

FUTURE DEVELOPMENT GUIDE

The Future Development Guide serves as a tool for the City to communicate the intended future land uses throughout Broken Arrow. Since 1997, the City has used a 'Land Use Intensity System' (LUIS) that provides structure for the Future Development Guide. This system recognizes that land uses with similar intensities (density of development on a site) are more likely compatible than land uses with different intensities. The LUIS system has seven levels of land use intensities: Rural Residential, Urban Residential, Transition Area, Commercial/Employment Nodes, Downtown Area, Regional Commercial/Employment, and Major Industrial.

Figure 4-6 represents 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 towards the center of each one-mile section.

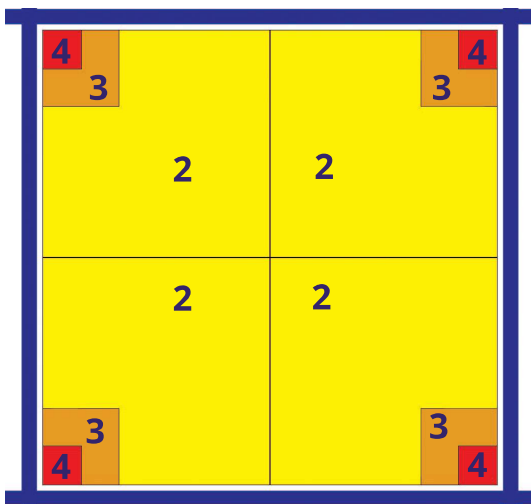


FIGURE 4-6: LUIS Prototypical Model

Each of the seven LUIS categories are described in the following section with the change since the 2012 update in **bold text**.

Land Use Intensity Level 1 Rural Residential



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 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.

Land Use Intensity Level 2 Urban Residential



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.

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.

Land Use Intensity Level 3 Transitional Area



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 higher density single-family detached residential (RS-4), single-family attached (duplexes and townhouses), multi-family apartments, neighborhood offices, and planned office parks.

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.

and mixed-use office in a walkable setting, similar to the downtown area but at a smaller scale.

**Land Use Intensity Level 4
Commercial/Employment Nodes**



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, **except for those designated in the Comprehensive Plan as special district overlays with a PUD and in the NM and CM zoning districts. In these areas RM is allowed. The special district overlay, CM, and DM areas are intended to be more concentrated areas of retail commercial**

**Land Use Intensity Level 5
Downtown Area**



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 south of the Downtown Residential Overlay District area.

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.

Land Use Intensity Level 6 Regional Commercial/Employment



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.

Industrial Light (IL) would be considered in accordance with the Comprehensive Plan under the following conditions:

- Done in association with a Planned Unit Development (PUD), and
- Such sites adjoin the BA Expressway, Muskogee Turnpike, Highway 51, 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.

Land Use Intensity Level 7 Major Industrial



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.

Other land uses identified that do not fall within the different intensity levels include:

Greenway/Floodplain: Areas that fall within the FEMA designated floodplain.

Public Recreation: City of Broken Arrow parkland.

Private Recreation: Recreation areas such as private HOA parks or golf courses that are not open to the general public.

Public/Semi-Public: Public facilities, public schools, and cemeteries.

The Future Development Guide is directly integrated with zoning districts in Broken Arrow. In each of the seven LUIS levels, each zoning district is either allowed, possible (provided conditions are met), or not allowed. **Table 4-1** shows the updated table.

Figure 4-7 is the updated Future Development Guide for the Broken Arrow Next Comprehensive Plan, followed by a summary of recommended changes (since the last update in 2012) to be incorporated.

Table 4-1: 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: SF Residential District	Allowed						
R-2: SF Residential District	Possible	Allowed	Possible				
RS-2: SF Residential District	Possible	Allowed	Possible				
RS-3: SF Residential District	Possible	Allowed	Possible				
RS-4: SF Residential District		Allowed	Allowed				
RD: Residential Duplex District		Possible	Allowed				
RM: Residential MF District			Allowed	Possible	Possible		
RMH: Residential Mobile Home District			Allowed				
NM: Neighborhood Mixed Use District			Allowed	Allowed			
CM: Community Mixed-Use District			Possible	Allowed			
DM: Downtown Mixed-Use Core District					Allowed		
DF: Downtown Fringe District					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

FUTURE DEVELOPMENT GUIDE CHANGES

The following section includes a brief justification for key recommended modifications to the Future Development Guide since it was last published in 2012. The changes to the map areas are listed from north to south and from west to east.

