

# OKLAHOMA CITY ANNUAL SCHOOL DISTRICTS MEETING

---

June 6<sup>th</sup>, 2022



# PURPOSE OF TODAY'S MEETING

- Encourage Collaboration Between The City of Oklahoma City, Developers, & Community School Districts
- Highlight Recent Development Trends
- Introduce Online Development Data Resources

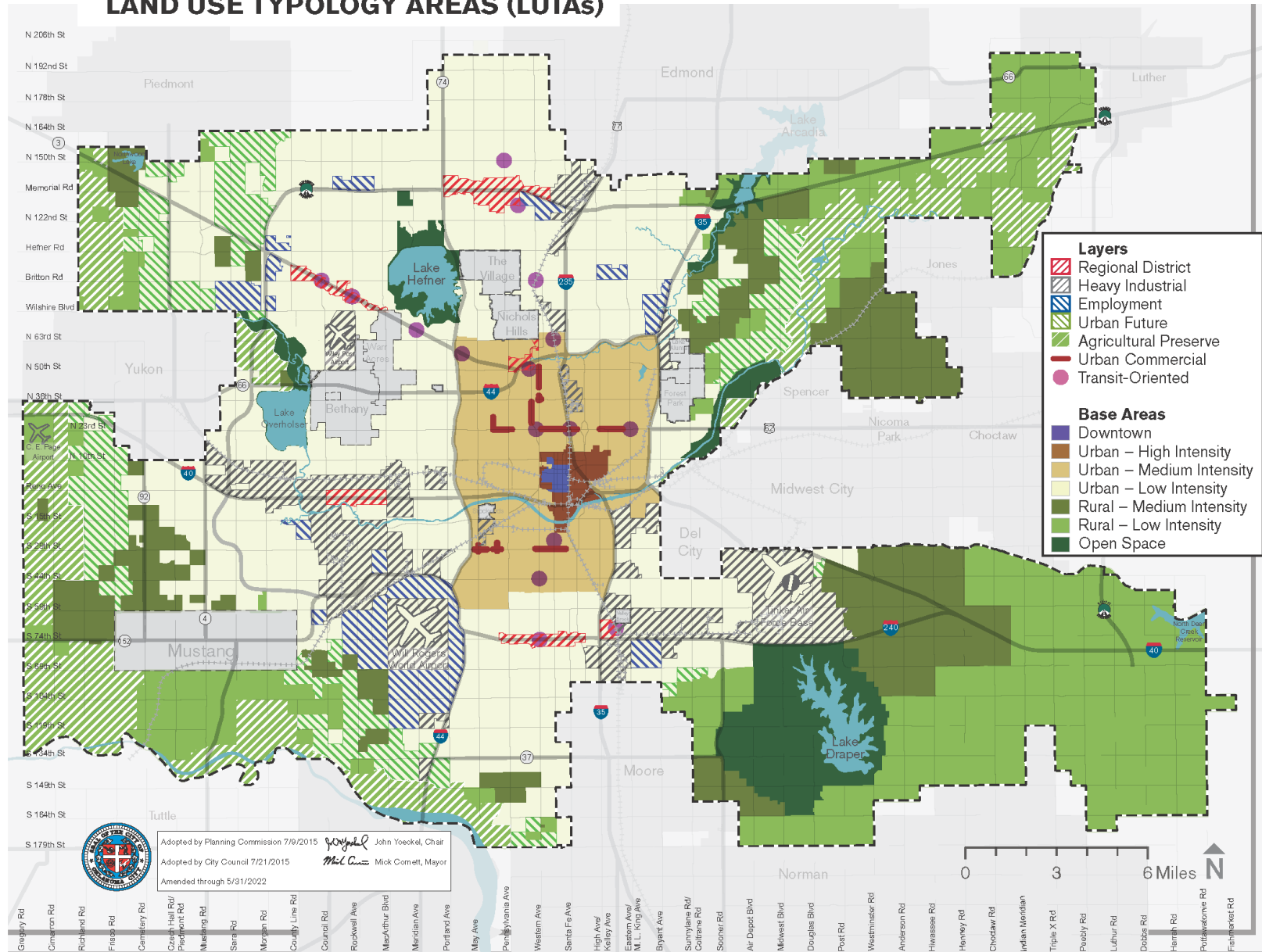
# MEETING AGENDA

- 1. Development Process Review**
- 2. Development Trends**
  - **Citywide**
  - **By Sub-Area & District**
- 3. Additional Resources**
- 4. Q & A**

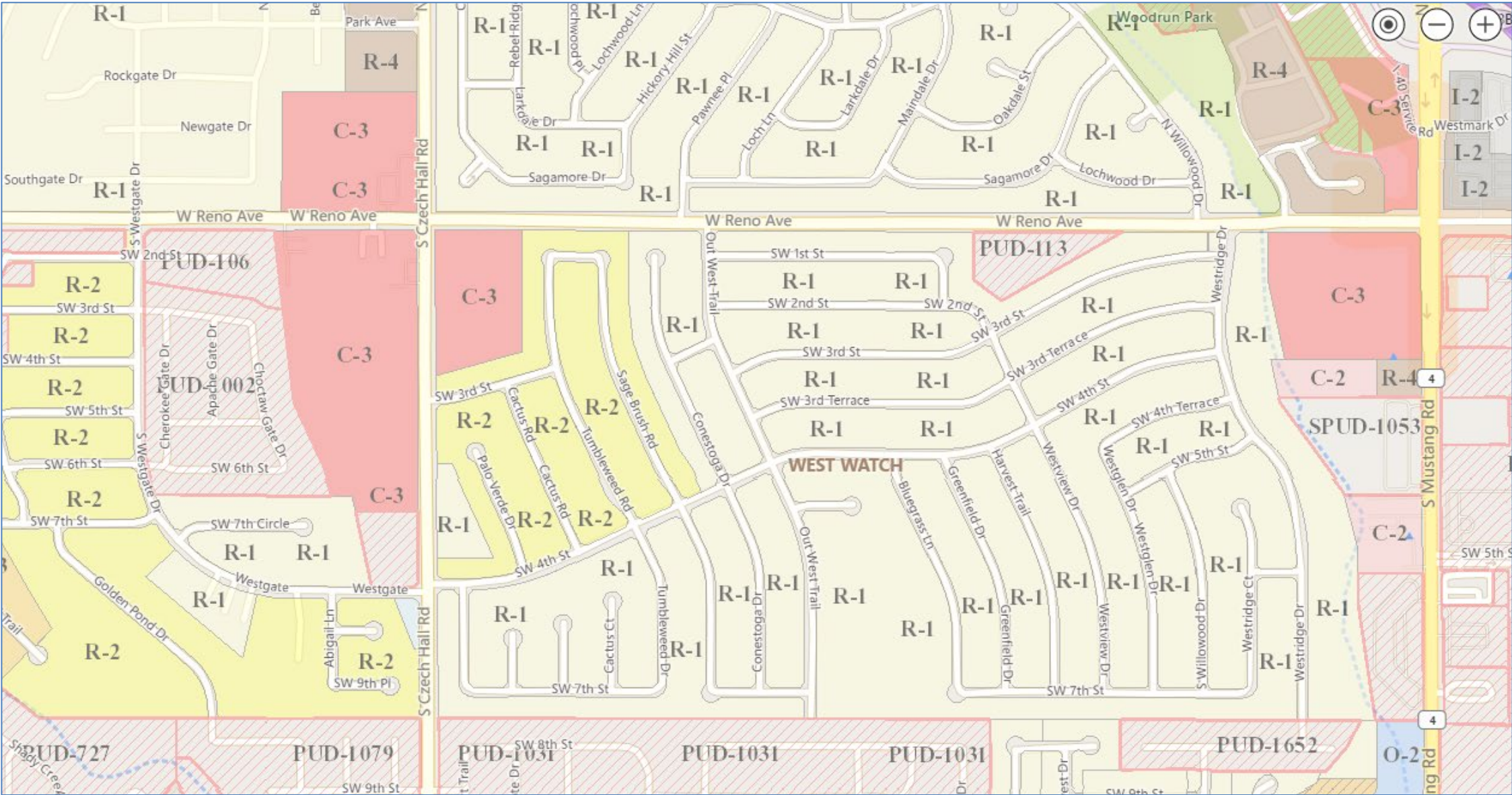
# **DEVELOPMENT PROCESS REVIEW**



## LAND USE TYPOLOGY AREAS (LUTAs)



# Zoning (data.okc.gov)



# Rezoning Application Development Review Form (mailed)



The City of  
**OKLAHOMA CITY**  
DEVELOPMENT SERVICES DEPARTMENT

## DEVELOPMENT REVIEW FORM

Zoning Division

TO: PLANNING COMMISSION DEVELOPMENT REVIEW GROUP

Yukon School District  
Neighborhood Association  
Ward 1

DATE: October 29, 2020

SUBJECT: Status of Necessary City Services Within Proximity of Property Outlined

CASE NO.: PUD-1792

LOCATION: 10391 NW 19<sup>th</sup> Street

PROPOSED DEVELOPMENT: Single-Family housing community.

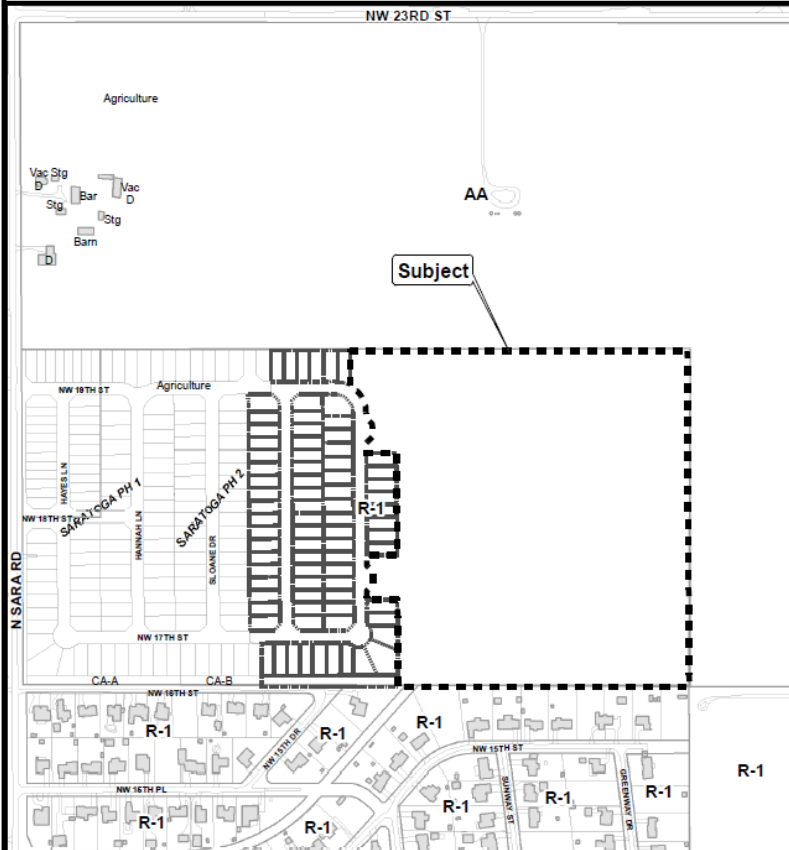
**LEGAL DESCRIPTION:** A tract of land situate within a portion of the Northwest Quarter (NW/4) of Section Twenty-six (26), Township Twelve North (T12N), Range Five West (R5W) of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows: COMMENCING at the Southwest corner of the NW/4; thence N 89° 57' 29" E along the South line of said NW/4 a distance of 1499.86 feet to the POINT OF BEGINNING; thence N 00° 15' 45" W a distance of 341.63 feet; thence S 89° 42' 14" W a distance of 120.00 feet; thence N 00° 17' 46" W a distance of 35.00 feet; thence N 44° 42' 14" E a distance of 35.36 feet; thence N 00° 17' 46" W a distance of 50.00 feet; thence N 45° 17' 46" W a distance of 35.36 feet; thence N 00° 17' 46" W a distance of 40.00 feet; thence N 89° 42' 14" E a distance of 120.00 feet; thence N 00° 17' 46" W a distance of 40.00 feet; thence S 89° 42' 14" W a distance of 120.00 feet; thence N 00° 17' 46" W a distance of 40.00 feet; thence N 44° 42' 14" E a distance of 35.36 feet; thence N 00° 17' 46" W a distance of 50.00 feet; thence N 45° 17' 46" W a distance of 35.36 feet; thence N 00° 17' 46" W a distance of 16.91 feet to a point on a curve to the left; thence 128.04 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 122.52 feet which bears N 29° 38' 29" W; thence N 00° 17' 46" W a distance of 137.84 feet; thence S 89° 58' 23" E a distance of 1319.69 feet; thence S 00° 21' 39" E a distance of 1315.81 feet; thence S 89° 57' 30" W a distance of 1141.33 feet to the POINT OF BEGINNING.

