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The City of  
**OKLAHOMA CITY**

**FORMAL AGENDA**

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**Council Ad Hoc Annexation  
Committee**

(TELECONFERENCE ONLY)

**9:00 a.m. May 11, 2020**

**Tod Stone, Chair.....Ward 4**  
**David Greenwell.....Ward 5**  
**Larry McAtee.....Ward 3**  
**Geoff Butler.....Planning Director**  
**Kim Cooper-Hart.....Planning Staff**  
**Jennifer Swann.....Planning Staff**  
**Jill Burnett.....Assistant Municipal Counselor**

2020 MAY -7 AM 8:13  
CITY OF  
OKLAHOMA CITY  
OFFICE OF  
CITY CLERK

FILED

**Teleconference No: 405-534-4946**

**Conference ID: 324148403#**

**All members will be attending via Teleconference**

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## **PARTICIPANT INSTRUCTIONS**

### **TELECONFERENCE MEETING**

The City encourages participation in the public meeting from the residents of Oklahoma City. The City Council Chamber will be closed and the only alternative to participate in the meeting will be by teleconference. Below are instructions on how to listen to the meeting, request to speak on certain agenda items and how to request to speak under Citizens to be Heard.

- To listen to the meeting, call **(405) 534-4946**. When prompted, enter Conference ID: **324148403#**
- To sign up to speak on an agenda item or “Citizens to Be Heard,” or ask questions about the meeting, call (405) 297-1630.

Participants who wish to speak on items on the agenda will be placed on mute until the Chair recognizes the caller to speak. Citizens will be limited to 3 minutes to speak to Council.

To speak on a certain agenda item, please call 405-297-1630 or text your request to 405-250-5462, please include the agenda item number and the reason you would like to speak (protest, representing applicant, request continuance, i.e.) Please submit your request prior to the beginning of the meeting to avoid receiving your request after your item has been considered. The Planning Department will attempt to submit requests received during the meeting to process them to the Chair.

To speak under “Citizens to be Heard” please call 405-297-1630 or text 405-250-5462; please list your name, address, phone number and the subject on which you wish to address the Committee.

The Chair will announce at the beginning of the meeting that if connections are lost, the City will attempt to restore communications for a maximum of 15 minutes and if communications cannot be restored, the meeting will reconvene at a certain date, time and place.

If you are disconnected from the teleconference, please try again before calling 405-297-1630 or texting 405-250-5462.

## INFORMATION ABOUT AD HOC ANNEXATION COMMITTEE MEETING

It is the policy of the City to ensure that communications with participants and members of the public with disabilities are as effective as communications with others. Anyone with a disability who requires an accommodation, a modification of policies or procedures, or an auxiliary aid or service in order to participate in this meeting should contact the ADA department coordinator at 297-2498 or TDD 297-2020 as soon as possible but not later than 48 hours (not including weekends or holidays) before the scheduled meeting. The department will give primary consideration to the choice of auxiliary aid or service requested by the individual with disability. If you need an alternate format of the agenda or any information provided at said meeting, please contact the ADA department coordinator listed above 48 hours prior to the scheduled meeting.

### Addressing the Committee

Citizens may address the Committee on any agenda item during this public meeting or at the end of the meeting when the Chair asks for citizen comments. If you wish to address the Committee, you may call (405)297-1630 or text (405) 250-5462 and provide your name and the topic of your remarks, or you may ask to speak at the meeting. **PLEASE LIMIT YOUR COMMENTS TO 3 MINUTES.**

Citizens who wish to be listed on the agenda for comments to the Committee may call the Planning Department at 405-297-1630 or texting 405-250-5462 before 8 a.m. on May 11th prior to the Committee meeting. Persons so listed on the agenda for comments to the Committee are subject to the same restrictions listed above. Persons may use a City computer to make presentations to the Committee only if requested to do so by the Chair, and the device containing the presentation is provided to the Meeting Clerk three business days in advance.

