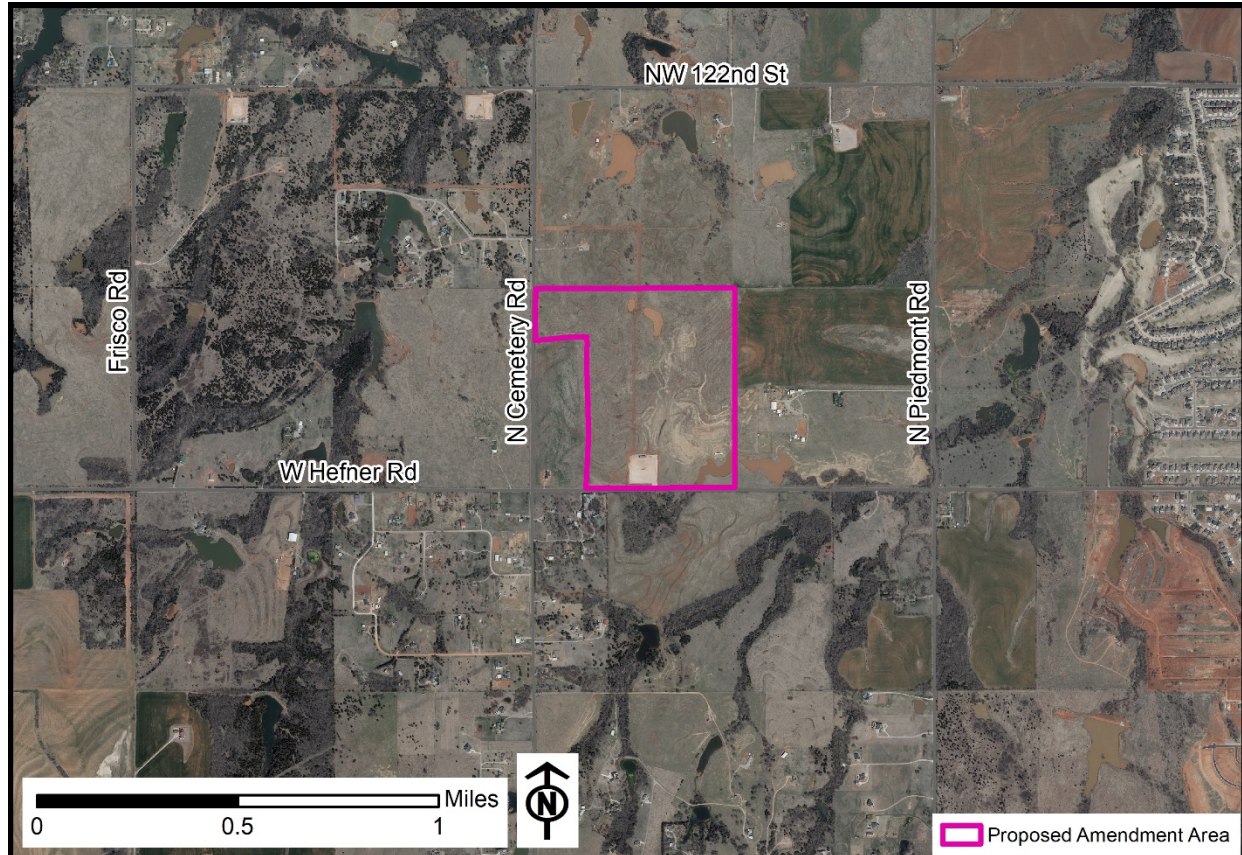
This application requests to lift the Urban Future layer from the Urban-Low Intensity base LUTA designation on the subject area. The applicant listed the following as justification for the proposed Comprehensive Plan Amendment:

- Development patterns in the area have changed due to the recent development of higher density single family homes to the west.
- Avoid developing within or modification of 100-year floodplains or floodways.
- 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.
- 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.

### **III. EXISTING CONDITIONS**

#### **A. Location**

The proposed amendment area consists of approximately 127-acres located east of Cemetery Road and north of Hefner Road.