Comments relevant to the work of your department are requested regarding the availability and/or need of water, drainage, sanitary and storm sewer, traffic facilities, fire protection facilities, street right-of-way or any public easements, soil conditions and any other pertinent information related to the development of this property.

A staff report will be forwarded to the Planning Commission and your response is needed by November 13, 2020. For information or assistance, please contact the Development Services Department at 297-2623.

FOR PLANNING COMMISSION MEETING OF: December 10, 2020

Case No: PUD-1792 Applicant: OKC Saratoga LLC., c/o Crafton Tull  
Existing Zoning: R-1  
Location: 10391 NW 19th St.



The City of  
OKLAHOMA CITY

Planned Unit Development



The screenshot shows the Oklahoma City website's 'DEVELOPMENT SERVICES' section. At the top, there is a navigation bar with links for Residents, Business, Recreation, Government, Departments, and Visitors, along with a search bar for 'okc.gov'. Below this is a utility bar with 'Text Size', 'Translate', and mobile device icons. The main heading is 'DEVELOPMENT SERVICES'. A left sidebar contains a tree view of the site's structure, with 'Zoning Districts' selected. The main content area is titled 'ZONING DISTRICTS' and includes breadcrumb navigation: 'DEPARTMENTS » DEVELOPMENT SERVICES » SUBDIVISION & ZONING ». Below the title are utility links for 'TEXT SIZE', 'SHARE & BOOKMARK', 'FEEDBACK', and 'PRINT'. The text explains that all land within the corporate limits of Oklahoma City is classified into zoning districts. It defines a 'Zoning District' as a section of the city with specific land use requirements and standards. It also defines a 'Use Unit Classification' as a group of related individual uses with similar functions. There are three sections with links to review and download descriptions: 'Base Zoning Districts', 'PUD & SPUD', and 'Medical Marijuana'. The 'Base Zoning Districts' section states that users can click the header above to view a summary of use unit classifications. The 'PUD & SPUD' section explains that Planned Unit Development (PUD) and Simplified Planned Unit Development (SPUD) are special zoning categories. The final section notes that users can click the header above to review a Master Design Statement for a PUD or SPUD proposal, which is subject to change pending staff review, commission recommendation, and council approval.

Residents Business Recreation Government Departments Visitors I Want to... Search okc.gov

Text Size Translate

## DEVELOPMENT SERVICES

DEPARTMENTS » DEVELOPMENT SERVICES » SUBDIVISION & ZONING »

### ZONING DISTRICTS

TEXT SIZE: [+](#) [-](#) [+](#) SHARE & BOOKMARK [FEEDBACK](#) [PRINT](#)

All land within the corporate limits of Oklahoma City shall be classified into one of the zoning districts provided within the Oklahoma City Municipal Code, as amended.

A **Zoning District** is a section of the City designated in the Oklahoma City Municipal Code, and delineated on the Official Zoning Districts Map, for which land use requirements, and building and development standards are prescribed. The purpose of a zoning district is to specify the nature and components of the permitted development within them, and to establish regulations regarding the physical character and intensity of development so as to protect the public health, safety and welfare.

A **Use Unit Classification** is a group of related individual uses having similar functions, products, or performances which provide a basis for their systematic assignment to specific zoning districts in accordance with criteria directly relevant to the public health, safety, and welfare of the citizens of Oklahoma City.

To review, and download, descriptions of Use Unit Classifications [click this link](#).

To review, and download, descriptions of Use Unit Classifications associated with the Medical Marijuana Industry [click this link](#).

#### Base Zoning Districts

To review, and download, a summary of the use unit classifications allocated to individual zoning districts click the header above. These districts are pre-defined in the Oklahoma City Municipal Code.

#### PUD & SPUD

The Planned Unit Development (PUD) and Simplified Planned Unit Development (SPUD) are special zoning district categories that provide an alternative approach to conventional land use controls. The PUD, or SPUD, may be used for particular tracts or parcels of land that are under common ownership and are to be developed as one unit according to a Master Design Statement and a Master Development Plan Map.

To review, and download, a Master Design Statement to a specific Planned Unit Development (PUD) or Simplified Planned Unit Development (SPUD) proposal click the header above. These districts are subject to change pending Oklahoma City Staff review, Planning Commission recommendation, and City Council approval.

- Development Services
  - + Development Center
    - COVID -19 UPDATE
  - Subdivision & Zoning
    - Zoning Districts
      - Base Zoning Districts
      - PUD & SPUD
      - Rezoning Process
      - Special Zoning Districts
      - Applications
    - + Board of Adjustment
      - Planning Commission
      - Zoning Map
      - Landscape Ordinance
    - + Business Licensing
      - Development Impact Fees
      - Medical Marijuana



# Preliminary and Final Plats Development Review Form (mailed)



The City of  
**OKLAHOMA CITY**  
DEVELOPMENT SERVICES DEPT

### DEVELOPMENT REVIEW FORM

DEVELOPMENT SERVICES DEPARTMENT  
Subdivision and Zoning Division

TO: PLANNING COMMISSION DEVELOPMENT REVIEW GROUP

**Piedmont School District**  
\* Neighborhood Association  
§ Ward

DATE: December 11, 2020

SUBJECT: Status of Necessary City Services Within Proximity of Property Outlined

CASE NO.: C-7250 Preliminary Plat of Robertson's Landing

LOCATION: South of NW 122<sup>nd</sup> St and east of N Morgan Road and Turnpike

LEGAL DESCRIPTION: Part of the NW/4 of Section 12, Township 13 North, Range 5 West

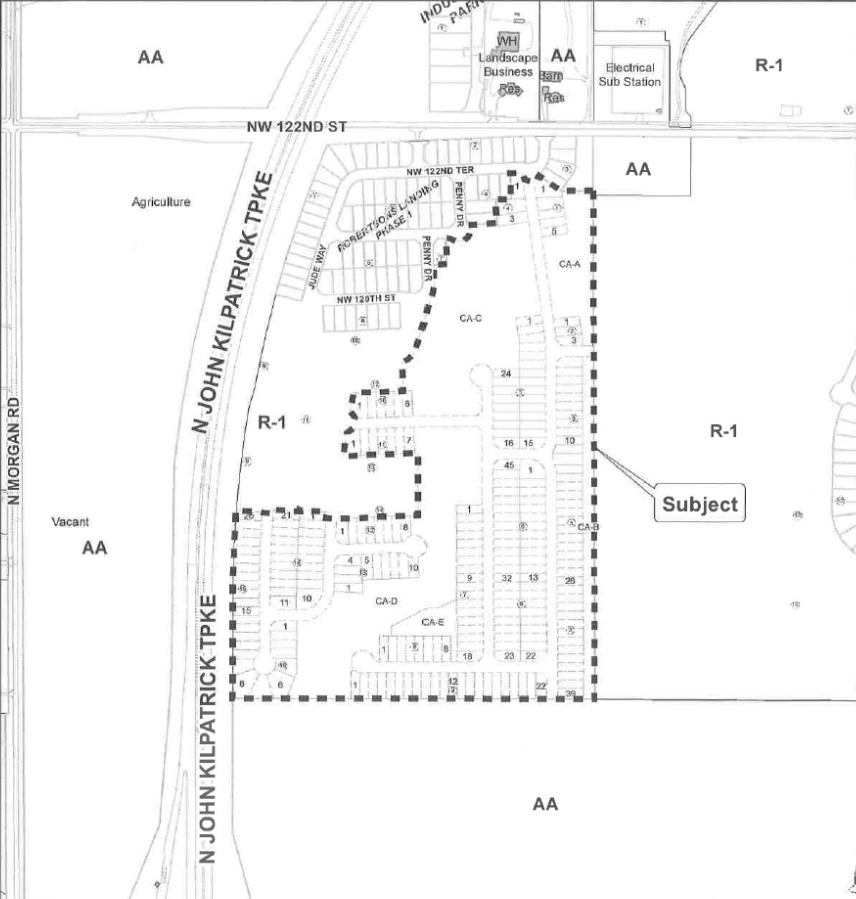
PROPOSED USE: Single Family Residential

Comments relevant to the work of your department are requested regarding the availability and/or need of water, drainage, sanitary and storm sewer, traffic facilities, fire protection facilities, street right-of-way or any public easements, soil conditions and any other pertinent information related to the development of this property.

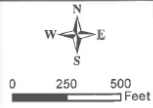
A staff report will be forwarded to the Planning Commission and your response is needed before 12/30/20. For information or assistance, please contact the Development Services Department at 297-2623.

FOR PLANNING COMMISSION MEETING OF: **January 14, 2021**

Case No: C-7250 Preliminary Plat of Robertson's Landing  
Developer: OKC L. DEV., LLC.  
Engineer: Crafton Tull & Associates, Inc.



**Preliminary Plat  
Application**



# Public Notice



The City of  
**OKLAHOMA CITY**

## NOTICE OF HEARING

C-7250

**NOTICE IS HEREBY GIVEN**, that a Preliminary Plat of Robertson's Landing has been filed on the following described property:

A part of the Northwest Quarter of Section 12, Township 13 North, Range 5 West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma.

**Proposed Use:** 245 Single Family Residential Lots on 60.29 acres

SEE MAP ON BACK

A PUBLIC HEARING will be held by the Oklahoma City Planning Commission at 1:30 p.m. on Thursday, January 14, 2021 in the Council Chambers, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma.

**COVID-19 update:**

The following safety guidelines are in place during the COVID-19 pandemic for meetings in the Council Chamber at City Hall: face coverings are required throughout the building (disposable face masks will be available); only the south entrance to City Hall will be open; temperature checks will be required upon entry; meeting attendees are required to sign a log for contact tracing purposes; Chamber doors will be marked "entrance" and "exit"; air purifying machines will be in the Chamber; hand sanitizer machines will be available; seating for up to 33 people will be available in the Chamber; up to 3 people can sit in an open pew (family groups may sit together and exceed the limit of 3 people per pew); if needed, overflow seating will be available on the 3<sup>rd</sup> and 2<sup>nd</sup> floor lobbies; and the Chamber will be cleaned and sanitized daily.

- **The agenda and staff reports for the January 14, 2021 meeting will be posted at following link:**  
<https://okc.primegov.com/public/portal>  
**Please conduct your business with us by phone or email, as our offices are still closed to public access.**  
[subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)

All property owners in the immediately surrounding areas are hereby given notice that they may inspect said application in the office of the Oklahoma City Planning Commission, 420 W. Main, Suite 910. All persons interested in presenting arguments and evidence for or against possible amendments to the proposed lots, blocks, streets and/or other details shown on the MAP should attend the referenced public hearing before the Oklahoma City Planning Commission and present such arguments and evidence at that time. It is recommended that lengthy written materials not be presented to the Commission by applicants, protestants or other persons at the Commission hearing. Lengthy written materials in support or opposition of a pending application should be submitted to the City Staff by noon on January 8, 2021 in order to be copied and delivered to the Commission members that afternoon. Graphics, brief written materials, maps, pictures, etc. may be presented to the Commission to illustrate a point regarding a case. The "MAP ON BACK" of this NOTICE OF HEARING (the "MAP"), which depicts proposed lots, blocks, streets and/or other details in the proposed Preliminary Plat of Robertson's Landing is subject to possible amendments by the Oklahoma City Planning Commission at the referenced public hearing on the matter, and the plat actually approved by the Planning Commission at the public hearing may or may not contain the exact same lots, blocks, streets and/or other details shown on the MAP.

Should you have any further questions call 297-2623 (TDD 297-2020) between the hours of 8:00 a.m. and 5:00 p.m.

