



Tulsa County Comprehensive Land Use Plan

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Introduction

The Comprehensive Land Use Plan describes the long-term vision for Tulsa County. It contains common goals that guide development within the unincorporated areas of the county. Most of the unincorporated areas exist within the fencelines of the eleven municipalities located in Tulsa County:

Bixby	Jenks	Skiatook
Broken Arrow	Owasso	Sperry
Collinsville	Sand Springs	Tulsa
Glenpool	Sapulpa	

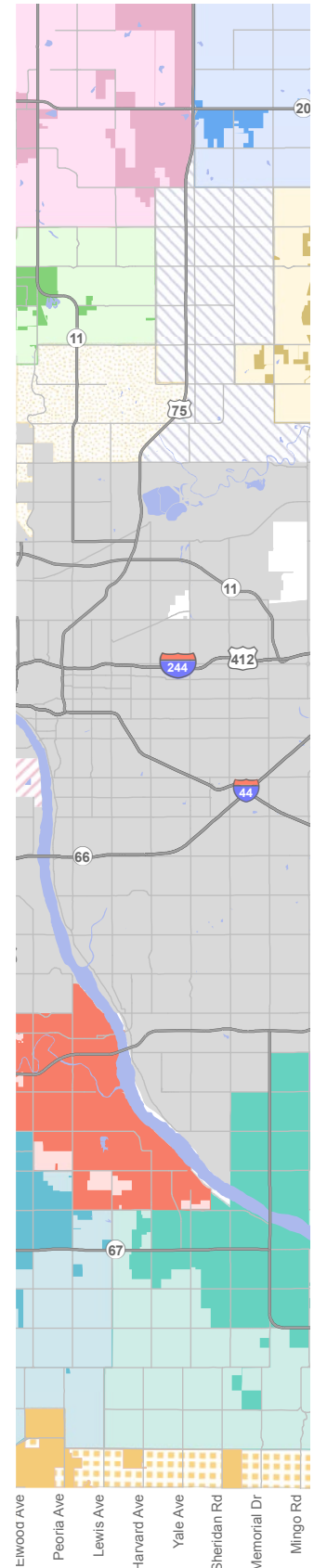
The municipalities' land use plans, with the exception of Tulsa, include all land within their fencelines even though the unincorporated areas are not within their jurisdictions. This is done with the thought that properties in the unincorporated areas may someday be annexed into the municipality, giving each city the opportunity to offer their perspective on the design and development of the land within their fenceline prior to annexation.

The Tulsa County Comprehensive Land Use Plan consists of a compilation of the Land Use Plans adopted by municipalities in Tulsa County and the area plans for the remaining unincorporated areas in Tulsa County.

The plans have been adopted by TMAPC and the Tulsa County Board of County Commissioners.

“Growth is inevitable and desirable, but destruction of community character is not. The question is not whether your part of the world is going to change. The question is how.”

—Edward McMahon



Approach

Historically, Tulsa County communities would submit their Comprehensive Plans¹ to TMAPC for adoption so that they might be considered in land use decisions in surrounding unincorporated areas by TMAPC and Tulsa County. The adopted plans were then used as a guide to inform decision makers when planning for the physical development of the unincorporated areas of Tulsa County. Unfortunately, the practice of adopting these community Comprehensive Plans as they were updated fell by the wayside in recent years. The existing “District Plans” have also become outdated and they are no longer a true representation of the community’s desires.

In 2018, Tulsa County recognized the need to have an adopted Comprehensive Land Use Plan for the unincorporated areas of Tulsa County and to update or establish plans as necessary for the remainder of Tulsa County.

The first step was to determine if each municipality had a current Land Use Plan. If so, then a Comprehensive Land Use Map and the accompanying Land Use Designations of the unincorporated areas within the municipality’s fenceline were prepared for adoption.

The municipalities with fencelines² in Tulsa County include the following: Bixby, Broken Arrow, Collinsville, Glenpool, Jenks, Owasso, Sand Springs, Sapulpa, Skiatook, Sperry, and Tulsa. Sapulpa was not included in the Tulsa County Land Use Plan.

The remaining plan coverage areas were either covered under dated District Plans from the 1970s and 1980s, the North Tulsa County Plan (1980), or gap areas that were never included in a Comprehensive Plan. These areas of Tulsa County were addressed through the development of new Land Use Plans.

The process involved input from planning commissioners, stakeholders, and community members to obtain perspectives on the range of issues, challenges, and opportunities. Public meetings were held to present the draft plans and gather input. The area Land Use Plans were presented to the public for consideration and comments before the adoption process began.

The final step in the adoption process for each municipality or area includes presenting the proposed amendment to the Tulsa Metropolitan Planning Commission (TMAPC). If the amendment is adopted by TMAPC, then it is heard by the Board of County Commissioners (BOCC) for their consideration within forty-five (45) days of its submission. If approved, the amendment will have the status of an official plan and immediately have full force and effect.

As a note of clarity, the name was officially changed from *Comprehensive Plan of the Tulsa Metropolitan Area* to *Tulsa County Comprehensive Land Use Plan*.

Approval

Resolution Number: 2827:1014

TMAPC Adoption: October 7, 2020

BOCC Approval: October 26, 2020

¹ A Comprehensive Plan is a policy document that serves as a community’s vision to guide growth and development. Communities participate in a comprehensive plan process to be proactive about growth and to take advantage of opportunities to further enhance community quality of life today and into the future.

² A city’s fenceline is an area preserved for future annexation by virtue of a narrow annexation strip which encloses the area of municipal influence and prevents annexation by other cities.

Demographics

Median Age

In general, the unincorporated plan areas within Tulsa County skew older and are aging more quickly compared to Tulsa County as a whole. In 2018, the estimated median age in unincorporated areas was 40.7 years, compared to a county-wide median age of 36.5.

Median Household Income

As of the 2010 Census, the South Tulsa County, North Tulsa County, and Keystone areas show considerably higher median household income than the County as a whole, while two areas—Turley and West Central Tulsa County—are considerably lower than the County as a whole.

Population

Between 2000 and 2018, the population of three plan areas increased substantially, outpacing Tulsa County's 15% population growth. South Tulsa County grew by 40%, North Tulsa County by 30%, and Keystone by 20%. Meanwhile, West Central Tulsa County experienced population growth of 2%, and Turley's population fell by 11%.

Housing Units

Mirroring the population trends, the number of housing units rose dramatically in the South and North Tulsa County areas, with strong growth in Keystone. The growth in housing units in these three areas outpaced growth seen county-wide. West Central Tulsa County saw growth in the single digits, while the Turley area experienced a net loss in housing units.

Population Data

Tulsa County includes portions of eleven individual municipalities, either partially or entirely within the county. Sapulpa is not included in this plan because only a small portion of Sapulpa lies within Tulsa County.

	Unincorporated Areas* <i>Areas within Tulsa County</i>		Incorporated Areas <i>Areas within Tulsa County</i>	
	2010	2020 est	2010*	2020 est**
Bixby	2,574	2,895	20,706	25,625
Broken Arrow	1,745	2,108	80,634	92,818
Collinsville	3,799	4,423	5,599	6,604
Glenpool	1,031	1,160	10,808	12,673
Jenks	516	738	16,924	22,660
Owasso	3,021	3,927	26,301	32,682
Sand Springs	5,984	6,369	18,515	19,838
Sapulpa	—	—	43	144
Skiatook	1,221	1,357	2,130	2,462
Sperry	677	681	1,177	1,132
Tulsa	—	—	391,906	403,645
Tulsa County	—	—	603,403	651,877

* Based on 2010 geography

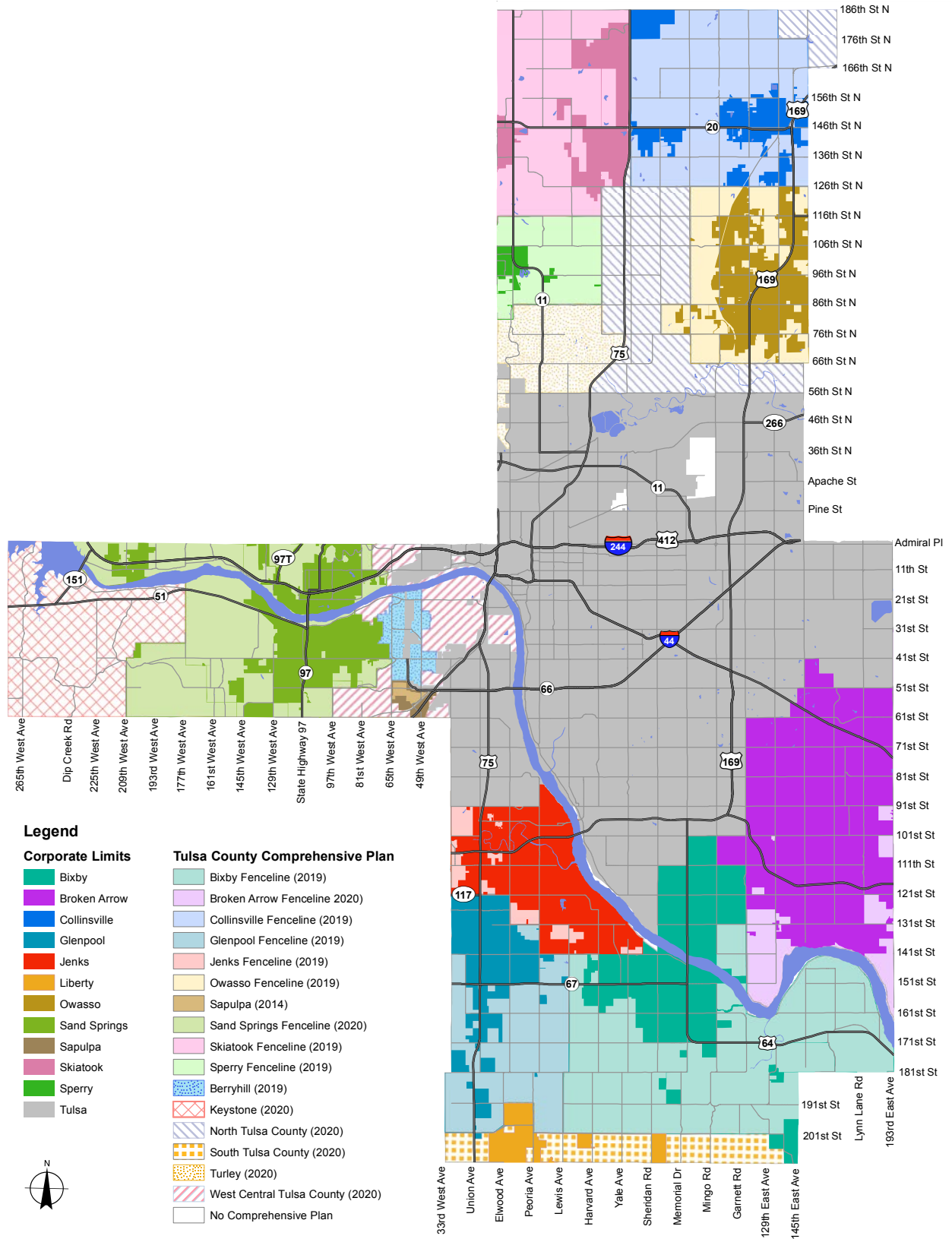
** Based on February 2021 geography

Source: Demographics Now, Easy Analytic Software, Inc.,
Alteryx, Inc., Experian Information Solutions, Inc.,
Experian Marketing Solutions, Inc.



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Map: Adopted Comprehensive Plans





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Municipality Plans





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Introduction

Bixby's Comprehensive Plan, *Bixby 2030 Our Vision. Our Future.*, provides a blueprint for growth and development. It was adopted January 14, 2019, (Ordinance Number 2267). Bixby is one of Oklahoma's fastest growing communities and that growth is expected to continue into the future as the Tulsa region expands. The Plan follows the City of Bixby's fenceline which includes unincorporated areas of Tulsa County.

Bixby is located approximately 15 miles south of downtown Tulsa. It is bordered by the cities of Tulsa, Jenks, Glenpool, and Broken Arrow. The community is bisected by the Arkansas River with the original town site located near the southern bank. Much of the new growth has occurred north of the river, toward the City of Tulsa. Memorial Drive is the primary commercial corridor north and south through the City of Bixby and contains the sole bridge over the Arkansas River connecting the north and south side of the City, as well as the only connection to the Creek Turnpike.

Public Input

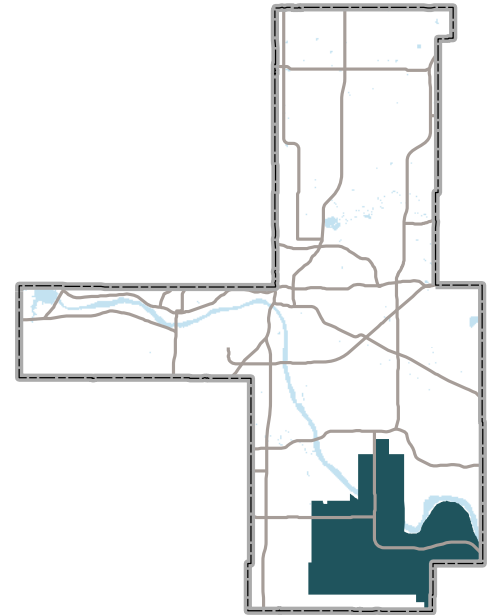
One of the most critical components of a comprehensive plan update is community engagement. Participation by a broad cross section of interests increases the likelihood that the plan's goals and policies will be based on community consensus, which increases the likelihood for successful plan implementation. Gaining community input was achieved through the following public engagement efforts: Stakeholder Interviews, Steering Committee Meetings, Community Kiosks, Informal Brochures, Project Website, Surveys, and Public Workshops.

Approval

Resolution Number: 2796:999

TMAPC Adoption: June 19, 2019

BOCC Approval: July 15, 2019



Plan Area within Tulsa County



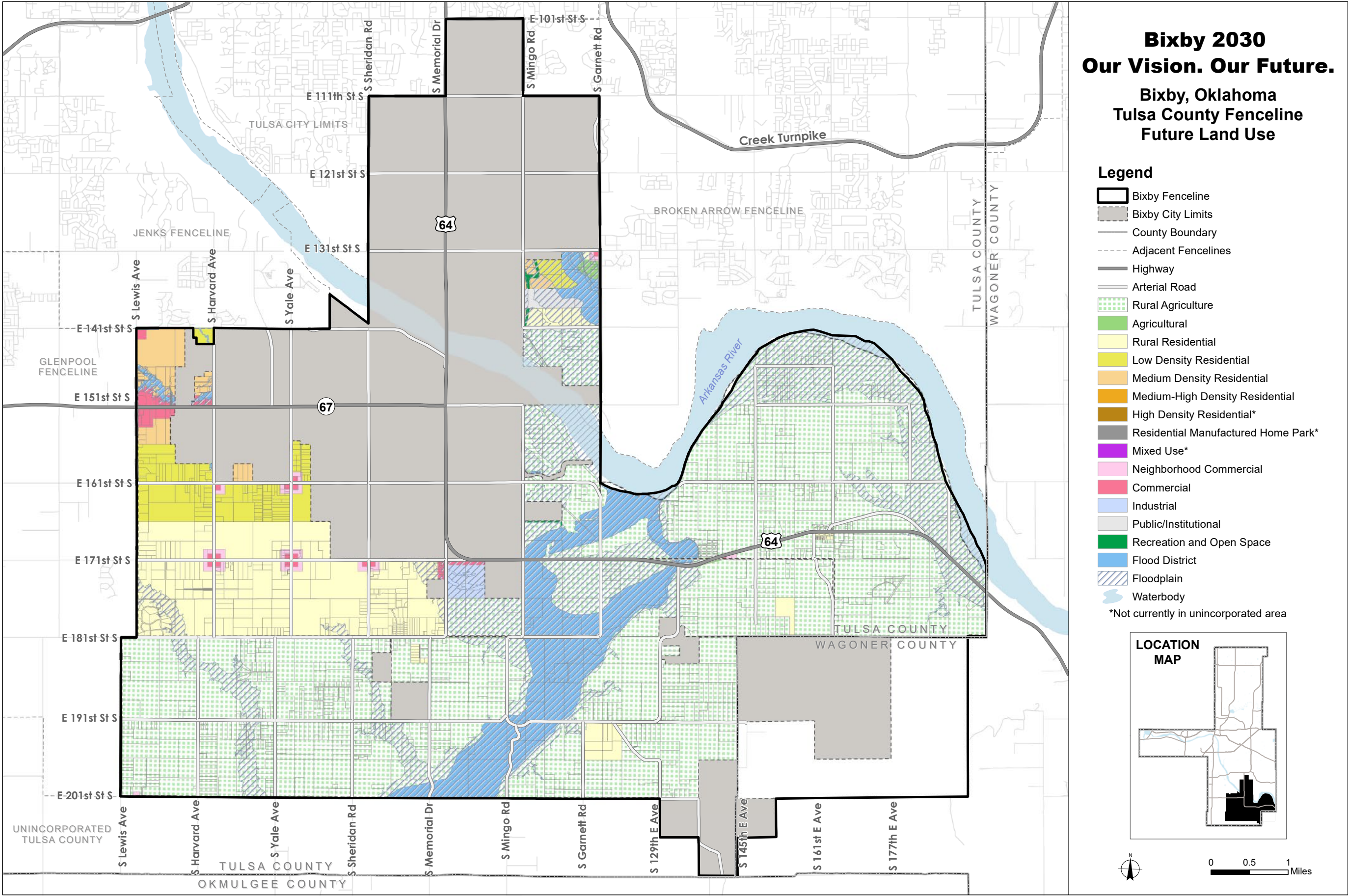
Read the full plan at bixbyok.gov.

Land Use Designations

Designation	Description
Rural Agriculture	The Rural Agriculture designation denotes areas within the City of Bixby's fenceline, but not within the City limits, that have large tracts of land for agricultural purposes. Agricultural uses may also include large-lot detached residential, accessory agricultural uses and structures to support agricultural uses. Improvements in this designation should be low impact and retain the rural character of the area.
Agriculture	The Agriculture designation denotes areas within the City limits that have large tracts of land for agricultural purposes. Agricultural uses may also include large-lot detached residential, accessory agricultural uses and structures to support agricultural uses. Improvements in this designation should be low impact and retain the rural character of the area.
Rural Residential	The Rural Residential designation denotes areas that have large-lot detached residential development in natural / rural portions of the City. Development in this designation should retain the rural character of the area and will be relatively low in density. However, these areas should offer sufficient access to schools, parks, trails, and open spaces to maintain the quality of life in the rural setting, and may allow limited commercial uses that support the surrounding rural area.
Low Density Residential	The Low Density Residential designation denotes areas on the fringe of the urbanized area of the City. Development in this designation should remain low in density and mostly consist of detached single-family units. Although, this designation may allow land uses that support neighborhood functions, such as parks and neighborhood scaled shops that are cohesive with the residential character.
Medium Density Residential	The Medium Density Residential designation denotes areas within Bixby where there is a sense of neighborhood cohesion. Medium Density Residential mostly consists of attached and detached single-family homes but may also include other integrated land uses that support the neighborhood, such as shops, religious institutions, small offices, and educational institutions that reflect the neighborhood's character.
Medium-High Density Residential (Not in Unincorporated)	The Medium-High Density Residential designation denotes areas where dense attached single-family dwellings and multi-family dwellings are permitted. Vehicular access to major roads, as well as pedestrian paths for enhanced walkability, should be a priority in these areas. Like Medium Density Residential, other land uses that support the neighborhood may be permitted in this designation.

Designation	Description
High Density Residential (Not in Unincorporated)	The High Density Residential designation denotes areas that are suitable for multi-family residential units in multi-story buildings, such as apartments and condominiums. While vehicular access is needed in this designation, bikeability and walkability should also be highly prioritized.
Residential Manufactured Home Park (Not in Unincorporated)	The Residential Manufactured Home Park designation denotes areas that currently have low density manufactured home developments. These dwellings should be compatible with the character of the surrounding neighborhoods and support open space and recreation.
Mixed Use (Not in Unincorporated)	The Mixed Use designation denotes areas where multiple unrelated uses are permitted on a single lot, clustered together to create a dense, walkable, and active urban area. Multiple uses may be stacked vertically in a single structure, or horizontally in a well-planned fashion. These areas should be pedestrian-oriented and located at focal points within the City, such as Downtown.
Neighborhood Commercial	The Neighborhood Commercial designation denotes areas that provide goods and services to meet the frequent shopping needs of residents. Development shall have access to major roads and provide opportunities for walking and biking from nearby residential areas.
Commercial	The Commercial designation denotes areas that create retail and commercial destinations for City residents, as well as others throughout the region. This designation may also support offices and business parks. Development shall have direct access to major roads and transit.
Industrial	The Industrial designation denotes areas where manufacturing operations, warehousing, and research and development facilities are permitted. Uses within this designation shall have direct vehicular access to major arterials and should be sufficiently buffered from residential uses.
Public / Institutional	The Public / Institutional designation denotes areas where public, cultural, and quasi-public uses are permitted to meet the needs of city residents, such as schools and civic uses.
Recreation and Open Space	The Recreation and Open Space designation denotes both active and passive recreational areas that are intended for public use and enjoyment, or areas that should be conserved as open space due to the existing natural features.

Designation	Description
Flood District	The Flood District designation denotes areas within the flood plain where development is limited. Uses in the Flood District should have a low potential for flood damage and should not significantly impede the natural hydrologic system. Uses in this designation may include agriculture, recreation, and open space.





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Broken Arrow

Introduction

Broken Arrow, the second-largest city in the metropolitan area, is located in the eastern and southeastern reaches of Tulsa County and western Wagoner County.

In 2017, the City initiated the *Broken Arrow Next Comprehensive Plan* with a horizon year of 2040 to create a cohesive vision that will accommodate future growth and maintain the city's high quality of life. The Plan was adopted by the Broken Arrow City Council on August 6, 2019 (Resolution Number 1255).

Public Input

The vision for the *Broken Arrow Next Comprehensive Plan* reflects the ideas, needs, and desires of community leaders, staff, and citizens. A variety of engagement techniques were utilized to develop this collective vision throughout the plan's development.

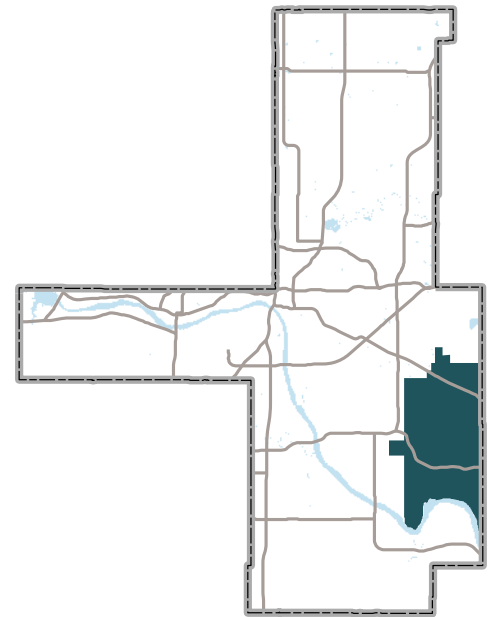
Specific methods used to gather input included the creation of a Steering Committee and Technical Advisory Task Force, stakeholder interviews, four public workshops, design charrette, and an online survey.

Approval

Resolution Number: 2827:1016

TMAPC Adoption: October 7, 2020

BOCC Approval: October 26, 2020



Plan Area within Tulsa County



Read the full plan at brokenarrowok.gov.

Land Use Intensity System

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.

Designation	Description
Level 1 Rural Residential	<p>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.</p> <p>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.</p> <p>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.</p>
Level 2 Urban Residential	<p>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.</p> <p>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.</p> <p>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.</p>

Broken Arrow	
Designation	Description
Level 3 Transitional Area	<p>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.</p> <p>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:</p> <ul style="list-style-type: none"> • 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 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. <p>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.</p>
Level 4 Commercial / Employment Nodes	<p>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.</p> <p>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 and mixed-use office in a walkable setting, similar to the downtown area but at a smaller scale.</p>
Level 5 Downtown Area (Not in Unincorporated)	<p>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.</p> <p>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.</p>

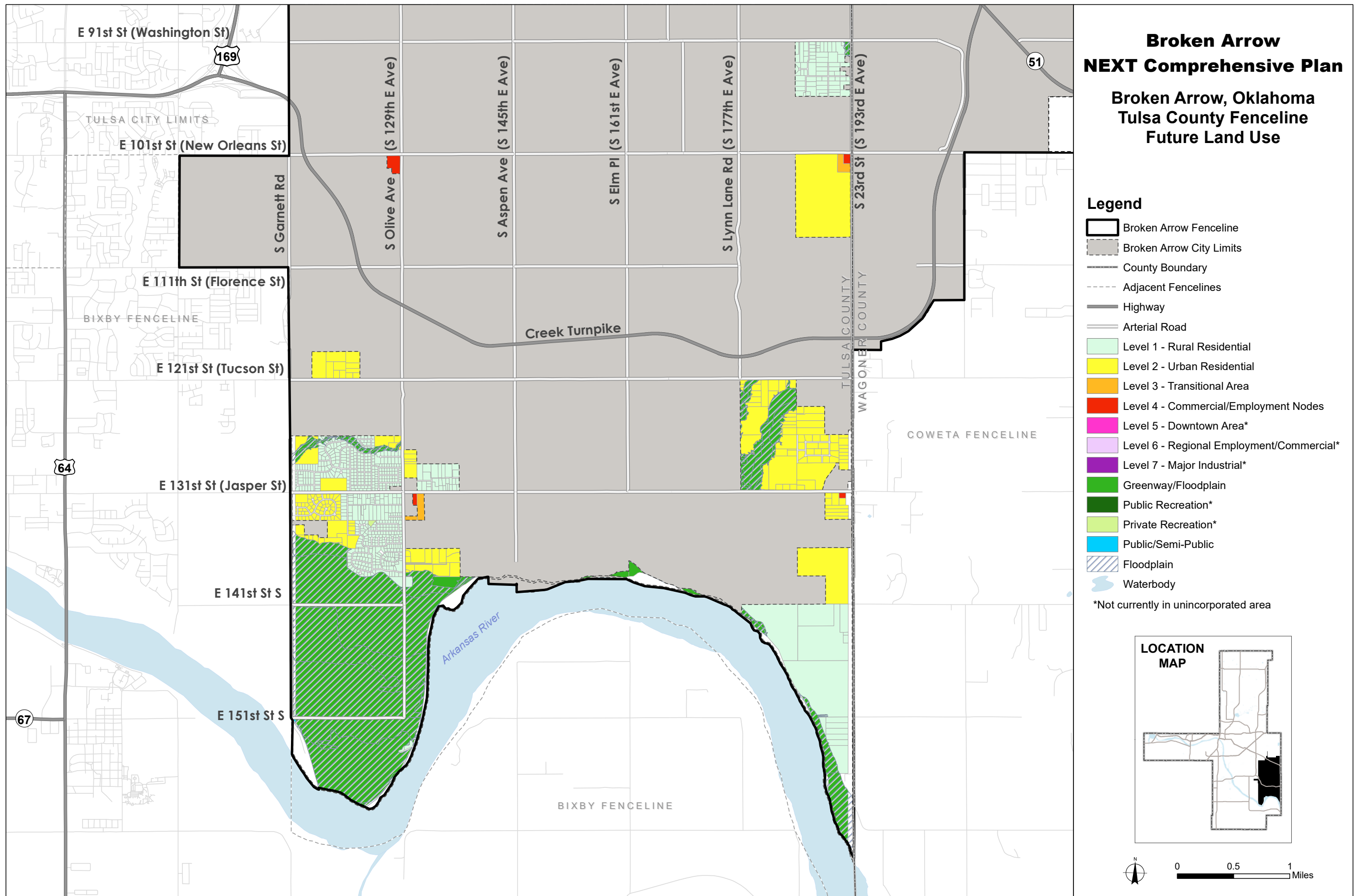
Designation	Description
Level 6 Regional Commercial / Employment (Not in Unincorporated)	<p>Level 6 represents an opportunity to develop regionally significant and highway oriented commercial and employment nodes in Broken arrow. The Level 6 classification is for a mixture of medium to high intensity 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.</p> <p>Industrial Light (IL) would be considered in accordance with the Comprehensive Plan under the following conditions:</p> <ul style="list-style-type: none"> • 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.
Level 7 Major Industrial (Not in Unincorporated)	<p>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.</p>
Greenway / Floodplain	Areas that fall within the FEMA designated floodplain.
Public Recreation (Not in Unincorporated)	City of Broken Arrow parkland.
Private Recreation (Not in Unincorporated)	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.

Zoning Districts

District	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7
A-1: Agricultural	Allowed						
RE: Residential Estate	Allowed						
RS-1: SF Residential	Allowed						
R-2: SF Residential	Possible	Allowed	Possible				
RS-2: SF Residential	Possible	Allowed	Possible				
RS-3: SF Residential	Possible	Allowed	Possible				
RS-4: SF Residential		Allowed	Allowed				
RD: Residential Duplex		Possible	Allowed				
RM: Residential MF			Allowed	Possible	Possible		
RMH: Residential Mobile Home			Allowed				
NM: Neighborhood Mixed-Use			Allowed	Allowed			
CM: Community Mixed-Use			Possible	Allowed			
DM: Downtown Mixed-Use Core					Allowed		
DF: Downtown Fringe					Allowed		
ON: Office Neighborhood		Possible	Allowed	Allowed	Possible		
CN: Commercial Neighborhood				Allowed	Possible	Allowed	
CG: Commercial General				Allowed	Possible	Allowed	
CH: Commercial Heavy						Allowed	Possible
IL: Industrial Light						Possible	Allowed
IH: Industrial Heavy							Allowed



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Collinsville

Introduction

Collinsville is located in northeast Tulsa County and extends to the east into Rogers County. The *Collinsville Comprehensive Plan 2030* serves as the policy guide for the future physical and economic development of the City based on present and future needs.

The Plan was adopted June 2008. The 2030 Plan provides a basis upon which effective, informed, and consistent policy decisions may take place in both the public and private sectors. It also provides public officials and residents with essential information about the City and its planning area. The planning area boundaries encompass the anticipated growth area of the City.

Public Input

The planning process for the update of the 2030 Plan was developed by the City Planning Staff and Planning Commission and formalized by the City Commission. Citizen participation in the planning process was sought in a variety of ways. General coverage was given in the local Collinsville News regarding the initiation and progress of the study.

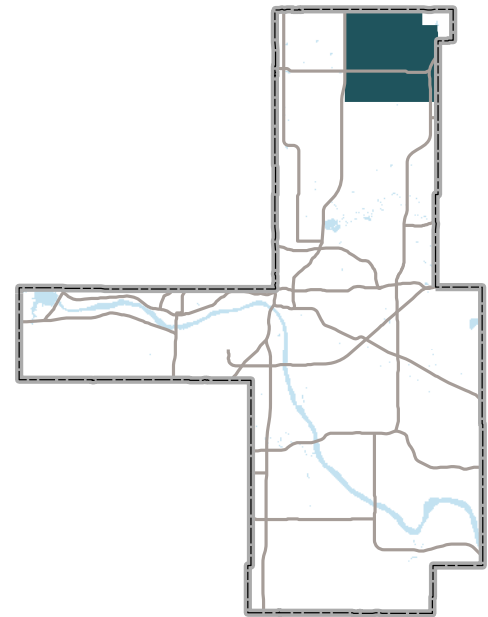
The Steering Committee was appointed by the City Commission and included elected and appointed officials and citizen representatives of the business and lay community. The committee hosted public forums and conducted an on-line public survey to solicit input on planning and land use related matters pertaining to the update.

Approval

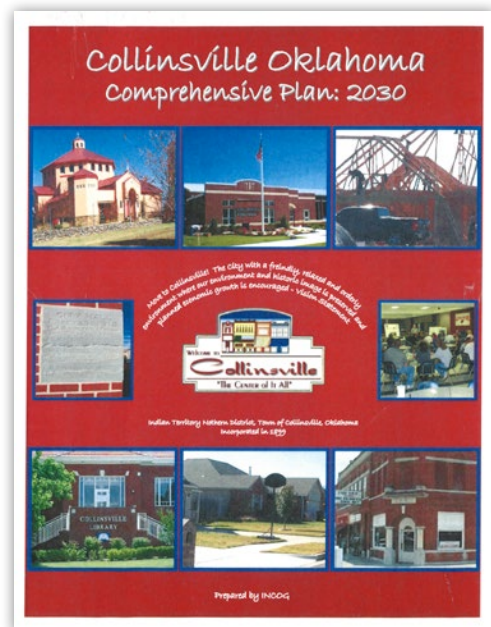
Resolution Number: 2800:1005

TMAPC Adoption: August 21, 2019

BOCC Approval: September 9, 2019



Plan Area within Tulsa County



Land Use Designations

The 2030 Plan classifies development according to its land use and intensity of land use. Land Use designations include broad categories of types of land development. Intensity of designations are applied to all land use categories.

Designation	Description
Agricultural	Significant portions of the land included within the existing corporate limits and particularly with the annexation fencelines that make up the Planning Area located within Tulsa and Rogers County are presently devoted to agricultural uses, including ranching and cattle. It is anticipated that much of this land will be developed for urban purposes once utilities become available; however, it is important that these lands be protected from premature and unplanned development that can occur prior to the necessary public infrastructure and utilities becoming available.
Residential	Residential land use includes single-family homes, duplexes, townhouses, apartment units, and manufactured homes.
Office (Not in Unincorporated)	Office areas include medical, dental, office and professional uses, and banking and insurance uses that should be located along major streets. Office areas for acceptable buffers between other less intense land uses, typically residential, and more intense uses, such as commercial and shopping areas.
Commercial	Commercial land use includes the retail and service commercial establishments and service areas located within the planning area.
Industrial	Industrial areas form basic employment and economic development centers for the residents of Collinsville and the planning area. The external impacts industrial uses have on abutting less-intense areas must be considered along with the special needs of industrial areas for access and transportation, water, sewer, and electric services.
Public and Quasi Public	Public and quasi-public areas and facilities form the basic support elements for the surrounding residential, business, or other functional areas of the City and overall planning area. These areas are identified on the 2030 Plan as locations for schools, city halls, fire and police stations, emergency medical services, fairgrounds, post offices, and public works and utility facilities. Public utility facilities also include public works service garages and warehouses, water plants, sanitary sewer plants, storm water detention facilities and reserves, and electrical facilities and substations.
Recreation and Open Space (Not in Unincorporated)	Natural and man-made park and recreation areas and trails and open space areas enhance the livability and quality of life of all Collinsville residents.

Intensity Designations

Designation	Description
Low Intensity	Low intensity areas are low activity living areas for residential and related activities and uses. Good accessibility and services are necessary and the proximity to schools, libraries and similar public and quasi-public areas and uses is important.
	Agriculture Intensity: Areas located on the fringes of urban development characterized by farming, ranching, agriculture and similar rural uses. Agriculture areas are typically unplatted and may include tracts as small as 5 – 10 acres in size or as large as 80 to 160 acres in size. Agricultural areas are typically served by two lane section line roadways maintained by the respective county and are also areas that lack public services such as water or sanitary sewer. The zoning in areas described as having an Agriculture Intensity is AG (Agriculture) and the land use may include what is referred to as “county plats” with tracts of 10 acres or larger and private roadways.
	Neighborhoods: The Neighborhood Unit is a sub-set of the Low Intensity category and is the basic residential planning unit. Neighborhoods include residential land use located outside of Corridors, Activity Centers, the CBD, and Special Districts. Neighborhoods may be bound by arterial streets, corridors, freeways, major natural or man-made physical features or major jurisdictional boundaries.
Medium Intensity	Medium Intensity areas are those areas of moderate activity and physical impact which may require a high level of accessibility and services, but which do not require the level of services necessary for High Intensity development. Medium Intensity uses may be planned at the intersection of arterial streets in Activity Centers and can be used as transitional uses between High and Low Intensity areas.
High Intensity	High Intensity areas are those areas of the greatest and most intense activity, which require the highest level of accessibility, a high level of services, and separation from less intense areas. Separation can be achieved through Medium Intensity areas, screening, buffering, or preservation of natural physical features.
Development Sensitive	Development Sensitive areas are areas characterized by frequent flooding, contamination, slopes in excess of 15 percent, areas with erodible soils, areas having unique environmental qualities, areas where development involves special considerations of public safety, areas where development or redevelopment requires consideration of the preservation of historical, architectural and archaeological features. Generally, development in these areas is discouraged; however, if allowed, should only be allowed requiring the demonstration of measures that will be taken to offset the negative impacts and based on a PUD.

