

Petition for Deannexation Highway 4 Corridor

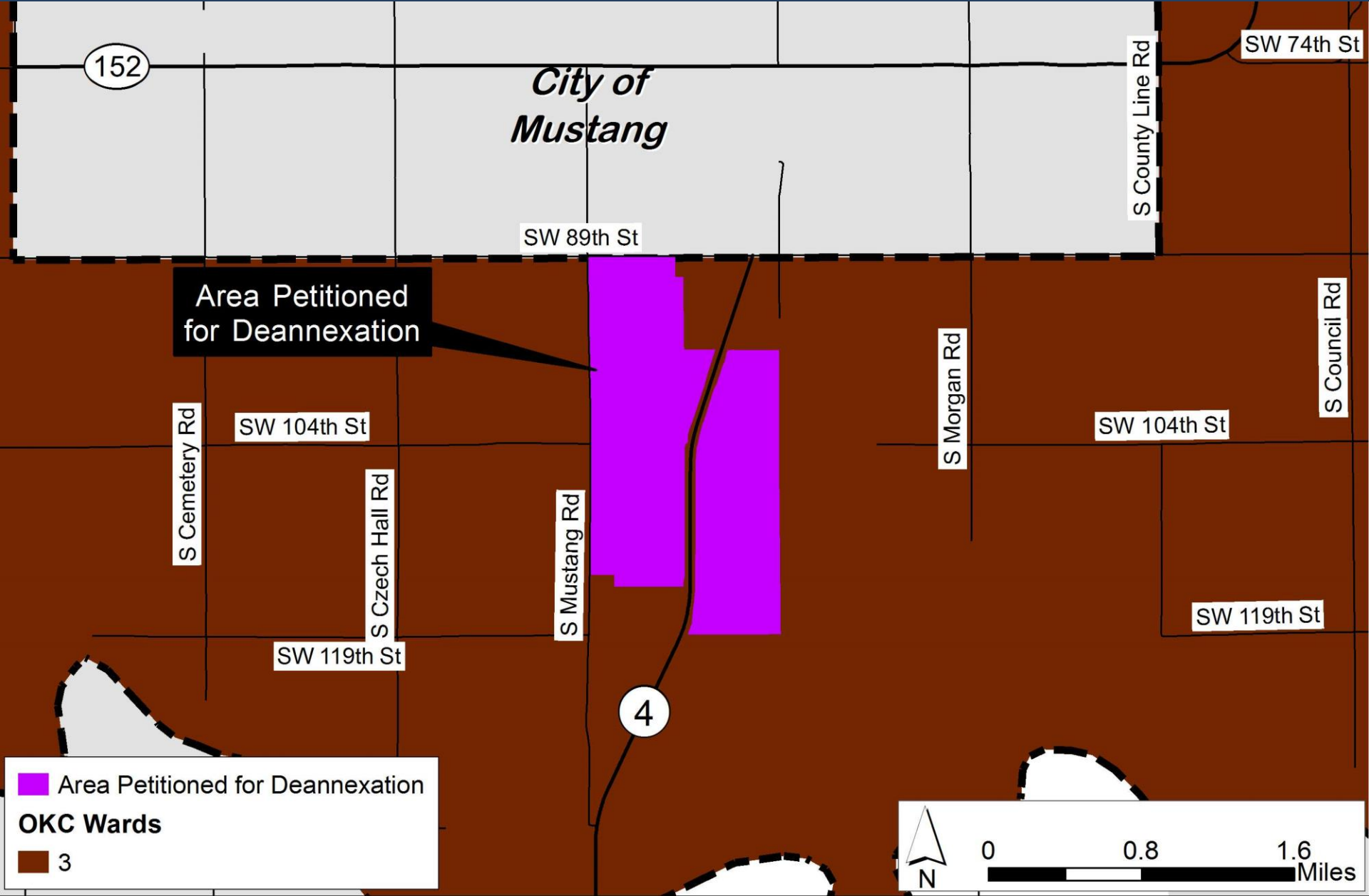
City Council

September 27, 2016

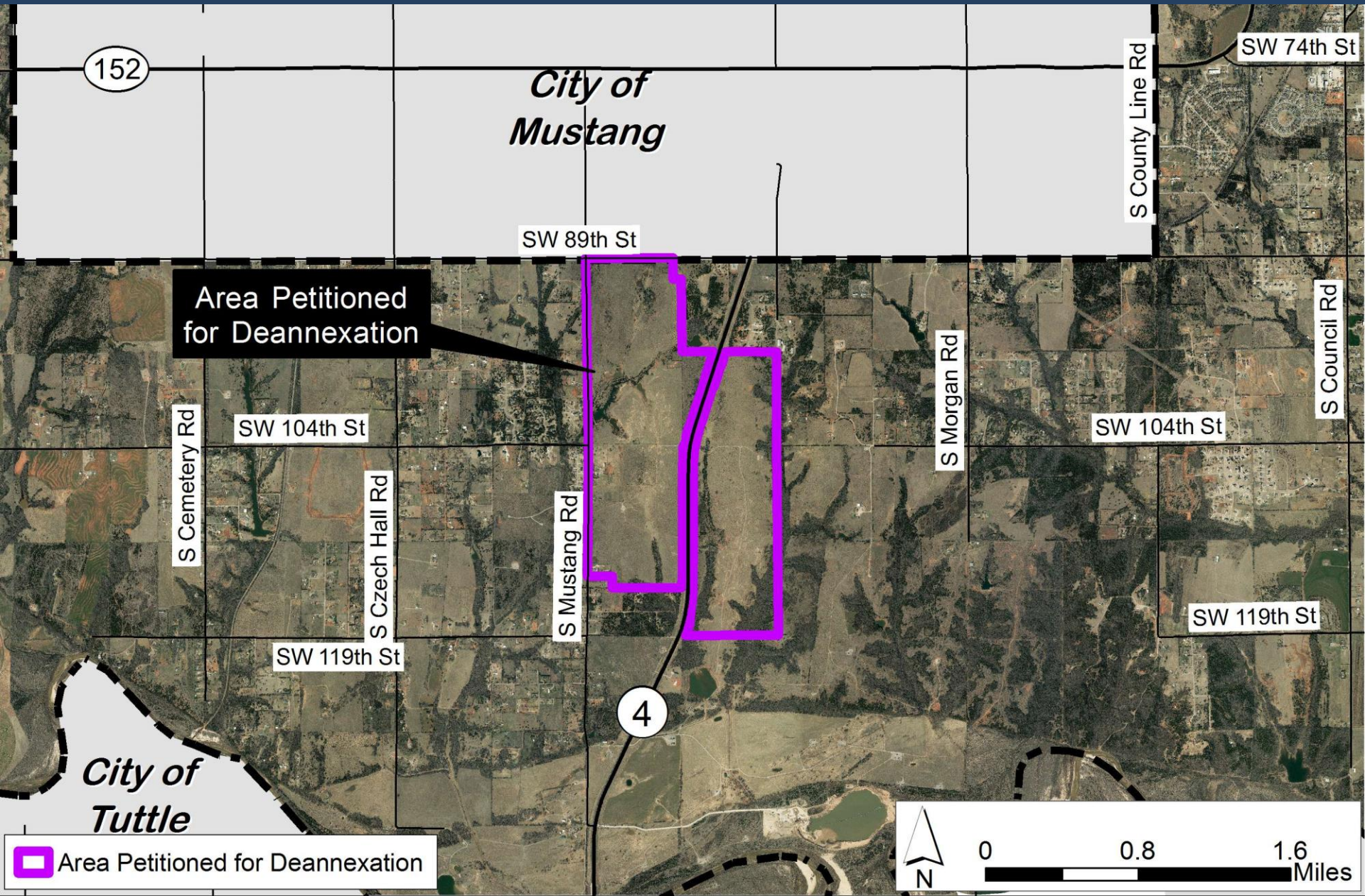
Project Purpose & Background

- Evaluate petitioners' request to deannex site and develop mixed use community
- April 2015 – Intent to petition
- May 2015 – Draft staff evaluation
- June-July 2015 – Council Committee action
- November 2015 – Petition submitted
- December 2015 – Council Committee action
- Mid-2016 – Petition updated & resubmitted
- September 2016 – Planning Commission

