



OKLAHOMA CITY ANNUAL SCHOOL DISTRICTS MEETING



June 2, 2025



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

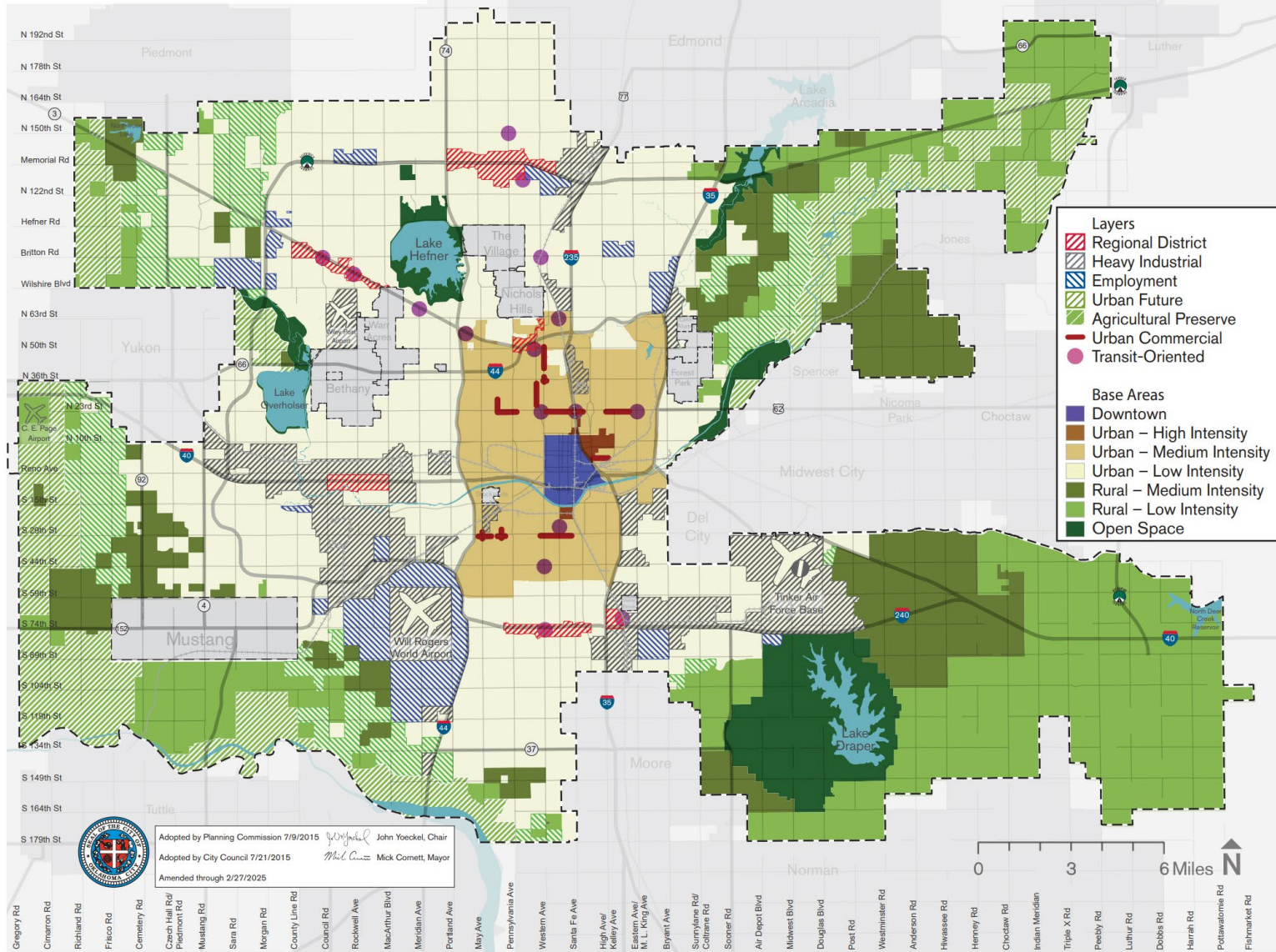


- 1. Development Process Review**
- 2. Development Trends**
 - Citywide**
 - By Sub-Area & District**
- 3. Additional Resources**
- 4. Q & A**

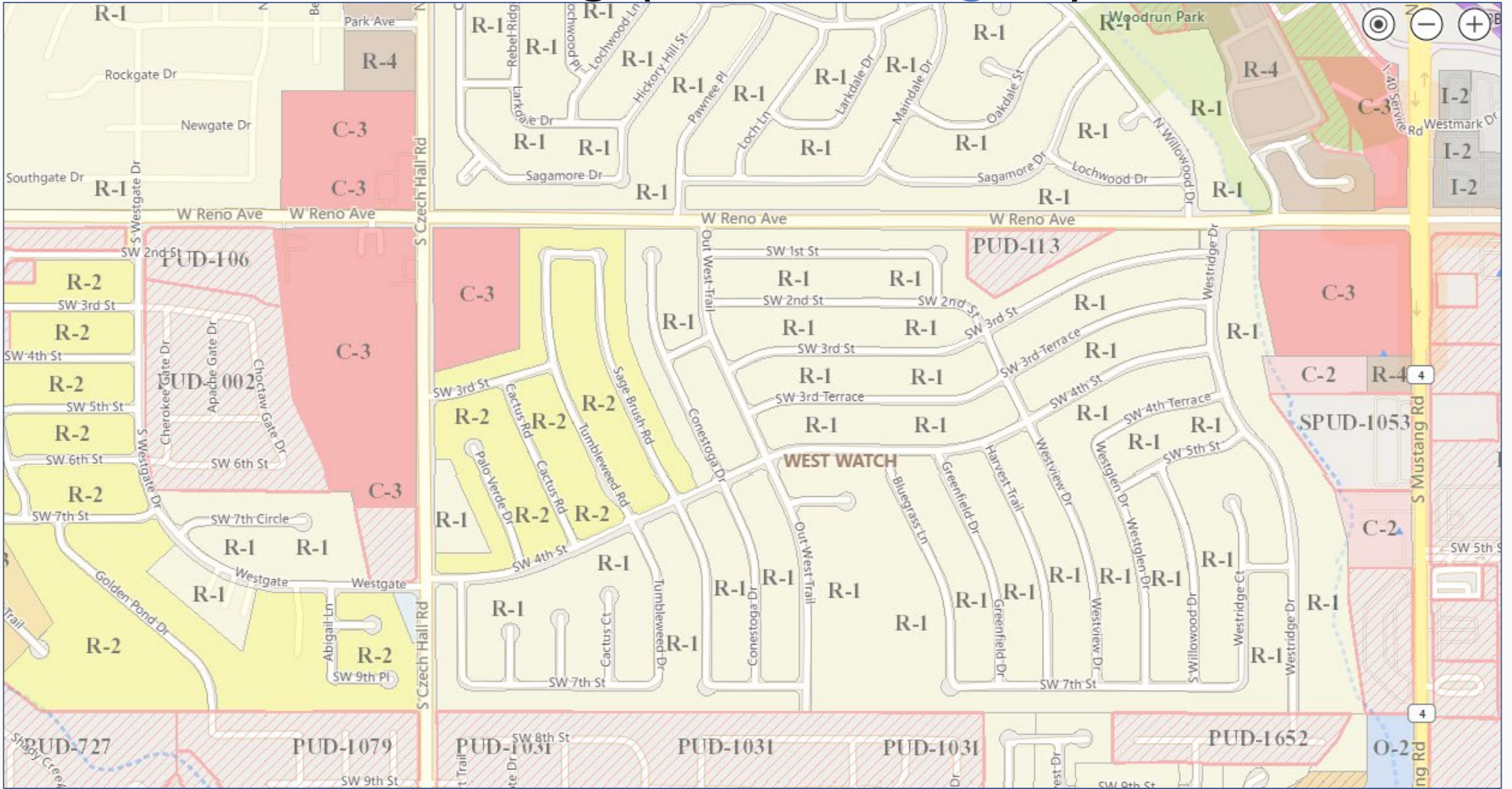


DEVELOPMENT PROCESS REVIEW

LAND USE TYPOLOGY AREAS (LUTAs)



Zoning (data.okc.gov)



Rezoning Application Development Review Form



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 58.41 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.

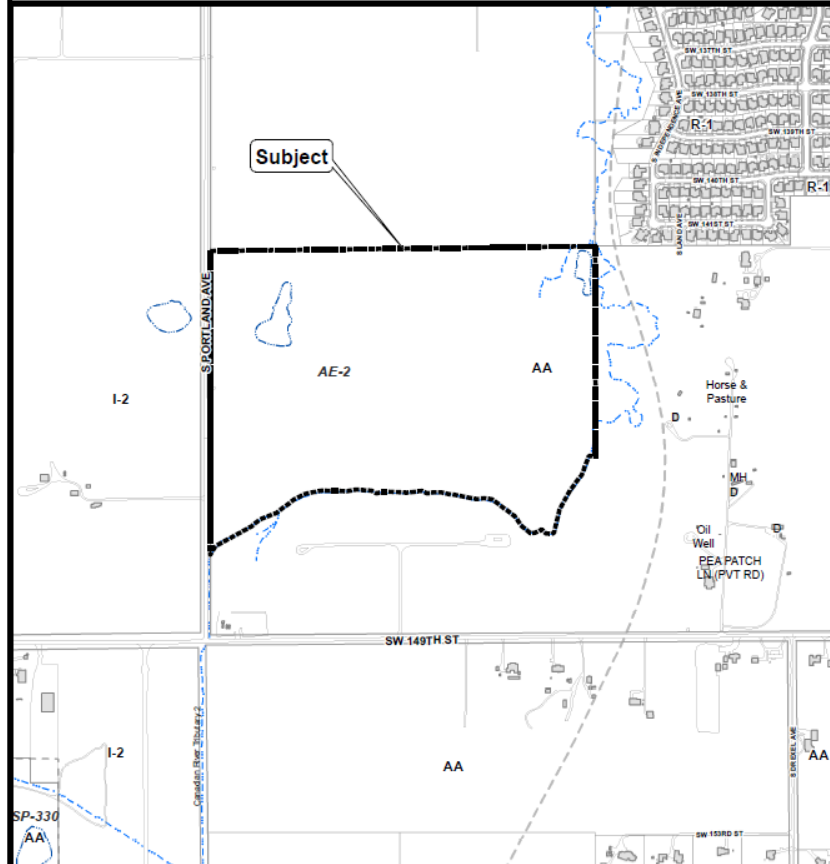
Comments relevant to the work of your department are requested regarding the availability and/or need of water, drainage, sanitary and storm sewer, traffic facilities, fire protection facilities, street right-of-way or any public easements, soil conditions and any other pertinent information related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

