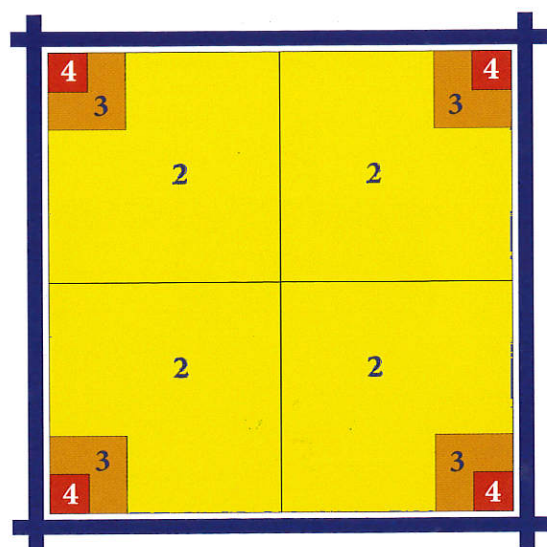


Land Use Intensity Classification System



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.

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.

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 about the other levels of higher intensity.