Special District Designations

Special Districts are designated portions of the Planning Area, such as the CBD, which have special and unique characteristics, development patterns, a potential for High Intensity uses, or impacts on adjacent areas that must be mitigated by the development plan.

Additional public and private detailed planning is recommended for Special Districts, such as requiring Detail Site Plans prior to issuance of building permits, or requiring PUDs with rezoning requests.

Transition in intensity or density from higher to lower at the perimeter of a Special District should be accomplished within the Special District to prevent the unplanned spreading or encroachment of higher intensity uses located within the District into adjacent or abutting less intense or densely developed areas.

Designation	Description
Special District 1	The CBD (not in unincorporated areas)
Special District 2	East Gateway District: It includes a portion of the area along Blackjack Creek in the Original Townsite. The area is generally bounded by 145th Street on the east, 5th or 129th Street on the west, and the alignment of East 141st Street North on the south.
Special District 3	The South Area Mixed-Use and Industrial District: It is the area south of Collinsville. It is bounded generally by Garnett Road/North 113th West Avenue on the west, East 126th Street on the south, East 136th Street on the north, and Blackjack Creek on the east.
Special District 4	The Blackjack Creek Open Space Reserve Recreation Area: It is located along the major tributary of Blackjack Creek and is bounded on the north by East 146th Street North, on the south by East 126th Street North, and includes the floodplain of Blackjack Creek.
Special District 5	The SH-20 West Development Areas: It is bounded on the west by US-75, on the south by East 126th Street, on the east by Memorial and on the north by the floodplain of Horsepen Creek.

Corridor Designations

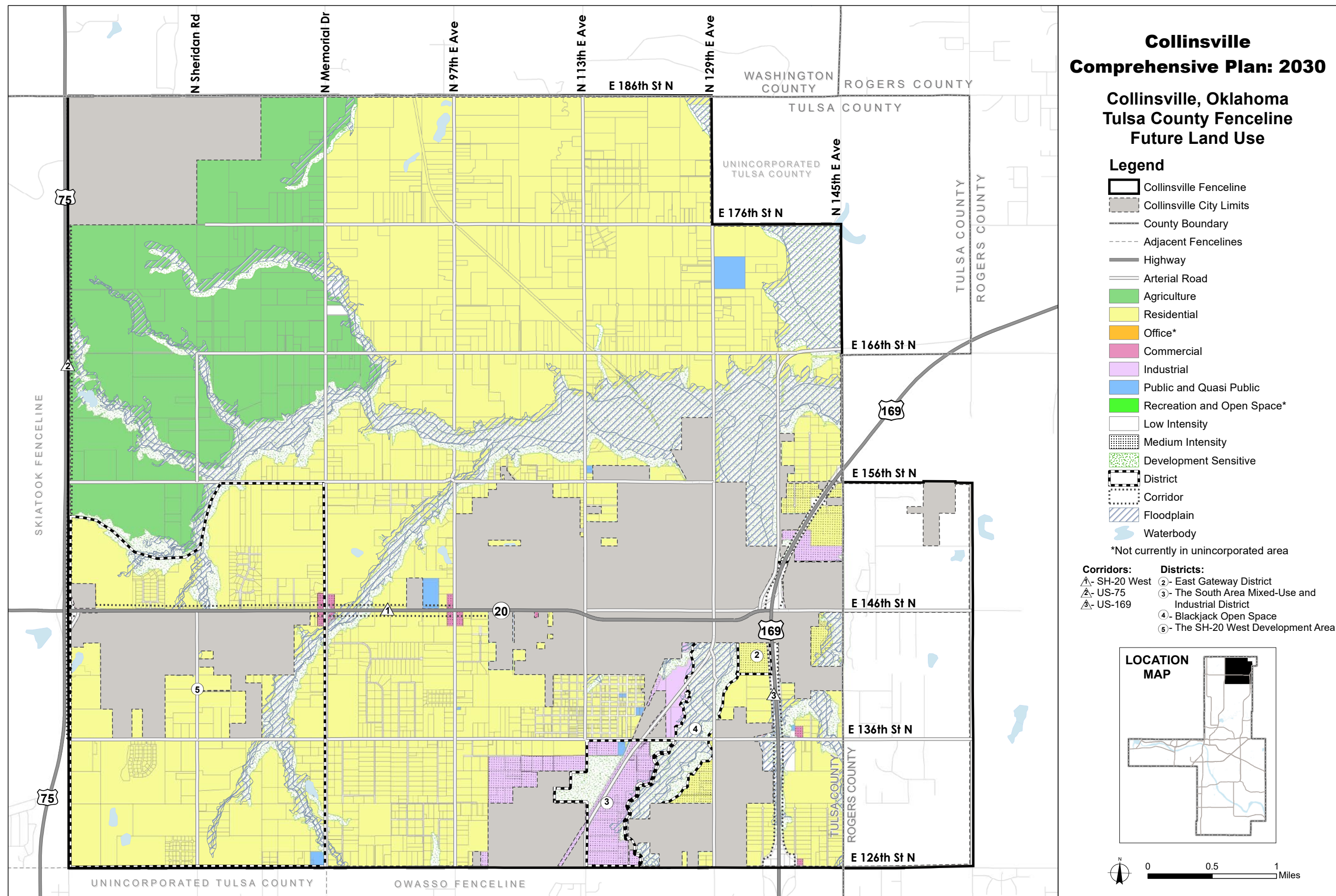
Corridors are defined as areas designated in the 2030 Plan that are located along state and US Highways, and expressways. They may contain major employment and region serving businesses and industries in concert with a relatively high- or medium-intensity residential base. The major characteristics of Corridor areas in the 2030 Plan are as follows:

1. Includes uses that are more intense in nature, which should have high exposure and convenient access to high speed, regional, and metropolitan transportation facilities.
2. Contains a multi-functional grouping of land uses interrelated by internal vehicular and pedestrian/bicycle networks that may be connected to a metropolitan and regional transit system.
3. Has access to Primary and Secondary Arterials from internal Corridor Collector streets.
4. Should have a maximum depth of 660 feet as measured from the centerline of the adjacent expressway or highway, the requirement for a PUD for Medium or High Intensity development greater than 660 feet from such centerline.
5. Within Corridors, High and/or Medium Intensity development should be designed by using setbacks, buffering, and other separations to be compatible with any Low Intensity development that may be located within the Corridor or abutting the perimeter of the Corridor.
6. Corridor areas may be developed for nonresidential or residential uses.

Designation	Description
SH-20 West Corridor	The SH-20 Corridor begins on the west at US-75 and 146th Street and extends east to Memorial Drive.
US-75 Corridor	The US-75 Corridor is located east of US-75 and is bounded on the south by 126th Street and on the north by 156th Street.
US-169 Corridor	The US-169 Corridor is located 660 feet east and west of US-169 and is bounded on the south by 126th Street North and on the north by 146th Street North.



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Glenpool

Introduction

The *Glenpool 2030 Plan* was officially adopted on July 6, 2010 (Resolution Number 10-07-01). On November 14, 2017, an Interim Update was adopted (Resolution Number 17013). The Comprehensive Plan is meant to serve as the general policy guide for future physical and economic development of the City based on present and future needs.

Glenpool is located in the southwest portion of Tulsa County. Originally an oil boomtown, Glenpool has a recent history of serving as a bedroom community or living area for major employment centers in the Tulsa metropolitan area. Residential growth continues to be strong. The Glenpool Planning Area is strengthened as a specific market area for commercial development with some industrial development along US-75. The socio-economic mix of Glenpool is a positive force in support of business and economic growth.

Public Input

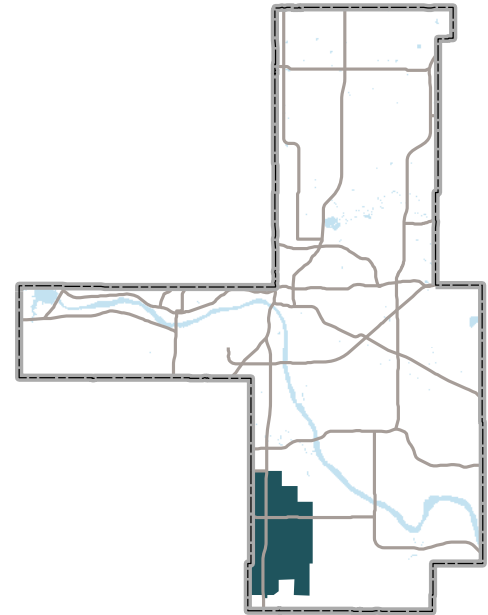
The updated plan and regulations all reflect community and leadership input obtained through a series of small-group discussion sessions, a community-wide Town Hall Meeting on Glenpool's Future, work sessions with a City-appointed Project Advisory committee, joint workshops with City Council, Planning Commission and Advisory Committee members and public hearings before the Planning Commission and City Council prior to final adoption by Council.

Approval

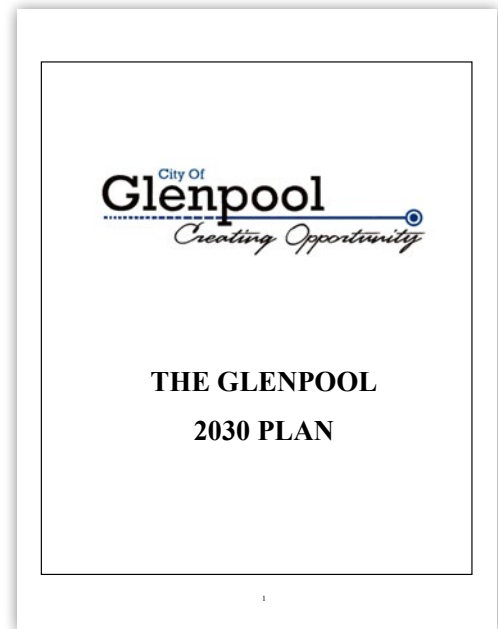
Resolution Number: 2796:1000

TMAPC Adoption: June 19, 2019

BOCC Approval: July 15, 2019



Plan Area within Tulsa County



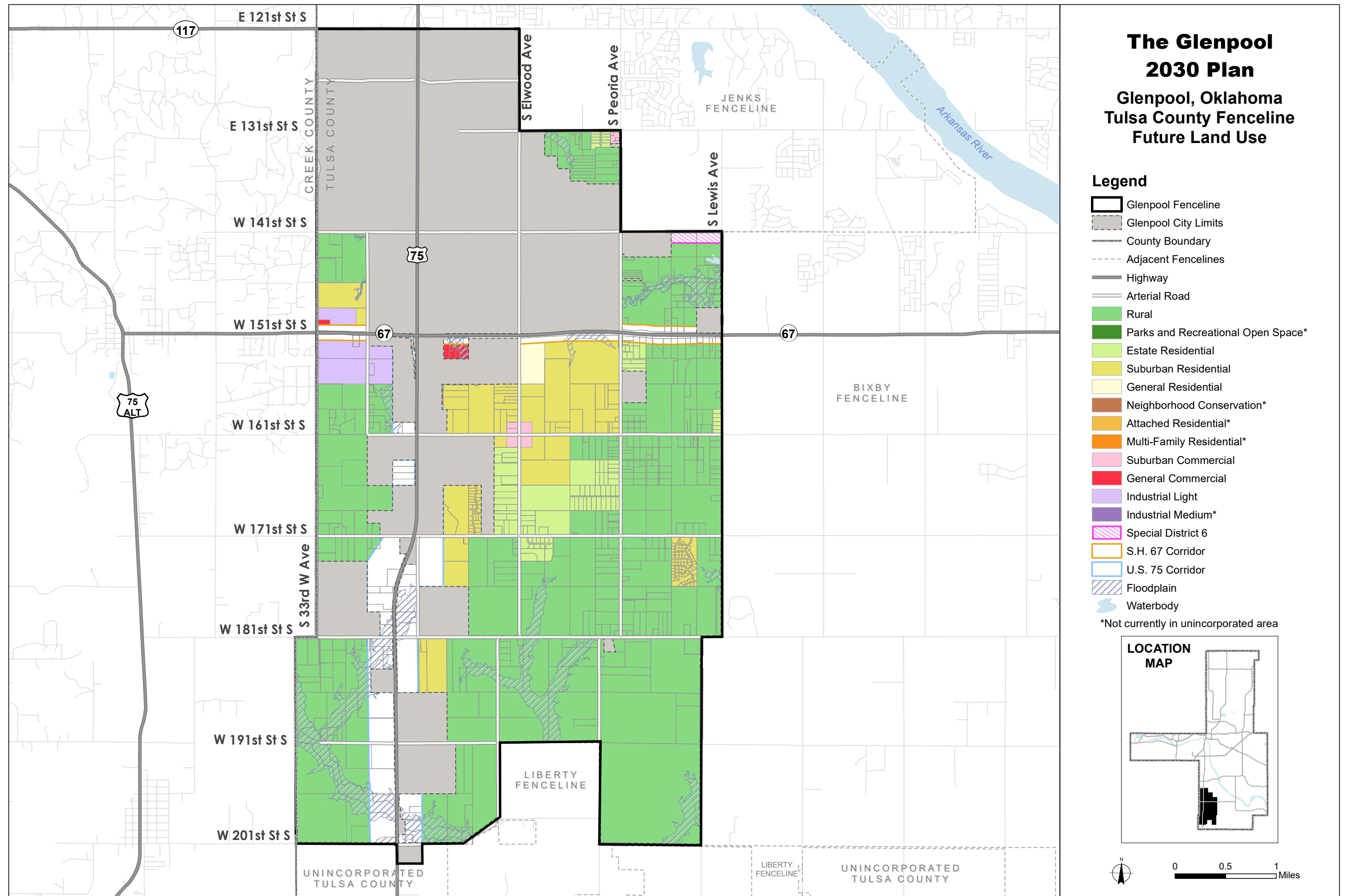
Read the full plan at glenpoolonline.com.

Land Use Designations

Designation	Description
Rural	The Rural designation consists of lands that are sparsely developed, with mainly agricultural and very low-density residential as the primary uses. This category provides its residents with the choice of relative seclusion within the countryside and away from a more developed setting. Glenpool has extensive rural lands within its City limits relative to cities that have this mostly beyond their jurisdiction, except in areas that have been annexed for eventual development, or to preserve rural character through the protections afforded by agricultural zoning. Floodplain areas may also retain their rural character over the long term given their unsuitability for any intensive land development.
Parks and Recreational Open Space (Not in Unincorporated)	The locations of government-owned and maintained public parks, designed for both active and passive recreational enjoyment, are indicated on the 2030 PLAN Map. Some sites are developed with a variety of facilities and amenities (e.g., Black Gold Park) while others have limited improvements and will be developed over time or remain in a more natural state.
Estate Residential	This designation is for areas that, due to public service limitations or prevailing rural character, should have limited development activity other than large-lot residential. Such areas provide a transition between a city's rural fringe and more urbanized in-city development patterns and intensities. Lots in this category typically range from one to three acres, which provides substantial openness and separation between individual dwellings.
Suburban Residential	This designation is for residential areas where suburban character is established and preserved by achieving a balance between buildings and other site improvements relative to the degree of open space maintained within the neighborhood. This distinguishes suburban character areas from more auto-oriented residential areas where site coverage predominates relative to undeveloped space.
General Residential	This designation covers areas with predominantly single-family residential uses at typical in-city densities, often with limited open space set-aside or internal amenities for residents.
Attached Residential (Not in Unincorporated)	This designation provides a transition between residential areas comprised entirely of single-family detached dwellings and larger-scale multi-family residential properties.
Multi-Family Residential (Not in Unincorporated)	This designation involves areas devoted to structures with multiple residential units, at a greater intensity (i.e., units per building or acre) than found in the Attached Residential category. Site design and open space standards may be applied to offset the relative density of this residential type, to ensure adequate recreational space on the site for residents, and to provide buffering and screening between this and less intensive residential uses. This use category can also provide a transition from primarily residential to mainly nonresidential areas.

Designation	Description
Neighborhood Conservation (Not in Unincorporated)	<p>This designation is applied to established neighborhoods that are largely built-out and stable and where no significant change in development type or pattern is expected or desired. To implement a conservation strategy, the current zoning districts for these areas may warrant repurposing, and their uses and standards may require recalibration, to maintain the desired neighborhood character. This zoning approach is designed to “lock in” standards that reflect and reinforce how a neighborhood originally developed or has evolved over time, to preserve its existing, prevailing character.</p> <p>In other cases, a customized Neighborhood Conservation zone may serve to manage a neighborhood in transition, such as where older homes fronting on a perimeter street with increasing traffic volumes could be allowed to convert to small-scale office uses over time while still maintaining a residential character and appearance.</p>
Suburban Commercial	<p>This designation involves commercial developments, whether at a neighborhood or community scale, that stand apart from most auto-oriented contemporary development through reduced site coverage and other design elements that move a site into the suburban range of the community character spectrum relative to sites where “gray” spaces predominate over “green” and open spaces.</p>
General Commercial	<p>This designation is for properties in commercial retail, office, and service uses, primarily along portions of major roadway corridors within the community for high visibility and accessibility, but also in other locations to accommodate neighborhood-focused businesses.</p>
Industrial - Light and Medium (Industrial Medium is not in Unincorporated)	<p>These designations accommodate uses that are intensive in terms of how “light” industrial and especially “medium” industrial activities can affect other nearby properties. This can include factors such as noise, vibration, light/glare, odor, truck traffic, and hours of operation, as well as the sheer scale and intensity of some types of industrial land use. Depending on the standards applied through development regulations, an industrial area can allow for a wide range of uses, from office/warehouse to wholesale, product assembly, and manufacturing.</p> <p>Some communities aim for a more aesthetic business or industrial “park” environment, with specific standards for building arrangement and orientation, building materials and design, extensive landscaping, and especially full screening of loading and outdoor activity/storage areas, if such external activity is even permitted.</p> <p>A campus feel may be further reinforced by private or public streetscape and design enhancements, including special signage at industrial area entries and key intersections, unified lighting design, water features, etc.</p>

Designation	Description
Special District 6	<p>Special District 6 is a continuation of Special District 5 on 141st Street. The development criteria are the same as those for District 5.</p> <p>Special District 5. The Central Business District (CBD):</p> <p>The CBD, Special District 5, extends east from US-75 along 141st Street to the vicinity of Elwood Avenue. The configuration of Special District 5 is shown on the 2030 PLAN Map. The recent improvements of 141st Street from two (2) to three (3) lanes, with center turn lanes and sidewalks, support commercial/community serving business activity and development along this street. The County finished widening 141st Street to a three-lane facility from Elwood to Peoria since the time of the 2010 Plan update. The existing land use is a mix of office and commercial uses and undeveloped land. This area will continue to be one of the more important shopping and commercial areas in Glenpool during the planning period, along with the Southwest Crossroads area at US-75 and 121st Street and other emerging development elsewhere along US-75. New banks, a regional library, post office and several restaurants have been developed in the CBD in just the last few years. Planned improvements to US-75 will continue to focus attention on this gateway and entrance to Glenpool. Due to the immediate proximity of any such development in this area with abutting residential development to the north and south, screening and setbacks, plus buffering must be included and PUDs are encouraged. It is planned that residential development which fronts 141st Street be redeveloped to convenience commercial or office uses, while properties which rear or side onto 141st Street be redeveloped to convenience commercial or office uses, while properties which rear or side onto 141st Street shall remain residential.</p> <p>In order to focus and maintain attention on the CBD, the City and other partners should continue with efforts to brand the 141st Street corridor as “Black Gold Boulevard” and the CBD and Old Towne area as the “Black Gold District.” Further public and private improvements can build on streetscape enhancements already made along the corridor involving added landscaping, pedestrian-level period lighting, and winding pedestrian paths where room was available within the street right-of-way. Signage and a gateway/entrance from US-75 should also be considered to direct travelers to the retail and other services available in this area. Shared access points for ingress and egress along 141st Street should be required to reduce almost inevitable conflicts that can occur between commercial and office development and traffic on the roadway.</p>
US-75 Corridor	<p>The following is language from the 2017 Supplemental Report from the Interim Update of the <i>Glenpool 2030 Plan</i>:</p> <ul style="list-style-type: none"> • The relatively underdeveloped US-75 Corridor from SH-67 (151st Street) south to 201st Street is incrementally being recognized and utilized for its commercial and light industrial potential. • Glenpool is also seeking to attract industrial growth and business, as well as highway-oriented commercial and potential office development, as a part of its economic development program.





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Introduction

The *Horizon Jenks Comprehensive Plan* was adopted on September 1, 2020. The City's Comprehensive Plan acts as a guiding policy document for the City over the next 20 years. It establishes a vision for the community and provides City staff and elected and appointed officials with the recommendations and strategies necessary to encourage quality, sustainable growth to make that vision a reality.

The City of Jenks is located in a growing metropolitan area and is developed adjacent to a primary natural feature, the Arkansas River. The river has played a significant role in the history of Jenks. The City is bounded by the Cities of Tulsa, Bixby, Glenpool, Sapulpa, and Oakhurst.

Public Input

The Horizon Jenks Comprehensive Plan was completed in a four-step planning process that began with extensive public outreach and engagement with City staff, the Comprehensive Plan Advisory Committee, and the community at large. The Advisory Committee included residents, representative of businesses, schools, and other community organizations.

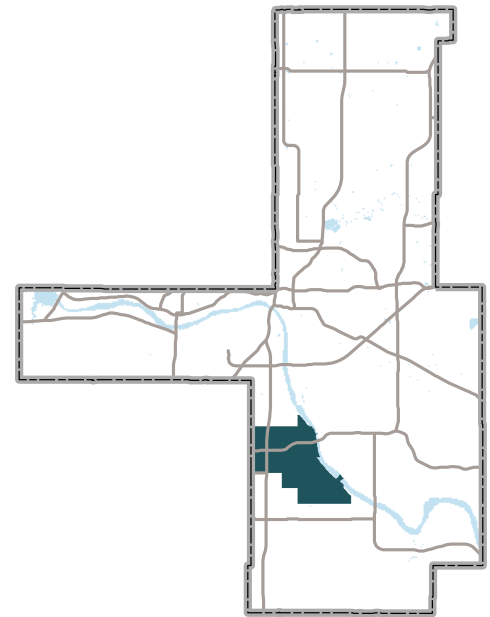
As part of the planning process, the City hosted several events including stakeholder interviews and focus groups, an advisory committee workshop, a community workshop, a business workshop, an elected officials' roundtable, and visioning/subareas workshops with students and the larger community. Input was gathered through in-person and online participation.

Approval

Resolution Number: 2840:1025

TMAPC Adoption: April 21, 2021

BOCC Approval: May 3, 2021



Plan Area within Tulsa County



Read the full plan at jenks.com.

Land Use Designations

Designation	Description
Low Intensity Single-Family	Areas designated as low intensity single-family are neighborhoods that are comprised of large lots with estate style homes at an average density of two homes per acre. The City should work to preserve and protect these areas and ensure that they are not negatively impacted by nonresidential development. No areas outside of those currently developed as low intensity single-family are identified on the Land Use Plan.
Medium Intensity Single-Family	Medium intensity single-family is the predominate land use type included in the Land Use Plan. These neighborhoods should largely consist of single-family detached homes while also accommodating duplexes and brownstones in appropriate areas. These neighborhoods should be comprised of mid-size lots that are generally between four and six homes per acre. The City should ensure that all new development of this type connects with existing neighborhoods and preserves and activates open space.
High Intensity Single-Family	The high intensity single-family land use designation includes areas that should have a combination of single-family detached homes, duplexes, brownstones, and limited intensity multifamily buildings integrated in a seamless and complimentary manner. These neighborhoods should be comprised of small lots that average six to ten homes per acre. The City should promote the development of this land use type in areas near higher intensity multi-family and nonresidential uses.
Multi-Family Residential	Areas designated for multi-family residential should consist of apartments, condominiums and senior housing. Multi-family development areas should be in a master planned, complex setting like the Reserve and Riverwalk Apartments. This land use type can act to separate and transition single-family land use areas from higher intensity nonresidential development and busy streets. The City should promote new multi-family development to include lifestyle supportive amenities targeted to empty-nesters and millennials such as universal design.
Business Park	Areas designated as the business park land use designation are intended to provide for business park/office park uses, which could include stand-alone office buildings and complexes, or several buildings incorporated into a campus-like setting. Supporting commercial uses are appropriate. These areas are generally located along Highway 75 in proximity to the Tulsa Tech Riverside Campus and the Richard Lloyd Jones Jr. Airport or adjacent to Kimberly Clark.
Regional Commercial	The regional commercial land use designation is concentrated at the northern and southern interchanges of Highway 75 as well as at the Riverfront. High traffic volumes and easy access make these areas suitable for the development of large-scale lifestyle shopping centers that would act as a regional draw. The City should ensure that new development of this type integrates the environmental features existing in the area as amenities and public gathering spaces.

Designation	Description
Local Commercial	Areas designated for local commercial are primarily located at intersections along Elm Street and 131st Street and are intended to provide for City serving retail and service uses such as grocery stores, pharmacies, doctors or dentist offices, banks, and other small scale and standalone developments serving the daily needs of nearby residents. The City should continue to reserve zones for the land use type at key intersections to ensure that new neighborhoods have easy access to daily shopping and service needs.
Downtown (Not in Unincorporated)	The downtown land use designation includes Downtown Jenks, centered along East Main Street. Downtown areas should continue to consist of a variety of commercial uses including boutiques, antique stores, restaurants, cultural amenities, and offices. The City should work to enhance the character and identity of this area to make it a true destination in the Tulsa region.
Light Industrial (Not in Unincorporated)	Areas designated for light industrial are intended to accommodate a variety of uses ranging from light assembly, storage and distribution, low intensity fabrication operations, research and tech industry applications, artisan manufacturing, and more. Offices related to light industrial uses may locate in these areas. These areas continue to be concentrated in the northern most portion of the City near the Tulsa Tech Riverside Campus and the Richard Lloyd Jones Jr. Airport.
Heavy Industrial (Not in Unincorporated)	The heavy industrial land use designation is established to accommodate existing industrial uses including Kimberly Clark and the Glenpool Terminal. The Land Use Plan for the City of Jenks does not provide additional areas for heavy industrial uses, or new uses in existing areas that pose an undue risk to public safety.
Parks and Open Space	This land use is defined by areas that are used for active and passive recreation and natural areas including greenways and floodplains. Parks and open space will continue to make up a large percentage of land within the community and their quality should be enhanced over time. Potential areas for the development of new parkland have been identified to ensure that the City's growing population continues to have safe and convenient access to recreation opportunities.
Public and Semi-Public (Not in Unincorporated)	This land use includes a wide variety of uses that provide or support public services and amenities including government-owned buildings, schools, places of worship, hospitals, and not-for-profit organizations. In Jenks' growth areas, new public/semi-public uses should be expected. Although the precise location for these uses is unknown at this time, the City should direct them away from areas designated as commercial or industrial on the Land Use and Development Chapter.
Utility (Not in Unincorporated)	This land use comprises land that is dedicated to the production, storage, distribution, and maintenance of public and private utilities.



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Owasso

Introduction

The City of Owasso is located just north of Tulsa, in the northeastern portion of Tulsa County and the western portion of Rogers County.

Owasso's Comprehensive Plan, *GrOwasso 2030 Land Use Master Plan*, provides a blueprint for growth and development in the City of Owasso over the next 20 years. It was adopted by the Owasso City Council in 2014 (Resolution 2014-07) and then amended in 2016 and 2018.

Public Input

The *GrOwasso Land Use Master Plan* was based on extensive public outreach and input from a diverse steering committee representing a broad cross section of citizens in the community. One of the first planning elements of the plan was an online survey that was made available to Owasso citizens through the City website and Facebook page.

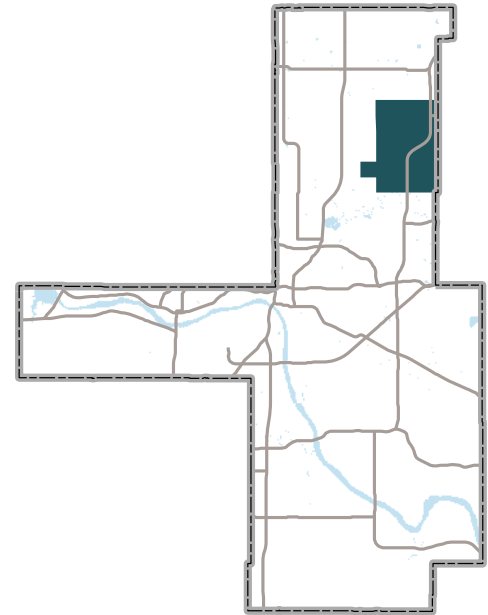
The information collected was used to assist the steering committee with the identification of key issues and in the development of goals and action plan strategies.

Approval

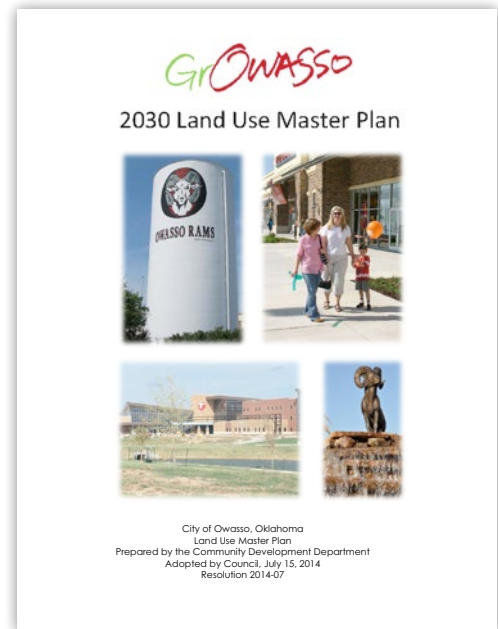
Resolution Number: 2796:1002

TMAPC Adoption: June 19, 2019

BOCC Approval: July 15, 2019



Plan Area within Tulsa County



Read the full plan at cityofowasso.com.

Land Use Designations

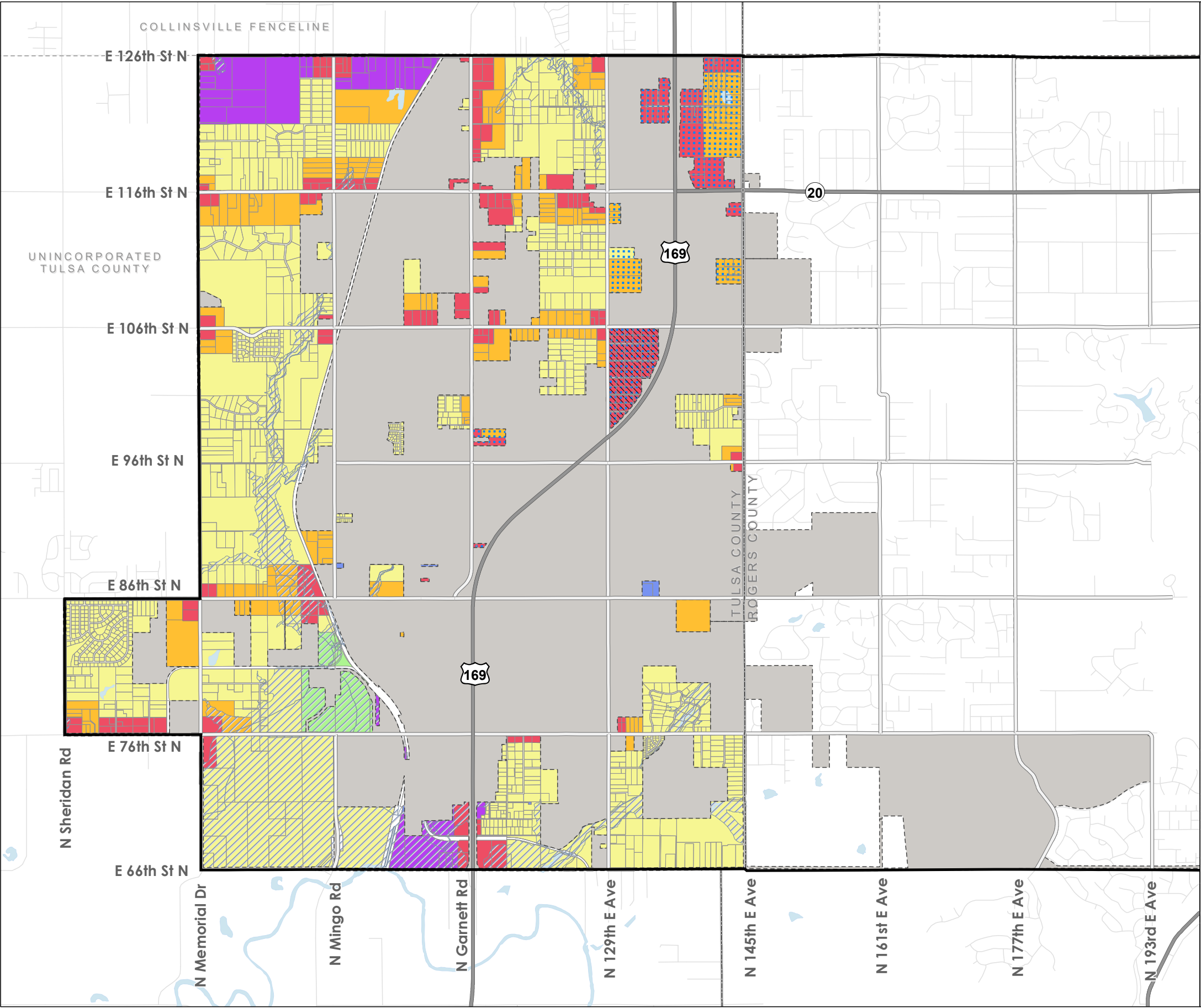
Designation	Description
Commercial	<p>The Commercial Land Use District represents areas of retail trade and services. Typically, these areas are located around nodes of arterial street intersections or in some cases, at intersections of collectors and arterials. Commercial Districts can also be found in corridors that have an established commercial use pattern, such as the Smith Farm area, or highly visible areas, such as along US-169, SH-20, and 116th St. N. west of US-169. The Commercial District includes uses that range from small neighborhood convenience shopping areas, single free standing buildings, big box retailers, restaurants, automotive services centers, and other similar retail uses.</p> <p>Access is a key factor in the location of Commercial Districts. A site with poor access or that is difficult to get to is prone to fail; whereas a site with good and safe access will stand a better chance of survival. In general, the development of long commercial strips around the perimeters of square miles should be avoided as can present problems with access control. In all cases of commercial development, access management should be carefully controlled with design treatments such as mutual or shared access drives and cross connections easements or agreements.</p>
Industrial / Regional Employment	<p>The Industrial/Regional Employment Land Use District represents the highest intensity of land use in Owasso. The Plan calls for industrial uses to be targeted around existing patterns of industrial activity, including: locations near S. 5th St. and Main St. east and west sides of US-169 south of 76th St. N. and near the existing quarry sites near 66th St. N. and 129th E. Ave. Most of Owasso's current industrial activity includes light industrial uses, such as warehousing and storage and facilities and small manufacturing shops. It is expected that this trend will continue with perhaps targeted efforts for research and development facilities. Some higher intensity commercial uses may be appropriate in the Industrial/Regional Employment Use district. These may include more intensity auto and truck repair, truck rental facilities, lumber yard, etc., which are also found in the CH zoning district.</p> <p>The City of Collinsville has zoned several parcels industrial in an area north of 126th St. N. in the northwestern portion of the Owasso fenceline, and there are already some existing industrial businesses operating in this location. For this reason, the Plan shows a large area as Industrial/Regional Employment Districts just across the street from this emerging industrial area in Collinsville. Additionally, Owasso really does not have a lot of land area left in which to place small industrial users, so it made sense to show this area as Industrial/Regional Employment. With the new standards in the zoning code for landscaping and buffering in place, adequate protection for any nearby residential areas is enhanced.</p>

Designation	Description
Neighborhood Mixed-Use (Not in Unincorporated)	<p>The Plan identifies only one Neighborhood Mixed-Use District which is located in the far southeastern quadrant of the fenceline and is part of the Stone Canyon master planned community. This area is shown as a Neighborhood Mixed-Use District because it complements the approved development plan. When Stone Canyon was annexed into the City in 2008, it was approved in Rogers County as a Planned Unit Development. This approved development plan showed a large area as proposed mixed-use development. Therefore, the land use plan correspondingly shows this area with the Neighborhood Mixed-Use District. The very nature of these Districts is to allow them to evolve over time into an area made up of a mix of land uses, which affords people the opportunity to live, work, shop, and have immediate access to recreation facilities in one general area.</p> <p>The intent of the Neighborhood Mixed-Use District is to encourage a mixture of complementary uses that will function as an integrated center allowing for pedestrian connections between developments and uses. Additionally, identifying an area as a Neighborhood Mixed-Use District offers some degree of flexibility to the developer as to where and how they place the uses within the area due to changing market conditions.</p> <p>In the future, additional Neighborhood Mixed-Use Districts may be needed as the community grows and becomes more complex. However, it is recommended that future districts accompany small area plans that are more prescriptive in terms of uses and the physical characteristics of the development. Small area plans are more specific than Land Use Plans, and identify appropriate areas or parcels for housing, live/work units, commercial, and employment centers and can provide guidance for decision makers when reviewing development proposals located in these areas. Small area plans also provide another key component, which is the conceptual layout of an internal roadway network.</p>