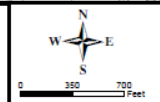
FOR PLANNING COMMISSION MEETING OF: August 25, 2022

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
5 Ward

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 149th 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

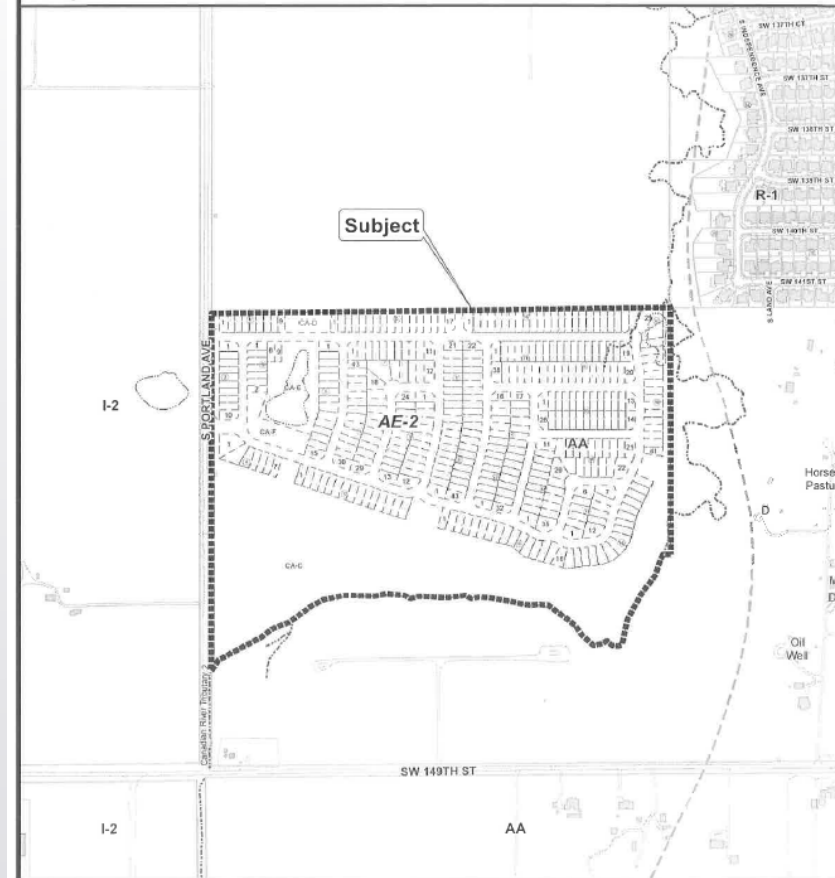
Comments relevant to the work of your department are requested regarding the availability and/or need of water, drainage, sanitary and storm sewer, traffic facilities, fire protection facilities, street right-of-way or any public easements, soil conditions and any other pertinent information related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

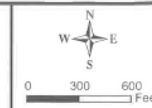
FOR PLANNING COMMISSION MEETING OF: **August 25, 2022**

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



**Preliminary Plat
Application**



(Mailed)

 Türkiye Cumhuriyeti Millî Eğitim Bakanlığı



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 3rd and 2nd 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