1. West of Omaha and County Line:
Change L2 to L3
 - Creates consistent pattern of L3 use
2. West of Omaha and County Line:
Change L3 to L4
 - Encourages potential commercial corner
3. East of Omaha and County Line:
Change L2 to L6
 - Consistent with surrounding L6 uses (mini-storage)
4. Omaha and Creek Turnpike: Change L3 and L4 to L6
 - Opportunity for regional employment along highway
5. West side of Albany and 9th St intersection: Add special district overlay in L4 and L6 areas
 - Intersection identified as potential nodal area from parcel analysis of growth/opportunity areas (areas where land value is worth more than the improvement value)
6. Southwest corner of Albany and 37th intersection : L2 to L3 and L4
 - Promotion of commercial corner at intersection
7. West of 37th Street between Albany and Kenosha: L3 to L2
 - Accounts for new school
8. North of BA Expressway/Creek Turnpike Intersection: Change from L4 to L6
 - Opportunity for regional employment along highway interchange
9. South of Kenosha between Oneta and Midway: L1 to L4
 - Promote commercial uses in eastern Broken Arrow
10. Square mile bounded by Kenosha to the north, 9th St. to the east Houston to the south, and Elm to the west: Add special district overlay
 - Included entire square mile as a special district overlay to encourage nodal development
 - Consistent with area covered by Downtown Residential Overlay District
11. South of BA Expressway at County Line: Change from L2 to L6
 - Reflects current approval
12. Northeast of BA Expressway and Creek Turnpike interchange: Change from L2 to L3
 - Prevents single-family uses adjacent to highway
13. North and south of BA Expressway at Evans: Change from L3 to L6
 - Opportunity for regional employment along highway
14. Southeast corner of Houston and Olive: Change L1 parcels to sections of L4, L3, and L2
 - Incorporates existing residential subdivision and creates more opportunities for commercial and mixed residential via L4 and L3 along Houston
15. Washington and First Place: Change L1 parcels to L2
 - Encourage redevelopment over time
16. New Orleans and Aspen intersection: Add special district overlay in L4 and L6 areas
 - Intersection identified as potential nodal area from parcel analysis of growth/opportunity areas (areas where land value is worth more than the improvement value)

17. Southwest corner of New Orleans and Elm:
Change from L1 to L3
 - Consistent with Elm/New Orleans Special Area Plan
18. New Orleans and Elm intersection: Add special district overlay in L4 and L6 areas
 - Intersection identified as potential nodal area from Special Area Plan
19. Southeast corner of New Orleans and 9th St: Change L2 to L3
 - Allows for more opportunities for mixed-residential in L3 and serve as a buffer between L4 and L2
20. New Orleans and Creek Turnpike: Change from L4 to L6
 - Parcels present limited opportunity for retail
21. West side of Creek Turnpike near Florence: Change L2 to L3
 - Prevents single-family uses adjacent to highway
22. East side of Creek Turnpike near Florence: Change L2 to L6
 - Prevents single-family uses adjacent to highway and provides opportunity for major employer with regional access
23. North of Creek Turnpike between Elm and 9th St: Change from L2 to L3
 - Prevents single-family uses adjacent to highway, provide buffer from L7 use
24. Southwest corner of Tucson and Olive: Change from L3 to L2
 - Incorporates existing neighborhood

Additionally, some of the previously designated public/semi-public land uses were changed to a corresponding Land Use Intensity System (LUIS) level. Therefore, when an existing public/semi-public land use (i.e. office or church) is closed or changes, the Future Development Guide provides guidance on what land uses would be appropriate to redevelop the site. City, county, or state facilities, public schools, and cemeteries are still shown as public/semi-public.

Furthermore, this update to the Future Development Guide includes all areas of the fenceline, past Oak Grove Road/273rd Street where the map ended in the 2012 Update. The majority of this area is categorized as Level 1 - Rural Residential.