### Committee Actions

Official action can be taken only on items which appear on the agenda. The Ad Hoc Annexation Committee may approve, deny, defer, or recommend strike or continue any agenda items. The Committee may dispose of business on the agenda by adopting, denying, or continuing resolutions, ordinances, contracts and claims against the City. Other actions may also be taken.

When more information is needed to act on an item, the Committee may refer the matter to the City Manager or the Municipal Counselor for additional study.

Under certain circumstances, items are deferred to a specific later date or stricken from the agenda entirely.



# The City of OKLAHOMA CITY

## Council Ad Hoc Annexation Committee AGENDA

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Monday, May 11, 2020, 9:00 a.m.  
Teleconference Only

### Ad Hoc Annexation Committee Members:

Tod Stone, Chair.....Ward 4  
David Greenwell.....Ward 5  
Larry McAtee.....Ward 3  
Geoff Butler.....Planning Director  
Kim Cooper-Hart.....Planning Staff  
Jennifer Swann.....Planning Staff  
Jill Burnett.....Assistant Municipal Counselor

### Request:

Request to annex an 8.47 acre (mol) tract of unincorporated land in Cleveland County into the City of Oklahoma City municipal boundaries, pursuant to 11 O.S. § 21-205. The tract of land is generally located at the north side of Indian Hills Road between South Western Avenue and South Santa Fe Boulevard in Cleveland County. Ward 5.

- I. Call to Order
- II. Items for Review
  - A. Annexation request of an approximately 8-acre tract of land within Cleveland County  
Attachment A
  - B. Receive Planning Commission Staff Report Draft  
Attachment B
- III. Comments from Applicant, Staff, Citizens
- IV. Recommendation and Direction from Committee
- V. Adjourn

**WILLIAMS, BOX, FORSHEE & BULLARD, P.C.**

*ATTORNEYS AND COUNSELLORS*

**522 COLCORD DRIVE**

**OKLAHOMA CITY, OKLAHOMA 73102-2202**

**TELEPHONE  
(405) 232-0080**

**TELECOPIER  
(405) 236-5814**

**JOHN MICHAEL WILLIAMS  
DAVID M. BOX  
KEITH R. GIBSON  
CARLA J. SHARPE  
PAUL LEFEBVRE  
MICHAEL D. O'NEAL  
MASON J. SCHWARTZ**

**Of Counsel**

**DENNIS R. BOX  
WILLIAM J. BULLARD  
RICHARD D. FORSHEE**

**MEMORANDUM**

**TO:** Council Annexation Committee  
**FROM:** David M. Box and Mason J. Schwartz  
**DATE:** May 6, 2020  
**RE:** Summary of Annexation Petition and Companion Applications

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Our client is Aria Development, LLC ("Aria"). The subject property is located at South Santa Fe Avenue and West Indian Hills Road ("the subject property"). Following is a short summary of the two (2) companion items to be heard at the June 11, 2020 hearing.

On March 4, 2020, Aria petitioned for the annexation of 8.47+/- acres of unincorporated land located at the subject property, to be part of the corporate limits of the City of Oklahoma City. A subsequent Amended Petition was filed on May 5, 2020, to replace the Warranty Deed for the subject property. All other contents of the original Petition filed on March 4, 2020, remain unchanged.

Aria also petitioned on March 4, 2020, for the rezoning of 52.33+/- acres, also located at the subject property, to R-1 Single-Family Residential District (Planning Commission Case no: PC-10656). The current zoning is for the 52.33+/- acres is AA (Agricultural District).

The 8.47+/- acres of the subject property proposed to be annexed are within the 52.33+/- acres that are proposed to be rezoned to R-1. Thus, the ultimate scope of project is an R-1 development consisting of approximately 52.33 acres, which includes the 8.47 acres seeking to be annexed.

