



# OKLAHOMA CITY ANNUAL SCHOOL DISTRICTS MEETING

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June 5, 2023



# 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

# AGENDA

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



# **DEVELOPMENT PROCESS REVIEW**







# Rezoning Application Development Review Form



The City of  
**OKLAHOMA CITY**  
PLANNING DEPARTMENT, Subdivision and Zoning

**DEVELOPMENT REVIEW FORM**

Zoning Division

TO: PLANNING COMMISSION DEVELOPMENT REVIEW GROUP

Moore School District  
Neighborhood Association  
Ward 5

DATE: July 27, 2022

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

CASE NO.: PUD-1906 Planned Unit Development District

LOCATION: 14600 S Portland Avenue

PROPOSED DEVELOPMENT: Single-Family Residential

**LEGAL DESCRIPTION:** A tract of land situate within the Southwest Quarter (SW/4) of Section Twenty-Four (24), Township Ten North (T10N), Range Four West (R4W) of the Indian Meridian (I.M.), Cleveland County, Oklahoma, being more particularly described by metes and bounds as follows: BEGINNING at the Northwest corner of said SW/4, marked by a 3/8" Iron Pin found in place; thence N89°17'00"E along the North line of said SW/4 a distance of 2632.03 feet to the Northeast corner of said SW/4, marked by a 3/8" Iron Pin found in place; thence S00°09'53"E along the East line of said SW/4 a distance of 1416.00 feet; thence S89°50'07"W a distance of 47.26 feet; thence S20°09'40"W a distance of 134.43 feet; thence S37°00'48"W a distance of 130.89 feet; thence S28°32'32"W a distance of 151.88 feet; thence S13°17'23"W a distance of 157.12 feet; thence S61°09'18"W a distance of 21.26 feet; thence N84°08'07"W a distance of 36.30 feet; thence N45°12'54"W a distance of 38.61 feet; thence S64°32'35"W a distance of 43.92 feet; thence S79°43'38"W a distance of 38.75 feet; thence N49°33'04"W a distance of 84.70 feet; thence N34°08'31"W a distance of 73.86 feet; thence N53°17'33"W a distance of 191.14 feet; thence N83°32'11"W a distance of 48.47 feet; thence S85°09'08"W a distance of 56.41 feet; thence N79°22'25"W a distance of 240.54 feet; thence N87°55'10"W a distance of 50.60 feet; thence S80°51'18"W a distance of 46.24 feet; thence N63°46'27"W a distance of 37.42 feet; thence S83°39'08"W a distance of 103.85 feet; thence N87°33'38"W a distance of 167.12 feet; thence S73°01'57"W a distance of 40.13 feet; thence N63°47'25"W a distance of 39.06 feet; thence N85°30'17"W a distance of 99.61 feet; thence S80°21'27"W a distance of 68.55 feet; thence N88°26'16"W a distance of 166.97 feet; thence S78°38'17"W a distance of 118.74 feet; thence S62°39'48"W a distance of 73.58 feet; thence S53°13'29"W a distance of 158.51 feet; thence S68°29'21"W a distance of 115.09 feet; thence S50°45'19"W a distance of 78.90 feet; thence S61°27'27"W a distance of 270.63 feet; thence S33°24'42"W a distance of 85.88 feet; thence N89°58'14"W a distance of 26.89 feet to a point on the West line of said SW/4; thence N00°01'46"E along said line a distance of 2062.12 feet to the POINT OF BEGINNING.

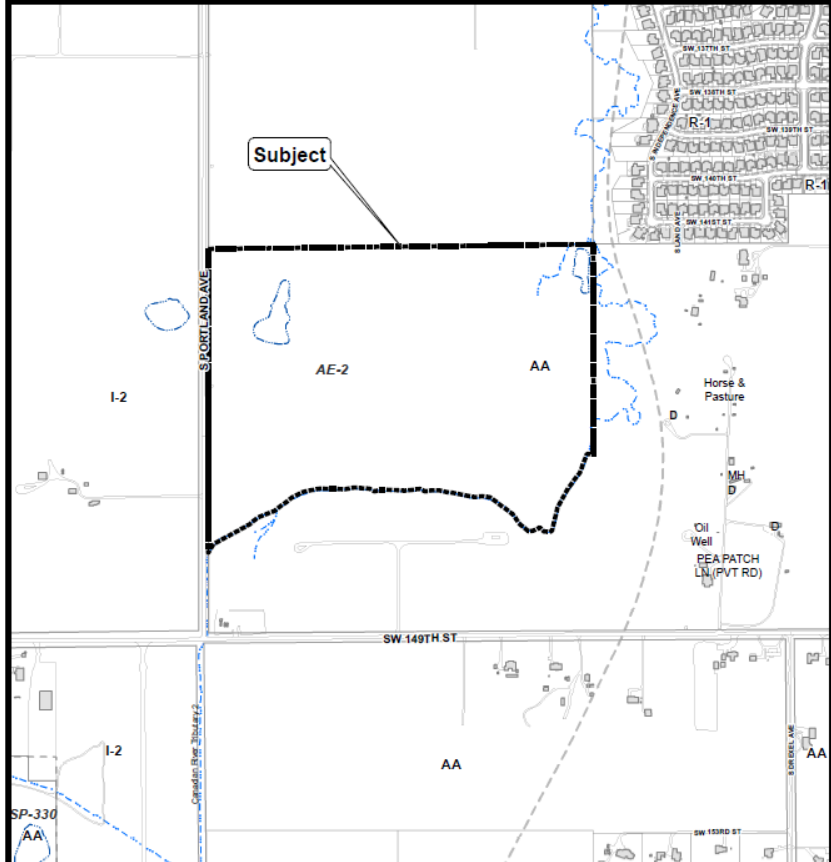
Comments relevant to the work of your department are requested regarding the availability and/or need of water, drainage, sanitary and storm sewer, traffic facilities, fire protection facilities, street right-of-way or any public easements, soil conditions and any other pertinent information related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

A staff report will be forwarded to the Planning Commission and your response is needed by **August 05, 2022**. For information or assistance, please contact the Development Services Department at 297-2623.

FOR PLANNING COMMISSION MEETING OF: August 25, 2022

420 West Main Street, Suite 910, Oklahoma City, OK • (405) 297-2623 • SubdivisionandZoning@okc.gov

Case No: PUD-1906 Applicant: Shaz Investment Group, LLC  
Existing Zoning: AA / AE-2  
Location: 14600 S. Portland Ave.



The City of OKLAHOMA CITY **Planned Unit Development**

(Mailed)





## PLANNING DEPARTMENT

- Planning

- + What We Do
- + Applications & Forms
- + Comprehensive Plan
- + Current Projects
- + Design Review and Historic Preservation
- Subdivision & Zoning
  - Zoning Districts
    - Base Zoning Districts
    - PUD Districts
    - SPUD Districts
    - Special Permit
    - Rezoning Process
    - Special Zoning Districts
    - Applications
  - + Board of Adjustment
  - Planning Commission
  - Zoning Map
  - Landscape Ordinance
- + Financial Assistance
- + Programs
  - Planning Commission
  - Meetings and Events Calendar

DEPARTMENTS » PLANNING » 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 Districts](#)

The Planned Unit Development (PUD) is a special zoning district category that provides an alternative approach to conventional land use controls. The PUD 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.



# Preliminary and Final Plats Development Review Form



The City of  
**OKLAHOMA CITY**

## DEVELOPMENT REVIEW FORM

PLANNING DEPARTMENT  
Subdivision and Zoning Division

TO: PLANNING COMMISSION DEVELOPMENT REVIEW GROUP

Moore School District  
\*Neighborhood Association  
5Ward

DATE: July 27, 2022

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

CASE NO.: C-7469 Preliminary Plat of Shiraz Vineyard

LOCATION: North of SW 149<sup>th</sup> Street and east of Portland Avenue

LEGAL DESCRIPTION: Part of the SW/4 of Section 24, Township 10 North, Range 4 West