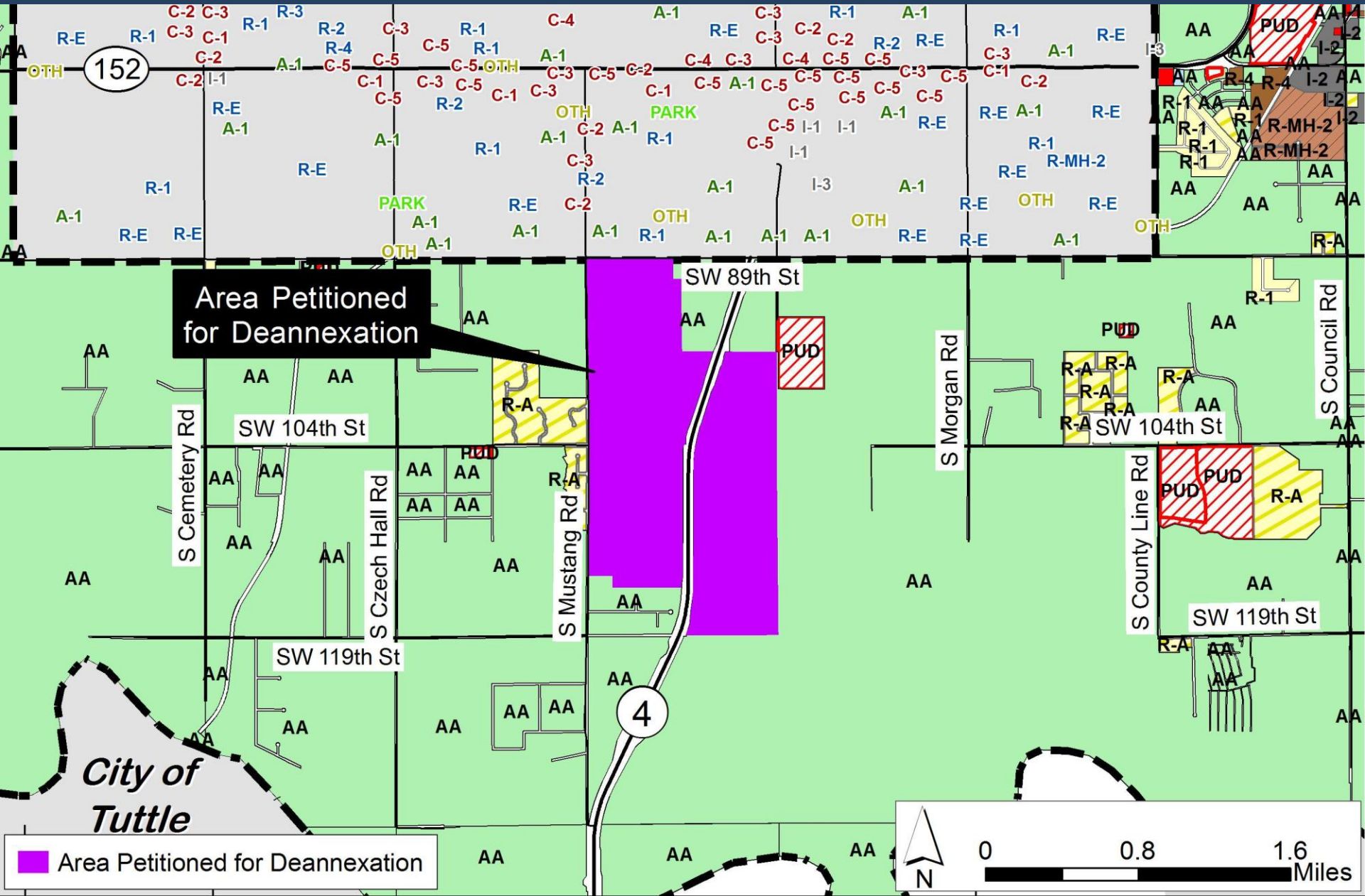
Site Location



Aerial



Zoning