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
- www.okc.gov/districts

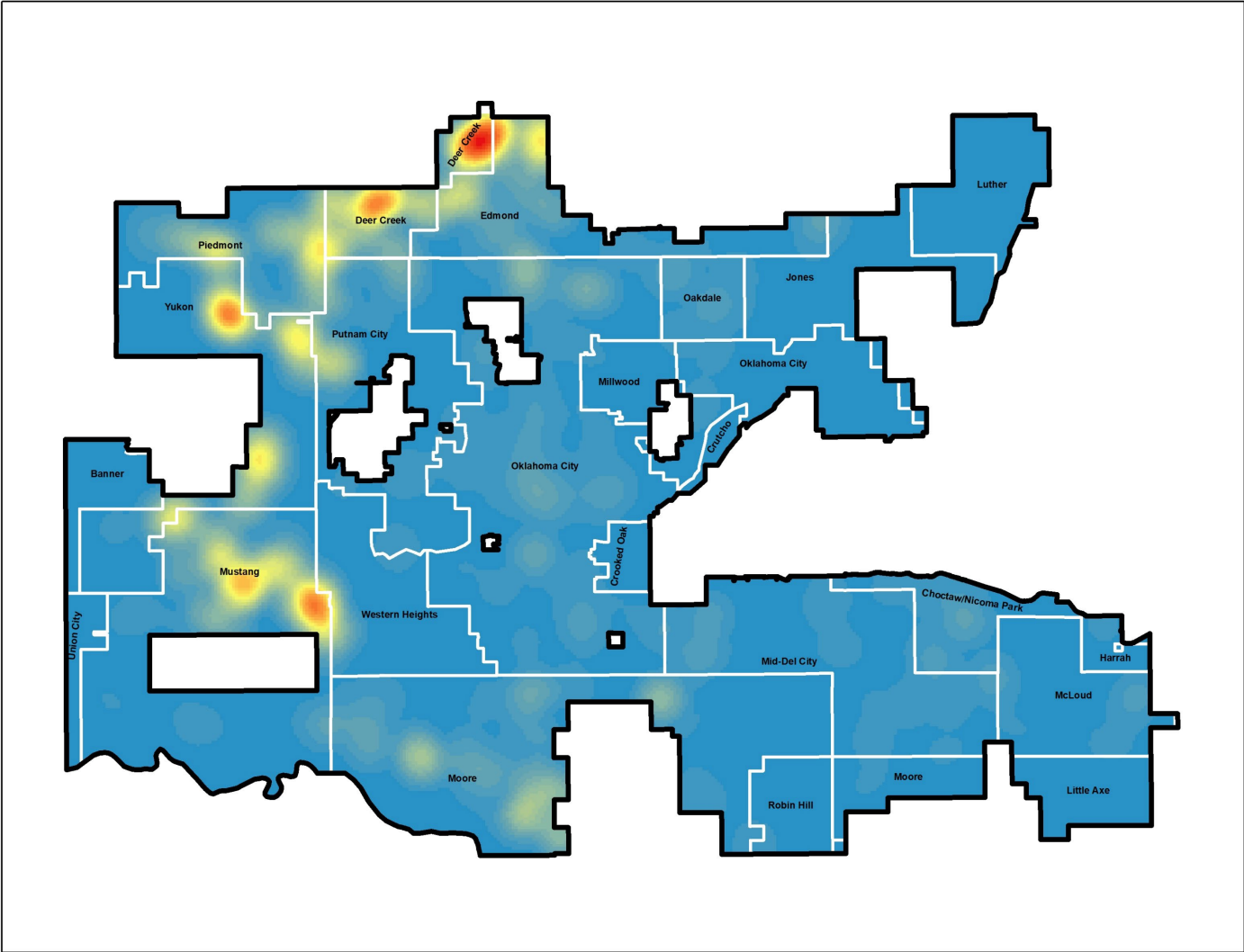


OKLAHOMA CITY CITYWIDE TRENDS



Dwelling Units 2015-2025*

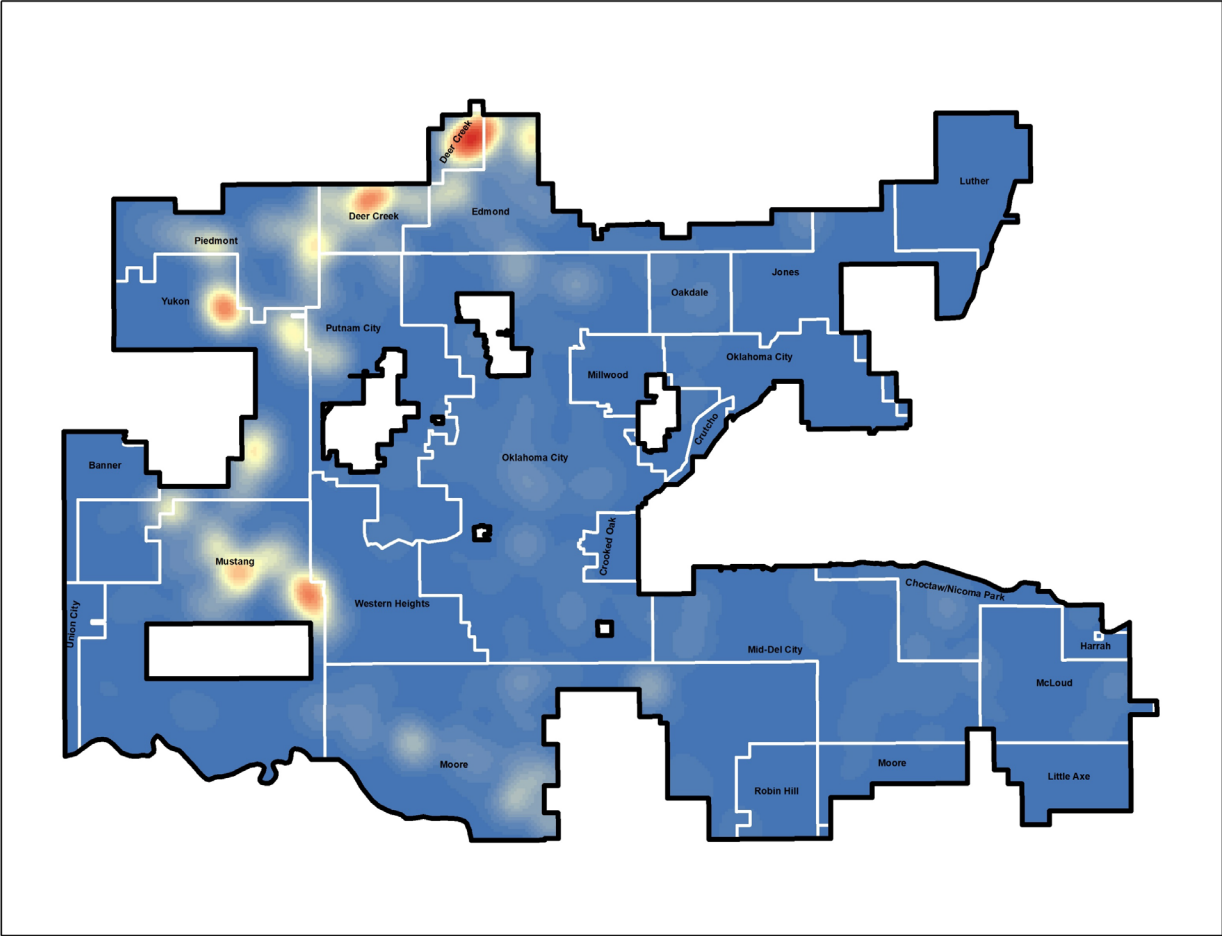
Permit Type	Permit Count	% (Count)	Dwelling Units	% (Sum)
Apartment	724	1.94%	11047	21.41%
Condominium / Townhouse	399	1.07%	2334	4.52%
Duplex	1507	4.03%	2932	5.68%
Fourplex	111	0.30%	410	0.79%
Manufactured Home	5	0.01%	5	0.01%
Residence	33776	90.31%	33776	65.46%
Residence-Attached	856	2.29%	1030	2.00%
Triplex	23	0.06%	66	0.13%
Grand Total	37401	100.00%	51600	100.00%



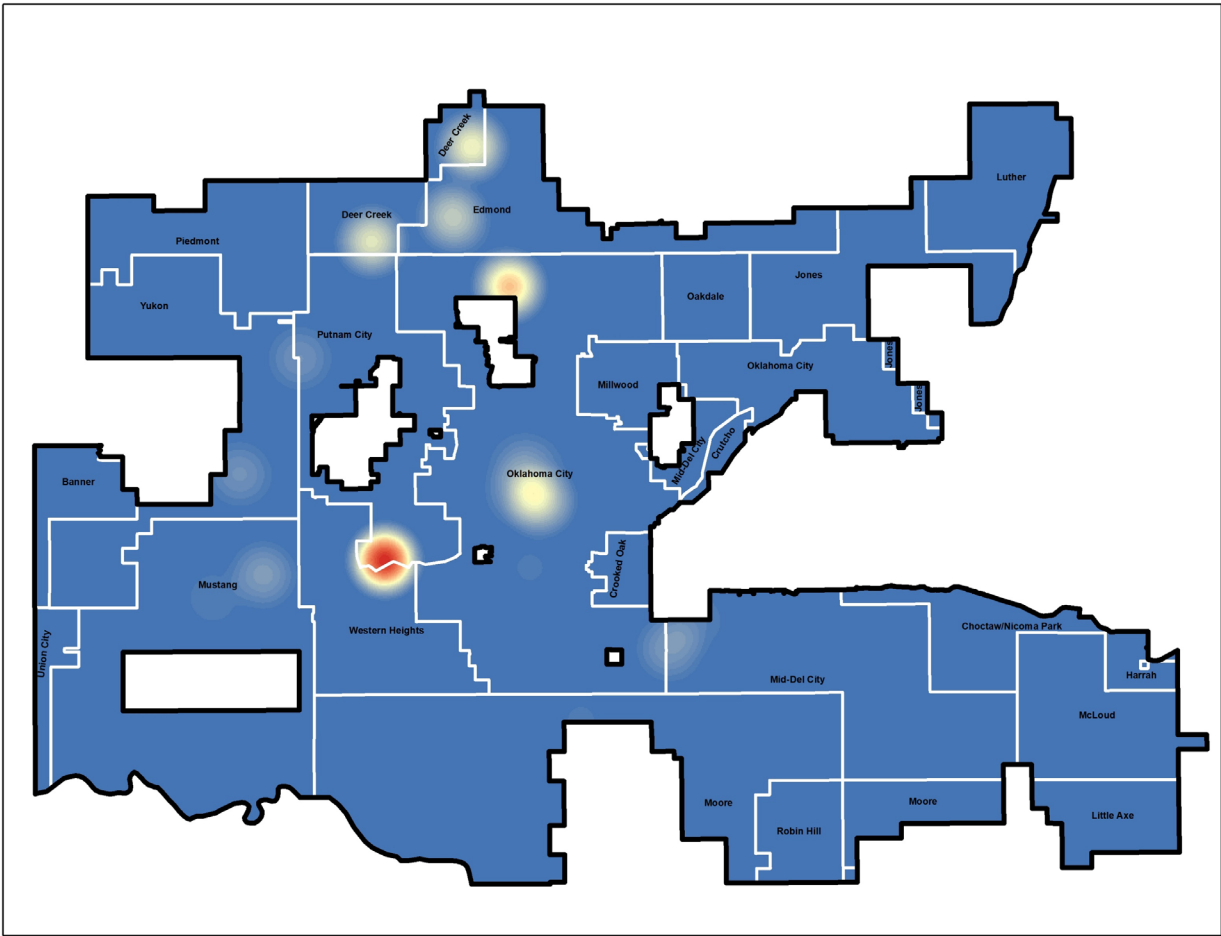
Ten Year Period



Historic Development (2015-2023)



Current Development (2024-2025*)



Historic Development (2015-2023)

Permit Type	Permit Count	% (Count)	Dwelling Units	% (Sum)
Apartment	680	2.12%	10049	22.47%
Condominium / Townhouse	289	0.90%	1985	4.44%
Duplex	1280	3.98%	2516	5.62%
Fourplex	96	0.30%	350	0.78%
Manufactured Home	2	0.01%	2	0.00%
Residence	29212	90.88%	29181	65.24%
Residence-Attached	571	1.78%	609	1.36%
Triplex	14	0.04%	39	0.09%
Grand Total	32144	100.00%	44731	100.00%

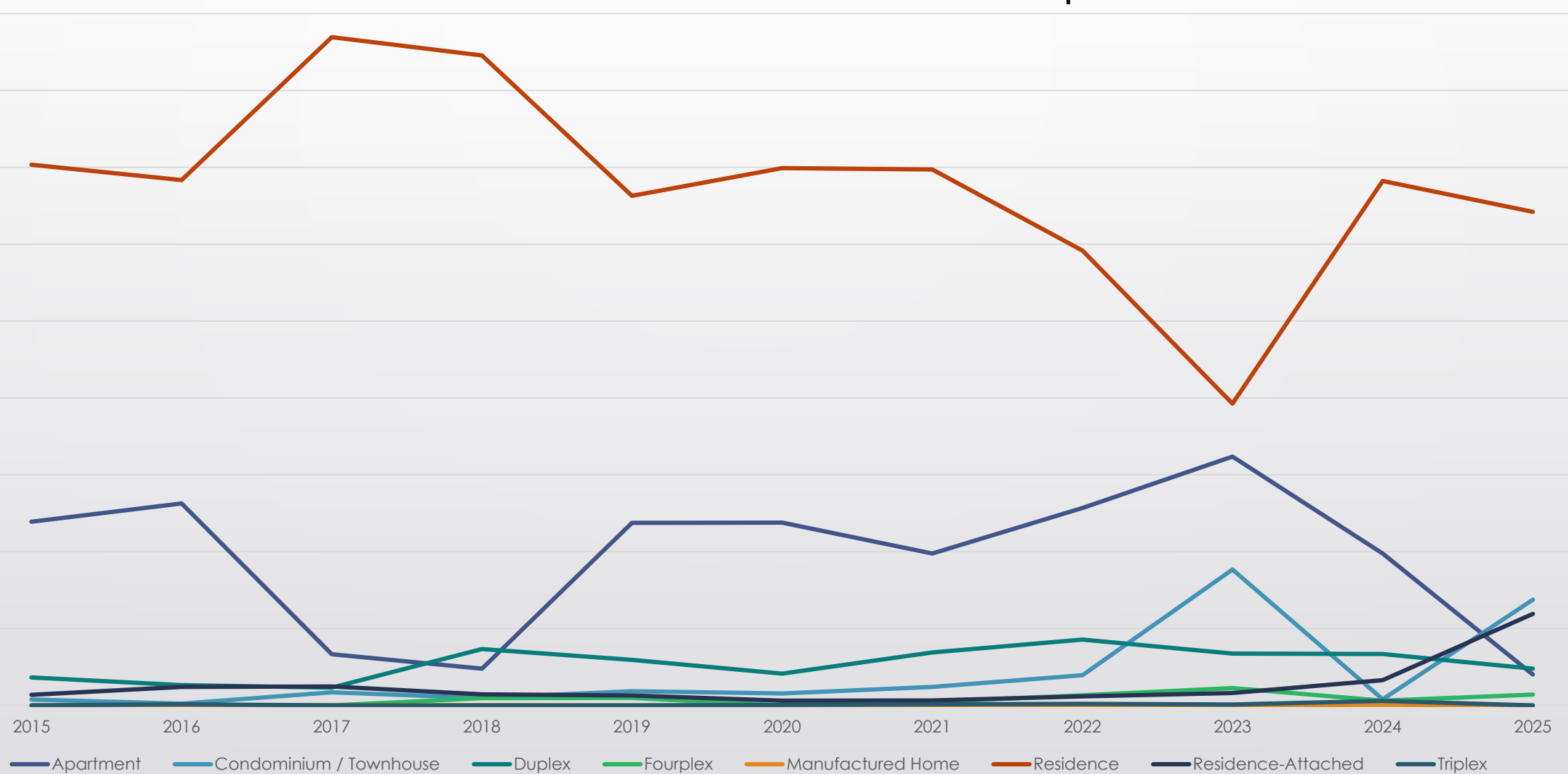


Current Development (2024-2025*)