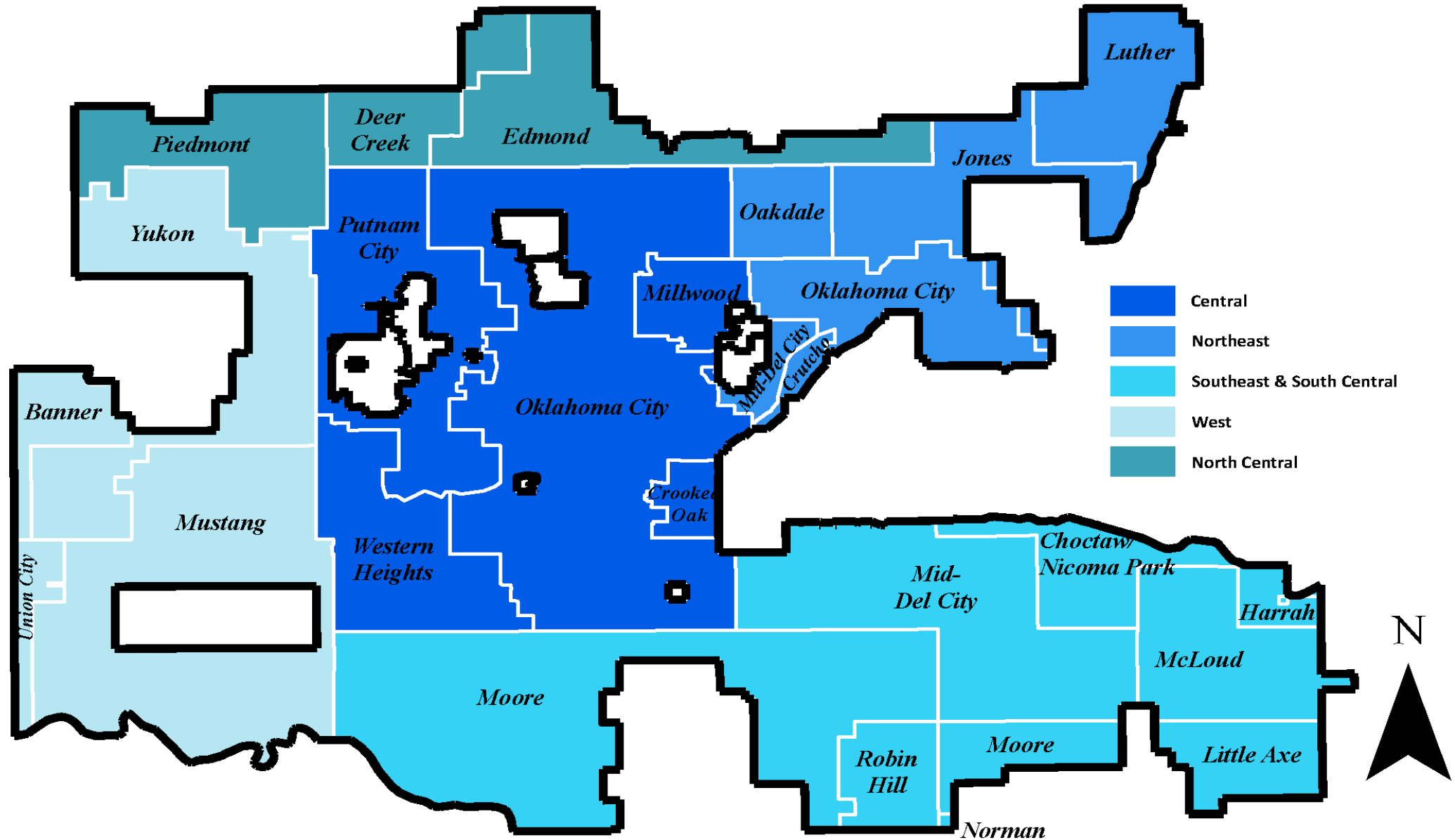
OKLAHOMA CITY PLANNING COMMISSION

# Subdivision & Zoning Office

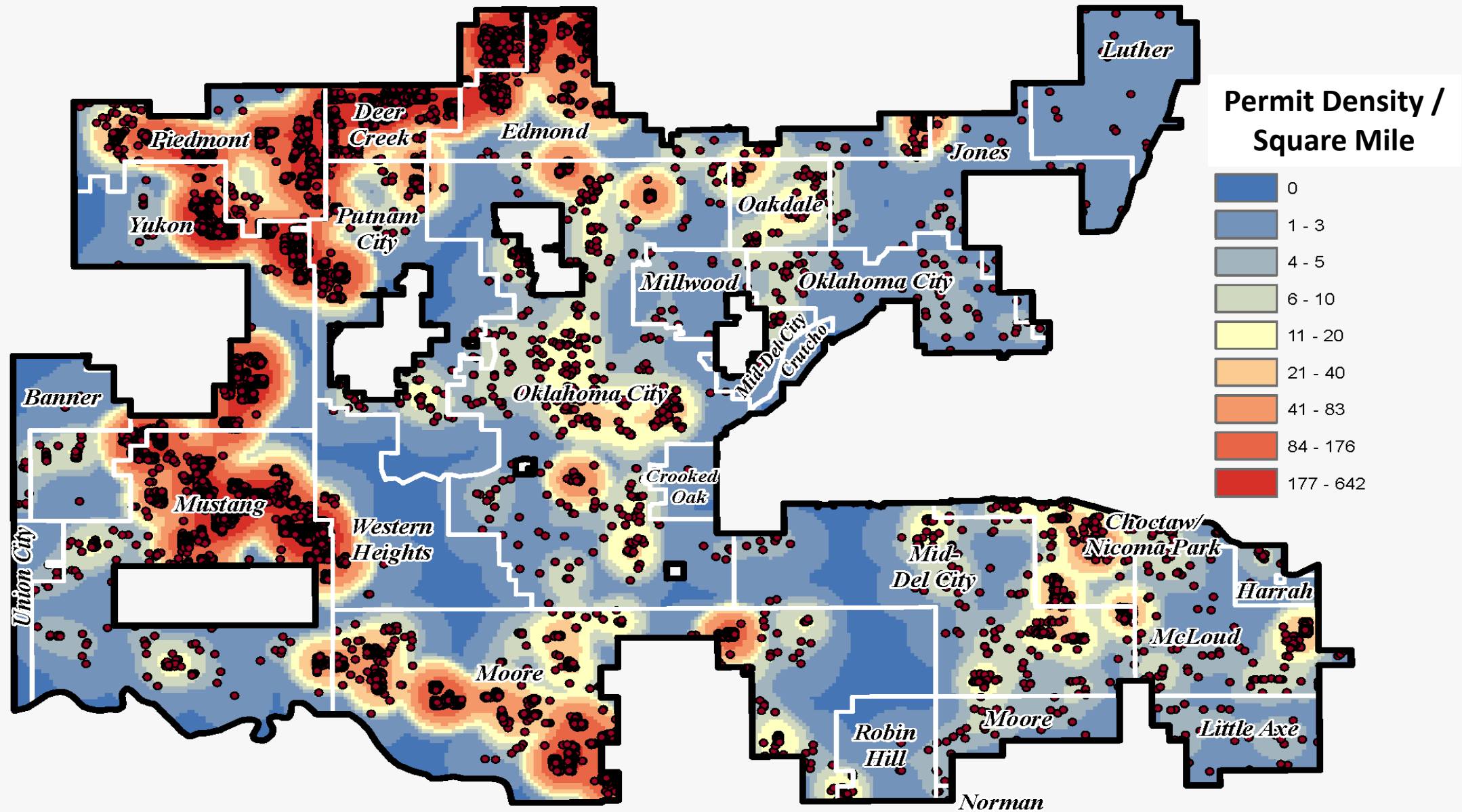
- ▶ (405) 297-2623
- ▶ [subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)
- ▶ [www.okc.gov/districts](http://www.okc.gov/districts)

**OKLAHOMA  
CITY  
CITYWIDE  
TRENDS**

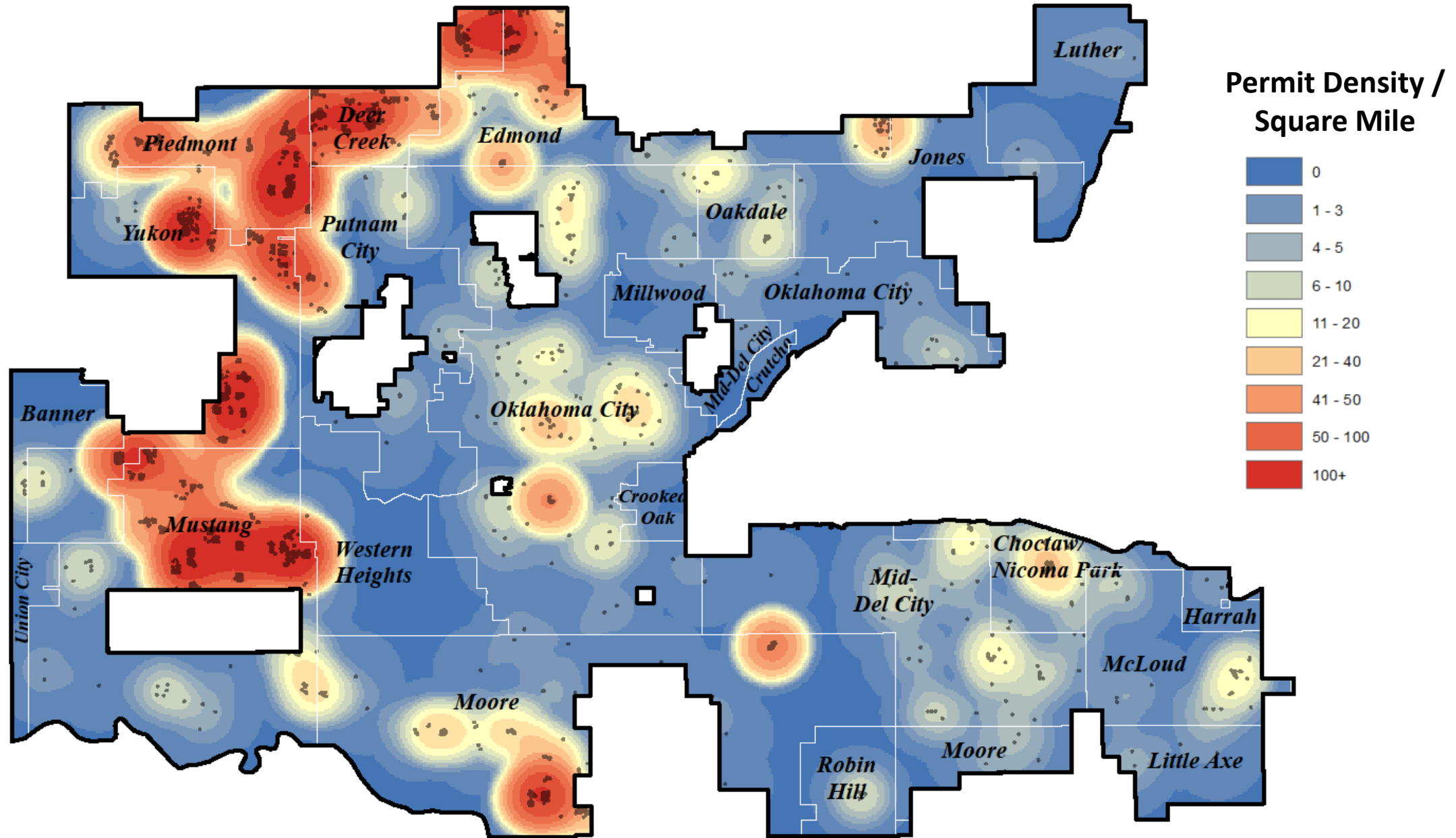
# Oklahoma City School District Sub-Areas



