

# Creating the Best Community



## The Comprehensive Plan for Broken Arrow, Oklahoma

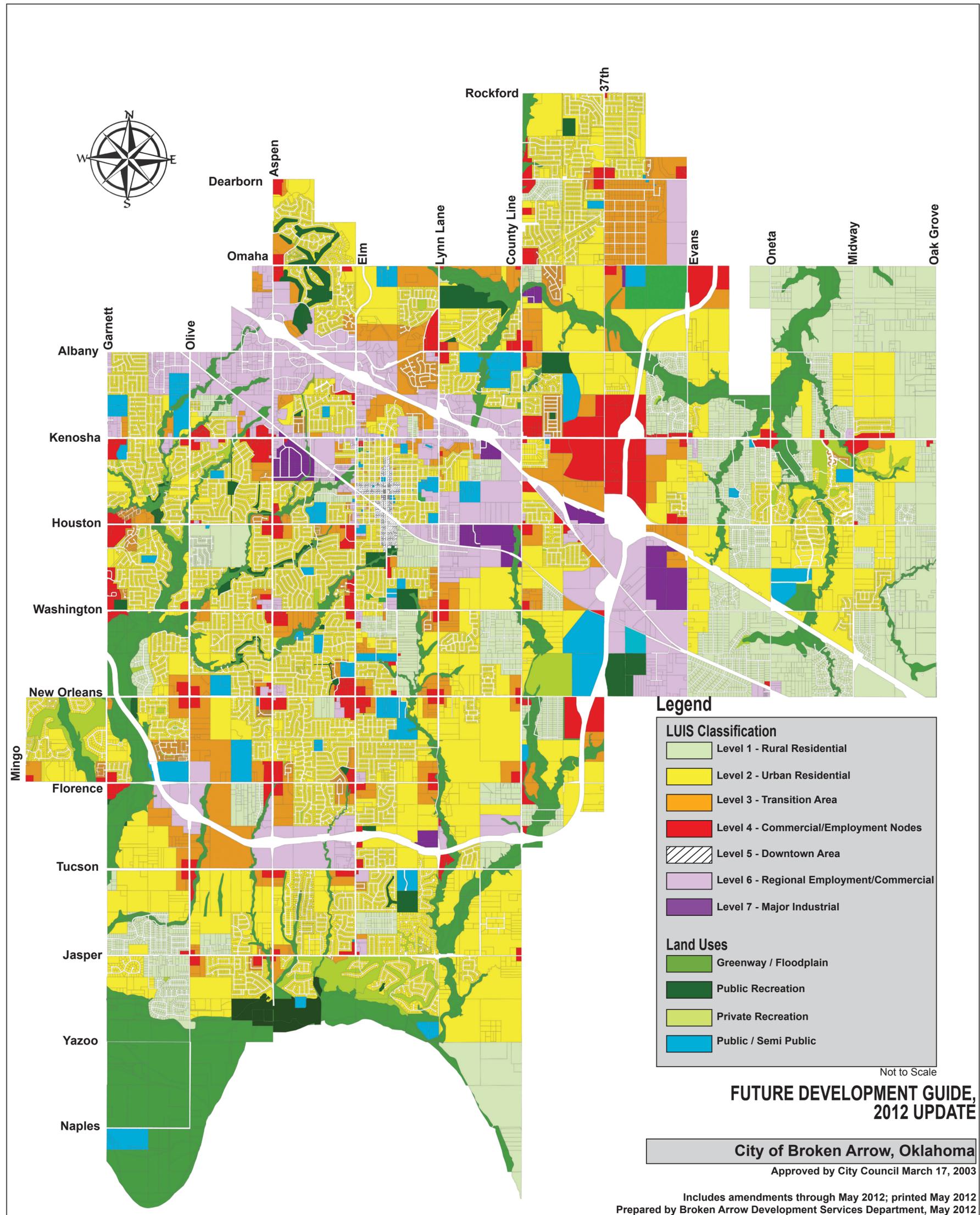
### Land Use Intensity System Zoning Districts Table

