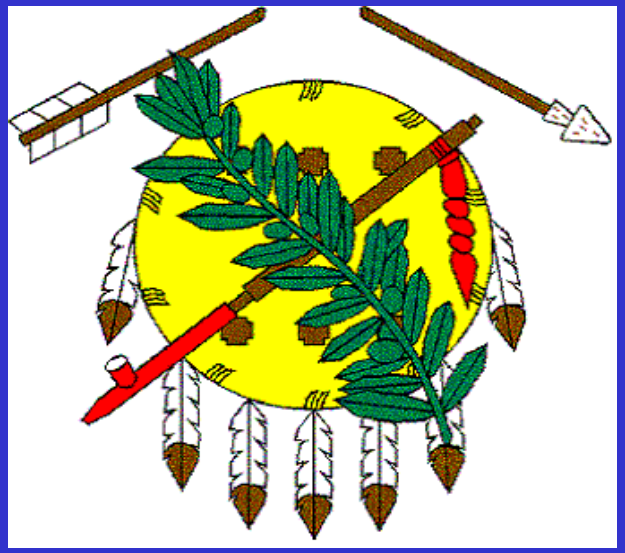
City of Broken Arrow



Overview of Planning and Demographic Data

Broken Arrow Planning Department

www.brokenarrowok.gov

August 7, 2003

Brief Statistics

- **Estimated August 2003 population: 83,545***
- **Projected 2020 Population: 132,000***
- **Current City Limit Area: 55.77 Square Miles***
- **Current Fence Line Area: 105 Square Miles***
- **Currently 5th Largest City in Oklahoma, 9th in 1990****
- **Total Households (2000 Census) : 26,125****

*Planning Department Estimate

**US Census Bureau

Brief Statistics (Continued)

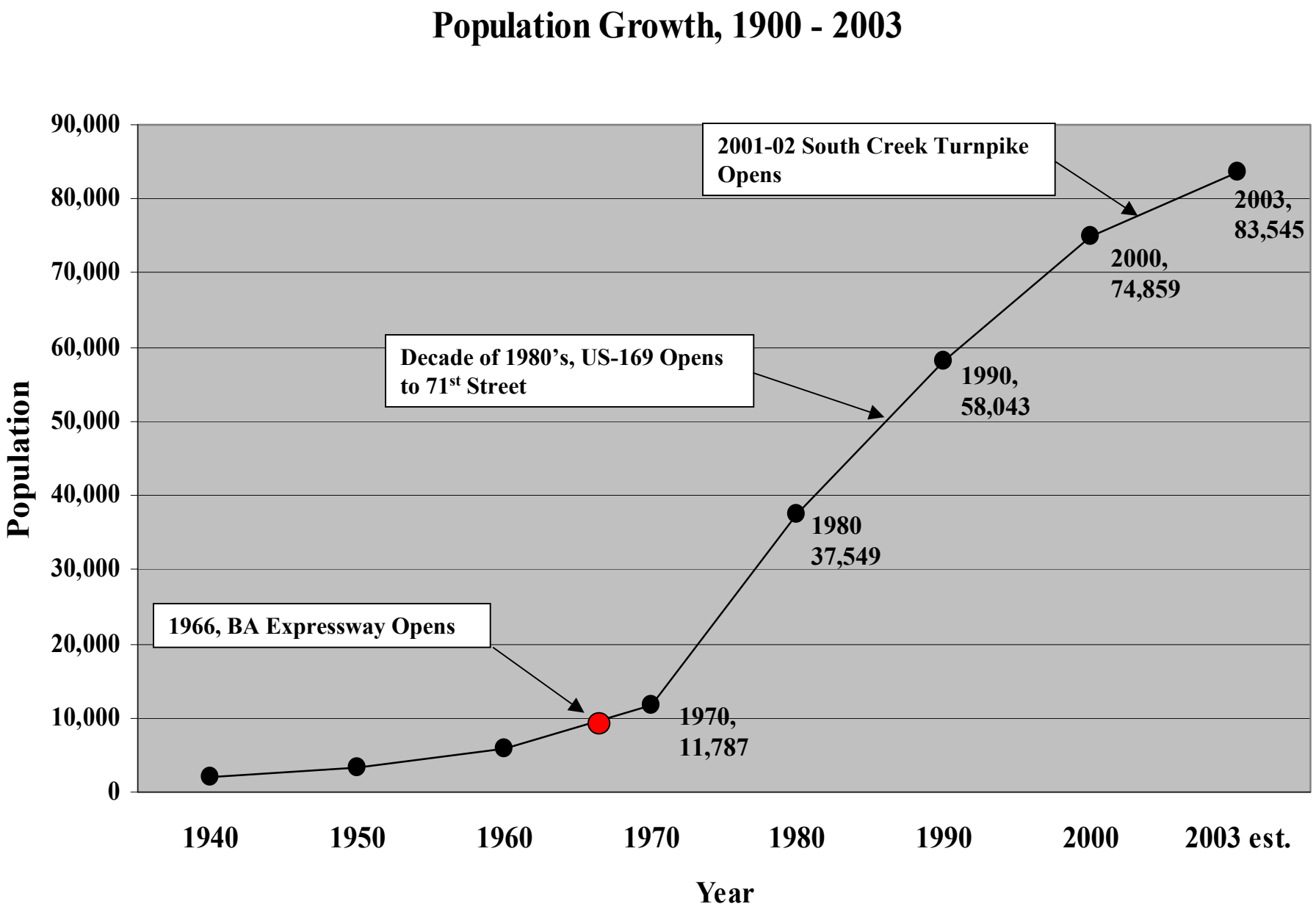
- **Persons Per Household:***
  Broken Arrow: 2.84
  Tulsa: 2.31
  State: 2.49

- **Median Age:***
  Broken Arrow: 33.33
  Tulsa: 34.5
  State: 35.5

- **Per Capita Income:***
  Broken Arrow: $21,555
  Tulsa $21,534
  State: $17,646

- **Median Household Income:***
  Broken Arrow: $53,507
  Tulsa: $35,316
  State: $33,400

*US Census Bureau


Population Growth, 1900 - 2003
90,000
80,000
70,000
60,000
50,000
40,000
30,000
20,000
10,000
0
Population
1940
1950
1960
1970
1980
1990
2000
2003 est.
Year
2001-02 South Creek Turnpike Opens
Decade of 1980's, US-169 Opens to 71st Street
1966, BA Expressway Opens
1970, 11,787
1980 37,549
1990, 58,043
2000, 74,859
2003, 83,545

Basic Socioeconomic Statistics

Broken Arrow Compared With Other Communities Inside Oklahoma With Similar Geography

Category	Tulsa	Broken Arrow	Norman	Edmond	Muskogee	Owasso
Median Age	34.4	33.3	29.3	33.6	36.9	31.7
Families Below Poverty Rate	10.90%	3.40%	7.80%	4.40%	14.60%	3.50%
Per Capita Income	$ 21,534	$ 21,555	$ 20,630	$ 26,517	$ 15,351	$ 19,417
Median Household Income	$ 35,316	$ 53,507	$ 36,713	$ 54,556	$ 26,418	$ 49,798
Owner Occupied Housing	56.0%	78.7%	55.2%	72.8%	61.9%	72.2%