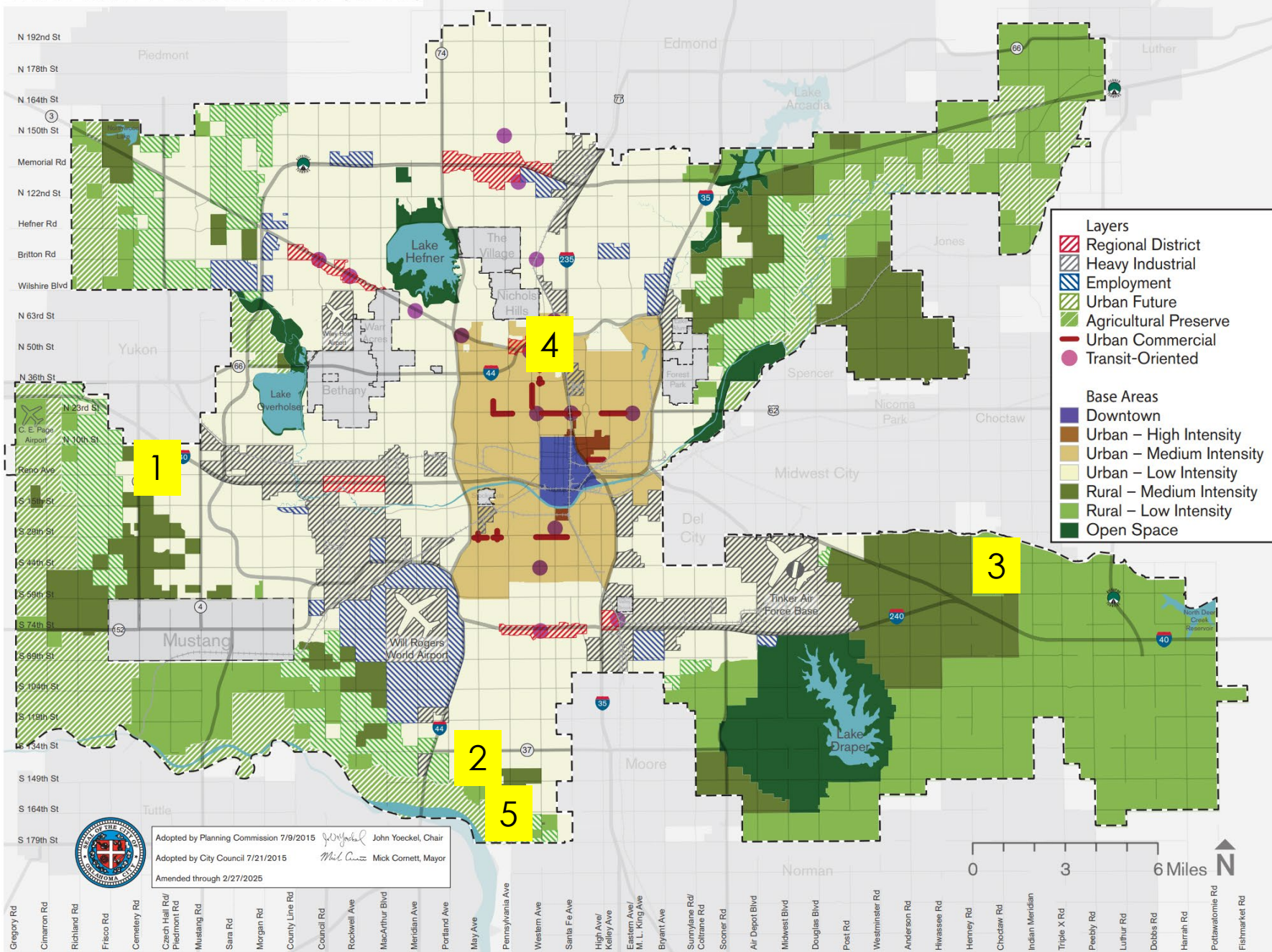
Permit Type	Permit Count	% (Count)	Dwelling Units	% (Sum)
Apartment	44	0.84%	998	14.53%
Condominium / Townhouse	110	2.09%	349	5.08%
Duplex	227	4.32%	416	6.06%
Fourplex	15	0.29%	60	0.87%
Manufactured Home	3	0.06%	3	0.04%
Residence	4564	86.82%	4595	66.89%
Residence-Attached	285	5.42%	421	6.13%
Triplex	9	0.17%	27	0.39%
Grand Total	5257	100.00%	6869	100.00%

Year-over-Year New Permit Composition

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LAND USE TYPOLOGY AREAS (LUTAs)



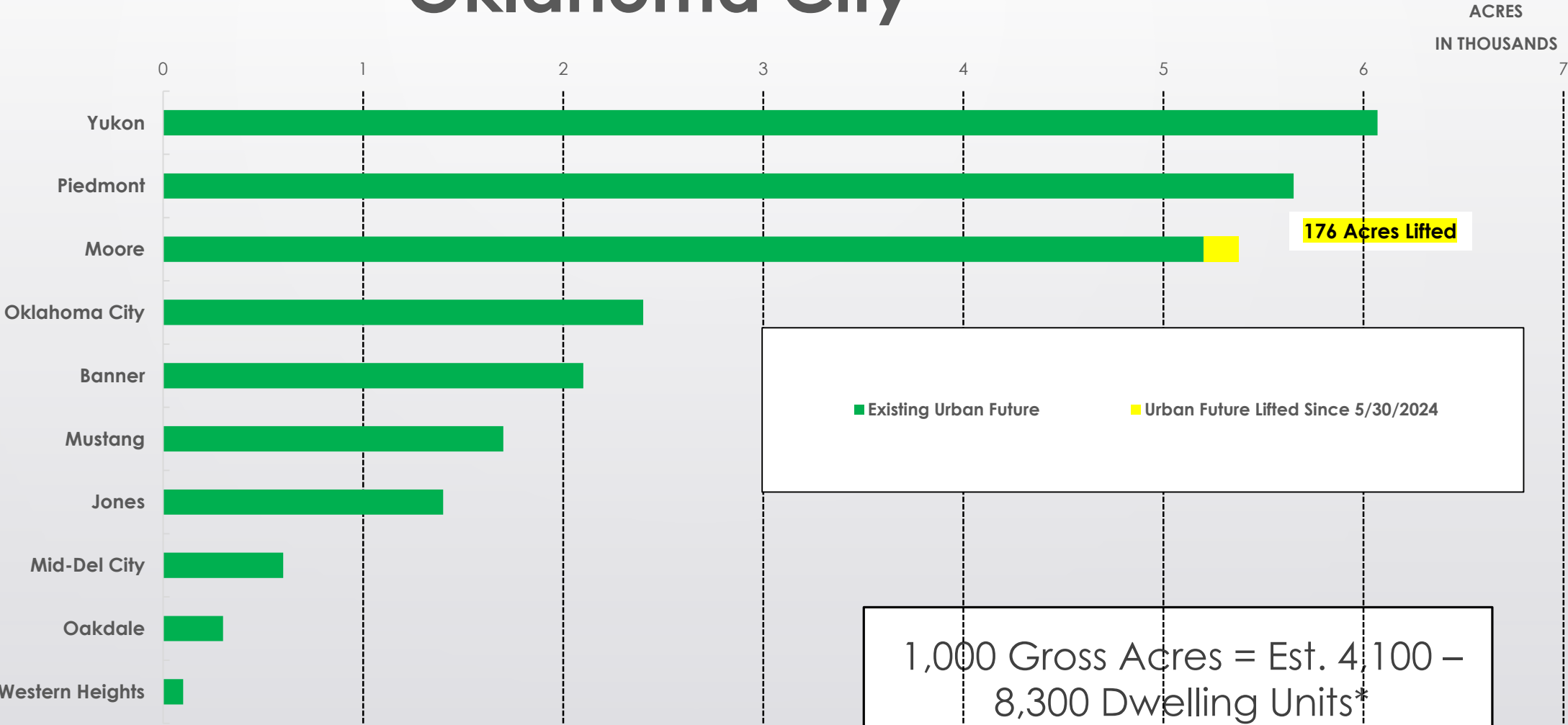
Comprehensive Plan Amendments 2024 – 2025

1. CPA - 2024 – 00004 (UL to EM)
2. CPA - 2024 - 00005 (RM to RL)
3. CPA - 2024 - 00006 (RL to UM)
4. CPA - 2024 - 00008 (UM to UL)*
5. CPA - 2025 – 00001 (UF to UL)