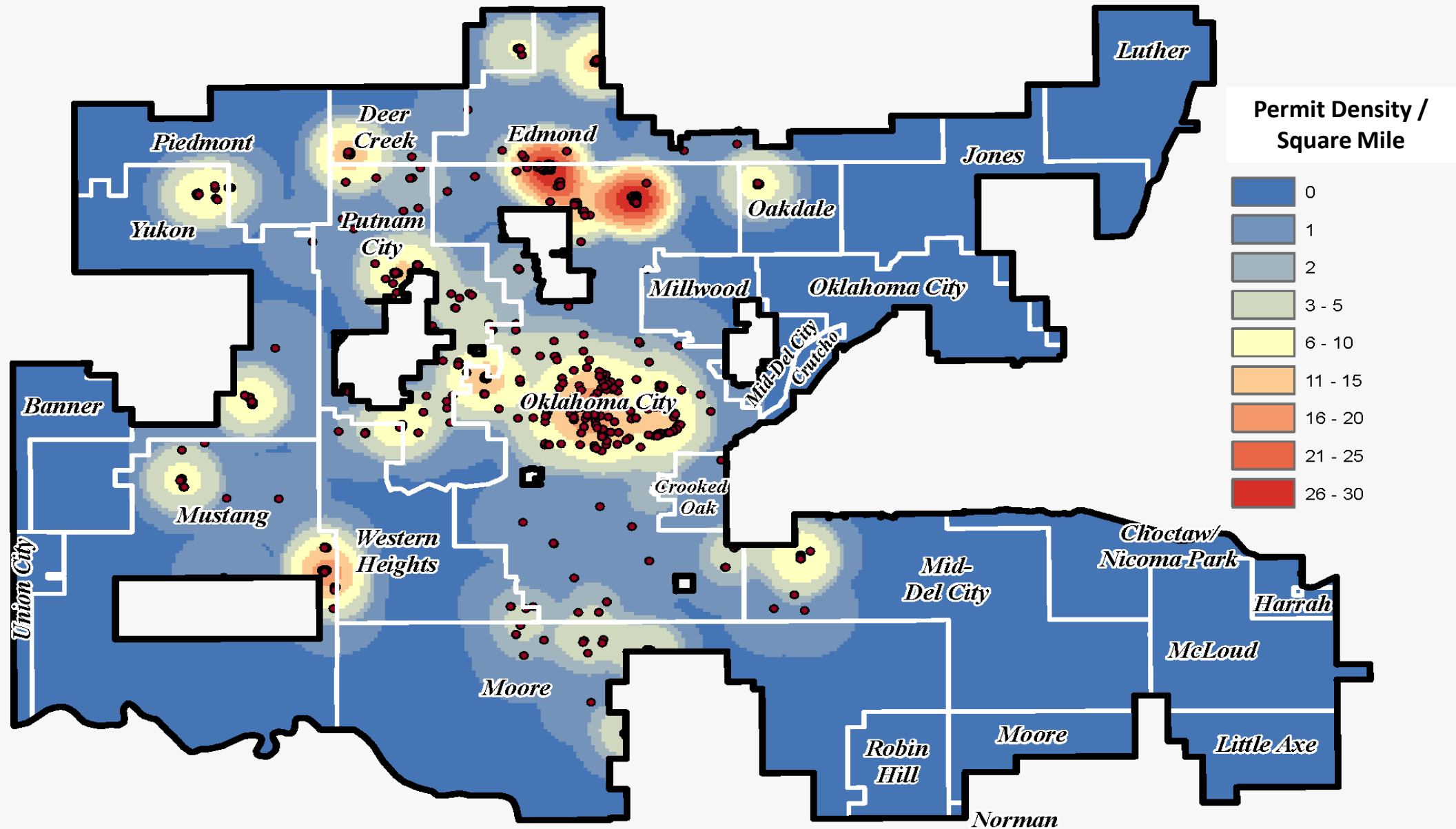
# Single-Family Permits January 2015 - May 2021