PROPOSED USE: Single Family Residential

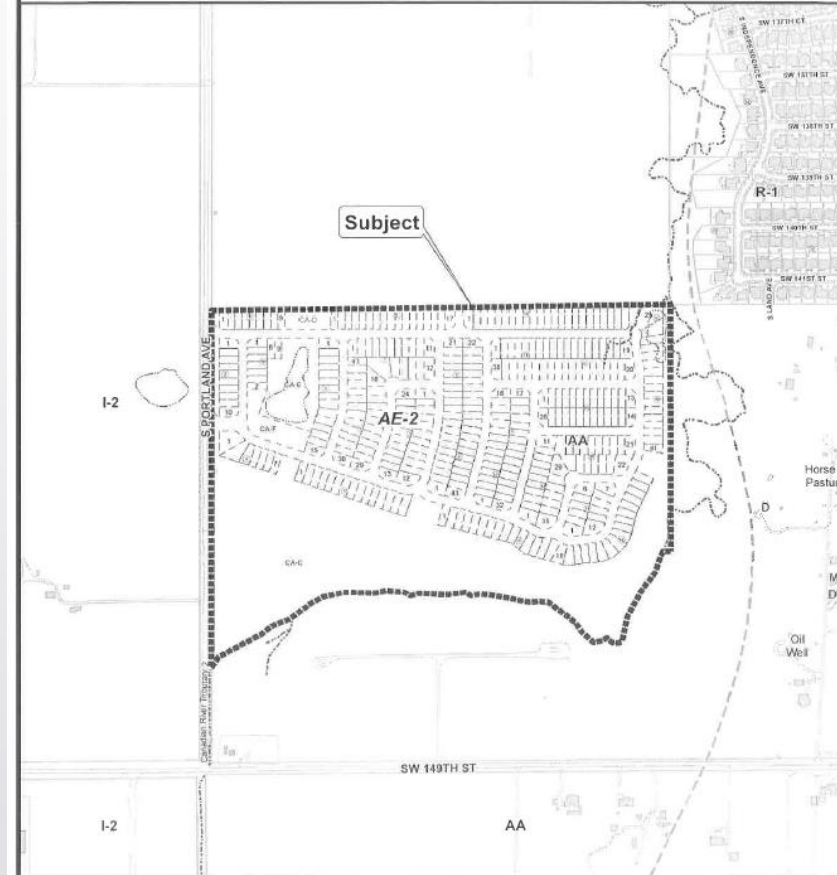
Comments relevant to the work of your department are requested regarding the availability and/or need of water, drainage, sanitary and storm sewer, traffic facilities, fire protection facilities, street right-of-way or any public easements, soil conditions and any other pertinent information related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

A staff report will be forwarded to the Planning Commission and your response is needed before 08/05/22. For information or assistance, please contact the Planning Department at 297-2623.

FOR PLANNING COMMISSION MEETING OF: August 25, 2022

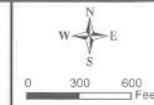
420 West Main Street, 9th Floor, Oklahoma City, OK • 405/297-2623

Case No: C-7469 Preliminary Plat of Shiraz Vineyard  
Developer: Farzaneh Development, LLLP  
Engineer: Crafton Tull



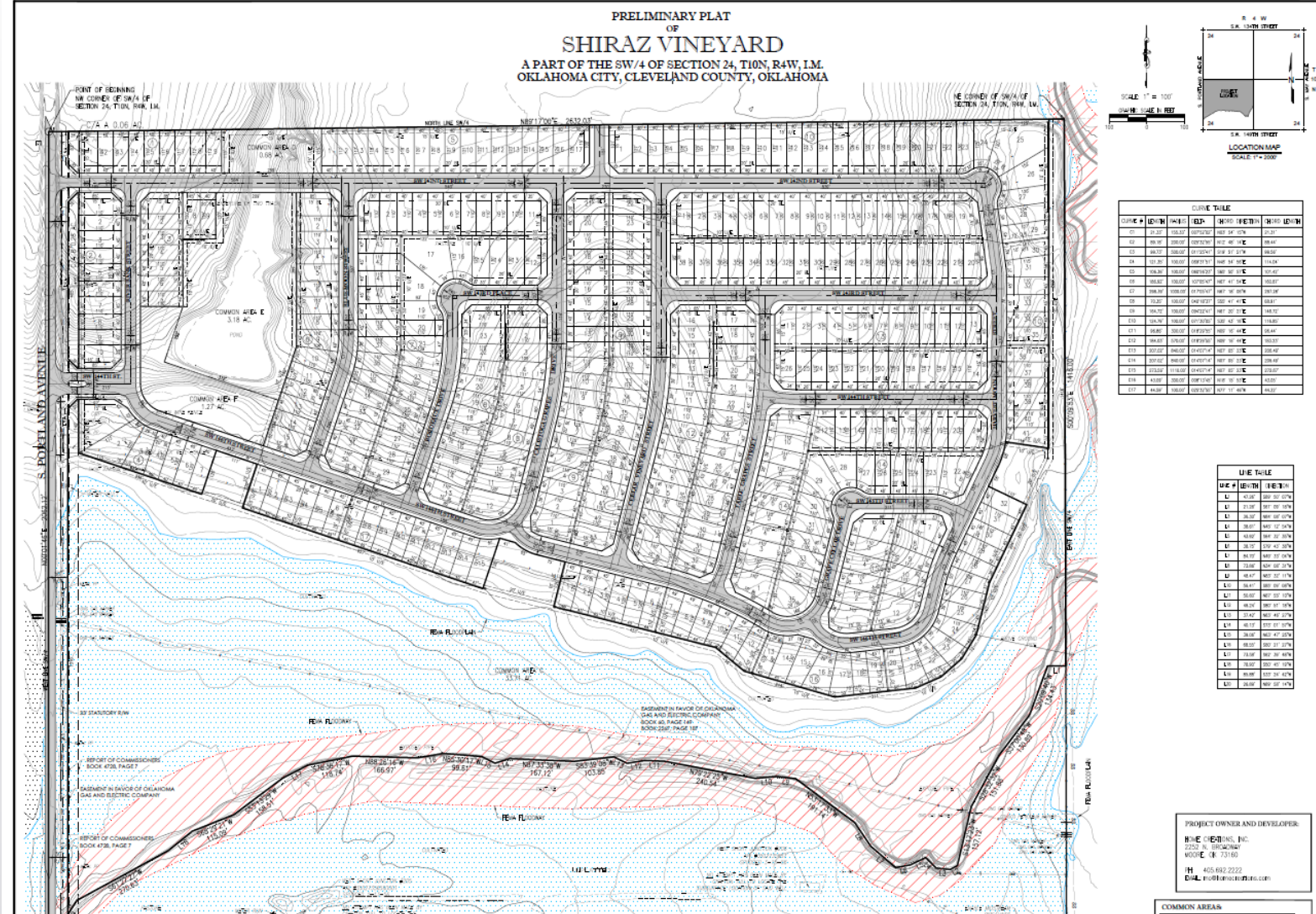
The City of  
OKLAHOMA CITY

Preliminary Plat  
Application



(Mailed)

# Subdivision





# 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

420 West Main Street, 9th Floor, Oklahoma City, OK • 405/297-2623



# Subdivision & Zoning Office

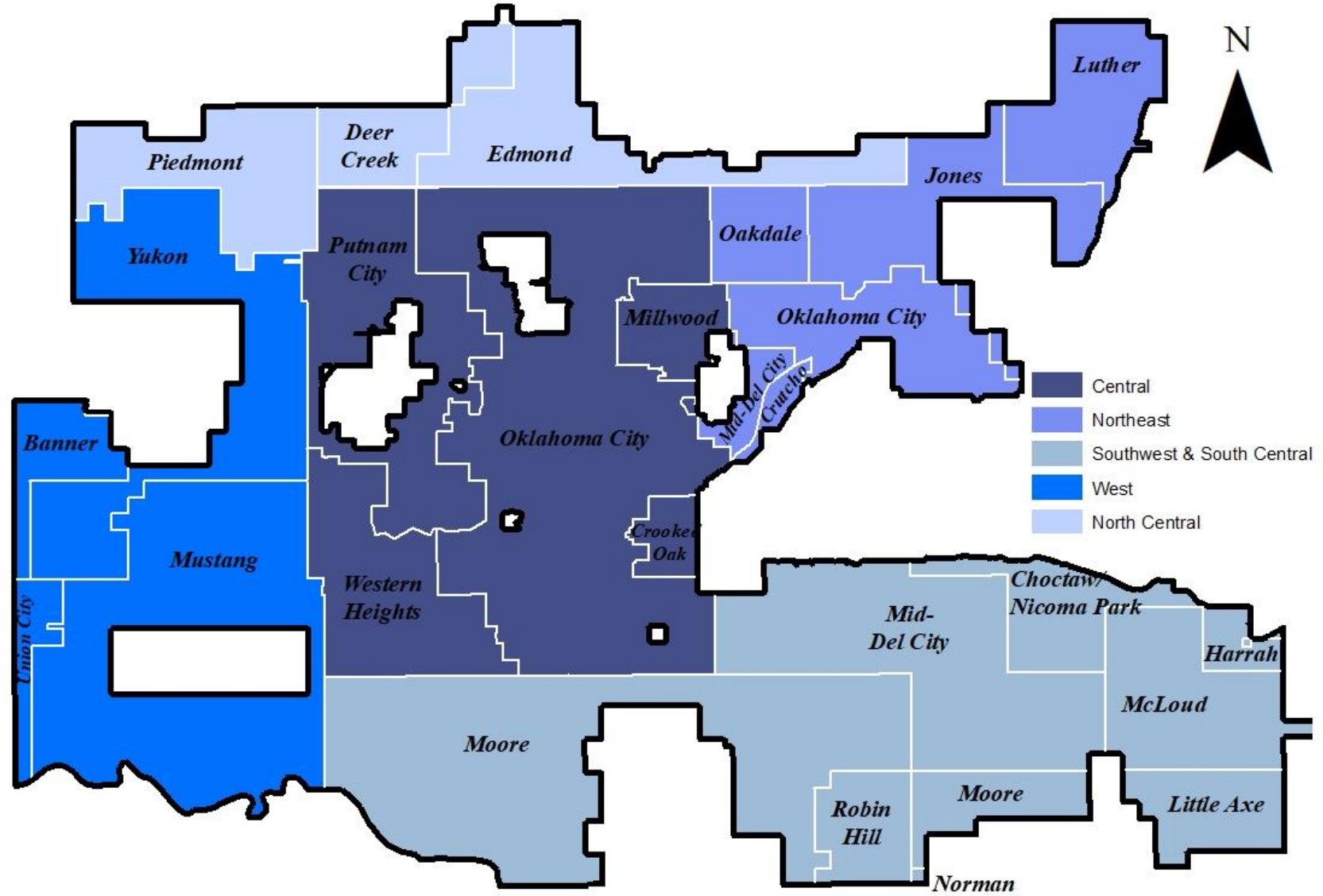


- (405) 297-2623
- [subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)
- [www.okc.gov/districts](http://www.okc.gov/districts)