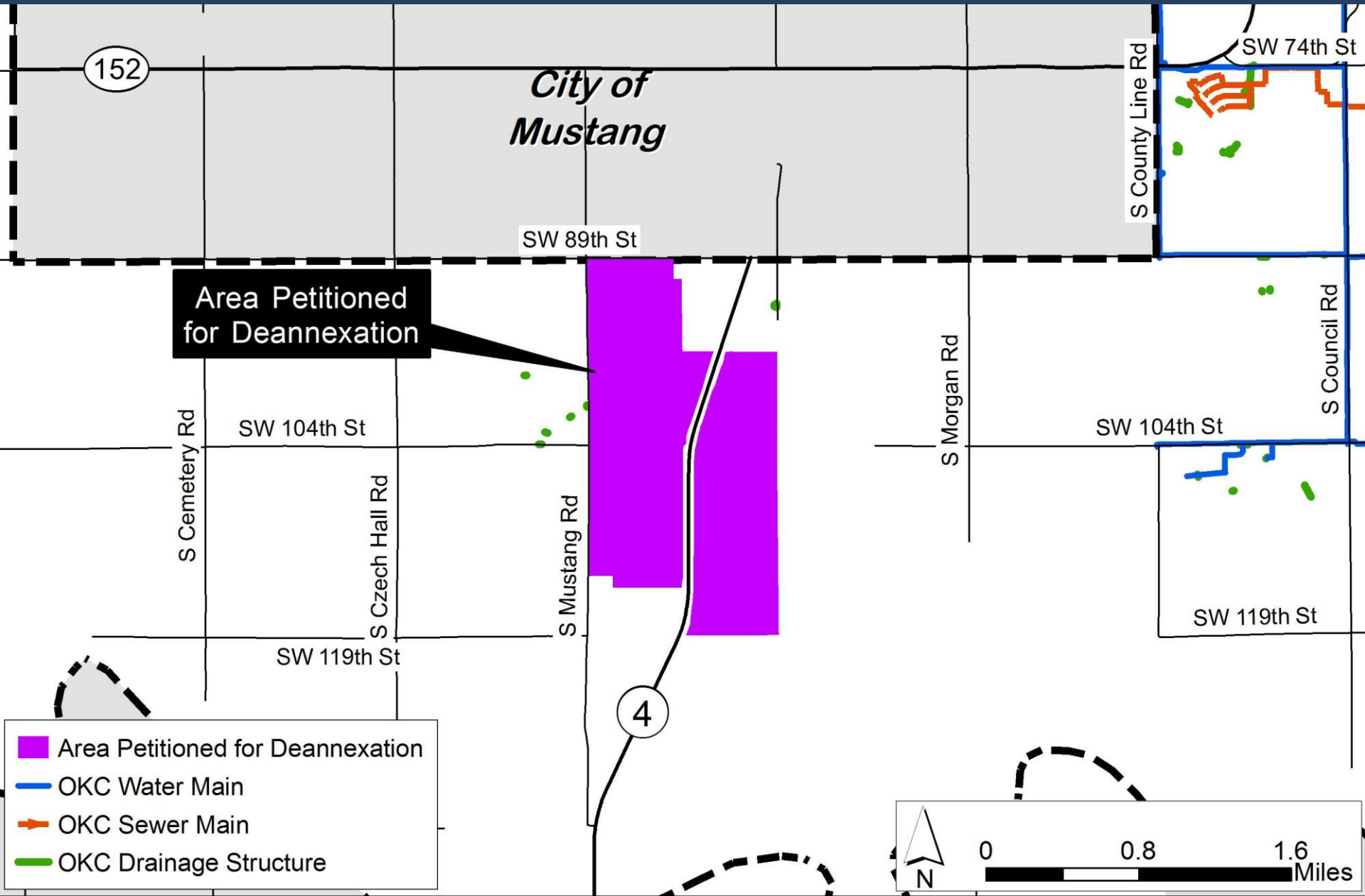
Area Petitioned for Deannexation