Source: 2000 Census Data, Indian Nations Council of Government

Prepared by Broken Arrow Planning Department, July 2003

Basic Socioeconomic Statistics

Broken Arrow Compared With Other Communities Outside Oklahoma With Similar Geography

Category	Broken Arrow, OK	Plano,TX	Richardson, TX	Huntersville, NC	Overland Park, KS	Olathe, KS
Median Age	33.3	34.1	35.8	33.0	36.3	30.8
Families Below Poverty Rate	3.40%	3.00%	3.30%	1.90%	2.10%	2.40%
Per Capita Income	$ 21,555	$ 36,514	$ 29,551	$ 30,256	$ 32,069	$ 24,498
Median Household Income	$ 53,507	$ 78,722	$ 62,392	$ 71,932	$ 62,116	$ 61,111
Owner Occupied Housing	78.7%	68.8%	64.4%	75.4%	68.3%	71.5%

Source: 2000 Census Data, Indian Nations Council of Government

Prepared by Broken Arrow Planning Department, July 2003

City of Tulsa and Broken Arrow Comparisons

Educational Attainment Expressed as a Percent of Total Population, 2000 Census

Category	City of Tulsa	City of Broken Arrow
12th Grade, No Diploma	2.23%	1.45%
Associate Degree	4.09%	5.77%
Bachelor's Degree	12.29%	13.92%
Master's Degree	3.62%	3.68%
Professional Degree	1.71%	0.91%
Doctorate Degree	0.57%	0.41%

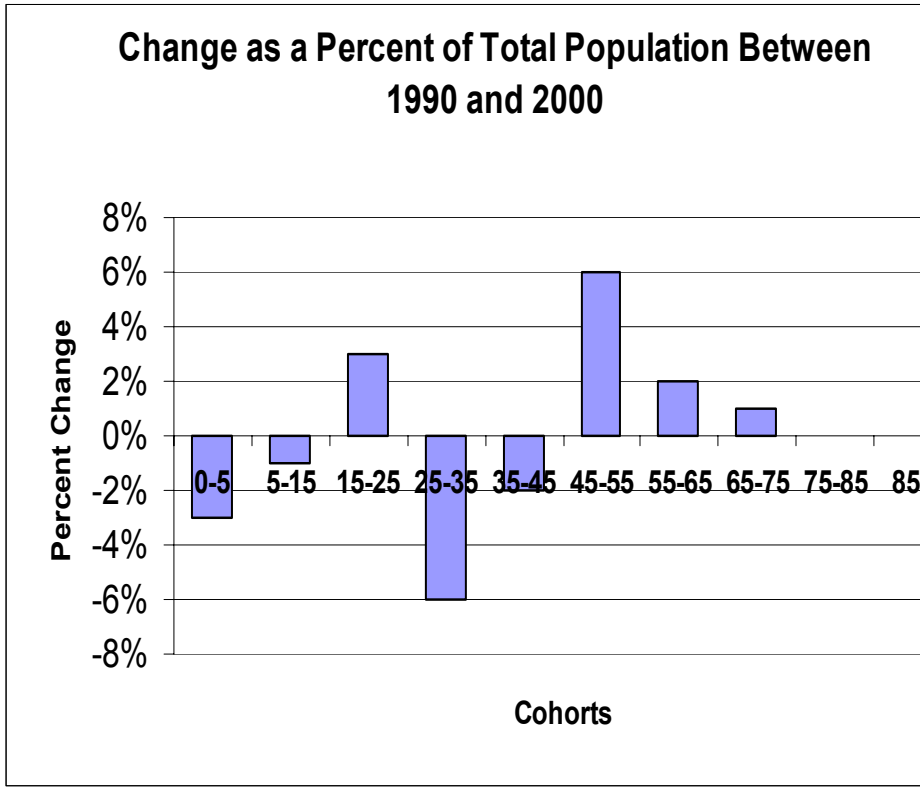
Source: 2000 Census Data, Indian Nations Council of Government

Prepared by Broken Arrow Planning Department, January 2003

Age Cohort Data

Broken Arrow, OK

	1990 Census			2000 Census		
ge roup	Population	Percent of Total Population		Population	Percent of Total Population	Change as a Percent of Total Population Between 1990 and 2000
	6,578	11%		5,954	8%	-3%
5	11,172	19%		13,168	18%	-1%
25	5,820	10%		9,715	13%	3%
35	11,581	20%		10,590	14%	-6%
45	11,492	20%		13,601	18%	-2%
55	5,234	9%		10,939	15%	6%
65	2,967	5%		5,267	7%	2%
75	1,931	3%		3,248	4%	1%
85	986	2%		1,772	2%	0%
	282	1%		605	1%	0%
	58,043			74,859		
ce: US Census Bureau						