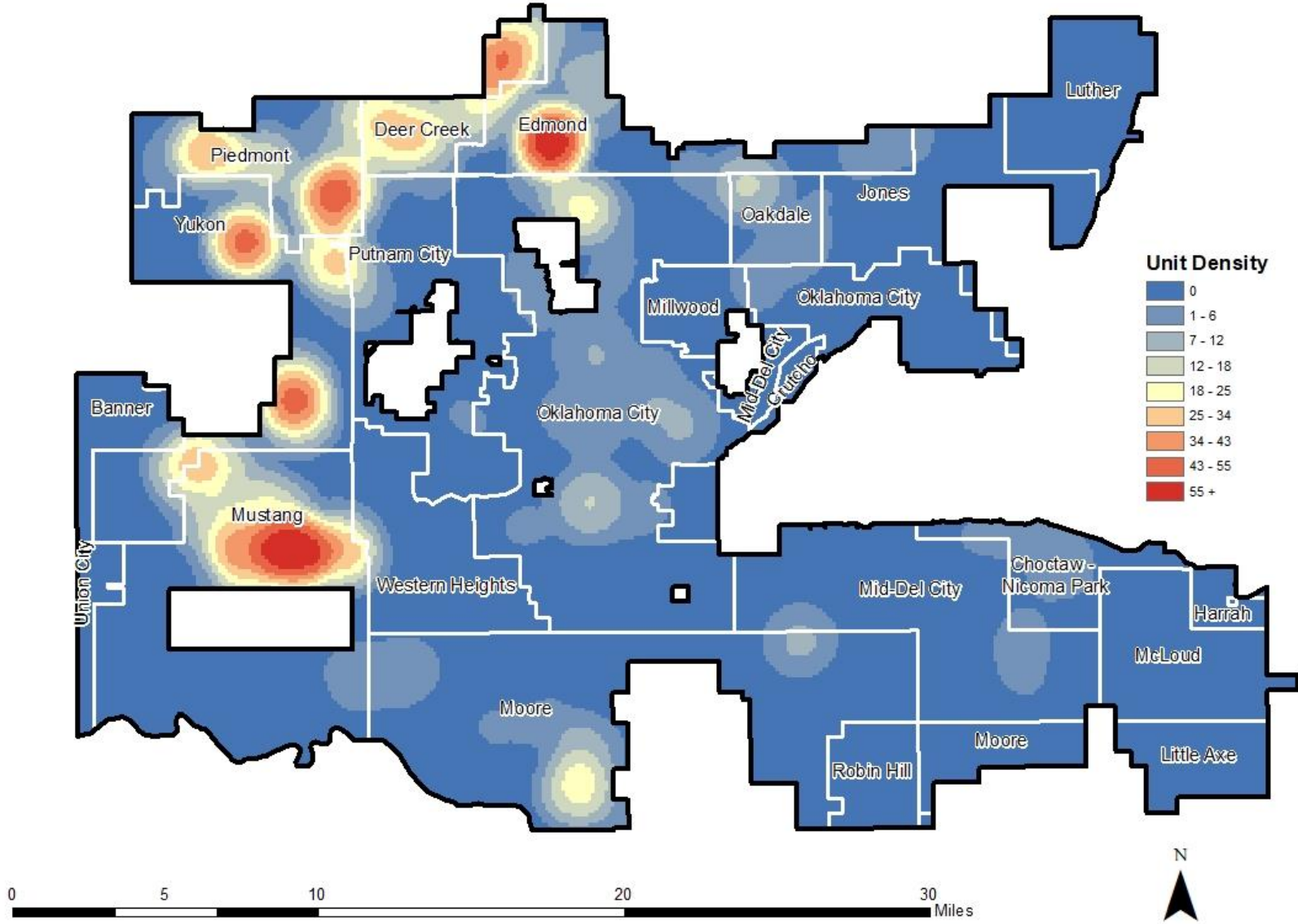
# **OKLAHOMA CITY CITYWIDE TRENDS**

# School District Sub Areas

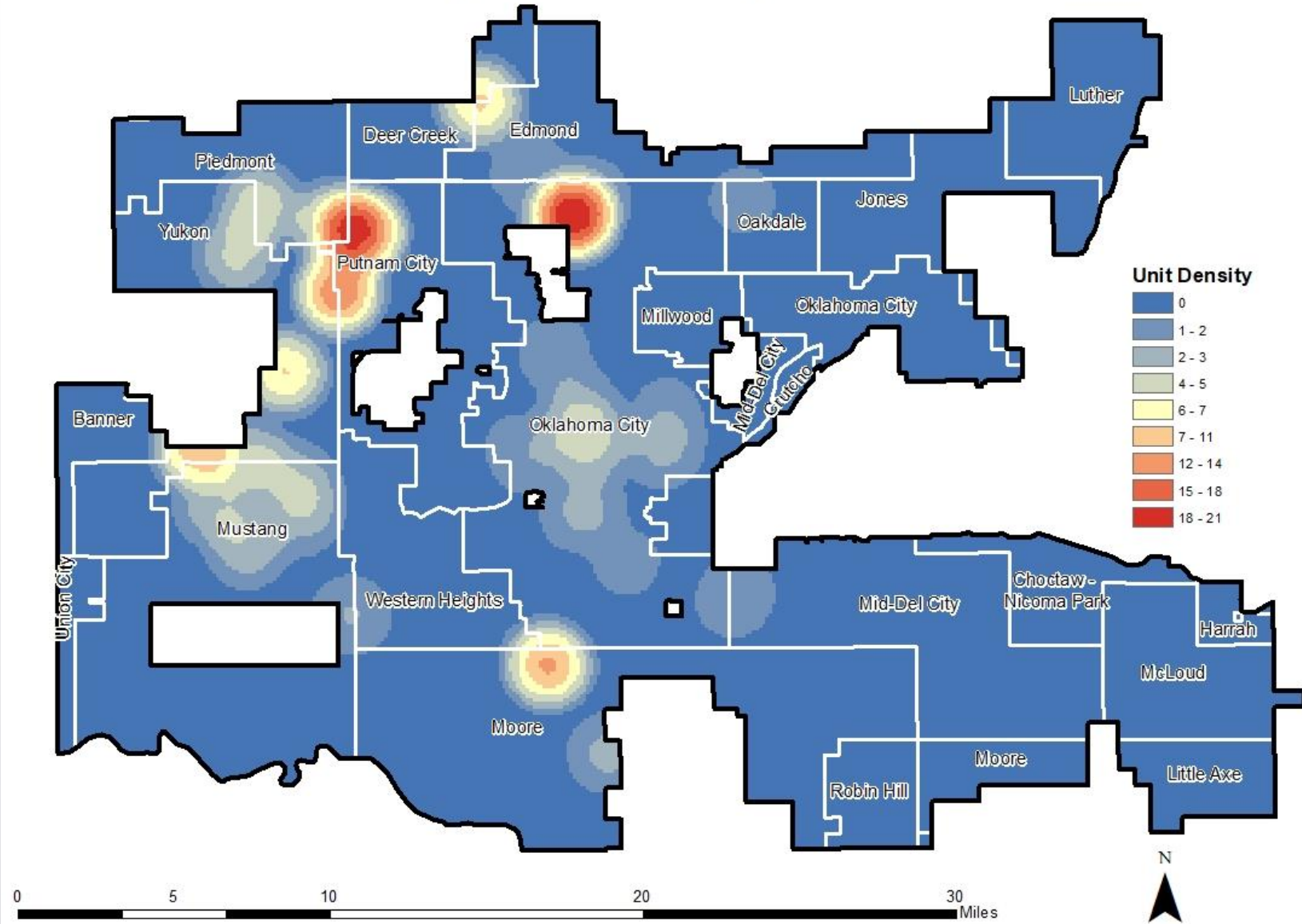




# Single Family Homes April 2022 - 2023



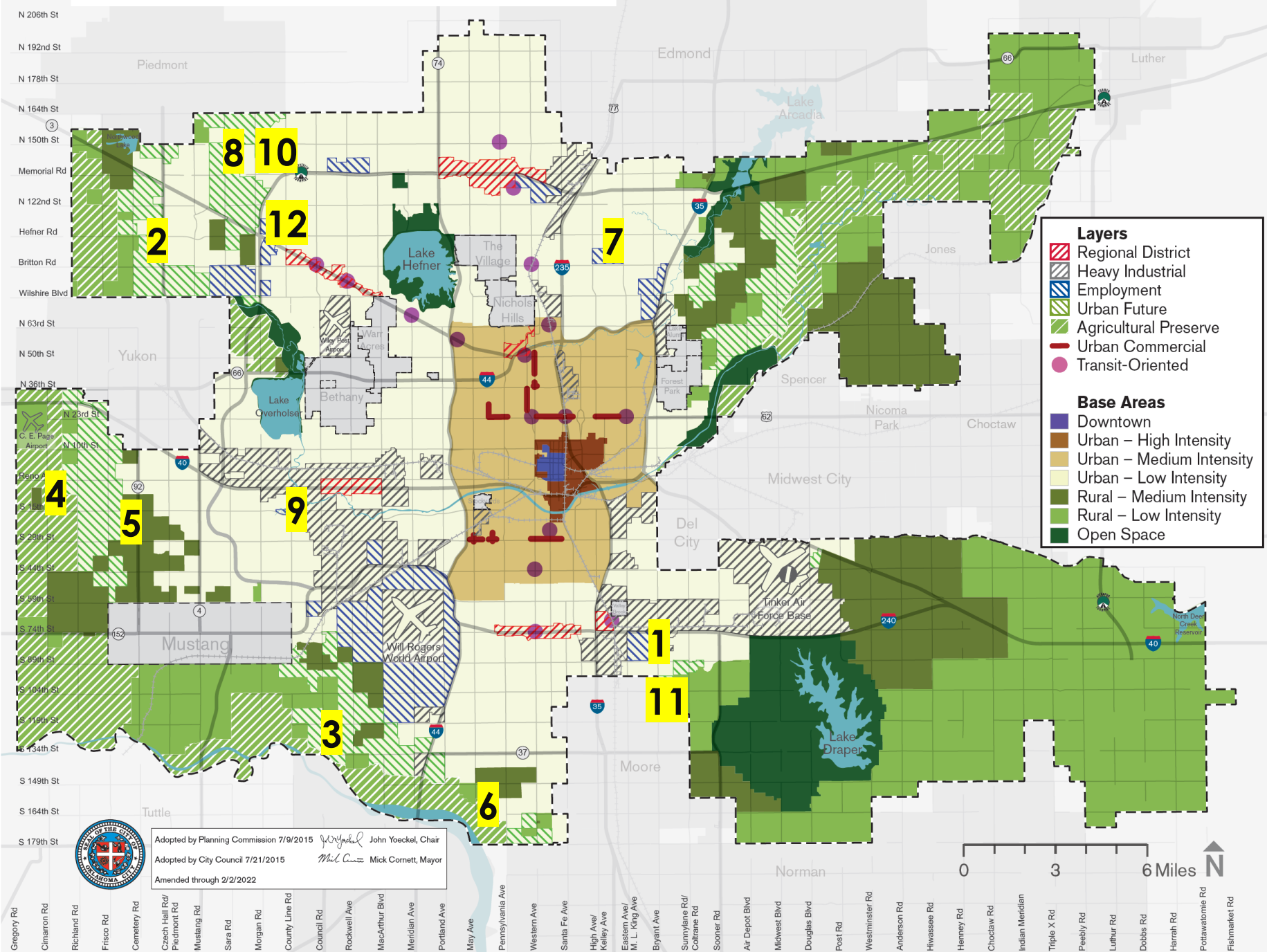