*Site Map*

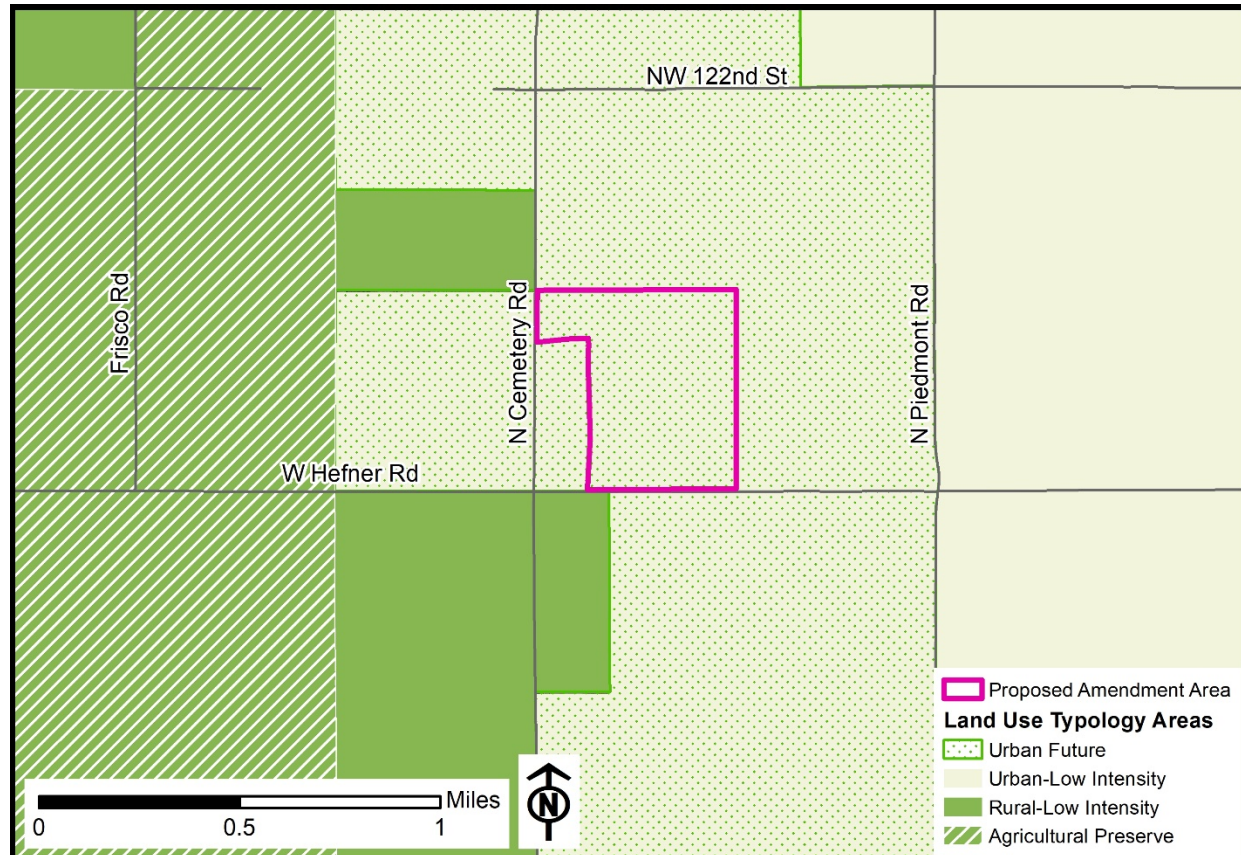
#### **B. School District**

The site is within the Yukon Public School District.