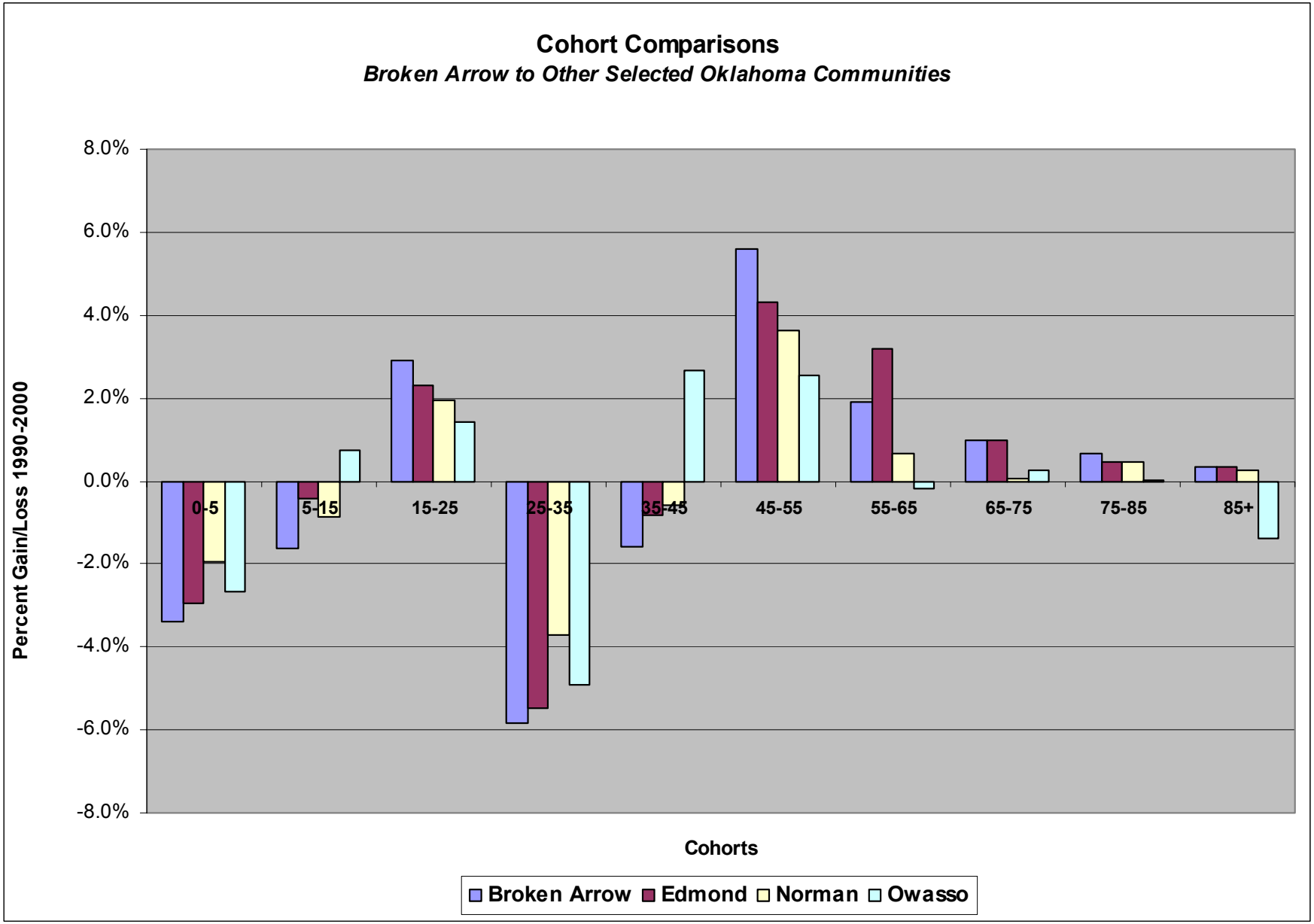


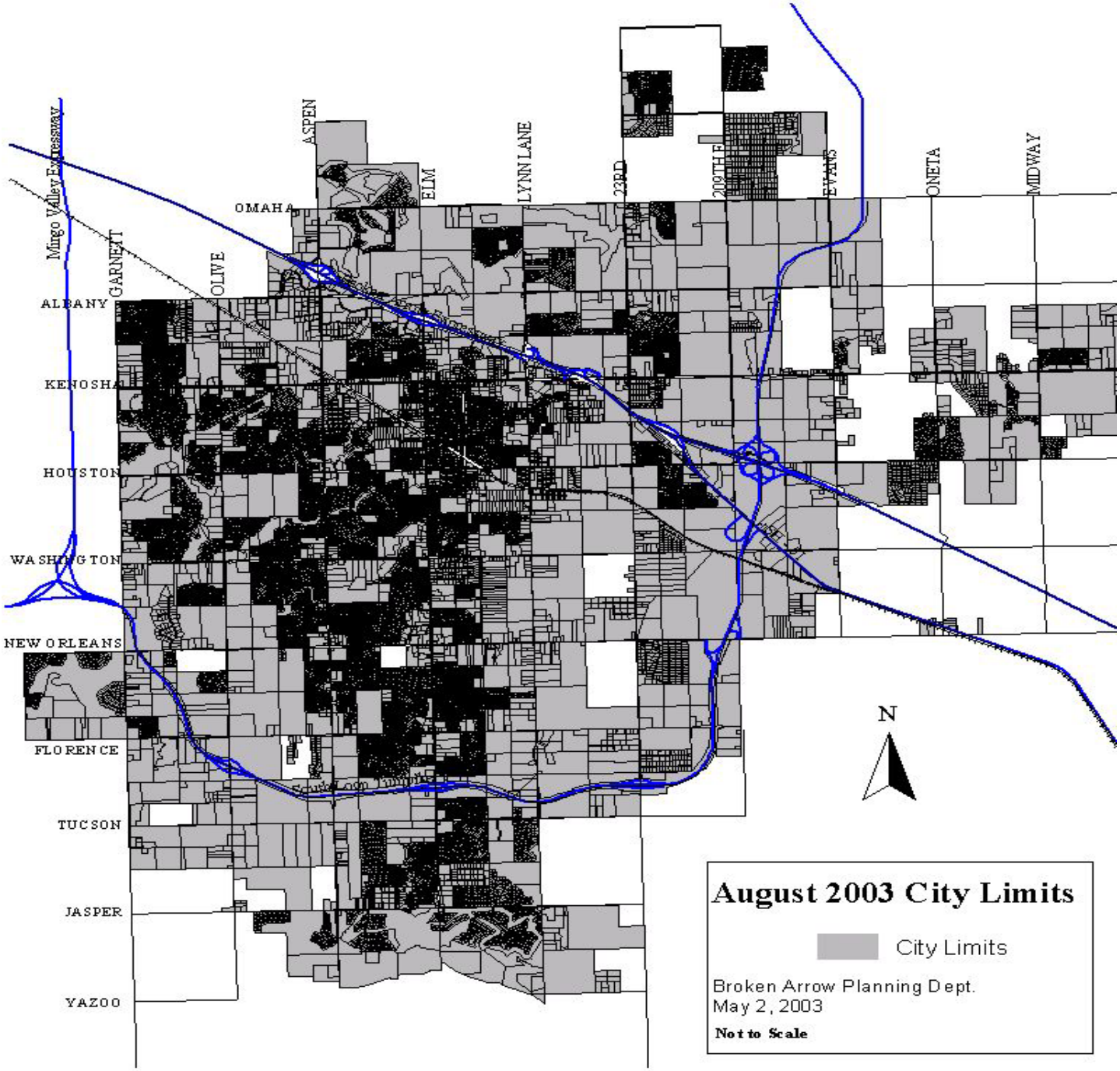
Age Cohort Data

Broken Arrow Compared With Other Communities Inside Oklahoma With Similar Geography