# Multi Family Homes April 2022 - 2023





# LAND USE TYPOLOGY AREAS (LUTAs)

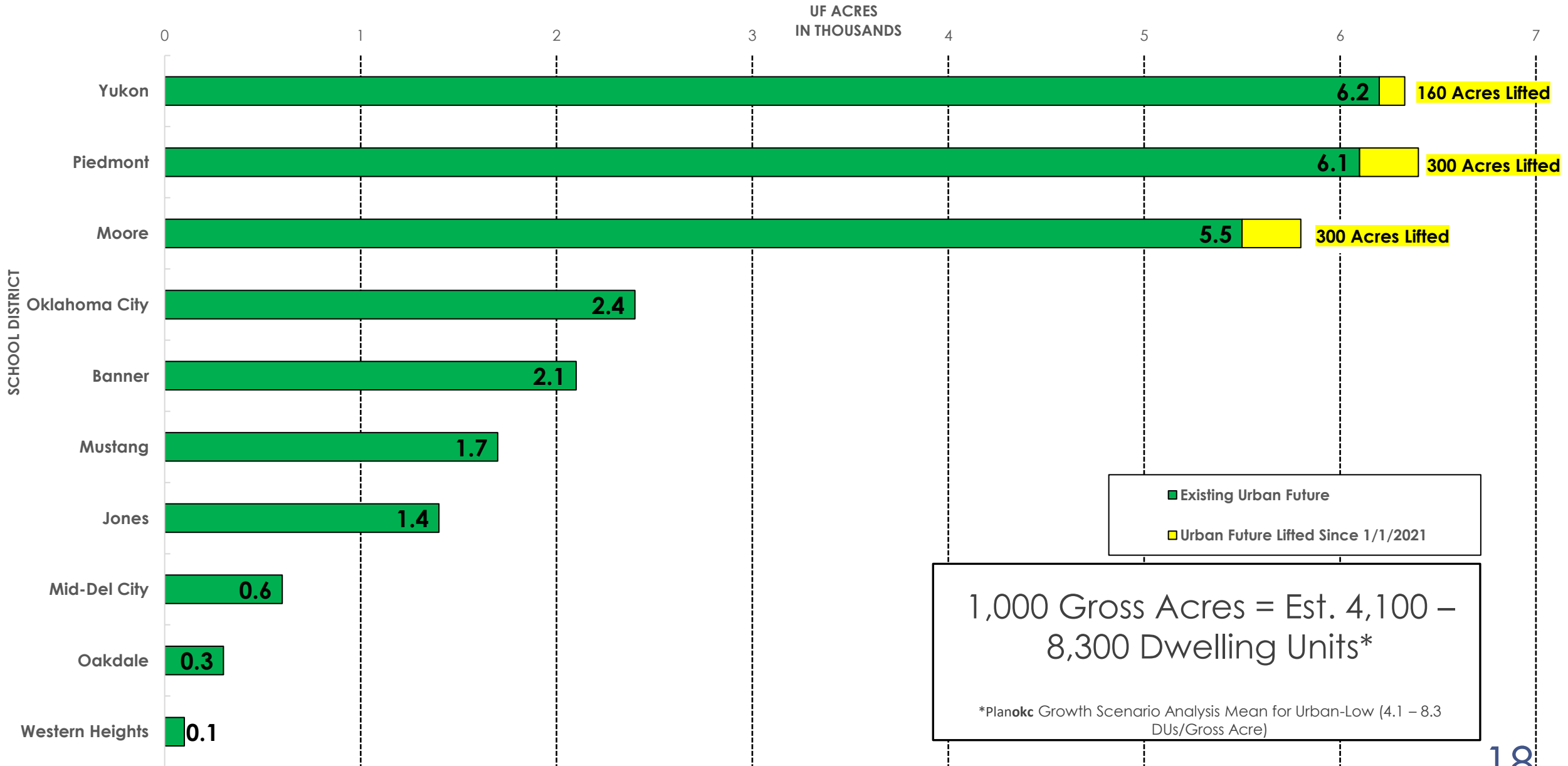
## Comprehensive Plan Amendments May 2021 – May 2023



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 2023 By District in Oklahoma City