# Single-Family Permits May 2021 – May 2022

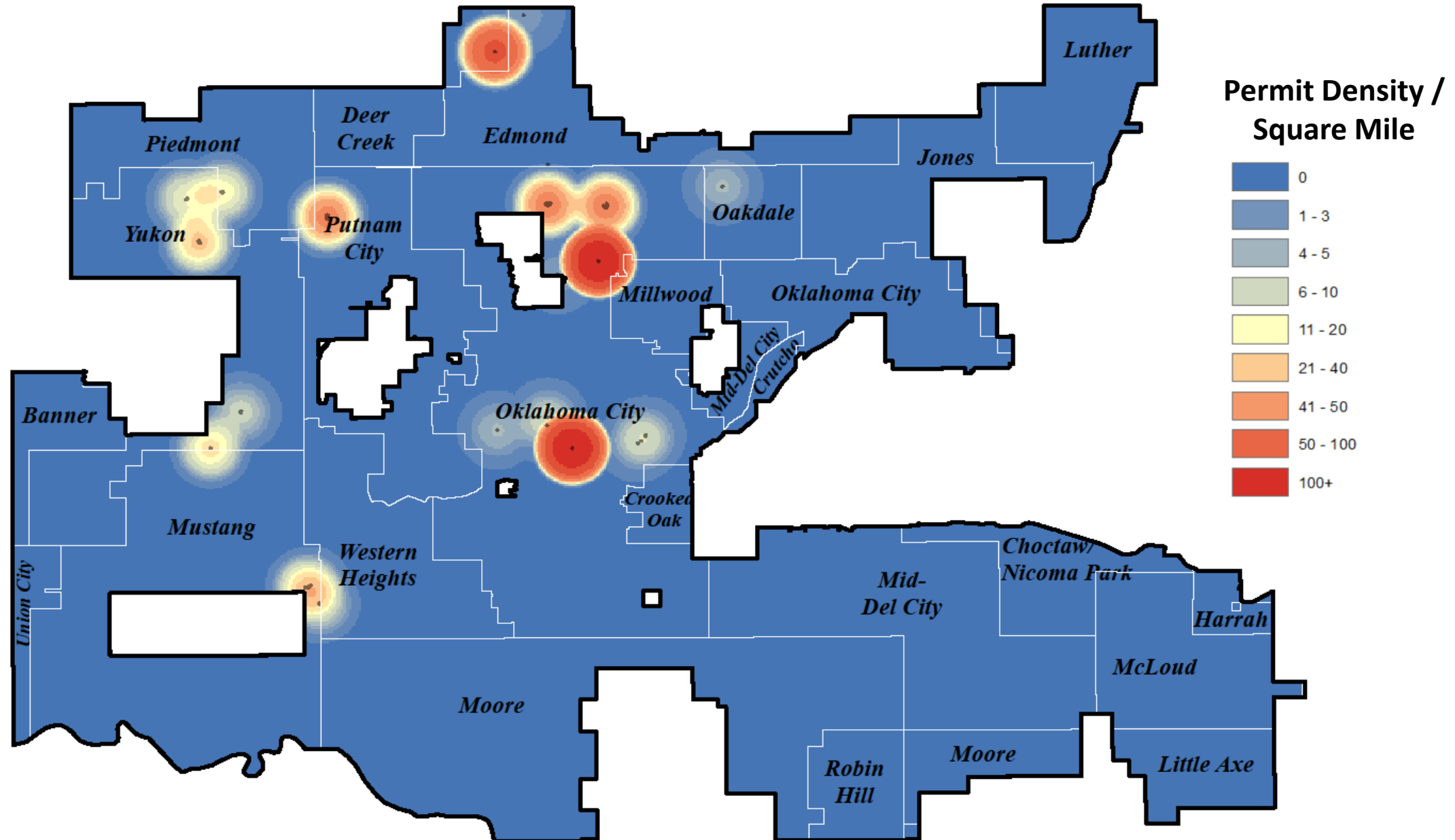


# Multi-Family Permits January 2015 - May 2021

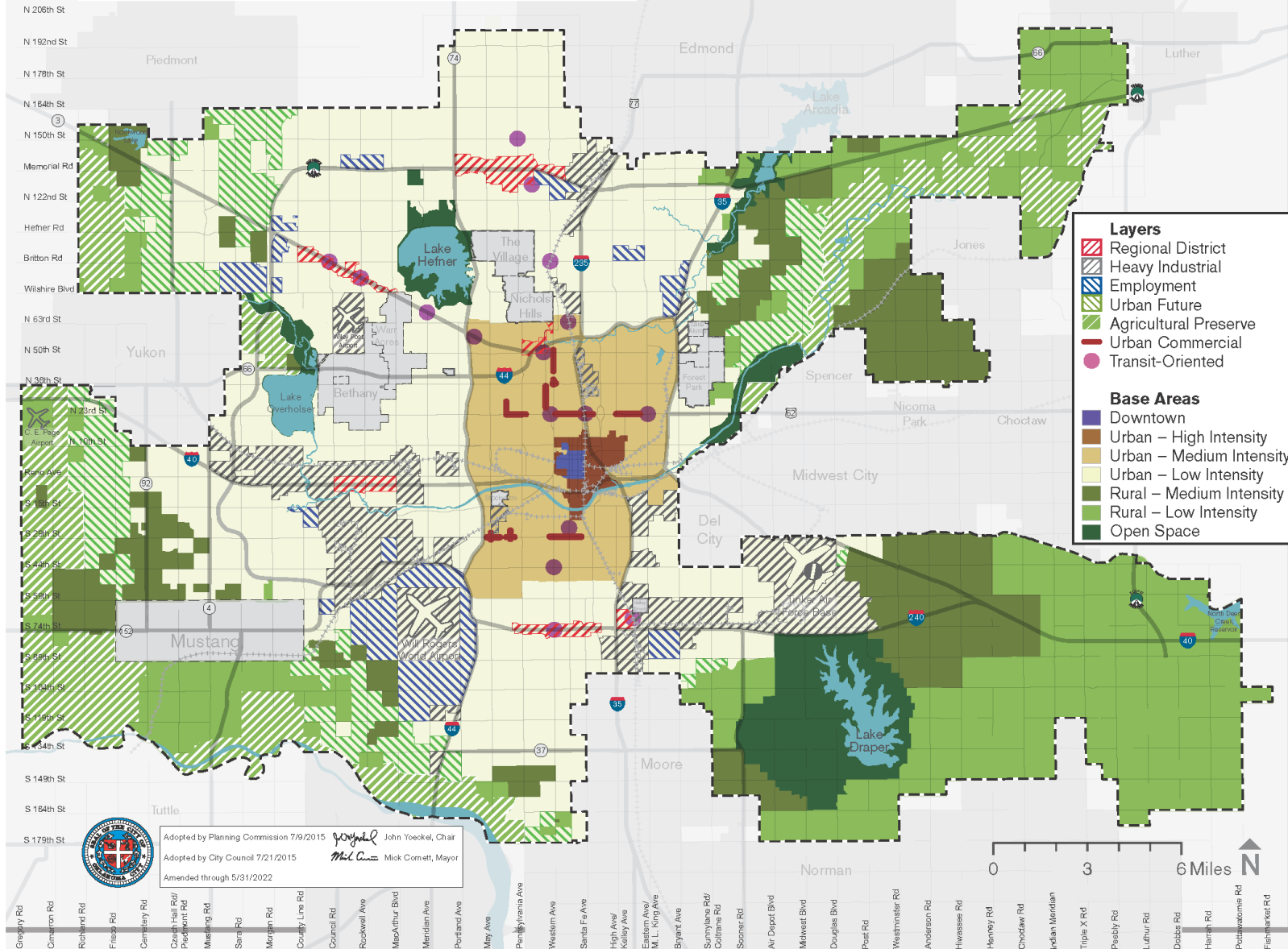




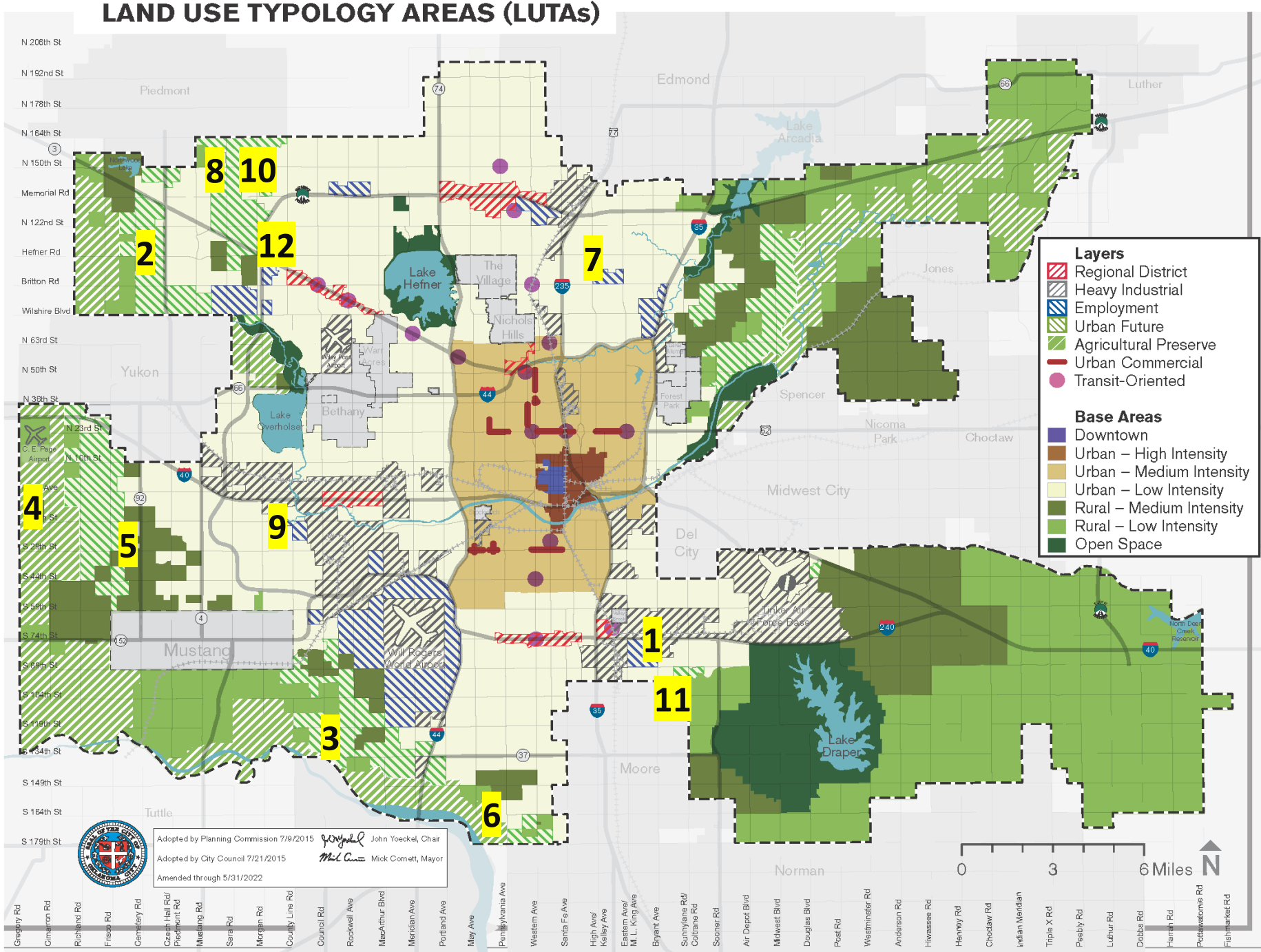
# Multi-Family Permits May 2021 – May 2022



## LAND USE TYPOLOGY AREAS (LUTAs)

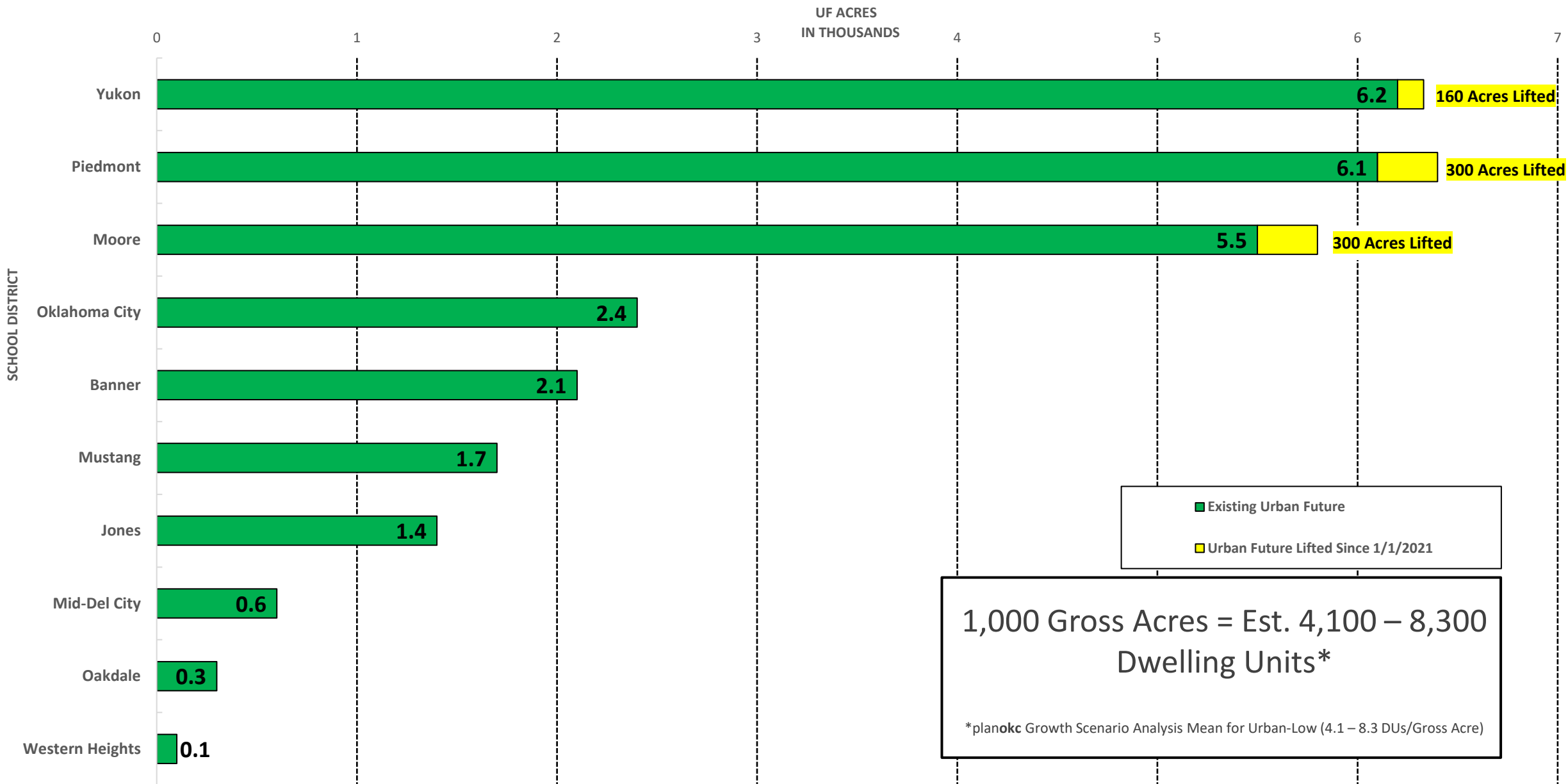


# Comprehensive Plan Amendments May 2021 – May 2022



1. CPA 2021-04 HI to UL
2. CPA 2021-05 UF to UL
3. CPA 2021-06 UF to UL
4. CPA 2021-07 AP to RM
5. CPA 2021-08 RM to UL
6. CPA 2021-09 UF to UL
7. CPA 2021-10 EM to UL
8. CPA 2021-12 UF to UL
9. CPA 2021-13 EM to UL
10. CPA 2021-14 UF to UL
11. CPA 2021-15 UF to UL
12. CPA 2022-03 EM to UL

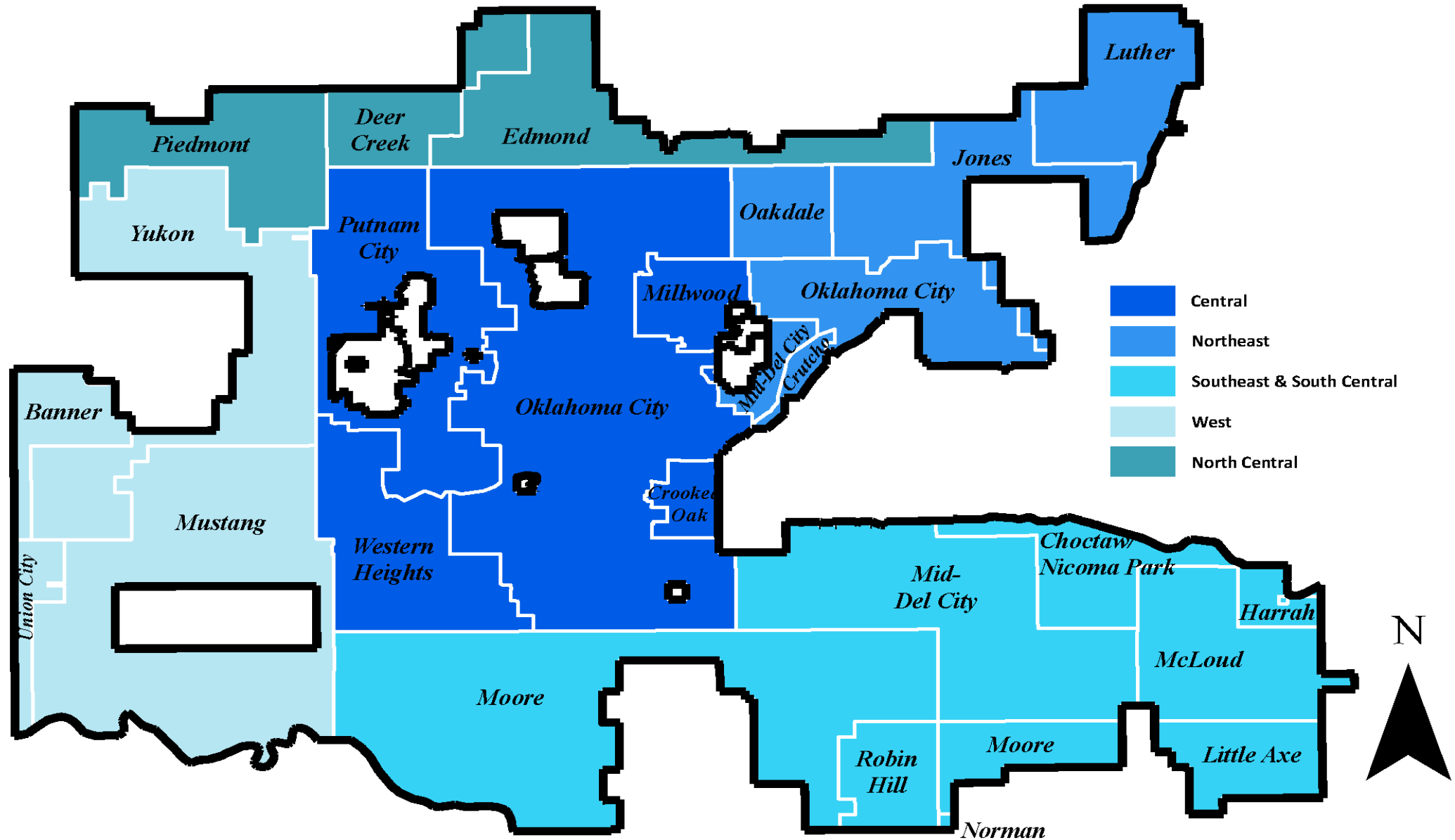
# Acres of Urban Future May 2021 – May 2022 By District in Oklahoma City



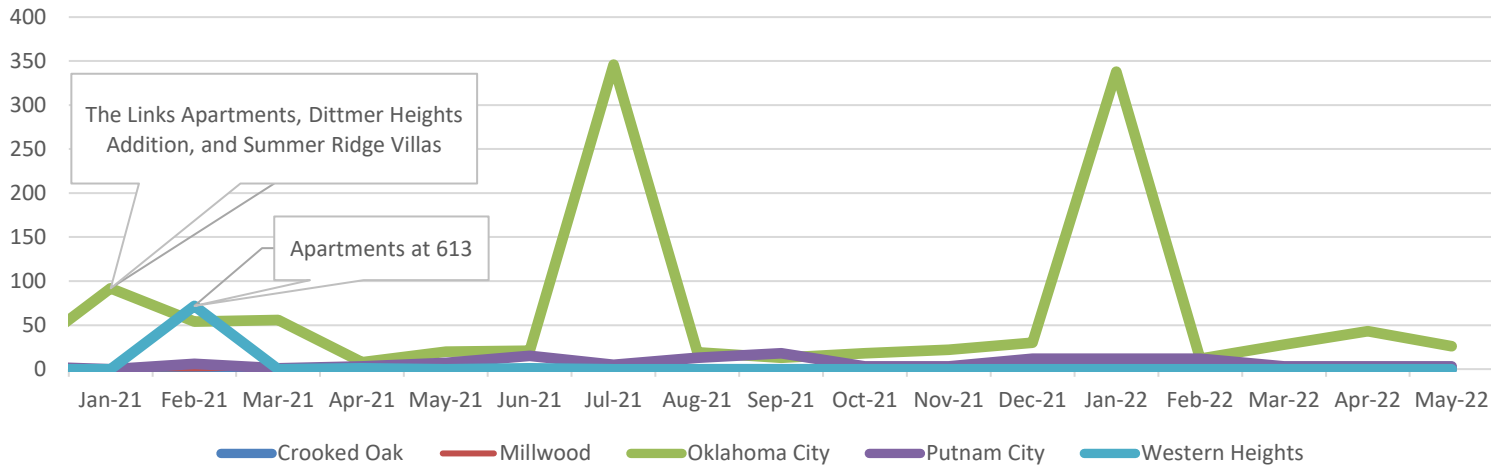
# OKLAHOMA CITY SUB-AREA & DISTRICT TRENDS