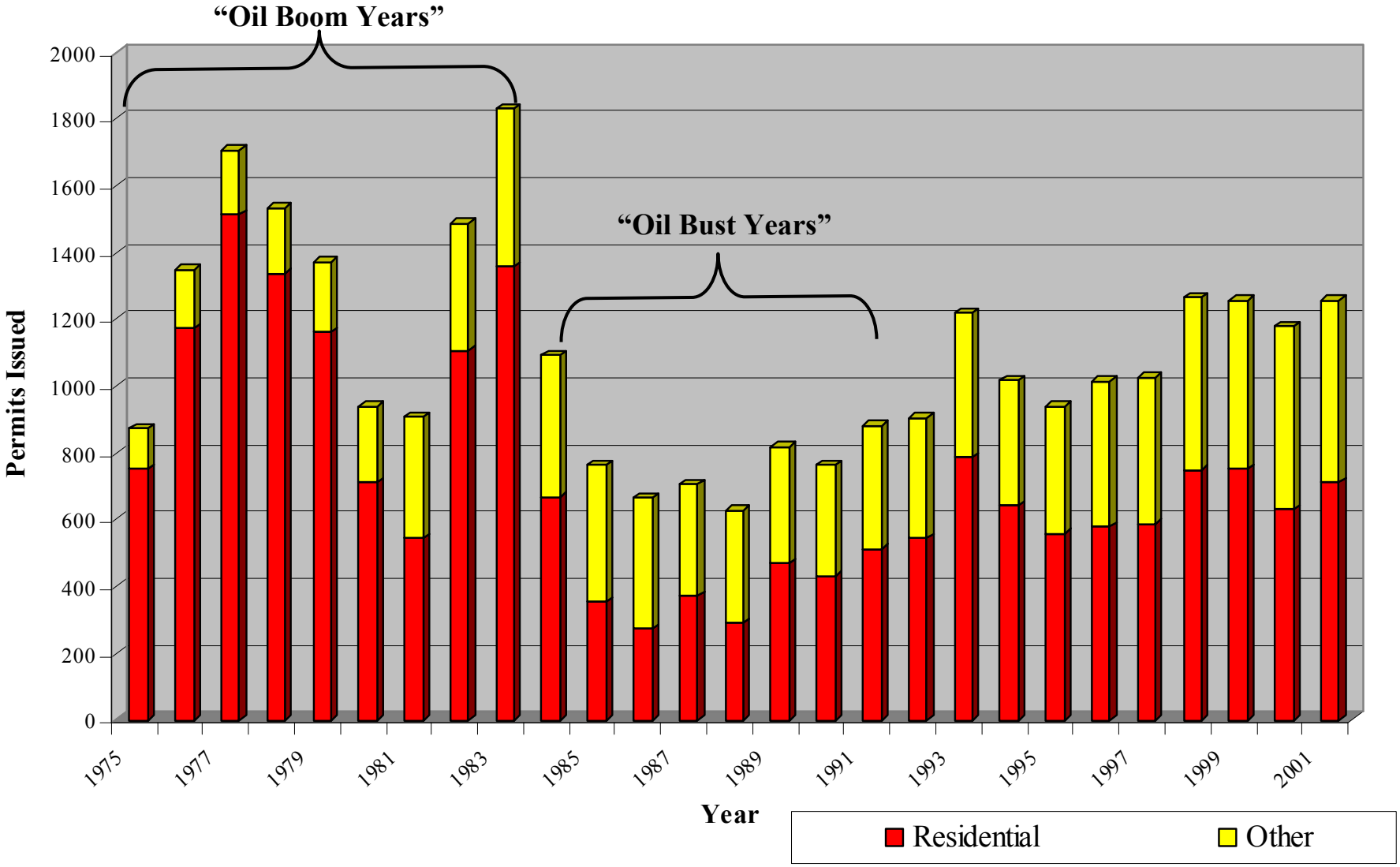
Age Group	Broken Arrow			Edmond			Norman			Owasso		
	1990 % of Total Pop.	2000 % of Total Pop.	1990-2000 Change	1990 % of Total Pop.	2000 % of Total Pop.	1990-2000 Change	1990 % of Total Pop.	2000 % of Total Pop.	1990-2000 Change	1990 % of Total Pop.	2000 % of Total Pop.	1990-2000 Change
0-5	11.3%	7.9%	-3.4%	9.9%	7.0%	-2.9%	7.9%	5.9%	-2.0%	11.7%	9.0%	-2.7%
5-15	19.2%	17.6%	-1.6%	16.0%	15.6%	-0.4%	12.3%	11.4%	-0.9%	17.6%	18.3%	0.7%
15-25	10.0%	12.9%	2.9%	13.9%	16.2%	2.3%	23.3%	25.2%	1.9%	11.2%	12.6%	1.4%
25-35	20.0%	14.1%	-5.9%	18.3%	12.8%	-5.5%	18.7%	15.0%	-3.7%	20.6%	15.7%	-4.9%
35-45	19.8%	18.2%	-1.6%	17.6%	16.8%	-0.8%	14.7%	14.1%	-0.6%	15.4%	18.1%	2.7%
45-55	9.0%	14.6%	5.6%	10.5%	14.8%	4.3%	8.7%	12.3%	3.6%	8.9%	11.5%	2.6%
55-65	5.1%	7.0%	1.9%	4.8%	8.0%	3.2%	6.3%	7.0%	0.7%	6.3%	6.1%	-0.2%
65-75	3.3%	4.3%	1.0%	3.7%	4.7%	1.0%	4.8%	4.8%	0.1%	3.9%	4.2%	0.3%
75-85	1.7%	2.4%	0.7%	2.3%	2.8%	0.5%	2.6%	3.1%	0.5%	3.0%	3.0%	0.0%
85+	0.5%	0.8%	0.3%	1.0%	1.3%	0.4%	0.9%	1.1%	0.3%	3.0%	1.6%	-1.4%