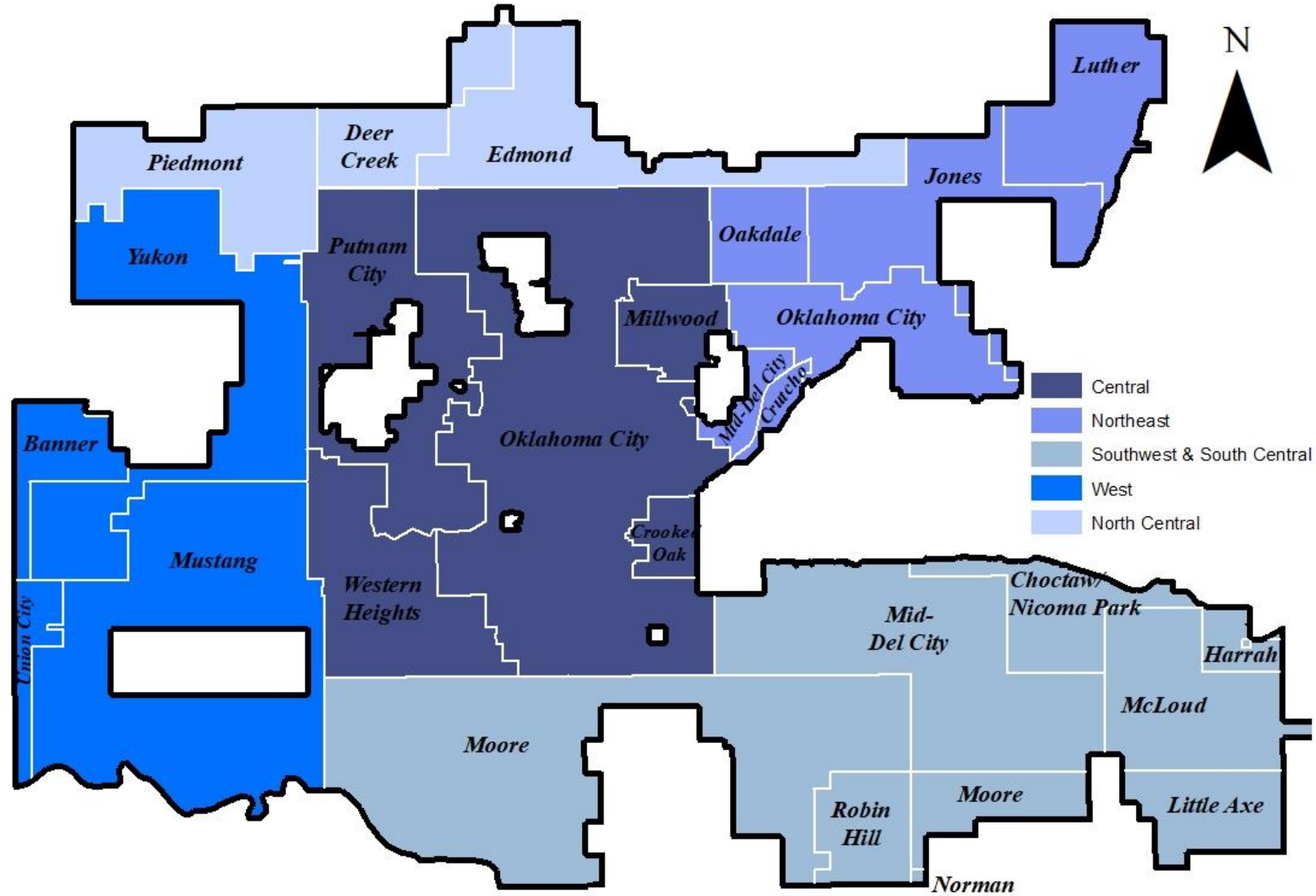




# **OKLAHOMA CITY SUB-AREA & DISTRICT TRENDS**

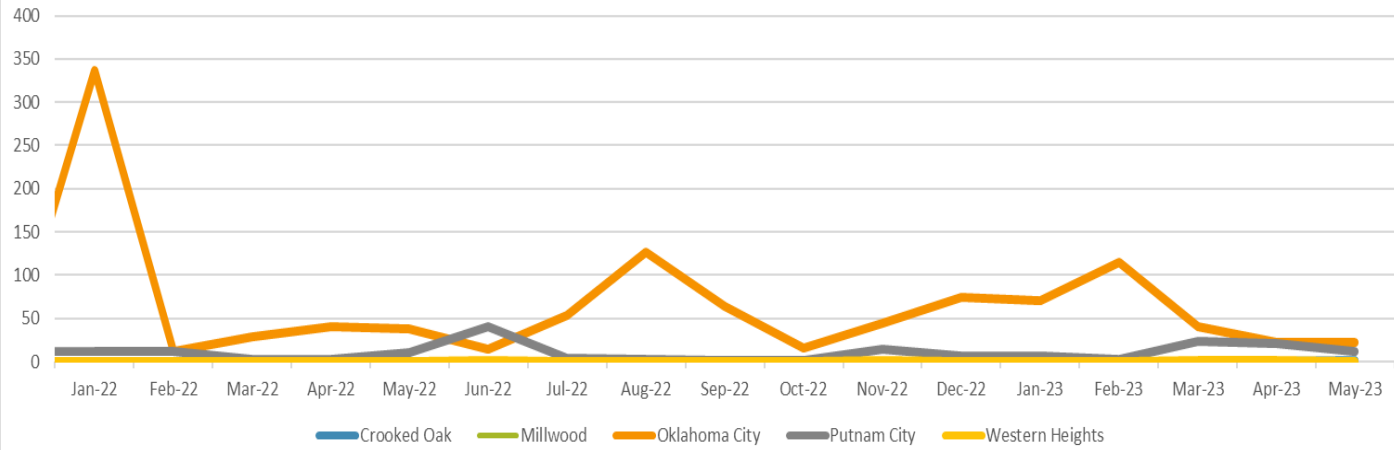
1. Central Oklahoma City
2. Northeast Oklahoma City
3. South Central & Southeast Oklahoma City
4. West Oklahoma City
5. North Central Oklahoma City