**C. Summary of Surrounding LUTAs**

| Site         | North        | East         | South                                | West         |
|--------------|--------------|--------------|--------------------------------------|--------------|
| Urban Future | Urban Future | Urban Future | Urban Future and Rural-Low Intensity | Urban Future |



*Land Use Typology Areas*

## STAFF REPORT

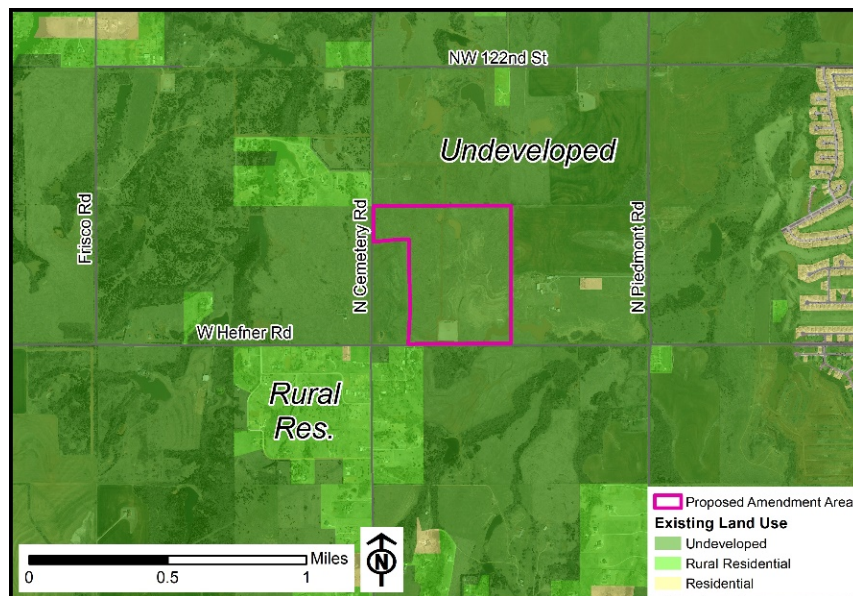
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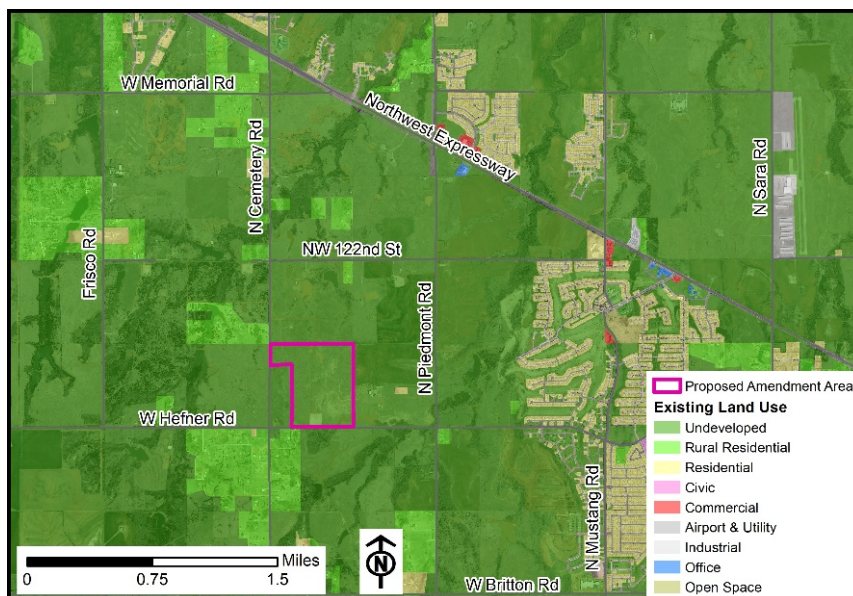
### D. Summary of Adjacent Existing Land Uses

The predominant land use pattern in the area is undeveloped/agricultural land, low-density residential, and an oil well.

| Site                   | North       | East                          | South/SW                          | West        |
|------------------------|-------------|-------------------------------|-----------------------------------|-------------|
| Undeveloped / oil well | Undeveloped | Undeveloped /single residence | Undeveloped/<br>Rural Residential | Undeveloped |