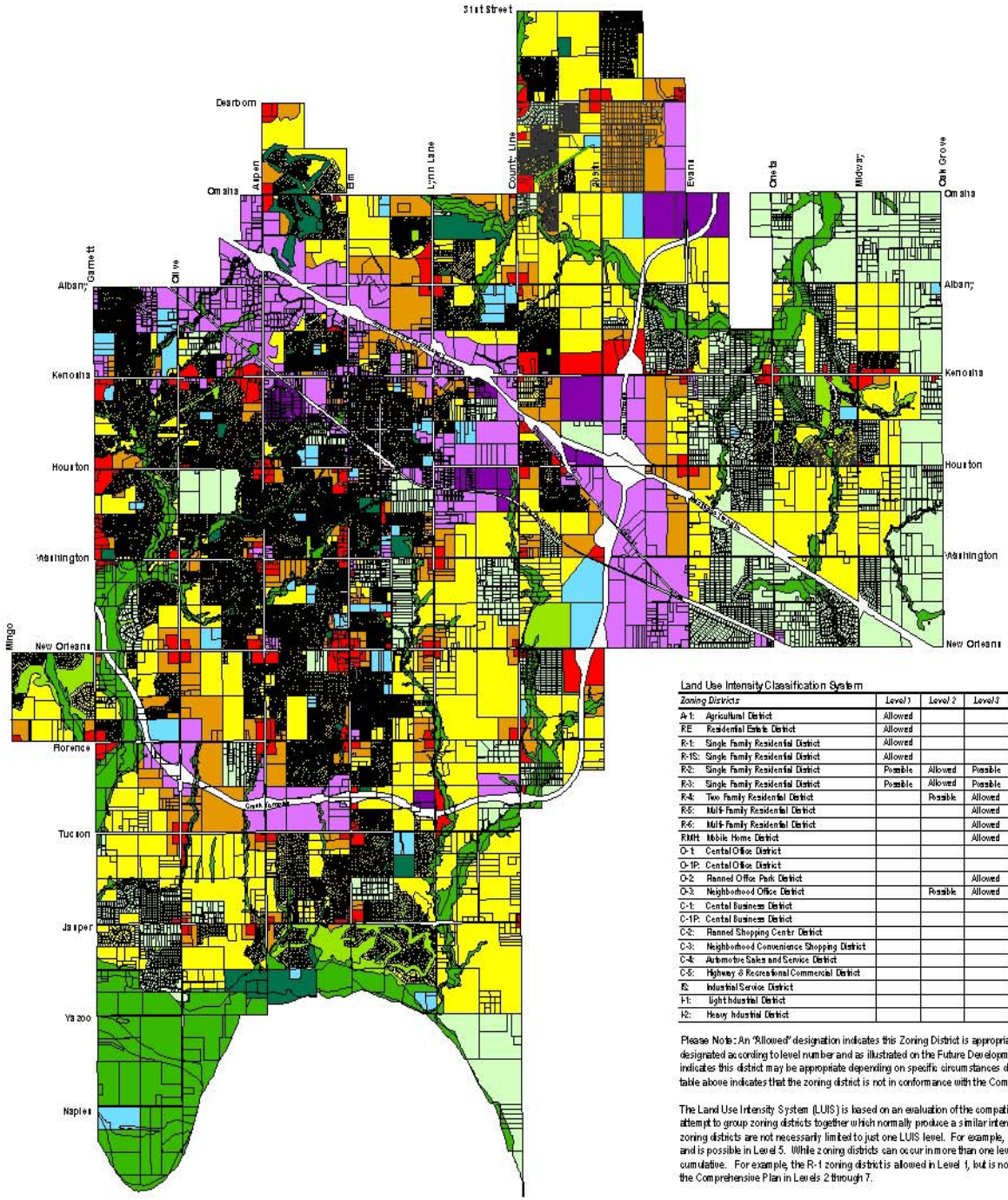
Source: US Census Bureau


Cohort Comparisons
Broken Arrow to Other Selected Oklahoma Communities
8.0%
6.0%
4.0%
2.0%
0.0%
-2.0%
-4.0%
-6.0%
-8.0%
Percent Gain/Loss 1990-2000
0-5
5-15
15-25
25-35
35-45
45-55
55-65
65-75
75-85
85+
Cohorts
Broken Arrow
Edmond
Norman
Owasso


Mingo Valley Expressway
GARNETT
OLIVE
ASPEN
ELM
LYNN LANE
23RD
209TH E
EVANS
ONETA
MIDWAY
OMAHA
ALBANY
KENOSHA
HOUSTON
WASHINGTON
NEW ORLEANS
FLORENCE
TUCSON
JASPER
YAZOO
N
August 2003 City Limits
City Limits
Broken Arrow Planning Dept.
May 2, 2003
Not to Scale

Broken Arrow Historic Building Permit Activity





Land Use Intensity Classification System

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						
R-1: Single Family Residential District	Allowed						
R-1S: Single Family Residential District	Allowed						
R-2: Single Family Residential District	Possible	Allowed	Possible				
R-3: Single Family Residential District	Possible	Allowed	Possible				
R-4: Two Family Residential District		Possible	Allowed				
R-5: Multi-Family Residential District			Allowed		Possible		
R-6: Multi-Family Residential District			Allowed				
RMH: Mobile Home District			Allowed				
O-1: Central Office District					Allowed		
O-1P: Central Office District					Allowed		
O-2: Planned Office Park District			Allowed	Allowed	Possible		
O-3: Neighborhood Office District		Possible	Allowed	Allowed	Possible		
C-1: Central Business District					Allowed		
C-1P: Central Business District					Allowed		
C-2: Planned Shopping Center District				Allowed	Possible	Allowed	
C-3: Neighborhood Convenience Shopping District				Allowed	Possible	Allowed	
C-4: Automotive Sales and Service District						Allowed	Possible
C-5: Highway & Recreational Commercial District						Allowed	Possible
IS: Industrial Service District						Allowed	Allowed
I-1: Light Industrial District						Possible	Allowed
I-2: Heavy Industrial 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 table, zoning districts are not necessarily limited to just one LUIS level. For example, C-2 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 R-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.

Legend

LUIS Classification

- Level 1 - Rural Residential
- Level 2 - Urban Residential
- Level 3 - Transition Area
- Level 4 - Commercial/Employment Nodes
- Level 5 - Downtown Area
- Level 6 - Regional Employment/Commercial
- Level 7 - Major Industrial

Land Uses

- Greenway / Floodplain
- Public Recreation
- Private Recreation
- Public / Semi Public

FUTURE DEVELOPMENT GUIDE, 2003 UPDATE

City of Broken Arrow, Oklahoma

Includes Ammendments Through June 2003; printed August 4, 2003

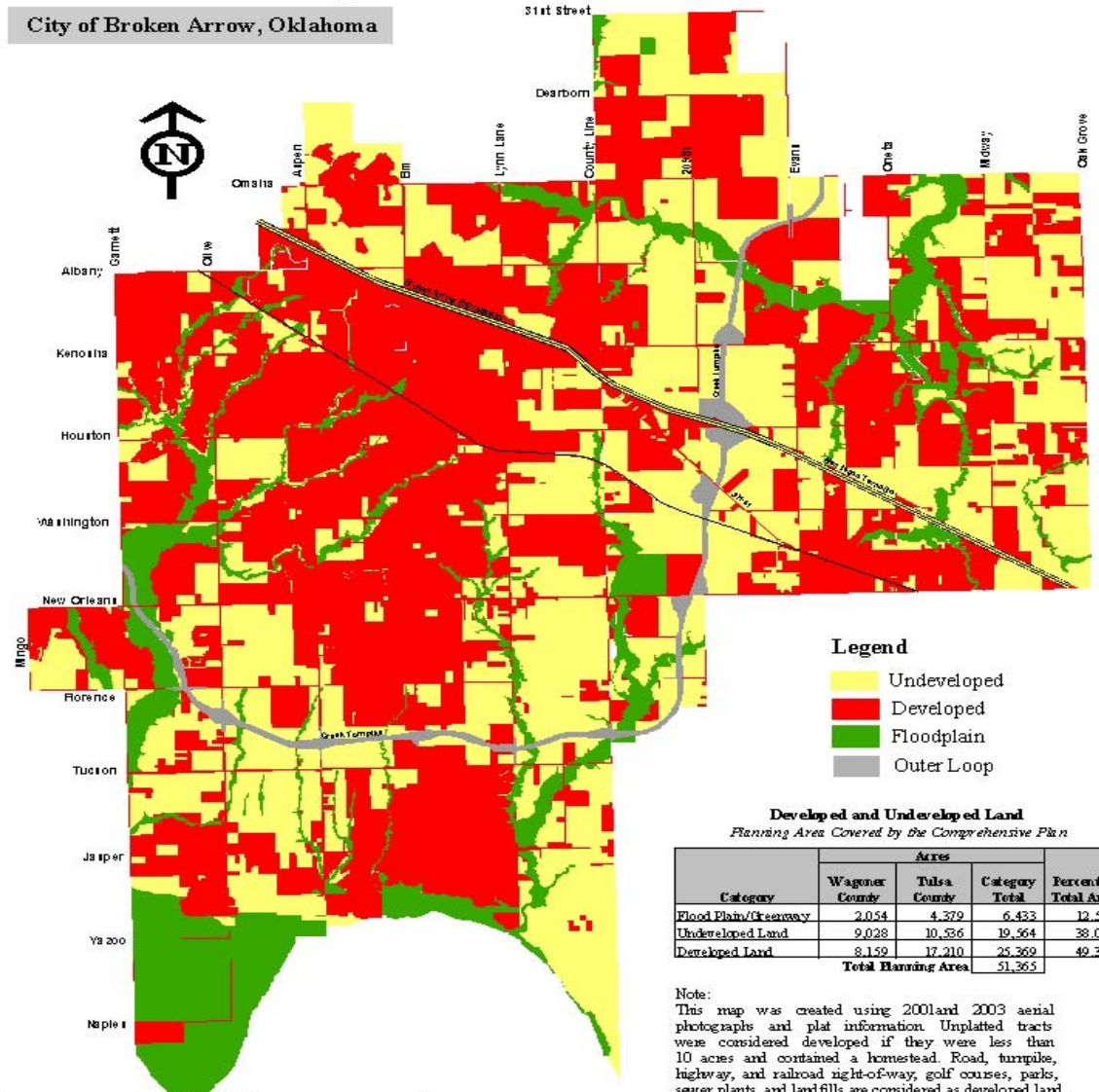
Prepared by the Broken Arrow Planning Department