**WILLIAMS, BOX, FORSHEE & BULLARD, P.C.**

*ATTORNEYS AND COUNSELLORS*

**522 COLCORD DRIVE**

**OKLAHOMA CITY, OKLAHOMA 73102-2202**

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MASON J. SCHWARTZ

Of Counsel  
WILLIAM J. BULLARD

May 5, 2020

Frances Kersey, City Clerk of Oklahoma City  
200 N. Walker Ave., 2<sup>nd</sup> floor  
Oklahoma City, OK 73102

Re: Amendment to Petition for Annexation

Madam Clerk:

Please find the enclosed a copy of the Petition for Annexation filed with this Office March 4, 2020, amended herein to replace the Warranty Deed contained as Exhibit C. With the exception of Exhibit C, all other contents of the Petition remain unchanged.

If you have any questions, please feel free to contact me.

Sincerely,



Mason J. Schwartz

Cc: Kim Cooper-Hart  
City of Oklahoma City Planning Department

CITY OF  
OKLAHOMA CITY OKLA  
OFFICE OF  
CITY CLERK

2020 MAY -5 PM 12:12

P-M L B-B-D

FILED

2020 MAR -4 PM 11: 54

IN THE CITY CLERK'S OFFICE  
OF THE CITY OF OKLAHOMA CITY

CITY OF  
OKLAHOMA CITY OKLA  
OFFICE OF  
CITY CLERK

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PETITION FOR ANNEXATION

Pursuant to 11 O.S. § 21-105, the undersigned Petitioners (Exhibit A attached hereto and fully incorporated herein) do hereby petition for the annexation of certain real property into the corporate limits of the City of Oklahoma City. The certain real property to be annexed is described in Exhibit B, attached hereto and fully incorporated herein (the "Subject Property").

The undersigned hereby state that they represent at least three-fourths (3/4) of the registered voters and the owners of at least three-fourths (3/4) in value of the Subject Property in accordance with 11 O.S. § 21-105. The undersigned's Warranty Deed is attached hereto as Exhibit C, and fully incorporated herein.

REVISED  
VERSION  
SUBMITTED  
MAY 5, 2020

The undersigned hereby state that they will give notice of the presentation of this Petition for Annexation of the Subject Property by publication at least once each week for two (2) successive weeks in a newspaper of general circulation in the City of Oklahoma City in accordance with 11 O.S. § 21-105. The Subject Property is adjacent or contiguous with the City of Oklahoma City in accordance with 11 O.S. § 21-105.

Filed this 4th day of March, 2020.

Respectfully Submitted on behalf of the Petitioners,

David M. Box, OBA #21943  
Mason J. Schwartz, OBA #32864  
Williams, Box, Forshee & Bullard, P.C.  
522 Colcord Dr.  
Oklahoma City, OK 73102  
(405) 232-0080 - Phone  
(405) 236-5814 - Fax

2020 MAY -5 PM 12: 12

FILED

Exhibit A

**Aria Development, LLC**

A handwritten signature in black ink, appearing to read 'Sassan K. Moghadam', written over a horizontal line.

Sassan K. Moghadam

Title: Manager

**EXHIBIT B**

**LEGAL DESCRIPTION  
SANTA FE CROSSING – ANNEX PROPERTY  
CLEVELAND COUNTY, OKLAHOMA**

A tract of land being a part of the Southeast Quarter (S.E. ¼) of Section Thirty-three (33), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

**COMMENCING** at the Southeast corner of the Southeast Quarter (S.E. ¼) of said Section 33;

**THENCE** South 89°34'46" West along the South line of said S.E. ¼ a distance of 1518.00 feet to the **POINT OF BEGINNING**;

**THENCE** continuing South 89°34'46" West along said South line a distance of 1116.95 feet to the Southwest corner of said S.E. ¼;

**THENCE** North 00°36'18" West along the West line of said S.E. ¼ a distance of 330.00 feet;

**THENCE** North 89°34'46" East a distance of 1118.01 feet;

**THENCE** South 00°25'14" East a distance of 330.00 feet to the **POINT OF BEGINNING**.

Said tract contains 8.47 acres, more or less.