Acres of Urban Future - By District in Oklahoma City

SCHOOL DISTRICT



1,000 Gross Acres = Est. 4,100 – 8,300 Dwelling Units*

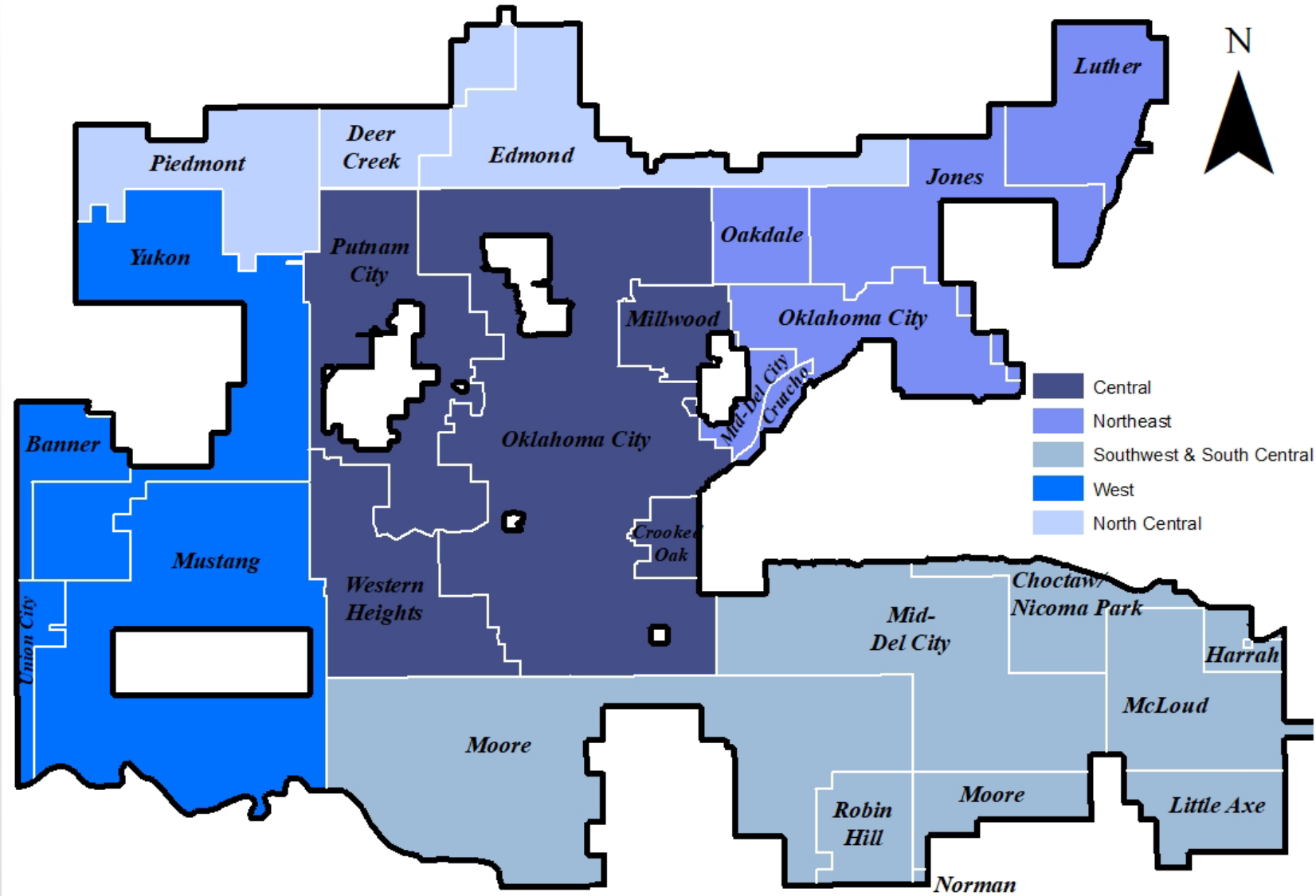
*Planokc Growth Scenario Analysis Mean for Urban-Low (4.1 – 8.3 DUs/Gross Acre)