Zoning Districts	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7
A-1: Agricultural District	Allowed						
RE: Residential Estate District	Allowed						
RS-1: Single-Family Residential District	Allowed						
R-2: Single-Family Residential District	Possible	Allowed	Possible				
RS-2: Single-Family Residential District	Possible	Allowed	Possible				
RS-3: Single-Family Residential District	Possible	Allowed	Possible				
RD: Residential Duplex District		Possible	Allowed				
RM: Residential Multi-Family District			Allowed		Possible		
RMH: Residential Mobile Home District			Allowed				
NM: Neighborhood Mixed Use District			Allowed	Allowed			
CM: Community Mixed-Use District				Allowed			
DM: Downtown Mixed-Use Core District					Allowed		
DF: Downtown Fringe District			Possible		Allowed		
ON: Office Neighborhood District		Possible	Allowed	Allowed	Possible		
CN: Commercial Neighborhood District				Allowed	Possible	Allowed	
CG: Commercial General District				Allowed	Possible	Allowed	
CH: Commercial Heavy District						Allowed	Possible
IL: Industrial Light District					Possible	Allowed	
IH: Industrial Heavy District							Allowed

**Please Note:** An "Allowed" designation indicates this Zoning District is appropriate for the Land Use Intensity System designated according to level number and as illustrated on the Future Development Guide. The "Possible" designation indicates this district may be appropriate depending on specific circumstances discussed herein. No designation in the table above indicates that the zoning district is not in conformance with the Comprehensive Plan. The Land Use Intensity System (LUIS) is based on an evaluation of the compatibility of various land uses and is an attempt to group zoning districts together which normally produce a similar intensity of use. As shown in the above table, zoning districts are not necessarily limited to just one LUIS level. For example, CG zoning is allowed in Levels 4 and 6 and is possible in Level 5. While zoning districts can occur in more than one level, the LUIS categories are not cumulative. For example, the RS-1 zoning district is allowed in Level 1, but is not considered to be in conformance with the Comprehensive Plan in Levels 2 through 7.

### For More Information

Please contact the City of Broken Arrow Development Services Department for more information about the Comprehensive Plan, the Future Development Guide, Zoning, and Subdivision Process information and the like. The phone number for the Development Services Department is (918) 259-8412 or you can contact the City at: [www.brokenarrowok.gov](http://www.brokenarrowok.gov).



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## The Comprehensive Plan for Broken Arrow, Oklahoma

### INTRODUCTION

Broken Arrow, Oklahoma is the fourth largest city in the state with a thriving community of over 100,000 persons anchoring the southeastern edge of the Tulsa Metropolitan Area. As Broken Arrow advances through the early 21st Century, it is currently less than half built-out in the Fence Line Planning Area; the ultimate area anticipated to be incorporated in the next ten years. Broken Arrow is at an important point in its growth and development. As the Tulsa area has expanded in recent years, Broken Arrow's role in the metropolitan area is changing from a bedroom community to a commercial and employment destination. Decisions that are made and carried out as part of this Comprehensive Plan will greatly influence the future opportunity, quality, and character of Broken Arrow and its potential role in Northeastern Oklahoma.



Broken Arrow features a number of quality parks and recreation facilities such as Nienhuis Park which includes a Community Center, Youth Football Complex, Skate Park, and Aquatic Facility.



New home building in Broken Arrow is a major source of growth with more than 370 permits issued for single-family residents in 2011.

The Comprehensive Plan projects that Broken Arrow will continue to grow in population and employment based on review of local, regional, and state trends. Some of the anticipated growth will come from future annexation of land within the Fence Line Planning Area that are currently outside of the city limits.

