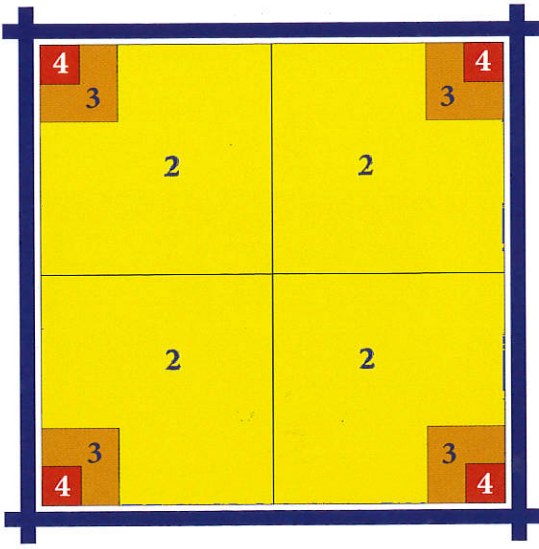


Land Use Intensity Classification System

LAND USE INTENSITY CLASSIFICATION SYSTEM



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.

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.