**EXHIBIT C TO PETITION FOR  
ANNEXATION AS REVISED ON MAY 5, 2020**

American Eagle Title Group, L.L.C.  
410 N. Walnut, Suite 100  
Oklahoma City, OK 73104  
File # 1324 - 02/17-27

Doc#: R 2013 52453  
Bk&Pg: RB 5244 1084 - 1087  
Filed: 12-20-2013 JLS  
02:43:34 PM WD  
Cleveland County, OK



### WARRANTY DEED

#### KNOW ALL MEN BY THESE PRESENTS:

That, Simpson Land, an Oklahoma limited partnership (herein "Grantors"), in consideration of the sum of Ten and No/100 Dollars and other valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey unto Aria Development, LLC, an Oklahoma limited liability company (herein "Grantee"), whose mailing address is 221 42nd Ave, NW Norman OK 73072, the following real property and premises situate in Cleveland County, State of Oklahoma, described on Exhibit A attached hereto, together with the improvements thereon and the appurtenances thereunto belonging (herein the "Land"):

Grantor warrants the title to the Land to be free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages, and other liens and encumbrances of whatsoever nature, SUBJECT TO easements and restrictive covenants of record and any interest in the oil, gas and other minerals within and underlying the Land, previously reserved or conveyed.

To have and hold the Land unto the Grantees and their successors/heirs and assigns forever.

Signed and delivered this 18th day of December, 2013

State of Oklahoma  
Cleveland County  
Documentary Stamps  
\$2,695.50

Simpson Land, an Oklahoma  
limited partnership

By:   
Travis Simpson  
General Partner

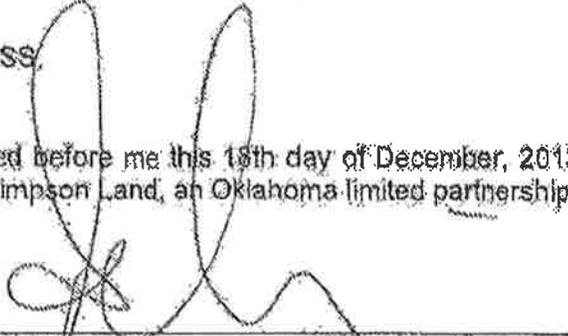
3/17

ACKNOWLEDGMENT

STATE OF OKLAHOMA

COUNTY OF Oklahoma

SS.



This instrument was acknowledged before me this 18th day of December, 2013 by Travis Simpson, General Partner of Simpson Land, an Oklahoma limited partnership.

DUSTIN A. DAVIS  
Notary Public  
State of Oklahoma  
Commission # 01000700  
My Commission Expires Jan 16, 2017

Notary Public

Exhibit A page 1. of 2

A tract of land lying in the South Half of the Southeast Quarter (S/2 SE/4) of Section 33, Township 10 North, Range 3 West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:

BEGINNING at the southeast corner of the Southeast Quarter (SE/4) of said Section 33;

THENCE South  $89^{\circ}34'46''$  West, along the south line of said Southeast Quarter (SE/4), a distance of 915.94 feet;

THENCE North  $00^{\circ}36'18''$  West, parallel with the west line of said Southeast Quarter (SE/4), a distance of 363.00 feet;

THENCE South  $89^{\circ}34'46''$  West, parallel with the south line of said Southeast Quarter (SE/4), a distance of 602.00 feet;

THENCE South  $00^{\circ}36'18''$  East, parallel with the west line of said Southeast Quarter (SE/4), a distance of 363.00 feet to a point on the south line of said Southeast Quarter (SE/4);

THENCE South  $89^{\circ}34'46''$  West, along the south line of said Southeast Quarter (SE/4), a distance of 1,117.00 feet to the southwest corner of said Southeast Quarter (SE/4);

THENCE North  $00^{\circ}36'18''$  West, along the west line of said Southeast Quarter (SE/4), a distance of 1321.31 feet to the northwest corner of the South Half of said Southeast Quarter (S/2 SE/4), said point also being the southwest corner of Lot 17 in Block 10 of RIO TOSCANO SECTION 2 according to the plat recorded in Book 23 of Plats, Page 37;