Designation	Description
Parks / Recreational	<p>Similar to the Public/Institutional/Quasi Public land use category, the Parks/Recreational category generally identifies land area already being used for public parks. The plan does not identify all of the private neighborhood parks, private golf course facilities, or other private recreational uses. In general, parks should be situated conveniently to allow access to all citizens in the community and be socially equitable. Currently, Owasso has 11 parks including the Skate Park located near the wastewater treatment plant south of the intersection of 76th St. N. and Main Street and Veterans Park, which has no amenities, on the north side of 86th St. North between US-169 and 129th E. Ave. The Bailey Ranch Golf Club is also identified on the Plan as being within the Parks/Recreational category.</p> <p>For the most part, Owasso citizens are geographically well served by park facilities with one notable exception, the northeastern part of the City. In this area, where there has been tremendous residential growth, there is no public park facility. However, several of the newer subdivisions have installed neighborhood parks maintained by private homeowners' associations, which offers people in those particular neighborhoods a place to recreate and socialize. Public parks require local funding for operations and maintenance. Currently, the City is not fiscally able to take on or acquire additional park land as park budgets and personnel are typically stretched thin to maintain the current park land inventory. Additionally, suitable tracts of land are becoming more difficult to locate and the cost of acquisition is also a concern. While this plan may suggest locating property for a park in the northeast quadrant of the City, the cost of that and the long-term maintenance need to be carefully weighed against projected revenues.</p> <p>The Plan also shows a portion of the existing stone quarry located in the southern part of the planning area as recreational. Interviews with the landowner and quarry operator indicate that a portion of the quarry will be closed by 2016 and be allowed to fill with water for recreation purposes. For this reason, this area was designated for future park area. Significant private park areas with several amenity features, such as the one around the Three Lakes Subdivision, were also designated for park and recreational uses.</p>
Public / Institutional / Quasi Public	<p>The Public/Institutional/Quasi Public land use category includes government and quasi-governmental facilities. Uses that may be found in this category include: hospitals, public buildings, schools, and/or utility substations.</p> <p>Since it is difficult to predict with any degree of certainty where public and institutional uses might locate, as many of them rely on land donations or acquisition using public dollars, the Plan does not specifically identify where future public uses might occur. Rather, the public uses shown on the plan exist and are dedicated for a specific public purpose.</p> <p>This category does not include churches, as they are permitted in residential, duplex, and multi-family zoning districts with a specific use permit and by right in the office and commercial zoning districts. While the plan may not specifically call out areas for future public uses, it does make a general recommendation for a certain public use. Past coverage area studies indicate that a fire station is needed in the northern portions of the City, but the specific site has not been identified. Therefore, the Plan recommends that property for a fire station be acquired in the northern portions of the City near the intersection of Garnett Road and 116th St. N. for the purposes of developing a fire station and training facility.</p>

Designation	Description
Residential	<p>The Residential category represents the most predominant character of development in Owasso. This category typically is comprised of single-family neighborhoods of varying lot sizes and represents the lowest intensity of all the use categories. Dwelling unit densities within the Residential category generally range from 2 to 5 units per acre. In some locations, particularly the eastern portions of the fence line in Rogers County, density can be as little as 1 or fewer units per acre. Planned Unit Developments may also be found in the Residential land use category and may contain various intensities of residential housing. In most cases, the Residential use category is buffered from higher intensity uses such as Commercial with the Transitional use district.</p> <p>Sewer is the dependent variable in terms of the type of density the neighborhood may have. Densities within future developments within the Residential category will depend greatly on the availability of sanitary sewer service. Most of the higher density single family neighborhoods can be found west of 161st E. Ave. and this is due to availability of sanitary sewer service. Two major sewer improvements were recently completed or are currently underway since the previous plan update in 2007. One is the 76th St. Interceptor line which runs general east to west from Stone Canyon Elementary School to the middle of Section 33 (between 76th St. N. and 66th St. N and 129th E. Ave and 145th E. Ave.). This project will open the door for urban residential development in this corridor and in the Stone Canyon Planned Unit Development. Additionally, other existing neighborhoods can tie into this line to remove themselves from septic systems. The other major upgrade is the Ranch Creek sanitary sewer upgrade line which will increase sewer capacity west of US-169. This project generally follows Ranch Creek just west of the SKO Railroad tracks. Due to these improvements, it is reasonable to assume that higher density residential development might occur in both basins. Other areas of the fenceline area may not develop to densities any greater than 1 or 2 dwelling units per acre because of the expense of bringing sewer to these locations. As a result of the many variables involved, the Residential category was not broken apart into two different categories, such as rural or urban.</p> <p>Land availability is another key determinant associated with residential development. Large tracts of land with few physical constraints typically developed first. As the community ages, land becomes more challenging to develop and often has significant issues with large utility easements or physical features such as flood plain. In other cases, land assembly is required for multiple parcels to make a parcel large enough to economically develop. This is where Owasso finds itself in 2014; all of the easier to develop property suitable for residential development has been developed and generally what remains are the more challenging parcels.</p> <p>In some instances, duplexes or townhomes may be appropriate in the Residential land use category. Typically, this will be accomplished using the Planned Unit Development (PUD) approach for development applications. As the City grows, it becomes more urbanized and development becomes more complex. Therefore, more care needs to be taken when allowing higher density and more intense uses in developed areas. Considering this, duplex and townhome uses may be appropriate in some locations within the Residential land use district under certain conditions.</p>

Designation	Description
Transitional	<p>The Transitional Land Use District represents a transition zone from single-family residential development to non-residential development. Typical uses found in the transitional use zone include attached housing (e.g. duplexes, apartments, townhouses) and office uses. This district would not be suitable for multiple story office buildings if adjacent to single-family neighborhoods. Office areas within this district would include planned office complexes and single use office facilities.</p> <p>Transitional zones generally act as a buffer between higher intensity uses such as commercial and lower intensity uses such as single-family residential. Additionally, there is normally a connection to an arterial street from the Transitional District. Transitional Districts can also be integrated with planned unit developments as part of a larger neighborhood master plan.</p>
Glenn-Mur District	<p>This is a unique area in terms of actual current uses verses planned uses. The Glenn-Mur District is actually a platted subdivision which was developed mostly in the mid 1970s. It is comprised of mostly single-family homes on individual 2.3 acre lots. In 2008, the Owasso City Council approved a land use plan amendment changing the designation in this area from Residential to Commercial land use based on the neighbors in the development petitioning the City for the change. This area is not annexed into the City Limits and it was recommended in 2008 that annexation and subsequent zoning requests not be done in a piecemeal fashion but, rather, occur in larger increments.</p> <p>Therefore, the Owasso Comprehensive Plan recommends that annexations shall occur in increments of no less than 9.2 acres to avoid small “spot” annexations within the entire District. Considering the lots in the Glenn-Mur Addition are generally 2.3 acres in size, annexation requests will typically involve four lots. The two exceptions to this may be at the intersection of 129th East Avenue and 106th Street North or at US-169 and 106th Street North as these are “hard” corner lot situations adjacent to two arterial streets and a major highway.</p>
US 169 Overlay District	<p>Adopted in 2012, the US-169 Overlay District is part of the official zoning map and zoning code of the City and acts as a supplement to the existing underlying zoning along a key economic corridor in the community. The Overlay promotes higher quality architecture and site design as well as prohibiting certain uses that would be detrimental to long term economic stability of the area. Properties covered by the Overlay are subject to certain development standards and criteria and the zoning code should be consulted for development projects within this area.</p>

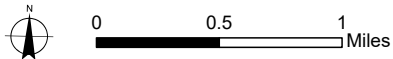
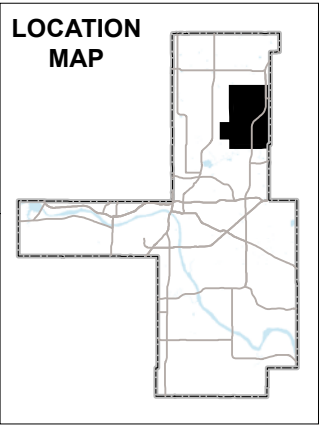


**2030 GrOwasso
Land Use Master Plan**
Owasso, Oklahoma
Tulsa County Fenceline
Future Land Use

Legend

- Owasso Fenceline
- Owasso City Limits
- County Boundary
- Adjacent Fencelines
- Highway
- Arterial Road
- Commercial
- Industrial
- Neighborhood Mixed Use*
- Parks/Recreation
- Public/Institutional
- Residential
- Transitional
- Glenn-Mur Addition Special District
- US-169 Overlay District
- Floodplain
- Waterbody

*Not currently in unincorporated area





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Sand Springs

Introduction

The Sand Springs 2030 Land Use Master Plan provides an outline for growth and development in the City of Sand Springs over the next 15 years. It was adopted by the Sand Springs City Council on June 26, 2017 (Resolution 17-25). The Plan consists of a Land Use Plan Map and a supporting text document that contains data, specific goals, action plans, and recommendations for land use and development in the City and surrounding areas within the fenceline. The map illustrates, in a generalized manner, a preferred land use pattern of development for all areas within the City and fenceline. Numerous areas are left as residential as these areas are still relatively natural in state and should be left for future designation as development occurs spurning the need for additional planning efforts.

Public Input

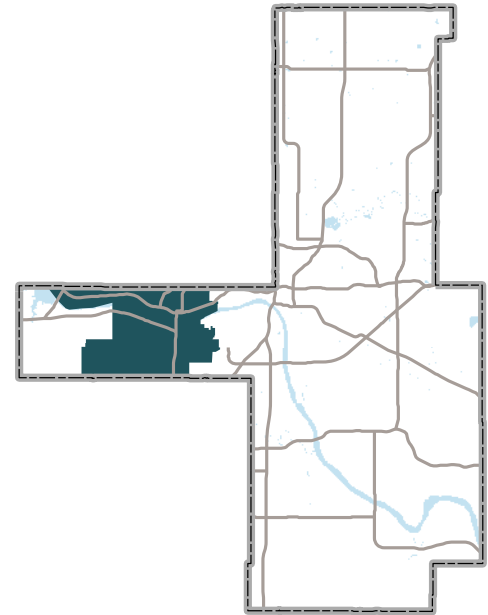
At the beginning of the update, the City of Sand Springs Planning Department embarked on a community outreach effort to engage citizens in the Comprehensive Planning process. They initiated a community survey that was available in electronic format via social media and the City's website. The survey was also available in a hard copy that citizens could acquire at several locations. A web based Interactive map was launched to obtain citizen participation in creating the Plan. In addition to citizens, significant landowners, political leaders, city staff, the real estate community, Sand Spring Public Schools, and other stakeholders gave their input into the creation of the Sand Springs 2030 Land Use Master Plan.

Approval

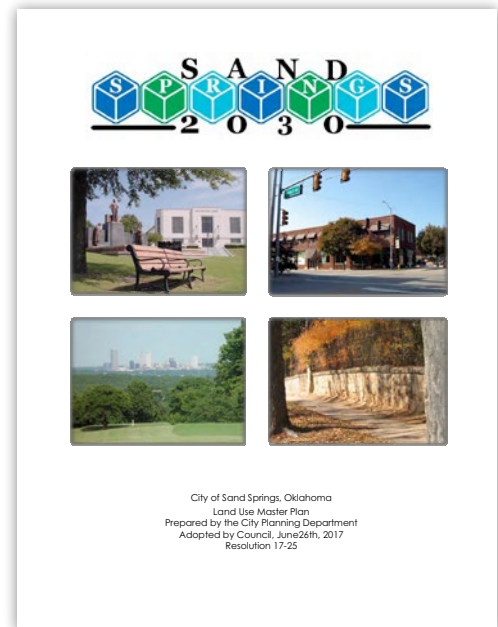
Resolution Number: 2827:1015

TMAPC Adoption: October 7, 2020

BOCC Approval: October 26, 2020



Plan Area within Tulsa County



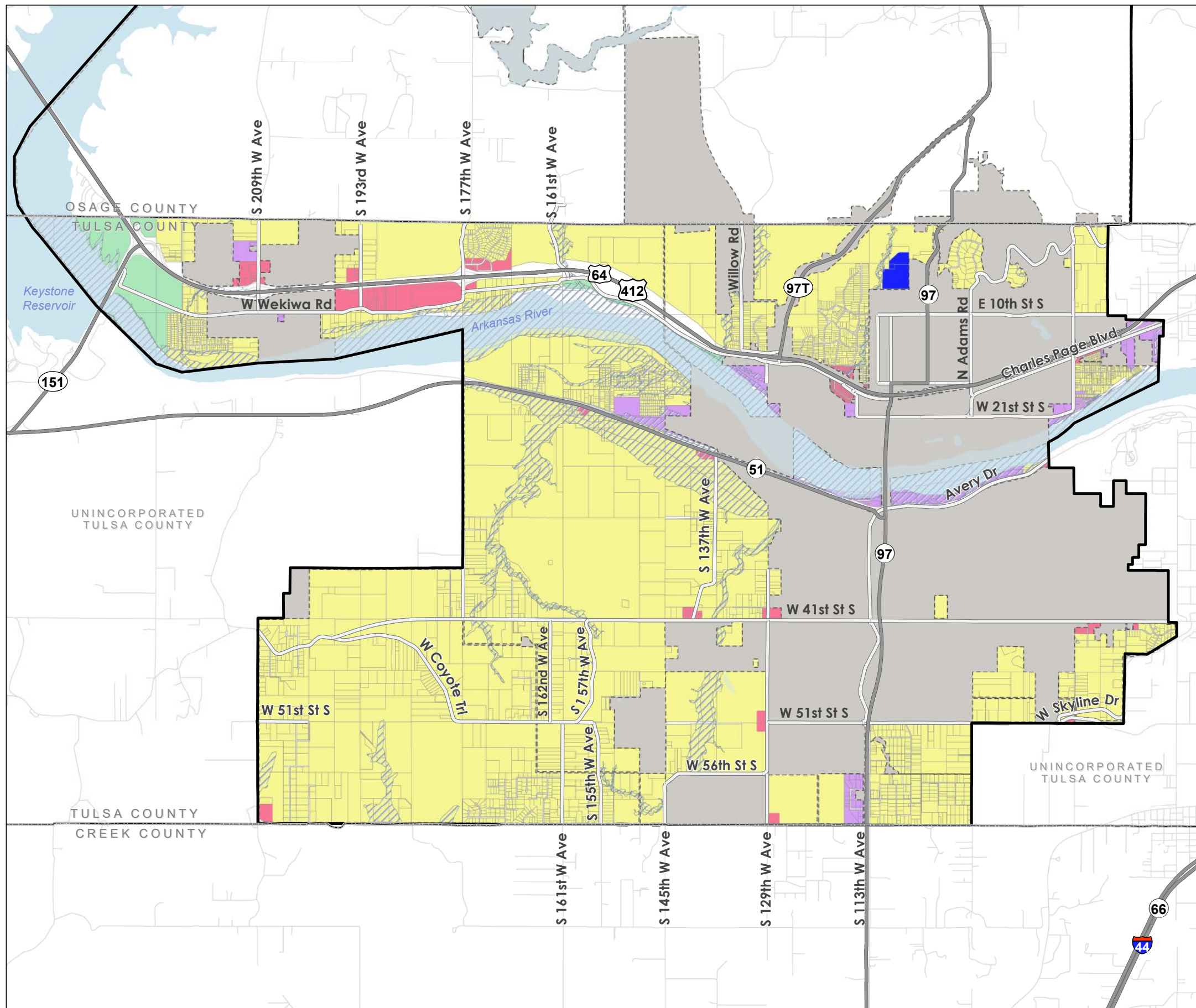
Read the full plan at sandspringsok.org.

Land Use Designations

Designation	Description
Commercial	<p>The Commercial Land Use District represents areas of retail trade and services. Typically, these areas are located around nodes of arterial street intersections or in some cases, at intersections of collectors and arterials. Commercial Districts can also be found in corridors that have an established commercial use pattern. The Commercial District includes uses that range from small neighborhood convenience shopping areas, single free-standing buildings, big box retailers, restaurants, automotive services centers, and other similar retail uses. Residential Multi-Family uses may be allowed where deemed appropriate as increased density provides support for commercial areas.</p> <p>Access is a key factor in the location of Commercial Districts. A site with poor access or that is difficult to get to is prone to fail; whereas a site with good and safe access will stand a better chance of survival. In all cases of commercial development, access management should be carefully controlled with design treatments such as mutual or shared access drives and cross connections easements or agreements.</p>
Industrial / Regional Employment	<p>The Industrial/Regional Employment Land Use District represents the highest intensity of Land use in Sand Springs. The Plan calls for industrial uses to be targeted around existing patterns of industrial activity. Most of Sand Springs' current industrial activity includes light industrial, warehousing, storage facilities, small manufacturing shops, and numerous larger manufacturing and industrial uses. Some of the larger uses are in the manufacturing of steel pipes, fabrication, and oil refinement industries. Historically, Sand Springs has been a manufacturing community full of industry, but with economic, technological, and numerous other factors, the community has seen a downturn in industrial industry jobs in recent years. Some higher intensity commercial uses may be appropriate in the Industrial/Regional Employment Use District. These may include higher intensity auto and truck repair, truck rental facilities, lumber yards, etc., but other commercial uses, when located in appropriate areas, should be considered as many industrial areas are being cleared for redevelopment or are being underutilized.</p> <p>There are numerous areas located within the City of Sand Springs fenceline that might be appropriate for additional industrial development or that are currently being used for Industrial purposes. These properties have been displayed on the Land Use Map for the purpose of identifying additional areas of industrial growth.</p>

Designation	Description
Parks / Recreational	<p>The Parks/Recreational category generally identifies land area already being used for public parks. The plan does not identify all of the private neighborhood parks or other private recreational uses. In general, parks should be situated conveniently to allow access to all citizens in the community and be socially equitable.</p> <p>For the most part, Sand Springs citizens are geographically well served by park facilities with one notable exception, the southeastern part of the City. In this area, there has not been any substantial residential growth or development that has garnered the need for an additional park facility in this location. Additionally, a large majority of the land in this area is owned by one property owner who has not determined how the land might be used in the future. Further, the location of Chandler Park (County Owned) does provide a location for some of the residents in the area to utilize. The City encourages newer subdivisions to create neighborhood parks to be maintained by private homeowners' associations, which offers people in those particular neighborhoods a place for recreation and to socialize.</p> <p>Public parks require local funding for operations and maintenance. Currently, the City is not fiscally able to take on or acquire additional park land. Additionally, suitable tracts of land are becoming more difficult to locate and the cost of acquisition is a concern.</p>
Public / Institutional / Quasi Public	<p>The Public/Institutional/Quasi Public land use category includes government and quasi-governmental facilities. Uses that may be found in this category include public buildings, schools, and/or utility substations.</p> <p>Since it is difficult to predict with any degree of certainty where public and institutional uses might locate, as many of them rely on land donations or acquisition using public dollars, the Plan does not specifically identify where future public uses might occur. Rather, the public uses shown on the plan exist and are dedicated for a specific public purpose.</p> <p>This category does not include churches, as they are permitted in zoning districts with a specific use permit.</p>

Designation	Description
Residential	<p>The Residential category is typically comprised of single-family neighborhoods of varying lot sizes and represents the lowest intensity of all the use categories outside of Agricultural Districts. Dwelling unit densities within the Residential category generally range from 2 to 5 units per acre but density can be as little as 1 or fewer per acre. Planned Unit Developments may also be found in the Residential land use category and may contain various intensities of residential housing. In most cases, the Residential use category is buffered from higher intensity uses such as Commercial with the Transitional use district.</p> <p>Sewer is the dependent variable in terms of the type of density the neighborhood may have. Densities within future developments within the Residential category will depend greatly on the availability of sanitary sewer service. Most of the higher density single family neighborhoods can be found near available sanitary sewer service. One area of concern is the need to expand or extend sewer services into areas of potential growth to allow for more development options and densities to occur. Other areas of the fenceline area may not develop to densities any greater than 1 or 2 dwelling units per acre because of the expense of bringing sewer to these locations. As a result of the many variables involved, the Residential category was not broken apart into two different categories, such as rural or urban.</p> <p>Land availability can be an issue within Sand Springs as large parcels of land are owned by various entities, trusts, and individuals. However, there is available land for development, but unlike other communities, Sand Springs does have some geological, topographical and developmental challenges. None of which are insurmountable but do require additional prep work and design considerations compared with other communities in the Tulsa Metropolitan Area.</p> <p>In some instances, duplexes or townhomes may be appropriate in the Residential land use category. The use of these residential densities can provide for more housing stock while utilizing less land in more developed areas. These uses can serve as good transitional housing when located near higher intensity uses or provide for redevelopment/infill housing opportunities when located in proper locations. Considering this, duplex and townhome uses may be appropriate in some locations within the Residential land use district.</p>
Transitional	<p>This designation represents a transition zone from single-family residential development to non-residential development. Typical uses found in the transitional use zone include attached housing (e.g. duplexes, apartments, townhouses) and office uses. This district would not be suitable for multiple story office buildings if adjacent to single-family neighborhoods. Office areas within this district would include planned office complexes and single use office facilities. Additionally, some commercial uses might be deemed acceptable in transitional districts should the uses be found compatible and of low impact to adjacent properties.</p> <p>Transitional zones generally act as a buffer between higher intensity uses such as commercial and lower intensity uses such as single-family residential. Additionally, there is normally a connection to an arterial street from the Transitional District. Transitional Districts can also be integrated with planned unit developments as part of a larger neighborhood master plan.</p>



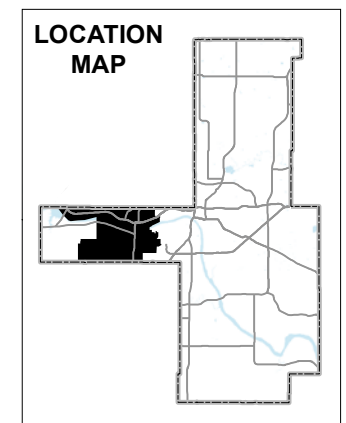
Sand Springs 2030

Sand Springs, Oklahoma
Tulsa County Fenceline
Future Land Use

Legend

- Sand Springs Fenceline
- Sand Springs City Limits
- County Boundary
- Adjacent Fencelines
- Highway
- Arterial Road
- Commercial
- Industrial/Regional Employment
- Parks/Open Space
- Public/Quasi Public
- Residential
- Transitional*
- Floodplain
- Waterbody

*Not currently in unincorporated area



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Skiatook

Introduction

The *Skiatook 2035 Plan, Live, Work, Play - A Frontier of Possibilities*, provides a blueprint for growth and development over the next 20 years. It was adopted April 12, 2016 (Resolution 2016-10). The Plan consists of a land use plan map and a supporting text that contains general data, specific goals, action plans, and recommendations for land use and development in the City and surrounding unincorporated areas within the fenceline.

Public Input

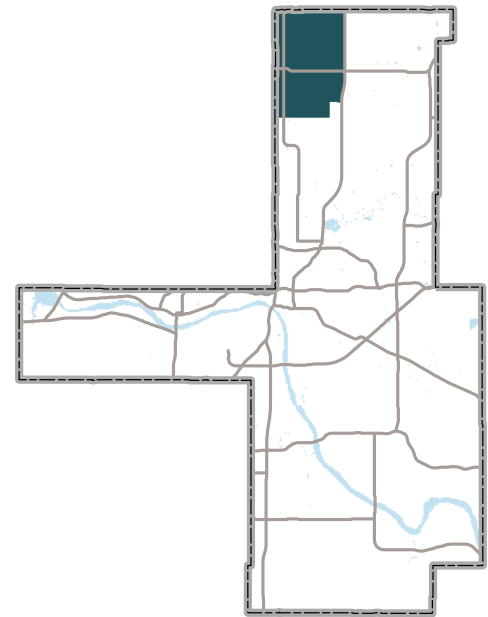
Development of the Plan involved close coordination with the Skiatook Economic Development Authority (SEDA), which functioned as the steering committee for the project. SEDA is comprised of community stakeholders, elected officials, owners of local businesses, significant land holders, political leaders, and members of the real estate community.

Additional information, utilized in the development of the Plan, was collected from the Skiatook Public Works and Community Development Departments.

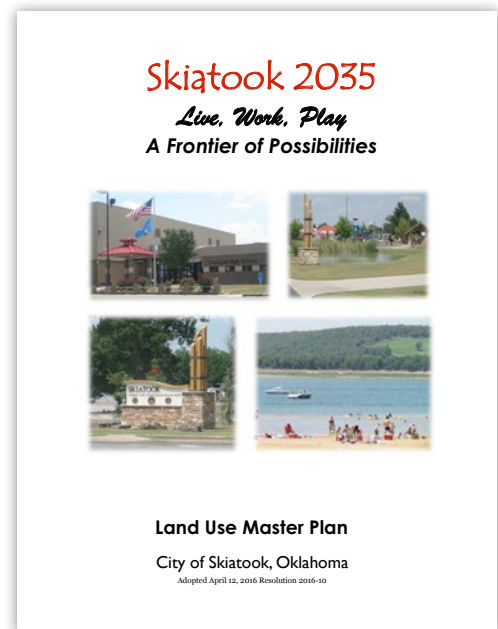
The Plan also coordinates with other adopted plans such as the Indian Nation Council of Government's (INCOG) Regional Trails Plan, and Transportation Master Plan.

Approval

Resolution Number: 2796:1003
TMAPC Adoption: June 19, 2019
BOCC Approval: July 15, 2019



Plan Area within Tulsa County



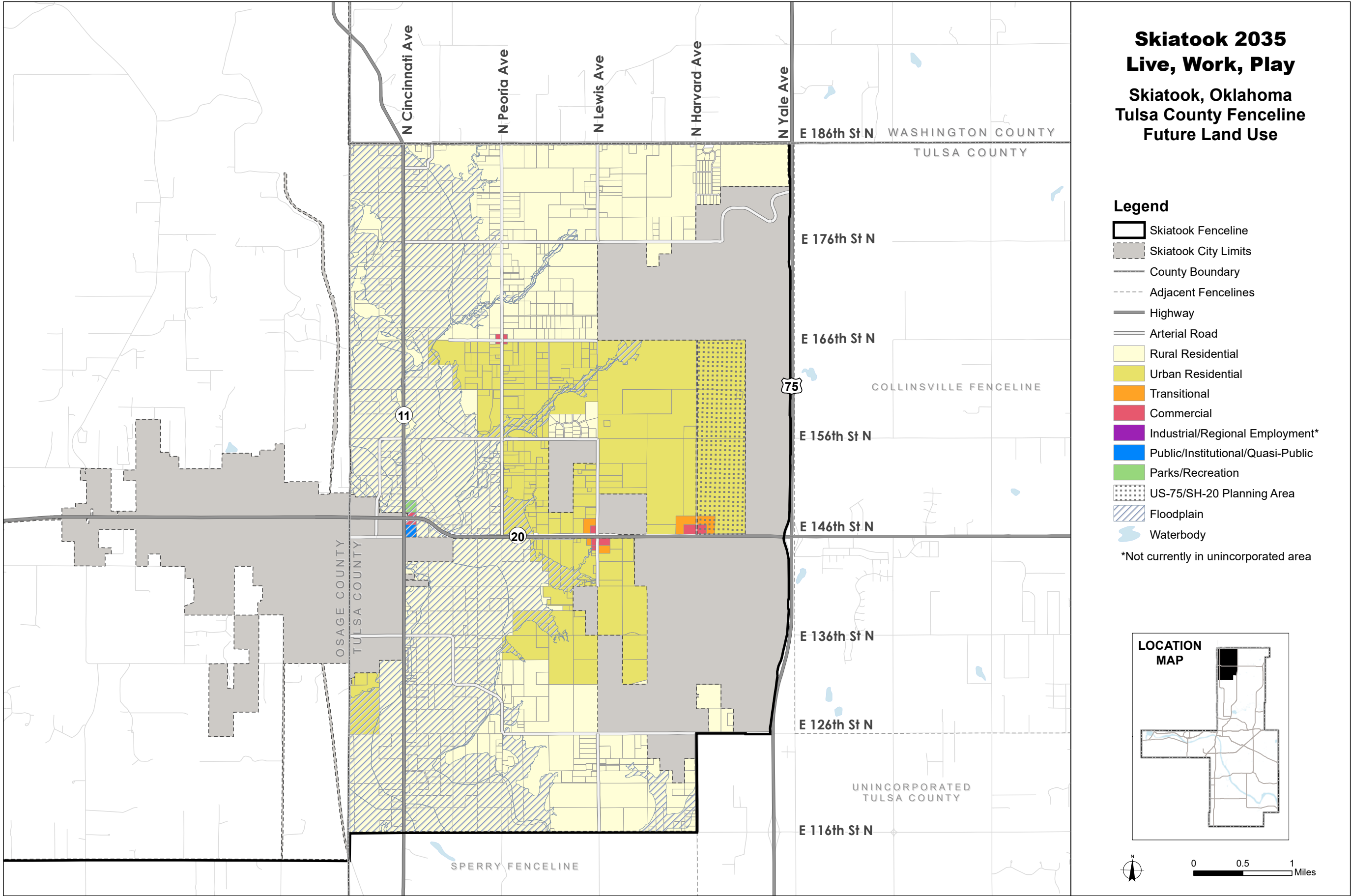
Read the full plan at cityofskiatook.com.

Land Use Designations

Designation	Description
Rural Residential	<p>The Rural Residential category comprises low-density single-family home sites or development, either as part of a rural subdivision, homes on large multi-acre lots, or homes on large agricultural tracts. Rural residential developments would utilize septic or aerobic systems for managing wastewater and would be in areas where urban sewer services are not currently available or would likely not be available within the Plan horizon year.</p> <p>Density in the Rural Residential category would range from a minimum of 1/2-acre home sites up to potentially 50 or more acres per unit. Most development in this category would be found around Skiatook Lake, floodplain areas, or in the rolling landscape of Osage County where extension of sanitary sewer utility lines would be prohibitively expensive or infeasible. Additionally, rural home sites are a feature that makes the Skiatook area attractive to a portion of the population, and as such, these areas should be maintained and protected from urban encroachment.</p>
Urban Residential	<p>The Urban Residential category typically comprises single-family neighborhoods of varying lot sizes and represents single-family homes with the municipal sewerage service or the possibilities of such service. Dwelling unit densities within the Urban Residential category generally range from 2 to 5 units per acre. Planned Unit Developments may also be found in the Urban Residential and use category and may contain various intensities of residential housing. In most cases, the Urban Residential category is buffered from higher intensity uses such as Commercial with the Transitional use district.</p> <p>In some instances, duplexes, residential multi-family low density, or light office uses may be appropriate in this category. Typically, this will be accomplished using the Planned Unit Development (PUD) approach for development applications. As the City grows, it becomes more complex. Therefore, more care needs to be taken when allowing higher density and more intense uses in developed areas. Considering this, duplex, townhome, senior living, light office, or similar uses may be appropriate in some locations, especially as part of an integrated master planned development.</p>

Designation	Description
Transitional	<p>The Transitional land use category represents a transition zone from single-family residential development to more intense development. Typical uses found in the transitional use zone include attached housing (e.g. duplexes, apartments, townhomes) and office uses. This district would not be suitable for multiple story office (2 or more stories) buildings if adjacent to single family neighborhoods unless compensatory setbacks were observed. Office areas within this district would include planned office campuses and single use office facilities.</p> <p>Transitional zones generally act as a buffer between higher intensity uses such as commercial, and lower intensity uses, such as single family residential, hence the name transitional district. Additionally, there is normally a direct connection to an arterial street from the transitional zone. Transitional zones can also be integrated with planned unit developments as part of a larger neighborhood master plan. Where possible, the Transitional category is shown in areas that act as a buffer between higher intensity uses and single-family neighborhoods.</p>
Commercial	<p>The Commercial land use category represents areas of retail trade and services. Typically, these areas are located around nodes of arterial street intersections or in some cases at intersections of collectors and arterials. The corridor near and around US-75 and SH-20 have enormous potential to establish regionally significant commercial uses, such as an outlet mall or amusement park. The commercial use category includes uses that range from small neighborhood convenience shopping areas, single free-standing buildings, big box retailers, restaurants, automotive services centers, and other similar retail uses.</p>
Industrial / Regional Employment (Not in Unincorporated)	<p>The Industrial/Regional Employment land use category represents the highest intensity of land use in Skiatook. This category envisions property that can be developed for high tech precision manufacturing, industrial services, and related businesses that would provide high quality jobs. The Plan identifies these uses around existing patterns of industrial activity and in areas that hold the potential for this type of use due to excellent transportation access to the surrounding region.</p> <p>These areas include locations adjacent to the Skiatook Airport and in the US-75/SH-20 Corridor District. Some higher intensity commercial uses may be appropriate in the Industrial/Regional Employment Use District. These may include more intense auto and truck repair, truck rental facilities, lumber yard, etc., which are also found in the CH zoning district. Highly visible uses should be developed with attractive architecture, landscaping, and employ screening of any outdoor storage areas</p>

Designation	Description
Public / Institutional / Quasi-Public	<p>The Public/Institutional/Quasi-Public land use category includes government and quasi-governmental facilities. Uses that may be found in this category include hospitals, public buildings schools, and/or utilities. The Plan does not specifically identify where future public uses might occur; rather, the public uses shown on the plan are existing and dedicated for a specific public purpose. This category does not include places of worship or places of assembly, as they are permitted in multiple zoning districts. The Plan reflects locations of current public property but does not specify future public uses because it is difficult to predict where such uses may occur as many of them are dependent upon land donations or in some cases, condemnation.</p>
Parks / Recreational	<p>Similar to the Public/Institutional/Quasi-Public land use category, the Parks/Recreational category generally identifies land area already being used for public park uses. The Plan does not identify private neighborhood parks or other private recreational uses. In general, parks should be situated conveniently to allow access to all citizens in the community and be socially equitable.</p> <p>Skiatook is well served with park and recreational areas both within the City limits and those around Skiatook Lake, which includes John Zink Scout Ranch and other State Recreational Areas. Although the Plan does not directly depict them, areas adjacent to Hominy Creeks and Bird Creeks should be explored and ultimately protected for potential trail corridors. These areas would never be developed with urban type uses due to flooding issues but would make suitable corridors for recreational trails, further augmenting existing trails in the community.</p>
US-75 / SH-20 Corridor District	<p>The Plan identifies a special planning area called the US-75 / SH-20 Corridor District, which is located on the west side of US-75 between 166th St. N. Due to its high growth potential, this area which is nearly 1,600 acres in size, is identified for regional types of development and employment generating business and industries.</p> <p>The Cherokee Industrial Park, which contains numerous manufacturing and IT-related businesses, lies just 7 miles to the south of this location. Therefore, this corridor would provide excellent opportunities for ancillary supporting businesses. Because of its high visibility, the Plan encourages attractive architecture and site design to ensure the area maintains long term stability and high property values.</p>





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Sperry

Introduction

Sperry is situated near the Tulsa-Osage County line in North Tulsa County, along State Highway 11 about nine miles north of downtown Tulsa and four miles south of Skiatook. Sperry incorporated in 1920.

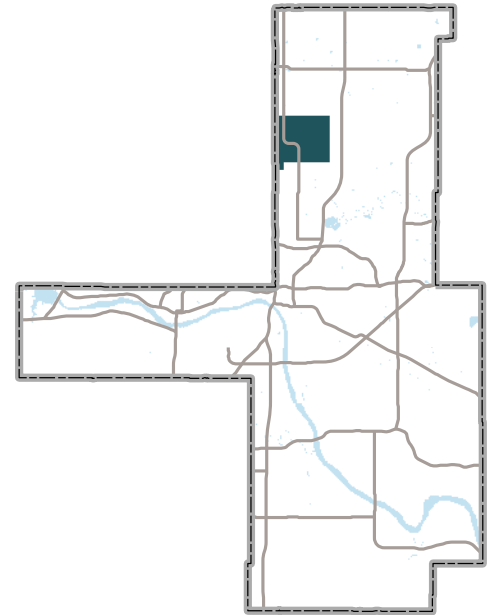
According to the 2010 Census, the incorporated area of Sperry had a population of 1,206 with an additional 696 people residing in the unincorporated fenceline of Sperry within Tulsa County. On March 14, 2013, Sperry adopted a *Comprehensive Growth Guide for the Town of Sperry, Oklahoma*.