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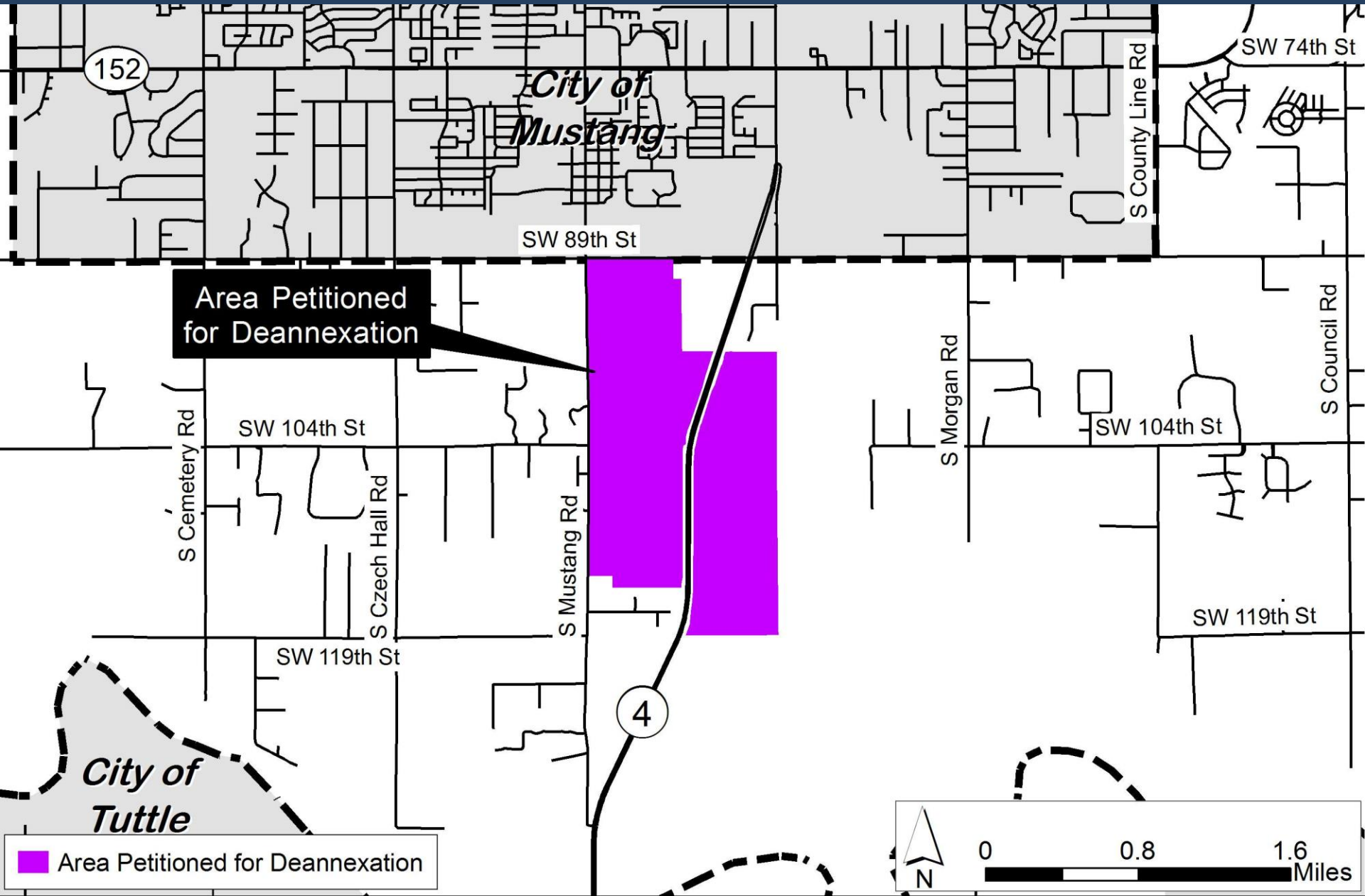