THENCE North  $89^{\circ}34'28''$  East, along the south line of Blocks 10 and 11 of RIO TOSCANO SECTION 2 and the north line of the South Half of said Southeast Quarter (S/2 SE/4), a distance of 1,319.90 feet to the northwest corner of the North Half of the North Half of the Southeast Quarter of said Southeast Quarter (N/2 N/2 SE/4 SE/4);

THENCE South  $00^{\circ}29'58''$  East, along the west line of the North Half of the North Half of the Southeast Quarter of said Southeast Quarter (N/2 N/2 SE/4 SE/4), a distance of 330.35 feet to the southwest corner of the North Half of the North Half of the Southeast Quarter of said Southeast Quarter (N/2 N/2 SE/4 SE/4);

Exhibit A page 2 of 2

THENCE North  $89^{\circ}34'33''$  East, along the south line of the North Half of the North Half of the Southeast Quarter of said Southeast Quarter (N/2 N/2 SE/4 SE/4), a distance of 1,319.42 feet to the southeast corner of the North Half of the North Half of the Southeast Quarter of said Southeast Quarter (N/2 N/2 SE/4 SE/4);

THENCE South  $00^{\circ}23'14''$  East, along the east line of said Southeast Quarter (SE/4), a distance of 991.14 feet to the POINT OF BEGINNING.



**The City of Oklahoma City  
Planning Commission  
Staff Report Draft for Council Ad Hoc Committee  
May 6, 2020**

**SANTA FE CROSSING ANNEXATION REQUEST**

**Request to annex an 8.47 acre (mol) tract of unincorporated land in Cleveland County into the City of Oklahoma City municipal boundaries, pursuant to 11 O.S. § 21--205. The tract of land is generally located at the north side of Indian Hills Road between South Western Avenue and South Santa Fe Avenues in unincorporated Cleveland County and is described in the petition attached hereto as "Exhibit A". This staff report evaluates the potential impacts of the proposed annexation on the City of Oklahoma City municipal service provision and investment, and conformance with City of Oklahoma City policies such as plan **okc** and other adopted policies. The applicant has submitted a rezoning request (PC-10656) for 52.33 acres, which includes the subject 8.47-acre tract of Cleveland County unincorporated land to be considered in concurrence with this request for annexation and a Comprehensive Plan Amendment. Ward 5.**

**1. GENERAL INFORMATION**

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

David M. Box and Mason J. Schwartz, Attorneys on behalf of Aria Development LLC  
522 Colcord Drive  
Oklahoma City, OK 73102-2202  
(405) 232-0080

**B. Case History**

This is a new application. The annexation petition was received by the City of Oklahoma City Office of the Clerk on March 4, 2020, an amended petition was received by the City of Oklahoma City Office of the Clerk on May 5, is attached hereto as "Exhibit "A". A rezoning case (PC-10656), is associated with this annexation application and is on today's agenda. PC-10656 was submitted to The City of Oklahoma City Office of the Clerk March 4, 2020.

**2. ANNEXATION REQUEST**

Request to annex an 8.47 acre (mol) tract of unincorporated land in Cleveland County into the City of Oklahoma City municipal boundaries, pursuant to 11 O.S. § 21-205. The tract of land is generally located at the north side of Indian Hills Road between South Western

**STAFF REPORT DRAFT – Prepared for Council Ad Hoc Committee  
Annexation Request – Santa Fe Crossing  
May 5, 2020  
Page 2**

Avenue and South Santa Fe Avenues in Cleveland County and is described in the petition attached hereto as “**Exhibit A**”.

In PC-10656 the applicant’s intent is to develop the subject annexation parcel for single-family residential use. Two potential zoning options could enable this land use: R-1 Single Family, or PUD with base zoning of R-1 Single Family.

**3. EXISTING CONDITIONS**

**A. Location**

The subject annexation property is located in the Moore School District and in the jurisdiction of Cleveland County (unincorporated).