Not to Scale

DEVELOPED AND UNDEVELOPED LAND

Broken Area Planning Area

City of Broken Arrow, Oklahoma



Developed and Undeveloped Land

Planning Area Covered by the Comprehensive Plan

Category	Acres			Percent of Total Area
	Wagoner County	Tulsa County	Category Total	
Flood Plain/Greenway	2,054	4,379	6,433	12.52%
Undeveloped Land	9,028	10,536	19,564	38.09%
Developed Land	8,159	17,210	25,369	49.39%
		Total Planning Area	51,365	

Note:
This map was created using 2001and 2003 aerial photographs and plat information. Unplatted tracts were considered developed if they were less than 10 acres and contained a homestead. Road, turnpike, highway, and railroad right-of-way, golf courses, parks, sewer plants, and landfills are considered as developed land.

Prepared by the Broken Arrow Planning Department, kaf
July 24, 2003

No Scale

DISCLAIMER
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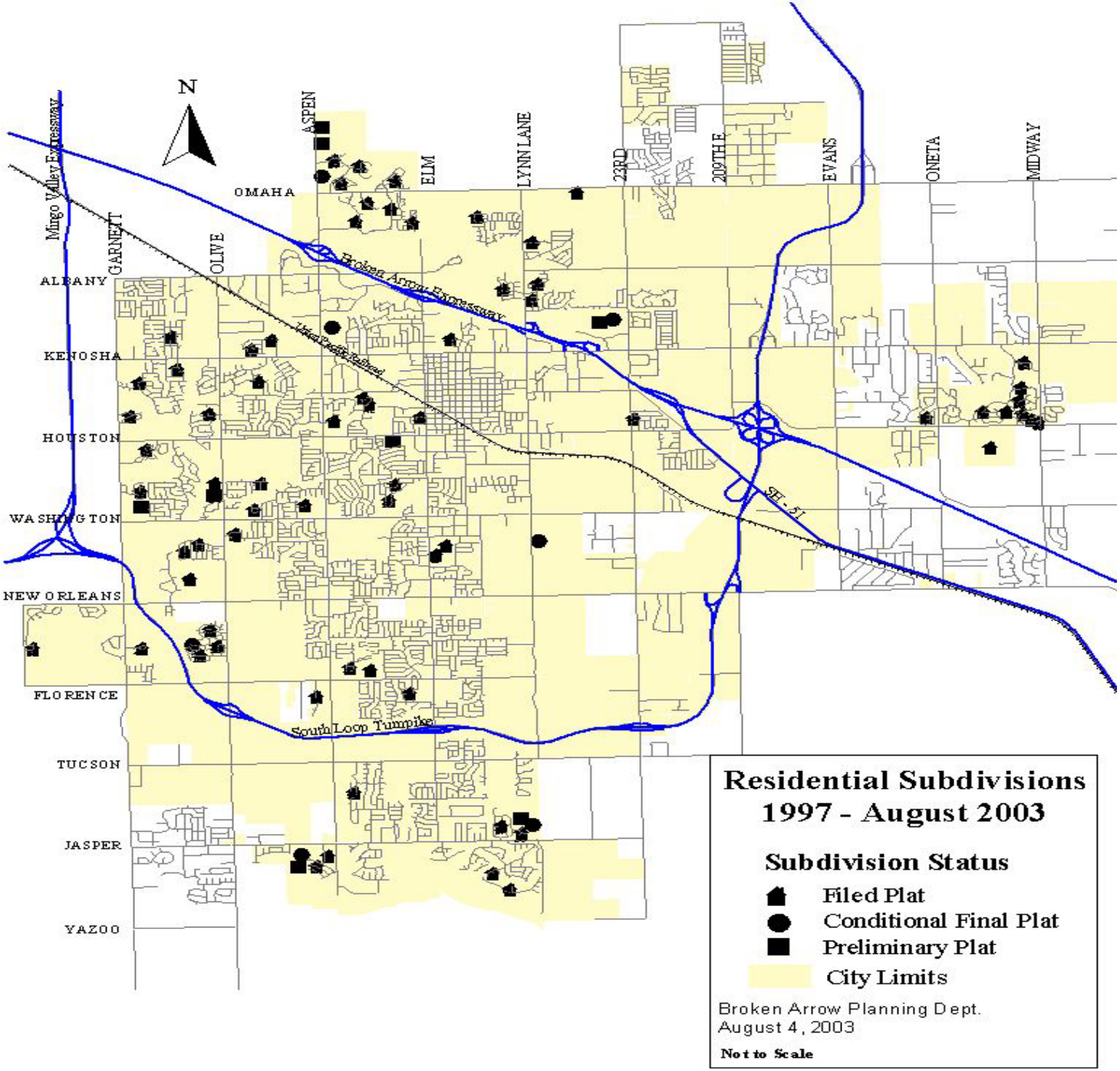
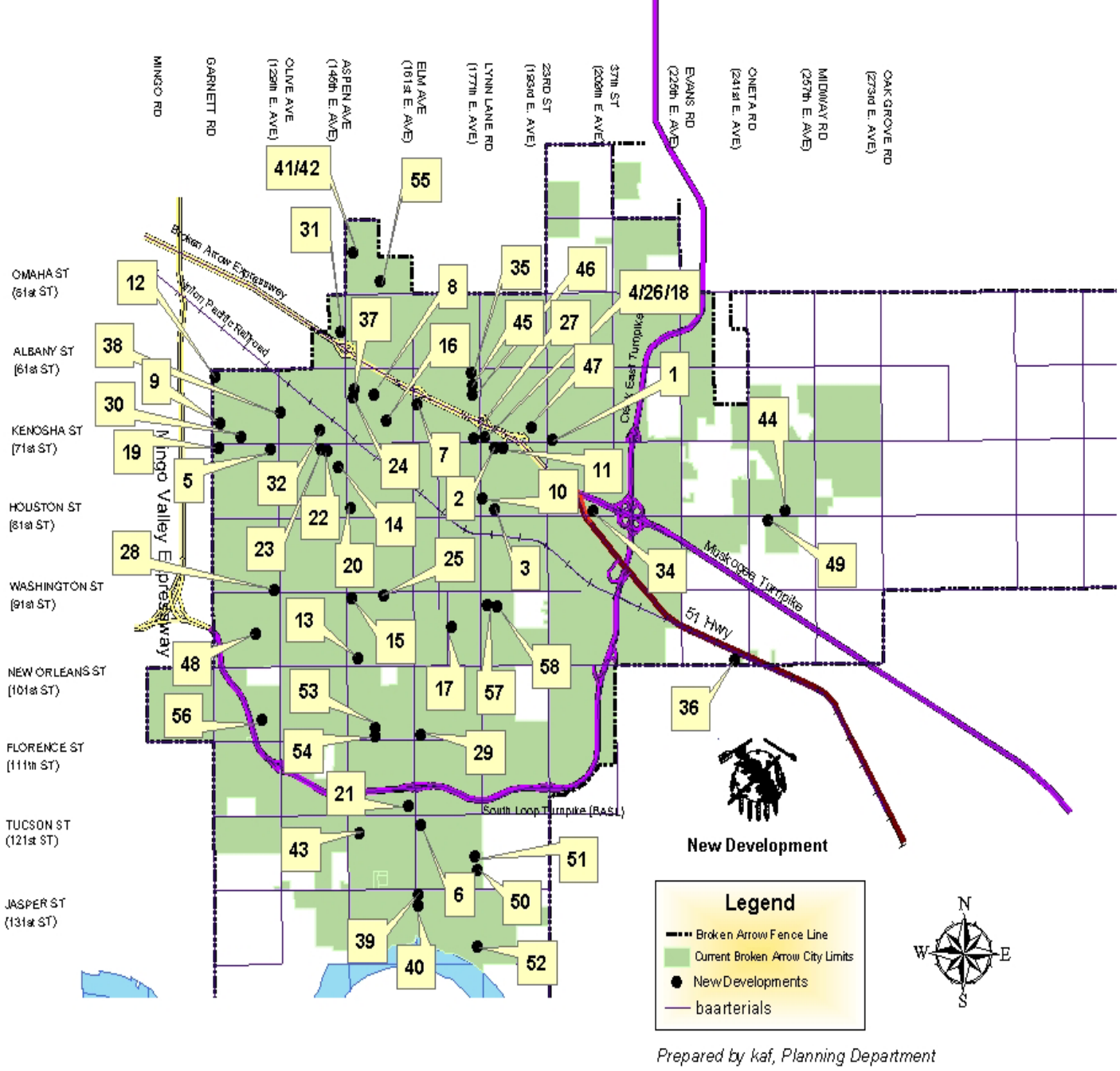