# School District Sub Areas

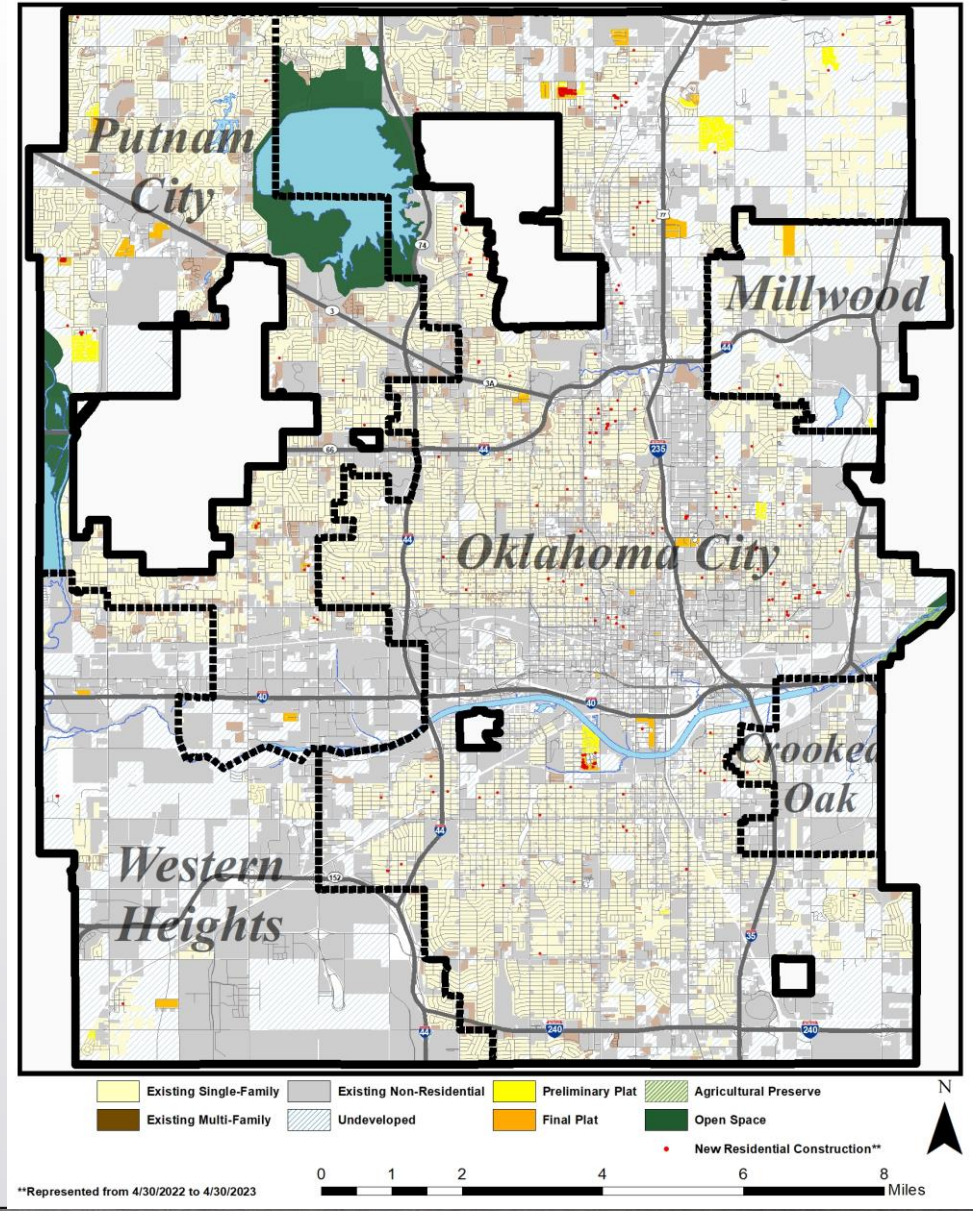




Central OKC New Residential Units



# Central Oklahoma City

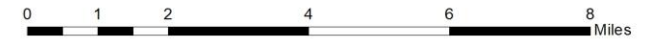


Central Oklahoma City New Residential Construction (Dwelling Units) By District

	2018	2019	2020	2021	2022	Total	5 Year Average	2023*
<b>CENTRAL OKC</b>	<b>1229</b>	<b>1256</b>	<b>697</b>	<b>545</b>	<b>969</b>	<b>4696</b>	<b>939</b>	<b>343</b>
<b>Crooked Oak</b>	<b>8</b>	<b>3</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>14</b>	<b>3</b>	<b>1</b>
Multi-Family	3	0	0	0	0	3	1	0
Single-Family	5	3	1	0	2	11	2	1
<b>Millwood</b>	<b>4</b>	<b>7</b>	<b>4</b>	<b>8</b>	<b>5</b>	<b>28</b>	<b>6</b>	<b>3</b>
Single-Family	4	7	4	8	5	28	6	3
<b>Oklahoma City</b>	<b>926</b>	<b>1041</b>	<b>554</b>	<b>415</b>	<b>850</b>	<b>3786</b>	<b>757</b>	<b>271</b>
Multi-Family	433	513	151	198	626	1921	384	192
Single-Family	493	528	403	217	224	1865	373	79
<b>Putnam City</b>	<b>264</b>	<b>187</b>	<b>106</b>	<b>32</b>	<b>110</b>	<b>699</b>	<b>140</b>	<b>66</b>
Multi-Family	101	32	22	2	64	221	44	56
Single-Family	163	155	84	30	46	478	96	10
<b>Western Heights</b>	<b>27</b>	<b>16</b>	<b>32</b>	<b>90</b>	<b>2</b>	<b>167</b>	<b>33</b>	<b>2</b>
Multi-Family	5	9	0	86	0	100	20	0
Single-Family	22	7	32	4	2	67	13	2

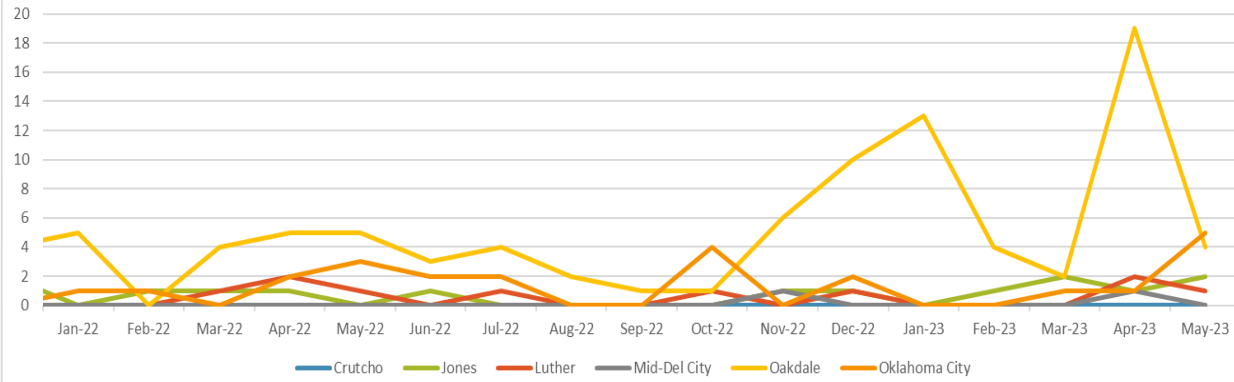
\*2023 Permits until 5/30/2022

\*\*Represented from 4/30/2022 to 4/30/2023





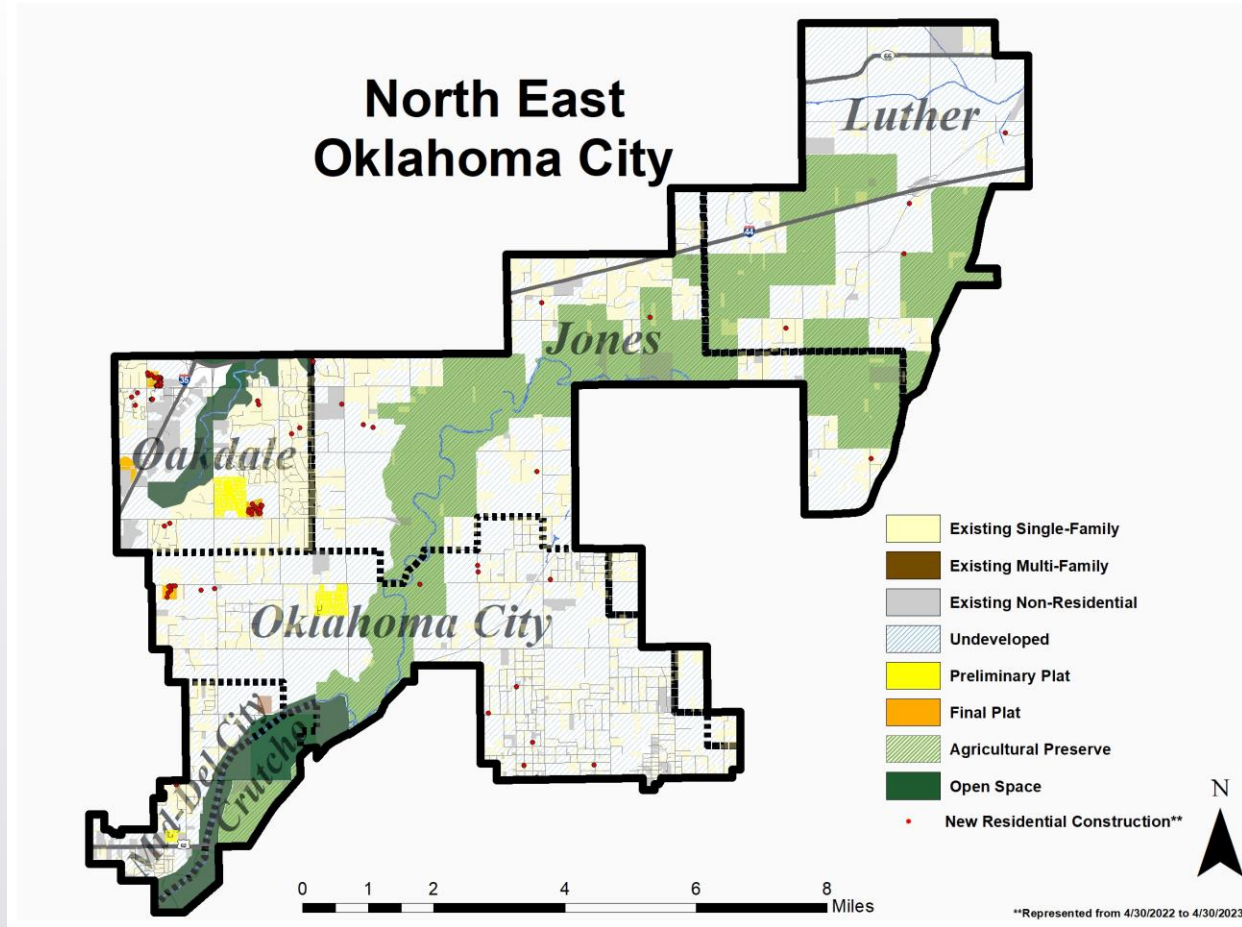
Northeast OKC New Residential Units



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

NORTHEAST OKC	2018	2019	2020	2021	2022	Total	5 Year Average	2023*
<b>Jones</b>	10	9	12	1	6	38	8	6
Single-Family	10	9	12	1	6	38	8	6
<b>Luther</b>	5	2	2	2	7	18	4	3
Single-Family	5	2	2	2	7	18	4	3
<b>Mid-Del City</b>	7	2	2	3	1	15	3	1
Single-Family	7	2	2	3	1	15	3	1
<b>Oakdale</b>	22	43	35	11	46	157	31	42
Multi-Family	0	23	10	0	4	37	7	0
Single-Family	22	20	25	11	42	120	24	42
<b>Oklahoma City</b>	21	22	15	6	17	81	16	7
Single-Family	21	22	15	6	17	81	16	7