Comprehensive Plan Population Projection 2012 Update						
	2000	2010	2012	2015	2020	2025
Broken Arrow City Limits Estimated and Projected Growth	74,859	98,850	101,000	104,500	110,000	117,000
Population Outside of City Limits	7,500	7,000	7,000	7,500*	8,000*	9,000*
Total Fence Line Planning Area	82,359	105,850	108,000	112,000	118,000	126,000

\* Based on 2012 Annexation Policies



### KEY OPPORTUNITIES

At the beginning of the City's second Centennial, the Creek Turnpike will significantly increase Broken Arrow's attractiveness for employment and commercial growth. Strong support of planning and careful growth management is needed. However, to balance short-term individual interest in land with long-term community health and prosperity, a sustainable and efficient urban framework of land uses, services, and amenities is needed. With careful planning, the Creek Turnpike corridor can become a high quality, multiple use office, commercial, and high-density residential development corridor.

Other opportunities include the recent development of new commercial and medical centers in both Broken Arrows northern area along the Broken Arrow Expressway and southeast Tulsa along Broken Arrow's western boundary. New residential and mixed-use golf communities, such as Forest Ridge and Battle Creek, provide choice opportunities for quality residential, office, and business park development. Broken Arrow citizens' support of the Northeastern State University campus creates an important educational component of planned office, commercial, and employment nodes near the intersection of the Creek Turnpike and the Broken Arrow Expressway. Finally, the Future Development Guide proposes preservation of Broken Arrow's extensive greenway/floodplain network for use as trails and recreation facilities. Storm water management will link a strong network of existing and future community parks.

### PLAN DEVELOPMENT PROCESS

"Creating the Best Community." That's what the Comprehensive Plan for Broken Arrow has been designed to do. Creation of the Comprehensive Plan was launched after a city wide retreat in September of 1995. The City Council and Planning Commission served as the Steering Committee for the development of the plan, holding 12 public joint work sessions during the course of the plan's preparation. Town Hall Meetings were also held in various locations throughout the City at different times of the year to obtain maximum community exposure and input. Meeting dates were advertised in special water bill inserts, on public billboards, and through articles in the Broken Arrow Ledger and the Tulsa World newspapers. Further direct public involvement in the Comprehensive Plan was achieved through coordination with other public institutions, agencies, and individuals active in civic affairs, such as the Broken Arrow Chamber of Commerce, Broken Arrow Public Schools, Union Public Schools, the Tulsa Area Builders Association, leading bankers, brokers, real estate agents, merchants, homeowners associations, and longtime residents. After extensive input from the public and business sectors, the Comprehensive Plan was adopted by the City Council on September 2nd, 1997 (Resolution 227).

A comprehensive plan serves as a guide for long-range development. As a community grows and develops, projects that were once dreams become reality and changes need to be made. In 1997, a highway looping through Broken Arrow and a university campus were visions that within a few short years came into existence. Due to changing city limits of Broken Arrow, expansion of the fence line boundary, new development within the city, completion of the southern loop section of the Creek Turnpike and Northeastern State University - Broken Arrow campus, the Comprehensive Plan has undergone changes of its own. In 2002 and 2003, the Comprehensive Plan was updated due to these factors as well as the amendments that have occurred since the original Plan was adopted in 1997. The process for updating the Comprehensive Plan in 2002 followed the same procedures and policies that were used previously in developing the plan. Citizens were given opportunities to listen and provide input at a series of public "Town Hall" meetings. After formal public hearings were conducted, the City Council approved Resolution 350 on March 17th, 2003, approving and adopting the 2003 Comprehensive Plan Update, "Creating the Best Community" for the City of Broken Arrow.



Amenities such as Jackson Park (above) and the new Northeastern State University Campus (below) are examples of quality of life in Broken Arrow.



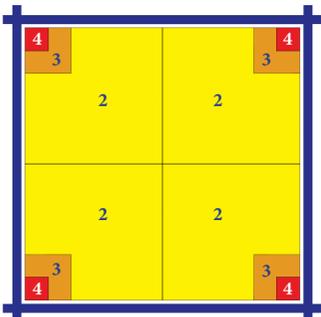
## Land Use Intensity Classification System

### LAND USE INTENSITY CLASSIFICATION SYSTEM

The Land Use Intensity System (LUIS) is a tool and approach used to establish a Future Development Guide for the City of Broken Arrow. It is based on the concept that certain land uses have similarities in intensity of use and are compatible, while other land uses have a different level of intensity and may not be compatible.