*Adjacent Land Uses*

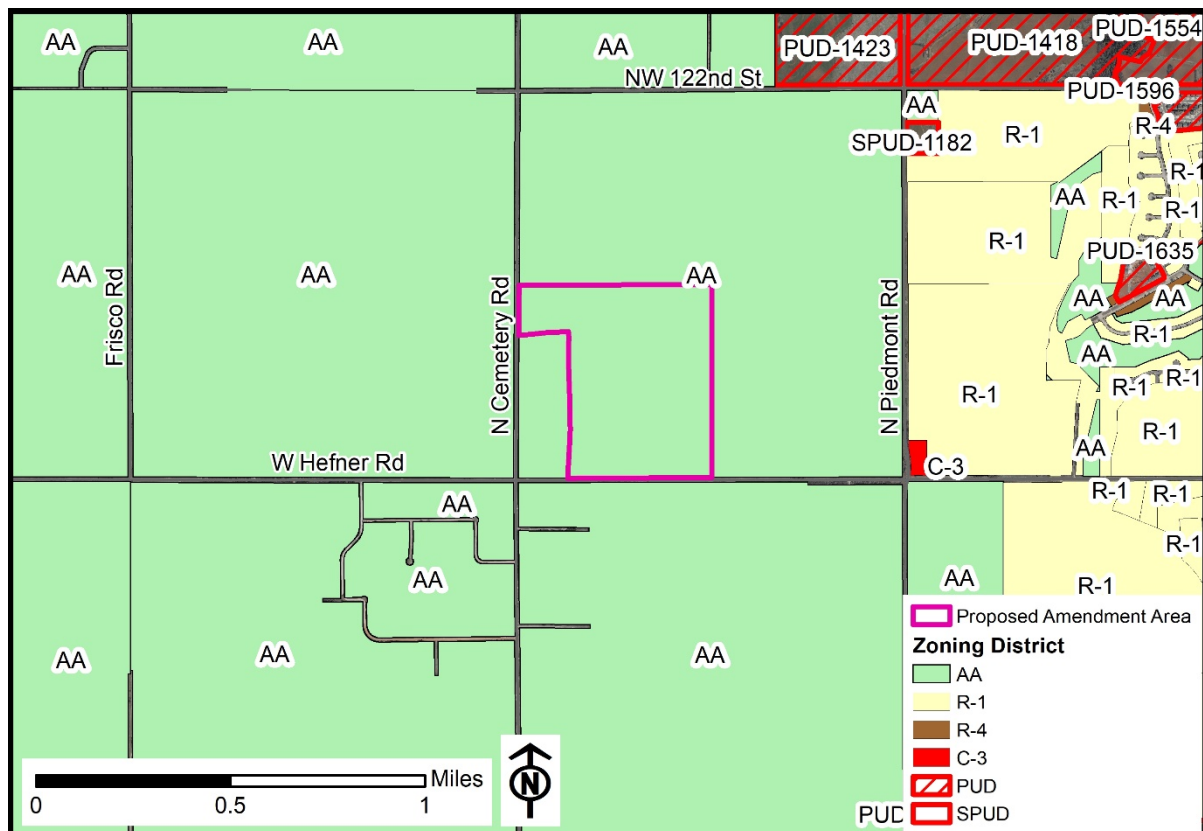


*Regional Land Uses*

**E. Summary of Adjacent Zoning**

The surrounding zoning is currently AA, Agricultural District.

| Site | North | East | South | West |
|------|-------|------|-------|------|
| AA   | AA    | AA   | AA    | AA   |



*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 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.

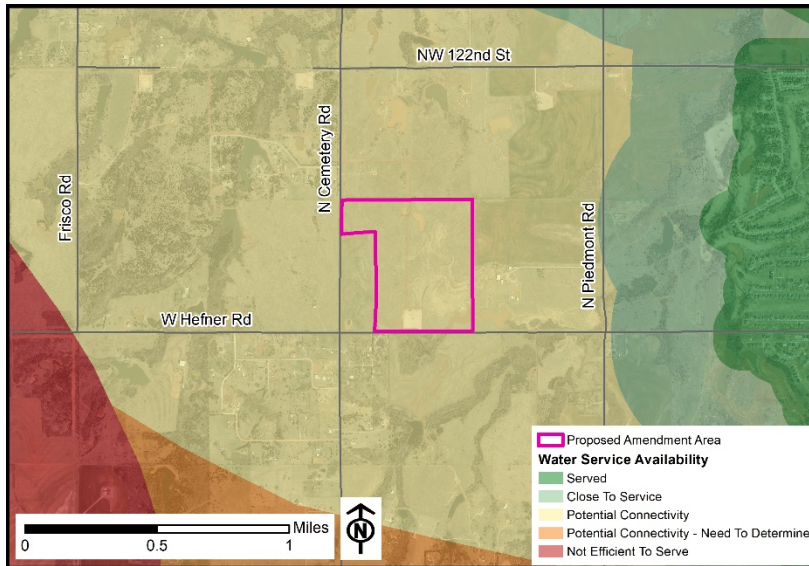
The UL LUTA allows for a wide assortment of commercial, office, light industrial and residential development. Typical residential densities are 4-8 dwelling units per acre for single-family and 15-30 dwelling units per acre for multi-family. Residential densities may be allowed to decrease to 1-4 dwelling 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.