**B. Size**

Size of proposed annexation area: 8.47 acres MOL

**C. Summary of Adjacent Existing Land Uses**

The dominant land use pattern in the area is low-density residential and undeveloped/agricultural land.

<b>Site</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
Undeveloped	Undeveloped	Partially Developed - Rural	Undeveloped	Undeveloped

**D. Surrounding LUTAs and Zoning**

<b>Site</b>	<b>North</b>	<b>South</b>	<b>East</b>	<b>West</b>
N/A	Urban Low Intensity (UL)	City of Norman	Cleveland County	Urban Low Intensity (UL) with Urban Reserve Overlay (UR)



The City of Oklahoma City  
Planning Commission  
Staff Report Draft for Council Ad Hoc Committee  
May 6, 2020



Figure 1 planokc Land Use Typologies Map: Annexation Property is adjacent to Urban Low (UL) and Urban Reserve Overlay (UR) at the west



**The City of Oklahoma City  
Planning Commission  
Staff Report Draft for Council Ad Hoc Committee  
May 6, 2020**

Request for UL designations or for lifting the UR designation are potentially supportable when three criteria are met on the subject parcel. Departmental comments on these provisions follow:

- Provision of water
- Provision of sewer
- Urban response time targets can be met by emergency services

#### **4. PROVISION OF CITY SERVICES**

Review of this annexation request was sought from the Office of the Municipal Counselor, Police, Fire, Solid Waste Utilities, Water and Sewer Utilities, Development Services, Public Works, The City Surveyor, and Planning. All entities responded as follows:

- A. Office of the Municipal Counselor:** No comments or objections from a legal perspective.
- B. Police:** No objection to the annexation.
- C. Fire:** The subject for annexation is an area of the city that has limited access by OKC Fire and longer than rural response times. Because of this, fire suppression is needed, especially at the R-1 density that the zoning is requesting.
- D. Solid Waste Utilities:** The annexation itself does not trigger the need for Solid Waste Services.
- E. Water and Sewer Utilities:**

##### **Public Water Supply**

The site is not currently served by Oklahoma City water. It is feasible to extend public water to the site from a 12-inch water main located approximately 0.75 miles away on S Santa Fe Ave. A public water main extension to serve the site would be at the developer's expense.

##### **Wastewater**

The site is not currently served by Oklahoma City sewer but is in an open sewershed. It is feasible to extend public sanitary sewer to the site from a 15-inch sanitary sewer main approximately 0.50 miles away. A public sanitary sewer extension to serve the site would be at the developer's expense.



The City of Oklahoma City  
 Planning Commission  
 Staff Report Draft for Council Ad Hoc Committee  
 May 6, 2020