Approval

Resolution Number: 2800:1006

TMAPC Adoption: August 21, 2019

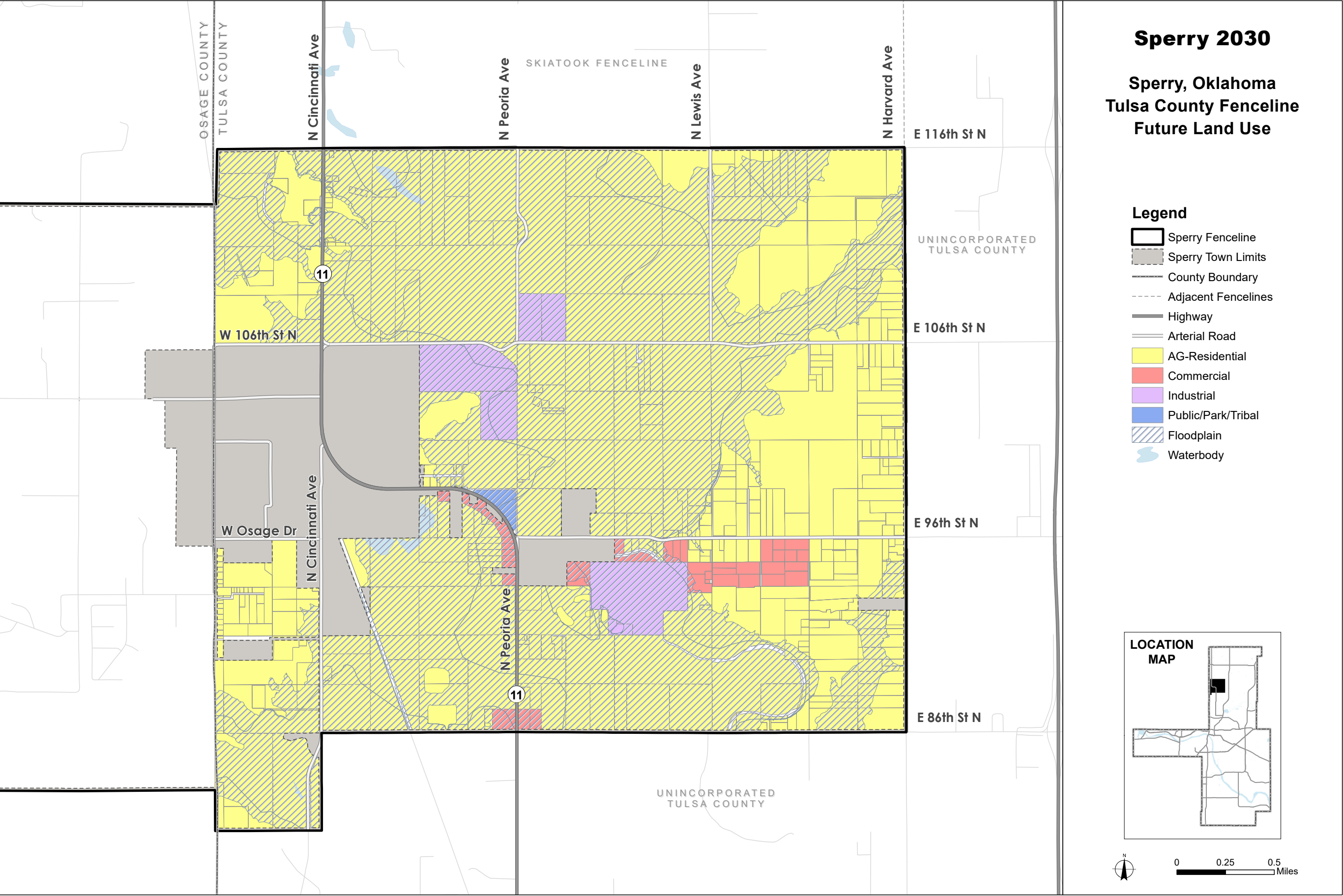
BOCC Approval: September 9, 2019



Plan Area within Tulsa County



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Area Plans










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Land Use Designations

The land use designations below apply in all area plans in unincorporated Tulsa County.

Designation	Description
Rural Residential / Agricultural 	Land that is sparsely occupied and used primarily for farmland, agricultural uses, and single-family homes on large lots. Residential lots generally range from one-half acre or greater and may use on-site services where public utilities are not available.
Rural Commercial 	This designation provides for a mix of retail and service uses that are typically needed by residents in rural areas and surrounding agricultural operations. Developments in Rural Commercial designated areas may include a mix of uses, recognizing that separation of uses is not practical in a rural setting.
Parks and Open Space 	Land or water areas generally free from development. They are used primarily for park and recreation purposes but may also indicate open spaces reserved for natural resource conservation.
Public / Semi-Public 	This designation includes uses that are educational, governmental, or institutional in nature.
Industrial 	This land use category is designed to accommodate industrial uses as well as wholesaling, warehousing, and distribution facilities, which tend to require large buildings and generate more large-truck traffic than other types of land uses.



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Berryhill

Introduction

The Berryhill plan area located just south and west of the Arkansas River contains approximately 4.15 Sq. miles of land and includes properties located either in Tulsa city limits or unincorporated Tulsa county. Berryhill is predominantly built with single-family homes, a few non-residential uses and a fair amount of open space and rolling hills.

In early 2018, Tulsa city council and the Tulsa Board of County Commissioners initiated the small area planning process as a joint city-county planning effort and directed professional planning staff at the City of Tulsa and INCOG to engage local stakeholders (residents, business owners, and others) to establish land use policies to help guide future development.

Public Input

A Citizen Advisory Team (CAT) was formed with a group of volunteer stakeholders, including landowners, residents, and other business owners who had an interest in the area. The CAT members met six times during the planning process to set a direction for the project and to ensure that identified issues and proposed recommendations were reflective of the community. Three public meetings were held to gather community input. An online survey was conducted and more than 300 people responded to it.

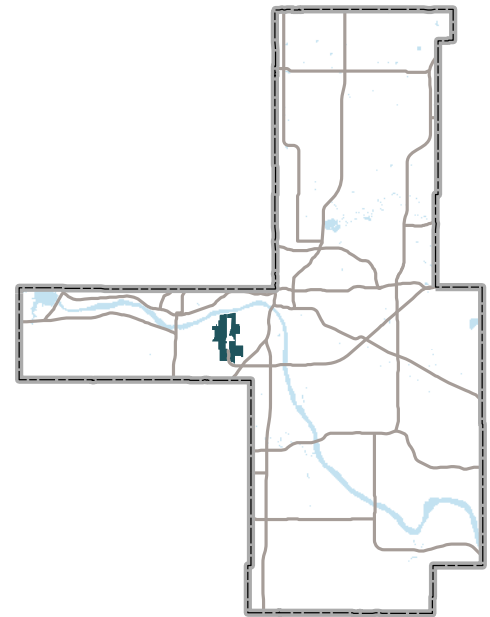
Approval

Resolution Number: 2784:990

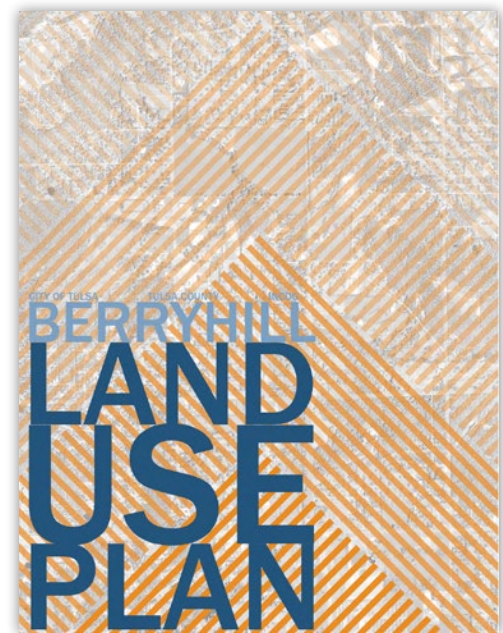
TMAPC Adoption: December 18, 2018

BOCC Approval: January 14, 2019

City Council Approval: January 16, 2019



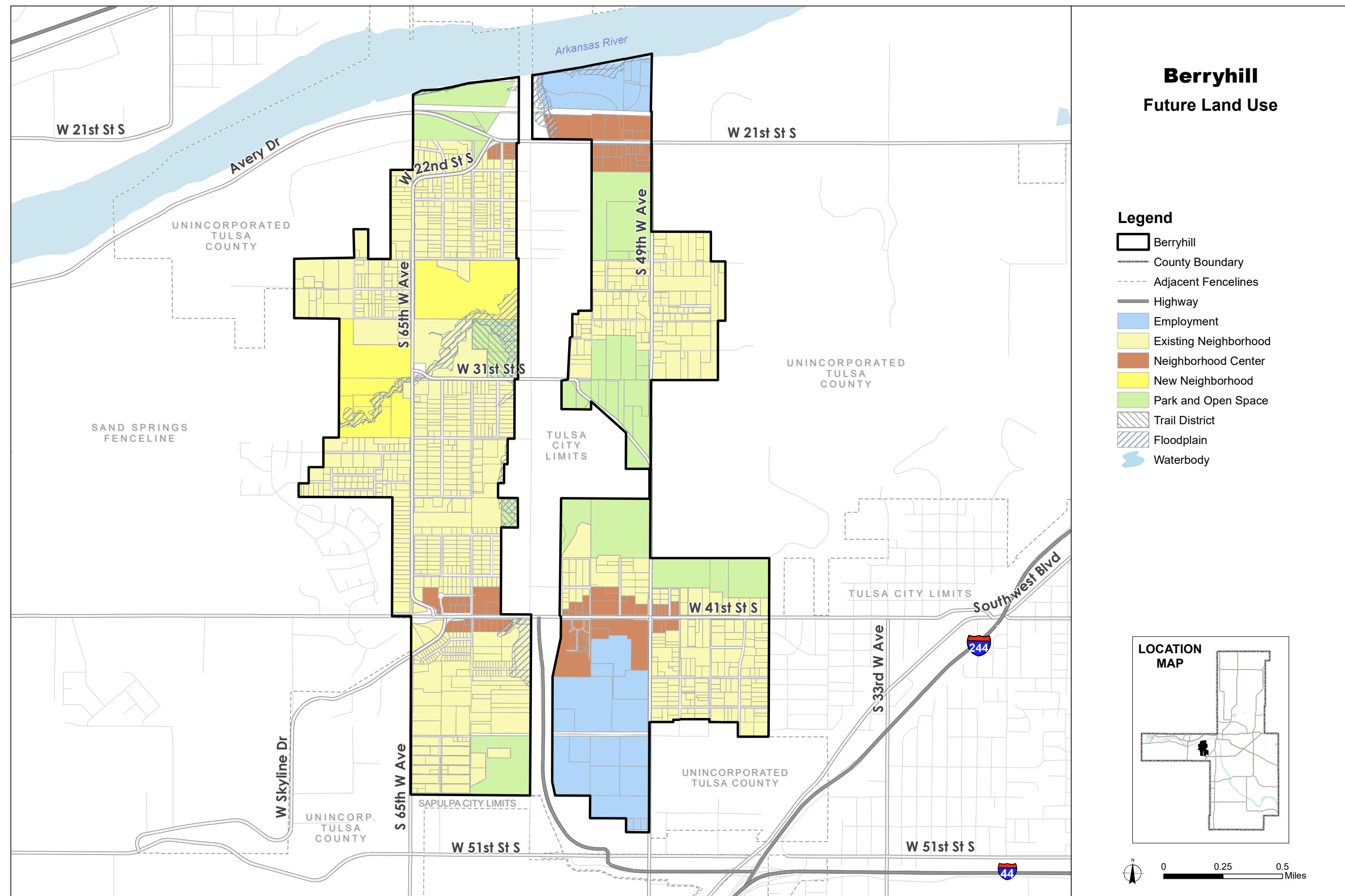
Plan Area within Tulsa County



Read the full plan at tulsaplanning.org.

Land Use Designations

Designation	Description
Existing Neighborhood	The Existing Residential Neighborhood category is intended to preserve and enhance Tulsa's existing single-family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.
New Neighborhood	The New Neighborhood is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity and shall be paired with an existing or new Neighborhood or Town Center.
Neighborhood Center	Neighborhood Centers are small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to number of destinations.
Employment	<p>Employment Areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity.</p> <p>Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.</p>
Parks and Open Space	This building block designates Tulsa's Parks and Open Space assets. These are areas to be protected and promoted through the targeted investments, public-private partnerships, and policy changes identified in the Parks, Trails, and Open Space chapter. Zoning and other enforcement mechanisms will assure that recommendations are implemented. No park and/or open space exists alone: they should be understood as forming a network, connected by green infrastructure, a transportation system, and a trail system. Parks and open space should be connected with nearby institutions, such as schools or hospitals, if possible.
Trail District	Not defined – Supporting recommendations can be found in the Berryhill Land Use Plan (Recommendations 7.2, 7.3, and 7.4).





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Keystone

Introduction

The Keystone area is west of the City of Sand Springs. A portion of the Keystone Reservoir is located in the northwest section of the area. It borders Pawnee County to the north and Creek County to the west and south. The Sand Springs fenceline borders Keystone to the east and northeast. This is the first Land Use Plan for this area, as it was not previously included in the Tulsa Metropolitan Comprehensive Plan.

Public Input

The public process began with an area-wide survey which was shared extensively throughout the area and over 250 residents gave their input. An advisory team was formed and gave valuable information about the community and gave feedback on their vision for future growth of the community.

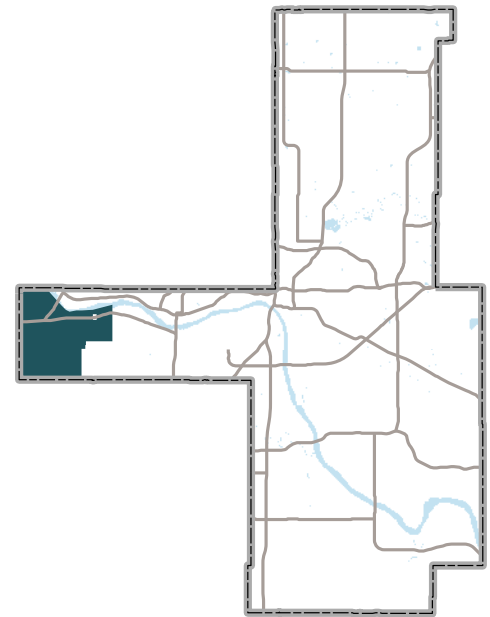
A virtual community meeting was held in June 2020 and the results of the survey along with information about the demographics of the Keystone area were shared. The Future Land Use Map was presented then community input was received and discussed.

Approval

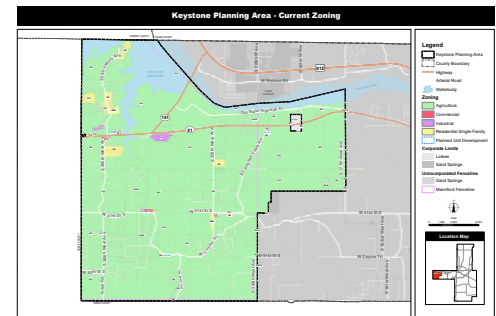
Resolution Number: 2827:1017

TMAPC Adoption: October 7, 2020

BOCC Approval: October 26, 2020



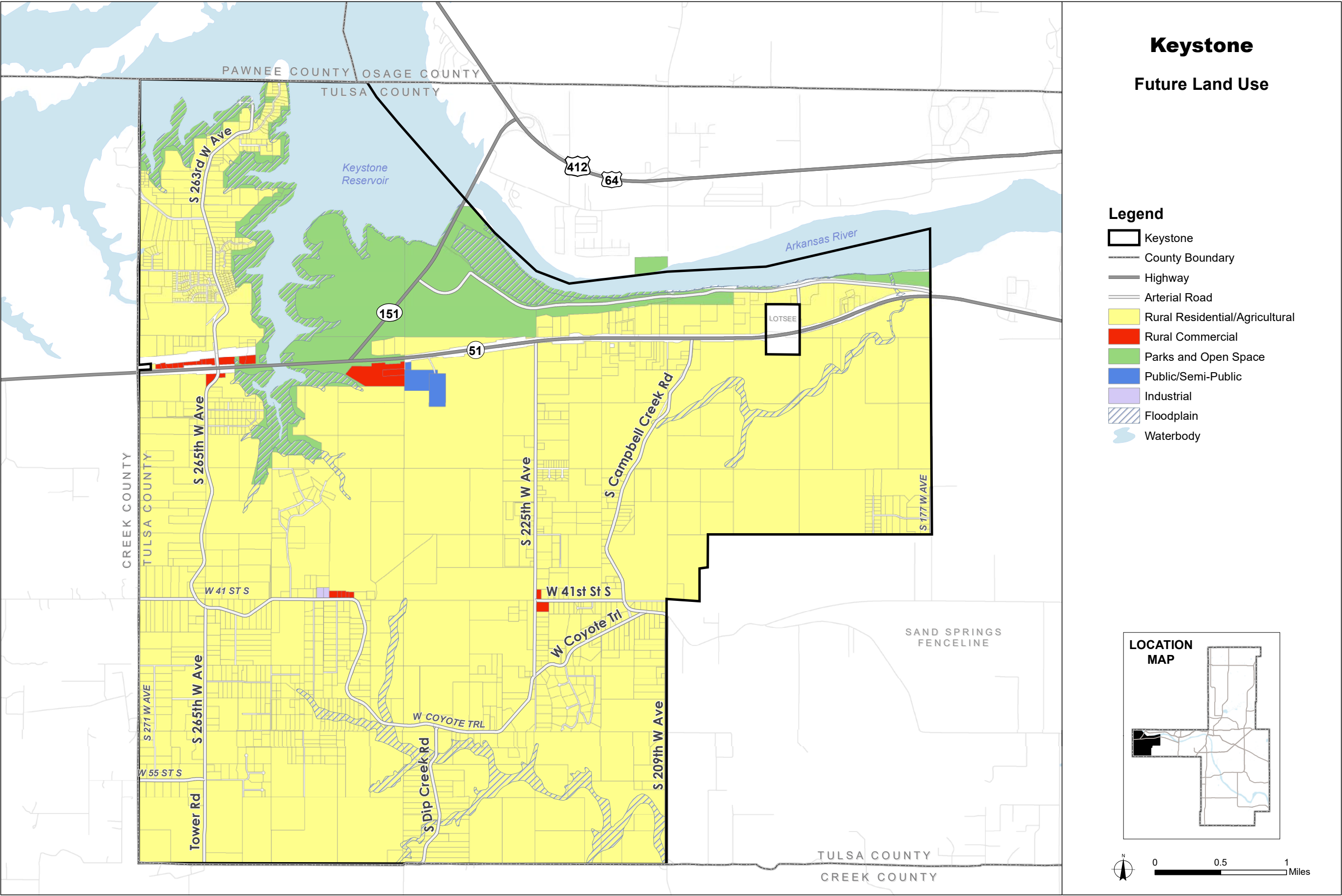
Plan Area within Tulsa County



For more information and several maps of the area, turn to the Appendix, which begins on page 91.



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North Tulsa County

Introduction

The North Tulsa County area lies north of East 56th Street North and borders the Sperry and Skiatook fencelines on the west, the Collinsville fenceline on the north, and the Owasso fenceline on the east. There is a separate portion the lies northeast of the Collinsville fenceline. The majority of the North Tulsa County Area was previously included in the North Tulsa County Comprehensive Plan (Cherokee Corridor) as a part of the Tulsa Metropolitan Comprehensive Plan.

Public Input

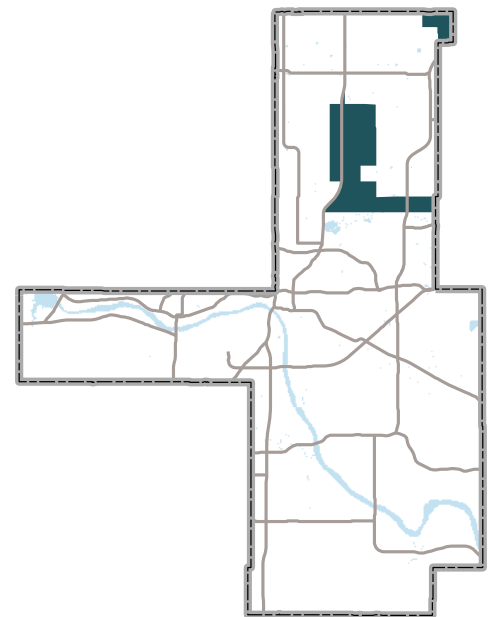
North Tulsa County is an area of about 2,100 people and roughly 750 households. The public process began with an area-wide survey which was shared throughout the area. An advisory team was formed and gave valuable information about the community and continued to submit feedback as the Future Land Use map was created for North Tulsa County.

Approval

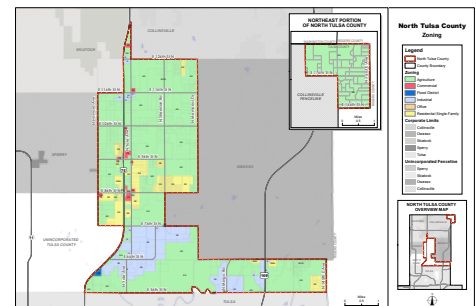
Resolution Number: 2830:1022

TMAPC Adoption: November 18, 2020

BOCC Approval: December 7, 2020



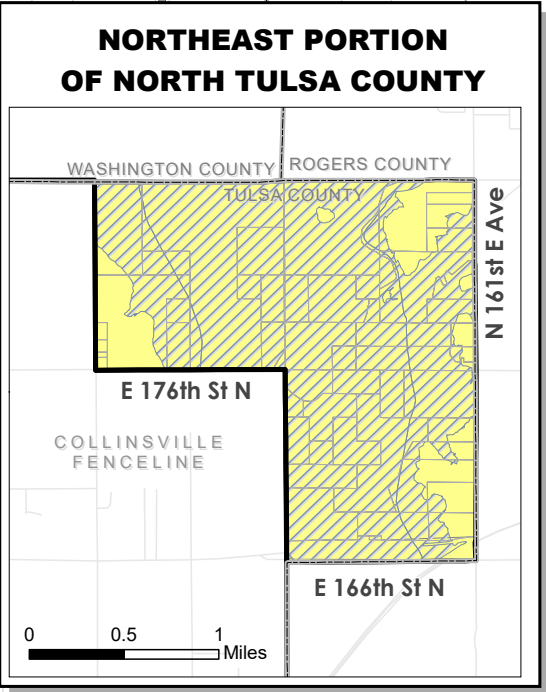
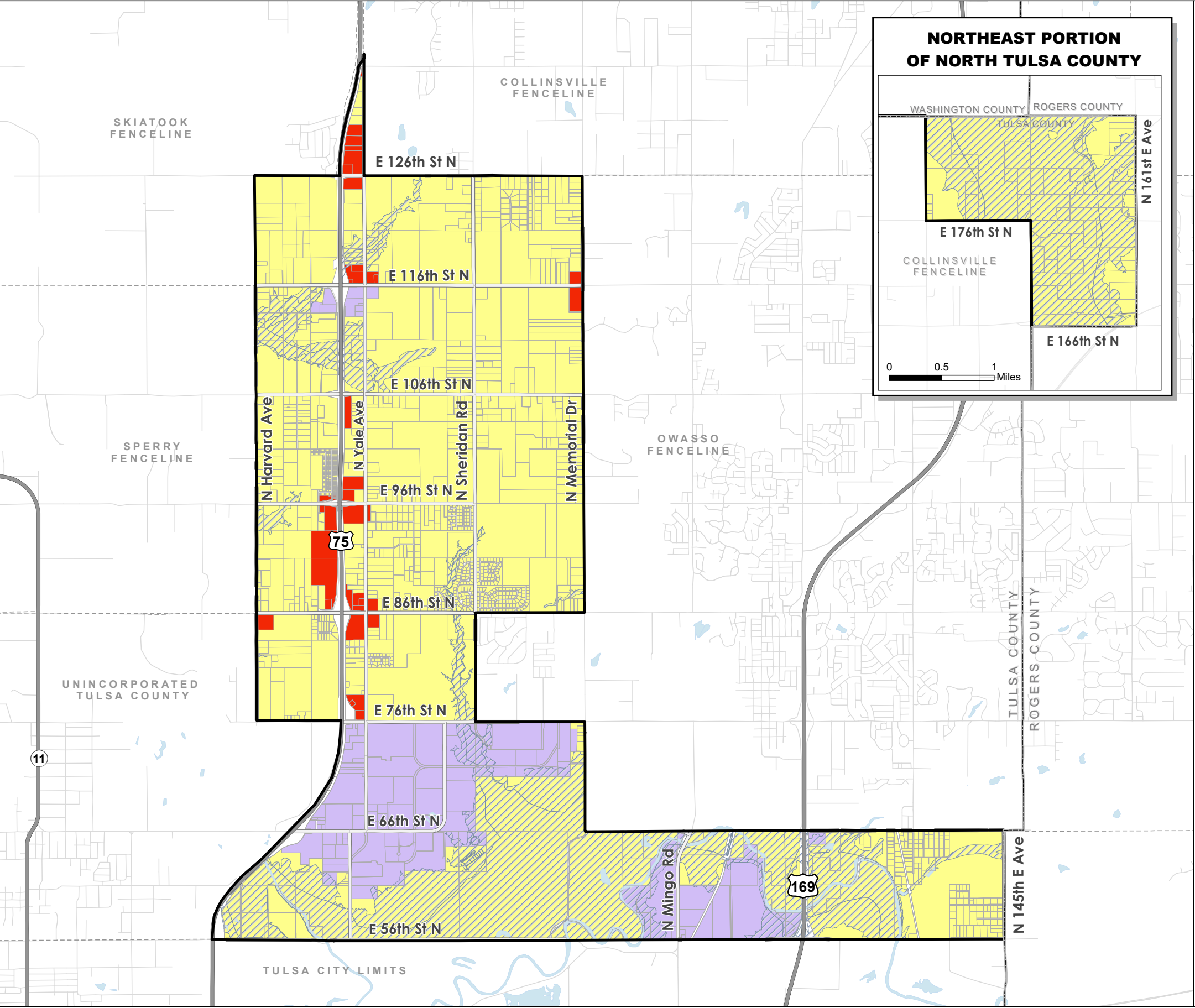
Plan Area within Tulsa County



For more information and several maps of the area, turn to the Appendix, which begins on page 91.



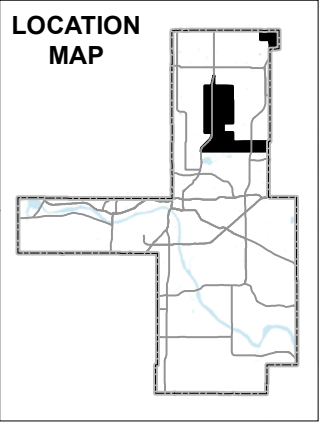
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North Tulsa County

Future Land Use

- Legend**
- North Tulsa County
 - County Boundary
 - Adjacent Fencelines
 - Highway
 - Arterial Road
 - Rural Residential/Agricultural
 - Rural Commercial
 - Parks and Open Space
 - Public/Semi-Public
 - Industrial
 - Floodplain
 - Waterbody





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South Tulsa County

Introduction

The South Tulsa County area is located in the southernmost portion of Tulsa County generally lying between West 201st Street South and West 211th Street South. It abuts the fencelines of Glenpool and Bixby to the North. The town of Liberty also abuts the South Tulsa County area in several areas. Students are in Liberty school district except the area just east of South 129th East Avenue which is in Bixby School District. It is a rural community with limited commercial space along Highway 75. This is the first Land Use Plan for the area as it was not previously included in the Tulsa Metropolitan Comprehensive Plan.

Public Input

South Tulsa County is a small area of about 170 households. The public process was approached a little differently than other areas. It was done on a more personal one-on-one level. Each property owner was sent a letter explaining the process we were undergoing to create the Tulsa County Comprehensive Land Use Map.

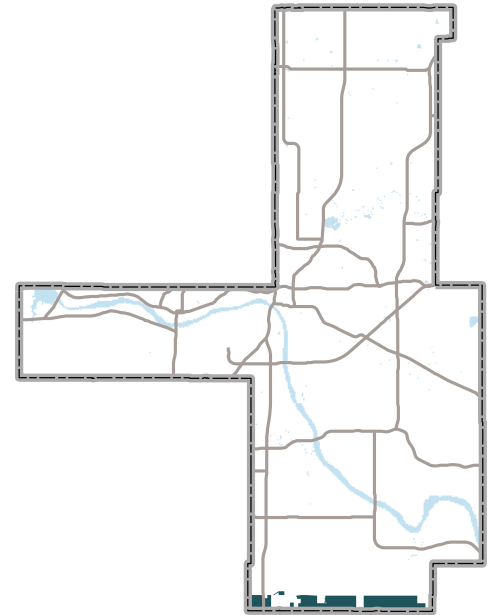
Property owners received the Future Land Use Map and were invited to send feedback and questions via phone or email to the Community Planner. After that initial phase, a virtual community meeting was held in June 2020. Participants were part of the discussion and outcome of the South Tulsa County Land Use Plan.

Approval

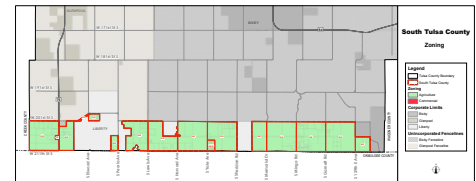
Resolution Number: 2827:1014

TMAPC Adoption: October 7, 2020

BOCC Approval: October 26, 2020



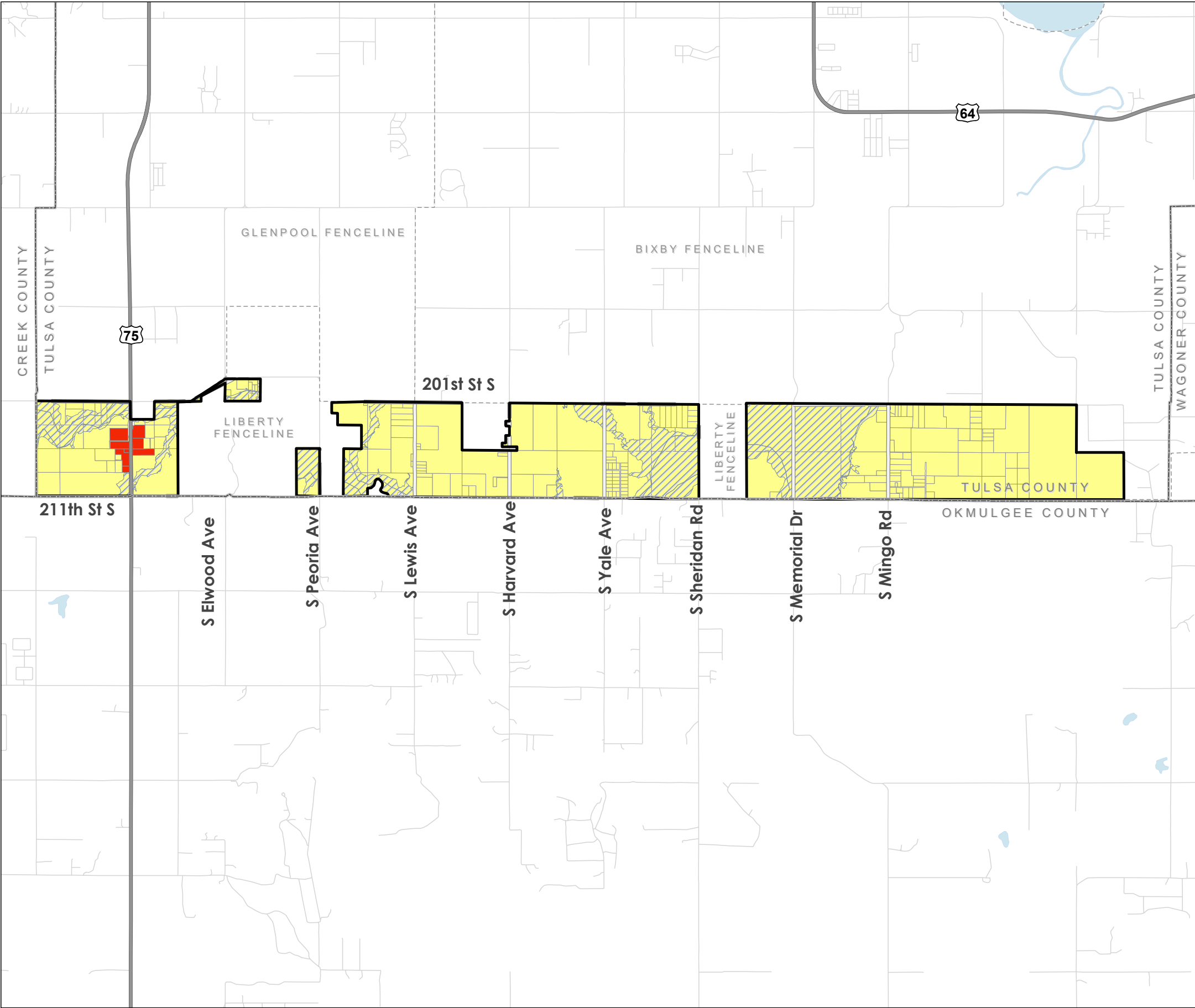
Plan Area within Tulsa County



For more information and several maps of the area, turn to the Appendix, which begins on page 91.



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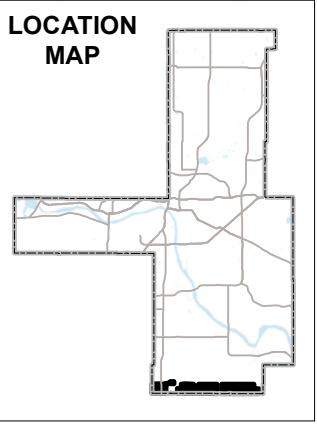


South Tulsa County

Future Land Use

Legend

- South Tulsa County
- County Boundary
- Adjacent Fencelines
- Highway
- Arterial Road
- Rural Residential/Agricultural
- Rural Commercial
- Parks and Open Space
- Public/Semi-Public
- Industrial
- Floodplain
- Waterbody



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Turley

Introduction

The Turley area is an established community north of the City of Tulsa and west of Highway 75. This is the first Land Use Plan for most of this area as it was not previously included in the Tulsa Metropolitan Comprehensive Plan. A portion of the Osage-Prairie Trail runs just west of North Peoria Avenue and serves as a bike and pedestrian connection between Skiatook and the City of Tulsa. Another community resource, O'Brien Park, is located on the southeast corner of North Lewis Avenue and East 66th Street North.

Public Input

Turley is a close-knit community of about 1,300 households and a population of around 3,500 residents. The public process began with an area-wide survey which was shared widely throughout the area. An advisory team was formed, and they gave valuable input about the community and where they anticipated their desire for growth.

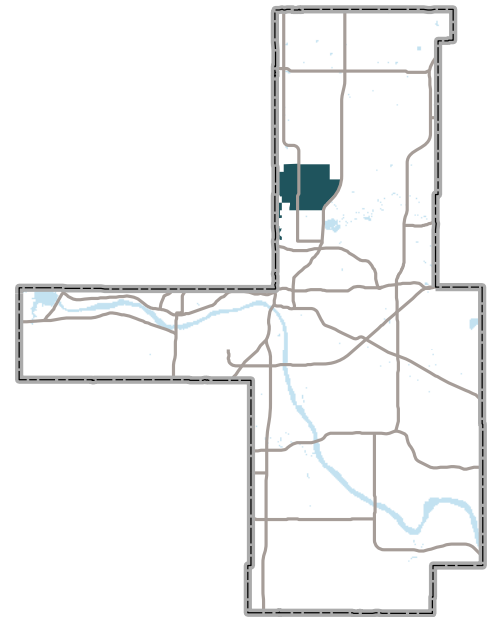
An in-person community meeting was held on July 15, 2020. The results of the survey were shared along with the proposed Future Land Use map. Residents were able to ask questions and give their responses on the map and Land Use Descriptions.

