



LAND USE & DEVELOPMENT ACTIONS CONT.

REF.	ACTION	INVOLVED ENTITIES	TIMEFRAME
Goal LU3: Direct new development to occur in an efficient and generally contiguous land use pattern.			
LU3.1	Incrementally extend utilities and infrastructure to promote seamless growth and reduce "leapfrog" development.	Development Services, Economic Development, City Manager	Long
LU3.2	Explore mechanisms to ensure adequate development standards in unincorporated areas of the fenceline.	Development Services, Economic Development, City Manager	Short
LU3.3	Encourage annexation of properties that are immediately adjacent to existing development and services within Broken Arrow city limits.	Development Services, City Manager, Economic Development	Ongoing
LU3.4	Promote and incentivize green building practices and low impact development for improved infrastructure and utility efficiencies.	Development Services, City Manager, Economic Development, Engineering & Construction	Medium
LU3.5	Hire a GIS analyst for the Development Services department (or hire services of a consultant).	Development Services, City Manager	Short

LAND USE & DEVELOPMENT POLICIES

- ♦ **Policy LU1:** The City shall refrain from approving requests for Special Use Permits and PUD's for uses which could affect the ability to attract quality commercial dining uses or entertainment facilities within or immediately adjacent to existing or future commercial districts (Level 4 and Level 6 areas) as identified in the Future Development Guide.
- ♦ **Policy LU2:** Commercial areas of varying intensity shall be developed in the areas designated on the Future Development Guide and amendments thereto, and

in accordance with the policies contained herein.

- ♦ **Policy LU3:** Commercial activities shall be concentrated into compact areas as shown on the Future Development Guide.
- ♦ **Policy LU4:** In reviewing requests for commercial zoning adjacent to the corporate limits, the City should consider the zoning and adopted land use plan in the adjacent community.
- ♦ **Policy LU5:** Access points to arterials shall be spaced and built in accordance with the Zoning Ordinance.



LAND USE & DEVELOPMENT POLICIES CONT.

- ♦ **Policy LU6:** Mutual access easements between adjoining commercial properties should be required.
- ♦ **Policy LU7:** Except for emergency access or in areas proposed as mixed-use, commercial areas shall not have direct access to adjoining residential streets. However, pedestrian access between commercial and residential areas should be provided.
- ♦ **Policy LU8:** Undeveloped commercially designated areas shall be protected from residential encroachment.
- ♦ **Policy LU9:** Convenient access and adequate loading facilities shall be provided for service vehicles in the design of commercial areas. Such facilities shall be screened from view from arterial streets, highway corridors and adjoining residential areas, as applicable.
- ♦ **Policy LU10:** The City shall protect commercial areas from the encroachment of non-commercial uses.
- ♦ **Policy LU11:** Commercial districts shall be located so that adverse impacts on adjacent areas are minimized.
- ♦ **Policy LU12:** The uses permitted by right, those permitted under review, and the development regulations in the commercial zoning regulations of the City shall be reviewed by the Planning Commission every five years to ensure consistency.
- ♦ **Policy LU13:** The City shall coordinate the voluntary annexation of lands in the Fence Line Planning Area with the availability of publicly funded improvements such as municipal sanitary sewer services or roadway improvements.
- ♦ **Policy LU14:** The City shall avoid extending services or making public investments to, or across unincorporated lands.
- ♦ **Policy LU15:** If not already part of the municipal sanitary sewer system, the City shall require the connection to municipal sanitary sewer systems of all annexed lands within a five year period of the date of annexation or the adoption of this Comprehensive Plan, whichever is less restrictive.
- ♦ **Policy LU16:** The City shall develop and follow an Annexation Plan of Intent to incorporate lands identified in the Future Development Guide as Level 2 or higher according to the following priorities:
 - ♦ All land within one half mile of the Creek Turnpike not already part of the City of Broken Arrow prior to the year 1999.
 - ♦ All land within Tulsa County, north of Yazoo Street not described previously and not already part of the City of Broken Arrow prior to year 2005.
 - ♦ All land within Wagoner County not described previously, not already part of the City of Broken Arrow, and designated a Level-2 or higher in the Future Development Guide prior to year 2010.