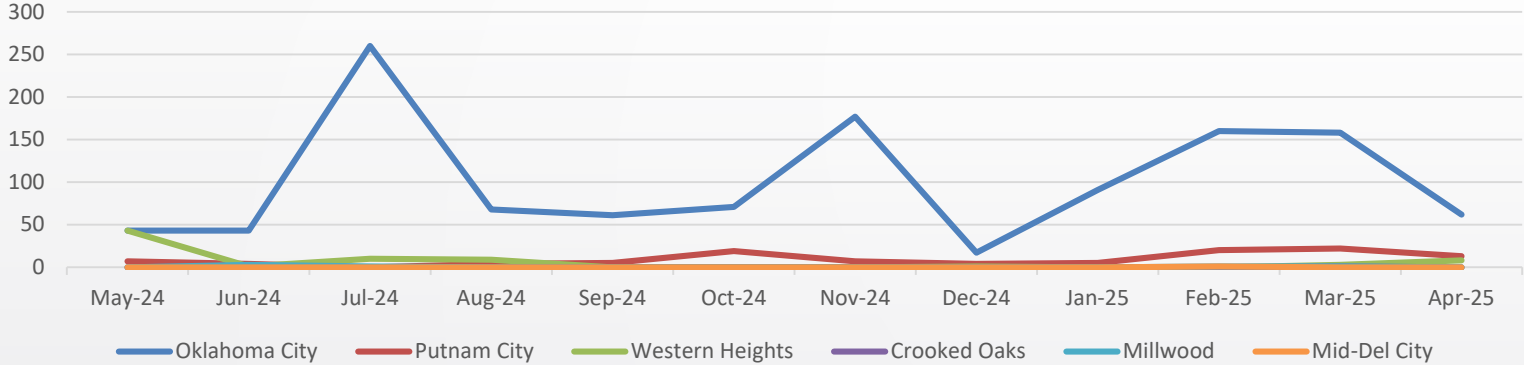
OKLAHOMA CITY SUB-AREA & DISTRICT TRENDS

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

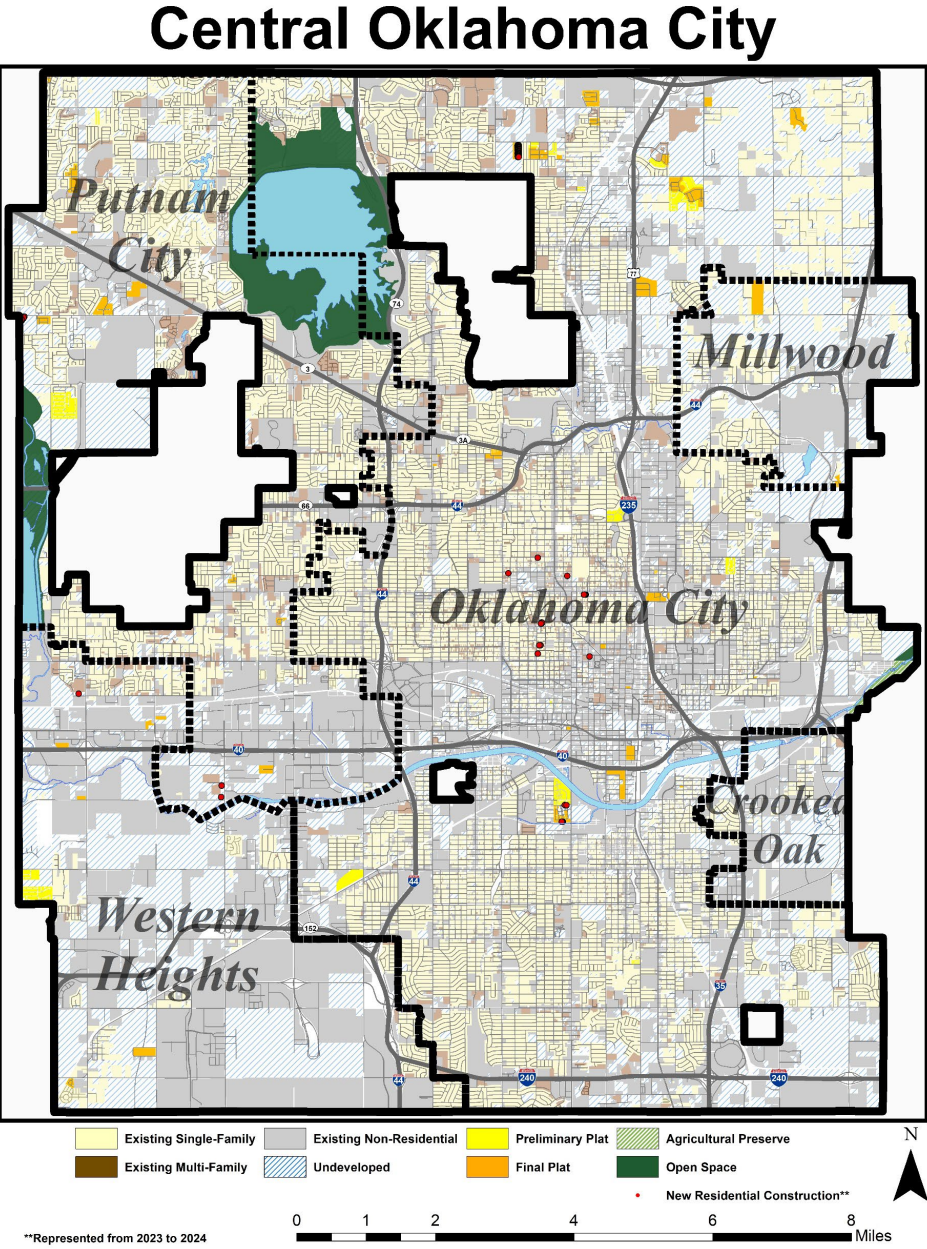
School District Sub Areas



Central Oklahoma City New Residential Units

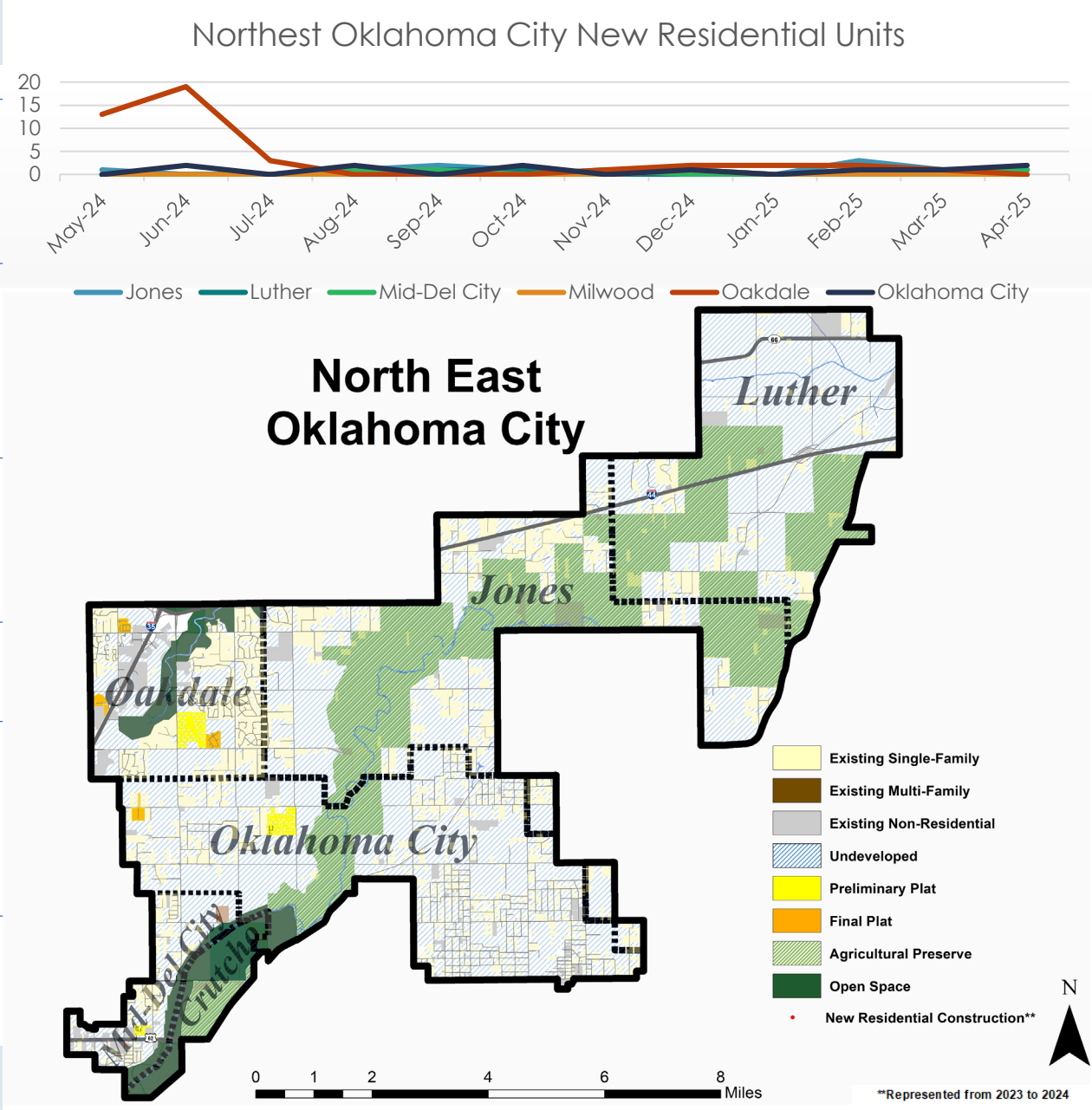


	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Grand Total	Nine Year Average
Central Crooked Oak	1	2	0	1	1	0	0	1	0	0	1	7	0.6
Multi Family	1	2	0	0	1	0	0	1	0	0	0	5	0.5
Single Family	0	0	0	1	0	0	0	0	0	0	1	2	0.1
Mid-Del City	34	0	0	0	2	0	0	0	0	0	1	37	3.6
Multi Family	34	0	0	0	2	0	0	0	0	0	1	37	3.6
Millwood	1	19	5	4	3	2	0	1	0	4	2	41	3.9
Multi Family	0	16	0	2	0	0	0	1	0	0	0	19	1.9
Single Family	1	3	5	2	3	2	0	0	0	4	2	22	2
Oklahoma City	228	540	179	460	503	591	363	412	292	26	471	4065	359.4
Multi Family	74	390	57	316	286	473	362	410	292	22	117	2799	268.2
Single Family	154	150	122	144	217	118	1	2	0	4	354	1266	91.2
Putnam City	127	118	182	122	193	87	1	17	220	80	60	1207	114.7
Multi Family	2	8	82	20	74	61	1	17	220	42	8	535	52.7
Single Family	125	110	100	102	119	26	0	0	0	38	52	672	62
Western Heights	35	38	30	5	5	3	14	0	2	66	11	209	19.8
Multi Family	1	1	9	2	2	1	14	0	1	63	3	97	9.4
Single Family	34	37	21	3	3	2	0	0	1	3	8	112	10.4
Grand Total	426	717	396	592	707	683	378	431	514	176	546	5566	502

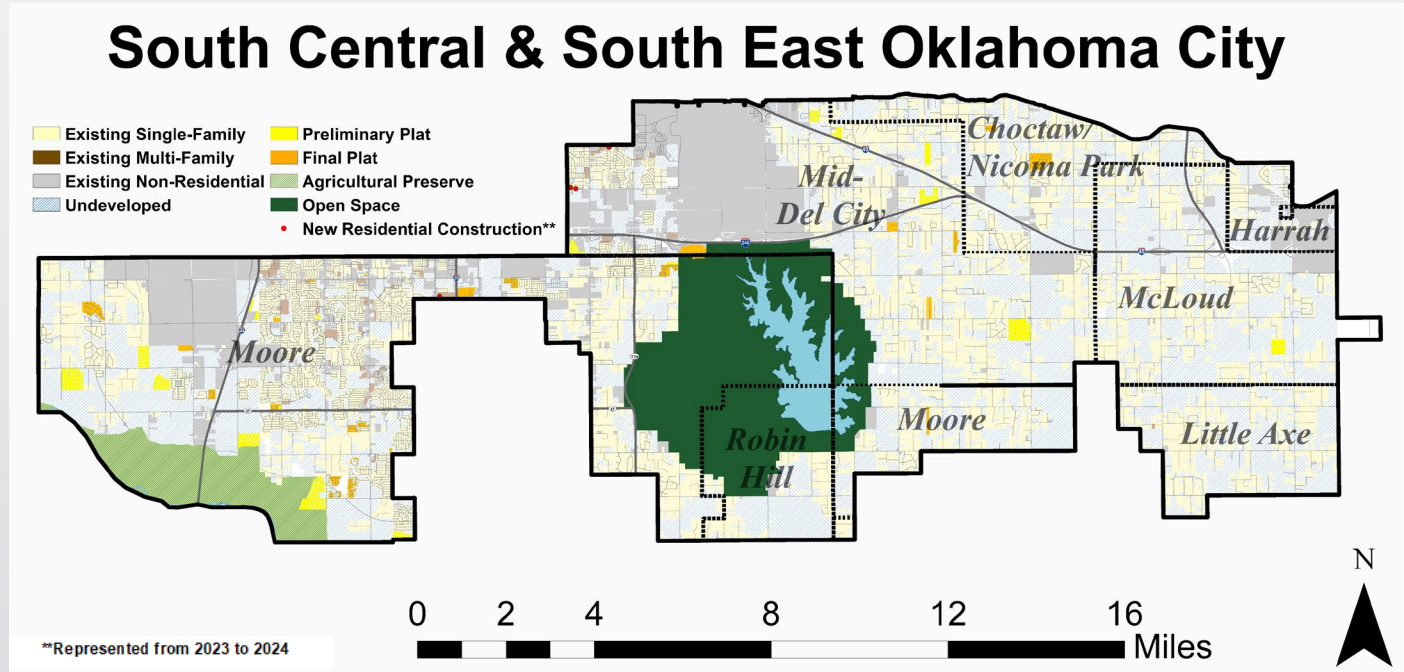
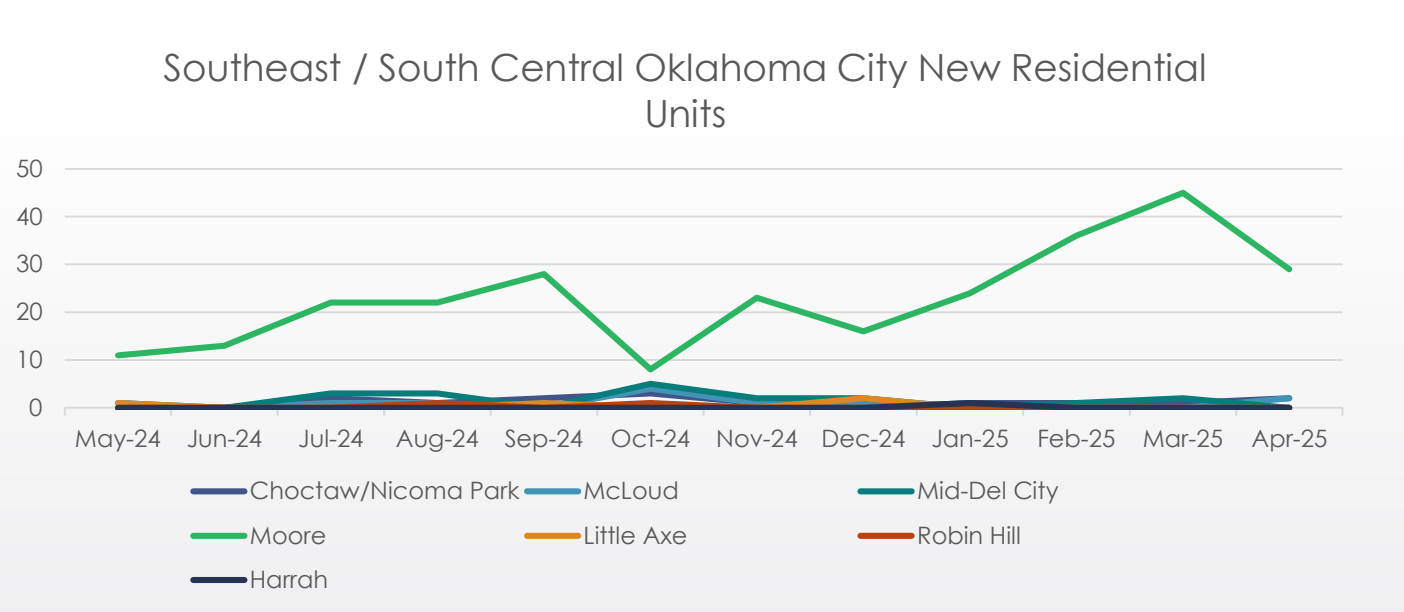