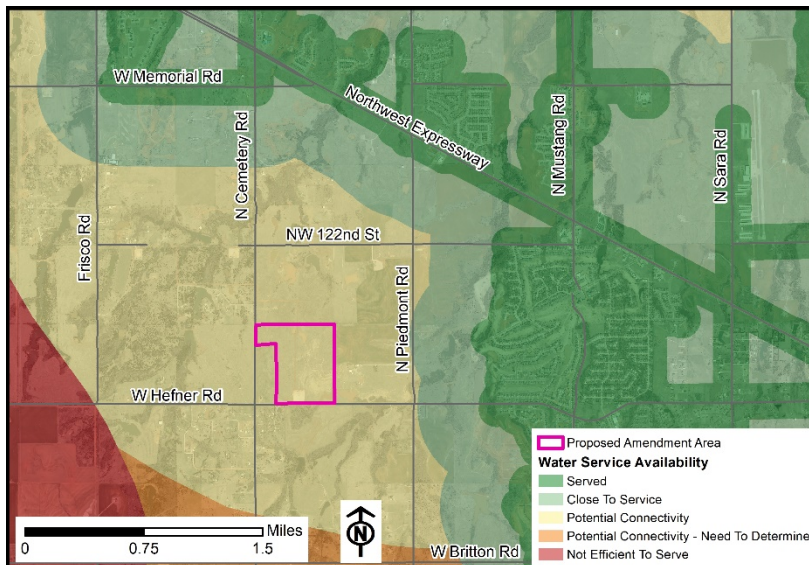
## City Service Provision

### A. Public Water Supply

The applicant proposes to extend City water along Hefner Road and Cemetery Road from a planned water line approximately 1 mile to the east to provide public water to serve the site.