N
Mingo Valley Expressway
GARNETT
OLIVE
ASPEN
ELM
LYNN LANE
23RD
209TH E
EVANS
ONETA
MIDWAY
OMAHA
ALBANY
KENOSHA
HOUSTON
WASHINGTON
NEW ORLEANS
FLORENCE
TUCSON
JASPER
YAZOO
Broken Arrow Expressway
Union Pacific Railroad
SH - 51
South Loop Turnpike
Residential Subdivisions
1997 - August 2003
Subdivision Status
Filed Plat
Conditional Final Plat
Preliminary Plat
City Limits
Broken Arrow Planning Dept.
August 4, 2003
Not to Scale



Date Provided by Don Slone, Community Development Coordinator

Commercial Developme

No.	Development Name
1	Albertsons Store #2252
2	Arkansas Car Wash & Lube
3	Berryhill Ornamental Iron
4	Broken Arrow Rocket Brothers
5	Citizens Security Bank
6	Expressway Plaza
7	Ferguson Imports Service Center
8	Fairfield Farms Auto Rental
9	Garnett Commons
10	Ian's Auto Service & Sales
11	KFC on Kenosha
12	KFC on Garnett Rd.
13	KFC on New Orleans
14	McAlister's Deli
15	Oklahoma Central Credit Union
16	Oklahoma Office Systems
17	ONG Service Center
18	Popeye's Restaurant
19	Red Robin Restaurant
20	Rader Office Building
21	Sonic Drive-In @ Waterloo Way
22	St. Ives Realty (Applebee's Grill & Bar)
23	St. Ives Retail Center Phase III
24	Stonemill BBQ & Steakhouse
25	Tarp Bed & Breakfast
26	The Expressway Centre
27	Walgreen's @ Kenosha & 9th St.
28	Walgreen's Store @ Pecan Grove
29	Wendy's (Arrow Springs Third)
30	Western Sun Fed. Credit Union

Industrial Developmen

No.	Development Name
31	Battle Creek Mini-Storage
32	Bricktown Mini-Storage Phase II
34	Crossroads Commercial Center
35	Hancock Plaza Mini-Storage
36	Oneta Self Storage
37	RL Hudson Office/Warehouse

