

Dearborn/209th/Omaha/County Line (Section 30-19-15)

Level 4 is assigned to the northwest corner based on existing land use and the LUIS model. Levels 4 and 3 are shown in the northeast corner based on the LUIS model. Ideally it is desirable to wrap Level 3 around Level 4 at arterial street intersections as per the LUIS Model, but due to large amount of Level 3 in the adjoining Section 29, Level 3 was kept to a minimum in the northeast corner of Section 30. Public/Semi-Public is shown about 1/3 mile south of Dearborn on the west side of 209th E. Avenue based on the Broken Arrow School Board purchasing a 15-acre tract for a future elementary school. Level 4 is shown for the southwest corner based on the LUIS model. The size of the Level 4 was increased because County Line Road is a primary arterial street and no Level 4 is proposed for the southeast part of this section. Level 4 and Level 3 are proposed for an area approximately 1/2 mile south of the northwest corner on the east side of County Line due to existing zoning. A greenway trail is shown following the existing fiber optics and petroleum pipeline easement running diagonally from southwest to northeast, which has the potential to connect Nienhaus Park to the proposed new elementary school. The balance of Section 30 is shown either as Level 2 or Level 1 based on existing zoning, land use, and the LUIS model.