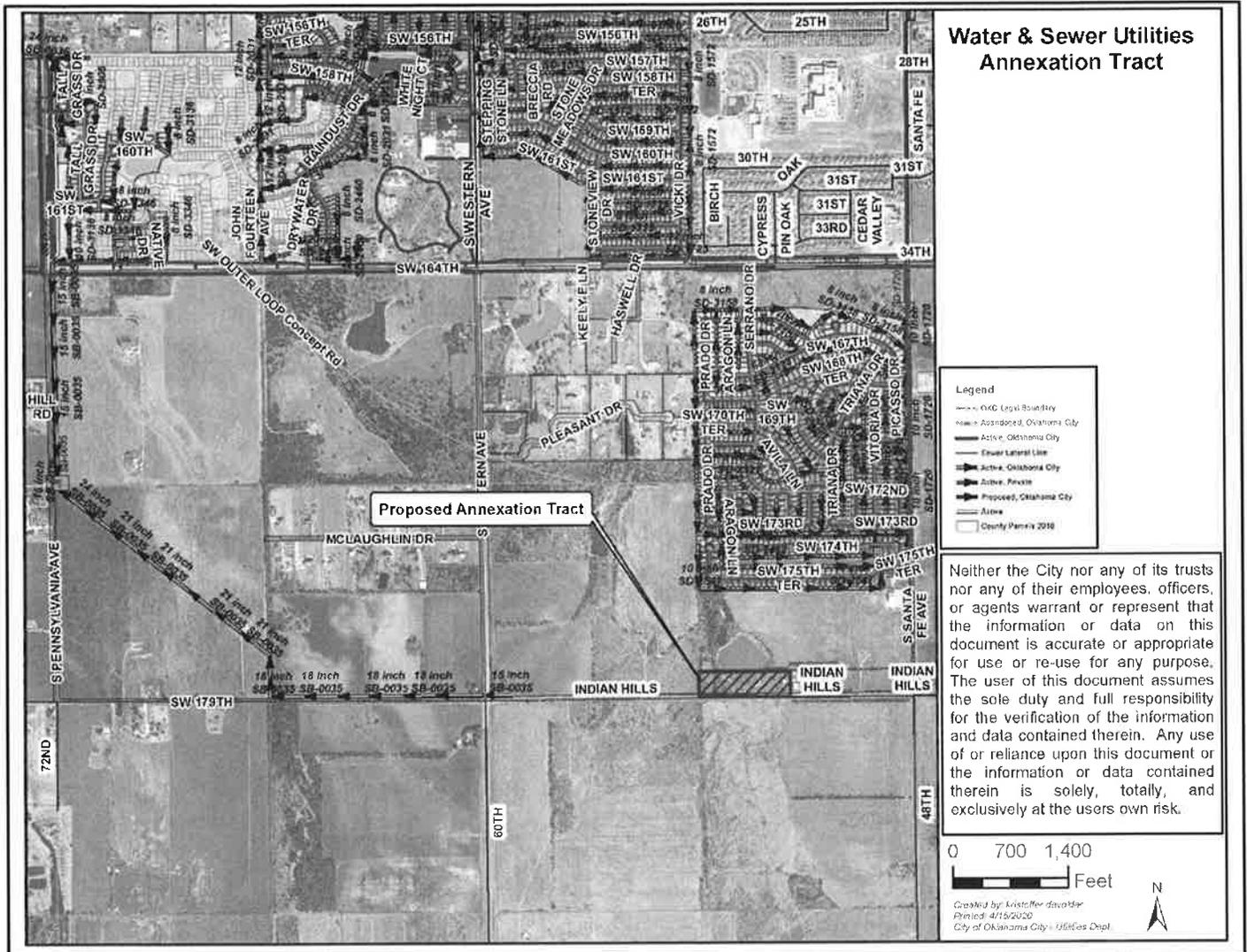


Figure 2 Water and Sewer Utilities Map: Annexation Area

**STAFF REPORT DRAFT – Prepared for Council Ad Hoc Committee**

**Annexation Request – Santa Fe Crossing**

**May 5, 2020**

**Page 6**

- F. Public Works:** No comments on annexation and is in agreement with the city limit line at the center line of SW 179<sup>th</sup> St. Note: SW 179<sup>th</sup> St. is also named Indian Hills Road in Cleveland County.
- G. Development Services:** No comment at this time on the annexation.
- H. City Surveyor:** Verified deed filed in Cleveland County. Water and sewer can be accessed by the property through the larger tract as shown on the rezoning case map, however if water and sewer are to be accessed by the property from Indian Hills Rd there would need to be additional annexation along Santa Fe and Indian Hills in order to remain in OKC limits.
- I. Planning:**

**Provision of City Services:**

**Water:** planOKC designates adjacent parcels to the subject parcel on the north and west as close to water service. A fully served subdivision is located around 500' north of the subject parcel.

**Sewer:** Subject parcel is slated to part of a larger development that intends to access City sewer facilities when the developer extends lines to connect.

**Fire:** Subject parcel is surrounded by large area designated as less than rural service time. We are currently working on automatic aid in that area with the City of Moore and Norman but the timeline has been pushed back due to the COVID pandemic.

**Street:** Subject parcel is served by major arterial (S. Santa Fe Blvd.) and minor arterial SW 179<sup>th</sup> St., also known as Indian Hills Road in Cleveland County.