\*2023 Permits until 5/30/2022



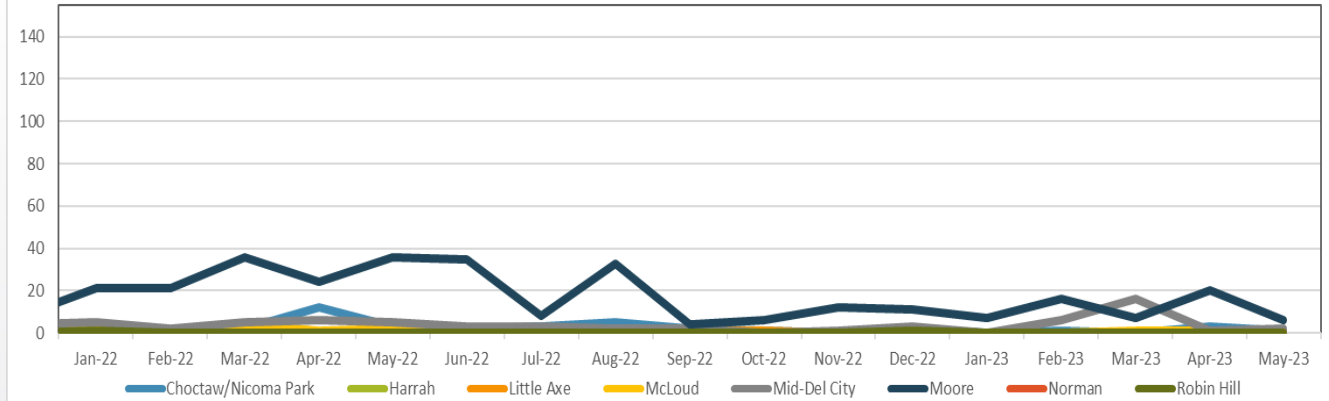
\*\*Represented from 4/30/2022 to 4/30/2023

## SE & South-Central Oklahoma City New Residential Construction (Dwelling Units) By District

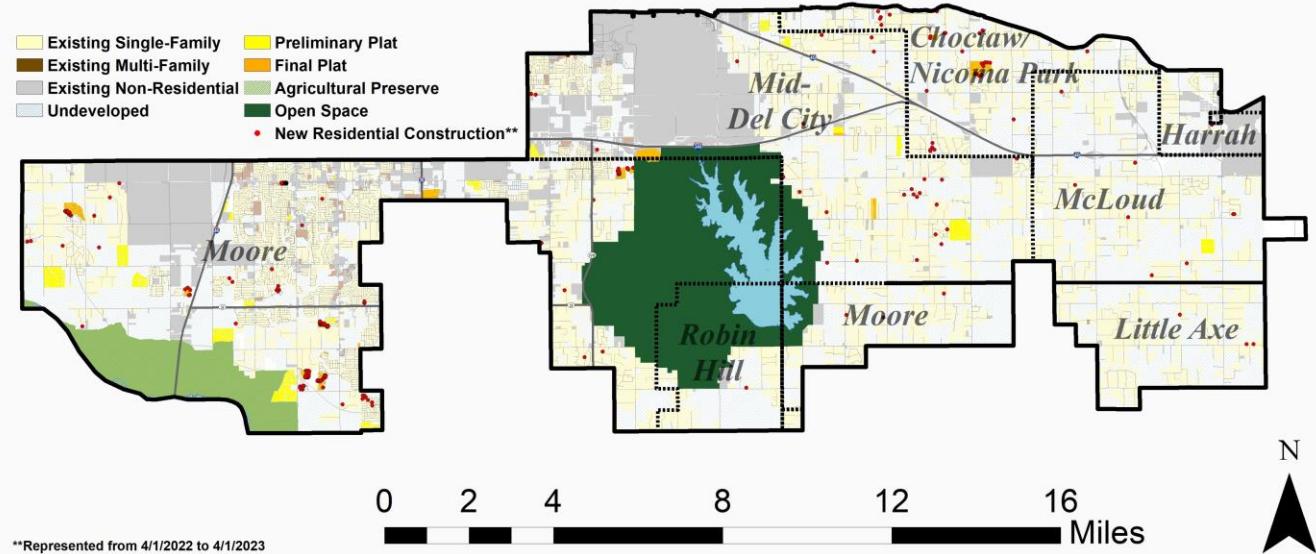
	2018	2019	2020	2021	2022	Total	5 Year Average	2023*
<b>SOUTHEAST &amp; SOUTH CENTRAL OKC</b>	489	479	516	479	335	2298	460	89
<b>Choctaw/Nicoma Park</b>	31	35	42	30	34	172	34	5
Single-Family	31	35	42	30	34	172	34	5
<b>Harrah</b>	2	3	1	1	1	8	2	0
Single-Family	2	3	1	1	1	8	2	0
<b>Little Axe</b>	5	9	9	4	2	29	6	1
Single-Family	5	9	9	4	2	29	6	1
<b>McLoud</b>	28	22	30	12	12	104	21	2
Single-Family	28	22	30	12	12	104	21	2
<b>Mid-Del City</b>	76	77	62	126	37	378	76	25
Multi-Family	22	34	0	97	0	153	31	20
Single-Family	54	43	62	29	37	225	45	5
<b>Moore</b>	337	326	366	301	247	1577	315	56
Multi-Family	9	22	6	24	42	103	21	2
Single-Family	328	304	360	277	205	1474	295	54
<b>Norman</b>	1	0	2	0	0	3	1	0
Single-Family	1	0	2	0	0	3	1	0
<b>Robin Hill</b>	9	7	4	5	2	27	5	0
Single-Family	9	7	4	5	2	27	5	0

\*2023 Permits until 5/30/2022

Southeast / South Central OKC New Residential Units

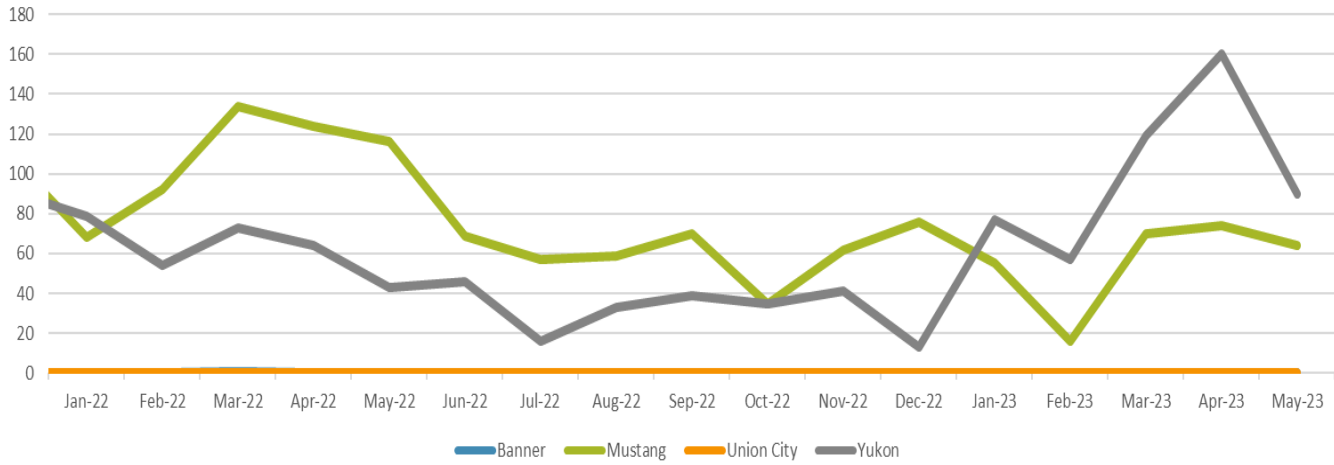


## South Central & South East Oklahoma City





West OKC New Residential Units



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

	2018	2019	2020	2021	2022	Total	5 Year Average	2023*
<b>WEST OKC</b>	1122	1488	1738	658	1499	6505	1301	503
<b>Banner</b>	4	1	3	2	1	11	2	0
Single-Family	4	1	3	2	1	11	2	0
<b>Mustang</b>	646	912	900	358	962	3778	756	279
Multi-Family	28	137	13	0	96	274	55	18
Single-Family	618	775	887	358	866	3504	701	261
<b>Union City</b>	0	1	0	0	0	1	0	0
Single-Family	0	1	0	0	0	1	0	0
<b>Yukon</b>	472	574	835	298	536	2715	543	224
Multi-Family	12	12	18	18	28	88	18	0
Single-Family	460	562	817	280	508	2627	525	224