Approval

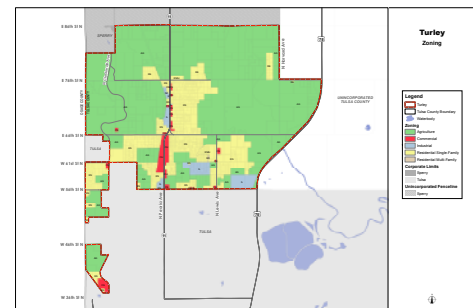
Resolution Number: 2830:1020

TMAPC Adoption: November 18, 2020

BOCC Approval: December 7, 2020



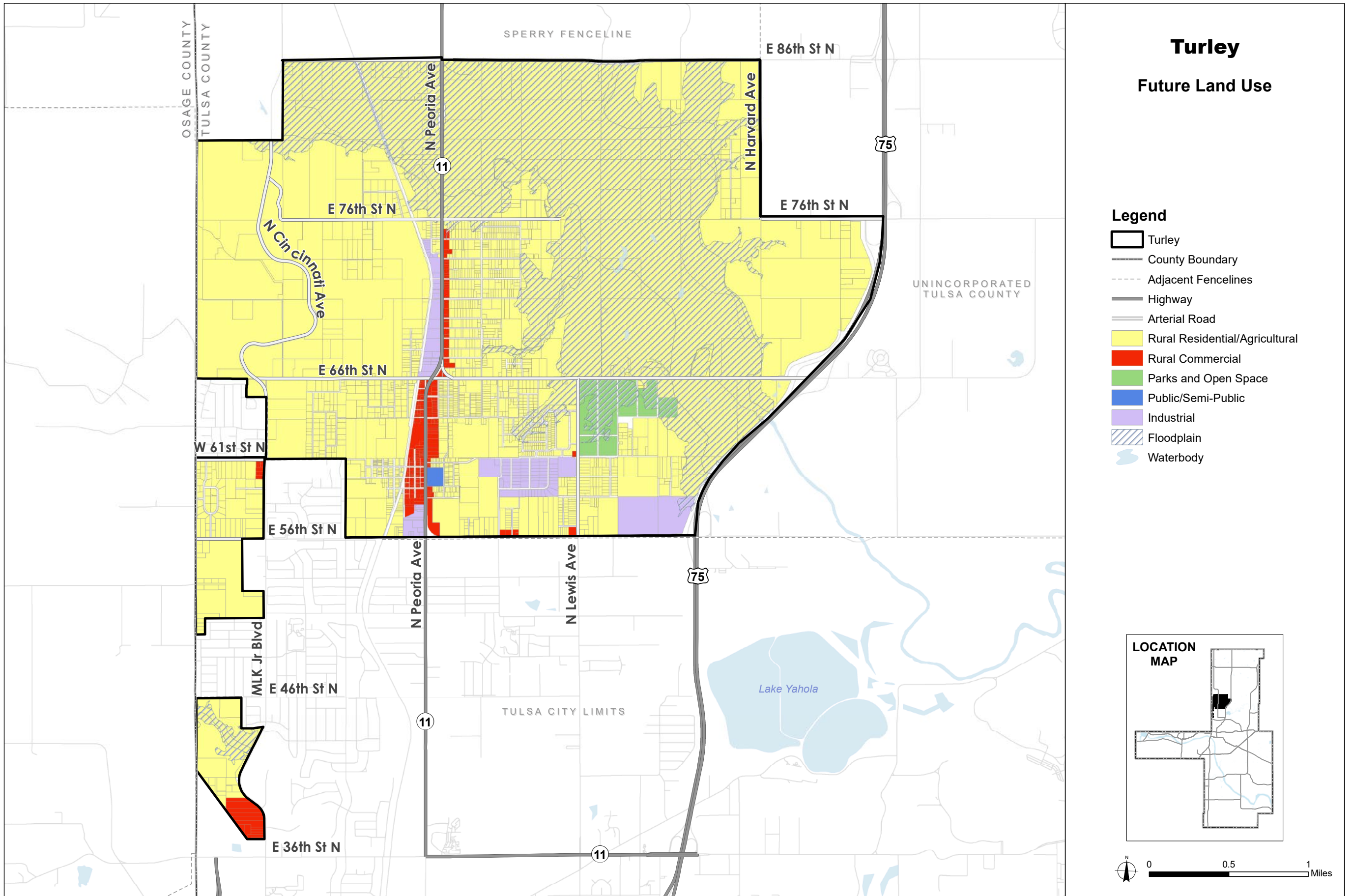
Plan Area within Tulsa County



For more information and several maps of the area, turn to the Appendix, which begins on page 91.



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West Central Tulsa County

Introduction

The West Central Tulsa County area lies mainly west and south of the Arkansas River although portions of it are north of the Arkansas River. Although the area is not contiguous it makes up a large portion of Tulsa County between the City of Tulsa and Sand Springs. The nearby Berryhill community is not part of the West Central Tulsa County Plan as Berryhill has its own land use plan. Portions of this plan were either not a part of a previous plan or were identified in the old District 8, District 9, or District 10 plans previously included in the Tulsa Metropolitan Comprehensive Plan.

Public Input

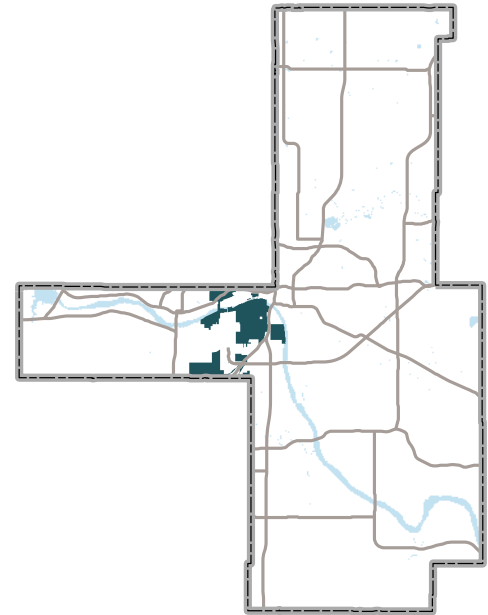
West Central Tulsa County is a community of about 2,100 households and a population of around 5,400 residents. The public process began with an area-wide survey which was shared throughout the community. An advisory team was formed, and they gave input about the community and the Future Land Use map. A virtual community meeting was held on November 5, 2020. The results of the survey were shared along with the proposed Future Land Use map.

Approval

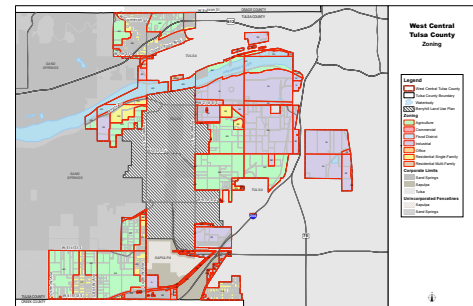
Resolution Number: 2830:1021

TMAPC Adoption: November 18, 2020

BOCC Approval: December 7, 2020

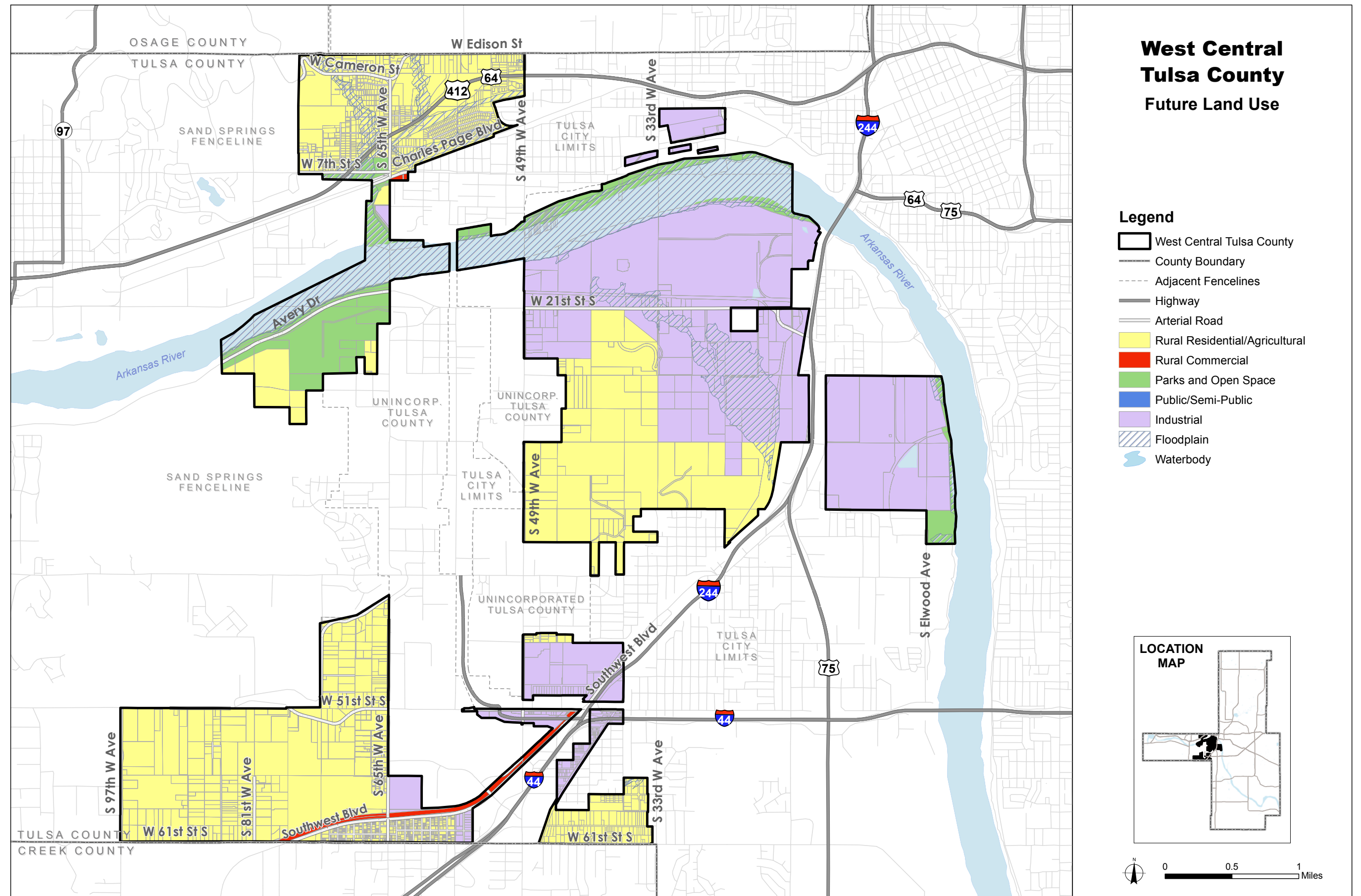


Plan Area within Tulsa County





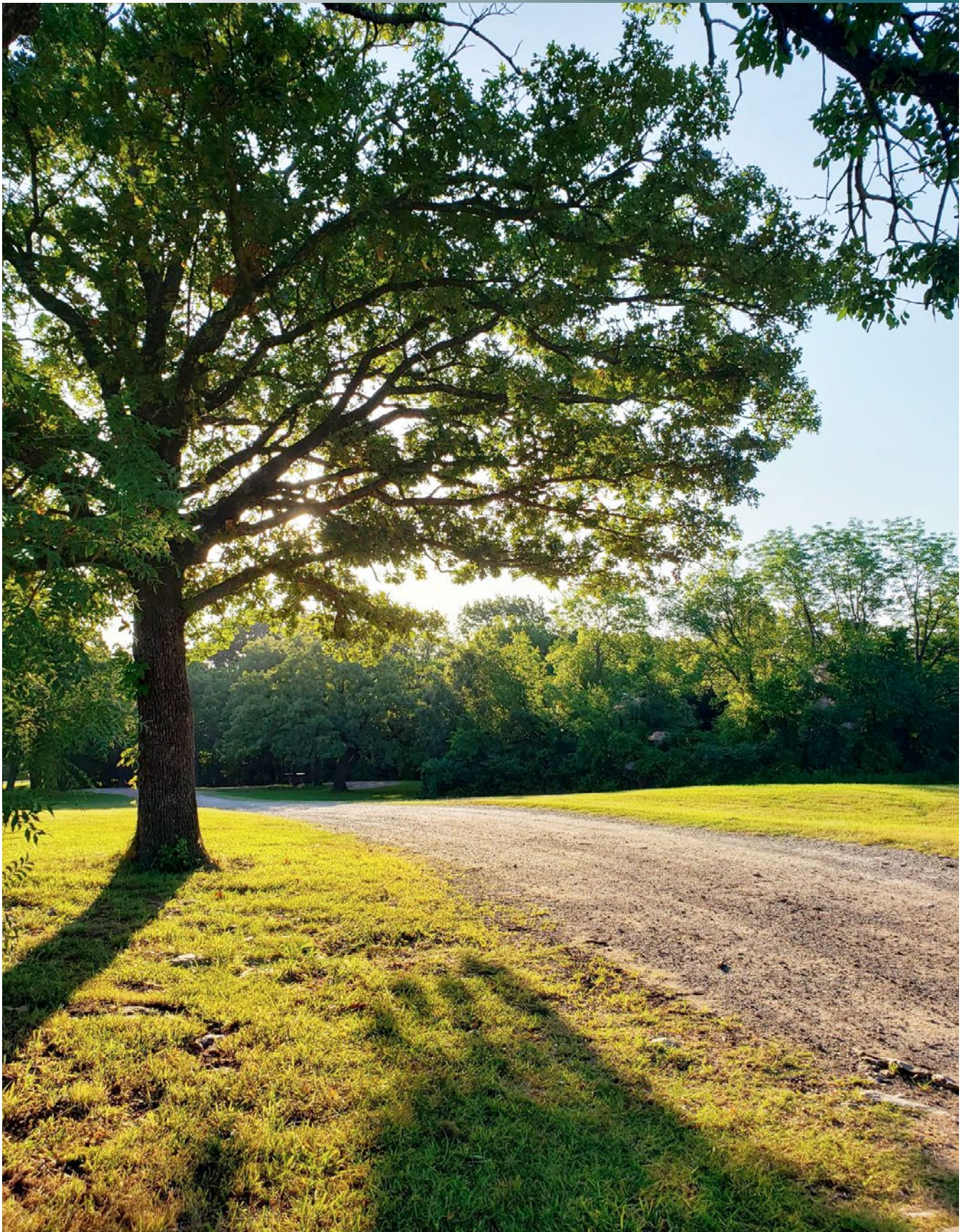
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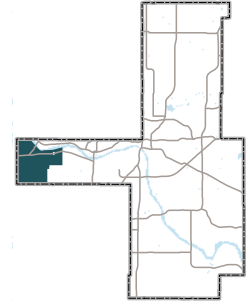
Appendix



Demographics Sources: Demographics Now, Easy Analytic Software, Inc., Alteryx, Inc., Experian Information Solutions, Inc., Experian Marketing Solutions, Inc.



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Population

In 2010, there were 2,377 people living in the Keystone area, a 15.7% increase since 2000. The rate of growth for the five-year time period between 2018 and 2023 is anticipated to be around 1.3% in the plan area. This is slightly lower than the anticipated growth of 2.8% for Tulsa County.

Table 1.1: Population

	2000	2010	2018 est	2023 proj	2000-2010	2010-2018	2018-2023
Keystone	2,055	2,377	2,463	2,496	+15.7%	+3.6%	+1.3%
Tulsa County	563,322	603,403	649,399	667,886	+7.1%	+7.6%	+2.8%

Households

A household includes all people who occupy a housing unit as their usual place of residence. Total households within the Keystone area increased from 744 households in 2000 to 921 households in 2010. It is projected that there will be 987 households in the area by 2023. The percentage of growth in the number of households between 2000 and 2010 showed Keystone grew at a greater percentage than the growth experienced in Tulsa County.

Table 1.2: Total Households

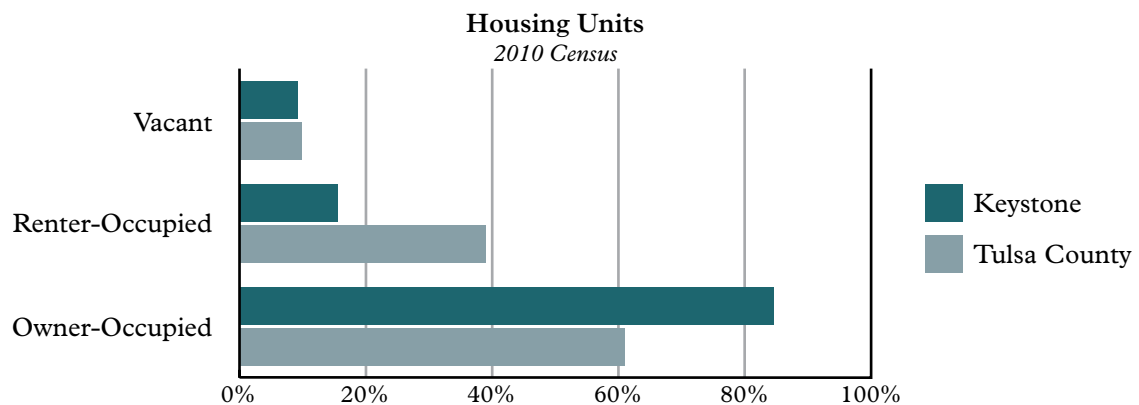
	2000	2010	2018 est	2023 proj	2000-2010	2010-2018	2018-2023
Keystone	774	921	960	987	+19.1%	+4.2%	+2.8%
Tulsa County	226,904	241,737	261,513	271,513	+6.5%	+8.0%	+4.0%

Housing Units

A Housing Unit is defined as a house, apartment, mobile home, group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. The plan area has a very high percentage of owner-occupied housing units and a much smaller percentage (15.6%) of renter occupied housing units as compared to Tulsa County (39%).

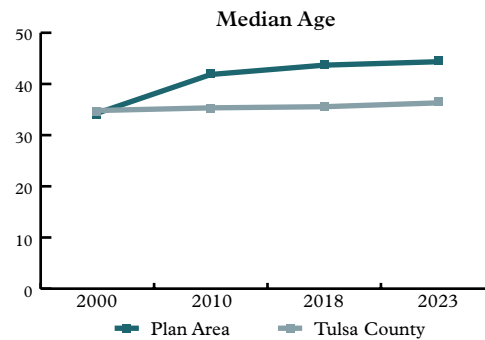
Table 1.3: Housing Units

	2000	2010	2018 est	2023 proj	2000-2010	2010-2018	2018-2023
Keystone	863	1,016	1,046	1,074	+17.7%	+3.0%	+2.6%
Tulsa County	243,968	268,426	285,105	296,573	+10.0%	+6.2%	+4.0%



Age Distribution

Between 2000 and 2010, the Keystone area experienced a 1.5% decrease in people 19 years old and younger, and a substantial growth (64.6%) in the population 65 and older. This stands in stark contrast to Tulsa County as a whole, which experienced a 4.9% increase in the young people up to 19 years old, and a more modest 9.5% increase in population for persons 65 and older.



Persons 19 Years of Age and Younger

	2000	2010	2018 est	2023 proj	2000-2010	2010-2018	2018-2023
Keystone	651	641	630	602	-1.5%	-1.7%	-4.4%
Tulsa County	163,004	170,944	180,995	182,547	+4.9%	+5.9%	+0.9%

Persons 65 Years of Age and Older

	2000	2010	2018 est	2023 proj	2000-2010	2010-2018	2018-2023
Keystone	181	298	446	553	+64.6%	+49.7%	+24.0%
Tulsa County	66,555	72,856	87,966	104,820	+9.5%	+20.7%	+19.2%

Income Levels

According to the 2010 Census, the average household income in the plan area was \$69,248. This is slightly higher than the average household income of Tulsa County which was \$67,451.

Only 7.2% of households in the Keystone area had an annual income that was less than \$15,000 which is a lower percentage than the 13.6% in Tulsa County.

	Keystone	Tulsa County
\$0 - 14,999	7.2%	13.6%
15,000 - 24,999	10.0%	12.5%
25,000 - 34,999	11.2%	12.4%
35,000 - 49,999	13.4%	14.6%
50,000 - 74,999	21.6%	18.3%
75,000 - 99,000	15.5%	11.3%
100,000 - 149,000	18.1%	10.9%
150,000+	2.9%	6.4%
Average Household Income	\$69,248	\$67,451
Median Household Income	\$56,666	\$46,363
Per Capita Income	\$26,830	\$27,204

Existing Land Uses

Existing land uses are mainly identified by the Tulsa County Assessor's Office. Existing land uses are mainly Agricultural and Residential, with a few Industrial and commercial parcels along Highway 51 and West 41st Street.

Floodplain

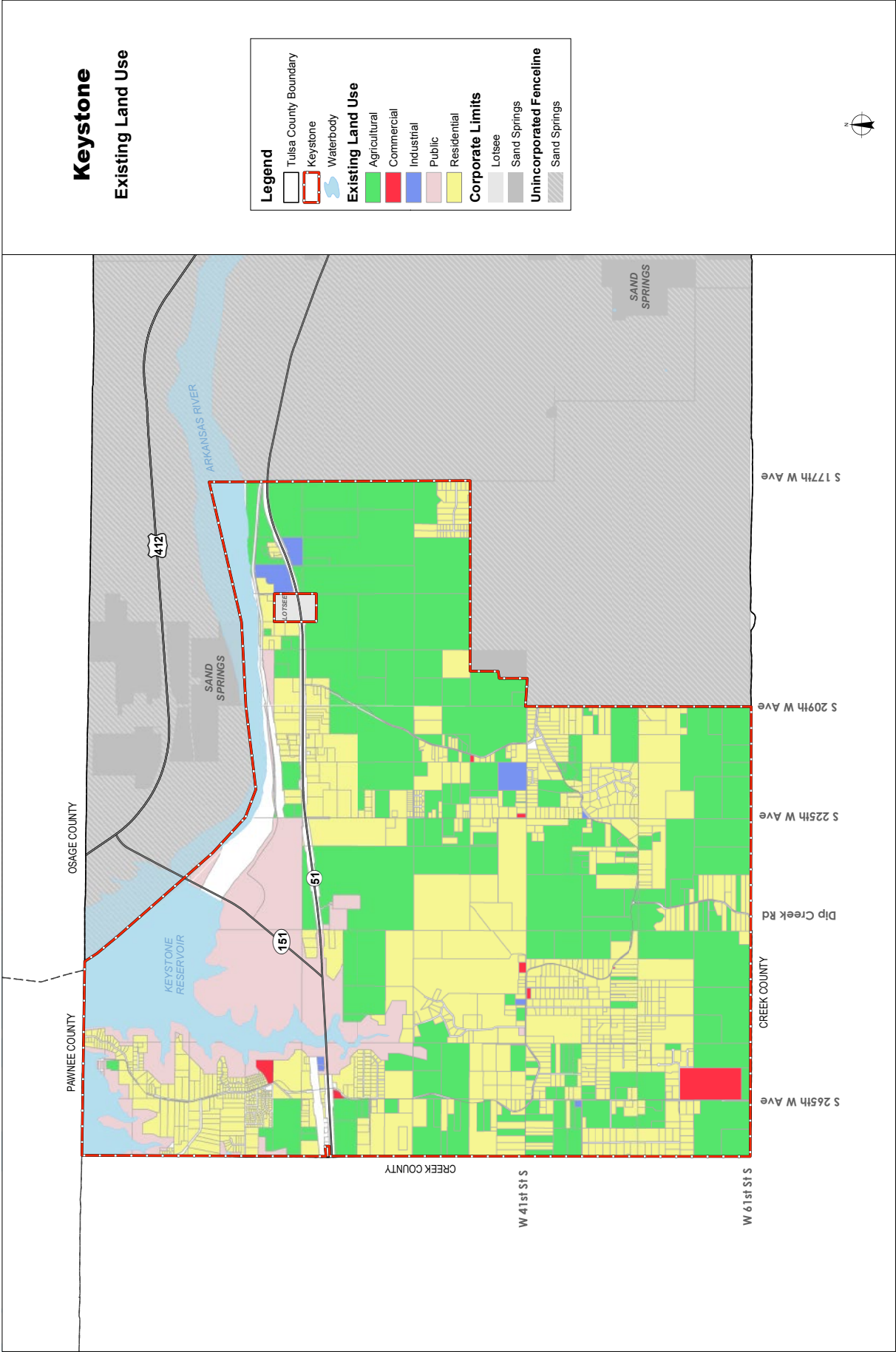
Most of the plan area lies outside the floodplain, with some exceptions in the north near Keystone Lake and the Arkansas River, and in the southern portion along Rock Creek.

Zoning

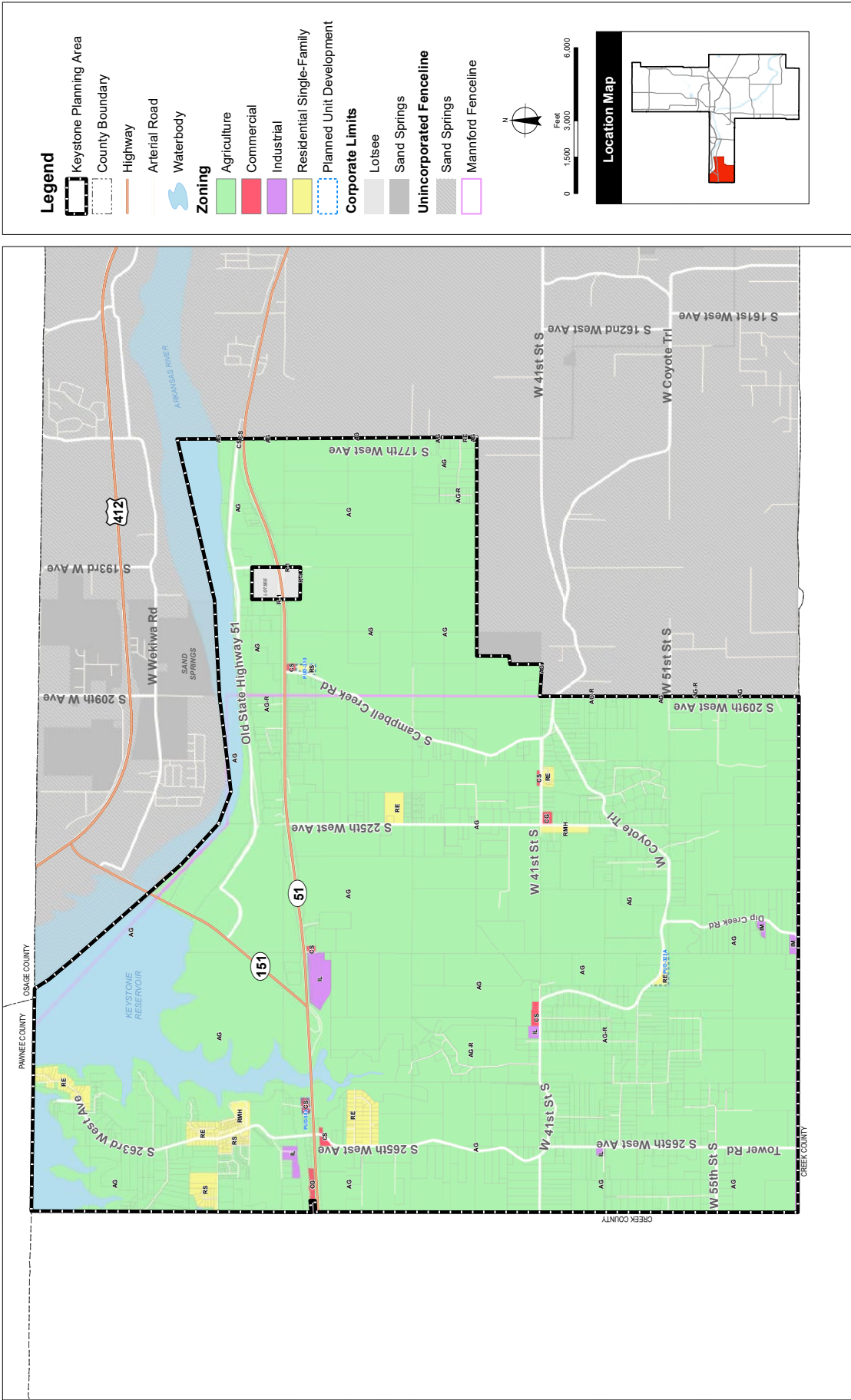
The current zoning in the plan area is mainly Agriculture. There are a few Commercial areas along West 41st Street and Highway 51. The majority of Residentially zoned neighborhoods are near Keystone Lake.

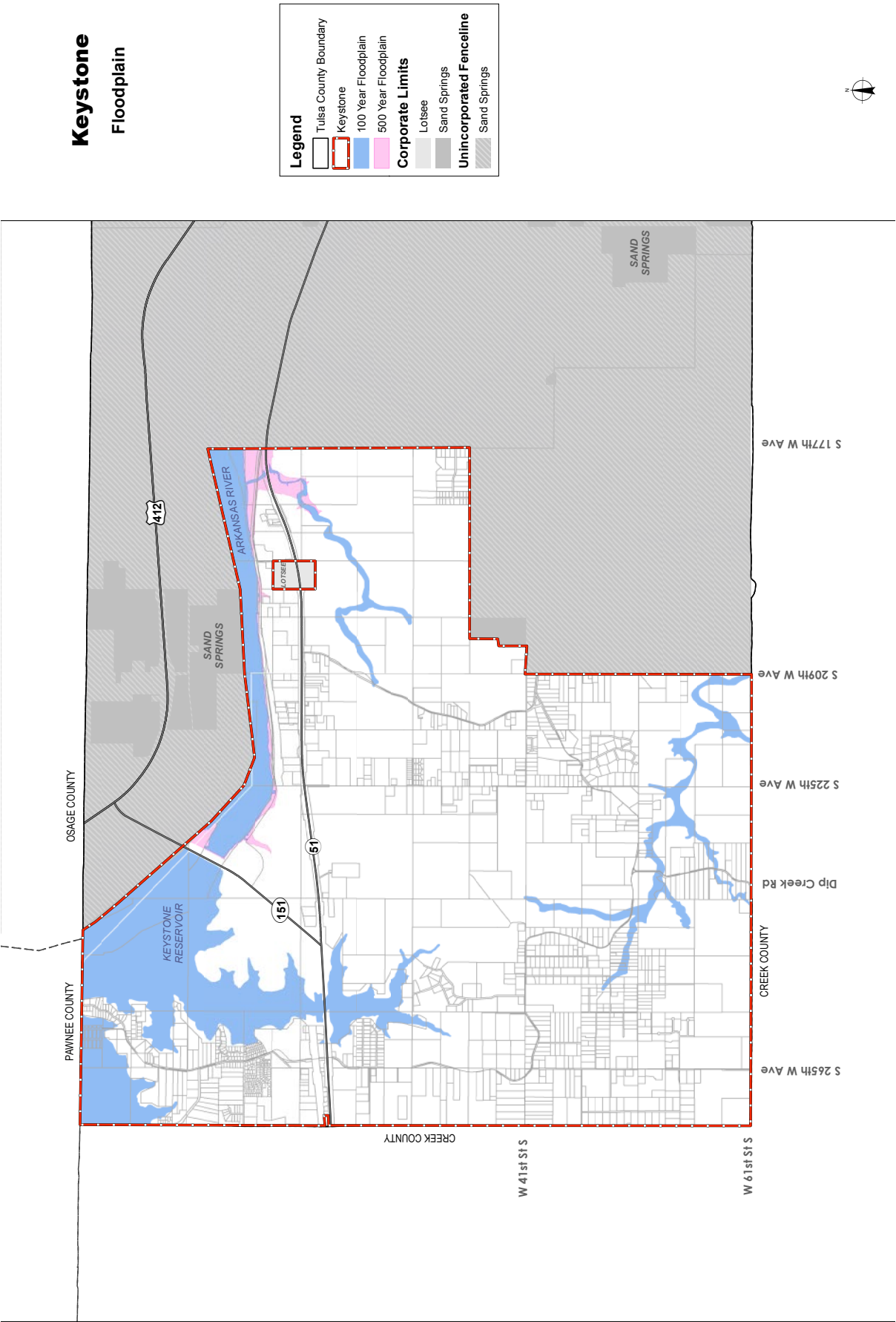
School Districts

Students in the Keystone area go to either Keystone Public Schools or Sand Springs Public Schools.

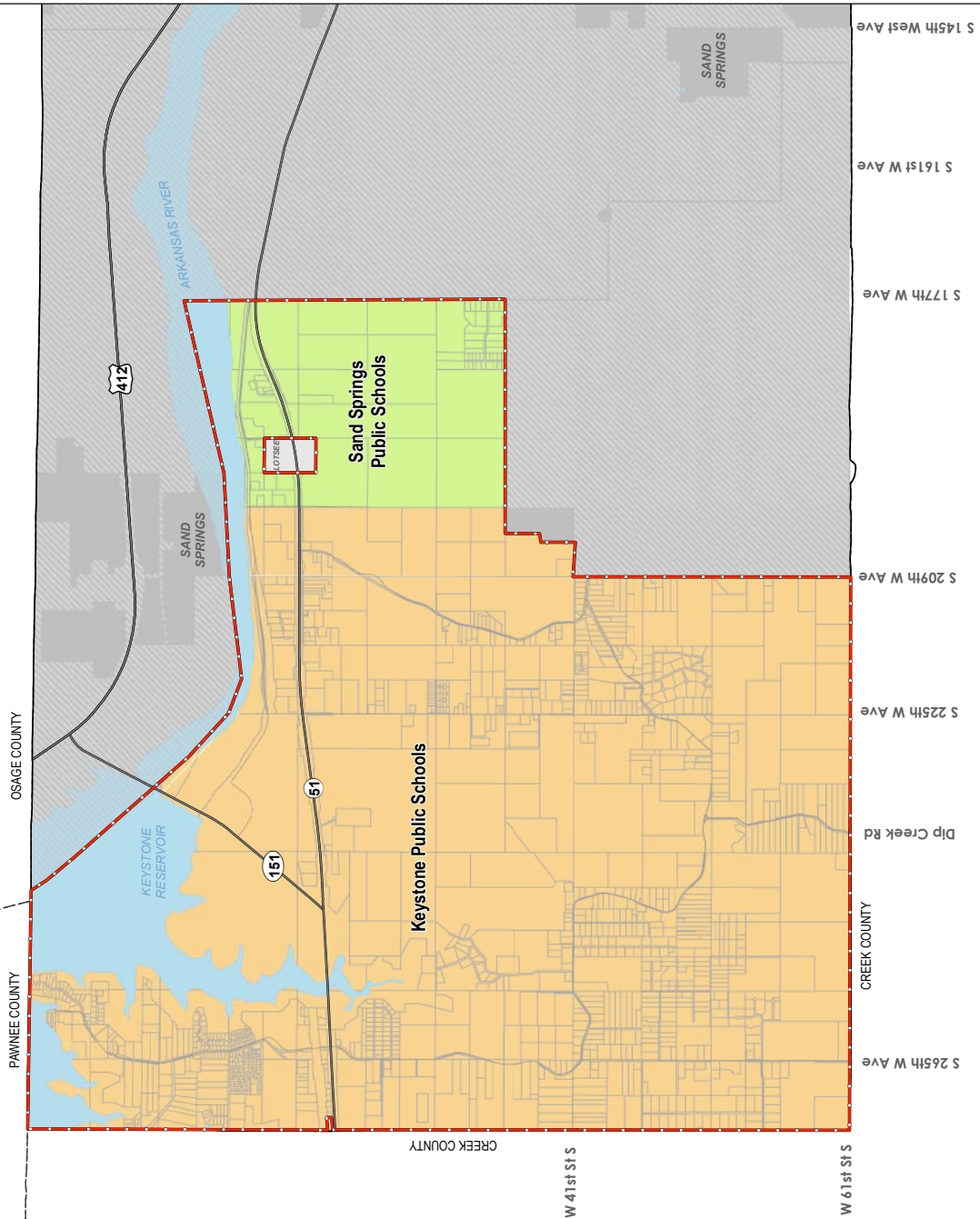
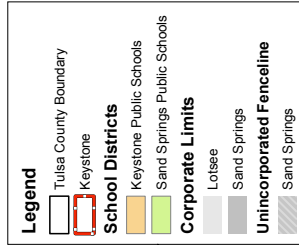


Keystone Planning Area - Current Zoning



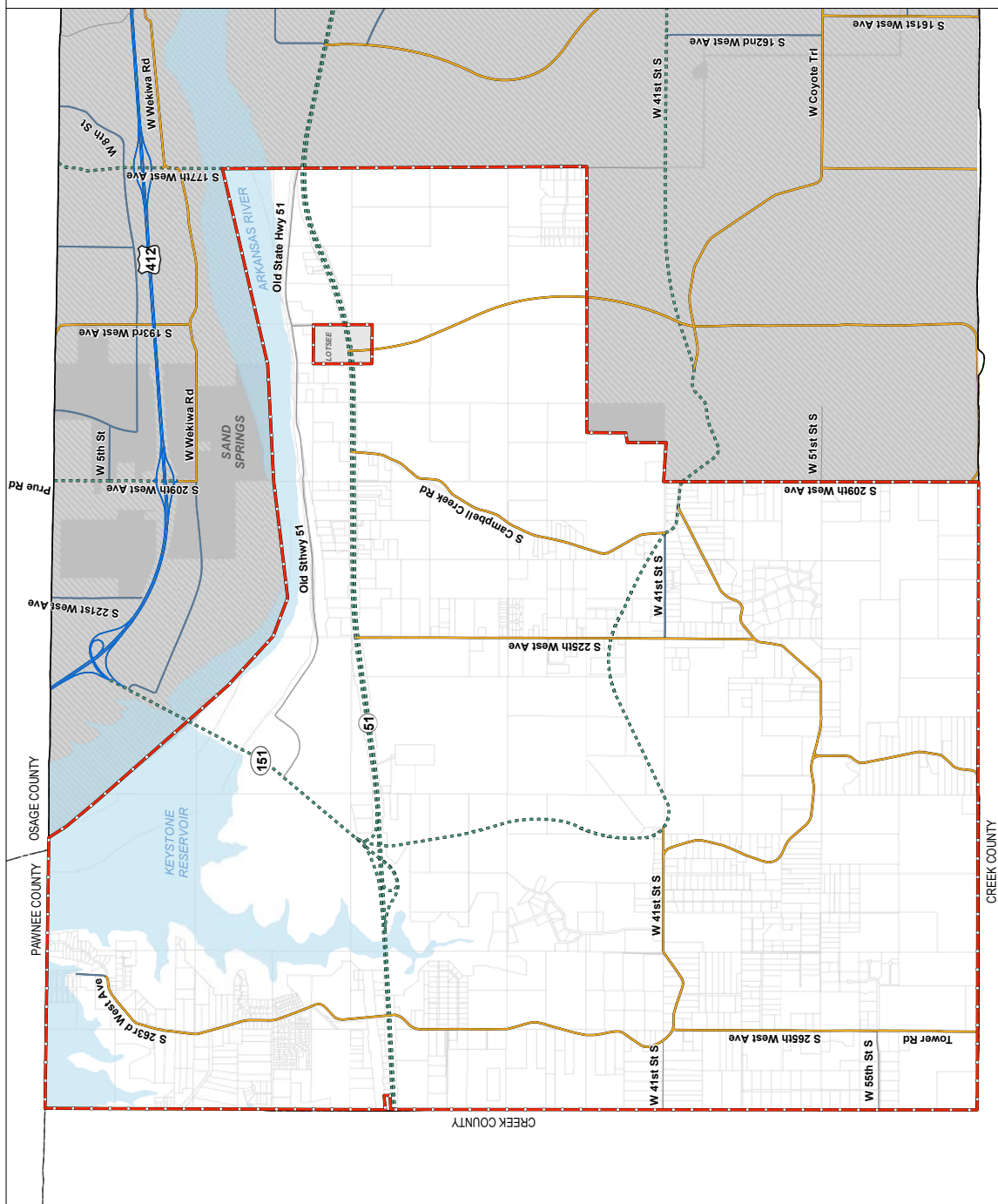


Keystone **School Districts**



Keystone

Major Street and Highway Plan



Source: INCOG, City of Tulsa, Tulsa County, 2014

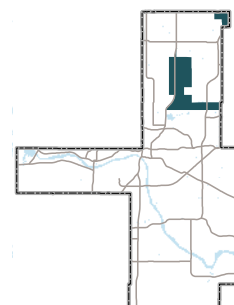


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North Tulsa County

Population

In 2018, the estimated population of this area was 2,130, a 15.1% increase over the 2010 Census and a 30.2% increase since 2000. The population is expected to grow an additional 4.7% between 2018 and 2023, a faster growth rate than for Tulsa County as a whole.