The rezoning process is the primary way in which changes in growth and development occur in Broken Arrow. Therefore, it is logical that a zoning ordinance is the primary means used to implement the Future Development Guide. Accordingly, the LUIS levels of intensity have been tied together with the various appropriate zoning classifications. This approach represents an expansion of the concept used as part of the previous Land Use Plan for Broken Arrow.

To make the Future Development Guide easy to understand and use, specific zoning districts have been grouped into seven levels of land use intensity. Each level of intensity permits a focused mixture of land use classifications and a workable framework on which to base decisions. It is intended that the Future Development Guide and Land Use Intensive System become the guide for the rezoning process.



The illustration above shows the prototypical LUIS model for a typical one-mile section in the urbanized area of Broken Arrow. Numeric designations show the appropriate LUIS Level that would be permitted and the concept of transitioning from more intensive uses at the intersections of arterial streets to less intensive uses toward the center of each one - mile section.

### LUIS Level 1 - Rural Residential



Agricultural uses, open space, homesteads, and single-family detached dwellings on large lots on lands zoned A-1, R-2, RS-2, or RS-3 are typical of the type of developments found in LUIS Level 1.

**Land Use Intensity Level 1** represents the lowest intensity of land use in Broken Arrow. It is used primarily in the non-urbanized areas of Broken Arrow or to reflect existing established areas of very low density residential development that may be expected to remain as an exception in urbanized areas. The principal uses in this level are either agriculturally related or single family homes on large lots. A request for R-2, RS-2, or RS-3 zoning in the Level 1 may be in accordance with the Comprehensive Plan, provided the site for the rezoning request is located adjacent to an arterial street, or is part of an existing R-2, RS-2, R-3, or RS-3 area which is located adjacent to an arterial street. Due to the uses allowed in this level of intensity, areas designated as Level 1 should generally be kept free of significant vehicular traffic generators and noisy or polluting uses. In addition, special consideration should be given to the manner in which Level 1 uses abut the other levels of higher intensity.



### LUIS Level 2 - Urban Residential



**Land Use Intensity Level 2** represents the predominant character of development in Broken Arrow. This designation is principally used for areas of typical residential subdivision development and is the base level recommended for the urbanized area of Broken Arrow.



Single-family detached dwellings on lands zoned R-2, RS-2, and RS-3 are typical of the type of developments found in LUIS Level 2.

In addition to single-family detached homes, two-family units and neighborhood office parks may be in accordance with the Comprehensive Plan. For an RD rezoning request to be considered to be in accordance with the Comprehensive Plan, the site must be located adjacent to an arterial street or be part of an expansion of an RD area which is located adjacent to an arterial street. In addition, the streets proposed to serve the RD area must connect directly to an arterial street. None of the traffic from the RD area to the arterial street will pass on a street which contains single family detached structures.

Similarly, a request for ON rezoning is in accordance with the Comprehensive Plan, provided the site for the rezoning request is located adjacent to an arterial street or is part of an expansion of an existing ON area which is located adjacent to an arterial street. None of the traffic from the ON area shall utilize roads that pass through a single-family residential area prior to reaching an arterial street.

### LUIS Level 3 - Transition Area



**Land Use Intensity Level 3** represents a transition zone from strictly residential development to strictly non-residential development. As such, the primary uses for Level 3 are higher density residential uses and lower density employment uses. This level of intensity should be located adjacent to an arterial street. The principal uses in this district would be single-family attached (duplexes and townhouses), multi-family apartments, neighborhood offices, and planned office parks.



Duplexes, townhouses, apartments, and neighborhood office uses on lands, zoned RD, RM, RMH, and NM are typical of the office type of developments in LUIS Level 3.

Although intended primarily for attached residential dwellings and office development, single-family detached dwellings are permitted in RD and RM Zoning Districts. It may also be appropriate for R-2, RS-2, and RS-3 zoning districts to occur within Level 3 under the following circumstances:

- The proposed R-2, RS-2, or RS-3 zoning in Level 3 is an extension of an adjacent R-2, RS-2, R-3, or RS-3 district and would not preclude access to a potential higher intensity use from an arterial street, or
- The proposed R-2, RS-2, or RS-3 zoning is part of a planned unit development with attention given to screening and buffering the single family uses from potential higher intensity uses.