1. Central Oklahoma City
2. Northeast Oklahoma City
3. South Central & Southeast Oklahoma City
4. West Oklahoma City
5. North Central Oklahoma City

# Oklahoma City School District Sub-Areas



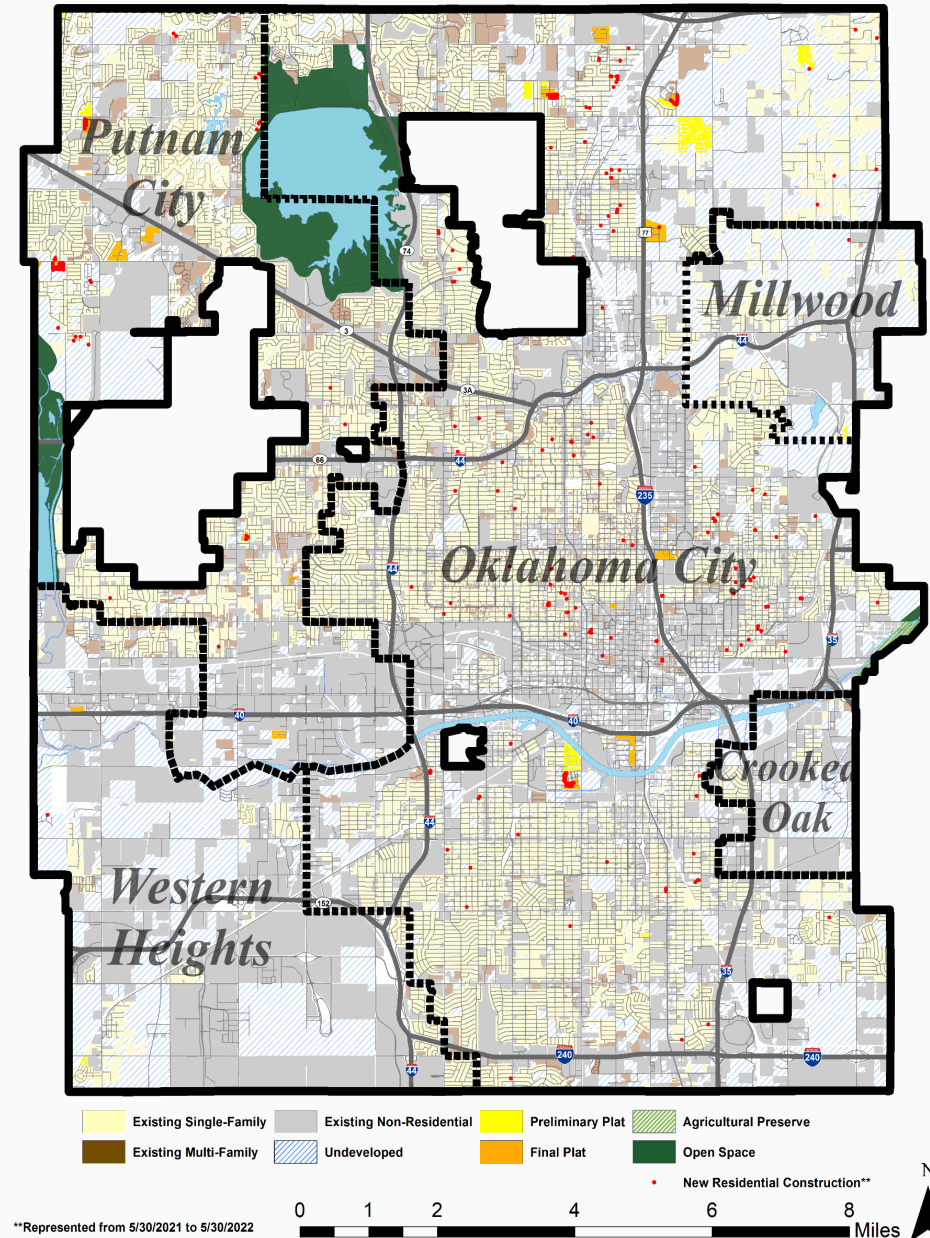
Central OKC Sub-Area New Residential Units



Central Oklahoma City New Residential Construction (Dwelling Units) By District								
	2017	2018	2019	2020	2021	Total	5 Year Average	2022*
<b>CENTRAL OKC</b>	905	1229	1256	697	1114	5201	1059	467
<b>Crooked Oak</b>	4	8	3	1	0	16	3	0
Multi-Family	0	3	0	0	0	3	1	0
Single-Family	4	5	3	1	0	13	3	0
<b>Mid-Del City</b>	0	0	2	0	3	5	1	0
Single-Family	0	0	2	0	3	5	1	0
<b>Millwood</b>	5	4	7	4	10	30	7	0
Multi-Family	0	0	0	0	0	0	1	0
Single-Family	5	4	7	4	10	30	6	0
<b>Oklahoma City</b>	490	926	1041	554	902	3913	802	434
Multi-Family	50	433	513	151	546	1693	350	366
Single-Family	440	493	528	403	350	2214	452	68
<b>Putnam City</b>	377	264	187	106	108	1042	205	33
Multi-Family	215	101	32	22	26	396	71	10
Single-Family	162	163	155	84	82	646	135	23
<b>Western Heights</b>	29	27	16	32	91	195	40	0
Multi-Family	0	5	9	0	86	100	17	0
Single-Family	29	22	7	32	5	95	24	0

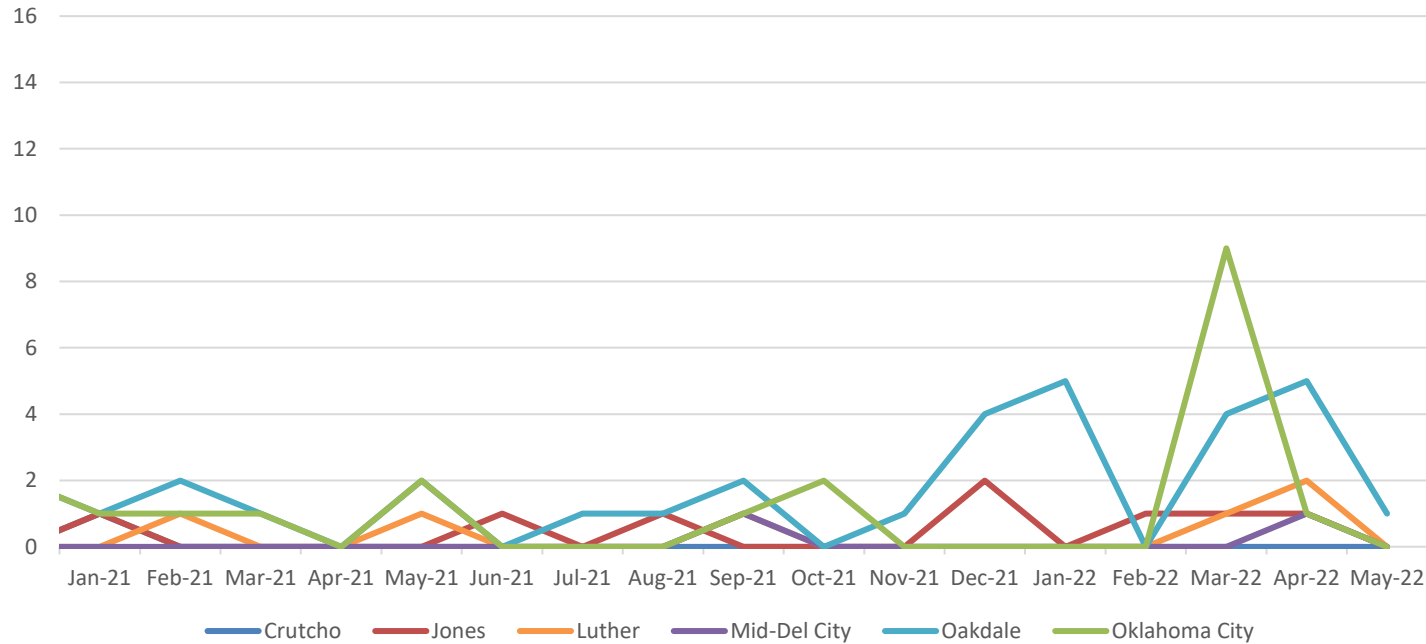
\*2022 Permits until 5/30/2022

# Central Oklahoma City

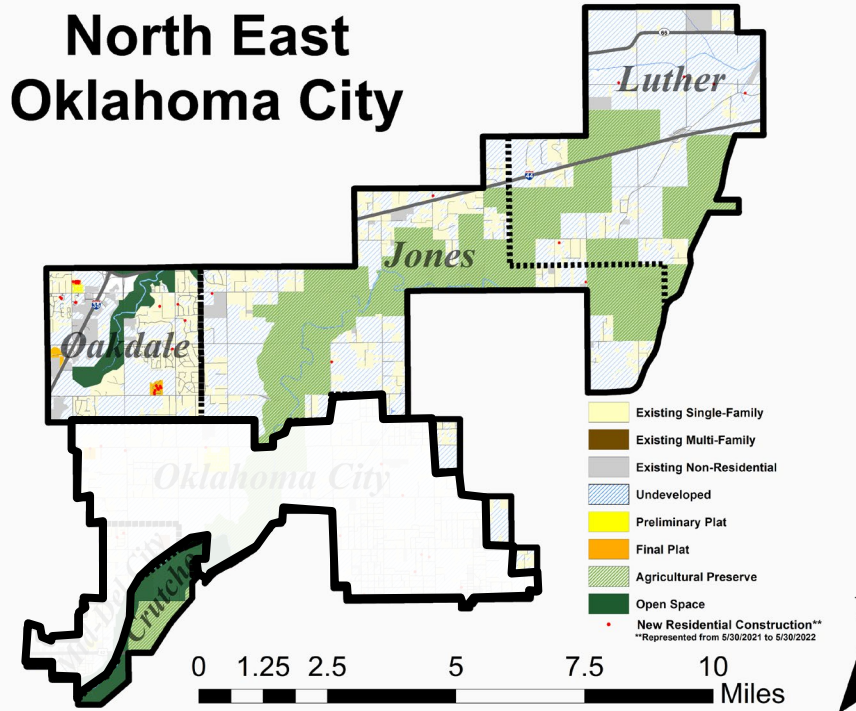


\*\*Represented from 5/30/2021 to 5/30/2022

Northeast OKC Sub-Area New Residential Units



## North East Oklahoma City

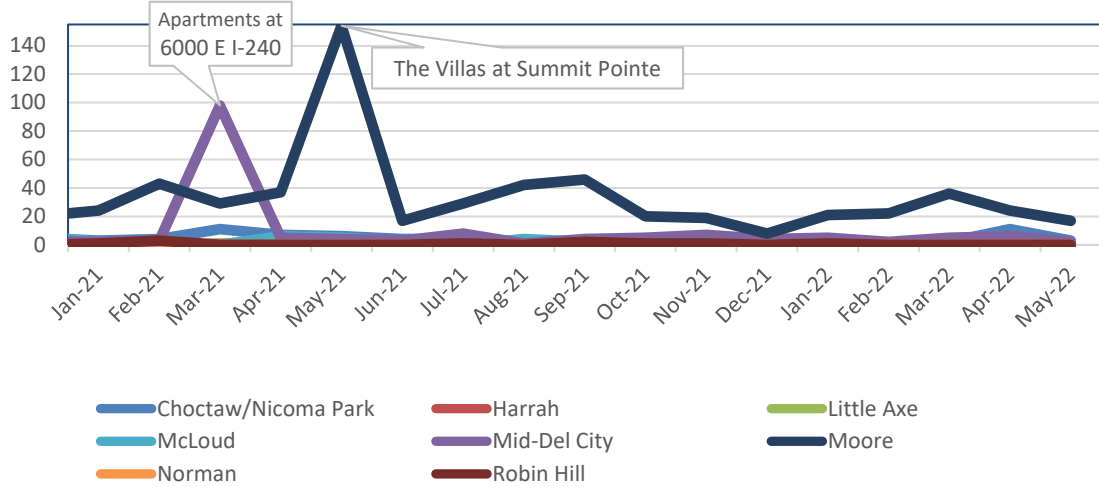


Northeast Oklahoma City New Residential Construction (Dwelling Units) By District								
	2017	2018	2019	2020	2021	Total	5 Year Average	2022*
<b>NORTHEAST OKC</b>	63	65	78	66	34	306	66	32
<b>Jones</b>	9	10	9	12	5	45	10	3
Single-Family	9	10	9	12	5	45	10	3
<b>Luther</b>	0	5	2	2	4	13	3	3
Single-Family	0	5	2	2	4	13	3	3
<b>Mid-Del City</b>	6	7	2	2	5	22	4	1
Single-Family	6	7	2	2	5	22	4	1
<b>Oakdale</b>	33	22	43	35	11	144	32	15
Multi-Family	0	0	23	10	0	33	7	4
Single-Family	33	22	20	25	11	111	25	11
<b>Oklahoma City</b>	15	21	22	15	9	82	17	10
Single-Family	15	21	22	15	9	82	17	10