Population

	2000	2010	2018 est	2023 proj	2000-2010	2010-2018	2018-2023
North Tulsa County	1,636	1,851	2,130	2,230	+13.2%	+15.1%	+4.7%
Tulsa County	563,322	603,403	649,399	667,886	+7.1%	+7.6%	+2.8%

Households

A household includes all people who occupy a housing unit as their usual place of residence. Total households within the North Tulsa County area increased from 567 households in 2000 to 649 in 2010 and an estimated 757 in 2018. It is projected that there will be 808 households in the area by 2023. The growth rate of housing in this area has exceeded that of Tulsa County as a whole since 2000, and that trend is expected to continue to 2023.

Total Households

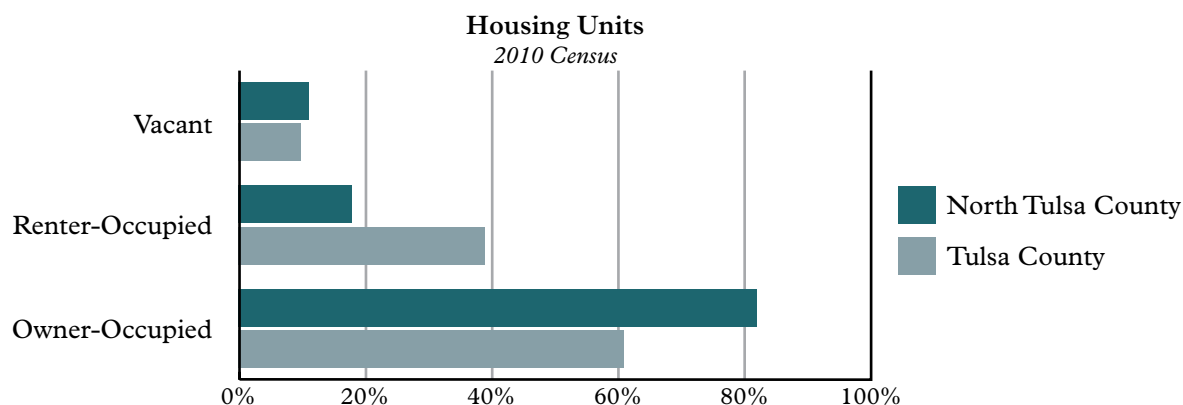
	2000	2010	2018 est	2023 proj	2000-2010	2010-2018	2018-2023
North Tulsa County	567	649	757	808	+14.6%	+16.6%	+6.8%
Tulsa County	226,904	241,737	261,513	271,513	+6.5%	+8.0%	+4.0%

Housing Units

A Housing Unit is defined as a house, apartment, mobile home, group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. The plan area has a very high percentage of owner-occupied housing units and a much lower percentage (18.0%) of renter occupied housing units compared to Tulsa County (39%).

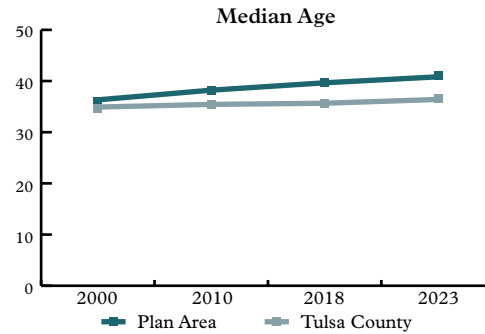
Housing Units

	2000	2010	2018 est	2023 proj	2000-2010	2010-2018	2018-2023
North Tulsa County	606	731	838	898	+20.7%	+14.6%	+7.0%
Tulsa County	243,968	268,426	285,105	296,573	+10.0%	+6.2%	+4.0%



Age Distribution

Between 2000 and 2010, the North Tulsa County area experienced an 8.0% increase in people 19 years old and younger, and considerable growth (35.9%) in the population 65 and older. This stands in stark contrast to Tulsa County as a whole, which experienced a 4.9% increase in the young people up to 19 years old, and a more modest 9.5% increase in population for persons 65 and older.



Persons 19 Years of Age and Younger

	2000	2010	2018 est	2023 proj	2000-2010	2010-2018	2018-2023
North Tulsa County	494	537	592	+592	+8.0%	+10.2%	0.0%
Tulsa County	163,004	170,944	180,995	182,547	+4.9%	+5.9%	+0.9%

Persons 65 Years of Age and Older

	2000	2010	2018 est	2023 proj	2000-2010	2010-2018	2018-2023
North Tulsa County	181	246	345	439	+35.9%	+40.2%	+27.2%
Tulsa County	66,555	72,856	87,966	104,820	+9.5%	+20.7%	+19.2%

Income Levels

According to the 2010 Census, the average household income in the plan area was \$68,836, which is slightly higher than the average household income of Tulsa County (\$67,451).

Only 8.7% of households in the plan area had an annual income that was less than \$15,000, which is a lower percentage than the 13.6% in Tulsa County.

	North Tulsa County	Tulsa County
\$0 - 14,999	8.7%	13.6%
15,000 - 24,999	10.7%	12.5%
25,000 - 34,999	10.9%	12.4%
35,000 - 49,999	12.5%	14.6%
50,000 - 74,999	24.1%	18.3%
75,000 - 99,000	13.5%	11.3%
100,000 - 149,000	15.7%	10.9%
150,000+	3.9%	6.4%
Average Household Income	\$68,836	\$67,451
Median Household Income	\$56,887	\$46,363
Per Capita Income	\$24,140	\$27,204

Existing Land Uses

Existing land uses are mainly identified by the Tulsa County Assessor's Office, and largely consist of Agricultural land with some Residential. There is a large area of Commercial and Industrial east of Highway 75 between East 76th Street North and East 56th Street North.

Floodplain

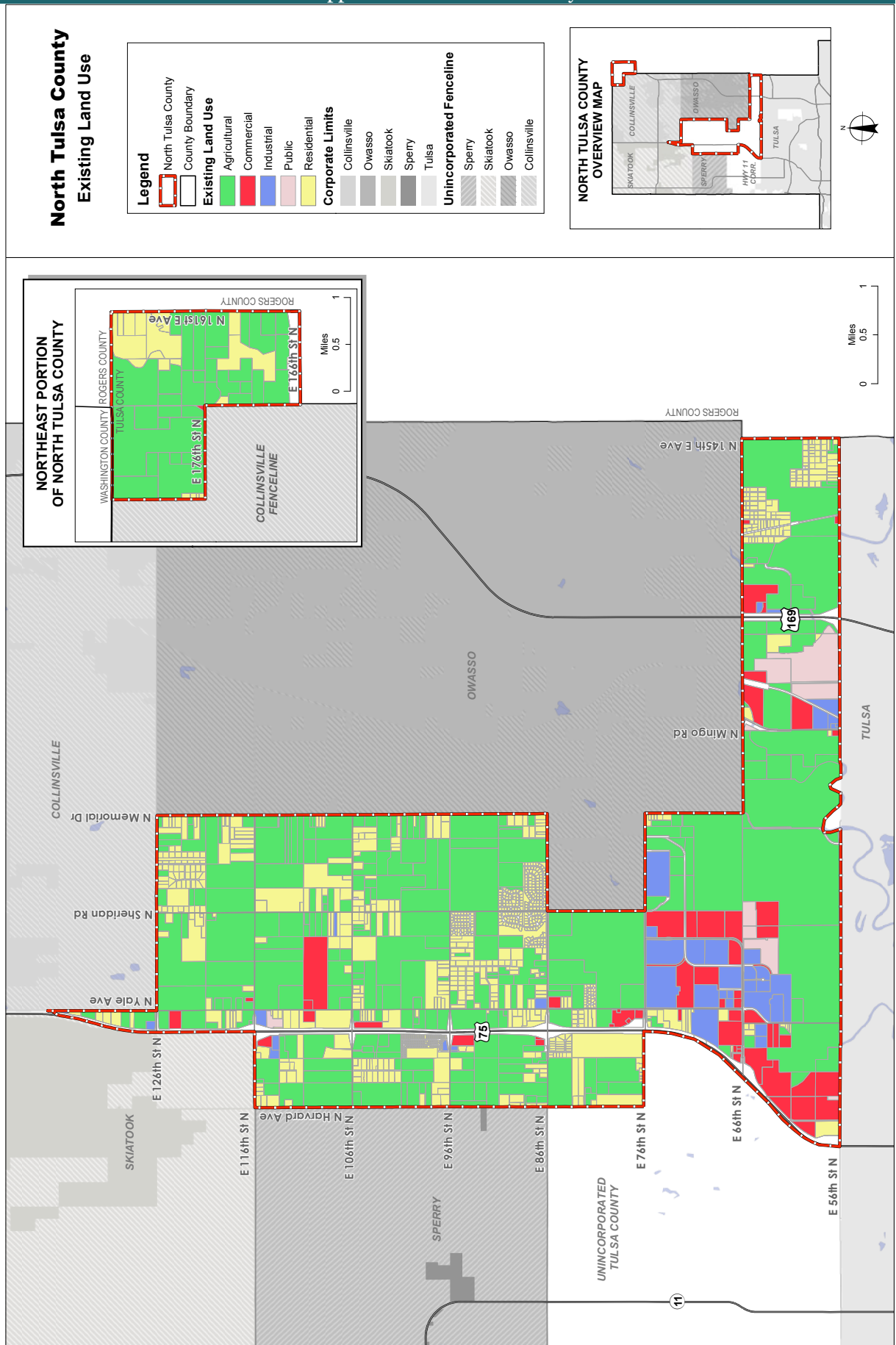
Much of the southern and far-northeastern portions of this plan area are included in a 100-year floodplain.

Zoning

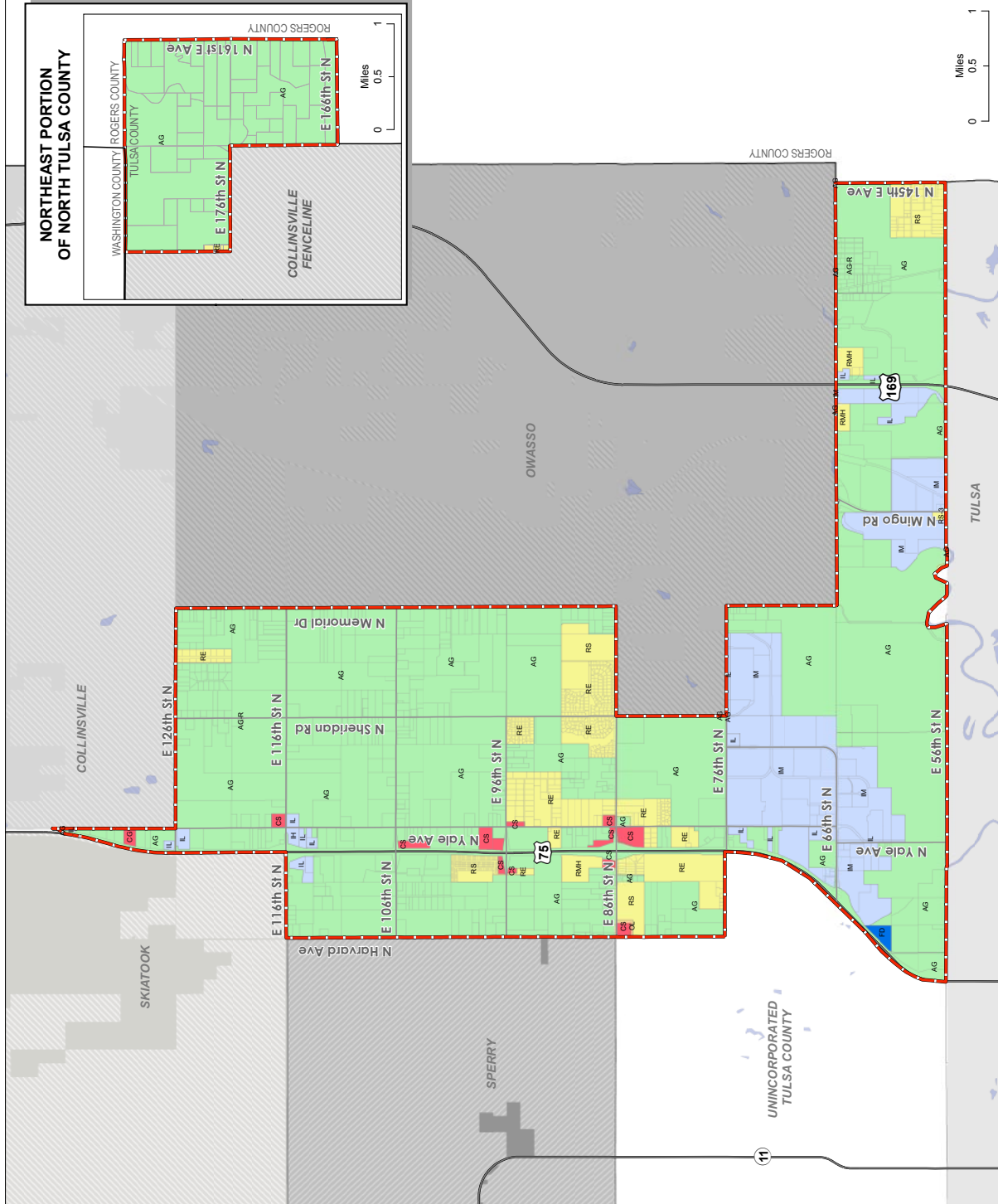
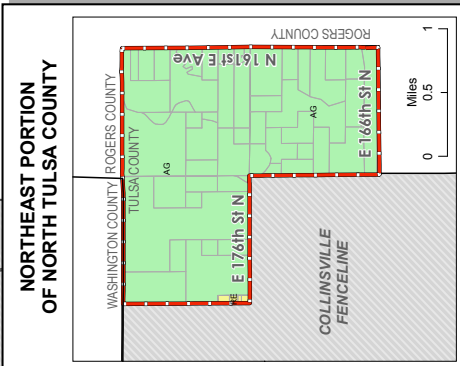
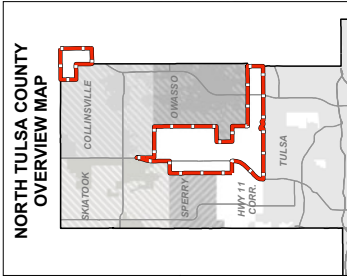
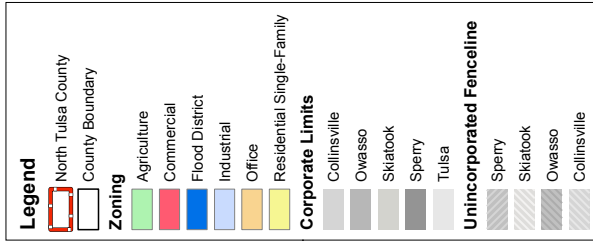
Current zoning in the plan area is mainly Agricultural. There are some Commercial areas along Highway 75, and the area has several large Industrial districts located east of Highway 75, along North Mingo Road, and west of Highway 169.

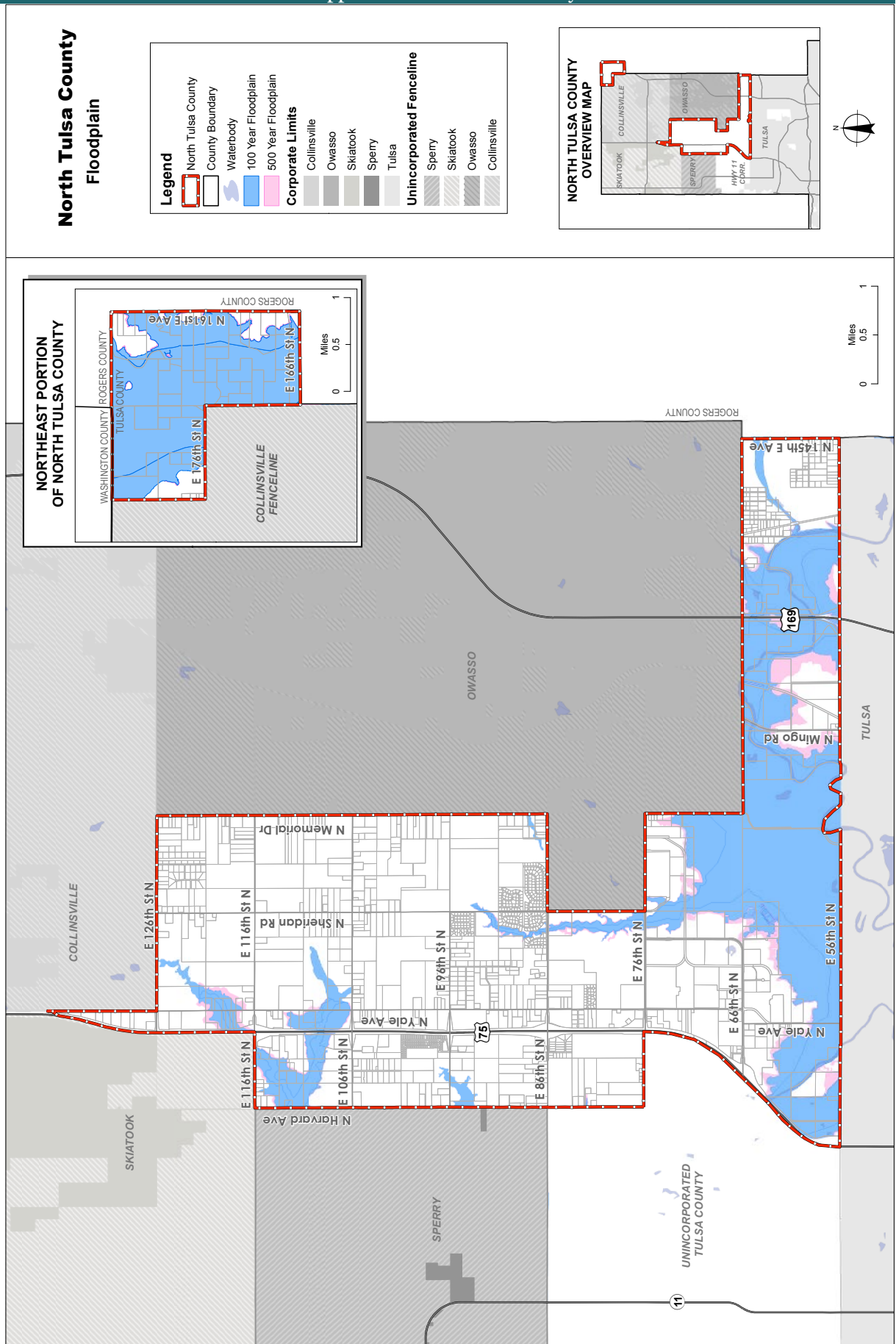
School Districts

Students in this area are divided into several area school districts: Collinsville Public Schools, Sperry Public Schools, Owasso Public Schools, and Tulsa Public Schools.

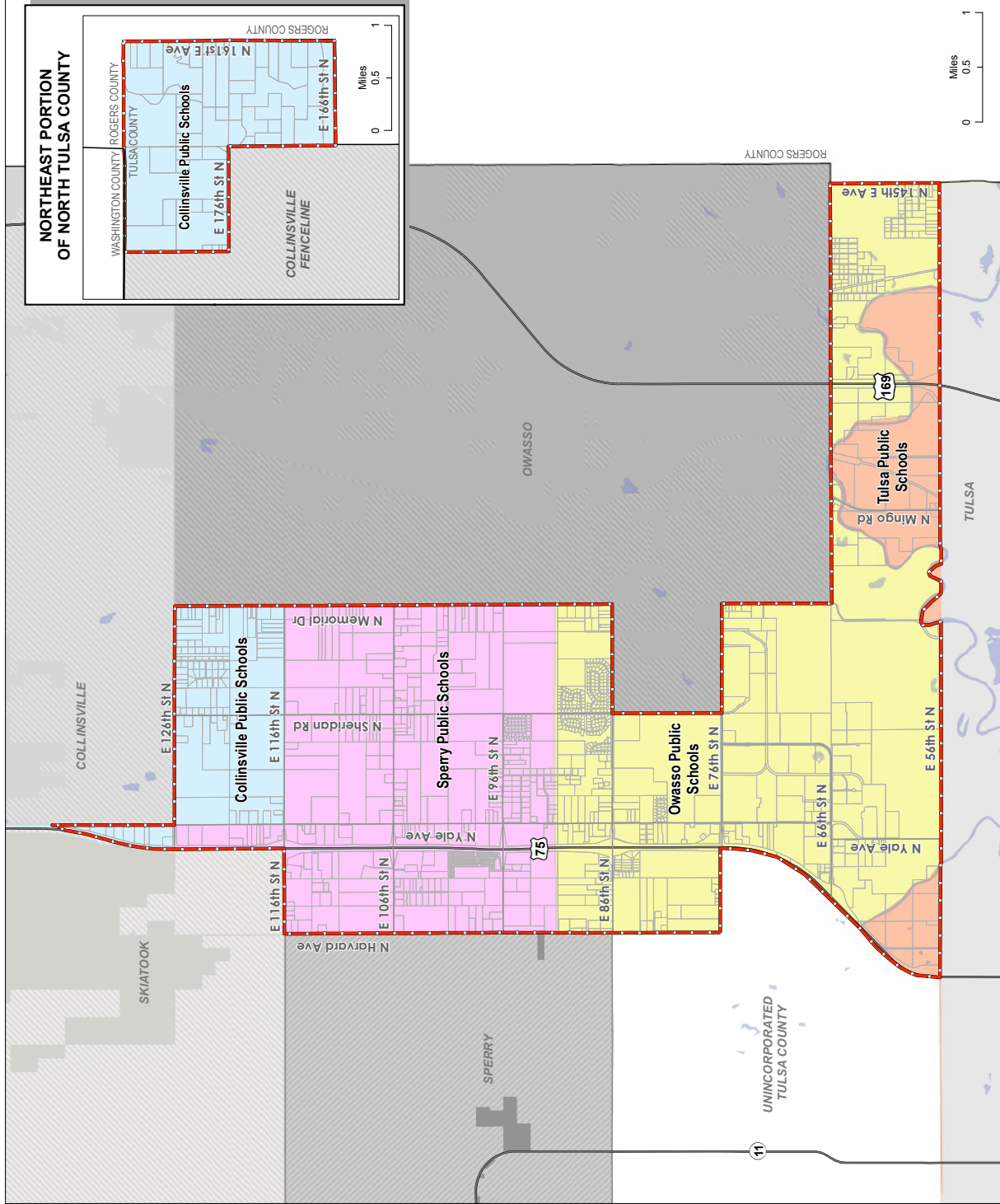
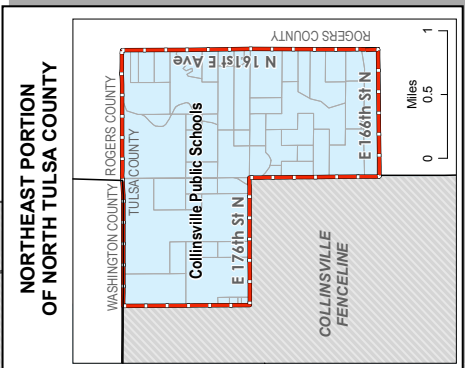
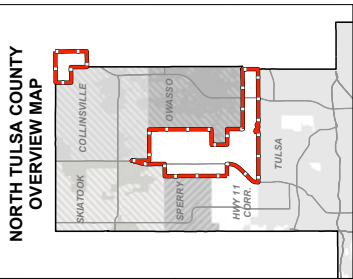
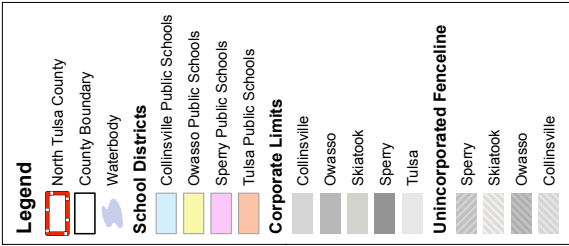


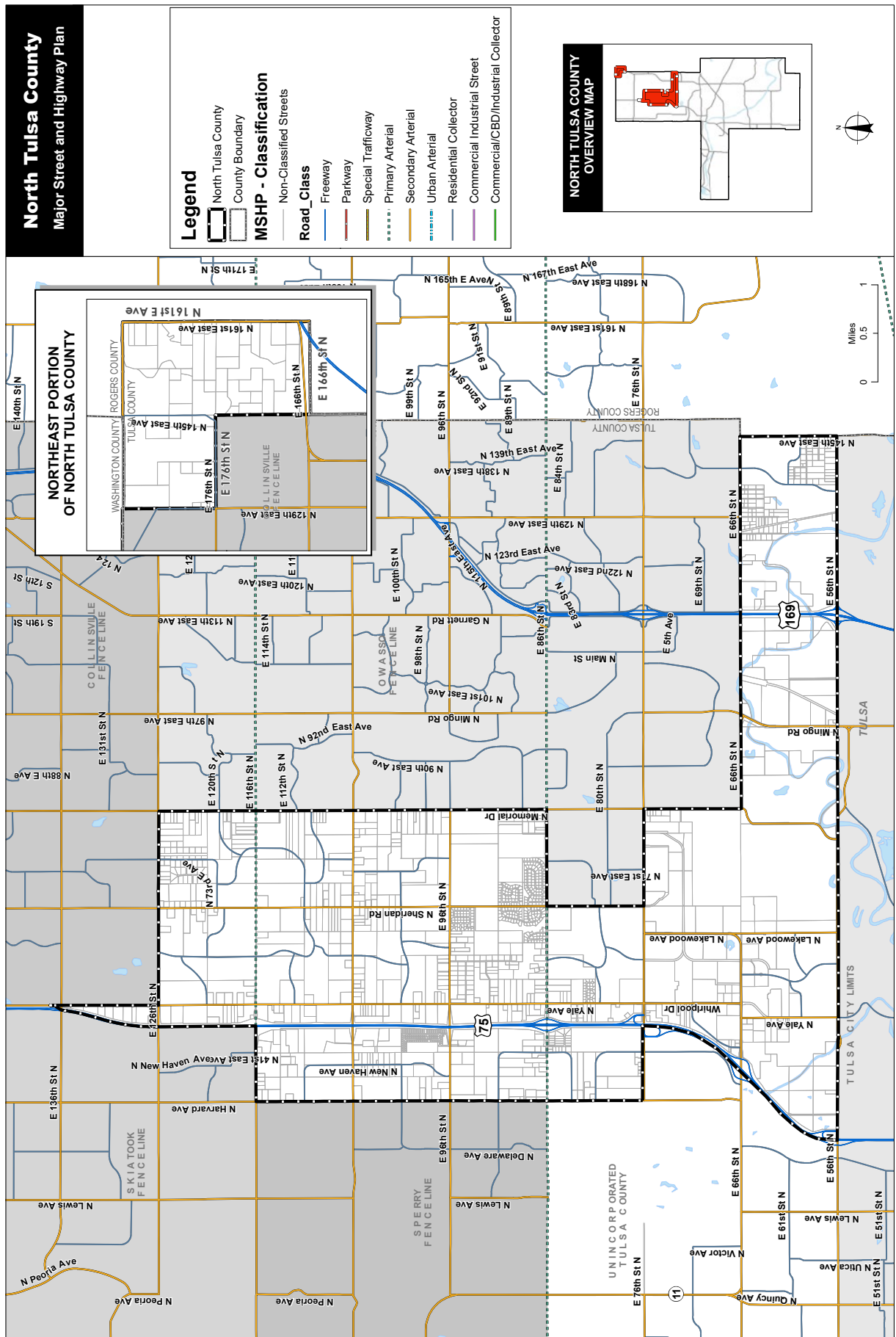
North Tulsa County Zoning





North Tulsa County
School Districts





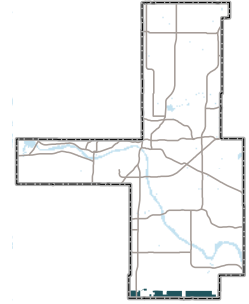


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South Tulsa County

Population

In 2010, 360 people lived in the unincorporated area of South Tulsa County, a 22.7% increase since 2000. Between 2010 and 2018, the number had grown to an estimated 411, representing a 14.2% increase. The rate of growth for the five-year time period between 2018 and 2023 is anticipated to be around 6% in the plan area, higher than the anticipated growth of 2.8% for Tulsa County.



Population

	2000	2010	2018 est	2023 proj	2000-2010	2010-2018	2018-2023
South Tulsa County	293	360	411	438	+22.8%	+14.2%	+6.4%
Tulsa County	563,322	603,403	649,399	667,886	+7.1%	+7.6%	+2.8%

Households

A household includes all people who occupy a housing unit as their usual place of residence. Total households within the unincorporated area of South Tulsa County increased from 110 in 2000 to 136 in 2010 and an estimated 155 in 2018. It is projected that there will be 167 households in the area by 2023. The percentage of growth in the number of households between 2000 and 2010 showed this area grew at a much greater percentage than the growth experienced in Tulsa County, which was 6.5%

Total Households

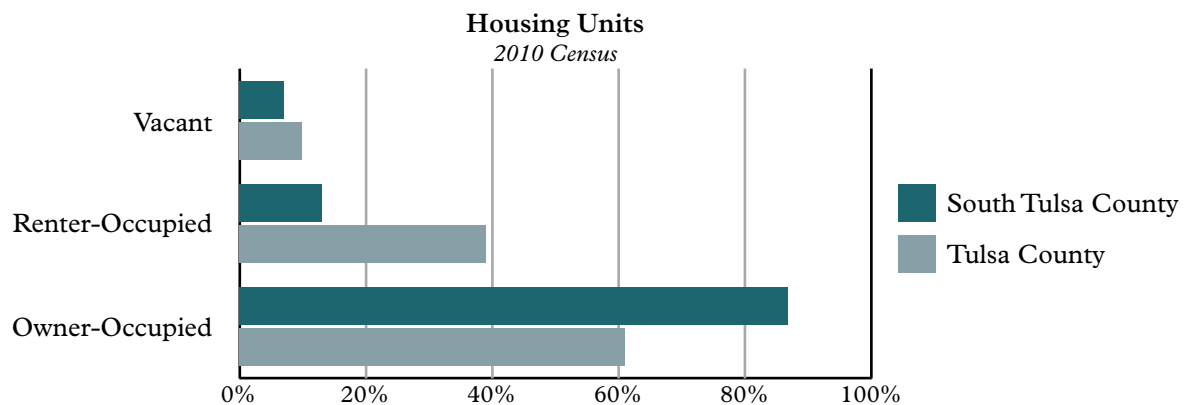
	2000	2010	2018 est	2023 proj	2000-2010	2010-2018	2018-2023
South Tulsa County	110	136	155	167	+23.4%	+14.0%	+7.8%
Tulsa County	226,904	241,737	261,513	271,513	+6.5%	+8.0%	+4.0%

Housing Units

A Housing Unit is defined as a house, apartment, mobile home, group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. The plan area has a very high percentage of owner-occupied housing units and a much lower percentage of renter occupied housing units (13%) compared to Tulsa County (39%).

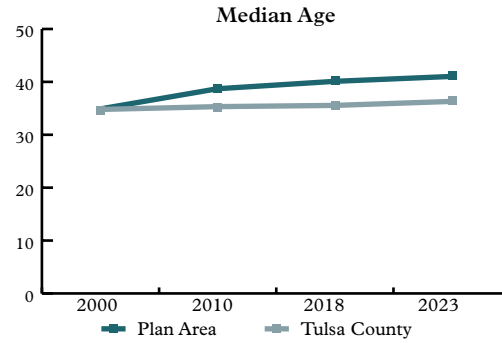
Housing Units

	2000	2010	2018 est	2023 proj	2000-2010	2010-2018	2018-2023
South Tulsa County	117	146	166	179	+25.2%	+13.7%	+7.9%
Tulsa County	243,968	268,426	285,105	296,573	+10.0%	+6.2%	+4.0%



Age Distribution

Between 2000 and 2010, the South Tulsa County area experienced a 12.5% increase in people 19 years old and younger, and considerable growth (53.8%) in the population 65 and older. Since then, this area has become older than Tulsa County as a whole, which experienced a 4.9% increase in the young people up to 19 years old, and a much more modest 9.5% increase in population for persons 65 and older.



Persons 19 Years of Age and Younger

	2000	2010	2018 est	2023 proj	2000-2010	2010-2018	2018-2023
North Tulsa County	96	108	117	118	+12.5%	+8.3%	+0.8%
Tulsa County	163,004	170,944	180,995	182,547	+4.9%	+5.9%	+0.9%

Persons 65 Years of Age and Older

	2000	2010	2018 est	2023 proj	2000-2010	2010-2018	2018-2023
North Tulsa County	26	40	61	79	+53.8%	+52.8%	+29.5%
Tulsa County	66,555	72,856	87,966	104,820	+9.5%	+20.7%	+19.2%

Income Levels

According to the 2010 Census, the average household income in the plan area was \$82,547, which is significantly higher than the average household income of Tulsa County (\$67,451).

Only 8.4% of households in the plan area had an annual income that was less than \$15,000 which is a lower percentage than the 13.6% in Tulsa County.