***Represented from 2023 to 2024

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025*	Grand Total	Nine Year Average
Northeast													
Jones	3	15	8	8	7	5	0	0	1	6	5	58	5.3
Multi Family	0	4	0	0	0	0	0	0	1	0	0	5	0.5
Single Family	3	11	8	8	7	5	0	0	0	6	5	53	4.8
Luther	7	5	0	3	3	0	1	0	0	2	2	23	2.1
Multi Family	0	0	0	0	0	0	1	0	0	0	0	1	0.1
Single Family	7	5	0	3	3	0	0	0	0	2	2	22	2
Mid-Del City	10	2	3	3	2	3	0	0	0	3	2	28	2.6
Multi Family	3	0	0	0	0	0	0	0	0	0	0	3	0.3
Single Family	7	2	3	3	2	3	0	0	0	3	2	25	2.3
Milwood	1	0	0	1	1	0	0	0	0	1	0	4	0.4
Single Family	1	0	0	1	1	0	0	0	0	1	0	4	0.4
Oakdale	31	15	20	13	68	34	1	1	1	38	5	227	22.2
Multi Family	0	0	0	1	54	20	0	1	1	0	0	77	7.7
Single Family	31	15	20	12	14	14	1	0	0	38	5	150	14.5
Oklahoma City	8	7	11	8	12	8	1	2	0	7	2	66	6.4
Multi Family	2	0	2	1	0	1	0	2	0	0	0	8	0.8
Single Family	6	7	9	7	12	7	1	0	0	7	2	58	5.6
Grand Total	60	44	42	36	93	50	3	3	2	114	32	406	6.5

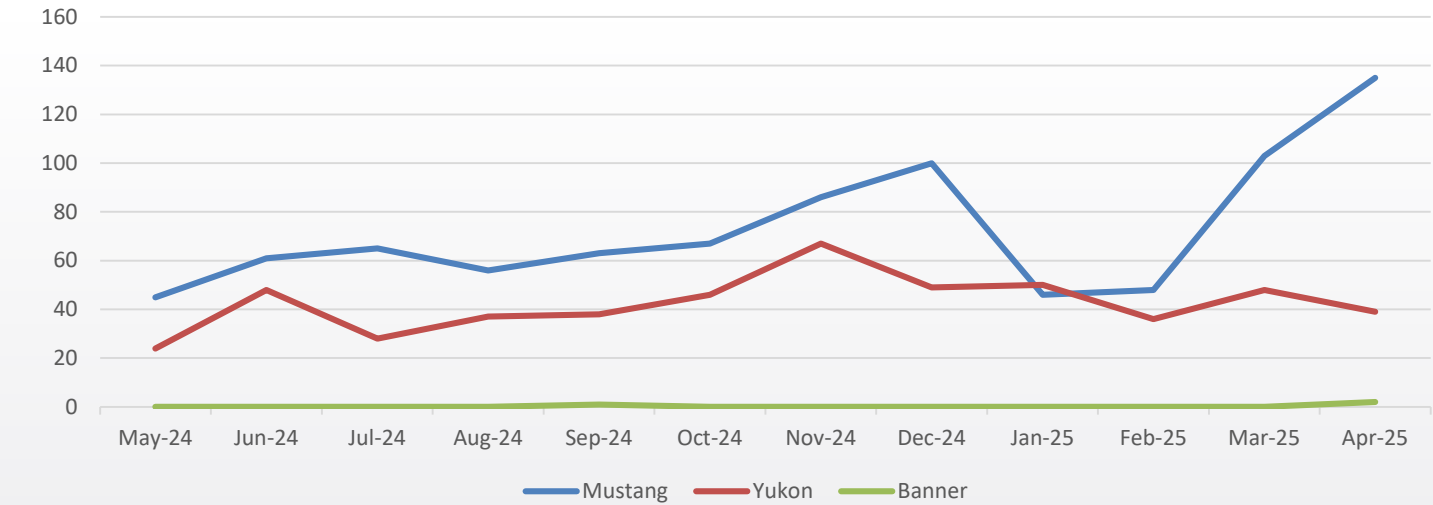


South	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025*	Grand Total	Nine Year Average
Choctaw/ Nicoma Park	46	39	49	26	36	19	0	0	1	9	5	230	22.5
Multi Family	0	1	1	0	2	0	0	0	1	0	1	6	0.5
Single Family	46	38	48	26	34	19	0	0	0	9	4	224	22
Harrah	3	1	3	2	1	0	0	0	0	0	1	11	1
Single Family	3	1	3	2	1	0	0	0	0	0	1	11	1
Little Axe	3	5	4	7	10	4	0	0	0	4	0	37	3.7
Single Family	3	5	4	7	10	4	0	0	0	4	0	37	3.7
McCloud	21	16	21	25	23	15	0	2	0	7	2	132	13
Multi Family	0	0	1	1	1	0	0	2	0	0	0	5	0.5
Single Family	21	16	20	24	22	15	0	0	0	7	2	127	12.5
Mid-Del City	50	286	38	84	371	269	97	91	50	15	3	1354	135.1
Multi Family	7	244	2	41	339	238	97	91	50	0	0	1109	110.9
Single Family	43	42	36	43	32	31	0	0	0	15	3	245	24.2
Moore	476	338	298	276	331	205	129	1	8	130	134	2326	219.2
Multi Family	53	23	17	10	68	32	129	1	8	6	4	351	34.7
Single Family	423	315	281	266	263	173	0	0	0	124	130	1975	184.5
Norman	0	0	0	1	1	1	0	0	0	0	0	3	0.3
Single Family	0	0	0	1	1	1	0	0	0	0	0	3	0.3
Robin Hill	1	1	3	9	7	3	0	0	0	2	0	26	2.6
Multi Family	0	0	1	0	0	0	0	0	0	0	0	1	0.1
Single Family	1	1	2	9	7	3	0	0	0	2	0	25	2.5
Grand Total	600	686	416	430	780	516	226	94	59	334	290	4119	49.675





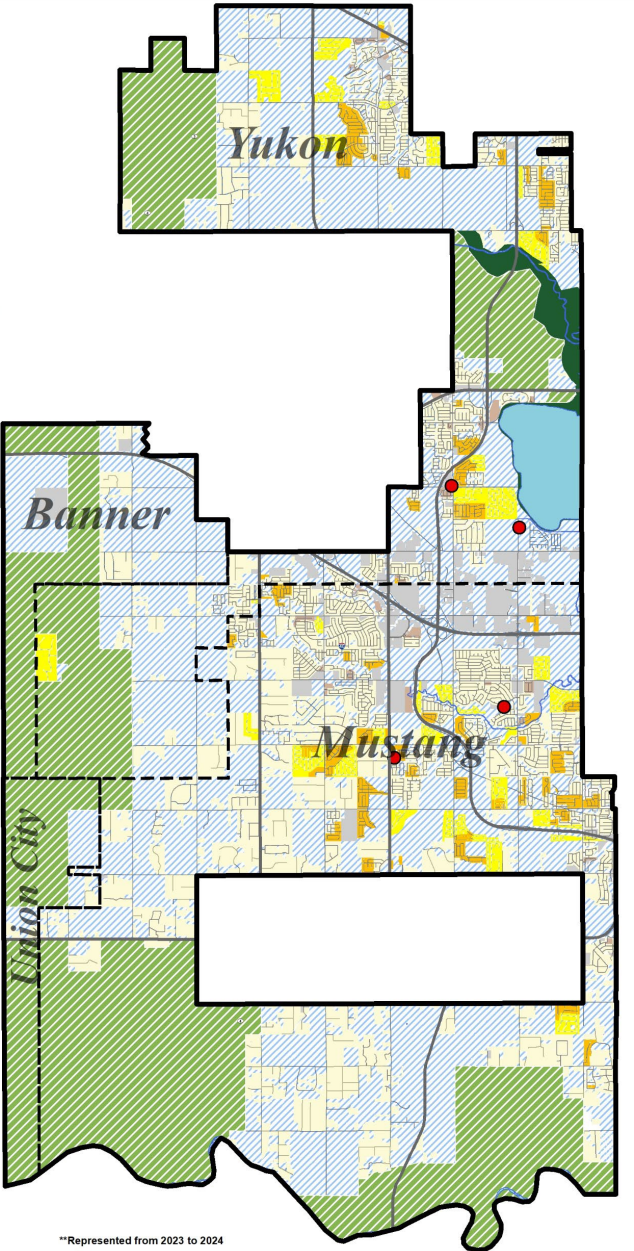
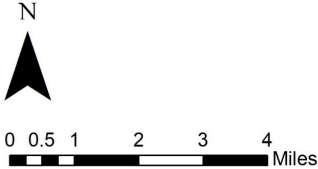
West Oklahoma City New Residential Units