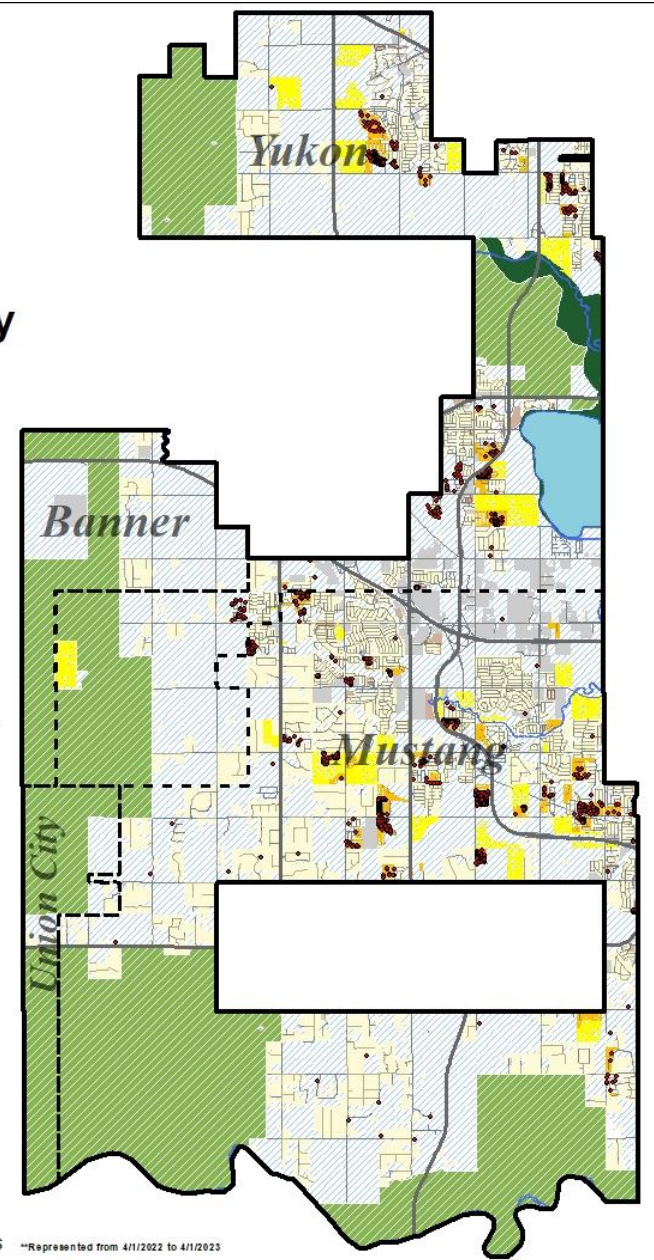
\*2023 Permits until 5/30/2022

West Oklahoma City

- Existing Single-Family
- Existing Multi-Family
- Existing Non-Residential
- Undeveloped
- Preliminary Plat
- Final Plat
- Agricultural Preserve
- Open Space
- New Residential Construction\*\*



0 0.5 1 2 3 4 Miles

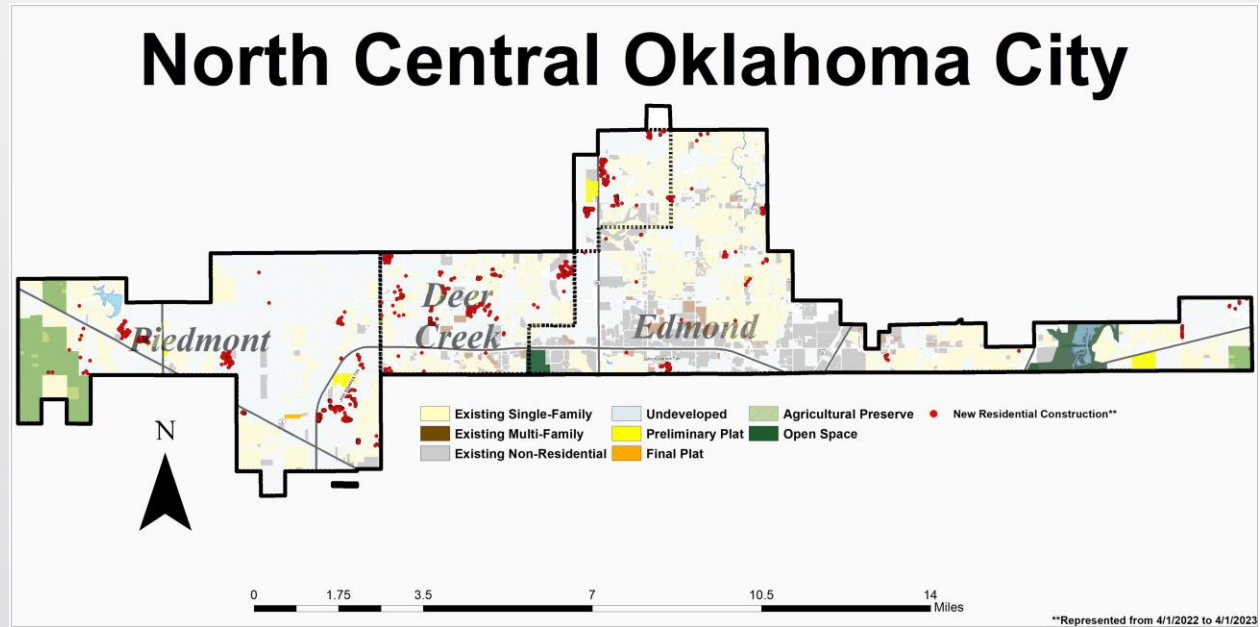
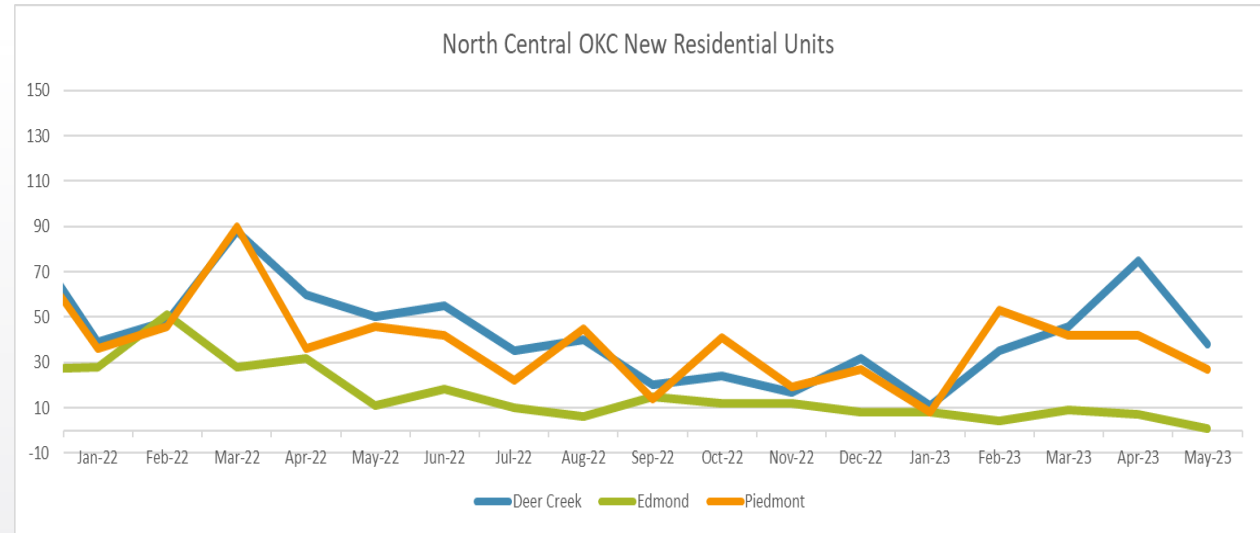




## North Central Oklahoma City New Residential Construction (Dwelling Units) By District

	2018	2019	2020	2021	2022	Total	5 Year Average	2023*
<b>NORTH CENTRAL OKC</b>	1240	1331	1559	706	1203	6039	1208	406
<b>Deer Creek</b>	580	671	763	284	508	2806	561	205
Multi-Family	0	40	22	0	0	62	12	0
Single-Family	580	631	741	284	508	2744	549	205
<b>Edmond</b>	328	365	404	199	231	1527	305	29
Multi-Family	3	24	3	0	23	53	11	5
Single-Family	325	341	401	199	208	1474	295	24
<b>Piedmont</b>	332	295	392	223	464	1706	341	172
Multi-Family	0	0	14	0	24	38	8	20
Single-Family	332	295	378	223	440	1668	334	152

\*2022 Permits until 5/30/2022



\*\*Represented from 4/1/2022 to 4/1/2023



# **ONLINE DEVELOPMENT DATA RESOURCES**

planokc

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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](https://data.okc.gov)

**Legend**

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

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

POWERED BY **esri**





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    - 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

10 miles 20 km  
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# ONLINE DEVELOPMENT DATA RESOURCES



- **Annual Schools Meeting Page**
  - [okc.gov/departments/planning/current-projects/annual-schools-meeting](http://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](http://Data.okc.gov)
  - [Accella Permits](#)
  - [Zoning District Descriptions](#)
  - [Public Works Projects](#)
- **Comprehensive Plan - Planokc**
  - [planokc.org](http://planokc.org)
- **US Census & American Community Survey**
  - [Census.gov](http://Census.gov)
  - [Data.census.gov](http://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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**“Back Of Napkin” Projection of Estimated Future Student Population Using ACS & Permit Data:**

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

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

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

***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