*Water Service Availability*



*Regional Water Service Availability*



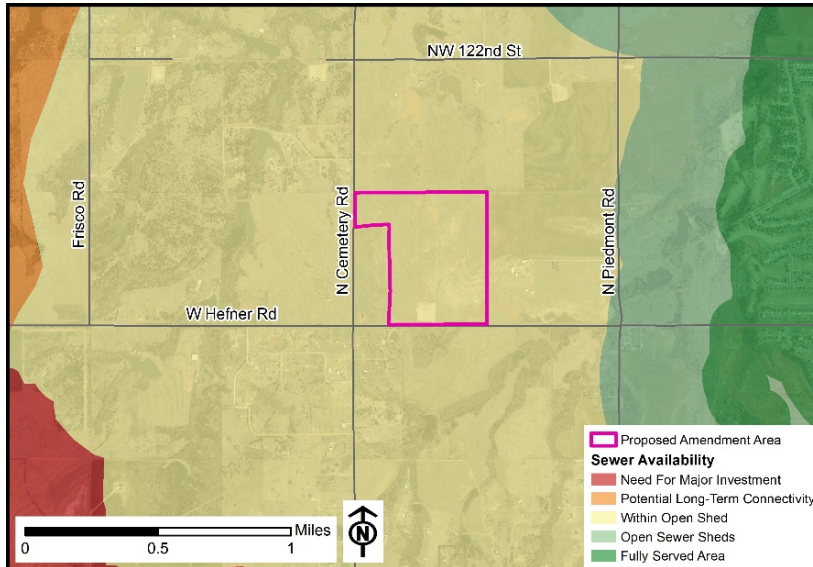
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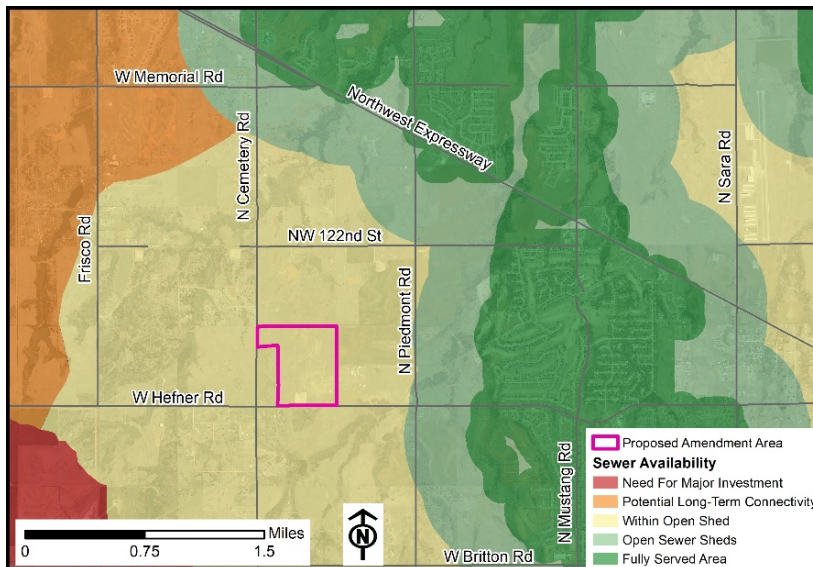
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### B. Wastewater

The site is not served by City Wastewater Utilities and the applicant proposes to provide private septic systems to serve the development. Sanitary sewer is available to serve the southern portion of the site from approximately 1-mile to the east. The northern portion of the site could be served with the installation of a lift station or by extending the gravity line approximately 1-mile northeast.



*Sewer Service Availability*



*Regional Sewer Service Availability*

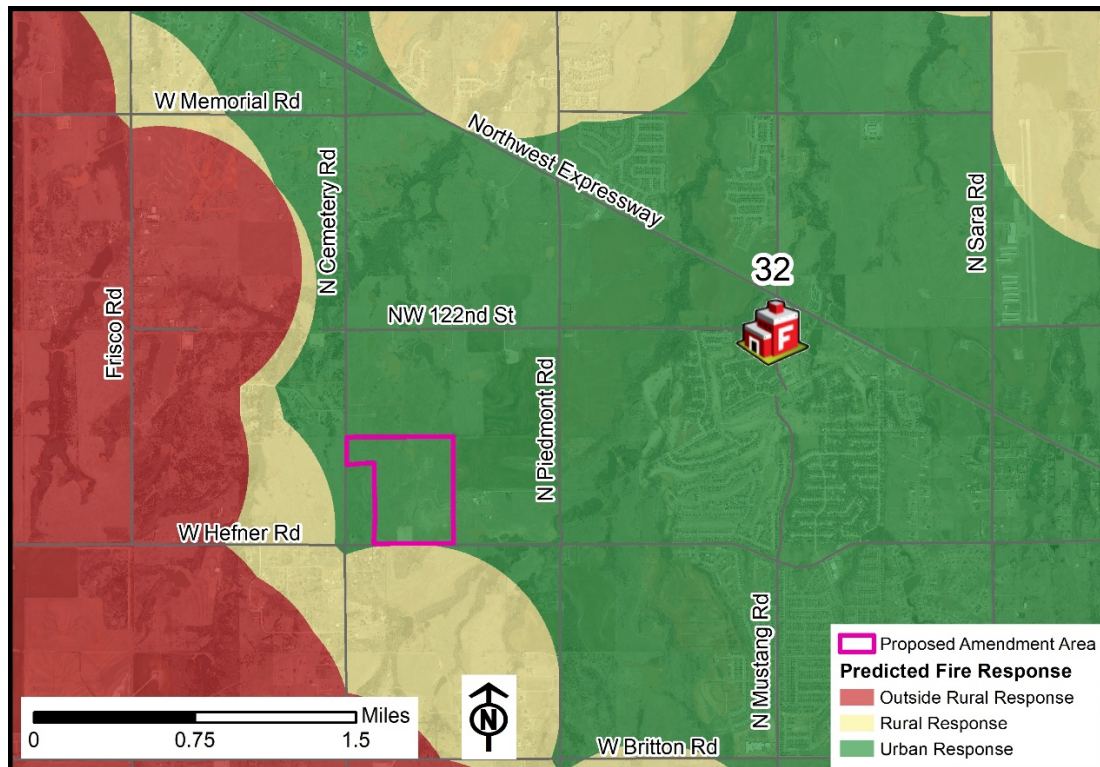
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### C. Emergency Services