GOAL LU2: Ensure that new development is high-quality and long-lasting.

Action LU2.1: Using the Comprehensive Plan recommendations as a starting point, identify areas where adjustments to development standards are appropriate.

In the areas identified as special district overlays, the intent is for denser, walkable development with a mixture of retail, office, and residential uses. These special district intersections will have a different character than the traditional four-corner retail, so the standards should reflect it. Considerations should include walkability, community open space, consistent architectural facades, and appropriate ingress/egress.

Action LU2.2: Evaluate current zoning district standards and where necessary identify potential updates to create stronger character and sense of place.

The current LUIS categories and zoning districts are very descriptive in terms of allowable uses but do not implicitly address the character intent. Development character includes considerations like scale, walkability, gateway monumentations, and sense of place. An addition to the Future Development Guide in future updates might include descriptions and imagery describing the intended character to provide guidance to developers.

Action LU2.3: Identify adjustments to landscape, parking and façade requirements and incorporate updates where appropriate to enhance quality of development.

Periodic reviews should be undertaken of current standards such as landscaping, parking, and façade requirements within each zoning district. LUIS categories in particular that may need changing include Level 3 and 4.

Action LU2.4: Promote connectivity to multiple roadways where feasible.

Access management is a critical aspect to quality development. When new development or redevelopment occurs, access from the development to more than one roadway should be a priority so as to allow for ingress and egress at multiple points and help alleviate traffic congestion. The access criteria of the Zoning Ordinance, however, still needs to be met.



GOAL EP2: Attract quality retail development that serves existing residents and generates sales tax revenue.

Action EP2.1: Coordinate with economic development entities to conduct local market studies to understand spending patterns and unmet retail needs.

Routinely conducting local market studies in coordination with the Chamber of Commerce will provide Broken Arrow with strategic advantages in understanding its market opportunities and identifying and recruiting first-class retailers that align with the City's vision and values.

Action EP2.2: Provide for new residential development and housing options to increase the city's population market for retail.

Planning and supporting continued quality residential development will increase the demand for retail market and commercial offerings in Broken Arrow, as retail follows roof-tops. Diverse housing choices that attract a wide segment of the population will also increase the market for new and specialty retailers.

Action EP2.3: Promote mixed-use districts and lifestyle center development to attract specialized retail that complements placemaking.

Mixed-use and lifestyle center developments, often featuring a concentration of specialized local and national retailers, are emerging as important economic development tools that cities are using to promote placemaking and their civic brands. These centers also have great potential to revitalize aging commercial areas, such as strip malls and big box stores, and ensure successful and sustainable nodal redevelopment that attracts higher-quality and higher yielding tenants.



Table 12-7: District Strategies Implementation Action Table



DISTRICT STRATEGIES ACTIONS

REF.	ACTION	INVOLVED ENTITIES	TIMEFRAME
Goal D1: Promote development of diverse and mixed housing, retail, and entertainment options in the special districts.			
D1.1	Adopt a residential overlay for the special district areas to promote housing diversity.	Development Services, Economic Development, City Manager, Legal	Medium
D1.2	Conduct special area plans for the special districts to create a vision for future development and redevelopment.	Development Services, Economic Development, City Manager, Legal	Short
D1.3	Employ branding and design treatments to promote the unique identity and feel of each district.	Economic Development, City Manager	Long
Goal D2: Enhance walkability and bikeability within and connecting to planned special districts.			
D2.1	Prioritize bicycle/pedestrian projects within the special district areas.	Engineering & Construction, Streets & Stormwater, Parks & Recreation, City Manager	Short
D2.2	Assess the feasibility of road diets within special district areas to improve multi-modal connections.	Engineering & Construction, City Manager	Medium
D2.3	Consider reducing parking requirements in special districts to encourage walking and bicycling.	Development Services, Economic Development, Engineering & Construction, City Manager, Legal	Medium
D2.4	Establish mobility hubs within special districts to offer an assortment of transportation alternatives - including transit, bikeshare, and rideshare services.	All Departments	Long