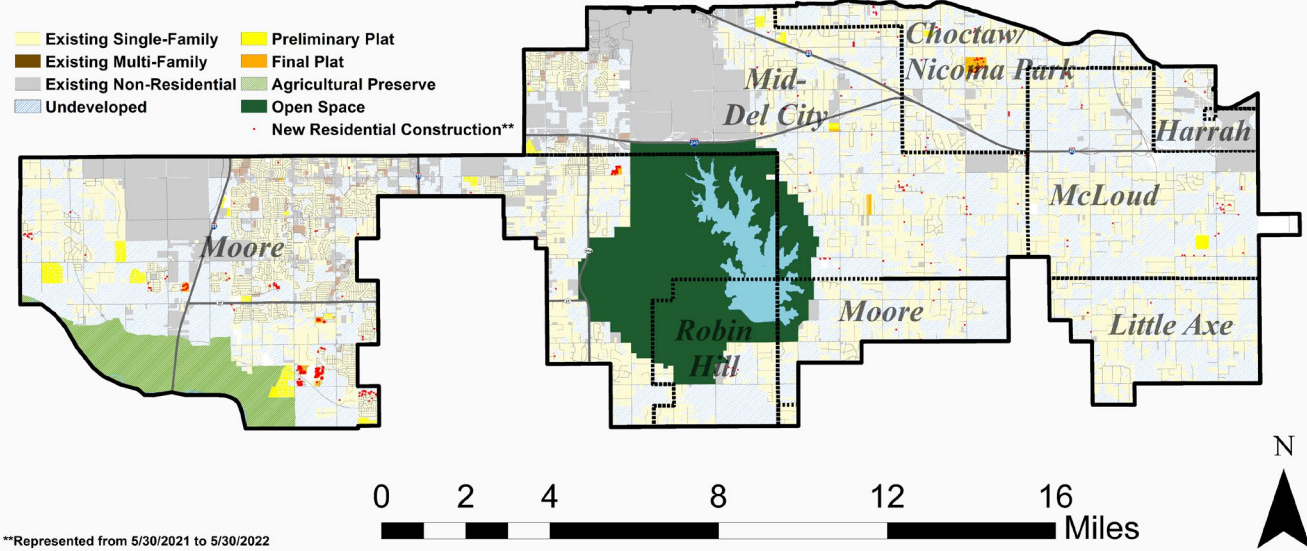
\*2022 Permits until 5/30/2022



Southeast / South Central OKC Sub-Area New Residential Units



# South Central & South East Oklahoma City

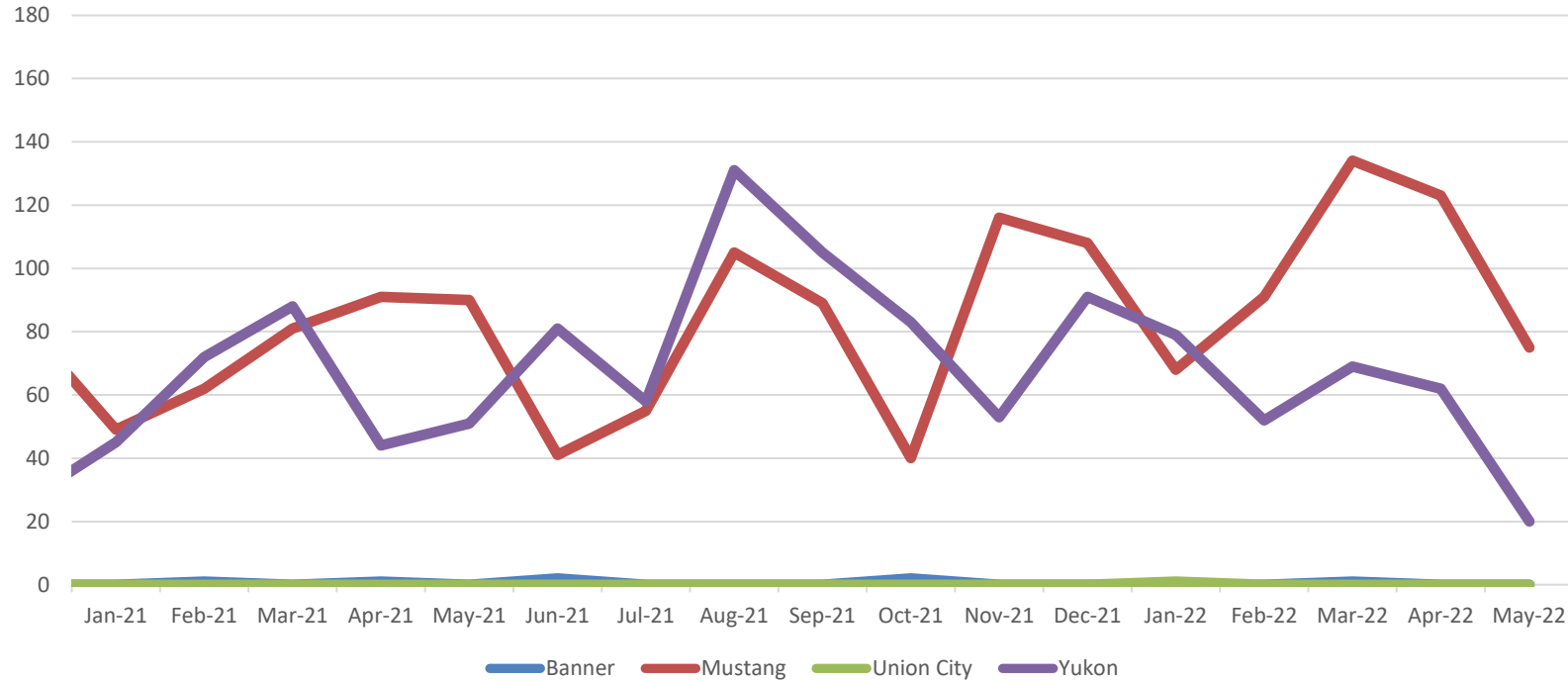


\*\*Represented from 5/30/2021 to 5/30/2022

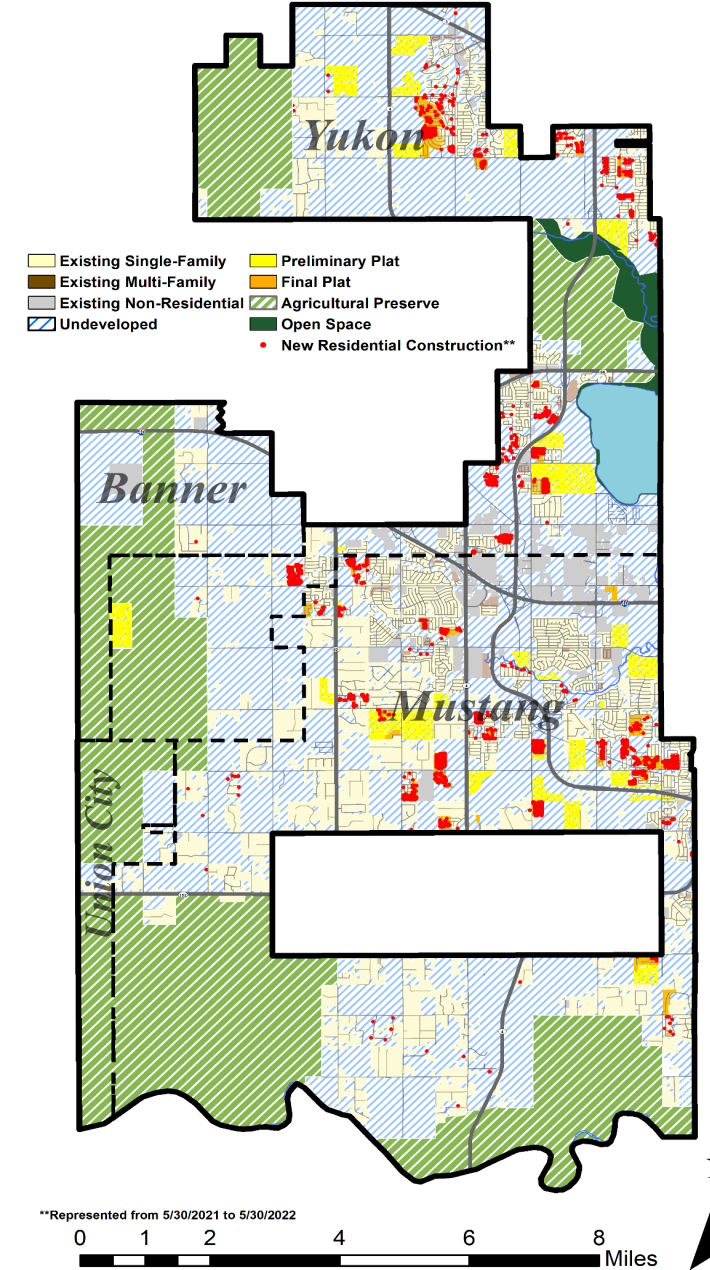
Southeast & South-Central Oklahoma City New Residential Construction (Dwelling Units) By District								
	2017	2018	2019	2020	2021	Total	5 Year Average	2022*
<b>SOUTHEAST &amp; SOUTH-CENTRAL OKC</b>	481	489	479	516	775	2740	494	146
<b>Choctaw/Nicoma Park</b>	54	31	35	42	51	213	41	18
Single-Family	54	31	35	42	51	213	41	18
<b>Harrah</b>	3	2	3	1	3	12	2	0
Single-Family	3	2	3	1	3	12	2	0
<b>Little Axe</b>	5	5	9	9	9	37	6	0
Single-Family	5	5	9	9	9	37	6	0
<b>McLoud</b>	27	28	22	30	32	139	25	7
Single-Family	27	28	22	30	32	139	25	7
<b>Mid-Del City</b>	52	76	77	62	162	429	66	0
Multi-Family	0	22	34	0	97	153	14	0
Single-Family	52	54	43	62	65	276	52	19
<b>Moore</b>	338	337	326	366	508	1875	348	120
Multi-Family	4	9	22	6	24	65	9	0
Single-Family	334	328	304	360	484	1810	339	120
<b>Norman</b>	0	1	0	2	0	3	1	0
Single-Family	0	1	0	2	0	3	1	0
<b>Robin Hill</b>	2	9	7	4	10	32	5	1
Single-Family	2	9	7	4	10	32	5	1