**Aquifer Recharge Area:** Subject parcel is surrounded by a large area designated as a high vulnerability zone for the Garber-Wellington Aquifer Recharge.

**Compatibility:** The annexation site is currently undeveloped and is contained within a larger rezoning request to support a 52.33-acre R-1 development in PC-10656. planOKC's Urban Reserve policies support low-intensity development in this area, subject to the provision of city services.

**5. SUMMARY**

This is a request to annex an 8.47 acre (mol) tract of unincorporated land in Cleveland County into the City of Oklahoma City municipal boundaries, pursuant to 11 O.S. § 21--205. The tract of land is located on the north side of Indian Hills Road between S. Western Avenue and S. Santa Fe Avenues in Cleveland County.

The annexation request raises no objections from the Office of the Municipal Counselor, Police, Solid Waste Utilities, Water and Sewer Utilities, Development Services, Public Works, and or the City Surveyor.

The Utilities Department states that it is feasible to extend public water to the site from a 12-inch water main located approximately 0.75 miles away on S Santa Fe Ave.

The Utilities Department also states that the site is not currently served by Oklahoma City sewer but is located in an open sewershed. It is feasible to extend public sanitary sewer to the site from a 15-inch sanitary sewer main located approximately .5 miles away. A public sanitary sewer extension would be at the developer's expense.

Fire states that the site is an area of the city with limited access by OKC Fire and longer-than-rural response times. Because of this, fire suppression is needed, especially at the R-1 density that is being requested for the site.

Planning states that annexation and related zoning change requests will trigger a platting requirement, and a requirement to amend the comprehensive plan. Subject site is surrounded by the Urban Low designation and to the west with the Urban Low designation and the Urban Reserve Overlay due to the lack of City services and the longer than rural response times for fire.

## **6. FINDINGS**

The City's intentions are to ensure changes in municipal boundaries will tangibly benefit Oklahoma City and its residents. Considerations outlined in plan **okc** include:

Oklahoma City residents' quality of life and levels of service will be maintained or improved;

- The proposed 52.33-acre development on PC-10656, called Santa Fe Crossing, includes the subject annexation will be evaluated further by Planning staff for the Planning Commission on June 11. Those additional findings and comments will be included in the final version of this report. It is anticipated that the larger development will meet the goals of the City's policies for maintaining or improving the levels of service and quality of life.

The City's ability to provide services efficiently will be made easier or will not be impacted;

- The Santa Fe Crossing development will need to include provisions for city services that do not exist in this area today. Additional fire suppression measures may be required to entitle the development due to the area's access to lower-than-rural fire response time

Future development brought about by the change in municipal boundaries will not create adverse impacts or untimely development pressure on Oklahoma City;

**STAFF REPORT DRAFT – Prepared for Council Ad Hoc Committee**  
**Annexation Request – Santa Fe Crossing**  
**May 5, 2020**  
**Page 8**

- With the exception of the subject 8.47-acre parcel annexation, The Santa Fe Crossing is in the City of Oklahoma City limits. The land use designation surrounding the subject annexation is Urban Low.

Proposed boundaries do not create irregular geographies with confusing service areas, rather they follow significant features such as rights of way and/or topographic ridgelines (watersheds);

- The subject annexation will not cause any of these issues. The annexation parcel, currently in unincorporated Cleveland County, will fill in a gap between the City of Norman and Oklahoma City.

Jurisdictional responsibility for maintaining streets and rights-of-way are clearly defined; and

- The Public Works Department supports annexation to the center line of the road, which is included in the legal description for the annexation parcel.

Agreements are established with neighboring jurisdictions defining how development along a shared street will be designed, reviewed and approved.

- Agreements with the City of Norman have not been defined and will be required for the annexation ordinance.

## **7. STAFF RECOMMENDATION**

Staff recommends that the application be approved and recommended for City Council approval concurrently with the annexation ordinance for the subject property to be annexed as R1, rezoning case PC-10656, and a Comprehensive Planning Amendment (PC-2020-02) designating the annexed property as Urban Low.