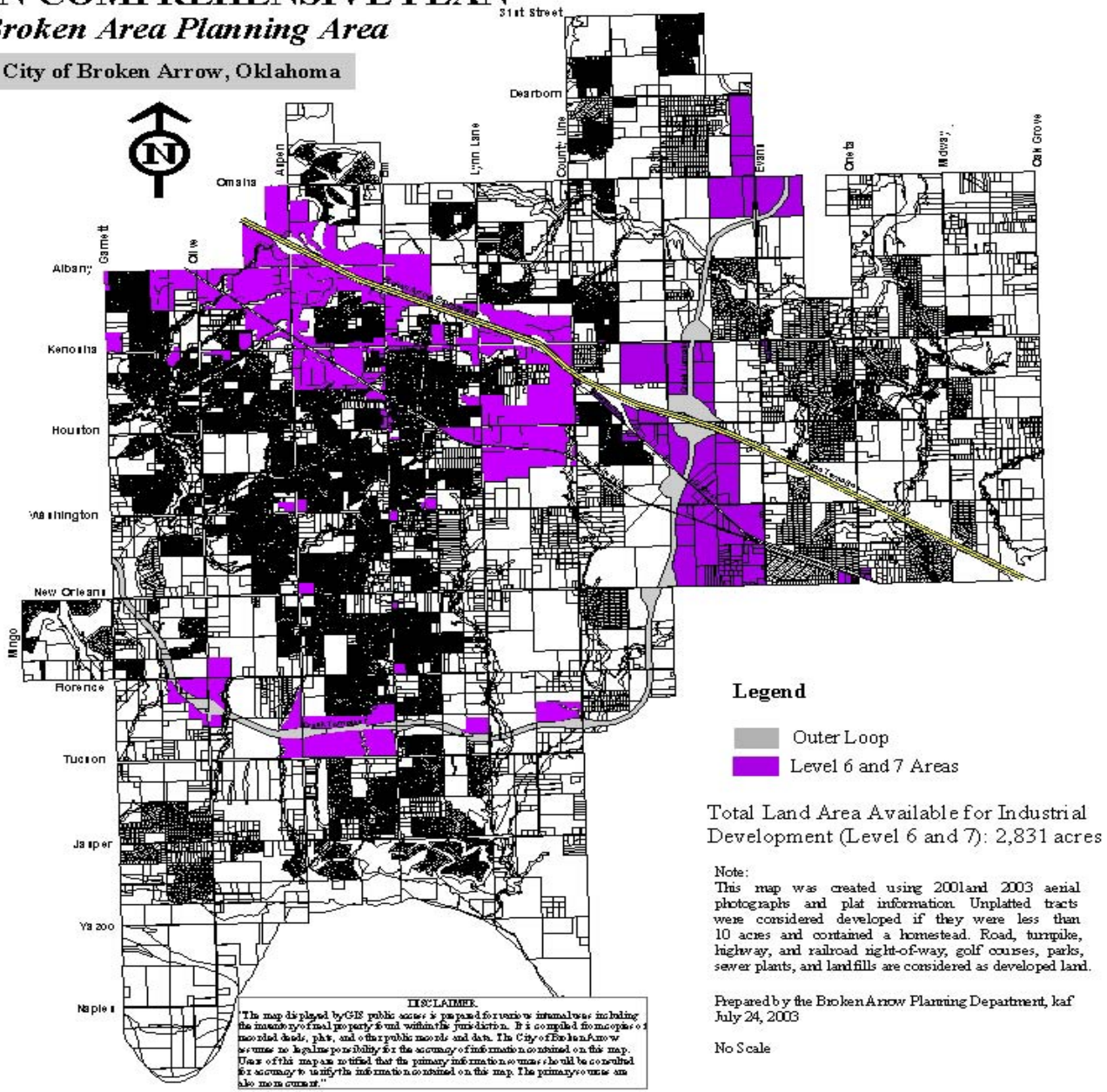
Residential Developmen

No.	Development Name
38	Arlington Court (54 Lots)
39	Bentley Village (81 Lots)
40	Bentley Village II (98 Lots)
41	Belle Trace @ Battle Creek (59 Lots)
42	Greenbrier @ Battle Creek (93 Lots)
43	Southtowne Estates (86 Lots)
44	Stanford's Landing III @ Forest Ridge (45 Lots)
45	Stone Wood Hills (156 Lots)
46	Stone Wood Hills II (118 Lots)
47	Stonebridge Park (138 Lots)
48	The Estates @ Pembrooke Park (104 Lots)
49	The Highlands I @ Forest Ridge (104 Lots)
50	The Lakes at Indian Springs III (111 Lots)
51	The Lakes at Indian Springs IV (16 Lots)
52	The Oaks @ Indian Springs (63 Lots)
53	The Park on Florence (131 Lots)
54	The Park on Florence II (125 Lots)
55	The Reserve at Battle Creek (164 Lots)
56	The Villages @ Birchwood (84 Lots)
57	Washington Lane (70 Lots)
58	Washington Lane II (52 Lots)

ALL LEVEL 6 AND 7 AREAS AS DEFINED IN COMPREHENSIVE PLAN

Broken Area Planning Area

City of Broken Arrow, Oklahoma



Total Land Area Available for Industrial Development (Level 6 and 7): 2,831 acres

Note:
This map was created using 2001and 2003 aerial photographs and plat information. Unplatted tracts were considered developed if they were less than 10 acres and contained a homestead. Road, turnpike, highway, and railroad right-of-way, golf courses, parks, sewer plants, and landfills are considered as developed land.

Prepared by the Broken Arrow Planning Department, kaf
July 24, 2003

No Scale

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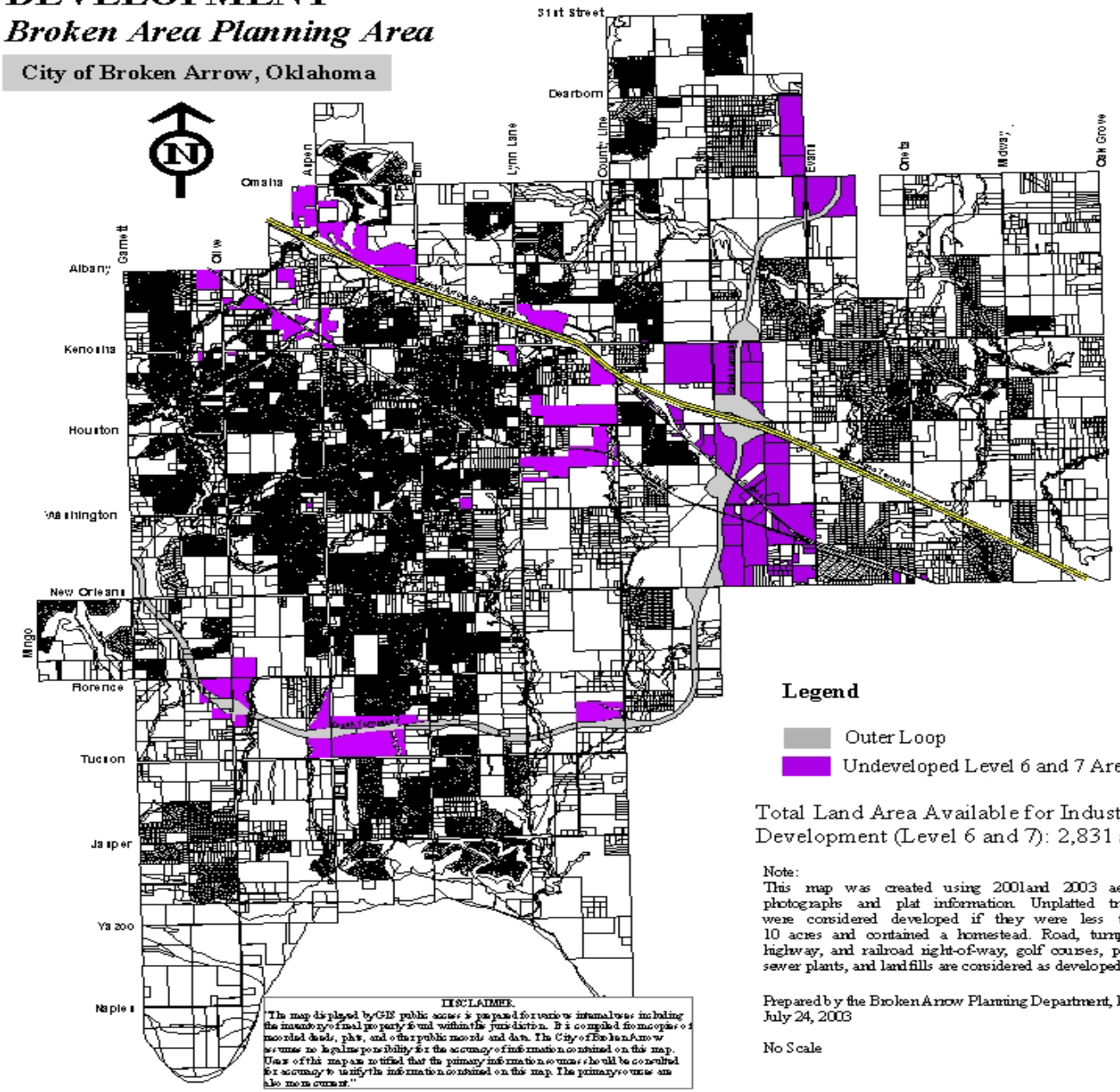
AVAILABLE LEVEL 6 AND 7 LAND FOR POTENTIAL INDUSTRIAL DEVELOPMENT

Broken Area Planning Area

City of Broken Arrow, Oklahoma



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