\*2022 Permits until 5/30/2022

West OKC Sub-Area New Residential Units



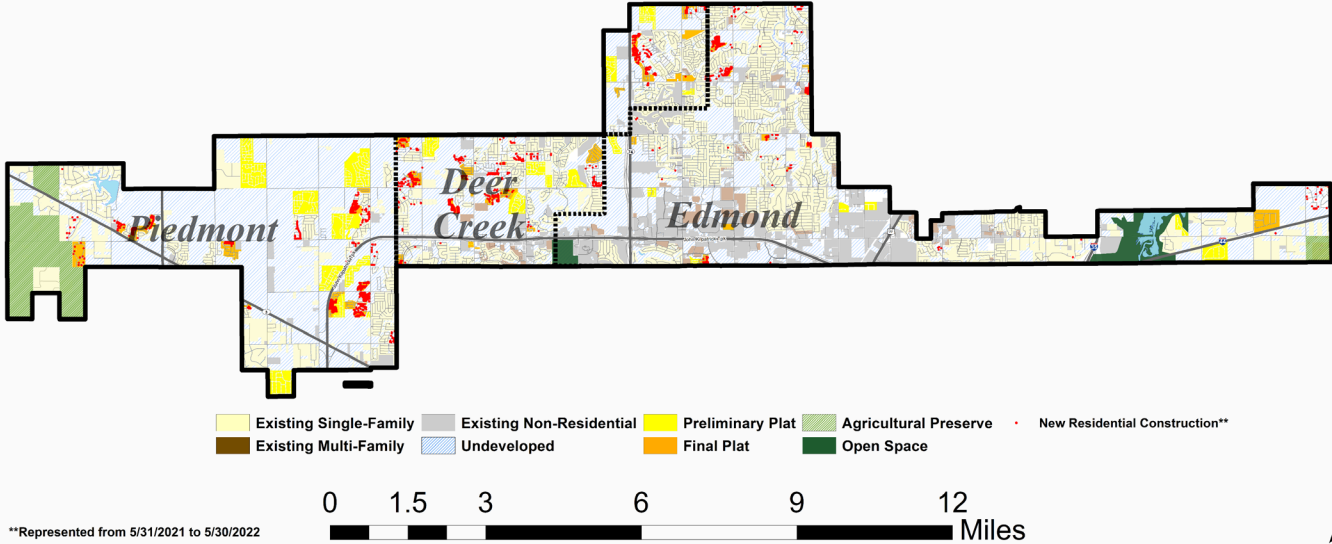
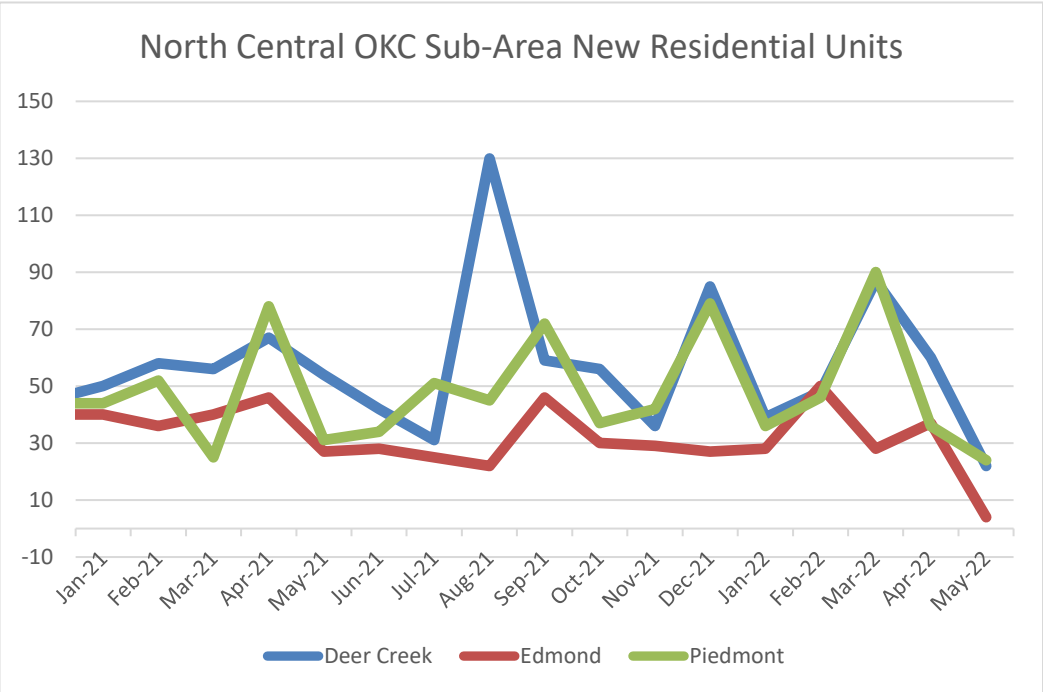
# West Oklahoma City



West Oklahoma City New Residential Construction ( Dwelling Units ) By District

	2017	2018	2019	2020	2021	Total	5 Year Average	2022*
<b>WEST OKC</b>	1049	1122	1488	1738	1959	8129	1307	773
<b>Banner</b>	3	4	1	3	6	17	2	0
Single-Family	3	4	1	3	6	18	2	1
<b>Mustang</b>	571	646	912	900	1002	4522	737	491
Multi-Family	14	28	137	13	29	221	47	0
Single-Family	557	618	775	887	973	4301	690	491
<b>Union City</b>	2	0	1	0	0	3	1	0
Single-Family	2	0	1	0	0	3	1	0
<b>Yukon</b>	473	472	574	835	951	3587	566	282
Multi-Family	4	12	12	18	38	112	11	28
Single-Family	469	460	562	817	913	3475	555	254

# North Central Oklahoma City



North Central Oklahoma City New Residential Construction ( Dwelling Units ) By District								
	2017	2018	2019	2020	2021	Total	5 Year Average	2022*
<b>NORTH CENTRAL OKC</b>	1110	1240	1331	1559	1824	7064	1327	615
<b>Deer Creek</b>	550	580	671	763	777	3341	611	256
Multi-Family	0	0	40	22	101	163	12	0
Single-Family	550	580	631	741	676	3178	599	256
<b>Edmond</b>	292	328	365	404	433	1822	397	127
Multi-Family	8	3	24	3	2	40	69	0
Single-Family	284	325	341	401	431	1782	329	127
<b>Piedmont</b>	268	332	295	392	614	1901	319	232
Multi-Family	0	0	0	14	0	14	3	12
Single-Family	268	332	295	378	614	1887	316	220

\*2022 Permits until 5/30/2022

# **ONLINE DEVELOPMENT DATA RESOURCES**



Please select the arrows below for additional planokc interactive layers

For other layers not shown here please visit our open data portal at [Data.okc.gov](http://Data.okc.gov)

**Legend**

- City Boundary >
- Ward Boundaries
- Street Typology
- Retail Priority Areas
- Land Use Typology >
- Riparian Areas
- Upland Forest Areas
- Acquirer Recharge Areas
- Sewer Service
- Water Service
- Fire Service

City of Oklahoma City, Texas Parks & Wildlife, Esri, HERE, ...

POWERED BY **esri**



- Public Works
- + Contractor Resources
- + Divisions
- + Engineer & Architect Resources
- Household Hazardous Waste Facility
- News
- Project Updates
- + Resident & Community Resources
- Traffic Advisories
- Drainage Ordinance Revision and Drainage Criteria Manual
- Virtual Public Meetings

DEPARTMENTS » PUBLIC WORKS »

# PROJECT UPDATES

TEXT SIZE: [SHARE & BOOKMARK](#) [FEEDBACK](#) [PRINT](#)

Click on projects in the map below to find anticipated start date, project type and more information.

Legend  Filter Download Print

okc.gov/pw

# ONLINE DEVELOPMENT DATA RESOURCES

- Annual Schools Meeting Page
  - [okc.gov/departments/planning/current-projects/annual-schools-meeting](https://okc.gov/departments/planning/current-projects/annual-schools-meeting)
- County Assessor Parcel Information
  - [Oklahoma County](#)
  - [Cleveland County](#)
  - [Canadian County](#)
- Oklahoma City Development Data
  - [Data.okc.gov](https://data.okc.gov)
  - [Accella Permits](#)
  - [Zoning District Descriptions](#)
  - [Public Works Projects](#)
- Comprehensive Plan - planOkc
  - [planokc.org](https://planokc.org)
- US Census & American Community Survey
  - [Census.gov](https://census.gov)
  - [Data.census.gov](https://data.census.gov)
- Oklahoma City Resources
  - [Planning Department](#)
  - [Planning Calendar & Agenda](#)
  - [OKC Ward Map](#)
  - [OKC Planning Commission](#)
  - [Meetings & Notices](#)

# CONTACT INFORMATION FOR FURTHER QUESTIONS

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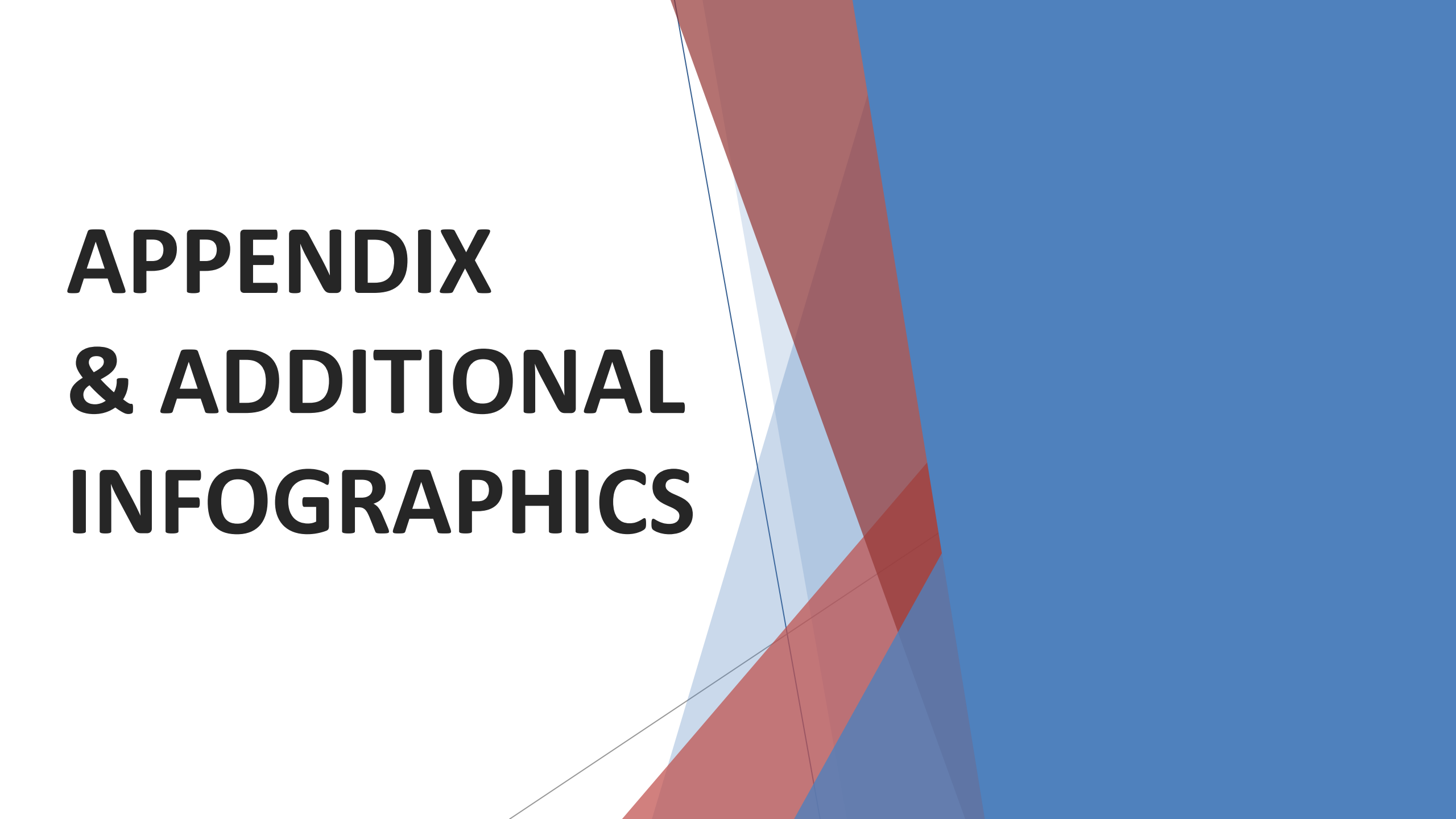
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# **APPENDIX & ADDITIONAL INFOGRAPHICS**

The background features a large, abstract geometric design on the right side. It consists of several overlapping triangles in various shades of blue and red, creating a dynamic, layered effect. The left side of the image is plain white, providing a high-contrast background for the text.

**“Back Of Napkin” Projection of Estimated  
Future Student Population  
Using ACS & Permit Data:**

**Deer Creek School District  
5-Year Projection Example:**

$$Pop = \left( \left( \frac{EN}{HH} \right) \times DU \right) \times \text{Years}$$

$$Pop = \left( \left( \frac{7,726}{11,833} \right) \times 620 \right) \times 5$$

***Future Five Year Estimated  
Increase In Enrollment = 2,015***

Pop = Estimated Future Enrollment Student Population

HH = Estimated Current Total Households (*American Community Survey S1101*)

EN = Estimated Current K-12 Public School Enrollment (*American Community Survey S1401*)

DU = Average Dwelling Units Annually (*Provided In Previous Tables*)

Years = Number of Years To Forecast