The site meets urban response times for fire/emergency service set by the Oklahoma City Fire Department. The nearest fire station is OCFD Fire Station #32, located approximately 2 ½ miles away at 12233 N. Mustang Road.

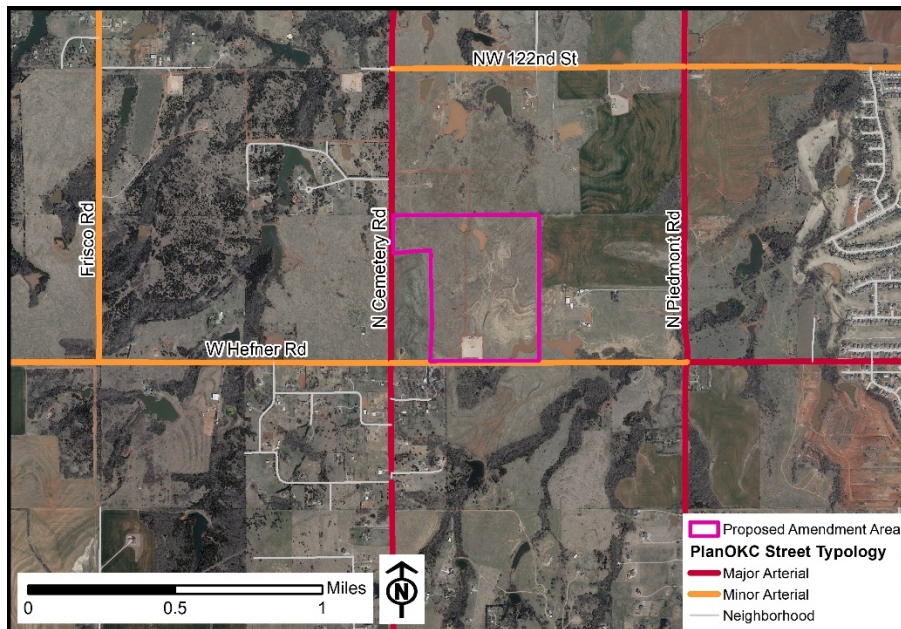


*Fire Response Zones*

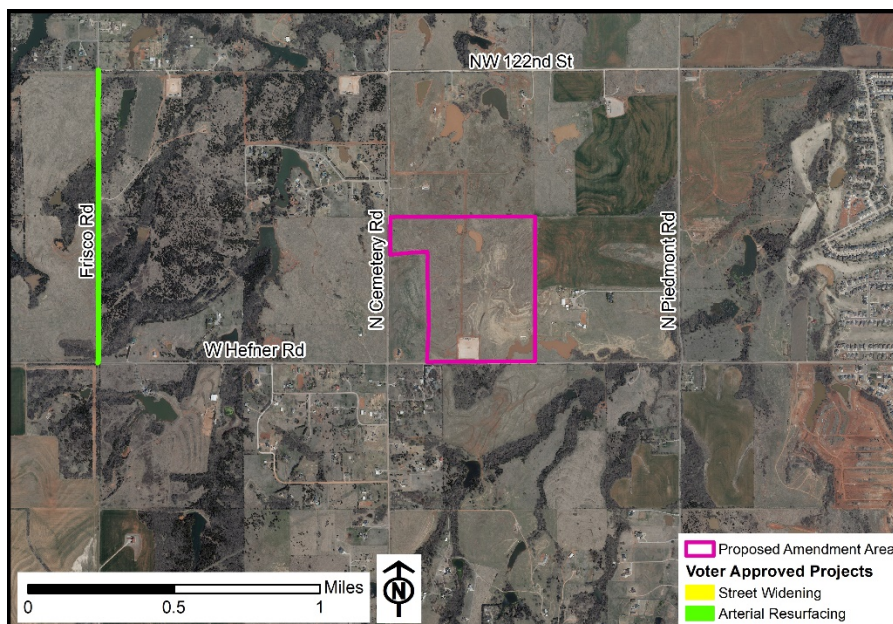


## D. Street Typology and Capital Improvements

The subject area lies north of W Hefner Road, a minor arterial, and between N. Cemetery Rd. and N. Piedmont Road, which are both major arterial streets. One capital improvement project planned in the vicinity is the paving of Frisco Rd. one mile to the west of Cemetery Rd.



*Street Typology*



*Planned Capital Improvements*



## **V. PLANOKC ANALYSIS**

### **A. LUTA Assignment**

The comprehensive plan designated areas as Urban Future (UF) to identify land that is within the next tier of urbanization areas but not yet available for urban development due to lack of services, such as city water and sanitary sewer. These areas typically are zoned for agricultural use, either 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.

The subject site is designated UF for the following reasons:

- The site is within the urban response time targets for the OKC Fire Dept, making urban development the most efficient and cost-effective development type.
- The site is not currently served by City water.
- The site is not currently served by City wastewater.
- No public improvements to streets, drainage, traffic controls, sidewalks, or transit are either funded or planned in this area at this time.
- Private developers would be required to make necessary improvements to accommodate any site-specific impacts of future development within the area, such as the addition of turn lanes, and the provision of sidewalks.

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

- The 127-acre site is largely undeveloped and, with the exception of one home to the east and some rural residential to the southwest, the site is surrounded by undeveloped land. The nearest single-family neighborhood is approximately one mile east.
- The predominate pattern surrounding the subject site is undeveloped land, and rural residential zoned AA.