West	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025*	Grand Total	Nine Year Average
Banner	2	1	3	3	0	1	0	0	0	1	1	12	1.1
Single Family	2	1	3	3	0	1	0	0	0	1	1	12	1.1
Mustang	517	632	549	653	1131	567	37	82	49	548	332	5097	476.5
Multi Family	31	44	21	73	446	40	37	82	48	28	35	885	85
Single Family	486	588	528	580	685	527	0	0	1	520	297	4212	391.5
Union City	0	2	1	0	1	0	0	0	0	0	0	4	0.4
Single Family	0	2	1	0	1	0	0	0	0	0	0	4	0.4
Yukon	524	484	469	480	581	574	2	0	21	345	173	3653	348
Multi Family	36	114	78	37	26	35	2	0	20	48	161	557	39.6
Single Family	488	370	391	443	555	539	0	0	1	297	12	3096	308.4
Grand Total	1043	1119	1022	1136	1713	1142	39	82	70	894	506	8766	206.5

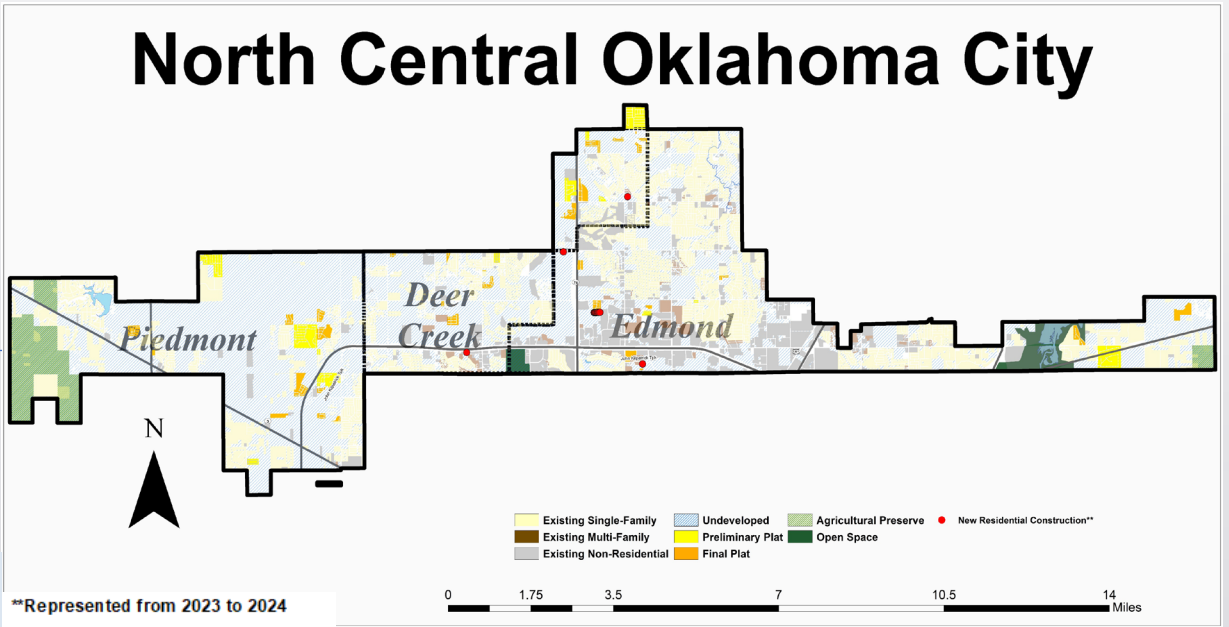
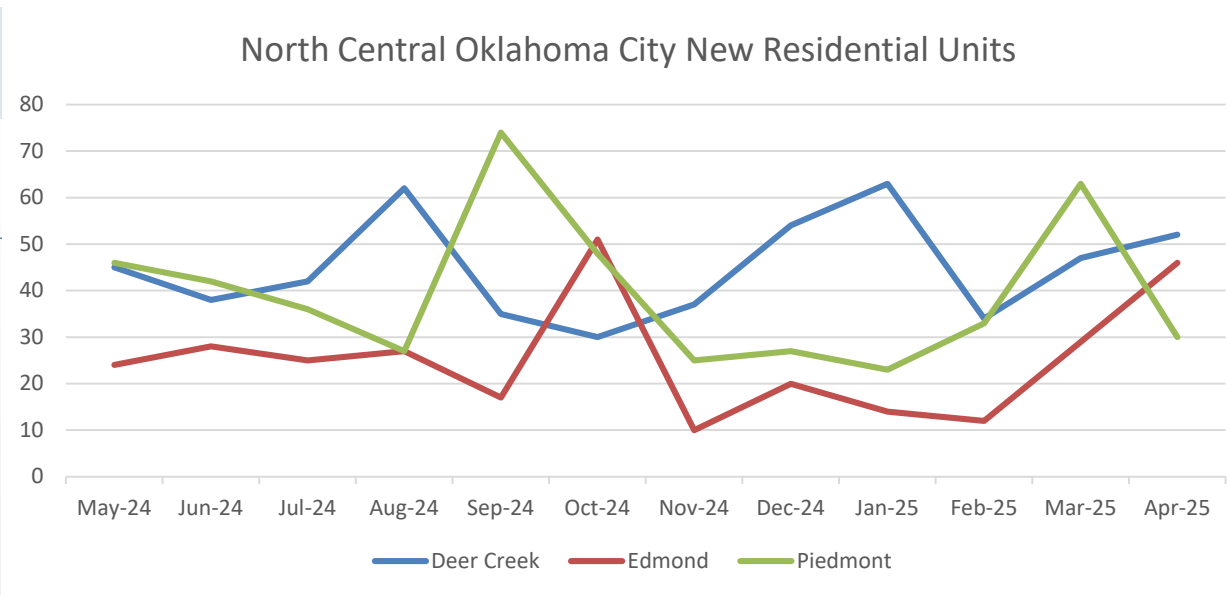
West Oklahoma City

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



**Represented from 2023 to 2024

North	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025*	Grand Total	Nine Year Average
Deer Creek	844	468	521	557	698	722	101	0	90	443	196	4640	444.4
Multi Family	250	13	1	0	82	264	101	0	0	100	160	971	81.1
Single Family	594	455	520	557	616	458	0	0	90	343	180	3813	363.3
Edmond	459	476	285	285	319	221	328	30	78	203	101	2785	268.4
Multi Family	94	226	50	8	16	34	328	19	78	25	0	878	87.8
Single Family	365	250	235	277	303	187	0	11	0	178	101	1907	180.6
Piedmont	212	305	254	318	282	196	0	0	0	325	149	2041	189.2
Multi Family	0	0	0	1	1	6	0	0	0	18	0	26	2.6
Single Family	212	305	254	317	281	190	0	0	0	307	149	2015	186.6
Grand Total	1515	1249	1060	1160	1299	1139	429	30	168	101	446	9466	300.7





ONLINE DEVELOPMENT DATA RESOURCES

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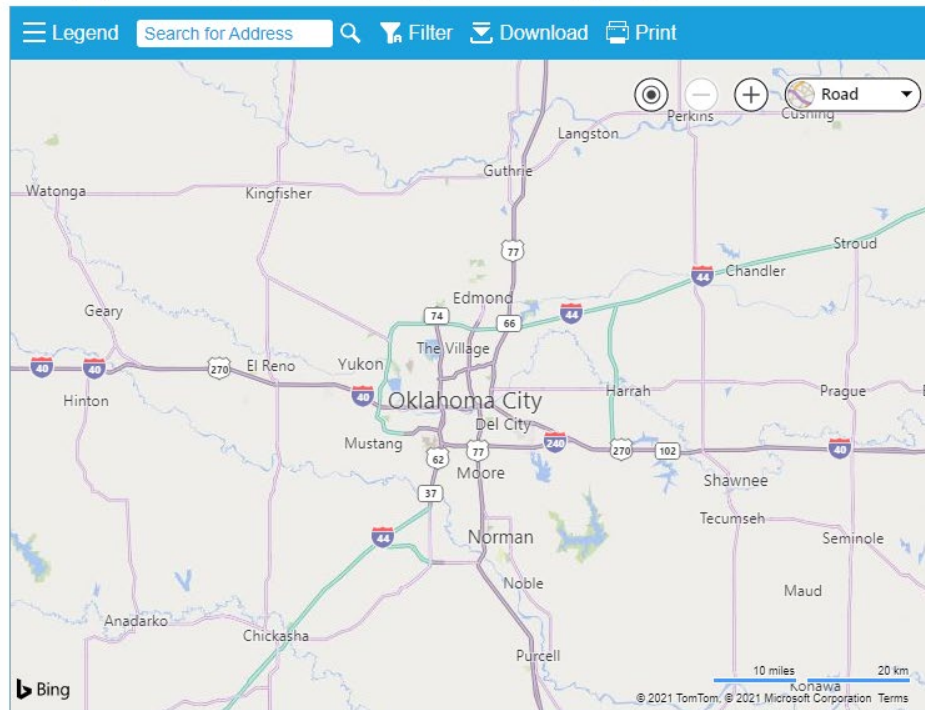
- Public Works
 - + Contractor Resources
 - + Divisions
 - + Engineer & Architect Resources
 - Household Hazardous Waste Facility
 - News
 - Project Updates**
 - + Resident & Community Resources
 - Traffic Advisories
 - Drainage Ordinance Revision and Drainage Criteria Manual
 - Virtual Public Meetings

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PROJECT UPDATES

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



ONLINE DEVELOPMENT DATA RESOURCES

- **Annual Schools Meeting Page**
 - 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
 - [Accella Permits](#)
 - [Zoning District Descriptions](#)
 - [Public Works Projects](#)
- **Comprehensive Plan - Planokc**
 - planokc.org
- **US Census & American Community Survey**
 - Census.gov
 - Data.census.gov
- **Oklahoma City Resources**
 - [Planning Department](#)
 - [Planning Calendar & Agenda](#)
 - [OKC Ward Map](#)
 - [OKC Planning Commission](#)
 - [Meetings & Notices](#)

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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