	South Tulsa County	Tulsa County
\$0 - 14,999	8.4%	13.6%
15,000 - 24,999	10.7%	12.5%
25,000 - 34,999	8.4%	12.4%
35,000 - 49,999	14.2%	14.6%
50,000 - 74,999	20.7%	18.3%
75,000 - 99,000	13.7%	11.3%
100,000 - 149,000	15.6%	10.9%
150,000+	8.0%	6.4%
Average Household Income	\$82,547	\$67,451
Median Household Income	\$60,475	\$46,363
Per Capita Income	\$31,121	\$27,204

Existing Land Uses

Existing land uses are mainly identified by the Tulsa County Assessor's Office, and largely consist of Agricultural and Residential land. Although the area has a rural character, there is an opportunity for commercial growth along Highway 75.

Zoning

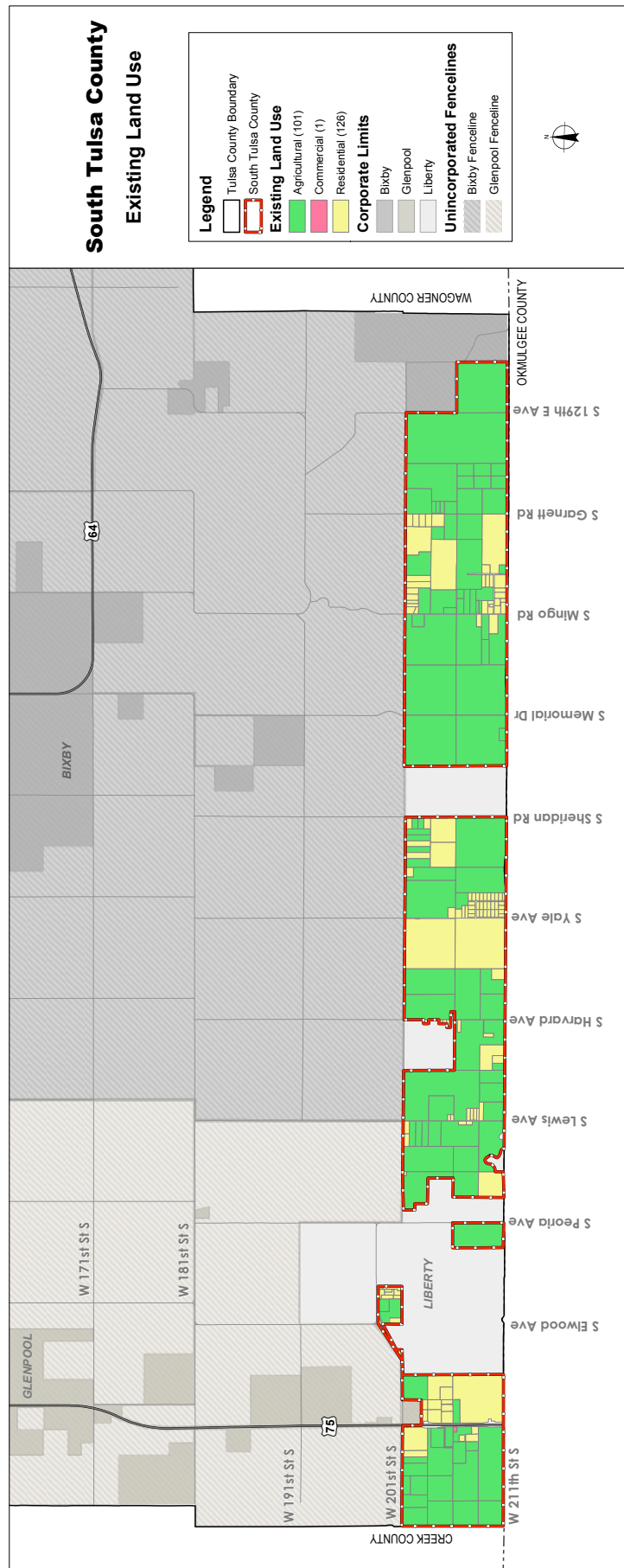
There is little diversity in the plan's zoning. Other than one Commercial property and one neighborhood zoned AG-R in the center of the plan area, all properties are zoned Agriculture.

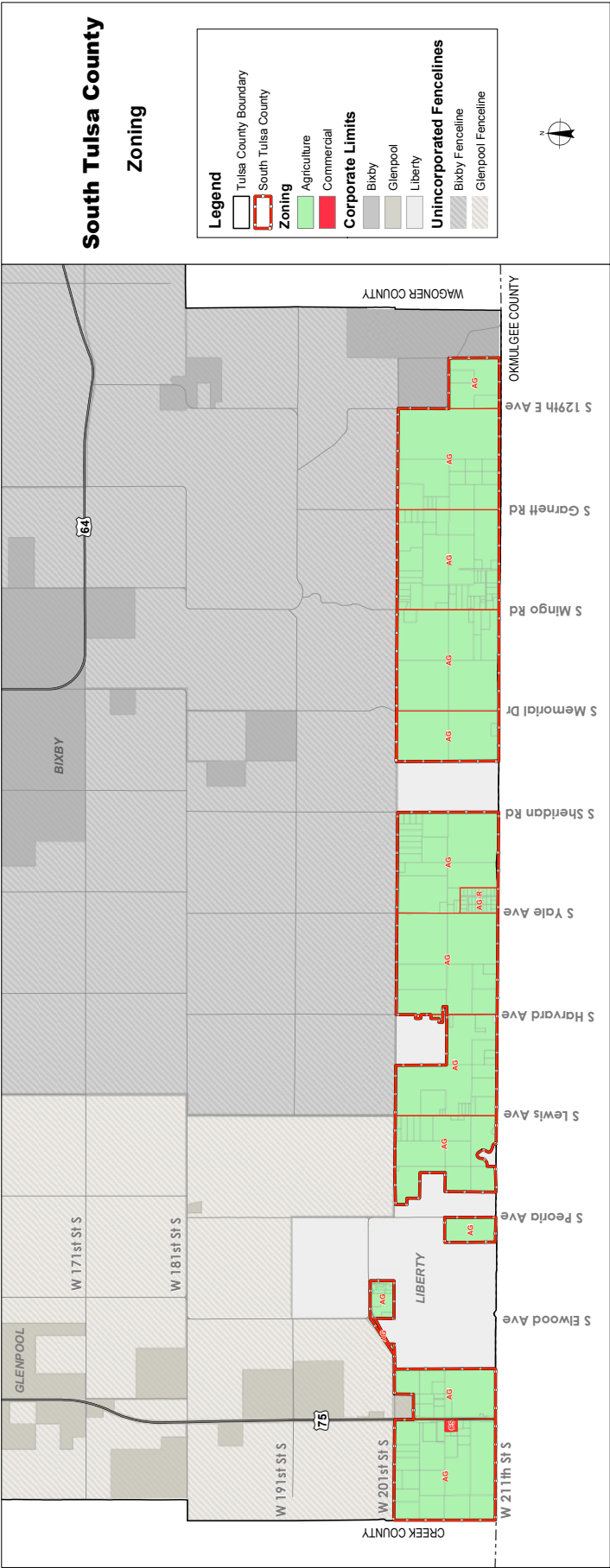
Floodplain

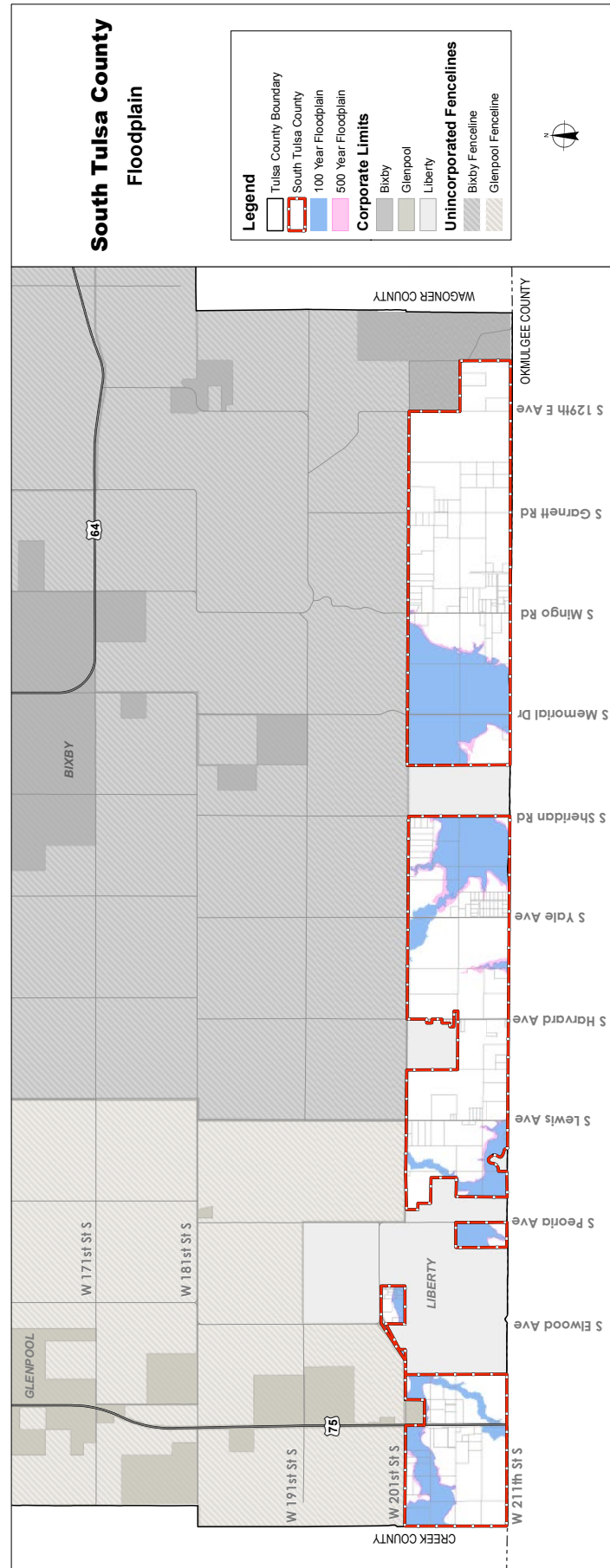
A fair amount of land in the South Tulsa County area lies within a 100-year floodplain, an area predicted to flood during a 100-year storm, which has a 1% chance of occurring in any given year. Areas within the 100-year floodplain may flood in much smaller storms, as well.

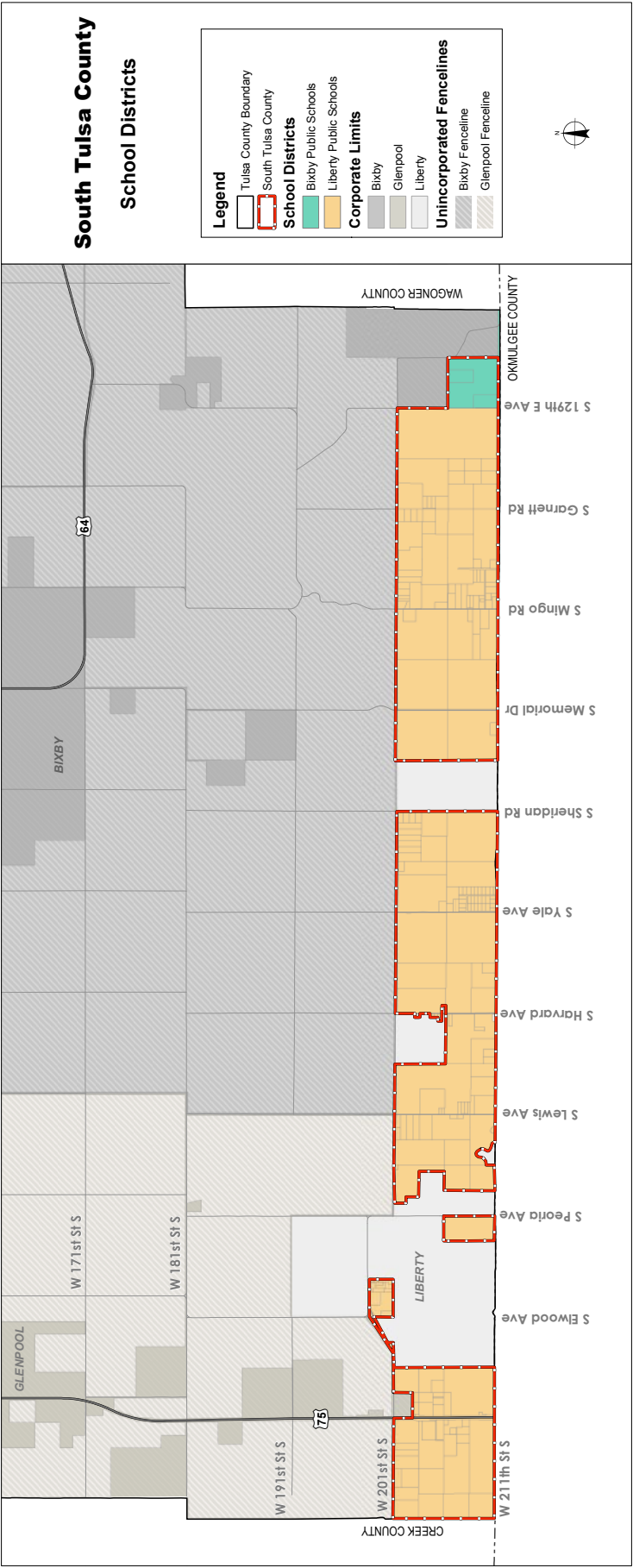
School Districts

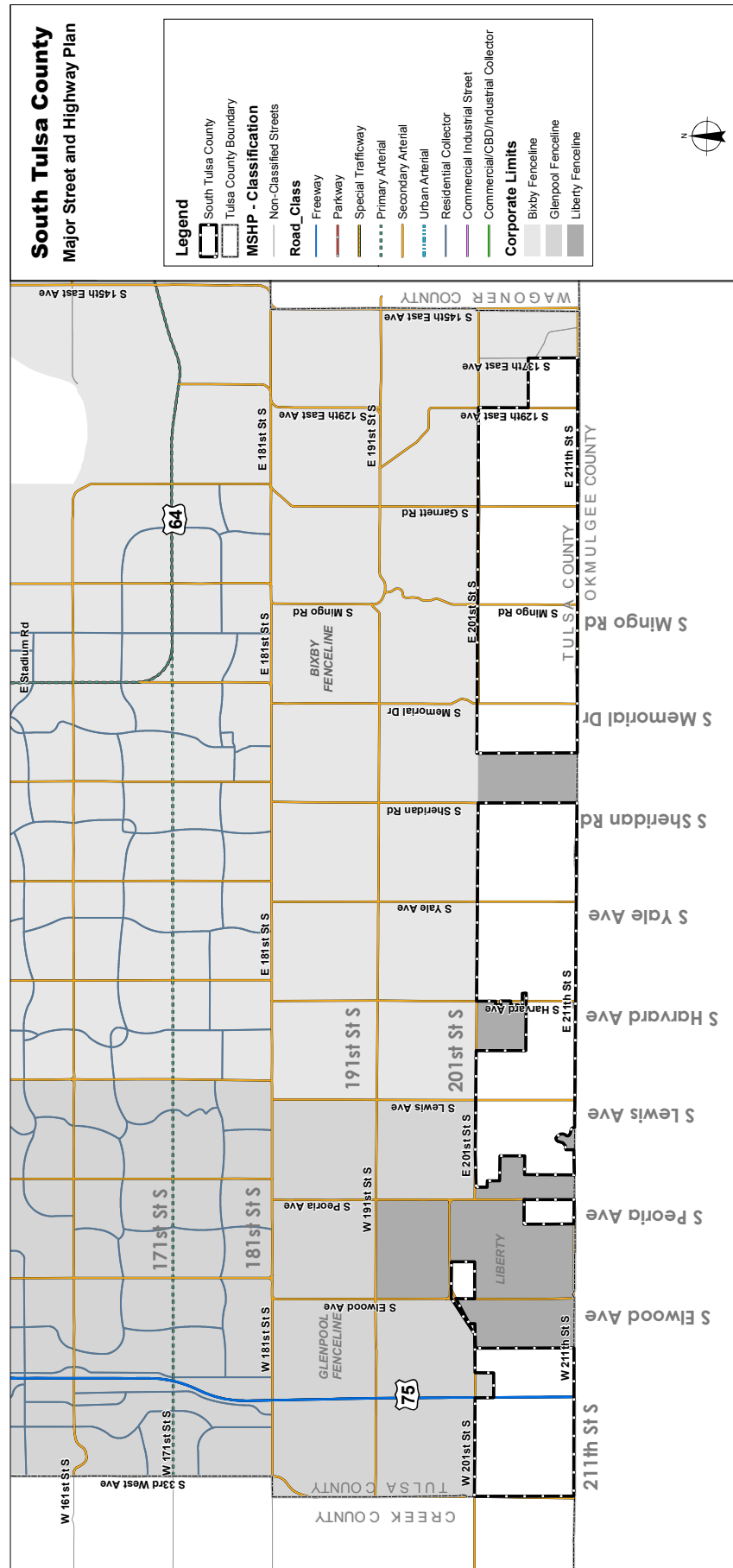
Most of the plan area is in the Liberty School District, with the exception of the area just east of South 129th East Avenue, which is part of the Bixby School District.





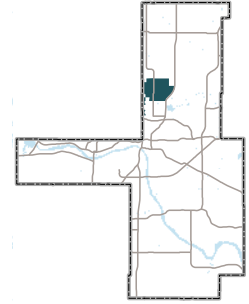








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Population

In 2010, there were 3,399 living in the Turley area, a 12.9% decrease since 2000. Between 2010 and 2018, the population had grown by 1.7%. Between 2018 and 2023, the population is expected decrease by 6.5%, while Tulsa County is expected to grow by 2.8%.

Population

	2000	2010	2018 est	2023 proj	2000-2010	2010-2018	2018-2023
Turley	3,901	3,399	3,456	3,230	-12.9%	+1.9%	-6.5%
Tulsa County	563,322	603,403	649,399	667,886	+7.1%	+7.6%	+2.8%

Households

A household includes all people who occupy a housing unit as their usual place of residence. Total households within the Turley area decreased from 1,481 in 2000 to 1,262 in 2010 before rising to an estimated 1,289 in 2018. It is projected that the number of households in the area will fall to 1,237 by 2023. Projections indicate that the Turley area is slowly losing households while Tulsa County is growing.

Total Households

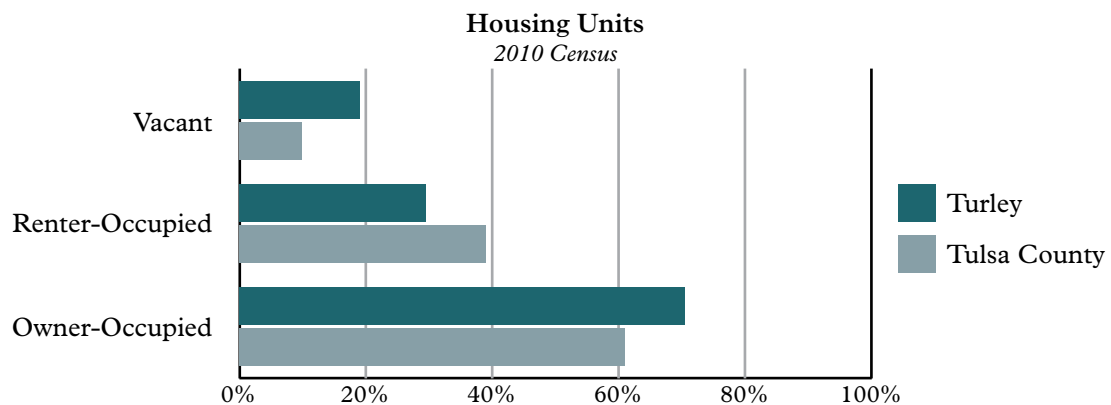
	2000	2010	2018 est	2023 proj	2000-2010	2010-2018	2018-2023
Turley	1,481	1,262	1,289	1,237	-14.7%	+2.1%	-4.1%
Tulsa County	226,904	241,737	261,513	271,513	+6.5%	+8.0%	+4.0%

Housing Units

A Housing Unit is defined as a house, apartment, mobile home, group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. The Turley area has a higher percentage of owner-occupied housing units (70.5%) and a much lower percentage of renter occupied housing units (29.5%) compared to Tulsa County (61% and 39% respectively); however, the area's percentage of vacant housing units (19%) is almost double that of Tulsa County (9.9%).

Housing Units

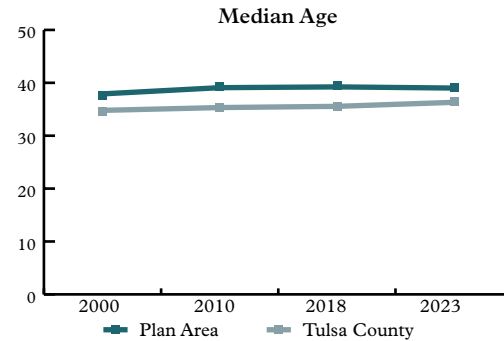
	2000	2010	2018 est	2023 proj	2000-2010	2010-2018	2018-2023
South Tulsa County	1,724	1,557	1,569	1,512	-9.7%	+0.8%	-3.7%
Tulsa County	243,968	268,426	285,105	296,573	+10.0%	+6.2%	+4.0%



Age Distribution

Between 2000 and 2010, the Turley area experienced a 26.4% decrease in people 19 years old and younger, and 7.3% decline in the population 65 and older.

This stands in stark contrast to Tulsa County as a whole, which experienced a 4.9% increase in the young people up to 19 years old, and a more modest 9.5% increase in population for persons 65 and older.



Persons 19 Years of Age and Younger

	2000	2010	2018 est	2023 proj	2000-2010	2010-2018	2018-2023
Turley	1,193	878	873	822	-26.4%	-5.8%	-0.6%
Tulsa County	163,004	170,944	180,995	182,547	+4.9%	+5.9%	+0.9%

Persons 65 Years of Age and Older

	2000	2010	2018 est	2023 proj	2000-2010	2010-2018	2018-2023
Turley	496	460	518	552	-7.3%	+12.6%	+6.6%
Tulsa County	66,555	72,856	87,966	104,820	+9.5%	+20.7%	+19.2%

Income Levels

According to the 2010 Census, the average household income in the plan area was \$44,721, which is significantly lower than the average household income of Tulsa County (\$67,451).

Nearly one quarter (24%) of households in the plan area had an annual income that was less than \$15,000 which is significantly higher than the 13.6% in Tulsa County.

	Turley	Tulsa County
\$0 - 14,999	24.0%	13.6%
15,000 - 24,999	15.3%	12.5%
25,000 - 34,999	14.5%	12.4%
35,000 - 49,999	18.3%	14.6%
50,000 - 74,999	12.3%	18.3%
75,000 - 99,000	6.3%	11.3%
100,000 - 149,000	7.2%	10.9%
150,000+	2.1%	6.4%
Average Household Income	\$44,721	\$67,451
Median Household Income	\$31,818	\$46,363
Per Capita Income	\$17,100	\$27,204

Existing Land Uses

Existing land uses are mainly identified by the Tulsa County Assessor's Office. Highway 11 / North Peoria Avenue is flanked by many industrial and commercial land. Much of the remaining area is composed of agricultural uses. Residential uses are mostly concentrated near Highway 11 and the plan's southern area.

Zoning

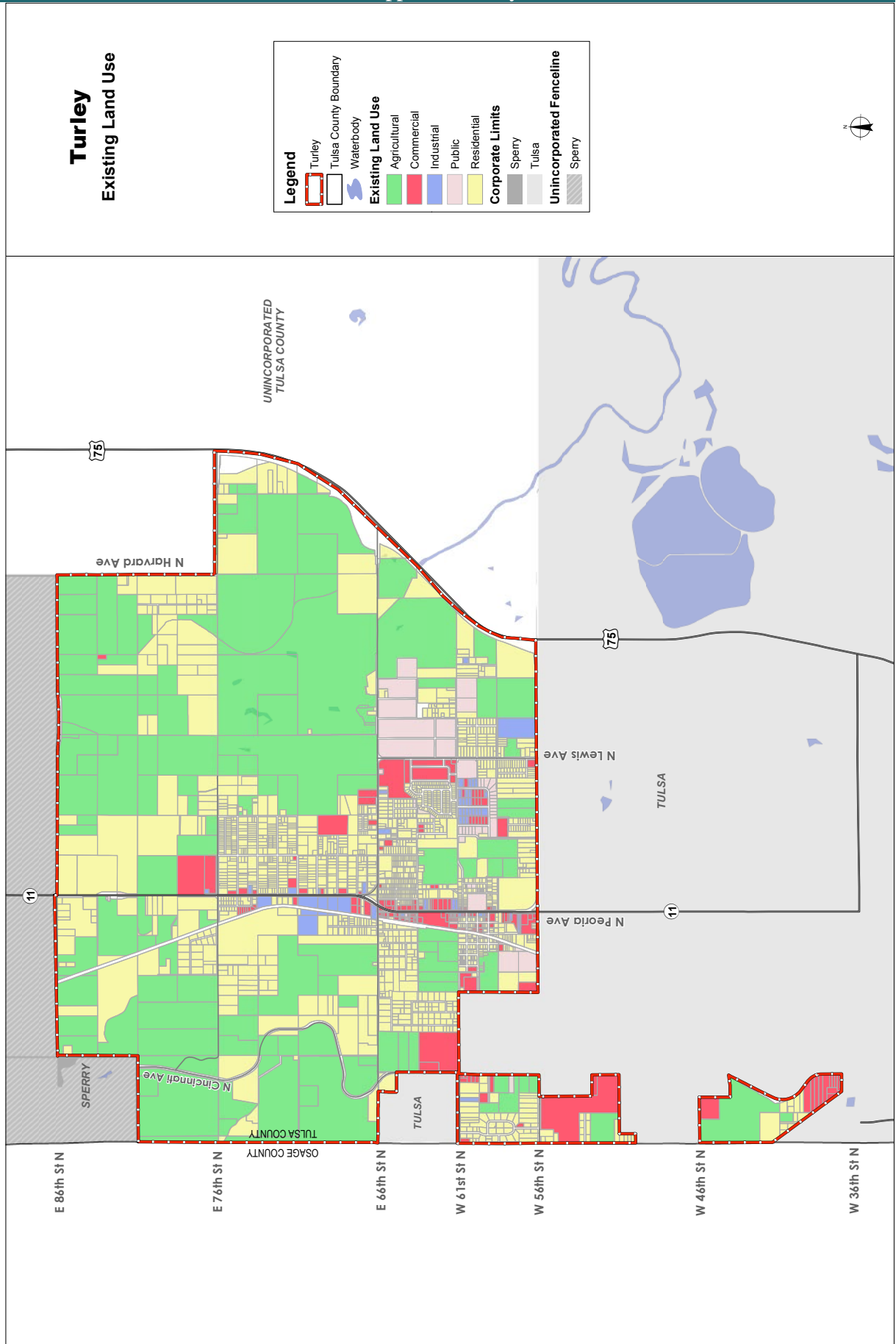
Agriculture-zoned parcels make up most of the area. Commercial and Industrial zoning primarily lines Highway 11, and is surrounded by Residential-zoned parcels.

Floodplain

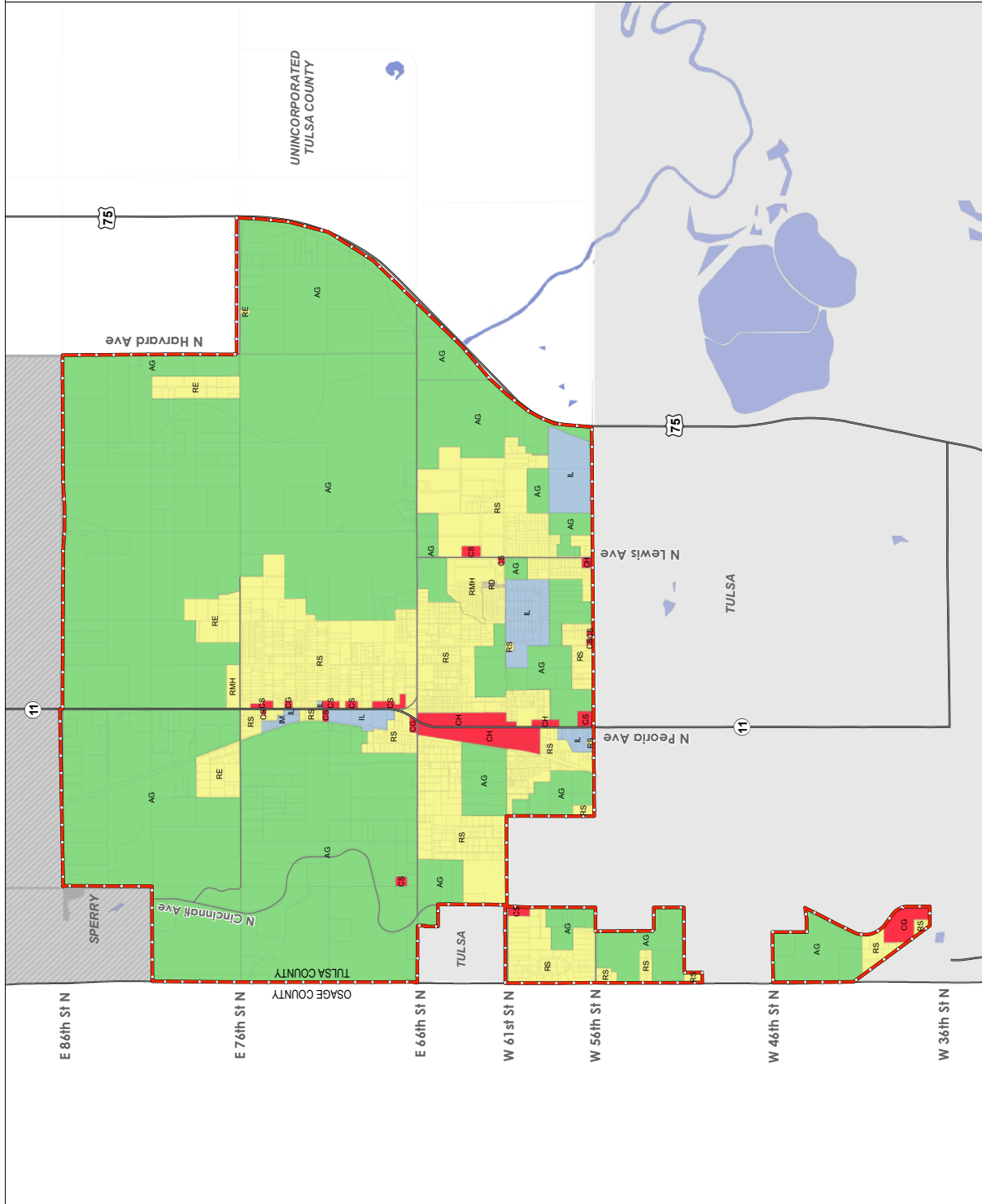
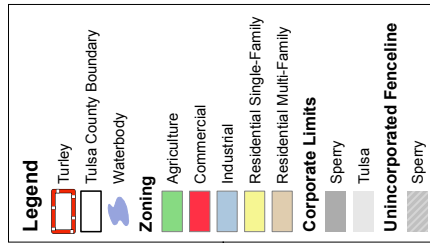
A large swath of land in the northern and eastern portions of the plan area is in the 100-year floodplain, with some of the surrounding areas falling within the 500-year floodplain.

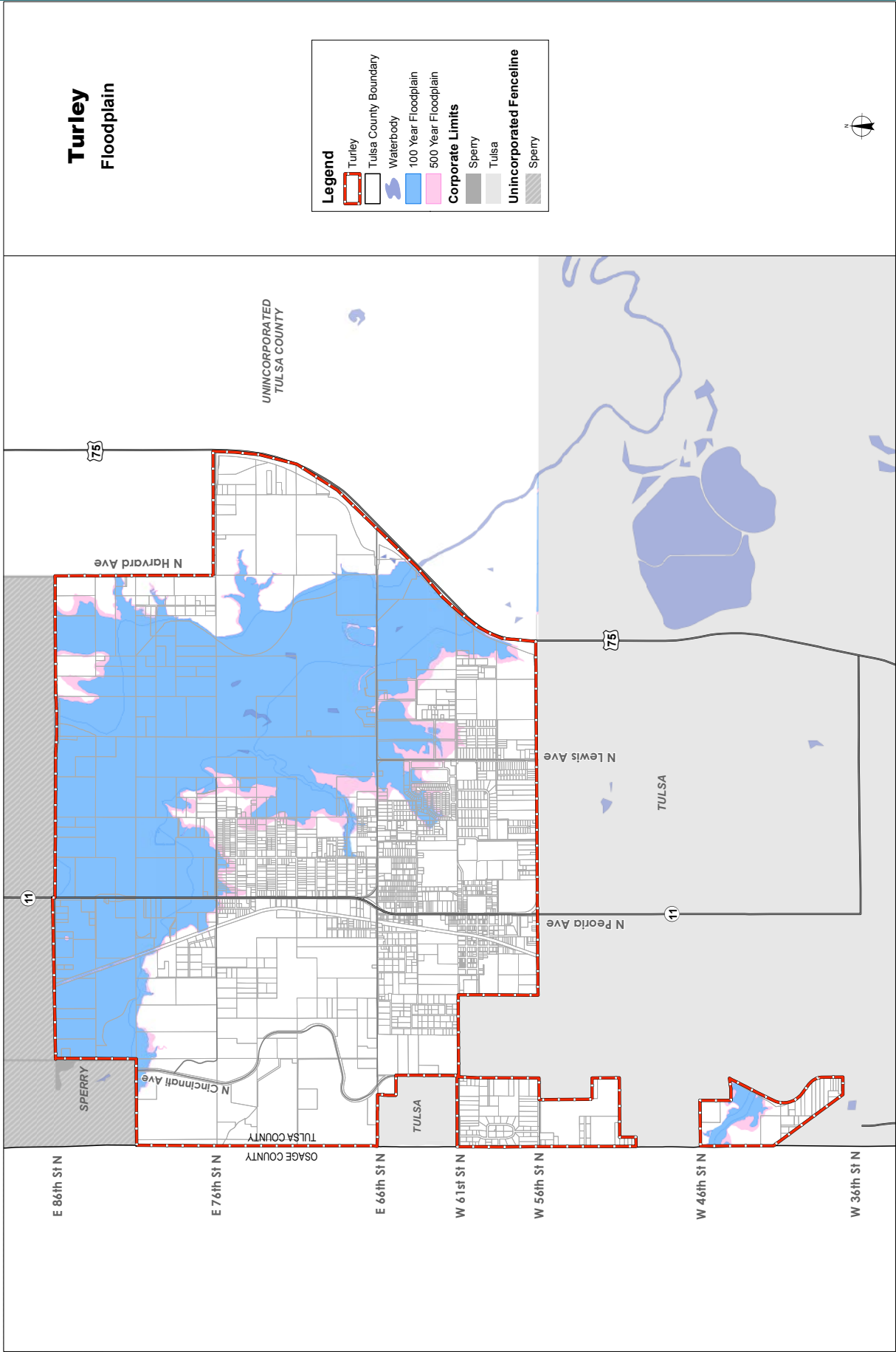
School Districts

The Turley area is composed of three school districts. Most of the area is within the boundaries of Tulsa Public Schools, while students in the far northwest corner of the plan area attend Sperry Public Schools, and students in the eastern area attend Owasso Public Schools.