## **VI. SUMMARY**

The subject site is located between N. Cemetery Road and N. Piedmont Road and north of W. Hefner Road. The applicant requests a Comprehensive Plan Amendment to lift the Urban Future (UF) layer from the underlying Urban-Low Intensity (UL) base LUTA designation to allow development with 1-acre and ½ acre residential lots with City water, but no sewer.

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1. One goal of the Land Use Plan is to direct urban development into areas that are most efficient for the City to serve. The comprehensive plan states that in order to be designated as UL, development should be served by water, sewer, and emergency services. A decision to remove the Urban Future LUTA designation is based upon the availability of these three key services. The applicant plans to provide only two of the three key services.
  - a. The applicant proposes to extend water lines along Hefner Road from east of Piedmont Road to serve the 127-acre site.
  - b. This site is located in close proximity to a fire station, and should, therefore, be developed at urban densities with full urban services. To do otherwise would underutilize the City's infrastructure.
  - c. Regarding sanitary sewer, the planned development does not meet this requirement. Rather, private septic systems are proposed. Allowing this parcel to develop without extending the sewer line would inhibit urban development of the UF-designated land to the west.
  - d. Utilities maps show that approximately one-third of the development is within the area serviceable by sewer from a 21" line planned within 1 mile to the east of Piedmont Road. The remaining area could be served either by installing a lift-station or by extending gravity sewer approximately 1 mile to 1 ½ mile from north of Northwest Expressway.

## VII. STAFF FINDINGS and RECOMMENDATION

### *Findings*

- This site is located in close proximity to a fire station, and should, therefore, be developed at urban densities with full urban services. To do otherwise would underutilize the City's infrastructure.
- Allowing this parcel to develop without extending the sewer line would inhibit urban development of the UF-designated land to the west and underutilize the City's existing sewer infrastructure.

### *Recommendation*

- Based on the findings above, staff recommends denial of the request to remove the Urban Future Land Use Typology Area (LUTA) layer from the Urban-Low Intensity base LUTA designation.

### Attachments

1. Application
2. Supporting materials