A request for DF rezoning can be in accordance with the Comprehensive Plan, provided the site for the rezoning request is located within the Planning Area of the Broken Arrow Downtown Master Plan (between Elm Place, Kenosha Street, Washington Street, and 9th Street). In addition, the size and scope of the proposed rezoning is compatible with the surrounding land uses and meets the design standards and objectives of the Broken Arrow Downtown Master Plan.

## LUIS Level 4 - Commercial/Employment Nodes

**Land Use Intensity Level 4** represents the typical local commercial and office intensity of land use in Broken Arrow. The Level 4 classification generally designates commercial or office activities that have developed in nodes around arterial street intersections. Examples of uses would include free-standing commercial buildings, small-scale shopping centers, and office developments permitted in Level 3. No residential uses are permitted within Level 4.



Local service commercial uses such as convenience stores, banks, offices, and restaurants on land zoned NM, CM, ON, CN, and CG are typical of the type of developments found in LUIS Level 4.

### LUIS Level 5 - Downtown Area

**Land Use Intensity Level 5** is intended to represent a development intensity and style that is typical of downtown Broken Arrow. The principal uses of land in this level is for mixed-use office, retail commercial, and service commercial development on a small scale around the downtown area and along the corridor of Main Street and Broadway. Other uses could be appropriate along the Main Street corridor beyond downtown, given attention to compatibility between land uses and building scale. Essentially, an expanded corridor generally two blocks wide is proposed from Kenosha to Central Park. An additional "gateway corridor" is proposed along Broadway between Elm Place and Main Street.

Requests for zoning districts designated "possible" may be in accordance with the Comprehensive Plan if such development is undertaken according to a planned unit development and such development addressing the need to avoid height impact, if any, on single family detached dwellings that may adjoin the development.



Level 5 areas are shown in the illustration above and are currently 100% developed. Conservation, preservation, and redevelopment are encouraged in these areas.

### LUIS Level 6 - Regional Commercial /Employment

**Land Use Intensity Level 6** represents an opportunity to develop regionally significant and highway-oriented commercial and employment nodes in Broken Arrow. The Level 6 classification is for a mixture of medium to high intensity commercial and employment uses in the vicinity of major transportation corridors. Nodes along Elm Place, Aspen Avenue, and Kenosha Street, as well as key interchanges along the Broken Arrow Expressway and the Creek Turnpike, are all appropriate areas for Level 6 development. Typical uses could include large shopping centers, big box retailers, commercial, automotive, and office/employment centers.

It would be considered in accordance with the Comprehensive Plan under the following conditions:

- Such sites adjoin the BA Expressway or Creek Turnpike or existing industrial parks, and
- Such sites are reached by arterial streets that do not pass through residential areas, and
- Such sites with high visibility from roadways have the appearance of a quality corporate campus or business park; feature quality landscaping, masonry building facades and no outdoor storage of materials; and are carefully reviewed as to proposed architectural styles, landscaping, location of service areas, and according to the use of Planned Unit Development procedures, and
- Such sites that may adjoin residential areas are thoroughly screened and buffered from such areas by landscaping and/or less intense land uses.



Regionally significant commercial uses, highway-oriented uses, and light industrial uses are typical of the type of developments found in LUIS Level 6.

### LUIS Level 7 - Major Industrial

**Land Use Intensity Level 7** represents the highest intensity of land use in Broken Arrow. The predominant land uses in Level 7 would be industrial and major employment facilities. Heavy commercial uses, such as those permitted in the CH zoning district, may be in accordance with the Comprehensive Plan provided the site for the rezoning request is located along a frontage road next to a limited access highway or is part of an expansion of an existing CH area which is located along a frontage road next to a limited access highway.



Industrial uses on lands zoned II, and IH are typical of the type of developments found in LUIS Level 7.