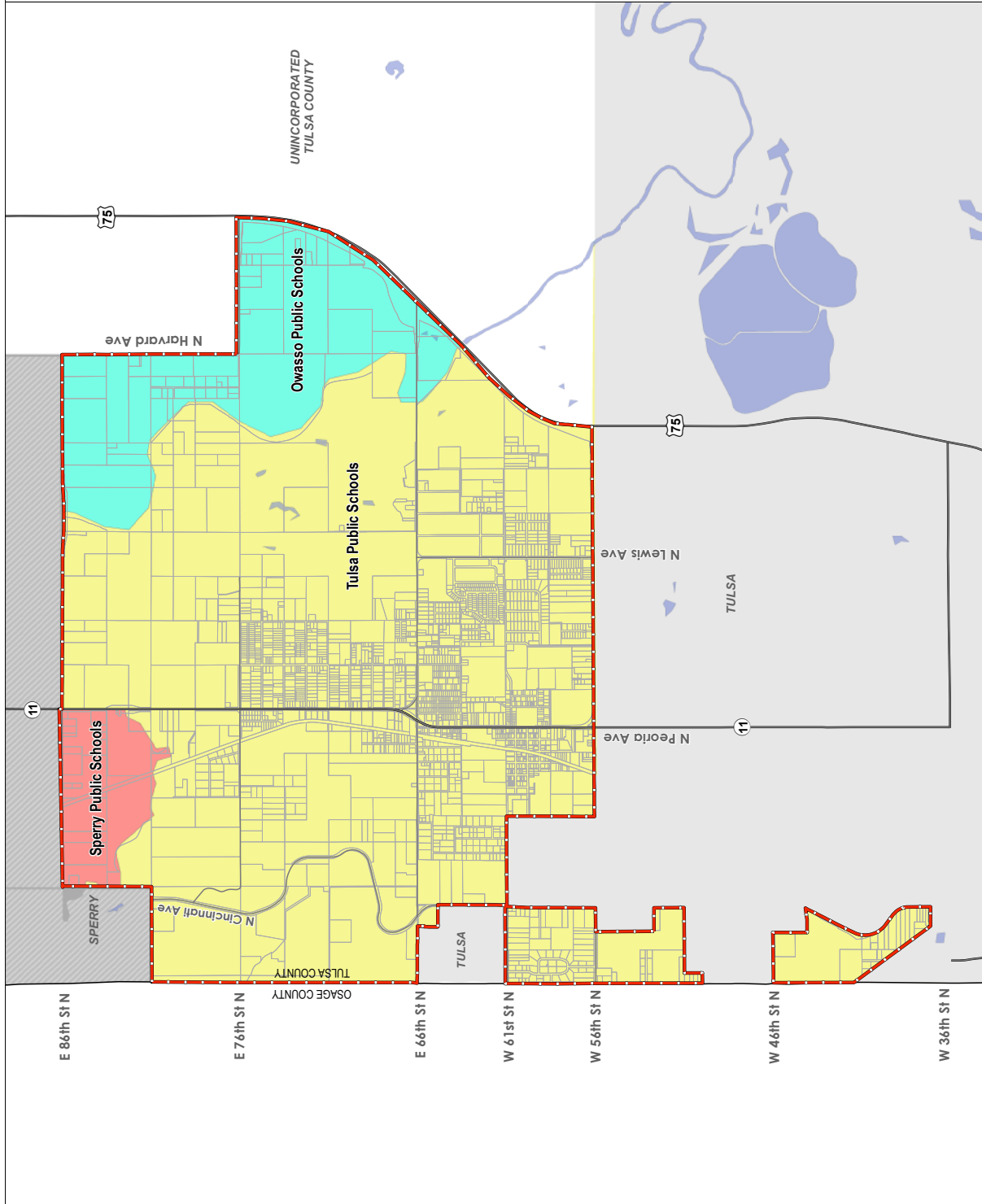
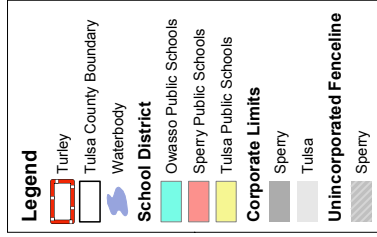


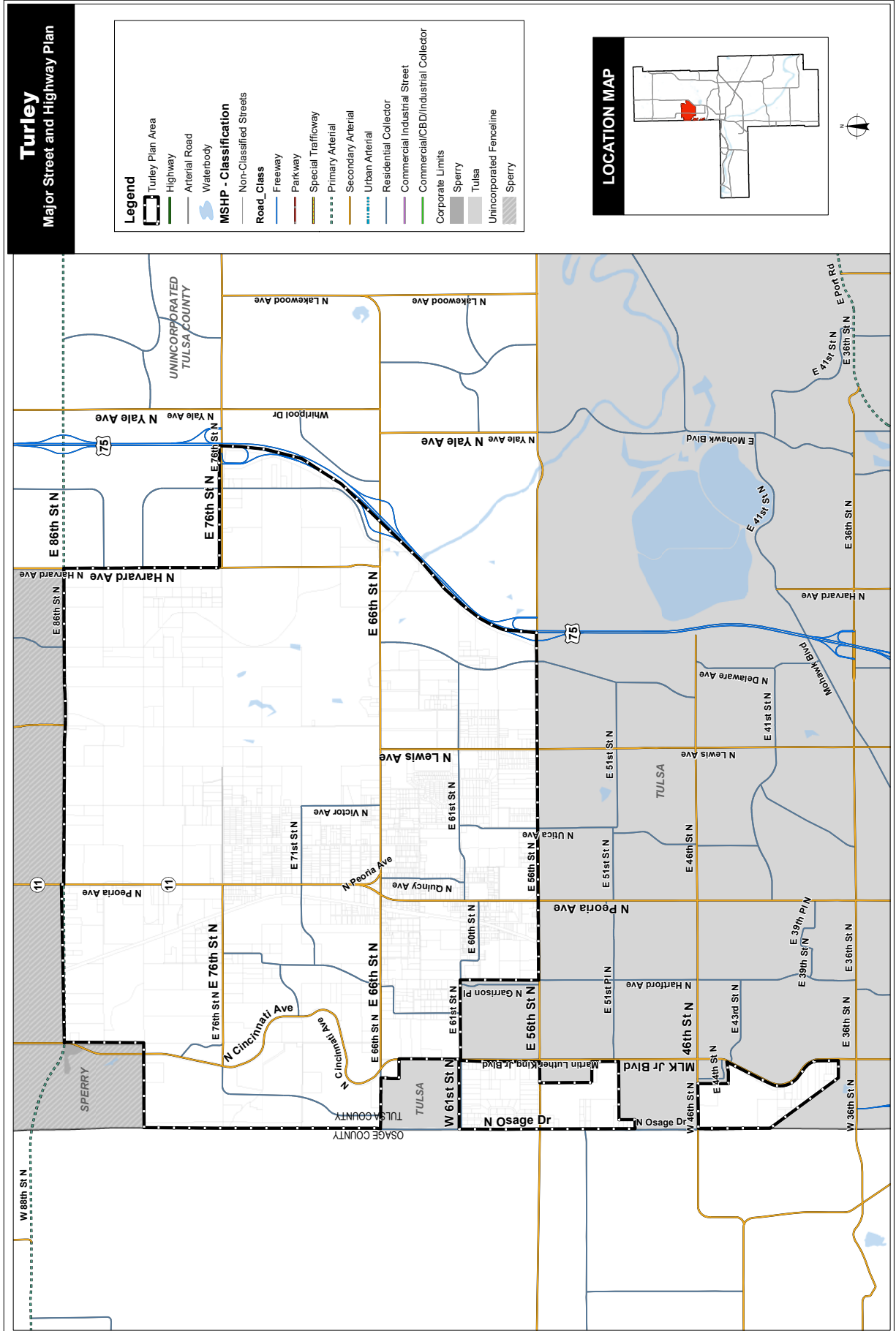
Turley Zoning





Turley School Districts

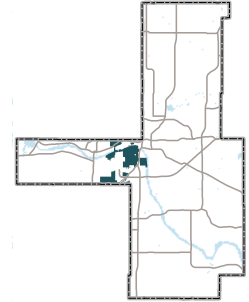






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West Central Tulsa County



Population

In 2010, there were 5,202 living in the Turley area, a 0.9% decrease since 2000. Between 2010 and 2018, the population had grown by 2.7%. Between 2018 and 2023, the population is expected decrease by 0.5%, while Tulsa County is expected to grow by 2.8%.

Population

	2000	2010	2018 est	2023 proj	2000-2010	2010-2018	2018-2023
West Central Tulsa County	5,250	5,202	5,342	5,316	-0.9%	+2.7%	-0.5%
Tulsa County	563,322	603,403	649,399	667,886	+7.1%	+7.6%	+2.8%

Households

A household includes all people who occupy a housing unit as their usual place of residence. Total households within this area decreased from 2,074 in 2000 to 2,052 in 2010 before rising to an estimated 2,123 in 2018. It is projected that the number of households in the area will increase to 2,154 by 2023. Projections indicate that this area is gaining households but at a lower rate than Tulsa County.

Total Households

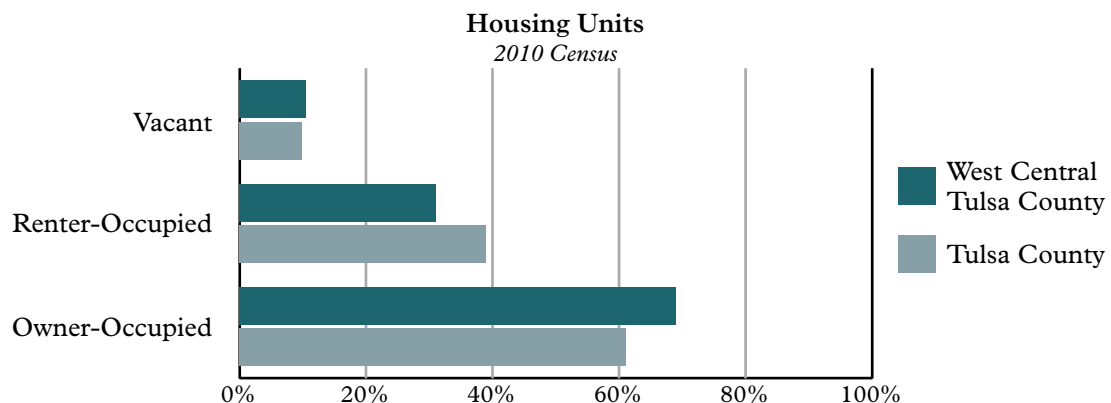
	2000	2010	2018 est	2023 proj	2000-2010	2010-2018	2018-2023
West Central Tulsa County	2,074	2,052	2,123	2,154	-1.1%	+3.5%	+1.4%
Tulsa County	226,904	241,737	261,513	271,513	+6.5%	+8.0%	+4.0%

Housing Units

A Housing Unit is defined as a house, apartment, mobile home, group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. This area has a higher percentage of owner-occupied housing units (68.9%) and a lower percentage of renter occupied housing units (31%) compared to Tulsa County (61% and 39% respectively). The area's percentage of vacant housing units (10.5%) is on par with Tulsa County (9.9%).

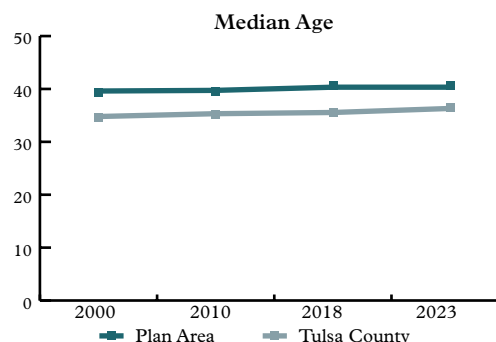
Housing Units

	2000	2010	2018 est	2023 proj	2000-2010	2010-2018	2018-2023
West Central Tulsa County	2,243	2,293	2,334	2,372	+2.2%	+1.6%	+1.8%
Tulsa County	243,968	268,426	285,105	296,573	+10.0%	+6.2%	+4.0%



Age Distribution

Between 2000 and 2010, the West Central Tulsa County area experienced a 3.2% increase in people 19 years old and younger, and 0.1% increase in the population 65 and older. In the same period, Tulsa County as a whole experienced a 4.9% increase in the young people up to 19 years old, and a 9.5% increase in population for persons 65 and older.



Persons 19 Years of Age and Younger

	2000	2010	2018 est	2023 proj	2000-2010	2010-2018	2018-2023
West Central Tulsa County	1,396	1,448	1,434	1,405	+3.2%	-1.0%	-2.0%
Tulsa County	163,004	170,944	180,995	182,547	+4.9%	+5.9%	+0.9%

Persons 65 Years of Age and Older

	2000	2010	2018 est	2023 proj	2000-2010	2010-2018	2018-2023
West Central Tulsa County	874	835	922	1,064	+0.1%	+10.4%	+15.4%
Tulsa County	66,555	72,856	87,966	104,820	+9.5%	+20.7%	+19.2%

Income Levels

According to the 2010 Census, the average household income in the plan area was \$49,845, which is significantly lower than the average household income of Tulsa County (\$67,451). The percentage of households in the plan area with an annual income that was less than \$15,000 is 14.4%, which is slightly higher than the 13.6% in Tulsa County.

	West Central Tulsa County	Tulsa County
\$0 - 14,999	14.4%	13.6%
15,000 - 24,999	17.6%	12.5%
25,000 - 34,999	12.5%	12.4%
35,000 - 49,999	18.0%	14.6%
50,000 - 74,999	20.2%	18.3%
75,000 - 99,000	8.5%	11.3%
100,000 - 149,000	6.0%	10.9%
150,000+	2.9%	6.4%
Average Household Income	\$49,845	\$67,451
Median Household Income	\$38,477	\$46,363
Per Capita Income	\$19,693	\$27,204

Existing Land Uses

Existing land uses are mainly identified by the Tulsa County Assessor's Office. This is a diverse area, with pockets of residential and commercial land in the northern and southern reaches, and large industrial and agricultural uses in the east, along with a large public use in the west.

Floodplain

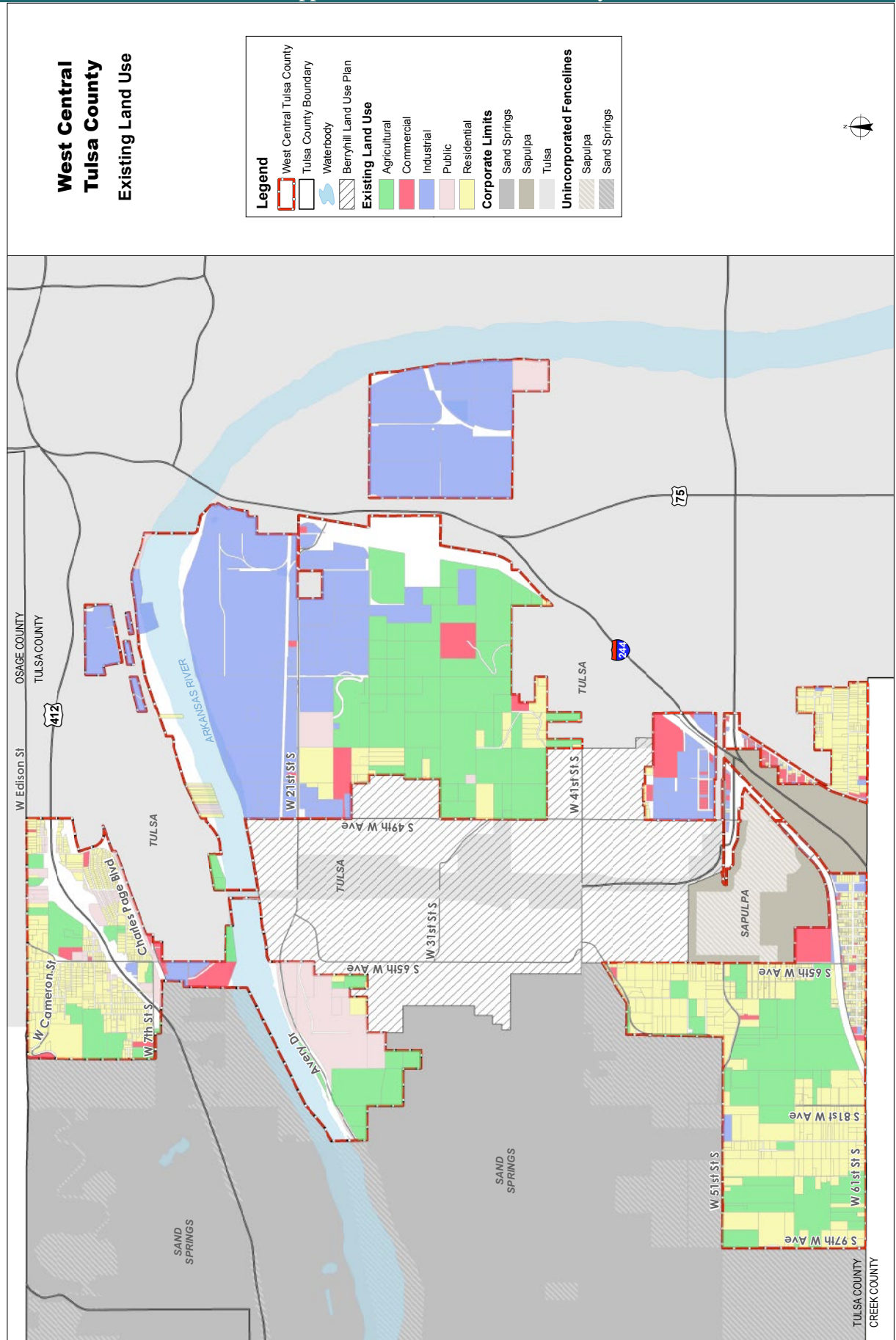
A large swath of the land in the northeast portion of the plan area near the Arkansas River lies within a 100-year floodplain.

Zoning

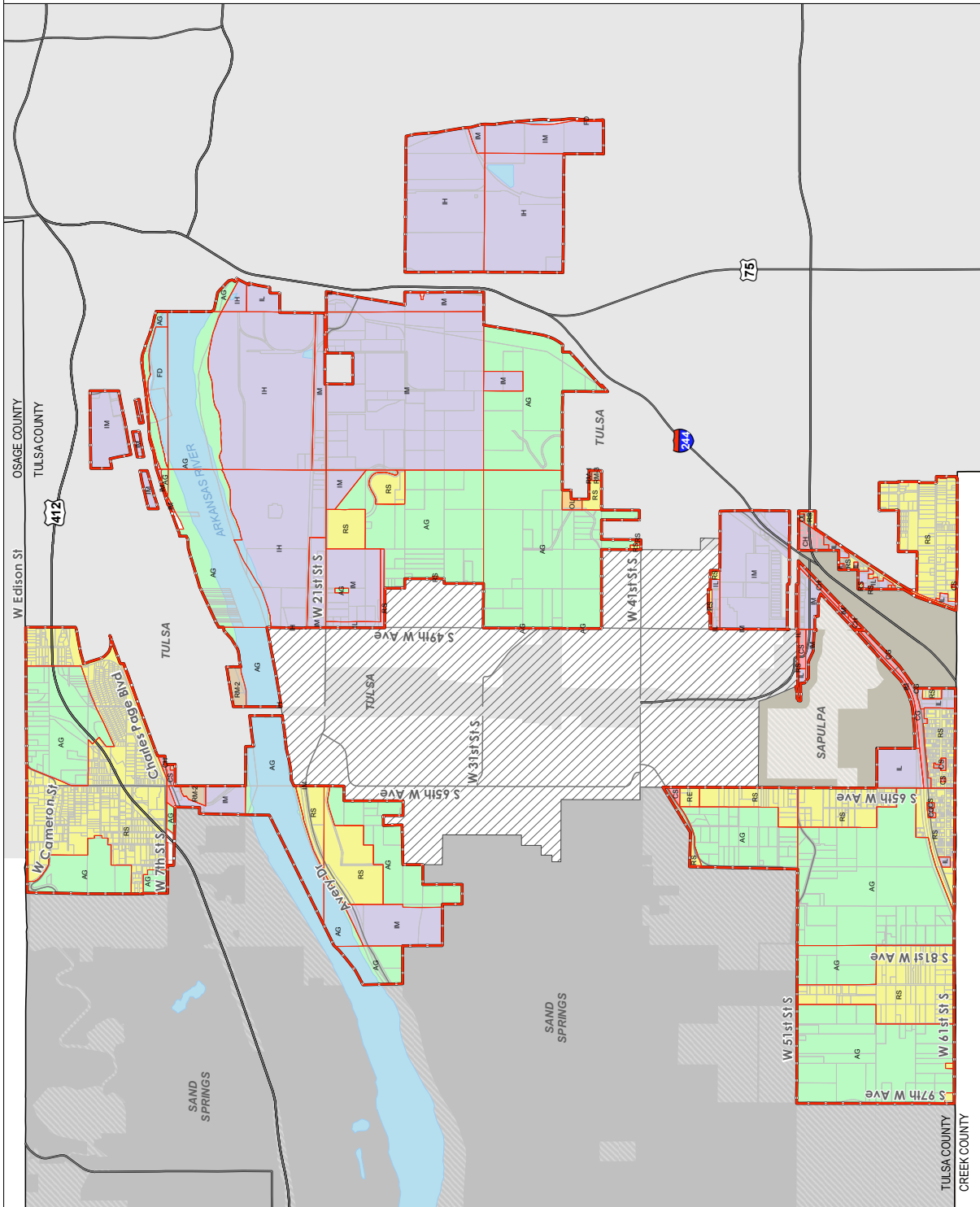
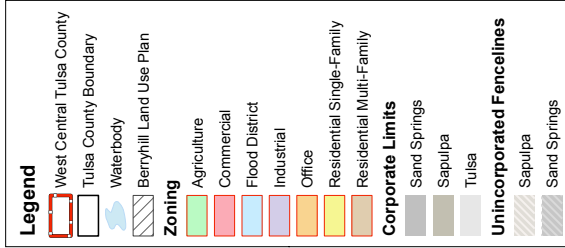
Zoning in the plan area closely mimics the Existing Land Uses map, with Residential zones primarily in the northern and southern areas, Industrial and Agricultural zones in the east, and Agricultural areas in the southwest.

School Districts

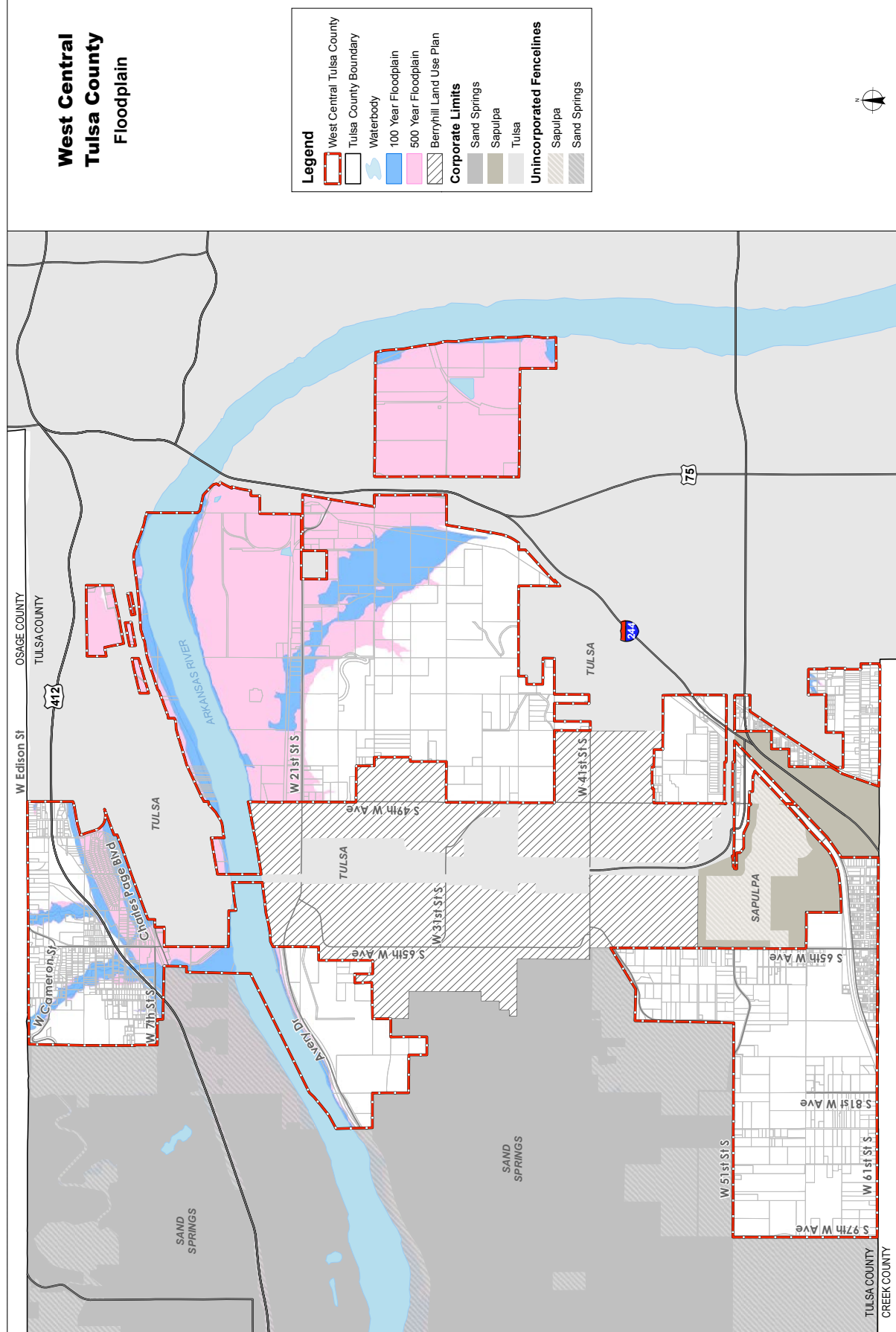
Most of the area is within the boundaries of Tulsa Public Schools, while students in the far northwest corner of the plan area attend Sand Springs Public Schools, and students in the central area attend Berryhill Public Schools.



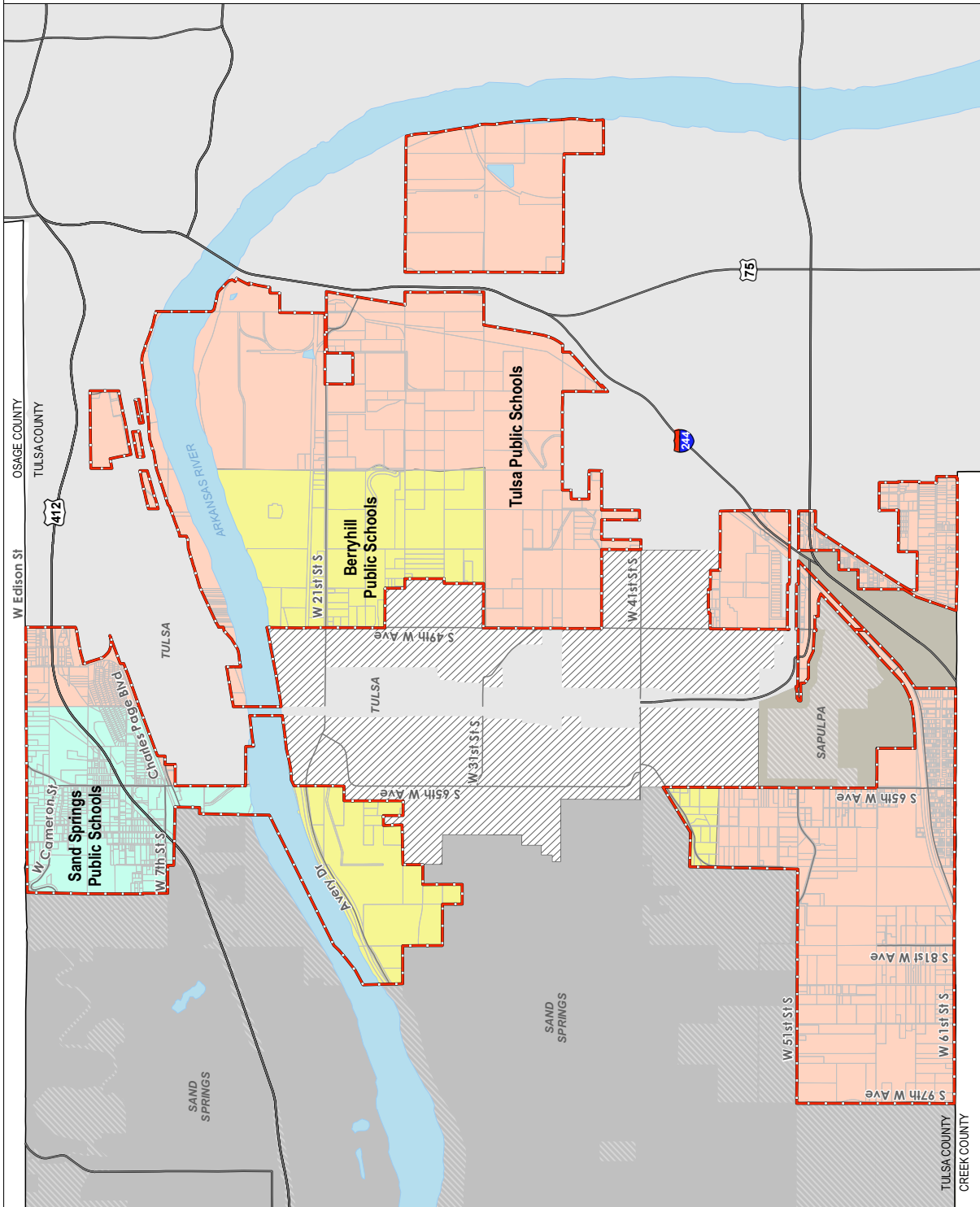
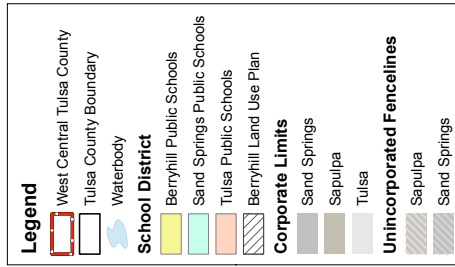
West Central Tulsa County Zoning

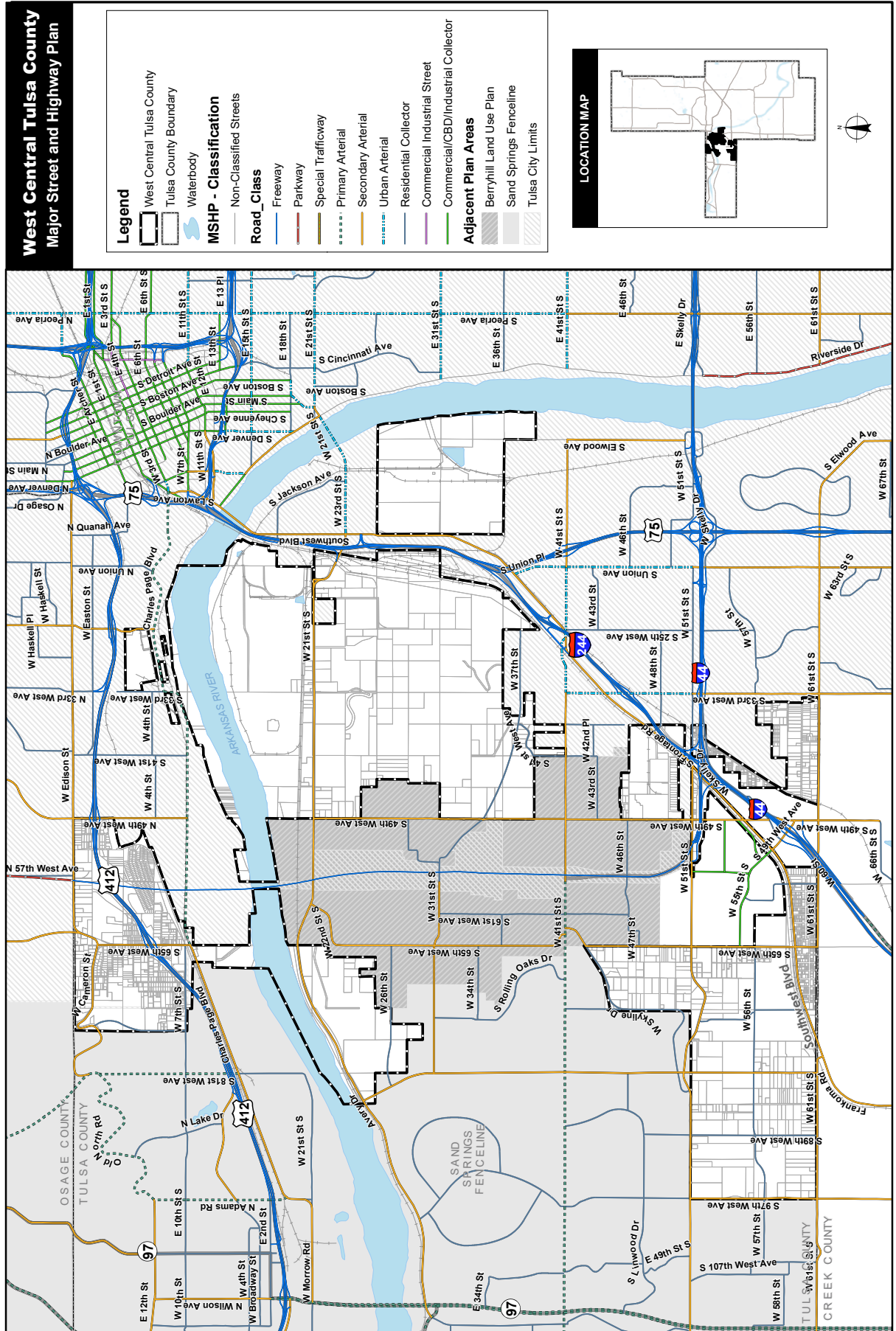


**West Central
Tulsa County
Floodplain**



West Central Tulsa County School Districts

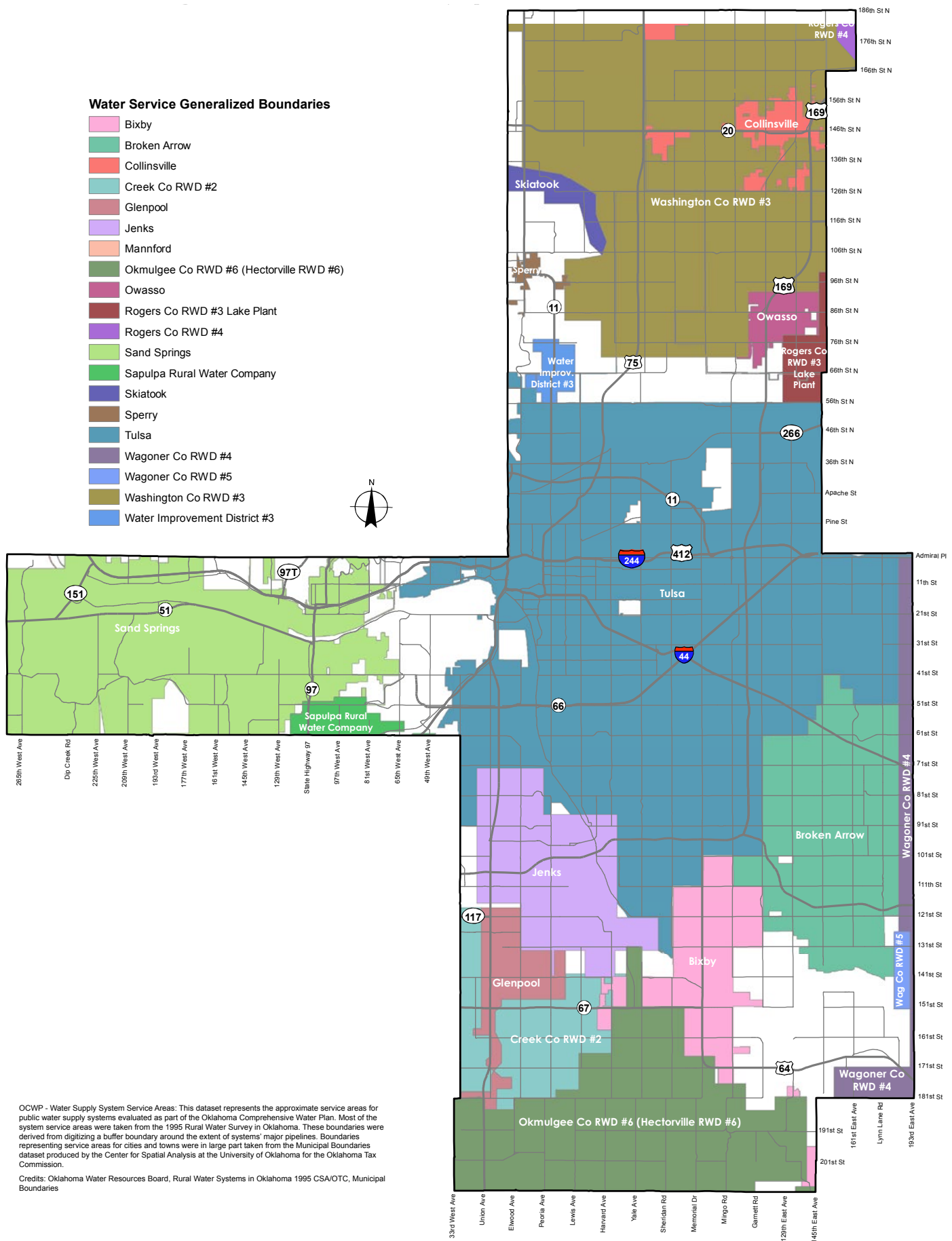






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Tulsa County Rural Water Districts





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