City of Tuttle

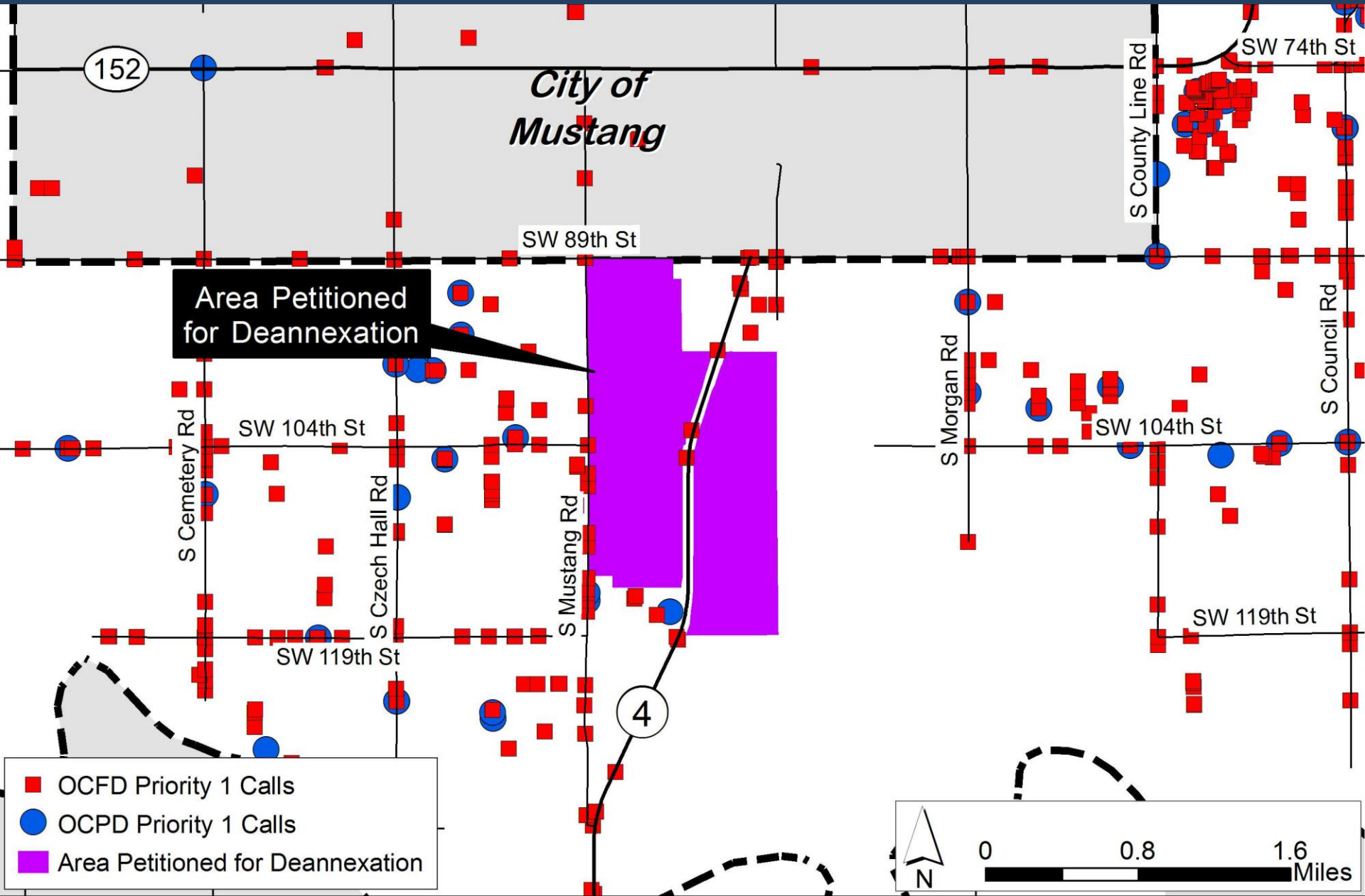
Infrastructure – Utilities



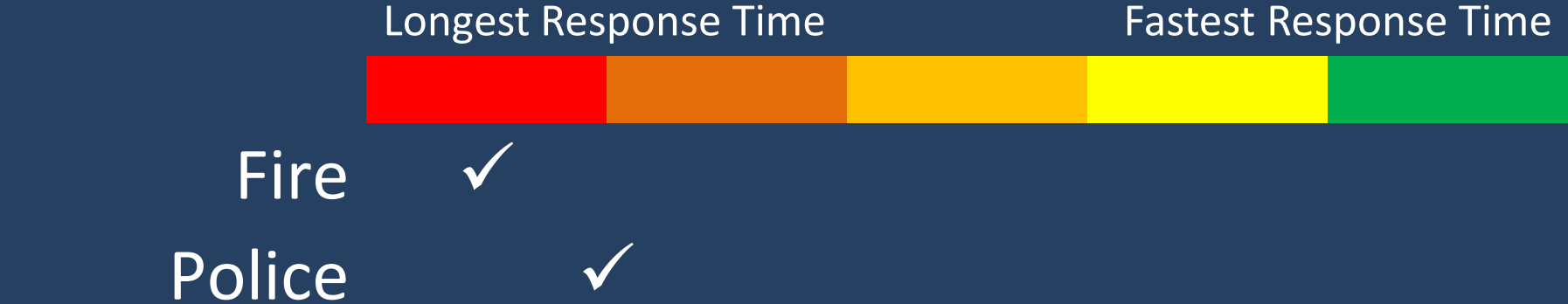
Infrastructure – Transportation



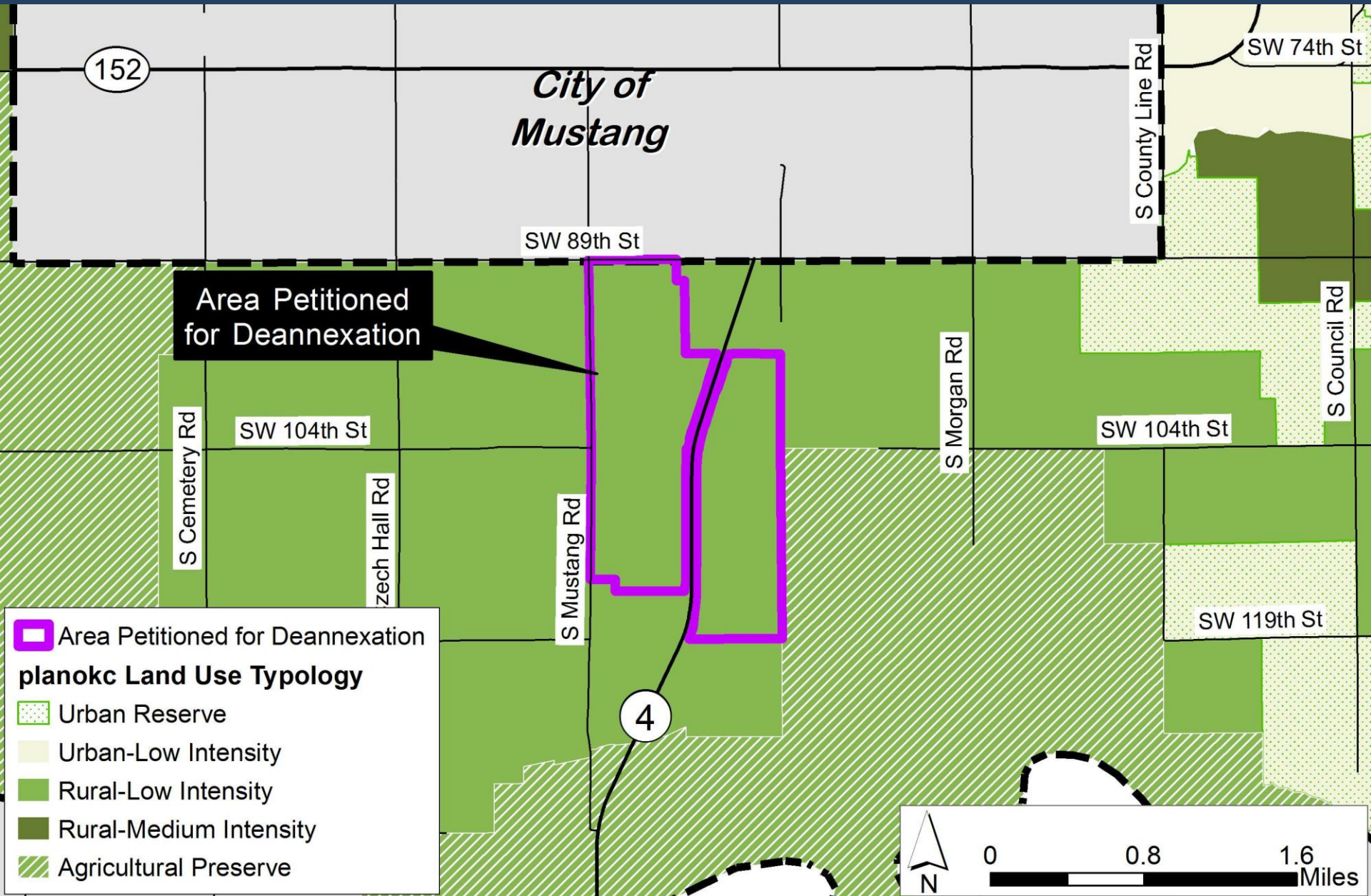
Police & Fire Response, 5 years



City Service Efficiency



planokc – Land Use Typology Area



Other Factors

Population & Land Supply

- ~8,000 people near site, mostly in Mustang
- >11,000 acres of buildable land with urban services in southwest Oklahoma City

Costs & Benefits

Benefits

- Estimated at \$70,700 per year from:
 - Road maintenance avoidance
 - Public safety service avoidance

Costs

- Estimated \$192,000 to \$549,000 per year from current and future revenue sources
- Loss of rural character
- Loss of control of future arterial network
- Untimely development pressure
- Right-of-Way management

Staff Recommendation

City Council deny the petition

Planning Commission Recommendation

City Council approve the petition, with conditions